

# Schedule A

## LANDLORD'S ESTIMATE OF DEVELOPMENT COSTS

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### LANDLORD INFORMATION

Name of Landlord:

Address of Landlord:

Contact Person:

Address:

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### SITE INFORMATION

Civic Address:

Legal Description:

Existing Zoning:

Size:

Existing Services:     Sanitary Sewers         Water                     Sidewalks             Hydro  
                                  Storm Sewers             Curbs                     Well                     Gas  
                                  Combined Sewers         Paved Roads             Septic Field

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### PROJECT INFORMATION

#### TENANT TYPE

Family  
 Senior 55+  
 Other \_\_\_\_\_

#### PROJECT TYPE

New Construction  
 Acquisition & Rehabilitation  
 Conversion from  
Non-Residential

#### DWELLING TYPE

Elevatored Apartments  
 Walk-up Apartments  
 Row Houses  
 Stacked Townhouses  
 Other

#### HEATING FUEL

Electricity  
 Gas  
 Other \_\_\_\_\_

#### HEATING SYSTEM

Forced Air  
 Hot Water  
 Electric (baseboard)  
 Other \_\_\_\_\_

#### CONSTRUCTION METHOD

Woodframe  
 Steel Frame  
 Concrete Frame  
 Other

Number of Floors \_\_\_\_\_ Total Project Size (square feet or metres) \_\_\_\_\_

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### UNIT DESCRIPTION

UNIT TYPE	# UNITS	UNIT SIZE (square feet or metres)
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One Bedroom

Two Bedroom

Three Bedroom

Other

TOTAL

#### COMMON/AMENITY AREAS

(List rooms/areas and size  
in square feet or metres)

**PROJECT DEVELOPMENT COSTS (Include all known or estimated development costs below. Use "Other" for cost categories not specifically listed)**

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**LAND ACQUISITION AND SERVICING COSTS**

1. Purchase Price of Land
2. Off-Site Servicing
3. Legal Charges (for land acquisition)
4. Land Titles fees including Registration & Land Transfer Tax
5. Variance/Re-zoning Fees
6. Environmental Assessment/Soils Tests
7. Other (attach breakdown)

**FEES AND CHARGES**

8. Interest during Construction
9. Municipal Taxes during Construction
10. Insurance during Construction
11. Utilities during construction
12. Architect & Consultant Fees
13. Development Fees
14. Legal Charges (other than for land acquisition)
15. Subdivision/Condominium Registration
16. Marketing Costs
17. Appraisal(s)
18. Audit/Accounting charges
19. Trustee fees
20. GST (Net of any rebate)
21. Other (attach breakdown)

**BUILDING AND LANDSCAPING COSTS**

22. Building Construction Costs
  23. Demolition/Rehabilitation/Conversion Costs (if applicable)
  24. Bonding, Permits (if not included above)
  25. On-site Servicing
  26. Appliances, Laundry Equipment
  27. Furnishings and window coverings
  28. Landscaping
  29. Other (attach breakdown)
  30. PLUS: Contingency for Unforeseen Costs
  31. TOTAL CAPITAL COST (add lines 1 to 30)
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