



FINANCE DEPARTMENT MEMORANDUM

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: M. VILLENEUVE, SUPERVISOR OF DEVELOPMENT CHARGES
C. MILLAR, DIRECTOR OF FINANCE AND TREASURER

NOTED: D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: DEVELOPMENT CHARGE AND CASH-IN LIEU OF PARKLAND RATES INDEXED FOR JANUARY 1, 2021

DATE: NOVEMBER 30, 2020

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, 2021.

Section 9 of the City of Barrie's Development Charge By-Law 2019-055 states:

The development charges set out in Schedules B-1, B-2, C-1, C-2, D-1 and D-2 of this By-law shall be adjusted annually without amendment to this By-law, commencing on January 1, 2020, by the percentage change during the preceding year, as recorded in the Statistics Canada's Construction Cost Index (non-residential building – table 18-10-0135-01), as may be amended or replaced from time to time.

Motion 17-G-162 establishes that Cash-In-Lieu of Parkland be indexed at the same rate as the City-wide Development Charges.

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 (for Toronto) of 2.3% for the non-residential building construction price index.

The following is a summary of the new rates effective January 1, 2021:

1. Former City Municipal Boundary Areas:

Classification	Rate
Residential:	
Singles and semis	\$67,478.00
2-Bedroom and larger apartments	37,794.00
Bachelor and 1-bedroom apartments	26,531.00
Special Care/Special Dwelling Units	22,852.00
All other dwellings	53,413.00
Non-Residential:	
Retail	\$ 352.64/sq m
Non-Retail	219.62/sq m

2. Salem & Hewitt's Secondary Plan Areas:

Classification	Rate
Residential:	
Singles and semis	\$69,932.00
2-Bedroom and larger apartments	39,167.00
Bachelor and 1-bedroom apartments	27,498.00
Special Care/Special Dwelling Units	23,685.00
All other dwellings	55,357.00
Non-Residential:	
Retail	\$ 361.96/sq m
Non-Retail	245.22/sq m

Please note that the By-law includes various statutory and discretionary discounts, which in some cases reduce the above-mentioned rates. Please refer to By-law 2019-055 for a complete listing.

The By-law also contains an area specific rate schedule of Municipal Services for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works. The indexed rates effective January 1, 2021 are attached in Appendix B.

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

Classification	Rate
Residential:	
Per Dwelling Unit	\$5,726.00

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

APPENDIX "A"

NON-RESIDENTIAL BUILDING CONSTRUCTION PRICE INDEX

Building construction price indexes, by type of building¹

Frequency: Quarterly

Table: 18-10-0135-01 (formerly CANSIM 327-0058)

[Help](#)

Geography: Census metropolitan area, Census metropolitan area part

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Customize table

Type of building

Non-residential buildings [2362]

Reference period

From: Q3 2019 To: Q3 2020

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Geography ²	Non-residential buildings [2362]				
	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
	Index, 2017=100				
Eleven census metropolitan area composite	107.7	108.1	108.7	108.8	109.2
St. John's, Newfoundland and Labrador(map)	102.2	102.5	102.8	102.3	102.6
Halifax, Nova Scotia(map)	105.9	106.2	106.8	107.2	107.9
Moncton, New Brunswick(map)	106.7	106.9	107.3	107.8	108.3
Montréal, Quebec(map)	109.8	110.8	111.6	112.2	113.5
Ottawa-Gatineau, Ontario part, Ontario/Quebec(map)	110.7	111.1	112.0	112.9	113.9
Toronto, Ontario(map)	109.2	109.7	110.6	111.1	111.7
Winnipeg, Manitoba(map)	105.4	105.8	106.0	106.0	106.3
Saskatoon, Saskatchewan(map)	104.0	104.0	104.1	103.9	104.0
Calgary, Alberta(map)	104.2	104.2	104.8	104.5	104.5
Edmonton, Alberta(map)	105.3	105.6	105.9	105.4	105.4
Vancouver, British Columbia(map)	109.8	110.1	110.5	110.4	110.4

Index Calculation

$((111.7/109.2)-1)*100 = 2.3 \%$

Source: Statistics Canada

APPENDIX "B"

SCHEDULE OF MUNICIPAL SERVICES FOR WHISKEY CREEK STORMWATER MANAGEMENT WORKS AND DOWNSTREAM CONVEYANCE WORKS

SCHEDULE "D-2" BY-LAW NO. 2019-055 Schedule of Municipal Services for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works Area JANUARY 1, 2021				
No.	Development Areas	Whiskey Creek Stormwater Management Pond Works	Whiskey Creek Downstream Conveyance Works (Including D.C. Study Costs)	Total D.C. Eligible Costs
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$230,663	\$1,135,734	\$1,366,397
1B1	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$58,997	\$290,492	\$349,490
1B2	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$0	\$207,593	\$207,593
1C	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$0	\$1,274,465	\$1,274,465
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$100,118	\$492,956	\$593,074
1E1	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$169,877	\$169,877
1E2	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$66,003	\$66,003
1F	Discovery Daycare *	*	\$82,159	\$82,159
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	*	\$306,803	\$306,803
3	Mason Homes Ltd. *	\$1,238,071	\$2,094,805	\$3,332,876
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	*	\$142,484	\$142,484
5	428 & 434 Veterans Drive *	\$47,078	\$79,657	\$126,735
6A1	Sunfield Homes (Mapleview III)	\$314,453	\$532,051	\$846,504
6A2	Sunfield Homes (Mapleview III)	\$23,208	\$39,268	\$62,476
6B	Pratt/Hansen *	\$191,417	\$323,876	\$515,293
7	Future Res - Allandale Vet	\$17,904	\$30,292	\$48,196
8	Future Comm - Allandale Vet	\$119,660	\$202,464	\$322,124
9	Jarlette *	*	\$198,839	\$198,839
10A	Rob-Geoff *	*	\$618,405	\$618,405
10B	541 Essa Rd	*	\$10,097	\$10,097
11A	Pratt Construction (Pratt-Holly Meadows) *	*	\$397,990	\$397,990
11B	27 Holdings *	*	\$610,327	\$610,327
12A1	Essa - Ferndale Dvelopment	\$0	\$191,554	\$191,554
12A2	Essa - Ferndale Dvelopment	\$0	\$41,682	\$41,682
12B	Pratt Ferndale Townhouse *	\$0	\$111,224	\$111,224
12C	430 Essa Rd	\$0	\$69,753	\$69,753
12D	440 Essa Rd	\$0	\$52,795	\$52,795
13	Beacon Subdivision *	\$0	\$360,037	\$360,037
14	Future Residential	\$0	\$502,108	\$502,108
15A	Bell Media Site (CKVR Lands - Station Lands) *	\$0	\$169,984	\$169,984
15B1	Bell Media Site (CKVR Lands)	\$0	\$329,609	\$329,609
15B2	Bell Media Site (CKVR Lands)	\$0	\$1,306,892	\$1,306,892
15B3	Bell Media Site (CKVR Lands)	\$0	\$1,200,660	\$1,200,660
16	550, 552, 556, 560, 568, 570, 574, 576, 582 Essa Road	\$467,152	\$255,799	\$722,951
17	521, 525, 531 Essa Road	\$117,231	\$88,633	\$205,864
18	518, 520, 524, 530 Essa Road	\$58,991	\$114,264	\$173,255
19	458 Essa Road and 240 Harvie Road	\$0	\$28,582	\$28,582
20	202, 206, 210, 214 Harvie Road	\$0	\$80,982	\$80,982
TOTALS		\$2,984,943	\$14,211,195	\$17,196,139