



TOWNSHIP OF NORTH DUNDAS

Development Charges Background Study ADDENDUM REPORT #2

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2019/11/21

DRAFT - FOR PUBLIC REVIEW AND COMMENT

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DEVELOPMENT CHARGES STUDY ADDENDUM REPORT #2

TOWNSHIP OF NORTH DUNDAS

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TOWNSHIP OF NORTH DUNDAS

ADDENDUM REPORT #2 TO THE

DEVELOPMENT CHARGES BACKGROUND STUDY

1.0 Introduction

Development Charge means a charge imposed with respect to growth-related net capital costs against land. Under the *Development Charges Act, 1997, as amended*, municipalities must undertake a background study before they can pass a Development Charges By-law. The Township of North Dundas completed a detailed background study (dated October 26, 2016) and an addendum on January 9, 2017, and passed Development Charges By-law No. 2017-02 on Jan. 17, 2017.

The purpose of a development charge is to generate adequate revenue to finance growth-related net capital costs for municipal services required because of growth. In essence, a development charge is designed to maintain the same average level of service offered to existing residents of the municipality. One might say it is similar to buying a corporate share in the municipality.

An example of the purpose of the charge would be as follows: Four hundred additional dwellings are built in the municipality and there arises the need for an additional volunteer fire fighter. The development charges reserve fund could be used to fund the purchase of a bunker suit and communications equipment for that individual. The need for an additional volunteer fire fighter emerged from growth and now is charged back to growth through development charges. Development charges may **not** be used for salaries, maintenance costs, operational costs, or replacement equipment and furniture.

Development charges are imposed on all forms of development, with certain exceptions. The charges do not apply to accessory uses to residential uses, including: a garage, storage building, garden shed, swimming pool, small additions, or other similar uses.

Generally, development charges are only applied against new dwelling units or new non-residential buildings.

1.1 Background

In accordance with the provisions of the Development Charges Act, the Township undertook a Development Charges Background Study on October 26, 2016 and complied with the requirements of the Act and Regulation. The background study was

reviewed and debated by Council on November 22, 2016. A Notice of Public Meeting was published on December 21, 2016 and the Public Meeting held on January 10, 2017. Township Council passed the Development Charges By-law No. 2017-02 on January 17, 2017. No appeals were filed. Since then, the Development Charges have been indexed annually for inflation.

On August 23, 2019 and September 25, 2019, the Nautical Lands Group (now Wellings of Winchester Inc.) submitted letters to the Township of North Dundas requesting a review of the Development Charges pertaining to their development “Wellings of Winchester” to be located at 12046 County Road 3, Winchester. They pointed out the following:

“The Wellings of Winchester (project) will be a unique seniors housing community. There is no classification in the North Dundas Development Charges By-law specific to seniors, and as such we would like Council to reduce the development charges for this project to better reflect the unit sizes and number of occupants that we have. We would like Council to review the development charge calculations for our development. Although the proposal consists of townhouse bungalow blocks, we feel that this development is different than typical townhomes as our units are considerably smaller than average and we have less residents per unit than the average Ontario townhome household.” (August 23, 2019).



“Within the Development Charges By-law there are no provisions for seniors’ residences. Our community is a senior’s community. As such, we have provided the township with a significant amount of actual data, from our other operational communities, which illustrates that seniors use considerably less, in the way of services, water and sanitary, as compared to the typical resident. We would like to make this community affordable for seniors and at the same time provide comfort, safety and amenities for our residents.” (September 25, 2019)

North Dundas Council considered their request on October 8, 2019. Council noted that: *“There is no classification in the North Dundas Development Charges By-law for units that are specific to seniors that would take into consideration the lower occupancy rates and smaller size. Council instructed Planner Pol to amend the Development Charges By-law and introduce a new (seniors) category. This will require the Planner to prepare a background report, hold a public meeting and amend the Development Charges By-law with a new category for senior-type housing.” (Council Minutes - October 8, 2019)*

The purpose of this addendum report is to provide for an additional category (or categories) for developments designed for seniors only, based on the typical average number of persons per unit within these types of developments. Currently, there are three properties in the Township where this type of charge could apply.

