

BARRHAVEN TOWN CENTRE

FROM DREAM TO REALIZATION

JUNE 7, 2017

CAIVAN
COMMUNITIES



RICHCRAFT™
Group of Companies



THE LAST TEN YEARS

2007



2014



2017





South Nepean Town Centre Community Design Plan



Planning and Growth Management Department
Community Planning and Design Division
July 2006
Publication #03-14



SOUTH NEPEAN AREA 7 SECONDARY PLAN

SCHEDULE 1

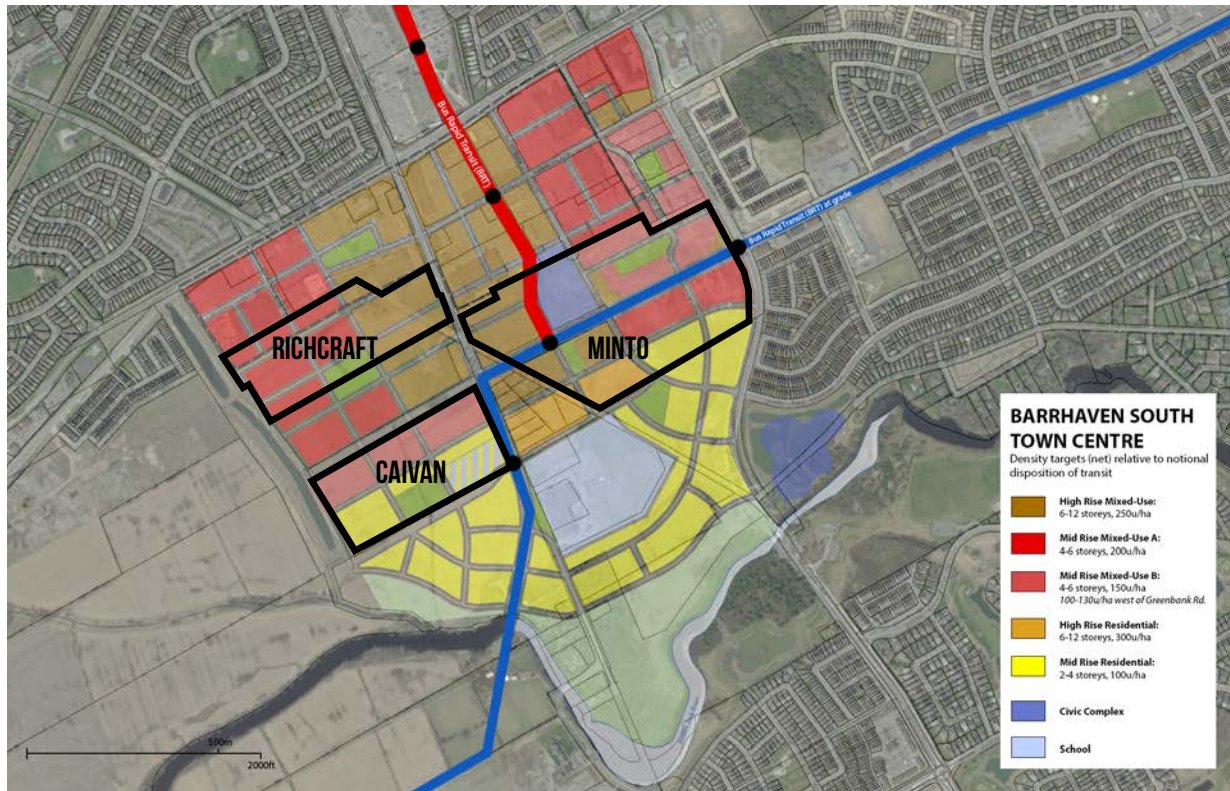


Table 2 – Dwelling Type Distribution

| Dwelling Type | # of Dwellings | % of Total Dwellings |
|--------------------|----------------|----------------------|
| Phase 2 | | |
| Street Townhouses | 1,000 | 14% |
| Stacked Townhouses | 750 | 10% |
| Apartments | 5,500 | 76% |
| Total | 7,250 | 100% |
| Phase 3 | | |
| Street Townhouses | 1,000 | 9% |
| Stacked Townhouses | 750 | 7% |
| Apartments | 9,300 | 84% |
| Total | 11,050 | 100% |

OVER 10,000 PLANNED CONDO UNITS

CONDO APARTMENT SUPPLY PERSPECTIVE

BTC VS. SELECT LRT INTENSIFICATION AREAS



**BARRHAVEN TOWN
CENTRE**



**SCOTT STREET CDP +
TUNNEY'S PASTURE
MASTER PLAN**



**BAYVIEW STATION CDP +
GLADSTONE STATION
CDP**



**ZIBI + RENDEZ-VOUS
LEBRETON +
ESCARPMENT AREA CDP**

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OVER 10,000 PLANNED CONDO UNITS



