

CITY OF PRINCE ALBERT

SPECIAL CITY COUNCIL MEETING

A G E N D A



MONDAY,
MAY 17, 2010

4:00 P.M.

COUNCIL CHAMBER
CITY HALL

1. **CALL TO ORDER:**

Mayor J. Scarrow will call the meeting to Order.

2. **PRAYER:**

The City Clerk will offer the prayer.

3. **SUBMISSION OF PECUNIARY INTEREST:**

4. **APPROVAL OF AGENDA:**

*"That the Agenda for this meeting be approved,
as presented."*

5. REPORTS OF ADMINISTRATION & COMMITTEES:

Page No.

- 5.1 Report from Director of Economic Development and Planning dated May 12, 2010, with respect to **Development Permit Application and 25th Street Development Costs – High-Rise Apartment/Condominium Buildings - 985 – 25th Street West. (RPT#EDP-10-73)**

1

Note: City Council at its May 10, 2010 meeting, postponed this matter for consideration.

Recommendation:

“That the Development Permit Application for four (4) High-Rise Apartment/Condominium Buildings located at 985 – 25th Street West, legally described as Parcel A, Plan No. 69PA11152; Parcel B, Plan No. 68PA13989; Part of Parcel C, Plan No. 68PA13989; Part of Road Right-of-Way, Plan No. C272; and, Part of Road Right-of-Way, Plan No. 59PA12957, be approved; and, that the Director of Economic Development and Planning be authorized to execute the Development Permit on behalf of The City, subject to:


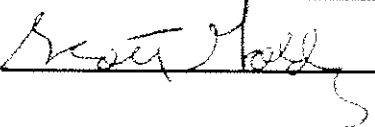
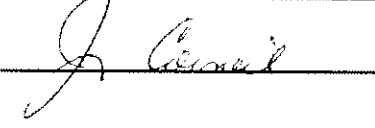
- 1. The Applicant obtaining a Building Permit and required municipal fire/building safety inspections to ensure the development meets the necessary Fire and Building safety code requirements, subject to:***
 - a. The Applicant revising the parking stall dimensions, as indicated on the Site Plan, attached to the Report from the Planner 1 dated April 26, 2010, to meet the minimum parking stall depth requirements of City Council’s Zoning Bylaw No. 1 of 1987, as amended;***
 - b. The Applicant submitting a Landscaping Plan to be approved by the Director of Community Services, subject to the following:***
 - i. The location and method of irrigation must be provided in a manner that***

- the Community Services Department is confident that healthy growth of vegetation will occur in drought years; and,***
- ii. The proposal to plant Poplar and Cottonwood species be replaced with an alternative, approved by the Community Services Department;***
- c. The Applicant submitting a Servicing Plan, to be approved by the Public Works Department, subject to the following:***
- i. Service locations for water, sanitary and storm water must be shown to each building from The City's Mains and/or internal extensions, and the plan shall include dimensions from each service to property line, and provide geodetic elevations;***
 - ii. The Plan including Site Grade Information; and,***
 - iii. The Plan showing that there is capacity on site to accommodate storm water runoff, in accordance with The City's standards, and the Plan must indicate the post development storm water runoff does not excess pre-development runoff;***
- d. The Applicant entering into a Development and Servicing Agreement with The City, to address the following:***
- i. The installation of municipal services, the development of the 25th Street West road right-of-way, and the costs associated with these municipal improvements; and,***
 - ii. That the Mayor and City Clerk be authorized to execute the Development and Servicing Agreement, on behalf of The City, once prepared; and,***



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	25 th Street Development Costs (RPT# EDP - 10 - 73)	Date:	May 12, 2010
Prepared By:	Joan Corneil, Director Economic Development and Planning		
Prepared For:	City Council		
Approval Required By:		Report Type:	
		Routine <input checked="" type="checkbox"/> Substantive <input type="checkbox"/> Financial <input type="checkbox"/>	
City Manager	<input checked="" type="checkbox"/>		
Director of Financial Services	<input type="checkbox"/>		
Director of Public Works	<input checked="" type="checkbox"/>		
Director of Community Services	<input type="checkbox"/>		
Director of Ec.Dev & Planning	<input checked="" type="checkbox"/>		
Director of Fire & Emerg. Services	<input type="checkbox"/>		
Director of Corporate Services	<input type="checkbox"/>		
City Solicitor	<input type="checkbox"/>		
Chief of Police	<input type="checkbox"/>		

