

APPENDIX D

PLANNING AREA SPECIFIC DEVELOPMENT CHARGE TECHNICAL APPENDIX

APPENDIX D

PLANNING AREA SPECIFIC DEVELOPMENT CHARGE

In addition to the City-wide engineering infrastructure identified in Appendix C, new development in the City will require additional roads, sanitary sewer and storm water management infrastructure. The City is divided into a number of Planning Areas and each area has specific servicing requirements that are necessary to allow development to proceed at the levels permitted under the City's Official Plan.

There are seven distinct Planning Areas in the City, as shown on Map D-1, and City staff have development engineering infrastructure capital programs for each area. In addition to the seven areas, there is the potential for additional development throughout the City and as such an eighth "area" has been defined that includes all land in the City outside the seven defined Planning Areas. Appendix A provides additional details on the growth potential in each of the eight areas.

The engineering infrastructure to be recovered on a Planning Area basis includes:

- collector and local roads and related infrastructure
- sanitary sewage collection systems
- storm water management facilities

The capital programs are designed to accommodate build-out of the Planning Areas based on known applications and potential for additional development as permitted under the City's Official Plan. Tables 1-16 display the capital programs and resulting development charges for the various Planning Areas. The following is a summary of the calculated rates:

Planning Area	Appendix Tables	Development Charge Rates By Unit Type (1)		
		Residential A Singles & Semi	Residential B Other Multiples	Residential C Apartments
1. Jackson	1 and 2	\$5,627	\$4,851	\$3,298
2. Carnegie	3 and 4	\$2,377	\$2,049	\$1,393
3. Lily Lake	5 and 6	\$2,409	\$2,077	\$1,412
4. Chemong	7 and 8	\$3,890	\$3,354	\$2,281
5. Auburn	9 and 10	\$2,846	\$2,453	\$1,668
6. Lifflock	11 and 12	\$6,305	\$5,435	\$3,696
7. Coldspring	13 and 14	\$962	\$829	\$564
8. City-Wide Dev Area	15 and 16	\$772	\$666	\$453

(1) Based on Persons Per Unit of: 2.9 2.5 1.7

APPENDIX D
TABLE 1

CITY OF PETERBOROUGH
2004 DEVELOPMENT CHARGES STUDY
AREA SPECIFIC PROJECTS

JACKSON GROWTH AREA

Road / Sewer	Location of Project	Proposed Improvement	Length (m)	Road / Sewer	Sidewalks	Structures	Cost Estimate Land Acquisition	Sub-Total	Eng & Cont. (20%)	Total Costs	Notes
A. Jackson Growth Area											
1	Ireland Drive	Collector	1,300	130,000	104,000			234,000	46,800	280,800	
2	Denure Drive	Collector	250	25,000	20,000			45,000	9,000	54,000	
3	New N/S Collector	Collector	300	80,000	84,000			144,000	28,800	172,800	
4	Jackson Creek Secondary Plan	Weller St. Sewer (Parkway Trunk)	650	2,960,000	755,330		2,960,000	2,960,000	592,000	2,468,000	As per 2004 Budget Docs
5	Jackson Creek Secondary Plan	The Parkway Trunk to Clonsilla	400	1,400,000	880,000		1,400,000	1,400,000	280,000	1,120,000	As per 2004 Budget Docs
6	Jackson Creek Secondary Plan	Parkhill Sewage Pumping Station		1,500,000				1,500,000	300,000	1,800,000	
7	Jackson Creek Secondary Plan	Loggerhead Marsh		470,000				470,000	0	470,000	
8	Jackson Creek Secondary Plan	Local Streets	2,000		180,000			180,000	32,000	192,000	
9	Existing Commitments	Jackson SPA		120,178	209,330			323,508	64,702	388,210	
Sub-Total Jackson Growth Area				56,785,178	551,330	\$0	\$0	57,336,508	5,137,302	52,200,000	

906,396 ✓
1,056,000

755,330
880,000

151,000
170,000

~~9,480,508~~

~~6,031,038~~ 1,112,308 ~~5,918,730~~

Development Potential

	Approved	Potential	Total	PPU in New Units	Population in New Units
Low	515	525	1,040	2.9	3,016
Medium	180	170	350	2.5	875
High	174	60	234	1.7	398
Total	869	755	1,624		4,289