The Provincial Government has introduced Bill 108 (More Homes, More Choice Act, 2019). Once in effect, it will amend various statutes with respect to housing, and it includes proposed amendments to the Development Charges Act.



1.2 Process to Adopt an Amendment to a Development Charges By-law

Section 19 of the Development Charges (DC) Act provides the process to pass an amendment to a Development Charges By-law. The process is essentially the same as passing a by-law, with necessary modifications. A key difference is that, under subsection 19(2) of the DC Act, appeals are limited to the amendment only - not the entire by-law.

Before Council can consider an amendment, Council must prepare a Development Charges Study Addendum in support of adding a subcategory prior to passing an amendment to a Development Charges By-law. As Council is only considering adding a new residential subcategory within the existing by-law, this addendum will only focus on this area. As such, this addendum will not evaluate the eligible municipal services or growth-related services required, but will add a new classification of housing based on typical occupancy (person per unit) rates.

Under the Development Charges Act legislation, North Dundas Township Council must hold at least one advertised public meeting prior to passing a Development Charges By-law Amendment. Notice must be published at least 20 days before the public meeting either by personal service, mail or fax to every owner of land in which the proposed by-law would apply, or in a newspaper that is, in the clerk's opinion, of sufficiently general circulation in the area to which the proposed by-law would apply to give the public reasonable notice of the meeting (O. Reg. 82/98 S9(2)). The proposed

by-law amendment must be made available at least two weeks prior the public meeting (Section 12, *D.C. Act*).

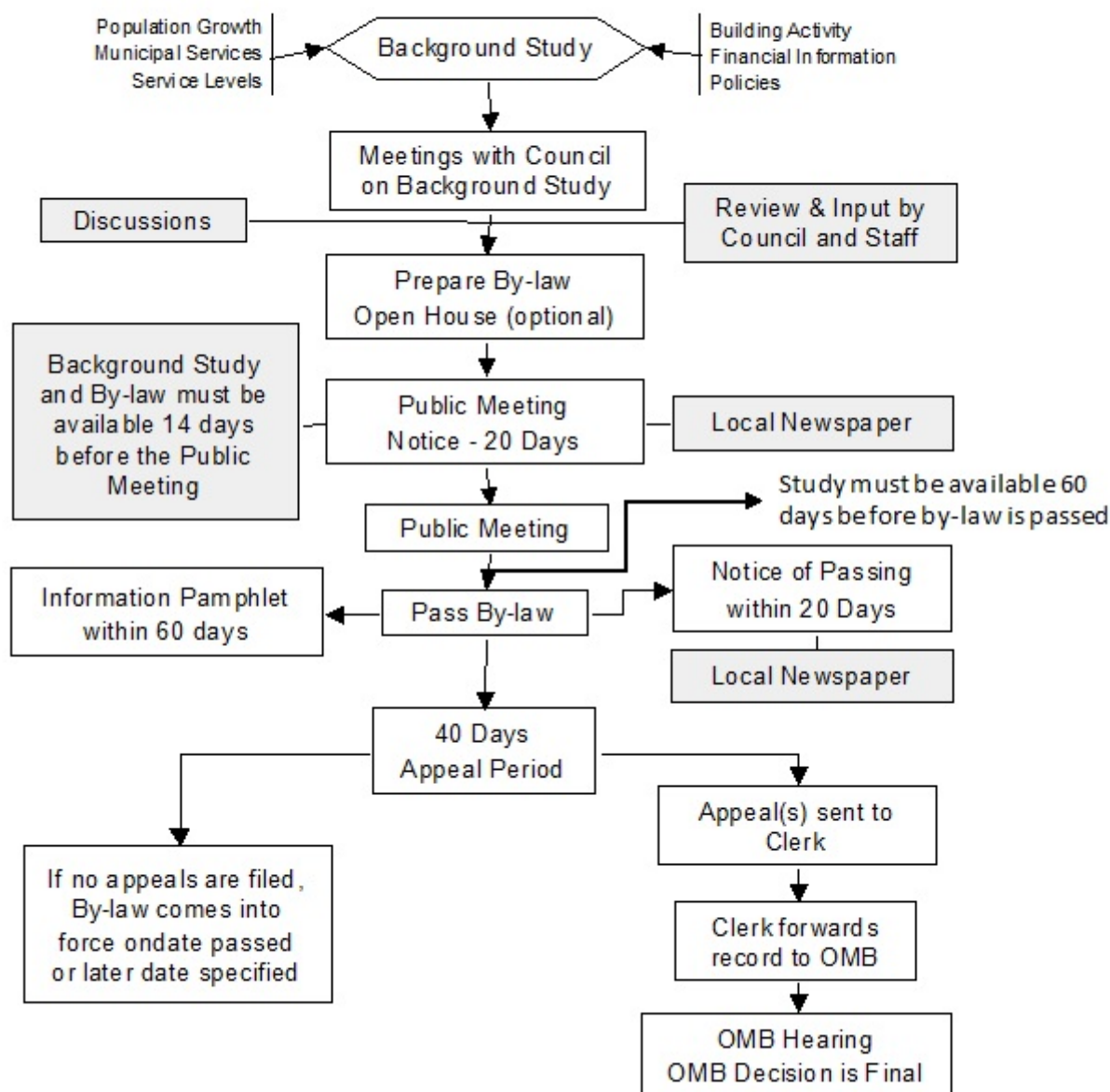
The following provides a summary of the key projected dates in the Development Charges By-law Amendment process:

- November 22, 2019 – Release of the Development Charges Background Study Addendum #2. Post Study Addendum #2 on the Website.
- November 26, 2019 – Addendum presentation to Council on the proposed senior-oriented housing category(ies).
- December 18, 2019 – Notice of Public Meeting
- January 22, 2019 – Public Meeting
- January 22, 2019 – Anticipated passage of Development Charges By-law Amendment

The following flowchart outlines the process. References in the flowchart to the Ontario Municipal Board reflect the current wording in the DC Act legislation, but should read the Local Planning Appeal Tribunal (LPAT).

1.3 Development Charges Implementation Process

Development Charges Implementation Process



Note: The above simplified flow chart is provided only for illustration purposes. For complete process details and legal requirements, consult the Development Charges Act (as amended) and the associated Ontario Regulation 428/15.

2.0 Discussion

The Nautical Lands Group (now Wellings of Winchester Inc.) submitted a request to Council to consider adding additional residential classifications for any and all 55+ adult-type communities, which category would take into consideration the typical occupancy rates found in these types of development. The new classification would need to be broad enough to capture the multiple types of seniors' housing that are currently zoned for or are being proposed in North Dundas.

Wellings of Winchester Inc. is proposing slab on grade (no basement) town homes. Their current proposal has each townhouse block consisting of one-bedroom units in the interior units and two-bedroom units (possibly with garages) on either end. The image below shows a block of 6 units ((4) one-bedroom units and (2) two-bedroom units). This development is being designed as an "adult community" with a clubhouse for use by the residents.

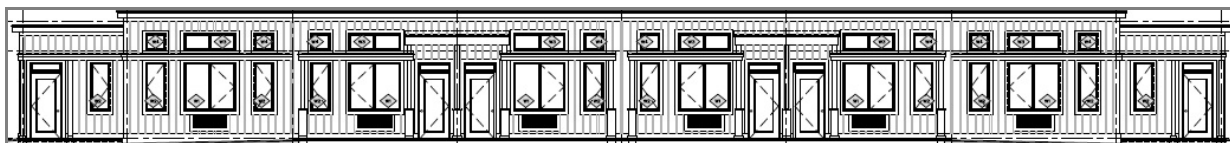


Illustration of a **Wellings of Winchester** proposed 6-unit townhouse

These types of units do not have a basement, are smaller than typical townhouses, and are specifically geared toward seniors. Other senior units being proposed in North Dundas are apartment-style homes, where seniors live independently with their own kitchen. To accurately and adequately evaluate the impact on growth-related services, one needs to consider the typical occupancy rates found in similar existing developments, and compare these statistics against the current average occupancy rates used in the Development Charges Background Study and DC By-law.

The Wellings of Winchester development is proposed to be a new adult community designed for adults 55+ with 470 units. Based on existing, occupied Wellings developments, their data demonstrates lower than typical per unit occupancy rates compared with similar (larger) units elsewhere that are available for all ages.



