



## 5869 142 Street, Surrey (SD36)



**SALE BENEFITS:** The property was no longer required by the School District for current or future educational purposes. It is situated across the street from the Surrey Pretrial Services Centre, a high-security remand centre which poses safety concerns for any future school. Development of the surplus property will provide construction of 174 townhouse units for the community.

**BID PROCESS:** Market transaction

### **SALES DATA**

**Civic address:** 5869 142 Street Surrey, BC V3X 1C8

**PID** 013-212-541; EAST HALF LEGAL SUBDIVISION 7, SECTION 9, TOWNSHIP 2, EXCEPT: FIRSTLY: THE NORTH 33 FEET SECONDLY: PART SUBDIVIDED BY PLAN 14927, THIRDLY: PART ON PLAN 19616, FOURTHLY: PARCEL 'A' (REFERENCE PLAN 36366) NEW WESTMINSTER DISTRICT

**Sale price:** \$30,600,000

**Date of sale:** October 31, 2021

**Appraised value:** \$27,840,000 (2019)

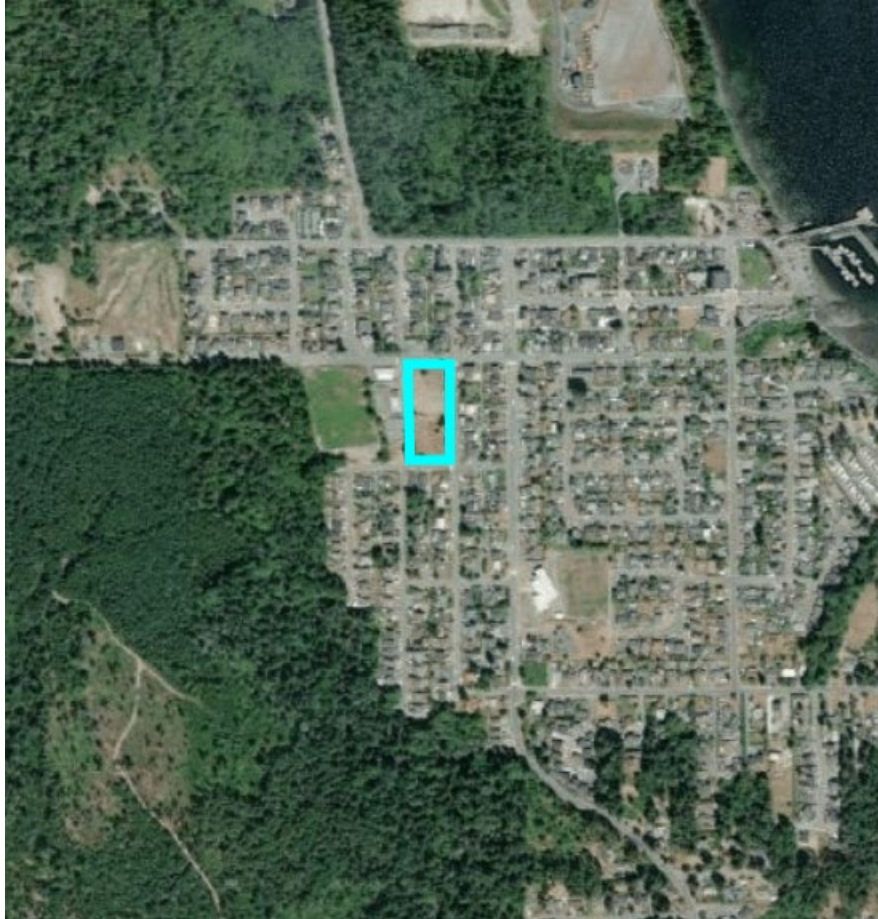
**Purchaser:** Mosaic Homes Lands LTD.

\* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services



## Former Crofton Elementary - 1658 Robert Street, Crofton (SD79)



**SALE BENEFITS:** Crofton Elementary School was replaced in 2007 due to poor building condition and dysfunctional design arising from numerous additions built on a sloping site. The replacement school was constructed on a new school site acquired by SD79. The old Crofton Elementary School was demolished in March 2020. The brownfield site was not required by SD79 for any future educational purposes. Proceeds from the sale of this property will be used by the Board of Education as a required funding contribution towards the cost of capital projects.

**BID PROCESS:** Market transaction

**SALES DATA**

**Civic address:** 1658 Robert Street

**PID:** 003-734-153; LOT 1 SECTION 20 RANGE 2 COMIAKEN DISTRICT PLAN 19407

**Sale price:** \$1,810,000.00

**Date of sale:** Jan 18, 2022

**Appraised value:** \$1,111,000 (2020)

**Purchaser:** 1342150 B.C. LTD., INC.NO. BC1342150

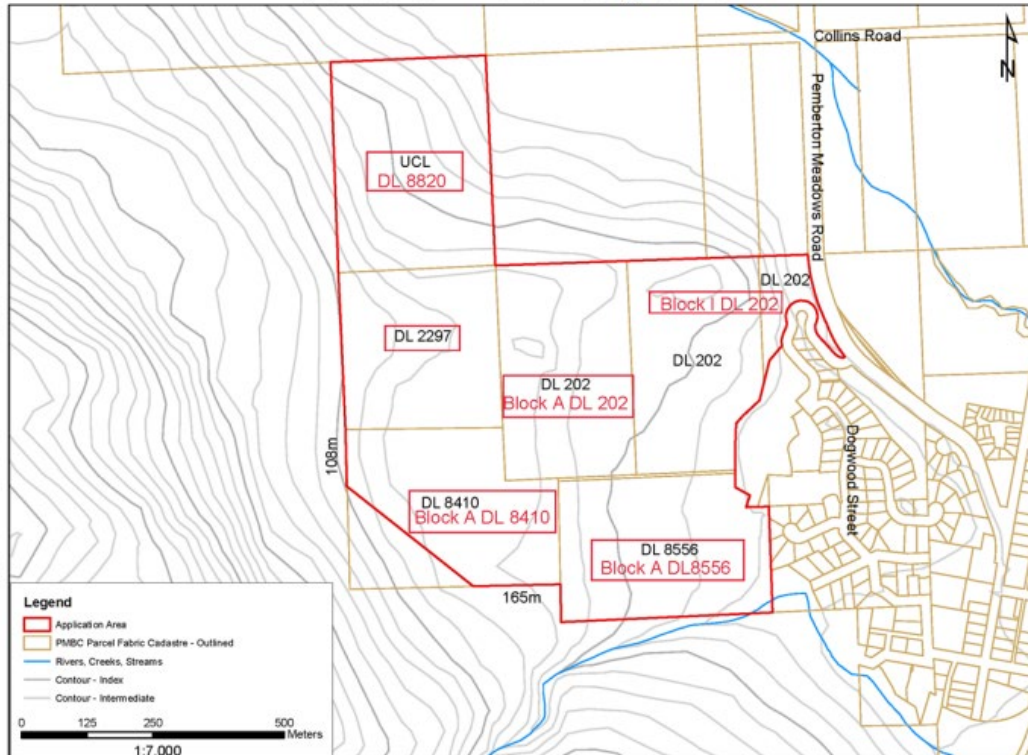
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\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services



## Pemberton Bench Lands, Pemberton

Pemberton - Parcel Designations



**SALE BENEFITS:** The property is surplus to the current needs of the Ministry of Forests and will not be required for any future purpose. Development of the property will facilitate construction of approximately 450 residential units over the next 25 years. This will include a mix of single family, duplex, townhomes, and apartments in the community.

