

CITY-WIDE DEVELOPMENT CHARGES BACKGROUND STUDY

City of Peterborough



City of
Peterborough

HEMSON Consulting Ltd.

August 29, 2014

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
I INTRODUCTION.....	10
II THE METHODOLOGY USES A CITY-WIDE APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS	12
A. CITY-WIDE DEVELOPMENT CHARGES ARE PROPOSED.....	12
B. KEY STEPS WHEN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS	13
III DEVELOPMENT FORECAST	16
IV HISTORICAL CAPITAL SERVICE LEVELS	19
V DEVELOPMENT-RELATED CAPITAL FORECAST	21
A. DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL	21
B. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR GENERAL SERVICES.....	21
C. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR ENGINEERED SERVICES	24
VI DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE DEVELOPMENT CHARGES ACT	27
A. DEVELOPMENT CHARGES CALCULATION.....	27
B. COMPARISON OF 2014 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN PETERBOROUGH	32
VII LONG-TERM CAPITAL AND OPERATING COSTS.....	38
A. NET OPERATING COSTS FOR MUNICIPAL SERVICES TO INCREASE OVER THE FORECAST PERIOD.....	38
B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGES SOURCES TOTALS \$105.38 MILLION.....	38
VIII OTHER ISSUES AND CONSIDERATIONS.....	40
A. DEVELOPMENT CHARGES ADMINISTRATION	40
B. LOCAL SERVICE DEFINITIONS	41

LIST OF APPENDICES

A.	DEVELOPMENT FORECAST	45
B.	GENERAL SERVICES TECHNICAL APPENDIX	56
	B.1 LIBRARY SERVICES	62
	B.2 FIRE SERVICES	69
	B.3 POLICE SERVICES	78
	B.4 RECREATION	87
	B.5 PARKS	95
	B.6 PUBLIC WORKS	115
	B.7 PARKING.....	128
	B.8 TRANSIT SERVICES.....	136
	B.9 GENERAL GOVERNMENT.....	147
	B.6 AFFORDABLE HOUSING	153
C.	CITY-WIDE ENGINEERED INFRASTRUCTURE TECHNICAL APPENDIX.....	160
D.	RESERVE FUND BALANCES	179
E.	LONG-TERM CAPITAL AND OPERATING IMPACTS.....	182
F.	DRAFT 2014 CITY-WIDE GENERAL SERVICES DEVELOPMENT CHARGES BY-LAW.....	187
G.	DRAFT 2014 CITY-WIDE ENGINEERING SERVICES DEVELOPMENT CHARGES BY-LAW	202

EXECUTIVE SUMMARY

Hemson Consulting Ltd. was retained by the City of Peterborough to complete a Development Charges Background Study. This Background Study provides the basis and background to update the City's development charges to accurately reflect the servicing needs and fully recover the increasing costs related to servicing growth in Peterborough.

A. BACKGROUND AND INTRODUCTION

- The *Development Charges Act, 1997 (DCA)* and its associated regulation (*O.Reg. 82/98*) allow municipalities in Ontario to recover for growth-related capital costs from new development.
- The City of Peterborough levies two types of development charges (DC) for the recovery of development-related capital costs:
 - Planning Area development charges – for the recovery of engineering infrastructure for collector roads, sanitary sewers and stormwater management specific to individual City Planning Areas; and
 - City-wide Uniform development charges – for the recovery of development-related capital costs for the provision of library, fire, police, recreation, parks, public works, parking, transit, roads and related, and sewage treatment services.
- The City currently administers the following DC by-laws:
 - By-laws 12-112 to 12-119 inclusive, to impose DCs for the recovery of area-specific engineered services in each City Planning Area;
 - By-law 09-166, to impose City-wide DCs for the recovery of all municipal general services; and
 - By-law 12-121 to impose City-wide DCs for the recovery of City-wide engineering services of roads and related and sewage treatment.
- The City wishes to update the two City-wide DC By-laws (09-166 and 12-121) to maintain consistent renewal cycles. The City will need to pass the new DC by-laws prior to the expiration date of By-law 09-166 on December 31st, 2014.

- This Background Study examines the development-related capital costs for all City-wide services and calculates revised DCs in compliance with the provisions of the *Development Charges Act, 1997* and its associated regulation *O. Reg. 82/98*.
- The City needs to continue to levy DCs to help fund capital projects throughout Peterborough so that development continues to be serviced in a fiscally responsible manner. Changes to the development charges rates are required in order to reflect revised costs associated with the infrastructure requirements.

B. STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION

- The *DCA* allows municipalities in Ontario to impose DCs against land to pay for the increased capital costs required as a result of the growing needs for services arising from development.
- The *DCA* and *O. Reg. 82/98* require that a DC background study be prepared in which development charges are determined with reference to:
 - A forecast of the amount, type and location of residential and non-residential development anticipated in the City;
 - The average capital service levels provided in the City over the ten year period immediately preceding the preparation of the background study;
 - A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the City to provide for the expected development, including the determination of the DC eligible and non-DC-eligible 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 relate.
- This report identifies the anticipated capital costs attributable to development that is forecast to occur in the City. The costs are apportioned

to types of development (residential, non-residential) in a manner that reflects the increase in the need for each service.

C. DEVELOPMENT FORECAST

- Consistent with the *Growth Plan for the Greater Golden Horseshoe* and successive Amendment 2, a development forecast has been established for the purposes of this Development Charges Background Study.
- The capital infrastructure planning period for General Services is based on the ten-year planning horizon from 2015 to 2024. The planning period used for Engineered services is from 2015 to 2031.
- The City is forecast to add approximately 4,860 new households in the 10-year planning period from 2015 to 2024. This household estimate can accommodate roughly 12,470 persons. The planning period for Engineered Services will see an addition of 8,400 household units, which can accommodate population growth of 21,640 persons.
- The employment forecast for the City is also based on the historical activity rate of the City, and is forecast to add approximately 2,830 employees in the ten-year planning period. This results in the addition of 197,600 square metres of new non-residential building space between 2015 and 2024. For the longer-term planning period, approximately 4,790 employees will be accommodated in 338,430 square metres of new non-residential building space.
- The following table summarizes the forecast development in the City:

Development Forecast

Development Forecast	2014 Estimate	2015 - 2024		2015 - 2031	
		Growth	Total at 2024	Growth	Total at 2031
Residential					
Occupied Dwellings	34,695	4,863	39,558	8,403	43,098
Population					
Census	80,777	9,438	90,215	17,678	98,455
<i>Population In New Dwellings</i>		<i>12,472</i>		<i>21,639</i>	
Non-Residential					
Employment	46,982	2,828	49,810	4,792	51,774
Non-Residential Building Space (sq.m.)		197,600		338,428	

- Details of the residential and non-residential development forecast are provided in Appendix A.

D. THE CITY HAS AN EXTENSIVE DEVELOPMENT-RELATED CAPITAL FORECAST FOR THE PROVISION OF ELIGIBLE SERVICES

General Services 2015 – 2024

- City staff, in collaboration with Hemson Consulting, has compiled a development-related capital forecast setting out projects that are required to service anticipated development. The development-related capital programs for general services are based on a ten-year planning period from 2015 to 2024.
- The gross cost of the City’s development-related capital forecast for general services amounts to \$162.29 million and provides for a wide range of infrastructure expansions. Of the \$162.29 million, approximately \$26.01 million has been identified as eligible for recovery through development charges over the 2015–2024 planning period.
- The DCA requires that development-related net capital costs for general services be reduced by 10 per cent when calculating the applicable development charges. The 10 per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$4.62 million is identified as the required 10 per cent reduction.

- Non-development charges funding for replacement portions of the capital program and for portions of development-related capital projects that benefit existing development have also been identified in the amount of \$100.76 million.
- A share of the capital forecast is for portions of projects that relate to development in the post-2024 period and may be considered for recovery in future development charges studies, subject to service level considerations. In total, about \$22.08 million is considered to be a post-2024 benefit.
- Available DC reserve funds in the amount of \$2.83 million, have been identified in the capital forecast to fund development-related infrastructure.
- The following is a summary of the development-related capital forecast for all general services.

Summary of Capital Forecast for General Services

Service	Gross Cost (\$000)	DC Recoverable 2015-2024 (\$000)
Library Services	\$12,043.3	\$2,984.4
Fire Services	\$9,018.0	\$3,226.1
Police Services	\$2,150.0	\$4.1
Recreation	\$40,500.0	\$7,990.6
Parks	\$10,880.0	\$4,326.1
Public Works	\$16,497.2	\$1,661.1
Parking	\$30,000.0	\$2,522.2
Transit	\$30,464.2	\$1,916.2
General Government	\$741.8	\$475.3
Affordable Housing	\$10,000.0	\$900.0
Total – 10-Year General Services	\$162,294.5	\$26,006.0

- Details of the capital program for each service are provided in Appendix B.

City-wide Engineered Services 2015 – 2031

- The development-related capital program for roads and related and sewage treatment services is based on a longer term planning period to 2031.
- The total gross cost of the engineered services capital program amounts to \$379.46 million. Slightly over \$110.28 million of the total capital program is to be recovered from DCs over the 2015 to 2031 period.
- Non-DC funding for replacement portions of the roads capital forecast and for portions of development-related capital projects that benefit existing development total \$173.25 million. These portions of the capital costs will require funding from other sources.
- A portion of the capital program provides service to development that has already occurred in the City and for which development charges have been collected. Current development charges reserve fund balances for the engineered services total \$4.04 million. This amount will be used to fund a portion of the capital program.
- An additional share of \$91.89 million is deemed to provide benefit to development in the City of Peterborough beyond 2031. This amount will be eligible for funding under future development charges.
- The following is a summary of the development-related capital forecast for all engineered services.

Summary of Capital Forecast for Engineered Services

Service	Gross Cost (\$000)	DC Recoverable 2015-2031 (\$000)
Roads and Related Servicing	\$370,830.5	\$101,649.3
Sewage Treatment	\$8,631.6	\$8,631.6
Total – Engineered Services	\$379,462.1	\$110,280.9

- Details regarding the capital program for the engineered services are provided in Appendix C.

E. DEVELOPMENT CHARGES ARE CALCULATED WITH FULL REFERENCE TO THE *DCA*

- Development charges rates have been established under the parameters and limitations of the *DCA*. This study provides the rationale and basis for the calculated rates.
- A City-wide uniform cost approach is used to calculate development charges for the eligible services. Uniform residential and non-residential charges are levied throughout the City.
- The calculated charges represent the maximum charges City Council may adopt under the *DCA*. Lower charges can be approved; however, this may require a reduction in the capital plan and correspondingly reduced service levels in the future, or funding for development-related capital from non-DC sources, most likely property taxes.
- The residential charges are recommended to vary by unit type, reflecting different occupancy patterns anticipated in various unit types and the associated differences in demand that would be placed on City services.
- The following is a summary of the fully calculated City-wide development charges:

Residential Development Charges

Service	Residential Charge By Unit Type (1)		
	Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments
General Government	\$95	\$75	\$55
Library Services	\$775	\$616	\$451
Fire Services	\$646	\$513	\$376
Police Services	\$1	\$1	\$0
Recreation	\$1,998	\$1,587	\$1,163
Parks	\$1,124	\$893	\$654
Public Works	\$342	\$272	\$199
Parking	\$446	\$354	\$260
Transit Services	\$350	\$278	\$204
Affordable Housing	\$208	\$166	\$121
Subtotal General Services	\$5,985	\$4,755	\$3,483
Roads And Related	\$13,580	\$10,788	\$7,904
Sewage Treatment	\$935	\$743	\$544
Subtotal Engineered Services	\$14,515	\$11,531	\$8,448
TOTAL CHARGE PER UNIT	\$20,500	\$16,286	\$11,931
(1) Based on Persons Per Unit Of:	2.86	2.27	1.67

Non-Residential Development Charges

Service	Non-Residential Charge Per Square Metre
General Government	\$0.52
Library Services	\$0.00
Fire Services	\$3.51
Police Services	\$0.01
Recreation	\$0.00
Parks	\$0.00
Public Works	\$1.86
Parking	\$2.44
Transit Services	\$1.91
Affordable Housing	\$0.00
Subtotal General Services	\$10.25
Roads And Related	\$66.46
Sewage Treatment	\$4.62
Subtotal Engineered Services	\$71.08
TOTAL CHARGE PER SQUARE METRE	\$81.33

F. NEWLY CALCULATED DC RATES COMPARED WITH CURRENT RATES

- The fully calculated residential charge for fully serviced single or semi-detached unit in Peterborough is \$20,500, which represents an increase of 1.9 per cent over the City's current charge of \$20,113.
- The charge of \$81.33 per square metre of gross floor area represents an 8.8 per cent decrease over the City's current non-residential charge of \$89.18 per square metre.

G. DEVELOPMENT CHARGES BY-LAW PRACTICES AND COLLECTION POLICIES

- 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.
- The proposed draft by-laws set out the rules to determine development charges applicable in any particular case. Rules for exemptions are also outlined in the proposed draft by-laws.
- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the City's normal capital budget process.

I INTRODUCTION

The *Development Charges Act, 1997 (DCA)* and its associated *Ontario Regulation 82/98 (O. Reg. 82/98)* allow municipalities in Ontario to recover development-related capital costs from new development. The City of Peterborough Development Charges Background Study is presented as part of a process to establish DC by-laws that comply with this legislation.

The City of Peterborough is experiencing residential development pressure and is also an attractive location for a variety of non-residential development. The anticipated development in Peterborough will increase the demand on all City services. The City wishes to continue implementing DCs to fund development-related capital projects so that development continues to be serviced in a fiscally responsible manner.

When a development charges by-law is proposed, the *DCA* and *O. Reg. 82/98* require that a development charges background study be prepared in support of the proposed charges with reference to:

- A forecast of the amount, type and location of development anticipated in the City;
- The average capital service levels provided in the City over the ten-year period immediately preceding the preparation of the background study;
- A review of 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 development and non-development-related components of the capital projects; and
- An examination of the long-term capital and operating costs resulting from the infrastructure required for each service to which the development charges relate.

This study identifies the net capital costs attributable to development that is forecast to occur in the City. The costs are apportioned to types of development (residential

and non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development.

The *DCA* provides for a period of public review and comment regarding the calculated development charges. This process includes considering and responding to comments received by members of the public about the calculated charges. Following completion of this process, and in accordance with the *DCA* and Council's review of this study, it is intended that Council will pass new DC by-laws for the City.

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

Section II designates the services for which the development charges are calculated and the areas within the City to which the development charges will apply. It also briefly reviews the methodologies that have been used in this background study.

Section III presents a summary of the forecast residential and non-residential development that is expected to occur within the City over two planning periods: a ten-year period from 2015 to 2024 for general services, and from 2015 to 2031 for engineered services.

Section IV summarizes the ten-year historical average capital service levels that have been attained in the City that form the basis for the development charges calculations.

In Section V, the development-related capital forecasts that have been developed by City staff are reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting calculated charges by class and type of development. This section also provides a comparison of calculated total development charges rates for the City with rates currently being levied.

Section VII provides a discussion of other issues and considerations including by-law rules and policies.

II THE METHODOLOGY USES A CITY-WIDE APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS

Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality that must be reflected in the calculation. In this study, therefore, we have tailored our approach to the City of Peterborough's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. This study uses a City-wide approach in the cost recovery calculations for general and engineered services. The approach used herein is consistent with Peterborough's 2009 and 2012 Development Charges Background Studies. The Background Study provides an update to the historical service levels and the cost of providing future development-related capital infrastructure.

A. CITY-WIDE DEVELOPMENT CHARGES ARE PROPOSED

The *DCA* provides municipalities with flexibility when defining services that will be included in the development charges by-laws, provided that the other provisions of the *Act* and *Regulations* are met. The *DCA* also permits municipalities to designate the areas within which the 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 by-laws.

1. Services Based on a City-Wide Approach

The City of Peterborough provides a range of services to the community it serves and has a sizeable inventory of facilities, land, infrastructure, vehicles and equipment. All residents and employees have access to this infrastructure for the majority of the services the City provides. As new development occurs, new infrastructure will need to be added so that overall service levels in the City are maintained. A widely accepted method of sharing the development-related capital costs for these services is to apportion them over all new development anticipated in the City.

The following services are included in the City-wide development charges calculations:

- Library Services
- Fire Services
- Police Services
- Recreation

- Parks
- Public Works
- Parking
- Transit Services
- General Government
- Affordable Housing
- City-Wide Engineering (Roads and Related, Sewage Treatment)

These services form a reasonable basis in which to plan and administer the development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that constitute it. The resulting development charges for these services would be imposed against all development anywhere in the City.

B. KEY STEPS WHEN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS

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

1. Development Forecast

The first step in the methodology requires that a development forecast be prepared for the ten-year study period from 2015 to 2024, and to 2031. The forecast of future residential and non-residential development used in this study is based on Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe* and Census data.

For the residential portion of the forecast, the total additional population that will result from the addition of new housing units is estimated. This population growth 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 periods. The forecast is based on the projected increase in employment levels and the anticipated amount of new building space required to accommodate it.

2. 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 municipality over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical ten-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 to determine the portion of future capital projects that may be included in the development charges calculation. The historical service levels used in this study have been calculated based on the period from 2005 to 2014.

For the engineered service of sewage treatment, historical service levels are less applicable and reference is made to the City's engineering standards as well as Provincial health or environmental legislation.

3. 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 this 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 foundation 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.)

S. 5. (1) 4. and s. 5. (2). require that the development charges be calculated on the lesser of the historical ten-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 associated net costs are to be a funding responsibility of the City from non-development charges sources. The amount of financing for such non-growth shares 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*.

Finally, when calculating development charges, the development-related net capital costs must be reduced by ten per cent for all services except engineered and protection services, such as fire, police and roads. (*DCA*, s. 5. (1) 8). The ten per cent discount is applied to the other services, e.g. Library Services, Parks and Recreation, and the resulting financing responsibility from non-development charges sources is identified.

4. 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. In the City of Peterborough, the allocation is based on the projected changes in population in new units and employment over the planning periods, the anticipated demand for services, and other relevant factors.

The residential component of the development charges is applied to different unit types based on average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres.

5. Final Adjustment

The final determination of the development charges results from adjustments made to development-related net capital costs for each service and sector, resulting from a cash flow analysis that takes account of 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*.

III 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. Appendix A contains additional materials related to the development forecast and the City’s demographics.

The development forecast used in this Development Charges Background Study is consistent with the *Growth Plan for the Greater Golden Horseshoe, Amendment 2*. The *Growth Plan* provides population and employment projections for all upper and single-tier municipalities in the Greater Golden Horseshoe. In accordance with Provincial legislation, all affected municipalities must adopt these projections into Official Plans.

Table 1 provides a summary of the residential and non-residential forecast for two planning periods: a ten year period from 2015 to 2024, and a sixteen year planning horizon from 2015 to 2031. The ten year planning period is used throughout this study for the general services, and the longer planning period is used for the City-wide engineered services.

Over the planning period from 2015 to 2024, the total number of residential units will increase by nearly 4,860, which translates into a population in new units of just over 12,470. The population in new units was derived using data from Statistics Canada analysing household sizes in recently constructed units. The forecast has projected growth in the 2015 to 2031 period to accommodate 21,640 persons in nearly 8,400 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 an increase of approximately 2,830 employees, which can be accommodated in 197,600 square metres of new non-residential building space. For the sixteen year planning period, the City will see a growth of approximately 4,790 new employees in roughly 338,430 square metres of new non-residential building floor area.

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

18
TABLE 1

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

Development Forecast	2014 Estimate	General Services Planning Period 2015 - 2024		Engineered Services Planning Period 2015 - 2031	
		Growth	Total at 2024	Growth	Total at 2031
Residential					
Occupied Dwellings	34,695	4,863	39,558	8,403	43,098
Population Census	80,777	9,438	90,215	17,678	98,455
<i>Population In New Dwellings</i>		<i>12,472</i>		<i>21,639</i>	
Non-Residential					
Employment	46,982	2,828	49,810	4,792	51,774
Non-Residential Building Space (sq.m.)		197,600		338,428	

IV 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 ten-year period immediately preceding the preparation of the Background Study, on a service-by-service basis.

For non-engineered services (Library, Fire, Recreation, etc.) the legislative requirement is met by documenting service levels for the preceding ten years: in this case, for the period from 2005 to 2014. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita or inputs per employment. With engineered services such as water and sewage treatment, engineering standards are used in lieu of inputs per capita.

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 consideration of 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 development 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 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.

Table 2 summarizes service levels for all services included in the development charges calculations. Appendices B and C provide detailed historical inventory data upon which the calculation of service levels is based for the general and roads and related services, respectively.

20
TABLE 2

CITY OF PETERBOROUGH
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2005 - 2014

Service	2005 - 2014 Service Level Indicator
LIBRARY SERVICES	\$351.35 per capita
Buildings	\$225.34 per capita
Land	\$6.18 per capita
Materials	\$112.32 per capita
Furniture And Equipment	\$7.51 per capita
FIRE SERVICES	\$663.40 per dwelling unit
Buildings	\$357.38 per dwelling unit
Land	\$23.32 per dwelling unit
Vehicles	\$227.56 per dwelling unit
Furniture & Equipment	\$55.14 per dwelling unit
POLICE SERVICES	\$114.59 per pop + empl
Buildings	\$69.48 per pop + empl
Land	\$1.77 per pop + empl
Vehicles	\$2.73 per pop + empl
Personal Police Equipment	\$5.91 per pop + empl
Furniture & Equipment	\$34.70 per pop + empl
RECREATION	\$1,932.41 per capita
Buildings	\$1,708.43 per capita
Land	\$130.70 per capita
Furniture And Equipment	\$93.28 per capita
PARKS	\$804.30 per capita
Developed Parkland	\$428.72 per capita
Park Facilities	\$283.44 per capita
Special Facilities	\$92.14 per capita
PUBLIC WORKS	\$150.47 per pop + empl
Buildings	\$46.21 per pop + empl
Land	\$11.26 per pop + empl
Furniture & Equipment	\$7.11 per pop + empl
Municipal Fleet	\$85.89 per pop + empl
PARKING	\$228.48 per pop + empl
Parking Spaces	\$222.80 per pop + empl
Parking Meters	\$5.68 per pop + empl
TRANSIT SERVICES	\$297.47 per pop + empl
Buildings	\$70.01 per pop + empl
Land	\$8.01 per pop + empl
Shelters, Signs	\$39.59 per pop + empl
Equipment	\$10.22 per pop + empl
Buses	\$169.64 per pop + empl
AFFORDABLE HOUSING	\$105.67 per capita
Annual Municipal Investment	\$105.67 per capita
ROADS AND RELATED	\$7,952.28 per pop + empl
Roads	\$6,003.23 per pop + empl
Traffic Signals	\$567.27 per pop + empl
Sidewalks	\$535.71 per pop + empl
Trails	\$48.28 per pop + empl
Bridges And Culverts	\$746.65 per pop + empl
Noise & Retaining Walls	\$7.34 per pop + empl
Decorative Plants And Luminaries	\$14.94 per pop + empl
Road Signs And Posts	\$28.86 per pop + empl

V DEVELOPMENT-RELATED CAPITAL FORECAST

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. DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecast summarized in Section III and detailed in Appendix A, City staff, in collaboration with the consultant, have identified a development-related capital forecast that sets out those projects required to service anticipated development. For all general services, the capital forecast covers the ten-year period from mid-year 2015 to mid-year 2024. As permitted by the *DCA* s. 5(1) 4., development charges for the engineered services of City-wide roads and sewage treatment are based on a longer planning horizon, to 2031.

One of the recommendations contained in this background study is for Council to adopt the development-related capital forecast developed for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the capital projects presented herein as they will be needed to service anticipated development 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 \$162.29 million. \$6.00 million in upper-tier government grants and other fundraising sources are anticipated to offset the cost of the recreation capital program. Therefore, the capital forecast brought forward for development charges consideration is reduced to \$156.29 million.

CITY OF PETERBOROUGH
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2015 - 2024
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program									
				2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1.0 LIBRARY SERVICES	\$12,043.3	\$0.0	\$12,043.3	\$11,069.3	\$286.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0
1.1 Additional Library Space	\$11,183.3	\$0.0	\$11,183.3	\$10,983.3	\$200.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.2 Library Materials	\$860.0	\$0.0	\$860.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0
2.0 FIRE SERVICES	\$9,018.0	\$0.0	\$9,018.0	\$975.0	\$3,000.0	\$0.0	\$0.0	\$250.0	\$4,793.0	\$0.0	\$0.0	\$0.0	\$0.0
2.1 Recovery of Negative Reserve Fund Balance	\$275.0	\$0.0	\$275.0	\$275.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Buildings, Land & Furnishings	\$7,425.0	\$0.0	\$7,425.0	\$175.0	\$3,000.0	\$0.0	\$0.0	\$250.0	\$4,000.0	\$0.0	\$0.0	\$0.0	\$0.0
2.3 Vehicles	\$655.0	\$0.0	\$655.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$655.0	\$0.0	\$0.0	\$0.0	\$0.0
2.4 Equipment	\$663.0	\$0.0	\$663.0	\$525.0	\$0.0	\$0.0	\$0.0	\$0.0	\$138.0	\$0.0	\$0.0	\$0.0	\$0.0
3.0 POLICE SERVICES	\$2,150.0	\$0.0	\$2,150.0	\$75.0	\$0.0	\$0.0	\$75.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,000.0
3.1 Development-Related Police Projects	\$2,150.0	\$0.0	\$2,150.0	\$75.0	\$0.0	\$0.0	\$75.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,000.0
4.0 RECREATION	\$40,500.0	\$6,000.0	\$34,500.0	\$0.0	\$34,500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.1 Arenas	\$27,000.0	\$5,000.0	\$22,000.0	\$0.0	\$22,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.2 Other Facilities	\$13,500.0	\$1,000.0	\$12,500.0	\$0.0	\$12,500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.0 PARKS	\$10,880.0	\$0.0	\$10,880.0	\$1,660.0	\$2,425.0	\$4,125.0	\$2,445.0	\$225.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.1 Parkland	\$900.0	\$0.0	\$900.0	\$0.0	\$225.0	\$225.0	\$225.0	\$225.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.2 Park Facilities	\$9,980.0	\$0.0	\$9,980.0	\$1,660.0	\$2,200.0	\$3,900.0	\$2,220.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.0 PUBLIC WORKS	\$16,497.2	\$0.0	\$16,497.2	\$1,947.7	\$1,305.5	\$1,305.5	\$4,105.5	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5
6.1 Recovery of Negative Reserve Fund Balance	\$217.1	\$0.0	\$217.1	\$217.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.2 Buildings, Land & Furnishings	\$2,800.0	\$0.0	\$2,800.0	\$0.0	\$0.0	\$0.0	\$2,800.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.3 Fleet	\$13,480.1	\$0.0	\$13,480.1	\$1,730.6	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5	\$1,305.5
7.0 PARKING	\$30,000.0	\$0.0	\$30,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$30,000.0	\$0.0
7.1 Parking Infrastructure	\$30,000.0	\$0.0	\$30,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$30,000.0	\$0.0
8.0 TRANSIT SERVICES	\$30,464.2	\$0.0	\$30,464.2	\$936.4	\$936.4	\$936.4	\$1,136.4	\$936.4	\$936.4	\$1,836.4	\$20,936.4	\$936.4	\$936.4
8.1 Buildings, Land & Furnishings	\$21,100.0	\$0.0	\$21,100.0	\$0.0	\$0.0	\$0.0	\$200.0	\$0.0	\$0.0	\$900.0	\$20,000.0	\$0.0	\$0.0
8.2 Shelters, Loops, Signs	\$64.2	\$0.0	\$64.2	\$6.4	\$6.4	\$6.4	\$6.4	\$6.4	\$6.4	\$6.4	\$6.4	\$6.4	\$6.4
8.3 Vehicles	\$9,300.0	\$0.0	\$9,300.0	\$930.0	\$930.0	\$930.0	\$930.0	\$930.0	\$930.0	\$930.0	\$930.0	\$930.0	\$930.0
9.0 GENERAL GOVERNMENT	\$741.8	\$0.0	\$741.8	\$391.8	\$0.0	\$40.0	\$150.0	\$60.0	\$0.0	\$0.0	\$40.0	\$0.0	\$60.0
9.1 Recovery of Negative Reserve Fund Balance	\$11.8	\$0.0	\$11.8	\$11.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
9.2 Development-Related Studies	\$730.0	\$0.0	\$730.0	\$380.0	\$0.0	\$40.0	\$150.0	\$60.0	\$0.0	\$0.0	\$40.0	\$0.0	\$60.0
10.0 AFFORDABLE HOUSING	\$10,000.0	\$0.0	\$10,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0
10.1. Municipal Investment in Affordable Housing	\$10,000.0	\$0.0	\$10,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0
TOTAL - 10 YEAR GENERAL SERVICES	\$162,294.5	\$6,000.0	\$156,294.5	\$18,055.2	\$43,452.9	\$7,492.9	\$8,997.9	\$3,862.9	\$8,120.9	\$4,227.9	\$23,367.9	\$33,327.9	\$5,387.9

Of this \$156.29 million net municipal cost, approximately 22 per cent, or \$34.5 million, is related to capital works for Recreation. This capital program is recovering for a new Arena Facility in 2016, intended to replace and expand upon an existing arena in the City. An additional provision for additional recreation space is also included in the program.

The next largest capital program belongs to Transit services. The program provides funding for Transit's share of the new Downtown Transportation Hub in 2021 and 2022, as well as a share of the Public Works relocation project. Additional shelters, signs, and vehicles are also included. The total Transit capital program amounts to \$30.46 million, or 20 per cent.

The capital program associated with Parking services totals \$30.00 million, or 19 per cent of the total. The program recovers solely for the parking share of the Downtown Transportation Hub, Phase 3, to begin in 2023.

The capital forecast associated with Public Works includes a relocation of the existing public works facility, various winter maintenance vehicles and fleet upgrades, as well as the recovery of a negative reserve fund balance in the amount of \$217,130. The total cost of the Public Works capital program is \$16.50 million, which represents 11 per cent.

The next largest capital program belongs to Library Services. This capital program, which totals \$12.04 million (8 per cent) is recovering for 10,000 square feet of additional library space and associated collection materials.

The Parks capital program totals \$10.88 million (7 per cent) and includes various parkland development and park facilities projects anticipated throughout the ten year forecast period.

Affordable Housing is a new service category included in the development charges calculation for the City of Peterborough. The total capital program totals \$10.00 million (6 per cent) and recovers for an annual municipal investment of \$1.00 million in affordable housing programs.

The capital program associated with Fire Services amounts to \$9.02 million, or 6 per cent of the total, and provides for the replacement and expansion of Station #2, design, site preparation and construction of a new Station #4, recovery of a negative reserve fund balance, as well as vehicle and equipment acquisitions.

The remainder of the capital forecast includes \$2.15 million for police projects and \$741,800 for development-related studies.

The capital forecast incorporates those projects identified to be related to development anticipated in the next ten 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 replacement of existing facilities, shares of projects that benefit the existing population, or development anticipated to occur beyond the 2015 – 2024 planning period. In addition to these reductions, the amounts shown in Table 3 have not been reduced by ten per cent for various general services as required by s. 5 (1) of the DCA.

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

C. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR ENGINEERED SERVICES

Table 4 provides the development-related capital recoveries for the City-wide engineered services of roads and related and sewage treatment.

The City-wide capital program totals \$379.46 million and provides servicing for anticipated growth over the period 2015 to 2031. Approximately 71 per cent of the program, or \$269.18 million is not recoverable through development charges over the forecast period, either through replacement and benefit-to-existing shares, application of available reserve funds, or post-period benefit shares. The remaining \$110.28 million is related to development in the 2015 to 2031 period and has been included in the development charge calculation.

Of the development charge recoverable share, \$101.65 million is for the provision of roads and related services. The roads capital program provides for the recovery of various urban roads, which include construction and design costs. Other items recovered through this service include intersection improvements and interchanges. The Roads and related capital program is consistent with the capital program included in the 2012 City-wide Engineering Services Development Charges Background Study, which is based on the 2011 Transportation Plan.

The DC recoverable portion for the provision of sewage treatment services totals \$8.63 million. This service is recovering for the phase 3 expansion of the wastewater treatment plant as well as an environmental assessment study for future plant capacity.

Details of the engineered services capital programs can be found in Appendix C.

26
TABLE 4

CITY OF PETERBOROUGH
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
ENGINEERING SERVICES 2015-2031

Service	Development-Related Capital Program					
	Total Project Cost (\$000)	Grants/ Subsidies Other Contributions (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)
1 ROADS AND RELATED	\$370,830.5	\$0.0	\$173,247.3	\$4,039.4	\$91,894.6	\$101,649.3
2 SEWAGE TREATMENT	\$8,631.6	\$0.0	\$0.0	\$0.0	\$0.0	\$8,631.6
TOTAL ENGINEERING SERVICES	\$379,462.1	\$0.0	\$173,247.3	\$4,039.4	\$91,894.6	\$110,280.9

VI DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE *DEVELOPMENT CHARGES ACT*

This section summarizes the calculation of development charges for each service category and the resulting total development charge 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 unit 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 development charges 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, however, by increasing other portions of the calculated charge.

A. DEVELOPMENT CHARGES CALCULATION

1. Unadjusted Residential and Non-Residential Development Charges Rates for General Services

A summary of the “unadjusted” residential and non-residential development charges for the City-wide general services is presented in Table 5. Further details of the calculation for each individual general service category are available in Appendix B.

CITY OF PETERBOROUGH
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
10-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES

10 Year Growth in Population in New Units	12,472
10 Year Growth in Square Metres	197,600

Service	Development-Related Capital Program (2015 - 2024)						Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2024 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	(\$000)	%	(\$000)
1.0 LIBRARY SERVICES	\$12,043.3	\$5,079.9	\$696.3	\$1,146.8	\$2,135.9	\$2,984.4	100%	\$2,984.4	0%	\$0.00
Unadjusted Development Charge Per Capita								\$239.28		\$0.00
Unadjusted Development Charge Per Sq.M										\$0.00
2.0 FIRE SERVICES	\$9,018.0	\$2,027.0	\$0.0	\$0.0	\$3,764.9	\$3,226.1	80%	\$2,580.9	20%	\$645.22
Unadjusted Development Charge Per Capita								\$206.93		\$3.27
Unadjusted Development Charge Per Sq.M										\$3.27
3.0 POLICE SERVICES	\$2,150.0	\$75.0	\$0.0	\$70.9	\$2,000.0	\$4.1	80%	\$3.3	20%	\$0.81
Unadjusted Development Charge Per Capita								\$0.26		\$0.00
Unadjusted Development Charge Per Sq.M										\$0.00
4.0 RECREATION	\$34,500.0	\$20,000.0	\$1,450.0	\$218.9	\$4,840.6	\$7,990.6	100%	\$7,990.6	0%	\$0.00
Unadjusted Development Charge Per Capita								\$640.68		\$0.00
Unadjusted Development Charge Per Sq.M										\$0.00
5.0 PARKS	\$10,880.0	\$4,366.7	\$651.3	\$165.9	\$1,370.0	\$4,326.1	100%	\$4,326.1	0%	\$0.00
Unadjusted Development Charge Per Capita								\$346.86		\$0.00
Unadjusted Development Charge Per Sq.M										\$0.00
6.0 PUBLIC WORKS	\$16,497.2	\$12,350.1	\$393.0	\$0.0	\$2,093.1	\$1,661.1	80%	\$1,328.9	20%	\$332.22
Unadjusted Development Charge Per Capita								\$106.55		\$1.68
Unadjusted Development Charge Per Sq.M										\$1.68
7.0 PARKING	\$30,000.0	\$24,150.9	\$584.9	\$765.4	\$1,976.7	\$2,522.2	80%	\$2,017.7	20%	\$504.43
Unadjusted Development Charge Per Capita								\$161.78		\$2.55
Unadjusted Development Charge Per Sq.M										\$2.55
8.0 TRANSIT SERVICES	\$30,464.2	\$23,495.1	\$696.9	\$457.9	\$3,898.2	\$1,916.2	80%	\$1,532.9	20%	\$383.23
Unadjusted Development Charge Per Capita								\$122.91		\$1.94
Unadjusted Development Charge Per Sq.M										\$1.94
9.0 GENERAL GOVERNMENT	\$741.8	\$215.0	\$51.5	\$0.0	\$0.0	\$475.3	80%	\$380.3	20%	\$95.06
Unadjusted Development Charge Per Capita								\$30.49		\$0.48
Unadjusted Development Charge Per Sq.M										\$0.48
10.0 AFFORDABLE HOUSING	\$10,000.0	\$9,000.0	\$100.0	\$0.0	\$0.0	\$900.0	100%	\$900.0	0%	\$0.00
Unadjusted Development Charge Per Capita								\$72.16		\$0.00
Unadjusted Development Charge Per Sq.M										\$0.00
TOTAL 10-YEAR GENERAL SERVICES	\$156,294.5	\$100,759.6	\$4,624.0	\$2,825.7	\$22,079.2	\$26,006.0		\$24,045.0		\$1,961.0
Unadjusted Development Charge Per Capita								\$1,927.90		\$9.92
Unadjusted Development Charge Per Sq.M										\$9.92

The capital forecast for general services incorporates those projects identified to be related to development anticipated in the ten year planning period. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that, of the \$156.29 million net municipal cost, \$100.76 million relates to replacement of existing capital facilities, or to shares of projects that provide benefit to the existing community. These portions of capital costs will require funding from other non-development charge sources, such as fundraising and property taxes.

An additional share of \$2.83 million has been identified as available DC reserves and represents the revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs.

Another share of the forecast, \$22.08 million, is either attributable to development beyond the 2024 period (and can therefore only be recovered under future development charges studies) or represents a service level increase in the City.

The *DCA*, s. 5 (1) 8, requires that development-related net capital costs for general services be reduced by 10 per cent in calculating the applicable development charges for these services. The 10 per cent share of development-related net capital costs not included in the development charges calculations must also be funded from non-development charges sources. In total, about \$4.62 is identified as the required 10 per cent reduction.

The remaining \$26.01 million is carried forward to the development charges calculation. Of the development-related costs, \$24.05 million has been allocated to new residential development, and \$1.96 million has been allocated to new non-residential development. This results in an unadjusted development charge of \$1,927.90 per capita and \$9.92 per square metre of non-residential development for the provision of general services.

2. Residential and Non-Residential Development Charges Rates for City-wide Engineered Services

Table 6 presents the calculated residential and non-residential development charges for City-wide engineered infrastructure projects. The table shows that, of the total net cost of \$379.46 million, \$173.25 million is considered to replace existing infrastructure or to benefit the existing population. Available DC reserves in the amount of \$4.04 million contribute towards the funding of the capital projects. A post-period benefit share of \$91.89 million is netted off the capital program as it is deemed to benefit development beyond 2031.

The remaining \$110.28 million is carried forward to the development charges calculation. Of the development-related cost, 82 per cent, or \$90.29 million, has been allocated to new residential development and 20 per cent, or \$19.99 million, has been allocated to new non-residential development.

The resulting residential charge for the provision of City-wide engineered services is \$4,172.40 per capita and the non-residential charge is \$59.08 per square metre of gross floor area.

The full details for the engineered services can be found in Appendix C.

CITY OF PETERBOROUGH
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
CAPITAL PROGRAM FOR ENGINEERING SERVICES

Population Growth in New Units to 2031	21,639
Ultimate Non-Residential Floorspace Growth in Square Meters	338,428

Service	Development-Related Capital Program						Residential Share				Non-Residential Share			
	Total Project Cost (\$000)	Grants/ Subsidies Other Contributions (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	Residential Share		Non-Residential Share		Residential Share		Non-Residential Share	
							%	(\$000)	%	(\$000)	%	(\$000)	%	(\$000)
1 ROADS AND RELATED	\$370,830.5	\$0.0	\$173,247.3	\$4,039.4	\$91,894.6	\$101,649.3	81.9%	\$83,220.0	18.1%	\$18,429.32				
Unadjusted Development Charge Per Capita								\$3,845.83						
Unadjusted Development Charge Per Square Metre													\$54.46	
2 SEWAGE TREATMENT	\$8,631.6	\$0.0	\$0.0	\$0.0	\$0.0	\$8,631.6	81.9%	\$7,066.7	18.1%	\$1,564.93				
Development Charge Per Capita								\$326.57						
Development Charge Per Square Metre													\$4.62	
TOTAL ENGINEERING SERVICES	\$379,462.1	\$0.0	\$173,247.3	\$4,039.4	\$91,894.6	\$110,280.9		\$90,286.6		\$19,994.3				
Residential								\$4,172.40						
Unadjusted Development Charge Per Capita														
Unadjusted Development Charge Per Sq.M													\$59.08	

3. Adjusted Residential and Non-Residential Development Charge Rates

Final adjustments to the “unadjusted” development charges rates for general services 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 7 summarizes the results of the cash flow adjustments for the residential development charges rates. The adjusted residential rate increases by \$1,059.72, from \$6,100.32 to \$7,160.04 per capita after the cash flow analysis for the City-wide uniform residential charge.

Table 7 also provides the calculated rates by residential unit, with the total charge per unit ranging from \$20,500 for a fully serviced single or semi-detached unit, to \$11,931 for an apartment unit. The calculated charge for other multiple residential units is calculated at \$16,286.

The non-residential City-wide uniform charge is displayed on Table 8. After cash flow consideration, the charge per square metre increases from \$69.00 to \$81.33.

B. COMPARISON OF 2014 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN PETERBOROUGH

Tables 9 and 10 present a comparison of the newly calculated City-wide residential and non-residential development charges with currently imposed development charge rates. They demonstrate that the residential development charge rate for a single or semi-detached unit increases by \$387 per unit, or 1.9 per cent. The calculated non-residential charge for City-wide services of \$81.33 is a decrease of \$7.85 from the current charge of \$89.39. This represents an 8.8 per cent reduction.

