

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<br>(\$) |
|-----|---|----------------|
| 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         |





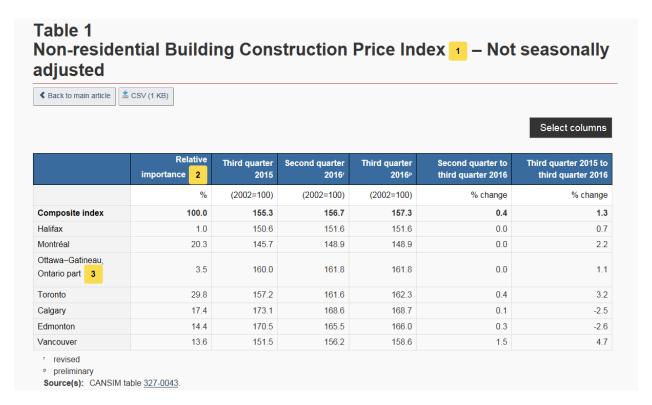
| No. | Development Area                                | Amount<br>(\$) |
|-----|---|----------------|
| 8   | Future Commercial - Allandale Veterinary Clinic | 162,192        |
| 9   | Jarlette  | 99,617         |
| 10A | Rob-Geoff                                       | 309,816        |
| 10B | 541 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:



Source: Statistics Canada