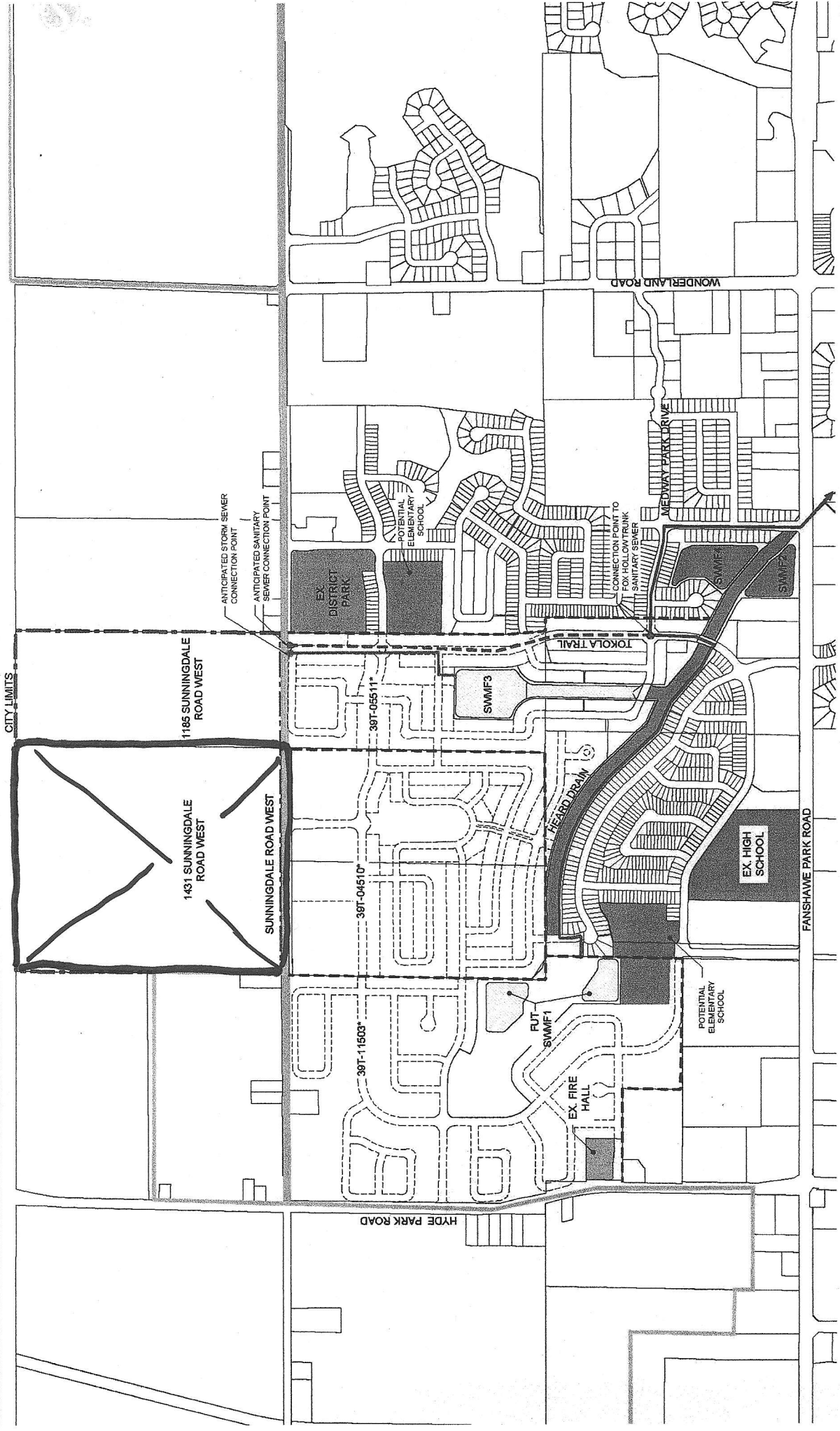


1431 Sunningdale



Client/Project: ALI JOMAA, 1185 & 1431 SUNNINGDALE ROAD WEST
 Figure No.: 2.0
 Title: PLAN OF EXISTING AND SCHEDULED MUNICIPAL SI