**BID PROCESS:** Direct sale - Offer to Purchase with Lil'Wat First Nation

### SALES DATA

**Civic address:** Pemberton (no civic address)

**PID:** No PID (PIN 90157275, 90157274, 90157315, 5747511, 6820710, 90157314)

**Sale price:** \$1,350,916.00

**Date of sale:** September 10, 2021

**Appraised value:** \$3,000,000 (July 4, 2018)

**Purchaser:** Lil'Wat Capital Assets Inc.

\* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services



## 11580 and 11598 134<sup>th</sup> Street, Surrey



**SALE BENEFITS:** Sale of the surplus property will support industrial use and development in the community.

**BID PROCESS:** Settlement for a compensation action under the *Expropriation Act*

**SALES DATA**

**Civic address:** 11580 and 11598 134<sup>th</sup> Street, Surrey

**PID:** 029-171-610 and 029-171-628

**Sale price:** \$4,720,000.00

**Date of sale:** August 25, 2021

**Appraised value:** \$3,672,000.00 and \$3,317,000.00

**Purchaser:** Tristar Holdings Ltd.

\* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services





## 580 Doyle Avenue, Kelowna



**SALE BENEFITS:** The School District agreed to sell the property to the University of British Columbia Okanagan (UBCO) for \$5.3 million. With the proceeds from the disposal, the School District intends to renovate an existing facility to provide the service currently provided at 580 Doyle Ave. While the renovations are underway the existing facility will be leased back to the School District until the renovations are completed. There is also a covenant on site, placed by the City of Kelowna, that restricts use of the property to be used for school purposes. The site is adjacent to the current UBCO campus under construction in downtown Kelowna.

**BID PROCESS:** Direct sale to UBCO

**SALES DATA**

**Civic address:** 580 Doyle Avenue, Kelowna

**PID:** 007-328-630

**Sale price:** \$5,350,000.00

**Date of sale:** December 20, 2022

**Appraised value:** \$4,292,000 (BC Assessment as of July 1, 2022)

**Purchaser:** 1390979 B.C. Ltd. (UBCO)

\* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services



## 5325 Kincaid Street, Burnaby (SD41)



**SALE BENEFITS:** Current administration office is aging, and a new office is required. The school district intends to sell the existing school board office site to supplement the disposal revenues with local capital reserves and potentially other sources of funding. The key source of funding for this project is the disposal of the existing administrative office property. The new administration offices are planned to be constructed in partnership with the City of Burnaby in a joint facility which will be located within the City Hall Complex. The proposed project will result in a number of benefits to the school district, community and taxpayers and demonstrate a commitment by different levels of government working together, sharing facilities and services, reducing costs and improving accessibility of community services.

**BID PROCESS:** Direct sale to City of Burnaby

### **SALES DATA**

**Civic address:** 5325 Kincaid Street, Burnaby

**PID:** 009-239-383, 009-239-421, and 009-239-464

**Sale price:** \$16,400,000.00

**Date of sale:** March 3, 2022

**Appraised value:** \$11,509,000.00 (April 28, 2020)

**Purchaser:** City of Burnaby

\* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services





## Mount St. Francis Lands, Nelson



**SALE BENEFITS:** The sale of the property will support the development of health services at the site including 75 long-term care beds and community care services.

**BID PROCESS:** Direct sale to CBT.

### **SALES DATA**

**Civic address:** 902 Eleventh Street, Nelson

**PID:** 031-609-805

**Sale price:** \$2,100,000.00

**Date of sale:** May 3, 2022

**Appraised value:** \$2,176,000.00 (as of July 1, 2020)

**Purchaser:** Mount St. Francis (CBT) Enterprises Ltd.

\* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services



## Former Campus, North Island College, Campbell River



**SALE BENEFITS:** The property was vacant and surplus to North Island College (NIC) operational needs. Funds from the sale will support NIC capital and programming requirements.

**BID PROCESS:** Market transaction

**SALES DATA**

**Civic address:** 2780 Vigar Road, Campbell River

**PID:** 001-243-900

**Sale price:** \$2,700,000.00

**Date of sale:** June 10, 2021

**Appraised value:** \$1,939,000.00 (BC Assessment, 2021)

**Purchaser:** Schwigg Holdings Ltd.

\* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services





## Woodfibre LNG Filled Foreshore, Squamish



**SALE BENEFITS:** Benefits of the sale include greater certainty for Woodfibre LNG's current and future planned land use and will lower the overall risk for development of the proposed LNG Facility. The WLNG project represents a significant economic opportunity for the South Coast Region, Squamish Municipality, Squamish First Nations, and the province.

**BID PROCESS:** Direct sale - Offer to purchase

**SALES DATA**

**Civic address:** Squamish (no civic address)

**PID:** 015-791-459

**Sale price:** \$1,938,429.90

**Date of sale:** August 12, 2022

**Appraised value:** \$13,396,000.00 (Assessed value November 29, 2022)

**Purchaser:** Woodfibre LNG

\* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

\*\* Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services

11580 & 11598-134<sup>th</sup> Street, Surrey  
 Sale Price: \$4,720,000.00  
 Sold to Tristar Holdings Ltd.  
 Light industrial zoning  
 Commercial Businesses on site  
 No known development plans

11580-134 Street, Surrey  
 \$88,485 will be potentially generated as leasing income.  
 \$27,000 is subtracted on account of prior annual leasing expenses (which do not add a new expense).  
 \$1139 is added for expected repairs.  
**Overall, annual net expense is therefore \$62,624**

11598-134 Street, Surrey  
 - \$62,731 will be generated as a new leasing expense  
 - \$1,550 will be spent on annual repairs.  
 - \$20,000 prior leasing should be subtracted  
**In total, \$43,633 of new annual expense is generated.**

Note: Plus \$4,720,000 of revenue were received by the owner after sale of these two properties