Table 11 shows the total calculated City-wide uniform plus planning area charge compared with the current combined City-wide uniform and planning area charge. Increases range from 1.3 per cent in Chemong West to 1.9 per cent City-wide.

33
TABLE 7

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)		
			Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments
General Government	\$30.49	\$33.13	\$95	\$75	\$55
Library Services	\$239.28	\$270.72	\$775	\$616	\$451
Fire Services	\$206.93	\$225.71	\$646	\$513	\$376
Police Services	\$0.26	\$0.28	\$1	\$1	\$0
Recreation	\$640.68	\$697.65	\$1,998	\$1,587	\$1,163
Parks	\$346.86	\$392.70	\$1,124	\$893	\$654
Public Works	\$106.55	\$119.55	\$342	\$272	\$199
Parking	\$161.78	\$155.81	\$446	\$354	\$260
Transit Services	\$122.91	\$122.13	\$350	\$278	\$204
Affordable Housing	\$72.16	\$72.79	\$208	\$166	\$121
Subtotal General Services	\$1,927.92	\$2,090.47	\$5,985	\$4,755	\$3,483
Roads And Related	\$3,845.83	\$4,743.00	\$13,580	\$10,788	\$7,904
Sewage Treatment	\$326.57	\$326.57	\$935	\$743	\$544
Subtotal Engineered Services	\$4,172.40	\$5,069.57	\$14,515	\$11,531	\$8,448
TOTAL CHARGE PER UNIT	\$6,100.32	\$7,160.04	\$20,500	\$16,286	\$11,931
(1) Based on Persons Per Unit Of:			2.86	2.27	1.67

TABLE 8

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

Service	Non-Residential	
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre
General Government	\$0.48	\$0.52
Library Services	\$0.00	\$0.00
Fire Services	\$3.27	\$3.51
Police Services	\$0.00	\$0.01
Recreation	\$0.00	\$0.00
Parks	\$0.00	\$0.00
Public Works	\$1.68	\$1.86
Parking	\$2.55	\$2.44
Transit Services	\$1.94	\$1.91
Affordable Housing	\$0.00	\$0.00
Subtotal General Services	\$9.92	\$10.25
Roads And Related	\$54.46	\$66.46
Sewage Treatment	\$4.62	\$4.62
Subtotal Engineered Services	\$59.08	\$71.08
TOTAL CHARGE PER SQUARE METRE	\$69.00	\$81.33

TABLE 9

**CITY OF PETERBOROUGH
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Current Singles & Semis Charge	Calculated Singles & Semis Charge	Difference in Charge	
General Government	\$149	\$95	(\$54)	-36.2%
Library Services	\$925	\$775	(\$150)	-16.2%
Fire Services	\$624	\$646	\$22	3.5%
Police Services	\$56	\$1	(\$55)	-98.2%
Recreation	\$123	\$1,998	\$1,875	1524.4%
Parks	\$1,408	\$1,124	(\$284)	-20.2%
Public Works	\$314	\$342	\$28	8.9%
Parking	\$203	\$446	\$243	119.7%
Transit Services	\$278	\$350	\$72	25.9%
Affordable Housing	\$0	\$208	\$208	N/A
Subtotal General Services	\$4,080	\$5,985	\$1,905	46.7%
Roads And Related	\$15,120	\$13,580	(\$1,540)	-10.2%
Sewage Treatment	\$913	\$935	\$22	2.4%
Subtotal Engineered Services	\$16,033	\$14,515	(\$1,518)	-9.5%
TOTAL CHARGE PER UNIT	\$20,113	\$20,500	\$387	1.9%

36
TABLE 10

**CITY OF PETERBOROUGH
 COMPARISON OF CURRENT AND CALCULATED
 NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
General Government	\$0.83	\$0.52	(\$0.31)	-37.3%
Library Services	\$0.00	\$0.00	\$0.00	0.0%
Fire Services	\$3.50	\$3.51	\$0.01	0.3%
Police Services	\$0.32	\$0.01	(\$0.31)	-96.9%
Recreation	\$0.00	\$0.00	\$0.00	0.0%
Parks	\$0.00	\$0.00	\$0.00	0.0%
Public Works	\$1.75	\$1.86	\$0.11	6.3%
Parking	\$1.12	\$2.44	\$1.32	117.9%
Transit Services	\$1.55	\$1.91	\$0.36	23.2%
Affordable Housing	\$0.00	\$0.00	\$0.00	0.0%
Subtotal General Services	\$9.07	\$10.25	\$1.18	13.0%
Roads And Related	\$74.83	\$66.46	(\$8.37)	-11.2%
Sewage Treatment	\$5.28	\$4.62	(\$0.66)	-12.5%
Subtotal Engineered Services	\$80.11	\$71.08	(\$9.03)	-11.3%
TOTAL CHARGE PER SQUARE METRE	\$89.18	\$81.33	(\$7.85)	-8.8%

37
TABLE 11

CITY OF PETERBOROUGH
COMPARISON OF EXISTING AND PROPOSED
PLANNING AREA SPECIFIC DEVELOPMENT CHARGES

Total Residential Development Charges

Development Charges By Growth Area	Charge Per Unit Residential A - Singles & Semi			
	Calculated 2014 City-wide Uniform plus Area Charge	Current City-wide Uniform plus Area Charge	Difference in Charge	
			\$	%
1. Jackson	\$23,269	\$22,882	\$387	1.7%
2. Carnegie East	\$25,505	\$25,118	\$387	1.5%
3. Carnegie West	\$24,138	\$23,751	\$387	1.6%
4. Lily Lake	\$26,625	\$26,238	\$387	1.5%
5. Chemong - East	\$27,033	\$26,646	\$387	1.5%
6. Chemong - West	\$29,651	\$29,264	\$387	1.3%
7. Liftlock	\$27,062	\$26,675	\$387	1.5%
8. Coldspring	\$23,809	\$23,422	\$387	1.7%
9. City-Wide Dev. Area	\$20,500	\$20,113	\$387	1.9%

Non-Residential Development Charges

City-Wide Uniform Charge	Charge Per Square Metre of Gross Floor Area			
	Calculated 2014 Charge	Current Charge	Difference in Charge	
			\$	%
Total Charge	\$81.31	\$89.18	(\$7.87)	-8.8%

Note: Current development charges effective January 1st, 2014 to December 31st, 2014

VII LONG-TERM CAPITAL AND 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-laws. This examination is required as one of the features of the *Development Charges Act, 1997*.

A. NET OPERATING COSTS FOR MUNICIPAL 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 E).

As shown in Table 12, by 2024 the City's net operating costs are estimated to increase by about \$4.39 million. The most significant portion of this increase relates to the significant Downtown Transportation Hub project and extensive roads and related servicing costs.

B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGES SOURCES TOTALS \$105.38 MILLION

As discussed in Section VI, Table 12 also summarizes the components of the development-related capital forecast that will require funding from non-development charges sources. Of the \$156.29 million net capital forecast, about \$105.38 million will need to be financed from non-development charges sources over the next 10 years. This includes about \$4.62 million in respect of the 10 per cent discount required by the *DCA* for general services and about \$100.76 million for shares of projects related to capital replacement and for non-growth shares of projects that provide benefit to the existing community. In addition, \$22.08 million in interim financing may be required for projects related to general service level increases and to development in the post-2024 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 AND
OPERATING COST IMPACTS FOR GENERAL SERVICES
(in thousands of constant dollars)**

Cumulative Net Operating Impacts	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Net Operating Impacts (1)										
Library Services	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0
Fire Services	\$0.0	\$60.0	\$60.0	\$60.0	\$60.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0
Police Services	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Recreation	\$0.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0
Parks	\$249.0	\$249.4	\$250.0	\$250.3	\$250.4	\$250.4	\$250.4	\$250.4	\$250.4	\$250.4
Public Works	\$173.1	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6
Parking	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,500.0	\$1,500.0
Transit	\$280.9	\$280.9	\$280.9	\$340.9	\$280.9	\$280.9	\$550.9	\$6,280.9	\$280.9	\$280.9
General Government	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Affordable Housing	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Roads and Related	\$98.9	\$199.2	\$307.3	\$416.8	\$527.9	\$640.3	\$754.4	\$874.0	\$995.4	\$1,118.5
NET OPERATING IMPACTS	\$1,051.9	\$1,920.1	\$2,028.7	\$2,198.6	\$2,249.7	\$2,412.2	\$2,796.2	\$8,645.9	\$4,267.3	\$4,390.3

Long-term Capital Impact	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Long-term Capital Impact (1)											
Total Net Cost	\$18,055.2	\$43,452.9	\$7,492.9	\$8,997.9	\$3,862.9	\$8,120.9	\$4,227.9	\$23,367.9	\$33,327.9	\$5,387.9	\$156,294.5
Net Cost From Development Charges	\$5,342.9	\$11,184.7	\$1,783.1	\$1,251.8	\$567.7	\$1,291.9	\$303.2	\$1,177.1	\$2,785.9	\$317.7	\$26,006.0
Prior Growth Share from DC Reserve Balances (2)	\$1,230.1	\$430.5	\$45.8	\$79.2	\$45.8	\$45.8	\$45.8	\$45.8	\$811.1	\$45.8	\$2,825.7
Portion for Post-2024 Development (3)	\$2,250.7	\$4,955.3	\$717.7	\$1,010.0	\$611.0	\$4,173.4	\$527.0	\$3,040.6	\$2,385.2	\$2,408.5	\$22,079.2
Funding From Non-DC Sources											
Discount Portion	\$873.2	\$1,702.3	\$282.9	\$255.9	\$108.3	\$79.8	\$97.3	\$473.7	\$664.7	\$85.8	\$4,624.0
Replacement	\$8,358.3	\$25,180.1	\$4,663.5	\$6,401.0	\$2,530.1	\$2,530.1	\$3,254.6	\$18,630.7	\$26,681.0	\$2,530.1	\$100,759.6
FUNDING FROM NON-DC SOURCES	\$9,231.6	\$26,882.4	\$4,946.4	\$6,656.9	\$2,638.4	\$2,609.9	\$3,352.0	\$19,104.4	\$27,345.7	\$2,615.9	\$105,383.6

Notes:

(1) See Appendix E

(2) Existing development charge reserve fund balances collected from growth prior to 2014 are applied to fund initial projects in development-related capital forecast

(3) Post 2024 development-related net capital costs may be eligible for development charge funding in future DC by-laws

VIII OTHER ISSUES AND 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 present 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 develop reporting 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 into services-in-lieu agreements;
- It is recommended that no exemptions, other than those required in the *DCA*, be formally adopted in the by-laws;
- 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.

B. LOCAL SERVICE DEFINITIONS

The following provides the definition of “local service” under the *DCA* for a number of services provided by the City of Peterborough. 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 the following services:

- Roads and Related
 - Sanitary Sewer
 - Stormwater Services
 - Parkland Development
- 1. 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.

2. 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.

3. 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.

4. 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

DEVELOPMENT FORECAST

APPENDIX A

DEVELOPMENT FORECAST

This appendix provides the details of the development forecast used to prepare the 2014 Development Charges Background Study for the City of Peterborough. The forecast method and key assumptions are discussed and the results of the forecasts are presented in a series of tables.

The forecasts of population, households, employment and non-residential building space were prepared by Hemson Consulting Ltd. and are consistent with Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe*. The forecasts herein consider data from the 2011 Census, historical building permit and housing completions data and the current economic climate.

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 with regards to quantum, type, location and timing of development to allow the City to prepare a reasonable development-related capital program.

B. HISTORICAL DEVELOPMENT IN THE CITY

The City has experienced steady population and household growth over the last ten years. Historical growth and development figures presented here are based on Statistics Canada Census data. For development charges purposes, a ten year historical period of 2005 to 2014 is used for calculating historical service levels. Since 2011 was the last year of the Census, figures for 2012, 2013 and 2014 are estimated.

The overall population growth across the City of Peterborough has occurred gradually over the historical period. The number of dwelling units in the City increased at a higher rate than the population over the same period, growing at an average of 1.3 per cent each year. This difference is the result of a decline in the average number of persons residing in dwelling units.

Total employment numbers used in Table A.1 are based on Statistics Canada place of work data. Table A.1 shows that the City's employment grew slowly during the last decade, from about 44,900 jobs in 2005 to 47,000 jobs in 2014.

Tables A.2 and A.3 show historic housing completion and building permit data. In Table A.4, details on historical occupancy patterns in the City of Peterborough are provided. The overall average occupancy level in the City is 2.28 persons per dwelling unit (PPU). The average PPU for single and semi-detached units built in the City in the period 2001-2011 is 2.86. Average PPUS for recently constructed row housing and apartments are 1.88 and 1.56 respectively.

C. FORECAST RESULTS

The forecast described herein is consistent with governing legislation and represents a best estimate of the amount and type of development that is likely to occur. The forecasts are premised on the City achieving population and employment targets outlined in Amendment 2 to the *Growth Plan*. Population, dwelling unit and employment forecast numbers are presented in Table A.5.

1. Residential Development Forecast

The residential forecast is based on a forecast of population in new dwelling units in the City. The allocation of development related capital costs between the residential and non-residential sector is based on forecasts of population in new dwelling units and employment.

Over the ten year planning period from 2015 to 2024, the total number of occupied dwelling units is forecast to increase by approximately 4,860 units, which will generate population growth of approximately 12,470 (Table A.7). The population growth in new dwelling units is estimated by applying the following PPUs to the dwelling unit forecast: 2.86 for single and semi-detached units; 2.27 for other multiples; and 1.67 for apartments.

For the long range forecast period, 2015-2031, the City is forecast to grow by 8,400 units, reaching a total of 43,100 units by 2031. These new units will accommodate approximately 21,640 new people.

2. Non-Residential Development Forecast

Development charges are levied on non-residential development as a charge per square metre of Gross Floor Area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of employment growth, as well as a projection of the employment growth associated with new floor space in the City. As

with the residential forecast, the GFA forecast covers the ten year period from 2015 to 2024 for general services. The longer term forecast from 2015 to 2031 is used for the City-wide engineered services of roads and sewage treatment.

The floor space for population-related and employment-land related uses is based on historical floor space trends and averages. An assumed Floor Space per Worker (FSW) for each employment category is applied to the new employment forecast numbers in order to estimate growth in non-residential space across the City of Peterborough. The following FSW assumptions are consistent with the previous 2012 background study and have been used herein:

Population-Related	40 m ² per employee
Employment Land-Related	90 m ² per employee

The employment and floor space forecasts for the City by employment category are summarized in Table A.8. Total employment is forecast to grow by 2,830 employees over the ten-year forecast period from 2015 to 2024. Between 2015 and 2031, the total number of employees in the City will grow by approximately 4,800 to achieve 51,770 employees in 2031.

The total floor space growth is forecast at 197,600 square metres over the ten-year planning period, which is fairly evenly distributed between population- and employment land- related employment uses. Between 2015 and 2031, approximately 338,430 additional square metres of non-residential building space is anticipated.

The forecast results are presented in a series of tables:

- A.1 Historical Population, Households & Employment
- A.2 Historical Housing Activity
- A.3 Historical Building Permits
- A.4 Historical Households by Period of Construction
- A.5 Population, Household & Employment Forecast Summary
- A.6 Growth in Households by Unit Type
- A.7 Forecast Population in New Households by Unit Type
- A.8 Non-Residential Space Forecast

CITY OF PETERBOROUGH 2015 DEVELOPMENT CHARGES STUDY

TABLE A.1
Historical Population, Households & Employment

Mid-Year	Census Population	Population Growth	Occupied Dwellings	Dwelling Growth	Household Size	Employment by Place of Work	Employment Growth	Activity Rate
1996	69,742		28,000		2.49	35,770		51.3%
1997	70,080	338	28,231	231	2.48	36,656	886	52.3%
1998	70,419	339	28,464	233	2.47	37,564	908	53.3%
1999	70,760	341	28,699	235	2.47	38,494	930	54.4%
2000	71,102	342	28,936	237	2.46	39,447	953	55.5%
2001	71,446	344	29,175	239	2.45	40,424	977	56.6%
2002	72,221	775	29,570	395	2.44	41,503	1,079	57.5%
2003	73,004	783	29,970	400	2.44	42,611	1,108	58.4%
2004	73,796	792	30,376	406	2.43	43,748	1,137	59.3%
2005	74,596	800	30,787	411	2.42	44,916	1,168	60.2%
2006	75,406	810	31,204	417	2.42	46,114	1,198	61.2%
2007	76,053	647	31,638	434	2.40	46,097	-17	60.6%
2008	76,706	653	32,078	440	2.39	46,080	-17	60.1%
2009	77,364	658	32,524	446	2.38	46,063	-17	59.5%
2010	78,028	664	32,976	452	2.37	46,046	-17	59.0%
2011	78,698	670	33,435	459	2.35	46,029	-17	58.5%
2012	79,385	687	33,850	415	2.35	46,344	315	58.4%
2013	80,078	693	34,270	420	2.34	46,662	318	58.3%
2014	80,777	699	34,695	425	2.33	46,982	320	58.2%

Source: Statistics Canada, Census of Canada, Growth Plan Amendment 2

CITY OF PETERBOROUGH 2015 DEVELOPMENT CHARGES STUDY

TABLE A.2
Historical Housing Activity - Units

Year	Housing Completions - Units			
	Singles/Semis	Rows	Apts.	Total
2004	316	30	6	352
2005	274	24	18	316
2006	242	143	5	390
2007	192	97	0	289
2008	198	54	0	252
2009	178	86	75	339
2010	256	57	135	448
2011	154	70	0	224
2012	111	28	18	157
2013	146	52	44	242
Total	2,067	641	301	3,009
<i>10-Year Average</i>	<i>207</i>	<i>64</i>	<i>30</i>	<i>301</i>
<i>5-Year Average</i>	<i>169</i>	<i>59</i>	<i>54</i>	<i>282</i>

Historical Housing Activity - Shares By Unit Type

Year	Housing Completions - Units			
	Singles/Semis	Rows	Apts.	Total
2004	90%	9%	2%	100%
2005	87%	8%	6%	100%
2006	62%	37%	1%	100%
2007	66%	34%	0%	100%
2008	79%	21%	0%	100%
2009	53%	25%	22%	100%
2010	57%	13%	30%	100%
2011	69%	31%	0%	100%
2012	71%	18%	11%	100%
2013	60%	21%	18%	100%
Total	69%	21%	10%	100%

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

CITY OF PETERBOROUGH 2015 DEVELOPMENT CHARGES STUDY

TABLE A.3
Historical Building Permits

Year	Building Permits			
	Singles/Semis	Rows	Apts.	Total
2004	302	19	43	364
2005	332	184	3	519
2006	163	68	6	237
2007	213	109	212	534
2008	196	61	50	307
2009	237	70	37	344
2010	187	83	2	272
2011	150	54	48	252
2012	118	41	118	277
2013	211	39	143	393
Total	2,109	728	662	3,499
10-Year Average	211	73	66	350
5-Year Average	181	57	70	308

Historical Building Permits - Shares By Unit Type

Year	Building Permits			
	Singles/Semis	Rows	Apts.	Total
2004	83%	5%	12%	100%
2005	64%	35%	1%	100%
2006	69%	29%	3%	100%
2007	40%	20%	40%	100%
2008	64%	20%	16%	100%
2009	69%	20%	11%	100%
2010	69%	31%	1%	100%
2011	60%	21%	19%	100%
2012	43%	15%	43%	100%
2013	54%	10%	36%	100%
Total	60%	21%	19%	100%

Source: Statistics Canada, Census of Canada

CITY OF PETERBOROUGH 2015 DEVELOPMENT CHARGES STUDY

TABLE A.4
Historical Households by Period of Construction Showing Household Size

	Period of Construction							Pre 2001	2001-2011	Total
	Pre-1980	1981-1985	1986-1990	1991-1995	1996-2000	2001-2005	2006-2011			
<i>Singles & Semis</i>										
Household Population	35,140	2,235	4,290	2,815	2,260	3,250	3,135	46,740	6,385	53,125
Households	14,265	790	1,425	945	855	1,125	1,105	18,280	2,230	20,510
Household Size	2.46	2.83	3.01	2.98	2.64	2.89	2.84	2.56	2.86	2.59
<i>Rows</i>										
Household Population	2,230	910	620	360	825	455	855	4,945	1,310	6,255
Households	835	350	320	150	400	255	440	2,055	695	2,750
Household Size	2.67	2.60	1.94	2.40	2.06	1.78	1.94	2.41	1.88	2.27
<i>Apartments</i>										
Household Population	12,170	1,440	1,450	915	330	230	380	16,305	610	16,915
Households	7,360	810	865	555	170	135	255	9,760	390	10,150
Household Size	1.65	1.78	1.68	1.65	1.94	1.70	1.49	1.67	1.56	1.67
<i>All Units</i>										
Household Population	49,540	4,585	6,360	4,090	3,415	3,935	4,370	67,990	8,305	76,295
Households	22,460	1,950	2,610	1,650	1,425	1,515	1,800	30,095	3,315	33,410
Household Size	2.21	2.35	2.44	2.48	2.40	2.60	2.43	2.26	2.51	2.28

Source: Statistics Canada, 2011 National Household Survey Special Run.

CITY OF PETERBOROUGH 2015 DEVELOPMENT CHARGES STUDY

TABLE A.5
Population, Household & Employment Forecast Summary

Mid-Year	Census Population	Occupied Dwellings	Employment	HH Size	Activity Rate	Mid-Year	Census Pop'n Growth	Occupied Dwellings Growth	Employment Growth
2015	81,482	35,125	47,304	2.32	58.1%	2015	705	430	322
2016	82,194	35,561	47,628	2.31	57.9%	2016	712	436	324
2017	83,063	36,031	47,915	2.31	57.7%	2017	869	470	287
2018	83,941	36,507	48,203	2.30	57.4%	2018	878	476	288
2019	84,828	36,990	48,493	2.29	57.2%	2019	887	483	290
2020	85,724	37,479	48,785	2.29	56.9%	2020	896	489	292
2021	86,629	37,975	49,078	2.28	56.7%	2021	905	496	293
2022	87,808	38,495	49,321	2.28	56.2%	2022	1,179	520	243
2023	89,003	39,023	49,565	2.28	55.7%	2023	1,195	528	244
2024	90,215	39,558	49,810	2.28	55.2%	2024	1,212	535	245
2025	91,443	40,100	50,056	2.28	54.7%	2025	1,228	542	246
2026	92,689	40,649	50,302	2.28	54.3%	2026	1,246	549	246
2027	93,814	41,128	50,593	2.28	53.9%	2027	1,125	479	291
2028	94,953	41,612	50,886	2.28	53.6%	2028	1,139	484	293
2029	96,106	42,102	51,180	2.28	53.3%	2029	1,153	490	294
2030	97,273	42,597	51,476	2.28	52.9%	2030	1,167	495	296
2031	98,455	43,098	51,774	2.28	52.6%	2031	1,182	501	298
						2015-2024	9,438	4,863	2,828
						2015-2031	17,678	8,403	4,792

Source: Schedule 3 of Amendment 2 to the Growth Plan and Hemson Consulting Ltd.

CITY OF PETERBOROUGH 2015 DEVELOPMENT CHARGES STUDY

TABLE A.6
Growth in Households by Unit Type

Mid-Year	Single & Semi-Detached	Other Multiples	Apartments	Total New Households
2015	232	109	89	430
2016	235	111	91	436
2017	301	104	65	470
2018	305	105	66	476
2019	309	107	67	483
2020	313	108	68	489
2021	317	110	69	496
2022	355	112	53	520
2023	360	114	54	528
2024	365	115	55	535
2025	370	117	56	542
2026	374	118	56	549
2027	311	107	61	479
2028	314	109	61	484
2029	318	110	62	490
2030	321	111	63	495
2031	325	112	64	501
2015-2024	3,092	1,095	677	4,863
2015-2031	5,425	1,879	1,100	8,403

Source: Hemson Consulting Ltd.

TABLE A.7
Forecast Population in New Households by Unit Type*

Mid-Year	Singles & Semis	Other Multiples	Apartments	Total Population in New HH
2015	664	248	148	1,060
2016	673	252	152	1,077
2017	862	237	108	1,207
2018	873	239	110	1,222
2019	885	243	112	1,240
2020	896	246	113	1,255
2021	908	250	115	1,273
2022	1,016	255	88	1,359
2023	1,031	259	90	1,380
2024	1,045	262	92	1,399
2025	1,059	266	93	1,418
2026	1,071	268	93	1,432
2027	890	243	102	1,235
2028	899	248	102	1,249
2029	911	250	103	1,264
2030	919	252	105	1,276
2031	931	255	107	1,293
2015-2024	8,853	2,491	1,128	12,472
2015-2031	15,533	4,273	1,833	21,639

*Based on PPU 2.86 2.27 1.67

Source: Hemson Consulting Ltd.

CITY OF PETERBOROUGH 2015 DEVELOPMENT CHARGES STUDY

TABLE A.8
Non-Residential Space Forecast
Employment Density

Population-Related Employment

40.0 m² per employee

Employment Land Employment

90.0 m² per employee

Mid-Year	<u>Population-Related</u>			<u>Employment Land</u>			<u>Total</u>		
	Total Emp	Emp Growth	Space (m ²)	Total Emp	Emp Growth	Space (m ²)	Total Emp	Empl Growth	Space (m ²)
2011	24,534			21,495			46,029		
2012	24,667	133	5,305	21,678	183	16,495	46,345	316	21,800
2013	24,800	133	5,320	21,862	184	16,560	46,662	317	21,880
2014	24,934	134	5,360	22,048	186	16,740	46,982	320	22,100
2015	25,069	135	5,400	22,236	188	16,920	47,305	323	22,320
2016	25,203	134	5,377	22,425	189	16,966	47,628	323	22,343
2017	25,320	117	4,663	22,594	169	15,254	47,914	286	19,917
2018	25,437	117	4,680	22,765	171	15,390	48,202	288	20,070
2019	25,555	118	4,720	22,937	172	15,480	48,492	290	20,200
2020	25,673	118	4,720	23,111	174	15,660	48,784	292	20,380
2021	25,792	119	4,749	23,286	175	15,795	49,078	294	20,544
2022	25,883	91	3,651	23,437	151	13,545	49,320	242	17,196
2023	25,975	92	3,680	23,588	151	13,590	49,563	243	17,270
2024	26,067	92	3,680	23,740	152	13,680	49,807	244	17,360
2025	26,160	93	3,720	23,893	153	13,770	50,053	246	17,490
2026	26,253	93	3,734	24,049	156	13,999	50,302	249	17,733
2027	26,360	107	4,266	24,233	184	16,601	50,593	291	20,867
2028	26,467	107	4,280	24,418	185	16,650	50,885	292	20,930
2029	26,575	108	4,320	24,605	187	16,830	51,180	295	21,150
2030	26,683	108	4,320	24,793	188	16,920	51,476	296	21,240
2031	26,791	108	4,324	24,983	190	17,094	51,774	298	21,418
2015-2024		1,133	45,320		1,692	152,280		2,825	197,600
2015-2031		1,857	74,284		2,935	264,144		4,792	338,428

Source: Hemson Consulting Ltd.

APPENDIX B

GENERAL SERVICES

TECHNICAL APPENDIX

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

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. Ten services have been analysed as part of the Development Charges Background Study:

Appendix B.1	Library Services
Appendix B.2	Fire Services
Appendix B.3	Police Services
Appendix B.4	Recreation
Appendix B.5	Parks
Appendix B.6	Public Works
Appendix B.7	Parking
Appendix B.8	Transit
Appendix B.9	General Government
Appendix B.10	Affordable Housing

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.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-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 ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2005 to 2014.

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 provided by municipal staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 1 also shows the calculation of the “maximum allowable” funding envelope, net of uncommitted excess capacity and the legislated 10 per cent reduction (for all applicable services). The maximum allowable funding envelope is defined as the 10-year historical service level (expressed as either \$/capita, \$/dwelling unit or \$/population and employment) multiplied by the forecast increase in population, dwelling unit, 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 so that the ten-year historical service level is maintained.

There is also a requirement in the *DCA* to consider “excess capacity” within the City’s existing infrastructure that may be available to partially meet the future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the *DCA*, and the associated capital cost is eligible for recovery. Should uncommitted excess capacity exist, it is determined whether or not this capacity will be available to service new development and, if so, deductions to the maximum allowable funding envelope are required.

**TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The *DCA* requires that Council express its intent to provide future capital facilities to support future growth. Based on the development forecasts presented in Appendix

A, Hemson Consulting, in collaboration with City staff has established a development-related capital program that sets out the projects required to service anticipated development for the ten-year period from 2015 to 2024.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, “replacement” shares and the legislated “10 per cent reduction” for any eligible services.

A replacement share occurs when a new facility will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available 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.

When calculating development charges, the development-related net capital cost must be reduced by 10 per cent for all services except protection services, engineered services, as well as services related to a highway (*DCA s.5.(1)8.*). The 10 per cent discount is therefore applied to library, recreation, parks, parking, transit, general government and affordable housing. As with replacement shares, the 10 per cent mandatory reduction must be funded from non-development charge sources.

The capital program less any replacement or benefit to existing shares, and 10 per cent discount, 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 planning period. For some of the services, a portion of the capital program will service growth that will not occur until after 2024. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity and recovered under future development, or is a service level increase.

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 Table 1. The result is the discounted development-related net capital cost that is eligible for recovery against development over the period from 2015 to 2024.

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 Table 3.

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Library Services, Recreation, Parks and Affordable Housing, the development-related costs have been apportioned as 80 per cent residential and 20 per cent non-residential. This apportionment is based on the anticipated shares of population and employment growth over the ten-year forecast period.

The development-related costs associated with the Library Services, Recreation, Parks and Affordable Housing have been allocated 100 per cent to the residential sector because the need for these services is generally driven entirely by residential development.

The residential share of the 2015 to 2024 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.

TABLE 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.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per unit residential and per square metre (of GFA) non-residential development charges.

APPENDIX B.1

LIBRARY SERVICES

APPENDIX B.1
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 1 2005-2014 HISTORICAL SERVICE LEVELS

Table 1 displays the Library's ten-year historical inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment). The building space amounts to 50,000 square feet and is valued at \$17.50 million. The library buildings occupy approximately 1.20 hectares of land worth \$480,000. The collection materials are valued at \$8.26 million and the furniture and equipment associated with both library branches is valued at \$622,500.

The full 2014 replacement value of the inventory of capital assets amounts to \$26.87 million and the ten-year historical average service level is \$351.34 per capita.

The historical service level multiplied by the ten-year forecast of population growth results in a ten-year maximum allowable funding envelope of \$3.32 million (9,438 population growth X historical service level of \$351.34/capita).

Library services must be reduced by ten per cent as required under the *DCA*. The ten per cent reduction amounts to \$331,595 and this is netted off of the maximum allowable funding envelope.

The discounted maximum allowable funding envelope brought forward to the development charge calculation is therefore \$2.98 million.

**TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The Library's total ten-year forecast amounts to \$12.04 million. The capital program provides for 10,000 square feet of additional library space, including costs associated with structural upgrades, contingency fees, construction, furniture and equipment, as well as collection materials.

No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and as such, the net cost to the municipality remains at \$12.04 million. A share of \$5.08 million is deemed to be a replacement, which is calculated based on the renovation portion of the expansion project. As required by the DCA, a 10 per cent reduction has been applied to all new projects, and these shares amount to \$696,300.

The net municipal cost of this program is then netted down to \$6.27 million and this amount is deemed to be DC eligible. A portion of the DC eligible costs, \$1.15 million, will be funded by available reserve funds. A share of \$2.14 million is deemed as a post-period benefit, and will not be recovered under this development charges by-law, but will be considered in future DC studies, subject to service level restrictions.

The remaining \$2.98 million is related to growth between 2015 and 2024 and is allocated entirely against future residential development in the City of Peterborough. This results in an unadjusted development charge of \$239.28 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow, the residential calculated charge increases to \$270.72. The increase reflects the front-ended nature of the capital program.

The following table summarizes the calculation of the Library Services development charge:

LIBRARY SERVICES SUMMARY						
10-year Hist.	2015 - 2024		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$351.34	\$12,043,308	\$2,984,352	\$239.28	\$0.00	\$270.72	\$0.00

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Peterborough Public Library, 345 Aylmer St. N	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	\$350
DelaFosse Branch Library, 729 Park St. S	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$350
Total (sq.ft.)	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
Total (\$000)	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
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	\$400,000
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	\$400,000
Total (ha)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	
Total (\$000)	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Books (Volumes)	153,326	152,462	139,072	129,098	123,855	141,204	126,955	131,204	134,751	131,398	\$46
Reference Titles	14,936	14,873	14,128	13,111	12,162	6,423	5,135	5,123	5,079	5,079	\$154
Microform	3,328	3,328	3,328	3,328	3,328	4,244	4,244	4,244	4,244	4,244	\$96
CD-ROM/A-V Materials	5,667	6,772	6,600	6,448	11,881	12,562	15,363	17,464	19,214	20,024	\$42
Full Text Databases	5	2	8	8	15	39	41	23	19	19	\$3,000
Downloadable Materials	-	-	-	-	-	-	-	16,608	56,191	65,901	\$2
Total (#)	177,262	177,437	163,136	151,993	151,241	164,472	151,738	174,666	219,498	226,665	
Total (\$000)	\$9,925.6	\$9,913.6	\$9,193.7	\$8,571.9	\$8,433.8	\$8,536.6	\$7,806.4	\$8,067.5	\$8,364.5	\$8,263.7	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Automated Collection System	\$337,926	\$337,926	\$337,926	\$337,926	\$337,926	\$345,022	\$352,267	\$360,017	\$366,497	\$371,261
Meeting Room Furnishings	\$16,360	\$16,360	\$16,360	\$16,360	\$16,360	\$16,704	\$17,055	\$17,430	\$17,744	\$17,975
Children's Department Carpet and Furniture	\$38,690	\$38,690	\$38,690	\$38,690	\$38,690	\$39,502	\$40,332	\$41,219	\$41,961	\$42,506
Audiovisual Equipment	\$17,270	\$17,270	\$17,270	\$17,270	\$17,270	\$17,633	\$18,003	\$18,399	\$18,730	\$18,973
Ergonomic Furniture	\$31,282	\$31,282	\$49,913	\$49,913	\$49,913	\$50,961	\$52,031	\$53,176	\$54,133	\$54,837
Security System	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,315	\$15,637	\$15,981	\$16,269	\$16,480
Main Floor and Basement Carpet	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$96,995	\$99,032	\$100,121	\$100,303	\$100,437
Total (\$000)	\$551.5	\$551.5	\$570.2	\$570.2	\$570.2	\$582.1	\$594.4	\$606.3	\$615.6	\$622.5

**CITY OF PETERBOROUGH
 CALCULATION OF SERVICE LEVELS
 LIBRARY SERVICES**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777

INVENTORY SUMMARY (\$000)

Buildings	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0	\$17,500.0
Land	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0	\$480.0
Materials	\$9,925.6	\$9,913.6	\$9,193.7	\$8,571.9	\$8,433.8	\$8,536.6	\$7,806.4	\$8,067.5	\$8,364.5	\$8,263.7
Furniture And Equipment	\$551.5	\$551.5	\$570.2	\$570.2	\$570.2	\$582.1	\$594.4	\$606.3	\$615.6	\$622.5
Total (\$000)	\$28,457.2	\$28,445.1	\$27,743.9	\$27,122.1	\$26,983.9	\$27,098.7	\$26,380.7	\$26,653.8	\$26,960.1	\$26,866.2

SERVICE LEVEL (\$/capita)											Average Service Level
Buildings	\$234.60	\$232.08	\$230.10	\$228.14	\$226.20	\$224.28	\$222.37	\$220.44	\$218.54	\$216.65	\$225.34
Land	\$6.43	\$6.37	\$6.31	\$6.26	\$6.20	\$6.15	\$6.10	\$6.05	\$5.99	\$5.94	\$6.18
Materials	\$133.06	\$131.47	\$120.89	\$111.75	\$109.01	\$109.40	\$99.19	\$101.62	\$104.45	\$102.30	\$112.32
Furniture And Equipment	\$7.39	\$7.31	\$7.50	\$7.43	\$7.37	\$7.46	\$7.55	\$7.64	\$7.69	\$7.71	\$7.51
Total (\$/capita)	\$381.48	\$377.23	\$364.80	\$353.58	\$348.79	\$347.29	\$335.21	\$335.75	\$336.67	\$332.60	\$351.34

**CITY OF PETERBOROUGH
 CALCULATION OF MAXIMUM ALLOWABLE
 LIBRARY SERVICES**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$351.34
Net Population Growth 2015 - 2024	9,438
Maximum Allowable Funding Envelope	\$3,315,947
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$331,595
Discounted Maximum Allowable Funding Envelope	\$2,984,352

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$26,866,177
Inventory Using Average Service Level	\$28,380,191
Excess Capacity	\$0

67
APPENDIX B.1
TABLE 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		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2015-2024	Post 2024
1.0 LIBRARY SERVICES										
1.1 Additional Library Space										
1.1.1 Additional Library Space - 10,000 Sq.Ft. Expansion	2015	\$ 10,983,308	\$ -	\$ 10,983,308	\$ 5,079,889	\$ 590,342	\$ 5,313,078	\$ 1,146,815	\$ 2,030,352	\$ 2,135,910
1.1.2 Additional Collection Materials for New Space	2016	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
Subtotal Additional Library Space		\$ 11,183,308	\$ -	\$ 11,183,308	\$ 5,079,889	\$ 610,342	\$ 5,493,078	\$ 1,146,815	\$ 2,210,352	\$ 2,135,910
1.2 Library Materials										
1.2.1 Additional Collections Materials	Various	\$ 860,000	\$ -	\$ 860,000	\$ -	\$ 86,000	\$ 774,000	\$ -	\$ 774,000	\$ -
Subtotal Library Materials		\$ 860,000	\$ -	\$ 860,000	\$ -	\$ 86,000	\$ 774,000	\$ -	\$ 774,000	\$ -
TOTAL LIBRARY SERVICES		\$ 12,043,308	\$ -	\$ 12,043,308	\$ 5,079,889	\$ 696,342	\$ 6,267,078	\$ 1,146,815	\$ 2,984,352	\$ 2,135,910

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	100%	\$2,984,352
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$239.28
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$0.00

2015 - 2024 Net Funding Envelope	\$2,984,352
Current Reserve Fund Balance	\$1,146,815

68
 APPENDIX B.1
 TABLE 3

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

LIBRARY SERVICES	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.0	(\$1,870.8)	(\$1,938.3)	(\$1,780.8)	(\$1,605.1)	(\$1,408.9)	(\$1,191.7)	(\$951.0)	(\$663.8)	(\$347.2)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Service: Non Inflated	\$2,107.8	\$257.4	\$77.4	\$77.4	\$77.4	\$77.4	\$77.4	\$77.4	\$77.4	\$77.4	\$2,984.4
- Library Service: Inflated	\$2,107.8	\$262.5	\$80.5	\$82.1	\$83.8	\$85.5	\$87.2	\$88.9	\$90.7	\$92.5	\$3,061.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$287.0	\$297.4	\$340.0	\$351.1	\$363.4	\$375.1	\$388.1	\$422.6	\$437.7	\$452.6	\$3,715.0
INTEREST											
- Interest on Opening Balance	\$0.0	(\$102.9)	(\$106.6)	(\$97.9)	(\$88.3)	(\$77.5)	(\$65.5)	(\$52.3)	(\$36.5)	(\$19.1)	(\$646.7)
- Interest on In-year Transactions	(\$50.1)	\$0.6	\$4.5	\$4.7	\$4.9	\$5.1	\$5.3	\$5.8	\$6.1	\$6.3	(\$6.8)
TOTAL REVENUE	\$236.9	\$195.1	\$237.9	\$257.9	\$280.0	\$302.7	\$327.8	\$376.1	\$407.3	\$439.8	\$3,061.6
CLOSING CASH BALANCE	(\$1,870.8)	(\$1,938.3)	(\$1,780.8)	(\$1,605.1)	(\$1,408.9)	(\$1,191.7)	(\$951.0)	(\$663.8)	(\$347.2)	\$0.1	

2015 Adjusted Charge Per Capita	\$270.72
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2

FIRE SERVICES

APPENDIX B.2

FIRE SERVICES

Peterborough Fire Services is responsible for the provision of fire suppression and rescue, prevention, public education, investigation and enforcement, and emergency management.

TABLE 1 2005-2014 HISTORICAL SERVICE LEVELS

The City of Peterborough Fire Services operates from four fire stations, including a headquarters location. The combined area of the stations is 48,300 square feet and is valued at \$14.49 million. The land area associated with the buildings is approximately 2.10 hectares, which is worth \$841,800. The 20 vehicles associated with the stations have a replacement value of \$7.96 million, and the total value of all furniture and equipment is approximately \$2.19 million.

The current replacement value of the Fire Services capital infrastructure is \$25.48 million and has provided the City with a ten year average service level of \$663.40 per dwelling unit.

The calculated maximum allowable share recoverable through development charges over the 2015 to 2024 planning period is \$3.23 million (4,863 dwelling unit growth X historical service level of \$663.40/dwelling unit). Fire Services are not subject to the ten per cent discount and, as such, the full funding envelope is carried forward to the development charges calculation.

TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The first project in the Fire Services capital program recovers for the negative reserve fund balance of \$274,967. Also included is the replacement of Station #2 in 2015 and 2016, as well as a new Station #4 at the end of the ten year planning period. The program also includes additional vehicles valued at \$655,000, as well as various equipment acquisitions for \$663,000.

