

APPENDIX A

DEVELOPMENT FORECAST

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This appendix provides the details of the development forecast used to prepare the 2014 Development Charges Background Study for the Township of Uxbridge. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following seven tables:

- A.1 Historical Population, Dwellings and Employment
- A.2 Historical Household Size
- A.3 Forecast Population, Households and Employment
- A.4 Forecast Population, Household and Employment Growth Summary
- A.5 Growth in Households by Unit Type
- A.6 Forecast Population in New Units by Unit Type
- A.7 Forecast of Non-Residential Development

The forecasts were prepared by Hemson Consulting Ltd. in consultation with Township planning staff and are based on a range of statistical data including Statistics Canada Census and National Household Survey data, and Canada Mortgage Housing Corporation (CMHC) housing market information.

The forecast remains consistent with the 2031 growth target outlined in the Durham Regional Official Plan Amendment No. 128 (ROPA 128), which was prepared in part with the Growing Durham exercise.

A. FORECAST APPROACH AND KEY ASSUMPTIONS

The *Development Charges Act (DCA)* requires the Township to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Township to prepare a reasonable development-related capital program.

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A ten year development forecast, from mid-year 2014 to mid-year 2023, has been used for all development charges eligible services in the Township.

B. TOWNSHIP OF UXBRIDGE HISTORIC GROWTH

Historic growth levels included in this appendix are used to determine the average service levels attained in the Township over the last ten years (2004–2013). Population, households and population plus employment are used as the basis of the of historic service level calculations. As shown in Table A.1, the number of total occupied household units in Uxbridge has increased from 6,205 in 2003 to 7,420 in 2013 — an increase of 1,215 units. The Census population of the Township has increased from approximately 18,070 in 2003 to 20,840 in 2013 — an increase of about 15%.

Employment estimates used in the development charges study are based on Statistics Canada place of work employment. Place of work employment includes workers who reside in other municipalities but work in Uxbridge and excludes workers who live in Uxbridge but work in other municipalities. Place of work data indicates that employment in Uxbridge has increased from about 6,000 in 2003 to an estimated value of 7,750 in 2013 — an increase of 1,750 workers or 29%.

C. FORECAST RESULTS

Development charges are levied on residential development as a charge per new unit and on non-residential development as a charge per unit of gross floor area (GFA).

1. Residential Development Forecast

The residential development forecast is based on forecasts of population and households. The population and household growth, in part, determines the need for additional facilities and provides the foundation for the development-related capital program. Tables A.3 and A.4 summarize the population and household forecast. The tables show that the Township’s net population (or Census population) is forecast to increase over the ten year forecast period by 1,559, from 20,843 in 2013 to 22,402 in 2023. The number of occupied households will increase by 877, from 7,420 in 2013 to 8,297 in 2023.

In addition to the net population forecast, a forecast of “population in new units” that will result from the addition of new housing units has been made. As shown in tables A.5 and A.6, population growth in new units is estimated by applying the following PPU’s to the housing unit forecast: 2.94 for single and semi-detached units; 2.30 for rows and other multiples; and 1.50 for apartments. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten year census period (2006-2011) as released in the 2011 National Household Survey and historical trends. In total, 2,184 is the forecasted population in new dwelling units over the ten-year planning period.

2. Non-Residential Development Forecast

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the *DCA*, a forecast of non-residential building space has been developed. As with the residential forecast, a ten year development forecast, from mid-year 2014 to mid-year 2023, has been used for all the development charge eligible services in the Township.

Employment densities have been used to convert the employment forecast into building space estimates. The following densities, by employment type, have been utilized in this Study:

Population-Related:	40 square metres per employee
Employment Land:	90 square metres per employee

The employment and GFA forecasts are provided in Table A.7. The total GFA growth is forecast at 83,700 square metres over the ten year period with an accompanying employment growth of 1,173.