

June 13, 2025

City Clerk's Office & Chief Administrative Office
City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

via email: cityclerks@barrie.ca & ashley.harrison@barrie.ca

Attention: Wendy Cooke
City Clerk/Director of Legislative & Court Services
&
Michael Prowse
Chief Administrative Officer

RE: Review of Possible Development Charge (DC) Incentives

We would like to share our support for Mayoral Direction MDIR005-25. We commend the Mayor for advancing an initiative geared to spur on residential development and house construction. It is an initiative that may help to reduce the cost of development within the extremely challenging economic and housing environment that we are currently in.

We do believe that additional initiatives targeted at reducing the cost of residential development and house construction must be explored at this time. Exploring all options, including the feasibility of development charge (DC) incentives, is necessary to create solutions to address current market conditions, which have continued to worsen.

We applaud the City for obtaining Provincial funding through the Housing Enabling Water Systems Fund and the Housing Enabling Core Servicing Stream to apply towards infrastructure projects required to support new housing, notably in the Salem and Hewitt's Secondary Plan areas (totaling approximately \$53.5M). As these projects are included within the City's DC background study, and form part of the calculation for the City's current DC rates, we understand that typically this Provincial funding will be accounted for within the next DC background study update as a cost reduction resulting in lower DC rates. Rather than follow this typical approach for grants/funding, we politely request that staff explore accounting for this cost reduction by reducing DC rates or other charges for sites ready to proceed with development at this time, creating a short-term incentive program. We believe that this proposal will help to spur on development and building permit issuance, while not negatively impacting the City's DC revenue.

We kindly ask for City staff to explore the impact and feasibility of various development charge incentives, including the proposal noted above, and report on their findings to Council at the August council meeting.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Albanese', is positioned above the printed name.

David Albanese
Director, Land Development
GTA Low Rise Division
Mattamy Homes Limited

cc via email: Michelle Banfield, City of Barrie
Jeff Schmidt, City of Barrie
Tim Warner, Mattamy Homes Limited