

Abstract

This case study seeks to outline the factors effecting the residential builder/developer decision-making process and their relationship to the development charge. The hypothesis is that development charges do play a major role at influencing residential development since they represent a significant up-front cost that must be incurred by the builder/developer.

This case study examines twelve projects developed or currently being developed by eight builders/developers in the Regional Municipality of Ottawa-Carleton (R.M.O.C.), located in the province of Ontario, Canada. The City of Ottawa's recent decision to suspend development charges within its municipality, encompassed within a market which has seen fixed development charges since 1989, offers a unique opportunity for researching this issue.

The major findings are:

1. There are twelve significant factors which influence builder/developer decision-making. In addition to the ten factors presented in Chamberlain's (1972) study of developer behaviour in the Greater Toronto Area, the absence of development charges and the timing of the development are also significant factors of influence.
2. Development charges do effect both the location and the type of residential development built in the R.M.O.C..