



Conceptual Plans Summary Comparison

	Concept 1 (three storey)	Concept 2 (4 storey buildings only)	Concept 3 (5 storey)
# Units	45	72 (+ 16 townhomes excluded)	118
# Residential Floors	2	3	4
Building Footprint (s.f.)	21,310	21,310	28,591
Net Residential Sq Footage	32,800	66,000	86,000
# Commercial Floors	1	1	1
Net Rentable Commercial Sq Footage	19,179	19,179	25,732
Lot coverage	18.12%	18.12%	24.31%

Build Costs			
Total Project Cost (High Level Estimate)	\$17M	\$21.1M	\$31M
Total Debt	\$14.2M	\$17.3M	\$25.6M
Cash Equity/Grants Needed	\$286K	\$746K	\$1.7M

AFFORDABILITY					
	Average Market Rent	Target 80% AMR	Concept 1	Concept 2	Concept 3
Residential Rent/Month					
1 BR	1200	900	650	700	800
2 BR	1500	1025	700	800	900
3 BR	1900	1300	1000	1100	1200

ASSUMPTIONS

Residential Construction Cost	\$180 s.f.	Vacancy rate	5%
Commercial Construction Cost	\$150 s.f.	Commercial vacancy rate	10%
Site Development Costs	\$10 s.f.		
Commercial Lease Rate	\$13 s.f.		
Exemption from government development charges and tax for attainable residential component			
Deferred land cost	30 years		