In total, the ten-year capital program for Fire Services amounts to \$9.02 million. No grants or 10 per cent discount shares are identified for this service's capital program. A share of \$2.03 million is deemed as a replacement share, which accounts largely for the replacement portion of the Station #2 project. \$3.76 million is the amount of

the DC eligible capital program that exceeds the maximum allowable funding envelope and will therefore be considered for funding under future development charges.

The resulting ten-year development-related net capital cost of \$3.23 million is allocated 80 per cent, or \$2.58 million, against residential development, and 20 per cent, or \$645,200, against non-residential development. The resulting unadjusted development charge is \$206.93 per capita and \$3.27 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, both the residential and non-residential charges increase to \$225.71 per capita and \$3.51 per square metre, respectively. The increase reflects the front-ended nature of the capital program.

The following table summarizes the calculation of the Fire Services development charge.

FIRE SERVICES SUMMARY						
10-year Hist. Service Level per household	2015 - 2024		Unadjusted		Adjusted	
	Development-Related Capital Program		Development Charge		Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$663.40	\$9,017,967	\$3,226,114	\$206.93	\$3.27	\$225.71	\$3.51

72
APPENDIX B.2
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
FIRE SERVICES

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Headquarters	27,208	27,208	27,208	27,208	27,208	27,208	27,208	27,208	27,208	27,208	\$300
Station #2	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$300
Station #3	5,053	5,053	5,053	5,053	5,053	5,053	5,053	5,053	-	-	\$300
New Station #3	-	-	-	-	-	-	-	-	16,603	16,603	\$300
Station #4	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$300
Total (sq.ft.)	36,761	36,761	36,761	36,761	36,761	36,761	36,761	36,761	48,311	48,311	
Total (\$000)	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$14,493.3	\$14,493.3	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Headquarters	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$400,000
Station #2	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	\$400,000
Station #3	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	-	-	\$400,000
New Station #3	-	-	-	-	-	-	-	-	0.54	0.54	\$400,000
Station #4	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$400,000
Total (ha)	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	2.10	2.10	
Total (\$000)	\$744.0	\$744.0	\$744.0	\$744.0	\$744.0	\$744.0	\$744.0	\$744.0	\$841.8	\$841.8	

73
APPENDIX B.2
TABLE 1 - PAGE 2

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
FIRE SERVICES

VEHICLES Vehicle Type	# of Vehicles										UNIT COST (\$/vehicle)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Staff vehicles, sedans, wagons, vans, pick-ups	3	3	3	5	5	5	5	5	5	5	\$55,000
Service Truck/Rehab Support Vehicle	2	2	2	2	2	3	3	3	3	3	\$65,000
Command Unit	2	2	2	2	2	2	2	2	2	2	\$105,000
Pumpers (light duty commercial)/Haz Mat Unit	1	1	1	1	1	1	1	1	1	1	\$475,000
Pumpers (heavy duty custom)	4	4	4	5	5	5	5	5	5	5	\$575,000
Pumper Telesquirt/Aerial Ladder	1	1	1	1	1	1	1	1	1	1	\$1,100,000
Aerial/Quint	1	1	1	1	1	1	1	1	1	1	\$1,500,000
Airport Crash Rescue	1	1	1	1	1	1	1	1	1	1	\$680,000
Command Post	-	-	-	-	1	1	1	1	1	1	\$650,000
Total (#)	15	15	15	18	19	20	20	20	20	20	
Total (\$000)	\$6,560.0	\$6,560.0	\$6,560.0	\$7,245.0	\$7,895.0	\$7,960.0	\$7,960.0	\$7,960.0	\$7,960.0	\$7,960.0	\$7,960.0

FURNITURE & EQUIPMENT Equipment	Total Value of Furniture & Equipment (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Personal Fire Fighter Equipment	\$551,320	\$551,320	\$551,320	\$551,320	\$551,320	\$575,320	\$575,320	\$583,320	\$650,320	\$717,000
Breathing Air Compressor System	\$69,640	\$69,640	\$69,640	\$69,640	\$69,640	69,640	69,640	69,640	99,640	99,640
Communications Equipment	\$420,910	\$420,910	\$420,910	\$495,910	\$495,910	495,910	495,910	495,910	495,910	495,910
Other Station Equipment	\$252,530	\$252,530	\$252,530	\$252,530	\$257,250	317,250	352,250	376,250	421,250	466,250
Fire Fighting Hose	\$116,070	\$116,070	\$116,070	\$116,070	\$116,070	116,070	116,070	116,070	140,070	140,070
SCBA	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	225,000	225,000	245,000	245,000	269,000
Total (\$000)	\$1,635.5	\$1,635.5	\$1,635.5	\$1,710.5	\$1,715.2	\$1,799.2	\$1,834.2	\$1,886.2	\$2,052.2	\$2,187.9

CITY OF PETERBOROUGH
 CALCULATION OF SERVICE LEVELS
 FIRE SERVICES

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Households	30,787	31,204	31,638	32,078	32,524	32,976	33,435	33,850	34,270	34,695

INVENTORY SUMMARY (\$000)

Buildings	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$11,028.3	\$14,493.3	\$14,493.3
Land	\$744.0	\$744.0	\$744.0	\$744.0	\$744.0	\$744.0	\$744.0	\$744.0	\$841.8	\$841.8
Vehicles	\$6,560.0	\$6,560.0	\$6,560.0	\$7,245.0	\$7,895.0	\$7,960.0	\$7,960.0	\$7,960.0	\$7,960.0	\$7,960.0
Furniture & Equipment	\$1,635.5	\$1,635.5	\$1,635.5	\$1,710.5	\$1,715.2	\$1,799.2	\$1,834.2	\$1,886.2	\$2,052.2	\$2,187.9
Total (\$000)	\$19,967.8	\$19,967.8	\$19,967.8	\$20,727.8	\$21,382.5	\$21,531.5	\$21,566.5	\$21,618.5	\$25,347.3	\$25,482.9

SERVICE LEVEL (\$/household)

											Average Service Level
Buildings	\$358.21	\$353.43	\$348.58	\$343.80	\$339.08	\$334.43	\$329.84	\$325.80	\$422.92	\$417.73	\$357.38
Land	\$24.17	\$23.84	\$23.52	\$23.19	\$22.88	\$22.56	\$22.25	\$21.98	\$24.56	\$24.26	\$23.32
Vehicles	\$213.08	\$210.23	\$207.35	\$225.86	\$242.74	\$241.39	\$238.07	\$235.16	\$232.27	\$229.43	\$227.56
Furniture & Equipment	\$53.12	\$52.41	\$51.69	\$53.32	\$52.74	\$54.56	\$54.86	\$55.72	\$59.88	\$63.06	\$55.14
Total (\$/household)	\$648.58	\$639.91	\$631.13	\$646.17	\$657.44	\$652.94	\$645.03	\$638.66	\$739.63	\$734.48	\$663.40

CITY OF PETERBOROUGH
 CALCULATION OF MAXIMUM ALLOWABLE
 FIRE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$663.40
Household Growth 2015 - 2024	4,863
Maximum Allowable Funding Envelope	\$3,226,114
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$3,226,114

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$25,482,948
Inventory Using Average Service Level	\$23,016,663
Excess Capacity	\$2,466,285
Excess Capacity:	Committed

75
APPENDIX B.2
TABLE 2

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2015-2024	Post 2024
2.0 FIRE SERVICES										
2.1 Recovery of Negative Reserve Fund Balance										
2.1.1 Recovery of Negative Reserve Fund Balance	2015	\$ 274,967	\$ -	\$ 274,967	\$ -	\$ -	\$ 274,967	\$ -	\$ 274,967	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 274,967	\$ -	\$ 274,967	\$ -	\$ -	\$ 274,967	\$ -	\$ 274,967	\$ -
2.2 Buildings, Land & Furnishings										
2.2.1 Replace Station #2 (6,000 sq.ft.) - Design	2015	\$ 175,000	\$ -	\$ 175,000	\$ 102,000	\$ -	\$ 73,000	\$ -	\$ 73,000	\$ -
2.2.2 Replace Station #2 (6,000 sq.ft.) - Construction	2016	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 1,750,000	\$ -	\$ 1,250,000	\$ -	\$ 1,250,000	\$ -
2.2.3 New Station #4 - Design	2019	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
2.2.4 New Station #4 - Site Prep and Construction	2020	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 1,028,147	\$ 2,971,853
Subtotal Buildings, Land & Furnishings		\$ 7,425,000	\$ -	\$ 7,425,000	\$ 1,852,000	\$ -	\$ 5,573,000	\$ -	\$ 2,601,147	\$ 2,971,853
2.3 Vehicles										
2.3.1 Pumper Vehicle for New Station #4	2020	\$ 575,000	\$ -	\$ 575,000	\$ -	\$ -	\$ 575,000	\$ -	\$ -	\$ 575,000
2.3.2 Service Truck for New Station #4	2020	\$ 65,000	\$ -	\$ 65,000	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 65,000
2.3.3 Boat for New Station #4	2020	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
Subtotal Vehicles		\$ 655,000	\$ -	\$ 655,000	\$ -	\$ -	\$ 655,000	\$ -	\$ -	\$ 655,000
2.4 Equipment										
2.4.1 Aircraft Crash Tender	2015	\$ 525,000	\$ -	\$ 525,000	\$ 175,000	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -
2.4.2 Equipment for 16 Additional Firefighters (Station #4)	2020	\$ 96,000	\$ -	\$ 96,000	\$ -	\$ -	\$ 96,000	\$ -	\$ -	\$ 96,000
2.4.3 6 Additional Breathing Apparatus	2020	\$ 42,000	\$ -	\$ 42,000	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ 42,000
Subtotal Equipment		\$ 663,000	\$ -	\$ 663,000	\$ 175,000	\$ -	\$ 488,000	\$ -	\$ 350,000	\$ 138,000
TOTAL FIRE SERVICES		\$ 9,017,967	\$ -	\$ 9,017,967	\$ 2,027,000	\$ -	\$ 6,990,967	\$ -	\$ 3,226,114	\$ 3,764,853

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	80%	\$2,580,891
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$206.93
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	20%	\$645,223
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$3.27

2015 - 2024 Net Funding Envelope	\$3,226,114
Current Reserve Fund Balance	(\$274,967)

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

FIRE SERVICES	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.0	(\$327.8)	(\$1,139.1)	(\$913.4)	(\$665.8)	(\$614.4)	(\$1,260.0)	(\$1,000.0)	(\$696.6)	(\$363.6)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Services: Non Inflated	\$558.4	\$1,000.0	\$0.0	\$0.0	\$200.0	\$822.5	\$0.0	\$0.0	\$0.0	\$0.0	\$2,580.9
- Fire Services: Inflated	\$558.4	\$1,020.0	\$0.0	\$0.0	\$216.5	\$908.1	\$0.0	\$0.0	\$0.0	\$0.0	\$2,703.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$239.3	\$248.0	\$283.4	\$292.7	\$303.0	\$312.7	\$323.6	\$352.3	\$364.9	\$377.4	\$3,097.3
INTEREST											
- Interest on Opening Balance	\$0.0	(\$18.0)	(\$62.7)	(\$50.2)	(\$36.6)	(\$33.8)	(\$69.3)	(\$55.0)	(\$38.3)	(\$20.0)	(\$383.9)
- Interest on In-year Transactions	(\$8.8)	(\$21.2)	\$5.0	\$5.1	\$1.5	(\$16.4)	\$5.7	\$6.2	\$6.4	\$6.6	(\$10.0)
TOTAL REVENUE	\$230.5	\$208.7	\$225.7	\$247.6	\$267.9	\$262.5	\$260.0	\$303.5	\$333.0	\$364.0	\$2,703.4
CLOSING CASH BALANCE	(\$327.8)	(\$1,139.1)	(\$913.4)	(\$665.8)	(\$614.4)	(\$1,260.0)	(\$1,000.0)	(\$696.6)	(\$363.6)	\$0.4	

2015 Adjusted Charge Per Capita	\$225.71
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
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
FIRE SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

FIRE SERVICES	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	(\$63.08)	(\$246.47)	(\$186.15)	(\$120.38)	(\$104.13)	(\$262.06)	(\$193.96)	(\$134.22)	(\$69.46)	
2015 - 2024 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Services: Non Inflated	\$139.6	\$250.0	\$0.0	\$0.0	\$50.0	\$205.6	\$0.0	\$0.0	\$0.0	\$0.0	\$645.2
- Fire Services: Inflated	\$139.6	\$255.0	\$0.0	\$0.0	\$54.1	\$227.0	\$0.0	\$0.0	\$0.0	\$0.0	\$675.7
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	22,320	22,343	19,917	20,070	20,200	20,380	20,544	17,196	17,270	17,360	197,600
REVENUE											
- DC Receipts: Inflated	\$78.2	\$79.9	\$72.6	\$74.7	\$76.6	\$78.9	\$81.1	\$69.2	\$70.9	\$72.7	\$754.8
INTEREST											
- Interest on Opening Balance	\$0.0	(\$3.5)	(\$13.6)	(\$10.2)	(\$6.6)	(\$5.7)	(\$14.4)	(\$10.7)	(\$7.4)	(\$3.8)	(\$75.9)
- Interest on In-year Transactions	(\$1.7)	(\$4.8)	\$1.3	\$1.3	\$0.4	(\$4.1)	\$1.4	\$1.2	\$1.2	\$1.3	(\$2.5)
TOTAL REVENUE	\$76.5	\$71.6	\$60.3	\$65.8	\$70.4	\$69.1	\$68.1	\$59.7	\$64.8	\$70.2	\$676.4
CLOSING CASH BALANCE	(\$63.1)	(\$246.5)	(\$186.2)	(\$120.4)	(\$104.1)	(\$262.1)	(\$194.0)	(\$134.2)	(\$69.5)	\$0.7	

2015 Adjusted Charge Per Square Metre	\$3.51
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

POLICE SERVICES

APPENDIX B.3

POLICE SERVICES

The Peterborough Lakefield Community Police Service provides various policing services, including crime prevention, law enforcement, victim assistance, public order and maintenance, emergency response, and administration and infrastructure.

TABLE 1 2005-2014 HISTORICAL SERVICE LEVELS

The ten-year historical inventory of capital assets for Police Services includes 56,900 square feet of building space with a replacement value of \$8.75 million. The 0.68 hectares of land associated with the building space are valued at \$272,000. The 14 vehicles associated with Police services total \$415,000. Personal police equipment is valued at \$790,600 and the total value of furniture and equipment associated with the stations adds \$4.30 million to the value of the inventory.

The current replacement value of the Police Services capital infrastructure including buildings, land, vehicles and equipment is approximately \$14.52 million. This has provided a 10-year average historical service level of \$114.59 per population and employment. This average historical service level multiplied by the ten-year forecast growth in population and employment, results in a ten-year maximum allowable funding envelope of \$1.41 million.

TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Police capital program recovers mainly for regularly scheduled business plans as well as a provision for additional facility space, which will be required in the future to better service the growing population in Peterborough. None of the additional space costs are recovered under the development charges calculated herein.

Altogether, the ten-year capital forecast for Police amounts to \$2.15 million, \$2.08 million of which is considered to be development-related. Replacement shares equivalent to half of the business plans have been netted out. \$70,900 in available reserve funds are applied to the capital program. The full \$2.00 million in additional facility space is deemed to be of post-period benefit. The remaining \$4,073 is brought forward to the development charges calculation.

As shown in Table 2, the total development-related cost is allocated 80 per cent or \$3,258, against new residential development, and 20 per cent, or \$815, against non-residential development. This yields an unadjusted development charge of \$0.26 per capita and \$0.00 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, both the residential and non-residential charges increase marginally to \$0.28 per capita and \$0.01 per square metre, respectively.

The following table summarizes the calculation of the Police Services development charge.

POLICE SERVICES SUMMARY						
10-year Hist.	2015 - 2024		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$114.59	\$2,150,000	\$4,073	\$0.26	\$0.00	\$0.28	\$0.01

81
APPENDIX B.3
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
POLICE SERVICES

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Police Headquarters	33,497	33,497	33,497	33,497	33,497	34,519	34,519	34,519	34,519	34,519	\$200
Parking Garage	21,960	21,960	21,960	21,960	21,960	21,960	21,960	21,960	21,960	21,960	\$80
Forensic Identification Garage	-	-	-	-	-	448	448	448	448	448	\$200
Total (sq.ft.)	55,457	55,457	55,457	55,457	55,457	56,927	56,927	56,927	56,927	56,927	
Total (\$000)	\$8,456.2	\$8,456.2	\$8,456.2	\$8,456.2	\$8,456.2	\$8,750.2	\$8,750.2	\$8,750.2	\$8,750.2	\$8,750.2	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Police Headquarters	0.42	0.42	0.42	0.42	0.42	0.68	0.68	0.68	0.68	0.68	\$400,000
Forensic Identification Garage	-	-	-	-	-	-	-	-	-	-	\$400,000
Total (ha)	0.42	0.42	0.42	0.42	0.42	0.68	0.68	0.68	0.68	0.68	
Total (\$000)	\$168.0	\$168.0	\$168.0	\$168.0	\$168.0	\$272.0	\$272.0	\$272.0	\$272.0	\$272.0	

VEHICLES Vehicle Type	# of Vehicles										UNIT COST (\$/vehicle)	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
Utility Truck / Back-up K-9 vehicle	-	-	-	-	-	-	-	-	-	-	1	\$29,000
Barbeque trailer	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Criminal Investigations cars	2	2	2	2	2	2	2	2	2	2	2	\$25,500
Community Services / ERT van	-	-	-	-	-	-	1	1	1	1	1	\$38,000
Criminal Investigations van	-	-	1	1	1	1	1	1	1	1	1	\$25,500
Trailer	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Forensic Identification van	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Prisoner van	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Duty Officer car	1	1	1	1	1	1	1	1	1	1	1	\$32,000
Motorcycles	2	2	2	2	2	2	2	3	3	3	\$32,000	
Pick-up truck	1	1	1	1	1	1	1	1	1	1	1	\$31,000
Total (#)	10	10	11	11	11	11	12	13	13	14		
Total (\$000)	\$290.5	\$290.5	\$316.0	\$316.0	\$316.0	\$316.0	\$354.0	\$386.0	\$386.0	\$415.0		

CITY OF PETERBOROUGH
 INVENTORY OF CAPITAL ASSETS
 POLICE SERVICES

PERSONAL POLICE EQUIPMENT Description	# of Sets of Equipment										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Personal Police Equipment	120	120	121	123	125	125	125	131	133	133	\$4,017
ERT Equipment	10	10	10	10	10	10	10	10	11	11	\$11,034
Special Constable Equipment	12	12	12	12	12	14	14	14	14	14	\$3,351
Volunteer Auxiliaries Equipment	30	29	26	25	24	23	22	21	20	31	\$2,840
Total (#)	172	171	169	170	171	172	171	176	178	189	
Total (\$000)	\$717.8	\$715.0	\$710.4	\$715.6	\$720.8	\$724.7	\$721.9	\$743.1	\$759.3	\$790.6	

FURNITURE & EQUIPMENT Equipment	Total Value of Furniture & Equipment (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Communications Equipment	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000
Furniture & Other Station Equipment	\$1,096,051	\$1,096,051	\$1,096,051	\$1,096,051	\$1,096,051	\$1,096,051	\$1,096,051	\$1,096,051	\$1,096,051	\$1,096,051
Total (\$000)	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1

83
APPENDIX B.3
TABLE 1 - PAGE 3

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
POLICE SERVICES

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777
Historic Employment	<u>44,916</u>	<u>46,114</u>	<u>46,097</u>	<u>46,080</u>	<u>46,063</u>	<u>46,046</u>	<u>46,029</u>	<u>46,344</u>	<u>46,662</u>	<u>46,982</u>
Total Historic Population & Employment	119,512	121,520	122,150	122,786	123,427	124,074	124,727	125,729	126,740	127,759

INVENTORY SUMMARY (\$000)

Buildings	\$8,456.2	\$8,456.2	\$8,456.2	\$8,456.2	\$8,456.2	\$8,750.2	\$8,750.2	\$8,750.2	\$8,750.2	\$8,750.2
Land	\$168.0	\$168.0	\$168.0	\$168.0	\$168.0	\$272.0	\$272.0	\$272.0	\$272.0	\$272.0
Vehicles	\$290.5	\$290.5	\$316.0	\$316.0	\$316.0	\$316.0	\$354.0	\$386.0	\$386.0	\$415.0
Personal Police Equipment	\$717.8	\$715.0	\$710.4	\$715.6	\$720.8	\$724.7	\$721.9	\$743.1	\$759.3	\$790.6
Furniture & Equipment	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1	\$4,296.1
Total (\$000)	\$13,928.5	\$13,925.7	\$13,946.7	\$13,951.9	\$13,957.1	\$14,359.0	\$14,394.1	\$14,447.4	\$14,463.6	\$14,523.8

SERVICE LEVEL (\$/population & employment)											Average Service Level
Buildings	\$70.76	\$69.59	\$69.23	\$68.87	\$68.51	\$70.52	\$70.15	\$69.60	\$69.04	\$68.49	\$69.48
Land	\$1.41	\$1.38	\$1.38	\$1.37	\$1.36	\$2.19	\$2.18	\$2.16	\$2.15	\$2.13	\$1.77
Vehicles	\$2.43	\$2.39	\$2.59	\$2.57	\$2.56	\$2.55	\$2.84	\$3.07	\$3.05	\$3.25	\$2.73
Personal Police Equipment	\$6.01	\$5.88	\$5.82	\$5.83	\$5.84	\$5.84	\$5.79	\$5.91	\$5.99	\$6.19	\$5.91
Furniture & Equipment	\$35.95	\$35.35	\$35.17	\$34.99	\$34.81	\$34.62	\$34.44	\$34.17	\$33.90	\$33.63	\$34.70
Total (\$/pop & emp)	\$116.55	\$114.60	\$114.18	\$113.63	\$113.08	\$115.73	\$115.40	\$114.91	\$114.12	\$113.68	\$114.59

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
POLICE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$114.59
Net Population & Employment Growth 2015 - 2024	12,266
Maximum Allowable Funding Envelope	\$1,405,561
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$1,405,561

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$14,523,840
Inventory Using Average Service Level	\$14,639,904
Excess Capacity	\$0

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
POLICE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2015-2024	Post 2024
3.0 POLICE SERVICES										
3.1 Development-Related Police Projects										
3.1.1 Police Services Business Plan	2015	\$ 75,000	\$ -	\$ 75,000	\$ 37,500	\$ -	\$ 37,500	\$ 37,500	\$ -	\$ -
3.1.2 Police Services Business Plan	2018	\$ 75,000	\$ -	\$ 75,000	\$ 37,500	\$ -	\$ 37,500	\$ 33,427	\$ 4,073	\$ -
3.1.3 Additional Police Facility Space	2024	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
Subtotal Development-Related Police Projects		\$ 2,150,000	\$ -	\$ 2,150,000	\$ 75,000	\$ -	\$ 2,075,000	\$ 70,927	\$ 4,073	\$ 2,000,000
TOTAL POLICE SERVICES		\$ 2,150,000	\$ -	\$ 2,150,000	\$ 75,000	\$ -	\$ 2,075,000	\$ 70,927	\$ 4,073	\$ 2,000,000

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	80%	\$3,258
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$0.26
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	20%	\$815
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$0.00

2015 - 2024 Net Funding Envelope	\$1,405,561
Current Reserve Fund Balance	\$70,927

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

POLICE SERVICES	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.0	\$0.3	\$0.6	\$1.0	(\$2.1)	(\$1.8)	(\$1.5)	(\$1.1)	(\$0.8)	(\$0.3)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Police Services: Non Inflated	\$0.0	\$0.0	\$0.0	\$3.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.3
- Police Services: Inflated	\$0.0	\$0.0	\$0.0	\$3.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$0.3	\$0.3	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.5	\$0.5	\$4.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.0)	(\$0.0)	(\$0.3)
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	(\$0.1)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)
TOTAL REVENUE	\$0.3	\$0.3	\$0.4	\$0.4	\$0.3	\$0.3	\$0.3	\$0.3	\$0.5	\$0.5	\$3.6
CLOSING CASH BALANCE	\$0.3	\$0.6	\$1.0	(\$2.1)	(\$1.8)	(\$1.5)	(\$1.1)	(\$0.8)	(\$0.3)	\$0.2	

2015 Adjusted Charge Per Capita	\$0.28
---------------------------------	--------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
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
POLICE SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

POLICE SERVICES	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	\$0.10	\$0.21	\$0.32	(\$0.46)	(\$0.38)	(\$0.30)	(\$0.22)	(\$0.13)	(\$0.03)	
2015 - 2024 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Police Services: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.8
- Police Services: Inflated	\$0.0	\$0.0	\$0.0	\$0.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.9
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	22,320	22,343	19,917	20,070	20,200	20,380	20,544	17,196	17,270	17,360	197,600
REVENUE											
- DC Receipts: Inflated	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$1.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.1)
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	(\$0.0)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)
TOTAL REVENUE	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.9
CLOSING CASH BALANCE	\$0.1	\$0.2	\$0.3	(\$0.5)	(\$0.4)	(\$0.3)	(\$0.2)	(\$0.1)	(\$0.0)	\$0.1	

2015 Adjusted Charge Per Square Metre	\$0.01
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.4

RECREATION

APPENDIX B.4

RECREATION

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

TABLE 1 2005-2014 HISTORICAL SERVICE LEVELS

The ten-year historical inventory of capital assets for Recreation includes 425,100 square feet of indoor recreation building space accommodated within twelve major facilities. The largest of these facilities is the Peterborough Memorial Centre at 119,300 square feet. The current replacement value for all buildings is \$131.03 million and the 24.65 hectares of land associated with the buildings is valued at \$9.86 million. The furniture and equipment found in the facilities has a total value of \$8.10 million.

The 2014 full replacement value of the inventory of capital assets for the Recreation department amounts to \$148.99 million and the ten-year historical average service level is \$1,932.41 per capita.

The historical service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$18.24 million (9,438 population growth X historical service level of \$1,932.41/capita).

Recreation is a service for which development-related capital costs must be reduced by ten percent as required under the *DCA*. \$1.82 million is calculated as the ten per cent reduction. The resulting discounted maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$16.41 million.

TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The 2015 to 2024 gross development-related capital program for Recreation amounts to \$40.50 million.

The capital program provides for the construction of a new arena facility for a total cost of \$27.00 million in 2016. This facility is intended to replace and expand upon Northcrest Arena. Also included in the program is \$13.50 million for a complementary recreation facility.

Available grants and alternative funding sources have been identified for the two projects in the amount of \$6.00 million. Significant benefit to existing shares have been identified for these projects, particularly to acknowledge the existing need for additional indoor recreation space. Replacement shares amount to \$20.00 million. The legislated 10 percent discount totals \$1.45 million and will be funded from non-development charges sources. A further amount of \$218,900 will be funded from available reserve funds, and \$4.84 million will be considered under future development charges. The remaining share of \$7.99 million is eligible for development charges funding in the ten year forecast period, 2015 to 2024.

The full development-related share of the Recreation capital program is allocated entirely against future residential development in the City of Peterborough. This results in an unadjusted development charge of \$640.68 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow consideration, the calculated development charge increases to \$697.65 per capita, which reflects the front-ended nature of the capital program.

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

RECREATION SUMMARY						
10-year Hist.	2015 - 2024		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,932.41	\$40,500,000	\$7,990,558	\$640.68	\$0.00	\$697.65	\$0.00

90
APPENDIX B.4
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
RECREATION

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
Peterborough Memorial Centre	119,286	119,286	119,286	119,286	119,286	119,286	119,286	119,286	119,286	119,286	119,286	\$320
Evinrude Centre	93,747	93,747	93,747	93,747	93,747	93,747	93,747	93,747	93,747	93,747	93,747	\$290
Kinsmen Civic Centre	53,414	53,414	56,234	56,234	56,234	56,234	56,234	56,234	56,234	56,234	56,234	\$360
Northcrest Arena	24,681	24,681	24,681	24,681	24,681	24,681	24,681	24,681	24,681	24,681	24,681	\$290
Kingswood Community Centre	14,960	-	-	-	-	-	-	-	-	-	-	\$250
Queen Alexandra Community Centre	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	\$260
Morrow Building	25,049	25,049	25,049	25,049	25,049	25,049	25,049	25,049	25,049	25,049	25,049	\$180
Bicentennial Building	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	\$180
Morrow Lounge	3,073	3,073	3,073	3,073	3,073	3,073	3,073	3,073	3,073	3,073	3,073	\$160
Morrow Park Grandstand	11,577	11,577	11,577	11,577	11,577	11,577	11,577	11,577	11,577	11,577	-	\$140
Morrow Park Barns	14,511	14,511	14,511	14,511	14,511	14,511	14,511	14,511	14,511	14,511	14,511	\$160
Peterborough Marina Building	5,955	5,955	5,955	5,955	5,955	5,955	5,955	5,955	5,955	5,955	5,955	\$300
Peterborough Sport & Wellness Centre	59,600	59,600	59,600	59,600	59,600	59,600	59,600	59,600	59,600	59,600	59,600	\$400
Exhibition Office	600	600	600	600	600	600	600	600	600	600	600	\$160
Total (sq.ft.)	448,833	433,873	436,693	436,693	436,693	436,693	436,693	436,693	436,693	436,693	425,116	
Total (\$000)	\$135,378.6	\$131,638.6	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$131,033.0	

91
APPENDIX B.4
TABLE 1 - PAGE 2

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
RECREATION

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Peterborough Memorial Centre	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	\$400,000
Evinrude Centre	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	\$400,000
Kinsmen Civic Centre	7.26	7.26	7.26	7.26	7.26	7.26	7.26	7.26	7.26	7.26	\$400,000
Northcrest Arena	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	\$400,000
Kingswood Community Centre	0.38	-	-	-	-	-	-	-	-	-	\$400,000
Queen Alexandra Community Centre	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	\$400,000
Morrow Building	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	\$400,000
Bicentennial Building	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	\$400,000
Morrow Lounge	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$400,000
Morrow Park Grandstand	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	-	\$400,000
Morrow Park Barns	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$400,000
Peterborough Marina Building	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$400,000
Peterborough Sport & Wellness Centre	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	\$400,000
Total (ha)	25.79	25.41	25.41	25.41	25.41	25.41	25.41	25.41	25.41	24.65	
Total (\$000)	\$10,316.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$9,860.0

FURNITURE AND EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Peterborough Memorial Centre	\$2,637,210	\$2,637,210	\$2,637,210	\$2,637,210	\$2,637,210	\$2,889,025	\$2,889,025	\$2,889,025	\$2,946,660	\$2,974,996
Evinrude Centre	\$1,554,440	\$1,554,440	\$1,554,440	\$1,554,440	\$1,554,440	\$1,702,886	\$1,702,886	\$1,702,886	\$1,851,990	\$1,851,990
Kinsmen Civic Centre	\$885,670	\$885,670	\$885,670	\$885,670	\$885,670	\$970,239	\$970,239	\$970,239	\$1,365,016	\$1,365,016
Northcrest Arena	\$409,240	\$409,240	\$409,240	\$409,240	\$409,240	\$448,316	\$448,316	\$448,316	\$448,316	\$567,678
Kingswood Community Centre	\$248,050	-	-	-	-	-	-	-	-	-
Queen Alexandra Community Centre	\$16,580	\$16,580	\$16,580	\$16,580	\$16,580	\$16,580	-	-	-	-
Morrow Building	\$276,890	\$276,890	\$276,890	\$276,890	\$276,890	\$303,329	\$303,329	\$303,329	\$303,329	\$303,329
Morrow Lounge	\$33,970	\$33,970	\$33,970	\$33,970	\$33,970	\$37,214	\$37,214	\$37,214	\$37,214	\$37,214
Peterborough Marina Building	\$27,640	\$27,640	\$27,640	\$27,640	\$27,640	\$7,500	\$7,717	\$7,941	\$8,060	\$8,250
Peterborough Sport & Wellness Centre	\$991,345	\$991,345	\$991,345	\$991,345	\$991,345	\$991,345	\$991,345	\$991,345	\$991,345	\$991,345
Total (\$000)	\$7,081.0	\$6,833.0	\$6,833.0	\$6,833.0	\$6,833.0	\$7,366.4	\$7,350.1	\$7,350.3	\$7,951.9	\$8,099.8

**CITY OF PETERBOROUGH
 CALCULATION OF SERVICE LEVELS
 RECREATION**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777

INVENTORY SUMMARY (\$000)

Buildings	\$135,378.6	\$131,638.6	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$132,653.8	\$131,033.0
Land	\$10,316.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$10,164.0	\$9,860.0
Furniture And Equipment	\$7,081.0	\$6,833.0	\$6,833.0	\$6,833.0	\$6,833.0	\$7,366.4	\$7,350.1	\$7,350.3	\$7,951.9	\$8,099.8
Total (\$000)	\$152,775.7	\$148,635.6	\$149,650.8	\$149,650.8	\$149,650.8	\$150,184.3	\$150,167.9	\$150,168.1	\$150,769.8	\$148,992.9

SERVICE LEVEL (\$/capita)

Average
Service
Level

Buildings	\$1,814.82	\$1,745.73	\$1,744.23	\$1,729.38	\$1,714.67	\$1,700.08	\$1,685.61	\$1,671.02	\$1,656.56	\$1,622.16	\$1,708.43
Land	\$138.29	\$134.79	\$133.64	\$132.51	\$131.38	\$130.26	\$129.15	\$128.03	\$126.93	\$122.06	\$130.70
Furniture And Equipment	\$94.93	\$90.62	\$89.85	\$89.08	\$88.32	\$94.41	\$93.40	\$92.59	\$99.30	\$100.27	\$93.28
Total (\$/capita)	\$2,048.04	\$1,971.14	\$1,967.72	\$1,950.97	\$1,934.37	\$1,924.75	\$1,908.15	\$1,891.64	\$1,882.79	\$1,844.50	\$1,932.41

**CITY OF PETERBOROUGH
 CALCULATION OF MAXIMUM ALLOWABLE
 RECREATION**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$1,932.41
Net Population Growth 2015 - 2024	9,438
Maximum Allowable Funding Envelope	\$18,238,086
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$1,823,809
Discounted Maximum Allowable Funding Envelope	\$16,414,277

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$148,992,858
Inventory Using Average Service Level	\$156,094,283
Excess Capacity	\$0

93
APPENDIX B.4
TABLE 2

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2015-2024	Post 2024
4.0 RECREATION										
4.1 Arenas										
4.1.1 New Arena Facility Build	2016	\$ 27,000,000	\$ 5,000,000	\$ 22,000,000	\$ 11,000,000	\$ 1,100,000	\$ 9,900,000	\$ 218,883	\$ 4,840,558	\$ 4,840,558
Subtotal Arenas		\$ 27,000,000	\$ 5,000,000	\$ 22,000,000	\$ 11,000,000	\$ 1,100,000	\$ 9,900,000	\$ 218,883	\$ 4,840,558	\$ 4,840,558
4.2 Other Facilities										
4.2.1 Complementary Recreation Facility	2016	\$ 13,500,000	\$ 1,000,000	\$ 12,500,000	\$ 9,000,000	\$ 350,000	\$ 3,150,000	\$ -	\$ 3,150,000	\$ -
Subtotal Other Facilities		\$ 13,500,000	\$ 1,000,000	\$ 12,500,000	\$ 9,000,000	\$ 350,000	\$ 3,150,000	\$ -	\$ 3,150,000	\$ -
TOTAL RECREATION		\$ 40,500,000	\$ 6,000,000	\$ 34,500,000	\$ 20,000,000	\$ 1,450,000	\$ 13,050,000	\$ 218,883	\$ 7,990,558	\$ 4,840,558

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	100%	\$7,990,558
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$640.68
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$0.00

2015 - 2024 Net Funding Envelope	\$16,414,277
Current Reserve Fund Balance	\$218,883

94
 APPENDIX B.4
 TABLE 3

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

RECREATION	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	\$752.44	(\$2,538.90)	(\$5,883.49)	(\$5,286.55)	(\$4,624.53)	(\$3,895.26)	(\$3,091.79)	(\$2,153.68)	(\$1,124.40)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Recreation: Non Inflated	\$0.0	\$3,995.3	\$3,995.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$7,990.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$739.5	\$766.4	\$876.1	\$904.7	\$936.4	\$966.7	\$1,000.2	\$1,089.1	\$1,128.0	\$1,166.4	\$9,573.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$26.3	(\$139.6)	(\$323.6)	(\$290.8)	(\$254.3)	(\$214.2)	(\$170.0)	(\$118.5)	(\$61.8)	(\$1,546.6)
- Interest on In-year Transactions	\$12.9	(\$88.8)	(\$85.8)	\$15.8	\$16.4	\$16.9	\$17.5	\$19.1	\$19.7	\$20.4	(\$35.8)
TOTAL REVENUE	\$752.4	\$703.9	\$650.7	\$596.9	\$662.0	\$729.3	\$803.5	\$938.1	\$1,029.3	\$1,125.0	\$7,991.1
CLOSING CASH BALANCE	\$752.4	(\$2,538.9)	(\$5,883.5)	(\$5,286.6)	(\$4,624.5)	(\$3,895.3)	(\$3,091.8)	(\$2,153.7)	(\$1,124.4)	\$0.6	

2015 Adjusted Charge Per Capita	\$697.65
--	-----------------

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2015	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5

PARKS

APPENDIX B.5

PARKS

The City of Peterborough Parks Division is operated through the Public Works department. Residents enjoy over 100 parks throughout the City and a multitude of sports fields, playgrounds, and other special park facilities.

TABLE 1 2005-2014 HISTORICAL SERVICE LEVELS

Peterborough's inventory of developed parkland amounts to 327.17 hectares in parks of various sizes and types. This parkland is valued at \$33.15 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 \$34.60 million.

The 2014 full replacement value of the inventory of capital assets for the Parks division amounts to \$67.75 million and the ten-year historical average service level is \$804.30 per capita.

The historical service level multiplied by the ten-year forecast of population growth results in a ten-year maximum allowable funding envelope of \$7.59 million (9,438 population growth X historical service level of \$804.30/capita).

Parks is a service for which development-related capital costs must be reduced by ten percent as required under the DCA. \$480,678 is calculated as the ten per cent reduction. Uncommitted excess capacity has been identified in the amount of \$2.78 million, which is a result of increasing levels of service that surpass the historical ten-year average. This amount will also be deducted from the funding envelope. The resulting discounted maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$4.33 million.

TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The 2015–2024 gross development-related capital program for Parks amounts to \$10.88 million.

The capital program provides for \$900,000 in various parkland development assistance projects to occur annually for the first four years. Also included in the program are park facilities projects for a total of \$9.98 million. The most significant projects include a the Little Lake Plan implementations at Del Cray Park for \$5.80 million, a new washroom facility at Beavermead park for \$1.3 million, and a new baseball diamond in 2015 for \$1,10 million.

Benefit to existing shares have been identified for this service in the amount of \$4.37 million. The legislated 10 percent discount totals \$651,300 and is netted off the DC eligible costs, which are then reduced to \$5.86 million, of which \$165,900 is to be funded from available DC reserves and \$1.37 million will be considered under future development charges. The remaining \$4.33 million is eligible for development charges funding in the ten year forecast period, 2015-2024.

The full development-related share of the Parks capital program is allocated entirely against future residential development in the City of Peterborough. This results in an unadjusted development charge of \$346.86 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow consideration, the residential charge increases to \$392.70 per capita. The increase reflects the front-ended nature of the capital program.

