2011 Land Needs Study: Urban Growth Boundary Inclusion Request
Infrastructure Costs & DC Revenue Estimate Worksheet

London CANADA

Proposed Development:	Green Valley Estates Inc. and Green Valley Estates II Inc.
Address:	
Geographic Area (e.g., NW, SE, etc.):	S of Green Valley Road, W of Highbury Avenue South, N of Dingman Drive
Applicant:	Mainline Planning services Inc.
Prepared By:	The Municipal Infrastructure Group (TMIG)
Date Prepared:	September 13, 2013

Summary of Existing Infrastructure Servicing Subject Lands

Provide a general listing of any existing infrastructure that serves the proposed development.

Previously Constructed/Existing Infrastructure

Infrastructure Component	Describe the location of existing services/outlets.
Major Roadworks (Arterial Roads Nearby)	Dingman Drive, Green Valley Road, Highbury Avenue South
Major Storm Sewers	Dingman Creek runs through the site
Major Sanitary Sewers	975mm DIA on Green Valley Road, less than 100m from proposed local road
Watermains	400mm DIA to 900mm DIA on Green Valley Road, 300mm on Hubrey Road, 900mm on Highbury Ave S, 900mm DIA on Dingman Drive
SWM Facility	Would be located onsite and built by the developer proponents
Other (specify)	

Infrastructure Requirements for Proposed Development

Provide a general listing of any development charge-eligible capital expenditures (either identified in the 2009 Development Charges Study or infrastructure outside of the scope of the DC Study) required prior to the proposed development. Include additional information in the provided Notes field.

Infrastructure for Development Identified in the 2009 Development Charges Study

Infrastructure Component	DC Background Estimate(s)	Updated Estimate
Major Roadworks	$ -	$ -
Major Storm sewers	$ -	$ -
Major Sanitary sewers	$ -	$ -
Watermains	$ -	$ -
SWM Facility	$ -	$ -
Other (specify)	$ -	$ -
Total	**$ -**	**$ -**

Notes:
* Provide description of works noting DC schedules and assumptions applied to derive estimates. Exclude costs associated with minor works and local services.

No additional services are required. Existing services have capacity to service the proposed development.

Additional Infrastructure Required for Development Not Identified in the 2009 Development Charges Study

Infrastructure Component	Estimated Servicing Costs for Subject Lands
Specify	$ -
Specify	$ -
Specify	$ -
Specify	$ -
Specify	$ -
Specify	$ -
Specify	$ -
Specify	$ -
Specify	$ -
Total	

Notes:
*Provide description of works not included in the 2009 DC Study required to service the subject development, noting assumptions applied to derive estimates. Exclude costs associated with minor works and local services.

No additional services are required. Existing services have capacity to service the proposed development.

Estimated Revenue

Provide a summary of proposed housing units/floor space to calculate estimated revenue. Use typical unit/ha densities for a block parcel and actual lot counts where available.

Land Use	Hectares	Units/Ha.	Actual Units or Area	DC Rate[1]	DC Revenue[2]
Low Density	n/a	16	334	$12,775	$4,266,850
Medium Density	n/a	30	392	$9,165	$3,592,680
High Density	n/a	125	285	$7,618	$2,171,130
Commercial			3995	$95.67	$382,202
Institutional				$65.18	
			Total		**$10,412,862**

August, 2013

Notes:

1. Development Charges Rates represent 2013 DC rates, with UWRF, soft service and PCP Upgrade components removed.

2. DC Revenue represents the gross revenue for the proposed development. The funds collected are used to recover city-wide infrastructure costs, not those specifically associated with the subject lands. Revenues collected are funding previously constructed infrastructure, in addition to infrastructure that will be built in the future. As a result, revenues associated with this worksheet cannot be directly compared to identified infrastructure costs to determine a net benefit or cost from the proposed development.

Questions? Contact: Paul Yeoman, Development Finance pyeoman@london.ca