

Kevin Scoble,
Chief Administrative Officer

City of St. Albert,
3rd Floor, St. Albert Place
5 St. Anne Street
St. Albert, Alberta
T8N 3Z9

Russell Dauk,
Vice President Land Development
russell.dauk@rohitgroup.com

Rohit Land Development
550 - 91 Street SW
Edmonton, AB, T6X 0V1

May 31st, 2019

RE: Proposed Community Amenities Campus

Dear Mr. Scoble:

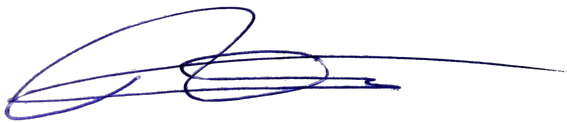
Please find enclosed our proposal for the above noted campus, to be situated on Rohit property in Northwest St. Albert. This submission is based on our without prejudice discussions we had with you on May 23, 2019.

We believe our location is outstanding, and that our proposal will also address the economic objectives of the City.

Should you have any questions or require any clarification regarding this submission, please do not hesitate to contact me at 780-498-2552 or email at russell.dauk@rohitgroup.com.

Thank you for including us in this process and we will await the outcome.

Yours truly,



Russell Dauk, VP Land & Commercial
Attachment: St. Albert Community Amenities Campus



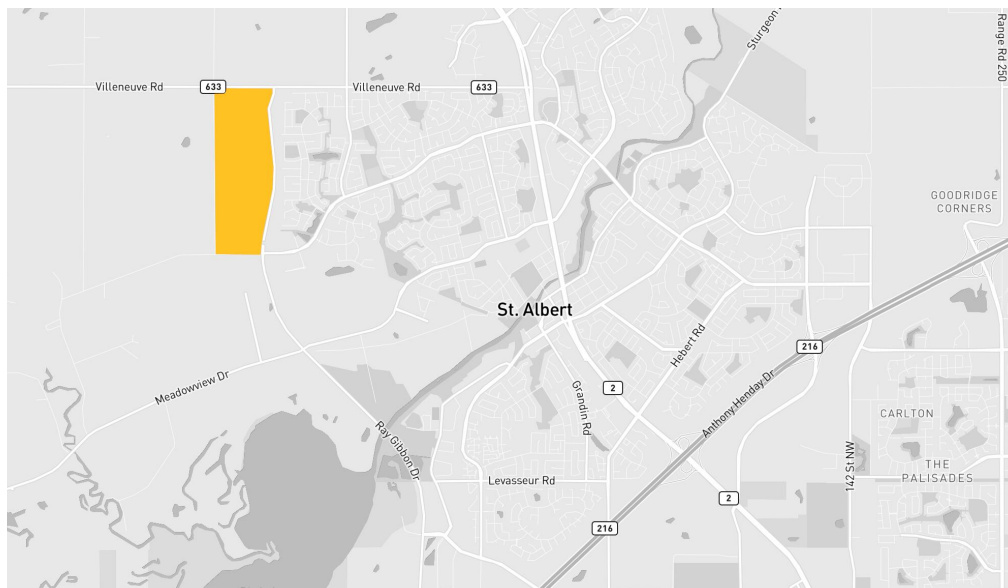
◆ St. Albert Community Amenities Campus

Rohit Proposal

Executive Summary

Two land options are being offered for the City of St. Albert's consideration: one, for a fully serviced 30-acre development site at a total cost of \$22,500,000; the other, for the 30-acre development site in a raw, un-serviced state, at no charge. In addition to the 30-acre development site, both options include the 29-acre former landfill site at no charge, with the landfill closed, properly capped, and graded to accommodate future open space uses, all at Rohit's costs. The lands under consideration are also adjacent to lands already owned by the City.

We respectfully submit that the location of our land for this proposed campus is ideal and is also consistent with an objective of the existing Area Structure Plan, which envisioned this area having a strong recreational focus. It not only represents a 'balancing' of community amenity facilities in St. Albert, but is readily accessible to existing and future residents of the City.



This accessibility applies both to vehicular traffic, with the facilities being located essentially at the intersection of two major arterials, but also non-vehicular traffic as the location represents a logical and natural landing point for an extension of the Red Willow Trail system. Significantly, the location of this campus on Rohit lands can serve as a catalyst for non-residential development and assessment growth, both to the north and south of our property.

We also believe that our proposal aligns with City Council's Strategic Priorities.

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The attached Development Concept figures, which include the proposed servicing, and Context Plan should be read in conjunction with the proposal below.

Introduction

The Rohit Group of Companies is pleased to offer a unique land position to the City of St. Albert for a future recreation/public service campus.

We believe this location is ideally suited to the intended use based on a variety of factors.





1.0 Description of the Project

Rohit Land Development recently acquired the 246-acre land holding in the existing Range Road 260 Area Structure Plan (ASP), known as 'Elysian Fields.' The existing ASP Land Use Concept was influenced by the existence of two former landfills on the northern portion of the property, with an assumption that the northeasterly former landfill held potentially noxious material, leading to Industrially designated land in its immediate vicinity. In consultation with the City of St. Albert, Rohit has undertaken a comprehensive analysis of both former landfills, filling in information gaps that remained from previous studies.

This process is nearing conclusion and the results obtained thus far have been very encouraging and supportive of future development. With greatly reduced land use setbacks from the closed landfill, an outcome of this process will be a revised Land Use Concept, with uses near the landfill that are not restricted to non-residential activities.

The revised Land Use Concept will form the basis for upcoming amendment applications to the Municipal Development Plan and Range Road 260 ASP and our plan can be readily revised to include a Community Amenities Campus at the northerly end.

As presently prepared, the concept will provide for a range of land uses, with highlights including:



- A diversity of housing products, of varying densities, to provide an enhanced degree of choice for prospective buyers and contributing to a projected population of over 4,000 people;
- A revised location for the main park/school site, to a more central area of the lands;
- A thoughtful layout of other parks and walking trails, leading to a high degree of open space connectivity throughout the plan area; and
- Complementary non-residential land uses.

It is expected that development will commence in 2021.



2.0 Proposal for Land Acquisition

Two options are offered for the City's consideration, one being for a fully serviced development site, the other for a raw land development site. In both options, the 35-acre intended site has been slightly reduced to a development site of 30 acres, given the proximity of Fire Station No. 3 on Giroux Road and therefore the exclusion of a Fire Station and associated land from this proposal.

2.1 Option #1: Offering to the City of St. Albert of a Fully Serviced Development Site

59 Acres Serviced Land \$22,500,000

Rohit offers the following option:

- Estimated market value for fully serviced lands is \$950,000 per acre so, $30 \text{ acres} \times \$950,000 = \$28,500,000$
- Rohit is prepared to donate \$200,000 per acre of the above value to result in a net price of \$750,000 per acre, reducing the cost to the City by \$6,000,000: $30 \text{ acres} \times \$750,000 = \$22,500,000$.
- Adjacent landfill area of 29 acres. Rohit is prepared to donate these lands to the City, at our cost, with the following understanding:
 - Lands would be transferred as un-serviced but, the former landfill would be properly capped, the area graded and landscaped, suitable for future open space uses to be identified in consultation with the City (i.e. sports fields; dog park; bike skills park; passive recreation; etc.);
 - Rohit costs would include land pay down, as per our mortgage on the property, of \$125,000 per acre plus, \$160,000 per acre for our costs associated with Planning, Engineering, Environmental and landfill closure, grading and topsoil placement on the former landfill area. Therefore, our totals costs are estimated at $\$275,000/\text{acre} \times 29 \text{ acres} = \$8,381,000$.

** if we are able to have the above values recognized as a donation of \$14,381,000 (\$6,000,000 for the \$200,000/acre reduction on the developable lands + \$8,381,000 for the landfill area), Rohit is prepared to offer the combined 59 acres for a total price of \$22,500,000 **

In this option, the City would acquire a 30-acre fully serviced site, plus the 29-acre remediated landfill area available for open space use, a total of 59 acres for \$22,500,000.



2.2 Option #2: Offering to the City of St. Albert of a Raw Land Development Site

59 Acres Graded Unserviced Land - At no cost to the City of St. Albert

Rohit offers the following option:

- 30 acres of un-serviced but, stripped and graded lands, as the primary development area.
- 29 additional acres of the former Pit 1 landfill area that will be properly capped, closed to Alberta Environment and City of St. Albert standards, graded and top-soiled and made available for future open space use to be determined in consultation with the City.
- Rohit costs consist of land pay down, as per our mortgage on the property, of \$125,000 per acre plus \$120,000/acre site preparation for the development site and \$160,000 per acre for the landfill area. Site preparation costs include Planning, Engineering, Environmental and landfill closure and grading. Total cost for 59 acres is \$15,615,000; Rohit is prepared to donate this amount.

**** if we are able to have the above \$15,615,000 figure recognized as a donation, Rohit is prepared to offer the combined 59 acres to the City for a total price of \$0.00 ****

In reviewing this option, the City needs to consider the costs of servicing the 30-acre community amenities parcel, estimated at \$11,125,000. This estimate has been prepared by Select Engineering Ltd. and is outlined below. It should be noted that this option is contingent upon part of the northerly portion of the Rohit lands, south of the development site, being included within the capacity for this interim servicing scheme. Rohit is also prepared to discuss our role as Project Manager for the servicing construction on behalf of the City in this scenario.