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

PARKS SUMMARY						
10-year Hist. Service Level per capita	2015 - 2024 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$804.30	\$10,880,000	\$4,326,099	\$346.86	\$0.00	\$392.70	\$0.00

98
APPENDIX B.5
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
Applewood Tot Lot	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$169,300
Armour Park	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$169,300
Ashburnham	19.49	19.49	19.49	19.49	19.49	19.49	19.49	19.49	19.49	19.49	19.49	\$10,600
Auburn Reach	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	\$169,300
Barlesan & Leighton	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	\$169,300
Barnardo	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	\$169,300
Barnardo & Wolsley	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$169,300
Bears Creek Common	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	\$169,300
Bears Creek Gardens	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$169,300
Bears Creek Woods	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	\$169,300
Beavermead	22.23	22.23	22.23	22.23	22.23	22.23	22.23	22.23	22.23	22.23	22.23	\$169,300
Bonnerworth	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	\$169,300
Bowers Park	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40	\$169,300
Bridlewood	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	\$169,300
Briton Carpet	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$169,300
Burnham Point (Edgewater Blvd)	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	\$169,300
Cameron Street Tot Lot	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	\$169,300
Cedargrove	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	\$169,300
Centennial	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$169,300
Charlotte & Park	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$169,300
Chelsea Gardens	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	\$169,300
Chemong Island	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$169,300
Clonsilla & Lansdowne	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$169,300
Collison Park	2.83	2.83	2.83	2.83	2.83	0.20	0.20	0.20	0.20	0.20	0.20	\$169,300
Confederation Park	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$169,300
Corrigan Crescent	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$169,300
Corrigan Hill	7.16	7.16	7.16	7.16	7.16	7.16	7.16	7.16	7.16	7.16	7.16	\$10,600
Crary Park	2.98	2.98	2.98	2.98	2.98	2.98	2.98	2.98	2.98	2.98	2.98	\$169,300
Crescent St	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$169,300
Cross & McDonnel	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$169,300
Cumberland Green Belt/Walkway	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$169,300
Dainard Drive	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$169,300
Denne Crescent	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$169,300

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Dominion Tot Lot	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$169,300
Earlwood	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	\$169,300
Eastgate	12.45	12.45	12.45	12.45	12.45	12.45	12.45	12.45	12.45	12.45	\$169,300
Edmison Heights Tot Lot	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$169,300
Fairbairn & Poplar	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$169,300
Farmcrest	12.84	12.84	12.84	12.84	12.84	12.84	12.84	12.84	12.84	12.84	\$10,600
Fleming Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$169,300
Franklin & Hilliard	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	\$169,300
Giles Park	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	\$169,300
Golfview	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	\$169,300
Goose Pond	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$169,300
Grove Tot Lot	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$169,300
Hamilton Park	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$169,300
Harper Road - "open space"	29.63	29.63	29.63	29.63	29.63	29.63	29.63	29.63	29.63	29.63	\$10,600
Hastings Park	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$169,300
Hilliard Green Belt	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$31,700
Humber Tot Lot	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$169,300
Inverlea	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	\$169,300
Jackson Park	33.13	33.13	33.13	33.13	33.13	33.13	33.13	33.13	33.13	33.13	\$10,600
James Stevenson	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45	\$21,200
John Taylor	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$169,300
Kawartha Heights Parks	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	\$21,200
Keith Wightman	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	\$169,300
King Edward	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	\$169,300
Kinsmen	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	\$169,300
Kiwanis Park	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	\$169,300
Knights of Columbus	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	\$169,300
Manor Heights Tot Lot	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$169,300
Mapleridge	2.84	2.84	2.84	2.84	2.84	2.84	2.84	2.84	2.84	2.84	\$169,300
Millennium Park	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	\$169,300
Milroy Park	8.58	8.58	8.58	8.58	8.58	8.58	8.58	8.58	8.58	8.58	\$169,300
Morrow Park (ball diamonds)	8.12	8.12	8.12	8.12	8.12	8.12	8.12	8.12	8.12	8.12	\$169,300
Nevin	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$169,300
Newhall Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$169,300

100
APPENDIX B.5
TABLE 1 - PAGE 3

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Nichols Place	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$169,300
Nichols Oval	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	\$169,300
Northland	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$169,300
Olympus Park	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	\$169,300
Pioneer Park	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	\$169,300
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	\$169,300
Redwood	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	\$10,600
Reid & McDonnel	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$169,300
Rideau Crescent	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$169,300
Rogers Cove	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.27	\$169,300
Roland Glover	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	\$169,300
Roper	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	\$169,300
Rotary Park/Rotary Greenway Trail-Hur	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	\$31,700
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	\$169,300
Royal Crescent	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$169,300
Rubidge & Reid	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$169,300
Sandalwood (Blodgett)	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	\$169,300
Sherbrooke Street Tot Lot	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$169,300
Sherbrooke Street Woods	4.77	4.77	4.77	4.77	4.77	4.77	4.77	4.77	4.77	4.77	\$10,600
Simcoe & Bethune	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$169,300
Stacey Green	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	\$169,300
Stenson Park	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	\$169,300

101
APPENDIX B.5
TABLE 1 - PAGE 4

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Stewart Street Tot Lot	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$169,300
Stewart & Parkhill	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$169,300
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	\$169,300
Sunset & Chemong	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96	\$169,300
Tinker Property	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$169,300
Turner Park	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$169,300
Union Street Tot Lot	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$169,300
University Heights	10.81	10.81	10.81	10.81	10.81	10.81	10.81	10.81	10.81	10.81	\$21,200
Valleymore	-	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$169,300
Walker Avenue	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	\$169,300
Wallis Heights	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	\$21,200
Waverley Heights	-	2.06	2.06	2.06	2.06	2.06	2.06	2.06	2.06	2.06	\$169,300
Wedgewood	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	\$169,300
Weller Tot Lot	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$169,300
Westclox	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	\$169,300
Whitefield	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$169,300
Willowcreek	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$169,300
Total (ha)	326.46	329.60	329.60	329.60	329.60	326.97	326.97	326.97	326.97	327.17	
Total (\$000)	\$33,032.9	\$33,564.5	\$33,564.5	\$33,564.5	\$33,564.5	\$33,119.3	\$33,119.3	\$33,119.3	\$33,119.3	\$33,153.1	

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

BASEBALL DIAMONDS Park Name	# of Baseball Diamonds										UNIT COST (\$/unit)	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
Premier Diamonds												
East City Bowl (Red Sullivan Bowl)	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Kinsmen	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Riverside	1	1	1	1	1	1	1	1	1	1	1	\$1,700,000
Ball Diamonds "A"												
Bowers	4	4	4	4	4	4	4	4	4	4	4	\$635,000
Morrow	4	4	4	4	4	4	4	4	4	4	4	\$265,000
Fisher (Milroy)	1	1	1	1	1	1	1	1	1	1	1	\$317,000
Ball Diamonds "B"												
Armour Park	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Barnardo	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Bonnerworth - N	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Bonnerworth - S	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Briton Carpet	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Collison	1	1	1	1	-	-	-	-	-	-	-	\$159,000
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Northland	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Stacey Green	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Westclox	1	1	1	1	1	1	1	1	1	1	1	\$159,000
Ball Diamonds "C"												
Fairbairn & Poplar	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Inverlea	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Kawartha Heights	2	2	2	2	2	2	2	2	2	2	2	\$74,000
King Edward	1	1	1	1	-	-	-	-	-	-	-	\$74,000
Kiwanis	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Nichols Oval - east	2	2	2	2	-	-	-	-	-	-	-	\$74,000
Northcrest	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Olympus	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Turner Park	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Total (#)	33	33	33	33	29	29	29	29	29	29	29	
Total (\$000)	\$10,821.0	\$10,821.0	\$10,821.0	\$10,821.0	\$10,440.0	\$10,440.0	\$10,440.0	\$10,440.0	\$10,440.0	\$10,440.0	\$10,440.0	

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

RECTANGULAR FIELDS Park Name	# of Fields										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Premier Rectangular Fields											
Eastgate	2	2	2	2	2	2	2	2	2	2	\$952,000
Rectangular "A"											
King Edward	1	1	1	1	1	1	1	1	1	1	\$425,000
Nichols Oval	1	1	1	1	1	1	1	1	1	1	\$400,000
Milroy	2	2	2	2	2	2	2	2	2	2	\$317,000
Rectangular "B"											
Beavermead	5	5	5	5	6	6	6	6	6	6	\$212,000
Eastgate	1	1	1	1	1	1	1	1	1	1	\$212,000
Kinsmen	1	1	1	1	1	1	1	1	1	1	\$212,000
Rectangular "C"											
Collison	1	1	1	1	-	-	-	-	-	-	\$63,000
Keith Wightman	1	1	1	1	1	1	1	1	1	1	\$74,000
Artificial Turfs											
Artificial TASS	-	-	-	-	-	-	-	-	0.49	0.49	\$2,700,000
Artificial SSFC	-	-	-	-	-	-	-	-	1	1	\$2,700,000
Total (#)	15	15	15	15	15	15	15	15	16	16	
Total (\$000)	\$4,984.0	\$4,984.0	\$4,984.0	\$4,984.0	\$5,133.0	\$5,133.0	\$5,133.0	\$5,133.0	\$9,156.0	\$9,156.0	

TENNIS COURTS Park Name	# of Tennis Courts										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Barnardo	1	1	1	1	1	1	1	1	1	1	\$37,000
Bonnerworth	4	4	4	4	4	4	4	4	4	4	\$63,000
Chelsea Gardens	1	1	1	1	1	1	1	1	1	1	\$37,000
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	\$37,000
Northland	1	1	1	1	1	1	1	1	1	1	\$37,000
Olympus	1	1	1	1	1	1	1	1	1	1	\$37,000
Roper	1	1	1	1	1	1	1	1	1	1	\$37,000
Stacey Green	1	1	1	1	1	1	1	1	1	1	\$37,000
Total (#)	11	11	11	11	11	11	11	11	11	11	
Total (\$000)	\$511.0	\$511.0	\$511.0	\$511.0	\$511.0	\$511.0	\$511.0	\$511.0	\$511.0	\$511.0	

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

BASKETBALL COURTS Park Name	# of Basketball Courts										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Armour	1	1	1	1	1	1	1	1	1	1	\$32,000
Barnardo	1	1	1	1	1	1	1	1	1	1	\$32,000
Bears Creek Common	1	1	1	1	1	1	1	1	1	1	\$32,000
Chelsea Gardens	1	1	1	1	1	1	1	1	1	1	\$16,000
Fairbairn & Poplar	1	1	1	1	1	1	1	1	1	1	\$16,000
Hamilton	1	1	1	1	1	1	1	1	1	1	\$32,000
Inverlea	1	1	1	1	1	1	1	1	1	1	\$32,000
James Stevenson	1	1	1	1	1	1	1	1	1	1	\$32,000
Kawartha Heights	1	1	1	1	1	1	1	1	1	1	\$32,000
Keith Wightman	1	1	1	1	1	-	-	-	-	-	\$32,000
King Edward	1	1	1	1	1	1	1	1	1	1	\$32,000
Kiwanis	1	1	1	1	1	1	1	1	1	1	\$32,000
Nichols Oval	1	1	1	1	1	1	1	1	1	1	\$32,000
Northland	1	1	1	1	1	1	1	1	1	1	\$32,000
Olympus	1	1	1	1	1	1	1	1	1	1	\$32,000
Roper	1	1	1	1	1	1	1	1	1	1	\$32,000
Sherbrooke Street	1	1	1	1	1	1	1	1	1	1	\$32,000
Simcoe & Bethune	1	1	1	1	1	1	2	2	2	2	\$75,000
Stacey Green	1	1	1	1	1	1	1	1	1	1	\$32,000
Stewart Street	1	1	1	1	1	1	1	1	1	1	\$32,000
Turner Park	1	1	1	1	1	1	1	1	1	1	\$32,000
Union Street	1	1	1	1	1	1	1	1	1	1	\$32,000
Valleymore	-	-	-	-	-	-	-	1	1	1	\$15,000
Walker Ave	1	1	1	1	1	1	1	-	-	-	\$16,000
Weller Cres	1	1	1	1	1	1	1	1	1	1	\$16,000
Wallis Heights	-	1	1	1	1	1	1	1	1	1	\$16,000
Waverly Heights	-	-	-	-	-	1	1	1	1	1	\$16,000
Total (#)	24	25	25	25	25	25	26	26	26	26	
Total (\$000)	\$747.0	\$763.0	\$763.0	\$763.0	\$763.0	\$747.0	\$822.0	\$821.0	\$821.0	\$821.0	

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

PLAY EQUIPMENT Park Name	# of Play Equipment										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Applewood	1	1	1	1	1	1	1	1	1	1	\$37,000
Ashburnham	1	1	1	1	1	1	1	1	1	1	\$26,000
Barlesan/Leighton	1	1	1	1	1	1	1	1	1	1	\$26,000
Barnardo	1	1	1	1	1	1	1	1	1	1	\$37,000
Bears Creek Gardens	1	1	1	1	1	1	1	1	1	1	\$26,000
Beavermead	1	1	1	1	1	1	1	1	1	1	\$74,000
Bowers	1	1	1	1	1	1	1	1	1	1	\$32,000
Bridlewood	1	1	1	1	1	1	1	1	1	1	\$37,000
Centennial	1	1	1	1	1	1	1	1	1	1	\$37,000
Chelsea Gardens	1	1	1	1	1	1	1	1	1	1	\$37,000
Collison	1	1	1	1	1	1	1	1	1	1	\$37,000
Dixon	-	-	-	-	-	-	1	1	1	1	\$37,000
Dominion	1	1	1	1	1	1	1	1	1	1	\$37,000
Edmison Tot Lot	1	1	1	1	1	1	1	1	1	1	\$37,000
Fairbairn/Poplar	1	1	1	1	1	1	1	1	1	1	\$37,000
Giles	-	-	1	1	1	1	1	1	1	1	\$37,000
Golfview	1	1	1	1	1	1	1	1	1	1	\$50,000
Grove	1	1	1	1	1	1	1	1	1	1	\$37,000
Hamilton	1	1	1	1	1	1	1	1	1	1	\$37,000
Hastings	1	1	1	1	1	1	1	1	1	1	\$32,000
Humber	1	1	1	1	1	-	-	-	-	-	\$32,000
Inverlea	1	1	1	1	1	1	1	1	1	1	\$37,000
Jackson	1	1	1	1	1	1	1	1	1	1	\$37,000
James Stevenson	1	1	1	1	1	1	1	1	1	1	\$37,000
Kawartha - Upper	1	1	1	1	1	1	1	1	1	1	\$37,000
Keith Wightman	1	1	1	1	-	-	-	-	-	-	\$21,000
King Edward	1	1	1	1	1	1	1	1	1	1	\$37,000
Kiwanis	1	1	1	1	1	1	1	1	1	1	\$85,000
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	\$50,000
Manor Heights	1	1	1	1	1	1	1	1	1	1	\$37,000
Mapleridge	1	1	1	1	1	1	1	1	1	1	\$26,000
McKellar	1	1	1	1	1	1	1	1	1	1	\$37,000
Newhall	1	1	1	1	1	1	1	1	1	1	\$37,000

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

PLAY EQUIPMENT Park Name	# of Play Equipment										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Nichols Oval	1	1	1	1	1	1	1	1	1	1	\$37,000
Northland	1	1	1	1	1	1	1	1	1	1	\$37,000
Olympus	1	1	1	1	1	1	1	1	1	1	\$37,000
Rideau	1	1	1	1	1	1	1	1	1	1	\$26,000
Rogers Cove	1	1	1	1	2	2	2	2	2	2	\$106,000
Roland Glover	1	1	1	1	1	1	1	1	1	1	\$37,000
Roper	1	1	1	1	1	1	1	1	1	1	\$37,000
Sherbrooke	1	1	1	1	1	1	1	1	1	1	\$37,000
Simcoe & Bethune	1	1	1	1	1	1	1	1	1	1	\$37,000
Stacey Green	1	1	1	1	1	1	1	1	1	1	\$37,000
Stenson	1	1	1	1	1	1	1	1	1	1	\$26,000
Stewart	1	1	1	1	1	1	1	1	1	1	\$37,000
Stocker	1	1	1	1	1	1	1	1	1	1	\$26,000
Turner	1	1	1	1	1	1	1	1	1	1	\$26,000
Union	1	1	1	1	1	1	1	1	1	1	\$37,000
University Heights	1	1	1	1	1	1	1	1	1	1	\$37,000
Valleymore	-	-	-	1	1	1	1	1	1	1	\$37,000
Walker Ave	1	1	1	1	1	1	1	1	1	1	\$37,000
Wallis Heights	1	1	1	1	1	1	1	1	1	1	\$37,000
Weller Cres	1	1	1	1	1	1	1	1	1	1	\$37,000
Whitefield	1	1	1	1	1	1	1	1	1	1	\$37,000
Willowcreek	1	1	1	1	1	1	1	1	1	1	\$37,000
Waverley	-	-	-	-	1	1	1	1	1	1	\$50,000
Total (#)	52	52	53	54	55	54	55	55	55	55	
Total (\$000)	\$1,985.0	\$1,985.0	\$2,022.0	\$2,059.0	\$2,194.0	\$2,162.0	\$2,199.0	\$2,199.0	\$2,199.0	\$2,199.0	

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
PARK FACILITIES

WATERPLAY Park Name	# of Waterplay Features										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Spray Posts											
Hamilton Park	1	1	1	1	1	1	1	1	1	1	\$32,000
Nichols Oval	1	1	1	1	1	1	1	1	1	-	\$32,000
Splash Pads											
King Edward	-	-	-	-	-	-	1	1	1	1	\$238,000
Rogers Cove	-	-	-	-	-	-	-	-	1	1	\$650,000
Nichols Oval	-	-	-	-	-	-	-	-	1	1	\$238,000
Total (#)	2	2	2	2	2	2	3	3	5	4	
Total (\$000)	\$64.0	\$64.0	\$64.0	\$64.0	\$64.0	\$64.0	\$302.0	\$302.0	\$1,190.0	\$1,158.0	

WADING POOLS Park Name	# of Pools										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Barnardo	1	1	1	1	1	1	1	1	1	1	\$254,000
Chelsea Gardens	1	1	1	1	1	1	1	1	1	1	\$254,000
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	\$254,000
McKellar	1	1	1	1	1	1	1	1	1	1	\$254,000
Turner	1	1	1	1	1	1	1	1	1	1	\$254,000
Total (#)	5	5	5	5	5	5	5	5	5	5	
Total (\$000)	\$1,270.0	\$1,270.0	\$1,270.0	\$1,270.0	\$1,270.0	\$1,270.0	\$1,270.0	\$1,270.0	\$1,270.0	\$1,270.0	

CITY OF PETERBOROUGH
 INVENTORY OF CAPITAL ASSETS
 PARKS
 PARK FACILITIES

BEACHES Park Name	# of Beaches										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Rogers Cove	1	1	1	1	1	1	1	1	1	1	\$95,000
Beavermead	1	1	1	1	1	1	1	1	1	1	\$95,000
Total (#)	2	2	2	2	2	2	2	2	2	2	
Total (\$000)	\$190.0	\$190.0	\$190.0	\$190.0	\$190.0	\$190.0	\$190.0	\$190.0	\$190.0	\$190.0	

LACROSS BOWLS Park Name	# of Bowls										UNIT COST (\$/unit)
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Knights of Columbus	1	1	1	1	1	1	1	1	1	1	\$370,000
Total (#)	1	1	1	1	1	1	1	1	1	1	
Total (\$000)	\$370.0	\$370.0	\$370.0	\$370.0	\$370.0	\$370.0	\$370.0	\$370.0	\$370.0	\$370.0	

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
SPECIAL FACILITIES

PARK BUILDINGS Description	Total Value of Park Buildings (\$000)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Beavermead Campground Kiosk	\$70.0	\$70.0	\$70.0	\$70.0	\$70.0	\$70.0	\$70.0	\$70.0	\$70.0	\$70.0
Beavermead Campground Washroom	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0
Beavermead Public Washroom	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0	\$260.0
Old Bonnerworth Washroom	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$0.0	\$0.0	\$0.0	\$0.0
New Bonnerworth Washroom	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$275.0	\$275.0	\$275.0	\$275.0
Collison Washroom	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0
Crary Washroom	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0
Eastgate Washroom and Field House	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0
Fleming Washroom & Changeroom	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,000.0	\$1,000.0
Jackson Washroom	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0
King Edward Washroom	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0
Nichols Oval Washroom	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0	\$215.0
Otonabee River Trail Boathouse	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0
Otonabee River Trail Washroom	\$195.0	\$195.0	\$195.0	\$195.0	\$195.0	\$195.0	\$195.0	\$195.0	\$195.0	\$195.0
Old Rogers Cove Changeroom	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$0.0	\$0.0
New Rogers Cove Changeroom	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$501.0	\$501.0
SSFC Maintenance Building	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0	\$95.0
Bowers Field House	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0
Brownsea Base Boathouse	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$160.0	\$160.0
Total (\$000)	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,105.0	\$3,105.0	\$4,691.0	\$4,691.0

CITY OF PETERBOROUGH
 INVENTORY OF CAPITAL ASSETS
 PARKS
 SPECIAL FACILITIES

PARKING LOTS Park Name	Total Value of Parking Lots (\$000)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
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	\$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

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKS
SPECIAL FACILITIES

ROADWAYS	Total Value of Park Roadways (\$000)										
	Park Name	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Auburn Reach - G	\$38.0	\$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	\$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	\$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	\$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	\$215.0
SSFC - A	\$95.0	\$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	\$668.0

PICNIC SHELTERS	# of Shelters										UNIT COST (\$/unit)	
	Park Name	2005	2006	2007	2008	2009	2010	2011	2012	2013		2014
Beavermead Pavillion	1	1	1	1	1	1	1	1	1	1	1	\$127,000
Nichols Oval Pavillion	1	1	1	1	1	1	1	1	1	1	1	\$127,000
Heritage Pavillion	-	1	1	1	1	1	1	1	1	1	1	\$127,000
Total (#)	2	3	3	3	3	3	3	3	3	3	3	
Total (\$000)	\$254.0	\$381.0	\$381.0	\$381.0	\$381.0	\$381.0	\$381.0	\$381.0	\$381.0	\$381.0	\$381.0	

BOAT RAMPS	# of Boat Ramps										UNIT COST (\$/unit)	
	Park Name	2005	2006	2007	2008	2009	2010	2011	2012	2013		2014
Beavermead	1	1	1	1	1	1	1	1	1	1	1	\$53,000
Little Lake	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Monaghan Road	1	1	1	1	1	1	1	1	1	1	1	\$42,000
Sherin Avenue	1	1	1	1	1	1	1	1	1	1	1	\$42,000
Mark Street	1	1	1	1	1	1	1	1	1	1	1	\$476,000
Marina (Docks)	1	1	1	1	1	1	1	1	1	1	1	\$905,000
Total (#)	6	6	6	6	6	6	6	6	6	6	6	
Total (\$000)	\$1,603.0	\$1,603.0	\$1,603.0	\$1,603.0	\$1,603.0	\$1,603.0	\$1,603.0	\$1,603.0	\$1,603.0	\$1,603.0	\$1,603.0	

**CITY OF PETERBOROUGH
 CALCULATION OF SERVICE LEVELS
 PARKS**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777

INVENTORY SUMMARY (\$000)

Developed Parkland	\$33,032.9	\$33,564.5	\$33,564.5	\$33,564.5	\$33,564.5	\$33,119.3	\$33,119.3	\$33,119.3	\$33,119.3	\$33,153.1
Park Facilities	\$20,942.0	\$20,958.0	\$20,995.0	\$21,032.0	\$20,935.0	\$20,887.0	\$21,237.0	\$21,236.0	\$26,147.0	\$26,115.0
Special Facilities	\$6,712.0	\$6,839.0	\$6,839.0	\$6,839.0	\$6,839.0	\$6,839.0	\$6,899.0	\$6,899.0	\$8,485.0	\$8,485.0
Total (\$000)	\$60,686.9	\$61,361.5	\$61,398.5	\$61,435.5	\$61,338.5	\$60,845.3	\$61,255.3	\$61,254.3	\$67,751.3	\$67,753.1

SERVICE LEVEL (\$/capita)

Average
Service
Level

Developed Parkland	\$442.82	\$445.12	\$441.33	\$437.57	\$433.85	\$424.45	\$420.84	\$417.20	\$413.59	\$410.43	\$428.72
Park Facilities	\$280.74	\$277.94	\$276.06	\$274.19	\$270.60	\$267.69	\$269.85	\$267.51	\$326.52	\$323.30	\$283.44
Special Facilities	\$89.98	\$90.70	\$89.92	\$89.16	\$88.40	\$87.65	\$87.66	\$86.91	\$105.96	\$105.04	\$92.14
Total (\$/capita)	\$813.54	\$813.75	\$807.31	\$800.92	\$792.86	\$779.79	\$778.36	\$771.61	\$846.07	\$838.77	\$804.30

**CITY OF PETERBOROUGH
 CALCULATION OF MAXIMUM ALLOWABLE
 PARKS**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$804.30
Net Population Growth 2015 - 2024	9,438
Maximum Allowable Funding Envelope	\$7,590,983
Less: Uncommitted Excess Capacity	\$2,784,206
Less: 10% Legislated Reduction	\$480,678
Discounted Maximum Allowable Funding Envelope	\$4,326,099

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$67,753,148
Inventory Using Average Service Level	\$64,968,941
Excess Capacity	\$2,784,206
Excess Capacity:	Uncommitted

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		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2015-2024	Post 2024
5.0 PARKS										
5.1 Parkland										
5.1.1 Parkland Development Assistance	2016	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ 165,877	\$ 36,623	\$ -
5.1.2 Parkland Development Assistance	2017	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ -	\$ 202,500	\$ -
5.1.3 Parkland Development Assistance	2018	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ -	\$ -	\$ 202,500
5.1.4 Parkland Development Assistance	2019	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ -	\$ -	\$ 202,500
Subtotal Parkland		\$ 900,000	\$ -	\$ 900,000	\$ -	\$ 90,000	\$ 810,000	\$ 165,877	\$ 239,123	\$ 405,000
5.2 Park Facilities										
5.2.1 New Baseball Diamond	2015	\$ 1,100,000		\$ 1,100,000	\$ -	\$ 110,000	\$ 990,000	\$ -	\$ 990,000	\$ -
5.2.2 Splash Pad	2015	\$ 260,000		\$ 260,000	\$ -	\$ 26,000	\$ 234,000	\$ -	\$ 234,000	\$ -
5.2.9 Park Facilities Development	2015	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 270,000	\$ -
5.2.10 Park Facilities Development	2016	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 270,000	\$ -
5.2.6 Beavermead - New Washroom Facility	2016	\$ 1,300,000	\$ -	\$ 1,300,000	\$ 500,000	\$ 80,000	\$ 720,000	\$ -	\$ 720,000	\$ -
5.2.3 Little Lake Plan Implementation - Del Crary Park	2016	\$ 600,000		\$ 600,000	\$ 400,000	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
5.2.4 Little Lake Plan Implementation - Del Crary Park	2017	\$ 3,200,000		\$ 3,200,000	\$ 2,133,333	\$ 106,667	\$ 960,000	\$ -	\$ 708,976	\$ 251,024
5.2.7 Beavermead - New Entry Pavilion	2017	\$ 700,000	\$ -	\$ 700,000	\$ -	\$ 70,000	\$ 630,000	\$ -	\$ 315,000	\$ 315,000
5.2.5 Little Lake Plan Implementation - Del Crary Park	2018	\$ 2,000,000		\$ 2,000,000	\$ 1,333,333	\$ 66,667	\$ 600,000	\$ -	\$ 300,000	\$ 300,000
5.2.8 Dock Expansion	2018	\$ 220,000	\$ -	\$ 220,000	\$ -	\$ 22,000	\$ 198,000	\$ -	\$ 99,000	\$ 99,000
Subtotal Park Facilities		\$ 9,980,000	\$ -	\$ 9,980,000	\$ 4,366,667	\$ 561,333	\$ 5,052,000	\$ -	\$ 4,086,976	\$ 965,024
TOTAL PARKS		\$ 10,880,000	\$ -	\$ 10,880,000	\$ 4,366,667	\$ 651,333	\$ 5,862,000	\$ 165,877	\$ 4,326,099	\$ 1,370,024

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	100%	\$4,326,099
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$346.86
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$0.00

2015 - 2024 Net Funding Envelope	\$4,326,099
Current Reserve Fund Balance	\$165,877

114
 APPENDIX B.5
 TABLE 3

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

PARKS	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	(\$1,107.34)	(\$1,989.58)	(\$2,903.46)	(\$2,975.77)	(\$2,603.11)	(\$2,192.66)	(\$1,740.41)	(\$1,212.40)	(\$632.97)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks: Non Inflated	\$1,494.0	\$1,206.6	\$1,226.5	\$399.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,326.1
- Parks: Inflated	\$1,494.0	\$1,230.8	\$1,276.0	\$423.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,424.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$416.3	\$431.4	\$493.1	\$509.3	\$527.1	\$544.1	\$563.0	\$613.0	\$635.0	\$656.6	\$5,388.9
INTEREST											
- Interest on Opening Balance	\$0.0	(\$60.9)	(\$109.4)	(\$159.7)	(\$163.7)	(\$143.2)	(\$120.6)	(\$95.7)	(\$66.7)	(\$34.8)	(\$954.7)
- Interest on In-year Transactions	(\$29.6)	(\$22.0)	(\$21.5)	\$1.5	\$9.2	\$9.5	\$9.9	\$10.7	\$11.1	\$11.5	(\$9.7)
TOTAL REVENUE	\$386.7	\$348.5	\$362.1	\$351.1	\$372.7	\$410.5	\$452.3	\$528.0	\$579.4	\$633.3	\$4,424.5
CLOSING CASH BALANCE	(\$1,107.3)	(\$1,989.6)	(\$2,903.5)	(\$2,975.8)	(\$2,603.1)	(\$2,192.7)	(\$1,740.4)	(\$1,212.4)	(\$633.0)	\$0.3	

2015 Adjusted Charge Per Capita	\$392.70
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2015	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6

PUBLIC WORKS

APPENDIX B.6

PUBLIC WORKS

The Public Works Division has responsibility for solid waste collection and disposal, maintenance of the sanitary and storm sewer systems, sidewalks, streets, including winter control, bridges and culverts, municipal parklands and urban forestry. Note that the engineered components of sanitary sewerage and roads and related construction are included in Appendix C.

TABLE 1 2005-2014 HISTORICAL SERVICE LEVELS

The ten-year historical inventory of capital assets for Public Works includes 70,170 square feet of building space with a replacement value of \$5.72 million. The 10.09 hectares of land associated with the Public Works buildings are valued at \$1.39 million. Furniture and equipment amounts to \$880,000, and the total value of the municipal fleet adds \$11.57 million to the value of the capital assets.

The total value of the Public Works capital infrastructure is estimated to be \$19.56 million. The ten-year historical average service level is \$150.47 per population and employment and this, multiplied by the ten-year forecast population and employment growth (12,266), results in a ten-year maximum allowable funding envelope of \$1.84 million. The legislated 10 per cent discount amounts to \$184,566 and netted off the funding envelope. Therefore, the discounted maximum allowable funding envelope brought forward to the development charge calculation is reduced to \$1.66 million.

TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The Public Works capital program relates largely to the provision of annual upgrades to the municipal fleet. A relocation of the existing public works yard on Townsend Street is anticipated in 2015. Recovery of the negative reserve fund balance of \$217,130 is also included.

Altogether, the Public Works capital program totals \$16.50 million. No grants, subsidies, or other funding sources are identified for this service. Replacement shares total \$12.35 million and account largely for the replacement portion of vehicle upgrades. The legislated 10 per cent deduction totals \$393,000 and will be funded

from non-development charge sources. An additional share of \$2.09 million is identified as providing benefit to development beyond 2024.

The remaining 2015–2024 DC costs eligible for recovery amount to \$1.66 million and are allocated 80 percent, or \$1.33 million, against new residential development, and 20 per cent, or \$332,220, against non-residential development. This yields an unadjusted development charge of \$106.55 per capita and \$1.68 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential calculated charge increases to \$119.55 per capita and the non-residential charge increases to \$1.86 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 Public Works development charge.

PUBLIC WORKS SUMMARY						
10-year Hist. Service Level per pop & emp	2015 - 2024		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge		\$/capita	\$/sq.m
\$150.47	\$16,497,228	\$1,661,099	\$/capita \$106.55	\$/sq.m \$1.68	\$119.55	\$1.86

118
APPENDIX B.6
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
Townsend St: Office	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	\$150
Townsend St: Vehicle Storage	12,360	12,360	12,360	12,360	12,360	12,360	12,360	12,360	12,360	12,360	12,360	\$90
Townsend St: Carpenter Shop	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$90
Townsend St: Salt Shed	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	\$30
Townsend St: Dome	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	\$30
Townsend St: Vehicle Storage	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	\$90
Townsend St: Vehicle Storage Leased	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$90
Harper Road: Storage Shed	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$30
SSFC Storage Facility/Garage	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$60
Wolfe St. Storage	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$60
Total (#)	70,170	70,170	70,170	70,170	70,170	70,170	70,170	70,170	70,170	70,170	70,170	
Total (\$000)	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
Townsend Street: All land	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$400,000
Harper Road: Storage Shed	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	\$100,000
Hunter Street	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$100,000
SSFC Storage Facility/Garage	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$100,000
Wolfe St. Storage	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$400,000
Total (ha)	10.09	10.09	10.09	10.09	10.09	10.09	10.09	10.09	10.09	10.09	10.09	
Total (\$000)	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Townsend St: Office	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
Townsend St: Carpenter Shop	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
Townsend St: Vehicle Storage	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Total (\$000)	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0

119
APPENDIX B.6
TABLE 1 - PAGE 2

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

MUNICIPAL FLEET Description	Total Value of Fleet (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Light Duty Trucks										
20	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	-	-	-
237 (rep 20)	-	-	-	-	-	-	-	\$23,011	\$23,011	\$23,011
28	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	-	-
244 (rep 28)	-	-	-	-	-	-	-	-	\$51,651	\$51,651
202	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	-	-
245 (rep 202)	-	-	-	-	-	-	-	-	30,389	30,389
203	\$78,000	\$78,000	\$78,000	\$78,000	\$78,000	-	-	-	-	-
350 (rep 203)	-	-	-	-	-	\$145,241	\$145,241	\$145,241	\$145,241	\$145,241
205	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	-	-
242 (rep 205)	-	-	-	-	-	-	-	-	\$70,665	\$70,665
206	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	-	-
243 (rep 206)	-	-	-	-	-	-	-	-	\$68,866	\$68,866
210	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	-	-
246 (rep 210)	-	-	-	-	-	-	-	-	\$30,389	\$30,389
213	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	-	-	-
238 (rep 213)	-	-	-	-	-	-	-	\$23,032	\$23,032	\$23,032
215	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
216	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	-
253 (rep 216)	-	-	-	-	-	-	-	-	-	\$73,263
217	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	-	-
240 (rep 217)	-	-	-	-	-	-	-	-	\$39,092	\$39,092
219	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	-
252 (rep 219)	-	-	-	-	-	-	-	-	-	\$52,119
220	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	-
250 (rep 220)	-	-	-	-	-	-	-	-	-	\$65,430
221	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	-
251 (rep 221)	-	-	-	-	-	-	-	-	-	65,430
222	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
223	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$28,890
224	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
225	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000
226	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	-	-
248 (rep 226)	-	-	-	-	-	-	-	-	19,188	19,188
227	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000
228	-	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	-	-
247 (rep 228)	-	-	-	-	-	-	-	-	30,389	30,389
229	\$27,166	\$27,166	\$37,578	\$37,578	\$37,578	37,578	37,578	37,578	37,578	37,578

120
APPENDIX B.6
TABLE 1 - PAGE 3

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

MUNICIPAL FLEET Description	Total Value of Fleet (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
230	\$48,044	\$48,044	\$48,044	\$60,536	\$60,536	60,536	60,536	60,536	60,536	60,536
231	\$25,842	\$25,842	\$25,842	\$33,780	\$33,780	33,780	33,780	33,780	33,780	33,780
232	\$25,842	\$25,842	\$25,842	\$33,870	\$33,870	33,870	33,870	33,870	33,870	33,870
233	\$18,685	\$18,685	\$18,685	\$24,290	\$24,290	24,290	24,290	24,290	24,290	24,290
234	\$19,284	\$19,284	\$19,284	\$23,527	\$23,527	23,527	23,527	23,527	23,527	23,527
235	-	-	-	-	\$35,000	\$35,000	\$35,000	\$35,000	-	-
241 (rep 235)	-	-	-	-	-	-	-	-	\$39,092	\$39,092
236	-	-	-	-	\$41,234	\$41,234	\$41,234	\$41,234	\$41,234	\$41,234
239	-	-	-	-	-	-	-	\$26,313	\$26,313	\$26,313
270	-	-	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000
271	-	-	\$63,062	\$63,062	\$63,062	\$63,062	\$63,062	\$63,062	\$63,062	\$63,062
Heavy Duty Trucks										
32	141,970	141,970	141,970	-	-	-	-	-	-	-
38	128,000	128,000	128,000	-	-	-	-	-	-	-
441	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000
442	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000
443	197,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000
444	197,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000
445	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000
446	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000
447	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000
448	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000
449	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000
450	198,140	198,140	237,768	237,768	237,768	237,768	237,768	237,768	237,768	237,768
451	198,140	198,140	237,768	237,768	237,768	237,768	237,768	237,768	237,768	237,768
452	198,140	198,140	237,768	237,768	237,768	237,768	237,768	237,768	237,768	237,768
453	198,140	198,140	237,768	237,768	237,768	237,768	237,768	237,768	237,768	237,768
454	199,457	199,457	199,457	243,337	243,337	243,337	243,337	243,337	243,337	243,337
455	199,457	199,457	199,457	243,337	243,337	243,337	243,337	243,337	243,337	243,337
456	199,457	199,457	199,457	243,337	243,337	243,337	243,337	243,337	243,337	243,337
457	199,457	199,457	199,457	243,337	243,337	243,337	243,337	243,337	243,337	243,337
Tractors/Loaders/Backhoes										
62	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	-
438 (rep 62)	-	-	-	-	-	-	-	-	-	\$136,806
66	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
439 (rep 66)	-	-	-	-	-	-	-	-	-	\$136,806
431	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	-	-	-

121
APPENDIX B.6
TABLE 1 - PAGE 4

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

MUNICIPAL FLEET Description	Total Value of Fleet (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
436 (rep 431)	-	-	-	-	-	-	-	\$62,191	\$62,191	\$62,191
432	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	-	-	-
437 (rep 432)	-	-	-	-	-	-	-	\$65,260	\$65,260	\$65,260
434	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	-	-	-
435	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
73	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	-	-
516 (rep 73)	-	-	-	-	-	-	-	-	\$234,461	\$234,461
501	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	-	-
517 (rep 501)	-	-	-	-	-	-	-	-	\$234,461	\$234,461
502	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	-	-
504 (rep 502)	-	-	-	-	-	-	-	-	\$100,632	\$100,632
503	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000
513	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	-	-
505 (rep 513)	-	-	-	-	-	-	-	-	\$164,619	\$164,619
514	\$118,154	\$118,154	\$118,154	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000
515	\$118,154	\$118,154	\$118,154	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000
Sidewalk Plows										
401	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
402	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
403	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000
404	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000
405	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
413	\$99,564	\$99,564	\$99,564	\$99,564	\$121,468	\$121,468	\$121,468	\$121,468	\$121,468	\$121,468
414	\$99,564	\$99,564	\$99,564	\$99,564	\$121,468	\$121,468	\$121,468	\$121,468	\$121,468	\$121,468
415	-	-	-	-	\$121,468	\$121,468	\$121,468	\$121,468	\$121,468	\$121,468

122
APPENDIX B.6
TABLE 1 - PAGE 5

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

MUNICIPAL FLEET Description	Total Value of Fleet (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Sewage Treatment										
17032	-	-	-	\$185,000	\$185,000	\$185,000	\$185,000	-	-	-
17038	-	-	-	\$185,000	\$185,000	\$185,000	\$185,000	-	-	-
17053	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000	\$46,000
17072	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	-
17500 (rep 17072)	-	-	-	-	-	-	-	-	-	\$132,856
17074	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	-
17075 (rep 17074)	-	-	-	-	-	-	-	-	-	\$27,731
17102	-	-	\$42,300	\$42,300	\$42,300	\$42,300	\$42,300	\$42,300	\$42,300	\$42,300
17207	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000
17218	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	-
17221 (rep 17218)	-	-	-	-	-	-	-	-	-	\$44,256
17219	-	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
17103	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000
17146	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
17147	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000
17220 (additional)	-	-	-	-	-	-	\$60,836	\$60,836	\$60,836	\$60,836
Engineering										
16001	\$32,000	\$32,000	\$32,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Specialized Equipment										
43	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000	\$128,589	\$128,589	\$128,589
420	-	-	-	-	\$42,760	\$42,760	\$42,760	\$42,760	\$42,760	\$42,760
600	\$0	\$0	\$0	\$0	\$0	\$0	\$261,518	\$261,518	\$261,518	\$261,518
601	\$0	\$0	\$0	\$0	\$0	\$0	\$261,518	\$261,518	\$261,518	\$261,518
602	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000
603	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000	\$174,000
604	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000	-	-	-	-	-
606 (rep 604)	-	-	-	-	-	\$531,963	\$531,963	\$531,963	\$531,963	\$531,963
605	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
650	\$187,376	\$187,376	\$229,000	\$229,000	\$229,000	\$229,000	\$229,000	\$229,000	\$229,000	\$229,000
77	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	-
78	-	-	-	-	-	-	-	-	-	\$56,715
701	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
702	\$259,000	\$259,000	\$259,000	\$259,000	\$259,000	\$259,000	\$259,000	\$259,000	\$259,000	\$259,000
83	\$15,687	\$23,530	\$23,530	\$23,530	\$23,530	\$23,530	\$23,530	\$23,530	\$23,530	\$23,530

123
APPENDIX B.6
TABLE 1 - PAGE 6

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

MUNICIPAL FLEET Description	Total Value of Fleet (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
84	\$26,712	\$40,068	\$40,068	\$40,068	\$40,068	\$40,068	\$40,068	\$40,068	\$40,068	\$40,068
90	\$25,000	\$25,000	\$25,000	\$25,000	\$23,530	\$23,530	\$23,530	\$23,530	\$23,530	\$23,530
91	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$23,530	\$23,530	\$23,530	\$23,530	\$23,530
94	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
122	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$0
140	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
800	\$6,515	\$6,515	\$6,515	\$6,515	\$7,948	\$7,948	\$7,948	\$7,948	\$7,948	\$7,948
802	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000
803	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	-	-	-
804 (rep 803)	-	-	-	-	-	-	-	\$47,010	\$47,010	\$47,010
805	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000
806	\$6,225	\$6,225	\$6,225	\$6,661	\$6,661	\$6,661	\$6,661	\$6,661	\$6,661	\$6,661
807	\$9,369	\$9,369	\$9,369	\$9,369	\$9,369	\$9,369	\$9,369	\$9,369	\$9,369	\$9,369
808	-	\$22,815	\$22,815	\$22,815	\$22,815	\$22,815	\$22,815	\$22,815	\$22,815	\$22,815
852	-	-	-	-	\$19,939	\$19,939	\$19,939	\$19,939	\$19,939	\$19,939
860	-	-	-	-	\$50,323	\$50,323	\$50,323	\$50,323	\$50,323	\$50,323
861	-	-	-	-	\$50,323	\$50,323	\$50,323	\$50,323	\$50,323	\$50,323
862	-	-	-	-	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316
863	-	-	-	-	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316
864	-	-	-	-	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316
865	-	-	-	-	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316
866	-	-	-	-	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316	\$18,316
Total (\$000)	\$9,426.5	\$9,548.6	\$9,895.5	\$10,269.4	\$10,765.8	\$11,048.6	\$11,632.5	\$10,999.9	\$11,305.8	\$11,570.1

