



# City of Barrie 2021 Development Charges Update Study

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Public Meeting  
May 3, 2021

# Agenda



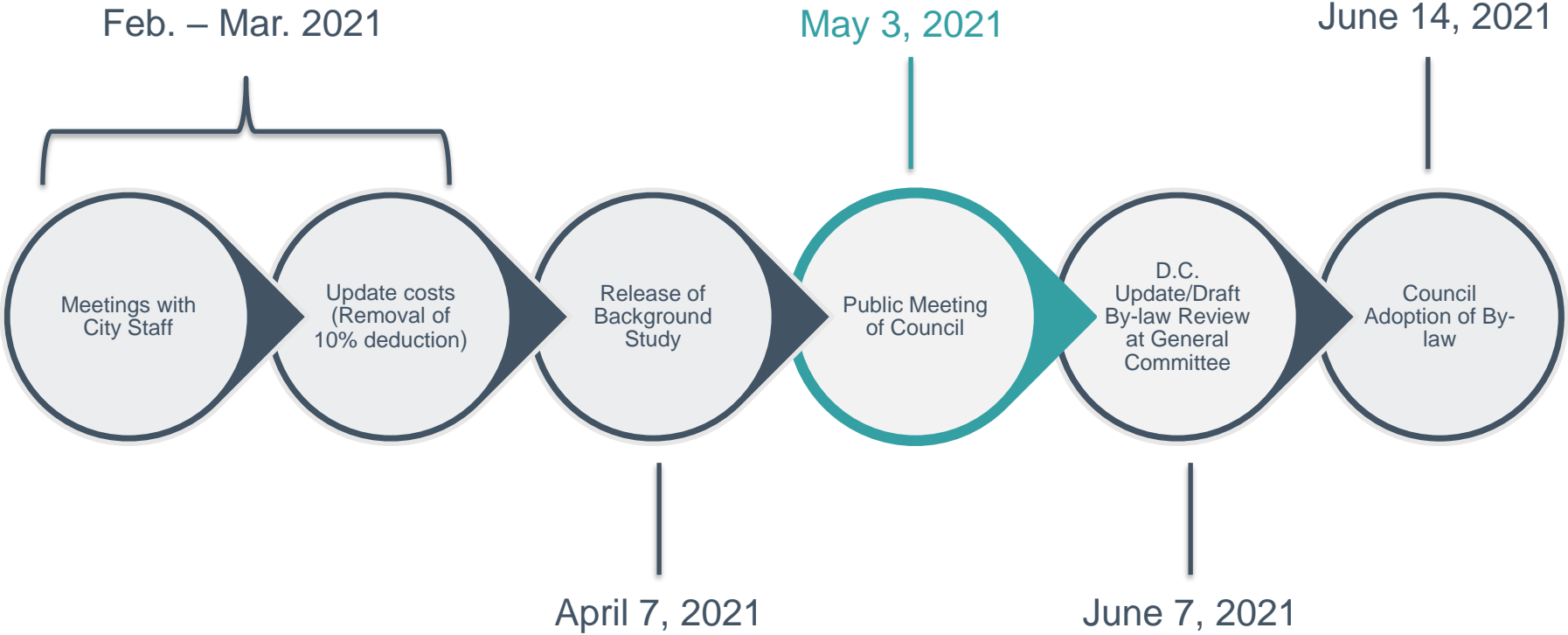
- D.C.A. Public Meeting
  - Opening Remarks
  - Presentation of the Proposed Policies and Charges
  - Presentations by the Public
  - Questions from Council
  - Conclude Public Meeting

# Public Meeting Purpose



- The public meeting is to provide for an update to the existing D.C. By-law to:
  - Remove the Mandatory 10% deduction; and
  - Incorporate the policy changes as a result of Bills 108, 138, 197 and 213.
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- 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 the D.C. by-law passage

# Study Process & Timelines



# Development Charges



## **Purpose:**

- To recover the capital costs associated with residential and non-residential growth within a municipality.
- 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 (D.C.A.).

