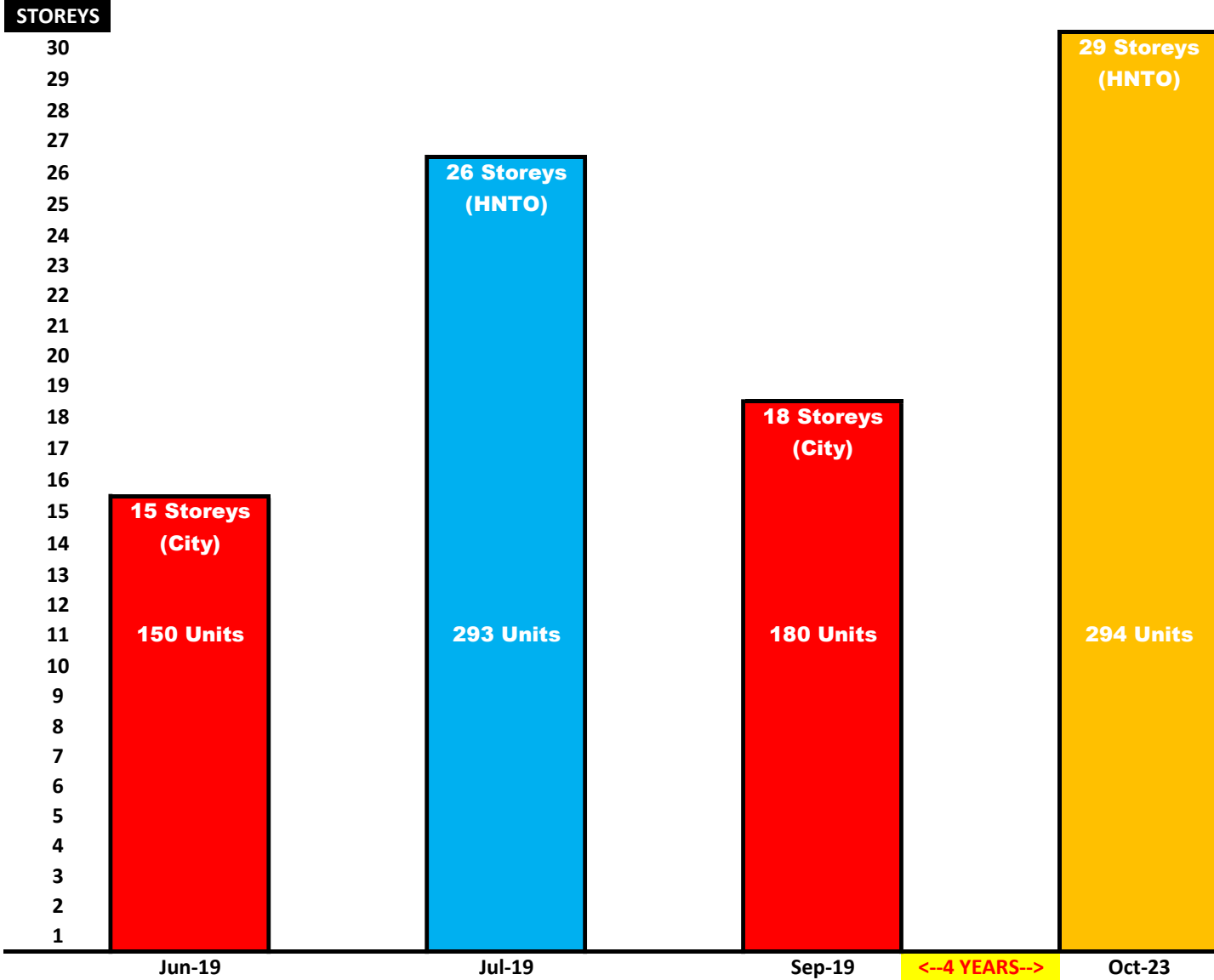




PH7.1 - Housing Now - 140 Merton Street - Zoning By-law Amendment- Decision Report

