



City of
Peterborough

To: **Members of the General Committee**

From: **Richard Freymond, Commissioner of Corporate and Legislative Services**

Meeting Date: **July 11, 2022**

Subject: **Development Charges Final Recommendations, Report CLSFS22-021**

Purpose

A report to recommend Area-Specific Development Charge (ASDC) rates and rate structures for the Planning Growth Areas of the City of Peterborough for the period August 1, 2022 to July 31, 2027 and a City-wide Development Charge (DC) rates and rate structures for City-wide Services for the period August 1, 2022 to December 31, 2024.

Recommendations

That Council approve the recommendations outlined in Report CLSFS22-021 dated July 11, 2022, of the Commissioner of Corporate and Legislative Services, as follows:

- a) That the Development Charge rates, as shown on Table 1 and Table 2 of Report CLSFS22-021 be approved;
- b) That the development-related capital program included in the Planning Area Specific Development Charges Background Study (2022), be adopted subject to annual review through the City's normal capital budget process;
- c) That By-laws 17-072 to 17-079 and any amendments thereto, be repealed effective August 1, 2022, provided that the By-laws will continue to be in force and effect to the extent only of development charges that became payable under them prior to their repeal and that remain unpaid as at their repeal;

- d) That separate by-laws be passed to impose the Planning Growth Area Specific Development Charges for each of the eight Growth Areas, with a five-year term covering August 1, 2022 to July 31, 2027;
- e) That the development-related capital program included in the City-wide Development Charges Amendment Background Study (2022) be adopted subject to annual review through the City's normal capital budget process.
- f) That by-laws amending by-laws 19-095 and 19-096 be passed to impose the City-wide Development Charge Rates;
- g) That the City receive the report from Hemson Consulting respecting the Community Benefits Charges dated May 25, 2022, and reconsider the merits of implementing a Community Benefits Charge By-law as part of the next update of the City-wide Development Charge Background Study and By-laws in 2024;
- h) That the Development Charges be adjusted by the City Treasurer without amendment to the by-laws annually on January 1st of each year, commencing January 1, 2023, in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics.

Budget and Financial Implications

If the proposed area specific development charge rates are adopted, and the growth forecasts set out in the Planning Area Specific Development Charges (ASDC) Background Study (2022) (ASDC Study) by Hemson Consulting occur, the ASDC development charge rates are expected to raise about \$86.8 million to build out of the Growth Areas. The capital program is comprised of sanitary and storm sewer works, storm water management ponds and various studies. By adopting the development-related capital program contained in the ASDC Study, Council is committing to fund the \$81.6 million development-related capital program from development charges. In addition, the ASDC reserve funds are in a deficit position of \$5.2 million, which will also be recovered through future development charges.

If the proposed City-wide development charge rates are adopted, and the growth assumptions outlined in the City-wide Development Charges Amendment Background Study (2022) (the City-wide Amended Study) by Hemson Consulting occur, the development charge rates are expected to raise \$56.3 million from August 1, 2022 to December 31, 2024. By adopting the development-related capital program contained in the Study, Council is committing to fund the \$56.8 million portion of the growth-related capital program related to the so-called 'soft-services' from sources other than development charges (DCs) over the next seven years.

Background

Both the Planning Growth Area-Specific Development Charges and the City-wide Development Charges for “soft services” are proposed to be updated.

1. **Planning Area Specific Development Charges Background Study** - On July 31, 2022 the series of By-laws 17-072 to 17-079 inclusive, to impose DCs for the recovery of growth area-specific engineered services in each City Planning Area will expire. The Planning Area-Specific Development Charges (ASDC) Background Study for the eight specific planning areas is attached as Appendix A to this report; and
2. **Limited scope amendment to the 2019 City-wide Development Charges Background Study** - On September 18, 2020 Bill 197 amended the Development Charges Act (DCA) and the Planning Act. A limited scope amendment to the 2019 City-wide Development Charges (City-wide DC) Background Study as part of a process to update By-laws 19-095 and 19-096 has been prepared primarily in response to these recent legislative amendments. Only the DCs for the so-called “soft services” of Library, Parks, Recreation, Waste Management, Affordable Housing, General Government and Parking are being amended. The City-wide Development Charges Amendment Background Study (2022) is attached as Appendix B to this report.

June 27, 2022 Public Meeting

The **Development Charges Act, 1997** stipulates that before passing a new or amended development charge by-law, Council shall hold at least one public meeting. The public meeting was advertised in Peterborough This Week on June 1, 2022 and the Peterborough Examiner on June 4, 2022 and the Background Studies were made available as of May 26, 2022 for viewing at the Clerk’s Office and on the City’s website at www.peterborough.ca.

A virtual public meeting was held on June 27, 2022 at 5:00 pm during which Hemson presented the Planning Area Specific Development Charges Background Study, the City-wide Development Charges Amendment Background Study (City-wide Study) and recommendations pertaining to the Community Benefits Charges White Paper (attached as Appendix C). Hemson’s presentation is attached as Appendix D.

Members of the public had an opportunity to make presentations to Council concerning the proposed new Development Charges. Presentations were made by representatives of the Peterborough & Kawartha Home Builders Association (PKHBA) and Mr. Murray Davenport. Copies of their letters are attached to this Report as Appendix E and F, respectively.

The PKHBA expressed concerns about the increase in the proposed DC rates and its impact to prospective homeowners. Issues were raised regarding Roads and Other City-Wide Engineering infrastructure which is not part of this limited scope amendment. The Roads capital forecast remained unchanged from the 2019 Study. The main purpose of the limited scope DC Amendment Background Study was to update the City-

Wide development charges by-laws to reflect legislative changes that have taken place since 2019 and to reflect the removal of substantial grant funding for the new multi-purpose recreation complex. Most other inputs and assumptions were left untouched. The development forecasts were updated to reflect the partial release of 2021 Census data (in February and April 2022). Otherwise, the planning horizon (to 2028) and long-term population and employment targets were maintained. Given the lower-than-anticipated population and housing growth to 2021 (employment figures from the Census are not yet available) faster growth is required between now and 2028 to achieve the long-term targets. While the level of growth is high, Hemson's and staff's view is that it is not unrealistic given the high rate of housing construction activity in the City as well as the City's increasing integration with the broader GTA housing market. There will be an opportunity to adjust the development forecasts during the upcoming full development charges review in 2024.

Murray Davenport, through his delegation to Council, presented a series of questions which are addressed below:

1) Why are DC rates paying for the Bethune Street Jackson Creek Flood relief project? What percentage of the total project cost?

Of the \$53.54 million Central Area (Bethune Street) Flood Reduction Project, \$11.2 million (or 20%) is funded from development charges. The entire Bethune Street Sanitary Trunk Sewer portion of the project is being funded from the ASDCs as growth in the development areas is the driver for increased sanitary system capacity. The cost is shared between the Carnegie East (29 per cent), Carnegie West (18 per cent), Chemong East (15 per cent) and Chemong West (38 per cent) planning areas. In addition, approximately 8% of the flood reduction portion of the project is funded by city-wide development charges.

2) Why are DC rates paying for a new hockey rink that essentially replaces the "torn down" Northcrest Arena?

As set out in the DC Amendment Background Study, DCs are not to fund the entire cost of the new twin pad arena as it is recognized that a portion of this facility will be replacing the old Northcrest Arena which was decommissioned in March 2020. The replacement portion has been noted as a benefit-to-existing (BTE) share in the DC capital program and is based on the proportion of the gross floor area of the new facility that will be replacing the old Northcrest facility.

The Northcrest Arena was a 2,293 square metre single ice pad facility. On a square metre basis, this equates to roughly 22 per cent of the GFA of the new 10,590 square metre twin pad arena. Recognizing amenities such as change rooms and hallways of the new twin pad arena facility will be replacing those included in the previous Northcrest Arena, an additional 1,600 square metres of the proposed twin pad arena has been identified as an additional BTE (over and above the straight replacement). As such, 3,900 square metres (37%) of the proposed twin pad arena has been deemed a replacement share. Given the gross cost of the proposed twin

pad arena is \$65.0 million, 37% (\$23.7 million) has been netted off the total development charges eligible cost of the project.

3) How much money did the City Capital Budget pay into the DC account on behalf of:

- **Habitat for Humanity**
- **reconstruction of the former YMCA**
- **redevelopment of the St. Joseph's hospital**
- **new apartment buildings within the Central Business District**

As of April 30, 2018, through the development charge by-laws, the City has exempted certain projects from development charges if they are located in the Central Area as shown on Schedule J of the Official Plan. Specifically, any development creating at least 15 apartments is exempt. Additionally, any mixed-use development creating at least 15 apartments and 1,000 square metres of commercial floor area is exempt (subject to conditions for buildings larger than these parameters). All apartments in the Central Business District, not meeting these exemptions, are subject to development charges. Because of the exemptions, the former YMCA and any development at the former St. Joseph's hospital that has occurred after April 30, 2018 is exempt from DCs.

Through Report CSSS20-020 Affordable Housing Community Improvement Plan Program Incentives for Habitat for Humanity - 33 Leahy's Lane, dated November 2, 2020 and Report CSSS22-018 Affordable Housing - Habitat for Humanity Leahy's Lane Phase 1 and 2, dated June 13, 2022, Council approved development charges refunds in the amount of \$1,096,039 for the Phase 1 and 2 development. DCs will be collected from the developer, credited to the DC Reserve and then the developer will be reimbursed through the Housing Services Partnership Reserve, ensuring the DC Reserve is kept whole.

Through the 2024 DC Background Study process, the City will examine whether to further adjust its DC reserve funds to account for the above exemptions. In that way, any DC revenue shortfall arising from the exemptions will not be paid for through higher DCs imposed on other development in the City.

4-6) How much interest did the DC account earn in Year 2021? How much interest did the City Capital Budget charge the DC's in the Year 2021? Does Council consider the difference in interest to be fair?

The development charges reserve accounts earned \$39,415 interest in 2021. Interest revenue on development charges reserves was calculated based on the Bank of Canada rate of 0.25%.

Interest paid on outstanding development charges related debt totalled \$944,211 in 2021. The debt related interest charged to the DC reserves is the actual interest

cost incurred for DC related debentures and averages approximately 3.5%. At the end of 2021 there remains \$28.0 million in outstanding DC related debt.

7) New development is paying a fee for affordable housing and should not be expected to design and construct affordable housing units within new development projects.

Recognizing the need for affordable housing increases as the City grows, an annual investment in affordable housing has been included in the DC capital program. Given the broad community benefit of this investment, a 90 per cent BTE has been deducted from the City's total capital cost and removed from development charge consideration. It is noted that the City has been using development charges to pay for affordable housing for more than a decade.

8) The Hemson report is proposing that new development pay a fee towards the operation and expansion of the sewage treatment plant. The City of Peterborough made a deal with the new home building industry, whereby, the operation and expansion of the sewage treatment plant is funded through the "User Pay" system. Water metres were installed throughout the City of Peterborough and each home/business owner pays for "metred water in" and "sewage flow out" based on "metred water in."

The City-Wide development charge for Sewage services has not been adjusted through the Amendment Background Study and Sewage development charge revenues are not used to fund the operation of sewage treatment plants. The City's sewer surcharge cover the operating costs and asset management costs (including maintenance, repair, rehabilitation, and ultimate replacement) of the plants. However, they do not fund the growth-related capital expenditures required to expand the capacity of these facilities in response to development and redevelopment. The sewage treatment infrastructure expansion costs are funded by development charges.

Following the Public Meeting, the City received a copy of a County staff report dated June 29, 2022 to Peterborough County Council regarding the City's Development Charges Studies, and is attached as Appendix G. The report recommended that a letter be sent to the City requesting consideration of the County's comments in the finalization of their Development Charges Review. The following addresses the issues raised by the County:

1) Airport - The City-Wide Amendment Development Charges Background Study and By-laws that are being brought forward for City Council's consideration makes no change to the DCs imposed for the "Roads and Other City-Wide Engineering" and "Sewage Treatment" services under the current City-Wide DC by-laws. As such, the DCs for these services will continue to be based on the capital program set out in the 2019 Development Charges Background Study which, in the case of the Roads and Other City-Wide Engineering, was based on the 2012 Council-approved Transportation Master Plan. The program includes projects associated with the City

of Peterborough Airport, both to extend water and sewer services to the Airport (see p.181 of the 2019 Background Study for details on cost and timing of the works). The City will be able to update the Roads capital program, including projects related to the Airport, to reflect changes arising from the new Transportation Master Plan during its 2024 DC Background Study update.

2) Chemong Road North - As noted above, no change to DCs for the Roads and Other City-Wide Engineering DC capital program was made through this 2022 Amendment Background Study. A full update of the program, to reflect the changes arising from the new Transportation Master Plan, will be conducted as part of the 2024 DC review. The 2024 review will also review the provisions of the current local service policy, which is set out in Appendix G of the 2019 DC Background Study.

3) Otonabee-South Monaghan – The City will continue to share DC revenues for any development in the Coldsprings area with the Township of Otonabee-South Monaghan as per the 2011 Boundary Adjustment agreement. The Agreement expires December 31, 2027.

4) County-City Paramedics - Land Ambulance is a municipal service eligible for DC funding under the recently amended *Development Charges Act*. To the extent that the City is incurring growth-related capital expenditures for this service, these expenditures can be considered under the forthcoming 2024 DC review.

Studies Comply with the Act and Steering Committee Established

Both Studies have been undertaken in compliance with the provisions of the **Development Charges Act, 1997** (DCA) and its regulation (Ontario Regulation 82/98). A Development Charges Steering Committee was established to oversee the Study process. The Committee included two representatives from the Peterborough and the Kawarthas Homebuilders Association and two community representatives. The Committee Members were:

- Chief Administrative Officer
- Commissioner of Infrastructure and Planning Services
- Commissioner of Corporate and Legislative Services
- Commissioner of Community Services
- Manager of Financial Services
- Manager of Planning
- Manager of Infrastructure Management
- Financial Analyst, Special Projects
- Mike Davenport, representative from the PKHBA
- Paul Dietrich, representative from the PKHBA,
- Stephen Hill, community representative;
- Laura Keresztesi, community representative;

Planning Area Specific Development Charges (ASDC) Background Study

With the expiry of the ASDC By-laws 17-072 to 17-079 inclusive, a new ASDC Background Study pertaining to sanitary trunk sewers, stormwater facilities, servicing and planning studies in the eight specific planning areas is necessary prior to passing new ASDC By-laws.

The Study supports both rate increases and decreases across the various planning areas. Lily Lake experiences the largest decrease from a current to calculated rate of 31%. The other planning area with a decrease is the Liftlock area. Jackson has the largest increase at 55%. Carnegie East and West and Chemong East and West and Coldsprings are also experiencing increases to the area specific charges. Table 1 shows the current and proposed residential area specific DC rates to take effect August 1, 2022.

There are multiple factors leading to rate changes including shifts in forecasted growth, increased costs, and higher borrowing costs. Altogether there is capacity for an additional 10,620 residential units to be constructed to build-out the areas. This translates into a population in the new units of approximately 26,200. The Official Plan now contemplates industrial land designations in both Chemong West and Coldsprings shifting the projected growth. The non-residential development forecast for these two planning areas is for employment growth of 1,760 and associated new building floorspace of 158,400 square metres.

All construction costs are shown in 2022 dollars. Higher tendered project costs have been included, with a notable increase for the Bethune Street Sanitary Trunk Sewer impacting the DC rates in Carnegie East and West and Chemong East and West. Also, a new pumping station is now included in Jackson which was not contemplated in the previous 2017 Background Study.

The development-related capital program is comprised of sanitary and storm sewer works, storm water management ponds and various studies totaling an estimated \$81.6 million.

Table 1 - Current and Proposed Residential Area Specific DC Rates to Take Effect August 1, 2022

Planning Area	Charge per Single Detached Unit		Difference	
	Current Charge	Calculated Charge	\$	%
Jackson	\$2,589	\$4,023	\$1,434	55.4%
Carnegie East	\$9,533	\$11,257	\$1,724	18.1%
Carnegie West	\$6,790	\$7,906	\$1,116	16.4%
Chemong East	\$9,571	\$10,091	\$520	5.4%
Chemong West	\$10,678	\$12,166	\$1,488	13.9%
Liftlock	\$12,222	\$10,965	(\$1,257)	-10.3%
Coldsprings	\$7,891	\$9,393	\$1,502	19.0%
Lily Lake	\$9,210	\$6,386	(\$2,824)	-30.7%

If implemented, the non-residential charges calculated for Chemong West of \$45.82 per square metre and Coldsprings of \$35.38 per square metre would be the first non-residential ASDCs to be imposed in the City.

2022 City-wide Development Charges Scoped Amendment Background Study

On January 1, 2020 and September 17, 2020 through Bill 108, the More Homes, More Choice Act, and Bill 197, the COVID-19 Economic Recovery Act, the Development Charges Act (DCA) and the Planning Act were amended. A limited scope amendment to the 2019 City-wide Development Charges (City-wide DC) Background Study, as part of a process to update By-laws 19-095 and 19-096, is primarily in response to these recent legislative amendments, with adjustments for major changes to the capital program within these service areas. Specifically, the scope of this amendment addresses the following items:

- a. eliminate the DC for Parking service in the by-laws as Parking is no longer eligible for DC funding;
- b. amend the by-laws to “top up” key services that could previously only be 90% DC-funded (the so-called “soft services” of General Government, Library Services, Recreation, Parks, Affordable Housing, and Waste Management);
- c. amend the capital program pertaining to the previous soft services to reflect significant changes such as the revised funding model for the City’s new twin-pad arena and the relocation of DelaFosse Library

The DC rates for Fire Services, Police Services, Public Works, Transit Services, Roads and Related and Sewage Treatment have not been altered. The following discussion regarding the development forecast and capital program relate only to those six services that are being amended:

- General Government
- Library Services
- Recreation
- Parks
- Affordable Housing
- Waste Diversion Services

Development Forecast

For the purposes of the City-wide amendment study, the forecasts are consistent with the City's 2019 Development Charges Background Study in that the City is assumed to achieve the same population by 2028. However, adjustments have been made to 2021 population and occupied dwelling figures to reflect newly released Census data. Data on building permits and housing completions since 2019 have also been updated based on information from Statistics Canada and the Canada Mortgage Housing Corporation (CMHC).

The forecast maintains the same 2028 planning horizon that was used for the 2019 Development Charges Background Study for general services. As such, a 7-year forecast, from 2022 to 2028, is used for the general services under review through the amendment study.

The forecast has projected growth in the 2022 to 2028 period to accommodate 11,734 persons in 4,989 new dwelling units. The non-residential portion of the forecast is based on the projected increase in employment levels and amount of new building space required to accommodate them. The forecast projects a growth of approximately 2,816 new employees in roughly 175,999 square metres of new non-residential building floor area. This is relatively stable in comparison to 2014, when the forecasted growth in employment was 4,790 new employees accommodated in 338,430 square metres of new non-residential building space. A shift of growth into the latter years of the development forecast has put downward pressure on the proposed development charge rates.

Development Related Capital Program

The capital program set out in the 2022 Development Charges Amendment Study is largely consistent with the capital program included in the 2019 Development Charges Background Study. Project timing, costs and grant funding have been adjusted to reflect the latest information included in the 2022 Capital Budget and Forecast.

The most significant change in the capital program is in Recreation. Although the 2019 DC Background Study reflected the construction of a new arena and aquatic complex, the amendment study accounts for the withdrawal of federal and provincial grant funding (previously \$49.8 million). The entire \$90.0 million cost of the facility is now being borne by the City. The benefit to existing residents of \$23.7 million accounts for the replacement of the existing ice pad at the Northcrest Arena and is not eligible for DC

funding. Of the total facility cost, \$28.9 million is eligible for development charges funding within the 7-year forecast period.

Proposed Rates

As shown in Table 2, the proposed rate for the City-wide residential rate, to take effect August 1, 2022, would be 12.7% (\$34,795 to \$39,224) higher than the current rate and the non-residential rate would be lower by 3.3% (\$145.71 to \$140.91).

Table 2 - Current and Proposed Residential City-wide DC Rates to Take Effect August 1, 2022

Service	Current Singles & Semis Charge	Calculated Singles & Semis Charge	Difference in Charge	
General Government	\$295	\$256	(\$39)	-13.2%
Library Services	\$1,207	\$1,098	(\$109)	-9.0%
Fire Services*	\$807	\$807	\$0	0.0%
Police Services*	\$448	\$448	\$0	0.0%
Recreation	\$2,255	\$7,853	\$5,598	248.2%
Parks	\$2,746	\$2,960	\$214	7.8%
Public Works*	\$845	\$845	\$0	0.0%
Parking**	\$1,139	\$0	(\$1,139)	-100.0%
Transit Services*	\$2,245	\$2,245	\$0	0.0%
Affordable Housing	\$335	\$262	(\$73)	-21.8%
Waste Management	\$172	\$149	(\$23)	-13.5%
Subtotal General Services	\$12,493	\$16,922	\$4,429	35.5%
Roads & Other City-Wide Engineering*	\$21,127	\$21,127	\$0	0.0%
Sewage Treatment*	\$1,175	\$1,175	\$0	0.0%
Subtotal Engineered Services	\$22,302	\$22,302	\$0	0.0%
TOTAL CHARGE PER UNIT	\$34,795	\$39,224	\$4,429	12.7%
* Current charge in by-law if left unchanged.				
** No longer eligible for recovery under the DCA				

Table 3 provides a comparison of the current and calculated rates for both the City-wide Development Charge and Area Specific Development Charge to take effect August 1, 2022, assuming the proposed rate changes are approved.

Table 3
Current and Calculated City-wide and Area Specific DC Rates August 1, 2022

Residential – Single and Semis

Planning Area	Charge per Single Detached Unit		Difference in Charge	
	Current Charge	Calculated Charge	\$	%
City-Wide	\$34,795	\$39,224	\$4,429	12.7%
Jackson	\$37,384	\$43,247	\$5,863	15.7%
Carnegie East	\$44,328	\$50,481	\$6,153	13.9%
Carnegie West	\$41,585	\$47,130	\$5,545	13.3%
Chemong East	\$44,366	\$49,315	\$4,949	11.2%
Chemong West	\$45,473	\$51,390	\$5,917	13.0%
Liftlock	\$47,017	\$50,189	\$3,172	6.7%
Coldsprings	\$42,686	\$48,617	\$5,931	13.9%
Lily Lake	\$44,005	\$45,610	\$1,605	3.6%

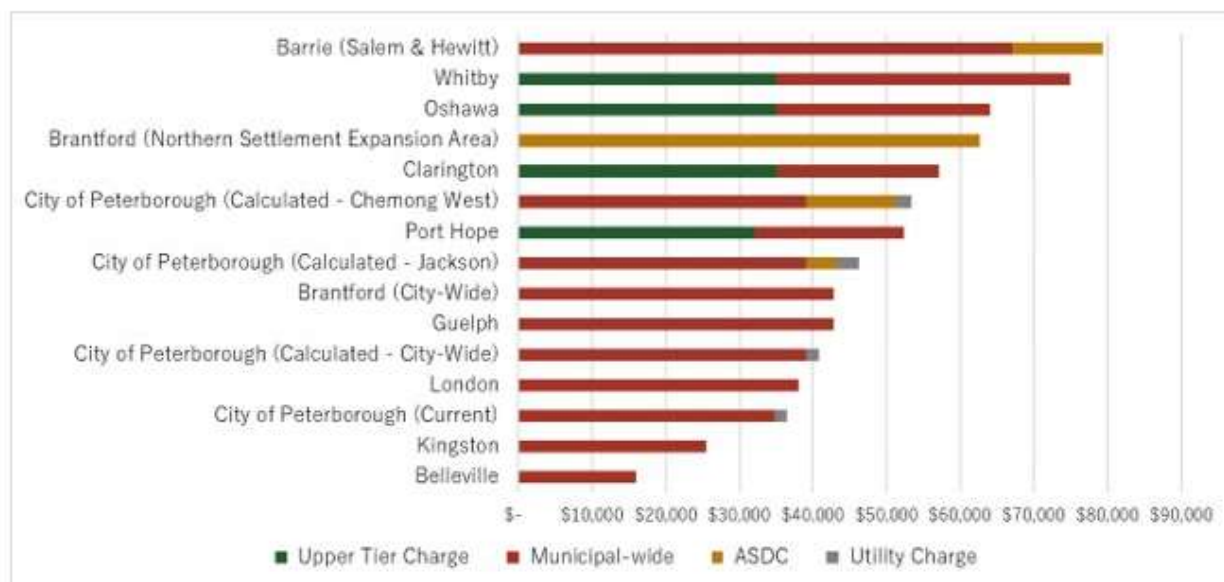
Non-Residential

Planning Area	Charge per M ²		Difference in Charge	
	Current Charge	Calculated Charge	\$	%
City-Wide	\$145.71	\$140.91	(\$4.80)	-3.3%
Jackson	\$145.71	\$140.91	(\$4.80)	-3.3%
Carnegie East	\$145.71	\$140.91	(\$4.80)	-3.3%
Carnegie West	\$145.71	\$140.91	(\$4.80)	-3.3%
Chemong East	\$145.71	\$140.91	(\$4.80)	-3.3%
Chemong West	\$145.71	\$186.74	\$41.03	28.2%
Liftlock	\$145.71	\$140.91	(\$4.80)	-3.3%
Coldsprings	\$145.71	\$176.29	\$30.58	21.0%
Lily Lake	\$145.71	\$140.91	(\$4.80)	-3.3%

The increase in proposed development charges are due to the significant number of large capital projects in which the City is looking to invest over the planning horizon, the associated cost increases, shifts in project growth, and absence of provincial and federal grant funding for the new recreation complex. Portions of the capital forecast that are related to the replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the planning period are excluded from the DC calculation. After these reductions, the remaining development related capital costs are brought forward to the development charges calculation. Staff are of the opinion that although the 4%-16% residential rate increases are significant, the overarching principle that “growth pays for growth,” should be adhered to.

The proposed charges are in line with comparable municipalities as shown in Table 4.

Table 4 - Municipal Comparison of proposed Residential DC rates



Indexing of Development Charges

Indexing is permitted under the DCA and ensures the development charge rates as calculated are adjusted by an inflation factor on the assumption that the capital costs identified in the Study will also be increasing due to inflationary impacts. The proposed calculated rates reflected in this report are in 2022 dollars and will be indexed for the first time January 1, 2023 and then each January 1 thereafter.

Deferral of Payment Agreement

Since 2006 an agreement has been in effect between the City and the Peterborough Kawartha Homebuilders Association (PKHBA) that permits its members to defer the payment of residential development charges from the time of issuance of a building permit to the date of occupancy.

Amendments to the Development Charges Act, 1997 now compel municipalities to defer the collection of development charges in equal annual instalments over five years for rental housing and institutional development and over 20 years for non-profit housing development. Accordingly, staff will further review deferral payment agreements within the context of these amendments.

No Changes to Exemptions

No changes are proposed to the DC exemptions that are in the current by-laws. This includes exemptions for public hospitals, places of worship, cemetery or burial grounds, Trent University and Fleming College, farm buildings and development within the Commercial Core Sub-area and the Waterfront Commercial Sub-area of the Central Area as depicted on Schedule J of the Official Plan. There is also an exemption for re-development within existing buildings in all other Sub-Areas of the Central Area, as depicted on Schedule J of the Official Plan.

Community Benefits Charges

In keeping with Hemson's Community Benefits Charges White Paper presented in Report CLSFS22-019 dated June 13, 2022, Staff recommend that the City adopt a 'wait and see' approach to implement a Community Benefits Charge By-law until 2024 to coincide with the City embarking on a full City-wide Development Charges Background Study. This will allow a better understanding of the implementation of CBCs based on the experience of other municipalities and the results of potential CBC appeals.

Summary

The fundamental principle behind development charges is that the costs of growth-related infrastructure should be primarily borne by the beneficiaries of such infrastructure. Existing taxpayers should not be required to pay for a substantial portion of the costs of growth-related infrastructure.

At the same time, any development charge revenue collected must be supported by a Background Study as required under the **Development Charges Act, 1997** and staff must be able to justify the projects and costs to any new ratepayers. By setting the Area Specific Development Charges rates and the City-wide Development Charges rates as supported by the Background Studies, staff believe this is the fairest approach to both existing and future ratepayers.

Submitted by,

Richard Freymond
Commissioner of Corporate and Legislative Services

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Attachments:

Appendix A - Planning Area Specific Development Charges Background Study (2022)

Appendix B - City-wide Development Charges Amendment Background Study (2022)

Appendix C - Community Benefits Charges White Paper dated May 26, 2022

Appendix D – Presentation by Stefan Krzeczunowicz, Hemson Consulting Ltd, June 27, 2022

Appendix E – Letter from Peterborough Kawartha Home Builders Association presented June 27, 2022

Appendix F – Letter from Murray Davenport, dated June 27, 2022

Appendix G – Peterborough County Staff Report, dated June 29, 2022

Report

Prepared by Hemson for the City of Peterborough

Planning Area-Specific Development Charges Background Study

May 26, 2022



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Executive Summary

The following summarizes the findings of the City of Peterborough's 2022 Planning Area-Specific Development Charges (ASDC) Background Study.

A. Study Consistent With Development Charges Legislation

- This ASDC Background Study calculates development charges for the City of Peterborough in compliance with the provisions of the *Development Charges Act, 1997* (DCA) and its associated regulation *Ontario Regulation 82/98* (O. Reg. 82/98).
- In 2017, the Council of the City of Peterborough passed ASDC By-laws 17-072 to 17-079 to impose planning area-specific development charges. The by-laws will expire on August 1, 2022.
- The City needs to continue implementing development charges to help fund capital projects related to development in specific growth areas of Peterborough so that development continues to be serviced in a fiscally responsible manner. Adjustments to the development charge rates are required in order to reflect the revised costs associated with the infrastructure requirements.
- This study identifies the development-related capital costs that are attributable to the development that is forecast to occur in the City to build-out of eight planning areas. The costs are apportioned to types of residential development (single-detached, semi-detached, rows, apartments) and non-residential development in a manner that reflects the increase in the need for each service attributable to each type of development.
- The calculated charges are the maximum charges the City could adopt for each planning area. Lower charges can be implemented.

However, without change to the capital program, lower charges will need to be funded from non-development charge sources, likely property taxes.

B. Development Forecast

City planning staff have revised the planning area development forecasts to reflect recent development activity and updated development plans. The planning areas examined in this study are:

- Jackson;
 - Carnegie East;
 - Carnegie West;
 - Chemong East;
 - Chemong West;
 - Lily Lake;
 - Liftlock; and
 - Coldsprings.
-
- The residential development forecast for the planning areas consists of high, medium and low density housing units. Altogether there is capacity for an additional 10,620 units to be constructed to build-out of the areas. This translates into a population in the new units of approximately 26,200.
 - The non-residential development forecast for two planning areas (Chemong West and Coldsprings) is for employment growth of 1,760 and associated new building floorspace of 158,400 square metres.

C. Development-Related Capital Program

- City engineering and planning staff, in collaboration with the consulting team, have prepared a development-related capital

program setting out projects that are required to service the anticipated development in each planning area.

- The development-related capital programs are based on a build-out planning horizon for each of the planning areas.
- The ASDCs are calculated for the provision of sanitary trunk sewers, sewage pumping stations, planning and servicing studies, stormwater management facilities, oversizing costs, recovery of negative reserve fund balances, and associated financing costs.
- The total cost associated with all of the planning area-specific development-related works amounts to \$81.6 million.
- The position of the ASDC reserve funds varies by planning area. Overall, there is a \$5.2 million deficit, which is eligible for recovery and has been included in the ASDC calculation.

D. Calculated Development Charges

- The calculated residential development charges are recommended to vary by unit type, reflecting the occupancy patterns expected in different built forms and the associated demand placed on municipal services.
- The calculated non-residential development charges are recommended to be imposed as a charge per square metre of gross floor area of new building space.
- The following summarizes the calculated development charges:

Calculated Residential Development Charge by Unit Type

Planning Area	Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments
Jackson	\$4,203	\$3,409	\$2,318
Carnegie East	\$11,257	\$9,540	\$6,487
Carnegie West	\$7,906	\$6,700	\$4,556
Chemong East	\$10,091	\$8,551	\$5,815
Chemong West	\$12,166	\$10,310	\$7,011
Liftlock	\$10,965	\$9,293	\$6,319
Coldsprings	\$9,393	\$7,960	\$5,413
Lily Lake	\$6,386	5,412	\$3,680

Calculated Non-Residential Development Charge per Square Meter

Planning Area	Non-Residential Development Charge per Sq. M.
Chemong West	\$45.82
Coldsprings	\$35.38

1. Introduction and Background

This City of Peterborough Area-Specific Development Charges (ASDC) Background Study is presented as part of a process to approve a new development charge by-law in compliance with the *Development Charges Act, 1997* (DCA) and *Ontario Regulation 82/98* (O.Reg. 82/98).

The DCA and O. Reg. 82/98 require that a development charges background study be prepared in which development charges are determined with reference to:

- a forecast of the amount, type and location of development anticipated in the municipality;
- a review of future capital projects, including an analysis of gross expenditures, funding sources and net expenditures incurred or to be incurred by the municipality to provide for the expected development. This includes the determination of the development and non-development-related components of the capital projects;
- an examination of the long-term capital and operating costs for the infrastructure required for each service to which the development charge by-laws relate; and
- an asset management plan to deal with all assets whose capital costs are proposed to be funded under the DC by-law, demonstrating that all assets included in the capital program are financially sustainable over their full life cycle.

This study presents the results of the review, which determines the development-related net capital costs attributable to development that is forecast to occur in eight planning areas of the City. These development-related net capital costs are then apportioned among various types of

residential and non-residential development in a manner that reflects the increase in the need for each service.

The City currently imposes two types of development charges for the recovery of development-related capital costs:

1. City-wide uniform development charges – for the recovery of development-related costs for the provision of General Government, Library Services, Fire Services, Police Services, Recreation, Parks, Affordable Housing, Waste Management, Public Works, and Transit Services. The City-wide charges also recover development-related costs for Sewage Treatment and Roads and Other City-Wide Engineering works, which include the provision of wastewater treatment and major sewage collection, major roads and roadway structures such as sidewalks, streetlights, and special traffic management and design features, as well as stormwater management projects and related studies.
2. Planning Area-Specific Development Charges (ASDCs) – for the recovery of development-related costs of sanitary trunk sewers, stormwater facilities, and servicing and planning studies with localized benefits that accrue to specific planning areas of the City.

The City-wide development charges are imposed uniformly on all development in the City regardless of its location. The ASDCs are levied on a planning area-specific basis over and above the City-wide charges. This study addresses only the ASDCs.

The DCA provides for a period of public review and comment regarding the proposed ASDCs. The process includes considering and responding to comments received by stakeholders and members of the public about the calculated charges and methodology used at a formal public meeting of Council.

As well as the public meeting, the ASDC process has been undertaken in consultation with a Development Charges Steering Committee comprising senior City staff, representatives of the Peterborough & The Kawartha Home Builders Association, and citizen representatives. The Steering Committee has been presented with background data and details on key inputs and assumptions throughout the study process.

In accordance with the DCA, and following Council's review of the ASDC Background Study, it is intended that Council will pass new area-specific development charges for the City's eight planning areas.

The remainder of this study sets out the information and analysis upon which the calculated ASDCs are based.

Section II sets out the planning areas of the City to which the ASDCs would apply. It also reviews the methodology that has been used to calculate the charges.

Section III outlines the residential and non-residential development forecasts for each planning area over planning period to build out.

Section IV summarizes the future development-related capital costs required to meet the increased need for area-specific services in each planning area.

Section V sets out the proposed new ASDC rates for the planning areas and compares the new rates to those with currently in force.

Section VI examines the long-term capital and operating cost impacts for the infrastructure included in the Background Study. It also addresses the asset management provisions required to maintain the development-related components of the capital projects included in the analysis.

Finally, Section VII provides a discussion of other issues and considerations including by-law administration and local service policies.

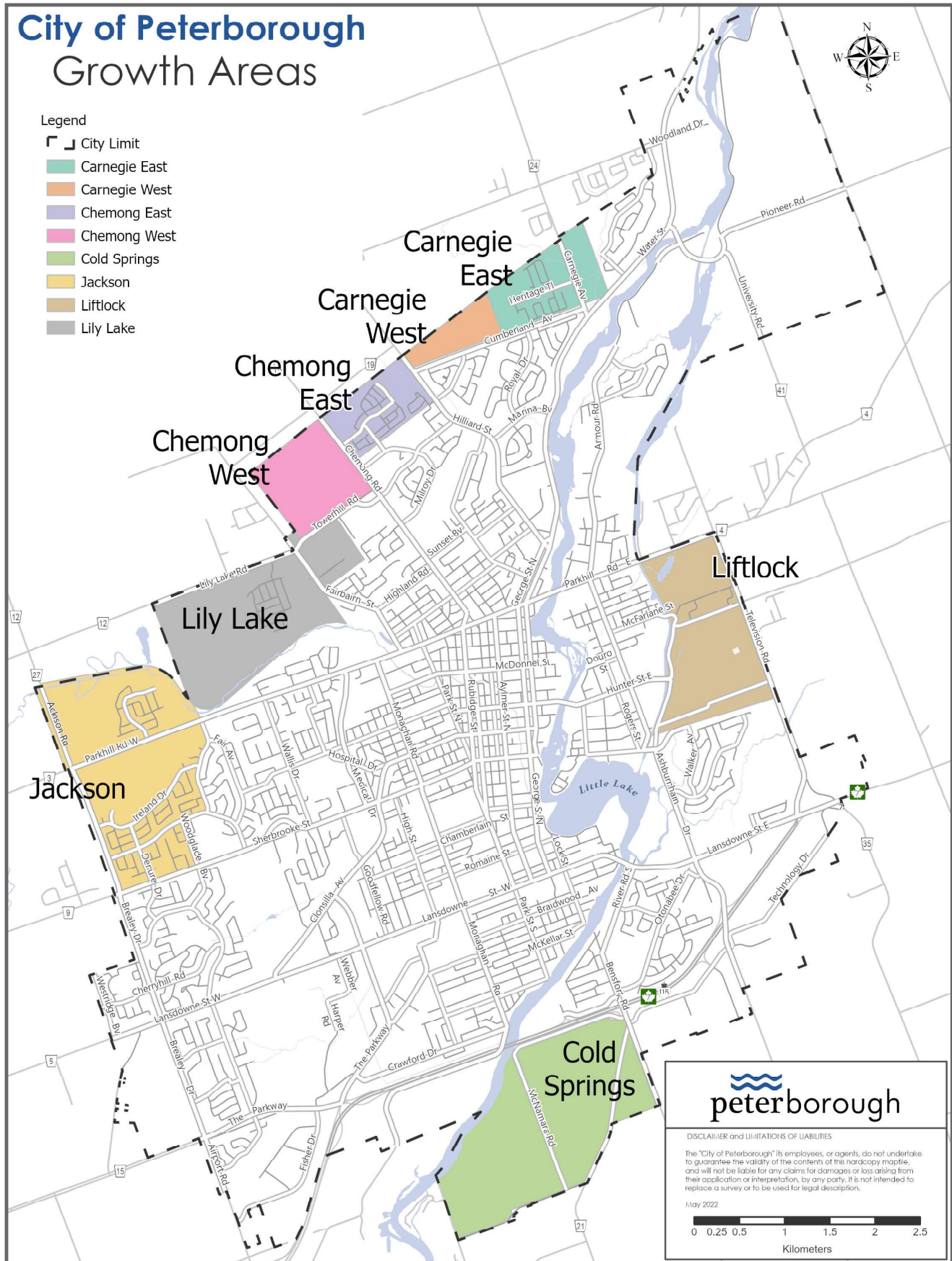
2. Area-Specific Approach Used to Align Development-Related Costs and Benefits

Several key steps are required when calculating a development charge. However, specific circumstances arise in each municipality that must be reflected in the calculation. In this study, we have tailored our approach to the City of Peterborough's unique circumstances, particularly with respect to each individual planning area. The planning areas examined are:

- Jackson;
- Carnegie East;
- Carnegie West;
- Chemong East;
- Chemong West;
- Lily Lake;
- Liftlock; and
- Coldsprings.

The planning areas (or “growth areas”) are shown in Map 1.

The approach to the proposed development charges focusses on providing a reasonable alignment of development-related costs with the development that necessitates them. This background study focusses only on the City's planning areas, which is consistent with past practice and is deemed the best way to align development-related costs and benefits in the newly developing areas of the City.



A. Area-Specific Approach is Appropriate in Peterborough

The DCA provides municipalities with flexibility to define services that will be included in the development charges by-laws, provided that other provisions of the Act and Regulation are met. The DCA also requires that the by-laws designate the areas within which they shall be imposed. Development charges may apply to all lands in the City or to specifically designated development areas as specified in the by-laws. The City currently imposes development charges on both a City-wide and area-specific basis.

The City-wide development charges recover costs related General Government (i.e. studies), Library Services, Fire Services, Police Services, Recreation, Parks, Affordable Housing, Waste Management, Public Works, and Transit Services. The City-wide charges also recover development-related costs for Sewage Treatment and Roads and Other City-Wide Engineering works, which include the provision of wastewater treatment and major sewage collection, major roads and roadway structures such as sidewalks, streetlights, and special traffic management and design features, as well as stormwater management projects and related studies.

The City's current ASDCs recover development-related costs for the provision of some sanitary trunk sewers, pumping stations, stormwater facilities, and servicing and planning studies to service future growth areas in the City with unique infrastructure and servicing needs. The area-specific approach is applied to these services to more closely align the capital costs for these services with the development in the planning areas that will directly benefit from the required infrastructure.

