



LAKEPORT

— BEACH —



An aerial watercolor illustration of Lakeport Beach. The top of the image shows a wide, sandy beach with several small boats in the water. Below the beach is a green lawn. The middle section is a semi-transparent white box containing the title and agenda. The bottom and right sides show a detailed illustration of a residential neighborhood with various houses, trees, and a street with a few people and a car.

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Townhall Meeting Agenda - June 23, 2022

- Introductions
- Landlab presentation
- Community Input & Feedback Activity
- Q&A and Discussion





landlab Inc.



landlab inc.



landlab^{inc.}



landlab inc.



landlab^{inc.}





landlab^{inc.}



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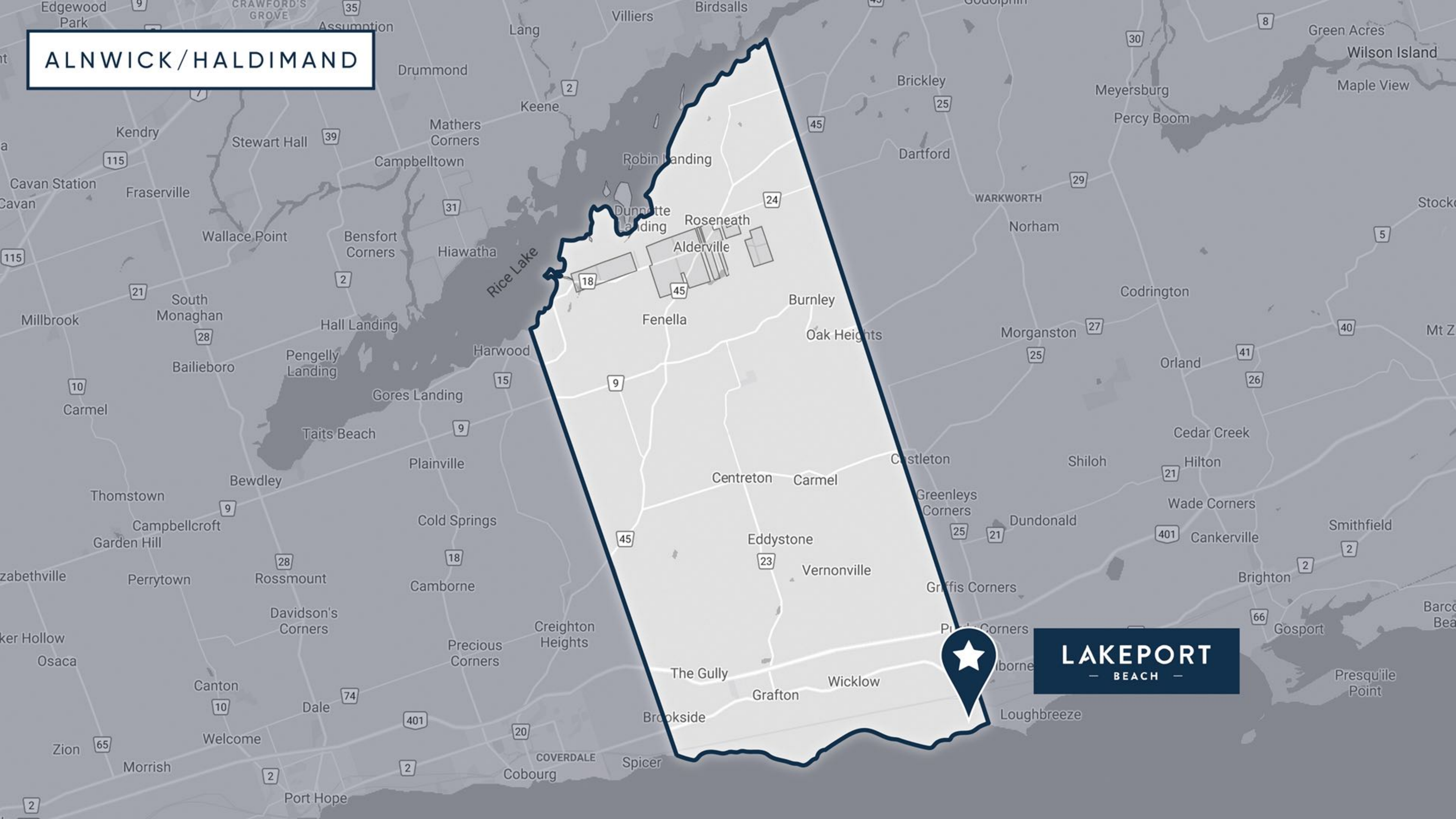