Summary of Servicing Costs - 30 Acre site

| | | |
|-------------------------|--------------|---|
| Sanitary (Lift Station) | \$2,700,00 | Lift Station to service 30-acre Community Amenities Site |
| Storm | \$900,000 | Collector road work plus inlet into storm pond |
| Water | \$2,100,000 | From Hogan Rd. through Villeneuve, down Rng. Rd.260 + tie-in to Norelle Terrace |
| Roads | \$2,100,000 | Villeneuve upgrade / Range Road 260 |
| Power | \$650,000 | Villeneuve upgrade / Range Road 260 |
| Landscaping | \$450,000 | Villeneuve upgrade / Range Road 260 |
| Sub-Total Construction | \$8,900,000 | |
| Contingency | \$890,000 | |
| Engineering/Testing | \$1,335,000 | |
| Total | \$11,125,000 | |

**** Total cost to the City of this un-serviced option is equal to the estimated servicing costs of \$11,125,000, dependent upon Rohit being able to service a portion of their lands. ****



3.0 Consistency with City of St. Albert Corporate Business Plan 2019 - 2021

In reviewing City Council's Strategic Priorities that are identified in this plan, we note that moving forward with our option would closely align with most of the stated priorities, summarized as follows:

Strategic Priority #2, *Economic Development: Enhance business/commercial growth.*

The location of a recreation facility and other amenity facilities of any magnitude at this key intersection location has the ability to generate opportunity for additional non-residential uses in this area. Within the Rohit lands this can likely translate into commercial development immediately adjacent to the south of any facility as a transition to residential uses.

Further non-residential uses will likely be supported by the profile created by the facility on the intersection of Ray Gibbon Drive and Villeneuve Road and eventually the intersection of Ray Gibbon Dr. and Fowler Way. The intersection of these key arterials is an ideal location for a range of uses such as those developed to the south and west of Millennium Place in Sherwood Park. Retail, personal service, medical, food/beverage and accommodations typically gravitate to these facilities, thus creating location desire for other employers. This may bode well in regards to stimulating development north of Villeneuve Road, in the area that may be contemplated for Employment District designations in the MDP review.

Strategic Priority #3, *Building a Transportation Network: Integrated transportation systems.*

The proposed site is situated ideally at the intersection of Ray Gibbon Drive and Villeneuve Road and the future intersection of Fowler Way with Ray Gibbon drive. These corridors will serve the public well from an access perspective, both vehicular and non-vehicular connectivity, now and into the future as the community grows to both the north and west.

In the immediate term Range Road 260 to the west of the proposed site can be upgraded as an access location, as could a second access that can be developed directly north to Villeneuve road through the City held lands to the immediate north of our lands.



3.0 Consistency with City of St. Albert Corporate Business Plan 2019 - 2021

Strategic Priority #4, Infrastructure Investment: Identify and build needed capital assets.

This priority would likely be fulfilled with the selection of any of the options being considered for the Community Amenities Campus but, it is important to note that the timing of the needed capital assets may occur more quickly with our option. The lands being offered are within an approved plan which originally supported a recreational concept which can easily be amended by City Council to accommodate this use. The balance of infrastructure is readily available as well to allow for timely development of the site. It may also be noted that all decision-making within our Company occurs in our head office here in Edmonton and consequently we can be both flexible and nimble with respect to scheduling.

Strategic Priority #5, Housing: Enhance housing options.

It is Rohit's intent to enhance housing options with the development of this project, generally. However, having a community facilities campus at the north end of the lands, with transit service and direct access to commercial services that would locate in close proximity, would enhance the demand for multifamily housing options in the immediate area in the shorter term. This could also include the provision of affordable housing, options that we are prepared to explore in consultation with the City.

Strategic Priority #6, Environmental Stewardship: Explore innovative environmental and conservation opportunities.

With the proposed Rohit site being adjacent to both a former landfill to the east that will require an alternate use, and the lands immediately to the north already owned by the City, opportunities are provided for the City to consider a range of environmental initiatives associated with the Community Amenities Campus:

- Storm water retention and reuse for irrigation – There is space available to expand the storm pond retention area to the north to allow for storage of irrigation water that could be used on site.
- Sanitary/grey water reuse – to effectively treat sanitary grey water on site there is a need to have the space for the treatment, and if the water is to be used for irrigation, a sufficient area to utilize the water being produced. The option for a larger combined site being made available to the City will allow sufficient area for off season storage while also having the required area in summer for effective use of the irrigation capacity that is being created.
- Power Generation – The lower cost larger land area associated with the former landfill may be suitable for development of a solar farm, addressing the need of the recreation center, for example, effectively reducing the long term operational costs of the facility. In addition to solar opportunities the gas potentially produced from the landfill could be harnessed to assist with further electric cogeneration capacity where the waste heat produced by the unit can be utilized to heat any proposed pool facility.



4.0 Summary

The selection of our land option would achieve a sense of balance for community amenity facilities in the City. At present, the east side of the City has Servus Place, Akinsdale and Kinex Arenas, as well as Fountain Park Recreation Center while the southwest location in Riel Business Park is home to the Soccer Club, Rugby Club, Larry Olexiuk Football Field and the BMX facility. In this regard the proposed Rohit northwest location for the campus is appropriate and even more so when the pending annexation area of Sturgeon County is taken into consideration, as indicated on the attached Context Plan. The case for this location is made even more compelling given the proximity to the future intersection of Ray Gibbon Drive and Fowler Way, enhancing ease of access for the community at large.

As referenced previously, the location can serve as a catalyst for economic development activity both within the adjacent lands and nearby areas, particularly to the north. The pace of development would be positively impacted, potentially opening up the area west of Ray Gibbon Drive sooner than expected and as a result benefitting the Lakeview Business District to the south. Consequently, both residential and non-residential development may occur in these areas sooner than otherwise anticipated.

We believe our lands provide a unique opportunity for the City of St. Albert to assemble over 90 Acres to accommodate the broadest range of facilities, sports fields, and innovative sustainability initiatives.

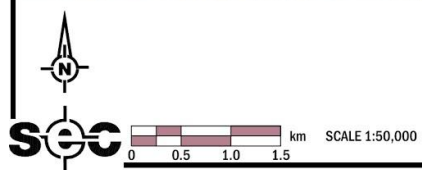
In submitting this proposal, please note we are both adaptable and flexible:

- with respect to the size of the development site, which can be readily adjusted;
- with respect to the timing and scheduling of the development, consistent with City goals;
- in addition to the City, working with prospective partners, be it construction companies and/or facility operators such as the YMCA, Active Communities Alberta, etc.; and
- in regards to exploration of the opportunities regarding alternate servicing.

If required, Rohit is also willing to provide letters of support from primary lending institutions confirming our Corporation's capacity to deliver on these proposed offerings.

In conclusion, after the attached Context Plan and Figures what follows is a Corporate Profile of our company for your information. In reading it, we trust that City officials will recognize there is alignment between our company's philosophy and that of the City of St. Albert. As we embark on our development, the opportunity to develop a Community Facilities Campus as part of it would be most welcome.