Report Type ~ Definitions:

Routine	Matters that are routine in nature and/or follow existing Council policy require Department Head approval only
Substantive	Matters that require the concurrence of more than one department and/or are complex in nature and require the approval of the City Manager prior to being provided to elected officials
Financial	Matters that have substantial or unusual financial implications require the approval of the Director of Financial Services



City of Prince Albert

REPORT

Report Title: 25th Street Development Costs (RPT# EDP – 10 -73)

Date: May 12, 2010

Prepared By: Joan Corneil, Director Economic Development and Planning

Prepared For: City Council

RECOMMENDATION:

That Council receives as Information and that the Development Permit Application for four (4) High-Rise Apartment/Condominium Buildings located at 985 – 25th Street West, legally described as Parcel A, Plan No. 69PA11152; Parcel B, Plan No. 68PA13989; Part of Parcel C, Plan No. 68PA13989; Part of Road Right-of-Way, Plan No. C272; and, Part of Road Right-of-Way, Plan No. 59PA12957, be approved; and, that the Director of Economic Development and Planning be authorized to execute the Development Permit on behalf of The City, subject to:

1. The Applicant obtaining a Building Permit and required municipal fire/building safety inspections to ensure the development meets the necessary Fire and Building safety code requirements, subject to:
 - a. The Applicant revising the parking stall dimensions, as indicated on the Site Plan, attached to the Report from the Planner 1 dated April 26, 2010, to meet the minimum parking stall depth requirements of City Council's Zoning Bylaw No. 1 of 1987, as amended;
 - b. The Applicant submitting a Landscaping Plan to be approved by the Director of Community Services, subject to the following:
 - i. The location and method of irrigation must be provided in a manner that the Community Services Department is confident that healthy growth of vegetation will occur in drought years; and,
 - ii. The proposal to plant Poplar and Cottonwood species be replaced with an alternative, approved by the Community Services Department;
 - c. The Applicant submitting a Servicing Plan, to be approved by the Public Works Department, subject to the following:

- i. Service locations for water, sanitary and storm water must be shown to each building from The City's Mains and/or internal extensions, and the plan shall include dimensions from each service to property line, and provide geodetic elevations;
 - ii. The Plan including Site Grade Information; and,
 - iii. The Plan showing that there is capacity on site to accommodate storm water runoff, in accordance with The City of Prince Albert standards, and the Plan must indicate the post development storm water runoff does not exceed pre-development runoff;
 - d. The Applicant entering into a Development and Servicing Agreement with The City, to address the following:
 - i. The installation of municipal services, the development of the 25th Street West road right-of-way, and the costs associated with these municipal improvements; and,
 - ii. That the Mayor and City Clerk be authorized to execute the Development and Servicing Agreement, on behalf of The City, once prepared; and,
 - e. The Applicant paying a development levy in the amount of \$19,500 per acre, and payment be made prior to issuance of a Building Permit;
2. The Applicant being responsible for installing fencing along 10th Avenue West, with the height and sight line visibility restrictions in accordance with City Council's Zoning Bylaw No. 1 of 1987, as amended;
 3. The Applicant installing a Playground Structure to the satisfaction of the Community Services Department, which provides play activities to a variety of age groups, and this structure being located, within the central open area, as shown on the Site Plan, as attached to the Report from the Planner 1 dated April 26, 2010;
 4. The Applicant being required to consolidate the property; and,
 5. That the Mayor and City Clerk be authorized to execute the Condominium Plan, Form GG, and any other necessary Agreement(s), once prepared.

JUSTIFICATION FOR INCAMERA: N/A

BACKGROUND: At the May 10, 2010 City Council Meeting, City Council requested information relating to the costs of the completion of 25th Street should the street need to be built. They asked that the report from Planner 1 dated April 26, 2010 with respect to development permit application – High-rise Apartment/Condominium Buildings – 985-25th street West (RPT #EDP – 10 -56) (attached) be deferred until the information was provided.