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ALNWICK/HALDIMAND



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Green Corridors



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Mix of Homes



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Pocket Parks



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Cottage Courts



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Seniors' Cottages



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Beachfront Park



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Natural Beach



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Beachfront



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Drainage Ditch



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Main Boulevard



Cottage Courts

Pocket Park

Boulevard Park

Pocket Park

Waterfront Park

Pocket Park

**Village-Scale
Commercial**

Ridgetop Park

**1-Storey
Senior Flats**

Ridgetop Park

Public Beach + Paths

Public Beach

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**PROPOSED
COMMUNITY
COMPONENTS**

SOCIAL BENEFITS

Mix of housing types



**SINGLE FAMILY
HOMES**

1,800 sq. ft. - 2,400 sq. ft.



TOWNHOMES

1,200 sq. ft. - 2,100 sq. ft.



BUNGALOWS

600 sq. ft. - 1,500 sq. ft.



COTTAGES

700 sq. ft. - 1,100 sq. ft.



**GROUND FLOOR
SENIORS' UNITS**

500 sq. ft. - 1,000 sq. ft.



AltusGroup

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ECONOMIC STUDY



Tax Revenue

- \$4.3M new annual revenue for Township and County



Township Development Charges

\$10,205 per unit

\$8.2 million total to Township

County Development Charges

- \$3,289 per single-detached unit
- \$2,569 per townhouse unit

\$2.3 million total to County





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Water Servicing

- On-site water supply system
- \$8.1-\$11.1 million capital cost
- Developer covers capital cost of the system

Wastewater Servicing

- On-site treatment plant
- \$9.1-\$11.6 million capital cost
- Developer will cover capital cost



- Only users of the system pay to operate and maintain
- Developer pays for all capital costs
- Annual operation cost: \$569,600
- Annual lifecycle cost: \$256,500
- Total household cost: \$1,033/year or \$86/month

