BOWNESS MIXED-USE

The schematic Design Described in this package is approved by:

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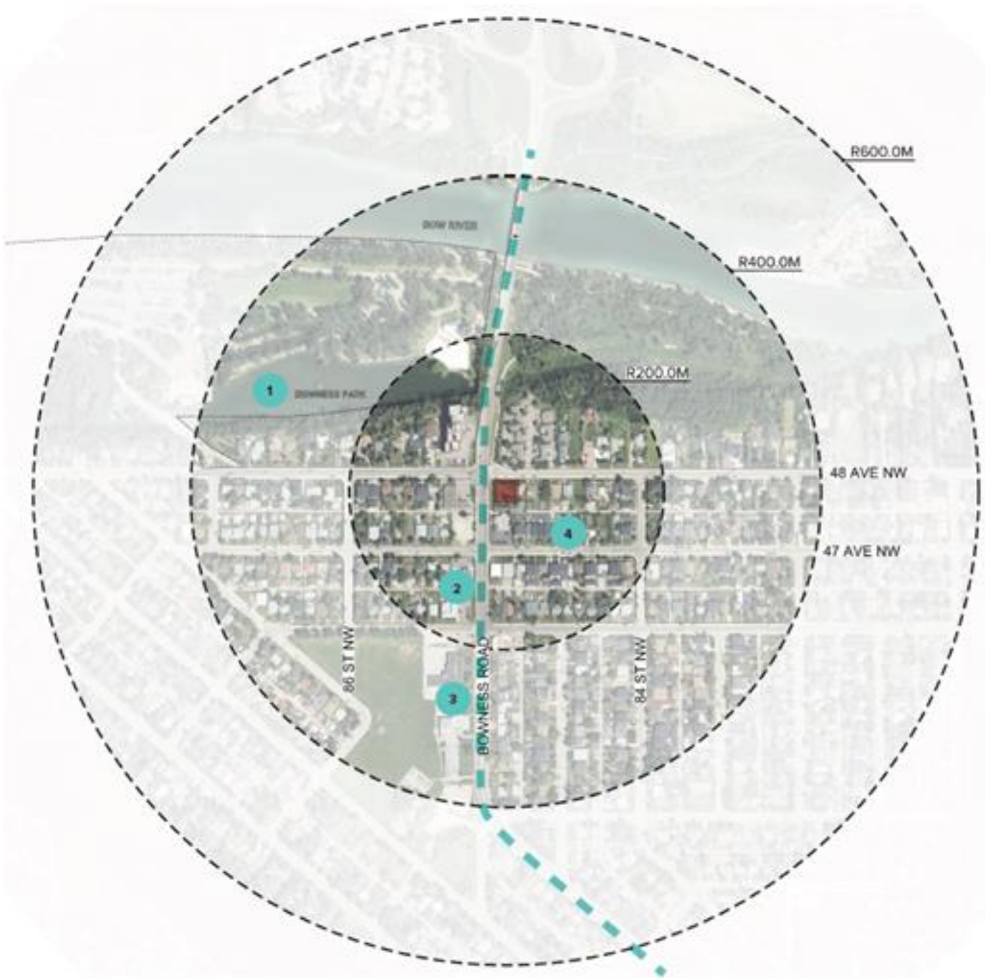
CLIENT