DISCUSSION: In review of the development, it has been determined that it is not necessary nor can the City build 25th Street in the short term. Curb, gutter and pavement would require all sites to be graded and in/ready for development. As this is not the case at this time, it has been determined that servicing for the condo development can occur from the stubs off 10th Ave and located just in to 25th street. The first access point to the development will be 173 feet from the westerly property line. The disruption to the road surface to connect the development to City Services will be borne by the developer. The estimated cost to be borne by the developer to connect to services and for roadway costs related to the first entry into the development is **estimated** to be \$158,000. This will allow the developer to construct 2 of the 4 units proposed for the site. The remaining buildings can be serviced from within the property. Once the developer proceeds with the second/third phase, the estimated costs for roadway will be divided with the developer responsible for ½ the costs. These are **estimated** to be \$337,922 with ½ to the developer and potentially ½ to the City. This will be deliberated during the 2011 Capital budget should the need arise.

There will be no cost to the City for the 2010 construction period and this will allow the development of at least 48 units on the site. Administration has supplied the costs for the future development of 25th Street beyond to the east of the proposed development property lines (see attached spread sheet) and these costs will be the subject of a future capital budget debate.

OPTIONS:

1. approve the Development Permit application for High Rise/Condominium Buildings – 985-25th Street West
2. Deny the Development Permit application for High Rise/Condominium Buildings – 985-25th Street West

FINANCIAL IMPLICATIONS:

1. Future taxes TBD
2. Unknown

PUBLIC NOTICE/COMMUNICATIONS: N/A

STRATEGIC PLAN GOAL: Economic development

ATTACHMENTS:

1. Report from Planner 1 (RPT #-10-56)
2. 25th Street Costs

CONCLUSION: This is a development that will provide housing in close proximity to the hospital. The development is consistent with the West Hill Master Plan as that site was contemplated to be a multi family site.

Respectfully Submitted,


Joan Corneil, Director



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	Development Permit Application - 985 25 th Street West (EDP-10-56)	Date:	April 26, 2010
Prepared By:	Wes Holowachuk, Planner 1		
Prepared For:	Executive Committee		
Approval Required By:	Report Type: Routine <input checked="" type="checkbox"/> Substantive <input type="checkbox"/> Financial <input type="checkbox"/>		
City Manager	<input checked="" type="checkbox"/>	_____	
Director of Financial Services	<input type="checkbox"/>	_____	
Director of Public Works	<input type="checkbox"/>	_____	
Director of Community Services	<input type="checkbox"/>	_____	
Director of Ec.Dev & Planning	<input checked="" type="checkbox"/>	_____	
Director of Fire & Emerg. Services	<input type="checkbox"/>	_____	
Director of Corporate Services	<input type="checkbox"/>	_____	
City Solicitor	<input type="checkbox"/>	_____	
Chief of Police	<input type="checkbox"/>	_____	
	<input type="checkbox"/>	_____	

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City of Prince Albert

REPORT

Report Title: Development Permit Application -
985-25 Street West (EDP-10-56)
Date: April 26, 2010
Prepared By: Wes Holowachuk, Planner 1
Prepared For: Executive Committee

RECOMMENDATION:

That the Development Permit application for four High-rise Apartment (Condominium) Buildings located at 985-25th Street West, legally described as:

Parcel A, Plan 69PA11152; and
Parcel B, 68PA13989; and
Part of Parcel C, Plan 68PA13989; and
Part of Road Right of Way Plan C272, and
Part of Road Right of Way Plan 59PA12957

Be conditionally approved subject to the following conditions:

1. The applicant shall obtain a Building Permit and required municipal fire / building safety inspections to ensure the development meets necessary fire / building safety code requirements. Prior to issuance of a Building Permit the applicant shall comply with the following:
 - 1.1 The applicant shall revise the parking stall dimensions as indicated on the site plan to meet the minimum parking stall depth requirements as set forth in the Zoning Bylaw No.1 of 1987, and
 - 1.2 The applicant shall submit and receive approval of a new landscape plan from the Department of Community Services which complies with the Zoning Bylaw No.1 of 1987. This plan must address the following:
 - 1.2.1 The location and method of irrigation must be provided for in a manner that the Community Services Department is confident that healthy growth of vegetation will occur in drought years; and
 - 1.2.2 The planting of Poplar and Cottonwood species be replaced with an alternative approved by the Department of Community Services; and
 - 1.3 The applicant shall submit and receive approval of a servicing plan from the Department of Public Works. This plan must address the following:

- 1.3.1 Service locations for water, sanitary, and storm water must be shown to each building from the city mains, the plan shall include dimensions from each service to property line, and provide geodetic elevations; and
 - 1.3.2 The plan will have to include site grade information; and
 - 1.3.3 The plan will have to show that there is capacity on site to accommodate storm water runoff in accordance with the City of Prince Albert's standards. The plan must indicate the post development storm water runoff does not exceed pre-development runoff; and
- 1.4 The applicant shall enter into a Development / Servicing Agreement with the City of Prince Albert to address:
- 1.4.1 The installation of municipal services, the development of the 25th Street West road right of way, and the costs associated with these municipal improvements; and
 - 1.4.2 That City Council authorizes the Mayor and City Clerk to endorse the Development / Servicing agreement; and
- 1.5 The applicant shall pay a development levy in the amount of \$19,500 per acre. Payment is required prior to issuance of a building permit; and
2. The applicant shall be responsible for installing fencing in accordance with the height and sight line visibility restrictions set forth in the Zoning Bylaw No.1 of 1987 along 10th Avenue West; and
 3. The applicant shall install a Playground Structure to the satisfaction of the Community Services Department which provides play activities to a variety of age groups. This structure shall be located within the central open area as shown on the site plan.
 4. The applicant shall be required to consolidate the property; and
 5. That City Council authorizes the Mayor and City Clerk to endorse the Final Plan of Condominium, Form GG and / or any other necessary documentation for condominium registration.

JUSTIFICATION FOR INCAMERA:

N/A

BACKGROUND:

On March 2nd, 2009 the Department of Economic Development and Planning received a Development Permit application for the development of four (4) High-rise Condominium Apartment buildings at 985-25th Street West.

The proposed High-rise Condominium Apartments consist of the following:

	Building 1	Building 2	Building 3	Building 4
2 Bedroom Condo Units	24	24	24	24
Total – 94 Units				

Subject to rezoning approval by Council, the property will be zoned (R5) Multiple Unit Dwelling, in which High-rise Apartment buildings are considered a discretionary use. According to section 3.8 of the Zoning Bylaw No. 1 of 1987, Council is the approving authority for all discretionary uses. The purpose of this report is to bring forward the application for Council's consideration and to recommend approval.

DISCUSSION:

Upon receipt of the applicants proposed Site plan (March 2nd, 2010) the Department of Economic Development and Planning completed an internal and interdepartmental review of the development permit application for the four (4) High-rise Apartment buildings and assessed the proposed development against the appropriate provisions of the Zoning Bylaw No. 1 of 1987.

Following this review a meeting was arranged with the applicant and City departments to discuss concerns regarding the site plans compliance with the Zoning Bylaw and servicing of the property. At this meeting the applicant had submitted a revised site plan which reduced the number of twenty four (24) unit apartment buildings from five (5) to four (4). This revised plan addressed many of the original planning concerns expressed; however issues regarding the method and costs associated with installing municipal services still required further attention. At this meeting it was determined that City of Prince Albert's Public Works department would prepare a servicing / road design and prepare a cost estimate for the applicants portion of municipal improvements.

On April 26th, 2010, administration met with the applicant to review the roadway construction and servicing design for 25th Street West. At this meeting the design and proportionate costs associated for these municipal improvements were agreed to by the applicant. The details regarding phasing and payment scheduling for these works will be finalized through preparation of a Development / Servicing Agreement.

KEY ISSUES:

As noted in the recommended conditions of approval the Departments of Economic Development and Planning, Community Services, and Public Works have identified the following key issues that require further attention prior to the issuance of a building permit for the proposed development, these key issues include:

1. Site Plan - Administration is recommending that site plan be amended to indicate that the parking stalls within the development will meet the depth requirements of six (6) meters as outlined in the Zoning Bylaw.
2. Landscape Plan – Administration is recommending that a new landscape plan be required which identifies method and location of irrigation, and changes the Poplar and Cottonwood species shown.
3. Servicing Plan – Administration is recommending that a new servicing plan be required which identifies the location of services to each building (with dimensions to property lines and geodetic elevations) and shows a design for storm water collection to ensure post development storm water rates do not exceed predevelopment levels.
4. Development / Servicing Agreement - Also, as municipal improvements (sewer, water, storm water, and road construction) are required to service the development, administration is recommending that a servicing agreement be entered into with the applicant to ensure such works occur in accordance with City of Prince Albert standards.
5. Levies – The applicant shall be responsible for the payment of a development levy in the amount of \$19,500.00, in accordance with Bylaw 38 of 2001.

