



TO: GENERAL COMMITTEE

SUBJECT: 2020 YEAR END DEVELOPMENT CHARGE REPORTS AND TREASURER'S STATEMENT

WARD: ALL

PREPARED BY AND KEY CONTACT: M. VILLENEUVE, SUPERVISOR OF DEVELOPMENT CHARGES EXT. 4503

SUBMITTED BY: C. MILLAR, DIRECTOR OF FINANCE AND TREASURER EXT.5130

GENERAL MANAGER APPROVAL: D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the following 2020 Annual Development Charge Statements be received:
 - a) Annual Treasurer's Development Charge Reserve Fund Statement (Appendix "A" of Staff Report FIN004-21);
 - b) Municipal Development Charge Reserve Fund Statement with Project Activity (Appendix "B" of Staff Report FIN004-21);
 - c) Listing of Section 13 Credits (Appendix "C" of Staff Report FIN004-21) owing where a front ending agreement existed prior to the first City by-law under the *Development Charges Act, 1997*;
 - d) Listing of Section 38 Credits (Appendix "D" of Staff Report FIN004-21) owing where a front ending agreement exists subsequent to the first City by-law under the *Development Charges Act, 1997*; and
 - e) Whiskey Creek Area Specific Development Charge Reserve Fund Statement (Appendix "E" of Staff Report FIN004-21).

PURPOSE & BACKGROUND

2. The purpose of this Staff Report is to provide a statement of the Development Charge (DC) Reserve funds and all related activity for the year ending December 31, 2020, as required by the *Development Charges Act, 1997* (DC Act).
3. Pursuant to Subsection 43 of the DC Act, the Treasurer for the City is required to present a financial statement to Council, regarding the Development Charge Reserve Funds. The Treasurer's Statement for the preceding year, must include:

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- a) Statements of the opening and closing balances of the Reserve Funds, and of the transactions relating to the Funds;
 - b) Statements identifying:
 - (i) all assets whose capital costs were funded under a development charge by-law during the year; and,
 - (ii) for each asset mentioned in subclause (i), the manner in which any capital cost not funded under the by-law, was or will be funded;
 - c) A statement as to compliance with subsection 59.1 (1), confirming that charges are not directly or indirectly imposed on development, except as permitted by the DC Act.
 - d) Any other information that is prescribed. 2015, c. 26, s. 7 (1).

ANALYSIS

2020 Annual Development Charge Statements

- 4. Development Charges (DC's) are fees imposed on new residential and non-residential development in the City. The intent of imposing these fees is to have growth pay for growth within the City, to the greatest extent possible.
- 5. In accordance with the DC Act, the City had Development Charges By-law 2019-055, encompassing all of the former City municipal boundary, the Salem & Hewitt's Secondary Plan and Whiskey Creek Areas, in place during 2020.
- 6. The annual statements, attached in the appendices of this memorandum, describe the 2020 activity related to the receipt and use of DC's collected under the DC Act.
- 7. In some instances, the project costs reported for the current year may not be fully funded, or appear to be over funded. This is a result of the cumulative nature of the project extending over multiple years, and the timing of funding sources received or approved. Overall, the total cumulative costs of the project will be matched by the appropriate offsetting revenue source.
- 8. It is noted that some reserve funds have a deficit balance resulting from more funds being drawn than collected to date for that purpose. Interest is charged to the affected reserve funds for any "overdraft" that occurs utilizing the cash flow available from other reserve funds, while applying the appropriate interest credit to those balances. It is expected that these deficits will diminish over time, as anticipated growth occurs within the City, and the associated DC revenues are received.
- 9. In conformance with the DC Act, the attached statements will be made available to the public on the City's website, and will be provided to the Ministry of Municipal Affairs and Housing upon request.

2020 Development Charges Activity Analysis

- 10. The total construction value of building permits issued in 2020 was \$490 Million.



11. A summary of 2020 activity is as follows:

	<u>2019</u> <u>Actuals*</u>	<u>2020</u> <u>Actuals*</u>	<u>2020</u> <u>Budget*</u>	<u>Budget Variance</u>
Opening Balance	\$ (10,139,266)	\$ (12,626,344)		
Plus: Revenues	\$ 39,630,379	\$ 24,859,510	\$ 62,743,239	\$ (37,883,729)
Less: Expenditures	\$ (42,117,457)	\$ (48,146,525)	\$ (125,132,083)	\$ 76,985,558
Net Change	\$ (2,487,078)	\$ (23,287,015)	\$ (62,388,844)	\$ 39,101,829
Ending Balance	<u>\$ (12,626,344)</u>	<u>\$ (35,913,359)</u>		

* Balances include all DC Reserves described in Appendix "A" and Whiskey Creek Reserves described in Appendix "E".