~~7,144,226~~

3,960,508

APPENDIX D
TABLE 2

CITY OF PETERBOROUGH
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES
JACKSON GROWTH AREA

See Report
FARSO4.032

Build-Out of Designated Lands
Population in New Units

4,289

JACKSON GROWTH AREA	Growth-Related Capital Forecast						
	Total (Net of Grants/ Subsidies)	Prior Growth (1)	Replacement Share	Net Cost After Prior Growth & Replacement	Pre-Built Service (Calculated Oversizing)	Total Growth- Related Net Capital Costs	
Projects							
Projects							
1 Ireland Drive	Ravenwood to Brealey	260,800	0	0	260,800	0	260,800
2 Denure Drive	Glenforest to Ireland	54,000	0	0	54,000	0	54,000
3 New N/S Collector	Jackson SPA	172,800	0	0	172,800	0	172,800
4 Jackson Creek Secondary Plan	Weller St. Sewer (Parkway Trunk)	2,472,000	906,396	0	0	0	2,472,000 906,396
5 Jackson Creek Secondary Plan	The Parkway Trunk to Clonsilla	2,880,000	1,056,000	0	0	0	2,880,000 1,056,000
6 Jackson Creek Secondary Plan	Parkhill Sewage Pumping Station	1,800,000	0	0	1,800,000	0	1,800,000
7 Jackson Creek Secondary Plan	Loggerhead Marsh	470,000	0	0	470,000	0	470,000
8 Jackson Creek Secondary Plan	Local Streets	192,000	0	0	192,000	0	192,000
9 Existing Commitments	Jackson SPA	388,210	388,210	0	-	0	-
TOTAL JACKSON GROWTH AREA		8,709,810	\$388,210	\$0	\$8,321,600	\$0	\$8,321,600
Development Charge Per Capita. (\$)		5,320,206			4,931,996		4,931,996 \$1,940.22 \$1,149.92

(1) To be funded from existing City of Peterborough Development Charges Reserve Fund.

RESIDENTIAL	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
JACKSON GROWTH AREA	\$1,149.92 \$1,940.22	\$ 3334.71	\$ 2874.80	\$ 1954.86
		\$5,627	\$4,851	\$3,298

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

APPENDIX D
TABLE 3

CITY OF PETERBOROUGH
2004 DEVELOPMENT CHARGES STUDY
AREA SPECIFIC PROJECTS

CARNEGIE GROWTH AREA

Road / Sewer	Location of Project	Proposed Improvement	Length (m)	Road / Sewer	Sidewalks	Structures	Cost Estimate Land Acquisition	Sub-Total	Eng & Cont. (20%)	Total Costs	Notes
B Carnegie Growth Area											
1 New Collector	Heritage Trail	Collector	670	67,000	53,800			120,800	24,120	144,720	
2 Carnegie Secondary Plan	Bethune Street Trunk Sewer	Trunk Sewer Upgrade	720	1,600,000				1,800,000	360,000	2,160,000	Cost at \$2,500/m
3 Carnegie Secondary Plan	Proposed SWM	2 West Side SWMFs		266,000			155,750	421,750	84,350	506,100	\$20 per m3 plus \$35,000 per ha
4 Carnegie Secondary Plan	Local Streets	Miscellaneous Sidewalks	2,000		160,000			160,000	32,000	192,000	
5 Existing Commitments	Carnegie SPA	Collector/Local Streets		65,000	50,000			125,000	25,000	150,000	
5 Existing Commitments	Existing SWM	Centralized SWMF		232,000				232,000	46,400	278,400	
Sub-Total Carnegie Growth Area				\$2,430,000	\$273,600	\$0	\$155,750	\$2,859,350	\$571,870	\$3,431,220	

Development Potential

	Approved	Potential	Total	PPU in New Units	Population in New Units
Low	291	800	1,091	2.9	3,164
Medium	0	200	200	2.5	500
High	0	0	0	1.7	0
Total	291	1,000	1,291		3,664

