

# CLIC Tool Results

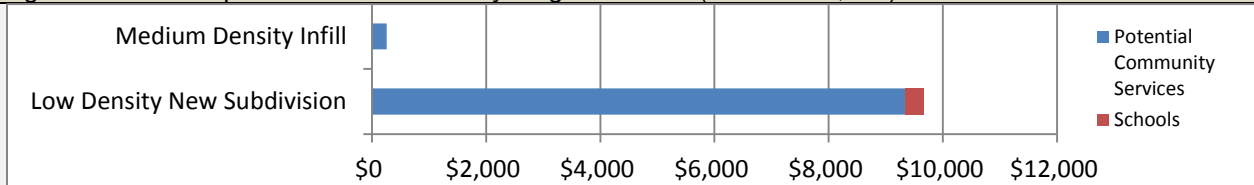


## Neighbourhood Planned areas comparison with C.L.I.C. Tool: low density new subdivision vs. medium density infill

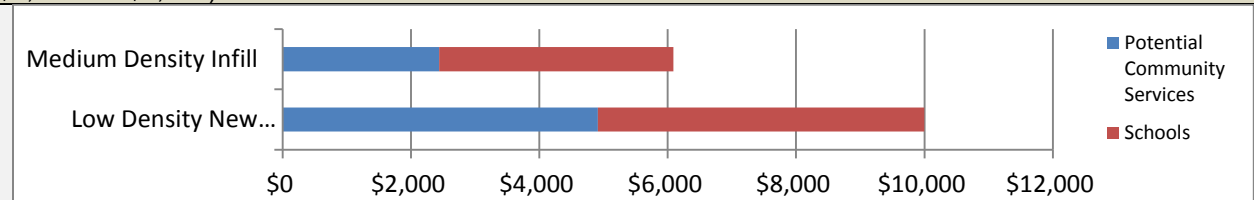
**Neighbourhood Comparison:** The main differences between the two neighbourhoods is that one has a higher density due to a higher concentration of multi-family dwellings, and it is located closer to existing infrastructure and services.

	Low Density New Subdivision Scenario	Medium Density Infill Scenario
<b>Net Density (u/ha)</b>	28	52
<b>Population</b>	8,635	10,824
<b>Gross Area (ha)</b>	188	127
<b>Residential area</b>	71%	70%
<b>Connectivity</b>	<ul style="list-style-type: none"> <li>interconnected road network, some trail and bike.</li> <li>some transit access</li> <li>9.4km from Central Business District</li> </ul>	<ul style="list-style-type: none"> <li>interconnected road, trail and bike network</li> <li>excellent transit access</li> <li>1.0 km from Central Business District</li> </ul>
<b>Mix of land use</b>	<ul style="list-style-type: none"> <li>Primarily residential: single-family detached, townhouses</li> </ul>	<ul style="list-style-type: none"> <li>Primarily residential: single-family detached, narrow lots single family, townhouses, mid-rise &amp; low-rise apartments</li> </ul>
<b>Roads total length (m)</b>	20,672	21,624

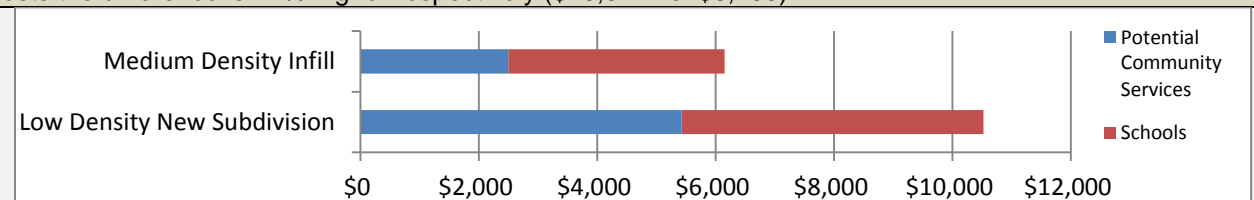
**Initial Capital Costs Per Household:** Per household initial capital costs are significantly lower in the infill neighbourhood compared to the low density neighbourhood (\$259 vs.\$9,672)



