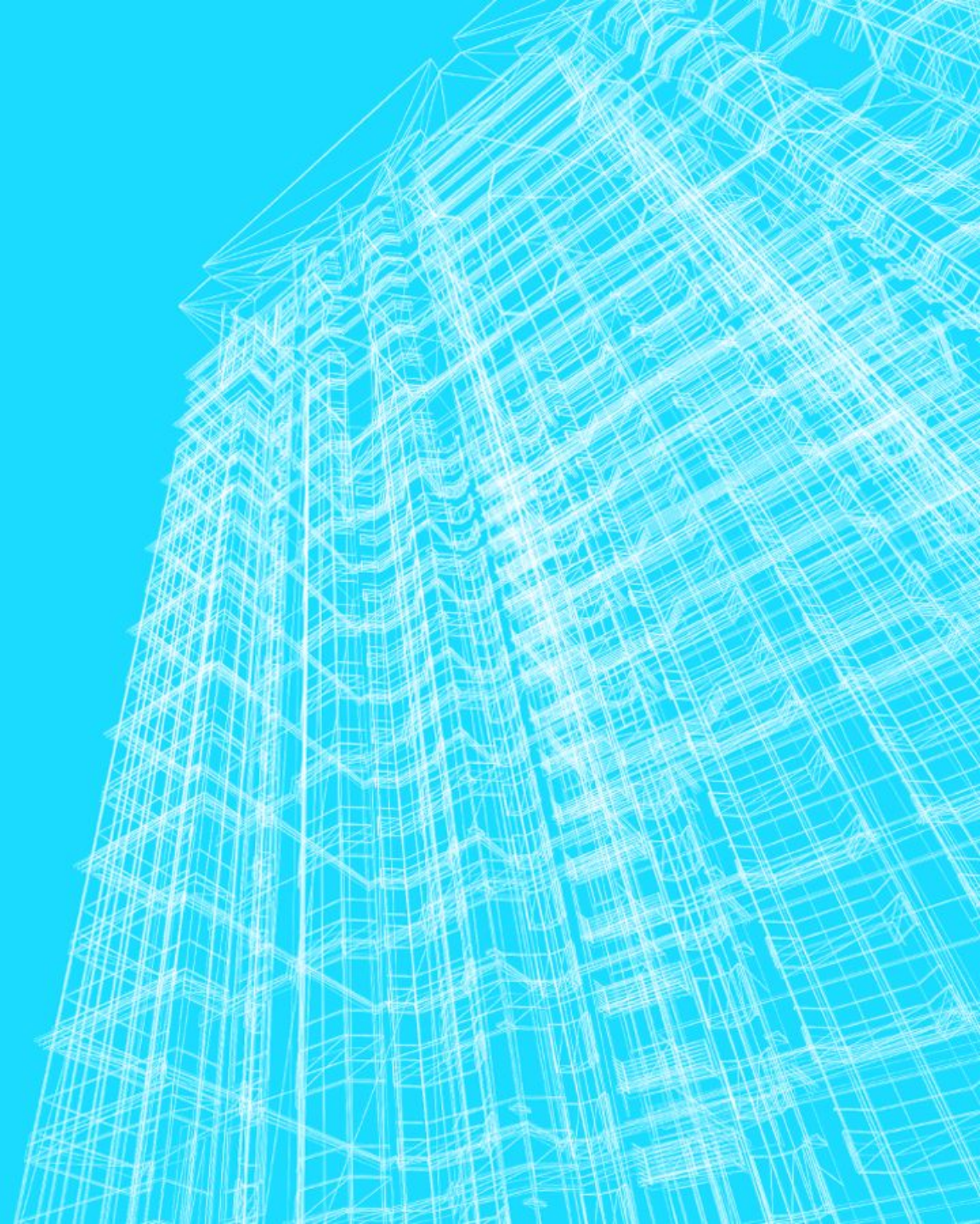


# VILLAGE ON

# MAIN

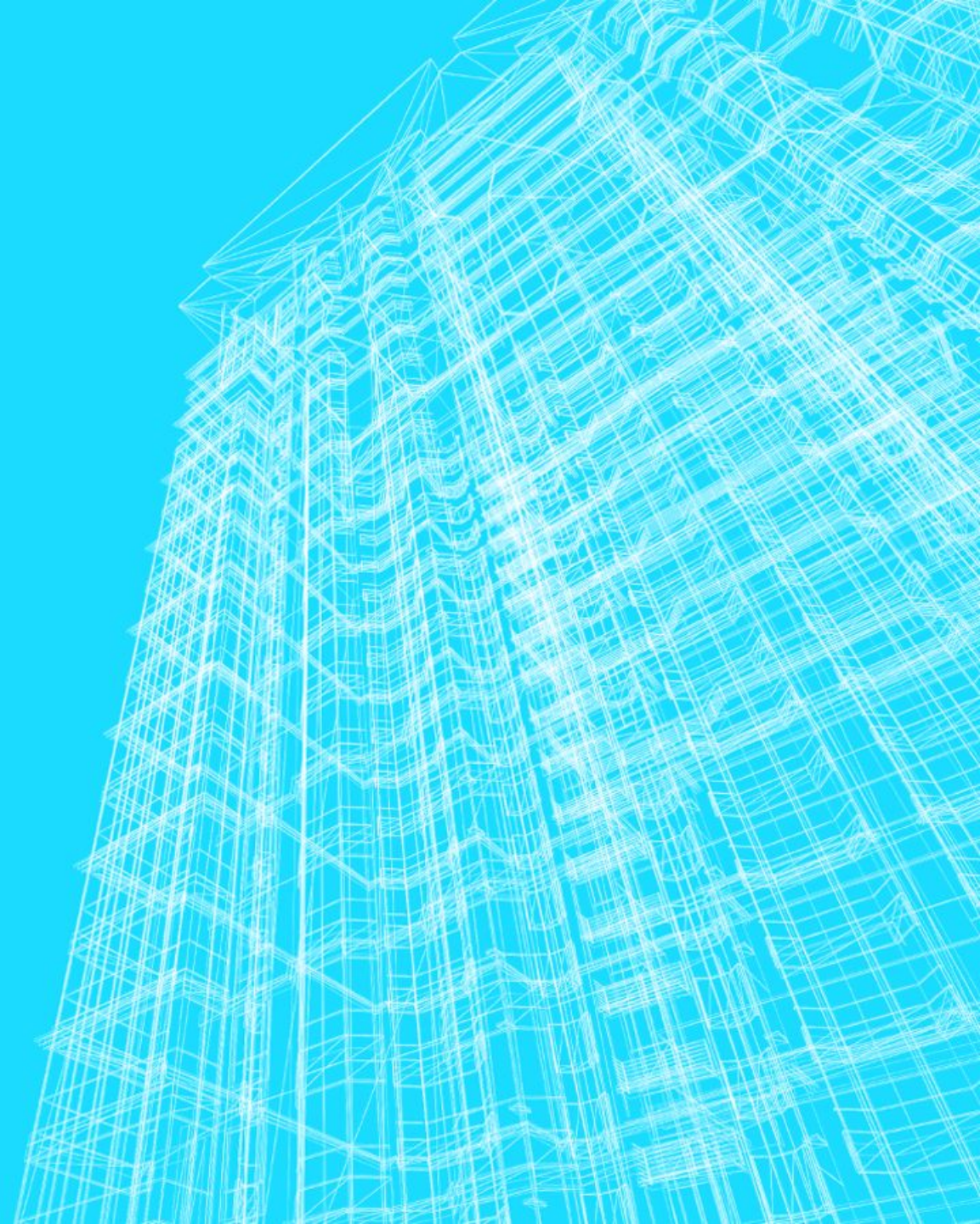
Transformation Toolkit

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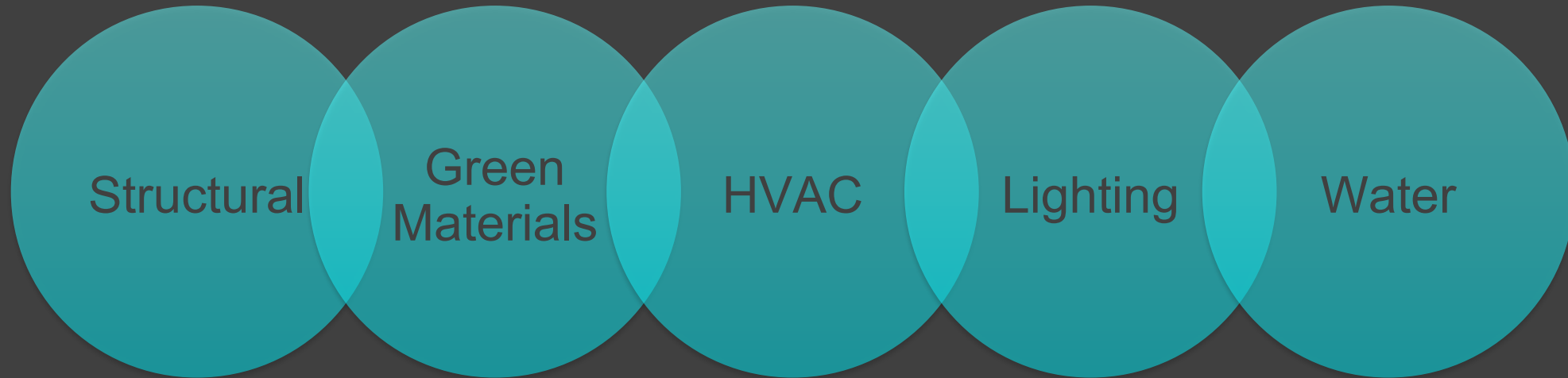
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# Overview & Impact

- Main Street is ready for change
- HRM residents want complete communities
- Pamphlet will give vision to developers
- Pro forma will give incentive to developers

# Areas of Interest



# Transformation Toolkit

## Outside

### TRANSFORMATION TOOLKIT

**ABOUT**

The Transformation Toolkit is a user-friendly review of best development practices. The most cost-effective and environmentally responsible options have top priority. The toolkit places the community as the prime stakeholder for building development, as they will live around and Inside It. The investors and developers have a high stake in development, and a