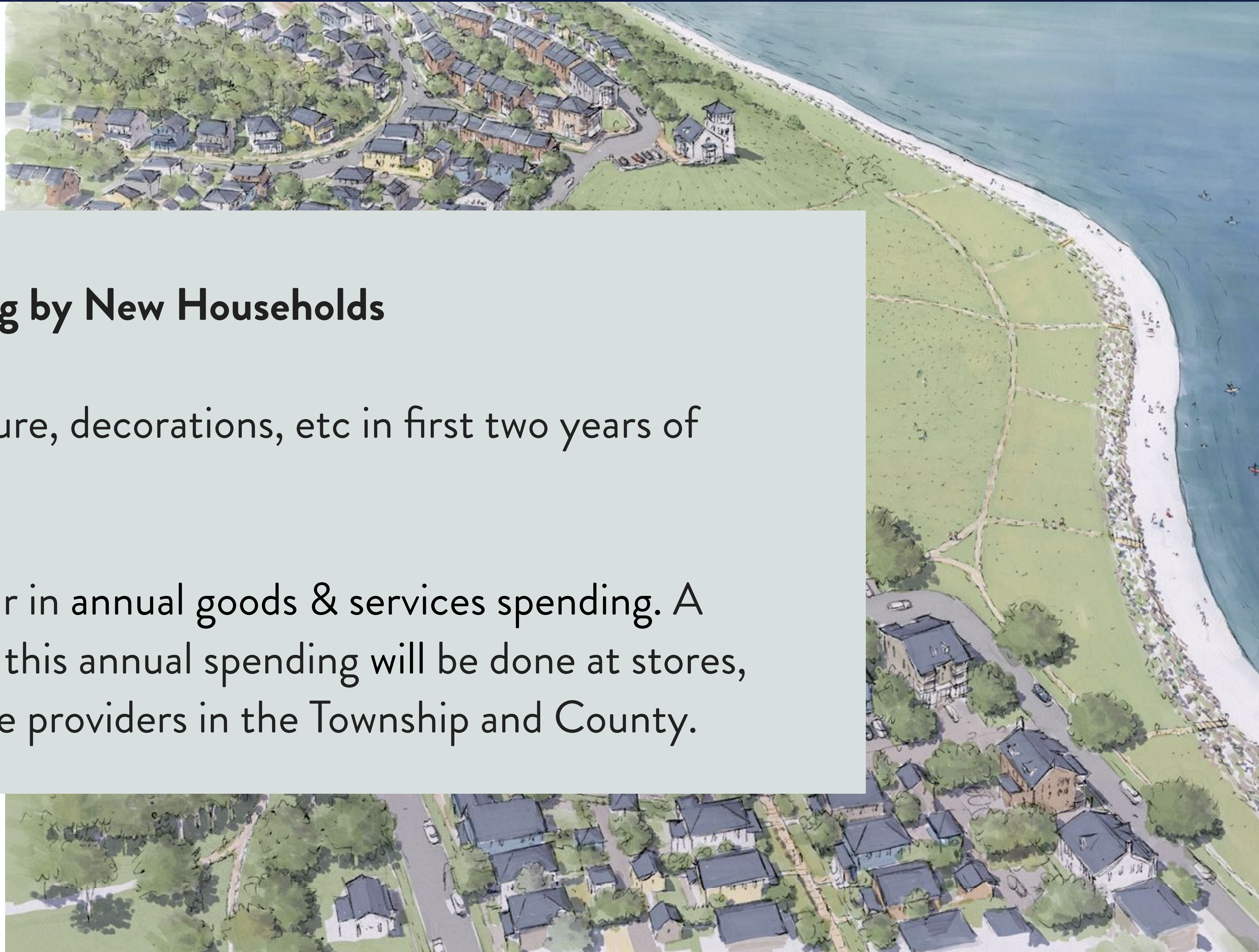


Wastewater Operating & Lifecycle Costs

Employment

- 2,080 person-years of employment during the construction of the project
- \$97 million in wages over the construction period





Annual Retail Spending by New Households

- \$3.6 million in furniture, decorations, etc in first two years of occupation of homes
- \$39.5 million per year in annual goods & services spending. A significant portion of this annual spending will be done at stores, businesses and service providers in the Township and County.