MEDIUM DENSITY HOUSING GUIDELINE ISSUES:

In addition to the above Key Issues identified, administration has also reviewed the application with consideration to Appendix A (Guidelines for Medium Density Housing) as prescribed in the Zoning Bylaw No.1 of 1987. This review identified a number of issues for Councils consideration. If deemed necessary Council may impose additional conditions of approval to address these issues:

1. (Section A2.5) Fencing (in accordance with the height and corner visibility regulations set forth in the Zoning Bylaw) should be provided to provide pedestrian (specifically child) safety along major arterial roadways (10th Ave. West)
2. (Section A3 – A3.5) Based on the guidelines this scale of development warrants the development of a Play Area for children to provide amenity space for various age groups. If Council deems this a necessary condition, consideration could be given to the development of play equipment within the common open area shown at the center of the development site.

At the discretion of Council the additional requirements (1 & 2) may be imposed on the applicant as conditions of approval in accordance with Section 11.5.2.20 of the Zoning Bylaw No.1 of 1987 which states:

“City Council may require that any or all portions of the Guidelines outlines in Appendix “A” entitles Guidelines for Medium Density Housing be mandatory.”

OPTIONS:

1. Approve the Development Permit Application according to the recommendation, and specify any additional conditions deemed necessary in accordance with the Appendix ‘A’ Medium Density Guidelines of the Zoning Bylaw No.1 of 1987; or
2. Approve the Development Permit Application subject to the recommended conditions only; or
3. Approve the Development Permit Application with additions, removal, and/or revisions to the recommended conditions; or
4. Deny the Development Permit Application citing reasons.

FINANCIAL IMPLICATIONS:

N/A

PUBLIC NOTICE/COMMUNICATIONS:

As per Section 55 of *The Planning and Development Act, 2007*, and section 3.8.1.3 of the City of Prince Albert Zoning Bylaw No.1 of 1987, a notice has been served to each assessed landowner within 75-meter radius of the property in writing by ordinary mail at least seven (7) days prior to the date of consideration of the application by City Council.

Additionally, as per Section 3.8.1 of the City of Prince Albert Zoning Bylaw No.1 of 1987, prior to an application being considered for a discretionary use;

1. Council may require a notice to be posted in a conspicuous place on the site of the proposed development not less than seven days prior to the date of consideration of such an application by Council;
2. Council may require a notice to be published once in a newspaper circulating in the municipal area, not less than seven days prior to the date of consideration of the application by Council;

No additional Public Notice is required under the Public Notice Policy Bylaw 5 of 2003.

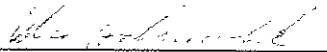
ATTACHMENTS:

1. Location Map;
2. Site Plan / Landscape Plan;
3. Letter sent to residents within 75 meter radius of the property;

CONCLUSION:

The Department of Economic Development and Planning is in receipt of a Development Permit application for four (4) High Rise Apartment (Condominium) Buildings located at 985 – 25th Street West. Administration recommends approval of the application subject to conditions listed.

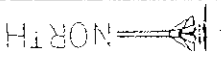
Respectfully Submitted,



Wes Holowachuk, Planner 1

LOCATION PLAN

THE CITY OF PRINCE ALBERT



Victoria Union Hospital

Hjertaas Dr.

Dr. O.K.