large priority has been given to them as well. To this point, the toolkit corrects an assumption often held by developers: building sustainably is prohibitively expensive.

**PROFORMA**

We performed a hypothetical pro forma calculating the costs and revenue associated with developing a building with our sustainable specifications compared to conventional practices. We found that our building gave a substantially larger return on investment and offered a shorter payback period.

Conventional: Return on Investment: \$4,706,196  
Break even period: +20 years

Sustainable : Return on Investment: \$7,851,969  
Break even period: 18 years

**CHANGE IS GOOD.  
TRANSFORMATION IS BETTER.**

Contact Information:

Main Street Dartmouth and Area Business Improvement Association (BID)

Suite 208-175 Main Street  
Dartmouth, Nova Scotia, B2X 1S1

Tel: 902-407-3533  
Cell: 902-229-6711

Email: welcome@villageonmain.ca

**The Village on Main**

**DALHOUSIE UNIVERSITY**  
College of Sustainability

[WWW.VILLAGIONMAIN.CA](http://WWW.VILLAGIONMAIN.CA)

## Inside

### TRANSFORMATION TOOLKIT

**Green Roof**

- Control stormwater runoff
- Reduce heating/cooling costs
- Extend life span of roof membrane
- Improve air and water quality

**Windows**

- Triple-glazed, south-facing windows maximize passive solar heat gain and minimize heat loss

**Insulation**

- Superinsulation, in the form of thick insulation; R-40 walls, and R-60 roof
- Highly airtight envelope, with 0.8 air changes per hour at 50 Pa
- Heat Recovery Ventilator recovers 80% of heat radiated
- Combined with the selected windows, heating costs drop by 90%!

**Building Materials**

- Locally sourced where possible
- Upcycled steel

**Foundation**

- BubbleDeck concrete mixes plastic balls with concrete, using 30% less concrete
- CarbonCure injects waste carbon into concrete