# Changes to the D.C. Legislation since 2019



There has been changes to the D.C.A. since the previous background study in 2019:

- Bill 108: More Homes, More Choice Act, 2019
- Bill 138: Plan to Build Ontario Together Act, 2019
- Bill 197: COVID-19 Economic Recovery Act, 2020
- Bill 213: Better for People, Smarter for Business Act, 2020

# Services Being Updated



The following services are being updated to remove the 10% mandatory deduction:

1. Parks and Recreation Services;
2. Library Services;
3. Paramedics (Now “Ambulance Services”);
4. Long-Term Care Services;
5. Social Housing (Now “Housing Services”);
6. Waste Diversion Services; and
7. Administrative Studies (Now a Class of Service: “Growth Studies”).

# Classes of Services Being Created



As per Bill 197 Classes of Services may be established for components of a service or a combination of services. As such, the City is creating the following “Classes of Services”:

1. Public Works (Operations Facilities, Vehicles & Equipment);
2. Protection (Fire Protection Service and Policing Services); and
3. Growth Studies.

The City is already collecting for these items through its current D.C. by-law. This change is largely administrative.



# By-Law Amendments



- By-Law 2019-055 is being amended to allow the City to continue to collect for the below services until September 18, 2022 (due to Bill 197 the following services become ineligible):
  - Parking Services; and
  - Airport.
- D.C. policies in the By-Law are being updated, with respect to:
  - D.C. instalment payments;
  - D.C. rate freeze;
  - Interest policy based on approved D.C. Interest Policy as per Staff Report FIN0002-20;
  - Mandatory exemption for new ancillary units;
  - Mandatory exemption for universities receiving operating funds from the Government; and
  - Additional & refined definitions, where required.

# Schedule of Recalculated D.C.s – Residential (2019\$)



Service/Class of Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units
<b>Municipal Wide Services/Classes:</b>					
Services Related to a Highway	27,651	21,888	15,486	10,871	9,365
Protection	1,831	1,449	1,025	720	620
Transit Services	1,153	913	646	453	390
Wastewater Services - Facilities	5,928	4,692	3,320	2,331	2,008
Wastewater Services - Facilities Related Debt	3,545	2,806	1,985	1,394	1,201
Water Services - Facilities	76	60	43	30	26
Water Services - Facilities Related Debt	4,929	3,902	2,760	1,938	1,669
Public Works	545	431	305	214	185
Airport***	39	31	22	15	13
Parking Services***	201	159	113	79	68
Parks and Recreation Services	8,101	6,412	4,537	3,185	2,743
Library Services	794	628	444	312	269
Growth Studies**	747	591	418	294	253
Ambulance Services*	233	184	130	92	79
Housing Services****	675	534	378	265	229
Long Term Care	42	33	24	17	14
Waste Diversion	429	340	240	169	145
<b>Total Municipal Wide Services/Classes</b>	<b>56,918</b>	<b>45,053</b>	<b>31,876</b>	<b>22,379</b>	<b>19,277</b>
<b>Area Specific Services</b>					
<b>Former City Municipal Boundary Areas:</b>					
Stormwater Drainage and Control Services	6,466	5,118	3,621	2,542	2,190
Wastewater Services - Collection Systems	1,135	898	636	446	384
Water Services - Distribution Systems	417	330	234	164	141
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>8,018</b>	<b>6,346</b>	<b>4,491</b>	<b>3,152</b>	<b>2,715</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>64,936</b>	<b>51,399</b>	<b>36,367</b>	<b>25,531</b>	<b>21,992</b>
<b>Area Specific Services</b>					
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>					
Wastewater Services - Collection Systems	4,980	3,942	2,789	1,958	1,687
Water Services - Distribution Systems	5,361	4,244	3,002	2,108	1,816
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>10,341</b>	<b>8,186</b>	<b>5,791</b>	<b>4,066</b>	<b>3,503</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>67,259</b>	<b>53,239</b>	<b>37,667</b>	<b>26,445</b>	<b>22,780</b>

\* Formerly Paramedics

\*\* Previously presented as two separate charges for Administration-Essential Services & Administration-Community Based Services, some studies have been removed as they no longer are eligible due to the changes in the legislation and Parking Studies have been moved to the Parking Service