DATE
2024/08/28



CONTEXT MAP

ADDRESS : 8539 – 48 AVE NW

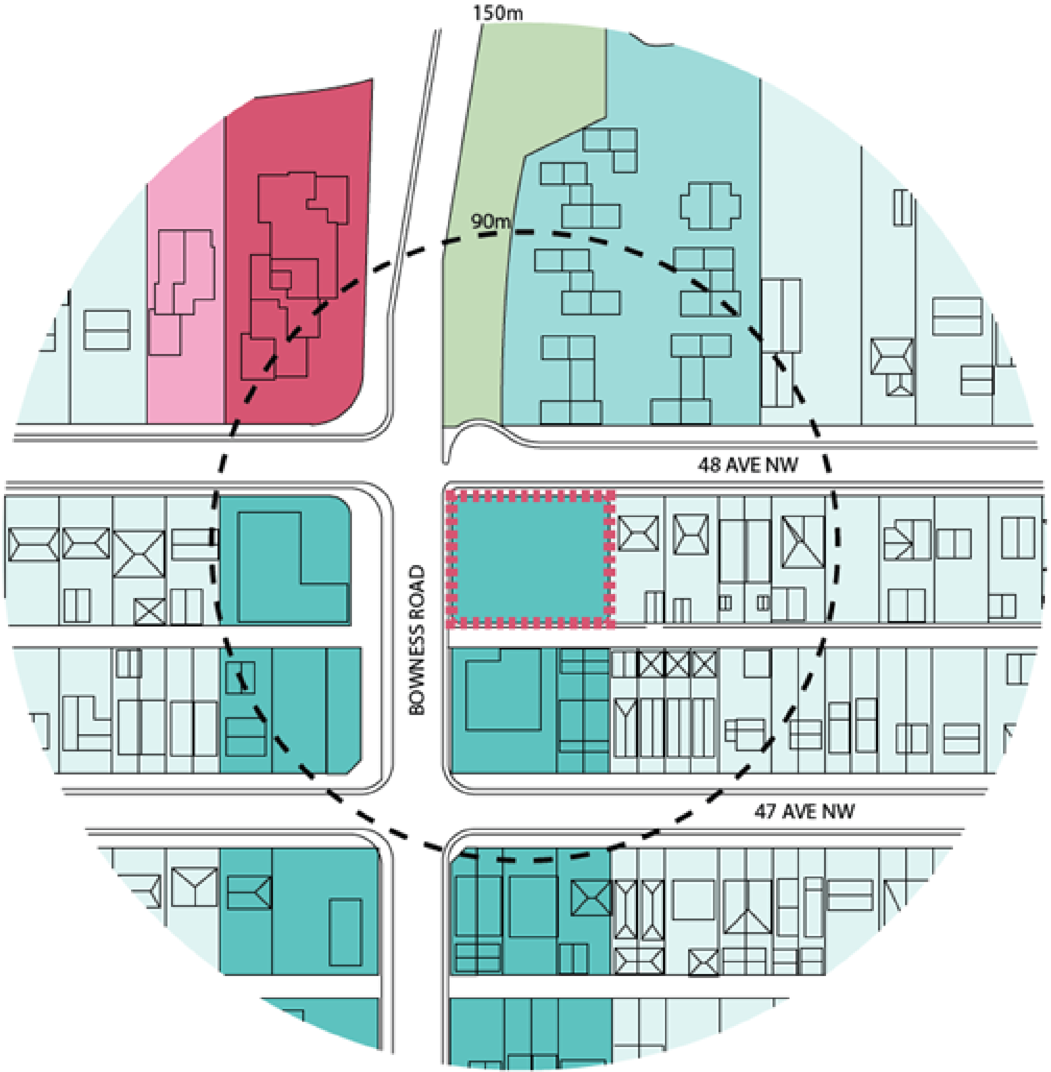
BOWNESS ROAD - MAIN ARTERY

1 HISTORIC BOWNESS PARK

2 ANGELS DRIVE IN

3 BELVEDERE PARKWAY SCHOOL

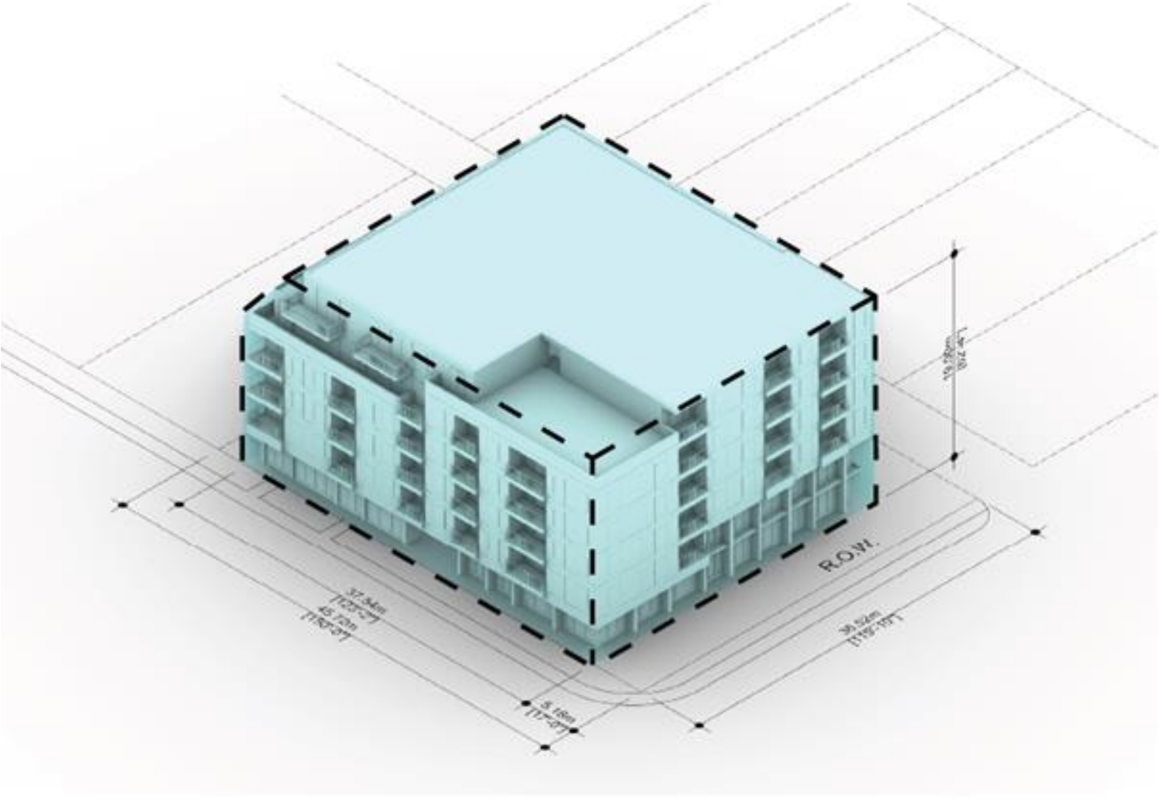
4 OLD BOWNESS AIRSTRIP



CONTEXT MAP

MUNICIPAL ADDRESS : 8539 – 48 AVE NW
LEGAL ADDRESS : PLAN 2660AP; BLOCK 1; LOT

