



Addendum to Development Charges Background Study

Township of Frontenac Islands

For Public Circulation and Comment

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1. Summary of Revisions to the May 31, 2021 Development Charges Background Study, as Amended

1.1 Background

Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the Township of Frontenac Islands (Township) has undertaken a Development Charges (D.C.) Background Study. The study and draft by-law were made available to the public on May 31, 2021 via the Township's website. The statutory public meeting was held on June 28, 2021. An addendum to the D.C. Background Study was released on July 6, 2021 to correct growth forecast assumptions for Howe Island and Wolfe Island.

The purpose of this addendum is to update a table that was missed in the July 6, 2021 Addendum and to correct the title of a schedule in Appendix A. These changes do not impact the calculation of the charge.



2. Discussion

2.1 Residential Growth Forecast

The July 6, 2021 Addendum updated the growth forecast to correct for the amount of residential development in Howe Island and Wolfe Island, which included an update to Chapter 3 of the D.C. Background Study. A table in Chapter 3 that detailed the approximate location of housing growth by geographic location was not updated in the addendum. The change to the table is detailed below.

Previous Table from D.C. Background Study, as Amended (July 6, 2021)

Development Location	Approximate Amount of Housing Growth, 2021 to 2036	Percentage of Housing Growth, 2021 to 2036
Wolfe Island	40	25%
Howe Island	120	75%
<i>Township Total</i>	160	100%

Updated Table from D.C. Background Study, as Amended (July 23, 2021)

Development Location	Approximate Amount of Housing Growth, 2021 to 2036	Percentage of Housing Growth, 2021 to 2036
Howe Island	40	25%
Wolfe Island	120	75%
<i>Township Total</i>	160	100%



3. Changes to the D.C. Background Study

Based on the foregoing, the following revisions are made to the pages within the May 31, 2021 D.C. Background Study, as amended. Accordingly, the revised pages are appended to this report:

- Page 3-6 – Reissued to update table identifying approximate amount of residential housing growth by geographic location.
- Page A-7 – Reissued to update title of Schedule 5.



4. Process for Adoption of the D.C. By-Law

The revisions provided herein form the basis for the D.C. By-Law and will be incorporated into the D.C. Background Study, as amended. The amended D.C. Background Study and By-Law will be provided to Council prior to their consideration and adoption of the proposed D.C. By-Law.

If Council is satisfied with the above noted changes to the D.C. Background Study and D.C. By-Law, then prior to by-law passage Council must:

- Approve the D.C. Background Study, as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. By-Law.



Appendices



Appendix A – Amended Pages



Provided below is a summary of the key assumptions and findings regarding the Township of Frontenac Islands D.C. growth forecast:

1. Housing Unit Mix (Appendix A – Schedules 1 and 6)

- The housing unit mix for the Township was derived from a detailed review of County of Frontenac Population, Housing and Employment Projections Study (2019), and historical development activity (as per Schedule 6).
- Based on the above indicators, the 15-year permanent household growth forecast for the Township is comprised of a unit mix of 94% low density units (single detached and semi-detached), 6% medium density (multiples except apartments) and 0% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Township of Frontenac Islands.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent housing growth between 2021 and 2036 by development type is summarized below.

Development Location	Approximate Amount of Housing Growth, 2021 to 2036	Percentage of Housing Growth, 2021 to 2036
Howe Island	40	25%
Wolfe Island	120	75%
Township Total	160	100%

3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway,



Schedule 5 Township of Frontenac Islands 2036 Growth Forecast, Mid-2021 to Mid-2036

		Population
Mid 2021 Population (Permanent and Seasonal)		3,527
Occupants of Permanent New Housing Units, Late 2021 to Late 2036	<i>Units (2)</i>	165
	<i>multiplied by P.P.U. (3)</i>	2,400
	<i>gross population increase</i>	396
Occupants of Converted Units Late 2021 to Late 2036	<i>Conversion Units (4)</i>	40
	<i>multiplied by P.P.U. (3)</i>	2,410
	<i>gross population increase</i>	96
Occupants of New Seasonal Units Late 2021 to Late 2036	<i>Gross Seasonal Units (2)</i>	30
	<i>multiplied by P.P.U. (3)</i>	3,660
	<i>gross population increase</i>	110
Occupants of New Equivalent Institutional Units Late 2021 to Late 2036	<i>Units</i>	10
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	11
Total Units (Permanent and Seasonal)	<i>Total Units</i>	235
	<i>Total gross population increase</i>	613
Decline in Housing Unit Occupancy, Late 2021 to Late 2036	<i>Units (5)</i>	1,290
	<i>multiplied by P.P.U. decline rate (6)</i>	-0.1749
	<i>total decline in population</i>	-226
Population Estimate to Late 2036 (Permanent and Seasonal)		3,914
<i>Net Population Increase, Late 2021 to Late 2036 (Permanent and Seasonal)</i>		387

(1) Mid 2021 Population (Permanent and Seasonal) based on:
2016 Population (29,017) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (186 x 2.609 = 484) + (4,910 x -0.0525 = -258) + Seasonal population (29 x 3.580 = 104) + Institutional (4 x 1.100 = 4) = 29,351

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2,410	94%	2.257
<i>Multiples (7)</i>	2,262	6%	0.143
<i>Apartments (8)</i>	1,615	0%	0.000
<i>one bedroom or less</i>	1,257		
<i>two bedrooms or more</i>	1,817		
Permanent Total		100%	2.400
Seasonal Total	3,660	100%	3.660

¹ Permanent persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Conversion of units from seasonal to permanent occupancy.

(4) Mid 2021 households based upon 780 (2016 Census) + 60 (Mid 2016 to Mid 2021 unit estimate) = 840

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.