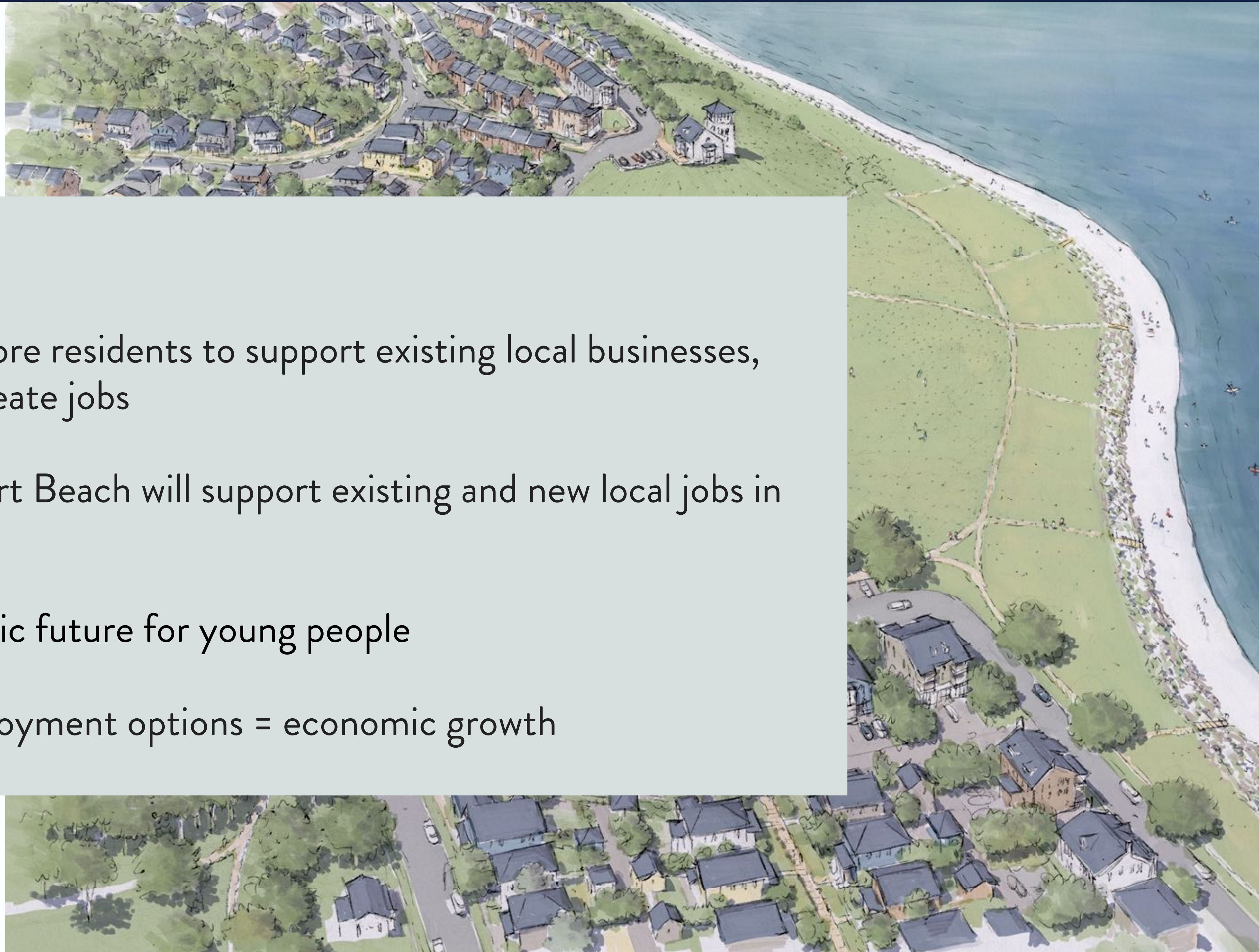


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COMMUNITY BENEFITS

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Economic Opportunity

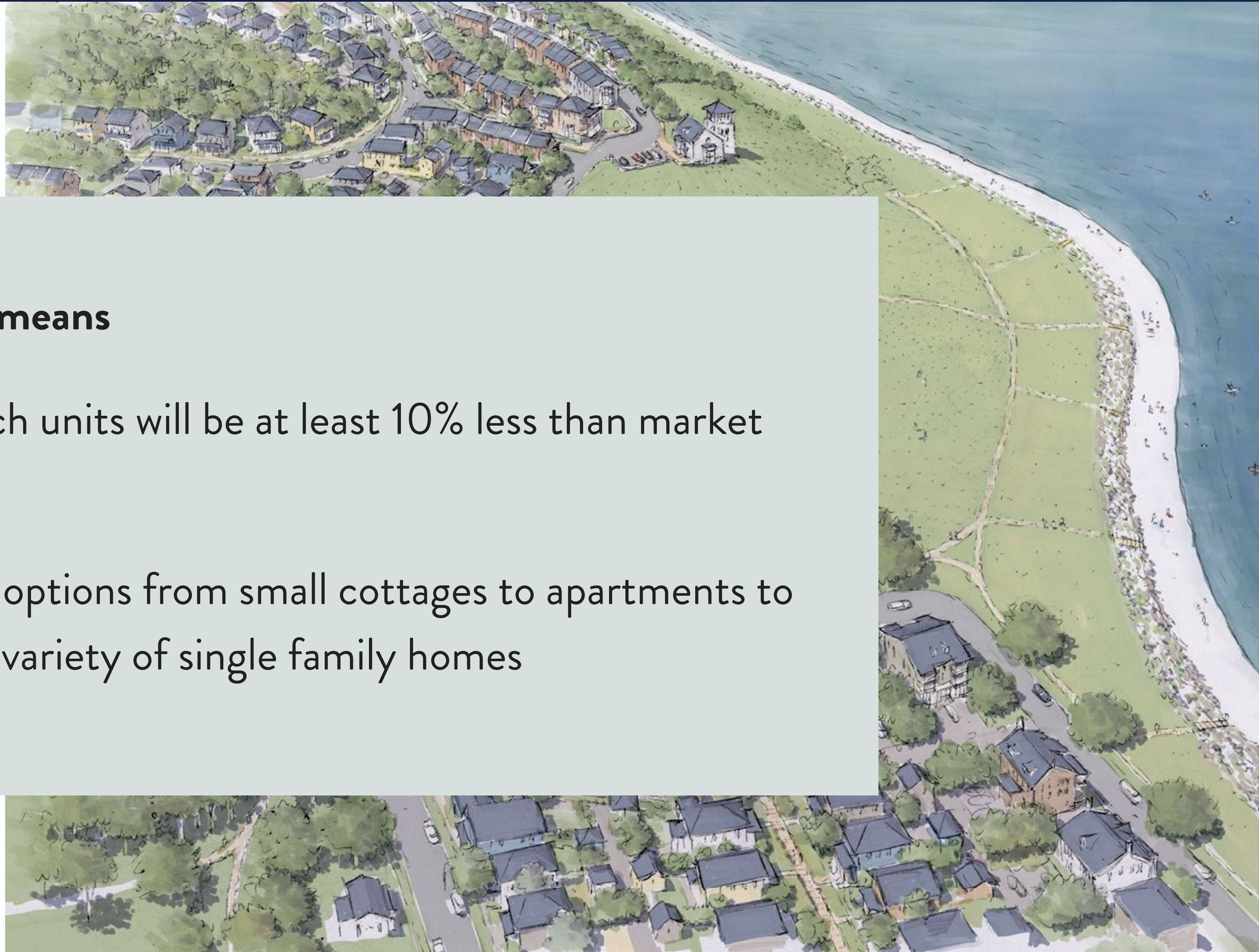
- More housing means more residents to support existing local businesses, start new businesses, create jobs
- Construction of Lakeport Beach will support existing and new local jobs in trades and suppliers
- Jobs provide an economic future for young people
- Housing options + employment options = economic growth

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Improved affordability means

- 10% of Lakeport Beach units will be at least 10% less than market prices
- Broad mix of housing options from small cottages to apartments to townhomes to a wide variety of single family homes



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Broad mix of housing options means

- Seniors can stay in the community
- Young people can stay in or return to Alnwick/Haldimand and Northumberland County
- Healthier, more sustainable communities



