



City of
Peterborough

TO: Members of Committee of the Whole

FROM: Sandra Clancy, Director of Corporate Services

MEETING DATE: October 17, 2011

**SUBJECT: Report CPFS11-035
Notice of Public Meeting - November 7, 2011
Development Charges Background Study**

PURPOSE

A report to advise a public meeting will be held Monday, November 7, 2011 at 5:00 pm in the Council Chambers to present a Development Charges Background Study and to hear public delegations.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report CPFS11-035 dated October 17, 2011, of the Director of Corporate Services, as follows:

- a) That report CPFS11-035 advising Council that a public meeting will be held on November 7, 2011 at 5:00 pm in the Council Chambers to present a Development Charges Background Study and to hear public delegations, be received.
- b) That a further report be presented to the December 5, 2011 Committee of the Whole meeting to recommend:
 - i) That the only change to the City-wide Engineering Services Development Charges By-law (By-law 09-167) be to extend the December 31, 2011 expiry date until such time as Council has approved the 2011 Transportation Plan and the growth related Plan projects are properly reflected in the study, and

- ii) That a new Development Charges By-law for the Chemong Growth Area be approved.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget and financial implications to receiving this report. The December 5, 2011 Committee of the Whole will contain specific recommendations stemming from the Development Charges Study and will address any issues that may arise during the November 7, 2011 Public Meeting.

BACKGROUND

November 7, 2011 Public Meeting

A public meeting will be held on November 7, 2011 at 5:00 pm in the Council Chambers during which Hemson Consulting will present a Development Charges (DC) Background Study (the Study) and proposed DC by-laws.

Members of the public will then have an opportunity to make presentations to Council concerning the proposed new Development Charges.

The *Development Charges Act, 1997* (DCA) stipulates that before passing a development charges by-law or amending a development charges by-law, Council shall hold at least one public meeting. The public meeting is being advertised in the Examiner on October 17, 2011 and the Background Study will be available as of October 24 (or sooner), for pick up at the Clerk's Office and via the INTERNET. Copies will be provided to Council members as soon as they are available.

Council is not required to make any final decisions during the public meeting or give direction to staff. Council can ask questions of presenters for clarification. A staff report will be presented to the December 5, 2011 Committee of the Whole, setting out the final recommendations and the proposed by-law, and it will address any issues raised during the public meeting.

Study Complies with the Act and Steering Committee Established

The Study has been undertaken in compliance with the provisions of the DCA and its regulation (Ontario Regulation 82/98). A Development Charges Steering Committee was established to oversee the study that included representatives from the Peterborough Kawartha Homebuilders Association.

The Committee included:

- Director of Planning and Development Services
- Director of Utility Services
- Director of Corporate Services
- Manager of Financial Services
- Manager of Planning
- Manager of Infrastructure Planning
- Michael Davenport, representative from the PKHBA
- Paul Lumsden, representative from the PKHBA, and
- Craig Binning of Hemson Consulting Ltd.

Previous DC Background Study

At its meeting held December 14, 2009, based on recommendations outlined in Report CPFPRS09-041, Council adopted DC By-laws 09-166 and 09-167 to establish new DC rates for the City-wide General Services and for the City-wide Engineering Services.

The rate for the General Services is in effect for the period January 1, 2010 to December 31, 2014 and the rate for the Engineering Services is in effect for the period of January 1, 2010 to December 31, 2011. The portion of the existing City-wide DC rate for Engineering Services was held constant and is in effect until December 31, 2011 pending the Transportation Study results.

A mini study completed in 2008 updated the rates for the growth areas. This was approved by Council on July 7, 2008 through Report CPFPRS08-013 and those rates are in effect until July 31, 2013.

Current DC Study Scope

The current DC Study, for which the November 7, 2011 public meeting has been scheduled, is the study for the Engineering Services portion of the City-wide DC rate and an update to the Chemong Growth Area.

City-wide Engineering Services

For the Engineering Services portion of the City-wide rate, the Roads and Related Capital Projects for the Study have been derived from several sources: Projects from the 2009 background study yet to be completed, the 2011 Capital Budget and forecast, the 2011 Transportation Master Plan and the Secondary Plan Traffic studies for the various planning areas.

While the 2011 Transportation Master Plan has not yet been approved by Council, the current DC By-law for the Engineering Services expires December 31, 2011. Through Report USTR11-003, dated April 18, 2011, Council approved recommendation d) which read:

That Staff be requested to include the Scenario AD projects in the City-wide Development Charges By-law review for Engineering Services scheduled for completion in 2011.

At that time, the intention was that the 2011 Transportation Plan would be approved by Council prior to the DC public meeting and subsequent DC rate recommendation. As that is not the case, on December 5, 2011 and after the public meeting, staff will recommend the expiry date of the Engineering Services DC By-law be extended to some point after the 2011 Transportation Plan has been approved. A further public meeting will be held at the appropriate time.

Chemong Growth Area

A new Study for the Chemong Growth Area was necessary due to a change in the capital requirements necessary for development in this area and increased costs. The original servicing concept for the Chemong Growth Area envisioned sewer mains at depths that would have created significant future maintenance concerns. The updated design provides for a sewer along the north limit of the Chemong East growth lands that provides the full servicing capacity for the entire Chemong Growth Area at more maintenance cost effective depths. The Study supports an increase in the Chemong Growth Area DC rate from \$2,339 to \$4,847 for a single/semi-detached residential unit. The current and proposed rates are shown on Table 1.

Table 1
Chemong Growth Area
Current DC Rates and DC Rates Supported by the Background Study
As of January 1, 2012

Chemong Growth Area	Charge By Unit Type		
	<u>Residential A</u> Singles/Semi	<u>Residential B</u> Other Multiples	<u>Residential C</u> Apartments
Newly Calculated Charge	\$4,847	\$4,179	\$2,842
Current Residential Charge	\$2,339	\$2,015	\$1,370

Submitted by,

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