The Township of North Dundas passed Development Charges By-law No. 2017-02 for growth-related capital costs. The purpose of a development charge is to generate adequate revenue to finance growth-related net capital costs for municipal services required. In essence, the development charge is designed to maintain the same average level of service offered to existing residents of the municipality. The purpose of Addendum #2 is to determine what development charge would accurately reflect the projected growth-related costs from housing geared only for seniors.

Currently, Development Charges By-law No. 2017-02 has the following types of dwelling units and related defined terms:

Development Charges By-law No. 2017-02
Schedule of Development Charges by Type of Dwelling Unit

Type of Unit	Development Charges per Unit
Single Detached	\$4,964
Semi-detached / Duplex	\$4,633
Row Dwelling / Townhouse Back-to-Back and Stacked Townhouse	\$3,971
Apartment 3 bedroom	\$3,805
Apartment 2 bedroom	\$3,475
Apartment 1 bedroom	\$2,647
Apartment Bachelor	\$1,985
Special Care/Special Needs Dwelling	\$827 / Resident (Capacity)

Indexed Rate Effective: July 31, 2019 to July 30, 2020

- 2.4 *Apartment* means a dwelling or residential building containing three or more dwelling units, all having a common entrance from the outside or a common hall or halls, and shall include *Back to Back and Stacked Townhouse* (2+ bedrooms), but shall not include a townhouse or row dwellings.
- 2.5 *Back-to-Back and Stacked Townhouse* means a building containing a minimum of six and no more than sixteen dwelling units that is divided vertically or horizontally, where each unit is divided by a common wall, including a common

rear wall without a rear yard setback and whereby each unit has an independent entrance from the outside accessed through the front yard or exterior side yard.

- 2.6 *Bedroom* means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room, bathroom or kitchen.
- 2.14 *Duplex* shall mean a building that is divided horizontally into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule.
- 2.15 *Dwelling Unit* means one or more habitable rooms in which sanitary conveniences are provided for the exclusive use of the occupants and in which at least one but not more than one kitchen is provided, and with an independent entrance either directly from the outside of the building or through a common corridor or vestibule inside the building.
- 2.32 *Row Dwelling / Townhouse* means a building or structure consisting of a series of three (3) or more dwelling units, but not more than eight (8) units in a continuous row divided vertically into separate dwelling units by a common wall above grade.
- 2.34 *Semi-detached* means a residential building that is divided vertically into two (2) dwelling units.
- 2.36 *Single Detached Dwelling* means a residential building consisting of only one dwelling unit.
- 2.37 *Special Care/Special Needs Dwelling* means a building where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings; which shall not have exclusive sanitary and/or culinary facilities, that is designed to accommodate persons with specific needs, including independent permanent living arrangements, and where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels. Special care/special needs dwellings includes, but is not limited to retirement homes and lodges, nursing homes, charitable dwellings, accessory dwellings and group homes.

Presently, there is no definition in the Development Charges By-law No. 2017-02 for adult (55+) community dwelling units, whether they be townhomes, grouped dwellings, or apartments designed for seniors. There are numerous names and types of "adult communities" or "complexes" available in Canada and the United States. These names include:

- Aging in place communities
- Adult lifestyle communities
- Active adult communities
- Down-sizing communities
- Master planned communities
- Over 55 communities
- Gated communities
- Retirement communities
- Assisted living communities
- Independent +62 communities
- Senior communities

All of these "communities" revolve around an adult living theme, and are geared toward individuals or couples who are either retired or close to retirement. No clear concise definition summarizing the type of senior(s) dwelling unit could be found for these age-homogeneous communities. The following name and definition has been developed to summarize these types of dwelling unit accommodations.

Senior-Oriented Dwelling Unit means a dwelling unit specifically designed for seniors to provide an age-targeted residence, primarily for persons or couples who are either retired or close to retirement, which is part of a complex of 30 or more similar units, and shall have access to shared common facilities (clubhouse or lifestyle centre with activities, sometimes with indoor and outdoor swimming pools, exercise facilities, craft rooms, demonstration kitchens, and decks and patios for gathering), but shall not include single detached dwelling units.