ANNUAL IMPACTS related to 11580 - 134 Street, Surrey										
REGION: Greater Vancouver	Strathcona			11			REST OF BRITISH COLUMBIA			TOTAL IMPACTS, BC
	Direct	Indirect	Induced	REGIONAL TOTAL	Direct***	Indirect	Induced	REST OF BC TOTAL		
<b>Business Spending*</b>	\$62,624	\$22,087	\$17,869	\$102,581	\$0	\$4,250	\$3,008	\$7,259	\$109,839	
International Imports	\$0	\$1,169	\$2,988	\$4,157	\$0	\$288	\$502	\$790	\$4,947	
Interprovincial Imports	\$4,634	\$2,029	\$1,708	\$8,371	\$0	\$249	\$287	\$536	\$8,907	
Forward Business Taxes	\$562	\$0	\$547	\$1,109	\$0	\$0	\$0	\$0	\$1,109	
Domestic Output**	\$56,988	\$18,890	\$12,627	\$88,505	\$0	\$3,713	\$2,219	\$5,932	\$94,437	
GDP at Basic Prices	\$35,230	\$10,879	\$8,448	\$54,558	\$0	\$1,942	\$1,371	\$3,313	\$57,871	
Real GDP at Basic Prices (\$2012)	\$30,692	\$9,867	\$7,407	\$47,966	\$0	\$1,581	\$1,202	\$2,783	\$49,749	
Material Inputs	\$29,624	\$7,983	\$4,700	\$42,307	\$0	\$1,582	\$752	\$2,334	\$44,641	
Labour Income	\$26,749	\$6,495	\$3,811	\$37,055	\$0	\$1,390	\$1,038	\$2,428	\$39,483	
Wages and Salaries	\$6,623	\$4,716	\$2,459	\$13,798	\$0	\$913	\$499	\$1,412	\$16,211	
Mixed Income	\$20,126	\$1,779	\$1,352	\$23,257	\$0	\$477	\$539	\$1,016	\$24,273	
Employment (jobs/contributors)	3863	833	438	5134	\$0	103	50	153	5317	
Employment (FTEs)	0.3	0.1	0.1	0.5	0.0	0.0	0.0	0.0	0.5	
Total Taxes	\$11,570	\$2,280	\$2,463	\$16,322	\$0	\$406	\$357	\$763	\$17,085	
Total Federal Taxes	\$4,707	\$2,166	\$1,241	\$7,915	\$0	\$208	\$124	\$332	\$13,377	
Total Indirect Taxes	\$1,070	\$59	\$637	\$1,766	\$0	\$16	\$57	\$73	\$1,896	
Fed Trading Profits Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fed Gasoline Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fed Excise Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fed Excise Duties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fed Air Transport Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fed Air Transport Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fed Import Duties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
GST	\$91	\$47	\$280	\$418	\$0	\$8	\$47	\$165	\$511	
Indirect Taxes on Production	\$1,070	\$59	\$637	\$1,766	\$0	\$16	\$57	\$73	\$1,896	
Personal Income Taxes	\$2,111	\$664	\$320	\$3,095	\$0	\$380	\$56	\$436	\$3,661	
Corp. Income Taxes	\$1,127	\$418	\$544	\$2,089	\$0	\$61	\$47	\$108	\$2,205	
Total Provincial Taxes	\$3,747	\$913	\$954	\$5,614	\$0	\$159	\$140	\$298	\$5,912	
Total Indirect Taxes	\$2,135	\$386	\$551	\$3,072	\$0	\$64	\$93	\$157	\$3,299	
Pave Environmental Tax	\$178	\$0	\$0	\$178	\$0	\$0	\$0	\$0	\$178	
Pave Trading Profits Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pave Gas Tax	\$119	\$0	\$0	\$119	\$0	\$0	\$0	\$0	\$119	
Pave Land Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pave Other Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
PST	\$220	\$112	\$233	\$565	\$0	\$20	\$18	\$38	\$607	
Aboriginal Trading Profits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Indirect Taxes on Production	\$1,514	\$104	\$181	\$1,800	\$0	\$100	\$58	\$158	\$1,958	
Royalties/Prov. Resource Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Personal Income Taxes	\$2,993	\$292	\$170	\$3,455	\$0	\$151	\$22	\$173	\$3,650	
Corp. Income Taxes	\$600	\$296	\$272	\$1,168	\$0	\$48	\$25	\$73	\$1,291	
Total Municipal/RD Taxes	\$3,116	\$210	\$368	\$3,694	\$0	\$40	\$63	\$103	\$3,797	
Municipal Land Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Municipal Sales Tax***	\$316	\$0	\$11	\$327	\$0	\$1	\$1	\$2	\$330	
Property Business & Other Misc. Taxes	\$1,800	\$210	\$257	\$2,267	\$0	\$39	\$62	\$101	\$2,368	

