Development Potential Analysis

This appendix presents an evaluation the development potential and property tax revenue for selected areas. The evaluations compare the development situation as it currently exists without policy that enables transit oriented development to the potential that is created when the sites are developed in alignment with the concepts developed through the charrette process. The latter would require updated land use policies and land use redesignations.

Notes:

- The assumptions for these development scenarios are very high level and for comparison purpose only.
- The proposed density may take decades or longer to materialize.
- All values are based upon market value as of July 1, 2014.
- The development is of good quality meaning that typical townhouse unit is valued at $385k, apartment $240k and retail/office at $4,305/sqm.

Ogden Site 2 Analysis

Ogden	Parameters	Site 2			
	Current Zonning	C-N2: Commercial, DC:Direct Control, R-C2: Residential, M-C1/ M-CG: Multi Residential			
		Existing m2	Units	Proposed m2	Units
	Site Area	31807		41981	
	Floor Space				
	Residential-Apts	7510	46	38390	480
	Residential-Townhouses	1192	8	26998	270
	Retail / Commercial	4343		11887	
	Office			1439	
	Total	13045	54	78714	750
	Max Height	14 m			
	Annual Municipal Tax Estimate	$99,852.54		$1,391,974.98	

Disclaimer

Note that there are a lot of assumptions including; (i) All values are based upon market value as of July 1, 2014. (ii) It also assumes that the development is of good quality meaning that typical townhouse unit is valued at $385k, apartment $240k and retail/office at $4,305/sqm. (iii) It also assumes none of the occupants are going to be exempt from taxation. Just municipal taxes are included.

Ogden Site 4 Analysis

Ogden	Parameters	Site 4			
	Current Zonning	R-C2: Residential, M-C1: Multi Residential			
		Existing m2	Units	Proposed m2	Units
	Site Area	33442		29620	
	Floor Space				
	Residential-Apts	11348	99	61368	767
	Residential-Townhouses				
	Retail / Commercial				
	Office				
	Total	11348	99	61368	767
	Max Height	14 m			
	Annual Municipal Tax Estimate	$57,095.24		$651,827.28	

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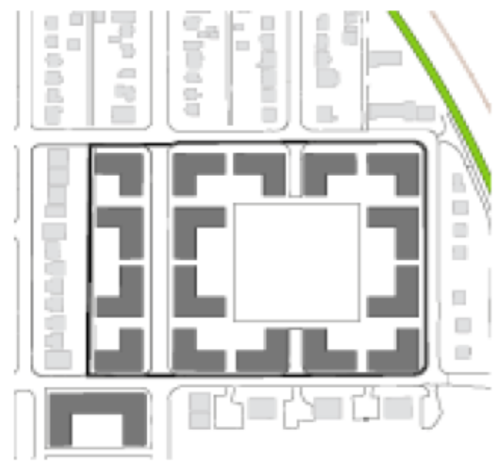

Inglewood Site 3 Analysis

Inglewood	Parameters	Site 3			
	Current Zonning	C-COR2, C-COR3: Commercial, DC:Direct Control, R-C2: Residential			
		Existing m2	Units	Proposed m2	Units
	Site Area	21335.45		21028	
	Floor Space				
	Residential-Apts	693	7	34778	435
	Residential-Townhouses			1754	18
	Retail / Commercial			7303	
	Office / Livework	7470		4474	
	Total	8163	7	48309	453
	Max Height	16 m			
	Annual Municipal Tax Estimate	$146,122.00		$938,585.27	

Disclaimer

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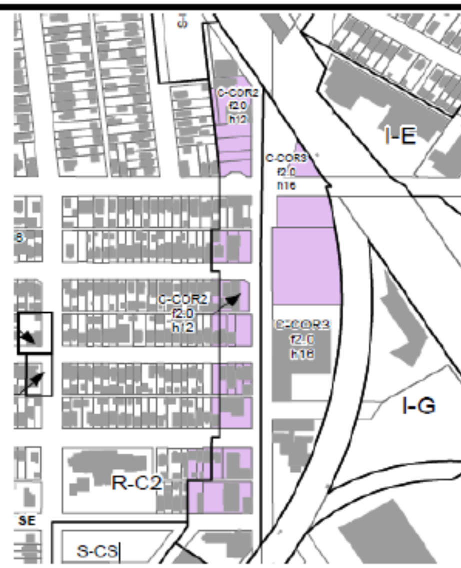
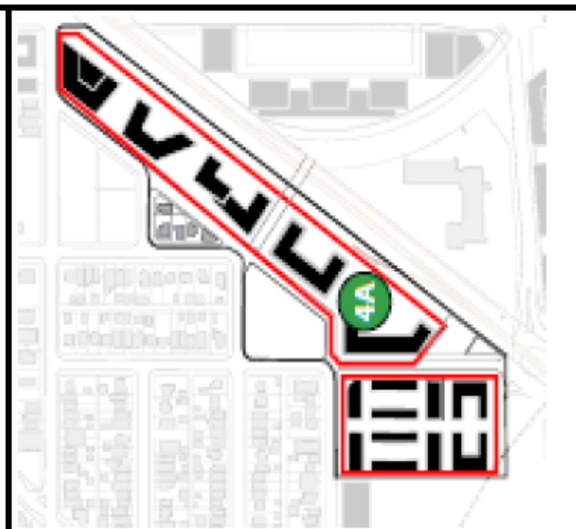


Inglewood Site 4 Analysis

Inglewood	Parameters	Site 4			
	Current Zonning	C-COR2: Commercial, I-E: Industrial			
		Existing m2	Units	Proposed m2	Units
	Site Area	40286.61		30953	
	Floor Space				
	Residential-Apts			76916	961
	Residential-Townhouses			5623	56
	Retail / Commercial	1672.72		1963	
	Industrial	21160.99			
	Total	22833.71		84502	1017
	Max Height	12 m			
	Annual Municipal Tax Estimate	$181,375.07		$983,775.53	



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