5.0 Context Plan & Community Amenities Campus Figures



CONTEXT PLAN MAJOR RECREATION FACILITIES

ST. ALBERT & EDMONTON AREA

MAR 27, 2019

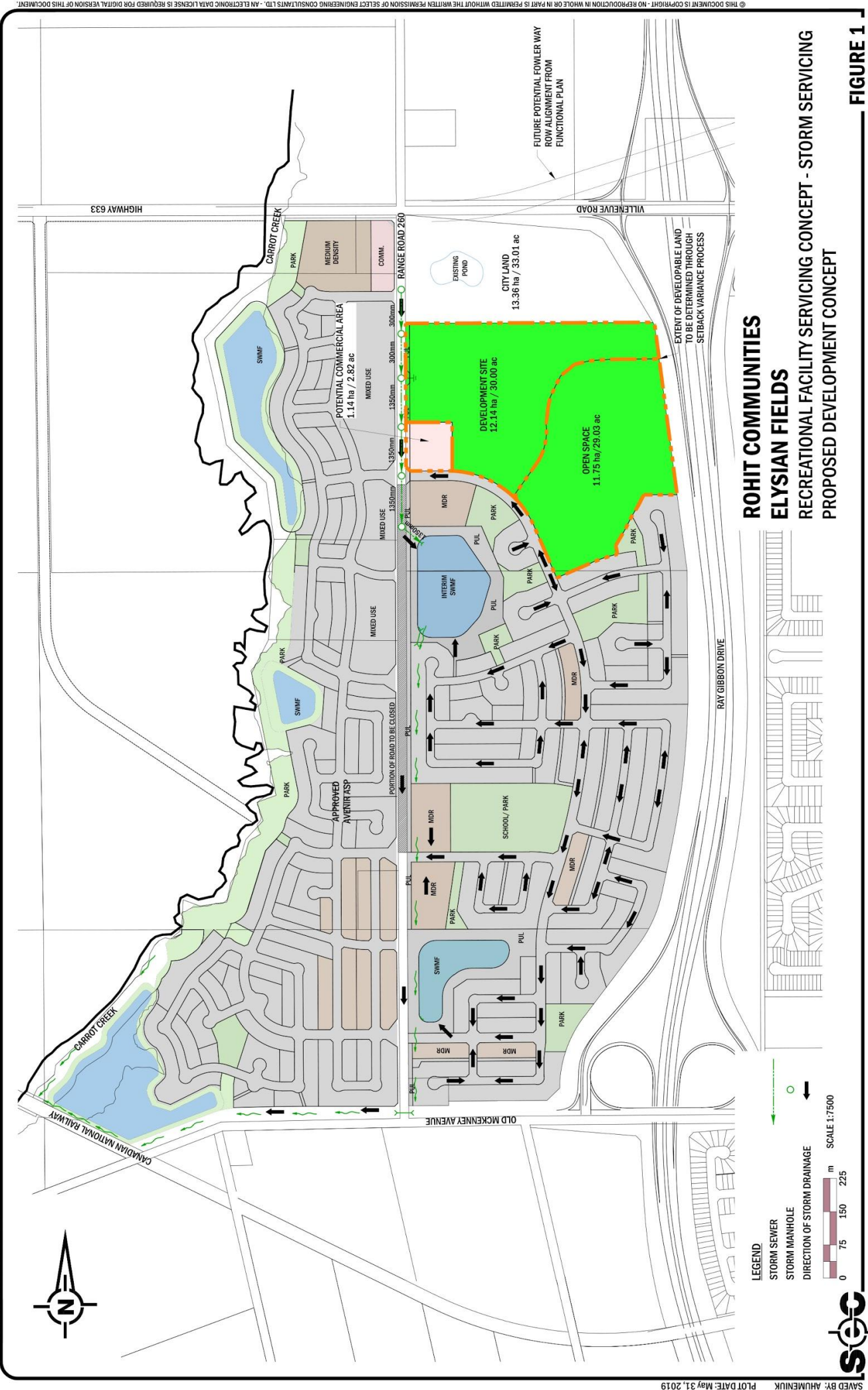


FIGURE 1

FILENAME: 35-18023-REC CENTRE SANITARY - OPTION 2.DWG SOURCE: W:\35-ROHIT\35-18023-ELYSIAN FIELDS DESIGN BRIEF AMENDMENT\3.0 DESIGN PROCESS\3.3 ACAD\3.3.3 WORKING DRAWINGS\FIGURES\REC CENTRE OPTIONS\190528 WITH COMMERCIAL



ROHIT COMMUNITIES
ELYSIAN FIELDS
 RECREATIONAL FACILITY SERVICING CONCEPT - SANITARY SERVICING
 PROPOSED DEVELOPMENT CONCEPT
 450mm OPTION

FIGURE 3



ROHIT COMMUNITIES
ELYSIAN FIELDS
 RECREATIONAL FACILITY SERVICING CONCEPT - SANITARY SERVICING
 PROPOSED DEVELOPMENT CONCEPT
 LIFT STATION WITH FORCEMAIN OPTIONS

LEGEND

- SANITARY SEWER FORCEMAIN (OPTION 1)
- SANITARY SEWER FORCEMAIN (OPTION 2)
- SANITARY MANHOLE
- DIRECTION OF SANITARY DRAINAGE

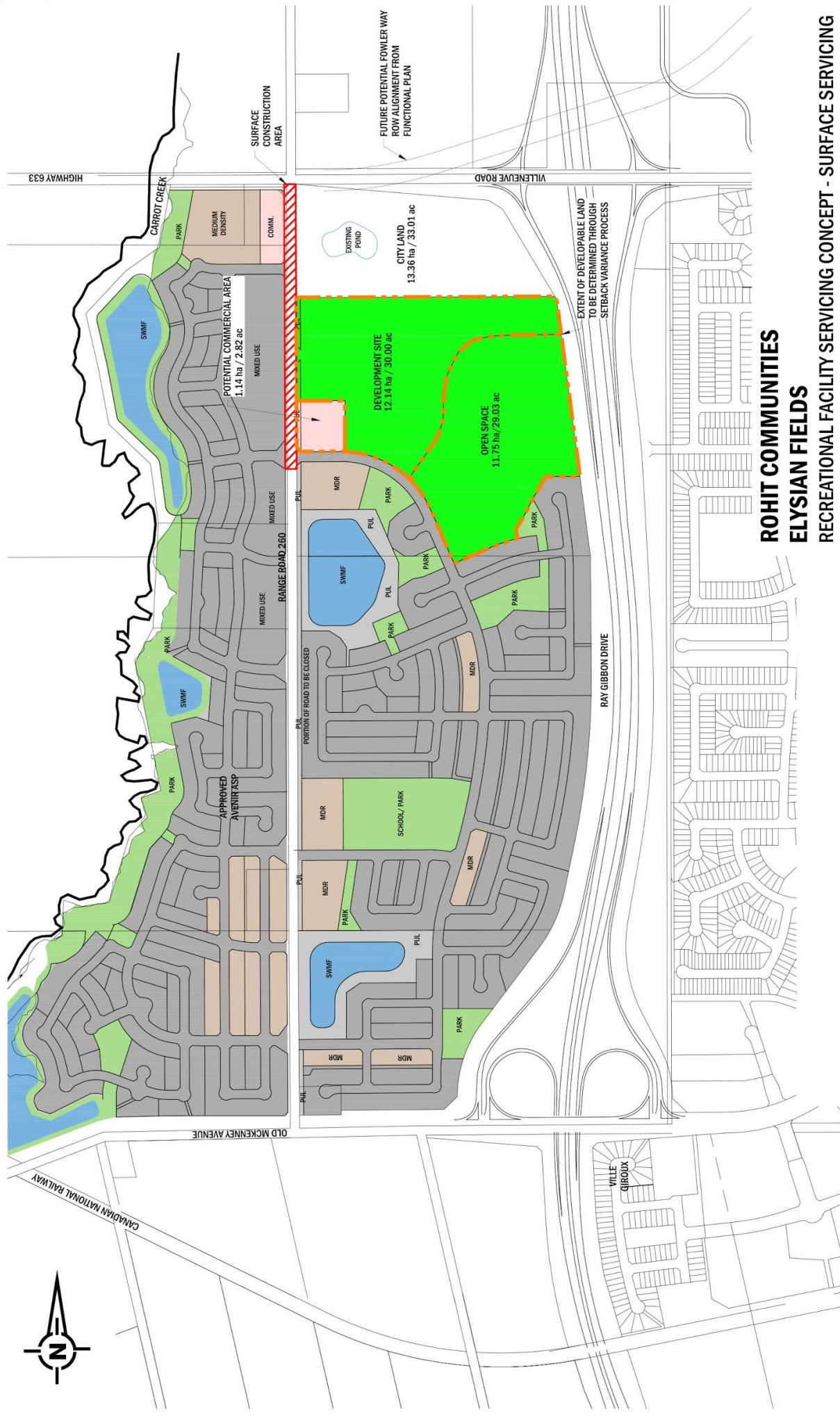
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FIGURE 4

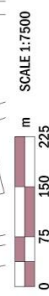


ROHIT COMMUNITIES
ELYSIAN FIELDS
 RECREATION FACILITY SERVICING CONCEPT - WATER SERVICING
 PROPOSED DEVELOPMENT CONCEPT

FIGURE 5



**ROHIT COMMUNITIES
ELYSIAN FIELDS
RECREATIONAL FACILITY SERVICING CONCEPT - SURFACE SERVICING
PROPOSED DEVELOPMENT CONCEPT**



