

City of Barrie

Whiskey Creek Development Charges Public Meeting Presentation

May 16, 2016

Preliminary Findings

- ❑ The meeting is a mandatory requirement under the Development Charges Act
- ❑ Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to a public meeting
- ❑ Public meeting is to provide for a review of the DC proposal and to receive public input on the proposed policies and charges

Format for Public Meeting

- DCA Public Meeting
 - Opening remarks
 - Presentation of the proposed policies and charges
 - Questions from Council
 - Presentations by the Public
 - Close Public Meeting

Study Process

- ✓ Policy Review and discussions with Staff
- ✓ Review Benefitting Growth Lands
- ✓ Detailed discussions with staff regarding needs to service growth (completed to date and future works)
- ✓ Report & Draft By-law released to Public (April 13, 2016)
- ✓ Public Meeting (May 16, 2016)
- General Committee Consideration of Background Study, By-law, and Staff Report (June 6, 2016)
- Council Consider By-law for adoption (June 13, 2016)

Development Charges

Purpose:

- ❑ To recover the capital costs associated with residential and non-residential growth within the city
- ❑ The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- ❑ Municipalities are empowered to impose these charges via the Development Charges Act (DCA)

Overview of Whiskey Creek ASDC

- This D.C. Study provides the basis for an updated Area Specific D.C. by-law for the Whiskey Creek Stormwater Management Works (S.W.M.) and Downstream Conveyance Works (replacing By-law 2011-096 which was passed on June 27, 2011).
- The purpose of replacing the by-law at this time is to update costs to:
 - Reflect actuals on completed projects;
 - Update estimates on future works; and
 - Extend the by-law for an additional five (5) years

Works Included in the Calculations

- The works included in the D.C. calculation include:
 - 1A. Stormwater management pond W5 (Pond A) (complete)
 - 1B. Stolp Pond Quality Improvements (complete)
 - 2A. Bryne Drive culvert
 - 3. Harvie Road East of Bryne Regional culvert
 - 4. Harvie Road West of Bryne culvert and channel upgrades
 - 5. Highway 400 culvert crossing

Method of Calculation

- ❑ The benefiting area includes 15 development areas (sub-areas also identified) shown in Map 1-1.
- ❑ The cost sharing was originally calculated on the basis of land area and run-off coefficients, at the time of the original 2002 D.C. by-law. This D.C. calculation follows the same method of calculating the charges.
- ❑ Although there are 15 main development areas, it is noted that some areas have been broken down in sub-areas, however, the quantum of the land area included remains the same as the previous study.
- ❑ Owners may be required to construct some or all of the works.
- ❑ The area-specific D.C. by-law supports the payback of front-end financing arrangements from other benefiting owners, where required.

Whiskey Creek Area-Specific Map 1-1



Summary of Development Areas

NO.	DEVELOPMENT AREAS	AREA (Ha)
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	10.59
1B	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	3.27
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	7.10
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	4.08
1E	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	2.18
1F	Discovery Daycare *	0.68
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	3.95
3	Mason Homes Ltd.	26.97
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	1.27
5	Future Dev - Residential	0.71
6A	Sunfield Homes (Mapleview III):	7.78
6B	Pratt/Hansen*	2.89
7	Future Res - Allandale Vet	0.39
8	Future Comm - Allandale Vet	1.38
9	Jarlette *	1.92
10A	Rob-Geoff *	6.89
10B	541 Essa Rd.	0.09
11A	Pratt Construction (Pratt-Holly Meadows) *	5.49
11B	27 Holdings *	4.16
12A	Essa - Ferndale Development	1.75
12B	Pratt Ferndale Townhouse *	1.09
12C	430 Essa Rd.	0.45
12D	440 Essa Rd.	0.34
13	Beacon Subdivision *	4.69
14	Future Residential	6.09
15A	Bell Media Site (CKVR Lands - Station Lands)*	1.55
15B	Bell Media Site (CKVR Lands)	13.95
TOTALS		121.70

Source: City of Barrie

*Development area (in whole or in part) which have already provided securities to the City, or already paid development charges under By-laws 2002-233, 2006-165 or 2011-096