ANNUAL IMPACTS related to 11598 - 134 Street, Surrey									
REGION: GREATER VANCOUVER	REST OF BRITISH COLUMBIA			REST OF BRITISH COLUMBIA			TOTAL IMPACTS, BC		
	Direct	Indirect	Induced	REGIONAL TOTAL	Direct***	Indirect		Induced	
<b>Business Spending*</b>	\$43,633	\$15,123	\$12,236	\$71,012	\$0	\$2,912	\$2,061	\$4,973	\$75,985
International Imports	\$0	\$800	\$2,046	\$2,846	\$0	\$197	\$344	\$541	\$3,387
Interprovincial Imports	\$1,173	\$1,400	\$1,770	\$4,343	\$0	\$390	\$276	\$666	\$5,009
Forward Business Taxes	\$0	\$0	\$274	\$274	\$0	\$0	\$0	\$0	\$274
Domestic Output**	\$38,930	\$12,913	\$8,646	\$60,489	\$0	\$2,414	\$1,457	\$3,871	\$64,360
GDP at Basic Prices	\$24,125	\$7,449	\$5,785	\$37,359	\$0	\$1,330	\$840	\$2,170	\$39,529
Real GDP at Basic Prices (\$2012)	\$21,017	\$6,070	\$5,072	\$32,159	\$0	\$1,084	\$624	\$1,708	\$33,861
Material Inputs	\$14,805	\$5,464	\$2,661	\$22,930	\$0	\$1,084	\$518	\$1,602	\$24,532
Labour Income	\$14,899	\$2,445	\$2,009	\$19,353	\$0	\$633	\$608	\$1,241	\$20,594
Wages and Salaries	\$4,336	\$3,229	\$1,683	\$9,248	\$0	\$428	\$342	\$770	\$10,018
Mixed Income	\$9,700	\$892	\$326	\$10,918	\$0	\$205	\$266	\$471	\$11,389
Employment (jobs/contributors)	2088	586	338	3012	\$0	271	141	412	3423
Employment (FTEs)	0.2	0.1	0.0	0.3	0.0	0.0	0.0	0.0	0.3
Total Taxes	\$7,923	\$1,567	\$1,687	\$11,177	\$0	\$278	\$244	\$523	\$11,699
Total Federal Taxes	\$3,223	\$799	\$762	\$4,784	\$0	\$242	\$106	\$348	\$5,132
Total Indirect Taxes	\$2,703	\$55	\$213	\$3,471	\$0	\$11	\$59	\$70	\$3,551
Fed Trading Profits Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fed Gasoline Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fed Excise Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fed Excise Duties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fed Air Transport Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fed Air Transport Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fed Import Duties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GST	\$241	\$23	\$132	\$396	\$0	\$6	\$12	\$28	\$426
Indirect Taxes on Production	\$2,703	\$55	\$213	\$3,471	\$0	\$11	\$59	\$70	\$3,551
Personal Income Taxes	\$1,719	\$455	\$279	\$2,453	\$0	\$89	\$139	\$238	\$2,691
Corp. Income Taxes	\$777	\$286	\$332	\$1,395	\$0	\$42	\$20	\$62	\$1,457
Total Provincial Taxes	\$2,566	\$625	\$653	\$3,844	\$0	\$109	\$98	\$204	\$4,047
Total Indirect Taxes	\$1,462	\$344	\$377	\$2,183	\$0	\$47	\$63	\$110	\$2,300
Pave Environmental Tax	\$131	\$0	\$0	\$131	\$0	\$0	\$0	\$0	\$131
Pave Trading Profits Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pave Gas Tax	\$119	\$0	\$0	\$119	\$0	\$0	\$0	\$0	\$119
Pave Land Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pave Other Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PST	\$220	\$112	\$233	\$565	\$0	\$20	\$18	\$38	\$607
Aboriginal Trading Profits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Indirect Taxes on Production	\$1,070	\$59	\$637	\$1,766	\$0	\$16	\$57	\$73	\$1,896
Royalties/Prov. Resource Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Personal Income Taxes	\$2,993	\$292	\$170	\$3,455	\$0	\$151	\$22	\$173	\$3,650
Corp. Income Taxes	\$600	\$296	\$272	\$1,168	\$0	\$48	\$25	\$73	\$1,291
Total Municipal/RD Taxes	\$2,134	\$444	\$252	\$2,830	\$0	\$27	\$41	\$68	\$2,925
Municipal Land Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Municipal Sales Tax***	\$213	\$0	\$11	\$224	\$0	\$1	\$1	\$2	\$226
Property Business & Other Misc. Taxes	\$1,921	\$444	\$241	\$2,606	\$0	\$26	\$40	\$66	\$2,672

Direct Impact: The impact of a spending on the consumption of the directly associated inputs. For example, spending allocated for residential building increases demand for construction materials, labor and other direct inputs.  
 Indirect Impact: Indirect impacts are the results of business-to-business transactions indirectly caused by the direct impacts. Businesses initially benefiting from the direct impacts will subsequently increase spending at other local businesses.  
 Induced Impact: Induced impacts are the results of increased personal income caused by the direct and indirect impacts.



**580 Doyle Avenue, Kelowna**  
 Sold for \$5,350,000 (N)  
 Sold to UBCO Downtown  
 Proceeds from sale used to fund renovations at the Hollywood Road Education Services centre  
 To become part of UBCO's 43-storey downtown campus  
 Project will include teaching space, rental housing, leased office space and a range of amenities  
 473 rental studio/one bedroom/two bedroom units each will have a full kitchen and bathroom  
 Project includes an open concept atrium, art gallery and public engagement suite  
 The building will have a solar wall  
 Building will have LEED Gold Certification and Step 3 of the BC Energy Step Code  
[Project website: UBCO Downtown Kelowna Project | News | UBC Properties Trust](#)

- All proceeds from \$5,350,000 to be used for renovation of the new site (one-time economic benefit)
- About 98,000 in annual rental fees will be paid to UBC for renting the old property until the renovation is complete (annual benefits for 2+ years...)
- Overall, \$5,448,000 of new spending is generated on account of this property sale.

The overall economic impact related to this sale is in the table below.

