



13610 Banks Crescent

Workshop

October 25, 2017



Introduction



- Direct offsite works



- Amenity contributions
 - Planning and servicing considerations
 - Public interest considerations



- Development Cost Charges



Type	Water	Sewer	Stormwater	Roads	Parks	Total
Multi-Family – Large (greater than 850sqft) (230 units)	\$289,110	\$319,010	\$81,190	\$963,010	\$286,810	\$1,939,130
Multi-Family – Small (139 units)	\$122,320	\$134,969	\$49,067	\$407,409	\$121,347	\$835,112
Institutional – per sqm (5,500sqm)	\$28,270	\$31,240	\$10,890	\$76,835	\$0	\$147,235
Total	\$439,700	\$485,219	\$141,147	\$1,447,254	\$408,157	\$2,921,477



Water

- Direct offsite works (to be paid by Developer)
 - Water service connection and extension to site
 - No other upgrades required in the system
- Developer proposed amenity contributions – None
 - Staff analysis
- DCC = \$439,700



Stormwater

- Direct offsite works (to be paid by Developer)
 - Extension of discharge pipe offsite
 - Connection to existing storm system
 - Downstream system upgrades
- Developer proposed amenity contributions – None
 - Staff's analysis
- DCC = \$147,147



Sewer

- Direct offsite works (to be paid by Developer)
 - Extension of discharge pipe offsite
 - Connection to existing sewer system
 - Downstream system upgrades
- Developer proposed amenity contributions
- DCC = \$485,219
 - Possible bylaw amendment following Master Plan update



Roads

- Estimated existing traffic on Solly Road = 1,500 vehicles / day
- Additional traffic expected = 2,032 vehicles / day
 - Phase 1 = 527
 - Phase 2 = 1,505
- Existing roads



Roads

- Direct offsite works



Roads

- Developer proposed amenity contributions
 - Install sidewalk along one side of Solly Road and Latimer Avenue
 - Staircase
- Discussion
 - Latimer Avenue
 - Solly Road



Roads

- DCC = \$1,447,254



Electrical

- Direct offsite works (to be paid by Developer)
 - Construction electrical
 - Upgrade from Highway 97 to the site
 - Connection fees per bylaw
- Developer proposed amenity contributions
 - Convert section of overhead to underground from site to Lakeshore
- DCC – Not applicable to the electrical utility