**Landscaping**

- Use native/climate appropriate plants
- Minimizes need for irrigation

**Water efficient fixtures**

- Flow limiting faucets/ showerheads
- Front loading washer
- Low flow toilets

**Energy efficient fixtures/ lighting**

- Compact Fluorescent Lights or LED bulbs
- EnergyStar appliances

# Pro forma

| Description                          |                           | Conventional Building Practices, Medium Quality Building |                      |                          |                        |  |  |
|--------------------------------------|---------------------------|--|----------------------|--------------------------|------------------------|--|--|
| Project Type                         | Mixed Use                 |  |                      |                          |                        |  |  |
| No. Commercial Floors                | 1                         |  |                      |                          |                        |  |  |
| Takeout Plan                         | 10 years                  |  |                      |                          |                        |  |  |
| No. Residential Floors               | 4                         |  |                      |                          |                        |  |  |
| Underground parking?                 | Yes                       |  |                      |                          |                        |  |  |
| Location                             | 67 Tacoma Drive           |  |                      |                          |                        |  |  |
| Site Area                            | 28,210 ft <sup>2</sup>    |  |                      |                          |                        |  |  |
| Gross Liveable Area                  | 80,000 ft <sup>2</sup>    |  |                      |                          |                        |  |  |
| Gross Building                       | 130,000 ft <sup>2</sup>   |  |                      |                          |                        |  |  |
| Max height                           | 80ft                      |  |                      |                          |                        |  |  |
| Max sqft                             | 225,680 ft <sup>2</sup>   |  |                      |                          |                        |  |  |
| Rentable                             |                           |  |                      |                          |                        |  |  |
| Residential                          | Quantity                  | Size (square feet)                                       | \$ Per SqFt          | Monthly Rent Per Apt(\$) | Yearly Rent            |  |  |
| Bachelor                             | 20                        | 500  | \$ 1.45              | \$ 725.00                | \$174,000              |  |  |
| 1 BDRM                               | 16                        | 700  | \$ 1.25              | \$ 875.00                | \$168,000              |  |  |
| 2 BDRM                               | 20                        | 900  | \$ 1.45              | \$ 1,305.00              | \$313,200              |  |  |
| 3BDRM                                | 24                        | 1700   | \$ 1.25              | \$ 2,125.00              | \$612,000              |  |  |
| <b>Total</b>                         |                           | <b>80000</b>   |                      |                          | <b>\$ 1,267,200.00</b> |  |  |
| Commercial                           | Quantity                  | Size (square feet)                                       | \$ Per SqFt          | Monthly Rent             | Yearly Rent            |  |  |
| Retail                               | 2                         | 2000   | \$ 16.00             | \$ 5,333.33              | \$ 64,000.00           |  |  |
| Retail2                              | 1                         | 2500   | \$ 18.00             | \$ 3,750.00              | \$ 45,000.00           |  |  |
| Retail3                              | 1                         | 4000   | \$ 16.00             | \$ 5,333.33              | \$ 64,000.00           |  |  |
| Retail4                              | 1                         | 2000   | \$ 18.00             | \$ 3,000.00              | \$ 36,000.00           |  |  |
| <b>Total</b>                         |                           | <b>12500</b>   |                      |                          | <b>\$ 209,000.00</b>   |  |  |
| Other Revenues                       | Quantity                  | Size (feet)  | \$ Per SqFt          | Price Per Space          | Yearly Rent            |  |  |
| Bike Parking                         | 15                        | 6X2  |                      | \$12                     | \$ 2,160.00            |  |  |
| Parking Garage                       | 102                       | 9X18   |                      | \$100                    | \$ 10,200.00           |  |  |
| Utilities Room                       | 42                        | 8x9  | \$ -                 | \$ -                     | \$ -                   |  |  |
| <b>Revenues</b>                      |                           |  |                      |                          | <b>\$ 12,360.00</b>    |  |  |
| <b>TOTAL YEARLY RENTABLE/REVENUE</b> |                           |  |                      |                          | <b>\$ 1,488,560.00</b> |  |  |
| Costs                                |                           |  |                      |                          |                        |  |  |
| Construction                         | Type                      | Total Square Foot  | \$PSF                | Cost                     |                        |  |  |
|                                      | Residential               | 86666.68   | \$ 160.00            | \$ 13,866,668.80         |                        |  |  |
|                                      | Enclosed Mall             | 21666.67   | \$ 180.00            | \$ 3,900,000.60          |                        |  |  |
|                                      | Parking Garage            | 21666.67   | \$ 100.00            | \$ 2,166,667.00          |                        |  |  |
| <b>Total</b>                         |                           |  |                      | <b>\$ 19,933,336.40</b>  |                        |  |  |
| Operating Costs                      | Type                      | Rate   | Cost                 |                          |                        |  |  |
|                                      | Operating Costs & Taxes   | 30%  | \$ 446,568.00        |                          |                        |  |  |
|                                      | Landlord Misc Expenses    | 2%   | \$ 29,771.20         |                          |                        |  |  |
|                                      | Vacancy Rate              | 4%   | \$ 59,542.40         |                          |                        |  |  |
| <b>Total</b>                         |                           |  | <b>\$ 535,881.60</b> |                          |                        |  |  |
| Land                                 | Type                      | Cost   |                      |                          |                        |  |  |
|                                      | Appraisal of Current land | \$ 526,300.00  |                      |                          |                        |  |  |
|                                      | Tax Rate                  | \$ 2.83  |                      |                          |                        |  |  |
| <b>Current Property Taxes</b>        |                           | <b>\$14,894</b>  |                      |                          |                        |  |  |
| <b>Total Costs Less Construction</b> |                           |  |                      | <b>\$550,775.89</b>      |                        |  |  |
| <b>TOTAL COSTS</b>                   |                           |  |                      | <b>\$ 20,484,112.29</b>  |                        |  |  |