Development charge receipts were significantly lower than anticipated as a result of fewer development activities within the secondary plan areas than was expected. The impact to the reserves has been mostly mitigated by deferring some development related construction activities into 2021. The balances above encompass all City-wide and area specific DC reserves, including Whiskey Creek.

Notwithstanding the above, the City has committed an additional \$117 Million to be funded by Development Charge reserves. These commitments are expected to be carried out over the next five years.

12. The total discounts in 2020 amounted to \$3,045,924, which was funded primarily from the 2020 operating surplus.
13. The total contribution to DC Reserves in 2020 was \$25 Million, with draws from the DC Reserves totalling \$48 Million. The December 31, 2020 year-end balance in DC Reserves is a deficit of \$36 Million, compared to a deficit balance of \$12.6 million at December 31, 2019.
14. As described in the City of Barrie's 2021 Business Plan and Budget, the forecast of DC Reserves over the next five years includes:
- a) Five-year average annual draws from DC Reserves of \$73 Million.
 - b) Five-year average annual DC revenues of \$83 Million; and
 - c) Five-year average ending DC Reserve deficit of \$84 Million.
15. The City's Financial Policy Framework includes targets related to DC Reserves as follows:
- a) On a consolidated basis, the DC Reserve Funds must maintain a positive balance; and
 - b) DC supported debt outstanding not to exceed 25% of the DC eligible costs for the forecast period of the latest DC Background Study.
16. The target set out in 15 a) above was not met, largely due to collection of development charges being less than forecast.
17. Staff along with the Consultant Watson and Associates, are currently updating the City's Long Range Financial Plan and will be bringing forward to Council recommendations on the City's Financial Policy updates. As well, during the upcoming 2022 Business Plan and Budget process, staff will be updating forecasts and will provide a recommended Capital Plan for Council consideration.

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18. A Memorandum of Understanding (MOU) relating to phase 1 of the Secondary Plan areas, was signed on June 17, 2014, between the City of Barrie and landowners within the Secondary Plan area (Salem and Hewitt's), which predates Bill 73 of the current Development Charges Act that came into effect January 1, 2016. These contributions were determined by the Fiscal Impact Analysis performed in 2015 to be necessary in order to advance the capital works required for the development of these areas. The City has collected \$1,301,911 of voluntary contributions in 2020 as agreed through the MOU.
 19. The City is currently undertaking an update to the DC by-law in order to incorporate recent legislative changes. The update is scheduled for approval in June 2021.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

20. There are no environmental and/or climate change impact matters related to the recommendation.

ALTERNATIVES

21. The annual DC statements and the DC Background Study and By-law Updates are completed in order to remain compliant with provincial legislation, and to continue to collect DC's on all growth-related development. As such, no alternatives are presented.

FINANCIAL

22. The annual DC statements are statutory under the DC Act and are for information purposes only. As such, there is no financial impact as a result of these reports.

LINKAGE TO 2018-2022 STRATEGIC PLAN

23. The recommendation included in this Staff Report is not specifically related to the goals identified in the 2018-2022 Strategic Plan.



Appendix A
City of Barrie
Annual Treasurers Statement of Reserve Funds for By-Law 2019-055

