



April 28, 2021

City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

Re: City of Barrie 2021 Development Charges By-law Update

SkyDev is a developer of rental apartments and has plans to deliver new rental housing across Ontario and has been putting shovels in the ground during this pandemic in other communities and an essential need. SkyDev is part of the Skyline Group of Companies which owns and manages 20,000 rental apartments in 57 communities, across 8 provinces. A Skyline company is now the owner of 10-24 Grove Street West, which is formerly known as the YMCA property, with plans to build new rental housing pursuant to the zoning by-law in place. We are very excited for this investment the future of Barrie. It is understood the City of Barrie is currently undertaking an update to its Development Charges By-law. The purpose of this letter is to provide comment on the update process and provide recommendations with respect to affordable housing across the City. We have reviewed the Development Charges Update Study prepared by Watson & Associates (dated April 9, 2021) and offer the following comments.

It is a goal of the City of Barrie to encourage, stimulate, and increase the supply and range of affordable housing options across the City. To this end, the City has adopted an Affordable Housing Strategy in 2015 aimed at stimulating private and public sector organizations to prioritize affordable housing. Furthermore, policies and mechanisms are in development through the Official Plan update process to encourage developers makes affordable housing contributions to the community.

Development Charges (DCs) are a tool designed to help municipalities pay for growth, through the charging of fees from developers. The fees can be costly, and could preclude development of affordable housing as developers look to recover the costs associated with development.

A contributing factor to housing affordability is the tenure. Rental a more affordable housing model when compared to home ownership with no down payment necessary. One of the ways in which rental housing could be incentivized is to waive or reduce DCs for purpose built rental projects, as compared to condominium tenure. The goal of this incentive would be to encourage more purpose built rental across the City (where there is noted to be a shortage), thereby increasing the City's overall rental pool and facilitating more attainable housing options City wide.

Similar strategies have been employed in the County of Grey, Municipality of Chatham-Kent and City of Peterborough.

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It is requested the City explore this option in the development of the new Development Charge By-law Update. We strongly believe it would encourage and stimulate additional purpose built rental projects across the City which will contribute to bolstering the City's current rental pool which is in short supply. This specifically applies to our property as we are looking to bring almost 1,000 new purpose built rental apartments to the City of Barrie and reducing the amount of Development Charges we as the developer pay mean a lower amount in rent we can charge tenants.

We reserve the right to comment further on any updates of the By-law and look forward to the May 3rd Public Meeting.

Respectfully submitted,



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