

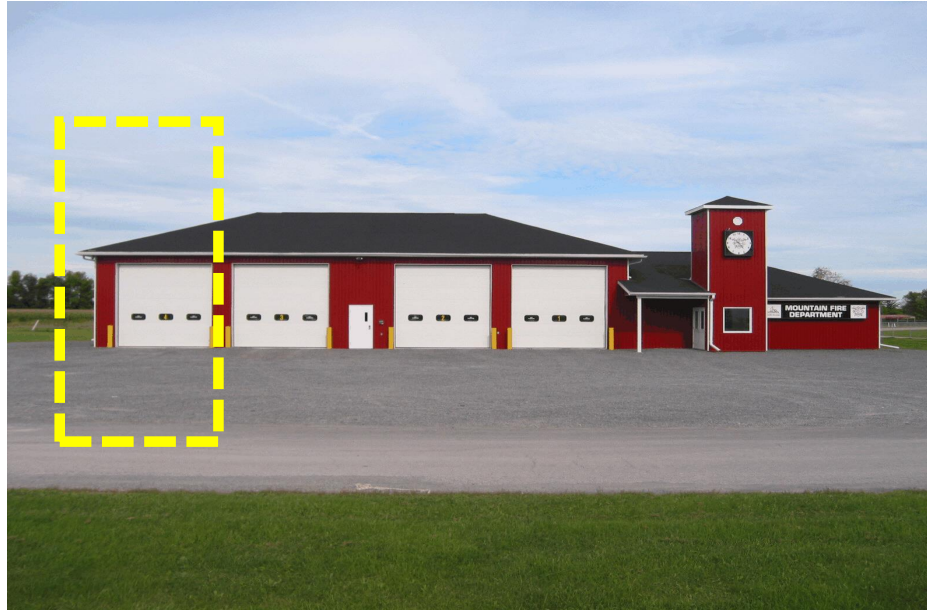
# **DEVELOPMENT CHARGES BACKGROUND STUDY**

## **ADDENDUM REPORT #2**

Dated: November 21, 2019



# Development Charges Act



**(Growth Related) Expansions:  
Financed by Development Charges**

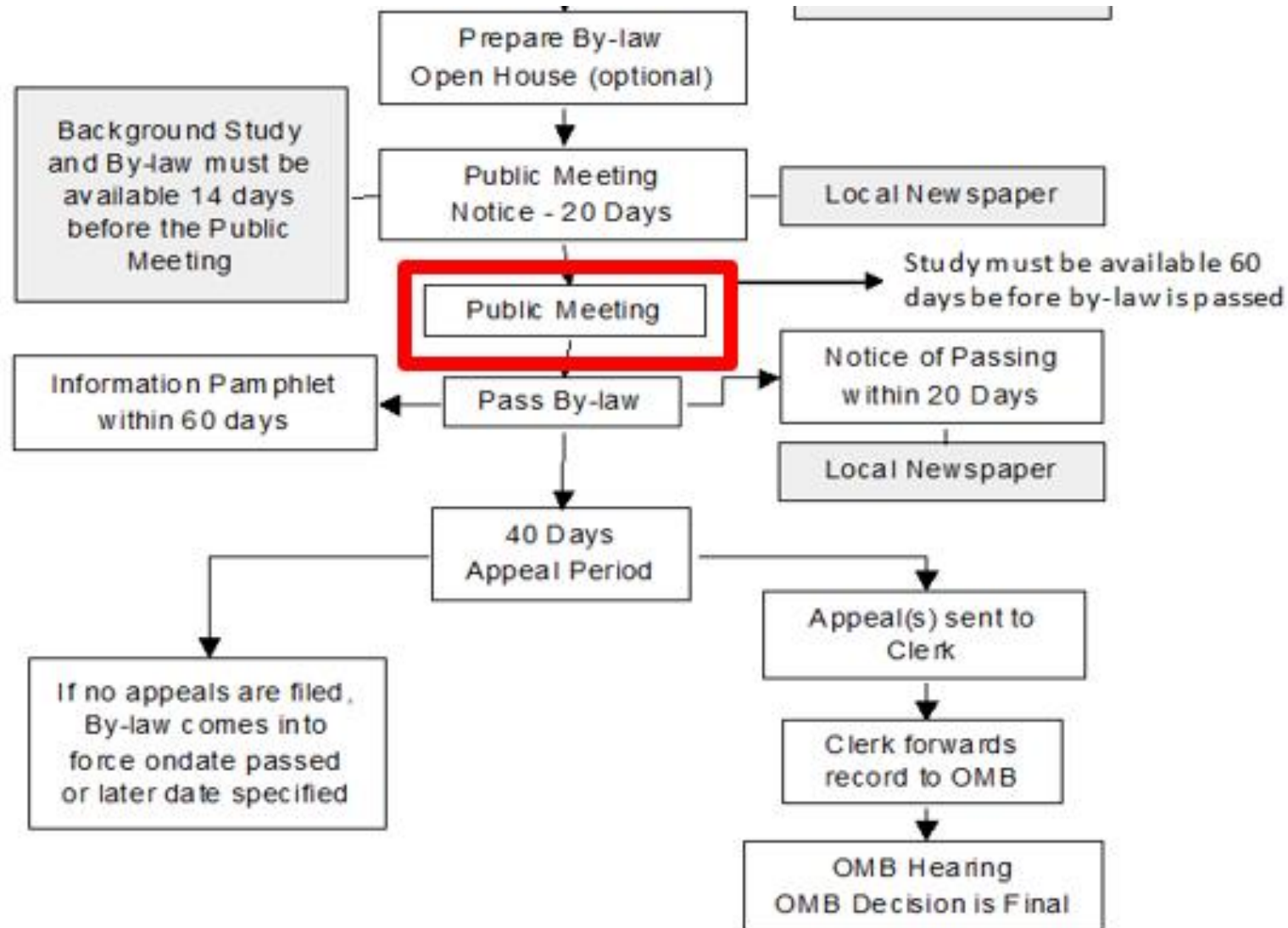
# What are Development Charges?