10 Ave. W.

AA	BA	C
A 985	B	850

Proposed R5

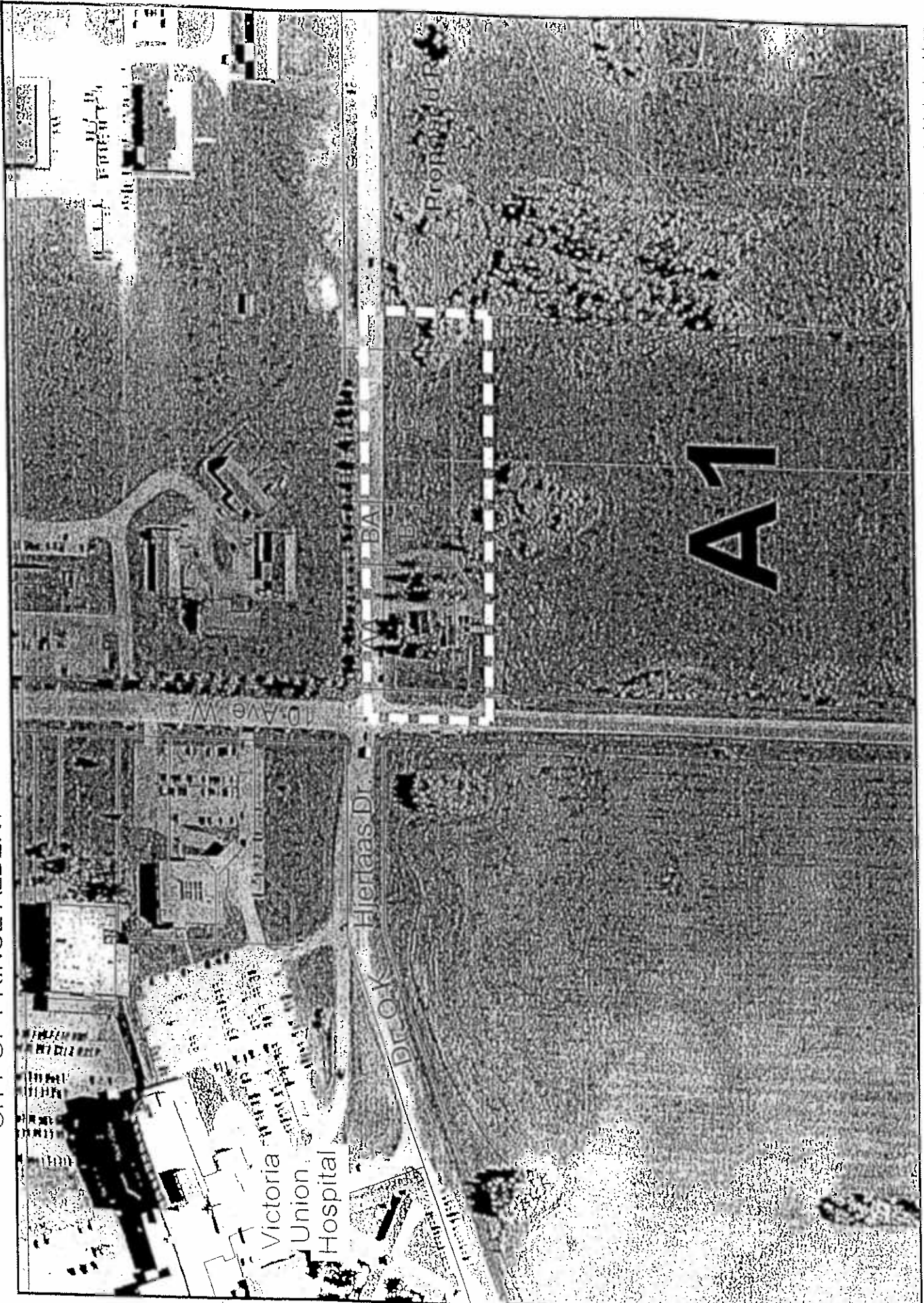
A1

Subject Property outlined by a bold dashed line:

Rezoning A1: Agricultural to R5: Multiple Unit Dwelling

LOCATION PLAN

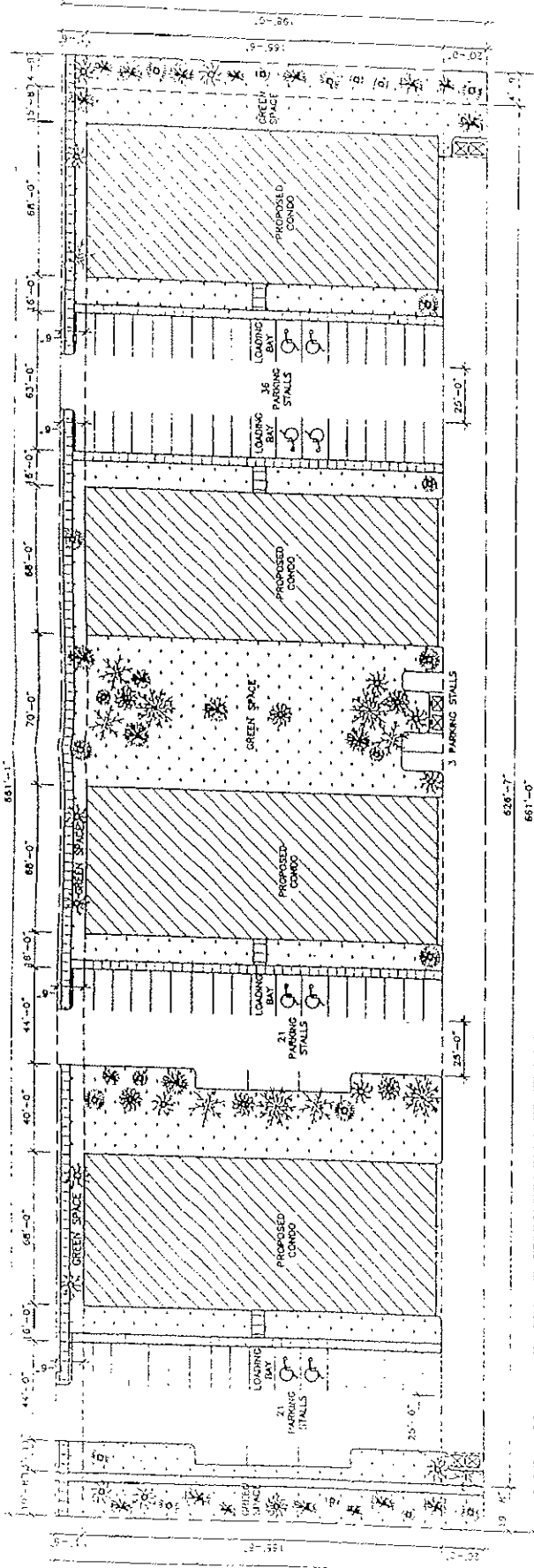
THE CITY OF PRINCE ALBERT



Subject Property outlined by a bold dashed line

Rezoning A1: Agricultural to R5: Multiple Unit Dwelling

25th STREET WEST



NOTES:

- CHILDRN: LOWER LEVEL, GARAGE, 20 STALLS (3 UNDERPASS)
- CONCRETE: MAIN ENTRANCE
- FIRST FLOOR: 8 SUITES
- SECOND FLOOR: 8 SUITES
- THIRD FLOOR: 24 SUITES, TERRACE/DECKING

LOT:

- LANDSCAPING AREA: 11,552 SQ FT/PLANTING
- LANDSCAPING AREA: 13,500 SQ FT
- TOTAL LOT COVERAGE: 34.1%
- LANDSCAPED AREA: 6,000 SQ FT
- TOTAL LOT COVERAGE: 47.3%

PARKING:

- REGULAR PARKING STALLS: 9'-0" X 19'-0"
- PARALLEL PARKING STALLS: 9'-0" X 24'-0"
- PREMIER PARKING: 104 STALLS (10%/MINIMUM)
- SCREENED GARBAGE DISPOSAL: 125 STALLS
- TOTAL PARKING: 125 STALLS

LEGEND:

SCREENED GARBAGE DISPOSAL UNIT

TREES

COTONWOOD

FLOWERING PLUM

POPLAR

ASPEN

SPRUCE

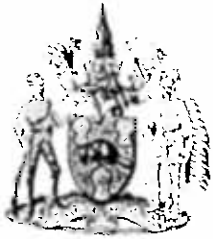
FIR

PRELIMINARY
NOT FOR
CONSTRUCTION

1 SITE PLAN
R/S



MID CON ENGINEERING LTD.
70-11TH STREET WEST
PRINCE ALBERT, SK
S6A 3A3
PHONE 784-8623 FAX 922-1840



City of Prince Albert

ECONOMIC DEVELOPMENT & PLANNING DEPT.

PHONE: (306) 953-4370

FAX: (306) 953-4380

April 26, 2010

«Name»

«MailingAddress1»

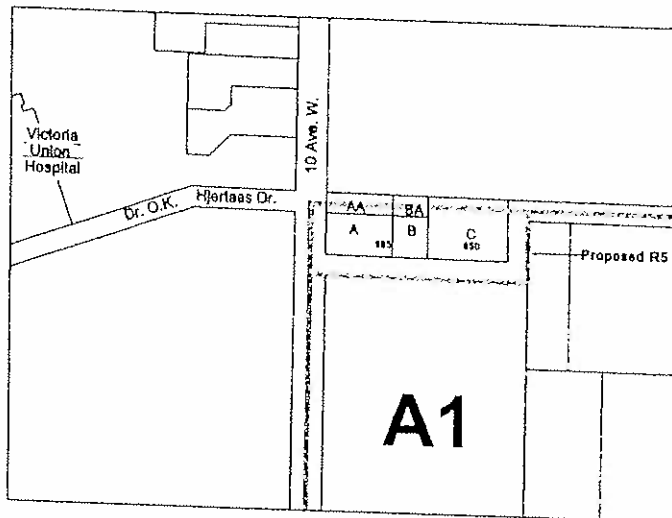
«MailingAddress2»

«City»

Dear Sir or Madam:

Re: High-rise Apartment (Condo) Complex – 985 – 25th Street West

On May 10, 2010, City Council will be considering an application for a discretionary use at the above noted property. The four (4) proposed High-rise Apartment buildings will include 96 condominium units.