BUSINESS SPENDING IMPACTS	Region			11				REST OF BRITISH COLUMBIA				REST OF CANADA			
	Direct	Indirect	Induced	REGIONAL TOTAL	Direct**	Indirect	Induced	REST OF BC TOTAL	TOTAL IMPACTS, BC	Direct Impacts (Rest of Canada)	Indirect Impacts (Rest of Canada)	Induced Impacts (Rest of Canada)	Total Impacts (Rest of Canada)		
<b>Business Spending*</b>	<b>\$5,448,000</b>	<b>\$589,640</b>	<b>\$585,084</b>	<b>\$6,622,724</b>	<b>\$0</b>	<b>\$1,247,218</b>	<b>\$590,654</b>	<b>\$1,837,872</b>	<b>\$8,460,606</b>						
International Imports	202,202	446,628	222,800	871,630	0	161,108	78,221	239,329	1,111,959						
Interprovincial Imports	202,202	204,000	202,000	608,202	0	161,108	78,221	239,329	1,111,959						
Revised Business Taxes	0	0	0	0	0	0	0	0	0						
Domestic Output**	\$1,725,518	\$478,504	\$413,304	\$2,617,326	\$0	\$1,000,111	\$417,591	\$1,417,702	\$6,025,618	\$1,120,428	\$229,457	\$153,173	\$1,503,058		
GDP at Basic Prices	\$1,980,158	\$277,154	\$200,476	\$2,457,788	\$0	\$916,652	\$252,484	\$1,169,136	\$5,327,086	\$1,077,169	\$219,457	\$153,173	\$1,449,800		
Real GDP at Basic Prices (\$2012)	\$1,725,518	\$206,631	\$158,879	\$2,091,028	\$0	\$811,909	\$224,377	\$1,036,286	\$4,856,109	\$961,119	\$199,457	\$148,643	\$1,309,219		
Material Inputs	\$1,726,359	\$221,778	\$113,128	\$2,061,265	\$0	\$483,659	\$165,108	\$648,767	\$2,718,532	\$523,065	\$118,614	\$73,985	\$715,664		
Labour Income	\$1,786,426	\$125,149	\$71,299	\$1,982,874	\$0	\$293,680	\$158,876	\$452,556	\$1,936,730	\$302,668	\$60,543	\$40,174	\$383,385		
Wages and Salaries	\$885,579	\$82,706	\$51,844	\$1,019,129	\$0	\$126,640	\$68,577	\$195,217	\$851,816	\$136,141	\$26,960	\$18,460	\$181,561		
Mixed Income	\$900,847	\$42,443	\$19,455	\$962,745	\$0	\$167,040	\$90,299	\$257,339	\$1,084,914	\$166,527	\$33,583	\$21,714	\$201,824		
Employer Social Contributions	\$90,847	\$42,443	\$19,455	\$152,745	\$0	\$26,040	\$13,722	\$39,762	\$156,914	\$26,527	\$12,583	\$6,714	\$45,824		
Employment (FTE)	21.0	2.5	1.5	25.0	0.0	4.3	2.3	6.6	32.6	4.0	0.9	0.7	5.6		
Employment (FTE)	18.6	2.0	1.4	22.1	0.0	3.6	1.7	5.4	27.5	3.5	0.8	0.6	4.9		
Total Taxes	\$658,973	\$50,852	\$82,157	\$791,982	\$0	\$104,237	\$73,452	\$177,689	\$969,671	\$44,006	\$5,629	\$10,606	\$60,241		
Total Federal Taxes	\$272,961	\$25,899	\$38,290	\$337,149	\$0	\$53,427	\$32,723	\$86,149	\$423,298						
Total Provincial Taxes	\$42,000	\$1,000	\$1,000	\$44,000	\$0	\$4,000	\$4,000	\$8,000	\$50,000						
Total Municipal Taxes	\$344,912	\$24,853	\$42,867	\$412,632	\$0	\$46,810	\$36,729	\$83,540	\$479,671						
Indirect Taxes on Production	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Indirect Taxes on Consumption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Personal Income Taxes	\$140,296	\$10,877	\$6,091	\$157,264	\$0	\$20,599	\$8,607	\$29,206	\$186,470						
Corp. Income Taxes	\$20,697	\$1,641	\$1,000	\$23,338	\$0	\$3,000	\$1,800	\$4,800	\$29,138						
Total Provincial Taxes	\$244,289	\$20,809	\$11,891	\$276,989	\$0	\$24,599	\$10,407	\$35,006	\$215,608						
Total Indirect Taxes	\$244,289	\$20,809	\$11,891	\$276,989	\$0	\$24,599	\$10,407	\$35,006	\$215,608						
Indirect Taxes on Production	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Indirect Taxes on Consumption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Personal Income Taxes	\$140,296	\$10,877	\$6,091	\$157,264	\$0	\$20,599	\$8,607	\$29,206	\$186,470						
Corp. Income Taxes	\$20,697	\$1,641	\$1,000	\$23,338	\$0	\$3,000	\$1,800	\$4,800	\$29,138						
Total Municipal Taxes	\$344,912	\$24,853	\$42,867	\$412,632	\$0	\$46,810	\$36,729	\$83,540	\$479,671						
Indirect Taxes on Production	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Indirect Taxes on Consumption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Personal Income Taxes	\$140,296	\$10,877	\$6,091	\$157,264	\$0	\$20,599	\$8,607	\$29,206	\$186,470						
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Total Municipal Taxes	\$344,912	\$24,853	\$42,867	\$412,632	\$0	\$46,810	\$36,729	\$83,540	\$479,671						
Indirect Taxes on Production	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Indirect Taxes on Consumption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						

Direct Impact: The impact of a spending on the consumption of the directly associated inputs. For example, spending allocated for residential building increases demand for construction materials, labor and other direct inputs.  
 Indirect Impact: Indirect impacts are the results of business-to-business transactions indirectly caused by the direct impacts. Businesses initially benefiting from the direct impacts will subsequently increase spending at other local businesses.  
 Induced Impact: Induced impacts are the results of increased personal income caused by the direct and indirect impacts.

5255 Hines Road, Burnaby

Salpence: 516-400(0)00

Bought by City of Burnaby

No development plans available

Buildings on site have been demolished.

Potentially being developed into 18 single family lots by Cellars

Summary:

The sale of the old Education Board building is followed by two new constructions:

- 1 18 unit residential single-family homes (benefits in the first output table)
- 2 New Education Board office building (see table 2)

Benefits if planned residential construction takes place:

	REGION: Greater Vancouver			REST OF BRITISH COLUMBIA			TOTAL		
	Direct	Indirect	Induced	Regional Total	Direct**	Indirect		Induced	
<b>Investment Spending*</b>	\$27,824,878	\$11,690,610	\$6,987,186	\$46,412,674	\$67,817	\$3,229,410	\$1,419,131	\$5,242,427	\$51,731,101
International Imports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
International Exports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Output**	\$27,824,878	\$11,690,610	\$6,987,186	\$46,412,674	\$67,817	\$3,229,410	\$1,419,131	\$5,242,427	\$51,731,101
Real GDP at Basic Prices (\$2012)	\$18,117,600	\$8,395,618	\$5,052,100	\$31,565,318	\$46,417	\$2,310,651	\$966,577	\$3,307,230	\$35,189,566
Labour Income	\$18,117,600	\$8,395,618	\$5,052,100	\$31,565,318	\$46,417	\$2,310,651	\$966,577	\$3,307,230	\$35,189,566
Employment (jobs)	116,042	47,136	26,252	189,431	2,723	11,570	6,785	20,078	209,529
Employment (FTEs)	102,158	39,604	20,141	161,863	2,261	9,755	4,430	16,451	178,355
<b>Total Taxes</b>	\$5,811,960	\$1,071,618	\$1,044,482	\$7,928,060	\$281,250	\$184,211	\$227,466	\$5,481,115	\$13,693,835
Total Federal Taxes	\$2,480,804	\$448,700	\$457,212	\$3,386,716	\$44,776	\$136,964	\$80,881	\$262,621	\$3,729,161
Total Provincial Taxes	\$1,936,217	\$448,900	\$488,177	\$2,873,294	\$233,333	\$147,247	\$146,585	\$519,165	\$3,539,787
Total Municipal Taxes	\$1,394,939	\$174,018	\$109,103	\$1,678,060	\$103,141	\$0	\$0	\$1,781,339	\$3,488,400
Personal Income Taxes	\$2,062,618	\$468,189	\$447,280	\$2,978,087	\$281,250	\$184,211	\$227,466	\$5,481,115	\$13,693,835
Corp. Income Taxes	\$297,520	\$155,632	\$178,028	\$631,180	\$14,000	\$0	\$0	\$14,000	\$645,180
Total Provincial Taxes	\$2,480,804	\$448,700	\$457,212	\$3,386,716	\$44,776	\$136,964	\$80,881	\$262,621	\$3,729,161
Total Municipal Taxes	\$1,394,939	\$174,018	\$109,103	\$1,678,060	\$103,141	\$0	\$0	\$1,781,339	\$3,488,400
Personal Income Taxes	\$2,062,618	\$468,189	\$447,280	\$2,978,087	\$281,250	\$184,211	\$227,466	\$5,481,115	\$13,693,835
Corp. Income Taxes	\$297,520	\$155,632	\$178,028	\$631,180	\$14,000	\$0	\$0	\$14,000	\$645,180
Total Municipal/Provincial Taxes	\$3,875,743	\$622,718	\$566,315	\$4,664,776	\$147,917	\$136,964	\$80,881	\$276,741	\$4,941,717
Municipal Land Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Municipal Income Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Provincial Income & Other Taxes	\$1,394,939	\$174,018	\$109,103	\$1,678,060	\$103,141	\$0	\$0	\$1,781,339	\$3,488,400