Description	Services to which the Development Charge Relates																						Total - All Services
	Municipal Wide Services							Area Specific Services: Former City Municipal Boundary Areas			Area Specific Services: Salem & Hewitts Secondary Plan Areas		Municipal Wide Services										
	Services Related to a Highway	Water Services-Facilities	Water Services-Facilities Related Debt	Wastewater Services-Facilities	Wastewater Services-Facilities Related Debt	Protection	Transit	Stormwater Drainage & Control Services	Water Services-Distribution Systems	Wastewater Services-Collection Systems	Water Services-Distribution Systems	Wastewater Services-Collection Systems	PW Facilities and Fleet	Parking	Parks and Recreation	Library Services	Administration	Airport	Long Term Care	Waste Diversion	Paramedics	Social Housing	
Opening Balance, January 1, 2020*	53,181,818	95,024	-25,259,341	20,056,498	-33,937,328	-2,598,578	-322,747	1,784	-1,903,973	-3,740,410	-10,955,525	-8,972,907	1,719,640	-1,689,044	8,925,282	888,309	-3,674,527	3,444	1,127	-3,904	-1,546,746	-4,565,375	-14,297,480
Plus:																							
Development Charge Collections	9,989,145	17,164	1,733,960	2,218,117	1,265,536	681,552	425,412	2,039,031	138,487	423,780	16,618	15,431	188,320	69,754	2,186,059	213,351	262,401	14,810	12,090	116,354	66,796	180,891	22,275,059
Accrued Interest	959,377	2,030	-541,288	393,234	-717,469	-73,386	-7,880	14,681	-38,166	-68,614	-221,864	-196,903	32,707	-32,837	192,635	19,165	-71,734	232	144	1,077	-37,801	-100,883	-493,543
DC Discounts granted ¹	1,626,523	4,264	289,972	348,758	208,646	111,481	68,533	139,199	20,712	56,045	0	0	31,982	11,575	68,229	6,701	42,643	2,437	609	3,655	3,960	0	3,045,924
Sub-Total	12,575,045	23,458	1,482,644	2,960,109	756,713	719,647	486,065	2,192,911	121,033	411,211	-205,246	-181,472	253,009	48,492	2,446,923	239,217	233,310	17,479	12,843	121,086	32,955	80,008	24,827,440
Less:																							
Amount Transferred to Capital (or Other) Funds ²	-18,027,360	0	-7,898,882	-1,711,113	-8,348,518	-3,241,589	-669,377	-652,223	-327,506	-147,526	-1,220,331	-2,583,785	-251,982	-124,383	-35,360	0	-429,580	0	0	0	-915,486	-1,560,598	-48,145,599
Credits Redeemed ³	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Total	-18,027,360	0	-7,898,882	-1,711,113	-8,348,518	-3,241,589	-669,377	-652,223	-327,506	-147,526	-1,220,331	-2,583,785	-251,982	-124,383	-35,360	0	-429,580	0	0	0	-915,486	-1,560,598	-48,145,599
Closing Balance, December 31, 2020*	47,729,503	118,482	-31,675,579	21,305,494	-41,529,133	-5,120,520	-506,059	1,542,472	-2,110,446	-3,476,725	-12,381,102	-11,738,164	1,720,667	-1,764,935	11,336,845	1,127,526	-3,870,797	20,923	13,970	117,182	-2,429,277	-6,045,965	-37,615,638

*Negative balance denotes a deficit

¹ Discretionary discounts granted in accordance with City-wide By-law 2019-055; repaid to the DC reserve funds from other sources.

² See Appendix B for details

³ Development Charge Credits redeemed in accordance with agreements

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act. A Memorandum of Understanding (MOU) was signed on June 17, 2014, between the City of Barrie and land owners within the Secondary Plan area (Salem and Hewitt's), which predates Bill 73 of the current Development Charges Act that came into effect January 1, 2016. The City has collected \$1,301,911 of voluntary contributions in 2020 as agreed through the MOU.