- Fees levied on new development to help pay for the infrastructure required to service new growth.
- They help ensure that growth pays for a portion of growth-related costs.

*(MMAH, Ontario, Feb. 3, 2016)*

- Counties and School Boards can charge DCs

# Development Charges Implementation Process





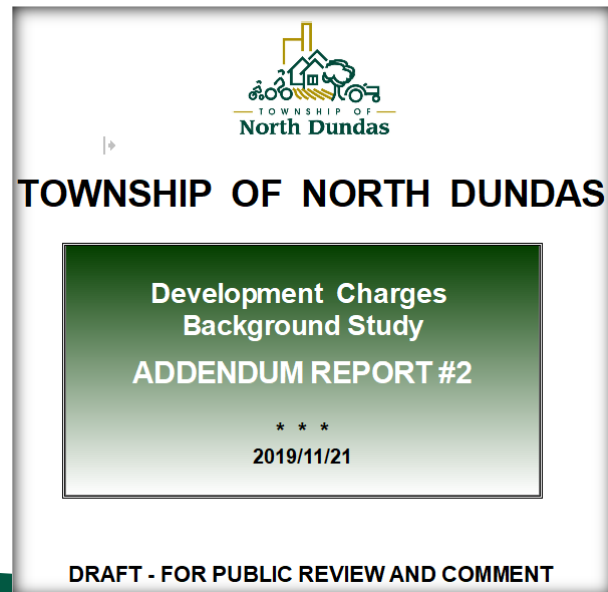
# Background

- On October 8, 2019, Township Council directed the Township Planner to prepare an amendment to the Development Charges By-law to introduce a new (seniors development) category.



# Background

- An addendum report and draft by-law were prepared and published on the Township website on November 22, 2019.
- Notice of the Public Meeting was published on December 18, 2019.



# Background

- The purpose of Addendum #2 was to determine what development charges would accurately reflect the projected growth-related costs from housing geared only toward seniors.





# Background

- Addendum #2 identified 11 types of adult “communities” and provided a definition to summarize these communities for the DC By-law:

**Anderson Park – 49 units**





**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.

# Addendum #2

- Research was conducted to determine what statistics are available for senior-oriented developments;
- Comparable developments in Ottawa, namely Hyde Park and Anderson Park were surveyed to obtain persons per unit occupancy rates.
- Senior projects in Elliot Lake and Swan Lake, along with three Wellings projects were also used as the basis for an average number of persons per unit.

# Average Persons per Unit

Senior-Oriented 1 bedroom (Average)	1.172
Senior-Oriented 2 bedroom (Average)	1.618
Senior-Oriented Blended (Average)	1.452



# Development Charges by Type of Dwelling Unit

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

# Questions and Comments:

Members of the public are asked to state their name and address for the Clerk to record before providing any comments on the proposed Development Charges By-law Amendment.