BYLAW DIAGRAM



BYLAW REVIEW

ADDRESS :	8539 – 48 AVE NW
ZONING :	MU-2
AREA :	17972 FT^2 *(1669.70 M^2)*

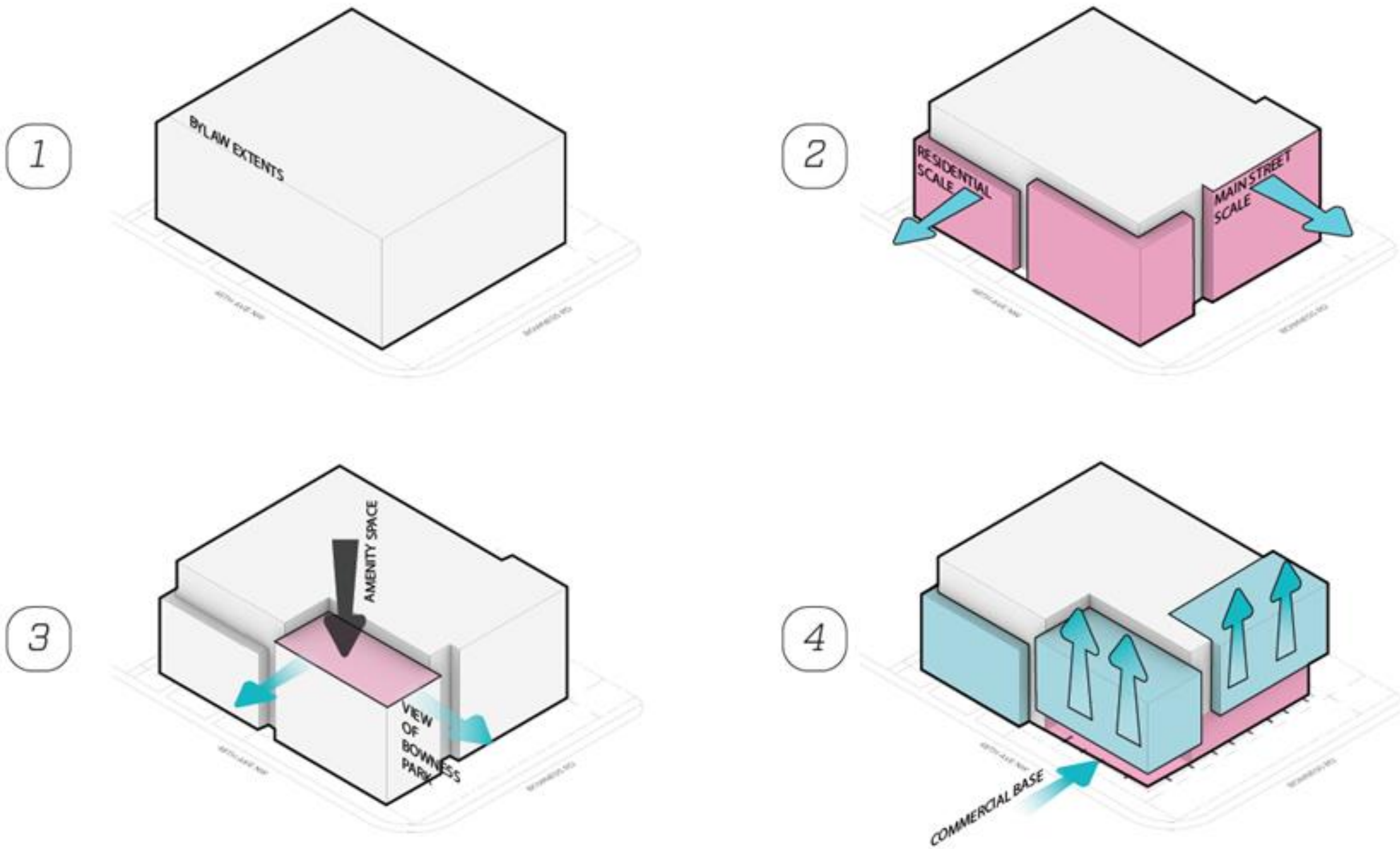
SETBACKS

EAST	3M
WEST (BOWNESS RD)	0M
NORTH (48 AVE NW)	0M
SOUTH (LANE)	0M
WINDOW (EAST)	6M
BELCONY (EAST)	4M

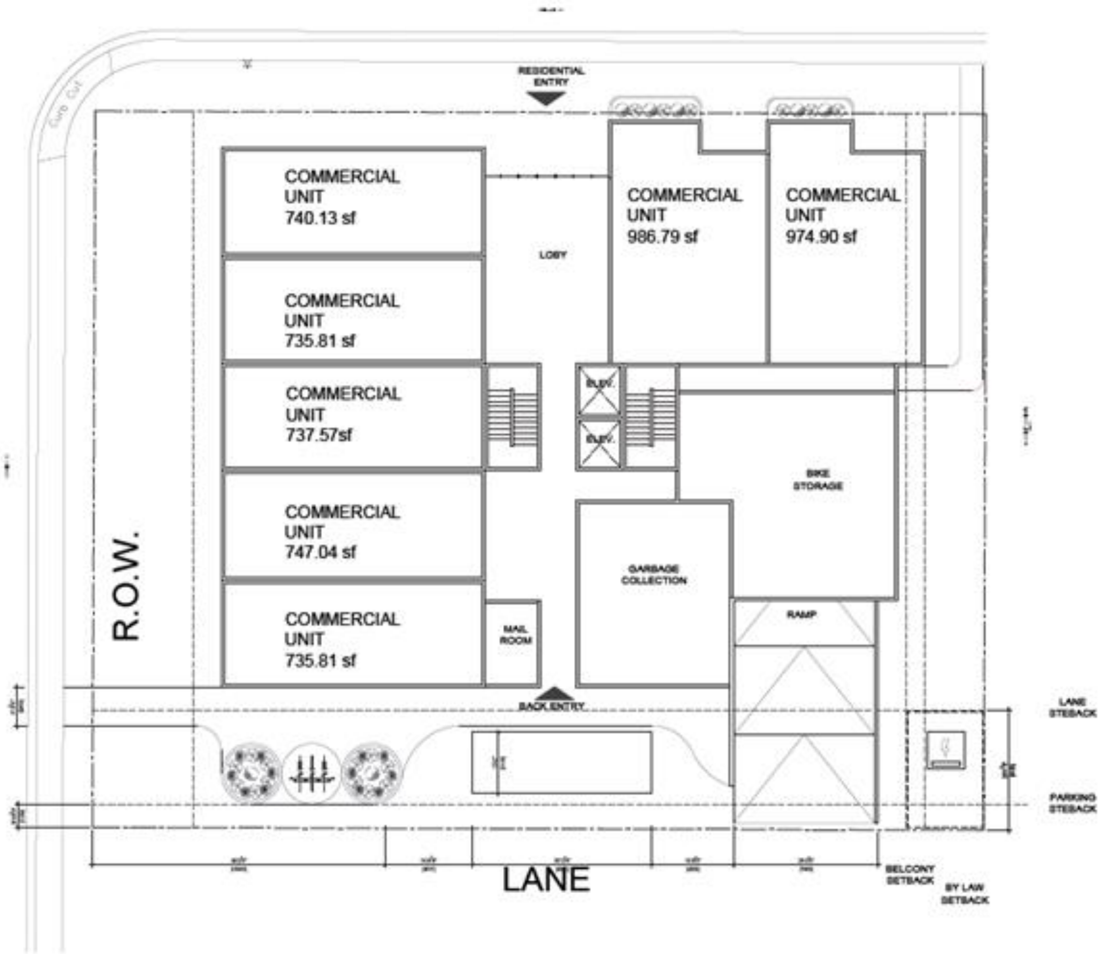
AMENITY : 5M^2/ UNIT

	REQUIRED	**PROVIDED**
