

Staff Memorandum



To: Mayor A. Nuttall and Members of Council

Subject and Ward(s): Development Charge and Cash-In-Lieu of Parkland Rates Indexed for January 1, 2026 (Wards – All)

Date: December 3, 2025

Department Head Approval: C. Smith, Interim Director of Finance

Executive Management J. Schmidt, General Manager of Community and Corporate Services

CAO Approval: M. Prowse, Chief Administrative Officer

The purpose of this Memorandum is to provide members of Council with an update concerning Development Charge and Cash-In Lieu of Parkland Rates Indexed for January 1, 2026.

Indexing of development charge rates is set in the regulations to the Development Charges Act

Statistics Canada's Non-Residential Building Construction Price Index for Toronto is the prescribed index under the Development Charges Act to be used to index development charges.

This is referenced in Section 9 of the City of Barrie's Development Charge By-Law 2023-074, which states:

The development charges set out in Schedules B of this By-law shall be adjusted annually without amendment to this By-law, commencing on January 1, 2024, by the percentage change during the preceding year, as recorded in the Statistics Canada's Construction Cost Index (3rd Quarter - non-residential building – table 18-10-0135-01), as may be amended or replaced from time to time.

Section 3 of the City's Parkland By-law 2022-079 establishes that the per residential dwelling rate for Cash-In-Lieu of Parkland also be indexed annually on January 1 at the same rate as the City's Development Charges.

The Statistics Canada site is used by all municipalities, and shows the annual inflation to be 4.2%

Attached in Appendix A is a copy of an excerpt from the Statistics Canada website indicating that the most recent twelve-month comparison is an increase (Toronto) of 4.2% for the non-residential building construction price index.

The non-residential index referred to in the City's by-law is the Provincially prescribed metric used by municipalities throughout Ontario to index their development charges. The annual increase has historically been around an average of 3% per year, however the increases that were well outside of the norm of 11.6%, 15.6% and 6.6% that were experienced in 2022, 2023 and 2024 respectively, are reflective of the macroeconomic conditions outside of the City's control and echoes the additional amount it costs the City to construct growth related capital projects. The increase in 2025 was 3.3%.

The following is a summary of the new rates effective January 1, 2026:

1. Former City Municipal Boundary Areas:

Classification	Rate
Residential:	
Singles and semis	\$114,148
2-Bedroom and larger apartments	71,437
Bachelor and 1-bedroom apartments	46,435
Special Care/Special Dwelling Units	35,718
All other dwellings	85,546
Non-Residential:	
Retail	\$ 604.01/sq m
Non-Retail	352.37/sq m

2. Salem & Hewitt's Secondary Plan Areas:

Classification	Rate
Residential:	
Singles and semis	\$124,446
2-Bedroom and larger apartments	77,883
Bachelor and 1-bedroom apartments	50,624
Special Care/Special Dwelling Units	38,941
All other dwellings	93,264
Non-Residential:	
Retail	\$ 708.68/sq m
Non-Retail	379.59/sq m

Please note that the By-law includes various statutory and discretionary discounts, which in some cases reduce the above-mentioned rates.

3. Cash-In-Lieu of Parkland unit rates:

Classification	Rate
Residential: Per Dwelling Unit	\$4,237

The updated rates will be available on the City's website and posted in the Building Services Department and at Service Barrie.

Appendix:

Appendix "A" – Non-Residential Building Construction Price Index

Memo Author:

M. Villeneuve, Supervisor of Development Charges, Finance

File #:

C11

Pending # (if applicable):

n/a

APPENDIX “A”

NON-RESIDENTIAL BUILDING CONSTRUCTION PRICE INDEX

Release date: 2025-11-04

Geography: Province or territory, Census metropolitan area, Census metropolitan area part

▼ Customize table

Type of building :

Division : ²

Reference period

Non-residential buildings ▼

Division composite ▼

From: Q3 ▼ 2024 ▼ To: Q3 ▼ 2025 ▼

Apply

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Showing 1 records

Toronto

Filter

Reset

Type of building	Non-residential buildings				
Division ²	Division composite				
Geography ^{3, 4}	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025
	Index, 2023=100				
Toronto, Ontario (map)	104.5	105.8	106.7	108.2	108.9

Index Calculation
$((108.9/104.5)-1)*100 = 4.2\%$

Source: Statistics Canada