

TO: MAYOR LEHMAN AND MEMBERS OF GENERAL COMMITTEE

FROM: C. MILLAR, DIRECTOR OF FINANCE

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

CARLA LADD, CHIEF ADMINISTRATIVE OFFICER

RE: DEVELOPMENT CHARGE RATES INDEXED FOR JANUARY 1, 2017

DATE: NOVEMBER 28, 2016

Section 7 of the City of Barrie's Development Charge By-Law 2014-108 states that Schedules "B-1" to "B-5" of the By-law (development charge rates) shall be adjusted, without amendment to the By-law, annually on January 1st in accordance with the most recent twelve-month change in the Statistics Canada Construction Cost Index (non-residential building) (CANSIM table 327-0043).

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 3.2% for the non-residential building construction price index.

The following is a summary of the new rates effective January 1, 2017:

1. Former City Municipal Boundary Areas:

Classification	Rate
Residential:	
Singles and semis	\$43,478.00
2-Bedroom and larger apartments	26,808.00
Bachelor and 1-bedroom apartments	19,168.00
All other dwellings	32,503.00
Non-Residential:	
Retail	\$ 29.21/sq ft
Non-Retail, Non-Industrial and Non-Office	20.07/sq ft
Non-Retail Industrial	20.07/sq ft
Non-Retail Office	20.07/sq ft

2. Salem & Hewitt's Secondary Plan Areas:

Classification	Rate
Residential:	
Singles and semis	\$44,297.00
2-Bedroom and larger apartments	27,313.00
Bachelor and 1-bedroom apartments	19,530.00
All other dwellings	33,116.00

Non-Residential:	
Retail	\$ 30.56/sq ft
Non-Retail, Non-Industrial and Non-Office	20.08/sq ft
Non-Retail Industrial	20.08/sq ft
Non-Retail Office	20.08/sq ft

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 2014-108 for a complete listing.

The By-law also contains a rate schedule for the Interim Policy (section 10 of the By-law), which provides a set of rates for development in progress that meets specific criteria. Please refer to the By-law for particulars. The indexed rates effective January 1, 2017 are:

Classification	Rate
Residential:	
Singles and semis	\$32,830.00
2-Bedroom and larger apartments	18,983.00
Bachelor and 1-bedroom apartments	13,952.00
All other dwellings	24,542.00
Non-Residential:	
Retail	\$ 17.92/sq ft
All other Non-Residential	14.55/sq ft

A notice will be placed in the "City Page" of 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 \(1 KB\)](#)

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	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