Appendix B
Amount Transferred to Capital or Other Funds

Project Name	Cost	Development Charges																	Tax Supported Contributions	Rate Supported Contributions	Grants, Subsidies, Other Contributions	
		Municipal Wide Services						Municipal Boundary Areas			Salem & Hewitts		Municipal Wide Services									
		Services Related to a Highway	Water Services-Facilities Related Debt	Wastewater Services-Facilities	Wastewater Services-Facilities Related Debt	Protection	Transit	Stormwater Drainage & Control Services	Water Services-Distribution Systems	Wastewater Services-Collection Systems	Water Services-Distribution Systems	Wastewater Services-Collection Systems	PW Facilities and Fleet	Parking	Parks and Recreation	Administration	Paramedics	Social Housing				
Ferndale Dr N ROW Exp - Dunlop to Tiffin	\$87	(56)																	(5,415)	(199)		
Duckwth St- Bernick to Cundles	\$11,105	93,162																	(2,515,278)		(885,547)	
Cundles Rd. E:Duckworth-Living	\$0	406,966																	(1,129,352)		216,722	
Sunnid: Letitia-Wellington Trans Wmain	\$220,641								(55,083)										(10,756)	(112,866)		
Mapleview Dr: Welham-Huronia	\$0	(4,589,445)																	(1,588,088)			
Essa Rd ROW Exp - Bryne- Fairview	\$174,572	(108,620)																	(46,432)			
Co-generation & Biogas Trmt	\$133,407									(107,317)											(15,174)	
Cundles Rd E-Lion's Gate Blvd	\$0	131,998																				
Cundles Rd E-Home Depot Signal	\$0	28,975																				
M-view Dr E ROW Exp -Huron- Cntry (City)	\$116,833	(44,840)						(109,880)													(13,751)	(73,033)
Centennial Park Expansion	\$58,955	(2,263)													(14,779)				(21,581)		(1,390,741)	
Lakeshore Dr: Victoria-Tiffin	\$3,831							(459)														(1,152)
Dunlop and Tiffin/Miller Intr Improv	\$1,174	(137)																	(745,342)			
Essa Rd ROW Repl - Anne to Gowan	\$100,689	(35,090)						(139,441)											13,725	(100,582)	(2,527)	
M-view Dr E Impr -Cntry Ln- Yonge (City)	\$798,435	(1,109,843)						453,831			(16,183)								(16,503)	(2,460)	(3,706)	
Mulcaster St Storm Outlet	\$0							(23,433)											(1,019,467)			
Dunlop, Poyntz Wmain- Cdringtn-Mulcaster	\$373,362								(8,838)										(328,822)	(35,702)		
Tiffin St ROW Exp - Hwy 400 Underpass	\$3,291,784	(2,038,712)																	(297,375)			
Johnson: Shanty Bay - L.Simcoe	\$119,191	(2,436)																	(29,495)		(74,394)	
WwTF Heat Exchanger -Primary Digester 3	\$273,628			(920,730)																	(27,363)	
WwTF Hot Water Balanc - Prime Digester 3	\$7,787			(18,628)																	(659)	
WwTF Selector Tank Mixer Upgrade	\$86,685			(457,270)																	(8,668)	
Bishop Dr Trunk Sanit - Fernd- Patterson	\$17,451									(1,745)											(15,706)	
Sandringham Dr 600mm Wmain (City)	\$57,011										(40,014)											
Ashford& Madelain Dr 750 mm Wmain (City)	\$305										641											
Mview W Sanit Forecmain Twinning (City)	\$2,386,358											(2,532,227)										
CR27 Trans Wmain - S of Mapleview (Dev)	\$10,285										(70,857)											
Harvie Rd &Big Bay Pt Cross - Hwy 400	\$1,571,886	(454,165)																	(237,456)			
Bell Farm Rd ROW Exp - St. Vinc to Duckw	\$247,658	(80,671)						(1,320)											(44,149)	(16,760)		
Duckw St Wmain &ROW Exp -Bell F -St Vinc	\$199,166	(84,399)							(2,063)										(50,853)	(9,048)		
Dyments Creek Culvert Exp - Bradford St.	\$61,917	(550)						(7,951)											(53,416)			
Lovers Cr Bridge -Tollen Mill W Coxmill	\$31,743							(90,731)											(48,855)			
Essa Rd ROW Exp - Coughlin to Mapleview	\$91,045	(30,479)																	27,843			
Gunn St ROW Repl - Peel to St. Vincent	\$88,732	(3,801)																	(75,959)	(1,728)		
Infr Master Plans / DC Tech Studies Upd	\$16,853															(253,935)			(50,084)			
Painswick Park Rehabilitation	\$77														(38)						(8)	
Ross, Collier, Bayfield Intr Realignment	\$24,307	(15,136)						(117)											(8,654)	(400)		
Sidewalk Infill Program	\$246,207	(241,200)																	(5,007)			
Sophia Cr Culvert Exp -Grove- E Davidson	\$81,247							(10,839)											(41,990)		(28,418)	
Harvie Rd ROW Exp - Veterans to Bryne	\$5,289	32,500																				
WwTF Alum System Upgr at Sec Clarifiers	\$85,167			(53,985)																	(55,359)	
Dym Cr Chan Improv - Sanford to Bradford	\$39,341	(4,721)																	(34,620)			