Direct Impact: The impact of a spending on the consumption of the directly associated inputs. For example, spending allocated for residential building increases demand for construction materials, labor and other direct inputs.  
 Indirect Impact: Indirect impacts are the results of business-to-business transactions indirectly caused by the direct impacts. Businesses initially benefiting from the direct impact will subsequently increase spending at other local businesses.  
 Induced Impact: Induced impacts are the results of increased personal income caused by the direct and indirect impacts.

Benefits, when money received from the sale is spent on new office building for Education Board:

	REGION: Greater Vancouver			REST OF BRITISH COLUMBIA			TOTAL		
	Direct	Indirect	Induced	Regional Total	Direct**	Indirect		Induced	
<b>Investment Spending*</b>	\$16,346,566	\$6,409,199	\$4,399,045	\$27,154,811	\$53,434	\$1,634,153	\$812,072	\$1,299,681	\$29,048,567
International Imports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
International Exports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Output**	\$16,346,566	\$6,409,199	\$4,399,045	\$27,154,811	\$53,434	\$1,634,153	\$812,072	\$1,299,681	\$29,048,567
Real GDP at Basic Prices (\$2012)	\$10,206,827	\$5,311,601	\$3,292,200	\$18,810,628	\$53,434	\$2,821,811	\$1,396,066	\$4,271,611	\$23,082,239
Labour Income	\$10,206,827	\$5,311,601	\$3,292,200	\$18,810,628	\$53,434	\$2,821,811	\$1,396,066	\$4,271,611	\$23,082,239
Employment (jobs)	61,065	25,117	16,511	102,693	1,023	5,953	3,331	10,307	114,023
Employment (FTEs)	53,659	21,354	12,668	87,681	922	5,141	2,759	8,791	97,472
<b>Total Taxes</b>	\$3,480,816	\$593,720	\$648,801	\$4,723,337	\$146,411	\$146,411	\$146,411	\$439,233	\$5,162,570
Total Federal Taxes	\$972,087	\$171,405	\$189,840	\$1,333,332	\$146,411	\$146,411	\$146,411	\$439,233	\$1,772,543
Total Provincial Taxes	\$2,175,562	\$428,315	\$458,961	\$3,062,838	\$146,411	\$146,411	\$146,411	\$439,233	\$3,602,471
Total Municipal Taxes	\$1,332,767	\$194,000	\$160,000	\$1,686,767	\$146,411	\$146,411	\$146,411	\$439,233	\$3,322,401
Personal Income Taxes	\$2,706,817	\$529,263	\$509,136	\$3,745,216	\$146,411	\$146,411	\$146,411	\$439,233	\$4,184,449
Corp. Income Taxes	\$448,801	\$164,457	\$149,665	\$762,923	\$146,411	\$146,411	\$146,411	\$439,233	\$902,134
Total Provincial Taxes	\$2,175,562	\$428,315	\$458,961	\$3,062,838	\$146,411	\$146,411	\$146,411	\$439,233	\$3,602,471
Total Municipal Taxes	\$1,332,767	\$194,000	\$160,000	\$1,686,767	\$146,411	\$146,411	\$146,411	\$439,233	\$3,322,401
Personal Income Taxes	\$2,706,817	\$529,263	\$509,136	\$3,745,216	\$146,411	\$146,411	\$146,411	\$439,233	\$4,184,449
Corp. Income Taxes	\$448,801	\$164,457	\$149,665	\$762,923	\$146,411	\$146,411	\$146,411	\$439,233	\$902,134
Total Municipal/Provincial Taxes	\$3,508,529	\$622,315	\$618,966	\$4,749,810	\$292,822	\$292,822	\$292,822	\$878,466	\$5,628,271
Municipal Land Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Municipal Income Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Provincial Income & Other Taxes	\$1,332,767	\$194,000	\$160,000	\$1,686,767	\$146,411	\$146,411	\$146,411	\$439,233	\$3,322,401



**MOUNT ST. JAMES LEACH, NELSON**  
 Site plan: 12.00.000.00  
 Nelson Health Campus to be built  
 Existing buildings have been described  
 75 new publicly funded long-term care beds  
 Floor plans and building information for each building  
 Existing and future services  
 To be completed Sept 2024  
 Mount St. James  
 Office and clinical space for community health services  
 Construction cost estimated at over \$42,000,000.00  
**Estimated annual cost to run the facilities: 17,248,386.50**

**ASSUMPTIONS:**  
 The contract will generate three streams of economic benefits for the region and province:  
 1. Economic benefits associated with building facilities for long-term care and community care services from 2024 until 2050.  
 2. Economic benefits associated with leasing these facilities to Interior Health (annual benefit).  
 3. Economic benefits associated with operating these facilities to Interior Health (annual benefit).  
**Note: 10,000,000.00 value reserved for general maintenance**

Project location: Construction starts on 75 new long-term care beds in Nelson - Columbia Basin Trust Health Unit

**If the long-term care and community care services buildings are built**

CAPITAL INVESTMENT IMPACTS									
	Direct	Indirect	Induced	REGIONAL TOTAL	Direct**	Indirect	Induced	BEST OF SC	TOTAL IMPACTS \$C
<b>Investment Spending*</b>	25,182,292	24,832,224	14,942,211	65,056,727	26,477,021	13,742,293	24,861,277	65,180,591	130,237,118
Investment Expenditure	1,678,000	1,678,000	1,006,800	4,362,800	1,678,000	1,678,000	1,006,800	4,362,800	8,725,600
Investment Revenue	(1,678,000)	(1,678,000)	(1,006,800)	(4,362,800)	(1,678,000)	(1,678,000)	(1,006,800)	(4,362,800)	(8,725,600)
Net Investment	15,826,292	15,576,224	12,931,411	43,333,927	15,826,292	12,931,411	24,861,277	55,681,991	111,511,518
Net Investment at Risk (10%)	1,582,629	1,557,622	1,293,141	4,433,392	1,582,629	1,293,141	2,486,127	4,362,800	8,725,600
Labour Income	1,050,000	1,050,000	1,050,000	3,150,000	1,050,000	1,050,000	1,050,000	3,150,000	6,300,000
Material Income	1,000,000	1,000,000	1,000,000	3,000,000	1,000,000	1,000,000	1,000,000	3,000,000	6,000,000
Employment (total)	11,100	11,100	11,100	33,300	11,100	11,100	11,100	33,300	66,600
Employment (FTE)	2,220	2,220	2,220	6,660	2,220	2,220	2,220	6,660	13,320
Value Added	4,140,000	4,140,000	4,140,000	12,420,000	4,140,000	4,140,000	4,140,000	12,420,000	24,840,000
Regional Economic Impact	15,826,292	15,576,224	12,931,411	43,333,927	15,826,292	12,931,411	24,861,277	55,681,991	111,511,518

