

Blatchford Recommended Scenario

This scenario is presented as the recommended concept as it achieves the vision in a way that is financially positive.

Key Features

- Medium density residential, with high density in direct proximity to LRT station
- Town Centre
- Institutional lands (NAIT, school sites)
- Major park (18.8%)
- Urban agriculture
- Low impact development
- Irrigation system
- Custom designed streets
- District energy: ambient loop with geo-exchange (preferred: requires further evaluation) or gas-fired cogeneration (in proforma)
- High performance building envelopes
- Fibre optic network
- Affordable housing
- Education program

PROFORMA

Revenues	
Land sales and revenue from existing leaseholds	\$ 578,331,000
Increase park space to 18.8%	\$ (25,415,000)
Total Revenues	\$ 552,916,000

Expenses	
Capital development	\$ 277,485,000
Soft costs (office, admin, marketing)	\$ 38,432,000
Public art, Master Plan	\$ 6,547,000
Site costs (property interest acquisition, pre-construction)	\$ 114,314,000
Develop the park (above "grade, level and seed" requirement)	\$ 42,000,000
Development cost savings due to extra 3.8% park	\$ (7,598,000)
Irrigation system	\$ 9,268,000
Affordable housing placeholder	\$ 10,000,000
Sustainability program	\$ 2,500,000
District energy system: gas-fired cogeneration unit* (Net costs from HDR)	\$15,068,000
Total Expenses	\$ 508,016,000

Net Profit (Loss)	\$ 44,900,000
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Notes

- Cost estimates for capital development, some pre-construction site costs, developing the park, and irrigation were provided by Stantec. The remaining the costs were provided by the City or other consultants.
- Revenue projections were prepared by the City.
- *The district energy estimate is based on HDR's financial analysis of a gas-fired cogeneration unit. As noted in the Blatchford Business Case, the City is evaluating an ambient loop system with geo-exchange, which has the potential to better achieve Council's energy goals. Initial analysis has shown that the costs of the ambient system are in the same order of magnitude as that of the cogeneration system.

POSITIVES, NEGATIVES, RISKS

Positives

- Supports infill policy
- Provides family-oriented housing
- Creates mixed-use and employment opportunities
- Accommodates NAIT expansion
- Provides destination park
- Supports winter city design
- Supports TOD policy
- Optimizes investments into sustainability features
- Provides positive financial return
- Positions City as a leader in achieving sustainability – socially, environmentally and financially

Negatives

- Medium build-out timeframe (estimated 25 years)

Risks

- Slow down in low-medium density housing demand could extend build-out timeframe
- Feasibility of ambient loop and geo-exchange district energy system requires further analysis

Summary

Achieves Council's declared vision.

Triple bottom line sustainability:

- Social: High
- Environmental: High
- Financial: Medium