Appendix B
Amount Transferred to Capital or Other Funds

Project Name	Cost	Development Charges																	Tax Supported Contributions	Rate Supported Contributions	Grants, Subsidies, Other Contributions						
		Municipal Wide Services					Municipal Boundary Areas			Salem & Hewitts		Municipal Wide Services															
		Services Related to a Highway	Water Services- Facilities- Related Debt	Wastewater Services- Facilities	Wastewater Services- Facilities- Related Debt	Protection	Transit	Stormwater Drainage & Control Services	Water Services- Distribution Systems	Wastewater Services- Collection Systems	Water Services- Distribution Systems	Wastewater Services- Collection Systems	PW Facilities and Fleet	Parking	Parks and Recreation	Administration	Paramedics	Social Housing									
SWTP	\$4,394,027		(4,391,445)																								
SWTP Ph 2	\$3,509,501		(3,507,438)																								
Transit Garage (2015)	\$857,250																										
Transit Garage (2016)	\$447,654																										
WPCC	\$5,924,791				(5,902,615)																						
WPCC Phase 2 (2015)	\$679,608				(677,064)																						
WPCC Phase 2 (2016)	\$174,820				(174,166)																						
WPCC Green Energy	\$121,607				(121,152)																						
Fire Station 5	\$173,553					(173,553)																					
Police - Officer Equipment	\$58,993					(58,993)																					
Police - Radio Equipment	\$407,933					(407,933)																					
	\$79,188,075	(18,027,358)	(7,898,883)	(1,711,112)	(8,348,519)	(3,241,589)	(669,377)	(652,223)	(327,506)	(147,526)	(1,220,332)	(2,583,785)	(251,982)	(124,383)	(35,360)	(429,579)	(915,486)	(1,560,598)	(17,764,862)	(1,624,027)	(10,026,754)						



Appendix C
City of Barrie
Statement of Section 13 Credit Holder Transactions

Credit Holder	Plan Number	Applicable DC Reserve Fund	Credit Balance Outstanding January 1, 2020	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding December 31, 2020
C P Link Developments Inc.	M580 (D12-246)	Roads	\$ 3,295	\$ -	\$ -	\$ 3,295
Georgian Glen Development	M619 (D12-211)	Roads	36,792	-	-	36,792
Crisdawn Construction	M689 (D12-211)	Roads	160,756	-	-	160,756
Edgehill Homes Development	M813 (D12-316)	Wastewater	86,178	-	-	86,178



Appendix D
City of Barrie
Statement of Credit Holder Transactions under DCA 1997, s. 38

Credit Holder	Plan Number/Project Name	Applicable DC Reserve Fund	Credit Balance Outstanding January 1, 2020	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding December 31, 2020
Ardagh West Development Corporation	M765, M771, M774, M783, M799	Roads	5,052	-	-	5,052
		Stormsewer	1,280	-	-	1,280
		Water	648	-	-	648
Reids Uptown Homes	M812 (D12-206)	Water	20,529	-	-	20,529
Arthur Wolfond in trust	M832	Roads	24,500	-	-	24,500
Barrie Heritage Developments	M722	Water	32,500	-	-	32,500
Barrie Heritage Developments	M790	Water	13,650	-	-	13,650
Barrie Heritage Developments	M760	Water	29,500	-	-	29,500
Mason Homes	M760	Water	5,971	-	-	5,971
1616678 Ontario Ltd. (Baywood)	M820	Water	67,803	-	-	67,803
771955 Ontario Ltd. (Maplecourt)	M781	Water	27,193	-	-	27,193
Crisdawn (Dunsmore subdivision)	M689	Water	96,171	-	-	96,171
1264337 Ontario Inc. (Parkland)	M765/M799	Water	70,513	-	-	70,513
DG Pratt	M822	Water	50,550	-	-	50,550
Mapleview Industrial Dev. Inc.	M695	Water	59,183	-	-	59,183
Mapleview Industrial Dev. Inc.	M882	Water	40,000	-	-	40,000
125560 Ontario Inc. (Argento)	M870	Water	29,074	-	-	29,074
Hewitt's Creek Landowners Group Inc	EA & Design Project Expenses	Roads, Water, Wastewater	8,880	-	-	8,880
		Roads, Water, Wastewater	8,880	-	-	8,880
Salem Landowners Group Inc	Essa Road Watermain - Mapleview to Athabaska	Water	377,942	-	-	377,942

* Additional project cost submissions are under review and are granted at time of City approval.



APPENDIX "E"

CITY OF BARRIE
WHISKEY CREEK AREA SPECIFIC DEVELOPMENT CHARGE RESERVE FUND STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2020

	Total (\$)
Storm Water Management Pond Works	
Balance as at January 1, 2020	\$ 915,097
Add:	
Development Charge Proceeds	
Interest Earned	\$ 17,566
Subtotal	\$ 932,663
Less:	
Funds Expended	
Balance as at December 31, 2020	<u>\$ 932,663</u>
Downstream Conveyance Works	
Balance as at January 1, 2020	\$ 756,039
Add:	
Development Charge Proceeds	
Interest Earned	\$ 14,504
Subtotal	\$ 770,543
Less:	
Funds Expended	\$ (926)
Balance as at December 31, 2020	<u>\$ 769,617</u>