



Town of Carleton Place Development Charges Background Study

Updated Findings Council Meeting

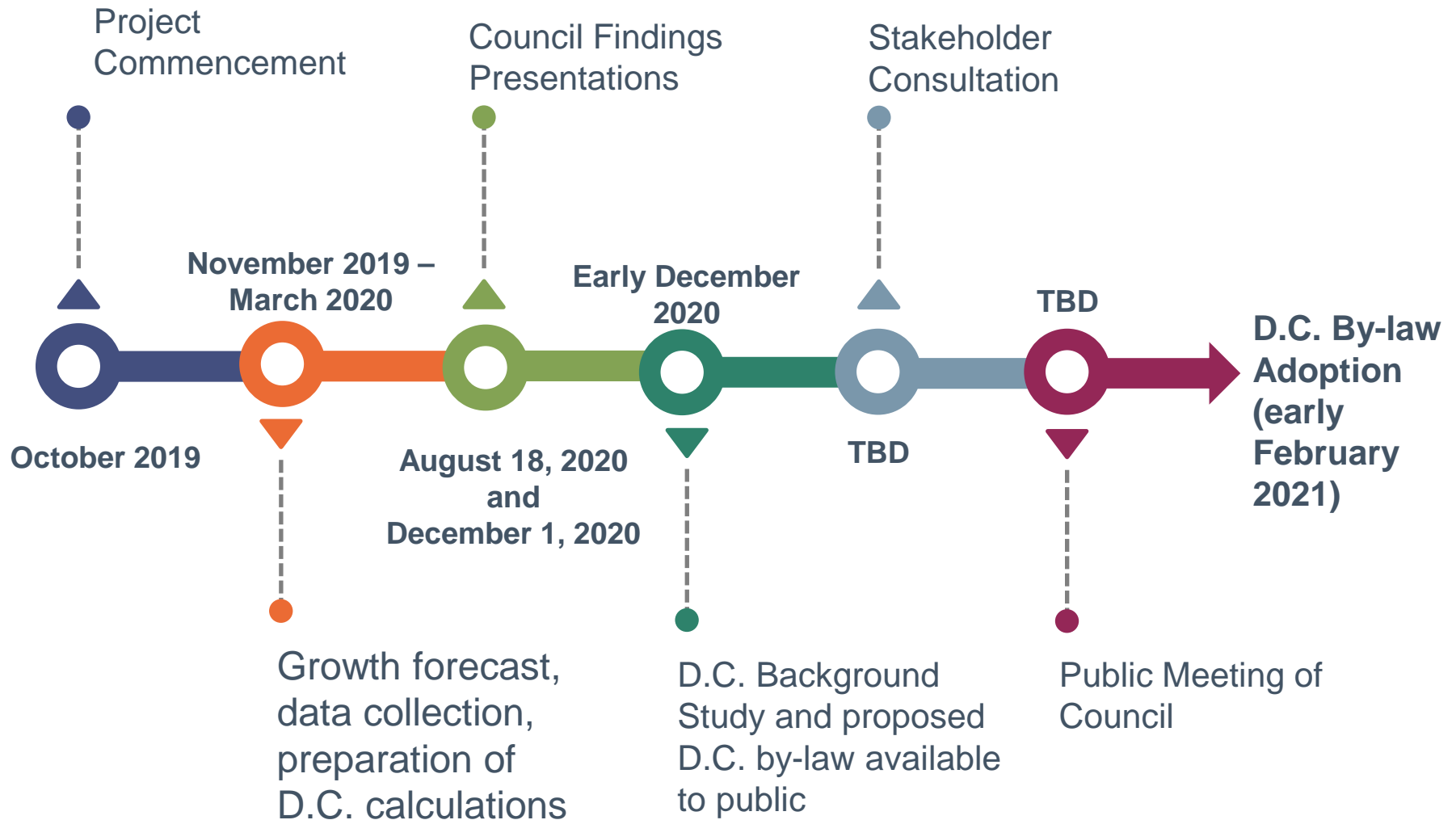
December 1, 2020

Development Charges



- Purpose of development charges (D.C.) is to recover the capital costs associated with residential and non-residential growth within the municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the *Development Charges Act* (D.C.A.)
- Presentation is provided to update Council on the revised D.C. Background Study findings