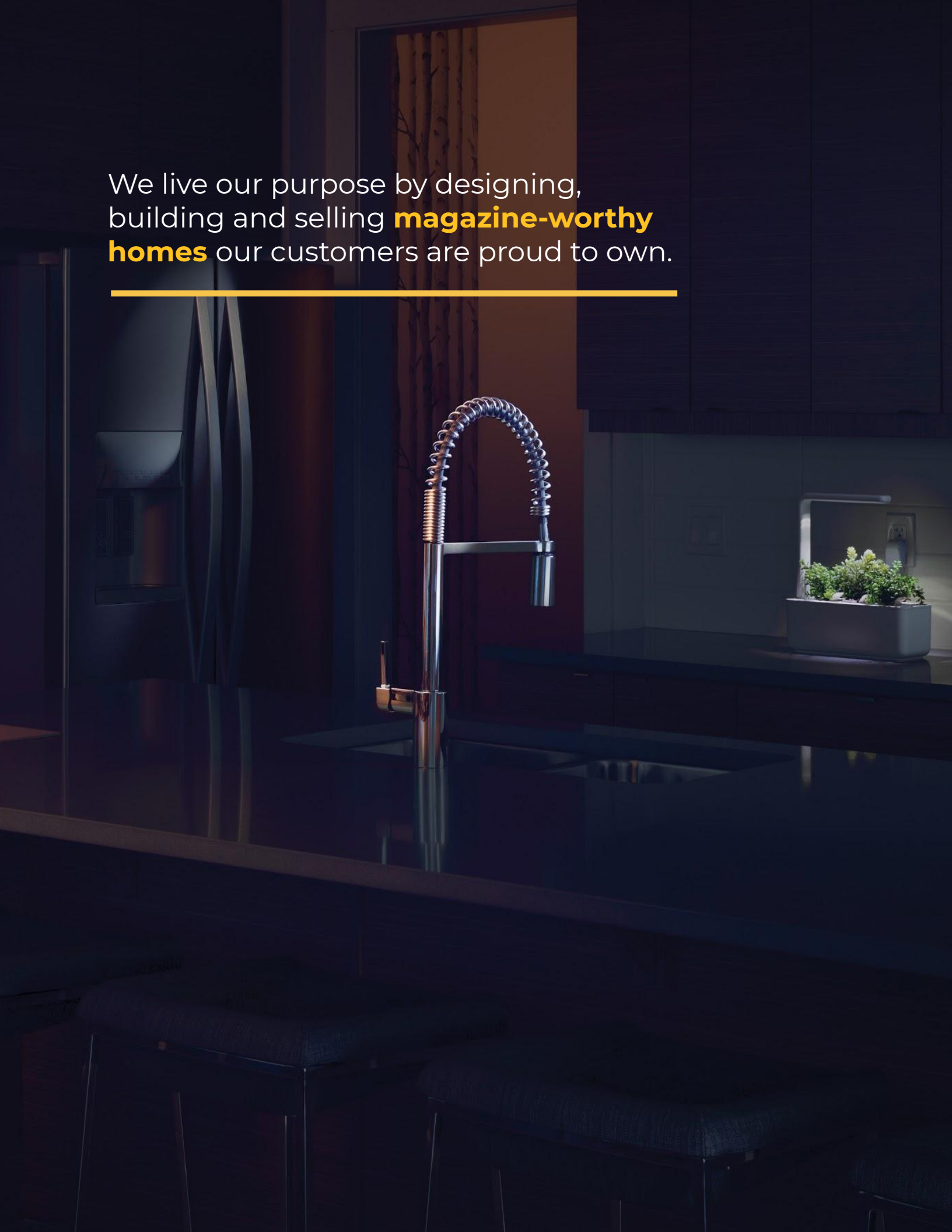
6.0 Corporate Profile



♦ living our purpose

Rohit Corporate Profile

We live our purpose by designing,
building and selling **magazine-worthy
homes** our customers are proud to own.





and it's not just our homes

**Helping people feel better about
where they live is in everything we do.**

We make buying a home simple and easy, and we always stay connected to our homeowners even after they get their keys. We give back to our communities through charities, sponsorships and community events.

When our customers build with Rohit Communities, they get a team for life. A team that goes above and beyond to make everyone feel better about where they live.

One home at a time.

The Rohit Story

Rooted in family values and entrepreneurial spirit, Rohit Communities was founded in 1986 by Radhe Gupta. Together with his wife Krishna and son Rohit, Radhe grew the company from a small home builder to a diversified organization with operations in home building, residential and land development, commercial assets, and real estate lending, positioning Rohit Communities as an industry leader in Western Canada.



Our Background and Mandate

We are a family-owned business that started with a passion for creating community. We continue to grow through hard work, innovation, a sense of pride, and respect for the community.

we are the
real estate
opportunity
company



Our mission is to develop real estate markets through superior capital, asset, and project management.

We create exceptional products and services by designing, developing, and creating superior quality products and services that provide exceptional value.



Our Project Team

everything we do
has a purpose



ROHIT GUPTA | President

WHAT HE DOES

Rohit uses his storytelling ability to lead a driven and innovative team that has transformed the company from a home builder to a multi-faceted Real Estate

EDUCATION & AWARDS

MBA, University of Alberta
BSc in Computer Engineering,
University of Alberta

OTHER ACTIVITIES

- (Past) Board Chair for the Alberta New Home Warranty Program
- (Past) Board Chair for the Professional Institute of Alberta



RUSSELL DAUK | Vice President Land Development

WHAT HE DOES

Russell oversees all land and commercial project development in Western Canada. His vision and strength in Urban Planning is what you see in all of Rohit's neighbourhoods

EDUCATION & AWARDS

Regional and Urban Planning Program, University of Saskatchewan
Outstanding contribution to the industry, 2014 Spirit of UDI & 2012 Klaus Springer Award (CHBA)
Award of Merit, AACIP

OTHER ACTIVITIES

- (Past) Director with AACIP (Alberta Association Canadian Institute of Planners)
- (Past) President of UDI Alberta (Urban Development Institute)



ADIL KODIAN | Vice President Rohit Communities

WHAT HE DOES

He oversees the P&L for Rohit's home building division nationally. He is also responsible for driving the technology transformation within the organization.

EDUCATION & AWARDS

MBA, University of Alberta
PhD in Electrical Engineering, University of Alberta

OTHER ACTIVITIES

- Member of the Canadian Home Builders Association
- Director for Built Green Canada



Our Product Offering

Single Family Homes



Bungalow



Skinny



Front Attached



Rear Detached



Streetscape



Duplex

Front Attached/
Rear Detached



Duplex

Front Back



Townhomes

Row, Front Attached,
Rear Detached



Townhomes

Stacked



Apartments

4-Storey, 6-Storey



Multi-Family Homes





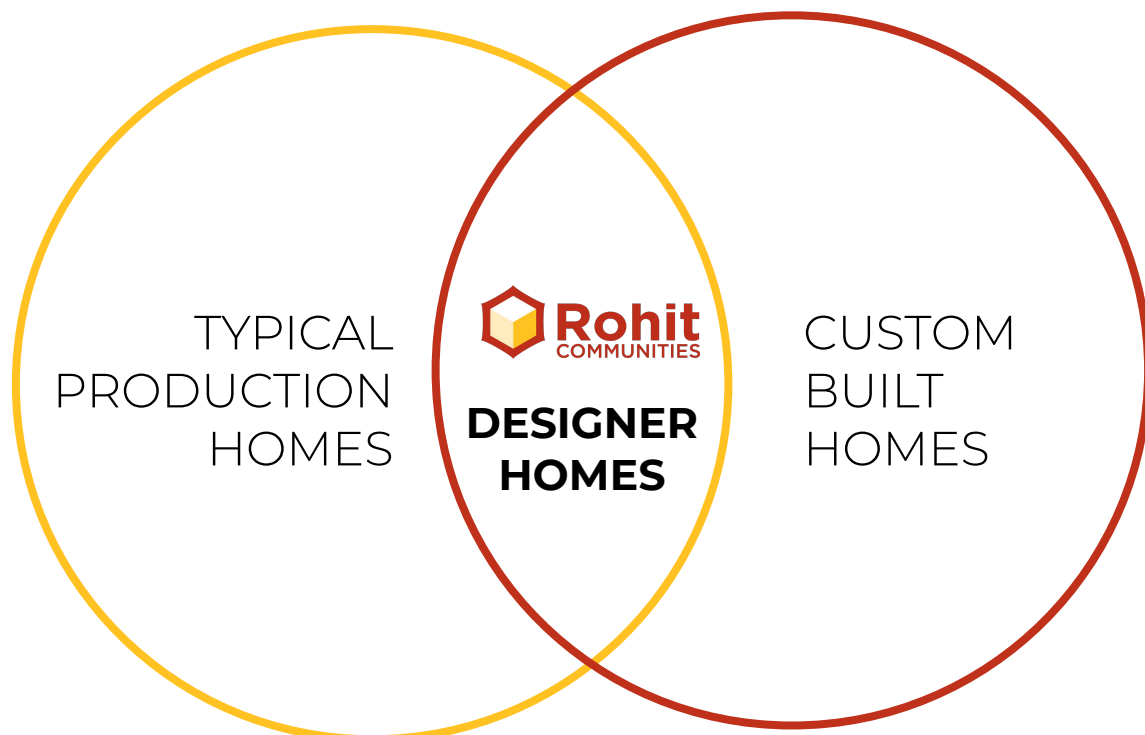
Designer Homes

Our purpose is to help everyone feel better about where they live.

We do this by designing, building, and selling magazine-worthy homes our customers are proud to own and live in.

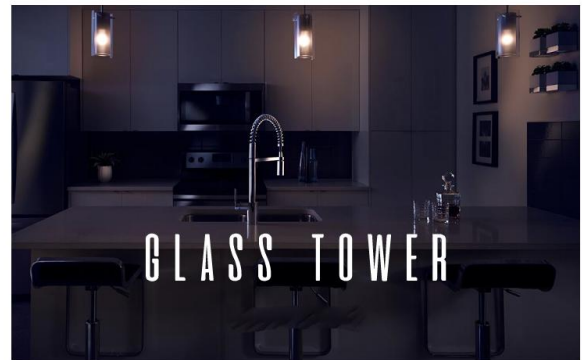
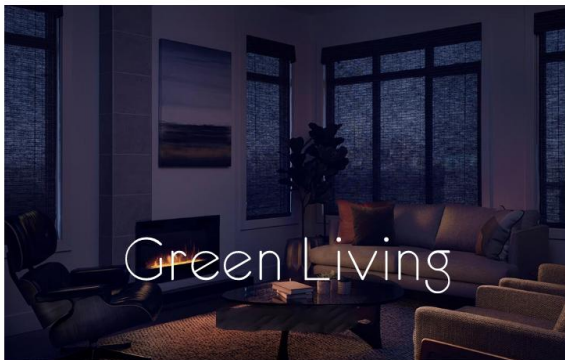
Through extensive market research, we found that our buyers are stylish and have high expectations of their living conditions. Their home should reflect who they are. Unfortunately, rising housing costs mean that, even if they have enough money, they still aren't able to buy something that matches their dream home. They find production homes uninspiring and cookie-cutter, but custom homes too much of a sacrifice in their lifestyle.

From this, we created a new category into the market that offered homeowners a custom-looking home at a price they could afford without all the hassle. We call this Designer Homes.