HEIGHT :	16 M	16 M
FAR	3.0	2.97

MASSING DAIGRAM



SITEPLAN


RESIDENTIAL ENTRY
COMMERCIAL UNIT 740.13 sf
COMMERCIAL UNIT 735.81 sf
COMMERCIAL UNIT 737.57sf
COMMERCIAL UNIT 747.04 sf
COMMERCIAL UNIT 735.81 sf
LOBY
COMMERCIAL UNIT 986.79 sf
COMMERCIAL UNIT 974.90 sf
ELEV.
ELEV.
BIKE STORAGE
GARBAGE COLLECTION
RAMP
MAIL ROOM
BACK ENTRY
R.O.W.
LANE
LANE STEBACK
PARKING STEBACK
BELCONY SETBACK
BY LAW SETBACK

PARKING PLAN

STATS

REQUIRED PARKING :

RESIDENTIAL 0.75 RES / UNIT; 0.1 VISITOR / UNIT	56 STALLS
COMMERCIAL 4 STALLS / 100SM	12 STALLS
TOTAL	68 STALLS

PROVIDED PARKING :

RESIDENTIAL GARAGE 0.75 RES / UNIT; 0.1 VISITOR / UNIT	41 STALLS
COMMERCIAL SURFACE 4 STALLS / 100SM	8 STALLS
TOTAL	49 STALLS (-19 STALLS)