Study Process





D.C. Background Study Preliminary Findings

D.C. Background Study

Growth Forecast Projections



	Residential		Non-residential	
Time Horizon	Population ^A	Housing Units ^B	Employment (excl. WAH & NFPOW)	G.F.A. (sq. ft.)
Early 2020	12,088	5,274	4,122	
Early 2030	17,625	8,110	5,627	
Mid 2038	20,964	9,849	6,411	
Urban Buildout	23,641	1,340	6,961	
Incremental Change				
Early 2020 – Early 2030	5,537	2,836	1,505	1,005,600
Early 2020 – Mid 2038	8,876	4,575	2,289	1,505,900
Early 2020 – Urban Buildout	11,553	6,066	2,839	1,848,200

A: Excluding Census Undercount

B: Including Equivalent Institutional Households

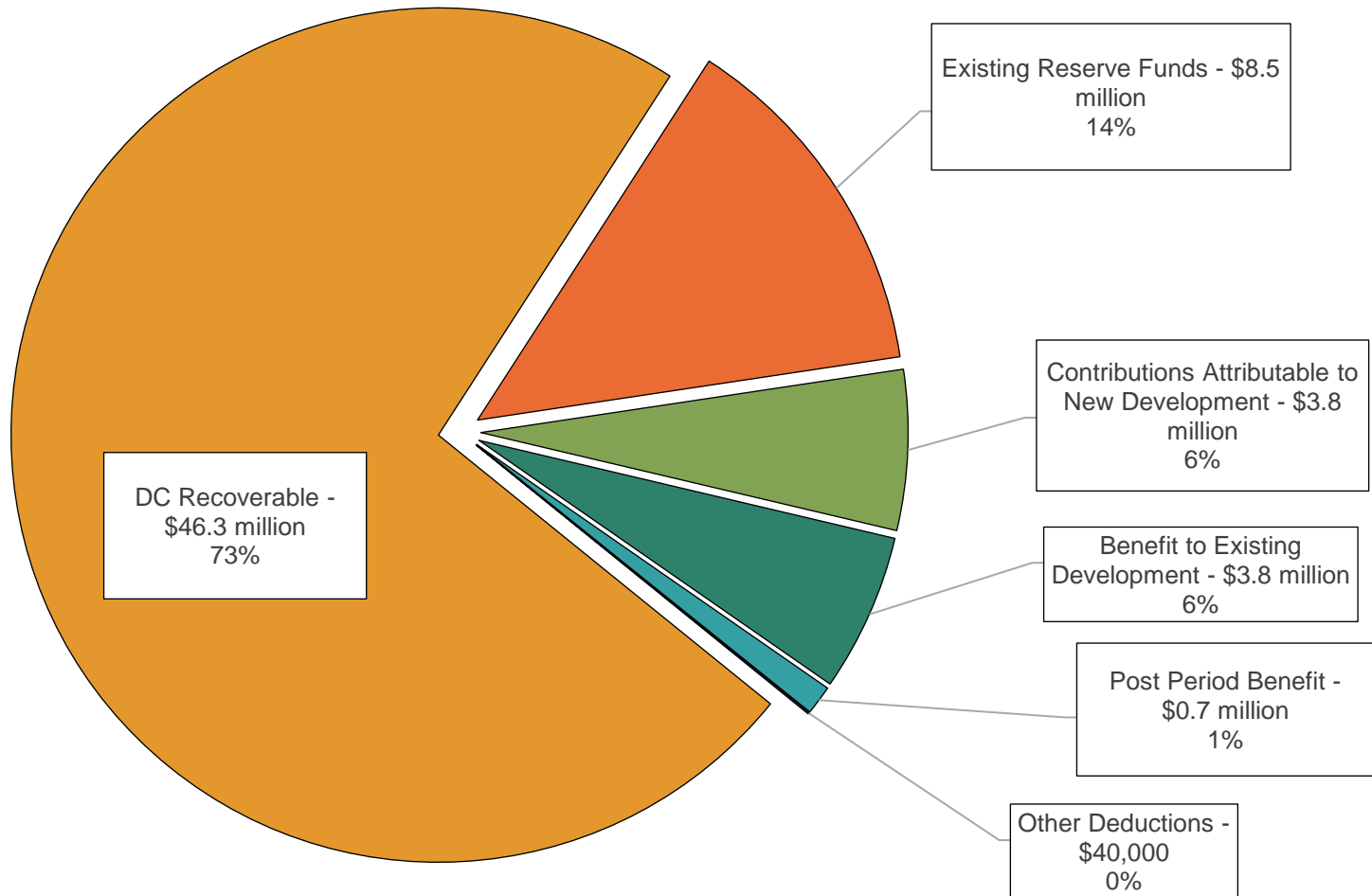
Revisions to August 18, 2020 D.C. Findings Presentation