The area-specific approach can facilitate front-end financing arrangements for the designated services should the City choose to use the front-ending provisions of the DCA. As an alternative, area-specific charges can also facilitate the use of developer group cost-sharing agreements and similar agreements.

B. Key Steps in Determining Development Charges for Future Development-Related Projects

Several key steps are required in calculating development charges for future development-related projects. These are summarized below.

i. Development Forecast

The first step in the methodology requires a development forecast to be prepared over a planning period for each planning area, in this case from 2022 to build-out. The development forecast is based on information on previously constructed, approved, and future development by type provided by City staff with reference to existing development plans and master servicing studies.

For each planning area, future housing units are forecasted based on built form (low, medium and high density) to build-out of the area. When calculating the residential development charges, the development-related net capital costs are divided by the additional population that will occupy the new housing units. As such, the population in each type of dwelling unit in each planning area is forecasted using occupancy factors based on Census data.

For two planning areas—Chemong West and Coldsprings—a non-residential forecast estimates the amount of building space to be developed over the planning period build out. The forecast is based on the projected increase in employment in each area and the anticipated amount of new building space required to accommodate it.

ii. Service Categories and Historical Service Levels

The DCA stipulates that development charges cannot be used to increase the average level of service in the City beyond what has been provided over the previous ten years on a service-by-service basis. However, if the average level of service determined is lower than the standard level of service required under another Act, the standard level of service required under the other Act may be deemed to be the average level of service. For the services considered under this study, the level of service is established through engineering standards, Provincial health regulations, and environmental legislation.

iii. Development-Related Capital Program and Analysis of Costs to be Recovered Through Development Charges

A development-related capital program has been prepared by City engineering and planning staff in consultation with the consulting team. The program identifies development-related projects and gross and net costs, allowing for capital grants, subsidies or other recoveries as required by the DCA (s. 5. (2)).

The capital program provides another cornerstone upon which development charges are based. The DCA requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

The development-related capital programs prepared for this study ensure that DCs are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development in each planning area. It is not sufficient in the calculation of development charges merely to have had the service in the

past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the benefitting sectors. This is typically based on apportionments for different services in accordance with the demands placed and the benefits derived by the residential and non-residential sectors. In six of the planning areas all future development will be residential in nature; as such, all costs are allocated to the population growth in new units, which yields a development charge per capita. The per capita charge is applied to different housing types on the basis of average occupancy, informed by the City of Peterborough Census data.

Services in the Chemong West and Coldsprings planning areas are deemed to benefit both the residential and non-residential sectors. The apportionment of costs for in these areas is based on the expected demand for, and use of, the service by each sector reflected in shares of population and employment growth. The non-residential development charges are calculated based on the growth that is forecast in non-residential building space in square metres.

v. Final Adjustments

The final determination of the development charges results from adjustments made to development-related net capital costs to account for existing ASDC reserve fund balances (negative or positive) and other outstanding funding needs.

3. Development Forecast

The Development Charges Act (DCA) requires the City 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 City to prepare a reasonable development-related capital program.

This section provides the basis for the development forecast used to calculate the development charges for each planning area and summarizes the forecast results. The area of each planning area remains the same as it was under the 2012 and 2017 ASDC Background Studies. However, the development forecasts for each area have been updated based on recent construction activity, updated development plans, and City Official Plan and secondary plan updates that have taken place in recent years.

A. Residential Development Forecast By Planning Area

Development charges are levied on residential development as a charge per new unit. Therefore, a projection of both the dwelling units and population in new units is required. Table 1 summarizes the residential forecast for all eight planning areas in the City. The planning period for the forecast and throughout this ASDC study is from 2022 to build-out.

Table 1 shows the total number of previously approved units, which refer to units that have been built, are currently under construction, or those units that have been approved and have paid ASDCs. Also shown is the future residential units by planning area that can be accommodated to build-out of each area. Over the planning period from 2022 to build-out, the total number of new residential units in the planning areas is forecast to increase by

TABLE 1

CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
PLANNING AREA-SPECIFIC RESIDENTIAL DEVELOPMENT FORECAST

	Previously Approved				Previously Approved Total	Future Residential Units		Future Residential Unit Total	Population in New Units	
	Built or Under Construction, ASDC Paid	Built Prior to ASDC (pre- 2005)	Approved ASDCs Paid	Approved ASDCs Not Yet Paid		Potential	PPU		Population	
Carnegie East Planning Area										
Low Density	353	36	-	-	389	-	172	172	2.95	507
Medium Density	181	-	-	-	181	-	194	194	2.50	485
High Density	-	-	-	96	-	96	147	243	1.70	413
Total	534	36	-	-	570	-	513	609		1,406
Carnegie West Planning Area										
Low Density	-	-	-	-	-	-	201	201	2.95	593
Medium Density	-	4	-	-	4	-	290	290	2.50	725
High Density	-	-	-	-	-	-	140	140	1.70	238
Total	-	4	-	-	4	-	631	631		1,556
Chemong East Planning Area										
Low Density	460	25	98	-	583	-	-	-	2.95	-
Medium Density	143	-	-	-	143	-	-	-	2.50	-
High Density	-	-	-	-	-	91	-	91	1.70	155
Total	603	25	98	-	726	91	-	91		155
Chemong West Planning Area										
Low Density	-	21	-	-	21	-	284	284	2.95	838
Medium Density	-	-	-	-	-	-	459	459	2.50	1,148
High Density	-	-	-	-	-	-	451	451	1.70	767
Total	-	21	-	-	21	-	1,194	1,194		2,752
Coldsprings Planning Area										
Low Density	-	29	-	-	29	-	1,089	1,089	2.95	3,213
Medium Density	-	-	-	-	-	-	1,225	1,225	2.50	3,063
High Density	-	-	-	-	-	-	594	594	1.70	1,010
Total	-	29	0	-	29	-	2,908	2,908		7,285
Jackson Planning Area										
Low Density	804	483	2	163	1,289	163	435	598	2.95	1,764
Medium Density	303	-	39	40	342	40	424	464	2.50	1,160
High Density	-	-	-	-	-	-	328	328	1.70	558
Total	1,107	483	41	203	1,631	203	1,187	1,390		3,482
Liftlock Planning Area										
Low Density	4	90	-	501	94	501	232	733	2.95	2,162
Medium Density	-	-	-	56	-	56	271	327	2.50	818
High Density	-	-	-	150	-	150	174	324	1.70	551
Total	4	90	-	707	94	707	677	1,384		3,531
Lily Lake Planning Area										
Low Density	154	52	208	1,034	414	1,034	45	1,079	2.95	3,183
Medium Density	-	-	19	592	19	592	160	752	2.50	1,880
High Density	-	-	172	442	172	442	140	582	1.70	989
Total	154	52	399	2,068	605	2,068	345	2,413		6,052
ALL GROWTH AREAS										
Low Density	1,775	736	308	1,698	2,819	1,698	2,458	4,156	2.95	12,260
Medium Density	627	4	58	689	689	688	3,023	3,711	2.50	9,278
High Density	-	-	172	779	172	779	1,974	2,753	1.70	4,680
Total	2,402	740	538	3,165	3,680	3,165	7,455	10,620		26,218

Sources: City of Peterborough Planning

10,620. The anticipated mix of new housing is 39% low density (single and semi-detached units), 35% medium density (rowhouses and other multiple dwelling types), and 26% high density (apartments). This represents a higher density housing mix than was forecast under the 2017 ASDC Background Study.

The housing unit forecast translates into a population in new units of approximately 26,200 across all planning areas. The population growth in new units was determined by applying occupancy factors to each type of dwelling unit, based on 2016 Census data (2021 Census data is as yet unavailable). The Persons Per Unit (PPU) factors used in the study were 2.95, 2.50, and 1.70 for low, medium and high density units respectively.

B. Non-Residential Development Forecast for Chemong West and Coldsprings

The City is now planning to designate 110 hectares of employment area within the Chemong West and Coldsprings planning areas. The non-residential development forecast is for total growth of 158,400 square metres of new non-residential building space with an accompanying employment growth of 1,760 (see Table 2).

TABLE 2
CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
PLANNING AREA-SPECIFIC NON-RESIDENTIAL DEVELOPMENT FORECAST

	Developable Employment Area (ha)	Net Land Area (ha)	Employees per Net Ha	Employment Growth	Floor Space per Employee (sq.m.)	Gross Floor Area Growth (sq.m.)
Chemong West Planning Area	30	24	20	480	90	43,200
Coldsprings Planning Area	80	64	20	1,280	90	115,200
ALL GROWTH AREAS	110	88	20	1,760	90	158,400

Source: Hemson Consulting

4. Development-Related Capital Program

The DCA requires that the Council of a municipality express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section II, Ontario Regulation 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. A Development-Related Capital Program is Provided for Council's Approval

Based on the development forecasts summarized in Section III, City staff, in collaboration with the consultants, have developed a development-related capital program setting out projects required to service anticipated growth in each of the City's planning areas.

One of the recommendations contained in this background study is for Council to adopt the development-related capital programs developed for the purposes of the ASDC calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein that are consistent with the development occurring in the City. It is acknowledged that changes to the capital program presented here may occur through the City's normal capital budget review and approval process.

B. Development-Related Capital Program Includes \$81.6 Million in Eligible Costs

All of the cost of the works identified in the development-related capital program are proposed to be recovered through the ASDCs. Several projects provide a benefit to more than one planning area and the cost of these projects has been apportioned between the benefiting areas based on build-out development potential:

- The total eligible cost of the Bethune Street Sanitary Trunk Sewer and road reconstruction is \$11.1 million, including financing, engineering, and design, and is shared between the Carnegie East (29%), Carnegie West (18%), Chemong East (15%), and Chemong West (38%) planning areas.
- The Parkway Sanitary Trunk Sewer, Parkhill Sewage Pumping Station, and Jackson Valley Trunk Sewer projects are shared between the Jackson and Lily Lake planning areas.
- The Chemong Road/Wolsely Street Sanitary Trunk Sewer (\$1.4 million in eligible costs) is shared between the Chemong East, Chemong West, and Carnegie West planning areas.
- The Hilliard Street Sanitary Trunk Sewer (\$2.6 million in eligible costs) is shared between the Chemong East and Chemong West planning areas.

The total cost of the planning ASDC development-related works is \$81.6 million, including \$56.9 million in net capital cost (i.e. net of grants, subsidies or other external funding sources), \$21.2 million in financing (including interest on existing debt), \$1.2 million in studies, and \$7.5 million in engineering, design, and contingency costs (see Table 3).

TABLE 3
CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM BY PLANNING AREA

Planning Area	Growth-Related Net Capital Cost ¹	Financing ²	Studies	Reserve Fund Adjustment	Engineering, Design & Contingency	Total Cost Eligible for Recovery
Jackson	\$ 6,078,161	\$ 1,082,632	\$ 200,000	\$ (2,612,503)	\$ -	\$ 4,748,289
Carnegie East	\$ 2,124,700	\$ 841,600	\$ 75,000	\$ 1,897,056	\$ 424,940	\$ 5,363,296
Carnegie West	\$ 2,524,360	\$ 1,031,000	\$ 100,000	\$ 9,816	\$ 504,872	\$ 4,170,048
Chemong East	\$ 2,644,419	\$ 1,040,561	\$ 14,163	\$ (3,441,856)	\$ 271,874	\$ 529,161
Chemong West	\$ 7,884,873	\$ 3,197,919	\$ 285,837	\$ 785,522	\$ 1,174,985	\$ 13,329,134
Liftlock	\$ 8,028,000	\$ 3,363,300	\$ 150,000	\$ (23,129)	\$ 1,605,600	\$ 13,123,771
Coldsprings	\$ 16,906,933	\$ 6,758,300	\$ 250,000	\$ (25,809)	\$ 3,381,387	\$ 27,270,811
Lily Lake	\$ 10,666,499	\$ 3,859,651	\$ 150,000	\$ (1,756,945)	\$ 182,912	\$ 13,102,117
TOTAL	\$ 56,857,945	\$ 21,174,963	\$ 1,225,000	\$ (5,167,849)	\$ 7,546,569	\$ 81,636,628

1. Costs are net of grants, subsidies, and other recoveries.

2. Financing includes interest on issued debt.

Appendix A

Each planning area has its own ASDC reserve fund. Overall, the reserve funds are in a deficit position of \$5.2 million, which is included as a recovery in the development-related capital program.

All of the infrastructure required to service development is considered to be entirely growth-related and, as such, no “benefit to existing” shares have been deducted. As well, no post-period share has been identified for the works as they have been designed to service each area to build-out.

Table 3 summarizes the development-related costs eligible for ASDC funding for each planning area. Details on individual capital works are provided in Appendix A.

5. ASDCs Calculated in Accordance with DCA

This section summarizes the calculation of development charges for each planning area by type of development. The calculation of the per capita residential charge is converted to a variable charge by housing unit type as discussed in Section II of this report. The non-residential charge is established as a charge per square metre of new gross floor area.

It is noted that the calculation of the ASDCs does not include any provision for exemptions required under the DCA, for example, the exemption for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charges revenue for the affected types of development. Any such revenue loss may not be offset by increasing other portions of the calculated charge.

A. Calculated Residential Development Charges

The development-related costs of the works under review are triggered by or provide direct benefit to development within eight specific planning areas. The costs are proposed to be recovered on an area-specific basis, which will yield different development charges in each specific planning area to be levied in addition to the City-wide development charges that are imposed through By-laws 19-095 and 19-096.

Table 4 summarizes the residential ASDC rate calculations by planning area. The table displays the DC-eligible costs, the share of costs that can be attributable to residential development, the population growth in new housing units based on future development potential and the calculated development charge rates per capita and by unit type for each area. The

TABLE 4

CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF CALCULATED RESIDENTIAL DEVELOPMENT CHARGES BY PLANNING AREA

Planning Area	Costs Eligible for DC Recovery	Residential Share	Residential Share of Costs	Development Potential - Population in New Units	Development Charge Per Capita	Development Charge By Unit Type (Note 1)		
						<u>Residential A</u> Singles & Semis	<u>Residential B</u> Other Multiples	<u>Residential C</u> Apartments
Jackson	\$4,748,289	100%	\$4,748,289	3,482	\$1,364	\$4,023	\$3,409	\$2,318
Carnegie East	\$5,363,296	100%	\$5,363,296	1,406	\$3,816	\$11,257	\$9,540	\$6,487
Carnegie West	\$4,170,048	100%	\$4,170,048	1,556	\$2,680	\$7,906	\$6,700	\$4,556
Chemong East	\$529,161	100%	\$529,161	155	\$3,421	\$10,091	\$8,551	\$5,815
Chemong West	\$13,329,134	85%	\$11,349,560	2,752	\$4,124	\$12,166	\$10,310	\$7,011
Liftlock	\$13,123,771	100%	\$13,123,771	3,531	\$3,717	\$10,965	\$9,293	\$6,319
Coldsprings	\$27,270,811	85%	\$23,195,242	7,285	\$3,184	\$9,393	\$7,960	\$5,413
Lily Lake	\$13,102,117	100%	\$13,102,117	6,052	\$2,165	\$6,386	\$5,412	\$3,680

Note 1: Based on Person Per Unit of

2.95 2.50 1.70

charge per single-detached unit ranges from a low of \$4,023 per unit in the Jackson area to a high of \$12,166 per unit in Chemong West.

B. Non-Residential Development Charges

The non-residential ASDC rate calculations by planning area are set out in Table 5. As with Table 4, the table displays the DC-eligible costs, the share of costs that can be attributable to non-residential development, the growth in building space (GFA) based on future development potential, and the calculated development charge rates per square metre for Chemong West and Coldsprings (\$45.82 per square metre and \$35.38 per square metre respectively).

C. Comparison of Calculated and Current ASDCs

Table 6 compares the newly calculated residential ASDCs with the current in-force charges. It demonstrates that the calculated charge is higher in six of the eight planning areas and lower in the Liftlock and Lily Lake areas. The fluctuations reflect different rates of development expectations as well as changes to project costs across the planning areas. In particular:

- The increase in the Jackson area (55%) is largely attributable to the addition of the \$2.1 million Parkhill Road West Pumping Station.
- Increases in Carnegie East and West, and Chemong East and West, are attributable to higher costs associated with the \$11.1 million Bethune Street Sanitary Trunk Sewer.
- The current higher cost of borrowing contributes to higher charges for all planning areas.

TABLE 5
CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF CALCULATED NON-RESIDENTIAL DEVELOPMENT CHARGES BY PLANNING AREA

Planning Area	Total Costs Eligible for DC Recovery	Non-Residential Share	Non-Residential Share of Costs	Development Potential - Sq.M. of GFA	Development Charge Per Sq.M.
Chemong West	\$13,329,134	15%	\$1,979,574	43,200	\$45.82
Coldsprings	\$27,270,811	15%	\$4,075,569	115,200	\$35.38

TABLE 6
CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
COMPARISON OF CURRENT & CALCULATED AREA-SPECIFIC DEVELOPMENT CHARGES

Planning Area	Charge per Single Detached Unit		Difference in Charge	
	Current Charge	Calculated Charge	\$	%
Jackson	\$2,589	\$4,023	\$1,434	55.4%
Carnegie East	\$9,533	\$11,257	\$1,724	18.1%
Carnegie West	\$6,790	\$7,906	\$1,116	16.4%
Chemong East	\$9,571	\$10,091	\$520	5.4%
Chemong West	\$10,678	\$12,166	\$1,488	13.9%
Liftlock	\$12,222	\$10,965	(\$1,257)	-10.3%
Coldsprings	\$7,891	\$9,393	\$1,502	19.0%
Lily Lake	\$9,210	\$6,386	(\$2,824)	-30.7%

Appendix A

If implemented, the non-residential charges calculated for Chemong West and Coldsprings would be the first non-residential ASDCs to be imposed in the City.

6. Long-Term Capital and Operating Costs and Asset Management Provisions

This section provides a brief examination of the long-term capital and operating costs for the capital infrastructure to be included in the development charges by-law. Also addressed is the required asset management provisions that must be by considered.

A. Net Operating Costs for City Services to Increase

The development-related capital costs discussed herein are fully fundable from development charges. The operating cost impacts of the expanded infrastructure are anticipated to be fully funded from additional tax revenues generated by the development-related increase in the property assessment base. Furthermore, new households will generate additional sewer utility rate revenue that will be utilized to fund any incremental sewage servicing operating costs.

Council is made aware of these factors so that they understand the financial implications of the quantum and timing of the projects included in the development-related capital forecast as set out in this study.

B. Annual Asset Management Plan Provision Requirements

The DCA requires that municipalities complete an Asset Management Plan before passing a development charges by-law. The general purpose of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the by-law are financially sustainable over their full life cycle.

The City's current Asset Management Plan (AMP) addresses the infrastructure required to service growth in Peterborough. The plan considers the state of existing infrastructure and available capacity to service development and makes reference to the infrastructure needs required to service development in the planning areas. The plan addresses service expansion in the City from a capacity perspective and speaks to intensification, growth, and future subdivision development.

Given that the timing of the infrastructure works, as well as the timing of future development, in the planning areas is unknown, annual provisions required for the eventual repair and replacement of the infrastructure in this study are based on the estimated useful life of each asset type. Table 7 demonstrates that the City should consider budgeting for annual contributions to reserves of \$1.4 million to fully fund the eventual replacement of ASDC recoverable costs in this study.

TABLE 7
CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF ASSET MANAGEMENT PROVISIONS BY ASSET TYPE

Asset Type	DC Recoverable Costs	Estimated Useful Life	Calculated AMP Annual Provision
Pumping Stations	\$ 13,333,752	75 years	\$ 177,783
Linear Infrastructure	\$ 30,112,763	75 years	\$ 401,504
Stormwater Facilities	\$ 20,928,000	25 years	\$ 837,120
Studies	\$ 1,225,000	not infrastructure	\$ -
Total	\$ 65,599,515		\$ 1,416,407

7. Development Charges Administration

Many of the administrative requirements of the DCA will be similar to those presently followed by the City in terms of collection practices. However, changes will likely be required in the use of and reporting on the new development charges. In this regard:

- It is recommended that the current practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the DCA, the City should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the City continue to report policies consistent with the requirements of the DCA;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter services-in-lieu agreements; and
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the City's normal capital budget process.

A. Local Service Definitions

The following provides the definition of “local service” under the DCA for Roads and Other City-Wide Engineering, Sanitary Sewer, and Stormwater Services. These definitions are consistent with those included in the 2017 ASDC Background Study.

The purpose of establishing these definitions is to determine the eligible capital costs for inclusion in the ASDC calculations for the City. The functions or services deemed to be local in nature are not to be included in the determination of the development charges rates. The provision of local services is considered to be a direct developer responsibility under s.59 of the DCA and will (or may) be recovered under other agreement(s) with the landowner or developer.

Although not all are applicable to this background study process, the City has “local service” policies for the following services:

- Roads and Related
- Sanitary Sewer
- Stormwater Services
- Parkland Development

i. Roads and Related

Collector Roads

- Collector roads internal to a development are a direct developer responsibility as a local service under s.59 of the DCA.
- Collector roads external to a development are a local service if the works are within the area to which the plan relates and therefore a direct developer responsibility under s.59 of the DCA. Otherwise, the works are included in the development charges calculations to the extent permitted under s.5(1) of the DCA.

Arterial Roads

- New arterial roads and arterial road improvements are included as part of road costing funded through development charges.

Local Roads

- Local roads are local services and a direct developer responsibility under s.59 of the DCA.

Subdivision/Site Entrances and Related

- Entrances and all related costs (including, but not limited to: signalization, turn lanes, utility conduits and extensions, etc.), no matter the class of road, are a local service and a direct developer responsibility under s.59 of the DCA.

Streetlights

- Streetlights internal to a development or site are a direct developer responsibility through local service provisions under s.59 of the DCA.
- Streetlights external to a development but related to the subject lands are a direct developer responsibility through local service provisions under s.59 of the DCA.

Sidewalks

- Sidewalks internal to a development or site are a direct developer responsibility through local service provisions under s.59 of the DCA.
- Sidewalks external to a development but related to the subject lands are a direct developer responsibility through local service provisions under s.59 of the DCA.

Bikeways

- Bike lanes within road allowance are included in development charges roads costs.
- Bike lanes outside road allowance are included in development charges roads costs.

Noise Abatement Measures

- Noise Abatement Measures internal to a development are a direct developer responsibility through local service provisions under s.59 of the DCA.

Street Tree Planting

- Street tree planting is considered a local service and a direct developer responsibility.

Land Acquisition for Roads Allowances

- Land acquisition for roads is a dedication under the Planning Act subdivision provisions (s.51) through development lands.
- In areas with limited or no development land, acquisition needs to be included in the City development charges to the extent eligible as identified and included in the Development Charges Background Study.
- Land acquisition for grade separations (beyond normal dedication requirements) is to be included in the City development charges to the extent eligible as identified and included in the Development Charges Background Study.

ii. Sanitary Sewer

- Major external trunk sanitary sewers (those with sizes over 300mm) and major pumping stations are to be included in the development charges. Oversizing within subdivisions is also to be included in the development charges above 300mm for sanitary sewers.
- Connections to trunk mains and minor pumping stations to service specific areas are to be a direct developer responsibility as a local service provision under s.59 of the DCA. Minor pumping stations are those that service a single subdivision or adjacent or adjoining subdivisions.

iii. Stormwater Services

- The costs of stormwater management facilities (SWM) that are internal to a subdivision or are related to a single plan of subdivision

are considered to be a local service under the DCA and the associated costs are not included in the development charges calculations. Local SWM facilities would typically include:

- Storm sewer oversizing associated with local drainage areas;
and
- Storm sewer works on existing roads.
- The costs of stormwater management facilities benefiting more than one subdivision are largely to be recovered through development charges to the extent eligible as identified and included in the Development Charges Background Study.

iv. Parkland Development

For the purpose of parkland development, local service includes the requirement for the owner to undertake preparation of the park plan, to retain necessary consultants to prepare, design and to grade plans for the park prior to development. In addition, the owner is required to provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing (consistent with the plan), and services to the lot line. These requirements are part of the conditions of s.51 and s.53 of the Planning Act agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the Planning Act provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the development charges calculations.

With respect to other parkland development costs, the municipal policy is to include all other components of parkland development in the development charges calculations, including parking, park furniture, signage, landscaping and walkways/trails, in addition to the necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.

Appendix A

Planning Area-Specific Development- Related Forecast and Development Charges Calculation

1. Planning Area-Specific Development-Related Capital Program and Development Charges Calculation

This appendix provides an overview of the planning area-specific development-related capital program and development charges calculation. The scope of work being recovered for under the area-specific development charges is similar to that in the City's 2017 Planning Area-Specific Development Charges Background Study. The proposed area-specific charges recover primarily for the following services:

- Sanitary trunk sewers;
- Sewage pumping stations;
- Planning and servicing studies;
- Negative reserve fund balances;
- Stormwater management facilities; and
- Associated financing costs of pre-emplacing infrastructure.

In some situations, the charges will recover for existing negative reserve fund balances related to area-specific projects that have already been constructed by the City.

The boundaries of the planning areas under review are consistent with those included in the City's 2017 ASDC Background Study. The forecast of future development potential in each area has been updated to reflect development that has taken place over the last five years as well as updated development plans. The planning areas for which ASDCs have been calculated are:

- Jackson;
- Carnegie East;
- Carnegie West;
- Chemong East;
- Chemong West;
- Lily Lake;
- Liftlock; and
- Coldsprings.

As permitted under the DCA, the area-specific services are planned for the period from 2021 to build-out of the planning areas so that the development-related capital costs are apportioned over the development anticipated within the designated urban boundary.

The need, cost, and benefitting areas of the projects identified in the capital program have been provided by the City engineering and planning staff based on capital budget and forecast documents. Many of the cost estimates reflect recent tenders and servicing study estimates or are adjusted for inflation from the City's previous ASDC Background Study. The estimates include provision for engineering, design, and contingencies, and associated financing costs (including interest on previously issued debt).

The planning area boundaries are designed to represent a reasonable basis on which to calculate the area-specific development charges so that costs may be fairly attributed to the benefitting areas. In general, the areas represent development communities that can be serviced relatively independently from one another. The development-related net capital costs required to provide services are allocated to each development area. In some cases, projects and related project costs are shared between planning areas to reflect the location of benefitting development.

Appendix A

The area-specific capital programs are designed to accommodate build-out of the planning areas based on previously constructed units and potential additional residential and non-residential development as permitted under the City's Official Plan. Tables 8 to 15 display the capital programs and resulting development charges for the each planning area.

A summary of the calculated ASDCs for all areas is provided in Tables 4 and 5 (see above).

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TABLE 8

CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
JACKSON GROWTH AREA SPECIFIC PROJECTS

Jackson Growth Area						
Project Description	Cost Estimate					Total Costs
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	
	Growth-Related Capital Cost	Interest				
1 Jackson North Peer Review / Planning & Servicing Studies	\$0	\$0	\$200,000	\$0	\$0	\$200,000
2 Loggerhead Marsh	\$864,000	\$0	\$0	-\$94,754	\$0	\$769,246
3 Parkhill Road West Pumping Station	\$2,116,000	\$0	\$0	\$0	\$0	\$2,116,000
4 Parkway Sanitary Trunk Sewer	\$1,025,811	\$470,217	\$0	-\$598,411	\$0	\$897,617
5 Parkhill Sewage Pumping Station	\$1,442,350	\$452,665	\$0	-\$661,299	\$0	\$1,233,716
6 Jackson Valley Trunk Sewer	\$630,000	\$159,749	\$0	-\$240,824	\$0	\$548,925
7 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	-\$1,017,215	\$0	-\$1,017,215
Sub-Total Jackson Growth Area	\$6,078,161	\$1,082,632	\$200,000	-\$2,612,503	\$0	\$4,748,289

Notes:

- 4) Shared with Lily Lake. Costs shown above only reflect Jackson Share (32%)
5) Shared with Lily Lake. Costs shown above only reflect Jackson Share (35%)
6) Shared with Lily Lake. Costs shown above only reflect Jackson Share (50%)

Jackson Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	598	2.95	1,764
Medium Density	464	2.50	1,160
High Density	328	1.70	558
Total	1,390		3,482

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Jackson Growth Area	\$1,364	\$4,023	\$3,409	\$2,318

Based on Persons Per Unit Of:

2.95 2.50 1.70

APPENDIX A
TABLE 9

CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
CARNEGIE EAST GROWTH AREA SPECIFIC PROJECTS

Carnegie East Growth Area						
Project Description	Cost Estimate					
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	Total Costs
	Growth-Related Capital Cost	Interest on Debt				
1 Bethune Street Sanitary Trunk Sewer	\$2,124,700	\$841,600	\$0	-\$138,893	\$424,940	\$3,252,347
2 Peer Review / Servicing & Planning Studies	\$0	\$0	\$75,000	\$0	\$0	\$75,000
3 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	\$2,035,949	\$0	\$2,035,949
Sub-Total Carnegie East Growth Area	\$2,124,700	\$841,600	\$75,000	\$1,897,056	\$424,940	\$5,363,296

Notes:

- 1) Shared work with Carnegie West, Chemong East and Chemong West. Cost shown above only reflect Carnegie East Share (25%)

Carnegie East Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	172	2.95	507
Medium Density	194	2.50	485
High Density	243	1.70	413
Total	609		1,406

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Carnegie East Growth Area	\$3,816	\$11,257	\$9,540	\$6,487

Based on Persons Per Unit Of:

2.95

2.50

1.70

APPENDIX A
TABLE 10

CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
CARNEGIE WEST GROWTH AREA SPECIFIC PROJECTS

Carnegie West Growth Area						
Project Description	Cost Estimate					Total Costs
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	
	Growth-Related Capital Cost	Interest				
1 Bethune Street Sanitary Trunk Sewer	\$1,318,779	\$525,900	\$0	-\$76,030	\$263,756	\$2,032,405
2 Carnegie West Centralized SWM Facility	\$1,003,200	\$420,300	\$0	\$0	\$200,640	\$1,624,140
3 Peer Review / Servicing & Planning Studies	\$0	\$0	\$100,000	\$0	\$0	\$100,000
4 Chemong Rd / Wolsely St Sanitary Trunk	\$202,381	\$84,800	\$0	\$0	\$40,476	\$327,657
5 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	\$85,846	\$0	\$85,846
Sub-Total Carnegie West Growth Area	\$2,524,360	\$1,031,000	\$100,000	\$9,816	\$504,872	\$4,170,048

Notes:

- 1) Shared work with Carnegie East, Chemong East and Chemong West. Cost shown above only reflect Carnegie West Share (18%)
4) Shared work with Chemong East and West. Cost shown above only reflect Carnegie West Share (21%)

Carnegie West Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	201	2.95	593
Medium Density	290	2.50	725
High Density	140	1.70	238
Total	631		1,556

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Carnegie West Growth Area	\$2,680	\$7,906	\$6,700	\$4,556

Based on Persons Per Unit Of: 2.95 2.50 1.70

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TABLE 11

CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
CHEMONG EAST GROWTH AREA SPECIFIC PROJECTS

Chemong East Growth Area						
Project Description	Cost Estimate					
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	Total Costs
	Growth-Related Capital Cost	Interest				
1 Bethune Street Sanitary Trunk Sewer	\$1,098,983	\$410,000	\$0	-\$144,473	\$219,797	\$1,584,306
2 Peer Review / Servicing & Planning Studies	\$0	\$0	\$14,163	\$0	\$0	\$14,163
3 Chemong Rd / Wolsely St Sanitary Trunk	\$260,386	\$109,100	\$0	\$0	\$52,077	\$421,563
4 Hilliard Street Sanitary Trunk Sewer	\$1,285,050	\$521,461	\$0	-\$798,711	\$0	\$1,007,800
5 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	-\$2,498,672	\$0	-\$2,498,672
Sub-Total Chemong East Growth Area	\$2,644,419	\$1,040,561	\$14,163	-\$3,441,856	\$271,874	\$529,161

Notes:

- 1) Shared work with Carnegie East, Carnegie West and Chemong West. Cost shown above only reflect Chemong East Share (15%)
- 3) Shared work with Carnegie West and Chemong West. Cost shown above only reflect Chemong East Share (28%)
- 4) Shared work with Chemong West. Cost shown above only reflect Chemong East Share (39%)

Chemong East Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	-	2.95	-
Medium Density	-	2.50	-
High Density	91	1.70	155
Total	91		155

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Chemong East Growth Area	\$3,420.57	\$10,091	\$8,551	\$5,815

Based on Persons Per Unit Of: 2.95 2.50 1.70

APPENDIX A
TABLE 12

CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
CHEMONG WEST GROWTH AREA SPECIFIC PROJECTS

Chemong West Growth Area						
Project Description	Cost Estimate					
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	Total Costs
	Growth-Related Capital Cost	Interest				
1 Bethune Street Sanitary Trunk Sewer	\$2,784,090	\$1,087,500	\$0	-\$225,998	\$556,818	\$4,202,409
2 Chemong Rd / Wolsely St Sanitary Trunk	\$387,233	\$162,200	\$0	\$0	\$77,447	\$626,879
3 Chemong West Oversizing - 300 to 375	\$350,000	\$146,600	\$0	\$0	\$70,000	\$566,600
4 Chemong West SWM Ponds	\$2,353,600	\$986,000	\$0	\$0	\$470,720	\$3,810,320
5 Peer Review / Servicing & Planning Studies	\$0	\$0	\$185,837	\$0	\$0	\$185,837
6 Chemong West Servicing Study	\$0	\$0	\$100,000	\$0	\$0	\$100,000
7 Hilliard Street Sanitary Trunk Sewer	\$2,009,950	\$815,619	\$0	-\$1,249,266	\$0	\$1,576,303
8 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	\$2,260,786	\$0	\$2,260,786
Sub-Total Chemong West Growth Area	\$7,884,873	\$3,197,919	\$285,837	\$785,522	\$1,174,985	\$13,329,134

Notes:

- 1) Shared work with Carnegie East, Carnegie West and Chemong East. Cost shown above only reflect Chemong East Share (42%)
- 2) Shared work with Carnegie West and Chemong East. Cost shown above only reflect Chemong West Share (51%)
- 7) Shared work with Chemong East. Cost shown above only reflect Chemong West Share (61%)

Chemong West Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	284	2.95	838
Medium Density	459	2.50	1,148
High Density	451	1.70	767
Total	1,194		2,752

Allocation Split	
Residential	85% \$ 11,349,560
Non-Residential	15% \$ 1,979,574

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Chemong West Growth Area	\$4,124.11	\$12,166	\$10,310	\$7,011

Based on Persons Per Unit Of: 2.95 2.50 1.70

NON-RESIDENTIAL CHARGE	Development Charge Per Sq.M.
Chemong West Growth Area	\$ 45.82

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CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
LILY LAKE GROWTH AREA SPECIFIC PROJECTS

Lily Lake Growth Area						
Project Description	Cost Estimate				Engineering & Contingency	Total Costs
	Growth-Related Capital Cost	Sewers Interest	Studies	Reserve Fund Adjustment		
1 Lily Lake Centralized SWM Facility	\$4,243,200	\$1,481,400	\$0	\$0	\$0	\$5,724,600
2 Lily Lake Internal Oversizing to 375in	\$425,000	\$178,000	\$0	\$0	\$85,000	\$688,000
3 Lily Lake Pumping Station	\$289,560	\$121,300	\$0	\$0	\$57,912	\$468,772
4 Lily Lake Foremain	\$200,000	\$83,800	\$0	\$0	\$40,000	\$323,800
5 Lily Lake Easement Acquisition	\$30,000	\$0	\$0	\$0	\$0	\$30,000
6 Lily Lake Future Servicing Study	\$0	\$0	\$150,000	\$0	\$0	\$150,000
7 Parkway Sanitary Trunk Sewer	\$2,170,089	\$994,738	\$0	-\$1,265,931	\$0	\$1,898,896
8 Parkhill Sewage Pumping Station	\$2,678,650	\$840,664	\$0	-\$1,228,126	\$0	\$2,291,188
9 Jackson Valley Trunk Sewer	\$630,000	\$159,749	\$0	-\$240,824	\$0	\$548,925
10 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	\$977,936	\$0	\$977,936
Sub-Total Lily Lake Growth Area	\$10,666,499	\$3,859,651	\$150,000	-\$1,756,945	\$182,912	\$13,102,117

Notes:

- 7) Shared work with Jackson. Cost shown above only reflect Lily Lake Share (68%)
- 8) Shared work with Jackson. Cost shown above only reflect Lily Lake Share (65%)
- 9) Shared work with Jackson. Cost shown above only reflects Lily Lake portion (50%)

Lily Lake Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	1,079	2.95	3,183
Medium Density	752	2.50	1,880
High Density	582	1.70	989
Total	2,413		6,052

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Lily Lake Growth Area	\$2,164.76	\$6,386	\$5,412	\$3,680

Based on Persons Per Unit Of:

2.95 2.50 1.70



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CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
LIFTLOCK GROWTH AREA SPECIFIC PROJECTS

Liftlock Growth Area						
Project Description	Cost Estimate					Total Costs
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	
	Growth-Related Capital Cost	Interest				
1 Eastern Sanitary Trunk Sewer	\$5,000,000	\$2,094,700	\$0	\$0	\$1,000,000	\$8,094,700
2 Lift Lock Centralized SWM Facilities	\$2,328,000	\$975,300	\$0	\$0	\$465,600	\$3,768,900
3 Peer Review / Servicing & Planning Studies	\$0	\$0	\$150,000	\$0	\$0	\$150,000
4 Lift Lock Internal Oversizing	\$700,000	\$293,300	\$0	\$0	\$140,000	\$1,133,300
5 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	-\$23,129	\$0	-\$23,129
Sub-Total Liftlock Growth Area	\$8,028,000	\$3,363,300	\$150,000	-\$23,129	\$1,605,600	\$13,123,771

Liftlock Development Potential				
Total Future Units	Total Future Units	PPU in New Units	Potential	Population in New Units
Low Density	733	2.95	232	2,162
Medium Density	327	2.50	271	818
High Density	324	1.70	174	551
Total	1,384		677	3,531

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Liftlock Growth Area	\$3,717.10	\$10,965	\$9,293	\$6,319

Based on Persons Per Unit Of:

2.95

2.50

1.70

CITY OF PETERBOROUGH
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY
COLDSPRINGS GROWTH AREA SPECIFIC PROJECTS

Coldsprings Growth Area						
Project Description	Cost Estimate					Total Costs
	Growth-Related Capital Cost	Sewers Interest	Studies	Reserve Fund Adjustment	Engineering & Contingency	
1 Otonabee River Sanitary Force Main	\$1,966,667	\$823,900	\$0	\$0	\$393,333	\$3,183,900
2 Coldsprings Centralized SWM Facilities	\$7,499,200	\$3,141,700	\$0	\$0	\$1,499,840	\$12,140,740
3 South Park Drive Sanitary Trunk Sewer	\$1,041,667	\$436,400	\$0	\$0	\$208,333	\$1,686,400
4 Coldsprings Sewage Pumping Stations	\$5,624,400	\$2,356,300	\$0	\$0	\$1,124,880	\$9,105,580
5 Coldsprings Planning / Servicing Studies	\$0	\$0	\$250,000	\$0	\$0	\$250,000
6 675 Trunk to WWTP	\$566,667	\$0	\$0	\$0	\$113,333	\$680,000
7 Coldsprings Oversizing from 300 to 450	\$208,333	\$0	\$0	\$0	\$41,667	\$250,000
8 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	-\$25,809	\$0	-\$25,809
Sub-Total Coldsprings Growth Area	\$16,906,933	\$6,758,300	\$250,000	-\$25,809	\$3,381,387	\$27,270,811

Coldsprings Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	1,089	2.95	3,213
Medium Density	1,225	2.50	3,063
High Density	594	1.70	1,010
Total	2,908		7,285

Allocation Split		
Residential	85%	\$ 23,195,242
Non-Residential	15%	\$ 4,075,569

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/ Semi	Residential B Other Multiples	Residential C Apartments
Coldsprings Growth Area	\$3,184.04	\$9,393	\$7,960	\$5,413

Based on Persons Per Unit Of: 2.95 2.50 1.70

NON-RESIDENTIAL CHARGE	Development Charge Per Sq.M.
Coldsprings Growth Area	\$ 35.38

Report

Prepared by Hemson Consulting Ltd. for the City of Peterborough

2022 Development Charges Amendment Background Study

May 26th, 2022



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Executive Summary

A. Purpose of 2022 Development Charges (DC) Amendment Study

Hemson Consulting Ltd. was retained by the City of Peterborough to complete a Development Charges (DC) Amendment Background Study as part of a process to update City-wide DC By-laws 19-095 and 19-096 in response to recent legislative amendments. The following summarizes the findings of the 2022 DC Amendment Background Study.

Legislative Context

The City of Peterborough 2022 Development Charges (DC) Amendment Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *Development Charges Act, 1997 (DCA)*. The study is prepared in accordance with the *DCA* and associated regulations, including amendments that came into force on January 1st, 2020 and September 17th, 2020 through Bill 108, the *More Homes, More Choice Act*, and Bill 197 the *COVID-19 Economic Recovery Act*.

For the City-wide DC By-laws 19-095 and 19-096 these legislative changes have the effect of:

- eliminating the DC for the parking service as of September 18, 2022; and
- allowing the City to amend the by-laws to “top up” key services that could previously only be 90% DC-funded (the so-called “soft services” of Library Services, Parks, Recreation, Waste Management, Affordable Housing, and General Government).

Under section 19 of the *DCA* the City can amend the City-wide by-laws to accommodate these changes without wholesale changes to the by-laws and with only limited right of appeal of the by-laws to the Ontario Land Tribunal.

The amendment process has also been used to adjust the DC for the Recreation and Library services to account for the lack of grant funding previously anticipated for a proposed twin-pad arena and reconfiguration of new library space.