SEP

Page 5 of 8

Notes

NOT TO SCALE

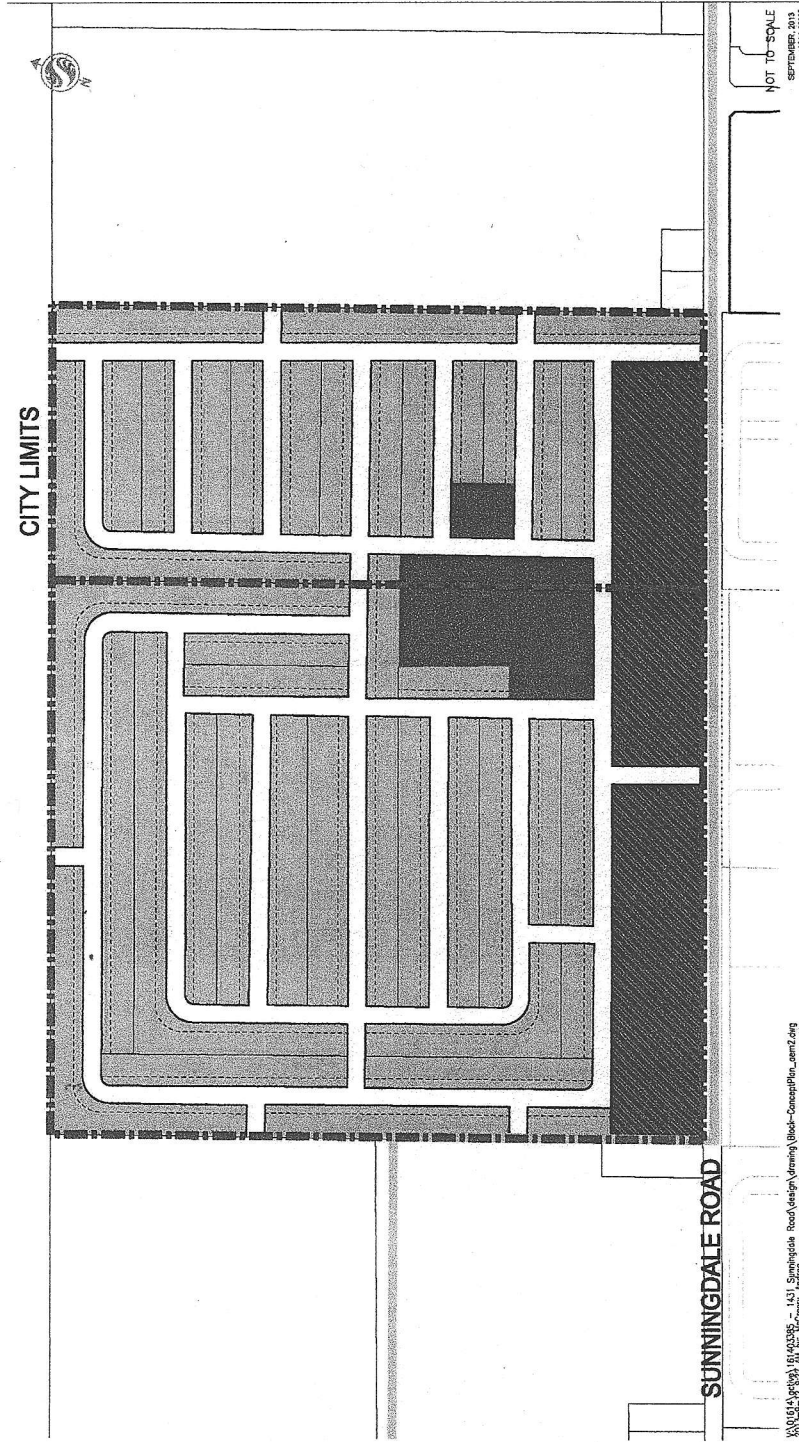
* THE LINE WORK SHOWN MAY NOT BE AN ACCURATE REPRESENTATION OF THE APPROVED DRAFT PLANS OF THE CORRESPONDING SUBDIVISION FILE

Legend

- CURRENT URBAN GROWTH BOUNDARY
- SITE BOUNDARY
- EXISTING FOX HOLLOW TRUNK SANITARY SEWER
- SUNNINGDALE ROAD EA COMPLETE
- EXISTING STORM WATER MANAGEMENT FACILITIES
- PROPOSED STORM WATER MANAGEMENT FACILITIES

Stantec Consulting Ltd.
 171 Queens Avenue
 London ON Canada
 N6A 5J7
 Tel. 519.645.2007
 Fax. 519.645.6575
 www.stantec.com





NOT TO SCALE
SEPTEMBER 2013
1514-03165

Date/Project
ALI JOMAA
1185 & 1431 SUNNINGDALE ROAD WEST
Form No. 1.0
Title
**LAND USE DESIGNATION
CONCEPT PLAN**

Notes
1185 SUNNINGDALE ROAD E
LOW DENSITY RESIDENTIAL
BUILDABLE FRONTAGE = 361 m
MEDIUM DENSITY RESIDENTIAL
/COMMERCIAL = 2.3 ha
PARK = 1.1 ha (6%)
SUBJECT SITE = 21.86 ha

1431 SUNNINGDALE ROAD E
LOW DENSITY RESIDENTIAL
BUILDABLE FRONTAGE = 7076 m
MEDIUM DENSITY RESIDENTIAL
/COMMERCIAL = 5.6 ha
PARK = 2.2 ha (6%)
SUBJECT SITE = 43.4 ha

Legend
CURRENT URBAN GROWTH BOUNDARY
SITE BOUNDARY
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL / COMMERCIAL
PARK
BUILDABLE FRONTAGE

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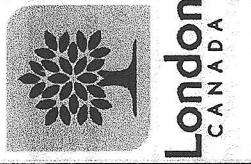


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2013-09-18 10:52 AM by: Mccormey, Andrew

SUNNINGDALE ROAD

CITY LIMITS

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



Proposed Development:

Address:

Geographic Area (e.g., NW, SE, etc.):

Applicant:

Prepared By:

Date Prepared:

1185 & 1431 Sunningdale Road West
NW
All Jbmaa
Stantec Consulting Ltd.
September 9, 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)	Sunningdale R W (scheduled for widening in 2027)
Major Storm Sewers	Fox Hollow Regional Stormwater Management System includes a 2250mm diameter storm sewer from SWMF 3 north to the south Sunningdale R right-of-way to service the above referenced address.
Major Sanitary Sewers	Fox Hollow Trunk Sanitary Sewer installed through lands to south. Anticipated development of 1196 Sunningdale R W will extend trunk sewer to south Sunningdale R right-of-way to service the above referenced address.
Watermains	High level system is being brought north from Fanshawe Park Road as development south of Sunningdale R progresses.
SWM Facility	Fox Hollow Regional Stormwater Management System. Part of the Heard Drain has been constructed to date. Construction of the required SWMF3 is anticipated to commence in the 0-5 year timeframe.
Other (specify)	

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/sqm	DC Rate ¹	DC Revenue ²
Low Density			751	\$12,775	\$9,594,025
Medium Density	8.3	30	249	\$9,165	\$2,282,085
High Density				\$7,618	
Commercial				\$95.67	
Institutional				\$65.18	
Total					\$11,876,110

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