# Pro forma

| Return On Investment |                  |
|----------------------|------------------|
| Purchase Price       | \$526,300        |
| Construction costs   | \$ 19,933,336.40 |
| Operating costs      | \$5,507,758.90   |
| Taxes                | \$148,942.90     |
| Re-Sale Price        | \$15,936,935.17  |
| Rentables + Revenues | \$ 14,885,600.00 |
| ROI                  | \$4,706,196.97   |

# Pro forma

| Operating Costs   |            |           |                   |
|---|------------|-----------|-------------------|
| Operating Costs & Taxes   | 30%        | \$        | 451,248.00        |
| Assuming Utilities are 30% of Operating Costs, and HVAC is 1/3 of all Utilities |            |           |                   |
| HVAC original   | 30% of 30% | \$        | 45,079.68         |
| HVAC with TT practices  | Less 80%   | \$        | 4,057.17          |
| HVAC savings  |            | \$        | 41,022.50         |
| Total Operating Costs and Taxes   |            | \$        | 410,225.50        |
| Landlord Misc Expenses  | 2%         | \$        | 30,083.20         |
| Vacancy Rate  | 4%         | \$        | 60,166.40         |
| <b>Total</b>  |            | <b>\$</b> | <b>500,475.10</b> |

| Costs              |                      |       |        |                         |
|--------------------|----------------------|-------|--------|-------------------------|
| Construction       |                      |       |        |                         |
| Type               | Total Square Footage | \$PSF |        | Cost                    |
| Residential        | 86,666.68            | \$    | 160.00 | \$ 13,866,668.80        |
| Enclosed Mall      | 21,666.67            | \$    | 180.00 | \$ 3,900,000.60         |
| Parking Garage     | 21,666.67            | \$    | 100.00 | \$ 2,166,667.00         |
| Green roof         | 10,000.00            |       | \$15   | \$ 150,000.00           |
| BubbleDeck Savings |                      |       |        | \$ 2,008,333.64         |
| CarbonCure Savings |                      |       |        | \$ 100,416.68           |
| <b>Total</b>       |                      |       |        | <b>\$ 17,974,586.08</b> |

| Other Revenues     | Quantity | Size (feet) | \$ Per SqFt | Price Per Space | Yearly Rent         |
|--------------------|----------|-------------|-------------|-----------------|---------------------|
| Bike Parking       | 15       | 6X2         |             | \$12            | \$ 2,160.00         |
| Parking Garage     | 102      | 9X18        |             | \$100           | \$10,200            |
| Utilities Room     | 42       | 8x9         | \$          | -               | \$ -                |
| Art Exhibit Space1 | 1        | 500         | \$          | 500.00          | \$ 6,000.00         |
| Art Exhibit Space2 | 1        | 800         | \$          | 800.00          | \$ 9,600.00         |
| <b>Revenues</b>    |          |             |             |                 | <b>\$ 27,960.00</b> |



# Pro forma

| Return On Investment |    |                |
|----------------------|----|----------------|
| Purchase Price       | \$ | 526,300.00     |
| Construction costs   | \$ | 17,974,586.08  |
| Operating costs      | \$ | 5,153,693.86   |
| Taxes                |    | \$14,894       |
| Re-Sale Price        | \$ | 16,479,843.57  |
| Rentables + Revenues | \$ | 15,041,600.00  |
| ROI                  |    | \$7,851,969.35 |

THANK-YOU

