

## Appendix A: Summary of UGB Inclusion Requests -- Infrastructure Costs Evaluation

Note: The costs identified below represent infrastructure costs beyond those accounted for in capital budgets and the GMIS.

ID	Name of Owner/Agent/Group	Description of Land	Major Roadworks Costs	Major Sanitary Sewer Costs	Major Stormwater Sewer Costs	SWM Facility Costs	Watermain Costs	TOTAL "NEW" INFRASTRUCTURE COSTS	Number of New Service Components Req'd	Evaluation Category	Notes
N-1	Sifton Properties Ltd.	2380 Highbury Avenue & 2270 Highbury Avenue	\$1,000,000	\$2,378,481	\$0	\$2,450,000	\$0	\$5,828,481	3	Tier 3	• Request builds on planned GMIS projects for trunk sanitary sewers and major road improvements at Sunningdale/Highbury and Highbury Road from Fanshawe Park Rd to Sunningdale Rd
N-3	J-Aar Excavating	1620-1640 Fanshawe Park Road East	\$0	\$0	\$0	\$5,884,988	\$0	\$5,884,988	1	Tier 2	• Request builds on existing trunk sanitary sewers and planned GMIS project road improvements of Fanshawe Park Road from Highbury Rd to Clarke Rd
N-4a	Habitat Farms Ltd.	1885 Fanshawe Park Road East	\$0	\$685,000	\$1,220,000	\$3,070,500	\$0	\$4,975,500	3	Tier 3	• Request builds on planned GMIS projects for road improvement of Fanshawe Park Road from Highbury Rd to Clarke Rd
N-4b	Habitat Farms Ltd.	1885 Fanshawe Park Road East	\$0	\$0	\$0	\$0	\$0	\$0	0	Tier 1	• Request builds on existing major sanitary and stormwater infrastructure installed for the abutting subdivision (33M-580 -- Cedar Hollow) and planned GMIS projects for road improvement of Fanshawe Park Road from Highbury Rd to Clarke Rd

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NE	Southwinds Development Corp.	1870 Fanshawe Park Road East	\$0	\$0	\$0	\$580,595	\$0	\$580,595	1	Tier 2	<ul style="list-style-type: none"> <li>Request builds on existing trunk sanitary sewers and planned GMIS project road improvements of Fanshawe Park Road from Highbury Rd to Clarke Rd</li> </ul>
NE-2	Shmuel Farhi	Former Lagrou Farms property on Dundas Street	\$0	\$14,000,000	\$0	\$500,000	\$0	\$14,500,000	2	Tier 3	<ul style="list-style-type: none"> <li>No services have been planned for construction in this area within the 20 year timeframe</li> <li>Staff review of application has deemed the sanitary servicing solution proposed by the applicant lacks sufficient capacity to accommodate the lands. Estimated cost of sanitary servicing is approximately \$14 million dollars for Crumlin trunk sanitary sewer (3 km long) required to service this proposal.</li> </ul>
SE-1a	Jack Van Nes/Teresa Van Nes	2031 Comissioners Road East	\$0	\$8,814,709	\$0	\$1,051,200	\$0	\$9,865,909	2	Tier 3	<ul style="list-style-type: none"> <li>Request builds on planned GMIS project road improvements for Comissioners Rd from Jackson Rd to Old Victoria Rd</li> </ul>

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SE-1b	Jack Van Nes/Teresa Van Nes	2031 Comissioners Road East	\$0	\$0	\$0	\$388,800	\$0	\$388,800	1	Tier 2	<ul style="list-style-type: none"> <li>Request builds on existing trunk sanitary sewers and planned GMIS project road improvements for Commissioners Rd from Jackson Rd to Old Victoria Rd</li> </ul>
SE-4	GreenValley Estates Inc.	Green Valley Road, Highbury Avenue South, Dingman Drive	\$0	Pumping station and forecmain required, costs unknown	\$0	SWM facility required, costs unknown	\$0	\$0	2	Tier 3	<ul style="list-style-type: none"> <li>No new services have been planned for construction in this area within the 20 year timeframe</li> <li>Applicant does not believe any capital works are required to service their lands given the current services that are in place and the applicant is willing to pay for the costs associated with the stormwater management facility (DC-eligible)</li> <li>Staff review of application has deemed the need for a municipal sanitary pumping station and forecmain, which are DC-eligible infrastructure</li> </ul>
SW-2	West Talbot Landowners Association	Southdale Road, Colonel Talbot Road, Pack Road, Homewood Lane	\$7,625,000	\$2,059,500	\$0	\$5,743,958	\$4,403,000	\$19,831,458	4	Tier 3	<ul style="list-style-type: none"> <li>Request builds on planned GMIS project road improvements for Southdale Road from Col. Talbot Rd to Farnham Rd and Farnham Rd to Pine Valley Rd as well as lane upgrade from Col. Talbot Rd to Wickerson Rd</li> </ul>
SW-3	Shmuel Farhi	Longwoods Road, Colonel Talbot Road, Hwy 402, Murray Road	\$2,000,000	\$4,000,000	\$0	\$800,000	\$800,000	\$7,600,000	4	Tier 3	<ul style="list-style-type: none"> <li>No services have been planned for construction in this area within the 20 year timeframe</li> <li>Staff review of application has deemed the sanitary servicing costs provided by the applicant (and stated in this table) to be too low. Estimated cost of sanitary servicing is approximately \$4 million dollars</li> </ul>
W-1	Phyllis Matthews	2166 Oxford Street West	\$0	\$0	\$0	\$0	\$0	\$0	0	Tier 1	<ul style="list-style-type: none"> <li>Request builds on planned GMIS project trunk sanitary services and road improvements for Oxford Rd</li> </ul>