Our Difference is in the Designer Details

We offer six **magazine-worthy Designer Interiors**, so our customers can have a home that looks amazing and works within their budget. Every element of the Designer Interiors was carefully curated by a team of design experts to create homes that belong in a magazine. We overthink designs, so our customers don't have to. From the first meeting to when we hand over the keys, they'll have peace of mind that their home will always turn out beautifully.





Rohit Land Development

Community Amenities Campus Proposal

Supplemental Information - October 9, 2019

Further to Rohit's proposal to provide land for a Recreation Facility and Community Amenities Campus, we would like to provide some supplemental information for consideration by City Council. This information is largely related to questions from Council and the associated discussions during the Council deliberations regarding this item on September 23, 2019.

Servicing Costs

Please see the attached Costing Forms as requested by the City for verification of cost assumptions. You will note that beyond the interim servicing strategies provided by Select Engineering, we have also provided our assumptions for the cost of the ultimate servicing of the site. These costs are provided, as requested, as both initial up-front costs and as ultimate costs associated with the site.

Cost Recoveries

Rohit Land Development is planning on initiating development in this Range Road 260 ASP area within the next 2 years and as such, there is a significant opportunity for the City to recover offsite infrastructure costs in a timely manner and to even potentially avoid a significant portion of the estimated up-front costs outlined in Administration's report to Council.

Grading and Geotechnical Considerations

To confirm, the Rohit proposal includes the delivery of a fully stripped and graded site. A topsoil stockpile will also be made available to help achieve cost efficiencies for landscaping. The value associated with the free grading we are offering and topsoil availability is estimated at 2 million dollars, an amount that the City would otherwise be incurring.

It should also be noted that based on a geotechnical report previously completed for our lands that included test holes in the campus area, the site is suitable for the construction of a recreation facility and other buildings.

Development Catalyst

Beyond the draw provided by the Recreation Facility and the opportunity for associated businesses to locate adjacent or near such a center, the servicing for the facility potentially helps fund the infrastructure required to open substantial new lands for development. With reference to the attached Ultimate Servicing Option figure, lands within the north and west portions of the City and notably the 250 ha (617 acre) Lakeview Business District are ultimately opened up for development. The development viability of the lands beyond ours is enhanced by the development of the Recreation Facility at this location.

Associated City Benefit

With the potential servicing and development of the Rohit Community Amenities Campus the City will see the associated servicing of its current land holdings immediately north of the Rohit lands, including the remnant parcel that would remain after registration of the Fowler Way right of way. These parcels would otherwise likely sit un-serviced for the foreseeable future as development would logically occur from south to north, if not for the Recreation Facility. These City lands could either form part of the overall recreation complex or can accommodate other associated commercial or business employment related land uses at what would become a very high visibility location.

With the location of the Recreation Facility on the Rohit lands the City can retain its Badger lands for its existing uses and ultimately retain these important City lands for further development or sale. Flexibility would therefore be attained. In addition, by locating the campus on Rohit lands, the City needs to determine the potential value of the benefit to its own land holdings and factor this value creation into the overall assessment of the Rohit lands option. In this regard, the City benefits could well be in the millions of dollars.

Municipal Reserve

While this question was not asked specifically of Rohit we feel that this is a matter that should be addressed for our option. There was concern expressed that there may be no other municipal reserve (MR) available for the balance of the neighborhood if all the land provided as MR was utilized for the Recreation Facility. To be clear, we would like to note that it is Rohit's plan to still provide the required 10% MR that would be owing on the balance of the Rohit lands. In the case of our lands this means there is still a proposed 18.7 acres of available MR to be provided on the Rohit lands to accommodate for uses such as the proposed elementary school envisioned in the Range Road 260 ASP.

Accommodation of a High School

Rohit has no concern with a proposed high school that may be integrated into the overall recreation campus. The location we have proposed will have excellent transportation access and will also have the potential for strong pedestrian connections to the community and beyond, while not being buried deep into a neighborhood where other conflicts with traffic might otherwise exist.

Impact of Tax Revenue from Loss of Business Employment Lands

During the Council discussion the issue of a loss of non-residential tax revenue was raised as a potential concern with the Rohit proposal.

The current Range Road 260 Area Structure Plan focused on three main areas of land use: residential, recreational and industrial/business employment. The recreational aspect of the original plan would be retained with the proposed location of the Recreation Facility within this plan area. The current Area Structure Plan considers approximately 22.23 ha (55 acres) of land as being designated as Industrial and Commercial Business Park. These lands were not designated for such a land use in view of their ideal location for business employment uses, rather they were designated for such uses because the proper research had not been completed to address the land fill closure plan and associated setback distance. Rohit has since undertaken over a year of detailed analysis and monitoring of the landfill (under the

specific direction of the City's environmental consultant) and we have determined that with the proper closure of the landfill, higher value land uses can be accommodated within the plan area.

The improved information associated with the landfill will allow us to review the surrounding land uses, both within our plan area and in adjacent plan areas, to develop the optimal plans for the lands and to effectively use the potential recreation facility as a catalyst for business employment uses.

With the potential for higher intensity/value business employment uses surrounding a recreation facility, the non-residential assessment associated with these uses (whether located on the Rohit lands or on associated surrounding lands such as those owned by the City) may exceed the non-residential assessment that may have been associated with less intensive uses formerly envisioned around the landfill. Recreation facilities such as Millenium Place in Sherwood Park have demonstrated how the traffic associated with such facilities can serve as a catalyst for other non-residential activity provided those alternate land uses benefit from access and visibility.

Conclusion

In summary, we believe that a Community Amenities Campus located on Rohit lands could act as a significant catalyst for growth in the area, not only in the vicinity of what would become a highly visible location near the intersection of Ray Gibbon Drive and Fowler Way, but also of direct benefit to non-residential use areas including the proposed Lakeview Business District. We respectfully submit that ours is the lowest cost option and, when combined with the City's ability to retain its adjacent land holdings and the Badger Lands for other uses or sale, the true net costs of our proposal are superior to the other options.

Attachments:

Gravity Sewer Option (Ultimate Servicing Option) Costing Form – 3 pages

Ultimate Servicing Option Figure – 1 page

Interim Servicing Option 1 Costing Form – 3 pages

Interim Servicing Option 1 Figure – 1 page

Interim Servicing Option 2 Costing Form – 3 pages

Interim Servicing Option 2 Figure – 1 page

Geotechnical Report Excerpts: Map & Testhole Logs – 4 pages

| | OSL Project and Description | OSL Cost Estimate | Expected Recovery (years) |
|----------------|---|-------------------|---------------------------|
| Sanitary | S3-Phase 2B - North Interceptor (2300m) | | |
| | 1200mm Gravity Sewer Connect to Existing | \$ 8,970,000.00 | |
| | Along CN Railway to Old McKenney Ave | | |
| | OE Recover From Others in Benefiting Area | \$ (7,663,264.00) | |
| Storm | | | |
| | | | |
| | | | |
| Transportation | | | |
| | | | |
| | | | |
| Water | | | |
| | | | |
| | | | |

| | Non-Leviable Components | Cost Estimate |
|----------------|--|------------------------|
| Grading & Misc | Onsite Stripping and Grading | Completed by Developer |
| | Offsite Ditching | \$ 100,000.00 |
| | Power, Landscape, Engineering, Maintenance | \$ 2,435,000.00 |
| Sanitary | Sanitary Sewers RR 260 (2000m) Gravity | |
| | Sewer from Community Site to Interceptor | \$ 1,180,000.00 |
| | Cost Share with Rohit | \$ (991,200.00) |
| Storm | Storm Sewer Along RR 260 (500m) | |
| | Gravity Sewer - Community Site to SWMF | \$ 900,000.00 |
| | Proportional Share of North SWMF | \$ 1,000,000.00 |
| Transportation | RR 260 From Villeneuve to Site (600m) | |
| | Surface Improvements | \$ 2,100,000.00 |
| | Boundary Condition (Avenir) | \$ (1,050,000.00) |
| Water | WaterMain Loop(3000m)From North Ridge | \$ 2,100,000.00 |
| | Cost Share with Rohit | \$ (525,000.00) |
| | Boundary Condition (Avenir) | \$ (1,050,000.00) |

| | |
|-----------------------------|-------------------|
| Total Capital Cost Estimate | \$ 17,268,800.00 |
| Estimated Recoverable Costs | \$ (9,763,264.00) |

Notes: Does Not include Assessments

Sanitary Considerations

Where are sanitary flows ultimately discharging? How are they getting there?

Discharge into 1200mm North Interceptor via Gravity Sewer on RR260

Stormwater Considerations

SWMF Included?

Yes, Interim SWMF Facility

Volume?

25,000 cu.m.

Where is it discharging? How are the flows getting there?

Site Discharge to Storm Sewer on RR 260 directed to Storm Facility, Storm Facility to Discharge to Carrot Creek via Ditching along RR 260 and Old Mckenney

Any special requirements for high groundwater? If yes, describe.

Based on Geotech Report, No Special Considerations Anticipated, Water Table Depth Not a Concern (Refer to Test Hole Logs 2012-7,8,14 Provided)

Transportation Considerations

What is the basis for the estimate? Active modes accounted for?

RR260 Upgrade, Collector Road from Community Site North Along RR 260 to Villeneuve, and Upgrades Villeneuve to Ray Gibbon

Near Red Willow Trail System, RR 260 to Include Pedestrian Link

Where is the road connecting/extending to?