- Revisions to capital needs forecasts
 - Updated cost estimates for Roads and Related Services, Fire Services, Parks and Recreation Services and Administration Studies based on discussion with Town staff
 - Removal of 10% statutory deduction for soft services resulting from amendments to the Development Charges Act
 - Inclusion of cashflow costs of borrowing in the calculation of the charge

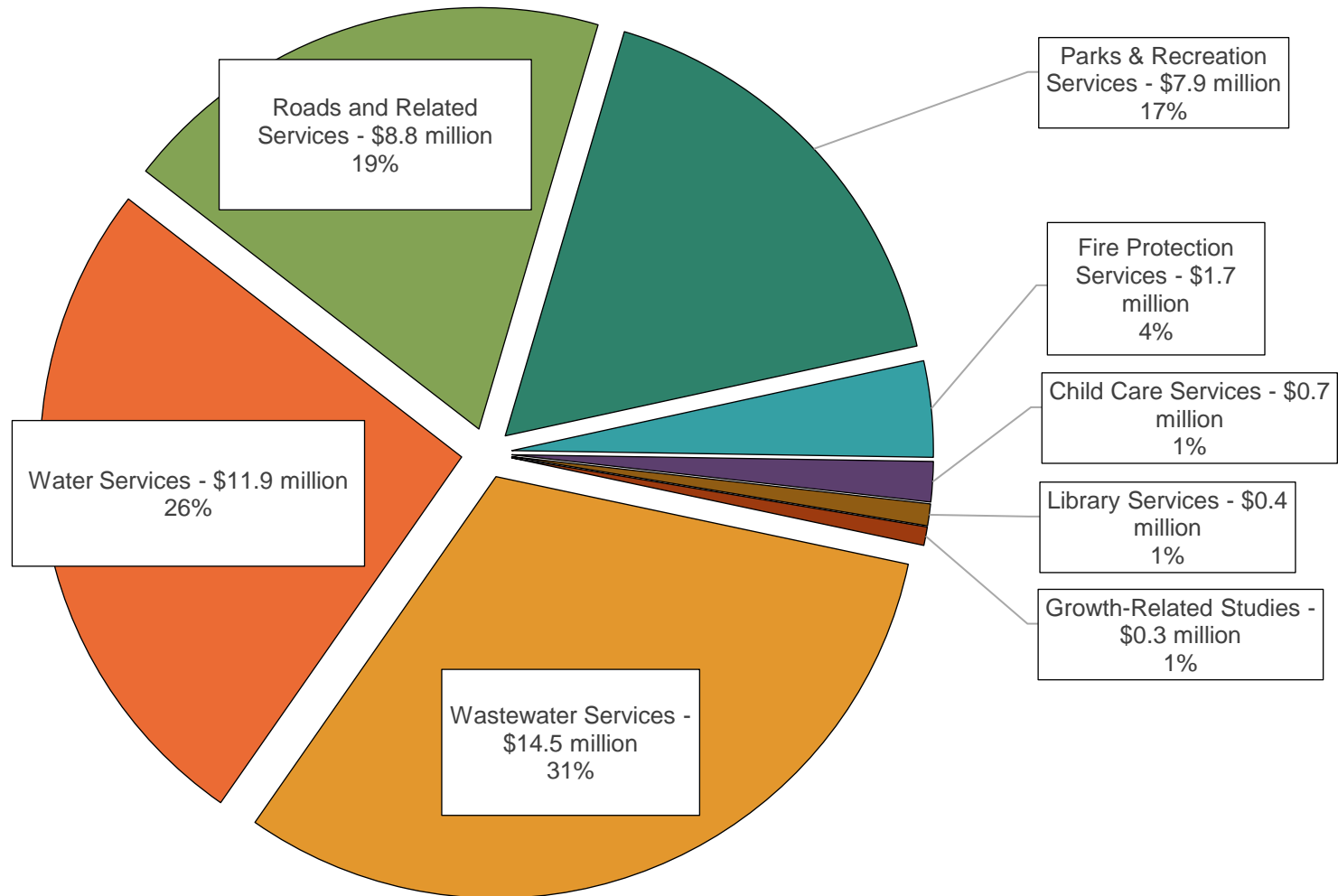
Increase in Need for Service

2020-System Buildout Gross Capital Costs – \$63.2 million



Net D.C. Recoverable Capital Costs by Service

2020-System Buildout - \$46.3 million



Draft Calculated Schedule of Development Charges

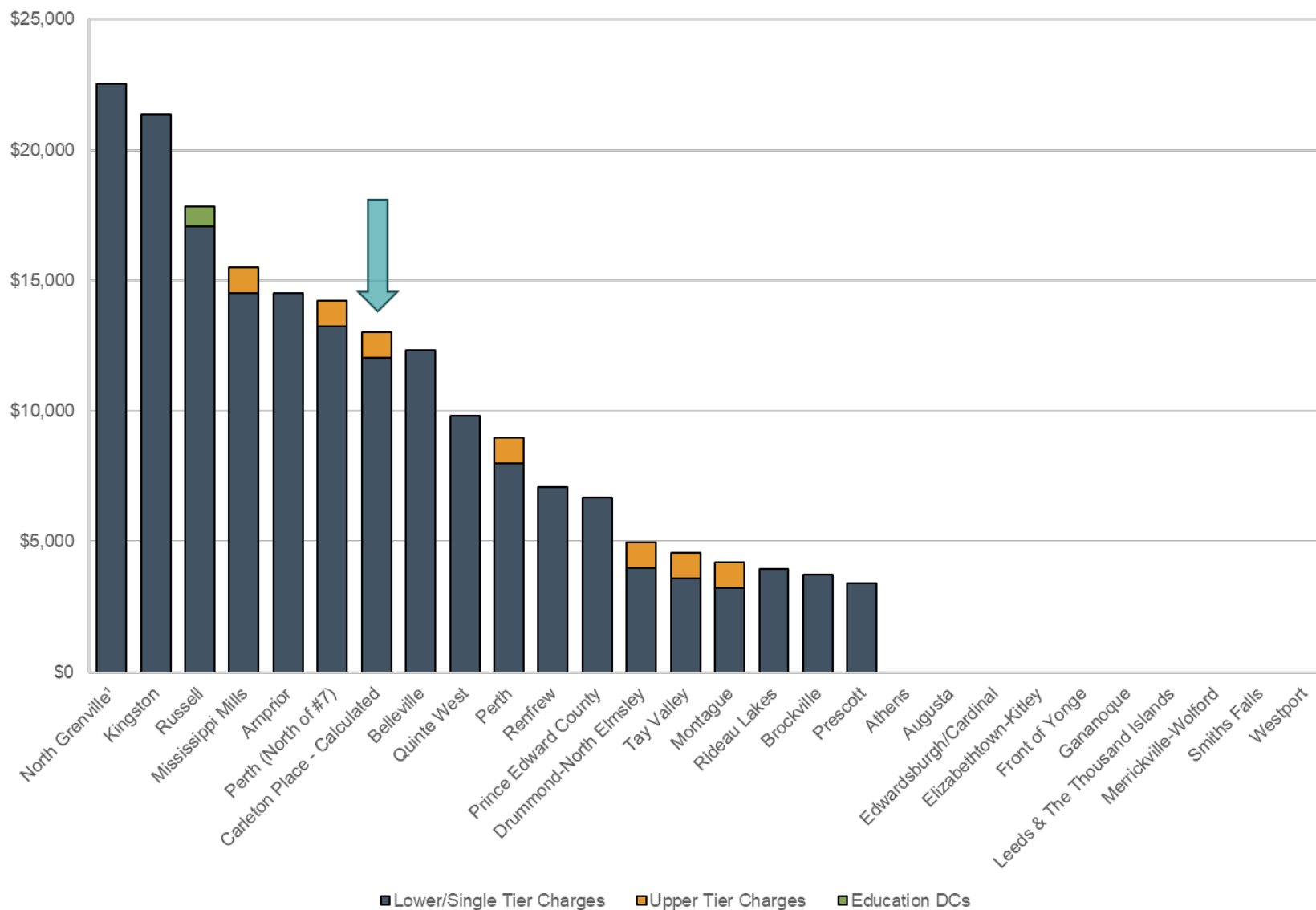


Service/Class	RESIDENTIAL					NON-RESIDENTIAL (per sq.m. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	
Municipal Wide Services/Classes:						
Roads and Related Services	1,931	1,201	1,132	1,791	818	13.72
Fire Protection Services	579	360	340	537	245	3.85
Parks & Recreation Services	3,262	2,029	1,913	3,026	1,382	4.29
Library Services	157	98	92	146	66	0.21
Child Care Services	325	202	191	301	138	0.00
Growth-Related Studies	113	70	66	105	48	0.75
Total Municipal Wide Services/Classes	6,367	3,960	3,734	5,906	2,697	22.82
Urban Services						
Wastewater Services	3,098	1,927	1,817	2,874	1,312	20.80
Water Services	2,585	1,608	1,516	2,398	1,095	18.51
Total Urban Services/Classes	5,683	3,535	3,333	5,272	2,407	39.31
TOTAL UN-SERVICED URBAN AREA	6,367	3,960	3,734	5,906	2,697	22.82
TOTAL URBAN SERVICED AREA	12,050	7,495	7,067	11,178	5,104	62.13