COFFEE

Items 类别	Numbers
Land Size (sqft) 土地面积	17986
FAR 容积率	3
Total Buildable Area (sqft) 总建筑面积	65600
Total Rentable Area (%) 总出租面积比例	80.00%
Total Rentable Area (sqft) 可出租面积	43733.33333
One Bedroom dollar/sqft 一室一厅每平方尺价格	$3.20
Two Bedroom dollar/sqft 二室一厅每平方尺价格	$2.90
Percentage of One Bedroom in Total Rental Area 一室一厅占	70%
Percentage of Two Bedroom in Total Rental Area 二室一厅占	30%
One Bedroom Revenue 一室一厅每月收入	$97,962.67
Two Bedroom Revenue 二室一厅每月收入	$38,048.00
Total Revenue Montly 每月总收入	$136,010.67
Commercial Rental Monthly (30CAD/Yr)	$27,333.33
Number of Parking 停车位	60
Number of Bicycle 自行车停车位	
Number of Storage Unit 储藏室数量	
Price of Parking 停车价格	$100
Price of Bicycle 自行车位价格	
Price of Storage 储藏室价格	
Parking Income Monthly 停车每月收入	$6,000
Bicycle Income Monthly 自行车存放收入	
Storage Income Monthly 储藏室收入	
Other Income 其他收入	$6,000
Percentage of Operation Cost 运营花销比例	25%
Operation Cost Monthly 每月运营花销	$34,002.67
NOI 租金净收入（不含贷款利息成本）	$135,341.33
每月还款 （租金/1.1 CMHC要求）	$123,037.58
Total Project Value/Total Debt 总项目值除以总贷款	90%
CMHC Maximum Loan Allowance 项目最大可贷	$32,000,000
CAP Rate 每年租金/4.8%	$36,091,022.22

Project Costs 项目成本	% of Total	Per Unit 每单元	Total 总共
单元总数			
Land Cost 土地价格			
Land Cost 土地价格			
Total Land 总共土地价格	8.65%		$3,000,000.00
Hard Costs 硬成本			
Construction Costs ($280 per sqft) 建筑费	65.86%		$17,712,000.00
Contingency (5% on Hard Cost) 意外事件	3.29%		$885,600
Total Hard Costs 总硬成本	69.15%		$18,597,600
Soft Costs 软成本			
Permits and Fees 牌照费用	2.01%	$4,000	$460,000
Municipal Levies (2 bedrooms: $4416, 1 bedrooms: $3533) 市	0.80%	$3,827	$183,712
Demoliation 拆除费	0.800%	$11	$1,264
Property Tax 土地税	0.44%	$870	$100,000
Legal Fees 合法费	0.44%	$870	$100,000
Quantity Surveyor 工料测算师	0.39%	$783	$90,000
Consultants 顾问	2.18%	$4,348	$500,000
3rd Party Report 第三方报告	0.04%	$87	$10,000
Marketing 营销	0.27%	$543	$62,445
Insurance (Cost of Completion) 保险 （建筑成本）	0.98%	$1,947	$223,905
Management Fees 管理费	3.03%	$14,455	$693,852.50
Soft Cost Continency 软成本意外事件	0.53%	$1,054	$121,259
Total Soft Costs 总软成本	10.57%		$2,425,179
Financing Costs (1.5% of Loan Amount) 融资费 1.5%的总贷款	1.26%		$288,902
Interest Reserve (2 years interest payment) 两年利息	8.14%		$1,867,500
Drawdown fee (2 years and $350 per drawdown) 取钱费	0.04%		$8,400
CMHC per Unit CMHC 每房价格	0.04%	$200	$10,000
CMHC Premium (2.55% to loan amount) CMHC保险 2.55%的总贷款	2.14%		$491,133.56
Total Costs 总成本			$26,688,714
Equity Requirement 需要自己出的钱 （出的额外土地费用以及设计费用会在第一次放款退到您的账户）			**$1,334,436**
所需建工准备15个月（设计，更改土地性质等）			