124
APPENDIX B.6
TABLE 1 - PAGE 7

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777
Historic Employment	44,916	46,114	46,097	46,080	46,063	46,046	46,029	46,344	46,662	46,982
Total Historic Population & Employment	119,512	121,520	122,150	122,786	123,427	124,074	124,727	125,729	126,740	127,759

INVENTORY SUMMARY (\$000)

Buildings	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7	\$5,720.7
Land	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8	\$1,393.8
Furniture & Equipment	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0	\$880.0
Municipal Fleet	\$9,426.5	\$9,548.6	\$9,895.5	\$10,269.4	\$10,765.8	\$11,048.6	\$11,632.5	\$10,999.9	\$11,305.8	\$11,570.1
Total (\$000)	\$17,421.1	\$17,543.1	\$17,890.0	\$18,264.0	\$18,760.4	\$19,043.1	\$19,627.0	\$18,994.4	\$19,300.3	\$19,564.6

SERVICE LEVEL (\$/pop & emp)											Average Service Level
Buildings	\$47.87	\$47.08	\$46.83	\$46.59	\$46.35	\$46.11	\$45.87	\$45.50	\$45.14	\$44.78	\$46.21
Land	\$11.66	\$11.47	\$11.41	\$11.35	\$11.29	\$11.23	\$11.18	\$11.09	\$11.00	\$10.91	\$11.26
Furniture & Equipment	\$7.36	\$7.24	\$7.20	\$7.17	\$7.13	\$7.09	\$7.06	\$7.00	\$6.94	\$6.89	\$7.11
Municipal Fleet	\$78.88	\$78.58	\$81.01	\$83.64	\$87.22	\$89.05	\$93.26	\$87.49	\$89.20	\$90.56	\$85.89
Total (\$/pop & emp)	\$145.77	\$144.36	\$146.46	\$148.75	\$152.00	\$153.48	\$157.36	\$151.07	\$152.28	\$153.14	\$150.47

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$150.47
Net Population & Employment Growth 2015 - 2024	12,266
Maximum Allowable Funding Envelope	\$1,845,665
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$ 184,566.5
Discounted Maximum Allowable Funding Envelope	\$1,661,099

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$19,564,599
Inventory Using Average Service Level	\$19,223,897
Excess Capacity	\$340,702
Excess Capacity:	Committed

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2015-2024	Post 2024
6.0 PUBLIC WORKS										
6.1 Recovery of Negative Reserve Fund Balance										
6.1.1 Recovery of Negative Reserve Fund Balance	2015	\$ 217,128	\$ -	\$ 217,128	\$ -	\$ -	\$ 217,128	\$ -	\$ 217,128	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 217,128	\$ -	\$ 217,128	\$ -	\$ -	\$ 217,128	\$ -	\$ 217,128	\$ -
6.2 Buildings, Land & Furnishings										
6.2.1 Public Works Relocation Project	2018	\$ 2,800,000	\$ -	\$ 2,800,000	\$ 2,240,000	\$ 56,000	\$ 504,000	\$ -	\$ 504,000	\$ -
Subtotal Buildings, Land & Furnishings		\$ 2,800,000	\$ -	\$ 2,800,000	\$ 2,240,000	\$ 56,000	\$ 504,000	\$ -	\$ 504,000	\$ -
6.3 Fleet										
6.3.1 Winter Maintenance Vehicles	2015	\$ 500,000	\$ -	\$ 500,000	\$ 375,000	\$ 12,500	\$ 112,500	\$ -	\$ 112,500	\$ -
6.3.2 Fleet Upgrades	2015	\$ 1,230,600	\$ -	\$ 1,230,600	\$ 922,950	\$ 30,765	\$ 276,885	\$ -	\$ 276,885	\$ -
6.3.3 Fleet Upgrades	2016	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ 293,738	\$ -
6.3.4 Fleet Upgrades	2017	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ 256,848	\$ 36,890
6.3.5 Fleet Upgrades	2018	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ -	\$ 293,738
6.3.6 Fleet Upgrades	2019	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ -	\$ 293,738
6.3.7 Fleet Upgrades	2020	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ -	\$ 293,738
6.3.8 Fleet Upgrades	2021	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ -	\$ 293,738
6.3.9 Fleet Upgrades	2022	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ -	\$ 293,738
6.3.10 Fleet Upgrades	2023	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ -	\$ 293,738
6.3.11 Fleet Upgrades	2024	\$ 1,305,500	\$ -	\$ 1,305,500	\$ 979,125	\$ 32,638	\$ 293,738	\$ -	\$ -	\$ 293,738
Subtotal Fleet		\$ 13,480,100	\$ -	\$ 13,480,100	\$ 10,110,075	\$ 337,003	\$ 3,033,023	\$ -	\$ 939,970	\$ 2,093,052
TOTAL PUBLIC WORKS		\$ 16,497,228	\$ -	\$ 16,497,228	\$ 12,350,075	\$ 393,003	\$ 3,754,151	\$ -	\$ 1,661,099	\$ 2,093,052

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	80%	\$1,328,879
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$106.55
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	20%	\$332,220
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$1.68

2015 - 2024 Net Funding Envelope	\$1,661,099
Current Reserve Fund Balance	(\$217,128)

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

PUBLIC WORKS	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	(\$368.37)	(\$500.00)	(\$592.93)	(\$905.93)	(\$792.44)	(\$667.43)	(\$529.74)	(\$369.01)	(\$192.62)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$485.2	\$235.0	\$205.5	\$403.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,328.9
- Public Works: Inflated	\$485.2	\$239.7	\$213.8	\$427.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,366.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$126.7	\$131.3	\$150.1	\$155.0	\$160.5	\$165.7	\$171.4	\$186.6	\$193.3	\$199.9	\$1,640.5
INTEREST											
- Interest on Opening Balance	\$0.0	(\$20.3)	(\$27.5)	(\$32.6)	(\$49.8)	(\$43.6)	(\$36.7)	(\$29.1)	(\$20.3)	(\$10.6)	(\$270.5)
- Interest on In-year Transactions	(\$9.9)	(\$3.0)	(\$1.8)	(\$7.5)	\$2.8	\$2.9	\$3.0	\$3.3	\$3.4	\$3.5	(\$3.2)
TOTAL REVENUE	\$116.8	\$108.1	\$120.8	\$114.9	\$113.5	\$125.0	\$137.7	\$160.7	\$176.4	\$192.8	\$1,366.7
CLOSING CASH BALANCE	(\$368.4)	(\$500.0)	(\$592.9)	(\$905.9)	(\$792.4)	(\$667.4)	(\$529.7)	(\$369.0)	(\$192.6)	\$0.2	

2015 Adjusted Charge Per Capita	\$119.55
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
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
PUBLIC WORKS
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PUBLIC WORKS	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	(\$82.10)	(\$104.72)	(\$125.84)	(\$202.08)	(\$171.89)	(\$138.81)	(\$102.79)	(\$71.11)	(\$36.76)	
2015 - 2024 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$121.3	\$58.7	\$51.4	\$100.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$332.2
- Public Works: Inflated	\$121.3	\$59.9	\$53.4	\$107.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$341.6
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	22,320	22,343	19,917	20,070	20,200	20,380	20,544	17,196	17,270	17,360	197,600
REVENUE											
- DC Receipts: Inflated	\$41.4	\$42.3	\$38.5	\$39.5	\$40.6	\$41.8	\$42.9	\$36.7	\$37.6	\$38.5	\$399.8
INTEREST											
- Interest on Opening Balance	\$0.0	(\$4.5)	(\$5.8)	(\$6.9)	(\$11.1)	(\$9.5)	(\$7.6)	(\$5.7)	(\$3.9)	(\$2.0)	(\$57.0)
- Interest on In-year Transactions	(\$2.2)	(\$0.5)	(\$0.4)	(\$1.9)	\$0.7	\$0.7	\$0.8	\$0.6	\$0.7	\$0.7	(\$0.8)
TOTAL REVENUE	\$39.2	\$37.3	\$32.3	\$30.7	\$30.2	\$33.1	\$36.0	\$31.7	\$34.3	\$37.2	\$342.0
CLOSING CASH BALANCE	(\$82.1)	(\$104.7)	(\$125.8)	(\$202.1)	(\$171.9)	(\$138.8)	(\$102.8)	(\$71.1)	(\$36.8)	\$0.4	

2015 Adjusted Charge Per Square Metre	\$1.86
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

PARKING

APPENDIX B.7

PARKING

The Transportation Division is responsible for the operation of the municipal parking, including off-street lots, on-street metre parking, parking by-law enforcement and adult crossing guards. The parking section also enforces all municipal parking by-law regulations for the City of Peterborough.

TABLE 1 2005-2014 HISTORICAL SERVICE LEVELS

The Parking Divisions manages 1,658 parking spaces, 1,160 of which are in structured lots and the remaining 498 are on surface lots. The spots total \$27.57 million. The City also operates a total of 70 on-street parking metres and 64 pay and display machines. These facilities add \$585,000 to the value of the capital assets.

The total value of the Parking capital infrastructure is estimated to be \$28.16 million. The ten-year historical average service level is \$228.47 per population and employment and this, multiplied by the ten-year forecast population and employment growth (12,266), results in a ten-year maximum allowable funding envelope of \$2.80 million. The legislated 10 per cent discount amounts to \$280,241 and netted off the funding envelope. Therefore, the discounted maximum allowable funding envelope brought forward to the development charge calculation is reduced to \$2.52 million.

TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The Parking services capital program recovers solely for phase three of the new Downtown Transportation Hub project. This project is scheduled for 2023 and the share of the project associated with the parking structure totals \$30.00 million.

Significant replacement shares in the amount of \$24.15 million are identified and account largely for the replacement portion of the new parking structure, as it will replace the existing lot on Simcoe Street. The legislated 10 per cent deduction totals \$584,900 and netted off the municipal cost, and an additional share of \$1.98 million is identified as providing benefit to development beyond 2024.

The remaining 2015–2024 DC costs eligible for recovery amount to \$2.52 million and are allocated 80 percent, or \$2.02 million, against new residential development

and 20 per cent, or \$504,400, against non-residential development. This yields an unadjusted development charge of \$161.78 per capita and \$2.55 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential calculated charge increases to \$155.81 per capita and the non-residential charge increases to \$2.44 per square metre.

The following table summarizes the calculation of the Public Works development charge.

PARKING SUMMARY						
10-year Hist. Service Level per pop & emp	2015 - 2024 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$228.47	\$30,000,000	\$2,522,172	\$161.78	\$2.55	\$155.81	\$2.44

131
APPENDIX B.7
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
PARKING

PARKING SPACES Lot Name	# of Parking Spaces										UNIT COST (\$/space)	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
King St Parkade	625	625	625	625	625	625	625	625	625	625	625	\$22,850
Simcoe Street Parking Garage	535	535	535	535	535	535	535	535	535	535	535	\$22,850
Louis St lot	85	85	85	85	100	100	100	100	100	100	100	\$2,140
Hunter / Chambers Lot	76	76	76	76	76	76	76	76	76	76	76	\$2,140
Brock Lot	95	95	95	95	95	95	95	95	95	95	95	\$2,140
Courthouse Lot (Simcoe St)	39	39	39	39	39	39	39	39	39	39	39	\$2,140
Library Lot (Alymer St)	12	12	12	12	12	12	12	12	-	-	-	\$2,140
Reid St. Lot	60	60	60	60	60	60	60	60	60	60	60	\$2,140
Downie St. Lot	28	28	28	28	28	28	28	28	28	28	28	\$2,140
Rehill / Dalhousie St. Lot	100	100	100	100	100	100	100	100	100	100	100	\$2,140
Bethune Street Lot	-	-	-	-	-	-	-	-	30	30	-	\$400
Total (#)	1,655	1,655	1,655	1,655	1,670	1,670	1,670	1,700	1,688	1,658		
Total (\$000)	\$27,565.3	\$27,565.3	\$27,565.3	\$27,565.3	\$27,597.4	\$27,597.4	\$27,597.4	\$27,609.4	\$27,583.7	\$27,571.7		

PARKING METERS Location	# of Meters										UNIT COST (\$/unit)	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
On-street	520	520	520	520	520	420	310	85	70	70	70	\$1,500
Pay and Display Machines	-	-	-	-	-	12	22	62	64	64	64	\$7,500
Total (#)	520	520	520	520	520	432	332	147	134	134		
Total (\$000)	\$780.0	\$780.0	\$780.0	\$780.0	\$780.0	\$720.0	\$630.0	\$592.5	\$585.0	\$585.0		

132
APPENDIX B.7
TABLE 1 - PAGE 2

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
PARKING

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777
Historic Employment	<u>44,916</u>	<u>46,114</u>	<u>46,097</u>	<u>46,080</u>	<u>46,063</u>	<u>46,046</u>	<u>46,029</u>	<u>46,344</u>	<u>46,662</u>	<u>46,982</u>
Total Historic Population & Employment	119,512	121,520	122,150	122,786	123,427	124,074	124,727	125,729	126,740	127,759

INVENTORY SUMMARY (\$000)

Parking Spaces	\$27,565.3	\$27,565.3	\$27,565.3	\$27,565.3	\$27,597.4	\$27,597.4	\$27,597.4	\$27,609.4	\$27,583.7	\$27,571.7
Parking Meters	\$780.0	\$780.0	\$780.0	\$780.0	\$780.0	\$720.0	\$630.0	\$592.5	\$585.0	\$585.0
Total (\$000)	\$28,345.3	\$28,345.3	\$28,345.3	\$28,345.3	\$28,377.4	\$28,317.4	\$28,227.4	\$28,201.9	\$28,168.7	\$28,156.7

Average
Service
Level

SERVICE LEVEL (\$/pop & emp)

Parking Spaces	\$230.65	\$226.84	\$225.67	\$224.50	\$223.59	\$222.43	\$221.26	\$219.59	\$217.64	\$215.81	\$222.80
Parking Meters	\$6.53	\$6.42	\$6.39	\$6.35	\$6.32	\$5.80	\$5.05	\$4.71	\$4.62	\$4.58	\$5.68
Total (\$/pop & emp)	\$237.18	\$233.26	\$232.05	\$230.85	\$229.91	\$228.23	\$226.31	\$224.31	\$222.26	\$220.39	\$228.47

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
PARKING

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$228.47
Net Population & Employment Growth 2015 - 2024	12,266
Maximum Allowable Funding Envelope	\$2,802,413
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$280,241
Discounted Maximum Allowable Funding Envelope	\$2,522,172

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$28,156,720
Inventory Using Average Service Level	\$29,189,099
Excess Capacity:	\$0

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2015-2024	Post 2024
7.0 PARKING										
7.1 Parking Infrastructure										
7.1.1 Downtown Transportation Hub Phase 3 - Parking Share	2023	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 24,150,900	\$ 584,910	\$ 5,264,190	\$ 765,363	\$ 2,522,172	\$ 1,976,655
Subtotal Parking Infrastructure		\$ 30,000,000	\$ -	\$ 30,000,000	\$ 24,150,900	\$ 584,910	\$ 5,264,190	\$ 765,363	\$ 2,522,172	\$ 1,976,655
TOTAL PARKING		\$ 30,000,000	\$ -	\$ 30,000,000	\$ 24,150,900	\$ 584,910	\$ 5,264,190	\$ 765,363	\$ 2,522,172	\$ 1,976,655

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	80%	\$2,017,737
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$161.78
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	20%	\$504,434
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$2.55

2015 - 2024 Net Funding Envelope	\$2,522,172
Current Reserve Fund Balance	\$765,363

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

PARKING	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	\$168.09	\$348.17	\$559.48	\$784.60	\$1,024.82	\$1,280.36	\$1,552.49	\$1,854.28	(\$251.11)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Parking: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,017.7	\$0.0	\$2,017.7
- Parking: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,364.1	\$0.0	\$2,364.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$165.2	\$171.2	\$195.7	\$202.0	\$209.1	\$215.9	\$223.4	\$243.2	\$251.9	\$260.5	\$2,138.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$5.9	\$12.2	\$19.6	\$27.5	\$35.9	\$44.8	\$54.3	\$64.9	(\$13.8)	\$251.2
- Interest on In-year Transactions	\$2.9	\$3.0	\$3.4	\$3.5	\$3.7	\$3.8	\$3.9	\$4.3	(\$58.1)	\$4.6	(\$25.1)
TOTAL REVENUE	\$168.1	\$180.1	\$211.3	\$225.1	\$240.2	\$255.5	\$272.1	\$301.8	\$258.7	\$251.2	\$2,364.2
CLOSING CASH BALANCE	\$168.1	\$348.2	\$559.5	\$784.6	\$1,024.8	\$1,280.4	\$1,552.5	\$1,854.3	(\$251.1)	\$0.1	

2015 Adjusted Charge Per Capita	\$155.81
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
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
PARKING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKING	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	\$55.45	\$113.97	\$169.44	\$228.28	\$290.61	\$356.64	\$426.61	\$490.58	(\$48.76)	
2015 - 2024 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Parking: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$504.4	\$0.0	\$504.4
- Parking: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$591.0	\$0.0	\$591.0
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	22,320	22,343	19,917	20,070	20,200	20,380	20,544	17,196	17,270	17,360	197,600
REVENUE											
- DC Receipts: Inflated	\$54.5	\$55.6	\$50.6	\$52.0	\$53.4	\$54.9	\$56.5	\$48.2	\$49.4	\$50.6	\$525.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.9	\$4.0	\$5.9	\$8.0	\$10.2	\$12.5	\$14.9	\$17.2	(\$2.7)	\$71.9
- Interest on In-year Transactions	\$1.0	\$1.0	\$0.9	\$0.9	\$0.9	\$1.0	\$1.0	\$0.8	(\$14.9)	\$0.9	(\$6.6)
TOTAL REVENUE	\$55.5	\$58.5	\$55.5	\$58.8	\$62.3	\$66.0	\$70.0	\$64.0	\$51.7	\$48.8	\$591.1
CLOSING CASH BALANCE	\$55.5	\$114.0	\$169.4	\$228.3	\$290.6	\$356.6	\$426.6	\$490.6	(\$48.8)	\$0.0	

2015 Adjusted Charge Per Square Metre	\$2.44
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.8

TRANSIT SERVICES

APPENDIX B.8

TRANSIT SERVICES

The Transportation Division provides public transportation services in the City of Peterborough through a surface route network operating out of the Simcoe Street terminal.

TABLE 1 2005-2014 HISTORICAL SERVICE LEVELS

The ten-year historical inventory of capital assets for Transit includes 81,970 square feet of building space with a replacement value of \$8.67 million. The 2.48 hectares of land associated with the Transit buildings are valued at \$992,000. The 675 shelters and signs located throughout the City total \$4.89 million and the total value of bus equipment adds \$1.43 million to the total value of the capital assets. Finally, the transit services fleet totaled 61 buses in 2014, which have a replacement value of \$23.54 million.

The total value of the Transit capital infrastructure is estimated to be \$39.53 million. The ten-year historical average service level is \$297.48 per population and employment and this, multiplied by the ten-year forecast population and employment growth (12,266), results in a ten-year maximum allowable funding envelope of \$3.65 million. Excess capacity is identified in the amount of \$1.52 million and the legislated 10 per cent discount amounts to \$212,900. Both of these amounts are netted off the funding envelope. Therefore, the discounted maximum allowable funding envelope brought forward to the development charge calculation is reduced to \$1.92 million.

TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The Transit capital program relates largely to Phase 1 and 2 of the Downtown Transportation Hub. The \$20.90 million represents Transit's share of the total project cost. A \$200,000 share of the public works relocation project is also included, as a portion of this project will be used as a transit yard and storage facility. \$64,200 is included for additional signs and shelters and an annual provision for two new growth-related vehicles to improve the level of service totals \$9.30 million.

Altogether, the Transit capital program totals \$30.46 million. No grants, subsidies, or other funding sources are identified for this service. Replacement shares total \$23.50 million and account largely for the replacement portion of new vehicles as well as an acknowledgement of the existing Transit garage on Simcoe Street. The legislated 10 per cent deduction totals \$696,900 and will be funded from non-development charge sources. An additional share of \$3.90 million, the amount by which DC eligible costs exceed the funding envelope, will be eligible for funding under future development charges.

The remaining 2015–2024 DC costs eligible for recovery totals \$1.92 million, 80 per cent, or \$1.53 million, of which are allocated against new residential development and 20 per cent, or \$383,200, against non-residential development. This yields an unadjusted development charge of \$122.91 per capita and \$1.94 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, both the residential and non-residential calculated charges decrease to \$122.13 per capita and \$1.91 per square metre, respectively. This is a reflection of the back-ended timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Public Works development charge.

TRANSIT SERVICES SUMMARY						
10-year Hist. Service Level per pop & emp	2015 - 2024 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$297.48	\$30,464,200	\$1,916,168	\$122.91	\$1.94	\$122.13	\$1.91

139
APPENDIX B.8
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
TRANSIT SERVICES

BUILDINGS Description	# of Square Feet										UNIT COST (\$/sq.ft.)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Simcoe Street Terminal	5,280	5,280	5,280	5,280	5,280	5,280	5,280	5,280	5,280	5,280	\$140
Transit Garage (Townsend - capacity 42 buses)	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	\$150
Bus Bays	44,690	44,690	44,690	44,690	44,690	44,690	44,690	44,690	44,690	44,690	\$70
Total (sq.ft.)	81,970	81,970	81,970	81,970	81,970	81,970	81,970	81,970	81,970	81,970	
Total (\$000)	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	

LAND Description	# of Hectares										UNIT COST (\$/ha)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Simcoe Street Terminal	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$400,000
Transit Garage (Townsend - capacity 42 buses)	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	\$400,000
Total (ha)	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	
Total (\$000)	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	

SHELTERS, SIGNS Description	# of Shelters and Signs										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Bus Shelters	49	49	49	49	50	50	52	52	53	53	\$12,500
Bus Signs	600	600	650	650	650	639	631	617	620	622	\$6,800
Total (#)	649	649	699	699	700	689	683	669	673	675	
Total (\$000)	\$4,692.5	\$4,692.5	\$5,032.5	\$5,032.5	\$5,045.0	\$4,970.2	\$4,940.8	\$4,845.6	\$4,878.5	\$4,892.1	

EQUIPMENT Description	# of Pieces of Equipment										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Radios	44	44	45	53	58	58	58	58	58	62	\$2,000
Base Station	3	3	3	3	3	3	3	3	3	3	\$2,000
Fare Boxes	40	40	41	57	62	62	62	62	62	62	\$21,000
Total (#)	87	87	89	113	123	123	123	123	123	127	
Total (\$000)	\$934.0	\$934.0	\$957.0	\$1,309.0	\$1,424.0	\$1,424.0	\$1,424.0	\$1,424.0	\$1,424.0	\$1,432.0	

140
APPENDIX B.8
TABLE 1 - PAGE 2

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
TRANSIT SERVICES

BUSES Type of Bus	# of Buses										UNIT COST (\$/bus)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
40 Foot Buses											
T02 - GMC Classic 1024474	1	1	1	1	1	-	-	-	-	-	\$465,000
T03 - GMC Classic 1000389	1	1	1	1	1	1	1	1	1	1	\$465,000
T04 - Orion V 1030812	1	1	1	1	1	1	1	1	1	-	\$465,000
T05 - Orion V1 (del. 12/98)	1	1	1	1	1	1	1	1	1	1	\$465,000
T06 - Orion V1 (del. 12/98)	1	1	1	1	1	1	1	1	1	1	\$465,000
T07 - Orion V1 (del. 12/98)	1	1	1	1	1	1	1	1	1	1	\$465,000
T08 - Orion V1 (del. 12/98)	1	1	1	1	1	1	1	1	1	1	\$465,000
T12 - GMC Classic 2GHYT82W3F3500174	1	1	1	1	1	1	1	1	1	-	\$465,000
T13 - GMC Classic 2GHYT82W3E3500108	1	1	1	1	1	1	1	1	1	-	\$465,000
T14 - GMC Classic 2GHYT82W8E3500086	1	1	1	1	1	1	1	1	1	1	\$465,000
T15 - GMC Classic 2GHYT82J1D3500448	1	1	1	1	-	-	-	-	-	-	\$465,000
T16 - GMC Classic 2GHYT82JXD3500450	1	1	1	1	-	-	-	-	-	-	\$465,000
T17-Nova LFS 2NVYL82S143000001	1	1	1	1	1	1	1	1	1	1	\$465,000
T18-Nova LFS 2NVYL82S343000002	1	1	1	1	1	1	1	1	1	1	\$465,000
T19- Nova LFS 2NVYL82S543000003	1	1	1	1	1	1	1	1	1	1	\$465,000
T20- Nova LFS 2NVYL82S743000004	1	1	1	1	1	1	1	1	1	1	\$465,000
T21- Nova LFS 2NVYL82S943000005	1	1	1	1	1	1	1	1	1	1	\$465,000
T22- Nova LFS 2NVYL82S443000168	1	1	1	1	1	1	1	1	1	1	\$465,000
T23- Nova LFS 2NVYL82S643000169	1	1	1	1	1	1	1	1	1	1	\$465,000
T24- Nova LFS 2NVYL82S243000170	1	1	1	1	1	1	1	1	1	1	\$465,000
T25- Nova LFS 2NVYL82U253000110	-	1	1	1	1	1	1	1	1	1	\$465,000
T26- Nova LFS 2NVYL82U453000111	-	1	1	1	1	1	1	1	1	1	\$465,000
T27- Nova LFS 2NVYL82U653000112	-	1	1	1	1	1	1	1	1	1	\$465,000
T28- MCI Classic 2AVYT82JBL3000138	-	-	-	1	1	1	1	1	1	1	\$465,000
T29- MCI Classic 2AVYT82J6L3000140	-	-	-	1	1	1	1	1	1	1	\$465,000
T30- MCI Classic 2AVYT82JXL3000142	-	-	-	1	1	1	1	1	1	1	\$465,000
T31- MCI Classic 2AVYT82J6L3000171	-	-	-	1	1	1	1	1	1	1	\$465,000
T32- MCI Classic 2AVYT82J9L3000181	-	-	-	1	1	1	1	1	1	1	\$465,000
T33- MCI Classic 2AVYT82J0L3000182	-	-	-	1	1	1	1	1	1	1	\$465,000
T34- MCI Classic 2AVYT82J5L3000226	-	-	-	1	1	1	1	1	1	1	\$465,000
T35- MCI Classic 2AVYT82J0L3000232	-	-	-	1	1	1	1	1	1	1	\$465,000
T36- Nova LFS 2NVYL82U283000354	-	-	-	-	1	1	1	1	1	1	\$465,000
T37- Nova LFS 2NVYL82U483000355	-	-	-	-	1	1	1	1	1	1	\$465,000
T38- Nova LFS 2NVYL82U683000356	-	-	-	-	1	1	1	1	1	1	\$465,000
T39- Nova LFS 2NVYL82U883000357	-	-	-	-	1	1	1	1	1	1	\$465,000

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
TRANSIT SERVICES

BUSES Type of Bus	# of Buses										UNIT COST (\$/bus)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
T40- Nova LFS 2NVYL82UX83000358	-	-	-	-	1	1	1	1	1	1	\$465,000
T41- Nova LFS 2NVYL82U683000423	-	-	-	-	1	1	1	1	1	1	\$465,000
T42- Nova LFS 2NVYL82U883000424	-	-	-	-	1	1	1	1	1	1	\$465,000
T43- Nova LFS 2NVYL82UX83000425	-	-	-	-	1	1	1	1	1	1	\$421,600
T44- Nova LFS 2NVYL82U183000426	-	-	-	-	1	1	1	1	1	1	\$421,600
T45- Nova LFS 2NVYL82U383000427	-	-	-	-	1	1	1	1	1	1	\$421,600
T46- Nova LFS 2NVYL82U	-	-	-	-	1	1	1	1	1	1	\$421,600
T47- Nova LFS 2NVYL82U	-	-	-	-	1	1	1	1	1	1	\$421,600
T48- Nova LFS 2NVYL82U	-	-	-	-	1	1	1	1	1	1	\$421,600
T49- Nova LFS 2NVYL82U	-	-	-	-	1	1	1	1	1	1	\$421,600
T50- Nova LFS 2NVYL82U	-	-	-	-	1	1	1	1	1	1	\$421,600
T51-Nova LFS 2NYL82UX93000345	-	-	-	-	1	1	1	1	1	1	\$417,653
T52-Nova LFS 2NYL82U193000346	-	-	-	-	-	1	1	1	1	1	\$417,653
T53-Nova LFS 2NVYL82U393000347	-	-	-	-	-	1	1	1	1	1	\$417,653
T54-Nova LFS 2NVYL82U593000348	-	-	-	-	-	1	1	1	1	1	\$417,653
T55-Nova LFS 2NVYL82U0D3000993	-	-	-	-	-	-	-	-	-	1	\$465,592
T56-Nova LFS 2NVYL82U2D3000994	-	-	-	-	-	-	-	-	-	1	\$465,592
T57-Nova LFS 2NVYL82U4D3000995	-	-	-	-	-	-	-	-	-	1	\$465,592
T58-Nova LFS 2NVYL82U6D3000996	-	-	-	-	-	-	-	-	-	1	\$465,592
T59-Nova LFS 2NVYL82U8D3000997	-	-	-	-	-	-	-	-	-	1	\$465,592
T60-Nova LFS 2NVYL82UXD3000998	-	-	-	-	-	-	-	-	-	1	\$465,592
35 Foot Buses											
T84 - GMC 3NC528	1	1	1	1	-	-	-	-	-	-	\$421,600
T86 - GMC 3NC529	1	1	1	1	-	-	-	-	-	-	\$421,600
T87 - GMC 3NM023	1	1	1	1	-	-	-	-	-	-	\$421,600
T88 - GMC 3NM024	1	1	1	1	-	-	-	-	-	-	\$421,600
T90 - GMC 500078	1	1	1	1	-	-	-	-	-	-	\$421,600
T92 - GMC 500080	1	1	1	1	-	-	-	-	-	-	\$421,600
T93 - GMC 500519	1	1	1	1	-	-	-	-	-	-	\$421,600
T94 - GMC 500520	1	1	1	1	-	-	-	-	-	-	\$421,600
T96 - Orion 438570	1	1	1	1	-	-	-	-	-	-	\$421,600
T97 - Orion 507763	1	1	1	1	-	-	-	-	-	-	\$421,600
T98 - Orion 1001101	1	1	1	1	-	-	-	-	-	-	\$421,600
T99 - Orion 001107	1	1	1	1	-	-	-	-	-	-	\$421,600
T01 - Orion 001395	1	1	1	1	-	-	-	-	-	-	\$421,600

142
APPENDIX B.8
TABLE 1 - PAGE 4

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
TRANSIT SERVICES

BUSES Type of Bus	# of Buses										UNIT COST (\$/bus)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
30 Foot Buses											
T09 - Eldorado Ez-R 1N9LLAD49WC084057	1	-	-	-	-	-	-	-	-	-	\$370,500
T10 - Eldorado Ez-R 1N9LLAD40WC084058	1	-	-	-	-	-	-	-	-	-	\$370,500
T11 - Eldorado Ez-R 1N9LLAD42WC084059	1	-	-	-	-	-	-	-	-	-	\$370,500
25 Foot Buses											
T150 - Ford Van 1FDKE37F5SHA26373	1	1	1	1	1	-	-	-	-	-	\$70,000
T151 - Ford Van 1FDKE37F7SHA26374	1	1	1	1	1	-	-	-	-	-	\$70,000
T152 - Elf 125 HD 1FDLE40F4VHB96961	1	1	1	1	1	-	-	-	-	-	\$210,000
22 Foot Buses											
T153 - Elf 122HD 1FDXE45F91HA37373	1	1	1	1	1	1	1	1	1	-	\$210,000
T154 - Elf 122HD 1FDXE45FX2HB41176	1	1	1	1	1	1	1	1	1	-	\$210,000
T155 - Elf 122HD 1FDXE45F52HB51646	1	1	1	1	1	1	1	1	1	-	\$210,000
T156 - Elf 122HD 1FDKE45F72HB51647	1	1	1	1	1	1	1	1	1	-	\$210,000
T157 - Elf 122HD 1FDXE45F92HB51648	1	1	1	1	1	1	1	1	1	-	\$210,000
T158 - Ford Goshen 1FDXE47F2XHB34730	-	-	1	1	1	1	1	1	1	1	\$75,000
T159 - Ford Goshen 1FDXE45P49DA48868	-	-	-	-	-	1	1	1	1	1	\$75,000
T160-Ford Goshen 1FDXE45P69DA48869	-	-	-	-	-	1	1	1	1	1	\$75,000
T161- Ford Goshen 1FDXE45P29DA48870	-	-	-	-	-	1	1	1	1	1	\$75,000
T162- Ford Goshen 1FDXE45P49DA48871	-	-	-	-	-	1	1	1	1	1	\$75,000
T163-Ford Goshen 1FDXE4FS7DDA42431	-	-	-	-	-	-	-	-	-	1	\$75,000
T164-Ford Goshen 1FDXE4FS9DDA4232	-	-	-	-	-	-	-	-	-	1	\$75,000
T165-Ford Goshen 1FDXE4FS0DDA42433	-	-	-	-	-	-	-	-	-	1	\$75,000
T166-Ford Goshen 1FDXE4FS2DDA42434	-	-	-	-	-	-	-	-	-	1	\$75,000
T167-Ford Goshen 1FDXE4FS4DDA42435	-	-	-	-	-	-	-	-	-	1	\$75,000
T168-Ford Goshen 1FDXE4FS6DDA42436	-	-	-	-	-	-	-	-	-	1	\$75,000
Total (#)	44	44	45	53	54	57	57	57	57	61	
Total (\$000)	\$17,292.3	\$17,575.8	\$17,650.8	\$21,370.8	\$22,005.5	\$22,743.4	\$22,743.4	\$22,743.4	\$22,743.4	\$23,542.0	

143
APPENDIX B.8
TABLE 1 - PAGE 5

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
TRANSIT SERVICES

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777
Historic Employment	<u>44,916</u>	<u>46,114</u>	<u>46,097</u>	<u>46,080</u>	<u>46,063</u>	<u>46,046</u>	<u>46,029</u>	<u>46,344</u>	<u>46,662</u>	<u>46,982</u>
Total Historic Population & Employment	119,512	121,520	122,150	122,786	123,427	124,074	124,727	125,729	126,740	127,759

INVENTORY SUMMARY (\$000)

Buildings	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5	\$8,667.5
Land	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0	\$992.0
Shelters, Signs	\$4,692.5	\$4,692.5	\$5,032.5	\$5,032.5	\$5,045.0	\$4,970.2	\$4,940.8	\$4,845.6	\$4,878.5	\$4,892.1
Equipment	\$934.0	\$934.0	\$957.0	\$1,309.0	\$1,424.0	\$1,424.0	\$1,424.0	\$1,424.0	\$1,424.0	\$1,432.0
Buses	\$17,292.3	\$17,575.8	\$17,650.8	\$21,370.8	\$22,005.5	\$22,743.4	\$22,743.4	\$22,743.4	\$22,743.4	\$23,542.0
Total (\$000)	\$32,578.3	\$32,861.8	\$33,299.8	\$37,371.8	\$38,134.0	\$38,797.1	\$38,767.7	\$38,672.5	\$38,705.4	\$39,525.6

SERVICE LEVEL (\$/pop & emp)											Average Service Level
Buildings	\$72.52	\$71.33	\$70.96	\$70.59	\$70.22	\$69.86	\$69.49	\$68.94	\$68.39	\$67.84	\$70.01
Land	\$8.30	\$8.16	\$8.12	\$8.08	\$8.04	\$8.00	\$7.95	\$7.89	\$7.83	\$7.76	\$8.01
Shelters, Signs	\$39.26	\$38.62	\$41.20	\$40.99	\$40.87	\$40.06	\$39.61	\$38.54	\$38.49	\$38.29	\$39.59
Equipment	\$7.82	\$7.69	\$7.83	\$10.66	\$11.54	\$11.48	\$11.42	\$11.33	\$11.24	\$11.21	\$10.22
Buses	\$144.69	\$144.63	\$144.50	\$174.05	\$178.29	\$183.31	\$182.35	\$180.89	\$179.45	\$184.27	\$169.64
Total (\$/pop & emp)	\$272.59	\$270.42	\$272.61	\$304.37	\$308.96	\$312.69	\$310.82	\$307.59	\$305.39	\$309.38	\$297.48

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
TRANSIT SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$297.48
Net Population & Employment Growth 2015 - 2024	12,266
Maximum Allowable Funding Envelope	\$3,648,890
Less: Uncommitted Excess Capacity	\$1,519,814
Less: 10% Legislated Reduction	\$212,908
Discounted Maximum Allowable Funding Envelope	\$1,916,168

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$39,525,561
Inventory Using Average Service Level	\$38,005,747
Excess Capacity	\$1,519,814
Excess Capacity:	Uncommitted

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
TRANSIT SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2015-2024	Post 2024
8.0 TRANSIT SERVICES										
8.1 Buildings, Land & Furnishings										
8.1.1 Public Works Relocation Project - Transit Share	2018	\$ 200,000	\$ -	\$ 200,000	\$ 160,000	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
8.1.2 Downtown Transportation Hub Phase 1 - Transit Share	2021	\$ 900,000	\$ -	\$ 900,000	\$ 724,500	\$ 17,550	\$ 157,950	\$ -	\$ 39,488	\$ 118,463
8.1.3 Downtown Transportation Hub Phase 2 - Transit Share	2022	\$ 20,000,000	\$ -	\$ 20,000,000	\$ 16,100,600	\$ 389,940	\$ 3,509,460	\$ -	\$ 877,365	\$ 2,632,095
Subtotal Buildings, Land & Furnishings		\$ 21,100,000	\$ -	\$ 21,100,000	\$ 16,985,100	\$ 411,490	\$ 3,703,410	\$ -	\$ 952,853	\$ 2,750,558
8.2 Shelters, Loops, Signs										
8.2.1 Additional Shelters and Signs	Various	\$ 64,200	\$ -	\$ 64,200	\$ -	\$ 6,420	\$ 57,780	\$ -	\$ 57,780	\$ -
Subtotal Shelters, Loops, Signs		\$ 64,200	\$ -	\$ 64,200	\$ -	\$ 6,420	\$ 57,780	\$ -	\$ 57,780	\$ -
8.3 Vehicles										
8.3.1 Growth-Related Vehicle Acquisitions	Various	\$ 9,300,000	\$ -	\$ 9,300,000	\$ 6,510,000	\$ 279,000	\$ 2,511,000	\$ 457,855	\$ 905,536	\$ 1,147,609
Subtotal Vehicles		\$ 9,300,000	\$ -	\$ 9,300,000	\$ 6,510,000	\$ 279,000	\$ 2,511,000	\$ 457,855	\$ 905,536	\$ 1,147,609
TOTAL TRANSIT SERVICES		\$ 30,464,200	\$ -	\$ 30,464,200	\$ 23,495,100	\$ 696,910	\$ 6,272,190	\$ 457,855	\$ 1,916,168	\$ 3,898,166

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	80%	\$1,532,935
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$122.91
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	20%	\$383,234
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$1.94

2015 - 2024 Net Funding Envelope	\$1,916,168
Current Reserve Fund Balance	\$457,855

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

TRANSIT SERVICES	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	\$53.35	\$111.79	\$190.20	\$243.72	\$334.14	\$431.42	\$500.18	(\$205.75)	(\$107.99)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Transit Services: Non Inflated	\$77.1	\$77.1	\$77.1	\$105.9	\$77.1	\$77.1	\$108.7	\$779.0	\$77.1	\$77.1	\$1,532.9
- Transit Services: Inflated	\$77.1	\$78.6	\$80.2	\$112.3	\$83.4	\$85.1	\$122.4	\$894.8	\$90.3	\$92.1	\$1,716.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$129.5	\$134.2	\$153.4	\$158.4	\$163.9	\$169.2	\$175.1	\$190.7	\$197.5	\$204.2	\$1,676.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.9	\$3.9	\$6.7	\$8.5	\$11.7	\$15.1	\$17.5	(\$11.3)	(\$5.9)	\$48.0
- Interest on In-year Transactions	\$0.9	\$1.0	\$1.3	\$0.8	\$1.4	\$1.5	\$0.9	(\$19.4)	\$1.9	\$2.0	(\$7.7)
TOTAL REVENUE	\$130.4	\$137.0	\$158.6	\$165.9	\$173.8	\$182.4	\$191.1	\$188.8	\$188.1	\$200.2	\$1,716.4
CLOSING CASH BALANCE	\$53.4	\$111.8	\$190.2	\$243.7	\$334.1	\$431.4	\$500.2	(\$205.8)	(\$108.0)	\$0.1	

2015 Adjusted Charge Per Capita	\$122.13
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
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
TRANSIT SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

TRANSIT SERVICES	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	\$23.84	\$49.05	\$70.66	\$85.97	\$110.29	\$136.26	\$154.87	(\$30.71)	(\$15.99)	
2015 - 2024 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Transit Services: Non Inflated	\$19.3	\$19.3	\$19.3	\$26.5	\$19.3	\$19.3	\$27.2	\$194.7	\$19.3	\$19.3	\$383.2
- Transit Services: Inflated	\$19.3	\$19.7	\$20.0	\$28.1	\$20.9	\$21.3	\$30.6	\$223.7	\$22.6	\$23.0	\$429.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	22,320	22,343	19,917	20,070	20,200	20,380	20,544	17,196	17,270	17,360	197,600
REVENUE											
- DC Receipts: Inflated	\$42.7	\$43.6	\$39.6	\$40.7	\$41.8	\$43.0	\$44.2	\$37.8	\$38.7	\$39.7	\$411.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.8	\$1.7	\$2.5	\$3.0	\$3.9	\$4.8	\$5.4	(\$1.7)	(\$0.9)	\$19.5
- Interest on In-year Transactions	\$0.4	\$0.4	\$0.3	\$0.2	\$0.4	\$0.4	\$0.2	(\$5.1)	\$0.3	\$0.3	(\$2.2)
TOTAL REVENUE	\$43.1	\$44.9	\$41.7	\$43.4	\$45.2	\$47.2	\$49.2	\$38.1	\$37.3	\$39.1	\$429.2
CLOSING CASH BALANCE	\$23.8	\$49.0	\$70.7	\$86.0	\$110.3	\$136.3	\$154.9	(\$30.7)	(\$16.0)	\$0.1	

2015 Adjusted Charge Per Square Metre	\$1.91
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.9

GENERAL GOVERNMENT

APPENDIX B.9

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. Consistent with s.5(1)7 of the *DCA*, the eligible development-related capital costs for the provision of studies and permitted General Government expenditures and are reduced by 10 per cent when calculating the development charges.