Municipal Development Charge Comparison



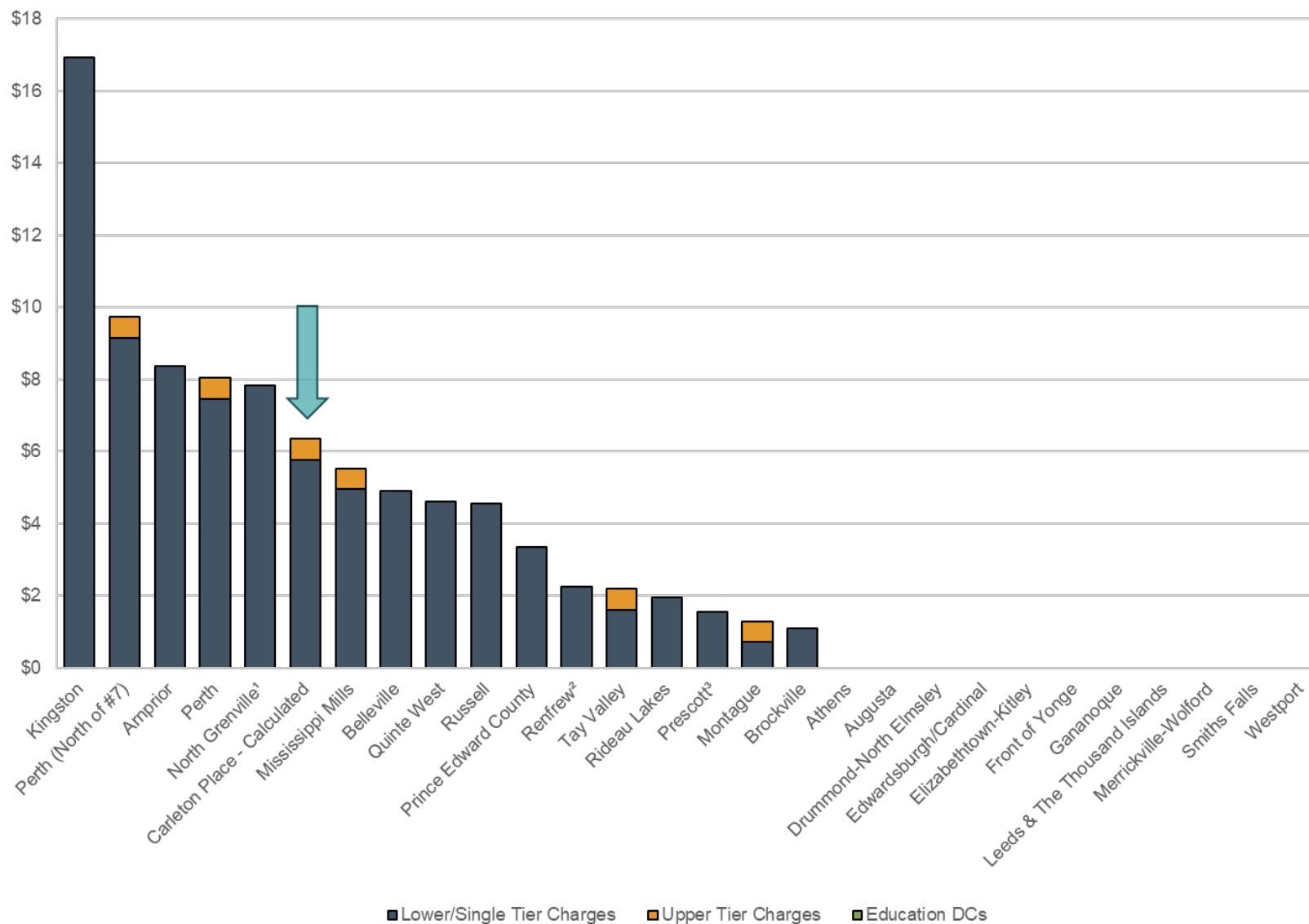
Residential Development Charges (per Fully Serviced Single Detached Dwelling)