Connect to Villeneuve and Extend South 500m to Community Site

Water Considerations

Where is water coming from?

1) Hoggen Road Connection2) North Ridge (Norelle Terrace)

Looped?

Yes

Pipe Size (Basis) used in Cost Estimate?

300mm / 250mm**Stripping and Grading Considerations**

How much have you allowed for stripping and grading?

Completed by Developer - No Cost

Grading estimate based on topography or historical costs?

N/A

Where is fill material coming from?

Onsite

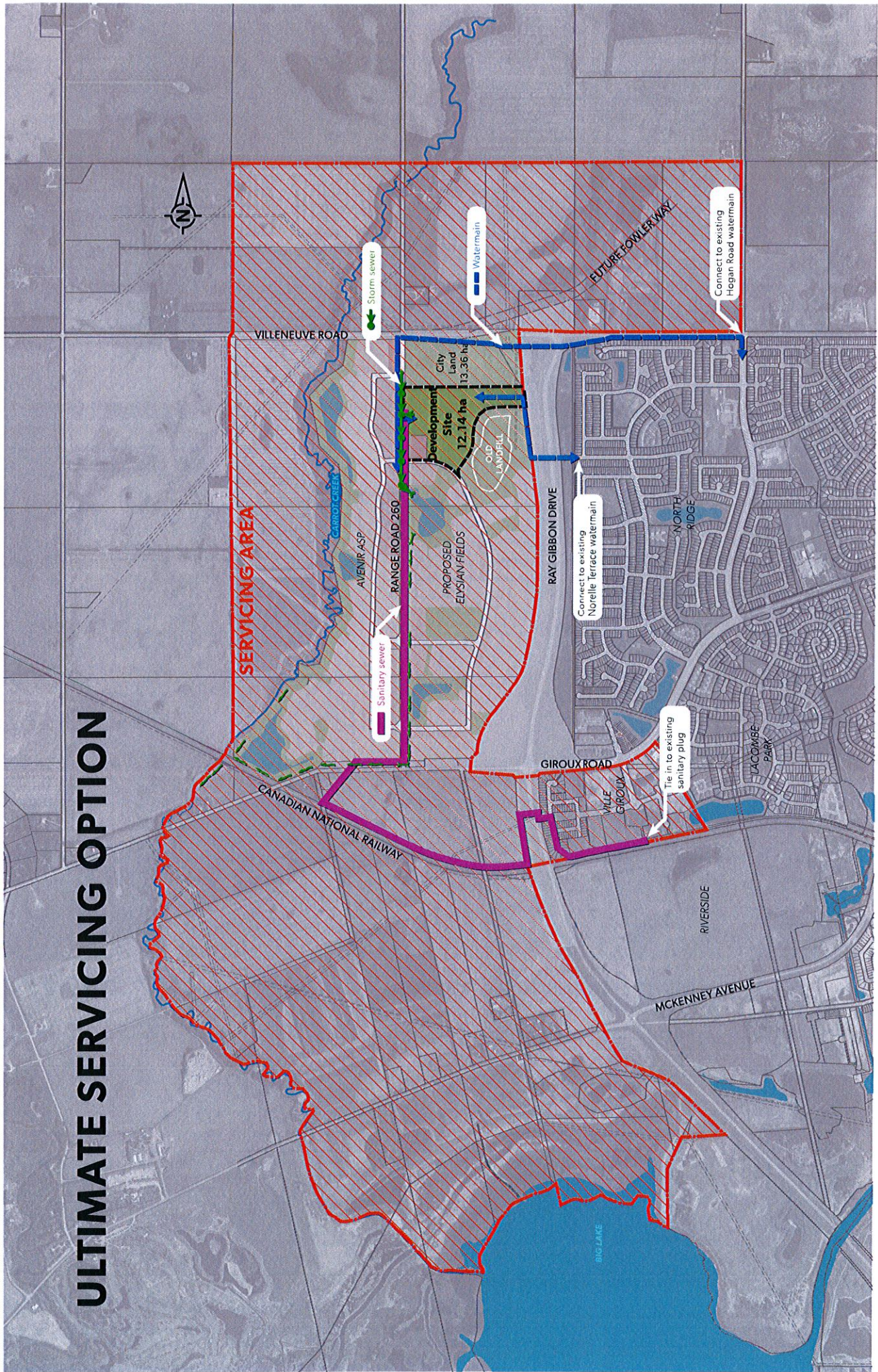
Where is unsuitable material going? What will it be used for?

N/A - Fully Graded Site to be Provided by the Developer for Free (Estimated Value of \$2 Million)No Unsuitable Material

Any special requirements for high groundwater? If yes, describe.

Based on Geotech Report, No Special Considerations Anticipated, Water Table Depth Not a Concern (Refer to Test Hole Logs 2012-7,8,14 Provided)

ULTIMATE SERVICING OPTION



| | OSL Project and Description | OSL Cost Estimate | Expected Recovery (years) |
|----------------|-----------------------------|-------------------|---------------------------|
| Sanitary | | | |
| | | | |
| | | | |
| | | | |
| Storm | | | |
| | | | |
| | | | |
| Transportation | | | |
| | | | |
| | | | |
| Water | | | |
| | | | |
| | | | |

| | Non-Leviable Components | Cost Estimate |
|----------------|--|------------------------|
| Grading & Misc | Onsite Stripping and Grading | Completed by Developer |
| | Offsite Ditching | \$ 100,000.00 |
| | Power, Landscape, Engineering, Maintenance | \$ 2,435,000.00 |
| Sanitary | Lift Station Located at Community Site | |
| | Forcemain along Villeneuve to North Ridge | \$ 2,700,000.00 |
| | | |
| Storm | Storm Sewer Along RR 260 (500m) | |
| | Gravity Sewer - Community Site to SWMF | \$ 900,000.00 |
| | Proportional Share of North SWMF | \$ 1,000,000.00 |
| Transportation | Villeneuve Road and RR 260 (600m) | |
| | Surface Improvements | \$ 2,100,000.00 |
| | Boundary Condition (Avenir) | \$ (1,050,000.00) |
| Water | WaterMain Loop(3000m)From North Ridge | \$ 2,100,000.00 |
| | Cost Share with Rohit | \$ (525,000.00) |
| | Boundary Condition (Avenir) | \$ (1,050,000.00) |

| | |
|-----------------------------|-------------------|
| Total Capital Cost Estimate | \$ 10,810,000.00 |
| Estimated Recoverable Costs | \$ (2,100,000.00) |

Notes: Does Not include Assessments

Sanitary Considerations

Where are sanitary flows ultimately discharging? How are they getting there?

Discharge approx 15 l/s at Niagra Way via Forcemain along Villeneuve

Stormwater Considerations

SWMF Included?

Yes, Interim SWMF Facility

Volume?

Approx. 25,000 cu.m.

Where is it discharging? How are the flows getting there?

Site Discharge to Storm Sewer on RR 260 directed to Storm Facility, Storm Facility to Discharge to Carrot Creek via Ditching along RR 260 and Old Mckenney

Any special requirements for high groundwater? If yes, describe.

Based on Geotech Report, No Special Considerations Anticipated, Water Table Depth Not a Concern (Refer to Test Hole Logs 2012-7,8,14 Provided)

Transportation Considerations

What is the basis for the estimate? Active modes accounted for?

RR260 Upgrade, Collector Road from Community Site North Along RR 260 to Villeneuve, and Upgrades Villeneuve to Ray Gibbon

Near Red Willow Trail System, RR 260 to Include Pedestrian Link

Where is the road connecting/extending to?

Connect to Villeneuve and Extend South 500m to Community Site

Water Considerations

Where is water coming from?

1) Hoggen Road Connection2) North Ridge (Norelle Terrace)

Looped?

Yes

Pipe Size (Basis) used in Cost Estimate?

300mm / 250mm**Stripping and Grading Considerations**

How much have you allowed for stripping and grading?

Completed by Developer - No Cost

Grading estimate based on topography or historical costs?

N/A

Where is fill material coming from?