APPENDIX D
TABLE 4

CITY OF PETERBOROUGH
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES
CARNEGIE GROWTH AREA

Build-Out of Designated Lands
Population in New Units

3,664

CARNEGIE GROWTH AREA		Growth-Related Capital Forecast					Total Growth-Related Net Capital Costs
		Total (Net of Grants/ Subsidies)	Prior Growth (1)	Replacement Share	Net Cost After Prior Growth & Replacement	Pre-Built Service (Calculated Oversizing)	
Projects							
Projects							
1 New Collector	Heritage Trail	144,720	0	0	144,720	0	144,720
2 Carnegie Secondary Plan	Bethune Steet Trunk Sewer	2,160,000	0	0	2,160,000	0	2,160,000
3 Carnegie Secondary Plan	Proposed SWM	506,100	0	0	506,100	0	506,100
4 Carnegie Secondary Plan	Local Streets	192,000	0	0	192,000	0	192,000
5 Existing Commitments	Carnegie SPA	150,000	150,000	0	-	0	-
6 Existing Commitments	Existing SWM	278,400	278,400	0	-	0	-
TOTAL CARNEGIE GROWTH AREA		3,431,220	\$428,400	\$0	\$3,002,820	\$0	\$3,002,820
Development Charge Per Capita (\$)							\$819.55

(1) To be funded from existing City of Peterborough Development Charges Reserve Fund.

RESIDENTIAL	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
CARNEGIE GROWTH AREA	\$819.55	\$2,377	\$2,049	\$1,393

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

APPENDIX D
TABLE 5

CITY OF PETERBOROUGH
2004 DEVELOPMENT CHARGES STUDY
AREA SPECIFIC PROJECTS

LILY LAKE GROWTH AREA

Road / Sewer	Location of Project	Proposed Improvement	Length (m)	Road / Sewer	Sidewalks	Structures	Cost Estimate Land Acquisition	Sub-Total	Eng & Cont. (20%)	Total Costs	Notes
	<i>Parkway Trunk to Clonsilla</i>							<i>1,520,000</i>	<i>304,000</i>	<i>1,824,000</i>	
	<i>Weller St Sewer Parkway Trunk New Trunk</i>							<i>1,304,670</i>	<i>260,934</i>	<i>1,565,604</i>	
0	Lily Lake Growth Area										
1	New Collector(s)	Lily Lake SPA Collector	2,500	250,000	200,000			450,000	90,000	540,000	
2	Lily Lake Secondary Plan	Jackson Creek Trunk Sewer New Trunk	1,700	1,020,000				1,020,000	204,000	1,224,000	Cost at \$600/m
3	Lily Lake Secondary Plan	Jackson Creek Trunk to Parkway Trunk New Pumping Station		1,500,000				1,500,000	300,000	1,900,000	
4	Lily Lake Secondary Plan	Proposed SWM Centralized SWMF		2,100,000				2,100,000	420,000	2,520,000	140 ha @ \$15,000 / ha
5	Lily Lake Secondary Plan	Local Streets Miscellaneous Sidewalks	2,000		160,000			160,000	32,000	192,000	
Sub-Total Lily Lake Growth Area					<i>\$4,070,000</i>	\$360,000	€0 \$0	\$5,230,000	\$1,046,000	\$6,276,000	

Development Potential

	Approved	Potential	Total	PPU in New Units	Population in New Units
Low	0	1,925	1,925	2.9	5,583
Medium	0	530	530	2.5	1,325
High	0	380	380	1.7	646
Total	0	2,835	2,835		7,554