Key Steps in Determining Future Development-Related Projects

In accordance with the *DCA* and associated regulation, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, attribution to development types (i.e. residential and non-residential) and the final adjustment to the calculated rate of a cash flow analysis.

DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that “growth pays for growth”. However, the *DCA* and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs (e.g. computer equipment and vehicles with a replacement life of less than seven years); ineligible services, including tourism facilities, parkland acquisition, etc.; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (e.g. industrial expansions). It is noted that general services are no

longer required to be discounted by the previous 10 per cent statutory reduction.

The Development-Related Capital Program is Subject to Change

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2022 DC Amendment Background Study. However, it is recognized that the DC Background Amendment Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the City's normal annual budget process.

B. Development Forecast

The table below provides a summary of the anticipated residential and non-residential growth over the 2022 – 2028 planning period. The development forecast is further discussed in Appendix A.

Development Forecast	2021 Estimate	General Services Planning Period 2022 - 2028	
		Growth	Total at 2028
Residential			
Occupied Dwellings	35,977	4,989	40,966
Population Census <i>Population In New Dwellings</i>	83,651	11,734 <i>12,608</i>	95,385
Non-Residential			
Employment	45,190	2,816	48,006
Non-Residential Building Space (Square Metres)		175,999	

C. Development-Related Capital Program

The development-related capital program for soft services considered in this amendment study is planned over a 7-year period from 2022 to 2028. The gross costs amount to \$154.22 million where \$91.24 million is eligible for recovery through development charges. Details regarding the capital program for each amended service are provided in Appendix B.

D. Calculated Development Charges

The table below provides the City-wide development charges for residential and non-residential development based on the aforementioned forecast.

Service	Residential Charge By Unit Type (1)			Non-Residential
	Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments	Adjusted Charge per Square Metre
General Government	\$256	\$162	\$145	\$1.73
Library Services	\$1,098	\$694	\$622	\$0.00
Fire Services*	\$807	\$510	\$457	\$3.68
Police Services*	\$448	\$283	\$254	\$2.04
Recreation	\$7,853	\$4,962	\$4,448	\$0.00
Parks	\$2,960	\$1,871	\$1,677	\$0.00
Public Works*	\$845	\$534	\$478	\$3.86
Transit Services*	\$2,245	\$1,418	\$1,271	\$10.25
Affordable Housing	\$262	\$166	\$149	\$0.00
Waste Management	\$149	\$94	\$84	\$0.81
Subtotal General Services	\$16,922	\$10,694	\$9,585	\$22.36
Roads & Other City-Wide Engineering*	\$21,127	\$13,351	\$11,967	\$112.17
Sewage Treatment*	\$1,175	\$742	\$665	\$6.38
Subtotal Engineered Services	\$22,302	\$14,093	\$12,632	\$118.55
TOTAL CHARGE PER UNIT	\$39,224	\$24,787	\$22,217	\$140.91
(1) Based on Persons Per Unit Of: 2.95 1.86 1.67				
* Current charge in by-law if left unchanged.				

E. Long-Term Capital & Operating Costs

An overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required as one of the provisions of the *DCA*. Additional details on the long-term capital and operating impact analysis is found in Appendix D. By 2028 the City's net operating costs for all DC eligible services are estimated to increase by \$4.03 million.

F. Asset Management Plan

A key purpose of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the DC by-laws are financially sustainable over their full life cycle. The DC recoverable annual asset management contributions for the 2022 – 2028 planning period has been calculated for the general services addressed in this Amendment Study. The year 2029 has been included to calculate the annual contribution for the 2022 – 2028 period as the expenditures in 2028 will not trigger asset management contributions until 2029.

By 2029, the City will need to fund an additional \$4.50 million per annum in order to properly fund the full life cycle costs of the general services assets supported under the 2022 Development Charges By-law (see Appendix E).

G. Development Charges Administration & Policy Considerations

i. Consideration for Area Rating

As part of the new regulations adopted by the Province, Council is required to consider the use of area rating (i.e. area-specific development charges) when preparing a DC background study. As part of the City's 2022 DC

Amendment Study, the appropriateness of implementing area-specific development charges for the various City services was examined.

The *DCA* permits the City to designate, in its DC by-law, the areas where development charges shall be imposed. The charges may apply to all lands in the City or to other designated development areas as specified in the DC By-law.

The following was considered with respect to area-specific development charges:

- Is the use of area-specific charges appropriate for some or all services?
- Are there any data limitations with calculating an area-specific development charge?

Area-specific development charges are typically considered when there is clear benefit to a particular area (including the population or population and employment), and have been implemented in mostly stand alone greenfield developments. The City currently imposes sanitary trunk sewers, stormwater facilities, and servicing and planning studies in specific planning areas in the City.

No change to the current structure of area-specific and City-wide DCs is proposed through this Amendment Study.

ii. The 2022 DC Amendment Background Study is Based Upon the Best Available Information

The 2022 DC Background Study has been prepared based on the best available information at the time of preparing this report and is subject to change based on future and operating capital business plans presented to Council as part of the annual budgeting process. Any excess capacity that

occurs over the five-year life of the DC By-law is expected to be recovered from future development as part of the capital plans approved by Council.

Except where new information has become available, all assumptions regarding the development forecast, capital program, and financing are consistent with those set out in the 2019 Development Charges Amendment Background Study.

iii. Only City-Wide DC Rates for General Services are Proposed to be Updated

Based on this Amendment Study, the City is proposing to update the DC rates for general services in By-laws 19-095 and 19-096. No changes to the DC rates for engineering and protection services, including the Roads and Other City-Wide Engineering Service are proposed. The updated draft by-laws will be made available, under separate cover, a minimum of two weeks in advance of a statutory public meeting.

1. Introduction

This City of Peterborough Development Charges Amendment Background Study is presented as part of a process to lead to the approval of amendments to development charges by-laws 19-095 and 19-096 in compliance with the *Development Charges Act, 1997 (DCA)*. Introduction & Background.

The *DCA* and *Ontario Regulation 82/98 (O. Reg. 82/98)* require that, when amending a DC by-law, a development charges background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of housing units, population and non-residential development anticipated in the City;
- The average capital service levels provided in the City over the 10-year period immediately preceding the preparation of the background study;
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the City or its local boards to provide for the expected development, including the determination of the growth and non-development-related components of the capital projects; and
- An examination of the long term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

In particular, an asset management plan that deals with all assets whose capital costs are proposed to be funded under the DC by-laws, which demonstrates that all such assets mentioned are financially sustainable over their full life cycle, must also be included as part of the background study. The DC Background Study must also include consideration for the use of area-rated or area-specific development charges.

This Amendment Study presents the results of the review which determines the development-related net capital costs attributable to new development that is forecast to occur in the City of Peterborough. These development-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in need for each service attributable to each type of development. The Amendment Study arrives, therefore, at proposed development charges for various types of development.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. Following completion of this process, in accordance with the *DCA* and Council's review of this study and the comments it receives regarding this study or other information brought to its attention about the proposed charges, it is intended that Council will amend DC by-laws 19-095 and 19-096 for the City.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

A. Legislative Context

The study is prepared in accordance with the *DCA* and associated regulations, including the changes that came into force on January 1st, 2020 and September 17th, 2020 through Bill 108, the *More Homes, More Choice Act* and Bill 197 the *COVID-19 Economic Recovery Act*.

For the City-wide DC By-laws 19-095 and 19-096 these legislative changes have the effect of:

- eliminating the DC for the parking service as of September 18, 2022; and
- allowing the City to amend the by-laws to “top up” key services that could previously only be 90% DC-funded (the so-called “soft services” of Library Services, Parks, Recreation, Waste Management, Affordable Housing, and General Government).

Under section 19 of the *DCA* the City can amend the City-wide by-laws to accommodate these changes without wholesale changes to the by-laws and with only limited right of appeal of the by-laws to the Ontario Land Tribunal.

The amendment process has also been used to adjust the DC for the Recreation and Library services to account for the lack of grant funding previously anticipated for a proposed twin-pad arena and reconfiguration of new library space.

B. Consultation and Approval Process

In keeping with past practice, the City established a highly consultative background study process that included regular meetings with a Steering Committee comprised of senior City staff, representatives of local homebuilder organizations, and citizen representatives. The Steering Committee was involved at all stages of the process and the consulting team appreciates the feedback it received during those meetings. The City held a statutory public meeting required under the *DCA*. At this meeting, the draft rates, by-law policies and background study findings were discussed.

2. The Methodology Uses a City-Wide Approach to Align Development-Related Costs & Benefits

Several key steps are required in calculating any DC. However, specific circumstances arise in each municipality which must be reflected in the calculation. Therefore, this Amendment Study has been tailored for the City of Peterborough's unique circumstances. The approach to the proposed DCs is focussed on providing a reasonable alignment of development-related costs with the development that necessitates them. This study utilizes a City-wide uniform approach for all DC eligible general services considered in the study.

A. A City-Wide Development Charge is Proposed

The City provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides municipalities with flexibility to define services that will be included in the development charge by-laws, provided that the other provisions of the *Act* and its associated regulations are met. The *DCA* also requires that by-laws designate the areas within which the by-laws shall be imposed. The development charges may apply to all lands in the municipality or to other designated development areas as specified in the by-laws.

i. Services Based on a City-Wide Approach

For the majority of services that the City provides, a range of capital facilities, land, equipment and infrastructure is available throughout the

City; arenas, community centres, pools, libraries, parks and so on. As development occurs, new facilities will need to be added so that service levels in newly developing areas are provided at levels enjoyed in existing communities. A widely accepted method for sharing the development-related capital costs for such City services is to apportion them over all new development anticipated in the City.

The following general services are included in the City-wide development charge amendment calculation:

- General Government;
- Library Services;
- Recreation;
- Parks;
- Affordable Housing; and
- Waste Management.

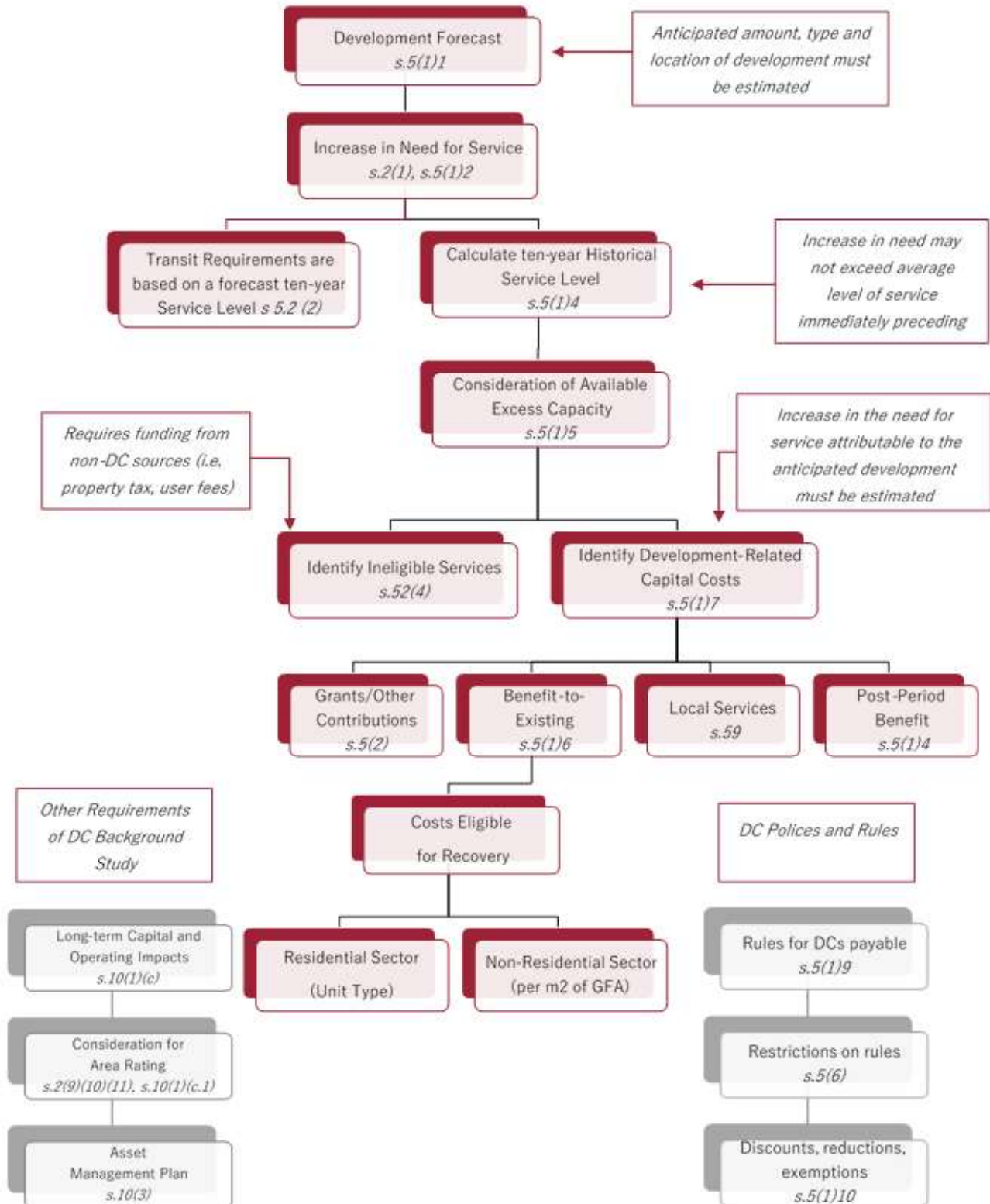
These services form a reasonable basis on which to plan and administer the DCs. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, Recreation includes various indoor facilities such as community centres, grandstands, arenas; associated land requirements as allowed under the *DCA*; and equipment.

The resulting development charge for these services would be imposed against all development anywhere in the City.

B. Key Steps in Determining Development Charges for Future Development-Related Projects

Several key steps are required in calculating development charges for future development-related projects. These are summarized below and shown schematically in Figure 1.

Figure 1: Statutory Requirements of Development Charges Calculation and Amendment Study Process



i. Development Forecast

The first step in the methodology requires that a development forecast be prepared for the 7-year study period from 2022 to 2028. The forecasts of population, households, employment and non-residential building space were prepared by Hemson and are structured to achieve the same population and employment targets for 2028 established in the 2019 Development Charges Background Study. Updates to the 2021 population and occupied household figures have been made to reflect actual 2021 data which became available after recent Census releases.

For the residential portion of the forecast, the total change in Census population determines the need for additional facilities and provides the foundation for the development-related capital forecast.

The non-residential portion of the forecast estimates the amount of building space to be developed in the City over the planning period to 2028. The forecast is based on the projected increase in employment levels and the anticipated amount of new building space required to accommodate them.

ii. Service Categories and Historical Service Levels

The *DCA* states that the increase in the need for service attributable to anticipated development:

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the City over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 10-year average service levels thus form the basis for the development charges calculation. A review of the City's capital service levels for buildings, land, vehicles, equipment and others has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the DCs can be determined. The

historical service levels used in this study have been calculated based on the period from 2012 to 2021.

iii. Development-Related Capital Forecast and Analysis of Net Capital Costs to be Included in the Development Charges

A development-related capital forecast has been prepared by City staff as part of the study. The forecast identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the DCA s.5.(2). The capital forecast provides another cornerstone upon which development charges are based. Other than removing works completed by the City since 2019, the list of works in the capital forecast for all of the general services examined in this Amendment Study remains unchanged from the 2019 DC Background Study.

The DCA requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the City has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

S. 5. (1) 4. and s. 5. (2). require that the development charges be calculated on the lesser of the historical 10-year average service levels or the service levels embodied in the future plans of the City. The development-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, Ontario Regulation 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official

plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital forecast, a portion of the project may confer benefits to existing residents. As required by the DCA, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the City from non-development charges sources. The amount of financing for such non-growth shares of projects is also identified as part of the preparation of the development-related capital forecast.

There is also a requirement in the *DCA* to reduce the applicable development charges by the amount of any “uncommitted excess capacity” that is available for a service. Such capacity is available to partially meet future servicing requirements. Adjustments are made in the analysis to meet this requirement of the Act.

The development-related net capital costs are no longer required to be reduced by 10 per cent for any DC eligible service.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. This is done by using different apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

Some services (e.g. Library Services, Recreation, Parks and Affordable Housing) are deemed to provide benefit only to the residential sector, while other services are deemed to benefit both the residential and non-residential sectors. The apportionment of costs for these latter services is based on the

expected demand for, and use of, the service by each sector (e.g. apportioned based on shares of net population and employment) and consideration of other factors affecting the demand for specific municipal services.

Finally, the residential component of the development charge is calculated based on the population to be generated in new housing units during the respective planning periods and the per capita amount determined is applied to different housing types on the basis of average occupancy factors. The non-residential component is calculated based on the growth that is forecast in non-residential building space in square metres.

v. Final Adjustment

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from the application of any unallocated development-related reserve fund balances that are available to finance the development-related capital costs in the capital forecast. A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

C. Operating & Capital Cost Impacts and Asset Management Plan Legislative Requirements

Section 10 of the *DCA* identifies what must be included in a Development Charges Background Study, namely:

s.10 (2) The development charge background study shall include,

(c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service;

(c.2) an asset management plan prepared in accordance with subsection (3);

Appendix B

Asset management plan

- (3) The asset management plan shall,
- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
 - (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
 - (c) contain any other information that is prescribed; and
 - (d) be prepared in a prescribed manner.

A key function of the AMP is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle. Appendices D and E address the operating and capital cost impacts and the asset management plan.

3. Development Forecast

The *DCA* requires the City 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 City to prepare a reasonable development-related capital program.

The forecast is consistent with the forecast set out in the 2019 DC Background Study. A 7-year development forecast, from mid-year 2022 to mid-year 2028, has been used for all the development charges eligible general services considered in this Amendment Study.

Over the general service planning horizon of 2022 – 2028, it is anticipated that the City will add an average of 710 new residential units per year, which in total can accommodate a population growth of 12,608 to 2028. Over the same planning horizon, it is anticipated that the City will see a total GFA growth of 176,000 square metres of new non-residential building space with accompanying employment growth of 2,816.

Table 1 provides a summary of the residential and non-residential growth forecast used in this analysis.

TABLE 1

**CITY OF PETERBOROUGH
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST**

Development Forecast	2021 Estimate	General Services Planning Period 2022 - 2028	
		Growth	Total at 2028
Residential			
Occupied Dwellings	35,977	4,989	40,966
Population			
Census	83,651	11,734	95,385
<i>Population In New Dwellings</i>		<i>12,608</i>	
Non-Residential			
Employment	45,190	2,816	48,006
Non-Residential Building Space (Square Metres)		175,999	

4. Historical Capital Service Levels

The *DCA* and *O. Reg. 82/98* require that the development charges be set at a level no higher than the average service level provided in the City over the 10-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For the services considered in this Amendment Study, the legislative requirement is met by documenting service levels for the preceding 10 years: in this case, for the period from 2012 to 2021. Typically, service levels are measured as a ratio of inputs per capita or inputs per population and employment.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per unit. The qualitative aspect is introduced by considering the monetary value of a facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new growth reflect not only the quantity (number and size) but also the quality (value or cost) of services provided by the City in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information contained in the 2019 DC Study as well as information provided by City staff. This information is generally based on historical records and the City's and surrounding municipalities' experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Appendix B

Table 2 summarizes service levels for all services included in the amended development charges calculations. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for all general services considered in this study.

TABLE 2

CITY OF PETERBOROUGH
SUMMARY OF AVERAGE HISTORICAL SERVICE LEVELS 2012 - 2021

Service	2012 - 2021 Service Level Indicator
LIBRARY SERVICES	\$429.92 per capita
Buildings	\$277.31 per capita
Land	\$7.41 per capita
Materials	\$136.46 per capita
Furniture And Equipment	\$8.74 per capita
RECREATION	\$2,427.73 per capita
Buildings	\$2,171.91 per capita
Land	\$149.53 per capita
Furniture And Equipment	\$106.29 per capita
PARKS	\$1,062.64 per capita
Developed Parkland	\$521.51 per capita
Park Facilities	\$418.56 per capita
Special Facilities	\$122.57 per capita
AFFORDABLE HOUSING	\$294.97 per capita
Annual Municipal Investment	\$294.97 per capita
WASTE MANAGEMENT	\$48.08 per pop + empl
Buildings	\$16.17 per pop + empl
Land	\$16.98 per pop + empl
Vehicles	\$13.94 per pop + empl
Furniture & Equipment	\$0.99 per pop + empl

5. Development-Related Capital Forecast

The *DCA* requires that the Council of a City express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section II, *Ontario Regulation 82/98, s. 3* states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a City has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. Development-Related Capital Forecast is Provided for Council's Approval

Based on the growth forecasts summarized in Section III and detailed in Appendix A, City staff, in collaboration with the consultant has developed a development-related capital forecast, which sets out those projects that are required to service anticipated growth. For all general services considered in this Amendment Study, the capital plan covers the 7-year period from 2022 to 2028.

One of the recommendations contained in this Amendment Study is for Council to adopt the development-related capital forecast developed for the purposes of the DC calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the capital projects presented here as they will be needed to service the anticipated growth in the City. It is, however, acknowledged that changes to the forecast presented here may occur through the City's normal capital budget process.

B. The Development-Related Capital Forecast for General Services

A summary of the development-related capital forecast for general services is presented in Table 3. The table shows that the gross cost of the City's capital forecast is estimated to be \$154.22 million. Subsidies in the amount of \$6.11 million have been identified to offset the cost of various services, which has the effect of netting down the total capital program cost. The remaining \$148.11 million is identified as the total municipal cost brought forth for the development charges calculation.

Of this \$148.11 million net capital cost, 61 per cent, or 90.00 million, is related to the Recreation capital program. This includes phases I and II of the new twin pad arena and aquatic complex.

Parks represents 19 per cent, or \$27.97 million of the capital program. This is related to various park facilities, ongoing parkland development, trail networks, and recovery of outstanding debt on the Fleming Athletic Field.

Waste Management represents \$9.99 million of the City's total capital program. This includes funds for an Organics Processing Facility and additional vehicles and equipment.

The capital program for Library Services is recovering for outstanding debt on additional library space, the construction of new library space in the new twin pad arena and aquatic complex, and the acquisition of library kiosks and materials. It represents 6 per cent, or \$9.61 million, of the City's total capital program for general services.

The capital program for Affordable Housing includes an annual contribution for the City's ongoing investment in affordable housing. It represents 6 per cent, or \$8.94 million, of the City's total capital program for general services.

Finally, the capital program associated with General Government relates to the provision of development-related studies and amounts to \$1.60 million over the next 7 years. These studies include additional development charges studies , OP reviews and various growth-related studies.

The capital forecast incorporates those projects identified to be related to development anticipated in the next 7 years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following Section VI). Portions of the capital forecast may be related to the replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the 2022 – 2028 planning period.

After these reductions, the remaining development-related capital costs are brought forward to the DC calculation. Further details on the capital plans for each individual service are available in Appendix B.

TABLE 3

CITY OF PETERBOROUGH
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2022 - 2028
(In \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	2022	2023	2024	2025	2026	2027	2028
1.0 GENERAL GOVERNMENT	\$1,603.2	\$0.0	\$1,603.2	\$1,122.9	\$20.0	\$20.0	\$320.0	\$20.0	\$20.0	\$80.2
1.1 Recovery of Negative Reserve Fund Balance	\$230.0	\$0.0	\$230.0	\$230.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.2 Development-Related Studies	\$730.2	\$0.0	\$730.2	\$550.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$80.2
1.3 Library Studies	\$300.0	\$0.0	\$300.0	\$100.0	\$0.0	\$0.0	\$200.0	\$0.0	\$0.0	\$0.0
1.4 Recreation Studies	\$242.9	\$0.0	\$242.9	\$142.9	\$0.0	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0
1.5 Park Studies	\$100.0	\$0.0	\$100.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.0 LIBRARY SERVICES	\$9,607.7	\$0.0	\$9,607.7	\$4,060.5	\$542.4	\$2,925.7	\$500.0	\$532.8	\$500.0	\$546.3
2.1 Recovery of Outstanding Debt	\$2,425.7	\$0.0	\$2,425.7	\$0.0	\$0.0	\$2,425.7	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Library Kiosks	\$162.0	\$0.0	\$162.0	\$40.5	\$42.4	\$0.0	\$0.0	\$32.8	\$0.0	\$46.3
2.3 Additional Library Space	\$3,520.0	\$0.0	\$3,520.0	\$3,520.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.4 Library Materials	\$3,500.0	\$0.0	\$3,500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0
3.0 RECREATION	\$90,000.0	\$0.0	\$90,000.0	\$65,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$25,000.0	\$0.0
3.1 Arenas	\$90,000.0	\$0.0	\$90,000.0	\$65,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$25,000.0	\$0.0
4.0 PARKS	\$27,968.1	\$0.0	\$27,968.1	\$2,924.1	\$2,349.0	\$349.0	\$1,099.0	\$20,549.0	\$349.0	\$349.0
4.1 Recovery of Outstanding Debt on Athletic Field - Fleming	\$693.0	\$0.0	\$693.0	\$99.0	\$99.0	\$99.0	\$99.0	\$99.0	\$99.0	\$99.0
4.2 Parkland	\$464.6	\$0.0	\$464.6	\$464.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.3 Park Facilities	\$25,060.5	\$0.0	\$25,060.5	\$2,110.5	\$2,000.0	\$0.0	\$750.0	\$20,200.0	\$0.0	\$0.0
4.4 Trail Network	\$1,750.0	\$0.0	\$1,750.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0
5.0 AFFORDABLE HOUSING	\$8,938.5	\$0.0	\$8,938.5	\$1,690.5	\$1,208.0	\$1,208.0	\$1,208.0	\$1,208.0	\$1,208.0	\$1,208.0
5.1 Municipal Investment in Affordable Housing	\$8,938.5	\$0.0	\$8,938.5	\$1,690.5	\$1,208.0	\$1,208.0	\$1,208.0	\$1,208.0	\$1,208.0	\$1,208.0
6.0 WASTE MANAGEMENT	\$16,100.0	\$6,110.6	\$9,989.4	\$9,189.4	\$400.0	\$0.0	\$0.0	\$400.0	\$0.0	\$0.0
6.1 Buildings, Land & Furnishings	\$15,300.0	\$6,110.6	\$9,189.4	\$9,189.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.2 Vehicles & Equipment	\$800.0	\$0.0	\$800.0	\$0.0	\$400.0	\$0.0	\$0.0	\$400.0	\$0.0	\$0.0
TOTAL - 7 YEAR GENERAL SERVICES	\$154,217.4	\$6,110.6	\$148,106.8	\$83,987.4	\$4,519.4	\$4,502.7	\$3,127.0	\$22,709.8	\$27,077.0	\$2,183.5

6. Development Charges are Calculated in Accordance with the Development Charges Act

This section summarizes the calculation of DCs for each service and the resulting total DC by type of development. For all services, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cash flow analysis that accounts for interest earnings and borrowing costs are also discussed.

For residential development, an adjusted total per capita amount is applied to different housing types on the basis of average occupancy factors. For non-residential development, the calculated development charges rates are based on gross floor area (GFA) of building space.

It is noted that the calculation of the DCs does not include any provision for exemptions required under the *DCA*, for example, the exemption for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charges revenue for the affected types of development. Any such revenue loss may not be offset by increasing other portions of the calculated charge.

A. Development Charges Calculation

A summary of the “unadjusted” residential and non-residential development charges for the City-wide services is presented in Table 4. Further details of the calculation for each individual general service are available in Appendix B.

TABLE 4
CITY OF PETERBOROUGH
SUMMARY OF UNADJUSTED RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT CHARGES
7-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES

7 Year Growth in Population in New Units	12,608
7 Year Growth in Square Metres	175,999

Service	Development-Related Capital Program (2022 - 2028)						
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2028 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)		
						Residential Share	Non-Residential Share
	%	(\$000)	%	(\$000)			
1.0 GENERAL GOVERNMENT							
Unadjusted Development Charge Per Capita	82%	\$915.8	18%	\$204.55			
Unadjusted Development Charge Per Square Metre		\$72.64		\$1.16			
2.0 LIBRARY SERVICES							
Unadjusted Development Charge Per Capita	100%	\$4,129.5	0%	\$0.00			
Unadjusted Development Charge Per Square Metre		\$327.53		\$0.00			
3.0 RECREATION							
Unadjusted Development Charge Per Capita	100%	\$28,486.9	0%	\$0.00			
Unadjusted Development Charge Per Square Metre		\$2,259.43		\$0.00			
4.0 PARKS							
Unadjusted Development Charge Per Capita	100%	\$12,469.0	0%	\$0.00			
Unadjusted Development Charge Per Square Metre		\$988.98		\$0.00			
5.0 AFFORDABLE HOUSING							
Unadjusted Development Charge Per Capita	100%	\$1,093.4	0%	\$0.00			
Unadjusted Development Charge Per Square Metre		\$86.72		\$0.00			
6.0 WASTE MANAGEMENT							
Unadjusted Development Charge Per Capita	82%	\$572.0	18%	\$127.75			
Unadjusted Development Charge Per Square Metre		\$45.36		\$0.73			
TOTAL 7-YEAR GENERAL SERVICES		\$47,666.5		\$332.3			
Unadjusted Development Charge Per Capita		\$3,780.66		\$1.89			
Unadjusted Development Charge Per Sq.M							

i. General Services

The capital forecast for general services incorporates those projects identified to be related to development anticipated in the next 7 years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 4 shows that \$56.87 million of the capital forecast relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs would have to be funded from property taxes and other non-development charges revenue sources.

An additional share of \$6.23 million has been identified as available DC reserves and represents the revenues collected from previous DC by-laws. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$37.00 million, is attributable to growth beyond the 2028 period, which may be considered for recovery in future development charges studies, subject to service level restrictions.

The *DCA* no longer requires that development-related net capital costs for “soft” services be reduced by 10 per cent when calculating the applicable development charges for these services.

The remaining \$48.00 million is carried forward to the development charges calculation as a development-related cost to be funded over the 2022 – 2028 period. Of the development-related cost, \$47.67 million has been allocated to new residential development, and \$332,300 has been allocated to new non-residential development. This results in an unadjusted charge of \$3,780.66 per capita and \$1.89 per square metre for the provision of soft services.

ii. **Adjusted Residential and Non-Residential Development Charge Rates**

Final adjustments to the “unadjusted” development charges rates are made through a cash flow analysis. The analysis, details of which are included in Appendix B, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category. Table 5 summarizes the results of the cash flow adjustments for the residential development charges rates. The adjusted per capita rate for general services amended in this study increases by \$461.68 for a total general services charge of \$5,716.15 per capita after the cash flow analysis. Taking all DC eligible services into account, results in an adjusted development charge of \$13,282.48 per capita.

Table 5 also provides the calculated rates by residential unit with the total charge per unit ranging from a high of \$39,150 for a single and semi-detached units to a low of \$22,175 for apartment units. The other multiples charge is calculated at \$24,740.

The non-residential charge for general services considered in this amendment study also experiences an increase after cash flow considerations from \$1.89 to \$2.54 per square metre. Accounting for both previously calculated and amended services brings the adjusted total charge per square metre to \$140.91. This is displayed in Table 6.

B. **DC Rate Comparisons**

i. **Rate Comparison of 2022 Newly Calculated Development Charges with Charges Currently in Force in Peterborough**

Tables 7 and 8 present a comparison of the newly calculated residential and non-residential development charges with currently imposed development charge rates. It demonstrates that the residential development charge rate

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for a single or semi-detached unit would increase by \$4,429 per unit, or 12.7 per cent.

The current development charges rate for non-residential development would decrease by \$4.80 per square metre, from \$145.71 to \$140.91 per square metre, or 3.3 per cent. This is largely the result of the removal of the Parking service DC from the by-laws.

TABLE 5

CITY OF PETERBOROUGH
CITY-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			Percentage of Charge
			Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments	
General Government Library Services	\$72.64 \$327.53	\$86.97 \$372.36	\$256 \$1,098	\$162 \$694	\$145 \$622	0.65% 2.80%
Fire Services*	n/a	\$273.71	\$807	\$510	\$457	2.06%
Police Services*	n/a	\$152.06	\$448	\$283	\$254	1.14%
Recreation	\$2,259.43	\$2,664.25	\$7,853	\$4,962	\$4,448	20.02%
Parks	\$988.98	\$1,004.37	\$2,960	\$1,871	\$1,677	7.55%
Public Works*	n/a	\$286.52	\$845	\$534	\$478	2.15%
Transit Services*	n/a	\$761.52	\$2,245	\$1,418	\$1,271	5.72%
Affordable Housing	\$86.72	\$88.99	\$262	\$166	\$149	0.67%
Waste Management	\$45.36	\$50.56	\$149	\$94	\$84	0.38%
Subtotal General Services	\$3,780.66	\$5,741.33	\$16,922	\$10,694	\$9,585	43.14%
Roads & Other City-Wide Engineering*	n/a	\$7,167.77	\$21,127	\$13,351	\$11,967	53.86%
Sewage Treatment*	n/a	\$398.57	\$1,175	\$742	\$665	3.00%
Subtotal Engineered Services	\$0.00	\$7,566.34	\$22,302	\$14,093	\$12,632	56.86%
TOTAL CHARGE PER UNIT	\$3,780.66	\$13,307.66	\$39,224	\$24,787	\$22,217	100.00%
(1) Based on Persons Per Unit Of:						
* Current charge in by-law if left unchanged.						
			2.95	1.86	1.67	

TABLE 6
CITY OF PETERBOROUGH
CITY-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Residential		Percentage of Charge
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	
General Government Library Services	\$1.16 \$0.00	\$1.73 \$0.00	1.2% 0.0%
Fire Services*	n/a	\$3.68	2.6%
Police Services*	n/a	\$2.04	1.4%
Recreation	\$0.00	\$0.00	0.0%
Parks	\$0.00	\$0.00	0.0%
Public Works*	n/a	\$3.86	2.7%
Transit Services*	n/a	\$10.25	7.3%
Affordable Housing	\$0.00	\$0.00	0.0%
Waste Management	\$0.73	\$0.81	0.6%
Subtotal General Services	\$1.89	\$22.36	15.9%
Roads & Other City-Wide Engineering*	n/a	\$112.17	79.6%
Sewage Treatment*	n/a	\$6.38	4.5%
Subtotal Engineered Services	\$0.00	\$118.55	84.1%
TOTAL CHARGE PER SQUARE METRE	\$1.89	\$140.91	100.0%
* Current charge in by-law if left unchanged.			

TABLE 7

CITY OF PETERBOROUGH
COMPARISON OF CURRENT & CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Singles & Semis Charge	Calculated Singles & Semis Charge	Difference in Charge
General Government	\$295	\$256	(\$39)
Library Services	\$1,207	\$1,098	(\$109)
Fire Services*	\$807	\$807	\$0
Police Services*	\$448	\$448	\$0
Recreation	\$2,255	\$7,853	\$5,598
Parks	\$2,746	\$2,960	\$214
Public Works*	\$845	\$845	\$0
Parking**	\$1,139	\$0	(\$1,139)
Transit Services*	\$2,245	\$2,245	\$0
Affordable Housing	\$335	\$262	(\$73)
Waste Management	\$172	\$149	(\$23)
Subtotal General Services	\$12,493	\$16,922	\$4,429
Roads & Other City-Wide Engineering*	\$21,127	\$21,127	\$0
Sewage Treatment*	\$1,175	\$1,175	\$0
Subtotal Engineered Services	\$22,302	\$22,302	\$0
TOTAL CHARGE PER UNIT	\$34,795	\$39,224	\$4,429
* Current charge in by-law if left unchanged.			
** No longer eligible for recovery under the DCA			

TABLE 8
CITY OF PETERBOROUGH
COMPARISON OF CURRENT & CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES

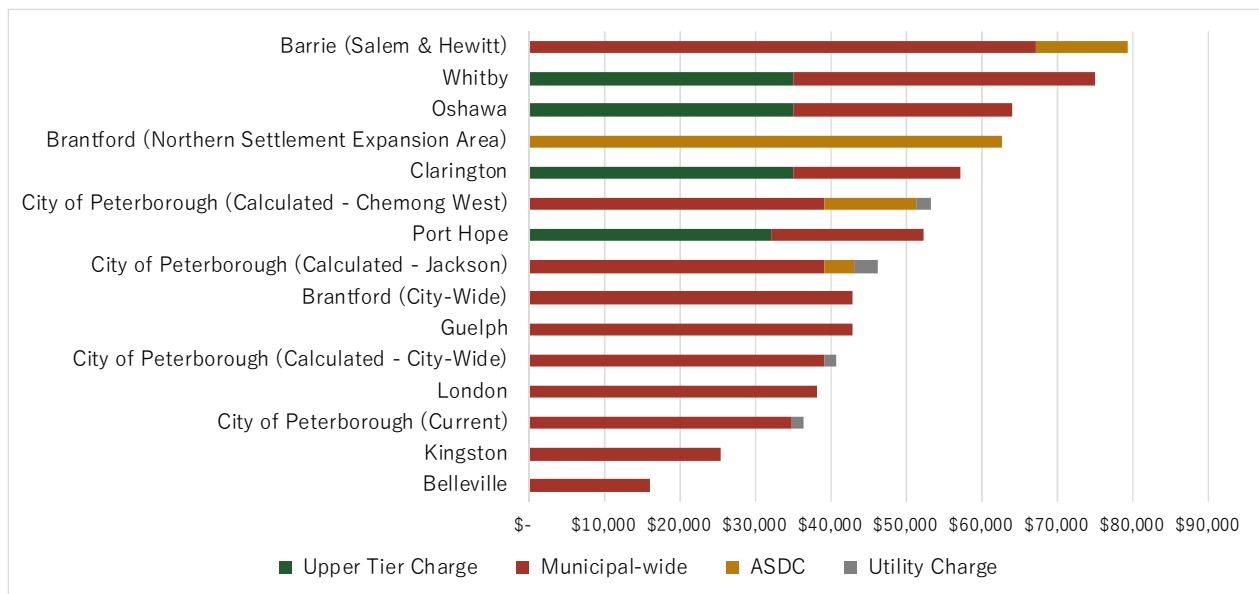
Service	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge
General Government	\$1.34	\$1.73	\$0.39
Library Services	\$0.00	\$0.00	\$0.00
Fire Services*	\$3.68	\$3.68	\$0.00
Police Services*	\$2.04	\$2.04	\$0.00
Recreation	\$0.00	\$0.00	\$0.00
Parks	\$0.00	\$0.00	\$0.00
Public Works*	\$3.86	\$3.86	\$0.00
Parking**	\$5.20	\$0.00	(\$5.20)
Transit Services*	\$10.25	\$10.25	\$0.00
Affordable Housing	\$0.00	\$0.00	\$0.00
Waste Management	\$0.79	\$0.81	\$0.02
Subtotal General Services	\$27.16	\$22.36	(\$4.80)
Roads & Other City-Wide Engineering*	\$112.17	\$112.17	\$0.00
Sewage Treatment*	\$6.38	\$6.38	\$0.00
Subtotal Engineered Services	\$118.55	\$118.55	\$0.00
TOTAL CHARGE PER SQUARE METRE	\$145.71	\$140.91	(\$4.80)
* Current charge in by-law if left unchanged.			
** No longer eligible for recovery under the DCA			

ii. DC Rate Comparisons Against Surrounding Municipalities

The City currently collects City-wide and area-specific development charges for residential development at rates which are comparable to those imposed in similar and surrounding municipalities. After accounting for upper-tier charges, municipal-wide charges, area-specific charges, and utility charges, Table 9 demonstrates that the total municipal DCs in Peterborough would fall within the mid-range of comparable municipalities.

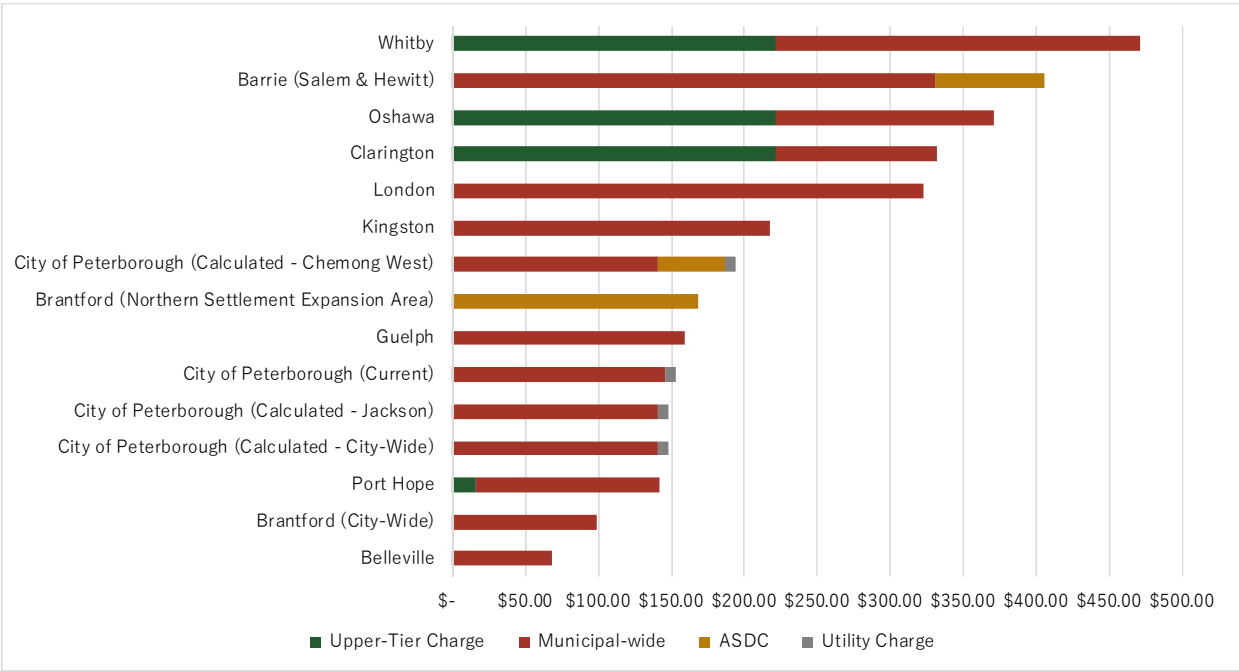
TABLE 9

CITY OF PETERBOROUGH MUNICIPAL RATE COMPARISON RESIDENTIAL DEVELOPMENT CHARGES



The City also collects City-wide development charges for non-residential development and has proposed new area-specific development charges for Chemong West and Coldsprings. Details on new area-specific development charge rates are available in the 2022 Area-Specific Development Charges Background Study. Table 10 demonstrates the total municipal non-residential DCs in Peterborough would fall within the mid-range of comparable municipalities.