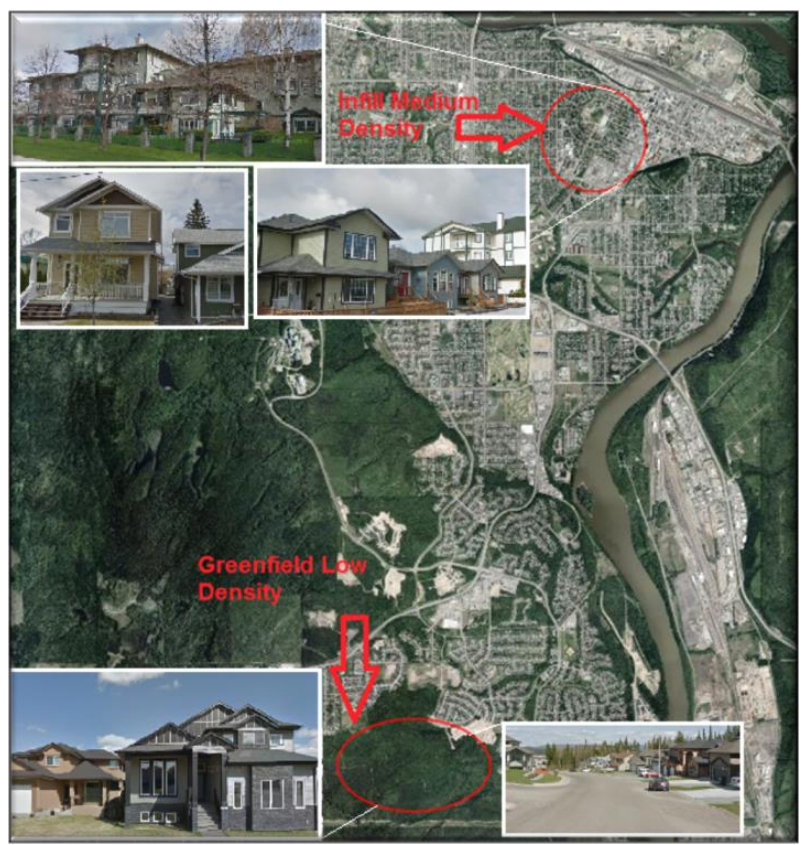
**Annual Operating Costs Per Household:** The low density community services costs are about 50% higher than the infill neighbourhood (\$4,909 vs. \$2,435); with school costs the difference is 40% higher respectively (\$9,998 vs. \$6,090).



**Annual Lifecycle Cost:** The annual lifecycle cost per household for community services for the low density neighbourhood is about 54% higher than that of the infill neighbourhood (\$5,420 vs. \$2,500); with school costs the difference is 42% higher respectively (\$10,524 vs. \$6,155).



<b>Annual Estimated Property Taxes &amp; User Fees:</b> The average annual fees (taxes and user fees) per household in the infill neighbourhood are 27% less than in low density one (\$3,501 vs \$4,821).		
	<b>Per household or unit</b>	
	<b>Low density</b>	<b>Infill</b>
Annual Property Taxes	\$3,459	\$2,163
Annual User Charges	\$1,185	\$1,173
Total Annualized Value of Revenues	\$4,821	\$3,501
<b>Private &amp; External Costs:</b> Residents also experience other non-tax-based savings with more compact patterns.		
	<b>Low density</b>	<b>Infill</b>
Home Energy Costs	\$2,020	\$1,746
Driving Costs	\$15,664	\$11,534
Vehicle Collision (including property damage, injury)	\$1,050	\$753
Air Pollution	\$152	\$109
Climate Change	\$178	\$128
<b>Total Annual</b>	<b>\$19,064</b>	<b>\$14,270</b>



Contact:  
[Tiina.Schaeffer@princegeorge.ca](mailto:Tiina.Schaeffer@princegeorge.ca)

To access CLIC Tool:  
[http://www.cscd.gov.bc.ca/lgd/greencommunities/sustainable\\_development.htm](http://www.cscd.gov.bc.ca/lgd/greencommunities/sustainable_development.htm)

Document Download:  
<ftp://s0518123858:2346891@ftptmp.stantec.com>  
 Expiry Date: 5/18/2016