APPENDIX D
TABLE 6

CITY OF PETERBOROUGH
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES
LILY LAKE GROWTH AREA

Build-Out of Designated Lands
Population in New Units

7,554

LILY LAKE GROWTH AREA	Growth-Related Capital Forecast					
	Total (Net of Grants/ Subsidies)	Prior Growth (1)	Replacement Share	Net Cost After Prior Growth & Replacement	Pre-Built Service (Calculated Oversizing)	Total Growth- Related Net Capital Costs
<i>Parkway Trunk to Clonsilla</i> Projects	1,824,000			1,824,000		1,824,000
<i>Weller Street Parkway Trunk</i> Projects	1,565,604			1,565,604		1,565,604
1 New Collector(s) Lily Lake SPA	540,000	0	0	540,000	0	540,000
2 Lily Lake Secondary Plan Jackson Creek Trunk Sewer	1,224,000	0	0	1,224,000	0	1,224,000
3 Lily Lake Secondary Plan Jackson Creek Trunk to Parkway Trunk	1,800,000	0	0	1,800,000	0	1,800,000
4 Lily Lake Secondary Plan Proposed SWM	2,520,000	0	0	2,520,000	0	2,520,000
5 Lily Lake Secondary Plan Local Streets	192,000	0	0	192,000	0	192,000
TOTAL LILY LAKE GROWTH AREA	6,276,000	\$0	\$0	\$6,276,000	\$0	\$6,276,000
Development Charge Per Capita (\$)	<i>9,665.604</i>			<i>9,665.604</i>		<i>9,665.604</i>
						\$830.82
						<i>8,129.53</i>

(1) To be funded from existing City of Peterborough Development Charges Reserve Fund.

RESIDENTIAL	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
LILY LAKE GROWTH AREA	<i>1,229.53</i> \$830.82	<i>3566</i> \$2,409	<i>3073.</i> \$2,077	<i>2090.20</i> \$1,412

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

APPENDIX D
TABLE 7
CITY OF PETERBOROUGH
2004 DEVELOPMENT CHARGES STUDY
AREA SPECIFIC PROJECTS

CHEMONG GROWTH AREA

Road / Sewer	Location of Project	Proposed Improvement	Length (m)	Road / Sewer	Sidewalks	Structures	Cost Estimate Land Acquisition	Sub-Total	Eng & Cont. (20%)	Total Costs	Notes
0	Chemong Growth Area										
1	New Collections	Chemong SPA									
		Collector	3,600	360,000	288,000			648,000	129,600	777,600	
2	Chemong Secondary Plan	Benone Steel Trunk Sewer	1,080	2,700,000				2,700,000	540,000	3,240,000	Cost at \$2,500/m
3	Chemong Secondary Plan	Proposed SWM		2,031,440			363,300	2,394,740	478,948	2,873,688	\$20 per m3 plus \$35,000 per ha
4	Chemong Secondary Plan	Local Streets	2,000		160,000			160,000	32,000	192,000	
5	Existing Commitments	Chemong SPA		10,000				10,000	2,000	12,000	
Sub-Total Chemong Growth Area				\$5,101,440	\$448,000	\$0	\$363,300	\$5,912,740	\$1,182,548	\$7,095,288	

Development Potential

	Approved	Potential	Total	PPU in New Units	Population in New Units
Low	0	1,300	1,300	2.9	3,770
Medium	0	400	400	2.5	1,000
High	0	300	300	1.7	510
Total	0	2,000	2,000		5,280

APPENDIX D
TABLE 8

CITY OF PETERBOROUGH
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES
CHEMONG GROWTH AREA

Build-Out of Designated Lands
Population in New Units

5,280

CHEMONG GROWTH AREA		Growth-Related Capital Forecast					Total Growth-Related Net Capital Costs
		Total (Net of Grants/Subsidies)	Prior Growth (1)	Replacement Share	Net Cost After Prior Growth & Replacement	Pre-Built Service (Calculated Oversizing)	
Projects							
Projects							
1 New Collector(s)	Chemong SPA	777,600	0	0	777,600	0	777,600
2 Chemong Secondary Plan	Bethune Street Trunk Sewer	3,240,000	0	0	3,240,000	0	3,240,000
3 Chemong Secondary Plan	Proposed SWM	2,873,688	0	0	2,873,688	0	2,873,688
4 Chemong Secondary Plan	Local Streets	192,000	0	0	192,000	0	192,000
5 Existing Commitments	Chemong SPA	12,000	12,000	0	-	0	-
TOTAL CHEMONG GROWTH AREA		7,095,288	\$12,000	\$0	\$7,083,288	\$0	\$7,083,288
Development Charge Per Capita (\$)							\$1,341.53

(1) To be funded from existing City of Peterborough Development Charges Reserve Fund.