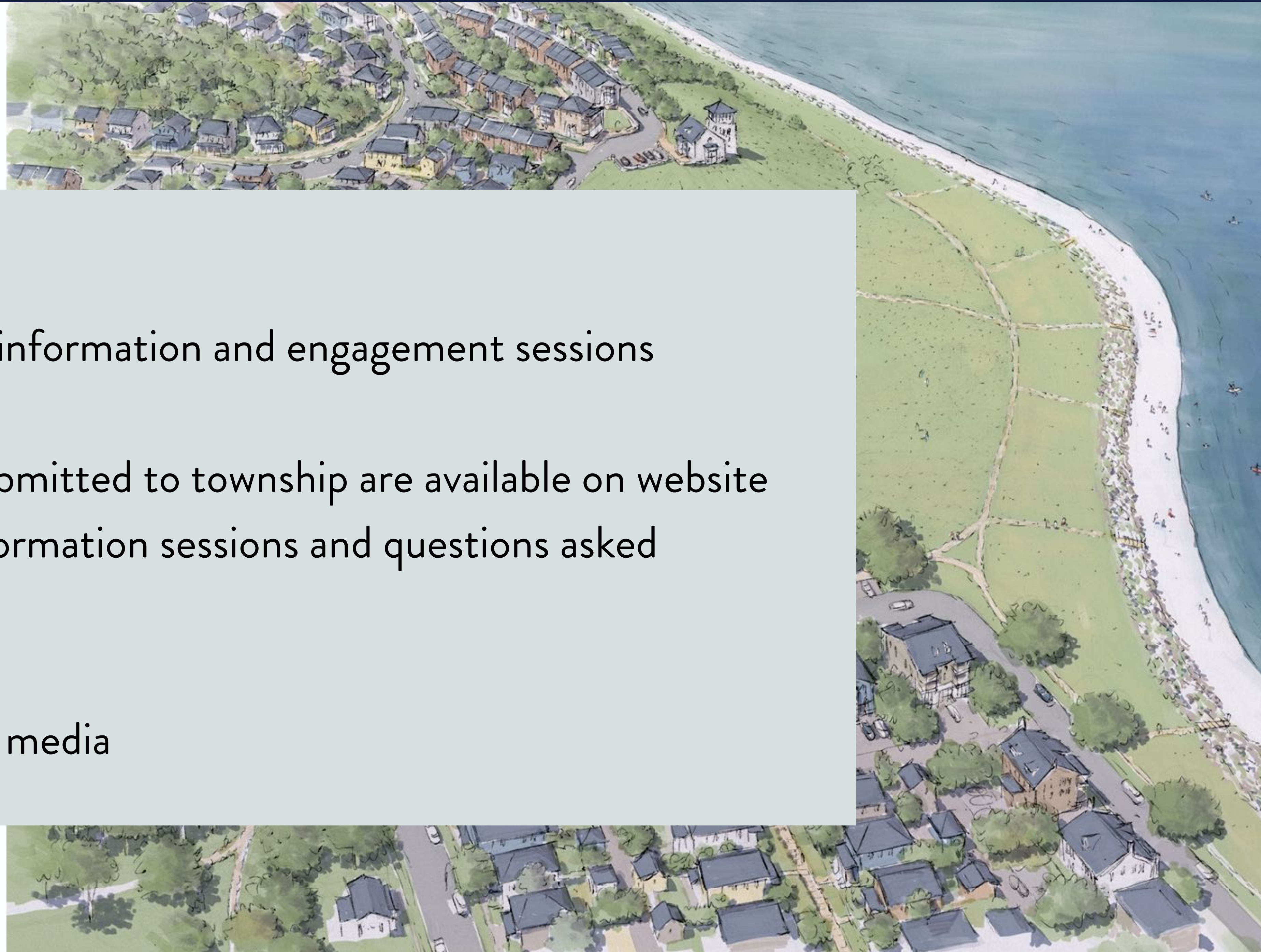


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COMMUNITY ENGAGEMENT

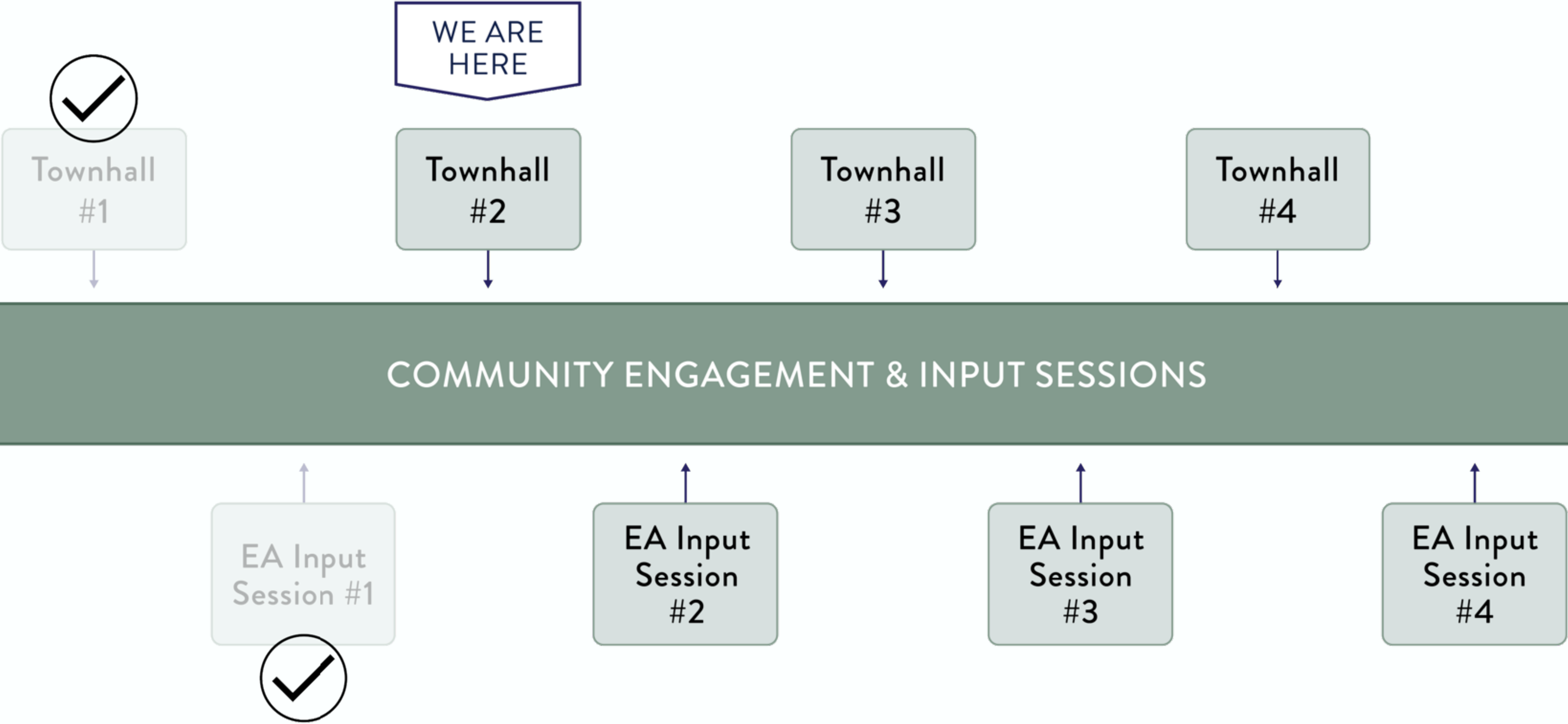
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Ongoing Engagement

- Online and In-person information and engagement sessions
- Informational website
 - All documents submitted to township are available on website
 - Summaries of information sessions and questions asked available to all
- Phone surveys
- Fully responsive social media



*EA: Enviromental Assessment Process



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CONCLUSION



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- All benefits outlined are unique to Landlab proposal
- Creates a substantial tax surplus that allows support for existing residents and programs
- Takes pressure off farmland by concentrating development on land already slated for housing
- Environmentally, economically and socially sustainable



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- Only Lakeport Beach residents will pay water, and wastewater infrastructure
- At the same time, they will pay more property taxes than it costs to service them
- It is a project which will help to reinforce a sense of community, by accommodating residents of all types – young, family-age, and elderly



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Lakeport Beach is a once in a generation
opportunity for Northumberland County
and
Alnwick/Haldimand



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We Need Your Input

HOUSING PRIORITIES IN THE TOWNSHIP

1

What do you feel needs to be prioritized when it comes to housing in the Township?

OPTIONS FOR
SENIORS

HOMES FOR
YOUNG
FAMILIES

HOUSING
PRIORITIES

EXISTING
HOUSING MEETS
TOWNSHIP NEEDS

AFFORDABLE
HOMES

1