Summary

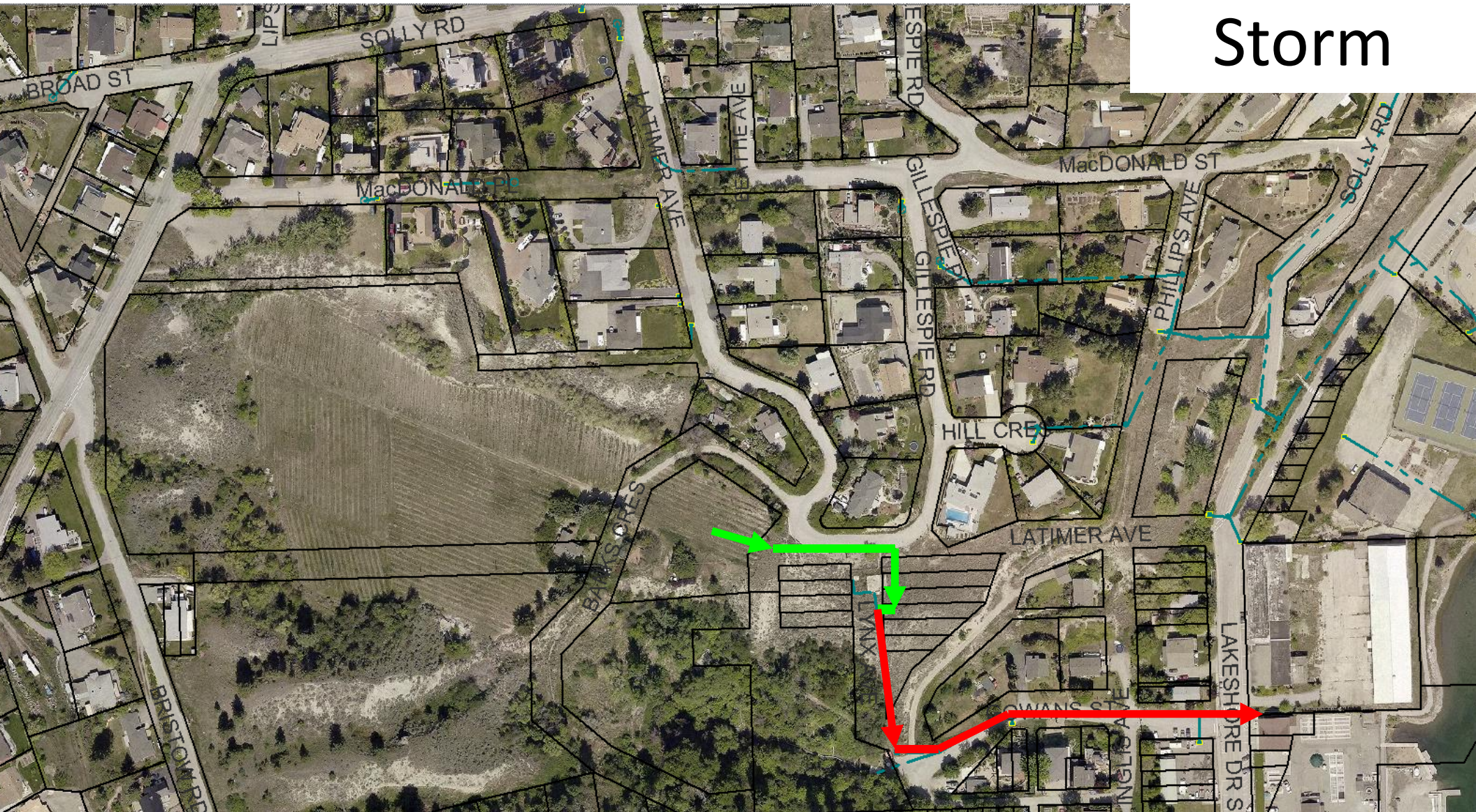


Water



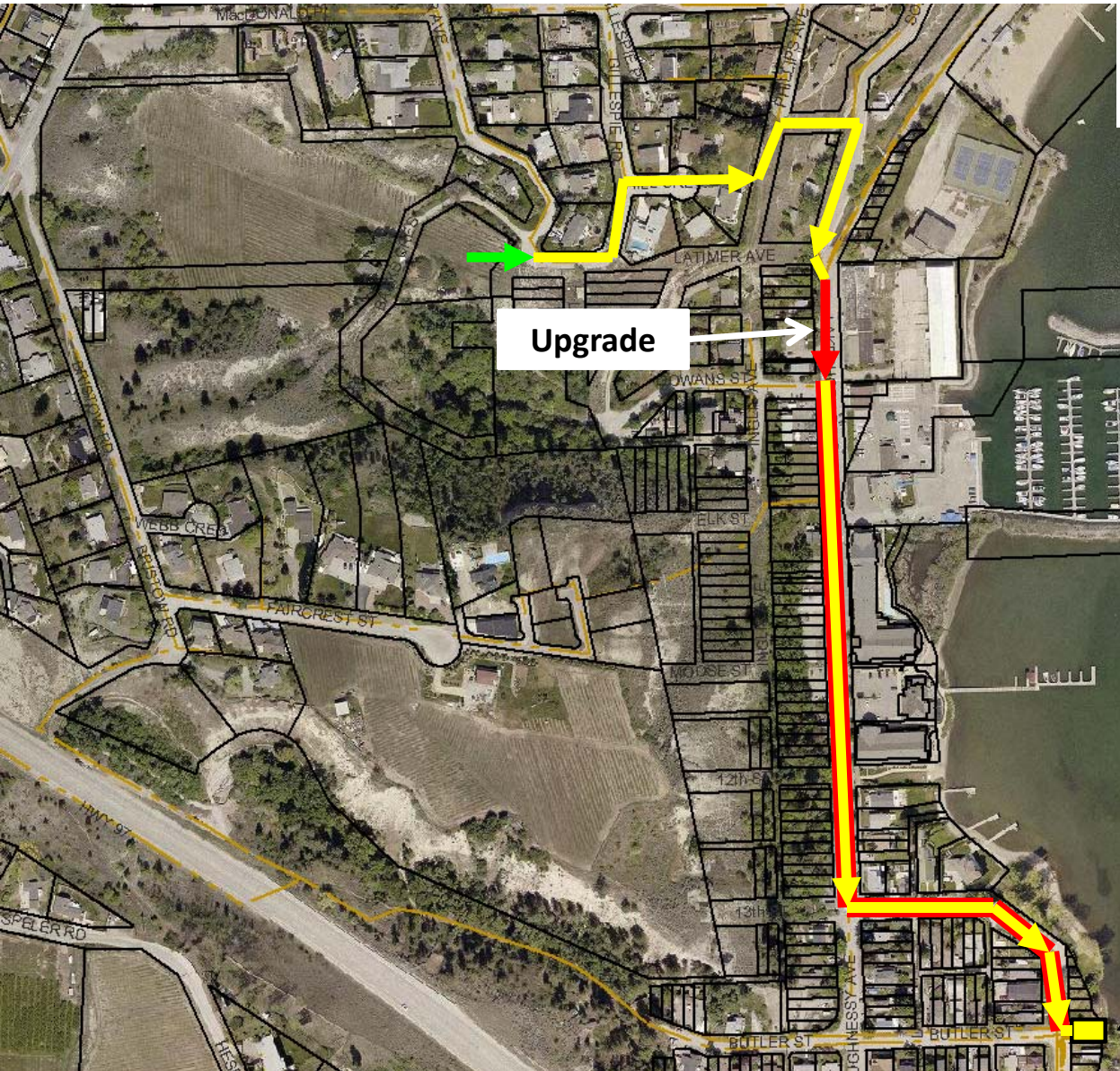
PRV 8

Storm