RESIDENTIAL	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
CHEMONG GROWTH AREA	\$1,341.53	\$3,890	\$3,354	\$2,281

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

APPENDIX D
TABLE 9

CITY OF PETERBOROUGH
2004 DEVELOPMENT CHARGES STUDY
AREA SPECIFIC PROJECTS

AUBURN GROWTH AREA

Road / Sewer	Location of Project	Proposed Improvement	Length (m)	Road / Sewer	Sidewalks	Structures	Cost Estimate Land Acquisition	Sub-Total	Eng & Cont. (20%)	Total Costs	Notes	
5 Auburn Growth Area												
1 New Collector(s)	Auburn North SPA	Collector	1,170	117,000	93,600			210,600	42,120	252,720		
2 Thompson Creek SWM	Storm Trunk Req'd along Armour Road	New SWM Facility & Trunk Sewer	800	1,367,200				1,367,200	273,440	1,640,640	As per 2004 Budget Docs	
3 Auburn Area	Local Streets	Miscellaneous Sidewalks	2,000		160,000			160,000	32,000	192,000		
Sub-Total Auburn Growth Area					\$1,484,200	\$253,600	\$0	\$0	\$1,737,800	\$347,560	\$2,085,360	

Development Potential

	Approved	Potential	Total	PPU in New Units	Population in New Units
Low	167	190	357	2.9	1,035
Medium	66	350	436	2.5	1,090
High	0	0	0	1.7	0
Total	233	540	793		2,125

APPENDIX D
TABLE 10

CITY OF PETERBOROUGH
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES
AUBURN GROWTH AREA

Build-Out of Designated Lands
Population in New Units

2,125

AUBURN GROWTH AREA		Growth-Related Capital Forecast					Total Growth-Related Net Capital Costs
		Total (Net of Grants/Subsidies)	Prior Growth (1)	Replacement Share	Net Cost After Prior Growth & Replacement	Pre-Built Service (Calculated Oversizing)	
Projects							
Projects							
1 New Collector(s)	Auburn North SPA	252,720	0	0	252,720	0	252,720
2 Thompson Creek SWM	Storm Trunk Req'd along Armour Road	1,640,640	0	0	1,640,640	0	1,640,640
3 Auburn Area	Local Streets	192,000	0	0	192,000	0	192,000
TOTAL AUBURN GROWTH AREA		2,085,360	\$0	\$0	\$2,085,360	\$0	\$2,085,360
Development Charge Per Capita (\$)							\$981.35

(1) To be funded from existing City of Peterborough Development Charges Reserve Fund.

RESIDENTIAL	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
AUBURN GROWTH AREA	\$981.35	\$2,846	\$2,453	\$1,668

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

APPENDIX D
TABLE 11

CITY OF PETERBOROUGH
2004 DEVELOPMENT CHARGES STUDY
AREA SPECIFIC PROJECTS

LIFTLOCK GROWTH AREA

Road / Sewer	Location of Project	Proposed Improvement	Length (m)	Road / Sewer	Sidewalks	Structures	Cost Estimate Land Acquisition	Sub-Total	Eng & Cont. (20%)	Total Costs	Notes
F	Liftlock Growth Area										
1	New Collector(s)	Lift Lock SPA	Collector	2,650	265,000	212,000		477,000	95,400	572,400	
2	Liftlock Secondary Plan	Eastern Trunk Sewer	New Trunk	1,500	3,805,000			3,805,000	761,000	4,566,000	As per 2004 Budget Docs
3	Liftlock Secondary Plan	Proposed SWM	2 Centralized SWMFs		600,000		259,350	859,350	171,870	1,031,220	\$20 per m3 plus \$35,000 per ha
4	Liftlock Secondary Plan	Local Streets	Miscellaneous Sidewalks	2,000		160,000		160,000	32,000	192,000	
5	Existing Commitments	Liftlock SPA	Planning/Serviceing Studies		15,000			15,000	3,000	18,000	
Sub-Total Chemong Growth Area					\$4,685,000	\$372,000	\$0	\$529,350	\$5,316,350	\$1,063,270	\$6,379,620

Development Potential	Approved	Potential	Total	PPU in New Units	Population in New Units
Low	0	680	680	2.9	1,972
Medium	0	300	300	2.5	750
High	0	120	120	1.7	204
Total	0	1,100	1,100		2,926