**TABLE 1 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

As shown on Table 1, the 2015–2024 development-related gross cost for General Government is \$741,800. Development-related studies, such as City-wide and Area-Specific Development Charges updates, Official Plan review, Library and Recreation master plans and other planning studies have been included.

Additionally, the current position of the General Government reserve fund balance is in a deficit of \$11,820. This amount is also included in the capital program for recovery through DCs.

Recognizing that not all studies under this service are entirely a result of new growth in the City, “benefit to existing” shares have been netted off the total net costs. The benefit to existing shares amount to \$215,000 and will not be recovered through development charges. The legislated ten per cent reduction, \$51,500 is also discounted from the capital costs.

The remaining amount of \$475,320 is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation and is allocated 80 per cent, or \$380,250 to the residential sector and 20 per cent, or \$95,100 to the non-residential sector based on shares of ten-year growth in population and employment. The resulting unadjusted per capita residential charge is \$30.49 before cash flow adjustments. The non-residential unadjusted charge is \$0.48 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential charge increases to \$33.13 per capita and the non-residential charge increases to \$0.52 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					
2015 - 2024		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$741,817	\$475,317	\$30.49	\$0.48	\$33.13	\$0.52

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2015-2024	Post 2024
9.0 GENERAL GOVERNMENT										
9.1 Recovery of Negative Reserve Fund Balance										
9.1.1 Recovery of Negative Reserve Fund Balance	2015	\$ 11,817	\$ -	\$ 11,817	\$ -	\$ -	\$ 11,817	\$ -	\$ 11,817	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 11,817	\$ -	\$ 11,817	\$ -	\$ -	\$ 11,817	\$ -	\$ 11,817	\$ -
9.2 Development-Related Studies										
9.2.1 Official Plan Review	2015	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
9.2.2 Retail Market Analysis Plan	2015	\$ 60,000	\$ -	\$ 60,000	\$ 15,000	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
9.2.3 Vision 2025 Parks & Recreation Strategic Plan	2015	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ 12,000	\$ 108,000	\$ -	\$ 108,000	\$ -
9.2.4 Library Strategic Plan	2015	\$ 150,000	\$ -	\$ 150,000	\$ 75,000	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -
9.2.5 Area-Specific Development Charges Study	2017	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
9.2.6 Future of OHL Facility	2018	\$ 150,000	\$ -	\$ 150,000	\$ 100,000	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
9.2.7 City-Wide Development Charges Study	2019	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
9.2.8 Area-Specific Development Charges Study	2022	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
9.2.9 City-Wide Development Charges Study	2024	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
Subtotal Development-Related Studies		\$ 730,000	\$ -	\$ 730,000	\$ 215,000	\$ 51,500	\$ 463,500	\$ -	\$ 463,500	\$ -
TOTAL GENERAL GOVERNMENT		\$ 741,817	\$ -	\$ 741,817	\$ 215,000	\$ 51,500	\$ 475,317	\$ -	\$ 475,317	\$ -

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	80%	\$380,253
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$30.49
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	20%	\$95,063
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$0.48

Current Reserve Fund Balance	(\$11,817)
------------------------------	------------

151
 APPENDIX B.9
 TABLE 2 - PAGE 1

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

GENERAL GOVERNMENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.0	(\$169.7)	(\$142.0)	(\$138.0)	(\$140.7)	(\$150.7)	(\$112.3)	(\$70.2)	(\$55.1)	(\$3.6)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$200.3	\$0.0	\$28.8	\$36.0	\$43.2	\$0.0	\$0.0	\$28.8	\$0.0	\$43.2	\$380.3
- General Government: Inflated	\$200.3	\$0.0	\$30.0	\$38.2	\$46.8	\$0.0	\$0.0	\$33.1	\$0.0	\$51.6	\$399.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$35.1	\$36.4	\$41.6	\$43.0	\$44.5	\$45.9	\$47.5	\$51.7	\$53.6	\$55.4	\$454.7
INTEREST											
- Interest on Opening Balance	\$0.0	(\$9.3)	(\$7.8)	(\$7.6)	(\$7.7)	(\$8.3)	(\$6.2)	(\$3.9)	(\$3.0)	(\$0.2)	(\$54.0)
- Interest on In-year Transactions	(\$4.5)	\$0.6	\$0.2	\$0.1	(\$0.1)	\$0.8	\$0.8	\$0.3	\$0.9	\$0.1	(\$0.7)
TOTAL REVENUE	\$30.6	\$27.7	\$34.0	\$35.5	\$36.7	\$38.4	\$42.2	\$48.2	\$51.5	\$55.3	\$400.0
CLOSING CASH BALANCE	(\$169.7)	(\$142.0)	(\$138.0)	(\$140.7)	(\$150.7)	(\$112.3)	(\$70.2)	(\$55.1)	(\$3.6)	\$0.1	

2015 Adjusted Charge Per Capita	\$33.13
---------------------------------	---------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
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
GENERAL GOVERNMENT
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

GENERAL GOVERNMENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	(\$39.62)	(\$29.90)	(\$28.28)	(\$28.36)	(\$30.32)	(\$20.18)	(\$9.19)	(\$7.73)	\$2.43	
2015 - 2024 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$50.1	\$0.0	\$7.2	\$9.0	\$10.8	\$0.0	\$0.0	\$7.2	\$0.0	\$10.8	\$95.1
- General Government: Inflated	\$50.1	\$0.0	\$7.5	\$9.6	\$11.7	\$0.0	\$0.0	\$8.3	\$0.0	\$12.9	\$100.0
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	22,320	22,343	19,917	20,070	20,200	20,380	20,544	17,196	17,270	17,360	197,600
REVENUE											
- DC Receipts: Inflated	\$11.5	\$11.7	\$10.7	\$11.0	\$11.3	\$11.6	\$11.9	\$10.2	\$10.4	\$10.7	\$111.0
INTEREST											
- Interest on Opening Balance	\$0.0	(\$2.2)	(\$1.6)	(\$1.6)	(\$1.6)	(\$1.7)	(\$1.1)	(\$0.5)	(\$0.4)	\$0.1	(\$10.6)
- Interest on In-year Transactions	(\$1.1)	\$0.2	\$0.1	\$0.0	(\$0.0)	\$0.2	\$0.2	\$0.0	\$0.2	(\$0.1)	(\$0.2)
TOTAL REVENUE	\$10.4	\$9.7	\$9.1	\$9.5	\$9.7	\$10.1	\$11.0	\$9.7	\$10.2	\$10.7	\$100.2
CLOSING CASH BALANCE	(\$39.6)	(\$29.9)	(\$28.3)	(\$28.4)	(\$30.3)	(\$20.2)	(\$9.2)	(\$7.7)	\$2.4	\$0.2	

2015 Adjusted Charge Per Square Metre	\$0.52
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.10

AFFORDABLE HOUSING

APPENDIX B.10

AFFORDABLE HOUSING

The City of Peterborough is responsible for the provision of affordable housing options to residents in need of assistance. The City provides support 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 into the future.

Peterborough has not historically recovered development charges for the provision of affordable housing. Following consultation with City staff, stakeholders and the consultant, a charge has been calculated and will be introduced in the 2014 DC by-law.

TABLE 1 2005-2014 HISTORICAL SERVICE LEVELS

The ten-year historical inventory of capital assets for Affordable Housing is calculated based upon annual municipal investments. Table 1 shows both an annual and cumulative investment from 2005 to 2014. The total cumulative investment over the ten year historical period is \$12.21 million. The ten-year historical average service level is \$105.67 per capita and this, multiplied by the ten-year forecast population growth (9,438), results in a ten-year maximum allowable funding envelope of \$997,313. The legislated 10 per cent discount amounts to \$99,731 and netted off the funding envelope. Therefore, the discounted maximum allowable funding envelope brought forward to the development charge calculation is reduced to \$897,582.

TABLE 2 2015 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The Affordable Housing capital program includes an annual provision for municipal investment of \$1.00 million in affordable housing options. This was calculated based on an average of the annual investments identified between 2005 and 2014.

Recognizing the existing built-up demand for affordable housing in the City of Peterborough today, 90 per cent of these costs are identified as replacement shares that benefit the existing community. These shares total \$9.00 million. An additional share of \$100,000 is netted off as the legislated 10 per cent discount.

The remaining 2015–2024 DC costs eligible for recovery amount to \$900,000 and are allocated entirely to residential development. This yields an unadjusted development charge of \$72.16 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential calculated charge increases to \$72.79 per capita.

The following table summarizes the calculation of the Public Works development charge.

AFFORDABLE HOUSING SUMMARY						
10-year Hist. Service Level per capita	2015 - 2024 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$105.67	\$10,000,000	\$900,000	\$72.16	\$0.00	\$72.79	\$0.00

156
APPENDIX B.9
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
AFFORDABLE HOUSING

BUILDINGS Project Name	Address	Units	Total Value of Municipal Investment									
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Anson House Phase I	136 Anson Street	20	\$384,232	\$384,232	\$384,232	\$384,232	\$384,232	\$384,232	\$384,232	\$384,232	\$384,232	\$384,232
Anson House Phase II	136 Anson Street	30	\$0	\$487,383	\$487,383	\$487,383	\$487,383	\$487,383	\$487,383	\$487,383	\$487,383	\$487,383
Anson House Phase III	136 Anson Street	6	\$0	\$0	\$0	\$95,428	\$95,428	\$95,428	\$95,428	\$95,428	\$95,428	\$95,428
Maryland Place	716 Maryland Avenue	23	\$332,809	\$332,809	\$332,809	\$332,809	\$332,809	\$332,809	\$332,809	\$332,809	\$332,809	\$332,809
TVM George Street	406-08 George Street	4	\$0	\$0	\$0	\$51,581	\$51,581	\$51,581	\$51,581	\$51,581	\$51,581	\$51,581
Myrtle Terrace	200 St. Lukes Avenue	60	\$1,253,755	\$1,253,755	\$1,253,755	\$1,253,755	\$1,253,755	\$1,253,755	\$1,253,755	\$1,253,755	\$1,253,755	\$1,253,755
TVM Schoolhouse	443 Reid Street	48	\$0	\$0	\$774,195	\$774,195	\$774,195	\$774,195	\$774,195	\$774,195	\$774,195	\$774,195
TVM Brock Towers	212 Brock Street	11	\$0	\$0	\$137,766	\$137,766	\$137,766	\$137,766	\$137,766	\$137,766	\$137,766	\$137,766
Edinburgh	220 Edinburgh Street	4	\$0	\$0	\$0	\$112,003	\$112,003	\$112,003	\$112,003	\$112,003	\$112,003	\$112,003
River Ridge Emergency Flood Relief	900 Dutton Road	40	\$1,462,048	\$1,462,048	\$1,462,048	\$1,462,048	\$1,462,048	\$1,462,048	\$1,462,048	\$1,462,048	\$1,462,048	\$1,462,048
Argyle Street	49 Argyle Street	16	\$0	\$0	\$237,764	\$237,764	\$237,764	\$237,764	\$237,764	\$237,764	\$237,764	\$237,764
The Canadian Wollens	544 McDonnell Street	4	\$0	\$69,047	\$69,047	\$69,047	\$69,047	\$69,047	\$69,047	\$69,047	\$69,047	\$69,047
Central School	90 Murray Street	50	\$0	\$628,999	\$628,999	\$628,999	\$628,999	\$628,999	\$628,999	\$628,999	\$628,999	\$628,999
Wollen Mill	526 McDonnell Street	50	\$1,577,895	\$1,577,895	\$1,577,895	\$1,577,895	\$1,577,895	\$1,577,895	\$1,577,895	\$1,577,895	\$1,577,895	\$1,577,895
Cameron House	738 Chemong Road	8	\$0	\$0	\$0	\$0	\$134,169	\$134,169	\$134,169	\$134,169	\$134,169	\$134,169
ECE Living	260 Aylmer Street	6	\$0	\$0	\$0	\$0	\$94,684	\$94,684	\$94,684	\$94,684	\$94,684	\$94,684
Bradburn House	293 London Street	18	\$0	\$0	\$0	\$0	\$0	\$0	\$281,523	\$281,523	\$281,523	\$281,523
TVM George Street North	406-410 George Street	4	\$0	\$0	\$0	\$0	\$63,123	\$63,123	\$63,123	\$63,123	\$63,123	\$63,123
TVM Terraces	207-209 Murray Street	16	\$0	\$0	\$0	\$0	\$0	\$0	\$328,892	\$328,892	\$328,892	\$328,892
Community Living	7320736 Jane Street	8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,808	\$182,808	\$182,808
284 Towerhill Road		1	\$0	\$0	\$0	\$0	\$0	\$64,392	\$64,392	\$64,392	\$64,392	\$64,392
288 Towerhill Road		1	\$0	\$0	\$0	\$0	\$0	\$64,392	\$64,392	\$64,392	\$64,392	\$64,392
292 Towerhill Road		1	\$0	\$0	\$0	\$0	\$0	\$67,374	\$67,374	\$67,374	\$67,374	\$67,374
740 Jane Street		1	\$0	\$0	\$0	\$0	\$0	\$0	\$10,448	\$10,448	\$10,448	\$10,448
742 Jane Street		1	\$0	\$0	\$0	\$0	\$0	\$0	\$10,448	\$10,448	\$10,448	\$10,448
270 Towerhill Road		1	\$0	\$0	\$0	\$0	\$0	\$0	\$10,448	\$10,448	\$10,448	\$10,448
268 Towerhill Road		1	\$0	\$0	\$0	\$0	\$0	\$0	\$75,465	\$75,465	\$75,465	\$75,465
753 Young Street		1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,551	\$10,551	\$10,551
743 Young Street		1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,041	\$15,041
745 Young Street		1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,041	\$15,041
574 George Street		2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,516	\$13,516
Hazelbrae Place	21 Barnardo Avenue	42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,305,148	\$1,305,148
Knox United Church	Rubidge Street	41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,857,985
Annual Municipal Investment (\$000)		521	\$5,010.7	\$1,185.4	\$1,149.7	\$259.0	\$292.0	\$196.2	\$717.2	\$193.4	\$1,348.7	\$1,858.0
Cumulative Municipal Investment (\$000)			\$5,010.7	\$6,196.2	\$7,345.9	\$7,604.9	\$7,896.9	\$8,093.0	\$8,810.3	\$9,003.6	\$10,352.4	\$12,210.4

CITY OF PETERBOROUGH
 CALCULATION OF SERVICE LEVELS
 AFFORDABLE HOUSING

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777

INVENTORY SUMMARY (\$000)

Annual Municipal Investment	\$5,010.7	\$6,196.2	\$7,345.9	\$7,604.9	\$7,896.9	\$8,093.0	\$8,810.3	\$9,003.6	\$10,352.4	\$12,210.4
Total (\$000)	\$5,010.7	\$6,196.2	\$7,345.9	\$7,604.9	\$7,896.9	\$8,093.0	\$8,810.3	\$9,003.6	\$10,352.4	\$12,210.4

SERVICE LEVEL (\$/capita)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Average Service Level
Annual Municipal Investment	\$67.17	\$82.17	\$96.59	\$99.14	\$102.07	\$103.72	\$111.95	\$113.42	\$129.28	\$151.16	\$105.67
Total (\$/capita)	\$67.17	\$82.17	\$96.59	\$99.14	\$102.07	\$103.72	\$111.95	\$113.42	\$129.28	\$151.16	\$105.67

CITY OF PETERBOROUGH
 CALCULATION OF MAXIMUM ALLOWABLE
 AFFORDABLE HOUSING

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$105.67
Net Population Growth 2015 - 2024	9,438
Maximum Allowable Funding Envelope	\$997,313
Less: Uncommitted Excess Capacity: Not Applicable As Cumulative Annual Funding Average	\$0
Less: 10% Legislated Reduction	\$99,731
Discounted Maximum Allowable Funding Envelope	\$897,582

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		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2015-2024	Post 2024
10.0 AFFORDABLE HOUSING										
10.1.1 Municipal Investment in Affordable Housing										
10.1.1 Annual Municipal Investment In Affordable Housing	2015	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.2 Annual Municipal Investment In Affordable Housing	2016	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.3 Annual Municipal Investment In Affordable Housing	2017	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.4 Annual Municipal Investment In Affordable Housing	2018	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.5 Annual Municipal Investment In Affordable Housing	2019	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.6 Annual Municipal Investment In Affordable Housing	2020	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.7 Annual Municipal Investment In Affordable Housing	2021	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.8 Annual Municipal Investment In Affordable Housing	2022	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.9 Annual Municipal Investment In Affordable Housing	2023	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
10.1.10 Annual Municipal Investment In Affordable Housing	2024	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 900,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
Subtotal Municipal Investment in Affordable Housing		\$ 10,000,000	\$ -	\$ 10,000,000	\$ 9,000,000	\$ 100,000	\$ 900,000	\$ -	\$ 900,000	\$ -
TOTAL AFFORDABLE HOUSING		\$ 10,000,000	\$ -	\$ 10,000,000	\$ 9,000,000	\$ 100,000	\$ 900,000	\$ -	\$ 900,000	\$ -

Residential Development Charge Calculation		
Residential Share of 2015 - 2024 DC Eligible Costs	100%	\$900,000
10-Year Growth in Population in New Units		12,472
Unadjusted Development Charge Per Capita		\$72.16
Non-Residential Development Charge Calculation		
Non-Residential Share of 2015 - 2024 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		197,600
Unadjusted Development Charge Per Square Metre		\$0.00

2015 - 2024 Net Funding Envelope	\$897,582
Current Reserve Fund Balance	\$0

159
APPENDIX B.10
TABLE 3

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

AFFORDABLE HOUSING	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
OPENING CASH BALANCE	\$0.00	(\$13.15)	(\$26.00)	(\$29.73)	(\$32.50)	(\$34.00)	(\$34.31)	(\$33.10)	(\$24.53)	(\$13.41)	
2015 - 2024 RESIDENTIAL FUNDING REQUIREMENTS											
- Affordable Housing: Non Inflated	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$900.0
- Affordable Housing: Inflated	\$90.0	\$91.8	\$93.6	\$95.5	\$97.4	\$99.4	\$101.4	\$103.4	\$105.4	\$107.6	\$985.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380	1,399	12,472
REVENUE											
- DC Receipts: Inflated	\$77.2	\$80.0	\$91.4	\$94.4	\$97.7	\$100.9	\$104.4	\$113.6	\$117.7	\$121.7	\$999.0
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.7)	(\$1.4)	(\$1.6)	(\$1.8)	(\$1.9)	(\$1.9)	(\$1.8)	(\$1.3)	(\$0.7)	(\$13.2)
- Interest on In-year Transactions	(\$0.4)	(\$0.3)	(\$0.1)	(\$0.0)	\$0.0	\$0.0	\$0.1	\$0.2	\$0.2	\$0.2	(\$0.0)
TOTAL REVENUE	\$76.8	\$79.0	\$89.9	\$92.7	\$95.9	\$99.1	\$102.6	\$112.0	\$116.6	\$121.2	\$985.7
CLOSING CASH BALANCE	(\$13.2)	(\$26.0)	(\$29.7)	(\$32.5)	(\$34.0)	(\$34.3)	(\$33.1)	(\$24.5)	(\$13.4)	\$0.2	

2015 Adjusted Charge Per Capita	\$72.79
--	----------------

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2015	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C

CITY-WIDE ENGINEERING INFRASTRUCTURE

TECHNICAL APPENDIX

APPENDIX C

CITY-WIDE ENGINEERING INFRASTRUCTURE TECHNICAL APPENDIX

The Utility Services department includes the Engineering and Construction Division, which is responsible for the design and construction of all new storm and sanitary sewers, sidewalks, streets, bridges and culverts. The Division is also responsible for the operation and maintenance of the streetlight system. The Environmental Protection Division operates the Wastewater treatment plant (WWTP) and the pumping stations and force mains used to convey sanitary sewage to the WWTP.

This appendix provides an outline of the City-wide engineering infrastructure for roads and related and sewage treatment servicing. The roads and related infrastructure includes the roads themselves as well as traffic signals, sidewalks, trails, bridges, culverts, noise and retaining walls, street lights and road signs. Sewage treatment services are provided by the main Wastewater Treatment Plant on Kennedy Road.

The development-related roads and related and sewage treatment infrastructure projects are required to service the demands of new development over the period from 2015 to 2031 to approximately 17,700 persons and a total employment growth of 4,800. This forecast is discussed in more detail in Appendix A.

APPENDIX C.1

ROADS AND RELATED

The roads and related capital program includes the capacity improvements, urbanizations, and realignments to the roads themselves, as well as intersection improvements, sidewalk installations, multi-use trails, and any land purchases associated with the project.

The roads and related capital program is largely based upon the 2011 Council approved Transportation Plan as was outlined in the 2012 City-wide Engineering Development Charges Background Study. In approving the Transportation Plan, Council also adopted the recommended road network improvements and implementation horizons as detailed in the Plan. The cycling and trail network improvements and implementations horizons were also adopted.

The following tables set out the 2015 to 2031 development-related capital program and the calculation of the development charges for roads and related infrastructure. The cost of the development-related capital program for roads and related services was prepared by City staff. The projects identified in the capital program are required to service the demands of new anticipated development, subject to annual capital budget reviews. Consistent with s.5.(1)7. of the *DCA*, there is no legislated percentage reduction in the eligible development-related capital cost for the provision of roads and related infrastructure.

Tables 1 – 6 provide details of the projects included in the City-wide roads and related services development charges calculation. The content of the tables is as follows:

Table 1	2005 – 2014 Historical Service Level Analysis
Table 2	2015 – 2031 Roads & Related Capital Program: Breakdown of Gross Costs
Table 3	Roads & Related Growth and Non-Growth Shares
Table 4	Roads & Related Capital Program Summary
Table 5	Calculation of Unadjusted Development Charge
Table 6	Residential and Non-Residential Cash Flow Analysis

The historical service level data on Table 1 indicates that the City has a 2015-2031 maximum allowable funding envelope of \$178.69 million. This funding envelope entitles the City to recover for development-related capital projects up to this amount.

The entire Roads and Related capital program amounts to \$370.83 million and includes road construction, structure and intersection improvements, utility relocation, and land acquisition costs. The details of the timing of each road project, and the project cost breakdown are shown on Table 2.

The total gross cost of the Roads and Related program is not to be entirely recovered through future development charges. Approximately \$173.25 million of the program has been identified as the benefit to existing, or non-growth, share. Table 3 displays the percentages of each cost component that is considered to be development-related.

Table 4 summarizes the Roads and Related program and the various deductions made. As shown on Table 4, an amount of \$4.04 million has been identified in the Roads DC reserve fund and is available to fund a portion of the program. Finally, a share of \$91.89 million is deemed to benefit development beyond the planning period of 2015 to 2031 and has been removed from the DC calculation. Of the total program cost of \$370.83 million, the net DC recoverable share is netted down to \$101.65 million. This amount has been brought forward to the DC calculation.

As shown on Table 5, the DC recoverable costs have been allocated 82 per cent (\$83.22 million) to new residential development and 18 per cent (\$18.43 million) to new non-residential development. The allocation of costs is based on the future shares of population and employment growth to 2031. The result is an unadjusted charge of \$3,845.83 per capita, which is calculated by taking the residential share of the program (\$83.22 million) and dividing it by the population growth in new units (21,639). The unadjusted non-residential charge of \$54.46 per square metre, by which the non-residential share of the program (\$18.43 million), is divided by the anticipated growth in non-residential gross floor area (338,428 square metres).

The long term cash-flow analysis (Table 6) takes into consideration expenditure timing and revenue projections. Table 6, page 1, displays the residential cash flow analysis, Table 6, page 2, provides the non-residential cash flows.

The following is a summary of the roads and related development charge rates:

ROADS AND RELATED SUMMARY						
10-year Hist.	2015 - 2031		Unadjusted		Adjusted	
Service Level per pop & emp	Development-Related Total	Capital Program Net DC Recoverable	Development Charge		Development Charge	
			\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$7,952.27	\$370,830,526	\$101,649,276	\$3,845.83	\$54.46	\$4,743.00	\$66.46

164
APPENDIX C.1
TABLE 1 - PAGE 1

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
ROADS AND RELATED

ROADS Type of Road	# of Kilometres										UNIT COST (\$/km)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Urban Arterials											
2 Lane	16.9	16.8	16.8	16.8	16.8	16.8	16.8	18.4	18.4	18.4	\$2,900,000
3 Lane	19.7	19.5	19.5	19.2	19.2	19.5	19.5	19.2	19.2	19.2	\$3,100,000
4 Lane	22.6	23.0	23.0	22.8	22.8	22.8	23.1	23.0	22.8	22.8	\$3,600,000
5 Lane	4.4	4.4	4.4	4.6	4.6	4.6	5.8	6.1	6.4	6.4	\$4,000,000
6 Lane	-	-	-	-	0.2	1.0	1.0	1.0	1.0	1.0	\$4,200,000
Rural Arterials											
2 Lane	27.4	27.3	27.3	31.4	31.2	30.4	29.1	29.1	30.0	30.0	\$1,600,000
3 Lane	2.2	2.3	2.3	2.3	2.3	2.3	2.1	2.1	2.1	2.1	\$1,900,000
4 Lane	2.6	2.7	2.7	2.7	2.1	1.6	1.6	1.6	1.3	1.3	\$2,400,000
5 Lane	-	-	-	-	0.2	0.2	0.2	0.2	0.5	0.5	\$2,800,000
6 Lane	-	-	-	-	0.5	0.5	0.5	0.5	0.5	0.5	\$3,000,000
Urban Collector											
2 Lane	43.5	45.5	45.8	45.8	46.2	46.2	46.2	48.0	47.9	47.9	\$2,600,000
3 Lane	11.7	11.7	11.7	11.7	11.7	11.8	11.8	11.8	11.9	11.9	\$2,900,000
4 Lane	-	-	-	-	-	-	-	-	-	-	\$4,000,000
Rural Collector											
2 Lane	15.7	15.6	15.6	18.5	18.5	18.5	18.5	18.5	18.5	18.5	\$1,600,000
3 Lane	-	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$1,900,000
Urban Local											
2 Lane	82.4	82.4	82.4	82.4	82.4	82.4	82.4	82.4	82.4	82.4	\$2,600,000
Urban Rural											
2 Lane	45.9	45.9	45.9	45.9	45.9	45.9	45.9	45.9	45.9	45.9	\$1,600,000
Back Laneway											
	-	-	-	-	-	-	-	0.6	0.6	0.6	\$1,700,000
Total (km)	295.0	297.0	297.3	304.2	304.6	304.5	304.5	308.5	309.4	309.4	
Total (\$000)	\$723,103.4	\$728,732.1	\$729,473.1	\$740,261.6	\$742,313.8	\$744,283.6	\$747,664.5	\$758,301.7	\$760,024.6	\$760,024.6	

TRAFFIC SIGNALS Description	# of Traffic Signals										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Signalized Intersections	101	103	104	109	110	111	119	119	120	120	\$630,000
Total (#)	101	103	104	109	110	111	119	119	120	120	
Total (\$000)	\$63,630.0	\$64,890.0	\$65,520.0	\$68,670.0	\$69,300.0	\$69,930.0	\$74,970.0	\$74,970.0	\$75,600.0	\$75,600.0	

SIDEWALKS Description	# of Kilometres of Trails										UNIT COST (\$/km)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Sidewalks	321	339	345	349	359	365	370	376	382	382	\$185,000
Total (km)	321	339	345	349	359	365	370	376	382	382	
Total (\$000)	\$59,370.5	\$62,706.7	\$63,855.7	\$64,597.9	\$66,432.1	\$67,510.4	\$68,487.2	\$69,560.0	\$70,670.0	\$70,670.0	

CITY OF PETERBOROUGH
INVENTORY OF CAPITAL ASSETS
ROADS AND RELATED

TRAILS Description	# Kilometres of Trails										UNIT COST (\$/km)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Paved Trails	14.2	18.5	18.5	20.3	20.5	21.7	22.0	22.8	22.8	23.0	\$260,000
Unpaved Trail	5.4	5.4	5.4	5.4	5.4	5.4	5.5	4.6	4.6	5.0	\$130,000
Total (km)	19.6	23.9	23.9	25.7	25.9	27.1	27.4	27.4	27.4	28.0	
Total (\$000)	\$4,404.3	\$5,506.5	\$5,506.5	\$5,968.8	\$6,031.0	\$6,354.7	\$6,421.0	\$6,532.1	\$6,532.1	\$6,630.0	

BRIDGES AND CULVERTS Description	# of Bridges and Culverts										UNIT COST (\$/unit)
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Vehicle Bridge	28	28	28	28	28	28	28	28	28	28	\$2,541,022
Pedestrian Bridge	16	16	16	16	16	16	16	17	17	17	\$826,425
Culvert Bridge	15	15	15	15	15	15	15	15	15	15	\$521,252
Total (#)	59	59	59	59	59	59	59	60	60	60	
Total (\$000)	\$92,190.2	\$92,190.2	\$92,190.2	\$92,190.2	\$92,190.2	\$92,190.2	\$92,190.2	\$93,016.6	\$93,016.6	\$93,016.6	

NOISE & RETAINING WALLS Description	Total Value of Noise and Retaining Walls (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Noise Wall along Sherbrooke St	\$146,304	\$146,304	\$146,304	\$146,304	\$146,304	\$146,304	\$146,304	\$146,304	\$146,304	\$146,304
Retaining Wall - Brealey Dr	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Retaining Wall - Geraldine Ave	-	\$56,508	\$56,508	\$56,508	\$56,508	\$56,508	\$56,508	\$56,508	\$56,508	\$56,508
Retaining Wall - b/w London St & Edinbur	-	-	-	-	241,999.06	\$241,999	\$241,999	\$241,999	\$241,999	\$241,999
Noise Wall along Medical Dr	-	-	-	-	-	-	-	\$781,247	\$781,247	\$781,247
Retaining Wall - Lansedown Street West	-	-	-	-	-	-	-	\$475,000	\$475,000	\$475,000
Total (\$000)	\$346.3	\$402.8	\$402.8	\$402.8	\$644.8	\$644.8	\$644.8	\$1,901.1	\$1,901.1	\$1,901.1

DECORATIVE PLANTS AND LUMINARIES Description	Total Value of Decorative Plants and Luminaries (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Decorative Plants	\$1,105,612	\$1,105,612	\$1,105,612	\$1,105,612	\$1,235,072	\$1,235,072	\$1,235,072	\$1,660,000	\$1,660,000	\$1,660,000
Decorative Luminaries	\$514,109	\$514,109	\$514,109	\$514,109	\$556,072	\$556,072	\$556,072	\$568,800	\$568,800	\$568,800
Total (\$000)	\$1,619.7	\$1,619.7	\$1,619.7	\$1,619.7	\$1,791.1	\$1,791.1	\$1,791.1	\$2,228.8	\$2,228.8	\$2,228.8

ROAD SIGNS AND POSTS Description	Total Value of Road Signs and Posts (\$)									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Road Signs and Posts	\$3,572,550	\$3,572,550	\$3,572,550	\$3,572,550	\$3,572,550	\$3,572,550	\$3,572,550	\$3,572,550	\$3,572,550	\$3,572,550
Total (\$000)	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6

166
APPENDIX C.1
TABLE 1 - PAGE 3

CITY OF PETERBOROUGH
CALCULATION OF SERVICE LEVELS
ROADS AND RELATED

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Historic Population	74,596	75,406	76,053	76,706	77,364	78,028	78,698	79,385	80,078	80,777
Historic Employment	<u>44,916</u>	<u>46,114</u>	<u>46,097</u>	<u>46,080</u>	<u>46,063</u>	<u>46,046</u>	<u>46,029</u>	<u>46,344</u>	<u>46,662</u>	<u>46,982</u>
Total Historic Population & Employment	119,512	121,520	122,150	122,786	123,427	124,074	124,727	125,729	126,740	127,759

INVENTORY SUMMARY (\$000)

Roads	\$723,103.4	\$728,732.1	\$729,473.1	\$740,261.6	\$742,313.8	\$744,283.6	\$747,664.5	\$758,301.7	\$760,024.6	\$760,024.6
Traffic Signals	\$63,630.0	\$64,890.0	\$65,520.0	\$68,670.0	\$69,300.0	\$69,930.0	\$74,970.0	\$74,970.0	\$75,600.0	\$75,600.0
Sidewalks	\$59,370.5	\$62,706.7	\$63,855.7	\$64,597.9	\$66,432.1	\$67,510.4	\$68,487.2	\$69,560.0	\$70,670.0	\$70,670.0
Trails	\$4,404.3	\$5,506.5	\$5,506.5	\$5,968.8	\$6,031.0	\$6,354.7	\$6,421.0	\$6,532.1	\$6,532.1	\$6,630.0
Bridges And Culverts	\$92,190.2	\$92,190.2	\$92,190.2	\$92,190.2	\$92,190.2	\$92,190.2	\$92,190.2	\$93,016.6	\$93,016.6	\$93,016.6
Noise & Retaining Walls	\$346.3	\$402.8	\$402.8	\$402.8	\$644.8	\$644.8	\$644.8	\$1,901.1	\$1,901.1	\$1,901.1
Decorative Plants And Luminaries	\$1,619.7	\$1,619.7	\$1,619.7	\$1,619.7	\$1,791.1	\$1,791.1	\$1,791.1	\$2,228.8	\$2,228.8	\$2,228.8
Road Signs And Posts	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6	\$3,572.6
Total (\$000)	\$948,237.0	\$959,620.6	\$962,140.6	\$977,283.5	\$982,275.5	\$986,277.4	\$995,741.4	\$1,010,082.9	\$1,013,545.7	\$1,013,643.6

Average
Service
Level

SERVICE LEVEL (\$/pop & emp)

Roads	\$6,050.47	\$5,996.81	\$5,971.95	\$6,028.88	\$6,014.19	\$5,998.71	\$5,994.41	\$6,031.24	\$5,996.72	\$5,948.89	\$6,003.23
Traffic Signals	\$532.42	\$533.99	\$536.39	\$559.27	\$561.47	\$563.62	\$601.07	\$596.28	\$596.50	\$591.74	\$567.27
Sidewalks	\$496.77	\$516.02	\$522.76	\$526.10	\$538.23	\$544.11	\$549.10	\$553.25	\$557.60	\$553.15	\$535.71
Trails	\$36.85	\$45.31	\$45.08	\$48.61	\$48.86	\$51.22	\$51.48	\$51.95	\$51.54	\$51.89	\$48.28
Bridges And Culverts	\$771.39	\$758.64	\$754.73	\$750.82	\$746.92	\$743.03	\$739.14	\$739.82	\$733.92	\$728.06	\$746.65
Noise & Retaining Walls	\$2.90	\$3.31	\$3.30	\$3.28	\$5.22	\$5.20	\$5.17	\$15.12	\$15.00	\$14.88	\$7.34
Decorative Plants And Luminaries	\$13.55	\$13.33	\$13.26	\$13.19	\$14.51	\$14.44	\$14.36	\$17.73	\$17.59	\$17.45	\$14.94
Road Signs And Posts	\$29.89	\$29.40	\$29.25	\$29.10	\$28.94	\$28.79	\$28.64	\$28.41	\$28.19	\$27.96	\$28.86
Total (\$/pop & emp)	\$7,934.24	\$7,896.81	\$7,876.71	\$7,959.24	\$7,958.35	\$7,949.11	\$7,983.37	\$8,033.81	\$7,997.05	\$7,934.03	\$7,952.27

CITY OF PETERBOROUGH
CALCULATION OF MAXIMUM ALLOWABLE
ROADS AND RELATED

20-Year Funding Envelope Calculation	
10 Year Average Service Level 2005 - 2014	\$7,952.27
Net Population & Employment Growth 2015 - 2031	22,470
Maximum Allowable Funding Envelope	\$178,691,012
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$178,691,012

Excess Capacity Calculation	
Total Value of Inventory in 2014	\$1,013,643,617
Inventory Using Average Service Level	\$1,015,974,063
Excess Capacity	\$0

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED
BREAKDOWN OF TOTAL GROSS COSTS

Project and Location	Proposed Improvement	Anticipated Timing	Length (m)	Road Construction Costs					Structures and Intersections Construction Costs					Utility Relocation	Land Acquisition	Total Project Cost
				Roads	SWM Quality	Ancillary Costs	Eng & Cont	Subtotal	Structure	Intersections	Ancillary Costs	Eng & Cont	Subtotal			
				10%	25%	10%	25%									
City-wide Improvements																
1 Brealey Drive Realignment at Parkhill Rd West	Capacity Improvement	2015 - 2015		\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$50,000	\$137,500	\$687,500	\$94,769	\$285,000	\$1,067,269
2 Parkhill - Wallis to Brealey	Urbanization	2015 - 2015	2,200	\$6,500,000	\$300,000	\$1,360,000	\$2,040,000	\$10,200,000	\$300,000	\$1,500,000	\$180,000	\$495,000	\$2,475,000	\$1,747,203	\$2,000,000	\$16,422,203
3 Parkhill Widening - Wallis to Brealey	Urbanization	2028 - 2028	2,200	\$7,040,000	\$100,000	\$714,000	\$1,963,500	\$9,817,500	\$0	\$200,000	\$20,000	\$55,000	\$275,000	\$231,196	\$0	\$10,323,696
4 Sherbrooke St - Glenforest to W. City Limit	Urbanization	2018 - 2020	1,600	\$4,160,000	\$200,000	\$436,000	\$1,199,000	\$5,995,000	\$0	\$1,300,000	\$130,000	\$357,500	\$1,787,500	\$178,279	\$800,000	\$8,760,779
5 Armour Rd- Nassau Mills S. to Rotary Trail	Realignment	2016 - 2016	1,350	\$2,457,000	\$650,000	\$310,700	\$854,425	\$4,272,125	\$0	\$1,300,000	\$130,000	\$357,500	\$1,787,500	\$605,963	\$0	\$6,665,588
6 Sherbrooke/Wallis Intersection	Capacity Improvement	2015 - 2015		\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$30,000	\$82,500	\$412,500	\$35,750	\$30,000	\$478,250
7 Maria St. - Walker Ave to Television Road	Capacity Improvement	2022 - 2022	1,150	\$2,990,000	\$0	\$299,000	\$822,250	\$4,111,250	\$0	\$200,000	\$20,000	\$55,000	\$275,000	\$438,625	\$0	\$4,824,875
8 Ashburnham - Lansdowne to Maria	Urbanization	2015 - 2015	1,400	\$3,640,000	\$500,000	\$414,000	\$1,138,500	\$5,692,500	\$0	\$800,000	\$80,000	\$220,000	\$1,100,000	\$155,600	\$340,000	\$7,288,100
9 Brealey - Lansdowne to Stenson	Urbanization	2015 - 2015	1,200	\$3,000,000	\$300,000	\$330,000	\$907,500	\$4,537,500	\$0	\$600,000	\$60,000	\$165,000	\$825,000	\$122,842	\$100,000	\$5,585,342
10 Bethune St - Dalhousie to Dublin	Urbanization	2017 - 2017	1,450	\$3,335,000	\$300,000	\$363,500	\$999,625	\$4,998,125	\$500,000	\$2,000,000	\$250,000	\$687,500	\$3,437,500	\$1,162,820	\$1,000,000	\$10,598,445
11 Brealey - Lansdowne to Sherbrooke	Urbanization	2017 - 2017	1,525	\$3,812,500	\$250,000	\$406,250	\$1,117,188	\$5,585,938	\$0	\$500,000	\$50,000	\$137,500	\$687,500	\$143,710	\$0	\$6,417,147
12 Brealey - Sherbrooke to Parkhill Rd	Urbanization	2019 - 2019	1,500	\$3,750,000	\$250,000	\$400,000	\$1,100,000	\$5,500,000	\$0	\$500,000	\$50,000	\$137,500	\$687,500	\$141,741	\$0	\$6,329,241
13 River Road - Hwy 7/115 to Lansdowne St	Urbanization	2020 - 2020	1,600	\$4,160,000	\$200,000	\$436,000	\$1,199,000	\$5,995,000	\$0	\$0	\$0	\$0	\$0	\$137,331	\$0	\$6,132,331
14 Kawartha Heights Pond	Capacity Improvement	2015 - 2015		\$0	\$0	\$0	\$0	\$260,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,000
15 Chemong Rd-Parkhill to Parkway ROW	Capacity Improvement	2016 - 2016	1,200	\$4,200,000	\$1,000,000	\$520,000	\$1,430,000	\$7,150,000	\$0	\$2,800,000	\$280,000	\$770,000	\$3,850,000	\$1,516,310	\$5,000,000	\$17,516,310
16 Charlotte - Clonsilla Ave to Rubidge St	Cycling Improvement	2020 - 2020	1,150	\$575,000	\$0	\$57,500	\$158,125	\$790,625	\$0	\$0	\$0	\$0	\$0	\$18,111	\$895,000	\$1,703,736
17 Carnegie Planning Area - N/S Arterial	New Medium Capacity Arterial	2018 - 2018	280	\$784,000	\$0	\$78,400	\$215,600	\$1,078,000	\$0	\$0	\$0	\$0	\$0	\$107,800	\$0	\$1,185,800
18 Carnegie Planning Area - E/W Arterial	New Medium Capacity Arterial	2018 - 2018	1,500	\$4,200,000	\$0	\$420,000	\$1,155,000	\$5,775,000	\$0	\$0	\$0	\$0	\$0	\$577,500	\$0	\$6,352,500
19 Ashburnham Maniece to Mcfarlane	New High Capacity Collector	Beyond 2031	1,100	\$3,080,000	\$0	\$308,000	\$847,000	\$4,235,000	\$0	\$200,000	\$20,000	\$55,000	\$275,000	\$451,000	\$0	\$4,961,000
20 University Rd Upgrade	Capacity Improvement	2024 - 2024	3,000	\$2,016,000	\$0	\$201,600	\$554,400	\$2,772,000	\$0	\$0	\$0	\$0	\$0	\$63,500	\$0	\$2,835,500
21 Television Rd Widening	Capacity Improvement	Beyond 2031	3,500	\$11,900,000	\$500,000	\$1,240,000	\$3,410,000	\$17,050,000	\$2,700,000	\$2,000,000	\$470,000	\$1,292,500	\$6,462,500	\$3,241,113	\$2,000,000	\$28,753,613
22 Parkway	Capacity Improvement	2016 - 2016	6,300	\$15,750,000	\$2,000,000	\$1,775,000	\$4,881,250	\$24,406,250	\$25,000,000	\$6,000,000	\$3,100,000	\$8,525,000	\$42,625,000	\$6,703,125	\$5,000,000	\$78,734,375
23 Pioneer Rd Upgrade	Capacity Improvement	2024 - 2024	4,300	\$2,408,000	\$0	\$240,800	\$662,200	\$3,311,000	\$0	\$0	\$0	\$0	\$0	\$75,847	\$0	\$3,386,847
24 Citywide Transportation Operational Improvements	Capacity Improvement	2015 - 2031		\$0	\$0	\$0	\$0	\$0	\$0	\$10,250,000	\$0	\$0	\$10,250,000	\$0	\$0	\$10,250,000
25 Nassau Mills Rd over Otonabee River	Capacity Improvement	2016 - 2016	400	\$560,000	\$0	\$56,000	\$154,000	\$770,000	\$7,190,000	\$0	\$719,000	\$1,977,250	\$9,886,250	\$244,110	\$0	\$10,900,360
26 Nassau Mills Rd over Trent Severn	Capacity Improvement	2020 - 2020	525	\$1,690,000	\$0	\$169,000	\$464,750	\$2,323,750	\$4,670,000	\$0	\$467,000	\$1,284,250	\$6,421,250	\$200,327	\$0	\$8,945,327
27 Various New Sidewalk Installations	Capacity Improvement	2015 - 2031		\$0	\$0	\$0	\$0	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000
28 Various New Multi-Use Trails	Capacity Improvement	2015 - 2031		\$0	\$0	\$0	\$0	\$10,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000
29 Armour Rd - Thompson Creek south of Fancis Stewart	Urbanization	2016 - 2016	400	\$1,040,000	\$100,000	\$114,000	\$313,500	\$1,567,500	\$0	\$0	\$0	\$0	\$0	\$35,908	\$0	\$1,603,408
30 Extension of Crawford Drive to Harper Road	Capacity Improvement	2018 - 2018	700	\$1,820,000	\$300,000	\$212,000	\$583,000	\$2,915,000	\$500,000	\$200,000	\$70,000	\$192,500	\$962,500	\$387,750	\$0	\$4,265,250
31 Erosion Control Measures	Creek Erosion	2015 - 2031		\$0	\$1,100,000	\$110,000	\$302,500	\$1,512,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,512,500
Subtotal City-wide Improvements				\$94,867,500	\$8,050,000	\$10,971,750	\$28,472,313	\$158,621,563	\$40,860,000	\$31,150,000	\$6,176,000	\$16,984,000	\$95,170,000	\$18,818,231	\$17,450,000	\$290,059,794

