

# Cubic Feet Group Inc.

Design Studio & Mixed-Use Development | Barrie, Ontario

---

## Request for Development Charge Policy Review and Council Consideration

**Property:** 188 Owen Street, Barrie

**Owner:** Cubic Feet Group Inc.

City of Barrie – Planning and Finance Department

Attention: Director of Planning & Director of Finance

**Re:** Development Charges – Two Residential Units Above Existing Commercial Studio

I am writing on behalf of **Cubic Feet Group Inc.**, the owner of the property at **188 Owen Street**, which currently operates as a design studio, to request Council consideration of the Development Charges applied to the addition of two residential units above the existing commercial space.

I acknowledge that the charges have been calculated in accordance with the City's Development Charges By-law using the "**Apartments – 2 Bedrooms**" category. My concern is not with the arithmetic, but with the resulting policy outcome when this category is applied to a small-scale, mixed-use intensification project.

### **1. Disproportionate Impact of Apartment-Level Charges**

The application of full apartment-level development charges results in municipal charges of **\$164,196**, and total residential-related charges of approximately **\$184,676** before indexing. These rates assume a standard apartment development with full growth-related impacts, which does not reflect the scale or nature of two small units above an existing commercial building.

### **2. Embedded Highway and Transportation Charges**

Although there is no separate highway line item, costs related to highways, public works, and transit are embedded within the apartment rate. Given the minimal incremental traffic generated by this development and the absence of any new access, road widening, or transportation infrastructure, the application of full transportation-related charges appears disproportionate.

### **3. Existing Municipal Infrastructure and Owner Responsibility**

City pre-consultation records confirm that the municipal servicing infrastructure along Owen Street is aged and in deteriorated condition, including sanitary sewers approximately **65 years**

**old** (vitrified clay, poor condition), storm sewers approximately **75 years old** (vitrified clay, poor condition), and watermains approximately **94 years old** (vitrified clay) and **64 years old** (cast iron), identified as fair condition.

The City has further advised that servicing connections may be difficult and costly, and that **any repairs or replacement of existing municipal services required to facilitate this development will be the sole responsibility of the Owner**, to the satisfaction of the City. In this context, the application of full growth-related Development Charges raises concerns regarding alignment with the intent of the Development Charges Act, as the Owner is required to privately address end-of-life infrastructure conditions while also paying charges that presume municipal investment in new or expanded service capacity.

#### **4. Intensification and Housing Objectives**

This project represents modest intensification within the existing urban area, adding rental housing without expanding the urban boundary or requiring new municipal infrastructure. Providing policy flexibility for projects of this nature would better align with the City's housing and intensification objectives.

#### **Request**

I respectfully request Council consideration of site-specific Development Charge relief, reduction, credit, or rebate for this project, recognizing its limited impact, mixed-use nature, and reliance on existing infrastructure.

Sincerely,

**Muhammad Ali Sarfraz**  
Director, Cubic Feet Group Inc.  
Owner / Applicant – 188 Owen Street