Municipal Development Charge Comparison



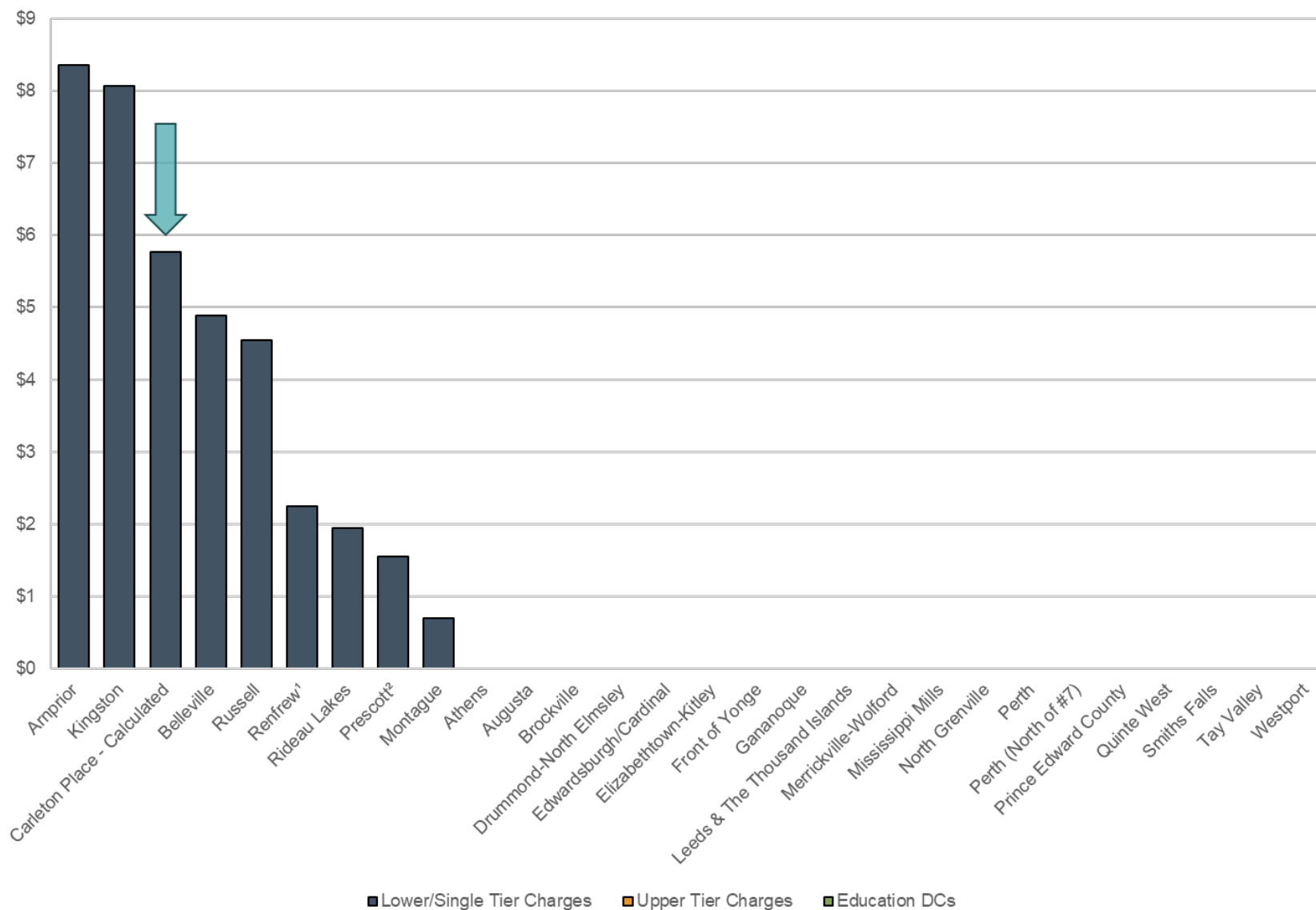
Commercial Development Charges (per sq.ft. of GFA)