168
APPENDIX C.1
TABLE 2

CITY OF PETERBOROUGH
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED
BREAKDOWN OF TOTAL GROSS COSTS

Project and Location	Proposed Improvement	Anticipated Timing	Length (m)	Road Construction Costs					Structures and Intersections Construction Costs					Utility Relocation	Land Acquisition	Total Project Cost	
				Roads	SWM Quality	Ancillary Costs	Eng & Cont	Subtotal	Structure	Intersections	Ancillary Costs	Eng & Cont	Subtotal				
				10%	25%			10%	25%								
Secondary Plan Traffic Study Improvements																	
Lily Lake																	
32	Lily Lake Urbanization - Fairbairn to Ackison	Urbanization	2025 - 2025	3,150	\$8,190,000	\$0	\$819,000	\$2,252,250	\$11,261,250	\$0	\$0	\$0	\$0	\$0	\$1,126,125	\$0	\$12,387,375
33	Ackison Road Urbanization - Lily Lake to Parkhill (Outside City)	Urbanization	Beyond 2031	1,400	\$3,640,000	\$0	\$364,000	\$1,001,000	\$5,005,000	\$0	\$0	\$0	\$0	\$0	\$500,500	\$0	\$5,505,500
34	Lily Lake Rd/ Fairbairn Signalization	Capacity Improvement	2020 - 2020		\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$100,000	\$275,000	\$1,375,000	\$137,500	\$0	\$1,512,500
35	Fairbairn Urbanization - Towerhill to Parkway	Urbanization	2020 - 2020	1,100	\$3,740,000	\$200,000	\$394,000	\$1,083,500	\$5,417,500	\$0	\$0	\$0	\$0	\$0	\$746,783	\$500,000	\$6,664,283
36	Intersection Improvements Chemong/Towerhill	Capacity Improvement	2025 - 2025		\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$50,000	\$137,500	\$687,500	\$68,750	\$0	\$756,250
37	Ackison/Lily Lake Signalization	Capacity Improvement	Beyond 2031		\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$100,000	\$275,000	\$1,375,000	\$137,500	\$0	\$1,512,500
Chemong Growth																	
38	Towerhill Urbanization - Chemong to Fairbairn	Urbanization	2025 - 2025	900	\$2,340,000	\$500,000	\$284,000	\$781,000	\$3,905,000	\$0	\$0	\$0	\$0	\$0	\$390,500	\$0	\$4,295,500
39	Chemong Urbanization - Milroy to County Rd 19	Urbanization	2030 - 2030	880	\$2,288,000	\$100,000	\$238,800	\$656,700	\$3,283,500	\$500,000	\$0	\$50,000	\$137,500	\$687,500	\$397,100	\$0	\$4,368,100
40	New Collector Internal to Plan out to County Rd 19	Capacity Improvement	2020 - 2020	120	\$312,000	\$200,000	\$51,200	\$140,800	\$704,000	\$500,000	\$0	\$50,000	\$137,500	\$687,500	\$0	\$0	\$1,391,500
41	Third Line & County Rd19 Urbanization (Outside City)	Urbanization	2020 & 2031	2,250	\$5,850,000	\$100,000	\$595,000	\$1,636,250	\$8,181,250	\$0	\$0	\$0	\$0	\$0	\$818,125	\$0	\$8,999,375
Coldsprings Growth																	
42	Intersection Improvements Kennedy Rd/Otonabee Dr	Capacity Improvement	2025 - 2025		\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$100,000	\$275,000	\$1,375,000	\$137,500	\$0	\$1,512,500
43	Bensford Rd Signalization and Turn Lanes	Capacity Improvement	2025 - 2025		\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$100,000	\$275,000	\$1,375,000	\$137,500	\$0	\$1,512,500
44	Wallace Pt Rd Urbanization - Kennedy to Coldsprings Sub	Urbanization	2025 - 2025	1,405	\$3,653,000	\$0	\$365,300	\$1,004,575	\$5,022,875	\$0	\$0	\$0	\$0	\$0	\$502,288	\$0	\$5,525,163
45	McNamara Rd/Guthrie Dr Urbanization (Outside City)	Urbanization	Beyond 2031	560	\$1,456,000	\$0	\$145,600	\$400,400	\$2,002,000	\$0	\$0	\$0	\$0	\$0	\$200,200	\$0	\$2,202,200
Liftlock Growth																	
46	Intersection Improvements - Hunter/Ashburnham	Capacity Improvement	2025 - 2025		\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$100,000	\$275,000	\$1,375,000	\$137,500	\$0	\$1,512,500
47	McFarlane/Canal Crossing Signalization	Capacity Improvement	2025 - 2025		\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$100,000	\$275,000	\$1,375,000	\$137,500	\$0	\$1,512,500
48	Intersection Improvements - Armour/Parkhill	Capacity Improvement	2025 - 2025		\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$100,000	\$275,000	\$1,375,000	\$137,500	\$0	\$1,512,500
49	Parkhill Urbanization - Park St to Television	Urbanization	2025 - 2025	3,480	\$9,048,000	\$0	\$904,800	\$2,488,200	\$12,441,000	\$0	\$0	\$0	\$0	\$0	\$1,244,100	\$0	\$13,685,100
Carnegie Growth																	
50	New Arterial/County Rd 19 Signalization	Capacity Improvement	2018 - 2018		\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$100,000	\$275,000	\$1,375,000	\$137,500	\$0	\$1,512,500
51	Carnegie Urbanization - Cumberland to Heritage Trail	Urbanization	2015 - 2015	375	\$975,000	\$0	\$97,500	\$268,125	\$1,340,625	\$0	\$0	\$0	\$0	\$0	\$134,063	\$0	\$1,474,688
52	Hilliard St Urbanization - Cumberland to County Rd 19	Urbanization	2020 - 2020	360	\$936,000	\$0	\$93,600	\$257,400	\$1,287,000	\$0	\$0	\$0	\$0	\$0	\$128,700	\$0	\$1,415,700
Sub-Total Secondary Plan Traffic Study Improvements					\$42,428,000	\$1,100,000	\$4,352,800	\$11,970,200	\$59,851,000	\$1,000,000	\$8,500,000	\$950,000	\$2,612,500	\$13,062,500	\$7,357,233	\$500,000	\$80,770,733
TOTAL ROADS AND RELATED PROGRAM					\$137,295,500	\$9,150,000	\$15,324,550	\$40,442,513	\$218,472,563	\$41,860,000	\$39,650,000	\$7,126,000	\$19,596,500	\$108,232,500	\$26,175,464	\$17,950,000	\$370,830,526

CITY OF PETERBOROUGH
ROADS AND RELATED CAPITAL PROGRAM
TOTAL PROJECT COSTS AND GROWTH SHARES

Project and Location	Project Costs and Growth Shares														
	Road Construction			Structures & Intersections			Utility Relocation			Land Acquisition			Total Project Cost		
	Subtotal Project Cost	%	Growth Share \$	Subtotal Project Cost	%	Growth Share \$	Subtotal Project Cost	%	Growth Share \$	Subtotal Project Cost	%	Growth Share \$	Non-Growth Share	Growth Share	Total Project Cost
1 Brealey Drive Realignment at Parkhill Rd West	\$0	50%	\$0	\$687,500	50%	\$343,750	\$94,769	50%	\$47,385	\$285,000	100%	\$285,000	\$391,135	\$676,135	\$1,067,269
2 Parkhill - Wallis to Brealey	\$10,200,000	50%	\$5,100,000	\$2,475,000	50%	\$1,237,500	\$1,747,203	50%	\$873,601	\$2,000,000	100%	\$2,000,000	\$7,211,101	\$9,211,101	\$16,422,203
3 Parkhill Widening - Wallis to Brealey	\$9,817,500	100%	\$9,817,500	\$275,000	100%	\$275,000	\$231,196	100%	\$231,196	\$0	100%	\$0	\$0	\$10,323,696	\$10,323,696
4 Sherbrooke St - Glenforest to W. City Limit	\$5,995,000	33%	\$1,978,350	\$1,787,500	33%	\$589,875	\$178,279	33%	\$58,832	\$800,000	100%	\$800,000	\$5,333,722	\$3,427,057	\$8,760,779
5 Armour Rd- Nassau Mills S. to Rotary Trail	\$4,272,125	66%	\$2,819,603	\$1,787,500	66%	\$1,179,750	\$605,963	66%	\$399,935	\$0	0%	\$0	\$2,266,300	\$4,399,288	\$6,665,588
6 Sherbrooke/Wallis Intersection	\$0	50%	\$0	\$412,500	50%	\$206,250	\$35,750	50%	\$17,875	\$30,000	100%	\$30,000	\$224,125	\$254,125	\$478,250
7 Maria St. - Walker Ave to Television Road	\$4,111,250	50%	\$2,055,625	\$275,000	50%	\$137,500	\$438,625	50%	\$219,313	\$0	0%	\$0	\$2,412,438	\$2,412,438	\$4,824,875
8 Ashburnham - Lansdowne to Maria	\$5,692,500	50%	\$2,846,250	\$1,100,000	50%	\$550,000	\$155,600	50%	\$77,800	\$340,000	100%	\$340,000	\$3,474,050	\$3,814,050	\$7,288,100
9 Brealey - Lansdowne to Stenson	\$4,537,500	33%	\$1,497,375	\$825,000	33%	\$272,250	\$122,842	33%	\$40,538	\$100,000	100%	\$100,000	\$3,675,179	\$1,910,163	\$5,585,342
10 Bethune St - Dalhousie to Dublin	\$4,998,125	33%	\$1,649,381	\$3,437,500	33%	\$1,134,375	\$1,162,820	33%	\$383,731	\$1,000,000	50%	\$500,000	\$6,930,958	\$3,667,487	\$10,598,445
11 Brealey - Lansdowne to Sherbrooke	\$5,585,938	33%	\$1,843,359	\$687,500	33%	\$226,875	\$143,710	33%	\$47,424	\$0	0%	\$0	\$4,299,489	\$2,117,659	\$6,417,147
12 Brealey - Sherbrooke to Parkhill Rd	\$5,500,000	33%	\$1,815,000	\$687,500	33%	\$226,875	\$141,741	33%	\$46,775	\$0	0%	\$0	\$4,240,592	\$2,088,650	\$6,329,241
13 River Road - Hwy 7/115 to Lansdowne St	\$5,995,000	50%	\$2,997,500	\$0	50%	\$0	\$137,331	50%	\$68,666	\$0	0%	\$0	\$3,066,166	\$3,066,166	\$6,132,331
14 Kawartha Heights Pond	\$260,000	100%	\$260,000	\$0	100%	\$0	\$0	100%	\$0	\$0	0%	\$0	\$0	\$260,000	\$260,000
15 Chemong Rd-Parkhill to Parkway ROW	\$7,150,000	20%	\$1,430,000	\$3,850,000	20%	\$770,000	\$1,516,310	20%	\$303,262	\$5,000,000	100%	\$5,000,000	\$10,013,048	\$7,503,262	\$17,516,310
16 Charlotte - Clonsilla Ave to Rubidge St	\$790,625	33%	\$260,906	\$0	33%	\$0	\$18,111	33%	\$5,977	\$895,000	100%	\$895,000	\$541,853	\$1,161,883	\$1,703,736
17 Carnegie Planning Area - N/S Arterial	\$1,078,000	33%	\$355,740	\$0	33%	\$0	\$107,800	33%	\$35,574	\$0	0%	\$0	\$794,486	\$391,314	\$1,185,800
18 Carnegie Planning Area - E/W Arterial	\$5,775,000	33%	\$1,905,750	\$0	33%	\$0	\$577,500	33%	\$190,575	\$0	0%	\$0	\$4,256,175	\$2,096,325	\$6,352,500
19 Ashburnham Maniece to Mclarlane	\$4,235,000	66%	\$2,795,100	\$275,000	66%	\$181,500	\$451,000	66%	\$297,660	\$0	0%	\$0	\$1,686,740	\$3,274,260	\$4,961,000
20 University Rd Upgrade	\$2,772,000	50%	\$1,386,000	\$0	50%	\$0	\$63,500	50%	\$31,750	\$0	0%	\$0	\$1,417,750	\$1,417,750	\$2,835,500
21 Television Rd Widening	\$17,050,000	50%	\$8,525,000	\$6,462,500	50%	\$3,231,250	\$3,241,113	50%	\$1,620,556	\$2,000,000	100%	\$2,000,000	\$13,376,806	\$15,376,806	\$28,753,613
22 Parkway	\$24,406,250	50%	\$12,203,125	\$42,625,000	50%	\$21,312,500	\$6,703,125	50%	\$3,351,563	\$5,000,000	100%	\$5,000,000	\$36,867,188	\$41,867,188	\$78,734,375
23 Pioneer Rd Upgrade	\$3,311,000	50%	\$1,655,500	\$0	50%	\$0	\$75,847	50%	\$37,924	\$0	0%	\$0	\$1,693,424	\$1,693,424	\$3,386,847
24 Citywide Transportation Operational Improvements	\$0	50%	\$0	\$10,250,000	50%	\$5,125,000	\$0	50%	\$0	\$0	0%	\$0	\$5,125,000	\$5,125,000	\$10,250,000
25 Nassau Mills Rd over Otonabee River	\$770,000	75%	\$577,500	\$9,886,250	75%	\$7,414,688	\$244,110	75%	\$183,082	\$0	0%	\$0	\$2,725,090	\$8,175,270	\$10,900,360
26 Nassau Mills Rd over Trent Severn	\$2,323,750	100%	\$2,323,750	\$6,421,250	100%	\$6,421,250	\$200,327	100%	\$200,327	\$0	0%	\$0	\$0	\$8,945,327	\$8,945,327
27 Various New Sidewalk Installations	\$6,000,000	25%	\$1,500,000	\$0	25%	\$0	\$0	25%	\$0	\$0	0%	\$0	\$4,500,000	\$1,500,000	\$6,000,000
28 Various New Multi-Use Trails	\$10,000,000	25%	\$2,500,000	\$0	25%	\$0	\$0	25%	\$0	\$0	0%	\$0	\$7,500,000	\$2,500,000	\$10,000,000
29 Armour Rd - Thompson Creek south of Fancis Stewart	\$1,567,500	33%	\$517,275	\$0	33%	\$0	\$35,908	33%	\$11,850	\$0	0%	\$0	\$1,074,283	\$529,125	\$1,603,408
30 Extension of Crawford Drive to Harper Road	\$2,915,000	50%	\$1,457,500	\$962,500	50%	\$481,250	\$387,750	50%	\$193,875	\$0	0%	\$0	\$2,132,625	\$2,132,625	\$4,265,250
31 Erosion Control Measures	\$1,512,500	50%	\$756,250	\$0	50%	\$0	\$0	50%	\$0	\$0	0%	\$0	\$756,250	\$756,250	\$1,512,500
Sub-Total Transportation Plan	\$158,621,563		\$74,829,339	\$95,170,000		\$51,317,438	\$18,818,231		\$8,977,044	\$17,450,000		\$16,950,000	\$137,985,972	\$152,073,821	\$290,059,794

CITY OF PETERBOROUGH
ROADS AND RELATED CAPITAL PROGRAM
TOTAL PROJECT COSTS AND GROWTH SHARES

Project and Location	Project Costs and Growth Shares														
	Road Construction			Structures & Intersections			Utility Relocation			Land Acquisition			Total Project Cost		
	Subtotal Project Cost	Growth Share %	Growth Share \$	Subtotal Project Cost	Growth Share %	Growth Share \$	Subtotal Project Cost	Growth Share %	Growth Share \$	Subtotal Project Cost	Growth Share %	Growth Share \$	Non-Growth Share	Growth Share	Total Project Cost
Secondary Plan Traffic Study Improvements															
Lily Lake															
32 Lily Lake Urbanization - Fairbairn to Ackison	\$11,261,250	50%	\$5,630,625	\$0	50%	\$0	\$1,126,125	50%	\$563,063	\$0	0%	\$0	\$6,193,688	\$6,193,688	\$12,387,375
33 Ackison Road Urbanization - Lily Lake to Parkhill (Outside City)	\$5,005,000	50%	\$2,502,500	\$0	50%	\$0	\$500,500	50%	\$250,250	\$0	0%	\$0	\$2,752,750	\$2,752,750	\$5,505,500
34 Lily Lake Rd/ Fairbairn Signalization	\$0	100%	\$0	\$1,375,000	100%	\$1,375,000	\$137,500	100%	\$137,500	\$0	0%	\$0	\$0	\$1,512,500	\$1,512,500
35 Fairbairn Urbanization - Towerhill to Parkway	\$5,417,500	50%	\$2,708,750	\$0	50%	\$0	\$746,783	50%	\$373,391	\$500,000	100%	\$500,000	\$3,082,141	\$3,582,141	\$6,664,283
36 Intersection Improvements Chemong/Towerhill	\$0	100%	\$0	\$687,500	100%	\$687,500	\$68,750	100%	\$68,750	\$0	0%	\$0	\$0	\$756,250	\$756,250
37 Ackison/Lily Lake Signalization	\$0	100%	\$0	\$1,375,000	100%	\$1,375,000	\$137,500	100%	\$137,500	\$0	0%	\$0	\$0	\$1,512,500	\$1,512,500
Chemong Growth															
38 Towerhill Urbanization - Chemong to Fairbairn	\$3,905,000	50%	\$1,952,500	\$0	50%	\$0	\$390,500	50%	\$195,250	\$0	0%	\$0	\$2,147,750	\$2,147,750	\$4,295,500
39 Chemong Urbanization - Milroy to County Rd 19	\$3,283,500	50%	\$1,641,750	\$687,500	50%	\$343,750	\$397,100	50%	\$198,550	\$0	0%	\$0	\$2,184,050	\$2,184,050	\$4,368,100
40 New Collector Internal to Plan out to County Rd 19	\$704,000	100%	\$704,000	\$687,500	100%	\$687,500	\$0	100%	\$0	\$0	0%	\$0	\$0	\$1,391,500	\$1,391,500
41 Third Line & County Rd19 Urbanization (Outside City)	\$8,181,250	25%	\$2,045,313	\$0	25%	\$0	\$818,125	25%	\$204,531	\$0	0%	\$0	\$6,749,531	\$2,249,844	\$8,999,375
Coldsprings Growth															
42 Intersection Improvements Kennedy Rd/Otonabee Dr	\$0	100%	\$0	\$1,375,000	100%	\$1,375,000	\$137,500	100%	\$137,500	\$0	0%	\$0	\$0	\$1,512,500	\$1,512,500
43 Bensford Rd Signalization and Turn Lanes	\$0	100%	\$0	\$1,375,000	100%	\$1,375,000	\$137,500	100%	\$137,500	\$0	0%	\$0	\$0	\$1,512,500	\$1,512,500
44 Wallace Pl Rd Urbanization - Kennedy to Coldsprings Sub	\$5,022,875	50%	\$2,511,438	\$0	50%	\$0	\$502,288	50%	\$251,144	\$0	0%	\$0	\$2,762,581	\$2,762,581	\$5,525,163
45 McNamara Rd/Guthrie Dr Urbanization (Outside City)	\$2,002,000	50%	\$1,001,000	\$0	50%	\$0	\$200,200	50%	\$100,100	\$0	0%	\$0	\$1,101,100	\$1,101,100	\$2,202,200
Liftlock Growth															
46 Intersection Improvements - Hunter/Ashburnham	\$0	100%	\$0	\$1,375,000	100%	\$1,375,000	\$137,500	100%	\$137,500	\$0	0%	\$0	\$0	\$1,512,500	\$1,512,500
47 McFarlane/Canal Crossing Signalization	\$0	100%	\$0	\$1,375,000	100%	\$1,375,000	\$137,500	100%	\$137,500	\$0	0%	\$0	\$0	\$1,512,500	\$1,512,500
48 Intersection Improvements - Armour/Parkhill	\$0	100%	\$0	\$1,375,000	100%	\$1,375,000	\$137,500	100%	\$137,500	\$0	0%	\$0	\$0	\$1,512,500	\$1,512,500
49 Parkhill Urbanization - Park St to Television	\$12,441,000	50%	\$6,220,500	\$0	50%	\$0	\$1,244,100	50%	\$622,050	\$0	0%	\$0	\$6,842,550	\$6,842,550	\$13,685,100
Carnegie Growth															
50 New Arterial/County Rd 19 Signalization	\$0	100%	\$0	\$1,375,000	100%	\$1,375,000	\$137,500	100%	\$137,500	\$0	0%	\$0	\$0	\$1,512,500	\$1,512,500
51 Carnegie Urbanization - Cumberland to Heritage Trail	\$1,340,625	50%	\$670,313	\$0	50%	\$0	\$134,063	50%	\$67,031	\$0	0%	\$0	\$737,344	\$737,344	\$1,474,688
52 Hilliard St Urbanization - Cumberland to County Rd 19	\$1,287,000	50%	\$643,500	\$0	50%	\$0	\$128,700	50%	\$64,350	\$0	0%	\$0	\$707,850	\$707,850	\$1,415,700
Sub-Total Secondary Plan Traffic Study	\$59,851,000		\$28,232,188	\$13,062,500		\$12,718,750	\$7,357,233		\$4,058,460	\$500,000		\$500,000	\$35,261,335	\$45,509,398	\$80,770,733
TOTAL	\$218,472,563		\$103,061,527	\$108,232,500		\$64,036,188	\$26,175,464		\$13,035,505	\$17,950,000		\$17,450,000	\$173,247,307	\$197,583,219	\$370,830,526

171
APPENDIX C.1
TABLE 4

CITY OF PETERBOROUGH
2014 DEVELOPMENT CHARGES STUDY
ROADS AND RELATED CAPITAL PROGRAM

Project and Location	Anticipated Timing		Total Project Cost	LESS:			Available DC Reserves	Post-Period Benefit	Net DC Recoverable 2015-2031	
				Grants and Subsidies	Non-Growth Shares					
City-wide Improvements										
1 Brealey Drive Realignment at Parkhill Rd West	2015	-	2015	\$1,067,269	\$0	37%	\$391,135	\$676,135	\$0	\$0
2 Parkhill - Wallis to Brealey	2015	-	2015	\$16,422,203	\$0	44%	\$7,211,101	\$503,672	\$0	\$8,707,429
3 Parkhill Widening - Wallis to Brealey	2028	-	2028	\$10,323,696	\$0	0%	\$0	\$0	\$10,323,696	\$0
4 Sherbrooke St - Glenforest to W. City Limit	2018	-	2020	\$8,760,779	\$0	61%	\$5,333,722	\$0	\$0	\$3,427,057
5 Armour Rd- Nassau Mills S. to Rotary Trail	2016	-	2016	\$6,665,588	\$0	34%	\$2,266,300	\$0	\$0	\$4,399,288
6 Sherbrooke/Wallis Intersection	2015	-	2015	\$478,250	\$0	47%	\$224,125	\$230,543	\$0	\$23,582
7 Maria St. - Walker Ave to Television Road	2022	-	2022	\$4,824,875	\$0	50%	\$2,412,438	\$0	\$2,412,438	\$0
8 Ashburnham - Lansdowne to Maria	2015	-	2015	\$7,288,100	\$0	48%	\$3,474,050	\$0	\$0	\$3,814,050
9 Brealey - Lansdowne to Stenson	2015	-	2015	\$5,585,342	\$0	66%	\$3,675,179	\$0	\$0	\$1,910,163
10 Bethune St - Dalhousie to Dublin	2017	-	2017	\$10,598,445	\$0	65%	\$6,930,958	\$0	\$0	\$3,667,487
11 Brealey - Lansdowne to Sherbrooke	2017	-	2017	\$6,417,147	\$0	67%	\$4,299,489	\$0	\$0	\$2,117,659
12 Brealey - Sherbrooke to Parkhill Rd	2019	-	2019	\$6,329,241	\$0	67%	\$4,240,592	\$0	\$1,884,617	\$204,032
13 River Road - Hwy 7/115 to Lansdowne St	2020	-	2020	\$6,132,331	\$0	50%	\$3,066,166	\$0	\$3,066,166	\$0
14 Kawartha Heights Pond	2015	-	2015	\$260,000	\$0	0%	\$0	\$0	\$0	\$260,000
15 Chemong Rd-Parkhill to Parkway ROW	2016	-	2016	\$17,516,310	\$0	57%	\$10,013,048	\$2,629,000	\$0	\$4,874,262
16 Charlotte - Clonsilla Ave to Rubidge St	2020	-	2020	\$1,703,736	\$0	32%	\$541,853	\$0	\$1,161,883	\$0
17 Carnegie Planning Area - N/S Arterial	2018	-	2018	\$1,185,800	\$0	67%	\$794,486	\$0	\$0	\$391,314
18 Carnegie Planning Area - E/W Arterial	2018	-	2018	\$6,352,500	\$0	67%	\$4,256,175	\$0	\$0	\$2,096,325
19 Ashburnham Maniece to Mcfarlane	Beyond 2031			\$4,961,000	\$0	34%	\$1,686,740	\$0	\$3,274,260	\$0
20 University Rd Upgrade	2024	-	2024	\$2,835,500	\$0	50%	\$1,417,750	\$0	\$1,417,750	\$0

172
APPENDIX C.1
TABLE 4

CITY OF PETERBOROUGH
2014 DEVELOPMENT CHARGES STUDY
ROADS AND RELATED CAPITAL PROGRAM

Project and Location	Anticipated Timing			Total Project Cost	LESS:				Net DC Recoverable 2015-2031	
					Grants and Subsidies	Non-Growth Shares		Available DC Reserves		Post-Period Benefit
21 Television Rd Widening	Beyond 2031			\$28,753,613	\$0	47%	\$13,376,806	\$0	\$15,376,806	\$0
22 Parkway	2016	-	2016	\$78,734,375	\$0	47%	\$36,867,188	\$0	\$0	\$41,867,188
23 Pioneer Rd Upgrade	2024	-	2024	\$3,386,847	\$0	50%	\$1,693,424	\$0	\$1,693,424	\$0
24 Citywide Transportation Operational Improvements	2015	-	2031	\$10,250,000	\$0	50%	\$5,125,000	\$0	\$2,562,500	\$2,562,500
25 Nassau Mills Rd over Otonabee River	2016	-	2016	\$10,900,360	\$0	25%	\$2,725,090	\$0	\$2,725,090	\$5,450,180
26 Nassau Mills Rd over Trent Severn	2020	-	2020	\$8,945,327	\$0	0%	\$0	\$0	\$2,236,332	\$6,708,996
27 Various New Sidewalk Installations	2015	-	2031	\$6,000,000	\$0	75%	\$4,500,000	\$0	\$375,000	\$1,125,000
28 Various New Multi-Use Trails	2015	-	2031	\$10,000,000	\$0	75%	\$7,500,000	\$0	\$1,250,000	\$1,250,000
29 Armour Rd - Thompson Creek south of Fancis Stewart	2016	-	2016	\$1,603,408	\$0	67%	\$1,074,283	\$0	\$0	\$529,125
30 Extension of Crawford Drive to Harper Road	2018	-	2018	\$4,265,250	\$0	50%	\$2,132,625	\$0	\$0	\$2,132,625
31 Erosion Control Measures	2015	-	2031	\$1,512,500	\$0	50%	\$756,250	\$0	\$0	\$756,250
Subtotal				\$290,059,794	\$0		\$137,985,972	\$4,039,350	\$49,759,961	\$98,274,510
Secondary Plan Traffic Study Improvements										
Lily Lake										
32 Lily Lake Urbanization - Fairbairn to Ackison	2025	-	2025	\$12,387,375	\$0	50%	\$6,193,688	\$0	\$6,193,688	\$0
33 Ackison Road Urbanization - Lily Lake to Parkhill (Outside City)	Beyond 2031			\$5,505,500	\$0	50%	\$2,752,750	\$0	\$2,752,750	\$0
34 Lily Lake Rd/ Fairbairn Signalization	2020	-	2020	\$1,512,500	\$0	0%	\$0	\$0	\$1,512,500	\$0
35 Fairbairn Urbanization - Towerhill to Parkway	2020	-	2020	\$6,664,283	\$0	46%	\$3,082,141	\$0	\$3,582,141	\$0
36 Intersection Improvements Chemong/Towerhill	2025	-	2025	\$756,250	\$0	0%	\$0	\$0	\$756,250	\$0
37 Ackison/Lily Lake Signalization	Beyond 2031			\$1,512,500	\$0	0%	\$0	\$0	\$1,512,500	\$0

173
APPENDIX C.1
TABLE 4

CITY OF PETERBOROUGH
2014 DEVELOPMENT CHARGES STUDY
ROADS AND RELATED CAPITAL PROGRAM

Project and Location	Anticipated Timing			Total Project Cost	LESS:					Net DC Recoverable 2015-2031
					Grants and Subsidies	Non-Growth Shares	Available DC Reserves	Post-Period Benefit		
Chemong Growth										
38 Towerhill Urbanization - Chemong to Fairbairn	2025	-	2025	\$4,295,500	\$0	50%	\$2,147,750	\$0	\$2,147,750	\$0
39 Chemong Urbanization - Milroy to County Rd 19	2030	-	2030	\$4,368,100	\$0	50%	\$2,184,050	\$0	\$2,184,050	\$0
40 New Collector Internal to Plan out to County Rd 19	2020	-	2020	\$1,391,500	\$0	0%	\$0	\$0	\$1,391,500	\$0
41 Third Line & County Rd19 Urbanization (Outside City)	2020	&	2031	\$8,999,375	\$0	75%	\$6,749,531	\$0	\$1,124,922	\$1,124,922
Coldsprings Growth										
42 Intersection Improvements Kennedy Rd/Otonabee Dr	2025	-	2025	\$1,512,500	\$0	0%	\$0	\$0	\$1,512,500	\$0
43 Bensford Rd Signalization and Turn Lanes	2025	-	2025	\$1,512,500	\$0	0%	\$0	\$0	\$1,512,500	\$0
44 Wallace Pt Rd Urbanization - Kennedy to Coldsprings Sub	2025	-	2025	\$5,525,163	\$0	50%	\$2,762,581	\$0	\$2,762,581	\$0
45 McNamara Rd/Guthrie Dr Urbanization (Outside City)	Beyond 2031			\$2,202,200	\$0	50%	\$1,101,100	\$0	\$1,101,100	\$0
Liftlock Growth										
46 Intersection Improvements - Hunter/Ashburnham	2025	-	2025	\$1,512,500	\$0	0%	\$0	\$0	\$1,512,500	\$0
47 McFarlane/Canal Crossing Signalization	2025	-	2025	\$1,512,500	\$0	0%	\$0	\$0	\$1,512,500	\$0
48 Intersection Improvements - Armour/Parkhill	2025	-	2025	\$1,512,500	\$0	0%	\$0	\$0	\$1,512,500	\$0
49 Parkhill Urbanization - Park St to Television	2025	-	2025	\$13,685,100	\$0	50%	\$6,842,550	\$0	\$6,842,550	\$0
Carnegie Growth										
50 New Arterial/County Rd 19 Signalization	2018	-	2018	\$1,512,500	\$0	0%	\$0	\$0	\$0	\$1,512,500
51 Carnegie Urbanization - Cumberland to Heritage Trail	2015	-	2015	\$1,474,688	\$0	50%	\$737,344	\$0	\$0	\$737,344
52 Hilliard St Urbanization - Cumberland to County Rd 19	2020	-	2020	\$1,415,700	\$0	50%	\$707,850	\$0	\$707,850	\$0
Subtotal				\$80,770,733	\$0		\$35,261,335	\$0	\$42,134,632	\$3,374,766
TOTAL ROADS AND RELATED CAPITAL PROGRAM 2015-2031				\$370,830,526	\$0		\$173,247,307	\$4,039,350	\$91,894,593	\$101,649,276

174
APPENDIX C.1
TABLE 5

CITY OF PETERBOROUGH
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
ROADS AND RELATED 2015 TO 2031

Ultimate Year Growth in Population in New Units	21,639
Ultimate Employment Growth	4,792
Ultimate Growth in Square Metres	338,428

	Development-Related Capital Forecast (\$000)						Residential Share		Non-Residential Share	
	Total Project Cost	Grants/ Subsidies Other Contributions	Non-Growth Share	Available DC Reserves	Post Period Benefit	Total Costs Eligible For DC Recovery	%	\$	%	\$
ROADS AND RELATED										
City-wide Improvements	\$290,059.8	\$0.0	\$137,986.0	\$4,039.4	\$49,760.0	\$98,274.5	82%	\$80,457.0	18%	\$17,817.5
Secondary Plan Traffic Study Improvements	<u>\$80,770.7</u>	<u>\$0.0</u>	<u>\$35,261.3</u>	<u>\$0.0</u>	<u>\$42,134.6</u>	<u>\$3,374.8</u>	82%	<u>\$2,762.9</u>	18%	<u>\$611.9</u>
TOTAL ROADS AND RELATED	\$370,830.5	\$0.0	\$173,247.3	\$4,039.4	\$91,894.6	\$101,649.3		\$83,220.0		\$18,429.3
Unadjusted Development Charge Per Capita							\$3,845.83			
Unadjusted Development Charge Per Square Metre									\$54.46	

Roads: Residential	Unadjusted Charge Per Capita	Charge By Unit Type (1)		
		Residential A	Residential B	Residential C
		Singles/Semis	Multiples	Apartments
Roads and Related	\$3,845.83	\$11,011	\$8,748	\$6,409

Roads: Non-Residential	
Unadjusted	Calculated Charge
Per Square Metre of GFA	\$54.46
Per Square Foot of GFA	\$5.06

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

ROADS AND RELATED	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPENING CASH BALANCE	\$0.0	(\$8,114.8)	(\$52,505.8)	(\$54,637.4)	(\$58,116.1)	(\$56,351.0)	(\$60,387.8)	(\$57,192.6)	(\$53,214.7)
2015 - 2031 RESIDENTIAL FUNDING REQUIREMENTS									
- Roads And Related: Non Inflated	\$12,925.2	\$47,038.2	\$5,010.5	\$6,230.3	\$1,376.5	\$6,778.8	\$351.0	\$351.0	\$351.0
- Roads And Related: Inflated	\$12,925.2	\$47,979.0	\$5,212.9	\$6,611.7	\$1,490.0	\$7,484.4	\$395.2	\$403.1	\$411.2
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	1,060	1,077	1,207	1,222	1,240	1,255	1,273	1,359	1,380
REVENUE									
- DC Receipts: Inflated	\$5,027.6	\$5,210.4	\$5,956.1	\$6,150.7	\$6,366.1	\$6,572.0	\$6,799.6	\$7,404.1	\$7,668.9
INTEREST									
- Interest on Opening Balance	\$0.0	(\$446.3)	(\$2,887.8)	(\$3,005.1)	(\$3,196.4)	(\$3,099.3)	(\$3,321.3)	(\$3,145.6)	(\$2,926.8)
- Interest on In-year Transactions	(\$217.2)	(\$1,176.1)	\$13.0	(\$12.7)	\$85.3	(\$25.1)	\$112.1	\$122.5	\$127.0
TOTAL REVENUE	\$4,810.4	\$3,588.0	\$3,081.3	\$3,133.0	\$3,255.0	\$3,447.6	\$3,590.3	\$4,381.0	\$4,869.1
CLOSING CASH BALANCE	(\$8,114.8)	(\$52,505.8)	(\$54,637.4)	(\$58,116.1)	(\$56,351.0)	(\$60,387.8)	(\$57,192.6)	(\$53,214.7)	(\$48,756.8)

ROADS AND RELATED	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	(\$48,756.8)	(\$43,796.5)	(\$38,298.7)	(\$32,256.3)	(\$26,924.4)	(\$21,069.8)	(\$14,650.8)	(\$7,649.4)	\$0.0
2015 - 2031 RESIDENTIAL FUNDING REQUIREMENTS									
- Roads And Related: Non Inflated	\$351.0	\$351.0	\$351.0	\$351.0	\$351.0	\$351.0	\$351.0	\$351.0	\$83,220.0
- Roads And Related: Inflated	\$419.4	\$427.8	\$436.4	\$445.1	\$454.0	\$463.1	\$472.3	\$481.8	\$86,512.4
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	1,399	1,418	1,432	1,235	1,249	1,264	1,276	1,293	21,639
REVENUE									
- DC Receipts: Inflated	\$7,930.0	\$8,198.4	\$8,445.0	\$7,428.9	\$7,663.3	\$7,910.5	\$8,145.3	\$8,418.9	\$121,295.8
INTEREST									
- Interest on Opening Balance	(\$2,681.6)	(\$2,408.8)	(\$2,106.4)	(\$1,774.1)	(\$1,480.8)	(\$1,158.8)	(\$805.8)	(\$420.7)	(\$34,865.8)
- Interest on In-year Transactions	\$131.4	\$136.0	\$140.2	\$122.2	\$126.2	\$130.3	\$134.3	\$138.9	\$88.3
TOTAL REVENUE	\$5,379.8	\$5,925.6	\$6,478.7	\$5,777.0	\$6,308.6	\$6,882.0	\$7,473.8	\$8,137.1	\$86,518.4
CLOSING CASH BALANCE	(\$43,796.5)	(\$38,298.7)	(\$32,256.3)	(\$26,924.4)	(\$21,069.8)	(\$14,650.8)	(\$7,649.4)	\$5.9	

2015 Adjusted Charge Per Capita	\$4,743.00
---------------------------------	------------

4748.45

Allocation of Capital Program	
Residential Sector	81.9%
Non-Residential Sector	18.1%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

176
APPENDIX C.1
TABLE 6 - PAGE 2

**CITY OF PETERBOROUGH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

ROADS AND RELATED	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPENING CASH BALANCE	\$0.0	(\$1,416.8)	(\$10,855.8)	(\$11,226.2)	(\$11,893.6)	(\$11,404.9)	(\$12,198.7)	(\$11,394.1)	(\$10,775.9)
2015 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS									
- Roads And Related: Non Inflated	\$2,862.3	\$10,416.8	\$1,109.6	\$1,379.7	\$304.8	\$1,501.2	\$77.7	\$77.7	\$77.7
- Roads And Related: Inflated	\$2,862.3	\$10,625.1	\$1,154.4	\$1,464.2	\$330.0	\$1,657.4	\$87.5	\$89.3	\$91.1
NON-RESIDENTIAL SPACE GROWTH									
- Growth in Square Metres	22,320	22,343	19,917	20,070	20,200	20,380	20,544	17,196	17,270
REVENUE									
- DC Receipts: Inflated	\$1,483.4	\$1,514.6	\$1,377.2	\$1,415.5	\$1,453.2	\$1,495.4	\$1,537.6	\$1,312.8	\$1,344.8
INTEREST									
- Interest on Opening Balance	\$0.0	(\$77.9)	(\$597.1)	(\$617.4)	(\$654.2)	(\$627.3)	(\$670.9)	(\$626.7)	(\$592.7)
- Interest on In-year Transactions	(\$37.9)	(\$250.5)	\$3.9	(\$1.3)	\$19.7	(\$4.5)	\$25.4	\$21.4	\$21.9
TOTAL REVENUE	\$1,445.5	\$1,186.1	\$784.0	\$796.7	\$818.7	\$863.7	\$892.1	\$707.5	\$774.1
CLOSING CASH BALANCE	(\$1,416.8)	(\$10,855.8)	(\$11,226.2)	(\$11,893.6)	(\$11,404.9)	(\$12,198.7)	(\$11,394.1)	(\$10,775.9)	(\$10,092.9)

ROADS AND RELATED	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	(\$10,092.9)	(\$9,339.5)	(\$8,507.9)	(\$7,583.1)	(\$6,310.9)	(\$4,929.4)	(\$3,417.7)	(\$1,779.1)	
2015 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS									
- Roads And Related: Non Inflated	\$77.7	\$77.7	\$77.7	\$77.7	\$77.7	\$77.7	\$77.7	\$77.7	\$18,429.3
- Roads And Related: Inflated	\$92.9	\$94.7	\$96.6	\$98.6	\$100.5	\$102.5	\$104.6	\$106.7	\$19,158.5
NON-RESIDENTIAL SPACE GROWTH									
- Growth in Square Metres	17,360	17,490	17,733	20,867	20,930	21,150	21,240	21,418	338,428
REVENUE									
- DC Receipts: Inflated	\$1,378.8	\$1,416.9	\$1,465.4	\$1,758.8	\$1,799.4	\$1,854.7	\$1,899.8	\$1,954.1	\$26,462.4
INTEREST									
- Interest on Opening Balance	(\$555.1)	(\$513.7)	(\$467.9)	(\$417.1)	(\$347.1)	(\$271.1)	(\$188.0)	(\$97.9)	(\$7,322.0)
- Interest on In-year Transactions	\$22.5	\$23.1	\$24.0	\$29.1	\$29.7	\$30.7	\$31.4	\$32.3	\$20.8
TOTAL REVENUE	\$846.2	\$926.4	\$1,021.4	\$1,370.8	\$1,482.0	\$1,614.2	\$1,743.2	\$1,888.6	\$19,161.3
CLOSING CASH BALANCE	(\$9,339.5)	(\$8,507.9)	(\$7,583.1)	(\$6,310.9)	(\$4,929.4)	(\$3,417.7)	(\$1,779.1)	\$2.8	

2015 Adjusted Charge Per Square Metre	\$66.46
--	----------------

Allocation of Capital Program	
Residential Sector	81.9%
Non-Residential Sector	18.1%
Rates for 2015	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.2
SEWAGE TREATMENT

As shown in Table 1, the Sewage Treatment charge is recovering for the phase 3 expansion of the wastewater treatment plant (WWTP) debenture and also for environmental assessment study for future plant capacity to serve population growth to 2031.

