

TABLE 7 - Summary of Existing Employment Land Data Re-grouped to reflect Characteristics that affect Land Use Intensity

Indicators	Categories of Land Uses															Totals	Agricultural	
	Highway Commercial				Core Commercial					Industrial							ALR	Agricultural Des
	BC Assessed properties for employment uses	Designated but not used for employment	Highway Commercial - Comm/Business Ind Mix (Nelson)	Highway Commercial - Comm/Business Ind Mix (Oliver)	Potential Waterfront Core Commercial properties	BC Assessed Downtown Core Commercial properties	Downtown Secondary Core Commercial Expansion properties	New opportunity for Commercial/Business employment lands in a Residential Village (not assessed or designated)	New opportunity for Business Industrial adjacent to Waterfront Residential	New potential Industrial Commercial Mix in Waterfront area	Designated but not used for employment (North of Cherry)	Designated but not used for employment (South of Cherry)	BC Assessed Business Industrial properties	New opportunity for Waterfront Business Industrial	BC Assessed Resource Industrial properties			
No of Properties	93	114	2	16	193	139	164	19	7	24	16	20	74	4	34	919	69	164
Land Value	\$ 90,272,701	N/A	\$ 2,181,000	\$ 1,016,000	\$ 20,166,400	\$ 17,003,300	\$ 3,122,800	N/A	\$ 71,501	\$ 2,227,300	N/A	N/A	\$ 35,372,400	\$ 3,960,025	\$ 16,993,931	\$ 192,387,358	\$ 4,378,065	\$ 9,319,201
Improved Value	\$ 110,339,900	N/A	\$ -	\$ 1,212,900	\$ 16,853,700	\$ 30,357,500	\$ 2,022,100	N/A	\$ -	\$ 1,444,300	N/A	N/A	\$ 32,123,400	\$ 22,600	\$ 3,908,700	\$ 198,285,100	\$ 10,202,400	\$ 29,760,800
Total Value	\$ 199,308,601	N/A	\$ 2,181,000	\$ 2,228,900	\$ 36,912,100	\$ 46,632,800	\$ 5,144,900	N/A	\$ 71,501	\$ 3,671,600	N/A	N/A	\$ 62,032,000	\$ 3,982,625	\$ 19,965,631	\$ 382,131,658	\$ 14,580,465	\$ 39,080,001
Land Area (acres)	172	233	18	55	39	12	40	55	45	4	864	28	306	77	530	2,478.89	1,206.94	1,493.90
Land Area (sq ft)	7502116	10132139	794970	2393180	1700449	538349	1761508	2392225	1966066	153964	37642596	1216631	13344386	3375464	23066443	107,980,484	52,574,394	65,074,110
Improved Area (sq ft)	652810	N/A	0	38720	343988	487948	144651	N/A	0	34321	N/A	N/A	585706	0	120527	2,408,671		
Current FSR	0.09		-	0.02	0.20	0.91	0.08		-	0.22			0.04	-	0.01			
Employment (based on ratio)	2169	1 worker/301 sq ft	0	129	1143	1 worker/301 sq ft	481	N/A	1 worker/301 sq ft	1 worker/301 sq ft	1 worker/542 sq ft	N/A	1 worker/210 sq ft	1/210 sq ft	1 worker/542 sq ft	8,519	N/A	N/A
Aerial Photos Check Section																		
Outside Uses	4,286,108	858,777	-	298,136	459,011	284,993	132,522	-	-	79,036	-	336,009	3,450,654	-	762,095,772	772,281,018		
Footprint	680,108	23,140	-	49,220	283,569	453,030	144,361	-	-	34,321	1,380	107,868	884,984	-	68,992	2,730,973		
Available Land (sq ft)	2,689,490	9,190,097	794,970	1,402,023	701,283	200,330	1,570,684	2,392,225	1,966,066	40,607	37,638,313	738,030	8,133,594	2,289,078	19,612,864	89,359,651		
Available Land (acres)	61.74	210.98	18.25	32.19	16.10	4.60	36.06	54.92	45.13	0.93	864.06	16.94	186.72	52.55	450.25	2,051.42		