The applicant is concurrently proposing to rezone the property from (A1) Agricultural to (R5) multiple unit dwelling, depending on approval of this rezoning the development of High-rise Apartments in a (R5) Multiple Unit Dwelling zone is considered discretionary and therefore City Council approval is required. The subject property is shown in a bold dashed line.

As a landowner within 75 meters of this proposed application, you are provided with written notice of the revised application as required under Section 55 of *The Planning and Development Act, 2007* and Section 3.8.1.3 of the City of Prince Albert's Zoning Bylaw No.1 of 1987. Any person may provide written comments to the City Clerk by Tuesday, May 4th, 2010 to be presented to City Council either orally or to be read as written in the Council Chambers at City Hall at the meeting on Monday, May 10th, 2010 at 7:00 p.m.

Please do not hesitate to contact the Department of Economic Development and Planning at 953-4371 if you have any questions regarding this application.

Yours truly,

Wes Holowachuk

7th Avenue

Total Estimate DePeel Road (Phase 1)	\$84,200.00
Total Estimate DePeel Servicing (Phase 1)	\$74,500.00
Total Estimate DePeel Phase 1 (Road Plus Servicing)	\$158,700.00
Total Estimate DePeel Road (Phase 1 and 2)	\$337,900.00
Total Estimated DePeel Cost (All Roads Plus Servicing)	\$412,400.00

25th Street West 7th to 10th

Phase 1 Estimated Total Cost \$158,700.00 Paid By DePeel 43m	1/2 of Phase 2 Estimate \$ 179,200.00 Paid by City / Local Improvement	Phase 3 Estimate \$720,700 Paid by City / Local Improvement 350m
	1/2 of Phase 2 Estimate \$ 179,200.00 Paid by Depeel later on 157m	
		550 m

Total Road Cost for Phases 1 and 2 (City plus DePeel)	\$517,100.00
Total Road Costs for all Three Phases (City Plus DePeel)	\$1,237,800.00
Total City Cost for 1/2 of Phase 2 and Phase 3	\$ 899,900.00

10th Avenue

John Depeel Development Servicing Project

Description of Estimated Costs — Truncated Configuration (Estimate #2)

Part 1) Total Construction Project, 25th Street West 7th to 1st Entrance of Deepel Property; total length is 43 m	
a) Roads Lift 1	\$73,500 street lights, base, HMAc, curb-and-gutter, and boulevard repairs
b) Roads Lift 2	\$10,700 Collect funds now but apply 2nd Lift when street is extended
c) Underground	\$0 Cost of short main extensions included in service connection
d) Service Connections	<u>\$74,500</u> Full-sized connection, Developer will extend pipes internally for future buildings
e) Sum of Project	\$ 158,700.00
Part 2) Future Construction Project; Extension of Roadway from Entrance 1 to DePeel EPL; total length is 200m	
a) Roads	\$442,600 includes 1a) and 1b) items; more than original 2)a due to temporary transitional ramping
b) Underground	\$0 Mains extensions not required; Lots F, G, and B serviced from the south
c) Service Connections	\$0 No new services required along this portion; servicing is internal
d) Sum of Project	<u>\$ 442,600.00</u>
Part 3) Long-Term Total Costs (applicable if Developer wants to eventually extend the roadway to the proposed second access, boundary same as original estimate item)	
a) Roads	\$263,400 Developer would pay phase 1 up front and Phase 2 when the 2nd access is built
b) Underground	\$0 Rolled into Service Connection Costs
c) Service Connections	<u>\$74,500</u> Developer assigned 100% of Developer's service connection costs
d) Sum of Project	\$ 337,900.00 Note: This amount includes short-term costs of item 1e
Part 4) Balance of Costs for Remainder of 25th Street West 7th to 10th; total length is 325m	
a) Roads	\$720,700 Remainder of Roadway Costs from EPL DePeel to 7th Avenue
b) Underground	\$0 Mains Extensions past DePeel are not required
c) Service Connections	\$0 Service Connections for Lots F, G, and B from the south
d) Sum of Project	<u>\$ 720,700.00</u>