

DEVELOPMENT/AMENITY SCHEDULE

Dockside Costs	1-Sep-05	1-Sep-06	1-Sep-07	1-Sep-08	1-Sep-09	1-Sep-10	1-Sep-11	1-Sep-12	1-Sep-12	Total
	to 31-Aug-06 Year 1	to 31-Aug-07 Year 2	to 31-Aug-08 Year 3	to 31-Aug-09 Year 4	to 31-Aug-10 Year 5	to 31-Aug-11 Year 6	to 31-Aug-12 Year 7	to 31-Aug-13 Year 8	to 31-Aug-13 Year 9	
Purchase Price of Land (Initial amount paid on rezoning)	2,500,000	1,000,000	1,000,000	2,000,000	1,200,000	1,000,000	800,000			8,500,000
Remediation	1,500,000	550,000	48,000	950,000		1,500,000		1,500,000		6,000,000
Accesses over Esquimalt and Harbour Road (lot 1,2,3,4)		8,000	48,000							56,000
Wood staircase on SE from Johnson bridge (lot 1)			33,000							33,000
Improvements to Esquimalt Road (lot1)		195,100	1,555,980							1,751,080
Green Way			156,000							156,000
Vista Walkway			608,000							608,000
Triangle Walkway										
Main Plaza Area (Lot 1 only) incl. Tyee/Harbour/Esquimalt connections		163,500	1,194,500							1,194,500
Pedestrian Access on lot 4										163,500
Internal Road/Pedestrian/ Previous Parking for Industrial Areas along Harbour Road		42,750		42,750		373,030		510,350		1,341,910
Extensive Tree Planting (site 1,2,3,4)		19,450	200,250							365,700
Galloping Goose Trail/Harbour Rd Upgrades(Lot 1, Lot 4)		25,000	260,000							285,000
Waterfront Dock Area and small boat launch (Lot 4)			556,500							556,500
Foreshore/ shoreline enhancement/Port Ellice Park Playarea(lot 1)			150,000							150,000
Bike Racks (all lots on grade)		8,000	25,000							25,000
Public Art		37,500				16,000		28,000		76,000
Carshare & Minitransit		60,000				37,500		37,500		135,000
Historical, Aboriginal & Environmental Signage on site		10,000				60,000		60,000		130,000
Sewage Treatment		315,000	30,000							345,000
Subsidization wood waste to power		750,000		185,000				185,000		1,120,000
Green Technologies		50,000				50,000		50,000		150,000
Sustainability Center										
Public Washroom									400,000	400,000
Public Amenities		1,684,300	4,920,030	383,250		536,530		870,850	25,000	9,378,490
Yearly Costs	4,000,000	1,684,300	6,476,030	3,333,250	1,200,000	3,036,530	800,000	2,370,850	977,530	23,878,490
Cummulative Costs	4,000,000	5,684,300	12,160,330	15,493,580	16,693,580	19,730,110	20,530,110	22,900,960	23,878,490	