

Recent Land Lift Analyses

Project	Base Density (FSR)	Bonus Density (FSR)	Calculated Land Lift	Community Amenity Contribution
701 Belleville	1:1	3.95:1	\$327,000	\$356,000 total contribution: <ul style="list-style-type: none"> \$237,000 to the Housing Reserve Fund \$118,000 to the Downtown Core Area Public Realm Improvement Fund
1531 Elford Road	1.1:1	1.3:1	\$44,000	\$33,000 contribution (75% of land lift) to Parks and Greenways Fund
816 Government Street (Customs House)	3:1	4.17:1	Land lift would be \$1.7 million if developed as strata residential Heritage façade refurbishment and seismic upgrade estimated at \$5.1 million	On-site heritage conservation
960-962 Yates Street	3:1	5.5:1	\$349,000	\$262,000 to Downtown Core Area Public Realm Improvement and Downtown Heritage Buildings Seismic Upgrade funds \$100,000 to Housing Trust Fund
212-220 Cook Street & 1041 Oliphant	1.5:1	2.2:1	No land lift as the added density above base requires a change from wood frame with surface parking, to concrete and steel construction with underground parking	In addition to 9 secured rental replacement units, an additional 9 rental units secured with rents 10% below market
1144-1154 Johnson Street & 1406 Chambers Street	1.6:1	2:1	\$61,400	Proposed 10 of 48 dwelling units as market rate rental units in perpetuity, within an otherwise strata project Fixed rate target amenity contribution of \$43,000
923 Burdett Avenue (Mount St. Angela)	1.3:1	1.96:1	Land lift of \$3 million Refurbishment of heritage building and seismic upgrades estimated at over \$3 million, up to \$4.3 million	No contribution due to heritage rehabilitation costs
Capital Park	1.49:1	1.65:1	\$567,000	On-site contributions were negotiated through the Master Development Agreement, and include public space, library site, heritage conservation, and public art