



Bluestone

Rahim

Tradewinds

OPP - Provincial  
Communications  
Centre

EMS  
Station #2

Murray -  
Marr Swm

Murray -  
Marr Swm

Dingman Dr

Dingman Creek

Exeter Rd

Jalna Blvd

South Park

Exeter Rd

Wellington Rd

White Oak Rd

Dingman Dr

Dingman Creek

Mead Dr

Chalkstone Dr

Oaks  
South

Bluestone Properties									
1	Land Use	Land Area (hectares)	Gross Floor Area (m <sup>2</sup> )	Assessable Floor Area (m <sup>2</sup> )	Total Units	UWRF Revenue	CSRF Revenue	Total Revenue per m <sup>2</sup>	Total Revenue <sup>1</sup>
	Light Industrial	53.01	121,923	12,192	---	\$ 3.59	\$ 163.31	\$ 166.90	\$ 203,489
	<b>Totals</b>	<b>53.01</b>	<b>121,923</b>	<b>12,192</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 203,489</b>

Tradewinds Properties Limited (including the property owned by Exeter Dingman Investments Inc. and former property owned by J. Shirley)									
2	Land Use	Land Area (hectares)	Gross Floor Area (m <sup>2</sup> )	Assessable Floor Area (m <sup>2</sup> )	Total Units	UWRF Revenue	CSRF Revenue	Total Revenue per m <sup>2</sup>	Total Revenue <sup>1</sup>
	Light Industrial	43.26	99,498	9,950	---	\$ 3.59	\$ 163.31	\$ 166.90	\$ 166,062
	<b>Totals</b>	<b>43.26</b>	<b>99,498</b>	<b>9,950</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 166,062</b>

Ontario Truck Driving School (includes the property previously owned by Kazazian)									
3	Land Use	Land Area (hectares)	Gross Floor Area (m <sup>2</sup> )	Assessable Floor Area (m <sup>2</sup> )	Total Units	UWRF Revenue	CSRF Revenue	Total Revenue per m <sup>2</sup>	Total Revenue <sup>1</sup>
	Light Industrial	14.30	32,901	3,290	---	\$ 3.59	\$ 163.31	\$ 166.90	\$ 54,912
	<b>Totals</b>	<b>14.30</b>	<b>32,901</b>	<b>3,290</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 54,912</b>

Total Revenue	\$	424,463
Estimated Claims	\$	14,376,576
<b>Net Position (Revenue vs. Claims)</b>	<b>\$</b>	<b>(13,952,113)</b>

Notes and Assumptions

1. Industrial development is not required to pay development charges as per the DC By-law and the Industrial Lands Community Improvement Plan.
2. Revenue has been calculated based on an assumption that 10% of gross floor area will be utilized for office purposes.
3. Floor Area Ratio of 0.23 for greenfield industrial development in accordance with City of London Industrial Lands Study (November 2012).
4. Cost of claims for Bluestone Properties, Tradewinds Properties and OTDS lands estimated to be \$184,040, \$43,023 and \$0 per hectare respectively.

Bluestone Properties							
Land Use	Land Area (hectares)	Total Units	UWRF Revenue	CSRF Revenue	Revenue per Unit	Total Revenue	
1	Low Density Residential	37.11	594	\$ 2,286	\$ 25,436	\$ 27,722	\$ 16,458,201
	Medium Density Residential	6.36	191	\$ 1,726	\$ 19,068	\$ 20,794	\$ 3,968,079
	High Density Residential	4.24	530	\$ 1,067	\$ 11,832	\$ 12,899	\$ 6,837,476
	Commercial	3.71	---	\$ 21.86	\$ 152.58	\$ 174.44	\$ 1,941,803
	Institutional	1.59	---	\$ 8.51	\$ 127.58	\$ 136.09	\$ 908,943
	<b>Total Bluestone</b>	<b>53.01</b>	<b>1315</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 30,114,502</b>

Tradewinds Properties Limited (includes the property owned by Exeter Dingman Investments Inc. and former property owned by J)							
Land Use	Land Area (hectares)	Total Units	UWRF Revenue	CSRF Revenue	Revenue per Unit	Total Revenue	
2	Low Density Residential	30.28	484	\$ 2,286	\$ 25,436	\$ 27,722	\$ 13,431,238
	Medium Density Residential	5.19	156	\$ 1,726	\$ 19,068	\$ 20,794	\$ 3,238,277
	High Density Residential	3.46	433	\$ 1,067	\$ 11,832	\$ 12,899	\$ 5,579,940
	Commercial	3.03	---	\$ 21.86	\$ 152.58	\$ 174.44	\$ 1,584,670
	Institutional	1.30	---	\$ 8.51	\$ 127.58	\$ 136.09	\$ 741,772
	<b>Total Tradewinds</b>	<b>43.26</b>	<b>1073</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 24,575,896</b>

Ontario Truck Driving School (includes the property previously owned by Kazazian)							
Land Use	Land Area (hectares)	Total Units	UWRF Revenue	CSRF Revenue	Revenue per Unit	Total Revenue	
3	Low Density Residential	10.01	160	\$ 2,286	\$ 25,436	\$ 27,722	\$ 4,441,446
	Medium Density Residential	1.72	51	\$ 1,726	\$ 19,068	\$ 20,794	\$ 1,070,834
	High Density Residential	1.14	143	\$ 1,067	\$ 11,832	\$ 12,899	\$ 1,845,176
	Commercial	1.00	---	\$ 21.86	\$ 152.58	\$ 174.44	\$ 524,019
	Institutional	0.43	---	\$ 8.51	\$ 127.58	\$ 136.09	\$ 245,289
	<b>Total OTDS (Rahim)</b>	<b>14.30</b>	<b>355</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 8,126,765</b>

Total Revenue	\$ 62,817,163
Estimated Claims	\$ 12,585,287
Net Position (Revenue vs. Claims)	<b>\$ 50,231,876</b>

Notes:

1. Revenue estimates in accordance with 2014 Development Charges By-Law
2. Development projections in accordance with analysis conducted by Altus Group and City staff for the new Official Plan and the Urban Growth Boundary Assessment.
3. Cost of claims for Bluestone Properties, Tradewinds Properties and OTDS lands estimated to be \$161,731, \$37,355 and \$0 per hectare respectively.