APPENDIX D
TABLE 12

CITY OF PETERBOROUGH
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES
LIFTLOCK GROWTH AREA

Build-Out of Designated Lands
Population in New Units 2,926

LIFTLOCK GROWTH AREA		Growth-Related Capital Forecast					Total Growth-Related Net Capital Costs
		Total (Net of Grants/Subsidies)	Prior Growth (1)	Replacement Share	Net Cost After Prior Growth & Replacement	Pre-Built Service (Calculated Oversizing)	
Projects							
Projects							
1 New Collector(s)	Lift Lock SPA	572,400	0	0	572,400	0	572,400
2 Liftlock Secondary Plan	Eastern Trunk Sewer	4,566,000	0	0	4,566,000	0	4,566,000
3 Liftlock Secondary Plan	Proposed SWM	1,031,220	0	0	1,031,220	0	1,031,220
4 Liftlock Secondary Plan	Local Streets	192,000	0	0	192,000	0	192,000
5 Existing Commitments	Liftlock SPA	18,000	18,000	0	-	0	-
TOTAL LIFTLOCK GROWTH AREA		6,379,620	\$18,000	\$0	\$6,361,620	\$0	\$6,361,620
Development Charge Per Capita (\$)							\$2,174.17

(1) To be funded from existing City of Peterborough Development Charges Reserve Fund.

RESIDENTIAL	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
LIFTLOCK GROWTH AREA	\$2,174.17	\$6,305	\$5,435	\$3,696

(1) Based on Persons Per Unit Of: 2.90 2.50 1.70

APPENDIX D
TABLE 13

CITY OF PETERBOROUGH
2004 DEVELOPMENT CHARGES STUDY
AREA SPECIFIC PROJECTS

COLDSPRINGS GROWTH AREA

	Road / Sewer	Location of Project	Proposed Improvement	Length (m)	Road / Sewer	Sidewalks	Structures	Cost Estimate Land Acquisition	Sub-Total	Eng & Cont. (20%)	Total Costs	Notes
G	Cold Springs Growth Area											
1	New Collector(s)	Coldspring SPA	Collector	3,000	300,000	240,000			540,000	108,000	648,000	100 % Growth
2	Coldsprings Secondary Plan	New Trunk along Otonabee River	New Trunk	1,700	1,020,000				1,020,000	204,000	1,224,000	Cost at \$600/m
3	Coldsprings Secondary Plan	Proposed SWM	Centralized SWMF		1,500,000				1,500,000	300,000	1,800,000	
4	Coldsprings Secondary Plan	Local Streets	Miscellaneous Sidewalks	2,000		180,000			180,000	32,000	192,000	
5	Existing Commitments	Coldsprings SPA	Planning/Service Studies		100,000				100,000	20,000	120,000	100 ha @ \$15,000 / ha
Sub-Total Cold Springs Growth Area					\$2,920,000	\$400,000			\$3,320,000	\$664,000	\$3,984,000	

Development Potential

	Approved	Potential	Total	PPU in New Units	Population in New Units
Low	15	2,700	2,715	2.9	7,874
Medium	133	900	1,033	2.5	2,583
High	0	700	700	1.7	1,165
Total	148	4,300	4,448		11,647

APPENDIX D
TABLE 14

CITY OF PETERBOROUGH
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES
COLDSPRINGS GROWTH AREA

Build-Out of Designated Lands
Population in New Units

11,647

COLDSPRINGS GROWTH AREA		Growth-Related Capital Forecast					Total Growth-Related Net Capital Costs
		Total (Net of Grants/Subsidies)	Prior Growth (1)	Replacement Share	Net Cost After Prior Growth & Replacement	Pre-Built Service (Calculated Oversizing)	
Projects							
Projects							
1 New Collector(s)	Coldspring SPA	648,000	0	0	648,000	0	648,000
2 Coldsprings Secondary Plan	New Trunk along Otonabee River	1,224,000	0	0	1,224,000	0	1,224,000
3 Coldsprings Secondary Plan	Proposed SWM	1,800,000	0	0	1,800,000	0	1,800,000
4 Coldsprings Secondary Plan	Local Streets	192,000	0	0	192,000	0	192,000
5 Existing Commitments	Coldsprings SPA	120,000	120,000	0	-	0	-
TOTAL COLDSPRINGS GROWTH AREA:		3,984,000	\$120,000	\$0	\$3,864,000	\$0	\$3,864,000
Development Charge Per Capita (\$)							\$331.76

(1) To be funded from existing City of Peterborough Development Charges Reserve Fund.

