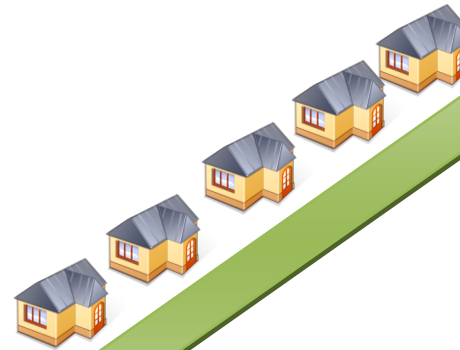
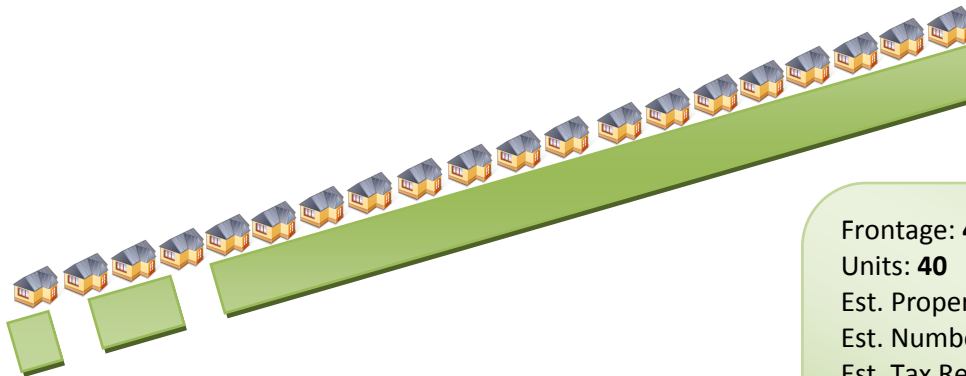




Frontage: **252'**
Units: **40**
Est. Property Value: **\$3,000,000**
Est. Number of Residents: **96**
Est. Tax Revenue(Incl. School taxes): **\$50,931**
Development fees: **\$26,623**
Revenue/ft frontage: **\$202**
Incremental Trans. Costs (Operations): **\$0**
Incremental Trans. Costs (Capital Amort.): **\$0**



Frontage: **5 x 50' (250')**
Units: **5**
Est. Property Value: **5 x \$250,000 (\$1,250,000)**
Est. Number of Residents: **12**
Est. Tax Revenue(Incl. School taxes): **\$21,221**
Development fees: **\$9,354**
Revenue/ft frontage: **\$84**
Incremental Trans. Costs (Operations): **\$0**
Incremental Trans. Costs (Capital Amort.): **\$0**



Frontage: **40 x 50' (2000')**
Units: **40**
Est. Property Value: **40 x \$350,000 (\$14,000,000)**
Est. Number of Residents: **96**
Est. Tax Revenue(Incl. School taxes): **\$237,680**
Development fees: **\$119,026**
Revenue/ft frontage: **\$119**
Incremental Trans. Costs (Operations): **\$18,360**
Incremental Trans. Costs (Capital Amort.): **\$7,720**

The Benefits of Urban Densification for Selkirk

Economic

- Infill development increases the tax revenue generated from existing infrastructure
- Increases land value
- No new infrastructure means less replacement costs into the future and less feet of roads and pipes to maintain in the mean time (lower cost per resident)
- Higher concentration of residents per unit of land downtown means more residents within walking distance of retail businesses (more customers for Selkirk businesses)
- New development replacing empty lots or dilapidated buildings encourages further investment by neighbouring property owners

Environmental

- Higher concentration of residents per unit of land downtown means more residents can leave their car at home and use active transportation (walking, biking, etc) for regular trips such as grocery shopping.
- Increasing the intensity of urban development reduces sprawl
- Multi-family units are inherently more energy and resource efficient than single family dwellings
- More residents living within 300m of a transit stop improves ridership, and reduces single-passenger vehicle trips

Social

- Higher concentration of residents downtown improves community vibrancy
- More people living downtown improves public safety
- More multi-family units improves the amount of affordable housing stock in the community and broadens the local housing market (more housing options in multiple price ranges)
- New development downtown encourages community pride and civic engagement