Onsite

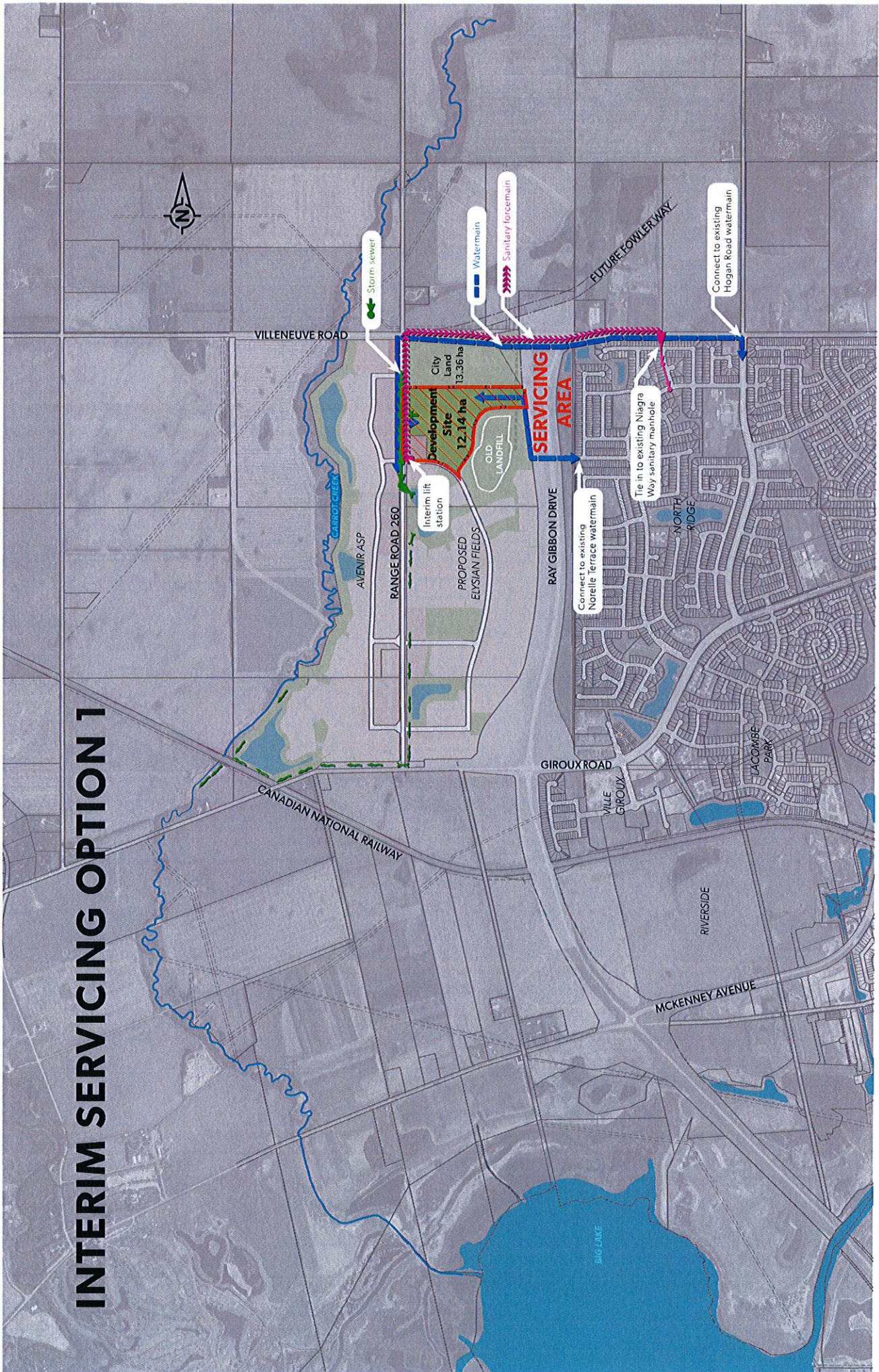
Where is unsuitable material going? What will it be used for?

N/A - Fully Graded Site to be Provided by the Developer for Free (Estimated Value of \$2 Million)No Unsuitable Material

Any special requirements for high groundwater? If yes, describe.

Based on Geotech Report, No Special Considerations Anticipated, Water Table Depth Not a Concern (Refer to Test Hole Logs 2012-7,8,14 Provided)

INTERIM SERVICING OPTION 1



| | OSL Project and Description | OSL Cost Estimate | Expected Recovery (years) |
|----------------|---|-------------------|---------------------------|
| Sanitary | S3-Phase 2B - North Interceptor (700m) | | |
| | 1200mm Gravity Sewer Connect to Existing | \$ 2,730,000.00 | |
| | Extension to Ray Gibbon Drive | | |
| | OE Recover From Others in Benefiting Area | \$ (1,423,264.00) | |
| Storm | | | |
| | | | |
| | | | |
| Transportation | | | |
| | | | |
| | | | |
| Water | | | |
| | | | |
| | | | |

| | Non-Leviable Components | Cost Estimate |
|----------------|--|------------------------|
| Grading & Misc | Onsite Stripping and Grading | Completed by Developer |
| | Offsite Ditching | \$ 100,000.00 |
| | Power, Landscape, Engineering, Maintenance | \$ 2,435,000.00 |
| Sanitary | Lift Station Located South of Community Site | |
| | Forcemain South along RR260 to 1200mm | \$ 3,200,000.00 |
| | Cost Share with Rohit | \$ (1,760,000.00) |
| Storm | Storm Sewer Along RR 260 (500m) | |
| | Gravity Sewer - Community Site to SWMF | \$ 900,000.00 |
| | Proportional Share of North SWMF | \$ 1,000,000.00 |
| Transportation | Villeneuve Road and RR 260 (600m) | |
| | Surface Improvements | \$ 2,100,000.00 |
| | Boundary Condition (Avenir) | \$ (1,050,000.00) |
| Water | WaterMain Loop(3000m)From North Ridge | \$ 2,100,000.00 |
| | Cost Share with Rohit | \$ (525,000.00) |
| | Boundary Condition (Avenir) | \$ (1,050,000.00) |

Total Capital Cost Estimate \$ 12,280,000.00

Estimated Recoverable Costs \$ (3,523,264.00)

Notes: Does Not include Assessments

Sanitary Considerations

Where are sanitary flows ultimately discharging? How are they getting there?

Discharge at 1200mm North Interceptor via Forcemain, Lift Station located South of Amenities Site to also Service Portion of Rohit Lands, Construct Portion of 1200mm North Interceptor to Ray Gibbon Drive

Stormwater Considerations

SWMF Included?

Yes, Interim SWMF Facility

Volume?

25,000 cu.m.

Where is it discharging? How are the flows getting there?

Site Discharge to Storm Sewer on RR 260 directed to Storm Facility, Storm Facility to Discharge to Carrot Creek via Ditching along RR 260 and Old Mckenney

Any special requirements for high groundwater? If yes, describe.

Based on Geotech Report, No Special Considerations Anticipated, Water Table Depth Not a Concern (Refer to Test Hole Logs 2012-7,8,14 Provided)

Transportation Considerations

What is the basis for the estimate? Active modes accounted for?

RR260 Upgrade, Collector Road from Community Site North Along RR 260 to Villeneuve, and Upgrades Villeneuve to Ray Gibbon

Near Red Willow Trail System, RR 260 to Include Pedestrian Link

Where is the road connecting/extending to?