Scenarios - Impact of increasing land use Intensity on potential job estimates

Scenario	Highway Commercial	Core Commercial	Industrial	Totals	ALR	Agricultural Des									
Scenario 1 assume the use of 1/2 of the available land	1340	4580	396	699	1165	333	783	1192	34	527	5810	1635	18493	27643	-4335
status quo scenario															
Scenario 2 assume the use of 1/2 of the available land	4468	15266	1321	2329	2330	666	2609	3974	256	1054	11619	3270	49161	58311	26333
intensive land use scenario															
Scenario 3 assume the use of 1/2 of the available land when not specified	1340	4580	396	699	582	166	783	1987	128	615	6778	4905	22959	32109	131
total square feet required to meet job demand	403423	1378515	119246	210303	175321	50082	235603	598056	38491	129155	1423379	1030085			
total Commercial and Industrial square feet	3209040									2582619					
most realistic scenario															
Scenario 4 assume the use of 3/4 of the developable land	6701	22899	1981	3493	3495	998	3914	5961	512	1581	17429	4905	73869	83019	51041
most efficient use of land scenario															

NOTE 1: Available Land is the land remaining after land areas with improvements and encumbrances have been removed from the total land area on the property, leaving the estimated developable land area.

NOTE 2: Resource Industrial and Agricultural areas are not included in the improvement potential or job estimates given the large land area requirements and low improvement square footage.

NOTE 3: The encumbered lands have been removed from the gross land area.

NOTE 4: Commercial Use includes municipal uses and Cedar Valley Employment Lands - all other institutional uses are not included in the calculations

NOTE 5: Resource Industrial uses include forest and mineral related activities; Business Industrial uses include all other industrial uses listed in Census Canada

NOTE 6: Maps 2, 3 and 4 show the location of properties grouped into categories that reflect Employment Use Characteristics listed in Table 7

NOTE 7 - Scenario Calculations:

Scenario 1: includes 1/2 of all the Highway Commercial available land at .03 FSR; 1/2 of WF core and DT core at 1.0 FSR and Secondary core at 0.3 FSR; and 1/2 of the available land assessed Business Industrial by BC Assessment, lands designated industrial south of Cherry Avenue and the land identified as new opportunity for waterfront business industrial, all at 0.3 FSR.

Scenario 2: includes 1/2 of all the Highway Commercial available land at 1.0 FSR; 1/2 of WF core and DT core at 2.0 FSR and Secondary Core at 1.0 FSR; and 1/2 of the available land assessed Business Industrial by BC Assessment, lands designated industrial south of Cherry Avenue and the land identified as new opportunity for waterfront business industrial, all at 0.6 FSR.

Scenario 3: includes 1/2 of all the Highway Commercial available land at 0.3 FSR; 1/4 of WF core and DT core at 1.0 FSR to account for market absorption and land for high density residential at the core of Mission and Secondary core at 0.3 FSR; and 1/2 of the available land assessed Business Industrial by BC Assessment, lands designated industrial south of Cherry Avenue at 0.35 FSR and the land identified as new opportunity for business industrial

Scenario 4: includes 3/4 of all the Highway Commercial available land at 1.0 FSR; 3/4 of WF core and DT core at 2 FSR, and Secondary core and new village development at 1.0 FSR; and 3/4 of the available land assessed Business Industrial by BC Assessment, lands designated industrial south of Cherry Avenue and the land identified as new opportunity for waterfront business industrial, all at 0.6 FSR.

Source: Data base created from BC Assessment data, and District of Mission Official Community Plan Maps and GIS data - NOTE while there is guarded confidence in the data, much of the data was collected for other purposes and may have inaccuracies.

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