Direct Impact: The impact of a spending on the consumption of the directly associated inputs. For example, spending allocated for residential building increases demand for construction materials, labor and other direct inputs.  
 Indirect Impact: Indirect impacts are the result of business-to-business transactions induced caused by the direct impacts. Business inputs transferred from the direct impacts will subsequently increase spending at other local businesses.  
 Induced Impact: Induced impacts are the result of increased personal income caused by the direct and indirect impacts.

**Annual benefits to the economy associated with leasing the buildings by the Interior Health Authority (for 25 years)**

BUSINESS SPENDING IMPACTS									
	Direct	Indirect	Induced	REGIONAL TOTAL	Direct**	Indirect	Induced	BEST OF SC	TOTAL IMPACTS \$C
<b>Investment Spending*</b>	24,344,776	24,044,708	14,144,701	62,534,185	25,539,776	12,769,777	24,044,701	62,354,254	124,703,758
Investment Expenditure	1,678,000	1,678,000	1,006,800	4,362,800	1,678,000	1,678,000	1,006,800	4,362,800	8,725,600
Investment Revenue	(1,678,000)	(1,678,000)	(1,006,800)	(4,362,800)	(1,678,000)	(1,678,000)	(1,006,800)	(4,362,800)	(8,725,600)
Net Investment	15,998,776	15,698,708	12,131,101	43,836,585	15,998,776	12,131,101	24,044,701	53,187,574	106,352,558
Net Investment at Risk (10%)	1,599,878	1,569,871	1,213,110	4,383,658	1,599,878	1,213,110	2,404,470	4,362,800	8,725,600
Labour Income	1,050,000	1,050,000	1,050,000	3,150,000	1,050,000	1,050,000	1,050,000	3,150,000	6,300,000
Material Income	1,000,000	1,000,000	1,000,000	3,000,000	1,000,000	1,000,000	1,000,000	3,000,000	6,000,000
Employment (total)	11,100	11,100	11,100	33,300	11,100	11,100	11,100	33,300	66,600
Employment (FTE)	2,220	2,220	2,220	6,660	2,220	2,220	2,220	6,660	13,320
Value Added	4,140,000	4,140,000	4,140,000	12,420,000	4,140,000	4,140,000	4,140,000	12,420,000	24,840,000
Regional Economic Impact	15,998,776	15,698,708	12,131,101	43,836,585	15,998,776	12,131,101	24,044,701	53,187,574	106,352,558

**Annual benefits associated with running the facilities by Interior Health**

BUSINESS SPENDING IMPACTS									
	Direct	Indirect	Induced	REGIONAL TOTAL	Direct**	Indirect	Induced	BEST OF SC	TOTAL IMPACTS \$C
<b>Investment Spending*</b>	17,500,000	17,200,000	11,744,000	46,444,000	18,274,000	9,137,000	17,200,000	44,611,000	88,211,000
Investment Expenditure	1,678,000	1,678,000	1,006,800	4,362,800	1,678,000	1,678,000	1,006,800	4,362,800	8,725,600
Investment Revenue	(1,678,000)	(1,678,000)	(1,006,800)	(4,362,800)	(1,678,000)	(1,678,000)	(1,006,800)	(4,362,800)	(8,725,600)
Net Investment	14,144,000	13,844,000	9,730,400	37,718,400	14,928,000	6,381,000	15,186,400	35,886,400	70,760,800
Net Investment at Risk (10%)	1,414,400	1,384,400	973,040	3,771,840	1,492,800	638,100	1,518,640	3,588,640	7,076,080
Labour Income	1,050,000	1,050,000	1,050,000	3,150,000	1,050,000	1,050,000	1,050,000	3,150,000	6,300,000
Material Income	1,000,000	1,000,000	1,000,000	3,000,000	1,000,000	1,000,000	1,000,000	3,000,000	6,000,000
Employment (total)	11,100	11,100	11,100	33,300	11,100	11,100	11,100	33,300	66,600
Employment (FTE)	2,220	2,220	2,220	6,660	2,220	2,220	2,220	6,660	13,320
Value Added	4,140,000	4,140,000	4,140,000	12,420,000	4,140,000	4,140,000	4,140,000	12,420,000	24,840,000
Regional Economic Impact	14,144,000	13,844,000	9,730,400	37,718,400	14,928,000	6,381,000	15,186,400	35,886,400	70,760,800

Former Campus, 2780 Vigar Road, North Island College, Campbell River  
 Sale price: \$2,700,000.00  
 25,666 square feet building on 2.14 acres, fenced with storage.  
 Currently occupied by a Lenz Welding, Coastal Fasteners Ltd.

SUMMARY:	
New spending flows generated from three sources:	
1	Expected market rent for this property (annual)
2	Spending for maintenance and repair (annual)
3	Spending on property management (annual)
The total of three = \$227,979. Also, \$2,700,000 revenue received by the owner	