26-Oct-23

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STATS	HNTO (2019)	Indigenous Org (2019)	CHANGE (# or \$)	CHANGE (%)
TOTAL GBA	275,318	286,031	10,713	3.9%
TOTAL GFA	229,088	238,303	9,215	4.0%
R-GFA	206,485	215,139	8,654	4.2%
NR-GFA	22,603	23,143	540	2.4%
Tower Height	83	94	11	12.8%
Parking Spaces	n/a	46	n/a	n/a
Bike Parking Spaces	n/a	356	n/a	n/a
Units	293	294	1	0.3%
< 1 Bedroom	242	242	-	0.0%
2 Bedroom <	51	52	1	2.0%
Entitlement Duration (Years)	2	2	-	0.0%
Construction Duration (Years)	4	4	-	0.0%

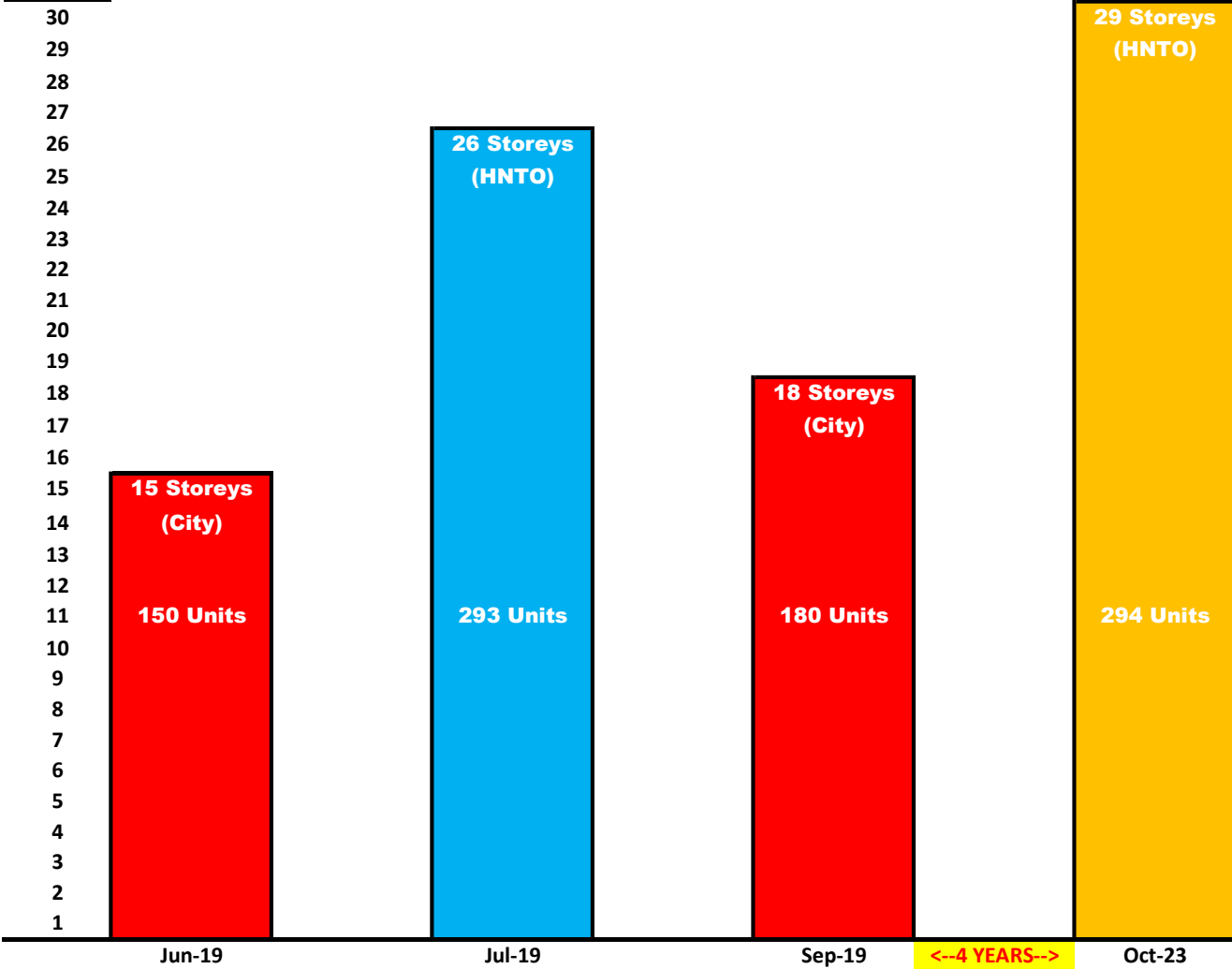


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STOREYS



ALTUS COST GUIDE

2019 Construction Cost Guide			
	Low	High	Mid
Res 13 - 39 storeys	\$ 190	\$ 255	\$ 223
Underground Parking	115	160	\$ 138
Parking Premium	40	190	\$ 115
TOTAL COST			\$ 475

