



Get Involved Kingston

Development Charges 2019 Survey

Feedback Report

Format

The Get Involved Kingston Development Charges 2019 Survey ran from Thursday, Feb. 7 to Friday, March 1 and consisted of the following two questions:

1. Do you have any comments or suggestions about the existing Development Charge and Impost Fee levied on new development?
2. Do you have any comments or suggestions about the types of developments that are exempt from current Development Charges and Impost Fees?

What we heard

1. Do you have any comments or suggestions about the existing Development Charge and Impost Fee levied on new development?

This question had 16 responses, of which two were “No.” Here are the offered comments:

“Exemptions should not be allowed for converting motel rooms into apartments and, subsequently, giving credit for the number of apartments when calculating development charges for re-developing a site with new apartments.”

“The fees are too high. The fee annual increase this year was 6.5%, this adds \$2400 to the cost of a new building permit application. This is a direct hit on AFFORDABILITY. Currently they are indexed for increases with an incompatible value from the Ottawa region. Indexing constructions costs in Kingston with an Ottawa value is not appropriate. The fee’s for Kingston should be indexed with the rate of inflation. Also, for clarity and transparency, the 2019 background study should be made available, in its complete form, several months before (February/March 2019) the deadline of passing a new by-law.”

“This city needs more development quickly. Maybe we should eliminate these fees.”

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“The fee should be high especially if changes to the official plan are needed. We should be collecting enough tax money to make all new neighborhoods as well planned out as downtown. We need funds to go into green spaces and active transportation.”

“Developer charges should be maximized as high as possible to pay all growth related capital costs. Residential taxes do not pay full costs of services provided, Watson and Associates is aware of studies proving this statement, therefore development charges need to be maximized to protect the current tax base.”

“I think it should remain in place.”

“Charges re water and sewage should be applied to those two services exclusively.”

“I think the last thing we should be doing is making it more expensive and difficult to build homes. With this occupancy rate it is becoming so difficult for young people like myself to get ahead. With materials, insurance, and labor becoming increasingly more expensive, let’s find ways to not make it impossible for someone to be able to afford to build a home. Also many companies rely on steady development as sub trades.”

“It is appropriate for new developments to pay for existing facilities from which they benefit and for new facilities required because of them – for instance, downtown needs more green space and more public recreation facilities as new buildings come into place. New buildings should pay development charges to cover the costs of this added need and should pay impost fees to cover the cost of increasing the wear and tear on infrastructure because of the development.”

“1: The difference between single/semi detached and apartments seems to be too small on most of the charges single family homes should be much more than apartments, particularly on the transport related items. 2: There should be more distinction between the size of different single family homes (and more in the apartments), either using number of bedrooms or area. 3: Charges should be greater for construction outside already built up areas.”

“Keep increasing Development charges and impost fees as, is the current practice, and adjust upward in addition; seeing that construction prices in the Kingston area are higher than the Ottawa area.”

“They should reflect current market trends and adjusted each year based on inflation. Likely could be higher.”

“Needs to be higher, developers are making too much money off of kingstonians and consistently request ammendments to existing bylaws to get their projects done at the expense of the community.”

“The levies on these unoccupied properties should be increased”

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2. Do you have any comments or suggestions about the types of developments that are exempt from current Development Charges and Impost Fees?

This question had 15 responses, of which three were “No.” Here are the offered comments:

“Single family houses being built by the homeowner and NOT a developer should have substantially lower fees than those being built for speculation sale or by a developer.”

“If a house of worship does not include a residential unit, I have no objection to its being exempted from development charges; but, too many houses of worship include an adjoining residence, school, social centre, etc., and should not be exempted from development charges and impost fees for these residences and other activities, (for example, a day care centre built by a commercial organization would pay any fees and charges, yet a day care centre opened within a house of worship or an adjoining building may be exempted).”

“If the City is developing properties, they should be accountable for their share of development Charges, the same as any other developer.”

“Any building over 10 floors. We need a skyline from the water. Nanaimo BC has the Beacon, a 27 story condo building with an orange roof that can be seen from more than 20 km out to sea. And Nanaimo is only 14,000 people. Kingston needs a 50 story building with a rotating restaurant on the top floor.”

“only charitable buildings or developments that actually benefit all citizens should be exempt.”

“Non-profit housing should be exempt from development charges along with 2nd units in new houses. Industrial and commercial development should NOT be exempt, particularly for water and sewer.”

“Assuming you mean “that are exempt” i.e your question includes a spelling error, then, no exemptions should be allowed. If a development can not be developed without exemptions then it doesn't have sufficient economic viability. It does not need subsidization by the tax payer.”

“I have problems with the assumption that collected development charges must be used for the predicted items. Needs change and some flexibility on how the money is spent might be good policy. I would like to know more about the limits on changes. I think new development in a Community Improvement Area should not be automatically exempt. I think the policy on industrial uses and research facilities needs to be refined.”

“I think that the existing Development Charge bylaw sentence 6.3.c and d are too lenient. Allowing an owner to double the occupancy of a residential unit without

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fees doesn't make sense, especially since they can double it every three years. I would suggest the exemption apply if the addition is more than 66% of the existing unit."

"1: There should not be exemptions for industrial use. 2: Exceptions related to Intensification should be more generous. 3: Places of worship should not have a exception, if they continue to and non profits should have the same exception."

"Kingston Area construction costs are appreciably more than the Ottawa area and therefore Kingston development rates should be adjusted upward accordingly, not just with the Ottawa annual increases."

"None – however, fees could be reduced if the developer includes certain amenities etc. like community garden, low water use landscaping, sustainable building materials, green roofs."