This definition will be added to the Development Charges By-law through the amendment.

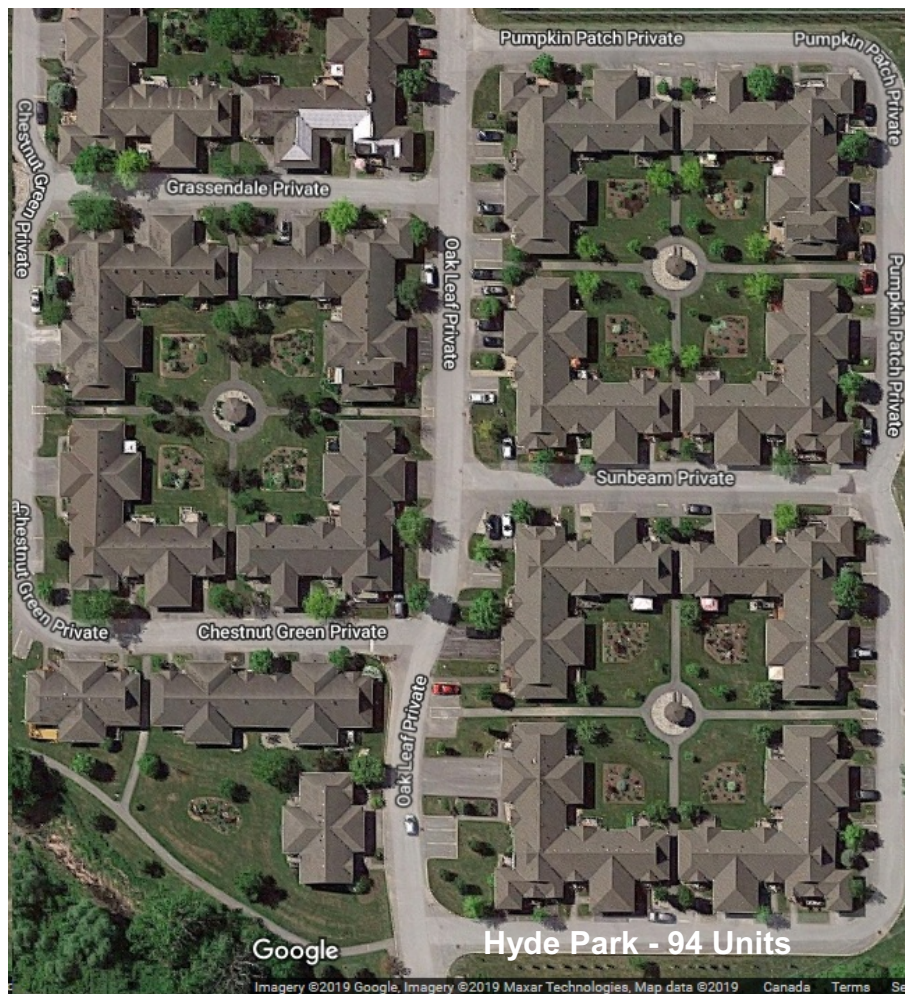
2.1 Addition of a Senior-Oriented Housing Development Charge

Currently, there is no subsection or provision in the Development Charges Background Study establishing a charge specifically for some forms of senior-oriented housing. A "Special Care/Special Needs Dwelling" definition and charge was introduced with Addendum #1. This definition includes, but is not limited to "*retirement homes and lodges, nursing homes, charitable dwellings, accessory dwellings and group homes.*" The Special Care/Special Needs Dwelling definition and charge was introduced to assist and stimulate the construction of publicly



funded projects or subsidized housing.

Several "for profit" senior-oriented housing projects are being considered for North Dundas. Occupancy rates within these types of seniors' housing are typically lower than those of similar residences found elsewhere. What proportional demand on municipal services can be expected from senior-oriented dwelling units? How should the development charge be fairly applied to these types of units based on growth-related demands on services? In accordance with the Development Charges Act, the method used in the DC Background Study was to ascertain projected growth and



the projected demands on municipal services, then cost out these services over typical occupancy rates for various types of dwelling units. A review and analysis of typical occupancy rates for senior-oriented housing was completed (Appendix "B"), in order to determine the projected demand for growth-related municipal services.