2019 Construction Cost Guide			
	Low	High	Mid
Enclosed Mall	\$ 215	\$ 295	\$ 255
TOTAL COST			\$ 255

Construction Cost Guide			
	Low	High	Mid
Res 13 - 39 storeys	\$ 221	\$ 297	\$ 259
Underground Parking	\$ 134	\$ 186	\$ 160
Parking Premium	\$ 47	\$ 221	\$ 134
TOTAL COST			\$ 553

Construction Cost Guide			
	Low	High	Mid
Enclosed Mall	\$ 250	\$ 343	\$ 297
TOTAL COST			\$ 297

2019

ALTUS COST GUIDE

2023 Construction Cost Guide			
	Low	High	Mid
Res 13 - 39 storeys	\$ 285	\$ 370	\$ 328
Underground Parking	195	270	\$ 233
Parking Premium	40	220	\$ 130
TOTAL COST			\$ 690

2023 Construction Cost Guide			
	Low	High	Mid
Enclosed Mall	\$ 275	\$ 480	\$ 378
TOTAL COST			\$ 378

2023

https://www.fesgroup.ca/wp-content/uploads/2019/11/Altus_Group_19_Canadian_Cost_Guide_Copyright.pdf
<https://go.altusgroup.com/canadian-cost-guide-2023>



