

TO: MAYOR LEHMAN AND MEMBERS OF GENERAL COMMITTEE

FROM: C. MILLAR, DIRECTOR OF FINANCE

NOTED: P. ELLIOTT-SPENCER, GENERAL MANAGER OF COMMUNITY & CORPORATE SERVICES

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: WHISKEY CREEK AREA SPECIFIC DEVELOPMENT CHARGE RATES INDEXED FOR JANUARY 1, 2017

DATE: NOVEMBER 28, 2016


Section 15 of the Whiskey Creek Area Specific Development Charges By-Law (2016-066) states that Schedule A-2 of the by-law (development charge rates) shall be adjusted annually on January 1st, in accordance with the indexing requirements set out under the City-Wide Development Charges By-law.

The City Wide Development Charges By-law (2014-108) requires that rates be adjusted annually by the percentage change during the preceding year, as recorded in the Statistics Canada Construction Cost Index (non-residential building) (CANSIM table 327-0043).

The Whiskey Creek Development Charges By-law was updated in June 2016 and contains the most recent project cost estimates. Due to its recent update, the inflation factor being used for 2017 is 0.4%, which represents the change from second quarter to third quarter 2016 (for Toronto). An excerpt from the Statistics Canada website reflecting that change is attached as Appendix A. The following is a summary of the new rates effective January 1, 2017:

No.	Development Area	Amount (\$)
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	863,068
1B	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	240,353
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	448,628
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	332,514
1E	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	131,958
1F	Discovery Daycare	41,161
2	Harvie Island Estates - Residential (formerly Lorne Properties)	153,706
3	Mason Homes Ltd.	1,678,131
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse)	71,383
5	Future Development - Residential	63,812
6A	Sunfield Homes (Mapleview III)	516,574
6B	Pratt/Hansen	259,454
7	Future Residential - Allandale Veterinary Clinic	24,267

No.	Development Area	Amount (\$)
8	Future Commercial - Allandale Veterinary Clinic	162,192
9	Jarlette	99,617
10A	Rob-Geoff	309,816
10B	541 Essa Road	5,059
11A	Pratt Construction (Pratt-Holly Meadows)	199,389
11B	27 Holdings	305,769
12A	Essa-Ferndale Development	71,847
12B	Pratt Ferndale Townhouse	36,406
12C	430 Essa Road	18,375
12D	440 Essa Road	13,907
13	Beacon Subdivision	117,851
14	Future Residential	140,537
15A	CKVR Lands (station lands)	55,641
15B	CKVR Lands	500,765

 Development areas (in whole or in part) which have already provided Securities to the City, or have already paid development charges under prior by-laws.

A notice will be placed in the "City Page" in This Week in Barrie advising the public of the fact that there is an increase effective January 1, 2017. The updated rates will also be available on the City's website and in the Building Services Department.

APPENDIX A – Non-residential Building Construction Price index:

Table 1
Non-residential Building Construction Price Index ¹ – Not seasonally adjusted

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[CSV \(1 KB\)](#)

Select columns

	Relative importance ²	Third quarter 2015	Second quarter 2016 ^r	Third quarter 2016 ^p	Second quarter to third quarter 2016	Third quarter 2015 to third quarter 2016
	%	(2002=100)	(2002=100)	(2002=100)	% change	% change
Composite index	100.0	155.3	156.7	157.3	0.4	1.3
Halifax	1.0	150.6	151.6	151.6	0.0	0.7
Montréal	20.3	145.7	148.9	148.9	0.0	2.2
Ottawa–Gatineau, Ontario part ³	3.5	160.0	161.8	161.8	0.0	1.1
Toronto	29.8	157.2	161.6	162.3	0.4	3.2
Calgary	17.4	173.1	168.6	168.7	0.1	-2.5
Edmonton	14.4	170.5	165.5	166.0	0.3	-2.6
Vancouver	13.6	151.5	156.2	158.6	1.5	4.7

^r revised

^p preliminary

Source(s): CANSIM table [327-0043](#).

Source: Statistics Canada