Connect to Villeneuve and Extend South 500m to Community Site

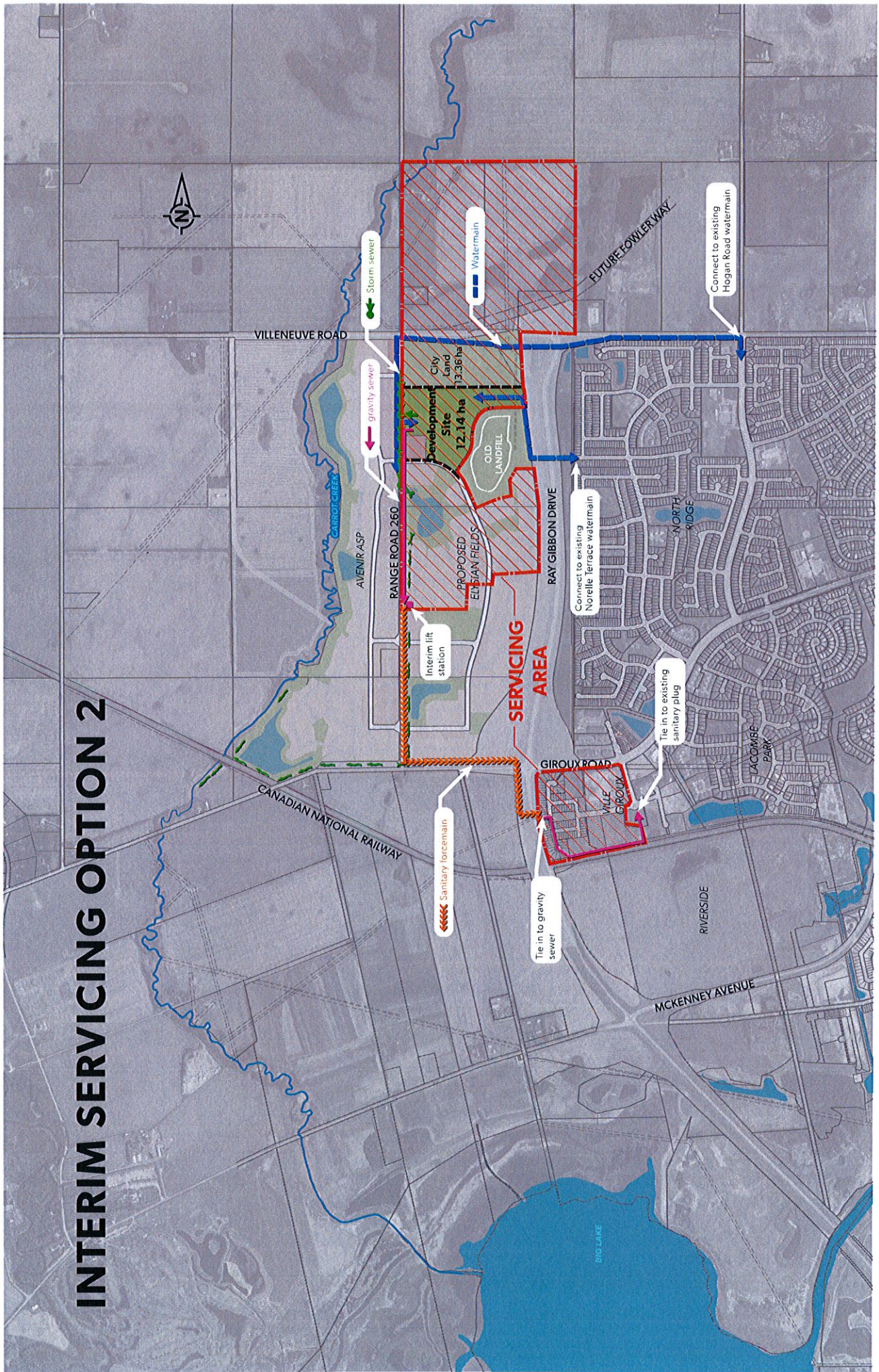
Water Considerations

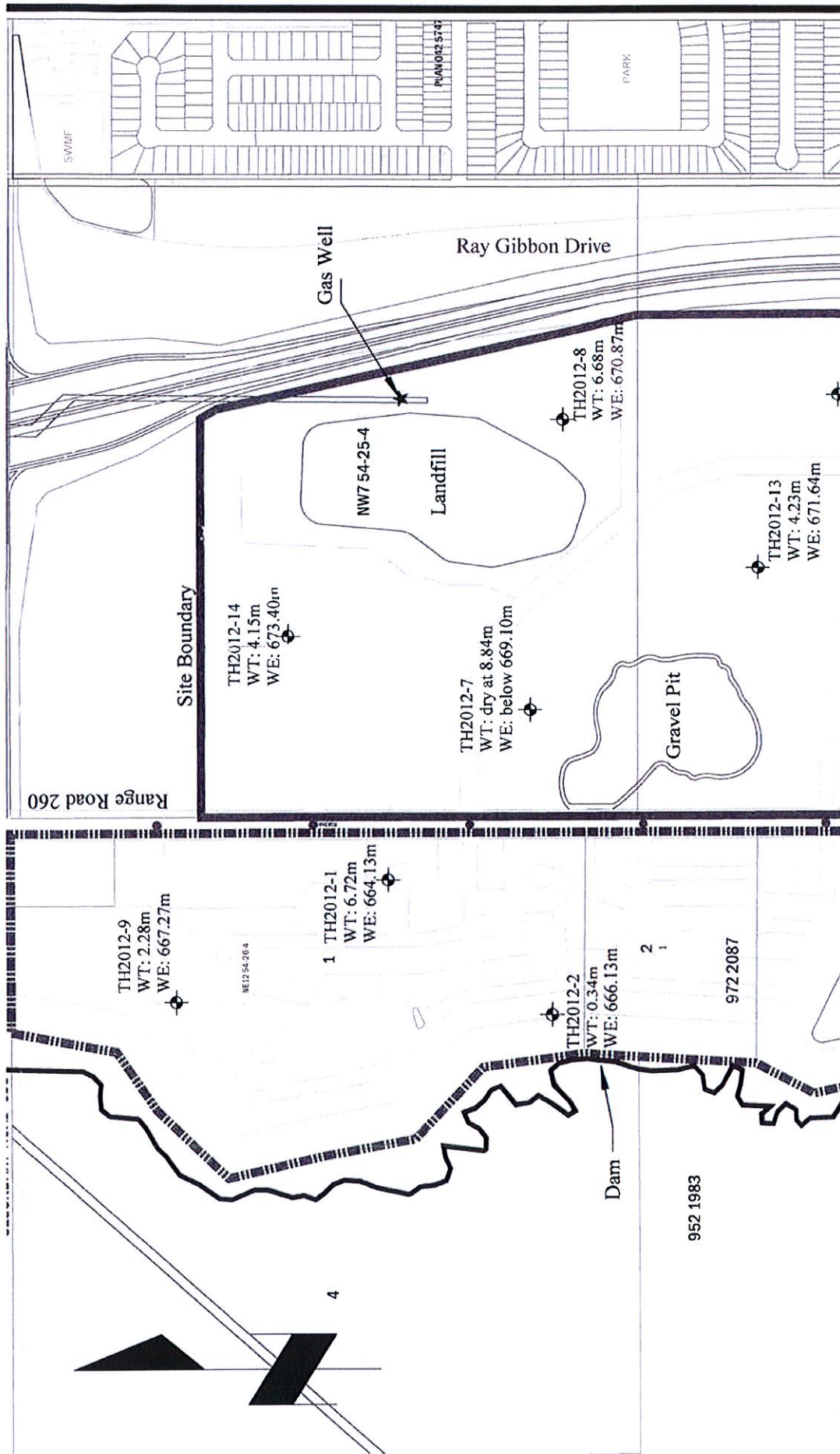
| | |
|--|---|
| Where is water coming from? | <u>1) Hoggen Road Connection</u> |
| | <u>2) North Ridge (Norelle Terrace)</u> |
| Looped? | <u>Yes</u> |
| Pipe Size (Basis) used in Cost Estimate? | <u>300mm / 250mm</u> |

Stripping and Grading Considerations

| | |
|--|---|
| How much have you allowed for stripping and grading? | <u>Completed by Developer - No Cost</u> |
| Grading estimate based on topography or historical costs? | <u>N/A</u> |
| Where is fill material coming from? | <u>Onsite</u> |
| Where is unsuitable material going? What will it be used for? | <u>N/A - Fully Graded Site to be Provided by the Developer for Free (Estimated Value of \$2 Million)</u> |
| | <u>No Unsuitable Material</u> |
| Any special requirements for high groundwater? If yes, describe. | <u>Based on Geotech Report, No Special Considerations Anticipated, Water Table Depth Not a Concern (Refer to Test Hole Logs 2012-7,8,14 Provided)</u> |

INTERIM SERVICING OPTION 2





| | | | | | | | |
|---|--|---|--|--------------------------------|--|-----------------------|--|
| PROJECT: Avenir Elysian Neighbourhood | | | | PROJECT NO: 4160 - 233 | | BOREHOLE NO: 2012 - 7 | |
| CLIENT: Select Engineering Consultants Ltd. | | | | DRILL METHOD: Solid Stem Auger | | ELEVATION: 677.94 m | |
| OWNER: Various | | | | LOCATION: As per site plan | | | |
| SAMPLE TYPE | | <input checked="" type="checkbox"/> SHELBY TUBE <input checked="" type="checkbox"/> CORE SAMPLE <input checked="" type="checkbox"/> SPT SAMPLE <input checked="" type="checkbox"/> GRAB SAMPLE <input type="checkbox"/> NO RECOVERY | | | | | |
| BACKFILL TYPE | | <input checked="" type="checkbox"/> BENTONITE <input type="checkbox"/> PEA GRAVEL <input type="checkbox"/> SLOUGH <input type="checkbox"/> GROUT <input checked="" type="checkbox"/> DRILL CUTTINGS <input type="checkbox"/> SAND | | | | | |

| Depth (m) | SOIL SYMBOL | USC | SOIL DESCRIPTION | SAMPLE TYPE | SPT (N) | POCKETPEN. (kPa) ▲ | | | OTHER DATA | SLOTTED PIEZOMETER | Elevation (m) |
|-----------|-------------|-------|---|-------------|---------|--------------------|-----|-----|--|--------------------|---------------|
| | | | | | | 100 | 200 | 300 | | | |
| 0 | | OR | TOPSOIL 250 mm | | | | | | | | |
| | | CH | CLAY : silty, high plastic, moist, very stiff, dark brown, slickensided | | | | | | | | |
| 1 | | | 900 mm | | | | | | | | |
| | | CI-CH | CLAY : silty, medium to high plastic, damp, friable, brown | | 8 | | | | | | 677 |
| 2 | | | | | | | | | | | 676 |
| | | | | | 14 | | | | P.L. = 20.9 L.L. = 58.0 M.C. = 26.2 Soluble Sulphates: Negligible | | 675 |
| 3 | | | | | | | | | | | 674 |
| 4 | | | 4.0 m | | 12 | | | | | | 673 |
| | | SM | SAND : silty, fine grained, damp, compact, brownish grey | | | | | | Sieve Analysis Gravel: % Sand: 49.1 % Fines: 50.9 % | | 672 |
| 5 | | | | | 16 | | | | | | 671 |
| 6 | | | | | | | | | | | 670 |
| 7 | | | | | 18 | | | | | | 669 |
| 8 | | | | | 22 | | | | | | 668 |
| 9 | | | END OF TESTHOLE @ 8.8 m. No water and no slough on completion of testhole. Slotted standpipe installed to 8.84 m. 20 day waterlevel reading: Dry to 8.84 m bgs. 27 day waterlevel reading: Dry to 8.84 m bgs. | | | | | | | | 667 |

| | | | | | |
|--|---|--|--|---|--|
| | J.R. Paine & Associates Ltd. CONSULTING & TESTING ENGINEERS . GEOTECHNICAL . ENVIRONMENTAL . MATERIALS . | | 17505 - 106 Avenue Edmonton, AB T5S 1E7 Phone: (780) 489-0700 Fax: (780) 489-0800 | LOGGED BY: J.Tsoi REVIEWED BY: R.Evans | COMPLETION DEPTH: 8.84 m COMPLETION DATE: 21/8/12 |
| | Page 1 of 1 | | | | |

JRP AVENIRELYSIAN GPJ JRPV2 6 GDT 4/12/12