\*\*\* Airport and Parking Services become ineligible as of September 18, 2022

\*\*\*\* Formerly Housing Services

# Schedule of Recalculated D.C.s – Non-Residential (2019\$)



Service/Class of Service	NON-RESIDENTIAL			
	Retail (per sq.m. of Gross Floor Area)	Non-Retail (per sq.m. of Gross Floor Area)	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>				
Services Related to a Highway	160.36	110.96	14.90	10.31
Protection	10.80	7.60	1.00	0.71
Transit Services	6.98	4.68	0.65	0.43
Wastewater Services - Facilities	34.38	23.79	3.19	2.21
Wastewater Services - Facilities Related Debt	20.56	14.23	1.91	1.32
Water Services - Facilities	0.44	0.30	0.04	0.03
Water Services - Facilities Related Debt	28.59	19.78	2.66	1.84
Public Works	3.17	2.19	0.29	0.20
Airport***	0.00	-	0.02	-
Parking Services***	1.21	0.81	0.11	0.08
Parks and Recreation Services	7.73	5.19	0.72	0.48
Library Services	0.76	0.51	0.07	0.05
Growth Studies**	0.46	0.31	0.42	0.28
Ambulance Services*	0.47	0.32	0.04	0.03
Housing Services****	-	-	-	-
Long Term Care	0.09	0.06	0.01	0.01
Waste Diversion	0.41	0.27	0.04	0.03
<b>Total Municipal Wide Services/Classes</b>	<b>276.41</b>	<b>191.00</b>	<b>26.07</b>	<b>18.01</b>
<b>Area Specific Services</b>				
<b>Former City Municipal Boundary Areas:</b>				
Stormwater Drainage and Control Services	34.96	9.50	3.25	0.88
Wastewater Services - Collection Systems	14.09	3.83	1.31	0.36
Water Services - Distribution Systems	5.17	1.41	0.48	0.13
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>54.22</b>	<b>14.74</b>	<b>5.04</b>	<b>1.37</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>330.63</b>	<b>205.74</b>	<b>31.11</b>	<b>19.38</b>
<b>Area Specific Services</b>				
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>				
Wastewater Services - Collection Systems	30.35	18.76	2.82	1.74
Water Services - Distribution Systems	32.67	20.20	3.03	1.88
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>63.01</b>	<b>38.96</b>	<b>5.85</b>	<b>3.62</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>339.42</b>	<b>229.96</b>	<b>31.92</b>	<b>21.63</b>

\* Formerly Paramedics

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\*\*\*\* Formerly Housing Services

# Residential (Single Detached) Comparison (2019\$)



Service/Class of Service	As per 2019 DC By-law 2019 \$	Re-Calculated 2019 \$	Change between Re-Calculated vs. By-law (2019\$)
<b>Municipal Wide Services:</b>			
Services Related to a Highway	27,651	27,651	0%
Protection	1,831	1,831	0%
Transit Services	1,153	1,153	0%
Wastewater Services - Facilities	5,928	5,928	0%
Wastewater Services - Facilities Related Debt	3,545	3,545	0%
Water Services - Facilities	76	76	0%
Water Services - Facilities Related Debt	4,929	4,929	0%
Public Works	545	545	0%
Airport***	39	39	0%
Parking***	195	201	3%
Ambulance Services*	210	233	11%
Waste Diversion	386	429	11%
Growth Studies**	714	747	5%
Parks and Recreation Services	7,260	8,101	12%
Library Services	710	794	12%
Housing Services****	626	675	8%
Long Term Care	38	42	11%
<b>Total Municipal Wide Services</b>	<b>55,836</b>	<b>56,918</b>	<b>2%</b>
<b>Area Specific Services</b>			
<b>Former City Municipal Boundary Areas:</b>			
Stormwater Drainage and Control Services	6,466	6,466	0%
Wastewater Services - Collection Systems	1,135	1,135	0%
Water Services - Distribution Systems	417	417	0%
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>8,018</b>	<b>8,018</b>	<b>0%</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>63,854</b>	<b>64,936</b>	<b>2%</b>
<b>Area Specific Services</b>			
<b>Salem &amp; Hewitts Secondary Plan Areas:</b>			
Wastewater Services - Collection Systems	4,980	4,980	0%
Water Services - Distribution Systems	5,361	5,361	0%
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>10,341</b>	<b>10,341</b>	<b>0%</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>66,177</b>	<b>67,259</b>	<b>2%</b>