TABLE 10
CITY OF PETERBOROUGH
MUNICIPAL RATE COMPARISON
NON-RESIDENTIAL DEVELOPMENT CHARGES



C. Affordability Analysis

Table 11 compares the residential DCs in the City and comparable municipalities with the average home sale price for a single detached dwelling. The table shows the average price for a single-detached unit in 2021 was about \$700,000 in the area surrounding Peterborough.

As shown in Table 11, the proposed City-wide development charges for the City of Peterborough, as a percentage of the average price for a single detached home, falls into the mid-range of the municipalities included in the table.

It is further noted that, in the context of the overall sale price of a single detached unit, the quantum of the development charge increase is minor. The development charge increase ranges from approximately 0.6 per cent of

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the average price for a single detached home; after accounting for area-specific development charges, this figure increases to about to about 1.0 per cent.

TABLE 11

**CITY OF PETERBOROUGH
COMPARISON OF DEVELOPMENT CHARGES AS A PERCENTAGE OF AVERAGE PRICE
OF SINGLE DETACHED HOMES (2021)**

City/Municipality	DC Rates for Singles & Semis (2021)	Average Price for Single Detached House (2021)	DC % of Average House Price
Kingston	\$ 21,774	\$ 627,667	3.5%
Guelph	\$ 36,525	\$ 940,962	3.9%
London	\$ 32,516	\$ 812,488	4.0%
Belleville	\$ 13,635	\$ 273,837	5.0%
City of Peterborough (Current)	\$ 31,110	\$ 605,020	5.1%
Brantford (City-Wide)	\$ 36,548	\$ 671,527	5.4%
City of Peterborough (Calculated - City-Wide)	\$ 34,888	\$ 605,020	5.8%
Clarington	\$ 48,770	\$ 833,021	5.9%
City of Peterborough (Calculated - Jackson)	\$ 39,541	\$ 605,020	6.5%
Oshawa	\$ 54,600	\$ 821,885	6.6%
Whitby	\$ 63,990	\$ 880,474	7.3%
City of Peterborough (Calculated - Chemong West)	\$ 45,583	\$ 605,020	7.5%
Brantford (Northern Settlement Expansion Area)	\$ 53,459	\$ 671,527	8.0%
Barrie (Salem & Hewitt)	\$ 67,658	\$ 733,772	9.2%

7. Long-Term Capital & Operating Costs

This section provides a brief examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the development charges by-law. This examination is required as one of the features of the *DCA*.

A. Net Operating Costs for the City's Services to Increase Over the Forecast Period

Table 12 summarizes the estimated increase in net operating costs that the City will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on the financial information from the City (additional details are included in Appendix D).

As shown in Table 12, by 2028 the City's net operating costs are estimated to increase by \$4.03 million. This includes substantial increased operating costs associated with expansion to Parks and Library Services.

B. Long-Term Capital Financing From Non-Development Charges Sources Totals \$56.87 Million

Table 12 also summarizes the components of the development-related capital forecast that will require funding from non-development charges sources. Of the \$148.11 million net capital forecast, about \$56.87 million will need to be financed from non-development charges sources over the next 7 years. In addition, \$37.00 million in interim financing may be required for projects related to general service level increases and to growth in the post-2028 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years.

TABLE 12

CITY OF PETERBOROUGH
SUMMARY OF LONG TERM CAPITAL &
OPERATING COST IMPACTS FOR GENERAL SERVICES
(in thousands of constant dollars)

Cumulative Net Operating Impacts	2022	2023	2024	2025	2026	2027	2028
Net Operating Impacts (1)							
General Government	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Library Services	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
Recreation	\$1,140.00	\$912.00	\$798.00	\$798.00	\$798.00	\$1,298.00	\$1,298.00
Parks	\$282.51	\$507.51	\$532.51	\$632.51	\$2,677.51	\$2,702.51	\$2,727.51
Affordable Housing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Waste Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET OPERATING IMPACTS	\$1,430.51	\$1,427.51	\$1,338.51	\$1,438.51	\$3,483.51	\$4,008.51	\$4,033.51

Long-Term Capital Impact	2022	2023	2024	2025	2026	2027	2028	Total
Long-Term Capital Impact (1)								
Total Net Cost	\$83,987.4	\$4,519.4	\$4,502.7	\$3,127.0	\$22,709.8	\$27,077.0	\$2,183.5	\$148,106.8
Net Cost From Development Charges	\$31,809.3	\$1,618.7	\$2,773.2	\$1,618.7	\$8,863.0	\$618.7	\$697.4	\$47,998.8
Prior Growth Share from DC Reserve Balances (2)	\$5,918.1	\$42.4	\$271.1	\$0.0	\$0.0	\$0.0	\$0.0	\$6,231.6
Portion for Post-2028 Development (3)	\$9,540.0	\$499.7	\$99.7	\$99.7	\$1,538.2	\$25,099.7	\$127.5	\$37,004.6
Funding From Non-DC Sources								
Replacement	\$36,720.0	\$2,358.6	\$1,358.6	\$1,408.6	\$12,308.6	\$1,358.6	\$1,358.6	\$56,871.8
FUNDING FROM NON-DC SOURCES	\$36,720.0	\$2,358.6	\$1,358.6	\$1,408.6	\$12,308.6	\$1,358.6	\$1,358.6	\$56,871.8

Notes:

- (1) See Appendix D
- (2) Existing development charge reserve fund balances collected from growth prior to 2022 are applied to fund initial projects in development-related capital forecast
- (3) Post 2028 development-related net capital costs may be eligible for development charge funding in future DC by-laws



8. Asset Management Plan

The *DCA* now requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key purpose of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle. Further details relating to the Asset Management Plan are discussed in Appendix E.

A. Annual Capital Provisions Will Reach \$4.50 Million by 2029

Table 13 summarizes the annual capital provisions required to replace the development eligible and ineligible costs associated with the capital infrastructure identified in the DC Amendment Background Study. This estimate is based on material included in the 2019 DC Background Study as well as information obtained through discussions with municipal staff regarding useful life assumptions and the capital cost of acquiring and/or replacing each asset.

Table 13 illustrates that by 2029 the City will need to fund an additional \$4.50 million per year in order to properly fund the full life cycle costs of the new general services assets supported under the proposed Development Charges By-law. The year 2029 has been included to calculate the annual contribution for the 2022 – 2028 period as the expenditures in 2028 will not trigger asset management contributions until 2029.

The calculated annual funding provision should be considered in the context of the City's projected growth. Over the next 7 years, the City is projected to increase by 12,610 people and add 3,820 new employees by 2028.

This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure to be funded under the proposed DC by-laws.

The calculated annual provisions identified are considered to be financially sustainable as it is expected that the increased capital asset requirements can be absorbed by the tax and user base over the long-term.

TABLE 13
CITY OF PETERBOROUGH
SUMMARY OF ASSET MANAGEMENT PROVISIONS FOR GENERAL SERVICES

General Services	2022 - 2028 Capital Program		Calculated AMP Annual Provision by 2029	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
General Government	\$1,252,392	\$350,767	\$0	\$0
Library Services	\$4,483,575	\$5,124,102	\$460,558	\$514,786
Recreation	\$32,143,759	\$57,856,241	\$638,117	\$1,200,216
Parks	\$14,231,643	\$13,736,452	\$683,526	\$622,230
Affordable Housing	\$1,328,064	\$7,610,400	\$0	\$0
Waste Management	\$791,001	\$15,309,000	\$15,703	\$344,706
Total	\$54,230,434	\$99,986,961	\$1,797,904	\$2,681,938

9. Other Considerations

A. Development Charges Administration

Many of the administrative requirements of the *DCA* will be similar to those presently followed by the City in terms of collection practices. However, changes will likely be required in the use of and reporting on the new development charges. In this regard:

- It is recommended that the current practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the *DCA*, the City should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the City continue to report policies consistent with the requirements of the *DCA*;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter services-in-lieu agreements; and
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the City's normal capital budget process.

A. Consideration of Area Rating

As part of the new regulations adopted by the Province, Council is required to consider the use of area rating (i.e. area-specific development charges) when preparing a DC background study. As part of the City's 2022 DC Amendment Study, the appropriateness of implementing area-specific DCs for the various City services was examined.

The *DCA* permits the City to designate, in its DC by-laws, the areas where development charges shall be imposed. The charges may apply to all lands in the City or to other designated development areas as specified in the DC By-laws.

The following was considered with respect to area-specific development charges:

- Is the use of area-specific charges appropriate for some or all services?
- Are there any data limitations with calculating an area-specific development charge?

Area-specific development charges are typically considered when there is clear benefit to a particular area (including the population or population and employment), and have been implemented in mostly stand alone greenfield developments. The City currently imposes sanitary trunk sewers, stormwater facilities, and servicing and planning studies in specific planning areas in the City.

No change to the current structure of area-specific and City-wide DCs is proposed through this Amendment Study.

Area-specific development charge rates can be found in the 2022 Area-Specific Development Charges Background Study.

B. Local Service Definitions

The 2022 DC Amendment Background Study also includes definitions to determine the eligible capital costs for inclusion in the development charges calculation for the City. The local service definitions have been reviewed by City staff and no changes have been proposed. The definitions are set out in Appendix F.

Appendix A

Development Forecast

Appendix A: Development Forecast

This appendix provides details of the development forecast used to prepare the 2022 Development Charges Scoped Amendment Background Study for the City of Peterborough. The forecast method, key assumptions and, results are presented in the following tables:

Historical Development

Table A-1	Population, Occupied Dwellings and Employment Summary
Table A-2	Annual Housing Completions (CMHC)
Table A-3	Annual Residential Building Permits
Table A-4	Households by Period of Construction Showing Household Size

Forecast Development

Table A-5	Population, Occupied Dwellings & Employment Forecast Summary
Table A-6	Housing Growth by Unit Type
Table A-7	Population Growth in New Housing by Unit Type
Table A-8	Non-Residential Space

The forecasts were prepared by Hemson in consultation with City planning staff. For the purposes of this amendment study, the forecasts are consistent with the City's 2019 Development Charges Background Study. However, adjustments have been made to 2021 population and occupied dwelling figures to reflect newly released Census data. Data on building permits and housing completions since 2019 have also been updated based on information from Statistics Canada and the Canada Mortgage Housing Corporation (CMHC).

A. FORECAST APPROACH AND KEY ASSUMPTIONS

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

The forecast maintains the same 2028 planning horizon that was used for the 2019 Development Charges Background Study. As such, a 7-year forecast, from 2022 to 2028, is used for the services under review through this amendment study:

- General Government
- Library Services
- Recreation
- Parks
- Affordable Housing
- Waste Management

B. HISTORICAL DEVELOPMENT IN THE CITY

Population figures shown in the development forecast represent mid-year estimates. Population figures are equivalent to the population recorded in the Census (“Census population”). This definition does not include the Census net under-coverage (3.54 per cent of the Census population in Peterborough) which represents those who were missed or double-counted by the Census.

Historical population and employment set out in this appendix are used to determine the average service levels attained in the City over the last 10 years (2012 – 2021).

Historical growth and development figures are presented in Tables A-1 to A-4. These figures are consistent with the development forecast set out in the City of Peterborough's 2019 Development Charges Study and have been updated to reflect recent building activity and data released as part of the 2021 Census.

Historical data indicates steady population growth in the City of Peterborough over the last ten years. As shown in Table A-1, the City's population increased from 79,160 people in 2012 to 83,650 in 2021, or 6 per cent over the period. Growth in occupied dwellings increased by 8 per cent over the same decade, from 33,690 in 2012 to 35,980 in 2021.

"Place of Work Employment" figures in the forecasts record where people work rather than their place of residence. It includes employment with a regular or no fixed place of work. However, work-at-home employment is excluded from the figures as, for development charge purposes, this type of employment is considered not to require building floorspace for its activities.

Employment figures are consistent with those set out in the 2019 Development Charges Study and reflect stable employment over the last decade.

Details on new housing growth in the City are provided in Tables A-2 and A-3. The overall market share of single and semi-detached units over the last decade has been 51 per cent, though the number of units completed in any one year varies. The market share of row houses and apartments over the same period has been 22 per cent and 27 per cent respectively. As with the single and semi-detached unit types, the number of completions in any given year is variable.

Table A-4 provides details on historical occupancy patterns for occupied households in Peterborough. The overall average occupancy level in the City for single and semi-detached units is 2.56 persons per housing unit (PPU). Occupancy levels for units constructed between 2006 and 2016 are higher

than the overall average and are used in the development charges calculation since they better reflect the number of people that are likely to reside in new development. The average PPU of single and semi-detached units built in the City in the period 2006 to 2016 is 2.95. Average PPUs for recently constructed row and apartment housing, are 1.86 and 1.67 respectively.

C. FORECAST METHOD & RESULTS

A 7-year development forecast, from 2022 to 2028, has been used for all general services under review through this amendment study.

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth* as well as the *population in new housing units*, is required.

Population growth determines the need for additional facilities and provides the foundation for the development-related capital program. When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This *population in new units* represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per unit of gross floor area (GFA). The non-residential forecast includes both a projection of employment growth as well as a projection of the floor space associated with employment growth in the City.

i. Residential Development Forecast

The residential development forecast is consistent with the City of Peterborough's 2019 Development Charges Study in that the City is assumed to achieve the same population by 2028. The population and

household growth determines the need for additional facilities and provides the foundation for the development-related capital program.

Tables A-5 to A-8 summarize the population, household and employment growth forecast. The tables show that the City's population is forecast to increase by roughly 11,730 over the seven-year planning period to 2028. The number of occupied dwellings is forecast to increase by 4,990 units with the majority of growth expected to be single and semi-detached unit types (64 per cent). Employment, excluding work from home employment, is projected to increase by 2,960 over the same period.

In addition to the population forecast, a forecast of "population in new units" that will result from the addition of new housing units, has been made (see Table A-7). The population growth in new units is determined by applying the following persons per unit (PPUs) to the housing forecast: 2.95 for single and semi-detached units; 1.86 for rows and other multiples; and 1.67 for apartments. The PPUs are based upon the historical time series of population growth in housing in the ten-year period 2006 to 2016 (more recent data from the 2021 is as yet unavailable). They are unchanged from the 2019 Development Charges Background Study.

In total, 12,610 is the forecasted population in new dwelling units over the seven-year planning period (2022 – 2028).

ii. Non-Residential Development Forecast

Non-residential development charges are calculated on a per unit 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 seven-year planning period, from mid-year 2022 to mid-year 2028, has been used for the services under review in this amendment study. As well, the City is assumed to achieve the same employment by 2028.

Appendix B

Employment densities have been used to convert the employment forecast into building space estimates. The density assumptions are the same as those used in the 2019 Development Charges Background Study:

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

The employment and GFA forecasts are provided in Table A-8. The total GFA growth is forecast at 176,000 square metres over the seven-year period with an accompanying employment growth of 2,820 (excluding work at home employment).

APPENDIX A
TABLE A-1

CITY OF PETERBOROUGH
HISTORICAL POPULATION, OCCUPIED DWELLINGS & EMPLOYMENT SUMMARY

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	HH Size (PPU)	Employment by Place of Work	Annual Growth	Activity Rate
2012	79,159	461	33,686	251	2.35	45,199	-493	57.1%
2013	79,623	464	33,939	253	2.35	44,711	-488	56.2%
2014	80,090	467	34,194	255	2.34	44,229	-482	55.2%
2015	80,560	470	34,451	257	2.34	43,752	-477	54.3%
2016	81,032	472	34,710	259	2.33	43,280	-472	53.4%
2017	81,507	475	34,960	250	2.33	43,655	375	53.6%
2018	81,985	478	35,212	252	2.33	44,034	379	53.7%
2019	82,466	481	35,465	253	2.33	44,416	382	53.9%
2020	82,949	483	35,720	255	2.33	44,801	385	54.0%
2021	83,651	702	35,977	257	2.33	45,190	389	54.0%
Growth 2012 - 2021		4,953		2,542			-502	

Source: Statistics Canada, Census of Canada

APPENDIX A
TABLE A-2

CITY OF PETERBOROUGH
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)

Year	CMHC Annual Housing Completions - Units				Completions - Shares By Unit Type			
	Singles & Semis	Rows	Apts.	Total	Singles & Semis	Rows	Apts.	Total
2012	111	28	18	157	71%	18%	11%	100%
2013	146	52	44	242	60%	21%	18%	100%
2014	166	59	141	366	45%	16%	39%	100%
2015	180	12	0	192	94%	6%	0%	100%
2016	166	55	0	221	75%	25%	0%	100%
2017	151	103	79	333	45%	31%	24%	100%
2018	72	27	18	117	62%	23%	15%	100%
2019	33	103	15	151	22%	68%	10%	100%
2020	51	49	46	146	35%	34%	32%	100%
2021	81	0	242	323	25%	0%	75%	100%
Growth 2012 - 2021	1,157	488	603	2,248	51%	22%	27%	100%
5 Year Average	78	56	80	214				

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information



APPENDIX A
TABLE A-3

CITY OF PETERBOROUGH
HISTORICAL ANNUAL RESIDENTIAL BUILDING PERMITS

Year	Annual Building Permits				Building Permits - Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2012	118	41	118	277	43%	15%	43%	100%
2013	211	39	143	393	54%	10%	36%	100%
2014	141	40	192	373	38%	11%	51%	100%
2015	153	44	90	287	53%	15%	31%	100%
2016	153	54	121	328	47%	16%	37%	100%
2017	131	37	41	209	63%	18%	20%	100%
2018	33	75	167	275	12%	27%	61%	100%
2019	44	100	154	298	15%	34%	52%	100%
2020	64	44	380	488	13%	9%	78%	100%
2021	232	0	229	461	50%	0%	50%	100%
Growth 2012 - 2021	1,280	474	1,635	3,389	38%	14%	48%	100%
10 Year Average	128	47	164	339				
5 Year Average	101	51	194	346				

Source: Statistics Canada, Building Permits

APPENDIX A
TABLE A-4
CITY OF PETERBOROUGH
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction										Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
<i>Singles and Semis</i>													
Household Population	9,585	10,570	5,900	6,155	6,350	2,315	2,070	2,925	3,415	2,200	45,870	5,615	51,485
Households	3,890	4,590	2,325	2,430	2,245	835	805	1,080	1,105	800	18,200	1,905	20,105
Household Size	2.46	2.30	2.54	2.53	2.83	2.77	2.57	2.71	3.09	2.75	2.52	2.95	2.56
<i>Rows</i>													
Household Population	420	380	750	1,110	1,140	595	485	525	710	510	5,405	1,220	6,625
Households	150	135	280	420	455	270	240	300	390	265	2,250	655	2,905
Household Size	2.80	2.81	2.68	2.64	2.51	2.20	2.02	1.75	1.82	1.92	2.40	1.86	2.28
<i>Apartments</i>													
Household Population	3,850	2,780	3,235	3,250	2,400	1,055	530	250	595	390	17,350	985	18,335
Households	2,380	1,655	1,835	1,945	1,420	655	280	165	325	265	10,335	590	10,925
Household Size	1.62	1.68	1.76	1.67	1.69	1.61	1.89	1.52	1.83	1.47	1.68	1.67	1.68
<i>All Units</i>													
Household Population	13,855	13,730	9,885	10,515	9,890	3,965	3,085	3,700	4,720	3,100	68,625	7,820	76,445
Households	6,420	6,380	4,440	4,795	4,120	1,760	1,325	1,545	1,820	1,330	30,785	3,150	33,935
Household Size	2.16	2.15	2.23	2.19	2.40	2.25	2.33	2.39	2.59	2.33	2.23	2.48	2.25

Source: Statistics Canada, 2016 Special Run

APPENDIX A
TABLE A-5
CITY OF PETERBOROUGH
POPULATION, DWELLING & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Census		Census		Occupied Households	Occupied Household Growth	Household Size	Employment			Work at		Total w/ Work	
	Population	Pop Growth	Household	Household Growth				by POW	POW Growth	Activity Rate	Home	Home	At Home	Annual Growth
2022	85,234	1,583	36,651	674	2.33	45,582	392	53.5%	2,396	21	47,978	413		
2023	86,847	1,613	37,337	686	2.33	45,977	395	52.9%	2,417	21	48,394	416		
2024	88,491	1,644	38,036	699	2.33	46,376	399	52.4%	2,438	21	48,814	420		
2025	90,166	1,675	38,748	712	2.33	46,778	402	51.9%	2,459	21	49,237	423		
2026	91,873	1,707	39,474	726	2.33	47,184	406	51.4%	2,480	21	49,664	427		
2027	93,612	1,739	40,213	739	2.33	47,593	409	50.8%	2,502	21	50,095	430		
2028	95,385	1,773	40,966	753	2.33	48,006	413	50.3%	2,523	22	50,529	435		
Growth 2022 - 2028		11,734		4,989			2,816			148		2,964		

Source: Hemson Consulting, 2022

APPENDIX A
TABLE A-6

CITY OF PETERBOROUGH
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Annual Growth in Total Occupied Households				Shares By Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Total New Households	Singles & Semis	Rows & Other Multiples	Apartments	Total
2022	438	135	101	674	65%	20%	15%	100%
2023	446	137	103	686	65%	20%	15%	100%
2024	454	140	105	699	65%	20%	15%	100%
2025	463	142	107	712	65%	20%	15%	100%
2026	457	145	123	726	63%	20%	17%	100%
2027	466	148	126	739	63%	20%	17%	100%
2028	474	151	128	753	63%	20%	17%	100%
Growth 2022 - 2028	3,198	998	793	4,989	64%	20%	16%	100%

Source: Hemson Consulting, 2022

APPENDIX A
TABLE A-7
CITY OF PETERBOROUGH
FORECAST POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE*

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New
2022	1,291	251	169	1,711
2023	1,314	256	172	1,742
2024	1,339	260	175	1,774
2025	1,364	265	178	1,807
2026	1,348	270	206	1,824
2027	1,372	275	210	1,857
2028	1,398	281	214	1,893
Growth 2022 - 2028	12,646	2,504	1,816	12,608

*Based on PPU's
Source: Hemson Consulting, 2022

2.95 1.86 1.67

APPENDIX A
TABLE A-8
CITY OF PETERBOROUGH
NON-RESIDENTIAL SPACE FORECAST

Employment Density
Population-Related
Employment Land

40 m² per employee
90 m² per employee

Year	Population-Related	Annual Growth	Growth in Space (m ²)	Employment Land	Annual Growth	Growth in Space (m ²)	Total	Annual Growth	Growth in Space (m ²)
2022	25,070	216	8,624	20,512	176	15,876	45,582	392	24,500
2023	25,287	217	8,690	20,690	178	15,998	45,977	395	24,688
2024	25,507	219	8,778	20,869	180	16,159	46,376	399	24,937
2025	25,728	221	8,844	21,050	181	16,281	46,778	402	25,125
2026	25,951	223	8,932	21,233	183	16,443	47,184	406	25,375
2027	26,176	225	8,998	21,417	184	16,564	47,593	409	25,562
2028	26,403	227	9,086	21,603	186	16,726	48,006	413	25,812
Growth 2022 - 2028		1,549	61,952		1,267	114,047		2,816	175,999

Source: Hemson Consulting, 2022

Appendix B

General Services

Technical Appendix

Appendix B: General Services Technical Appendix

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the general services in the City of Peterborough. Six services have been analysed as part of the Development Charges Amendment Study:

- Appendix B.1 General Government
- Appendix B.2 Library
- Appendix B.3 Recreation
- Appendix B.4 Parks
- Appendix B.5 Affordable Housing
- Appendix B.6 Waste Diversion Services

Development charges for the general services of Fire Services, Police Services, Public Works, and Transit Services have not been amended as part of this study.

It is proposed that the general service of Parking be removed from the City-wide development charges by-law as Parking is no longer eligible for DC funding.

Every service, with the exception of General Government, contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

Tables B.2-1 to B.6-1 Historical Service Levels

Tables B.2-1 to B.6-1 display the data used to determine the 10-year historical service level. The *DCA* and *O. Reg. 82/98* require that development charges be set at a level no higher than the average service level provided in the City over the 10-year period immediately preceding the preparation of the amendment study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2012 to 2021.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the City in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information contained in the 2019 Development Charges Study that has been reviewed and updated by City staff. The information is based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Tables B.2-1 to B.6-1 also show the calculation of the “maximum allowable” funding envelope. The maximum allowable funding envelope is defined as the 10-year historical service level (expressed as either \$/capita or \$/capita and employment) multiplied by the forecast increase in population or population and employment growth over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service in order to maintain the 10-year historical service level.

Tables B.1-1 & B.2-2 to B.6-2 2022 – 2028 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The *DCA* requires that Council express its intent to provide capital facilities to support future growth. Based on the development forecasts presented in Appendix A, the consulting team, in collaboration with City staff, have established a development-related capital program that sets out the projects required to service anticipated development for the 7-year period from 2022 to 2028. The capital program set out in this 2022 Development Charges Amendment Study is largely consistent with the capital program included in the 2019 Development Charges Background Study. Project timing and costs have been adjusted to reflect the latest information included in the 2022 Capital Budget and Forecast.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants and “replacement” or “benefit to existing” shares. The *DCA* no longer requires project costs to be reduced by ten per cent for any service.

The only significant change to the funding sources for the projects listed in capital program is the withdrawal of Federal and Provincial grant funding for the new Arena.

A replacement share occurs when a new facility will, at least in part, replace a facility that is demolished, redeployed or will otherwise unavailable to serve its former function. The replacement share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for replacement shares will require funding from non-development charge sources, typically property taxes or user fees.

The capital program less any replacement or benefit to existing shares yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the 2022 – 2028 planning period. For some of the services, reserve fund balances collected from prior growth may be available to fund a share of the program. In addition, a portion of the capital program may service growth that will not occur until after 2028. This portion of the capital program is deemed “Post 2028” and may be eligible for recovery under future development charges studies.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated at the end of Tables B.2-1 to B.6-1. The result is the discounted development-related net capital cost that is eligible for recovery against development over the period from 2022 to 2028.

Calculation of the Unadjusted Development Charge Rates

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Tables B.1-2 and B.2-3 to B.6-3.

The first step in determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For General Government and Waste Management services, the development-related costs have been apportioned as 82 per cent residential and 18 per cent non-residential. This apportionment is based on the anticipated shares of population and employment growth over the 10-year forecast period.

The development-related costs associated with all other services included in this amendment study have been allocated 100 per cent to the residential sector given the need for these services is generally driven entirely by residential development.

The residential share of the 2022 to 2028 DC eligible costs are then divided by the forecast population in new housing units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

Tables B.1-2 & B.2-3 to B.6-3 Cash Flow Analysis

A cash flow analysis is undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*. Based on the development forecast, the analysis calculates the development charges rate that is required to finance the net development-related capital spending plan, including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charges rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0 per cent is used for the funding requirements, an interest rate of 3.5 per cent is used for positive opening balances, and a rate of 5.5 per cent is used for negative opening balances. These assumptions are consistent with those included in the 2019 Development Charges Background Study.

Appendix B

Tables B.1-3 and B.2-3 to B.6-3 display the results of the cash flow analysis and provide the adjusted, or final per unit residential and per square metre (of GFA) non-residential, development charges.

Appendix B.1

General Government

Appendix B.1: General Government

The *DCA* allows the cost of development-related studies to be included in the calculation of the development charges as long as they are permitted under the legislation. The eligible development-related capital costs for the provision of studies and permitted General Government expenditures are no longer required to be reduced by the previous 10 per cent statutory discount when calculating development charges.

Table B.1-1 2022 – 2028 Development-Related Capital Program and Calculation of the Unadjusted Development Charges

As shown in Table B.1-1, the 2022 – 2028 development-related gross cost for General Government is \$1.60 million. This includes the recovery of a \$229,990 reserve fund balance, as well three library studies (\$300,000), two studies related to recreation (\$242,945), and one Parks & Open Space Strategy (\$100,000). Additionally, a Watershed planning Study (\$530,000), an Official Plan Review (\$60,221) and a provision for other growth-related studies (\$140,000) has been included in the General Government DC Capital Program. The project list mentioned is identical to that included in the 2019 Development Charges Study, however, timing and project costs have been adjusted to reflect information provided in the City of Peterborough’s 2022 Capital Budget.

No grants or subsidies have been identified, however, replacement shares amounting to \$350,767 have been deducted from the net municipal cost of \$1.60 million to yield a total DC eligible cost of \$1.25 million. Reserve commitments of \$42,030 and \$90,000 have been applied to the Feasibility Study for the OHL Facility and the Parks Open Space Strategy respectively. The remaining amount of \$1.12 million is eligible for development charges

funding in the 7-year planning period. This amount is allocated 82 per cent (\$915,815) to the residential sector and 18 per cent (\$204,547) to the non-residential sector based on shares of 7-year growth in population and employment. The resulting unadjusted per capita residential charge is \$72.64 before cash flow adjustments. The non-residential unadjusted charge is \$1.16 per square metre.

Table B.1-2 Cash Flow Analysis

After cash flow analysis, the residential charge increases to \$86.97 per capita and the non-residential charge increases to \$1.73 per square metre. This is a reflection of the timing of the capital program and development charges revenues. The following table summarizes the calculation of the General Government development charge.

GENERAL GOVERNMENT SUMMARY					
2022 - 2028		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,603,159	\$1,120,362	\$72.64	\$1.16	\$86.97	\$1.73

Appendix B

APPENDIX B.1 TABLE B.1-1

CITY OF PETERBOROUGH DEVELOPMENT-RELATED CAPITAL PROGRAM GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs	
							DC Reserve Commitments	2022-2028
1.0 GENERAL GOVERNMENT								
1.1 Recovery of Negative Reserve Fund Balance								
1.1.1 Reserve Fund Balance as of December 31, 2021	2022	\$ 229,993	\$ -	\$ 229,993	0%	\$ -	\$ -	\$ 229,993
Subtotal Recovery of Negative Reserve Fund Balance		\$ 229,993	\$ -	\$ 229,993		\$ -	\$ -	\$ 229,993
1.2 Development-Related Studies								
1.2.1 Provision for Growth-Related Studies	Various	\$ 140,000	\$ -	\$ 140,000	0%	\$ -	\$ -	\$ 140,000
1.2.2 Watershed Planning Study - Places to Grow Act	2022	\$ 530,000	\$ -	\$ 530,000	50%	\$ 265,000	\$ -	\$ 265,000
1.2.3 Official Plan Review (Growth Management components)	2028	\$ 60,221	\$ -	\$ 60,221	0%	\$ -	\$ -	\$ 60,221
Subtotal Development-Related Studies		\$ 730,221	\$ -	\$ 730,221		\$ 265,000	\$ -	\$ 465,221
1.3 Library Studies								
1.3.1 Library Strategic Plan	2022	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ -	\$ 100,000
1.3.2 Library Needs Study	2025	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ -	\$ 100,000
1.3.3 Library Strategic Plan	2025	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ -	\$ 100,000
Subtotal Library Studies		\$ 300,000	\$ -	\$ 300,000		\$ -	\$ -	\$ 300,000
1.4 Recreation Studies								
1.4.1 Facility Feasibility Study for OHL Facility & Entertainment Complex	2022	\$ 142,945	\$ -	\$ 142,945	60%	\$ 85,767	\$ 42,030	\$ 15,148
1.4.2 Vision 2035	2025	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ -	\$ 100,000
Subtotal Recreation Studies		\$ 242,945	\$ -	\$ 242,945		\$ 85,767	\$ 42,030	\$ 115,148
1.5 Park Studies								
1.5.1 Parks and Open Space Strategy	2022	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 90,000	\$ 10,000
Subtotal Park Studies		\$ 100,000	\$ -	\$ 100,000		\$ -	\$ 90,000	\$ 10,000
TOTAL GENERAL GOVERNMENT		\$ 1,603,159	\$ -	\$ 1,603,159		\$ 350,767	\$ 132,030	\$ 1,120,362

Note: DC Reserve Commitments include previous DC reserve commitment of \$42,030 and \$90,000 to Facility Feasibility Study for OHL Facility & Entertainment Complex and Parks and Open Space Strategy projects respectively.

Residential Development Charge Calculation	82%	\$915,815
Residential Share of 2022 - 2028 DC Eligible Costs		12,608
7-Year Growth in Population in New Units		\$72.64
Unadjusted Development Charge Per Capita		
Non-Residential Development Charge Calculation	18%	\$204,547
Non-Residential Share of 2022 - 2028 DC Eligible Costs		175,999
7-Year Growth in Square Metres		\$1.16
Unadjusted Development Charge Per Square Metre		

Reserve Fund Balance as of 31 Dec 2021 (\$229,993)
Less Future Capital Works \$0
Available Reserve Funds (\$229,993)



APPENDIX B.1
TABLE B.1-2

CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

GENERAL GOVERNMENT	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	(\$188.0)	(\$500.8)	(\$388.1)	(\$263.4)	(\$391.7)	(\$256.6)	(\$107.6)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$107.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$107.9
- General Government: Non Inflated	\$335.3	\$16.3	\$16.3	\$261.6	\$16.3	\$16.3	\$65.6	\$727.8
- General Government: Inflated	\$443.2	\$16.7	\$17.0	\$277.6	\$17.7	\$18.1	\$73.8	\$864.1
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	1,711	1,742	1,774	1,807	1,824	1,857	1,893	12,608
REVENUE								
- DC Receipts: Inflated	\$148.8	\$154.5	\$160.5	\$166.8	\$171.7	\$178.3	\$185.4	\$1,166.1
INTEREST								
- Interest on Opening Balance	(\$10.3)	(\$27.5)	(\$21.3)	(\$14.5)	(\$21.5)	(\$14.1)	(\$5.9)	(\$115.3)
- Interest on In-year Transactions	(\$8.1)	\$2.4	\$2.5	(\$3.0)	\$2.7	\$2.8	\$2.0	\$1.2
TOTAL REVENUE	\$130.4	\$129.4	\$141.7	\$149.2	\$152.9	\$167.0	\$181.4	\$1,052.1
CLOSING CASH BALANCE	(\$500.8)	(\$388.1)	(\$263.4)	(\$391.7)	(\$256.6)	(\$107.6)	\$0.0	

2022 Adjusted Charge Per Capita	\$86.97
Allocation of Capital Program	
Residential Sector	81.7%
Non-Residential Sector	18.3%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.1
TABLE B.1-2

CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

GENERAL GOVERNMENT	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	(\$42.0)	(\$102.42)	(\$68.07)	(\$31.30)	(\$84.85)	(\$48.39)	(\$9.91)	
2022 - 2028 NON-RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$24.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$24.1
- General Government: Non Inflated	\$74.9	\$3.7	\$3.7	\$58.4	\$3.7	\$3.7	\$14.6	\$162.6
- General Government: Inflated	\$99.0	\$4.3	\$5.1	\$96.6	\$7.1	\$8.4	\$40.1	\$260.7
NEW NON-RESIDENTIAL DEVELOPMENT								
- Growth in Square Metres	24,500	24,688	24,937	25,125	25,375	25,562	25,812	175,999
REVENUE								
- DC Receipts: Inflated	\$42.4	\$43.6	\$44.9	\$46.2	\$47.6	\$48.9	\$50.3	\$323.9
INTEREST								
- Interest on Opening Balance	(\$2.3)	(\$5.6)	(\$3.7)	(\$1.7)	(\$4.7)	(\$2.7)	(\$0.5)	(\$21.3)
- Interest on In-year Transactions	(\$1.6)	\$0.7	\$0.7	(\$1.4)	\$0.7	\$0.7	\$0.2	\$0.0
TOTAL REVENUE	\$38.6	\$38.7	\$41.9	\$43.1	\$43.6	\$46.9	\$50.0	\$302.7
CLOSING CASH BALANCE	(\$102.4)	(\$68.1)	(\$31.3)	(\$84.9)	(\$48.4)	(\$9.9)	\$0.0	

2022 Adjusted Charge Per Square Metre	\$1.73
---------------------------------------	--------

Allocation of Capital Program	Residential Sector	81.7%
	Non-Residential Sector	18.3%
Rates for 2022		
Inflation Rate		2.0%
Interest Rate on Positive Balances		3.5%
Interest Rate on Negative Balances		5.5%

Appendix B.2

Library Services

Appendix B.2: Library Services

The Peterborough Public Library provides library services from its main branch in downtown Peterborough and at the DelaFosse Branch in the south end of the City. The Peterborough Public Library provides a wide range of resources in a variety of formats and offers a range of programs to City residents.

Table B.2-1 2012 - 2021 Historical Service Levels

Table B.2-1 displays the Library’s 10-year historical inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment). The building space amounts to 61,850 square feet which is valued at \$27.21 million.¹

The library buildings occupy 1.20 hectares of land worth \$602,300. The collection materials are valued at \$9.83 million and the furniture and equipment associated with both branches is valued at \$855,000.

The full 2022 replacement value of the inventory of capital assets amounts to \$38.50 million resulting in a 10-year historical average service level of \$429.91 per capita.

The historical service level (\$429.91) multiplied by the 7-year forecast of net population growth (11,734) results in a 7-year maximum allowable funding envelope of \$5.04 million.

¹ The available space has been reduced from the 2019 Background Study to reflect that part of the DelaFosse facility was leased to a third party for non-Library Services use.

Table B.2-2 2022 – 2028 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The Library's total 7-year capital forecast amounts to \$9.61 million. The capital program provides for debt principal repayment on additional library space (\$2.43 million), library kiosks (\$162,000), replacement and expansion of library space in the Arena Complex (\$3.52 million), and additional collections materials (\$3.50 million).

No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects; as such, the net cost to the municipality remains at \$9.61 million. The project list included in the Library development-related capital program is consistent with the program included in the 2019 Development Charges Study. However, adjustments have been made to timing and costs to reflect information contained in the 2022 Capital Budget.

A share of \$5.10 million related to additional library space and collections materials is deemed to be a replacement share. These shares are calculated based on that portion of the expansion project which is replacing the DelaFosse branch (4,750 square feet or \$3.20 million), and the portion of additional collections materials which exceed the 10-year historical average level of service (\$1.90 million).

After considering replacement shares, the total DC eligible cost of the program is reduced to \$4.51 million. A portion of the DC eligible costs, \$354,042, will be funded by available reserve funds. Another share of \$27,780 is deemed to be a post-period benefit. The post-period benefit share will not be recovered under this development charges by-law but can be considered in future DC studies, subject to service level restrictions.

The remaining \$4.13 million is related to growth between 2022 and 2028; this amount is allocated entirely against future residential development in

the City and results in an unadjusted development charge of \$327.53 per capita.