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W-3	York Developments (includes former S. Stephens lands)	2133-2197 Westdel Bourne	\$0	\$2,100,000	\$0	\$1,840,000	\$0	\$3,940,000	2	Tier 3	<ul style="list-style-type: none"> <li>Request builds on planned GMIS project road improvements for Byron Baseline Rd</li> <li>No sanitary or storm sewer costs provided by the applicant (indicates that sanitary servicing would utilize a future Byron Baseline trunk "in coordination with development immediately to the East") -- Staff have allocated the full cost of sanitary provided in the Sifton submission as these works would be required for York to proceed independently of Sifton</li> </ul>
W-4a	Sifton Properties Ltd.	Wickerson Road south of Byron Baseline Road	\$0	\$2,100,000	\$0	\$3,226,700	\$1,010,000	\$6,336,700	3	Tier 3	<ul style="list-style-type: none"> <li>Request builds on planned GMIS project road improvements for Byron Baseline Rd and Wickerson Rd as well as SWM SB</li> </ul>
W-4b	Sifton Properties Ltd.	Only Stanley Sisters/east of Wickerson lands	\$0	\$2,100,000	\$0	\$0	\$290,000	\$2,390,000	2	Tier 3	<ul style="list-style-type: none"> <li>Request builds on planned GMIS project road improvements for Byron Baseline Rd and Wickerson Rd as well as SWM SB</li> <li>Applicant believes that the sanitary sewers constructed for the Kappe/Meddaoui developments can accommodate these lands</li> <li>Staff review of application has concluded that existing trunk sanitary sewers cannot accommodate the proposed development without the construction of a new municipal pumping station and forcemain (\$2.1 million) and may require a trunk sanitary sewer of more than \$17 million to provide ultimate servicing</li> </ul>

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NW-1	Ali Jomaa (includes R. Clarke lands)	1431 Sunningdale Road West	\$0	\$0	\$0	\$0	\$0	\$0	0	Tier 1	<ul style="list-style-type: none"> <li>Request builds on planned GMIS project road improvements for Sunningdale Rd from Hyde Park Rd to Wonderland Rd N, as well as sanitary sewers, SWM facility and water services being constructed for lands developing to the immediate south</li> </ul>
NW-3	Corlon Properties Inc.	2329 Wonderland Road North	\$0	\$0	\$0	\$1,763,266	\$0	\$1,763,266	1	Tier 2	<ul style="list-style-type: none"> <li>Request builds on planned GMIS project road improvements for Wonderland Rd N/Sunningdale Rd intersection and Sunningdale Rd from Wonderland Rd N to Hyde Park Rd and Watermain extension</li> </ul>
NW-2	Adam Kempinski/Janis Kempinski	1217 Gainsborough Road	\$0	\$0	\$0	\$800,000	\$0	\$800,000	1	Tier 2	<ul style="list-style-type: none"> <li>Request builds on existing trunk sanitary sewer and watermains</li> </ul>
NW-4	Mazen Shahatto	1802 Fanshawe Park Road West	\$0	\$531,000	\$0	\$0	\$259,200	\$790,200	2	Tier 3	<ul style="list-style-type: none"> <li>No new services have been planned for construction in this area within the 20 year timeframe</li> <li>The applicant is proposing a private/permanent stormwater management solution. Additionally, the applicant is willing to pay for the costs associated with the major sanitary sewers and watermain required to service the development</li> </ul>
<b>TOTAL</b>			\$10,625,000	\$38,237,690	\$1,220,000	\$28,100,007	\$6,503,000	\$85,475,897	-		