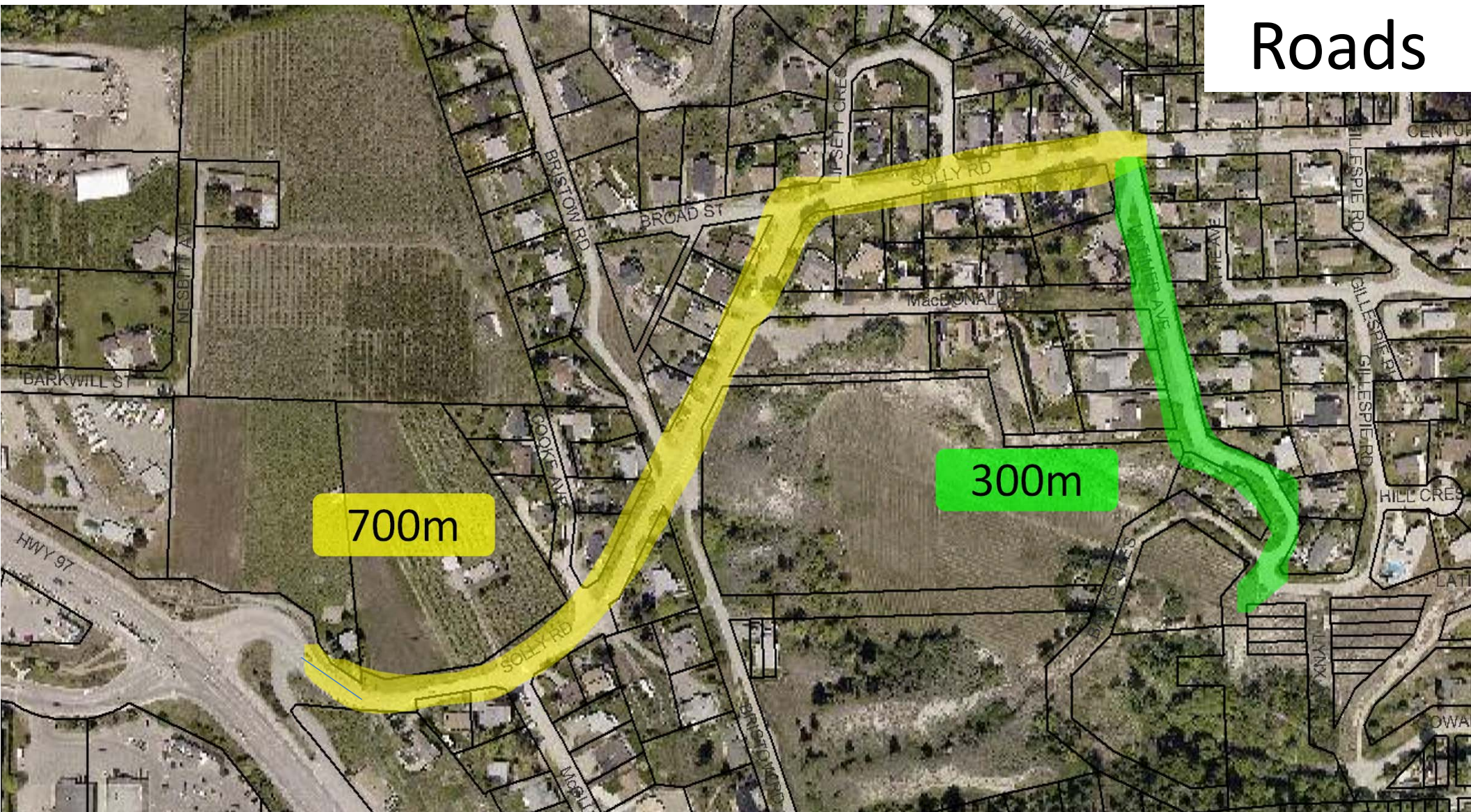
Sewer

- Future DDC Project from upgraded section to Butler Street Lift Station?