Table B.2-3 Cash Flow Analysis

After cash flow, the residential calculated charge increases to \$372.36, in large part because of the need to fund interest payments associated with debt on the additional library space. The following table summarizes the calculation of the Library Services development charge:

LIBRARY SERVICES SUMMARY						
10-year Hist.	2022 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$429.91	\$9,607,677	\$4,129,533	\$327.53	\$0.00	\$372.36	\$0.00

APPENDIX B.2
TABLE B.2-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Peterborough Public Library, 345 Aylmer St. N	40,000	40,000	40,000	40,000	40,000	40,000	57,500	57,500	57,500	57,500	\$440
DelaFosse Branch Library, 729 Park St. S	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	\$440
Total (sq.ft.)	44,350	44,350	44,350	44,350	44,350	44,350	61,850	61,850	61,850	61,850	
Total (\$000)	\$19,514.0	\$19,514.0	\$19,514.0	\$19,514.0	\$19,514.0	\$19,514.0	\$27,214.0	\$27,214.0	\$27,214.0	\$27,214.0	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Peterborough Public Library, 345 Aylmer St. N	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$501,930
DelaFosse Branch Library, 729 Park St. S	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$501,930
Total (ha)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	
Total (\$000)	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	

APPENDIX B.2
TABLE B.2-1CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Books (Volumes)	131,204	134,751	131,398	108,140	128,744	136,968	141,439	134,405	137,713	101,271	\$60
Reference Titles	5,123	5,079	5,079	4,082	5,728	5,728	5,728	57	91	133	\$200
Microform	4,244	4,244	4,244	4,244	4,244	4,244	4,244	4,244	4,244	4,244	\$120
CD-ROM/A-V Materials	17,464	19,214	20,024	18,792	20,147	21,922	23,071	55,888	43,971	43,851	\$60
Full Text Databases	23	19	19	23	23	16	11	9	19	19	\$3,770
Downloadable Materials (consortium)	16,608	56,191	65,901	112,100	142,944	139,157	152,765	170,739	170,739	170,739	\$3
Total (#)	174,666	219,498	226,665	247,381	301,830	308,035	327,258	365,342	356,777	320,257	
Total (\$000)	\$10,590.5	\$11,003.2	\$10,879.7	\$9,364.6	\$11,103.9	\$11,666.1	\$12,025.2	\$12,484.4	\$12,012.4	\$9,827.0	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Automated Collection System	\$360,017	\$366,497	\$371,261	\$374,973	\$378,723	\$382,510	\$386,335	\$390,198	\$394,100	\$398,041
Meeting Room Furnishings	\$17,430	\$17,744	\$17,975	\$18,155	\$18,337	\$18,520	\$35,753	\$36,111	\$36,741	\$37,108
Children's Department Carpet and Furniture	\$41,219	\$41,961	\$42,506	\$42,937	\$43,360	\$43,360	\$171,720	\$173,437	\$175,171	\$176,923
Audiovisual Equipment	\$18,399	\$18,730	\$18,973	\$19,162	\$19,355	\$19,549	\$30,831	\$31,450	\$31,765	\$32,082
Ergonomic Furniture	\$53,176	\$54,133	\$54,837	\$55,396	\$55,950	\$56,509	\$57,075	\$57,646	\$58,222	\$58,804
Security System	\$15,981	\$16,269	\$16,480	\$16,645	\$16,812	\$16,980	\$122,611	\$123,837	\$125,075	\$126,326
Main Floor and Basement Carpet	\$100,121	\$100,303	\$100,437	\$101,441	\$102,455	\$103,480	\$25,000	\$25,250	\$25,503	\$25,753
Total (\$000)	\$606.3	\$615.6	\$622.5	\$628.7	\$635.0	\$640.9	\$829.3	\$837.9	\$846.6	\$855.0

Appendix B

APPENDIX B.2
TABLE B.2-1

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICES

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	79,159	79,623	80,090	80,560	81,032	81,507	81,985	82,466	82,949	83,651

INVENTORY SUMMARY (\$000)

Buildings	\$19,514.0	\$19,514.0	\$19,514.0	\$19,514.0	\$19,514.0	\$19,514.0	\$27,214.0	\$27,214.0	\$27,214.0	\$27,214.0
Land	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3	\$602.3
Materials	\$10,590.5	\$11,003.2	\$10,879.7	\$9,364.6	\$11,103.9	\$11,666.1	\$12,025.2	\$12,484.4	\$12,012.4	\$9,827.0
Furniture And Equipment	\$606.3	\$615.6	\$622.5	\$628.7	\$635.0	\$640.9	\$829.3	\$837.9	\$846.6	\$855.0
Total (\$000)	\$31,313.2	\$31,735.1	\$31,618.5	\$30,109.6	\$31,855.2	\$32,423.3	\$40,670.9	\$41,138.7	\$40,675.3	\$38,498.4

SERVICE LEVEL (\$/capita)

	Average Service Level									
Buildings	\$246.52	\$245.08	\$243.65	\$242.23	\$240.82	\$239.42	\$331.94	\$330.00	\$328.08	\$325.33
Land	\$7.61	\$7.56	\$7.52	\$7.48	\$7.43	\$7.39	\$7.35	\$7.30	\$7.26	\$7.20
Materials	\$133.79	\$138.19	\$135.84	\$116.24	\$137.03	\$143.13	\$146.68	\$151.39	\$144.82	\$117.48
Furniture And Equipment	\$7.66	\$7.73	\$7.77	\$7.80	\$7.84	\$7.86	\$10.12	\$10.16	\$10.21	\$10.22
Total (\$/capita)	\$395.57	\$398.57	\$394.79	\$373.75	\$393.12	\$397.80	\$496.08	\$498.86	\$490.36	\$460.23

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES

Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	\$429.91
Net Population Growth 2022 - 2028	11,734
Maximum Allowable Funding Envelope	\$5,044,564



Appendix B

APPENDIX B.2
TABLE B.2-2

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs		Post 2028
							DC Reserve Commitments	2022-2028	
2.0 LIBRARY SERVICES									
2.1 Recovery of Outstanding Debt									
2.1.1 Debt Principle Payment on Additional Library Space	2024	\$ 2,425,677	\$ -	\$ 2,425,677	0%	\$ 2,425,677	\$ 271,142	\$ 2,154,535	\$ -
Subtotal Recovery of Outstanding Debt		\$ 2,425,677	\$ -	\$ 2,425,677		\$ 2,425,677	\$ 271,142	\$ 2,154,535	\$ -
2.2 Library Kiosks									
2.2.1 Library Kiosk & Materials	2022	\$ 40,500	\$ -	\$ 40,500	0%	\$ 40,500	\$ 40,500	\$ -	\$ -
2.2.2 Library Kiosk & Materials	2023	\$ 42,400	\$ -	\$ 42,400	0%	\$ 42,400	\$ 42,400	\$ -	\$ -
2.2.3 Library Kiosk & Materials	2026	\$ 32,800	\$ -	\$ 32,800	0%	\$ 32,800	\$ -	\$ 32,800	\$ -
2.2.4 Library Kiosk & Materials	2028	\$ 46,300	\$ -	\$ 46,300	0%	\$ 46,300	\$ -	\$ 18,520	\$ 27,780
Subtotal Library Kiosks		\$ 162,000	\$ -	\$ 162,000		\$ 162,000	\$ 82,900	\$ 51,320	\$ 27,780
2.3 Additional Library Space									
2.3.1 Arena Complex Library Branch	2022	\$ 3,520,000	\$ -	\$ 3,520,000	91%	\$ 3,196,322	\$ -	\$ 323,678	\$ -
Subtotal Additional Library Space		\$ 3,520,000	\$ -	\$ 3,520,000		\$ 3,196,322	\$ -	\$ 323,678	\$ -
2.4 Library Materials									
2.4.1 Additional Collections Materials	Various	\$ 3,500,000	\$ -	\$ 3,500,000	54%	\$ 1,900,000	\$ -	\$ 1,600,000	\$ -
Subtotal Library Materials		\$ 3,500,000	\$ -	\$ 3,500,000		\$ 1,900,000	\$ -	\$ 1,600,000	\$ -
TOTAL LIBRARY SERVICES		\$ 9,607,677	\$ -	\$ 9,607,677		\$ 5,096,322	\$ 354,042	\$ 4,129,533	\$ 27,780

Residential Development Charge Calculation		
Residential Share of 2022 - 2028 DC Eligible Costs	100%	\$4,129,533
7-Year Growth in Population in New Units		12,608
Unadjusted Development Charge Per Capita		\$327.53
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2028 DC Eligible Costs	0%	\$0
7-Year Growth in Square Metres		175,999
Unadjusted Development Charge Per Square Metre		\$0.00

2022 - 2028 Net Funding Envelope	\$5,044,564
Reserve Fund Balance as of 31 Dec 2021	\$354,042
Reserve Fund Commitments	\$0
Available Reserve Funds	\$354,042

APPENDIX B.2
TABLE B.2-3

CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

LIBRARY SERVICES	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$354.0	\$334.4	\$667.2	(\$1,505.0)	(\$1,165.7)	(\$820.4)	(\$389.4)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$40.5	\$42.4	\$271.1	\$0.0	\$0.0	\$0.0	\$0.0	\$354.0
- Library Service: Non Inflated	\$552.2	\$228.6	\$2,383.1	\$228.6	\$261.4	\$228.6	\$247.1	\$4,129.5
- Library Service: Inflated	\$592.7	\$276.4	\$2,761.5	\$242.6	\$282.9	\$252.4	\$278.3	\$4,686.7
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	1,711	1,742	1,774	1,807	1,824	1,857	1,893	12,608
REVENUE								
- DC Receipts: Inflated	\$637.1	\$661.6	\$687.3	\$714.0	\$735.2	\$763.4	\$793.8	\$4,992.5
INTEREST								
- Interest on Opening Balance	\$12.4	\$11.7	\$23.4	(\$82.8)	(\$64.1)	(\$45.1)	(\$21.4)	(\$166.0)
- Interest on In-year Transactions	\$0.8	\$6.7	(\$57.0)	\$8.3	\$7.9	\$8.9	\$9.0	(\$15.4)
- Interest on Additional Library Space	(\$77.2)	(\$70.8)	(\$64.4)	(\$57.6)	(\$50.8)	(\$43.9)	(\$113.7)	(\$478.4)
TOTAL REVENUE	\$573.1	\$609.3	\$589.2	\$581.9	\$628.2	\$683.4	\$667.7	\$4,332.7
CLOSING CASH BALANCE	\$334.4	\$667.2	(\$1,505.0)	(\$1,165.7)	(\$820.4)	(\$389.4)	\$0.0	

2022 Adjusted Charge Per Capita	\$372.36
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.3

Recreation

Appendix B.3: Recreation

The City of Peterborough Community Services Department oversees a variety of facilities, programs, services and special events for all ages. Recreation services are provided to Peterborough residents through 10 facilities, which include community centers, sports facilities, arenas, and aquatic facilities.

Table B.3-1 2012 - 2021 Historical Service Levels

The 10-year historical inventory of capital assets for Recreation includes 397,362 square feet of indoor recreation building space accommodated within 10 facilities. As of 2020, the Northcrest Arena is no longer in service. The largest of these facilities is the Peterborough Memorial Centre at 119,286 square feet. The current replacement value for all buildings is \$167.93 million. The 22.33 hectares of land associated with the buildings is valued at \$11.21 million. The furniture and equipment in the facilities has a total value of \$8.73 million.

The 2022 full replacement value of the inventory of capital assets for the Recreation department amounts to \$187.87 million and the 10-year historical average service level is \$2,427.72 per capita.

The historical service level multiplied by the 7-year forecast of net population growth (11,734) results in a 7-year maximum allowable funding envelope of \$28.49 million.

Table B.3-2 2022 – 2028 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The 2022 to 2028 gross development-related capital program for Recreation amounts to \$90.00 million. As in the 2019 Development Charges Study, the

capital program provides for the construction of a new arena and aquatic complex. This facility is intended to provide two ice pads, a pool and a walking track. The cost and timing of construction have been updated to reflect information contained in the 2022 Capital Budget and account for the withdrawal of federal and provincial grant funding (previously \$49.81 million). The entire \$90.00 million cost of the facility is now being borne by the City.

Replacement shares related to the new facility amount to \$23.73 million, and account for the replacement of the existing ice pad at the Northcrest Arena. A further \$3.66 million will be funded from available reserve funds and \$34.13 million, that portion of the cost that exceeds the funding envelope, is deemed a post-period benefit. The remaining share of \$28.49 million is eligible for development charges funding within the 7-year forecast period.

The full development-related share of the Recreation capital program is allocated entirely against future residential development in the City, consistent with the 2019 Development Charges Study. This results in an unadjusted development charge of \$2,259.43 per capita.

Table B.3-3 Cash Flow Analysis

After cash flow consideration, the calculated development charge increases to \$2,664.25 per capita; this is a reflection of the front-ended timing of expenditures. The following table summarizes the calculation of the Recreation development charge:

RECREATION SUMMARY						
10-year Hist.	2022 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$2,427.72	\$90,000,000	\$28,486,866	\$2,259.43	\$0.00	\$2,664.25	\$0.00

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
RECREATION

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Peterborough Memorial Centre	119,286	119,286	119,286	119,286	119,286	119,286	119,286	119,286	119,286	119,286		\$430
Healthy Planet Arena	93,747	93,747	93,747	93,747	93,747	93,747	93,747	93,747	93,747	93,747		\$400
Kinsmen Civic Centre	56,234	56,234	56,234	56,234	56,234	56,234	56,234	56,234	56,234	56,234		\$490
Northcrest Arena	24,681	24,681	24,681	24,681	24,681	24,681	24,681	24,681	-	-		\$400
Queen Alexandra Community Centre	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000		\$350
Morrow Building	25,049	25,049	25,049	25,049	25,049	25,049	25,049	25,049	25,049	25,049		\$240
Bicentennial Building	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380		\$240
Morrow Lounge	3,073	3,073	3,073	-	-	-	-	-	-	-		\$220
Morrow Park Grandstand	11,577	11,577	-	-	-	-	-	-	-	-		\$190
Morrow Park Barns	14,511	14,511	14,511	14,511	14,511	14,511	14,511	14,511	14,511	14,511		\$220
Peterborough Marina Building	5,955	5,955	5,955	5,955	5,955	5,955	5,955	5,955	5,955	5,955		\$410
Peterborough Sport & Wellness Centre	59,600	59,600	59,600	59,600	59,600	59,600	59,600	59,600	59,600	59,600		\$550
Exhibition Office	600	600	600	600	600	600	600	600	600	600		\$220
Total (sq.ft.)	436,693	436,693	425,116	422,043	422,043	422,043	422,043	422,043	397,362	397,362		
Total (\$000)	\$180,673.5	\$180,673.5	\$178,473.8	\$177,797.8	\$177,797.8	\$177,797.8	\$177,797.8	\$177,797.8	\$167,925.4	\$167,925.4		

Appendix B

APPENDIX B.3
TABLE B.3-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
RECREATION

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Peterborough Memorial Centre	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	\$501,930
Healthy Planet Arena	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	\$501,930
Kinsmen Civic Centre	7.26	7.26	7.26	7.26	7.26	7.26	7.26	7.26	7.26	7.26	\$501,930
Northcrest Arena	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	-	-	\$501,930
Queen Alexandra Community Centre	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	\$501,930
Morrow Building	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	\$501,930
Bicentennial Building	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	\$501,930
Morrow Lounge	0.28	0.28	0.28	-	-	-	-	-	-	-	\$501,930
Morrow Park Grandstand	0.76	0.76	-	-	-	-	-	-	-	-	\$501,930
Morrow Park Barns	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$501,930
Peterborough Marina Building	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$501,930
Peterborough Sport & Wellness Centre	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	\$501,930
Total (ha)	25.41	25.41	24.65	24.37	24.37	24.37	24.37	24.37	22.33	22.33	
Total (\$000)	\$12,754.0	\$12,754.0	\$12,372.6	\$12,232.0	\$12,232.0	\$12,232.0	\$12,232.0	\$12,232.0	\$11,208.1	\$11,208.1	

FURNITURE AND EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Peterborough Memorial Centre	\$3,117,000	\$3,180,000	\$3,210,000	\$3,210,000	\$3,210,000	\$3,210,000	\$3,210,000	\$3,210,000	\$3,210,000	\$3,210,000
Healthy Planet Arena	\$1,837,000	\$1,998,000	\$1,998,000	\$1,998,000	\$1,998,000	\$1,998,000	\$1,998,000	\$2,031,000	\$2,131,000	\$2,131,000
Kinsmen Civic Centre	\$1,047,000	\$1,473,000	\$1,473,000	\$1,473,000	\$1,473,000	\$1,473,000	\$1,473,000	\$1,473,000	\$1,473,000	\$1,473,000
Northcrest Arena	\$484,000	\$484,000	\$613,000	\$613,000	\$613,000	\$613,000	\$613,000	\$613,000	\$513,000	\$513,000
Morrow Building	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000
Morrow Lounge	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$0	\$0	\$0
Peterborough Marina Building	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Peterborough Sport & Wellness Centre	\$1,070,000	\$1,070,000	\$1,070,000	\$1,070,000	\$1,070,000	\$1,070,000	\$1,070,000	\$1,070,000	\$1,070,000	\$1,070,000
Total (\$000)	\$7,931.0	\$8,581.0	\$8,740.0	\$8,740.0	\$8,740.0	\$8,740.0	\$8,740.0	\$8,733.0	\$8,733.0	\$8,733.0



Appendix B

APPENDIX B.3
TABLE B.3-1

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
RECREATION

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	79,159	79,623	80,090	80,560	81,032	81,507	81,985	82,466	82,949	83,651

INVENTORY SUMMARY (\$000)

Buildings	\$180,673.5	\$180,673.5	\$178,473.8	\$177,797.8	\$177,797.8	\$177,797.8	\$177,797.8	\$177,797.8	\$167,925.4	\$167,925.4
Land	\$12,754.0	\$12,754.0	\$12,372.6	\$12,232.0	\$12,232.0	\$12,232.0	\$12,232.0	\$12,232.0	\$11,208.1	\$11,208.1
Furniture And Equipment	\$7,931.0	\$8,581.0	\$8,740.0	\$8,740.0	\$8,740.0	\$8,740.0	\$8,740.0	\$8,733.0	\$8,733.0	\$8,733.0
Total (\$000)	\$201,358.5	\$202,008.5	\$199,586.4	\$198,769.8	\$198,769.8	\$198,769.8	\$198,769.8	\$198,762.8	\$187,866.5	\$187,866.5

SERVICE LEVEL (\$/capita)

Average
Service
Level

Buildings	\$2,282.41	\$2,269.11	\$2,228.42	\$2,207.02	\$2,194.17	\$2,181.38	\$2,168.66	\$2,156.01	\$2,024.44	\$2,007.45
Land	\$161.12	\$160.18	\$154.48	\$151.84	\$150.95	\$150.07	\$149.20	\$148.33	\$135.12	\$133.99
Furniture And Equipment	\$100.19	\$107.77	\$109.13	\$108.49	\$107.86	\$107.23	\$106.60	\$105.90	\$105.28	\$104.40
Total (\$/capita)	\$2,543.72	\$2,537.06	\$2,492.03	\$2,467.35	\$2,452.98	\$2,438.68	\$2,424.47	\$2,410.24	\$2,264.84	\$2,245.84

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
RECREATION

Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	\$2,427.72
Net Population Growth 2022 - 2028	11,734
Maximum Allowable Funding Envelope	\$28,486,866



APPENDIX B.3
TABLE B.3-2

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs		Post 2028
							DC Reserve Commitments	2022-2028	
3.0 RECREATION									
	3.1 Arenas								
	3.1.1 Phase 1 - New Twin Pad Arena	2022 \$ 65,000,000	\$ -	\$ 65,000,000	37%	\$ 23,725,000	\$ 3,656,893	\$ 28,486,866	\$ 9,131,241
	3.1.2 Phase 2 - New Indoor Pool	2027 \$ 25,000,000	\$ -	\$ 25,000,000	0%	\$ -	\$ -	\$ -	\$ 25,000,000
	Subtotal Arenas	\$ 90,000,000	\$ -	\$ 90,000,000		\$ 23,725,000	\$ 3,656,893	\$ 28,486,866	\$ 34,131,241
TOTAL RECREATION		\$ 90,000,000	\$ -	\$ 90,000,000		\$ 23,725,000	\$ 3,656,893	\$ 28,486,866	\$ 34,131,241

Note: DC Reserve Commitments include previous DC reserve commitment of \$1,636,096 to Arena project.

Residential Development Charge Calculation	
Residential Share of 2022 - 2028 DC Eligible Costs	100% \$28,486,866
7-Year Growth in Population in New Units	12,608
Unadjusted Development Charge Per Capita	\$2,259.43
Non-Residential Development Charge Calculation	
Non-Residential Share of 2022 - 2028 DC Eligible Costs	0% \$0
7-Year Growth in Square Metres	175,999
Unadjusted Development Charge Per Square Metre	\$0.00

2022 - 2028 Net Funding Envelope	\$28,486,866
Reserve Fund Balance as of 31 Dec 2021	\$2,020,797
Reserve Fund Commitments	\$1,636,096
Available Reserve Funds	\$3,656,893

APPENDIX B.3
TABLE B.3-3

CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
RECREATION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

RECREATION	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$2,020.80	(\$26,252.30)	(\$22,879.39)	(\$19,134.39)	(\$14,988.40)	(\$10,460.54)	(\$5,477.83)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$3,656.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,656.9
- Recreation: Non Inflated	\$28,486.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$28,486.9
- Recreation: Inflated	\$32,143.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$32,143.8
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	1,711	1,742	1,774	1,807	1,824	1,857	1,893	12,608
REVENUE								
- DC Receipts: Inflated	\$4,558.5	\$4,733.9	\$4,917.3	\$5,109.0	\$5,260.2	\$5,462.4	\$5,679.7	\$35,721.1
INTEREST								
- Interest on Opening Balance	\$70.7	(\$1,443.9)	(\$1,258.4)	(\$1,052.4)	(\$824.4)	(\$575.3)	(\$301.3)	(\$5,384.9)
- Interest on In-year Transactions	(\$758.6)	\$82.8	\$86.1	\$89.4	\$92.1	\$95.6	\$99.4	(\$213.2)
TOTAL REVENUE	\$3,870.7	\$3,372.9	\$3,745.0	\$4,146.0	\$4,527.9	\$4,982.7	\$5,477.8	\$30,123.0
CLOSING CASH BALANCE	(\$26,252.3)	(\$22,879.4)	(\$19,134.4)	(\$14,988.4)	(\$10,460.5)	(\$5,477.8)	\$0.0	

2022 Adjusted Charge Per Capita	\$2,664.25
Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.4

Parks

Appendix B.4: Parks

Residents in the City of Peterborough enjoy more than 100 parks throughout the City and a multitude of sports fields, playgrounds, and other special park facilities.

Table B.4-1 2012 - 2021 Historical Service Levels

Peterborough’s inventory of developed parkland amounts to 328.1 hectares in parks of various sizes and types. The parkland development costs are estimated to be \$42.51 million.

The Parks division is responsible for various park amenities such as baseball diamonds, sports fields, tennis courts, basketball courts, playgrounds, water parks and wading pools, beaches, and lacrosse bowls. Other facilities include park buildings, parking lots, interior roadways, picnic shelters, and boat ramps. The total value of park facilities is \$49.55 million.

The 2022 full replacement value of the inventory of capital assets for the Parks division amounts to \$92.06 million and yields a 10-year historical average service level of \$1,062.64 per capita.

The historical service level multiplied by the 7-year forecast of net population growth (11,734) results in a 7-year maximum allowable funding envelope of \$12.47 million.

Table B.4-2 2022 – 2028 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The 2022 – 2028 gross development-related capital program for Parks amounts to \$27.97 million. All projects listed in the Parks development-

related capital program were included in the 2019 Development Charges Study; adjustments to timing and costs, however, have been made to match the 2022 capital budget and forecast.

The capital program provides for \$464,595 in various parkland development assistance projects to occur in 2022. Also included in the program are park facilities projects for a total of \$25.06 million. The most significant projects include the development of new ball diamonds and a fieldhouse for \$14.50 million, Del Crary Park upgrades (design and construction) for \$5.80 million and trail and shoreline improvements around Little Lake for \$2.00 million.

Benefit to existing shares have been identified for this service in the amount of \$12.00 million, leaving in a total DC eligible cost of \$15.97 million. Of this \$15.97 million, \$1.76 million is to be funded from available DC reserves and \$536,530 from existing reserve fund commitments. \$1.20 million has been deemed beneficial to development beyond 2028 and may be considered under future development charges. The remaining \$12.47 million is eligible for development charges funding within the 7-year forecast period.

The full development-related share of the Parks capital program is allocated entirely against future residential development in the City, consistent with the 2019 Development Charges Study. This results in an unadjusted development charge of \$988.98 per capita.

Table B.4-3 Cash Flow Analysis

After cash flow consideration, the residential charge increases slightly to \$1,004.37 per capita. The increase reflects the somewhat front-ended nature of the capital program.

The following table summarizes the calculation of the Parks development charge:

PARKS SUMMARY						
10-year Hist.	2022 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,062.64	\$27,968,095	\$12,469,018	\$988.98	\$0.00	\$1,004.37	\$0.00

Appendix B

APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)	
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Applewood Tot Lot	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$224,800	
Amour Park	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$224,800	
Ashburnham Memorial Park	19.49	19.49	19.49	19.49	19.49	19.49	19.49	19.49	19.49	19.49	\$14,070	
Auburn Reach	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	\$224,800	
Barlesan & Leighton	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	\$224,800	
Barnardo	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	\$224,800	
Barnardo & Wolsley	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$224,800	
Bears Creek Common	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	\$224,800	
Bears Creek Gardens	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$224,800	
Bears Creek Woods	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	\$224,800	
Beavermead	22.23	22.23	22.23	22.23	22.23	22.23	22.23	22.23	22.23	22.23	\$224,800	
Bonnerworth	2.90	2.90	2.90	2.90	2.90	2.90	2.12	2.12	2.12	2.12	\$224,800	
Bowers Park	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40	\$224,800	
Bridlewood	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	\$224,800	
Briton Carpet	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$224,800	
Burnham Point (Edgewater Blvd)	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	\$224,800	
Cameron Street Tot Lot	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	\$224,800	
Cedargrove	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	\$224,800	
Centennial	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$224,800	
Charlotte & Park	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$224,800	
Chelsea Gardens	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	\$224,800	
Chemong Island	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$224,800	
Clonsilla & Lansdowne	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$224,800	
Collison Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$224,800	
Confederation Park	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$224,800	
Corrigan Crescent	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$224,800	
Corrigan Hill	7.16	7.16	7.16	7.16	7.16	7.16	7.16	7.16	7.16	7.16	\$14,070	
Crary Park	2.98	2.98	2.98	2.98	2.98	2.98	2.98	2.98	2.98	2.98	\$224,800	
Crescent St	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$224,800	
Cross & McDonnell	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$224,800	
Cumberland Green Belt/Walkway	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$224,800	
Dainard Drive	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$224,800	
Denne Crescent	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$224,800	

Appendix B

APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Dominion Tot Lot	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$212,470
Earlwood	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	\$212,470
Eastgate	12.45	12.45	12.45	12.45	12.45	12.45	12.45	12.45	12.45	12.45	\$212,470
Edmison Heights Tot Lot	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$212,470
Fairbairn & Poplar	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$212,470
Farmcrest	12.84	12.84	12.84	12.84	12.84	12.84	12.84	12.84	12.84	12.84	\$13,260
Fleming Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$212,470
Franklin & Hilliard	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	\$212,470
Giles Park	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	\$212,470
Golfview	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	\$212,470
Goose Pond	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$212,470
Grove Tot Lot	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$212,470
Hamilton Park	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$212,470
Harper Road - "open space"	29.63	29.63	29.63	29.63	29.63	29.63	29.63	29.63	29.63	29.63	\$13,260
Hastings Park	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$212,470
Hilliard Green Belt	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$39,770
Humber Tot Lot	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$212,470
Inverlea	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	\$212,470
Jackson Park	33.13	33.13	33.13	33.13	33.13	33.13	33.13	33.13	33.13	33.13	\$13,260
James Stevenson	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45	\$26,630
John Taylor	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$212,470
Kawartha Heights Parks	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	\$26,630
Keith Wightman	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	\$212,470
King Edward	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	\$212,470
Kinsmen	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	\$212,470
Kiwanis Park	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	\$212,470
Knights of Columbus	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	\$212,470
Manor Heights Tot Lot	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$212,470
Mapleridge	2.84	2.84	2.84	2.84	2.84	2.84	2.84	2.84	2.84	2.84	\$212,470
Millennium Park	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	\$212,470
Milroy Park	8.58	8.58	8.58	8.58	8.58	8.58	8.58	8.58	8.58	8.58	\$212,470
Morrow Park (ball diamonds)	8.12	8.12	8.12	8.12	8.12	8.12	8.12	8.12	8.12	8.12	\$212,470
Nevin	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$212,470
Newhall Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$212,470

Appendix B

APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Nichols Place	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$212,470
Nichols Oval	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	\$212,470
Northland	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$212,470
Stillman Park	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	\$212,470
Pioneer Park	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	\$212,470
Quaker Property (London foot bridge)	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49	\$212,470
Redwood	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	\$13,260
Reid & McDonnell	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$212,470
Rideau Crescent	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$212,470
Rogers Cove	3.07	3.07	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	\$212,470
Roland Glover	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	\$212,470
Roper	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	\$212,470
Rotary Park/Rotary Greenway Trail-Hunter to Parkhill	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	\$39,770
Rotary Trail - north of Parkhill	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	\$212,470
Royal Crescent	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$212,470
Rubridge & Reid	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$212,470
Sandalwood (Bldgett)	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	\$212,470
Sherbrooke Street Tot Lot	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$212,470
Sherbrooke Street Woods	4.77	4.77	4.77	4.77	4.77	4.77	4.77	4.77	4.77	4.77	\$13,260
Simcoe & Bethune	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$212,470
Stacey Green	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	\$212,470
Stenson Park	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	\$212,470

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CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Stewart Street Tot Lot	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$212,470
Stewart & Parkhill	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$212,470
Stocker Road Park (Glen Padgett)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$212,470
Sunset & Chemong	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96	\$212,470
Tinker Property	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$212,470
Turner Park	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$212,470
Union Street Tot Lot	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$212,470
University Heights	10.81	10.81	10.81	10.81	10.81	10.81	10.81	10.81	10.81	10.81	\$26,630
Valleymore	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$212,470
Walker Avenue	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	\$212,470
Wallis Heights	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	\$26,630
Waverley Heights	2.06	2.06	2.06	2.06	2.06	2.06	2.06	2.06	2.06	2.06	\$212,470
Wedgewood	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	\$212,470
Weller Tot Lot	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$212,470
Wentworth	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$178,980
Westclox	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	\$212,470
Whitefield	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$212,470
Jackson Creek	-	-	-	-	-	-	-	-	-	-	\$98,120
Mason (Roundabout Park)	-	-	-	-	-	-	-	-	-	-	\$227,810
Peace Crescent Island	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$98,850
McNamara Park	-	-	-	-	-	-	-	-	-	-	\$184,850
Total (ha)	326.53	326.53	326.73	326.73	326.73	327.48	328.06	328.06	328.06	328.06	
Total (\$000)	42,250.30	\$42,250.3	\$42,292.8	\$42,292.8	\$42,292.8	\$42,463.6	\$42,511.9	\$42,511.9	\$42,511.9	\$42,511.9	

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APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

BASEBALL DIAMONDS Park Name	# of Baseball Diamonds										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Premier Diamonds											
East City Bowl (Red Sullivan Bowl)	1	1	1	1	1	1	1	1	1	1	\$1,756,740
Kinsmen	1	1	1	1	1	1	1	1	1	1	\$1,756,740
Riverside	1	1	1	1	1	1	1	1	1	1	\$2,133,300
Trent University	-	-	-	-	-	1	1	1	1	1	\$2,133,300
Ball Diamonds "A"											
Bowers	4	4	4	4	4	4	4	4	4	4	\$796,850
Morrow	4	4	4	4	4	4	4	4	4	4	\$332,490
Fisher (Milroy)	1	1	1	1	1	1	1	1	1	1	\$397,840
Ball Diamonds "B"											
Armour Park	1	1	1	1	1	1	1	1	1	1	\$199,560
Barnardo	1	1	1	1	1	1	1	1	1	1	\$199,560
Bonnerworth - N	1	1	1	1	1	1	1	1	1	1	\$199,560
Bonnerworth - S	1	1	1	1	1	1	1	1	1	1	\$199,560
Briton Carpet	1	1	1	1	1	1	1	1	1	1	\$199,560
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	\$199,560
Northland	1	1	1	1	1	1	1	1	1	1	\$199,560
Stacey Green	1	1	1	1	1	1	1	1	1	1	\$199,560
Westclox	1	1	1	1	1	1	1	1	1	1	\$199,560
Ball Diamonds "C"											
Fairbairn & Poplar	1	1	1	1	1	1	1	1	1	1	\$92,800
Inverlea	1	1	1	1	1	1	1	1	1	1	\$92,800
Kawartha Heights	2	2	2	2	2	2	2	2	2	2	\$92,800
Kiwanis	1	1	1	1	1	1	1	1	1	1	\$92,800
Northcrest	1	1	1	1	1	1	1	1	1	1	\$92,800
Olympus	1	1	1	1	1	1	1	1	1	1	\$92,800
Turner Park	1	1	1	1	1	1	1	1	1	1	\$92,800
Total (#)	29	29	29	29	30	30	30	30	30	30	
Total (\$000)	\$13,100.4	\$13,100.4	\$13,100.4	\$13,100.4	\$15,233.7	\$15,233.7	\$15,233.7	\$15,233.7	\$15,233.7	\$15,233.7	

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APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

RECTANGULAR FIELDS Park Name	# of Fields										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Premier Rectangular Fields											
Eastgate	2	2	2	2	2	2	2	2	2	2	\$1,194,570
Rectangular "A"											
King Edward	1	1	1	1	1	1	1	1	1	1	\$533,330
Nichols Oval	1	1	1	1	1	1	1	1	1	1	\$501,930
Milroy	2	2	2	2	2	2	2	2	2	2	\$397,840
Rectangular "B"											
Beavermead	6	6	6	6	6	6	6	6	6	6	\$266,080
Eastgate	1	1	1	1	1	1	1	1	1	1	\$266,080
Kinsmen	1	1	1	1	1	1	1	1	1	1	\$266,080
Rectangular "C"											
Keith Wightman	1	1	1	1	1	1	1	1	1	1	\$92,800
Artificial Turfs											
Artificial TASS	-	0.49	0.49	0	0	0.49	0.49	0.49	0.49	0.49	\$3,388,120
Artificial SSFC	-	1	1	1	1	1	1	1	1	1	\$3,388,120
Artificial Holy Cross	-	-	-	-	-	-	-	-	-	-	\$3,449,490
Total (#)	15	16	16	16	16	16	16	16	16	17	
Total (\$000)	\$6,441.5	\$11,489.8	\$11,489.8	\$11,489.8	\$11,489.8	\$11,489.8	\$11,489.8	\$11,489.8	\$11,489.8	\$14,939.3	

TENNIS COURTS Park Name	# of Tennis Courts										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Barnardo	1	1	1	1	1	1	1	1	1	1	\$46,400
Bonnerworth	4	4	4	4	4	4	4	4	4	4	\$79,080
Chelsea Gardens	1	1	1	1	1	1	1	1	1	1	\$46,400
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	\$46,400
Northland	1	1	1	1	1	1	1	1	1	1	\$46,400
Olympus	1	1	1	1	1	1	1	1	1	1	\$46,400
Roper	1	1	1	1	1	1	1	1	1	1	\$46,400
Stacey Green	1	1	1	1	1	1	1	1	1	1	\$46,400
Total (#)	11	11	11	11	11	11	11	11	11	11	
Total (\$000)	\$641.1	\$641.1	\$641.1	\$641.1	\$641.1	\$641.1	\$641.1	\$641.1	\$641.1	\$641.1	



CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

BASKETBALL COURTS Park Name	# of Basketball Courts										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Amour	1	1	1	1	1	1	1	1	1	1	\$40,120
Barnardo	1	1	1	1	1	1	1	1	1	1	\$40,120
Bears Creek Common	1	1	1	1	1	1	1	1	1	1	\$40,120
Chelsea Gardens	1	1	1	1	1	1	1	1	1	1	\$20,120
Hamilton	1	1	1	1	1	1	1	1	1	1	\$40,120
Inverlea	1	1	1	1	1	1	1	1	1	1	\$40,120
James Stevenson	1	1	1	1	1	1	1	1	1	1	\$40,120
Kawartha Heights	1	1	1	1	1	1	1	1	1	1	\$40,120
King Edward	1	1	1	1	1	1	1	1	1	1	\$40,120
Kiwanis	1	1	1	1	1	1	1	1	1	1	\$40,120
Nichols Oval	1	1	1	1	1	1	1	1	1	1	\$40,120
Northland	1	1	1	1	1	1	1	1	1	1	\$40,120
Olympus	1	1	1	1	1	1	1	1	1	1	\$40,120
Roper	1	1	1	1	1	1	1	1	1	1	\$40,120
Sherbrooke Street	1	1	1	1	1	1	1	1	1	1	\$40,120
Simcoe & Bethune	2	2	2	2	2	2	2	2	2	2	\$94,080
Stacey Green	1	1	1	1	1	1	1	1	1	1	\$40,120
Stewart Street	1	1	1	1	1	1	1	1	1	1	\$40,120
Turner Park	1	1	1	1	1	1	1	1	1	1	\$40,120
Union Street	1	1	1	1	1	1	1	1	1	1	\$40,120
Valleymore	1	1	1	1	1	1	1	1	1	1	\$18,840
Walker Ave	-	-	-	-	-	-	-	-	-	-	\$20,120
Weller Cres	1	1	1	1	1	1	1	1	1	1	\$20,120
Wallis Heights	1	1	1	1	1	1	1	1	1	1	\$20,120
Waverly Heights	1	1	1	1	1	1	1	1	1	1	\$20,120
Total (#)	25	25	25	25	25	25	25	25	25	25	
Total (\$000)	\$1,009.6	\$1,009.6	\$1,009.6	\$1,009.6	\$1,009.6	\$1,009.6	\$1,009.6	\$1,009.6	\$1,009.6	\$1,009.6	

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APPENDIX B.4
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CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

PLAY EQUIPMENT Park Name	# of Play Equipment											UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Applewood	1	1	1	1	1	1	1	1	1	1		\$46,400
Ashburnham	1	1	1	1	1	1	1	1	1	1		\$32,680
Barlesan/Leighton	1	1	1	1	1	1	1	1	1	1		\$32,680
Barnardo	1	1	1	1	1	1	1	1	1	1		\$46,400
Bears Creek Gardens	1	1	1	1	1	1	1	1	1	1		\$32,680
Beavermead	1	1	1	1	1	1	1	1	1	1		\$92,800
Bowers	1	1	1	1	1	1	1	1	1	1		\$40,120
Bridlewood	1	1	1	1	1	1	1	1	1	1		\$46,400
Centennial	1	1	1	1	1	1	1	1	1	1		\$46,400
Chelsea Gardens	1	1	1	1	1	1	1	1	1	1		\$46,400
Collison	1	1	1	1	1	1	1	1	1	1		\$46,400
Dixon	1	1	1	1	1	1	1	1	1	1		\$46,400
Dominion	1	1	1	1	1	1	1	1	1	1		\$46,400
Edmison Tot Lot	1	1	1	1	1	1	1	1	1	1		\$46,400
Fairbairn/Poplar	1	1	1	1	1	1	1	1	1	1		\$46,400
Giles	1	1	1	1	1	1	1	1	1	1		\$46,400
Golfview	1	1	1	1	1	1	1	1	1	1		\$62,800
Grove	1	1	1	1	1	1	1	1	1	1		\$46,400
Hamilton	1	1	1	1	1	1	1	1	1	1		\$46,400
Hastings	1	1	1	1	1	1	1	1	1	1		\$40,120
Humber	-	-	-	-	-	-	-	-	-	-		\$40,120
Inverlea	1	1	1	1	1	1	1	1	1	1		\$46,400
Jackson	1	1	1	1	1	1	1	1	1	1		\$46,400
James Stevenson	1	1	1	1	1	1	1	1	1	1		\$46,400
Kawartha - Upper	1	1	1	1	1	1	1	1	1	1		\$46,400
King Edward	1	1	1	1	1	1	1	1	1	1		\$46,400
Kiwanis	1	1	1	1	1	1	1	1	1	1		\$106,640
Knights of Columbus	1	1	1	1	1	1	1	1	1	1		\$62,800
Manor Heights	1	1	1	1	1	1	1	1	1	1		\$46,400
Mapleridge	1	1	1	1	1	1	1	1	1	1		\$32,680
McKellar	1	1	1	1	1	1	1	1	1	1		\$46,400
Newhall	1	1	1	1	1	1	1	1	1	1		\$46,400

APPENDIX B.4
TABLE B.4-1CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

PLAY EQUIPMENT Park Name	# of Play Equipment											UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Nichols Oval	1	1	1	1	1	1	1	1	1	1		\$46,400
Northland	1	1	1	1	1	1	1	1	1	1		\$46,400
Olympus	1	1	1	1	1	1	1	1	1	1		\$46,400
Rideau	1	1	1	1	1	1	1	1	1	1		\$32,680
Rogers Cove	2	2	2	2	2	2	2	2	2	2		\$133,040
Roland Glover	1	1	1	1	1	1	1	1	1	1		\$46,400
Roper	1	1	1	1	1	1	1	1	1	1		\$46,400
Sherbrooke	1	1	1	1	1	1	1	1	1	1		\$46,400
Simcoe & Bethune	1	1	1	1	1	1	1	1	1	1		\$46,400
Stacey Green	1	1	1	1	1	1	1	1	1	1		\$46,400
Stenson	1	1	1	1	1	1	1	1	1	1		\$32,680
Stewart	1	1	1	1	1	1	1	1	1	1		\$46,400
Stocker	1	1	1	1	1	1	1	1	1	1		\$32,680
Turner	1	1	1	1	1	1	1	1	1	1		\$32,680
Union	1	1	1	1	1	1	1	1	1	1		\$46,400
University Heights	1	1	1	1	1	1	1	1	1	1		\$46,400
Valleymore	1	1	1	1	1	1	1	1	1	1		\$46,400
Walker Ave	1	1	1	1	1	1	1	1	1	1		\$46,400
Wallis Heights	1	1	1	1	1	1	1	1	1	1		\$46,400
Weller Cres	1	1	1	1	1	1	1	1	1	1		\$46,400
Whitefield	1	1	1	1	1	1	1	1	1	1		\$46,400
Willowcreek	1	1	1	1	1	1	1	1	1	1		\$46,400
Waverley	1	1	1	1	1	1	1	1	1	1		\$62,800
Jackson Creek	-	-	-	-	-	-	1	1	1	1		\$62,800
Mason (Roundabout Park)	-	-	-	-	-	1	1	1	1	1		\$62,800
Total (#)	55	55	55	55	55	56	57	57	57	57		
Total (\$000)	\$2,758.8	\$2,758.8	\$2,758.8	\$2,758.8	\$2,758.8	\$2,821.6	\$2,884.4	\$2,884.4	\$2,884.4	\$2,884.4		