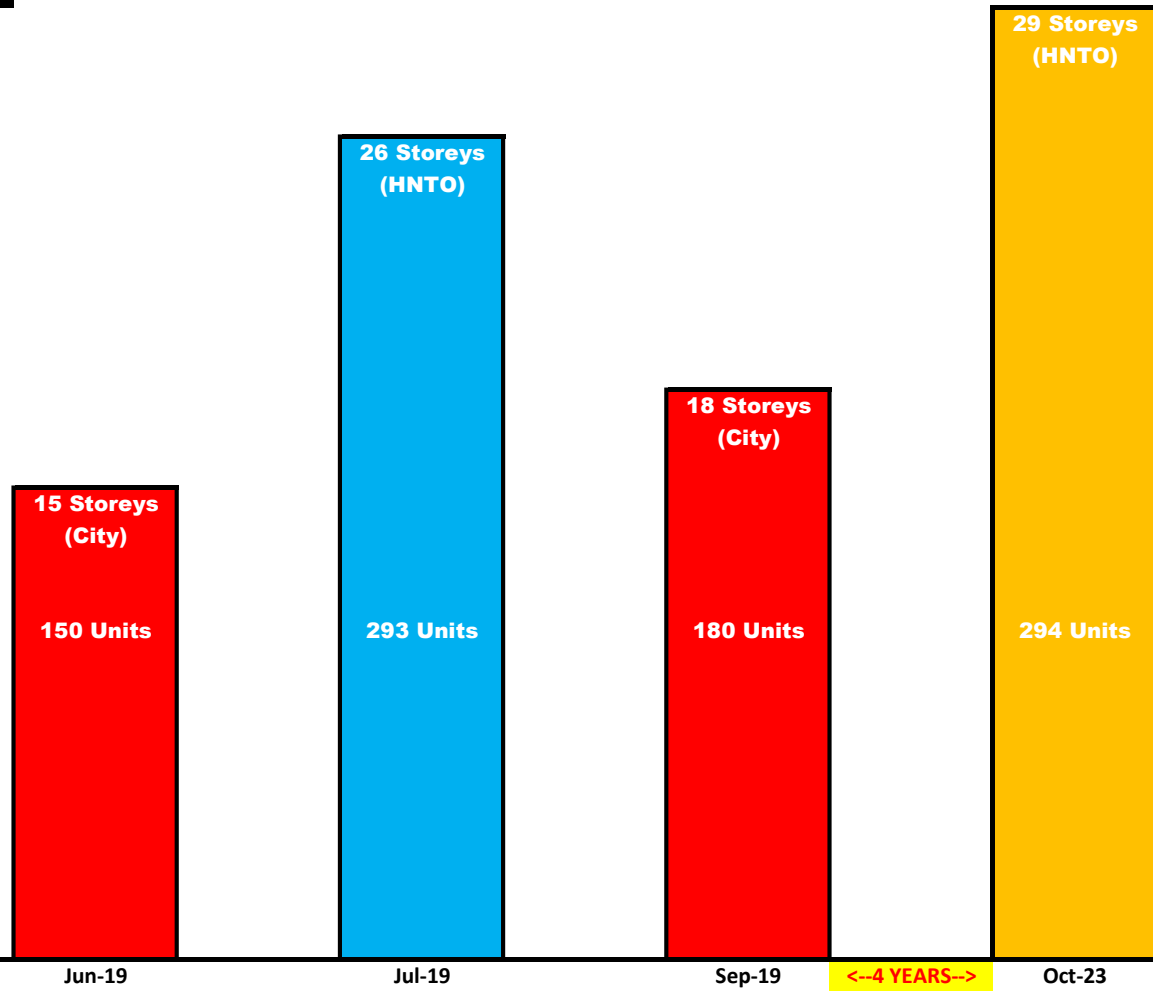
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STOREYS

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Canada's Overnight Rate History 2018 to 2023

A look at how Canada's overnight rates have changed over time.

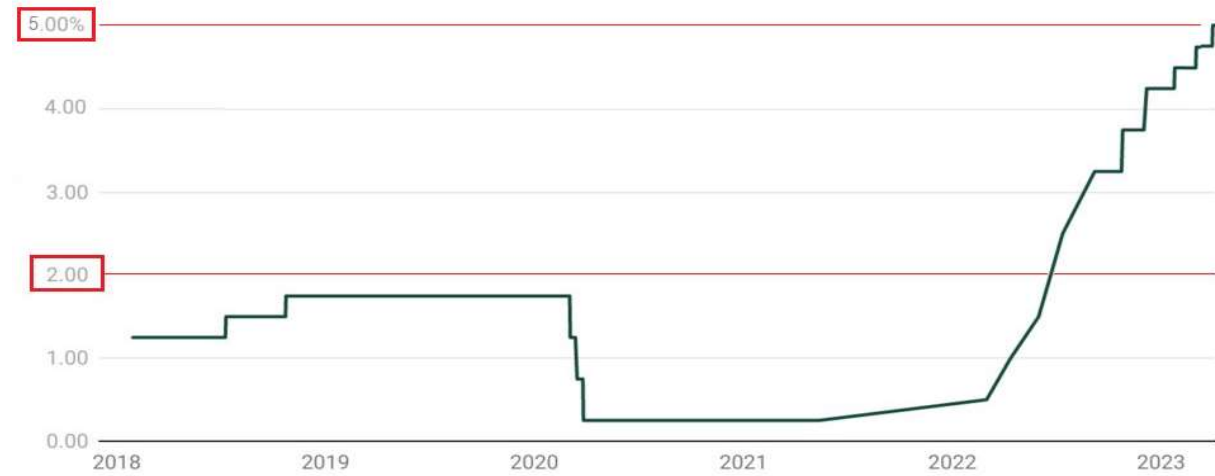


Chart: Alex Leduc • Source: myperch.io • Created with Datawrapper

<https://www.ratehub.ca/prime-rate>