The outstanding balance of the WWTP debenture, including principal and interest payments, as well as the unfunded DC reserve amounts to \$6.63 million. The environmental assessment costs to be recovered are \$2.00 million. The total capital program totals \$8.63 million, which is fully related to development in the 2015 to 2031 planning period.

The development-related cost has been allocated 82 per cent (\$7.07 million) to residential development and 18 per cent (\$1.56 million) to non-residential development. The allocation of costs is based on shares of population and employment growth over the planning period.

The residential costs are recovered against the population growth over the period 2015-2031 of 21,639 persons yielding an unadjusted charge of \$326.57 per capita (\$7.07 million/21,639 persons). The non-residential costs are recovered against the growth in non-residential floor area over the period 2015-2031 of 338,428 square metres yielding an unadjusted charge of \$4.62 per square metre (\$1.56 million/338,428 square metres).

The following is a summary of the calculated Sewage Treatment charges:

SEWAGE TREATMENT SUMMARY			
2015 - 2031		Unadjusted	
Development-Related Capital Program		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m
\$8,631,590	\$8,631,590	\$326.57	\$4.62

APPENDIX D

RESERVE FUND BALANCES

APPENDIX D

DEVELOPMENT CHARGES RESERVE FUNDS UNCOMMITTED BALANCES

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 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, 2014 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 on Table 1, the December 31, 2014 total reserve fund balance is \$876,900. 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.

181
APPENDIX D
TABLE 1

CITY OF PETERBOROUGH
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
AS AT DECEMBER 31, 2014

Service	Balance As At End of 2014
Library Services	\$1,146,815
Fire Services	(\$274,967)
Police Services	\$70,927
Recreation	\$218,883
Parks	\$165,877
Public Works	(\$217,128)
Parking	\$765,363
Transit Services	\$457,855
General Government	(\$11,817)
Roads And Related	\$4,039,350
Sewage Treatment ¹	(\$5,484,259)
Total Development Charge Reserves	\$876,900

Notes

- (1) Sewage Treatment DC Reserve has two components:
- | | |
|---------------------------------------|--------------------|
| i) Past Debenture Payments not funded | \$1,086,015 |
| ii) Future Debenture Payments | <u>\$4,398,244</u> |
| Total (principal only) | \$5,484,259 |

APPENDIX E

LONG-TERM CAPITAL AND OPERATING IMPACTS

TABLE 1

CITY OF PETERBOROUGH
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2014 dollars)

	Net Cost (in 2014\$)	2015	2016	2017	Estimated Operating Costs (\$000)							
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Library Services		\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	
- Additional Library Space	\$25 per sq.ft	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	
Fire Services		\$0.0	\$60.0	\$60.0	\$60.0	\$60.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	
- Replacement of Station #2	\$10 per sq.ft.	\$0.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	
- New Station #4	\$50,000 per year	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	
Police Services		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
- No additional operating costs		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Recreation		\$0.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	
- New Arena Facility Build	\$10 per sq. ft.	\$0.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	
Parks		\$249.0	\$249.4	\$250.0	\$250.3	\$250.4	\$250.4	\$250.4	\$250.4	\$250.4	\$250.4	
- Parkland Development and Facilities Projects	\$0.15 per \$1 of total infrastructure value	\$249.0	\$249.4	\$250.0	\$250.3	\$250.4	\$250.4	\$250.4	\$250.4	\$250.4	\$250.4	
Public Works		\$173.1	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	
- Fleet Expansion	10% of total \$ value	\$173.1	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	\$130.6	
Parking		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,500.0	\$1,500.0	
- Downtown Transportation Hub	\$0.05 per \$1 of total infrastructure value	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,500.0	\$1,500.0	
Transit Services		\$280.9	\$280.9	\$280.9	\$340.9	\$280.9	\$280.9	\$550.9	\$6,280.9	\$280.9	\$280.9	
- Downtown Transportation Hub	\$0.30 per \$1 of total infrastructure value	\$280.9	\$280.9	\$280.9	\$340.9	\$280.9	\$280.9	\$550.9	\$6,280.9	\$280.9	\$280.9	
General Government		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
- No additional operating costs		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Affordable Housing		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
- No additional operating costs		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Roads and Related		\$98.9	\$199.2	\$307.3	\$416.8	\$527.9	\$640.3	\$754.4	\$874.0	\$995.4	\$1,118.5	
- Development-Related Roads Infrastructure	\$ 230.0 per household	\$98.9	\$199.2	\$307.3	\$416.8	\$527.9	\$640.3	\$754.4	\$874.0	\$995.4	\$1,118.5	
TOTAL ESTIMATED OPERATING COSTS		\$1,051.9	\$1,920.1	\$2,028.7	\$2,198.6	\$2,249.7	\$2,412.2	\$2,796.2	\$8,645.9	\$4,267.3	\$4,390.3	

184
APPENDIX E
TABLE 2 - PAGE 1

**CITY OF PETERBOROUGH
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	TOTAL (\$000)
LIBRARY SERVICES											
Total Net Cost (1)	11,069.3	286.0	86.0	86.0	86.0	86.0	86.0	86.0	86.0	86.0	12,043.3
Net Cost From Development Charges (2)	2,107.8	257.4	77.4	77.4	77.4	77.4	77.4	77.4	77.4	77.4	2,984.4
Net Cost From Non-DC Sources	8,961.6	28.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	9,059.0
- Discount Portion (3)	598.9	28.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	696.3
- Available DC Reserves (4)	1,146.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,146.8
- Replacement & Benefit to Existing	5,079.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,079.9
- For Post 2024 Development (5)	2,135.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,135.9
FIRE SERVICES											
Total Net Cost (1)	975.0	3,000.0	0.0	0.0	250.0	4,793.0	0.0	0.0	0.0	0.0	9,018.0
Net Cost From Development Charges (2)	698.0	1,250.0	0.0	0.0	250.0	1,028.1	0.0	0.0	0.0	0.0	3,226.1
Net Cost From Non-DC Sources	277.0	1,750.0	0.0	0.0	0.0	3,764.9	0.0	0.0	0.0	0.0	5,791.9
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	277.0	1,750.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,027.0
- For Post 2024 Development (5)	0.0	0.0	0.0	0.0	0.0	3,764.9	0.0	0.0	0.0	0.0	3,764.9
POLICE SERVICES											
Total Net Cost (1)	75.0	0.0	0.0	75.0	0.0	0.0	0.0	0.0	0.0	2,000.0	2,150.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	4.1	0.0	0.0	0.0	0.0	0.0	0.0	4.1
Net Cost From Non-DC Sources	75.0	0.0	0.0	70.9	0.0	0.0	0.0	0.0	0.0	2,000.0	2,145.9
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	37.5	0.0	0.0	33.4	0.0	0.0	0.0	0.0	0.0	0.0	70.9
- Replacement & Benefit to Existing	37.5	0.0	0.0	37.5	0.0	0.0	0.0	0.0	0.0	0.0	75.0
- For Post 2024 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,000.0	2,000.0
RECREATION											
Total Net Cost (1)	0.0	34,500.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	34,500.0
Net Cost From Development Charges (2)	0.0	7,990.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7,990.6
Net Cost From Non-DC Sources	0.0	26,509.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	26,509.4
- Discount Portion (3)	0.0	1,450.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,450.0
- Available DC Reserves (4)	0.0	218.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	218.9
- Replacement & Benefit to Existing	0.0	20,000.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20,000.0
- For Post 2024 Development (5)	0.0	4,840.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,840.6

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) Mandatory 10% reduction for applicable services

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

(5) Post 2024 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

185
APPENDIX E
TABLE 2 - PAGE 2

**CITY OF PETERBOROUGH
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	TOTAL (\$000)
PARKS											
Total Net Cost (1)	1,660.0	2,425.0	4,125.0	2,445.0	225.0	0.0	0.0	0.0	0.0	0.0	10,880.0
Net Cost From Development Charges (2)	1,494.0	1,206.6	1,226.5	399.0	0.0	0.0	0.0	0.0	0.0	0.0	4,326.1
Net Cost From Non-DC Sources	166.0	1,218.4	2,898.5	2,046.0	225.0	0.0	0.0	0.0	0.0	0.0	6,553.9
- Discount Portion (3)	166.0	152.5	199.2	111.2	22.5	0.0	0.0	0.0	0.0	0.0	651.3
- Available DC Reserves (4)	0.0	165.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	165.9
- Replacement & Benefit to Existing	0.0	900.0	2,133.3	1,333.3	0.0	0.0	0.0	0.0	0.0	0.0	4,366.7
- For Post 2024 Development (5)	0.0	0.0	566.0	601.5	202.5	0.0	0.0	0.0	0.0	0.0	1,370.0
PUBLIC WORKS											
Total Net Cost (1)	1,947.7	1,305.5	1,305.5	4,105.5	1,305.5	1,305.5	1,305.5	1,305.5	1,305.5	1,305.5	16,497.2
Net Cost From Development Charges (2)	606.5	293.7	256.8	504.0	0.0	0.0	0.0	0.0	0.0	0.0	1,661.1
Net Cost From Non-DC Sources	1,341.2	1,011.8	1,048.7	3,601.5	1,305.5	1,305.5	1,305.5	1,305.5	1,305.5	1,305.5	14,836.1
- Discount Portion (3)	43.3	32.6	32.6	88.6	32.6	32.6	32.6	32.6	32.6	32.6	393.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	1,298.0	979.1	979.1	3,219.1	979.1	979.1	979.1	979.1	979.1	979.1	12,350.1
- For Post 2024 Development (5)	0.0	0.0	36.9	293.7	293.7	293.7	293.7	293.7	293.7	293.7	2,093.1
PARKING											
Total Net Cost (1)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30,000.0	0.0	30,000.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,522.2	0.0	2,522.2
Net Cost From Non-DC Sources	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	27,477.8	0.0	27,477.8
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	584.9	0.0	584.9
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	765.4	0.0	765.4
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24,150.9	0.0	24,150.9
- For Post 2024 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,976.7	0.0	1,976.7
TRANSIT SERVICES											
Total Net Cost (1)	936.4	936.4	936.4	1,136.4	936.4	936.4	1,836.4	20,936.4	936.4	936.4	30,464.2
Net Cost From Development Charges (2)	96.3	96.3	96.3	132.3	96.3	96.3	135.8	973.7	96.3	96.3	1,916.2
Net Cost From Non-DC Sources	840.1	840.1	840.1	1,004.1	840.1	840.1	1,700.6	19,962.7	840.1	840.1	28,548.0
- Discount Portion (3)	28.5	28.5	28.5	32.5	28.5	28.5	46.1	418.5	28.5	28.5	696.9
- Available DC Reserves (4)	45.8	45.8	45.8	45.8	45.8	45.8	45.8	45.8	45.8	45.8	457.9
- Replacement & Benefit to Existing	651.0	651.0	651.0	811.0	651.0	651.0	1,375.5	16,751.6	651.0	651.0	23,495.1
- For Post 2024 Development (5)	114.8	114.8	114.8	114.8	114.8	114.8	233.2	2,746.9	114.8	114.8	3,898.2
GENERAL GOVERNMENT											
Total Net Cost (1)	391.8	0.0	40.0	150.0	60.0	0.0	0.0	40.0	0.0	60.0	741.8
Net Cost From Development Charges (2)	250.3	0.0	36.0	45.0	54.0	0.0	0.0	36.0	0.0	54.0	475.3
Net Cost From Non-DC Sources	141.5	0.0	4.0	105.0	6.0	0.0	0.0	4.0	0.0	6.0	266.5
- Discount Portion (3)	26.5	0.0	4.0	5.0	6.0	0.0	0.0	4.0	0.0	6.0	51.5
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	115.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	215.0
- For Post 2024 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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) Mandatory 10% reduction for applicable services

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

(5) Post 2024 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

186
APPENDIX E
TABLE 2 - PAGE 3

CITY OF PETERBOROUGH
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	TOTAL (\$000)
AFFORDABLE HOUSING											
Total Net Cost (1)	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	10,000.0
Net Cost From Development Charges (2)	90.0	90.0	90.0	90.0	90.0	90.0	90.0	90.0	90.0	90.0	900.0
Net Cost From Non-DC Sources	910.0	910.0	910.0	910.0	910.0	910.0	910.0	910.0	910.0	910.0	9,100.0
- Discount Portion (3)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	100.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	900.0	900.0	900.0	900.0	900.0	900.0	900.0	900.0	900.0	900.0	9,000.0
- For Post 2024 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL MUNICIPAL SERVICES											
Total Net Cost (1)	18,055.2	43,452.9	7,492.9	8,997.9	3,862.9	8,120.9	4,227.9	23,367.9	33,327.9	5,387.9	156,294.5
Net Cost From Development Charges (2)	5,342.9	11,184.7	1,783.1	1,251.8	567.7	1,291.9	303.2	1,177.1	2,785.9	317.7	26,006.0
Net Cost From Non-DC Sources	12,712.4	32,268.3	5,709.9	7,746.1	3,295.2	6,829.0	3,924.7	22,190.8	30,542.0	5,070.2	130,288.6
- Discount Portion (3)	873.2	1,702.3	282.9	255.9	108.3	79.8	97.3	473.7	664.7	85.8	4,624.0
- Available DC Reserves (4)	1,230.1	430.5	45.8	79.2	45.8	45.8	45.8	45.8	811.1	45.8	2,825.7
- Replacement & Benefit to Existing	8,358.3	25,180.1	4,663.5	6,401.0	2,530.1	2,530.1	3,254.6	18,630.7	26,681.0	2,530.1	100,759.6
- For Post 2024 Development (5)	2,250.7	4,955.3	717.7	1,010.0	611.0	4,173.4	527.0	3,040.6	2,385.2	2,408.5	22,079.2

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) Mandatory 10% reduction for applicable services

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

(5) Post 2024 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 F

***DRAFT 2014 CITY-WIDE GENERAL SERVICES
DEVELOPMENT CHARGES BY-LAW***

THE CORPORATION OF THE CITY OF PETERBOROUGH**BY-LAW NUMBER 14-XX****BEING A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES OR THE CITY OF PETERBOROUGH (CITY-WIDE GENERAL SERVICES CHARGE)**

WHEREAS the City of Peterborough has and will continue to experience growth through development;

AND WHEREAS development requires the provision of physical infrastructure and other services by the City;

AND WHEREAS subsection 2(1) of the *Development Charges Act*, 1997, S.O. 1997 c.27 (the "Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

AND WHEREAS Council has before it a report entitled "**City-wide** Development Charges Background Study", prepared by Hemson Consulting Limited, for the City of Peterborough, dated **August 29, 2014** (the "Study");

AND WHEREAS the Study was made available to the public prior to a public meeting held on **September 15, 2014**, in accordance with Section 12 of the Act, at which time Council heard comments and representations from all persons who applied to be heard (the "Public Meeting");

AND WHEREAS Council, at its meeting on **September 22, 2014**, adopted the Study, including the development related capital program referred to therein, and thereby has indicated that it intends to ensure that the increase in the need for services attributable to anticipated development will be met, and has further indicated its intent that the future excess capacity identified in the Study shall be paid for by development charges or other similar charges;

AND WHEREAS Council determined that no further public meetings were required under Section 12 of the Act;

NOW THEREFORE THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

Definitions

1. In this By-law,

"Act" means the *Development Charges Act*, 1997, S.O. 1997, c.27;

“Board of Education” has the same meaning as specified in the ***Education Act***, or any successor legislation;

“building floor area” means the total of the horizontal areas of a building, as calculated by using the exterior dimensions;

“City” means the Corporation of the City of Peterborough;

“commercial use” means lands, buildings or structures or portions thereof used or designed or intended to be used for a purpose which is classified as a **Group A (restaurant and licensed beverage establishment only), Group C (hotel and motel only), Group D or Group E, major occupancy**, pursuant to the ***Ontario Building Code***;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the building floor area thereof, and includes redevelopment;

“development charge” means a charge imposed pursuant to this By-law;

“dwelling unit” means one or more rooms used, designed or intended to be used together as a single and separate house-keeping unit by one person or persons living together, in which both culinary and sanitary facilities are provided for the exclusive use of such person or persons;

“farm building” means a farm building as defined in the ***Ontario Building Code***;

“gross floor area” has the same meaning as that which is contained in O.Reg. 82/98 made under the Act;

“industrial use” means lands, buildings or structures or portions thereof used or designed or intended to be used for a purpose which is classified as a **Group F, major occupancy**, pursuant to the ***Ontario Building Code***;

“local board” means a local board as defined in the ***Development Charges Act, 1997***;

“multi-suite residence” means a multi-suite residence as defined in the Zoning By-law of the City;

“non-residential use” means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use, and includes an industrial use and a commercial use;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is

imposed;

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the **Assessment Act**, as amended, or any successor legislation;

“Residential A building” means a building, or portion thereof containing one or two dwelling units;

“Residential B building” means a building, or portion thereof containing more than two dwelling units, other than a Residential C building;

“Residential C building” means a building, or portion thereof containing more than two dwelling units, each of which has access to the common corridor and entrance(s); and a multi-suite residence;

“residential use” means land, buildings or structures or portions thereof used, designed or intended to be used as living accommodation for one or more individuals;

“semi-detached dwelling or row dwelling” means a residential building which contains a single dwelling unit, that has one or two vertical walls, but no other parts, attached to other buildings;

“services” means services designated in this By-law including Schedule A to this By-law or in an agreement under section 44 of the Act, or both;

“single detached dwelling” means a residential building which contains only a single dwelling unit, and which is not attached to other buildings;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;

Rules

2. For the purpose of complying with section 6 of the Act:
 - (a) the area to which this By-law applies shall be the area described in section 3 of this By-law;
 - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in sections 4 through 18, inclusive, of this By-law;

- (c) the exemptions provided for by such rules shall be the exemptions set forth in sections 19 through 21, inclusive of this By-law, the indexing of charges shall be in accordance with section 16 of this By-law and the phasing in of charges shall be in accordance with subsection 17 of this By-law; and
- (d) the redevelopment of land shall be in accordance with the rules set forth in section 22 of this By-law.

Lands Affected

- 3. (a) This By-law applies to all lands in the geographic area of the City.
- (b) This By-law shall not apply to lands, which are owned by, or used for the purposes of:
 - (i) the City or a local board thereof;
 - (ii) a board of education.
- (c) The development of land within the City may be subject to one or more development charges by-laws of the City.

Designation of Services

- 4. It is hereby declared by Council that all development of land within the City will increase the need for services.
- 5. The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
- 6. Development charges shall be imposed for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:
 - (a) General Government;
 - (b) Library Service;
 - (c) Fire Service;
 - (d) Police Service;
 - (e) Indoor Recreation;
 - (f) Park Development and Facilities;

- (g) Public Works;
- (h) Parking;
- (i) Transit Services;
- (j) **Affordable Housing.**

Approvals for Development

7. Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
 - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the **Planning Act**,
 - (b) the approval of a minor variance under section 45 of the **Planning Act**,
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the **Planning Act** applies;
 - (d) the approval of a plan of subdivision under section 51 of the **Planning Act**,
 - (e) a consent under section 53 of the **Planning Act**,
 - (f) the approval of a description under section 50 of the **Condominium Act**, or
 - (g) the issuing of a permit under the **Building Code Act, 1992** in relation to a building or structure, except where the development entails the conversion or renovation, but not expansion, of an existing building for a change of use which does not require any of the approvals provided in subsections (a) to (f) inclusive above.
8. No more than one development charge for each service designated in section 6 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in section 7 are required before the lands, buildings or structure can be developed.
9. Notwithstanding section 8, if two or more of the actions described in section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by such actions.

10. Where a development requires an approval described in section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under section 7.
11. If a development does not require a building permit but does require one or more of the approvals described in section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval.
12. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the **Planning Act**, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.

Calculation of Development Charges

13. The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the building floor area of such development.

Amount of Charge - Residential

14. The development charges described in Schedule B to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential component of the mixed use building or structure, according to the type of residential use. For the purposes of calculation of the charge for a multi-suite residence, two suites shall be deemed to comprise one dwelling unit.

Amount of Charge - Non-Residential

15. The development charges described in Schedule C to this By-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the non-residential components of the mixed-use building or structure, and calculated with respect to each of the services according to the building floor area of the non-residential use.

Indexing of Development Charges

16. The development charges set out in Schedules B and C hereto shall be adjusted by the City Treasurer without amendment to this By-law annually on January 1st in each year, commencing January 1, 2016, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics.

Phasing, Timing of Calculation and Payment

17. (a) Except as provided in subsection (b) hereof, the development charges set out in this By-law are payable, in full, subject to the exemptions and credits provided herein, from the effective date of this By-law.
- (b) Development charges in respect of industrial uses of lands, buildings or structures shall not be payable during the term of this By-law.
- (c) Subject to section 22 (with respect to redevelopment) and subsection (d), the development charges shall be calculated as of, and shall be payable, on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- (d) Notwithstanding subsection (c), pursuant to section 27 of the Act, the City may enter into an agreement with a person required to pay a charge pursuant to this By-law, including the provision of security for the person's obligations under such agreement, providing for all or part of the development charge to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provisions of this By-law.
- (e) Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

Payment by Services

18. The City, may in an agreement pursuant to Section 38 of the Act, permit an owner to provide services in lieu of the payment of all or any portion of a development charge. The City shall give the owner who performed the work a credit towards the development charge in accordance with the agreement, subject to the requirements of the Act.

Rules with Respect to Exemptions for Intensification of Existing Housing

19. (a) This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only of,

- (i) permitting the enlargement of an existing dwelling unit;
- (ii) creating one or two additional dwelling units in an existing single detached dwelling, where the total gross floor area of the additional unit or units does not exceed the gross floor area of the existing dwelling unit;
- (iii) creating one additional dwelling unit in an existing semi-detached or row dwelling where total gross floor area of the additional unit does not exceed the gross floor area of the existing dwelling unit; or
- (iv) creating one additional dwelling unit in any other existing residential building, where the total gross floor area of the additional unit does not exceed the gross floor area of the smallest existing dwelling unit.

Other Exemptions

20. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) a hospital governed by the **Public Hospitals Act**, R.S.O 1990, c. P. 40;
 - (b) a place of worship, or a cemetery or burial ground;
 - (c) Trent University or Sir Sandford Fleming College;
 - (d) a farm building;
 - (e) lands, buildings or structures located 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 of the City;
 - (f) the redevelopment of any building or structure, which is located within the Central Area, as depicted on Schedule J of the Official Plan of the City, and which exists as of January 1, 2005.

Temporary Buildings or Structures

21. (a) Temporary buildings or structures shall be exempt from the provisions of this By-law.
- (b) In the event that a temporary building or structure continues to exist for a continuous period exceeding eight (8) months, it shall be deemed not to be nor ever to have been a temporary building or

structure, and the development charges required to be paid under this By-law shall be calculated and payable on the date that the building or structure is deemed not to be temporary.

- (c) Prior to the City issuing a building permit for a temporary building or structure, the City may require an owner to enter into an agreement, including the provision of security for the owners obligation under the agreement, pursuant to section 27 of the Act, providing for all or part of the development charge required by this section to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

Rules with Respect to the Redevelopment of Land

- 22. (a) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished, or the non-residential building floor area being converted or demolished, by the development charge shown in Schedule B or C, on the date when the development charge is payable in accordance with this By-law.
- (b) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the City for the development within five (5) years from the date the demolition permit was issued.
- (c) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.
- (d) The onus is on the applicant to produce evidence to the satisfaction of the City, acting reasonably, which establishes that the applicant is entitled to the reduction in the payment of development charges claimed under this section.

Interest

- 23. The City shall pay interest on a refund under subsection 18(3), 18(5), or 25(2) of the Act, shall be the Bank of Canada rate on the date this By-law comes into force updated on the first business day of every January, April, July and October.

Schedules

24. The following Schedules to this By-law form an integral part of this By-law.

Schedule A = Designated Services

Schedule B = City-Wide General Services - Uniform Residential Development Charges

Schedule C = City-Wide General Services - Uniform Non-Residential Development Charges

By-law Registration

25. A certified copy of this By-law may be registered in the Land Registry Office against title to any land to which this By-law applies.

Date By-law Effective

26. This By-law comes into force on January 1, 2015.

Date By-law Expires

27. This By-law expires five years after the date it becomes effective.

Repeal

28. By-law No. 09-166, to establish development charges for the City of Peterborough (City-wide General Services Charge) is hereby repealed effective on the date this By-law comes into force and effect.

Headings for Reference Only

29. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

Severability

30. If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, reenacted or amended, in whole or in part or dealt with in any other way.

By-law read a first, second and third time this 29th day of September, 2014.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, Clerk

DRAFT

SCHEDULE A
SERVICES

- (a) General Government;
- (b) Library Service;
- (c) Fire Service;
- (d) Police Service;
- (e) Indoor Recreation;
- (f) Park Development and Facilities;
- (g) Public Works;
- (h) Parking;
- (ii) Transit Services;
- (j) Affordable Housing.

DRAFT

SCHEDULE B

**CITY-WIDE GENERAL SERVICES
UNIFORM RESIDENTIAL DEVELOPMENT CHARGES**

Service	Residential Charge By Unit Type			Percentage of Charge
	Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments	
General Government	\$95	\$75	\$55	1.58%
Library Services	\$775	\$616	\$451	12.95%
Fire Services	\$646	\$513	\$376	10.80%
Police Services	\$1	\$1	\$0	0.01%
Recreation	\$1,998	\$1,587	\$1,163	33.37%
Parks	\$1,124	\$893	\$654	18.79%
Public Works	\$342	\$272	\$199	5.72%
Parking	\$446	\$354	\$260	7.45%
Transit Services	\$350	\$278	\$204	5.84%
Affordable Housing	\$208	\$166	\$121	3.48%
TOTAL CHARGE PER UNIT	\$5,985	\$4,755	\$3,483	100.00%

SCHEDULE C

**CITY-WIDE GENERAL SERVICES
UNIFORM NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-Residential Charge per Square Metre	Percentage of Charge
General Government	\$0.52	5.1%
Library Services	\$0.00	0.0%
Fire Services	\$3.51	34.2%
Police Services	\$0.01	0.1%
Recreation	\$0.00	0.0%
Parks	\$0.00	0.0%
Public Works	\$1.86	18.1%
Parking	\$2.44	23.8%
Transit Services	\$1.91	18.6%
Affordable Housing	\$0.00	0.0%
TOTAL CHARGE PER SQUARE METRE	\$10.25	100.0%

APPENDIX G

DRAFT 2014 CITY-WIDE ENGINEERING SERVICES DEVELOPMENT CHARGES BY-LAW

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 14-XY

BEING A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES OR THE CITY OF PETERBOROUGH (CITY-WIDE ENGINEERING SERVICES CHARGE)

WHEREAS the City of Peterborough has and will continue to experience growth through development;

AND WHEREAS development requires the provision of physical infrastructure and other services by the City;

AND WHEREAS subsection 2(1) of the *Development Charges Act*, 1997, S.O. 1997 c.27 (the "Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

AND WHEREAS Council has before it a report entitled "**City-wide** Development Charges Background Study", prepared by Hemson Consulting Limited, for the City of Peterborough, dated **August 29, 2014** (the "Study");

AND WHEREAS the Study was made available to the public prior to a public meeting held on **September 15, 2014**, in accordance with Section 12 of the Act, at which time Council heard comments and representations from all persons who applied to be heard (the "Public Meeting");

AND WHEREAS Council, at its meeting on **September 22, 2014**, adopted the Study, including the development related capital program referred to therein, and thereby has indicated that it intends to ensure that the increase in the need for services attributable to anticipated development will be met, and has further indicated its intent that the future excess capacity identified in the Study shall be paid for by development charges or other similar charges;

AND WHEREAS Council determined that no further public meetings were required under Section 12 of the Act;

NOW THEREFORE THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

Definitions

1. In this By-law,

"Act" means the *Development Charges Act*, 1997, S.O. 1997, c.27;

HEMSON

“Board of Education” has the same meaning as specified in the ***Education Act***, or any successor legislation;

“building floor area” means the total of the horizontal areas of a building, as calculated by using the exterior dimensions;

“City” means the Corporation of the City of Peterborough;

“commercial use” means lands, buildings or structures or portions thereof used or designed or intended to be used for a purpose which is classified as a Group A (restaurant and licensed beverage establishment only), Group C (hotel and motel only), Group D or Group E, major occupancy, pursuant to the ***Ontario Building Code***;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the building floor area thereof, and includes redevelopment;

“development charge” means a charge imposed pursuant to this By-law;

“dwelling unit” means one or more rooms used, designed or intended to be used together as a single and separate house-keeping unit by one person or persons living together, in which both culinary and sanitary facilities are provided for the exclusive use of such person or persons;

“farm building” means a farm building as defined in the ***Ontario Building Code***;

“gross floor area” has the same meaning as that which is contained in O.Reg. 82/98 made under the Act;

“industrial use” means lands, buildings or structures or portions thereof used or designed or intended to be used for a purpose which is classified as a Group F, major occupancy, pursuant to the ***Ontario Building Code***;

“local board” means a local board as defined in the ***Development Charges Act, 1997***;

“multi-suite residence” means a multi-suite residence as defined in the Zoning By-law of the City;

“non-residential use” means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use, and includes an industrial use and a commercial use;

“owner” means the owner of land or a person who has made application for

an approval for the development of land upon which a development charge is imposed;

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the **Assessment Act**, as amended, or any successor legislation;

“Residential A building” means a building, or portion thereof containing one or two dwelling units;

“Residential B building” means a building, or portion thereof containing more than two dwelling units, other than a Residential C building;

“Residential C building” means a building, or portion thereof containing more than two dwelling units, each of which has access to the common corridor and entrance(s); and a multi-suite residence;

“residential use” means land, buildings or structures or portions thereof used, designed or intended to be used as living accommodation for one or more individuals;

“semi-detached dwelling or row dwelling” means a residential building which contains a single dwelling unit, that has one or two vertical walls, but no other parts, attached to other buildings;

“services” means services designated in this By-law including Schedule A to this By-law or in an agreement under section 44 of the Act, or both;

“single detached dwelling” means a residential building which contains only a single dwelling unit, and which is not attached to other buildings;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;

Rules

2. For the purpose of complying with section 6 of the Act:
 - (a) the area to which this By-law applies shall be the area described in section 3 of this By-law;
 - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in sections 4 through 18, inclusive, of this By-law;

- (c) the exemptions provided for by such rules shall be the exemptions set forth in sections 19 through 21, inclusive of this By-law, the indexing of charges shall be in accordance with section 16 of this By-law and the phasing in of charges shall be in accordance with subsection 17 of this By-law; and
- (d) the redevelopment of land shall be in accordance with the rules set forth in section 22 of this By-law.

Lands Affected

- 3. (a) This By-law applies to all lands in the geographic area of the City.
- (b) This By-law shall not apply to lands, which are owned by, or used for the purposes of:
 - (i) the City or a local board thereof;
 - (ii) a board of education.
- (c) The development of land within the City may be subject to one or more development charges by-laws of the City.

Designation of Services

- 4. It is hereby declared by Council that all development of land within the City will increase the need for services.
- 5. The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
- 6. Development charges shall be imposed for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:
 - (a) Roads and Related;
 - (b) Sewage Treatment.

Approvals for Development

- 7. Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
 - (a) the passing of a zoning by-law or of an amendment thereto under

- section 34 of the **Planning Act**,
- (b) the approval of a minor variance under section 45 of the **Planning Act**,
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the **Planning Act** applies;
 - (d) the approval of a plan of subdivision under section 51 of the **Planning Act**,
 - (e) a consent under section 53 of the **Planning Act**,
 - (f) the approval of a description under section 50 of the **Condominium Act**, or
 - (g) the issuing of a permit under the **Building Code Act, 1992** in relation to a building or structure, except where the development entails the conversion or renovation, but not expansion, of an existing building for a change of use which does not require any of the approvals provided in subsections (a) to (f) inclusive above.
8. No more than one development charge for each service designated in section 6 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in section 7 are required before the lands, buildings or structure can be developed.
9. Notwithstanding section 8, if two or more of the actions described in section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by such actions.
10. Where a development requires an approval described in section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under section 7.
11. If a development does not require a building permit but does require one or more of the approvals described in section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval.
12. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the **Planning Act**, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require, or that the owner pay for local connections to storm drainage

facilities installed at the owner's expense, or administrative, processing, or inspection fees.

Calculation of Development Charges

13. The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the building floor area of such development.

Amount of Charge - Residential

14. The development charges described in Schedule B to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential component of the mixed use building or structure, according to the type of residential use. For the purposes of calculation of the charge for a multi-suite residence, two suites shall be deemed to comprise one dwelling unit.

Amount of Charge - Non-Residential

15. The development charges described in Schedule C to this By-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the non-residential components of the mixed-use building or structure, and calculated with respect to each of the services according to the building floor area of the non-residential use.

Indexing of Development Charges

16. The development charges set out in Schedules B and C hereto shall be adjusted by the City Treasurer without amendment to this By-law annually on January 1st in each year, commencing January 1, 2016, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics.

Phasing, Timing of Calculation and Payment

17. (a) Except as provided in subsection (b) hereof, the development charges set out in this By-law are payable, in full, subject to the exemptions and credits provided herein, from the effective date of this By-law.

- (b) Development charges in respect of industrial uses of lands, buildings or structures shall not be payable during the term of this By-law.
- (c) Subject to section 22 (with respect to redevelopment) and subsection (d), the development charges shall be calculated as of, and shall be payable, on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- (d) Notwithstanding subsection (c), pursuant to section 27 of the Act, the City may enter into an agreement with a person required to pay a charge pursuant to this By-law, including the provision of security for the person's obligations under such agreement, providing for all or part of the development charge to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provisions of this By-law.
- (e) Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

Payment by Services

18. The City, may in an agreement pursuant to Section 38 of the Act, permit an owner to provide services in lieu of the payment of all or any portion of a development charge. The City shall give the owner who performed the work a credit towards the development charge in accordance with the agreement, subject to the requirements of the Act.

Rules with Respect to Exemptions for Intensification of Existing Housing

19. (a) This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only of,
- (i) permitting the enlargement of an existing dwelling unit;
 - (ii) creating one or two additional dwelling units in an existing single detached dwelling, where the total gross floor area of the additional unit or units does not exceed the gross floor area of the existing dwelling unit;
 - (iii) creating one additional dwelling unit in an existing semi-detached or row dwelling where total gross floor area of the additional unit does not exceed the gross floor area of the existing dwelling unit; or
 - (iv) creating one additional dwelling unit in any other existing

residential building, where the total gross floor area of the additional unit does not exceed the gross floor area of the smallest existing dwelling unit.

Other Exemptions

20. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) a hospital governed by the **Public Hospitals Act**, R.S.O 1990, c. P. 40;
 - (b) a place of worship, or a cemetery or burial ground;
 - (c) Trent University or Sir Sandford Fleming College;
 - (d) a farm building;
 - (e) lands, buildings or structures located 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 of the City;
 - (f) the redevelopment of any building or structure, which is located within the Central Area, as depicted on Schedule J of the Official Plan of the City, and which exists as of January 1, 2005.

Temporary Buildings or Structures

21. (a) Temporary buildings or structures shall be exempt from the provisions of this By-law.
- (b) In the event that a temporary building or structure continues to exist for a continuous period exceeding eight (8) months, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this By-law shall be calculated and payable on the date that the building or structure is deemed not to be temporary.
- (c) Prior to the City issuing a building permit for a temporary building or structure, the City may require an owner to enter into an agreement, including the provision of security for the owners obligation under the agreement, pursuant to section 27 of the Act, providing for all or part of the development charge required by this section to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

Rules with Respect to the Redevelopment of Land

22. (a) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished, or the non-residential building floor area being converted or demolished, by the development charge shown in Schedule B or C, on the date when the development charge is payable in accordance with this By-law.
- (b) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the City for the development within five (5) years from the date the demolition permit was issued.
- (c) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.
- (d) The onus is on the applicant to produce evidence to the satisfaction of the City, acting reasonably, which establishes that the applicant is entitled to the reduction in the payment of development charges claimed under this section.

Interest

23. The City shall pay interest on a refund under subsection 18(3), 18(5), or 25(2) of the Act, shall be the Bank of Canada rate on the date this By-law comes into force updated on the first business day of every January, April, July and October.

Schedules

24. The following Schedules to this By-law form an integral part of this By-law.
- Schedule A = Designated Services
- Schedule B = City-Wide Engineering Services - Uniform Residential Development Charges
- Schedule C = City-Wide Engineering Services - Uniform Non-Residential Development Charges

By-law Registration

25. A certified copy of this By-law may be registered in the Land Registry Office against title to any land to which this By-law applies.

Date By-law Effective

26. This By-law comes into force on January 1, 2015.

Date By-law Expires

27. This By-law expires five years after the date it becomes effective.

Repeal

28. By-law No. 09-166, to establish development charges for the City of Peterborough (City-wide General Services Charge) is hereby repealed effective on the date this By-law comes into force and effect.

Headings for Reference Only

29. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

Severability

30. If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, reenacted or amended, in whole or in part or dealt with in any other way.

By-law read a first, second and third time this 29th day of September, 2014.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, Clerk

SCHEDULE A
SERVICES

- (a) Roads and Related;
- (b) Sewage Treatment.

DRAFT

SCHEDULE B

**CITY-WIDE ENGINEERING SERVICES
UNIFORM RESIDENTIAL DEVELOPMENT CHARGES**

Service	Residential Charge By Unit Type			Percentage of Charge
	Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments	
Roads And Related	\$13,580	\$10,788	\$7,904	93.6%
Sewage Treatment	\$935	\$743	\$544	6.4%
TOTAL CHARGE PER UNIT	\$14,515	\$11,531	\$8,448	100.0%

DRAFT

SCHEDULE C

**CITY-WIDE ENGINEERING SERVICES
UNIFORM NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-Residential Charge per Square Metre	Percentage of Charge
Roads And Related	\$66.46	93.5%
Sewage Treatment	\$4.62	6.5%
TOTAL CHARGE PER SQUARE METRE	\$71.08	100.0%

DRAFT