Whiskey Creek Benefitting Development Areas For Individual Works

NO.	DEVELOPMENT AREAS ¹	STORM POND WS (SECTION 1A)	STOLP POND IMPROVEMENTS (SECTION 1B)	BRYNE CULVERT (SECTION 2A)	HARVIE RD E OF BRYNE REG CULVERT (SECTION 3)	HARVIE RD W OF BRYNE CULVERT & CHANNEL UPGRADE (SECTION 4)	HWY 400 CULVERT (SECTION 5)
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	•		•	•		•
1B	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)			•	•		•
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)				•		•
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	•		•	•		•
1E	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)			•	•		•
1F	Discovery Daycare *	•		•	•		•
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	•	•	•	•		•
3	Mason Homes Ltd.	•	•	•	•		•
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	•	•	•	•		•
5	Future Dev - Residential	•	•	•	•		•
6A	Sunfield Homes (Mapleview III):	•	•	•	•		•
6B	Pratt/Hansen*	•	•	•	•		•
7	Future Res - Allandale Vet	•	•	•	•		•
8	Future Comm - Allandale Vet	•	•	•	•		•
9	Jarlette *	•	•	•	•		•
10A	Rob-Geoff *	•	•	•	•		•
10B	541 Essa Rd.	•	•	•	•		•
11A	Pratt Construction (Pratt-Holly Meadows) *	•	•	•	•		•
11B	27 Holdings *	•	•	•	•		•
12A	Essa - Ferndale Development					•	•
12B	Pratt Ferndale Townhouse *					•	•
12C	430 Essa Rd.					•	•
12D	440 Essa Rd.					•	•
13	Beacon Subdivision *					•	•
14	Future Residential					•	•
15A	Bell Media Site (CKVR Lands - Station Lands)*					•	•
15B	Bell Media Site (CKVR Lands)					•	•

¹ Location of development areas shown on Map 1-1

• Indicates Works which benefit the Development Areas

Summary of Current Development Charges - WC

NO.	DEVELOPMENT AREAS	DEVELOPMENT CHARGES AS OF 1-Jan-16
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$783,590
1B	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$207,025
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$386,298
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$301,893
1E	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$113,661
1F	Discovery Daycare *	\$0
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	\$0
3	Mason Homes Ltd.	\$1,560,303
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	\$0
5	Future Dev - Residential	\$59,331
6A	Sunfield Homes (Mapleview III):	\$33,282
6B	Pratt/Hansen*	\$52,120
7	Future Res - Allandale Vet	\$22,562
8	Future Comm - Allandale Vet	\$150,805
9	Jarlette *	\$0
10A	Rob-Geoff *	\$0
10B	541 Essa Rd.	\$3,486
11A	Pratt Construction (Pratt-Holly Meadows) *	\$0
11B	27 Holdings *	\$0
12A	Essa - Ferndale Development	
12C	430 Essa Rd.	\$85,303
12D	440 Essa Rd.	
12B	Pratt Ferndale Townhouse *	\$0
13	Beacon Subdivision *	\$0
14	Future Residential	\$124,878
15A	Bell Media Site (CKVR Lands - Station Lands)*	\$0
15B	Bell Media Site (CKVR Lands)	\$494,410
TOTALS		\$4,378,947

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Source: City of Barrie

Shaded areas have been paid or partially paid.

* City Received payments or partial payments. Balance remaining has been indexed to 2016 values

Summary of Calculated DC Eligible Costs - WC

NO.	DEVELOPMENT AREAS	WHISKEY CREEK STORM WATER MANAGEMENT POND WORKS	WHISKEY CREEK DOWNSTREAM CONVEYANCE WORKS (INCLUDING DC STUDY COSTS)	TOTAL DC ELIGIBLE COSTS
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$221,157	\$638,472	\$859,629
1B	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$0	\$239,395	\$239,395
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$0	\$446,841	\$446,841
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$85,205	\$245,983	\$331,189
1E	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$131,432	\$131,432
1F	Discovery Daycare *	\$0	\$40,997	\$40,997
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	\$0	\$153,094	\$153,094
3	Mason Homes Ltd.	\$626,145	\$1,045,300	\$1,671,445
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	\$0	\$71,099	\$71,099
5	Future Dev - Residential	\$23,810	\$39,748	\$63,558
6A	Sunfield Homes (Mapleview III):	\$192,744	\$321,772	\$514,516
6B	Pratt/Hansen*	\$96,808	\$161,613	\$258,420
7	Future Res - Allandale Vet	\$9,054	\$15,116	\$24,170
8	Future Comm - Allandale Vet	\$60,517	\$101,029	\$161,546
9	Jarlette *	\$0	\$99,220	\$99,220
10A	Rob-Geoff *	\$0	\$308,582	\$308,582
10B	541 Essa Rd.	\$0	\$5,039	\$5,039
11A	Pratt Construction (Pratt-Holly Meadows) *	\$0	\$198,595	\$198,595
11B	27 Holdings *	\$0	\$304,551	\$304,551
12A	Essa - Ferndale Development	\$0	\$71,561	\$71,561
12B	Pratt Ferndale Townhouse *	\$0	\$36,261	\$36,261
12C	430 Essa Rd.	\$0	\$18,302	\$18,302
12D	440 Essa Rd.	\$0	\$13,852	\$13,852
13	Beacon Subdivision *	\$0	\$117,381	\$117,381
14	Future Residential	\$0	\$139,977	\$139,977
15A	Bell Media Site (CKVR Lands - Station Lands)*	\$0	\$55,419	\$55,419
15B	Bell Media Site (CKVR Lands)	\$0	\$498,770	\$498,770
TOTALS		\$1,315,441	\$5,519,401	\$6,834,842

* 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

Next Steps

- General Committee Consideration of Background Study, By-law, and Staff Report (June 6, 2016)
- Council Consider By-law for adoption (June 13, 2016)