The basic premise behind a development charge is that growth is to pay for growth-related costs. Development charges are intended to offset/pay for initial ("one time") capital costs. Costs and expenses relating to replacing, maintaining and operating costs must come from general taxation or other funding sources. Once the new house is built, the tax revenues from that dwelling are used to pay these operating, maintaining and replacement costs. However, the "one time" initial capital cost to acquire the new equipment can be recovered by means of a development charge.

Should the Township of North Dundas experience no growth or development, no new additional municipal services would be required. The principle behind development charges is that, where new growth and development require new services to be provided, new development should pay for initial growth-related capital costs.

2.2 Apportionment to Type of Development

Each development charge was apportioned between residential and non-residential sectors. The residential sector was further split into seven dwelling units types, based on typical persons per unit occupancy rates. The 2016 Development Charges Background Study included Statistics Canada average number of persons per unit, which formed the basis for each Development Charge by unit type.

The average number of persons per unit type from the Development Charges Background Study was as follows:

Unit Type	Persons Per Unit
Single Detached	3.0
Semi-detached / Duplex	2.8
Row Dwelling / Townhouse	2.4
Apartment 3 bedroom	2.3
Apartment 2 bedroom	2.1
Apartment 1 bedroom	1.6
Apartment Bachelor	1.2

In order to fairly calculate the development charges in relation to the projected growth-related impact on the municipal services included in the Development Charges By-law, Section 3.1 of the Development Charges Background Study and Schedule “B” of By-law No. 2017-02 need to be considered. The type of senior-oriented dwelling units proposed and their associated average persons per unit occupancy rates need to be compared to the persons per unit table above.

The Wellings of Winchester development by Wellings Community Holdings Inc. is proposed to be a new adult community designed for adults 55+. Based on three existing, occupied Wellings developments, they project much lower typical persons per unit (PPU) occupancy rates, compared with similar (larger) units elsewhere, that are available for all ages.

	Wellings PPU	Twp. DC PPU
1 bedroom units	1.16	1.60
2 bedroom units	1.48	2.10
Average	1.31	1.78

Research was conducted to determine what statistics are available for senior-oriented developments. While an interesting question for many, there does not appear to be much statistical data on persons per unit by type of unit. Detailed statistics on specific places where there are seniors’ developments that are the entirety or a large part of a single dissemination area are almost impossible to obtain from the census data. Small statistical sample sizes become an issue for these types of developments.

The Municipal Property Assessment Corporation (MPAC) was also contacted to determine what data they could provide on senior-orientated developments. Unfortunately, they were unable to provide the scoped data necessary for supporting a new development charge dwelling unit category.

Two significant consulting firms, who prepare Development Charges Background Studies, were contacted to determine for senior-oriented dwelling unit occupancy data, if they had any. Neither firm had readily available information. In an effort to obtain accurate statistical data, several senior-oriented communities were contacted to obtain occupancy data. The information obtained from these developments, has been included in the background information contained in Appendix "B."

There are two comparable developments in Ottawa, namely Hyde Park and Anderson Park. Both developments were surveyed to obtain persons per unit occupancy rates (see Appendix "B"). These two projects, a similar project in Elliot Lake, along with the Wellings projects were used as the basis for an average number of persons per unit. A summary of the findings is as follows:

<u>Dwelling Unit Type</u>	<u>Avg. PPU</u>
Senior-Oriented Dwelling Unit 1 bedroom unit	1.17 ppu
Senior-Oriented Dwelling Unit 2 bedroom unit	1.62 ppu
Average Senior-Oriented Dwelling Unit	1.45 ppu

2.3 Township-Wide Approach

As noted in the DC Background Study, the Township of North Dundas provides a wide range of municipal services to its residents and businesses. Under the 2015 amended Development Charges Act, municipalities have to consider area-specific charges that might be applicable. Municipal water services may be available in only part of the municipality; therefore, if a water charge is applied, it would only apply to the benefiting area of the municipality. The municipality has the flexibility to define which municipal services that will be included within the development charges study and by-law in accordance with the "eligible service" list provided in the legislation (Section 2 - D.C. Act). Section 6 of the *Development Charges Act* states that the by-law must designate the area(s) to which the by-law applies (and the charges that apply to each area). The Development Charges By-law may apply to all lands equally throughout the municipality or may include or exclude certain designated areas as specified in the by-law.