10,000 / 1000 UNITS A YEAR = 10 YEARS *

LRT INTENSIFICATION AREA

| | |
|----------------------|---------------------|
| TUNNEY'S PASTURE | 3,500 UNITS |
| BAYVIEW CDP | 1,500 UNITS |
| PRESTON CDP | 3,400 UNITS |
| ESCARPMENT CDP | 1,500 UNITS |
| ZIBI MASTER PLAN | 1,200 UNITS |
| RENDEZ-VOUS LEBRETON | 2,500 UNITS |
| PRESTON CARLING | 1,500 UNITS |
| TOTAL | 15,200 UNITS |

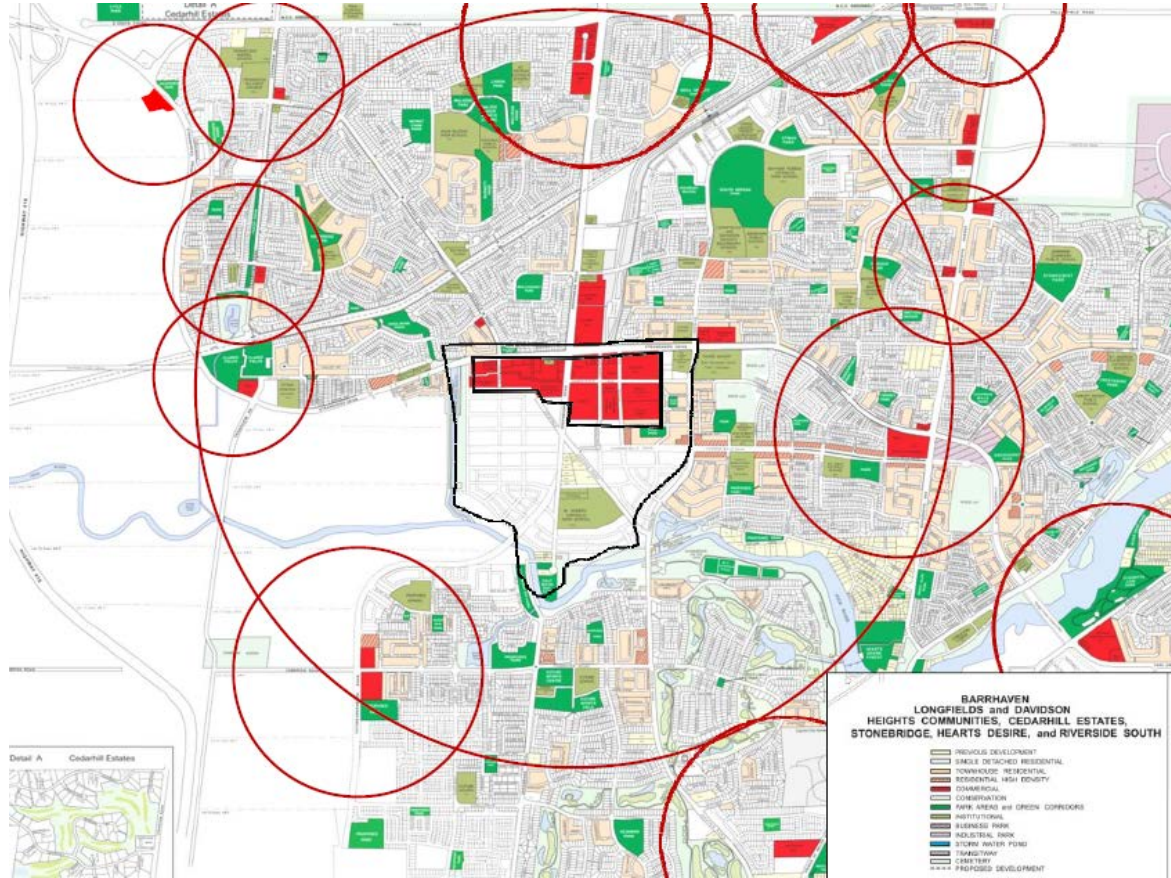
15,200 UNITS



15,000 / 1000 UNITS A YEAR = 15 YEARS *

*ASSUMES 100%
MARKET SHARE

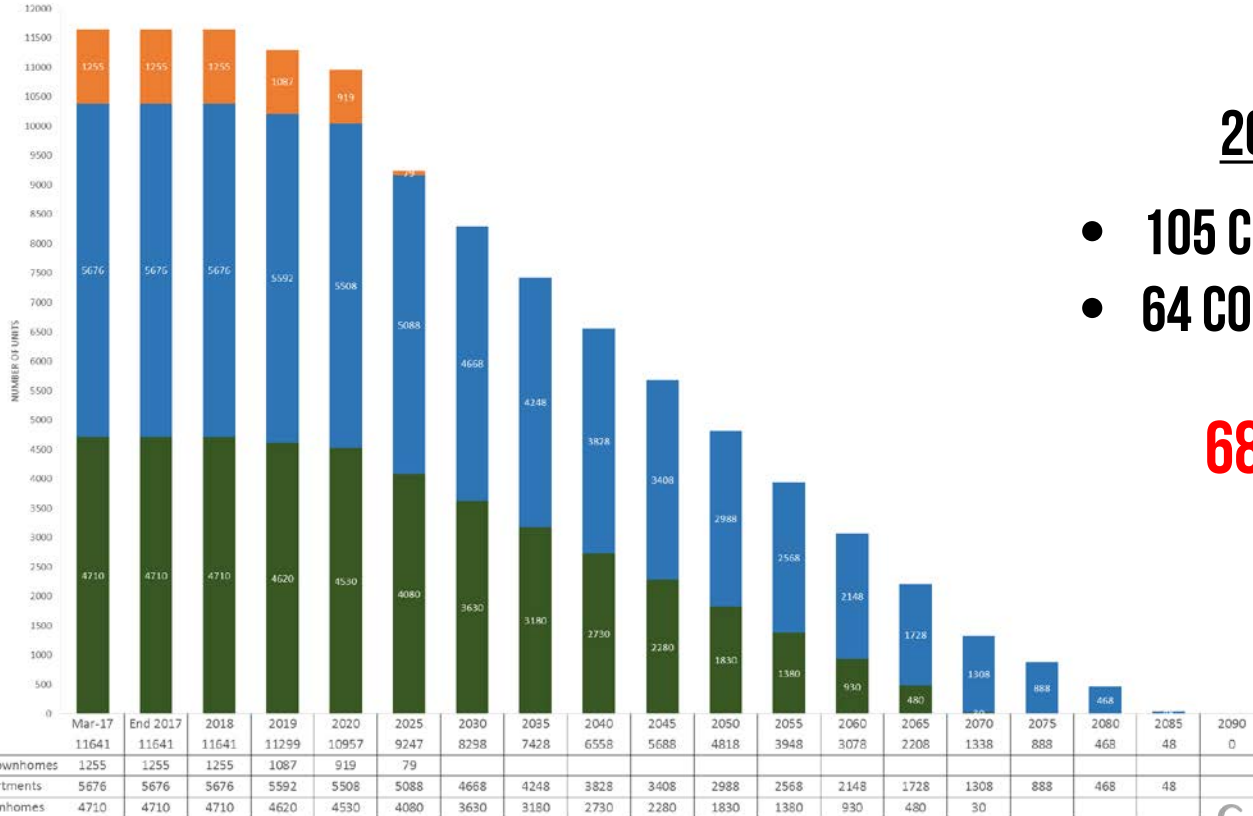
BARRHAVEN RETAIL CENTRES



**BTC IS THE EPICENTRE FOR
FULL-SERVICE RETAIL IN
BARRHAVEN**

BTC LAND SUPPLY BASED ON ACTUAL SALES

FORECASTED BARRHAVEN RESIDENTIAL LAND SUPPLY (Barrhaven Town Centre)



2016 SOUTH MARKET

- 105 CONDO TOWNS SOLD
- 64 CONDO APARTMENTS SOLD

68 YEAR SUPPLY!!

←-----goes up at 1 year intravels-----→

THE OBJECTIVE: AMENDMENT TO THE SECONDARY PLAN

- ALLOW FOR A DEVELOPMENT BUILT FORM THAT MAINTAINS AND CREATES A LOW-TO HIGH-RISE HUB TO FACILITATE A BARRHAVEN'S PLACE MAKING/CIVIC CENTRE
- WHILE AT THE SAME TIME, FACILITATE DEVELOPMENT THAT OFFERS DIVERSE PRODUCT TYPES SUITABLE TO MARKET IN THE SHORT-MID TERM
- INVESTMENT IN REQUIRED INFRASTRUCTURE, PARKS, TRANSIT AND DENSITY NODE THAT COULD SUPPORT JOB GROWTH



BUILT FORMS TO EXPLORE TO DELIVER DENSITY



OPPORTUNITIES FOR ADDITIONAL COMMUNITY-SERVING COMMERCIAL



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