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# Non-Residential Retail (per sq.ft.) Comparison (2019\$)



Service/Class of Service	As per 2019 DC By-law 2019 \$	Re-Calculated 2019 \$	Change between Re-Calculated vs. By-law (2019\$)
<b>Municipal Wide Services:</b>			
Services Related to a Highway	14.90	14.90	0%
Protection	1.00	1.00	0%
Transit Services	0.65	0.65	0%
Wastewater Services - Facilities	3.19	3.19	0%
Wastewater Services - Facilities Related Debt	1.91	1.91	0%
Water Services - Facilities	0.04	0.04	0%
Water Services - Facilities Related Debt	2.66	2.66	0%
Public Works	0.29	0.29	0%
Airport***	0.02	0.02	0%
Parking***	0.11	0.11	0%
Ambulance Services*	0.04	0.04	0%
Waste Diversion	0.03	0.04	33%
Growth Studies**	0.40	0.42	5%
Parks and Recreation Services	0.64	0.72	13%
Library Services	0.06	0.07	17%
Housing Services****	-	-	
Long Term Care	0.01	0.01	0%
<b>Total Municipal Wide Services</b>	<b>25.95</b>	<b>26.07</b>	<b>0.5%</b>
<b>Area Specific Services:</b>			
<b>Former City Municipal Boundary Areas:</b>			
Stormwater Drainage and Control Services	3.25	3.25	0%
Wastewater Services - Collection Systems	1.31	1.31	0%
Water Services - Distribution Systems	0.48	0.48	0%
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>5.04</b>	<b>5.04</b>	<b>0%</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>30.99</b>	<b>31.11</b>	<b>0.4%</b>
<b>Area Specific Services</b>			
<b>Salem &amp; Hewitts Secondary Plan Areas:</b>			
Wastewater Services - Collection Systems	2.82	2.82	0%
Water Services - Distribution Systems	3.03	3.03	0%
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>5.85</b>	<b>5.85</b>	<b>0%</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>31.80</b>	<b>31.92</b>	<b>0.5%</b>

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# Non-Residential Non-Retail (per sq.ft.) Comparison (2019\$)



Service/Class of Service	As per 2019 DC By-law 2019 \$	Re-Calculated 2019 \$	Change between Re-Calculated vs. By-law (2019\$)
<b>Municipal Wide Services:</b>			
Services Related to a Highway	10.31	10.31	0.0%
Protection	0.71	0.71	0.0%
Transit Services	0.43	0.43	0.0%
Wastewater Services - Facilities	2.21	2.21	0.0%
Wastewater Services - Facilities Related Debt	1.32	1.32	0.0%
Water Services - Facilities	0.03	0.03	0.0%
Water Services - Facilities Related Debt	1.84	1.84	0.0%
Public Works	0.20	0.20	0.0%
Airport***	-	-	
Parking***	0.07	0.08	14.3%
Ambulance Services*	0.03	0.03	0.0%
Waste Diversion	0.02	0.03	50.0%
Growth Studies**	0.27	0.28	3.7%
Parks and Recreation Services	0.43	0.48	11.6%
Library Services	0.04	0.05	25.0%
Housing Services****	-	-	
Long Term Care	-	0.01	
<b>Total Municipal Wide Services</b>	<b>17.91</b>	<b>18.01</b>	<b>0.6%</b>
<b>Area Specific Services:</b>			
<b>Former City Municipal Boundary Areas:</b>			
Stormwater Drainage and Control Services	0.88	0.88	0.3%
Wastewater Services - Collection Systems	0.36	0.36	-1.2%
Water Services - Distribution Systems	0.13	0.13	0.8%
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>1.37</b>	<b>1.37</b>	<b>0.0%</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>19.28</b>	<b>19.38</b>	<b>0.5%</b>
<b>Area Specific Services</b>			
<b>Salem &amp; Hewitts Secondary Plan Areas:</b>			
Wastewater Services - Collection Systems	1.74	1.74	0.2%
Water Services - Distribution Systems	1.88	1.88	-0.2%
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>3.62</b>	<b>3.62</b>	<b>0.0%</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>21.53</b>	<b>21.63</b>	<b>0.5%</b>

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# Next Steps

