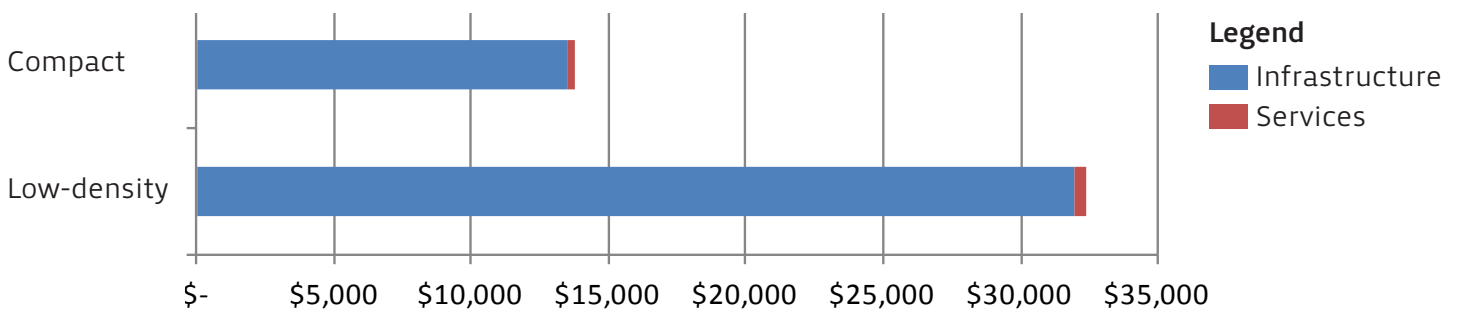


# Capri-Landmark Plan - Implementation Approach

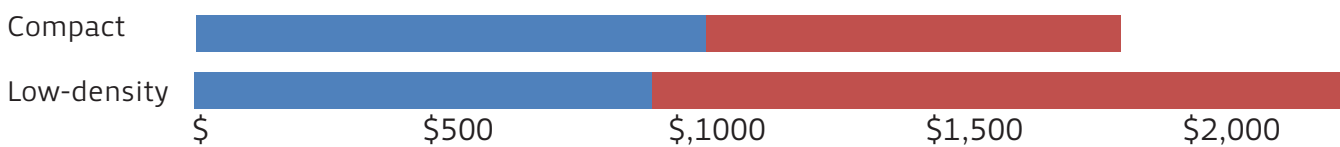
## Attachment B - Community Lifecycle Infrastructure Costs Estimates

Key Indicators	Greenfield (low-density)	Urban Centre (Compact)
Net Density (units/ha)	15	50
Population	5202	10,000
Gross Land (Hectares)	188	94
Residential Area %	71%	70
Connectivity	Mostly closed road network, some transit access, 10 km from CBD	Walkable streets and blocks, Strong transit access, 2.5 km from CBD
Land Use Mix	Primarily residential, single-family detached, townhouse and some commercial	Compact development, jobs, retail and services in close proximity to high and medium density residential
Total Road Length (metres)	20,488	14,270

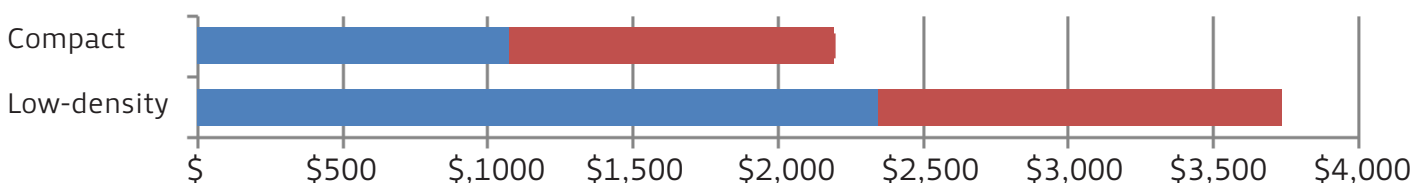
**Initial Capital Costs Per Household:** Per household initial capital costs are significantly lower in the urban centre (Capri-Landmark) compared to the low density, greenfield scenario (\$7,815 vs \$32,398).



**Annual Operating Costs Per Household:** In the low density neighbourhood, operating costs are higher than in the compact neighbourhood (Capri-Landmark) (\$2,228 vs. \$2,099) excluding school costs.



**Lifecycle Costs:** The estimate of lifecycle cost per household for the low density neighbourhood is 42% higher than that of the compact neighbourhood (\$3,713 vs. \$2,135) when school costs are included.



**Annual Estimated Revenue:** The annual revenue (property taxes) for the compact neighbourhood are substantially higher at full build-out than in low density neighbourhood (\$11.0 million vs \$4.5 million).