The Township has considered the appropriateness of an area-specific charge with respect to "senior-oriented dwelling units". All residents benefit equally from the services considered within the DC Background Study; therefore, a Township-wide approach has been used in the preparation of this addendum.

3.0 Summary of Development Charges By Type

From Section 2.2, the following table summarizes the Development Charge for each service category in accordance with the *Development Charges Act*. These tables are on a per capita basis and are then differentiated into a per dwelling unit basis by type and average per unit occupancy.

Development Charges by Type of Dwelling Unit

Type of Unit	Average Number of Persons per unit	Development Charge per unit
Single Detached	3.0	\$4,964
Semi-detached / Duplex	2.8	\$4,633
Row Dwelling / Townhouse	2.4	\$3,971
Apartment 3 bedroom	2.3	\$3,805
Apartment 2 bedroom	2.1	\$3,475
Apartment 1 bedroom	1.6	\$2,647
Apartment Bachelor	1.2	\$1,985
Senior-Oriented Dwelling Unit Bachelor	1.0	\$1,655
Senior-Oriented Dwelling Unit 1 bedroom	1.17	\$1,939
Senior-Oriented Dwelling Unit 2 bedroom	1.62	\$2,677
Senior-Oriented Dwelling Unit (Avg.)	1.45	\$2,402

* - Numbers may vary slightly due to rounding

For the Development Charges By-law Amendment, Council will have to decide if the by-law will distinguish between unit types (Bachelor, 1-bedroom units and 2-bedroom units (light brown)), or have a general "average" charge (light green) for Senior-Oriented Dwelling Units. The average category would encompass all Senior-Oriented units (ie. bachelor, 1 or 2 bedroom units).

3.1 Changes to the Background Report

Based on Sections 2 and 3 above, the following revisions are made to the pages within the North Dundas Development Charges Background Study and Draft By-law:

Page Reference	Description of Revision
Table of Contents	Update table of contents for page numbering
23	Update the Section 3.1 table to include the Senior-Oriented Dwelling Unit - Persons-per-Unit.
53	Update Table 8.3 to include Senior-Oriented Dwelling Units

APPENDIX “A”

Draft Development Charges By-law Amendment

DRAFT

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

BY-LAW No. 2020-xx

Being a By-law to Amend Development Charges By-law No. 2017-02

WHEREAS the Township has and is projected to experience growth through development and redevelopment of land, which will increase the need for services to be provided by the Township;

AND WHEREAS Council wishes to ensure that the capital cost of meeting growth-related demands for services does not place a financial burden upon the Township's existing taxpayers, but also that new taxpayers bear no more than the net capital cost attributable to providing the eligible services;

AND WHEREAS Section 19 of the *Development Charges Act*, S.O. 1997, c. 27, as amended, (hereinafter called the "Development Charges Act"), enables Council to pass an amendment to a Development Charges By-law;

AND WHEREAS the Township prepared a Development Charges Background Study Addendum Report #2 (dated November 21, 2019) which was posted on the Township website on November 22, 2019 in accordance with Section 10(4) of the *Development Charges Act*;

AND WHEREAS Council, pursuant to Section 12 of the *Development Charges Act* and Section 9 of Ontario Regulation 82/98, gave notice on December 18, 2019 of a public meeting to consider the passing of a development charges by-law amendment, made available two weeks before and at the public meeting the proposed by-law amendment and addendum report to enable the public to understand generally the development charges proposal, held a public meeting on January 22, 2020 and heard representations from all persons who applied to be heard whether in objection to or in support of the proposed by-law;

AND WHEREAS Council, having reviewed the development charges background study, addendum #2, and the proposed by-law amendment, and having considered all of the representations made at the public meeting, directed that this by-law be enacted;

NOW THEREFORE, the Council of The Corporation of the Township of North Dundas enacts as follows:

1.0 Short Title

- 1.1 That this By-law shall be known as the “Development Charges By-law Amendment.”