BUSINESS SPENDING IMPACTS									
	REGION: Strathcona				REST OF BRITISH COLUMBIA				TOTAL IMPACTS, BC
	Direct	Indirect	Induced	REGIONAL TOTAL	Direct	Indirect	Induced	REST OF BC TOTAL	
<b>Business Spending*</b>	<b>\$227,979</b>	<b>\$31,932</b>	<b>\$27,190</b>	<b>\$287,102</b>	<b>\$0</b>	<b>\$61,821</b>	<b>\$33,824</b>	<b>\$95,645</b>	<b>\$382,747</b>
International Imports	\$0	\$1,519	\$4,546	\$6,066	\$0	\$3,795	\$5,653	\$9,447	\$15,513
Interprovincial Imports	\$16,549	\$2,839	\$2,599	\$21,987	\$0	\$6,088	\$3,231	\$9,319	\$31,306
Forward Business Taxes	\$1,709	\$0	\$817	\$2,525	\$0	\$1,024	\$1,024	\$2,048	\$3,549
Domestic Output**	\$201,066	\$27,574	\$19,228	\$247,869	\$0	\$51,938	\$23,917	\$75,855	\$323,724
GDP at Basic Prices	\$123,891	\$16,331	\$14,227	\$154,449	\$0	\$29,186	\$14,479	\$43,665	\$198,114
Real GDP at Basic Prices (\$2012)	\$108,087	\$13,308	\$12,470	\$133,865	\$0	\$23,740	\$12,690	\$36,431	\$170,296
Material Inputs	\$77,176	\$11,243	\$5,001	\$93,420	\$0	\$22,752	\$9,438	\$32,190	\$125,610
Labour Income	\$60,135	\$7,983	\$3,545	\$71,663	\$0	\$15,462	\$9,211	\$24,673	\$96,336
Wages and Salaries	\$17,813	\$5,739	\$2,602	\$26,154	\$0	\$11,396	\$4,919	\$16,315	\$42,469
Mixed Income	\$40,006	\$1,592	\$624	\$42,222	\$0	\$2,775	\$3,695	\$6,470	\$48,692
Employers' social contributions	\$2,316	\$651	\$319	\$3,287	\$0	\$1,291	\$597	\$1,888	\$5,175
Employment (jobs)	1.2	0.2	0.1	1.5	0.0	0.2	0.1	0.4	1.9
Employment (FTEs)	1.0	0.1	0.1	1.2	0.0	0.2	0.1	0.3	1.5
<b>Total Taxes</b>	<b>\$39,621</b>	<b>\$3,453</b>	<b>\$3,810</b>	<b>\$46,884</b>	<b>\$0</b>	<b>\$5,809</b>	<b>\$4,189</b>	<b>\$9,998</b>	<b>\$56,882</b>
<b>Total Federal Taxes</b>	<b>\$16,043</b>	<b>\$1,744</b>	<b>\$1,778</b>	<b>\$19,564</b>	<b>\$0</b>	<b>\$2,937</b>	<b>\$1,866</b>	<b>\$4,803</b>	<b>\$24,367</b>
Total Indirect Taxes	\$3,827	\$121	\$513	\$4,461	\$0	\$235	\$637	\$873	\$5,334
Fed Trading Profits Tax	\$0	\$0	\$1	\$1	\$0	\$0	\$1	\$1	\$2
Fed Gasoline Tax	\$60	\$21	\$12	\$93	\$0	\$40	\$15	\$56	\$148
Fed Excise Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fed Excise Duties	\$27	\$4	\$13	\$44	\$0	\$7	\$17	\$24	\$68
Fed Air Transport Tax	\$16	\$3	\$7	\$26	\$0	\$6	\$9	\$15	\$41
Fed Import Duties	\$31	\$11	\$10	\$52	\$0	\$18	\$13	\$31	\$83
GST	\$2,861	\$59	\$426	\$3,347	\$0	\$118	\$530	\$648	\$3,994
Indirect Taxes on Production	\$831	\$24	\$43	\$898	\$0	\$45	\$53	\$98	\$996
Personal Income Taxes	\$5,968	\$668	\$318	\$6,953	\$0	\$1,491	\$518	\$2,009	\$8,962
Corp. Income Taxes	\$6,248	\$955	\$947	\$8,151	\$0	\$1,210	\$711	\$1,921	\$10,071
<b>Total Provincial Taxes</b>	<b>\$12,963</b>	<b>\$1,401</b>	<b>\$1,475</b>	<b>\$15,839</b>	<b>\$0</b>	<b>\$2,282</b>	<b>\$1,622</b>	<b>\$3,904</b>	<b>\$19,744</b>
Total Indirect Taxes	\$7,169	\$467	\$802	\$8,438	\$0	\$844	\$997	\$1,840	\$10,278
Prov Environmental Tax	\$609	\$0	\$0	\$609	\$0	\$0	\$0	\$0	\$609
Prov Trading Profits Tax	\$90	\$12	\$144	\$246	\$0	\$25	\$179	\$203	\$449
Prov Gas Tax	\$282	\$70	\$43	\$395	\$0	\$138	\$53	\$191	\$586
Prov Land Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prov Other Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PST	\$826	\$232	\$340	\$1,399	\$0	\$390	\$422	\$812	\$2,211
Aboriginal Trading Profits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Indirect Taxes on Production	\$5,361	\$152	\$275	\$5,789	\$0	\$292	\$342	\$634	\$6,423
Royalties/Prov. Resource Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Personal Income Taxes	\$2,347	\$265	\$129	\$2,741	\$0	\$586	\$206	\$793	\$3,533
Corp. Income Taxes	\$3,447	\$669	\$545	\$4,661	\$0	\$852	\$419	\$1,271	\$5,932
<b>#REF!</b>	<b>\$10,616</b>	<b>\$308</b>	<b>\$557</b>	<b>\$11,480</b>	<b>\$0</b>	<b>\$590</b>	<b>\$701</b>	<b>\$1,291</b>	<b>\$12,771</b>
Municipal Land Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Municipal Sales Tax****	\$49	\$7	\$15	\$71	\$0	\$15	\$26	\$41	\$112
Property, Business & Other Mun. Taxes	\$10,567	\$300	\$543	\$11,410	\$0	\$575	\$674	\$1,250	\$12,659

Direct Impact: The impact of a spending on the consumption of the directly associated inputs. For example, spending allocated for residential building increases demand for construction materials, labor and other direct inputs.  
 Indirect Impact: Indirect impacts are the results of business-to-business transactions indirectly caused by the direct impacts. Businesses initially benefiting from the direct impacts will subsequently increase spending at other local businesses.  
 Induced Impact: Induced impacts are the results of increased personal income caused by the direct and indirect impacts.







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Category	Item	Value	Unit
General	Area	100.00	Sq. Ft.
	Volume	1000.00	Cu. Ft.
	Perimeter	1000.00	Feet
	Length	1000.00	Feet
	Width	1000.00	Feet
	Height	1000.00	Feet
	Weight	1000.00	Lbs.
	Cost	1000.00	Dollars
	Material	1000.00	Yards
	Time	1000.00	Hours
Material	Concrete	1000.00	Cu. Yd.
	Rebar	1000.00	Lbs.
	Gravel	1000.00	Cu. Yd.
	Soil	1000.00	Cu. Yd.
	Water	1000.00	Gal.
	Electricity	1000.00	KWh
	Gas	1000.00	Cu. Ft.
	Labor	1000.00	Hours
	Equipment	1000.00	Hours
	Transportation	1000.00	Miles
Labor	Construction	1000.00	Hours
	Management	1000.00	Hours
	Inspection	1000.00	Hours
	Design	1000.00	Hours
	Permitting	1000.00	Hours
	Procurement	1000.00	Hours
	Construction	1000.00	Hours
	Management	1000.00	Hours
	Inspection	1000.00	Hours
	Design	1000.00	Hours

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