Butler Street
Lift Station

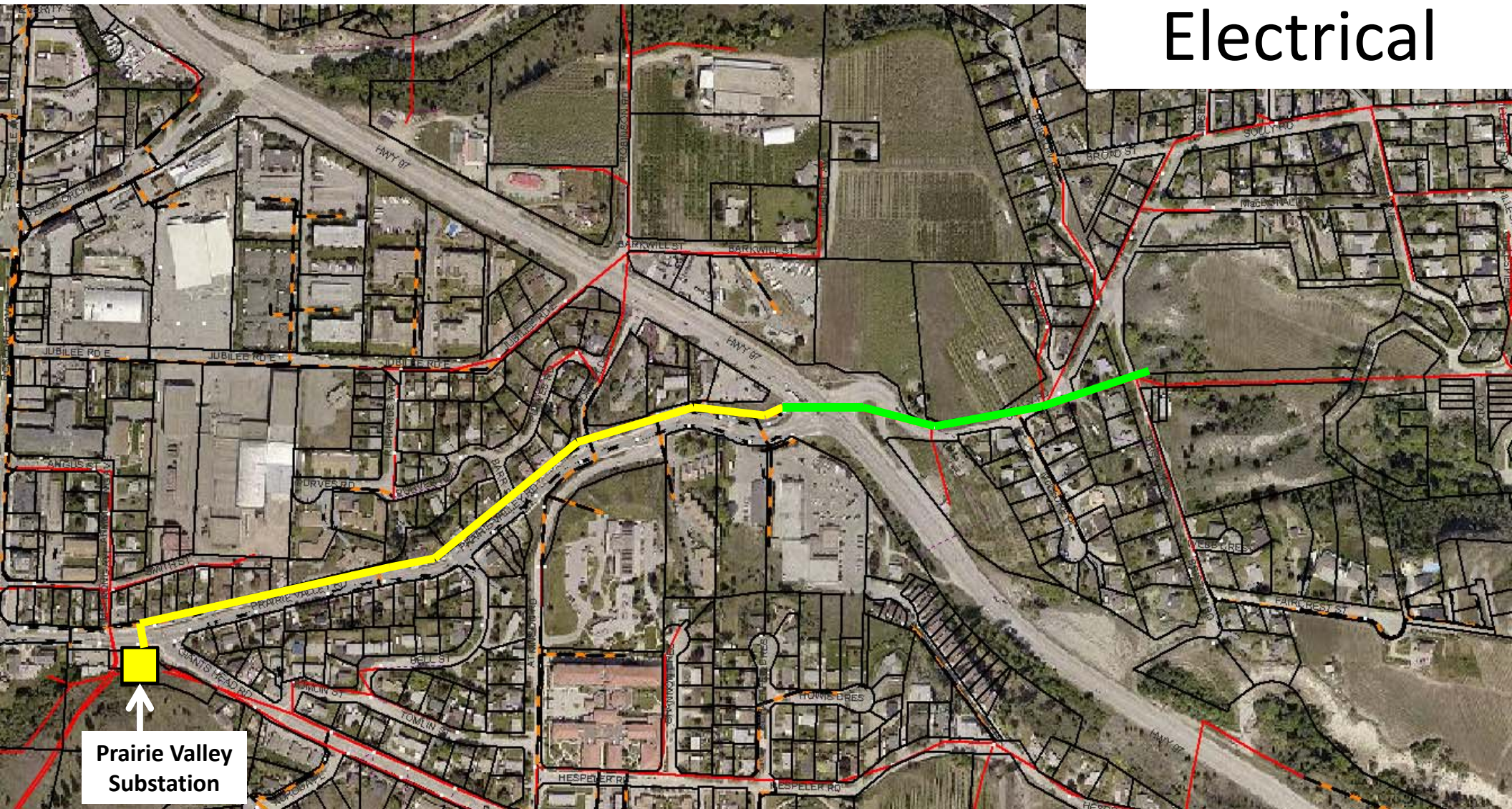
Roads



700m

300m

Electrical



Prairie Valley
Substation