Appendix B

APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH INVENTORY OF CAPITAL ASSETS PARKS PARK FACILITIES

WATERPLAY Park Name	# of Waterplay Features										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Spray Posts											
Hamilton Park	1	1	1	1	1	1	1	1	1	1	\$40,120
Nichols Oval	1	1	-	-	-	-	-	-	-	-	\$40,120
Stillman Park	1	1	1	1	1	1	1	1	1	1	\$40,120
Splash Pads											
King Edward	1	1	1	1	1	1	1	1	1	1	\$298,640
Rogers Cove	-	1	1	1	1	1	1	1	1	1	\$815,690
Nichols Oval	-	1	1	1	1	1	1	1	1	1	\$298,640
Kinsmen	-	-	-	1	1	1	1	1	1	1	\$298,640
Barnardo	-	-	-	-	-	-	1	1	1	1	\$298,640
Total (#)	4	6	5	6	6	6	7	7	7	7	
Total (\$000)	\$419.0	\$1,533.3	\$1,493.2	\$1,791.9	\$1,791.9	\$1,791.9	\$2,090.5	\$2,090.5	\$2,090.5	\$2,090.5	

WADING POOLS Park Name	# of Pools										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Barnardo	1	1	1	1	1	1	-	-	-	-	\$318,760
Chelsea Gardens	1	1	1	1	1	1	1	1	1	1	\$318,760
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	\$318,760
McKellar	1	1	1	1	1	1	1	1	1	1	\$318,760
Turner	1	1	1	1	1	1	1	1	1	1	\$318,760
Total (#)	5	5	5	5	5	5	4	4	4	4	
Total (\$000)	\$1,593.8	\$1,593.8	\$1,593.8	\$1,593.8	\$1,593.8	\$1,593.8	\$1,275.0	\$1,275.0	\$1,275.0	\$1,275.0	

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

BEACHES Park Name	# of Beaches										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Rogers Cove	1	1	1	1	1	1	1	1	1	1	\$119,200
Beavermead	1	1	1	1	1	1	1	1	1	1	\$119,200
Total (#)	2	2	2	2	2	2	2	2	2	2	
Total (\$000)	\$238.4	\$238.4	\$238.4	\$238.4	\$238.4	\$238.4	\$238.4	\$238.4	\$238.4	\$238.4	

LACROSS BOWLS Park Name	# of Bowls										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	\$464,250
Total (#)	1	1	1	1	1	1	1	1	1	1	
Total (\$000)	\$464.3	\$464.3	\$464.3	\$464.3	\$464.3	\$464.3	\$464.3	\$464.3	\$464.3	\$464.3	

Appendix B

APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
SPECIAL FACILITIES

PARK BUILDINGS Description	Total Value of Park Buildings (\$000)										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Beavermead Campground Kiosk	\$81.4	\$81.4	\$81.4	\$81.4	\$81.4	\$81.4	\$81.4	\$81.4	\$81.4	\$81.4	
Beavermead Campground Washroom	\$279.1	\$279.1	\$279.1	\$279.1	\$279.1	\$279.1	\$279.1	\$279.1	\$279.1	\$279.1	
Beavermead Public Washroom	\$302.4	\$302.4	\$302.4	\$302.4	\$302.4	\$302.4	\$302.4	\$302.4	\$302.4	\$302.4	
Old Bonnerworth Washroom	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
New Bonnerworth Washroom	\$319.8	\$319.8	\$319.8	\$319.8	\$319.8	\$319.8	\$319.8	\$319.8	\$319.8	\$319.8	
Collison Washroom	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Crary Washroom	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	
Eastgate Washroom and Field House	\$348.9	\$348.9	\$348.9	\$348.9	\$348.9	\$348.9	\$348.9	\$348.9	\$348.9	\$348.9	
Fleming Washroom & Changeroom	\$0.0	\$1,162.9	\$1,162.9	\$1,162.9	\$1,162.9	\$1,162.9	\$1,162.9	\$1,162.9	\$1,162.9	\$1,162.9	
Jackson Washroom	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	
King Edward Washroom	\$458.2	\$458.2	\$458.2	\$458.2	\$458.2	\$458.2	\$458.2	\$458.2	\$458.2	\$458.2	
Nichols Oval Washroom	\$462.9	\$462.9	\$462.9	\$462.9	\$462.9	\$462.9	\$462.9	\$462.9	\$462.9	\$462.9	
Otonabee River Trail Boathouse	\$552.4	\$552.4	\$552.4	\$552.4	\$552.4	\$552.4	\$552.4	\$552.4	\$552.4	\$552.4	
Otonabee River Trail Washroom	\$226.8	\$226.8	\$226.8	\$226.8	\$226.8	\$226.8	\$226.8	\$226.8	\$226.8	\$226.8	
Old Rogers Cove Changeroom	\$87.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
New Rogers Cove Changeroom	\$0.0	\$582.6	\$582.6	\$582.6	\$582.6	\$582.6	\$582.6	\$582.6	\$582.6	\$582.6	
SSFC Maintenance Building	\$110.5	\$110.5	\$110.5	\$110.5	\$110.5	\$110.5	\$110.5	\$110.5	\$110.5	\$110.5	
Bowers Field House	\$127.9	\$127.9	\$127.9	\$127.9	\$127.9	\$127.9	\$127.9	\$127.9	\$127.9	\$127.9	
Brownsea Base Boathouse	\$0.0	\$186.1	\$186.1	\$186.1	\$186.1	\$186.1	\$186.1	\$186.1	\$186.1	\$186.1	
Beavermead Comfort Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$770.0	\$770.0	
Total (\$000)	\$3,857.6	\$5,702.0	\$5,702.0	\$5,702.0	\$5,702.0	\$5,702.0	\$5,702.0	\$5,702.0	\$6,472.0	\$6,472.0	

Appendix B

APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
SPECIAL FACILITIES

PARKING LOTS Park Name	Total Value of Parking Lots (\$000)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Ashburnham Hill - A	\$130.0	\$130.0	\$130.0	\$130.0	\$130.0	\$130.0	\$130.0	\$130.0	\$130.0	\$130.0
Barnardo - G	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0
Beavermead - A	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0
Bonnerworth - G	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0
Bowers Park - G	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0
Crary Park - A	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0
Jackson - A & G	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0
James Stevenson Park - A	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0
Knights of Columbus - A	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0
Rogers Cove - A	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0
Milroy - G	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0
Total (\$000)	\$1,142.0	\$1,142.0	\$1,142.0	\$1,142.0	\$1,142.0	\$1,142.0	\$1,142.0	\$1,142.0	\$1,142.0	\$1,142.0

ROADWAYS Park Name	Total Value of Park Roadways (\$000)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Auburn Reach - G	\$38.0	\$38.0	\$38.0	\$38.0	\$38.0	\$38.0	\$38.0	\$38.0	\$38.0	\$38.0
Beavermead - A	\$145.0	\$145.0	\$145.0	\$145.0	\$145.0	\$145.0	\$145.0	\$145.0	\$145.0	\$145.0
Jackson - A & G	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0	\$65.0
James Stevenson - A	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0
Nicols Oval - A	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0
SSFC - A	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0
Total (\$000)	\$668.0	\$668.0	\$668.0	\$668.0	\$668.0	\$668.0	\$668.0	\$668.0	\$668.0	\$668.0

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APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
SPECIAL FACILITIES

PICNIC SHELTERS Park Name	# of Shelters										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Beavermead Pavilion	1	1	1	1	1	1	1	1	1	1	\$159,320
Nichols Oval Pavilion	1	1	1	1	1	1	1	1	1	1	\$159,320
Heritage Pavilion	1	1	1	1	1	1	1	1	1	1	\$159,320
Total (#)	3	3	3	3	3	3	3	3	3	3	
Total (\$000)	\$478.0	\$478.0	\$478.0	\$478.0	\$478.0	\$478.0	\$478.0	\$478.0	\$478.0	\$478.0	

BOAT RAMPS Park Name	# of Boat Ramps										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Beavermead	1	1	1	1	1	1	1	1	1	1	\$66,520
Little Lake	1	1	1	1	1	1	1	1	1	1	\$106,640
Monaghan Road	1	1	1	1	1	1	1	1	1	1	\$52,680
Sherin Avenue	1	1	1	1	1	1	1	1	1	1	\$52,680
Mark Street	1	1	1	1	1	1	1	1	1	1	\$597,290
Marina (Docks)	1	1	1	1	1	1	1	1	1	1	\$1,135,610
Total (#)	6	6	6	6	6	6	6	6	6	6	
Total (\$000)	\$2,011.4	\$2,011.4	\$2,011.4	\$2,011.4	\$2,011.4	\$2,011.4	\$2,011.4	\$2,011.4	\$2,011.4	\$2,011.4	

APPENDIX B.4
TABLE B.4-1

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
PARKS

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	79,159	79,623	80,090	80,560	81,032	81,507	81,985	82,466	82,949	83,651

INVENTORY SUMMARY (\$000)

Developed Parkland	\$42,250.3	\$42,250.3	\$42,292.8	\$42,292.8	\$42,292.8	\$42,463.6	\$42,511.9	\$42,511.9	\$42,511.9	\$42,511.9
Park Facilities	\$26,667.0	\$32,829.6	\$32,789.5	\$33,088.1	\$35,221.4	\$35,284.2	\$35,326.9	\$35,326.9	\$35,326.9	\$38,776.4
Special Facilities	\$8,157.0	\$10,001.4	\$10,001.4	\$10,001.4	\$10,001.4	\$10,001.4	\$10,001.4	\$10,001.4	\$10,771.4	\$10,771.4
Total (\$000)	\$77,074.2	\$85,081.3	\$85,083.6	\$85,382.3	\$87,515.6	\$87,749.2	\$87,840.2	\$87,840.2	\$88,610.2	\$92,059.7

SERVICE LEVEL (\$/capita)

	Average Service Level									
Developed Parkland	\$533.74	\$530.63	\$528.07	\$524.98	\$521.93	\$520.98	\$518.53	\$515.51	\$512.51	\$521.51
Park Facilities	\$336.88	\$412.31	\$409.41	\$410.73	\$434.66	\$432.90	\$430.89	\$428.38	\$425.89	\$418.56
Special Facilities	\$103.05	\$125.61	\$124.88	\$124.15	\$123.43	\$122.71	\$121.99	\$121.28	\$129.86	\$122.57
Total (\$/capita)	\$973.66	\$1,068.55	\$1,062.35	\$1,059.86	\$1,080.01	\$1,076.59	\$1,071.42	\$1,065.17	\$1,068.25	\$1,100.52

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
PARKS

Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	\$1,062.64
Net Population Growth 2022 - 2028	11,734
Maximum Allowable Funding Envelope	\$12,469,018



Appendix B

APPENDIX B.4 TABLE B.4-2

CITY OF PETERBOROUGH DEVELOPMENT-RELATED CAPITAL PROGRAM PARKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2028
						Replacement & BTE Shares		DC Reserve Commitments	2022- 2028	
4.0 PARKS										
4.1 Recovery of Outstanding Debt on Athletic Field - Fleming										
4.1.1 Debt Principal Payments on Athletic Field - Fleming	Various	\$ 693,000	\$ -	\$ 693,000	0%	\$ -	\$ 693,000	\$ -	\$ 495,000	\$ 198,000
Subtotal Recovery of Outstanding Debt on Athletic Field - Fleming		\$ 693,000	\$ -	\$ 693,000		\$ -	\$ 693,000	\$ -	\$ 495,000	\$ 198,000
4.2 Parkland										
4.2.1 Ongoing Parkland Development (to 2021 - committed excess capacity)	2022	\$ 325,495	\$ -	\$ 325,495	0%	\$ -	\$ 325,495	\$ -	\$ 325,495	\$ -
4.2.2 Ongoing Parkland Development	2022	\$ 139,100	\$ -	\$ 139,100	0%	\$ -	\$ 139,100	\$ 139,100	\$ -	\$ -
Subtotal Parkland		\$ 464,595	\$ -	\$ 464,595		\$ -	\$ 464,595	\$ 139,100	\$ 325,495	\$ -
4.3 Park Facilities										
4.3.1 Beavermead Campground Park Entry Pavillion	2022	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -
4.3.2 Athletic Field - Holy Cross	2022	\$ 1,660,500	\$ -	\$ 1,660,500	0%	\$ -	\$ 1,660,500	\$ 1,623,525	\$ 36,975	\$ -
4.3.3 Trail and Shoreline Improvements (Little Lake)	2023	\$ 2,000,000	\$ -	\$ 2,000,000	50%	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
4.3.4 Del Crary Park Upgrade (Design)	2025	\$ 100,000	\$ -	\$ 100,000	50%	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -
4.3.5 Del Crary Park Construction	2026	\$ 5,700,000	\$ -	\$ 5,700,000	50%	\$ 2,850,000	\$ 2,850,000	\$ -	\$ 2,850,000	\$ -
4.3.6 Construction of a New Washroom Building at Trent Ball Diamond	2025	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -
4.3.7 Development of New Ball Diamonds and Field House	2026	\$ 14,500,000	\$ -	\$ 14,500,000	56%	\$ 8,100,000	\$ 6,400,000	\$ -	\$ 5,361,548	\$ 1,038,452
Subtotal Park Facilities		\$ 25,060,500	\$ -	\$ 25,060,500		\$ 12,000,000	\$ 13,060,500	\$ 1,623,525	\$ 10,398,522	\$ 1,038,452
4.4 Trail Network										
4.4.1 Provision for Extending City's Trail Network	Various	\$ 1,750,000	\$ -	\$ 1,750,000	0%	\$ -	\$ 1,750,000	\$ -	\$ 1,250,000	\$ 500,000
Subtotal Trail Network		\$ 1,750,000	\$ -	\$ 1,750,000		\$ -	\$ 1,750,000	\$ -	\$ 1,250,000	\$ 500,000
TOTAL PARKS		\$ 27,968,095	\$ -	\$ 27,968,095		\$ 12,000,000	\$ 15,968,095	\$ 1,762,625	\$ 12,469,018	\$ 1,736,452

Residential Development Charge Calculation	
Residential Share of 2022 - 2028 DC Eligible Costs	\$12,469,018
7-Year Growth in Population in New Units	12,608
Unadjusted Development Charge Per Capita	\$988.98
Non-Residential Development Charge Calculation	
Non-Residential Share of 2022 - 2028 DC Eligible Costs	\$0
7-Year Growth in Square Metres	175,999
Unadjusted Development Charge Per Square Metre	\$0.00

2022 - 2028 Net Funding Envelope	\$12,469,018
Reserve Fund Balance as of 31 Dec 2021	\$1,762,625
Reserve Fund Commitments	\$0
Available Reserve Funds	\$1,762,625



APPENDIX B.4
TABLE B.4-3

CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKS	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$1,762.63	\$667.18	\$1,190.49	\$2,836.60	\$3,854.27	(\$3,398.21)	(\$1,783.13)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$1,762.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,762.6
- Parks: Non Inflated	\$1,061.8	\$1,249.3	\$249.3	\$949.3	\$8,460.8	\$249.3	\$249.3	\$12,469.0
- Parks: Inflated	\$2,824.4	\$1,274.3	\$259.4	\$1,007.4	\$9,158.3	\$275.2	\$280.7	\$15,079.6
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	1,711	1,742	1,774	1,807	1,824	1,857	1,893	12,608
REVENUE								
- DC Receipts: Inflated	\$1,718.5	\$1,784.6	\$1,853.7	\$1,926.0	\$1,983.0	\$2,059.2	\$2,141.1	\$13,466.2
INTEREST								
- Interest on Opening Balance	\$61.7	\$23.4	\$41.7	\$99.3	\$134.9	(\$186.9)	(\$98.1)	\$75.9
- Interest on In-year Transactions	(\$30.4)	\$8.9	\$27.9	\$16.1	(\$197.3)	\$31.2	\$32.6	(\$111.0)
- Interest on Athletic Centre/Fields	(\$20.8)	(\$19.3)	(\$17.8)	(\$16.3)	(\$14.8)	(\$13.3)	(\$11.8)	(\$114.0)
TOTAL REVENUE	\$1,728.9	\$1,797.6	\$1,905.5	\$2,025.1	\$1,905.8	\$1,890.3	\$2,063.9	\$13,317.0
CLOSING CASH BALANCE	\$667.2	\$1,190.5	\$2,836.6	\$3,854.3	(\$3,398.2)	(\$1,783.1)	\$0.0	

2022 Adjusted Charge Per Capita	\$1,004.37
Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.5

Affordable Housing

Appendix B.5: Affordable Housing

The City of Peterborough provides funds to support affordable housing options to residents in need of assistance. The City support is provided in various forms, such as development charges rebates, municipal tax savings, land contributions, and building fee discounts for developers. The City has been making annual investments since 2005 in affordable housing initiatives and plans to continue this practice over the planning period to 2028.

Table B.5-1 2012 - 2021 Historical Service Levels

The 10-year historical inventory of capital assets for Affordable Housing is calculated based upon annual municipal investments. Table B.5-1 shows the annual investment from 2012 to 2021 and indicates the total investment in 2021 was \$30.10 million.

The 10-year historical average service level per capita is \$294.94 and, when multiplied by the 7-year forecast net population growth (11,734), results in a 10-year maximum allowable funding envelope of \$3.46 million.

Table B.5-2 2022 – 2028 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The Affordable Housing capital program includes an annual provision for municipal investment in affordable housing options. Over 7 years, this totals \$8.94 million.

Recognizing the broad community benefit and pre-existing demand for affordable housing in the City, 90 per cent of these costs are identified as shares that benefit the existing community; these shares total \$7.61 million.

Available DC reserve funds of \$234,711 have been applied to the total DC eligible costs, leaving \$1.09 of the capital program to be funded through development charges over the 2022 – 2028 period. This amount is allocated entirely to residential development yielding an unadjusted development charge of \$86.72 per capita.

Table B.5-3 Cash Flow Analysis

After cash flow and reserve fund analysis, the residential calculated charge increases slightly to \$88.99 per capita.

The following table summarizes the calculation of the Affordable Housing development charge.

AFFORDABLE HOUSING SUMMARY						
10-year Hist.	2022 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$294.97	\$8,938,464	\$1,093,353	\$86.72	\$0.00	\$88.99	\$0.00

Appendix B

APPENDIX B.5
TABLE B5-1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
AFFORDABLE HOUSING

BUILDINGS Project Name	Address	Units	Total Value of Municipal Investment									
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Anson House Phase 1 Maryland Place Myrtle Terrace River Ridge Emergency Flood Relief	136 Anson Street	20	\$514,090	\$514,090	\$514,090	\$514,090	\$514,090	\$514,090	\$514,090	\$514,090	\$514,090	\$514,090
	716 Maryland Place	23	\$445,290	\$445,290	\$445,290	\$445,290	\$445,290	\$445,290	\$445,290	\$445,290	\$445,290	\$445,290
	200 St Lukes Avenue	60	\$1,677,480	\$1,677,480	\$1,677,480	\$1,677,480	\$1,677,480	\$1,677,480	\$1,677,480	\$1,677,480	\$1,677,480	\$1,677,480
	900 Dutton Road	40	\$1,956,170	\$1,956,170	\$1,956,170	\$1,956,170	\$1,956,170	\$1,956,170	\$1,956,170	\$1,956,170	\$1,956,170	\$1,956,170
Anson House Phase 2 The Canadian Wollens Central School TVM Schoolhouse TVM Brock Towers Argyle Street Anson House Phase 3 TVM George Street Edinburgh Cameron House ECE Living TVM George Street North Habitat for Humanity Habitat for Humanity Habitat for Humanity Bradburn House TVM Terraces Community Living Community Living	526 McDonnell Street	50	\$2,111,170	\$2,111,170	\$2,111,170	\$2,111,170	\$2,111,170	\$2,111,170	\$2,111,170	\$2,111,170	\$2,111,170	\$2,111,170
	136 Anson Street	30	\$652,100	\$652,100	\$652,100	\$652,100	\$652,100	\$652,100	\$652,100	\$652,100	\$652,100	\$652,100
	544 McDonnell Street	4	\$92,380	\$92,380	\$92,380	\$92,380	\$92,380	\$92,380	\$92,380	\$92,380	\$92,380	\$92,380
	90 Murray Street	50	\$841,580	\$841,580	\$841,580	\$841,580	\$841,580	\$841,580	\$841,580	\$841,580	\$841,580	\$841,580
	443 Reid Street	48	\$1,035,850	\$1,035,850	\$1,035,850	\$1,035,850	\$1,035,850	\$1,035,850	\$1,035,850	\$1,035,850	\$1,035,850	\$1,035,850
	212 Brock Street	11	\$184,330	\$184,330	\$184,330	\$184,330	\$184,330	\$184,330	\$184,330	\$184,330	\$184,330	\$184,330
	49 Argyle Street	16	\$318,120	\$318,120	\$318,120	\$318,120	\$318,120	\$318,120	\$318,120	\$318,120	\$318,120	\$318,120
	136 Anson Street	6	\$136,670	\$136,670	\$136,670	\$136,670	\$136,670	\$136,670	\$136,670	\$136,670	\$136,670	\$136,670
	406-408 George Street	4	\$73,870	\$73,870	\$73,870	\$73,870	\$73,870	\$73,870	\$73,870	\$73,870	\$73,870	\$73,870
	220 Edinburgh Street	4	\$160,410	\$160,410	\$160,410	\$160,410	\$160,410	\$160,410	\$160,410	\$160,410	\$160,410	\$160,410
	738 Chemong Road	8	\$196,970	\$196,970	\$196,970	\$196,970	\$196,970	\$196,970	\$196,970	\$196,970	\$196,970	\$196,970
	260 Aylmer Street	6	\$139,010	\$139,010	\$139,010	\$139,010	\$139,010	\$139,010	\$139,010	\$139,010	\$139,010	\$139,010
	406-410 George Street North	4	\$92,670	\$92,670	\$92,670	\$92,670	\$92,670	\$92,670	\$92,670	\$92,670	\$92,670	\$92,670
	284 Towerhill Road	1	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800
	288 Towerhill Road	1	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800
	292 Towerhill Road	1	\$99,190	\$99,190	\$99,190	\$99,190	\$99,190	\$99,190	\$99,190	\$99,190	\$99,190	\$99,190
	293 London Street	18	\$399,060	\$399,060	\$399,060	\$399,060	\$399,060	\$399,060	\$399,060	\$399,060	\$399,060	\$399,060
	207-209 Murray Street	16	\$466,210	\$466,210	\$466,210	\$466,210	\$466,210	\$466,210	\$466,210	\$466,210	\$466,210	\$466,210
	740 Jane Street	1	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810
	742 Jane Street	1	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810

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APPENDIX B.5
TABLE B5-1

CITY OF PETERBOROUGH INVENTORY OF CAPITAL ASSETS AFFORDABLE HOUSING

2021

BUILDINGS Project Name	Address	Units	Total Value of Municipal Investment									
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Habitat for Humanity	270 Towerhill Road	1	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810
Habitat for Humanity	268 Towerhill Road	1	\$106,970	\$106,970	\$106,970	\$106,970	\$106,970	\$106,970	\$106,970	\$106,970	\$106,970	\$106,970
Community Living	730-736 Jane Street	8	\$253,140	\$253,140	\$253,140	\$253,140	\$253,140	\$253,140	\$253,140	\$253,140	\$253,140	\$253,140
Community Living	753 Young Street	1	\$14,610	\$14,610	\$14,610	\$14,610	\$14,610	\$14,610	\$14,610	\$14,610	\$14,610	\$14,610
Community Living	743 Young Street	1	\$0	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750
Community Living	745 Young Street	1	\$0	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750	\$20,750
Habitat for Humanity	574 George Street	2	\$0	\$18,640	\$18,640	\$18,640	\$18,640	\$18,640	\$18,640	\$18,640	\$18,640	\$18,640
Hazelbrae Place	21 Barnardo Avenue	42	\$0	\$2,332,100	\$2,332,100	\$2,332,100	\$2,332,100	\$2,332,100	\$2,332,100	\$2,332,100	\$2,332,100	\$2,332,100
Knox United Church	165 Rubidge Street	41	\$0	\$0	\$2,248,650	\$2,248,650	\$2,248,650	\$2,248,650	\$2,248,650	\$2,248,650	\$2,248,650	\$2,248,650
Canada Builds	143 Rubidge Street	4	\$0	\$0	\$0	\$627,920	\$627,920	\$627,920	\$627,920	\$627,920	\$627,920	\$627,920
Canada Builds Phase II	143 Rubidge Street	2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,560
Loyola	188-189 Edinburgh Street	28	\$0	\$0	\$0	\$1,678,130	\$1,678,130	\$1,678,130	\$1,678,130	\$1,678,130	\$1,678,130	\$1,678,130
Former Fire Hall	721 Monaghan Raod	11	\$0	\$0	\$0	\$323,670	\$323,670	\$323,670	\$323,670	\$323,670	\$323,670	\$323,670
The Mount	Monaghan Road	65	\$0	\$0	\$0	\$3,241,610	\$3,241,610	\$3,241,610	\$3,241,610	\$3,241,610	\$3,241,610	\$3,241,610
Glen Payne	342 Downie Street	4	\$0	\$0	\$0	\$0	\$343,070	\$343,070	\$343,070	\$343,070	\$343,070	\$343,070
Glen Payne Phase II	342 Downie Street	2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,810
Habitat for Humanity	678 St Marys Street	1	\$0	\$0	\$0	\$0	\$0	\$28,030	\$28,030	\$28,030	\$28,030	\$28,030
Brock Mission	217 Murray Street	15	\$0	\$0	\$0	\$0	\$1,481,630	\$1,481,630	\$1,481,630	\$1,481,630	\$1,481,630	\$1,481,630
Knox United Church	165 Rubidge Street	1	\$0	\$0	\$0	\$0	\$44,080	\$44,080	\$44,080	\$44,080	\$44,080	\$44,080
PHC - McRae Building	555 Bonnacord Street	34	\$0	\$0	\$0	\$0	\$4,163,100	\$4,163,100	\$4,163,100	\$4,163,100	\$4,163,100	\$4,163,100
Habitat for Humanity	505 Wellington Street	1	\$0	\$0	\$0	\$0	\$0	\$27,130	\$27,130	\$27,130	\$27,130	\$27,130
Habitat for Humanity	450 Wolfe Street	2	\$0	\$0	\$0	\$0	\$0	\$54,250	\$54,250	\$54,250	\$54,250	\$54,250
DeafBlind Ontario	86 Earlwood Drive	2	\$0	\$0	\$0	\$0	\$0	\$0	\$29,350	\$29,350	\$29,350	\$29,350
Canada Builds 8-plex	137 Rubidge Street	8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$732,170
The Mount Community Centre Homelessness units	1545 Monaghan Road	4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,030
Cumulative Municipal Investment (\$000)			\$12,203.4	\$14,595.6	\$16,844.3	\$22,715.6	\$28,775.5	\$28,856.9	\$28,886.2	\$28,886.3	\$28,886.3	\$30,104.8

Appendix B

APPENDIX B.5
TABLE B.5-1

**CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
AFFORDABLE HOUSING**

Historical Population

INVENTORY SUMMARY (\$000)

Annual Municipal Investment	\$12,203.4	\$14,595.6	\$16,844.3	\$22,715.6	\$28,856.9	\$28,886.2	\$28,886.3	\$30,104.8
Total (\$000)	\$12,203.4	\$14,595.6	\$16,844.3	\$22,715.6	\$28,856.9	\$28,886.2	\$28,886.3	\$30,104.8

SERVICE LEVEL (\$/capita)

Annual Municipal Investment	\$154.16	\$183.31	\$210.32	\$281.97	\$355.11	\$354.04	\$352.34	\$350.28	\$348.24	\$359.89	\$294.97
Total (\$/capita)	\$154.16	\$183.31	\$210.32	\$281.97	\$355.11	\$354.04	\$352.34	\$350.28	\$348.24	\$359.89	\$294.97

**CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
AFFORDABLE HOUSING**

Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	\$294,97
Net Population Growth 2022 - 2028	11,734
Maximum Allowable Funding Envelope	\$3,461,178

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APPENDIX B.5
TABLE B.5-2

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
AFFORDABLE HOUSING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2028
					Replacement & BTE Shares	DC Reserve Commitments		2022-2028		
5.0 AFFORDABLE HOUSING										
5.1 Municipal Investment in Affordable Housing										
5.1.1 Annual Municipal Investment In Affordable Housing (to 2021 - annual committed excess capacity)	2022	\$ 482,464	\$ -	\$ 482,464	0%	\$ -	\$ 482,464	\$ 234,711	\$ 247,753	\$ -
5.1.2 Annual Municipal Investment In Affordable Housing	2022	\$ 1,208,000	\$ -	\$ 1,208,000	90%	\$ 1,087,200	\$ 120,800	\$ -	\$ 120,800	\$ -
5.1.3 Annual Municipal Investment In Affordable Housing	2023	\$ 1,208,000	\$ -	\$ 1,208,000	90%	\$ 1,087,200	\$ 120,800	\$ -	\$ 120,800	\$ -
5.1.4 Annual Municipal Investment In Affordable Housing	2024	\$ 1,208,000	\$ -	\$ 1,208,000	90%	\$ 1,087,200	\$ 120,800	\$ -	\$ 120,800	\$ -
5.1.5 Annual Municipal Investment In Affordable Housing	2025	\$ 1,208,000	\$ -	\$ 1,208,000	90%	\$ 1,087,200	\$ 120,800	\$ -	\$ 120,800	\$ -
5.1.6 Annual Municipal Investment In Affordable Housing	2026	\$ 1,208,000	\$ -	\$ 1,208,000	90%	\$ 1,087,200	\$ 120,800	\$ -	\$ 120,800	\$ -
5.1.7 Annual Municipal Investment In Affordable Housing	2027	\$ 1,208,000	\$ -	\$ 1,208,000	90%	\$ 1,087,200	\$ 120,800	\$ -	\$ 120,800	\$ -
5.1.8 Annual Municipal Investment In Affordable Housing	2028	\$ 1,208,000	\$ -	\$ 1,208,000	90%	\$ 1,087,200	\$ 120,800	\$ -	\$ 120,800	\$ -
Subtotal Municipal Investment in Affordable Housing		\$ 8,938,464	\$ -	\$ 8,938,464		\$ 7,610,400	\$ 1,328,064	\$ 234,711	\$ 1,093,353	\$ -
TOTAL AFFORDABLE HOUSING										
		\$ 8,938,464	\$ -	\$ 8,938,464		\$ 7,610,400	\$ 1,328,064	\$ 234,711	\$ 1,093,353	\$ -

Residential Development Charge Calculation

Residential Share of 2022 - 2028 DC Eligible Costs	100%	\$1,093,353
7-Year Growth in Population in New Units		12,608
Unadjusted Development Charge Per Capita		\$86.72

Non-Residential Development Charge Calculation

Non-Residential Share of 2022 - 2028 DC Eligible Costs	0%	\$0
7-Year Growth in Square Metres		175,999
Unadjusted Development Charge Per Square Metre		\$0.00

2022 - 2028 Net Funding Envelope	\$3,461,178
Reserve Fund Balance as of 31 Dec 2021	\$234,711
Reserve Fund Commitments Available Reserve Funds	\$0
	\$234,711



APPENDIX B.5
TABLE B.5-3

CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
AFFORDABLE HOUSING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

AFFORDABLE HOUSING	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$234.71	(\$220.47)	(\$197.08)	(\$168.67)	(\$134.74)	(\$96.42)	(\$51.77)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$234.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$234.7
- Affordable Housing: Non Inflated	\$368.6	\$120.8	\$120.8	\$120.8	\$120.8	\$120.8	\$120.8	\$1,093.4
- Affordable Housing: Inflated	\$603.3	\$123.2	\$125.7	\$128.2	\$130.8	\$133.4	\$136.0	\$1,380.5
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	1,711	1,742	1,774	1,807	1,824	1,857	1,893	12,608
REVENUE								
- DC Receipts: Inflated	\$152.3	\$158.1	\$164.3	\$170.7	\$175.7	\$182.5	\$189.7	\$1,193.2
INTEREST								
- Interest on Opening Balance	\$8.2	(\$12.1)	(\$10.8)	(\$9.3)	(\$7.4)	(\$5.3)	(\$2.8)	(\$39.6)
- Interest on In-year Transactions	(\$12.4)	\$0.6	\$0.7	\$0.7	\$0.8	\$0.9	\$0.9	(\$7.8)
TOTAL REVENUE	\$148.1	\$146.6	\$154.1	\$162.1	\$169.1	\$178.0	\$187.8	\$1,145.8
CLOSING CASH BALANCE	(\$220.5)	(\$197.1)	(\$168.7)	(\$134.7)	(\$96.4)	(\$51.8)	\$0.0	

2022 Adjusted Charge Per Capita	\$88.99
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.6

Waste Management

Appendix B.6: Waste Management

The City of Peterborough operates a recycling program, including a facility and trucks. The costs of waste collection and diversion are eligible for DC recovery under the *DCA*.

Table B.6-1 2012 - 2021 Historical Service Levels

The 10-year historical inventory of capital assets for Waste Management includes a 1,500 square foot recycling facility situated on 4.25 hectares of land, valued at a total of \$2.45 million. In 2019, the City sold all 7 of its recycling trucks, thus, these vehicles are only accounted for in the years 2012 – 2018. Equipment at the depot add another \$135,000 to the waste management inventory of capital assets.

The current replacement value of capital infrastructure is \$2.58 million and the 10-year average historical service level is \$48.09 per capita and employment.

The 10-year average historical service level per capita and employment is multiplied by the 7-year forecast net population and employment growth (14,550) to yield a 7-year maximum allowable funding envelope of \$699,710.

Table B.6-2 2022 – 2028 Development-Related Capital Program and Calculation of the Unadjusted Development Charges

The Waste Management capital program includes an organics processing facility for \$15.30 million, as well as two additional recycling trucks that cost \$400,000 apiece. The total capital program total \$16.10 million; all projects included in the Waste Management development-related capital program can be found in the 2019 Development Charges Background Study.

A \$6.11 million grant has been identified to offset the cost of the new organics processing facility. In addition, a replacement share of \$8.09 million related to the facility (80% of the net cost) has been deducted from the calculation. An additional share of \$91,291 can be funded from available DC reserves and a post-period share of \$1.11 million has been identified.

The remaining 2022 – 2028 DC costs eligible for recovery amount to \$699,710, equal to the funding envelope, and are allocated 82 per cent to residential development and 18 per cent to non-residential development. This results in charges of \$45.36 per capita and \$0.73 per square metre respectively.

Table B.6-3 Cash Flow Analysis

After cash flow analysis, the residential calculated charge increases to \$50.56 per capita and the non-residential charge increases to \$0.81 per square metre.

The following table summarizes the calculation of the Waste Management development charge.

WASTE MANAGEMENT SUMMARY						
10-year Hist.	2022 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$48.09	\$16,100,000	\$699,710	\$45.36	\$0.73	\$50.56	\$0.81

Appendix B

APPENDIX B.6
TABLE B.6-1

CITY OF PETERBOROUGH INVENTORY OF CAPITAL ASSETS WASTE MANAGEMENT

BUILDINGS Description	# of Square Feet										UNIT COST (\$/sq.ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Peterborough Material Recycling Facility (MRF)	15,000	15,000	15,000	15,000	15,000	15,000	1,500	1,500	1,500	1,500	\$210
Total (sq.ft.)	15,000	15,000	15,000	15,000	15,000	15,000	1,500	1,500	1,500	1,500	
Total (\$000)	\$3,150.0	\$3,150.0	\$3,150.0	\$3,150.0	\$3,150.0	\$3,150.0	\$315.0	\$315.0	\$315.0	\$315.0	\$315.0

LAND Description	# of Hectares										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Peterborough Material Recycling Facility (MRF)	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	\$501,930
Total (ha)	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	
Total (\$000)	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8

VEHICLES Description	# of Vehicles										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Recycling Trucks	6	6	6	7	7	7	7	-	-	-	\$377,960
Total (#)	6	6	6	7	7	7	7	-	-	-	
Total (\$000)	\$2,267.8	\$2,267.8	\$2,267.8	\$2,645.7	\$2,645.7	\$2,645.7	\$2,645.7	\$0.0	\$0.0	\$0.0	\$0.0

FURNITURE & EQUIPMENT Description	Value of Equipment										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Depot Equipment	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$135,000	\$135,000	\$135,000	
Total (\$000)	\$120.0	\$120.0	\$120.0	\$120.0	\$120.0	\$120.0	\$120.0	\$135.0	\$135.0	\$135.0	\$135.0

Appendix B

APPENDIX B.6
TABLE B.6-1

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
WASTE MANAGEMENT

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	79,159	79,623	80,090	80,560	81,032	81,507	81,985	82,466	82,949	83,651
Historical Employment	45,199	44,711	44,229	43,752	43,280	43,655	44,034	44,416	44,801	45,190
Total Historical Population & Employment	124,358	124,334	124,319	124,312	124,312	125,162	126,019	126,882	127,750	128,841

INVENTORY SUMMARY (\$000)

Buildings	\$3,150.0	\$3,150.0	\$3,150.0	\$3,150.0	\$3,150.0	\$3,150.0	\$315.0	\$315.0	\$315.0	\$315.0
Land	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8	\$2,132.8
Vehicles	\$2,267.8	\$2,267.8	\$2,267.8	\$2,645.7	\$2,645.7	\$2,645.7	\$2,645.7	\$0.0	\$0.0	\$0.0
Furniture & Equipment	\$120.0	\$120.0	\$120.0	\$120.0	\$120.0	\$120.0	\$120.0	\$135.0	\$135.0	\$135.0
Total (\$000)	\$7,670.6	\$7,670.6	\$7,670.6	\$8,048.5	\$8,048.5	\$8,048.5	\$5,213.5	\$2,582.8	\$2,582.8	\$2,582.8

SERVICE LEVEL (\$/pop & emp)	Average Service Level									
Buildings	\$25.33	\$25.33	\$25.34	\$25.34	\$25.34	\$25.17	\$2.50	\$2.48	\$2.47	\$2.44
Land	\$17.15	\$17.15	\$17.16	\$17.16	\$17.16	\$17.04	\$16.92	\$16.81	\$16.70	\$16.55
Vehicles	\$18.24	\$18.24	\$18.24	\$18.24	\$21.28	\$21.14	\$20.99	\$0.00	\$0.00	\$13.94
Furniture & Equipment	\$0.96	\$0.97	\$0.97	\$0.97	\$0.97	\$0.96	\$0.95	\$1.06	\$1.06	\$1.05
Total (\$/pop & emp)	\$61.68	\$61.69	\$61.70	\$64.74	\$64.74	\$64.30	\$41.37	\$20.36	\$20.22	\$20.05
										\$48.09

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
WASTE MANAGEMENT

Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	\$48.09
Net Population & Employment Growth 2022 - 2028	14,550
Maximum Allowable Funding Envelope	\$699,710



APPENDIX B.6
TABLE B.6-2

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTE MANAGEMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2028
					Replacement & BTE Shares			DC Reserve Commitments	2022- 2028	
6.0 WASTE MANAGEMENT										
6.1 Buildings, Land & Furnishings										
6.2 Vehicles & Equipment										
TOTAL WASTE MANAGEMENT										

Residential Development Charge Calculation	
Residential Share of 2022 - 2028 DC Eligible Costs	\$571,962
7-Year Growth in Population in New Units	12,608
Unadjusted Development Charge Per Capita	\$45.36
Non-Residential Development Charge Calculation	
Non-Residential Share of 2022 - 2028 DC Eligible Costs	\$127,748
7-Year Growth in Square Metres	175,999
Unadjusted Development Charge Per Square Metre	\$0.73

2022 - 2028 Net Funding Envelope	\$699,710
Available Reserve Funds	\$91,291

APPENDIX B.6
TABLE B.6-3

CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
WASTE MANAGEMENT
RESIDENTIAL DEVELOPMENT CHARGE
(In \$000)

WASTE MANAGEMENT	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$74.62	(\$498.24)	(\$434.22)	(\$363.15)	(\$284.46)	(\$198.53)	(\$103.96)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$74.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$74.6
- Waste Management: Non Inflated	\$572.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$572.0
- Waste Management: Inflated	\$646.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$646.6
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	1,711	1,742	1,774	1,807	1,824	1,857	1,893	12,608
REVENUE								
- DC Receipts: Inflated	\$86.5	\$89.8	\$93.3	\$97.0	\$99.8	\$103.7	\$107.8	\$677.9
INTEREST								
- Interest on Opening Balance	\$2.6	(\$27.4)	(\$23.9)	(\$20.0)	(\$15.6)	(\$10.9)	(\$5.7)	(\$100.9)
- Interest on In-year Transactions	(\$15.4)	\$1.6	\$1.6	\$1.7	\$1.7	\$1.8	\$1.9	(\$5.1)
TOTAL REVENUE	\$73.7	\$64.0	\$71.1	\$78.7	\$85.9	\$94.6	\$104.0	\$572.0
CLOSING CASH BALANCE	(\$498.2)	(\$434.2)	(\$363.1)	(\$284.5)	(\$198.5)	(\$104.0)	\$0.0	

2022 Adjusted Charge Per Capita	\$50.56
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Allocation of Capital Program	
Residential Sector	81.7%
Non-Residential Sector	18.3%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
WASTE MANAGEMENT
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

WASTE MANAGEMENT	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$16.67	(\$110.79)	(\$96.18)	(\$80.13)	(\$62.62)	(\$43.47)	(\$22.66)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$16.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$16.7
- Waste Management: Non Inflated	\$127.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$127.7
- Waste Management: Inflated	\$144.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$144.4
NEW NON-RESIDENTIAL DEVELOPMENT								
- Growth in Square Metres	24,500	24,688	24,937	25,125	25,375	25,562	25,812	175,999
REVENUE								
- DC Receipts: Inflated	\$19.8	\$20.4	\$21.0	\$21.5	\$22.2	\$22.8	\$23.5	\$151.2
INTEREST								
- Interest on Opening Balance	\$0.6	(\$6.1)	(\$5.3)	(\$4.4)	(\$3.4)	(\$2.4)	(\$1.2)	(\$22.3)
- Interest on In-year Transactions	(\$3.4)	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	(\$1.1)
TOTAL REVENUE	\$17.0	\$14.6	\$16.0	\$17.5	\$19.1	\$20.8	\$22.7	\$127.7
CLOSING CASH BALANCE	(\$110.8)	(\$96.2)	(\$80.1)	(\$62.6)	(\$43.5)	(\$22.7)	\$0.0	

2022 Adjusted Charge Per Capita	\$0.81
Allocation of Capital Program	
Residential Sector	81.7%
Non-Residential Sector	18.3%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C

Reserve Fund Balances

Appendix C: Reserve Fund Balances

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table C-1 presents the uncommitted reserve fund balances that are available to help fund the development-related net capital costs identified in this study. The balances of the development charges reserve funds as of December 31, 2021 have been adjusted to account for current commitments to reserve fund projects. All of the available reserve fund balances are therefore accounted in this study.