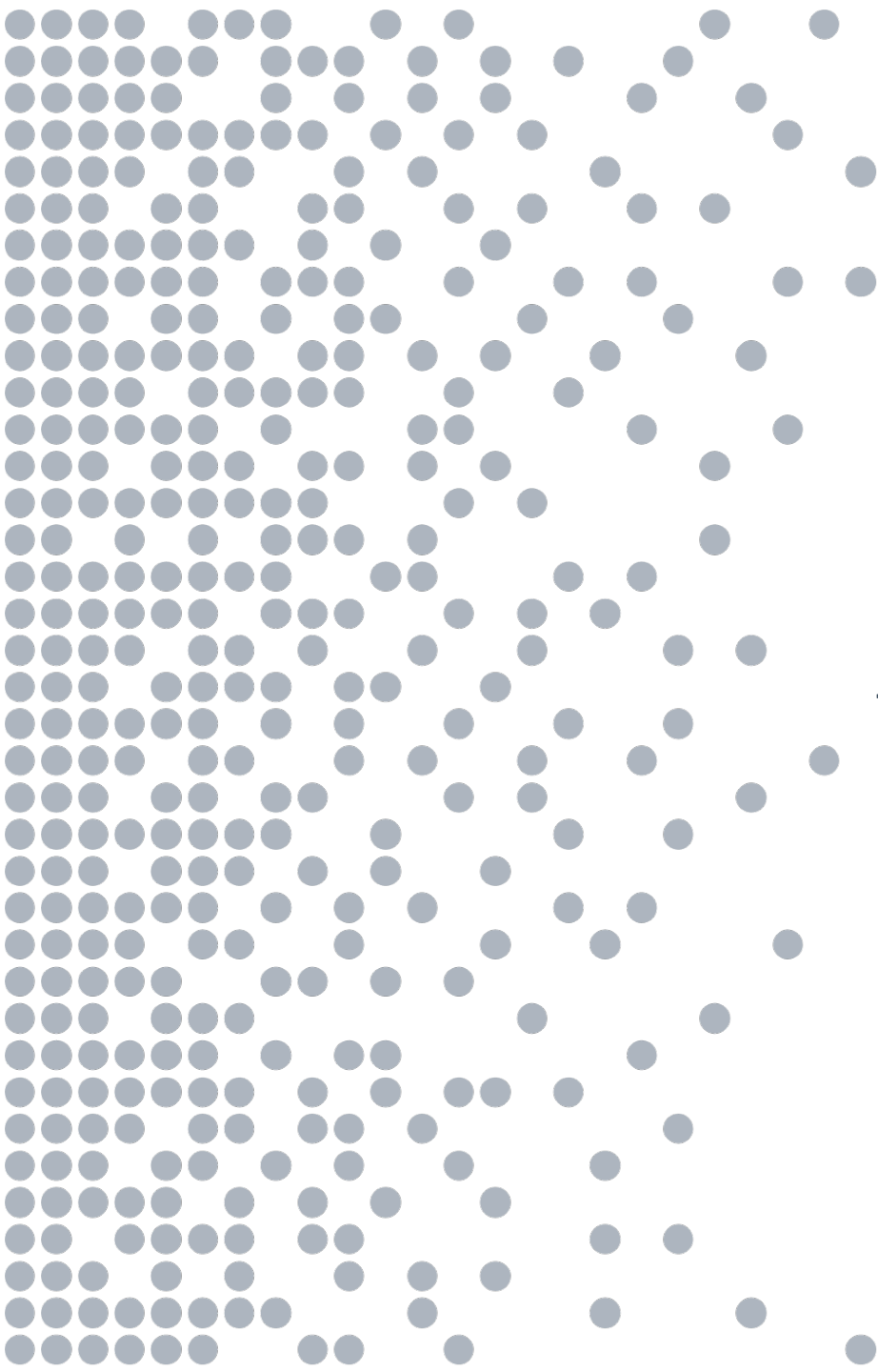


Municipal Development Charge Comparison



Industrial Development Charges (per sq.ft. of GFA)





Development Charge By-Law Policies



D.C. By-Law Policies

Imposition of the Charge and Timing of Collection

- D.C.s shall be calculated and payable at the time of building permit issuance
 - Town may enter into agreement for the D.C. to be paid before or after it would otherwise be payable
- D.C. Installment Payments
 - Rental housing and institutional developments would pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
 - Non-profit housing would pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- Town to impose interest on installment payments at Bank of Canada Prime Rate plus 2%

D.C. By-Law Policies

Statutory D.C. Exemptions



- The D.C.A. provides mandatory exemptions for:
 - Industrial building expansions (may expand by 50% with no D.C.)
 - Residential intensification:
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit in medium & high density buildings
 - Upper/Lower Tier Governments and School Boards



D.C. By-Law Policies

Non-Statutory D.C. Exemptions

- The Town's current D.C. By-law provides for the following non-statutory exemptions:
 - Industrial and Institutional development; and
 - Residential units less than 60 units per hectare located in the Downtown District or on a Strategic Property, as defined in the Official Plan
- Town to consider non-statutory exemptions for affordable housing and brownfield developments



D.C. By-Law Policies

Redevelopment Credits

- Redevelopment credits on conversions or demolitions of existing buildings or structures are generally granted to recognize what is being replaced on site (not specific in the Act but provided by case law)
- Town's D.C. by-law provides for redevelopment credits where building permit issuance occurs within five (5) years of demolition/conversion
- No credit is provided in excess of the development charge payable



D.C. By-Law Policies

D.C. Indexing

- D.C.A. allows for adjustment of charges to reflect underlying cost increases and reduces municipal cash flow impact between statutory by-law reviews
- The Town's current D.C. By-law provides for mandatory indexing of the charges annually on the 1st of January, based on the last quarter index of the prior year



Next Steps

Next Steps



- Receive input from Council on the draft findings prior to release of the D.C. Background Study
- Release D.C. Background Study and Draft D.C. By-law
- Undertake the statutory Public Meeting
- Council to consider passage of the D.C. by-law – at least 60 days after release of D.C. Background Study