2.0 Definitions

That Development Charges By-law No. 2017-02, is hereby amended as follows:

- 2.1 That Section 2.0 Definitions of By-law 2017-02 is hereby amended by inserting the following new subsection immediately after the contents thereof:

- 2.41 *Senior-Oriented Dwelling Unit* means a dwelling unit specifically designed for seniors to provide an age-targeted residence, primarily for persons or couples who are either retired or close to retirement, which is part of a complex of 30 or more similar units, and shall have access to shared common facilities (clubhouse or lifestyle centre with activities, sometimes with indoor and outdoor swimming pools, exercise facilities, craft rooms, demonstration kitchens, and decks and patios for gathering), but shall not include single detached dwelling units.

3.0 Charges

That Schedule “B” of Development Charges By-law 2017-02, as indexed for inflation, is hereby amended by inserting the following new categories immediately after the “Special Care/Special Needs Dwelling” type of unit within the “**Schedule of Development Charges by Type of Dwelling Unit**” table:

Type of Unit	Development Charge per Unit
Senior-Oriented Dwelling Unit - 2 bedroom	\$2,677
Senior-Oriented Dwelling Unit - 1 bedroom	\$1,939
Senior-Oriented Dwelling Unit - Bachelor	\$1,655

or

Type of Unit	Development Charge per Unit
Senior-Oriented Dwelling Unit (Avg.)	\$2,402

NOTE:

North Dundas Council to decide on which charge will apply to Senior-Oriented Dwelling Units.

4.0 Validity

If any section, clause or provision of this By-law is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be, the intention is that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed.

5.0 Schedule

Schedule "A" forms part of this By-law

6.0 Effective Date

Subject to the giving of Notice of Passing of this By-law, in accordance with Section 13 of the *Development Charges Act*, as amended, this By-law shall come into force on the date of passing by the Council of The Corporation of the Township of North Dundas where no notice of appeal or objection is received, pursuant to Section 14 of the *Development Charges Act*, as amended.

7.0 All other applicable provisions of the Township of North Dundas Development Charges By-law No. 2017-02, shall continue to apply.

READ and passed in Open Council, signed and sealed this 22nd day of January, 2020.

MAYOR

CLERK

DRAFT FOR DISCUSSION PURPOSES ONLY

DRAFT**By-law No. 2020-xx
Schedule "A"****Development Charges by Type of Dwelling Unit**

Type of Unit	Development Charge per unit*
Single Detached	\$4,964
Semi-detached / Duplex	\$4,633
Row Dwelling / Townhouse	\$3,971
Apartment 3 bedroom	\$3,805
Apartment 2 bedroom	\$3,475
Apartment 1 bedroom	\$2,647
Apartment Bachelor	\$1,985
Senior-Oriented Dwelling Unit - 2 bedroom	\$2,677
Senior-Oriented Dwelling Unit - 1 bedroom	\$1,939
Senior-Oriented Dwelling Unit - Bachelor	\$1,655
Senior-Oriented Dwelling Unit (Avg.)	\$2,402

* -Numbers may vary slightly due to rounding

APPENDIX “B”

Summary of Persons per Unit found in Senior-Oriented Developments by Dwelling Unit Type

Development Name		Average Persons per unit
Buma Townhomes	1 bedroom	1
Hyde Park (Richmond)	1 bedroom	1.33
	2 bedroom	1.28
Anderson Park	1 bedroom	1.0
	2 bedroom	1.71
Elliot Lake	2 bedroom	1.55
Swan Lake	2 bedroom	2.0
Wellings of Waterford	1 bedroom	1.25
	2 bedroom	1.6
Wellings of Corunna	1 bedroom	1.16
	2 bedroom	1.33
Wellings of Picton	1 bedroom	1.16
	2 bedroom	1.50
Senior-Oriented 1 bedroom (Average)		1.172
Senior-Oriented 2 bedroom (Average)		1.618
Senior-Oriented Blended (Average)		1.452

“Average” means the total number of occupants in all of the above developments, divided by the total number of dwelling units.

$$\text{Average} = \frac{\text{Total occupants in all developments}}{\text{Total dwelling units in all developments}}$$