As shown in Table C-1, the December 31st, 2021 reserve fund balance is \$4.23 million. The City of Peterborough also has a total of \$1.77 million in DC reserve fund commitments which represent monies that have already been committed to specific projects in the capital forecast. The application of each of the balances in each of the reserve funds is discussed in the appendix section related to each service. The reserve funds are assigned to projects in the initial years of the capital program for the services in which the reserves are a position balance. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis. Where there is a negative balance, the amount is brought forward to the DC capital forecast for recovery through future development charges.

APPENDIX C
TABLE C-1

CITY OF PETERBOROUGH
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
AS AT DECEMBER 31, 2021

Service	Balance As At End of 2021	DC Reserve Fund Commitments ¹
General Government	(\$229,993)	\$132,030
Library Services	\$354,042	\$0
Recreation	\$2,020,797	\$1,636,096
Parks	\$1,762,625	\$0
Affordable Housing	\$234,711	\$0
Waste Management	\$91,291	\$0
Total Development Charge Reserve Funds	\$4,233,474	\$1,768,126

¹ Funds committed to projects not included in this Study outside the reserve fund amounts.
The funds are applied to the DC eligible costs for each service.

Appendix D

Long-Term Capital & Operating Impact

APPENDIX D
TABLE D-1

CITY OF PETERBOROUGH
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2022 dollars)

	Net Cost (in \$2022)	Estimated Operating Costs (\$000)						
		2022	2023	2024	2025	2026	2027	2028
General Government								
No additional operating costs		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
			\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Library Services								
Additional Library Space		\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0
	\$20 per sq.ft	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0
Recreation								
New Arena Facility Build		\$1,140.0	\$912.0	\$798.0	\$798.0	\$798.0	\$1,298.0	\$1,298.0
	\$10 per sq. ft.	\$1,140.0	\$912.0	\$798.0	\$798.0	\$798.0	\$1,298.0	\$1,298.0
Parks								
Parks Projects		\$282.5	\$507.5	\$532.5	\$632.5	\$2,677.5	\$2,702.5	\$2,727.5
	\$0.10 per \$1 of total infrastructure value	\$282.5	\$507.5	\$532.5	\$632.5	\$2,677.5	\$2,702.5	\$2,727.5
Affordable Housing								
No additional operating costs		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	\$0 per \$1 of total infrastructure value	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Waste Management								
No additional operating costs		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	\$0 per \$1 of total infrastructure value	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL ESTIMATED OPERATING COSTS		\$1,430.5	\$1,427.5	\$1,338.5	\$1,438.5	\$3,483.5	\$4,008.5	\$4,033.5

APPENDIX D
TABLE D-2

CITY OF PETERBOROUGH
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	2028 (\$000)	TOTAL (\$000)
GENERAL GOVERNMENT								
Total Net Cost (1)	1,122.9	20.0	20.0	320.0	20.0	20.0	80.2	1,603.2
Net Cost From Development Charges (2)	640.1	20.0	20.0	320.0	20.0	20.0	80.2	1,120.4
Net Cost From Non-DC Sources	482.8	0.0	0.0	0.0	0.0	0.0	0.0	482.8
- Available DC Reserves (3)	132.0	0.0	0.0	0.0	0.0	0.0	0.0	132.0
- Replacement & Benefit to Existing	350.8	0.0	0.0	0.0	0.0	0.0	0.0	350.8
- For Post 2028 Development (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LIBRARY SERVICES								
Total Net Cost (1)	4,060.5	542.4	2,925.7	500.0	532.8	500.0	546.3	9,607.7
Net Cost From Development Charges (2)	552.2	228.6	2,383.1	228.6	261.4	228.6	247.1	4,129.5
Net Cost From Non-DC Sources	3,508.3	313.8	542.6	271.4	271.4	271.4	299.2	5,478.1
- Available DC Reserves (3)	40.5	42.4	271.1	0.0	0.0	0.0	0.0	354.0
- Replacement & Benefit to Existing	3,467.8	271.4	271.4	271.4	271.4	271.4	271.4	5,096.3
- For Post 2028 Development (4)	0.0	0.0	0.0	0.0	0.0	0.0	27.8	27.8
RECREATION								
Total Net Cost (1)	65,000.0	0.0	0.0	0.0	0.0	25,000.0	0.0	90,000.0
Net Cost From Development Charges (2)	28,486.9	0.0	0.0	0.0	0.0	0.0	0.0	28,486.9
Net Cost From Non-DC Sources	36,513.1	0.0	0.0	0.0	0.0	25,000.0	0.0	61,513.1
- Available DC Reserves (3)	3,656.9	0.0	0.0	0.0	0.0	0.0	0.0	3,656.9
- Replacement & Benefit to Existing	23,725.0	0.0	0.0	0.0	0.0	0.0	0.0	23,725.0
- For Post 2028 Development (4)	9,131.2	0.0	0.0	0.0	0.0	25,000.0	0.0	34,131.2
PARKS								
Total Net Cost (1)	2,924.1	2,349.0	349.0	1,099.0	20,549.0	349.0	349.0	27,968.1
Net Cost From Development Charges (2)	1,061.8	1,249.3	249.3	949.3	8,460.8	249.3	249.3	12,469.0
Net Cost From Non-DC Sources	1,862.3	1,099.7	99.7	149.7	12,088.2	99.7	99.7	15,499.1
- Available DC Reserves (3)	1,762.6	0.0	0.0	0.0	0.0	0.0	0.0	1,762.6
- Replacement & Benefit to Existing	0.0	1,000.0	0.0	50.0	10,950.0	0.0	0.0	12,000.0
- For Post 2028 Development (4)	99.7	99.7	99.7	99.7	1,138.2	99.7	99.7	1,736.5

Notes: (1) For total development-related capital program see Appendix B.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).

(4) Post 2028 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

APPENDIX D
TABLE D-2

CITY OF PETERBOROUGH
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	2028 (\$000)	TOTAL (\$000)
AFFORDABLE HOUSING								
Total Net Cost (1)	1,690.5	1,208.0	1,208.0	1,208.0	1,208.0	1,208.0	1,208.0	8,938.5
Net Cost From Development Charges (2)	368.6	120.8	120.8	120.8	120.8	120.8	120.8	1,093.4
Net Cost From Non-DC Sources	1,321.9	1,087.2	1,087.2	1,087.2	1,087.2	1,087.2	1,087.2	7,845.1
- Available DC Reserves (3)	234.7	0.0	0.0	0.0	0.0	0.0	0.0	234.7
- Replacement & Benefit to Existing	1,087.2	1,087.2	1,087.2	1,087.2	1,087.2	1,087.2	1,087.2	7,610.4
- For Post 2028 Development (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
WASTE MANAGEMENT								
Total Net Cost (1)	9,189.4	400.0	0.0	0.0	400.0	0.0	0.0	9,989.4
Net Cost From Development Charges (2)	699.7	0.0	0.0	0.0	0.0	0.0	0.0	699.7
Net Cost From Non-DC Sources	8,489.7	400.0	0.0	0.0	400.0	0.0	0.0	9,289.7
- Available DC Reserves (4)	91.3	0.0	0.0	0.0	0.0	0.0	0.0	91.3
- Replacement & Benefit to Existing	8,089.3	0.0	0.0	0.0	0.0	0.0	0.0	8,089.3
- For Post 2028 Development (4)	309.1	400.0	0.0	0.0	400.0	0.0	0.0	1,109.1
TOTAL MUNICIPAL SERVICES								
Total Net Cost (1)	83,987.4	4,519.4	4,502.7	3,127.0	22,709.8	27,077.0	2,183.5	148,106.8
Net Cost From Development Charges (2)	31,809.3	1,618.7	2,773.2	1,618.7	8,863.0	618.7	697.4	47,998.8
Net Cost From Non-DC Sources	52,178.1	2,900.7	1,729.5	1,508.3	13,846.8	26,458.3	1,486.1	100,108.0
- Available DC Reserves (4)	5,918.1	42.4	271.1	0.0	0.0	0.0	0.0	6,231.6
- Replacement & Benefit to Existing	36,720.0	2,358.6	1,358.6	1,408.6	12,308.6	1,358.6	1,358.6	56,871.8
- For Post 2028 Development (4)	9,540.0	499.7	99.7	99.7	1,538.2	25,099.7	127.5	37,004.6

Notes: (1) For total development-related capital program see Appendix B.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).

(4) Post 2028 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

Appendix E

Asset Management Plan

Appendix E: Asset Management Plan

The *Development Charges Act* (DCA) requires that municipalities complete an Asset Management Plan before passing a development charges by-law. The general purpose of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the by-law are financially sustainable over their full life cycle.

A. Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the amendment study are set out in Table E-1. All useful life assumptions are identical to those laid out in the 2019 Development Charges Background Study. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. Some projects do not relate to the replacement of a tangible capital asset—examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. They have been excluded from the asset management provision calculations.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (e.g. new buildings include HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

Table E-1 Summary of Municipal Assets Considered City-Wide General Services	
Service and Amenities	Estimated Useful Life
Library Services <ul style="list-style-type: none"> • Additional Library Space • Library Kiosks • Library Materials • Studies 	<ul style="list-style-type: none"> • 50 years • 10 years • 10 years • Not infrastructure
Indoor Recreation <ul style="list-style-type: none"> • Arenas • Studies 	<ul style="list-style-type: none"> • 50 years • Not infrastructure
Park Development & Facilities <ul style="list-style-type: none"> • Parkland • Park Design • Park Structures • Park & Trail Upgrades • Trail Network • Studies 	<ul style="list-style-type: none"> • 15 years • Not infrastructure • 25 years • 15 years • 20 years • Not infrastructure
General Government <ul style="list-style-type: none"> • Recovery of Negative Reserve Fund Balance • Development Related Studies 	<ul style="list-style-type: none"> • Not infrastructure • Not infrastructure
Affordable Housing <ul style="list-style-type: none"> • Municipal Investment in Affordable Housing • Brock Street Mission 	<ul style="list-style-type: none"> • Not infrastructure • 50 years
Waste Management <ul style="list-style-type: none"> • Buildings, Land & Furnishings • Vehicles & Equipment 	<ul style="list-style-type: none"> • 50 years • 15 years

No annual provisions have been identified for General Government as plan updates and studies included in the General Government development charge category are not infrastructure and therefore have no long-term financial requirements.

B. Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not development-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the information obtained from City staff regarding useful life assumptions and the capital cost of acquiring and/or replacing each asset, a provision for infrastructure replacement has been calculated for the general services considered in this amendment study. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent). These assumptions are in line with those contained in the 2019 Development Charges Background Study.

Consistent with the requirements of the *Development Charges Act*, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to benefit to existing and post-period benefit have also been calculated.

Table E-2 provides the calculated annual asset management contribution for both the non-DC recoverable share and the share related to the 2022 – 2028

DC recoverable portion. The year 2029 has been included to calculate the annual contribution for the 2022 – 2028 period as the expenditures in 2028 will not trigger asset management contributions until 2029.

As shown in Table E-2, by 2029, the City will need to fund an additional \$4.50 million per year in order to properly fund the full life cycle costs of the new assets related to the general services included under the amended development charges by-law. Of the \$4.50 million, \$1.80 million per annum is related to the growth portion of the capital forecast.

C. Financial Sustainability of the Program

A key purpose of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

i. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the City's projected growth. Over the next 7 years, the City is projected to increase by 11,730 people. In addition, the City will also add 2,820 new employees that will result in 176,000 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charge revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the City's reserves for future replacement of these assets.

ii. Asset Management Plan

In order to maintain, protect and manage the City's infrastructure and assets, staff should continue to monitor current levels of service and life cycle trends. These assessments are used to schedule appropriate activities, such as equipment and vehicle replacement. Ongoing maintenance and repairs to community facilities will ensure that they continue to meet the needs of a growing population into the future.

Overall, the City will continue to invest, renew, and manage infrastructure and assets through its Asset Management Plan. This plan is crucial for forecasting capital budgetary needs both in the short and long terms. The AMP process helps to improve financial sustainability to maximize benefits, reduce risk and provide satisfactory levels of service to the community in an environmentally and financially responsible manner.

iii. Program is Deemed Financially Sustainable

The calculated annual provisions identified in Table E-2 is considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term. The City's annual operating budget review will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable.

APPENDIX E
TABLE E-2
CITY OF PETERBOROUGH
SUMMARY OF ASSET MANAGEMENT PROVISIONS FOR GENERAL SERVICES

General Services	2022 - 2028 Capital Program		Calculated AMP Annual Provision by 2029	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
General Government	\$1,252,392	\$350,767	\$0	\$0
Library Services	\$4,483,575	\$5,124,102	\$460,558	\$514,786
Recreation	\$32,143,759	\$57,856,241	\$638,117	\$1,200,216
Parks	\$14,231,643	\$13,736,452	\$683,526	\$622,230
Affordable Housing	\$1,328,064	\$7,610,400	\$0	\$0
Waste Management	\$791,001	\$15,309,000	\$15,703	\$344,706
Total	\$54,230,434	\$99,986,961	\$1,797,904	\$2,681,938

Appendix F

Local Service Definitions

Appendix F: Local Service Definitions

The following provides the definition of “local service” under the *DCA* for Park Development & Facilities services provided by the City of Peterborough. Service guidelines for other services have not been included in this report as they only apply to Roads & Related, Sanitary Sewer, and Stormwater Services; these service guidelines can be found in the 2019 Development Charges Background Study.

The purpose of establishing these definitions is to determine the eligible capital costs for inclusion in the development charges calculations for the City. The functions or services deemed to be local in nature are not to be included in the determination of the development charges rates. The provision of local services is considered to be a direct developer responsibility under s.59 of the *DCA* and will (or may) be recovered under other agreement(s) with the landowner or developer. The issue of “local service” is being specifically considered for Park Development & Facilities services.

A. Park Development & Facilities

Local service guidelines remain unchanged from those set out in the 2019 Development Charges Background Study. For the purpose of Park Development & Facilities, local service includes the requirement for the owner to undertake preparation of the park plan, to retain necessary consultants to prepare design and to grade plans for the park prior to development. In addition, the owner is required to provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing (consistent with the plan), and services to the lot line. These requirements are part of the conditions of s.51 and s.53 of the Planning Act agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the Planning Act provisions. All of these costs

are deemed a direct responsibility of the developer and have not been included in the development charges calculations.

With respect to other park development costs, the municipal policy is to include all other components of parkland development in the development charges calculations, including parking, park furniture, signage, landscaping and walkways/trails, in addition to the necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.

MEMORANDUM

To: Erica Arkell, City of Peterborough
From: Stefan Krzeczunowicz
Date: May 25, 2022
Re: City of Peterborough – CBC White Paper

This “White Paper” memo discusses the general purpose and intent of community benefits charges (CBCs), the scope of CBC authority under the *Planning Act*, and the applicability of CBCs in the City of Peterborough. The views expressed below draw upon Hemson’s recent experience in advising on and preparing CBC Strategies for the Cities of Toronto, Ottawa, Mississauga, Vaughan, Markham, Kitchener, and Waterloo.

A. BACKGROUND

The current provincial government has modified the way in which municipalities can secure payments from developers for “community benefits” and how this revenue is to be managed and spent for “growth-related” capital costs. By replacing the current “density bonusing” provisions of the *Planning Act* with a new authority to levy CBCs, the government’s stated aims are to create more certainty and predictability for developers, provide limits on the amount of the charge, and give municipalities more flexibility on how to spend the funds.¹

i. Density Bonusing

Density bonusing is an arrangement by which a municipality allows a developer to exceed densities set out in zoning by-laws in exchange for the provision of servicing additions or community facilities. The scenario is typically applied in redevelopment or infill situations and is intended to be mutually beneficial: the developer benefits from additional potential productivity of the land in question; the municipality benefits from higher tax revenues resulting from higher property assessment as well as amenities which, in the absence of the arrangement, would lead to a deterioration in service levels.

¹ See, among the many press releases accompanying the legislation, the Government’s *More Homes, More Choice: Ontario’s Housing Supply Action Plan*, May 2019.

In Canada, the use of density bonusing has generally been restricted to larger metropolitan centres such as Toronto, Ottawa, and Vancouver. Though the precise “community benefits” defined in each municipality varies, they generally bear some geographic relationship to the development and address planning issues associated with the development. For example:

- In Regina, where they are rarely used, they include additional apartments, retail spaces, bus shelters, and public art.
- In Toronto, where they are widely used, they must be capital facilities related to additional parkland, non-profit arts, cultural, community or child care facilities, public art, conservation of heritage buildings, transit improvements, or purpose built rental housing (see Policy 5.1.1. of the Toronto Official Plan).
- Vancouver is unusual in that it has for more than 20 years used density bonusing to secure affordable housing in addition to the local amenities described above.

Longstanding criticisms of the use of density bonusing in Ontario were the inconsistent approach to calculating the bonus amount and the lack of transparency in the management and spending of the bonusing funds. It is in that context that substantial revisions to section 37 of the *Planning Act*—the enabling legislation for density bonusing in Ontario—were passed in 2020.² Through this legislation the Act’s density bonusing provisions were replaced wholesale by the new CBC authority. Transition provisions mean that current density bonusing schemes will lapse on September 18, 2022.

ii. Community Benefit Charge Framework

The new CBC legislation is broader in nature than the old density bonusing provisions. It allows local (single and lower-tier) municipalities to impose a charge against any building that is five or more storeys and contains ten or more residential units—effectively apartment buildings, though mixed use buildings would also qualify. The charge is to be imposed by by-law, which sets out the rate structure, rate(s), types of services/ infrastructure to be funded, and associated rules for imposing, collecting, and administering the funds. Unlike with development charges (DCs), there is no term limit for a CBC by-law. Prior to passing a by-law, a municipality must undertake a CBC Strategy, whose main purpose is to justify the charges.

² Initial proposals were introduced through the *More Homes, More Choice Act* in 2019 and were revised through the *COVID-19 Economic Recovery Act* in 2020 and its associated *Ontario Regulation 509/20*.

Under Ontario Regulation 509/20, the amount of the CBC payable by any particular development cannot exceed an amount equal to four per cent of the value of the land on the day before the first building permit is issued; this is effectively the value of the land with all the planning approvals (including zoning and density permissions) necessary to construct the building. The legislation contains complex rules for dealing with situations where there is disagreement between the municipality and the developer as to the land value. Among them is a requirement that the municipality maintain a list of at least three independent appraisers under agreement to assist with disputes.

iii. Eligible Capital Costs

The CBCs can be used to fund a broad range of growth-related capital costs: the *Planning Act* speaks to “facilities, services and matters attributable to the anticipated development and redevelopment to which the community benefits charges by-law would relate”. Thus, as well as traditional density bonusing benefits, the CBCs can be used to fund services and projects that receive development charge funding and can even be used to “top up” funding for such works where limits on development charges are in place (e.g. service level caps or DC-ineligible services such as parking). They can also overlap with contributions made by developers under section 42 of the *Planning Act* to secure parkland and other public recreation amenities. Provided they are used to fund costs that are not also funded from DCs and parkland contributions—no “double dipping” is allowed—the scope of the CBCs is potentially quite broad.

iv. Passing a CBC By-Law

Prior to passing a CBC by-law a municipality must undertake public consultation, though the legislation is silent on the extent and manner of the consultation. Notification requirements upon passage of the by-law mirror those in the *Development Charges Act (DCA)* and, like the development charges, there is a right of appeal of the by-law, including the CBC rates, to the Ontario Land Tribunal.

v. *More Homes for Everyone Act, 2022*

In April 2022 the government passed the *More Homes for Everyone Act*, whose general purpose is to streamline the planning approvals process and increase the supply of housing. Among the changes brought about by the legislation are those that require municipalities to review their CBC by-law within five years after it is passed. In undertaking the review, municipalities are now required to undertake public consultation “as the municipality considers appropriate” and Councils will need to pass a resolution declaring whether a

revision to the by-law is needed. Notice of Council's declaration is also required. It is noted that the CBC Strategy does not need to be renewed as part of the five year review.

These changes bring the CBC by-law process more into line with the DC by-law framework. Municipalities with CBC by-laws will likely find that the new CBC review requirement is best undertaken concurrently with regular DC updates.

B. CBC STRATEGY AND BY-LAW OPTIONS

This section sets out the requirements for the CBC Strategy and options for determining CBC rates and collecting and administering CBC funds.

i. CBC Strategy Requirements

The CBC Strategy is essentially a background study to support the amount of the charge included in a CBC by-law. At its core, it includes a forecast of future development (and redevelopment) and the growth-related capital works required to meet the servicing needs of that development. Importantly, the capital works:

- will have broader geographic benefits than the localized amenities previously paid for by density bonusing contributions;
- will need to have a demonstrable benefit to the type of development paying the charge (i.e. apartment buildings).

The CBC regulation identifies what must be included in the Strategy:

Community benefits charge strategy, s. 37 (9) of the Act

- 2.** A community benefits charge strategy prepared under subsection 37 (9) of the Act shall,
- (a) include estimates of the anticipated amount, type and location of development and redevelopment with respect to which community benefits charges will be imposed;
 - (b) include estimates of the increase in the need for facilities, services and matters attributable to the anticipated development and redevelopment to which the community benefits charge by-law would relate;
 - (c) identify the excess capacity that exists in relation to the facilities, services and matters referred to in clause (b);
 - (d) include estimates of the extent to which an increase in a facility, service or matter referred to in clause (b) would benefit existing development;
 - (e) include estimates of the capital costs necessary to provide the facilities, services and matters referred to in clause (b); and

- (f) identify any capital grants, subsidies and other contributions made to the municipality or that the council of the municipality anticipates will be made in respect of the capital costs referred to in clause (e).

These requirements are almost identical to the requirements for a traditional Development Charge Background Study. As such, while the CBC legislation is generally less prescriptive than the *DCA*, the requirement to establish a nexus between the amount of the charge and the benefits received from the capital works are the same.

ii. Geographic Scope of the CBC

Unlike DC by-laws, the *Planning Act* states that municipalities may only impose one CBC by-law:

Only one community benefits charge by-law may be in effect in a local municipality at a time. (s. 37(12))

However, there is nothing in the Act that prohibits the City from calculating and imposing area-specific CBCs within a single by-law. The legislation appears to promote a municipal-wide approach as the land value cap results in a form of area rating; land values typically vary across a municipality so the amount of the CBC will reflect area differences. However, if the CBC rate is structured differently than as a percent of land value, for example as a charge per apartment unit (\$/unit), then it might be necessary to reflect geographic differences in land values in the rates.

In an effort to maintain a “local” approach to funding community benefits, some municipalities may implement CBC by-laws that direct both the collection and spending of CBC monies on an area-specific basis. However, there is no requirement under the Act to establish separate by-law rules or even separate reserves in such cases.

Implementing an area-specific system with separate rates and reserves could result in multiple small pockets of funding. This could limit spending as the City would be unable to spend the reserves on larger, City-wide benefitting projects.

iii. How are CBC Funds Collected and Spent?

CBCs are imposed on all eligible development and are allocated into one “special account” reserve unless otherwise stipulated in the by-law. The reserve can be used for growth-related capital works across the City. As noted above, the works should relate to the *type* of development that is paying the charge but do not need to be located near any *specific* development. That said, geographic proximity to apartment development will likely be a

compelling reason for including a project in the CBC Strategy capital program. In short, a key component of the Strategy will be to establish a relationship between the projects to be funded by the CBCs and the needs of the type of development to which the CBC applies.

Unlike the old density bonusing provisions, the new section 37 does not require that the CBC funds be spent on projects that have a direct planning relationship to the specific development that paid the charge. All CBC funds are pooled within the special account. The Act then requires that the municipality allocate or spend sixty per cent of the funds in the account on an annual basis. This requirement will lead to municipalities having to regularly review how CBCs are to be spent and it promotes ongoing spending rather than “reserving” funds for larger capital works. The new approach may also be a challenge for municipalities that are used to spending and allocating revenues from density bonusing in the areas where they have been collected (e.g. the City of Toronto).

Finally, municipalities are required to produce annual reports showing opening and closing balances of the special account and all transactions.

iv. CBC Rate Structure Options

The City is permitted to establish different CBC rates in different areas of Peterborough. However, as noted above, a differentiated rate structure may not be required if a percentage of land value approach is adopted as the amount of the charge would self-adjust based on the different land values across the City.

The City could provide discounts or outright exemptions from the CBC for apartment buildings in specific locations; for example, Strategic Growth Areas that have been identified in the City’s draft Official Plan. However, the revenue shortfall arising from such discounts and exemptions would not be able to be paid for through higher CBCs on other development. In other words, the shortfall would have to be funded from non-CBC sources, invariably property taxes.

v. Developing a CBC Capital Program

The CBC Strategy must include a list of capital projects that the City may or intends to fund through the CBCs. However, given the legislation does not require that the projects be prioritized the current approach being taken by municipalities is not to embed the prioritization of projects in the special account into the Strategy or by-law. Instead, prioritization would be established through a standalone policy of Council addressing how the funds are to be allocated and spent. Some municipalities are considering having priority “categories” of projects/services rather than priority “projects” in the CBC Strategy (and

potentially in the CBC by-law) that would express an intent that certain works would be considered first for CBC funding.

Selecting projects for inclusion in the CBC will likely be easier in municipalities that have a history of funding community benefits through density bonusing. In Peterborough, the development of a CBC capital program will probably need to be undertaken as follows:

Step 1: Identify Potential Services

The first step will be to identify projects for which CBCs may be an appropriate source of funding. This should consider whether the projects are driven by the servicing needs of high density development. This “nexus test” will be further assessed as part of Step 2.

The legislation is permissive in terms of the types of services and projects that may be eligible for CBC funding. In our view, there are generally four categories of CBC services. Certain services may fall within more than one category:

1. **Services Typically Funded Through the Previous Section 37:** This will only apply in municipalities that have collected contributions through the previous section 37 density bonusing provisions (e.g. Ottawa, Mississauga, Toronto, Vaughan, Waterloo). It may therefore be a challenge for the City to initially identify the full range of projects to support the demands placed by high density development in Peterborough. Examples could include traffic calming measures, pedestrian bridges, multi-use paths and other active transportation projects, structured parking, affordable housing, electric vehicle charging stations, park improvements, libraries, community buildings, and public art.
2. **Service Level Enhancements:** Where the historical service level-based DC funding envelope is not sufficient to fund the identified development-related needs, the unfunded increment, or a portion of it, may be considered for CBC funding. Projects or shares of projects falling under this category should relate to the higher servicing needs (quantity and/or quality) arising from higher density development. In this way, the “base” needs are funded from DCs and the incremental needs from CBCs. An example of where the CBC could be used in this regard is to fund a portion of the new indoor recreation facility (especially if it located near apartment development).
3. **Projects No Longer Eligible for DC Funding:** The recent changes to the *DCA* place new restrictions on the types of projects and services that are eligible for DC funding. In Peterborough, the only service in the current DC by-law that is no longer

eligible for DC funding is Parking, which comprises about 3 per cent of the residential DC and 4 per cent of the non-residential DC. Given that Parking will cease to be eligible for DC funding on September 18, 2022 the City will need to have a CBC by-law in place by that date if it wishes to continue to raise funds from developers to fund growth-related Parking projects.

4. **Parkland Acquisition and Development:** The new CBC provisions indicate that CBCs can be used for fund parkland acquisition needs beyond what is funded under section 42 of the *Planning Act* (or parkland “cash in lieu”) as well as parkland development needs not funded by DCs. Urban parkland is typically very expensive to acquire and more expensive to develop than traditional suburban parks. A number of municipalities, particularly those that are planning for a significant amount of intensification, are considering including a share of the cost to acquire and develop urban parks that are not being funded by the other growth-funding tools.

Step 2: Filter the Projects/Services

Each service or project identified as part of Step 1 should then be assessed against three key questions:

1. **Are there issues in meeting the nexus test?** The nexus test relates to the increase in need for service and the types of units that are eligible to be charged CBCs (5+ storeys and 10+ residential units). As such, projects funded through CBCs should be related to the servicing needs arising from higher density development. For example, high density development may require the provision of urbanized parks that can accommodate high levels of foot traffic and use.
2. **Do the existing funding mechanisms meet the identified needs?** The City should consider whether sufficient DCs, parkland dedication or cash-in-lieu, grants or other recoveries are available to fund the growth-related costs, and where the most significant financial pressures exist in this regard.
3. **Do the projects advance City goals and objectives?** The project or service should be assessed against the strategic objectives of the City’s draft Official Plan and/or other strategic policies and plans. In this regard it is noted that the draft Official Plan:

- is predicated on 44% of all new housing growth to 2051 being in the form of apartments and contains policies allowing for greater flexibility to permit such development in Strategic Growth Areas and Neighbourhoods;
- doubles the current annual affordable housing target of 10% to 20% and identifies considerations to encourage the creation of affordable and accessible housing;
- commits the City to prepare a CBC Strategy and enact a CBC By-law, though not by a specific date. Policy 7.14 b. also allows the City to exempt some development from the CBC “as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan”.

Step 3: Prioritization of Projects

The funnelling process applied in Step 2 should then be used to derive a ranking or prioritization of the identified projects or services. This prioritization can then be used both to:

- determine which projects to include within the CBC Strategy capital program; and, subsequently
- guide the allocation of CBC revenues among the services and projects.

vi. What Happens if the City’s Priorities Change?

The projects identified in the CBC Strategy do not necessarily have to be those that eventually receive CBC funding. There is no requirement for City Council to commit to undertaking the project list precisely as set out in the Strategy. Therefore, the timing and CBC funds spent on the projects can change. Moreover, the project list can change as long as the funds are spent on growth-related works.

vii. How do In-Kind Contributions Work?

In-kind contributions in lieu of CBC payments are permitted under the Act. They are of particular interest in cases where the City is seeking to secure a very specific, localized benefit and can facilitate the direct involvement of Councilors in securing community benefits. Through an in-kind contribution, a development could provide enhanced park development, public art, and/or affordable housing units and in turn get a credit up to the amount owed for CBCs.

The current legal interpretation of the legislation is that in order to accept in-kind contributions, the projects that are secured and the service areas benefitting from the works have to be identified in the Strategy. For example, developer may be prevented from contributing affordable housing units as an in-kind contribution if such units are not in the Strategy.

We would recommend that the City develop a stand-alone policy to address in-kind contributions. This would enable the policy to be flexible and easier to update without opening up the CBC Strategy and by-law as those elements are subject to appeal.

C. WHAT ARE OTHER MUNICIPALITIES DOING?

CBCs are a very new funding tool which have yet to be implemented by any municipality in Ontario. As such, there is limited information on whether and how CBCs will be imposed. That said,

- most municipalities that are actively developing CBC Strategies are those that need a CBC by-law in place by September 18, 2022 in order to partially replace existing density bonusing provisions. These include the fast-growing Cities of Toronto, Ottawa, Mississauga, Brampton, Hamilton, Vaughan, Markham, and Waterloo. In at least three of these cases (Toronto, Mississauga, and Waterloo) the four per cent cap will mean that overall CBC revenue will be considerably lower than what was previously being collected through density bonusing.
- the Cities of Kitchener, Whitby, and Brantford, which do not generally use density bonusing, have assessed the need for a CBC by-law and decided on a “wait and see” approach based on the outcome of CBC implementation (and potential appeals) in other municipalities.
- Smaller municipalities that do not use density bonusing, such as Belleville, have opted not to pursue a CBC by-law at the present time.

We are not aware of any municipality with a population less than 85,000 that is actively considering implementing a CBC by-law. Anecdotally, we have heard that many municipalities outside the Greater Toronto Area are not interested in pursuing CBC by-laws on the basis that the potential revenues will be marginal, the list of CBC projects that cannot be funded through DCs will be small, and the types of higher density development liable for the charges are those that these municipalities are seeking to promote.

D. CONCLUSIONS AND RECOMMENDATIONS

The City of Peterborough is currently updating its area-specific development charge by-law and amending its City-wide development charge by-law. In assessing whether to impose a CBC by-law the City should consider:

- the City's commitment, through its draft Official Plan, to implement a CBC Strategy and by-law (though not by a specified date);
- the potential revenue from CBCs which, even with the number of apartments being planned for to 2051 (44% of all housing units),³ is estimated to be only \$12,000 to \$23,000 per year over the next 10 years;⁴
- the ability of the City to develop a comprehensive growth-related capital program outside the DC framework and with specific benefits for CBC eligible development (i.e. apartment buildings);
- the need for CBC revenue to fund community benefits outside the DC framework, particularly in light of the lack of a density bonusing scheme in the City;
- the need to replace DC funding for the Parking service, which will lapse on September 18, 2022. In this respect, it is noted that the Parking DC is currently being imposed to pay for 700 new structured parking spaces in 2024. Although the need for the spaces has been established through the Strategic Parking Management Study it does not appear that a site for a new parking structure has been identified;
- the potential disincentive to higher density development of an additional charge for growth-related capital, over and above the City's development charges and parkland dedication requirements. It is noted that the draft Official Plan contains policies that specifically encourage this type of development;
- the potential disincentive to affordable housing development, which the City has committed to increasing through the draft Official Plan;

³ *Municipal Comprehensive Review: Land Needs Assessment. City of Peterborough Official Plan Review*, June 2021, p.26.

⁴ Based on a CBC of 4% of land value, growth of CBC-eligible units of 553 (low scenario) and 1,313 (high scenario), and land values per unit of \$5,545 (Central Area) and \$3,625 (Outside Central Area).

Appendix C

- the additional administrative burden of collecting and administering the CBCs, including managing disputes over land values and administering the CBC special account; and
- the generally cautious approach to CBC implementation by urban municipalities in Ontario that have not historically relied on density bonusing to fund community benefits or that have lower growth rates.

Our view is that the City's situation is analogous to the Cities of Kitchener and Brantford, both of which have relied primarily on development charges to pay for growth-related capital costs. In Kitchener's case, residential development has gradually shifted away from low density suburban homes to a greater range and mix of housing across its existing neighbourhoods. It has promoted its downtown core as a location for high density housing with some success through financial and economic incentives (including a tax funded Economic Development Investment Fund and a DC exemption that was removed three years ago). Like Peterborough, Kitchener is planning for continued high growth in apartments over the long-term. The City has never used density bonusing to fund community benefits and is adopting a "wait and see" approach to implementing CBCs based on the experience of other municipalities and the results of potential CBC appeals.

A similar approach is recommended for the City of Peterborough. The City has no density bonusing revenue stream that needs replacing by September 18, 2022. And while City-wide development charge funding for the Parking service will end on that date that funding is for a project whose cost, timing, location, and feasibility may still be uncertain. Moreover, with no history of comprehensively planning for the capital development of "community benefits" for significant high density developments the City would benefit from a more detailed understanding of:

- the location of apartment development and affordable housing within Peterborough over the long-term. This work can be done through secondary planning and other local planning processes that flow from the implementation of the new Official Plan;
- the specific servicing needs of that development and whether those needs can be met by current capital forecasts and be paid for through the DC funding framework. This may require updating some master servicing plans;
- the impact on affordability of high density development and affordable housing of introducing the CBC. This will likely require an assessment of appropriate exemptions to the CBC for different types of development pursuant to draft Official Plan policy 7.14 b. and other policies.

Appendix C

A full City-wide DC Background Study will need to be initiated in early 2024 in order to pass a new City-wide DC by-law by December 31, 2024. That background study process would provide the City with an opportunity to comprehensively revise its growth-related capital program and implement DC by-laws and a CBC by-law to pay for it. In the interim two years, the City would have a more fulsome understanding of the issues set out above. It would also be in a position, like Kitchener, to review the CBC implementation in other municipalities and proceed based on municipal best practices.

Appendix D

Statutory Public Meeting

**Development Charge By-Law Updates
& Community Benefits Charges**



CITY OF PETERBOROUGH

June 27, 2022

HEMSON

Purpose of Public Meeting

City-Wide Development
Charges Amendment
Background Study

- Scoped amendment to City-wide DC by-laws to respond to recent DC legislation

Area-Specific
Development Charges
Background Study

- New DC by-laws to pay for “hard” infrastructure and studies in specific planning areas

Community Benefits
Charge Position Paper

- “White paper” to assess applicability of CBCs in Peterborough

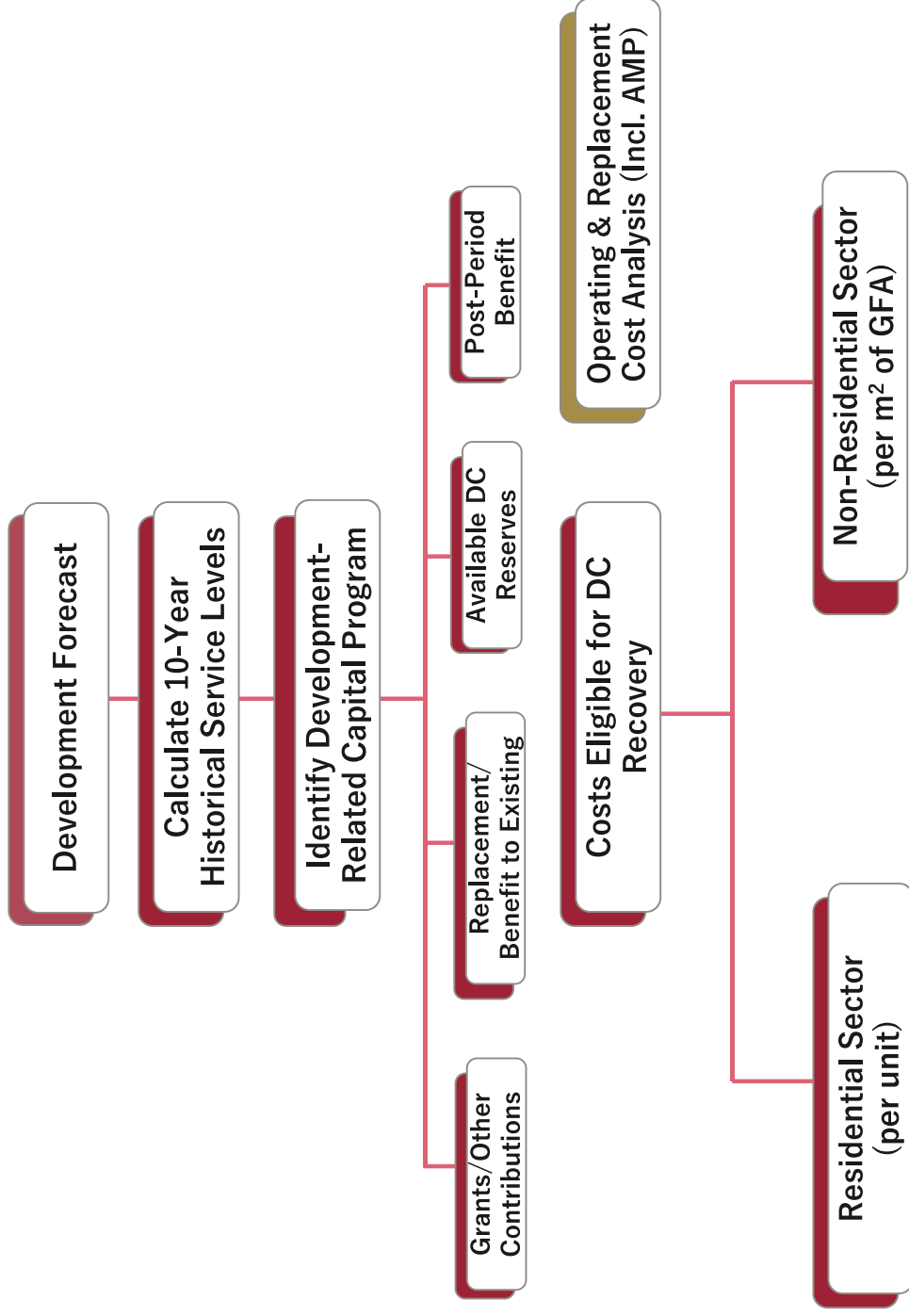
What Are Development Charges?

- Fees imposed on development to pay for “growth-related” capital costs
- Pays for new infrastructure and facilities to maintain service levels
- Principle is “growth pays for growth”

Development Charges Act Requirements

- DCs imposed by by-law
- Maximum life of a DC by-law is 5 years after the day it comes into force—can be amended at any time
- Prior to passing/amending a by-law City must
 - undertake a background study
 - hold at least one public meeting
- Appeals adjudicated at OLT

Development Charges Study Process



City-Wide DC Amendment

The City-Wide DC Amendment Study

- City-Wide By-laws 19-095 and 19-096 impose uniform DCs on all development across the City
- By-laws expire in January 2025
- DC Act allows City to amend the by-laws—only the amended portion of the by-laws can be appealed

Why Amend the City-Wide By-laws?