RESIDENTIAL	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
COLDSPRINGS GROWTH AREA	\$331.76	\$962	\$829	\$564

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

128

APPENDIX D
TABLE 15

CITY OF PETERBOROUGH
2004 DEVELOPMENT CHARGES STUDY
AREA SPECIFIC PROJECTS

Road / Sewer	Location of Project	Proposed Improvement	Length (m)	Road / Sewer	Sidewalks	Structures	Cost Estimate		Eng & Conl. (20%)	Total Costs
							Land Acquisition	Sub-Total		
H CITY WIDE DEVELOPMENT AREA RECOVERY										
1 Spillsbury Drive	Gateway Phase 3	Collector	400	40,000	32,000			72,000	14,400	86,400
2 Marsdale Drive	The Meadows Subdivision	Collector	400	40,000	32,000			72,000	14,400	86,400
3 Milroy Drive (south)	Towermill to Chemong	Collector	800	80,000	64,000			144,000	28,800	172,800
4 Francis Stewart Drive	Ex. Dead End to Armour Road	Collector	800	80,000	48,000			128,000	21,600	129,600
5 Water Street Detention Pond	Existing Stormwater Management Facility	SWMF Retrofit		500,000				500,000	100,000	600,000
6 Byersville Creek Improvements	Existing Channel / Creek System	Erosion Control Measures		650,000				650,000	130,000	780,000
7 Jackson Creek Improvements	Existing Channel / Creek System	Erosion Control Measures		1,500,000				1,500,000	300,000	1,800,000
8 Existing Commitments	Various Locations	Collector/Local Streets		113,720	119,000			232,720	46,544	279,264
9 Existing Commitments	Existing SWM	Centralized SWMF		185,000				185,000	37,000	222,000
Sub-Total City Wide				\$3,168,720	\$295,000	\$0	\$0	\$3,463,720	\$692,744	\$4,156,464

Development Potential

	Approved	Potential	Total	PPU in New Units	Population in New Units
Low	735	645	1,380	2.9	4,002
Medium	860	315	1,175	2.5	2,938
High	421	60	481	1.7	819
Total	2,016	1,020	3,036		7,758

APPENDIX D
TABLE 16

CITY OF PETERBOROUGH
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES
CITY WIDE DEVELOPMENT AREA RECOVERY

Build-Out of Designated Lands
Population in New Units

7,758

CITY WIDE DEVELOPMENT AREA RECOVERY		Growth-Related Capital Forecast					Total Growth-Related Net Capital Costs
		Total (Net of Grants/ Subsidies)	Prior Growth (1)	Replacement Share	Net Cost After Prior Growth & Replacement	Pre-Built Service (Calculated Oversizing)	
Projects							
Projects							
1 Spillsbury Drive	Gateway Phase 3	86,400	0	0	86,400	0	86,400
2 Marsdale Drive	The Meadows Subdivision	86,400	0	0	86,400	0	86,400
3 Miroy Drive (south)	Towerhill to Chemong	172,800	0	0	172,800	0	172,800
4 Francis Stewart Drive	Ex. Dead End to Armourt Road	129,600	0	0	129,600	0	129,600
5 Water Street Detention Pond	Existing Stormwater Management Facility	500,000	0	300,000	300,000	0	300,000
6 Byersville Creek Improvements	Existing Channel / Creek System	780,000	0	390,000	390,000	0	390,000
7 Jackson Creek Improvements	Existing Channel / Creek System	1,800,000	0	900,000	900,000	0	900,000
8 Existing Commitments	Various Locations	279,264	279,264	0	-	0	-
9 Existing Commitments	Existing SWM	222,000	222,000	0	-	0	-
TOTAL CITY WIDE DEVELOPMENT AREA RECOVERY		4,156,464	\$501,264	\$1,590,000	\$2,065,200	\$0	\$2,065,200
Development Charge Per Capita (\$)							\$266.20

(1) To be funded from existing City of Peterborough Development Charges Reserve Fund.

RESIDENTIAL	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
CITY WIDE DEVELOPMENT AREA RECOVERY	\$266.20	\$772	\$666	\$453

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

APPENDIX D
MAP D-1