- Municipalities can now fund 100% of growth-related capital costs for all services (previously only 90% of “soft” services)
 - General Government, Library Service, Recreation, Parks, Affordable Housing, Waste Management
- List of services eligible for DC funding now excludes Parking (will be ineligible as of Sep 18, 2022)
- Opportunity to adjust Recreation DC to account for lack of grant funding for new twin-pad area

Adjustments Made to DC Calculations

Growth Forecasts

- 2028 planning horizon and population/employment forecasts are the same
- 2021 population adjusted to match Census (previously 86,730 – now 83,650)
- 2021 occupied dwellings adjusted to reflect new Statistics Canada data (previously 37,190 – now 35,980)

Service Levels

- Updated service levels based on 2012 – 2021 inventory

Development-Related Capital Program

- Maintained previous capital project list and “benefit to existing” shares
- Adjusted cost and timing of “soft service” capital works to reflect 2022 capital budget and forecast
- No change to “hard” services costs, including Roads and Other City-Wide Engineering
- Removed \$36.7M and \$13.1M in grant funding from Phase I and Phase II of the Recreation Arena project

Residential & Non-Residential Development Forecast

Development Forecast	2021 Updated	2021 Estimate (2019 DC Study)	Planning Period 2022 – 2028	
			Growth	Total at 2028*
Residential				
Occupied Dwellings	35,980	37,190	4,990	40,970
Population				
<i>Census</i>	83,650	86,730	11,730	95,390
<i>Population in New Dwellings</i>			12,610	
Non-Residential				
Employment	45,190	45,190	2,820	48,010
Non-Residential Building Space (Sq.M)			176,000	

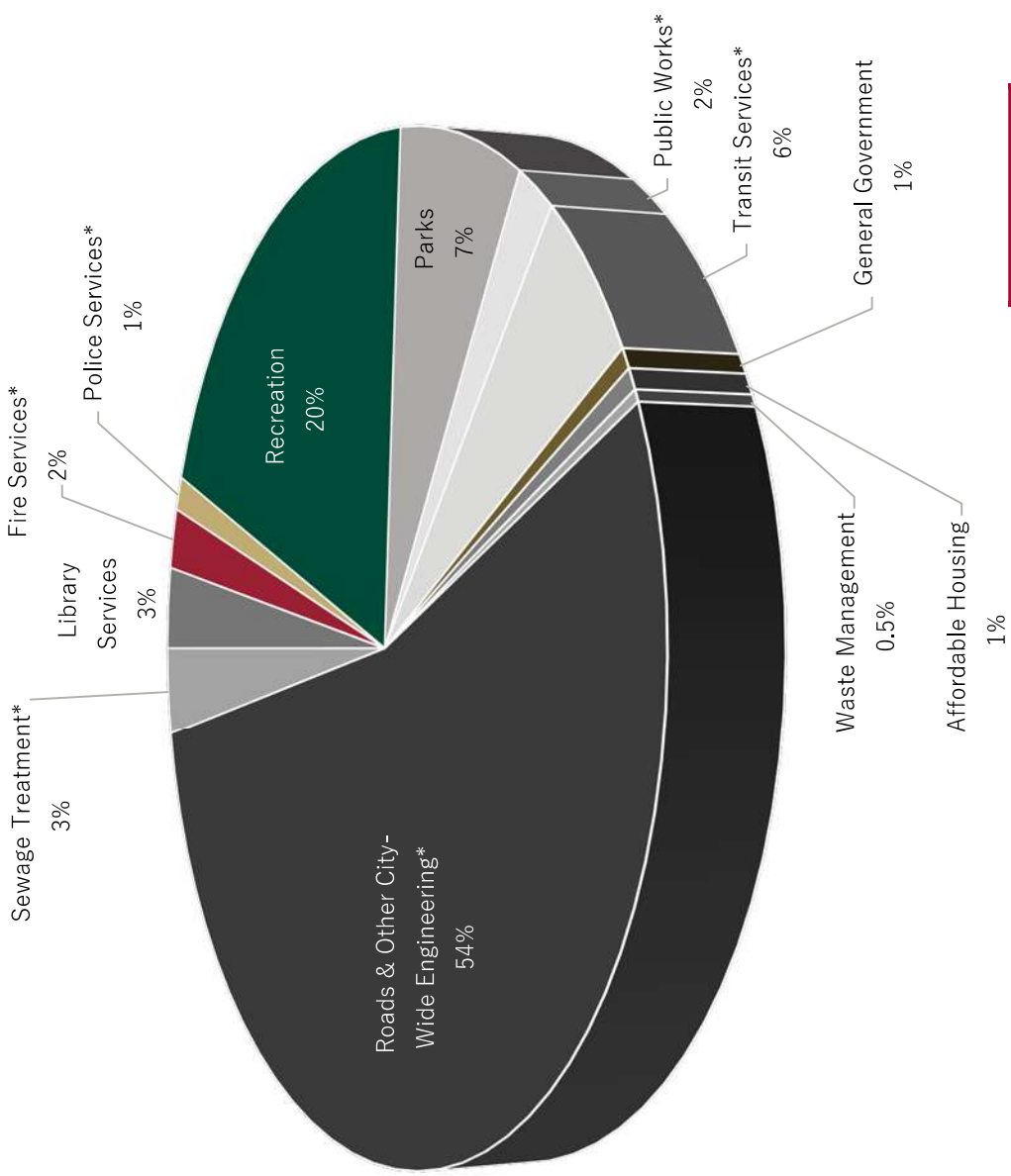
* Totals at 2028 have not changed from 2019 DC Study.

Summary of DC Capital Program (\$M)

Service	Gross Cost	Grants & Subsidies	Benefit to Existing	DC Reserve Funds	Post-2028	Total DC Eligible 2022 - 2028
General Government	\$1.6	\$0.0	\$0.4	\$0.1	\$0.0	\$1.1
Library Services	\$9.6	\$0.0	\$5.1	\$0.4	\$0.0	\$4.1
Recreation	\$90.0	\$0.0	\$23.7	\$3.7	\$34.1	\$28.5
Parks	\$28.0	\$0.0	\$12.0	\$1.8	\$1.7	\$12.5
Affordable Housing	\$8.9	\$0.0	\$7.6	\$0.2	\$0.0	\$1.1
Waste Management	\$16.1	\$6.1	\$8.1	\$0.1	\$1.1	\$0.7
Other Services	\$819.2	\$46.0	\$271.6	\$23.8	\$319.3	\$157.0
Total	\$973.4	\$52.1	\$328.5	\$30.0	\$356.3	\$205.0

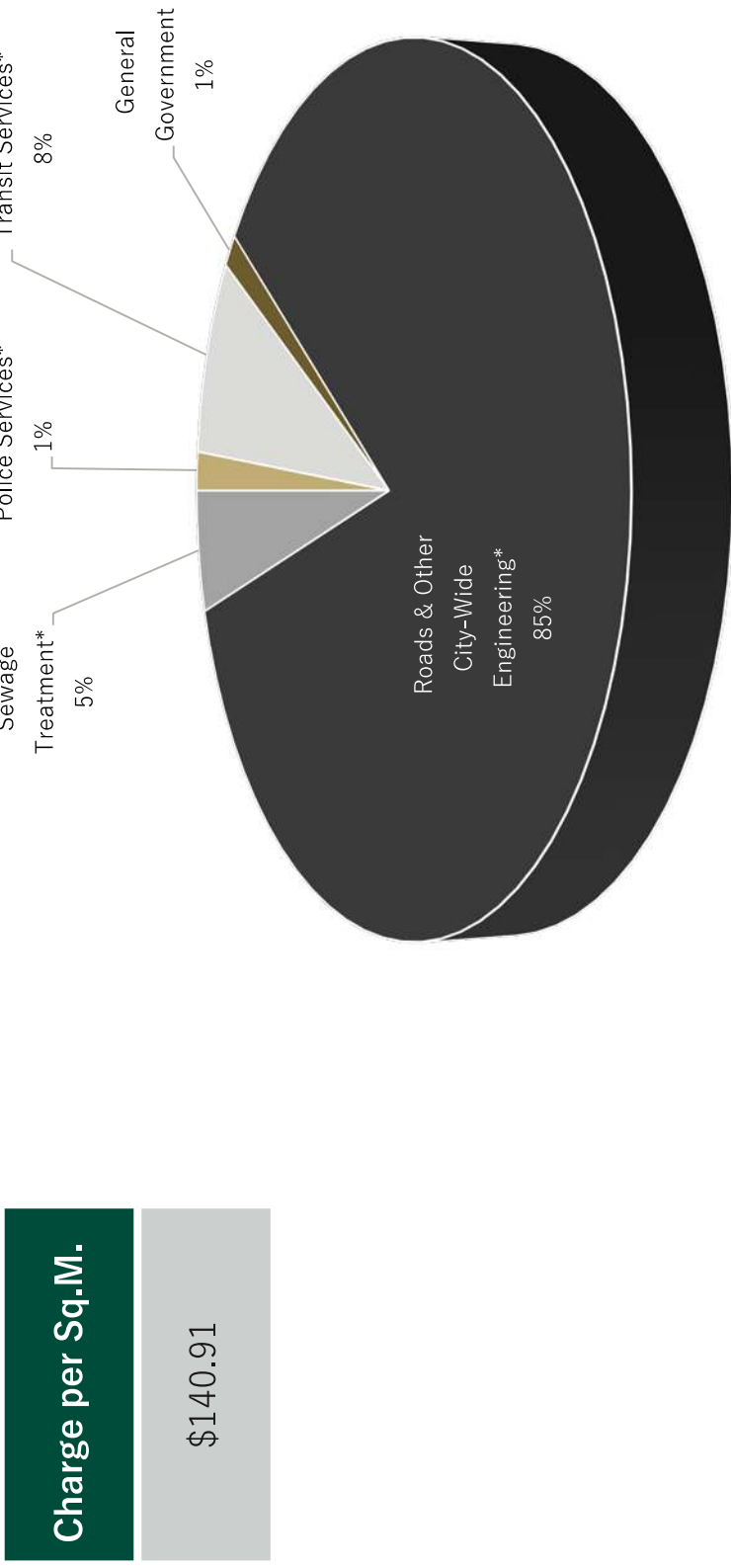
Calculated Residential Development Charges (\$/Unit)

Unit Type	Charge per Unit
Singles & Semis	\$39,224
Other Multiples	\$24,787
Apartments	\$22,217



*Note: Percentages have been rounded.
No charge to DC.

Calculated Non-Residential Development Charge (\$/Sq.M.)



Note: Percentages have been rounded.

**No change to DC.*

Residential DC Rate Comparison

Service	Current Single & Semis DC	Calculated Singles & Semis DC	Difference
General Government	\$295	\$256	(\$39) (13.2%)
Library	\$1,207	\$1,098	(\$109) (9.0%)
Fire Services*	\$807	\$807	\$0 0.0%
Police Services*	\$448	\$448	\$0 0.0%
Recreation	\$2,255	\$7,853	\$5,598 248.2%
Parks	\$2,746	\$2,960	\$214 7.8%
Public Works*	\$845	\$845	\$0 0.0%
Parking**	\$1,139	\$0	(\$1,139) (100.0%)
Transit Services*	\$2,245	\$2,245	\$0 0.0%
Affordable Housing	\$335	\$262	(\$73) (21.8%)
Waste Management	\$172	\$149	(\$23) (13.5%)
Roads & Other City-Wide Engineering*	\$21,127	\$21,127	\$0 0.0%
Sewage Treatment*	\$1,175	\$1,175	\$0 0.0%
TOTAL CHARGE PER UNIT	\$34,795	\$39,224	\$4,429 12.7%

* Current charge in By-law if left unchanged.

** No longer eligible for recovery under the DCA

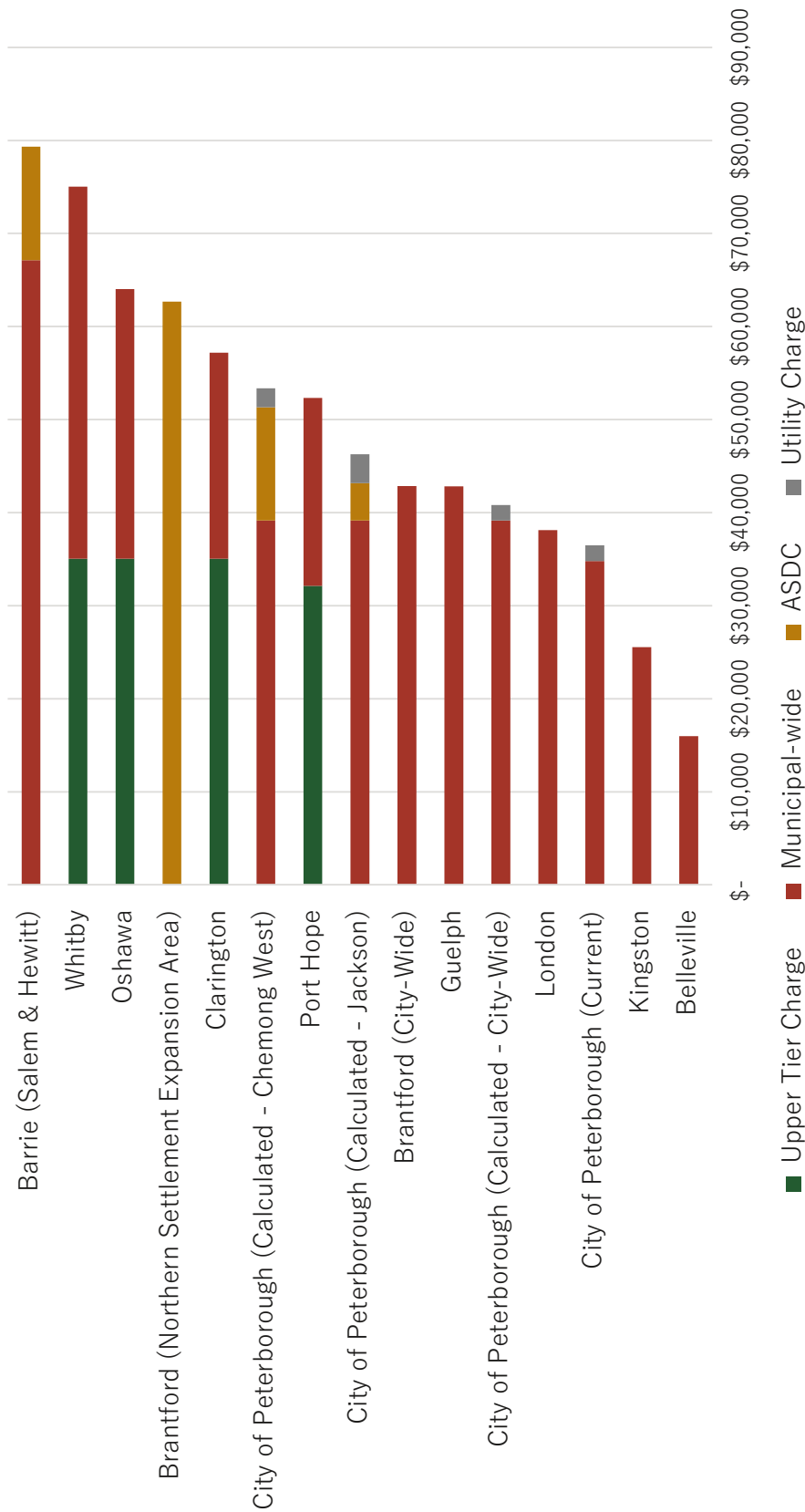
Non-Residential DC Rate Comparison

Service	Current Charge per Sq.M	Calculated Charge per Sq.M	Difference
General Government	\$1.34	\$1.73	\$0.39 28.8%
Library	\$0.00	\$0.00	\$0.00 n/a
Fire Services*	\$3.68	\$3.68	\$0.00 0.0%
Police Services*	\$2.04	\$2.04	\$0.00 0.0%
Recreation	\$0.00	\$0.00	\$0.00 n/a
Parks	\$0.00	\$0.00	\$0.00 n/a
Public Works*	\$3.86	\$3.86	\$0.00 0.0%
Parking**	\$5.20	\$0.00	(\$5.20) (100.0%)
Transit Services*	\$10.25	\$10.25	\$0.00 0.0%
Affordable Housing	\$0.00	\$0.00	\$0.00 n/a
Waste Management	\$0.79	\$0.81	\$0.02 2.3%
Roads & Other City-Wide Engineering*	\$112.17	\$112.17	\$0.00 0.0%
Sewage Treatment*	\$6.38	\$6.38	\$0.00 0.0%
TOTAL CHARGE PER UNIT	\$145.71	\$140.91	(\$4.80) (3.3%)

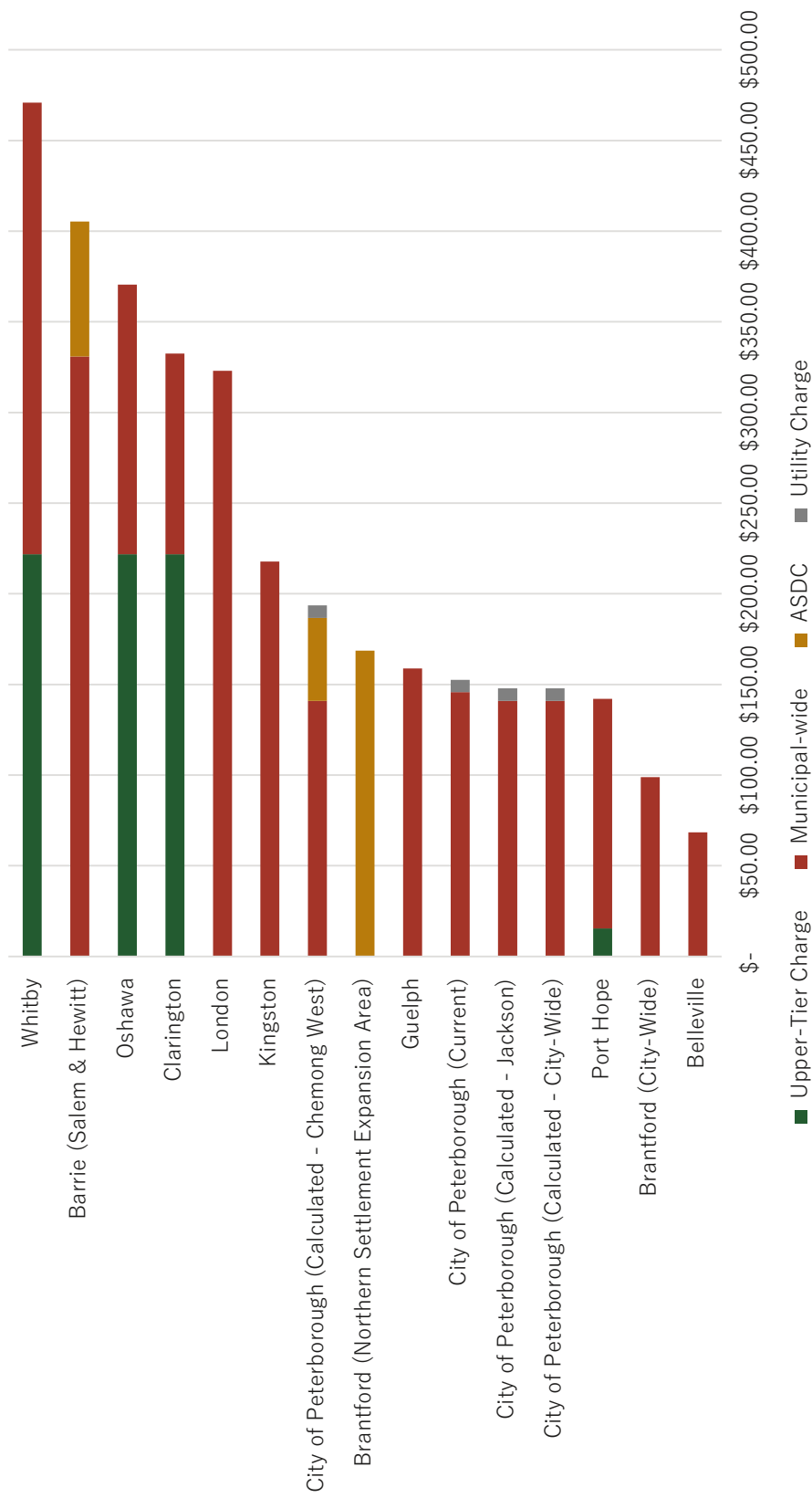
* Current charge in By-law if left unchanged.

** No longer eligible for recovery under the DCA

Municipal Rate Comparison: Residential DC (\$/SDU)



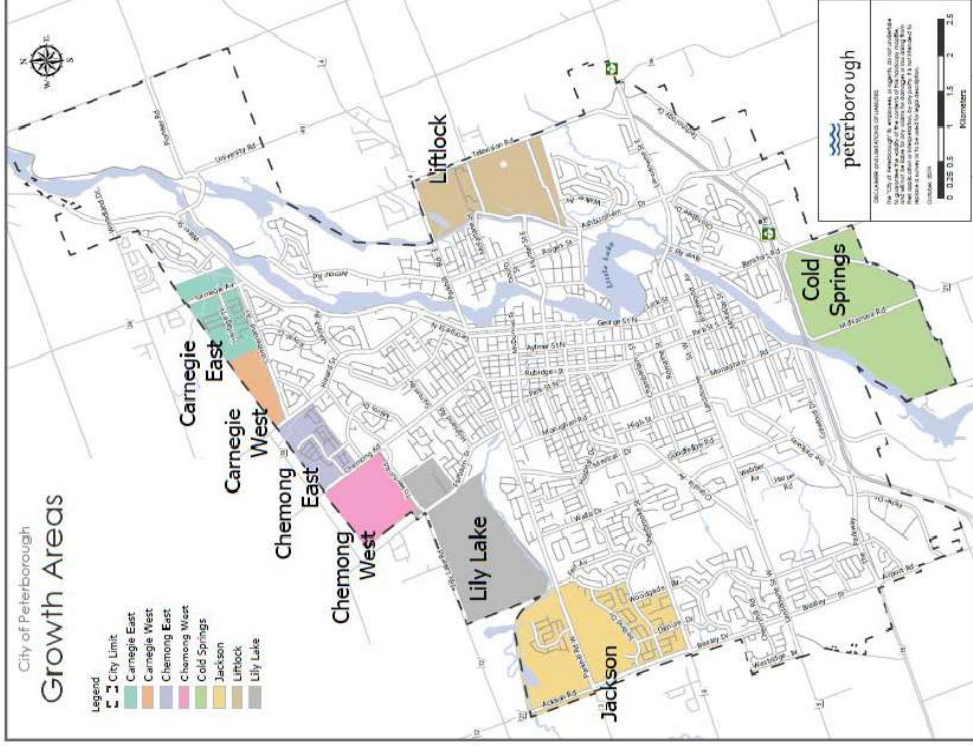
Municipal Rate Comparison: Non-Residential DC (\$/Sq.M)



ASDC By-Law Update

ASDC Background Study

- ASDC By-laws 17-072 and 17-079 establish DCs for 8 planning areas
- Sanitary trunk sewers, stormwater facilities, servicing and planning studies
- By-laws expire August 1, 2022



Summary of ASDC Growth Forecast

Planning Area	# of Units	Population in New Units	# of Jobs	Floor Space (Sq.M)
Jackson	1,390	3,480	-	-
Carnegie East	610	1,410	-	-
Carnegie West	630	1,560	-	-
Chemong East	90	160	-	-
Chemong West	1,190	2,750	480	43,200
Liftlock	1,380	3,530	-	-
Coldsprings	2,910	7,290	1,280	115,200
Lily Lake	2,410	6,050	-	-

Summary of ASDC Eligible Costs

- Project categories include
 - Sewage pumping stations
 - Sanitary trunk sewers
 - Stormwater facilities
 - Planning/servicing studies
 - Easement acquisition
- No change to project list—except addition of Jackson pumping station (\$2.1M)

Planning Area	Total Costs Eligible for DC Recovery (\$M)
Jackson	\$4.7
Carnegie East	\$5.4
Carnegie West	\$4.2
Chemong East	\$0.5
Chemong West	\$13.3
Liftlock	\$13.1
Coldsprings	\$27.3
Lily Lake	\$13.1

Calculated ASDC Rates

Planning Area	Draft Residential ASDC Rate (\$/SDU)	Draft Non-Residential ASDC Rate (\$/Sq.M)
Jackson	\$4,023	n/a
Carnegie East	\$11,257	n/a
Carnegie West	\$7,906	n/a
Chemong East	\$10,091	n/a
Chemong West	\$12,166	\$45.82
Liftlock	\$10,965	n/a
Coldsprings	\$9,393	\$35.38
Lily Lake	\$6,386	n/a

Comparison with Rates in Current By-Law

Planning Area	Current Rate per Single/Semi	Updated Draft Rate per Single/Semi	Difference (\$)	Difference (%)
Jackson	\$2,589	\$4,023	\$1,434	55.4%
Carnegie East	\$9,533	\$11,257	\$1,724	18.1%
Carnegie West	\$6,790	\$7,906	\$1,116	16.4%
Chemong East	\$9,571	\$10,091	\$520	5.4%
Chemong West	\$10,678	\$12,166	\$1,488	13.9%
Liftlock	\$12,222	\$10,965	(\$1,257)	(10.3%)
Coldsprings	\$7,891	\$9,393	\$1,502	19.0%
Lily Lake	\$9,210	\$6,386	(\$2,824)	(30.7%)

Factors Driving ASDC Rate Changes

- All Services
 - Shifts in projected growth
 - Higher tendered project costs (Note—where projects have not been tendered, have carried forward 2017 cost estimates)
 - Higher borrowing costs
- Jackson
 - New pumping station (\$2.1M)
- Carnegie East/West & Chemong East/West
 - Higher tendered project costs for Bethune Street Sanitary Trunk Sewer (\$11.1M vs. \$7.0M in 2017)

CBC White Paper

Community Benefits Charges Can Fund Any “Growth-Related” Capital Cost

- Imposed by by-law—no more agreements
- Only local municipalities can charge
- Can only be levied against higher density development
 - 5 or more storeys, and
 - 10 or more residential units
- Requires a “strategy”
- In-kind contributions permitted

Regulation sets cap at **4%** of land value the day before a building permit is issued



Source: Google Earth Pro, 2020

Land value should reflect zoning and density permissions

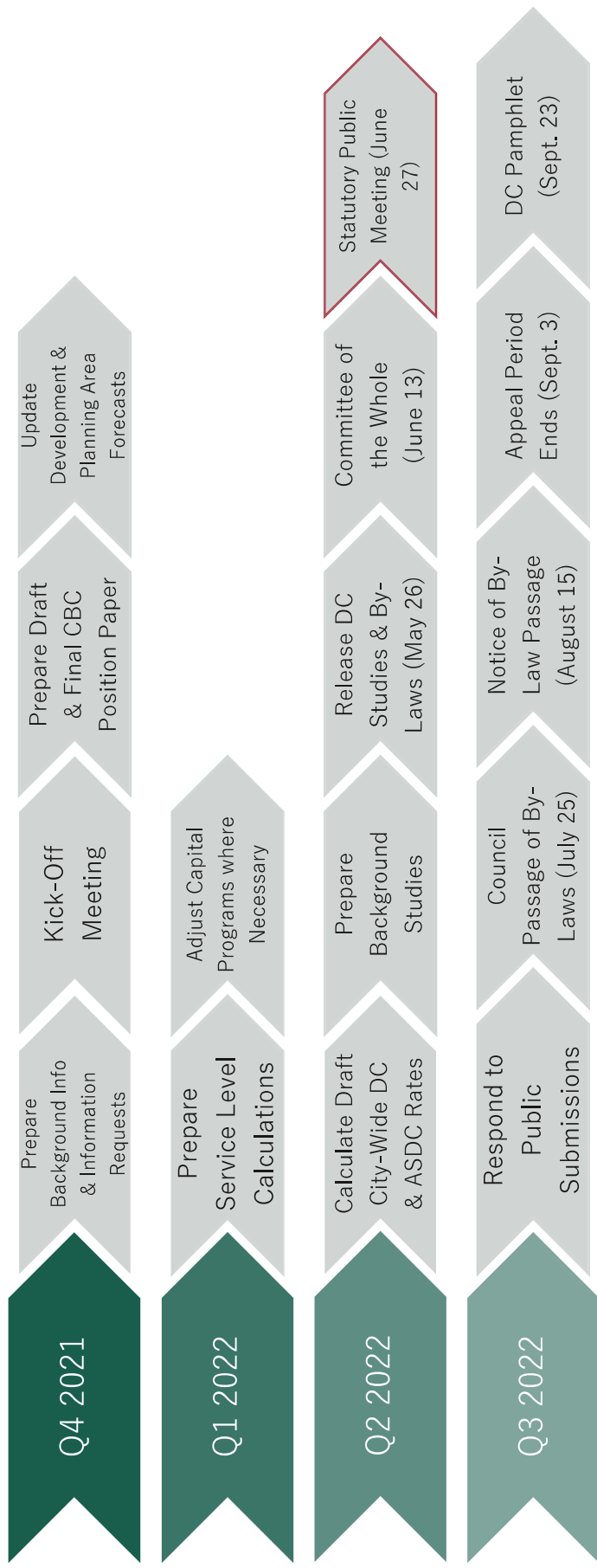
What Are Other Municipalities Doing?

- Most municipalities developing CBC Strategies need by-laws in place by September 18, 2022 in order to partially replace density bonusing
- Cities of Kitchener, Whitby, and Bratford, which do not generally use density bonusing, have assessed CBCs and have adopted a “wait and see” approach
- Smaller municipalities that do not use density bonusing (e.g. Belleville) are not implementing CBCs

Conclusions and Recommendations

- City has no history of using density bonusing agreements
- Range of potential revenue generated from CBCs is:
 - **\$12,000** per year under a low forecast scenario
 - **\$23,000** per year under a high forecast scenario
- Recommend revisiting CBCs in 2024
 - Observe what is happening in other municipalities
 - Tie in with the full City-wide DC Background Study

Next Steps for City-Wide DC and ASDC By-laws





PKHBA

Peterborough & The Kawarthas
Home Builders Association

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On behalf of the Board of Directors and members of the Peterborough and The Kawarthas Home Builders' Association Inc. (PKHBA) we would like to thank you for providing the Association with the opportunity to participate in the Development Charges Steering Committee.

As you are aware, the residential construction industry is one of the largest employers in the City of Peterborough. New Home Construction accounts for 6,894 jobs in the City and County of Peterborough as well as over \$980 Million in investment in 2021 (<https://www.chba.ca/impacts>).

After consultation with many of our members the Association wishes to highlight the following concerns associated with the implementation of the proposed new development charge rates.

Development charge rates and programs are heavily considered when a builder/developer evaluates properties. Development charge deferral programs and incentives are part of the overall package that sells a community to prospective developers. Development charge deferral and relief is especially helpful to smaller developers as development charges are incredibly costly and burdensome. The PKHBA applauds the city for their innovative deferral programs available to our builder members.

Transportation

The City of Peterborough has highlighted an extensive need for increased repairs to roads and a solution to the chronic congestion at an estimated cost of over \$28 Million dollars ([schedule 5](#)). Development charges have been paid for these projects in the past and the projects have not been brought to completion. Why should the industry and homeowners continue to fund projects that are not completed or require further study? At this time the City is using its best judgment when developing the rates, however these rates are not based on the actual construction of roads that have taken place. The residential construction industry and homeowners should not be responsible for financing projects that may or may not take place. Historically, the City of Peterborough has earmark funds and land for projects, such as The Parkway Extension, which has now been taken out of the Transportation Plan (but not out of the [2021 financial report](#)). If The Parkway Extension had been built when it was first proposed it would have cost less and alleviated much of the current north south congestion, which will only increase with the new residential construction along [Lily Lake Road](#).



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The [Hemson White Paper](#) on DCs supports implementation of the CBC to make up the lost DC funding for parking (which is 3% residential DC and 4% commercial DC), however the [Transportation Master Plan](#) for the City of Peterborough is aiming to reduce the use of vehicles, especially along transit routes and in the downtown area. Increasing development charges for lost parking funds does not align with the City's goal of reducing the number of personal vehicles used or the [Climate Change Action Plan](#). Housing is an essential basic need for everyone, but the luxury of parking a personal vehicle in downtown Peterborough should not be considered as an essential need.

Community Benefits Charges

The PKHBA supports the belief that growth should pay for growth and acknowledges the necessity of development charges in a growing community. However, the proposed rates are alarming as these rapidly increasing rates will further accelerate the increasing cost of homeownership, thereby worsening the housing crisis in the City and further excluding young City residents from home ownership. Homeownership represents a boost to the local community of [\\$175,000 per](#) home that is spent maintaining the home and establishing roots in the community. The Community Benefit Charge is not growth paying for growth; it is paying for large projects like the new arena complex which lost out on [federal and provincial funding](#) because of delays from the City. The inflation to Development Charges for just one twin pad arena alone represents 20% of the entire increase. This represents a very high charge to all new City residents, especially for such a narrowly focused community benefit, which has been needed in the City for over 10 years. "The development-related capital programs... ensure that DCs are only imposed to help pay for projects that have been or are intended to be purchased or built in order to *accommodate future anticipated development* in each planning area. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, O. Reg. 82/98, s. 3 states that: "For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.'" ([Hemson Report 2017](#)). A new twin pad arena is for "[immediate and future needs](#)" thus cannot be funded exclusively from Development Charges as per the DCA.



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Furthermore, Community Benefit Charges should be undertaken in lockstep with such measures as Density Bonusing as a further source of funding. Density Bonusing is an excellent option for creating more affordable housing as well as to meet provincial densification targets, which have yet to be met in the City of Peterborough. Additionally, density bonus zoning will speed up permit approvals, as rezoning requests will not be required to go before council on a project by project basis, as it would blanket an entire area as per the City's Official Plan.

Realistic Growth Projections

In 2020 there were 806 building permits issued in the City of Peterborough, however, the statistics by [CMHC](#) show there were only 327 completions. The number of completions (dwellings ready for occupancy) from [2017-2021](#) were 2,200 units, and the housing starts (meaning the foundation has been poured) were 2,489 over that same period. The issuance of 3,359 building permits from 2016-2020 does not immediately translate into 3,359 new dwellings available for people to move into the following year. The growth projection in the DC report of 600 [residential units](#) each year is not sustainable. Over 600 residential units were built in 2021 (624), 2005 (619) and 1988 (694) in the City of Peterborough. It is not a consistent or achievable goal for builders or The City of Peterborough as the [average number](#) of homes completed each year over the past 10 years is 428 and past 20 years is 431. Furthermore, the skilled trade shortage and historical lack of development lands in the City of Peterborough will greatly hinder the ability for builders and the City to reach the target of 4,200 new residential units over the next 7 years. Appendix A [Table 4-A](#) of the Hemson report shows that the most residential units ever built in a five year period in the City of Peterborough were in the 1940s. The [population growth](#) needs to match the residential construction growth to create a stable and thriving community. Unrealistic projections of the number of residential dwelling unit completions will inevitably result in an underfunded Development Charge Reserve Fund.

Closing

The Peterborough and the Kawarthas Home Builders Association has been the voice of the new home construction and professional renovation industry for over 65 years. We have been pleased to participate on the Development Charges Steering Committee and to offer an industry specific perspective. PKHBA will be participating in the Council Meeting on June 27th 2022 and will publicly highlight the concerns shared above. Please do not hesitate to let PKHBA know should clarification feedback be needed.



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Once again it has been a pleasure working with the Development Charges Steering Committee and PKHBA looks forward to continued partnerships with the City of Peterborough.

Sincerely,

A handwritten signature in black ink, reading "Rebecca Schillemat", is written over a horizontal line.

Rebecca Schillemat
Executive Officer
Peterborough and the Kawartha Home Builders Association

CITY OF PETERBOROUGH
DEVELOPMENT CHARGES

5:00PM on June 27, 2022

Current Development Charges

City-wide DC Rates Singles & Semis	\$ 34,795
Jackson Area Specific	\$ 2,589
Total DC Rates in Jackson Area	\$ 37,384

Proposed Development Charges

City-wide DC Rates Singles & Semis	\$ 39,224
Jackson Area Specific	\$ 4,023
Total DC Rates in Jackson Area	\$ 43,247

Questions:

1. Why are DC rates paying for the Bethune Street Jackson Creek Flood relief project? What percentage of the total project cost?

The Bethune Street Jackson Creek Flood relief project is addressing an existing flood condition.

The City of Peterborough design standards require that new development projects complete stormwater management designs that reduce the post development rate of flow to the pre-development condition for the project site. DOUBLE DIPPING!!!

2. Why are DC rates paying for a new hockey rink that essentially replaces the “torn down” Northcrest arena?
3. How much money did the City Capital Budget pay into the DC account on behalf of:
 - Habitat for Humanity?
 - reconstruction of the former YMCA?
 - redevelopment of the St. Joseph’s hospital?
 - new apartment buildings within the Central Business District?

4. The DC account balance as of December 31, 2021 was \$26.6 Million. How much interest did this account earn in the Year 2021?

Interest earned \$39,415

5. How much interest did the City Capital Budget charge the DCs in the Year 2021?

Current Year Debt Principal and Interest \$3,237,048

6. Does Council consider the difference in interest to be fair?

7. Hemson Report - Appendix B City-Wide Development Charges

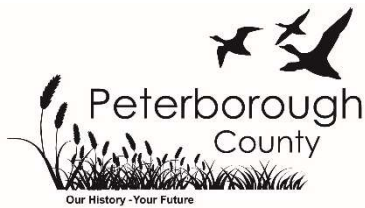
Affordable Housing: Unadjusted charge per capita \$86.72
 Adjusted charge per capita \$88.99
 Singles & Semis \$262 per lot
 Apartments \$149 per unit

Conclusion: New development is paying a fee for affordable housing and should not be expected to design and construct affordable housing units within new development projects.

8. Hemson Report - Appendix B City-Wide Development Charges

Sewage Treatment: Unadjusted charge per capita N/A
 Adjusted charge per capita \$398.57
 Singles & Semis \$1,175 per lot
 Apartments \$665 per unit

Conclusion: The Hemson report is proposing that new development pay a fee towards the operation and expansion of the sewage treatment plant. The City of Peterborough made a deal with the new home building industry, whereby, the operation and expansion of the sewage treatment plant is funded through the "User Pay" system. Water meters were installed throughout the City of Peterborough and each home/business owner pays for "metered water in" and "sewage flow out" based on "metered water in." DOUBLE DIPPING!!!



Staff Report

Meeting Date: June 29, 2022

To: County Council

Report Number: CAO 2022-10

Title: Council Comments re: City of Peterborough Development Charges Review and By-law

Author: Sheridan Graham, CAO

Recommendation: That Report CAO 2022-10 CAO – Council Comments re: City of Peterborough Development Charges review and By-law be received; and

That a letter be sent from County Council to the City of Peterborough CAO requesting consideration of the County's comments in the finalization of their Development Charges Review.

Overview

This report is to seek Council's input and direction to provide comments/suggestions to the City of Peterborough with respect to their **Development Charges Review and By-law**.

Background

The City of Peterborough has a statutory public meeting to be held on Monday, June 27th with the final staff report to go before City Council on July 11th with respect to the City of Peterborough Development Charges (DC) Review and By-law.

Analysis

The following items are suggested for discussion and inclusion in a letter to the City regarding their Development Charges Study:

Airport expansion

The County is seeking clarity as to whether there are any road or water/wastewater improvements/expansions planned in the vicinity of the airport within the Township of Cavan Monaghan.



Staff Report

These items are not included in the County Transportation Master Plan and for that reason capital expenditures related to these are not in the County Development Charges By-law.

It is suggested that these growth-related capital expenses should be considered for the capital projects in the City's DC study.

Chemong Rd. North

As the City has removed The Parkway from their Official Plan, Council will recall the plan for redirection of vehicles to the outlying County road (i.e. the Prestige Business Park with planned frontage northerly onto the County Road). However, in the draft City DC Study it doesn't appear that any capital improvements or studies are included. Additionally, there doesn't appear to be a local service policy that would outline the developers' financial responsibilities for the required improvements along the County Rd.

The County Transportation Master Plan discussions and capital plans do not cover any of these expenses and it is suggested that the City should appropriately plan DC's to cover these growth-related capital expenses and that a Local Service Policy be developed that outlines developers financial responsibilities regarding improvements along County roads.

Otonabee South Monaghan.

There doesn't appear to be any mention of the implications of area specific DC's as it relates to Coldsprings and the Township of Otonabee-South Monaghan.

It is recommended that the City collaborate with the Township of Otonabee-South Monaghan about any impacts in this regard.

Peterborough County-City Paramedics

As presented by Chief Mellow to City and County Councils the call volumes for our paramedics' services continue to grow. It is anticipated that additional base(s) will be required in the next 5-year period. The County has established DC charges specific to the capital costs planned for paramedic facility expansion.

It is suggested that including PCCP capital in the City's DC study would lessen the future impact on the municipal levy, with growth of the service funded by growth in the community.



Staff Report

Financial Impact

None at this time.

Anticipated Impacts on Local and/or First Nations Communities

The future traffic corridors from the City into the County could have an impact on the County and could impact our future costs.

Alignment to County of Peterborough Strategic Plan Priorities

To provide high quality services to residents, businesses and Townships:

Communications – To elevate the County of Peterborough's profile, enhance community engagement, and communicate proactively.

Financial Responsibility – To ensure evidence-informed planning and approaches to achieve financial sustainability and accountability, while keeping ratepayers top of mind.

Industry & Business – To support the attraction, retention and growth of local business and industry.

In consultation with:

Bryan Weir, Director of Planning and Public Works

Communication Completed/required:

A letter will be sent to the City from the County regarding the suggestions noted herein.

Attachments

Development Charges Review and By-law.

Respectfully Submitted,

Sheridan Graham, CAO

For more information, please contact:

Sheridan Graham, CAO
sgraham@ptbocounty.ca
705-743-0380 ext. 2100