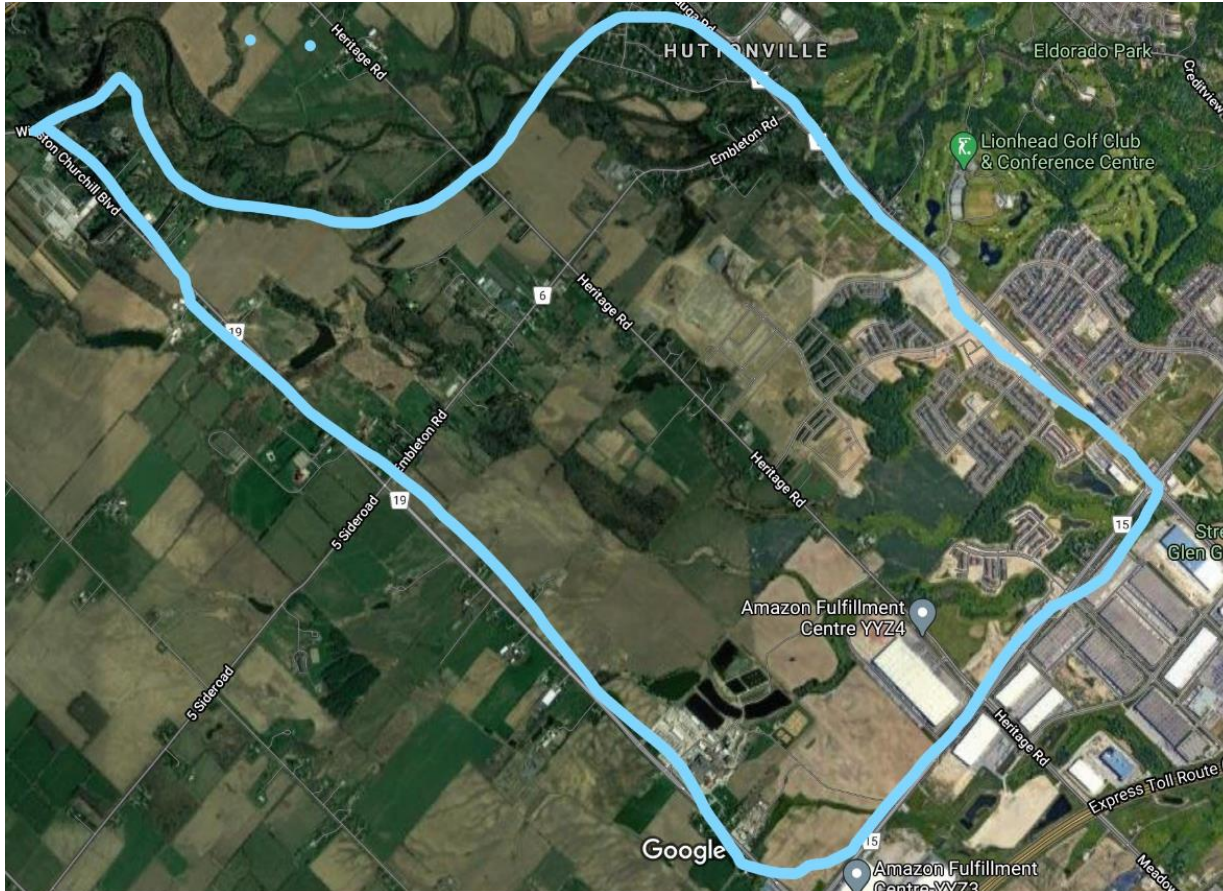


# **EVOLUTIONARY DEVELOPMENT: BRAMPTON**

Presentation by:  
**John van Nostrand, FRAIC, FCIP**

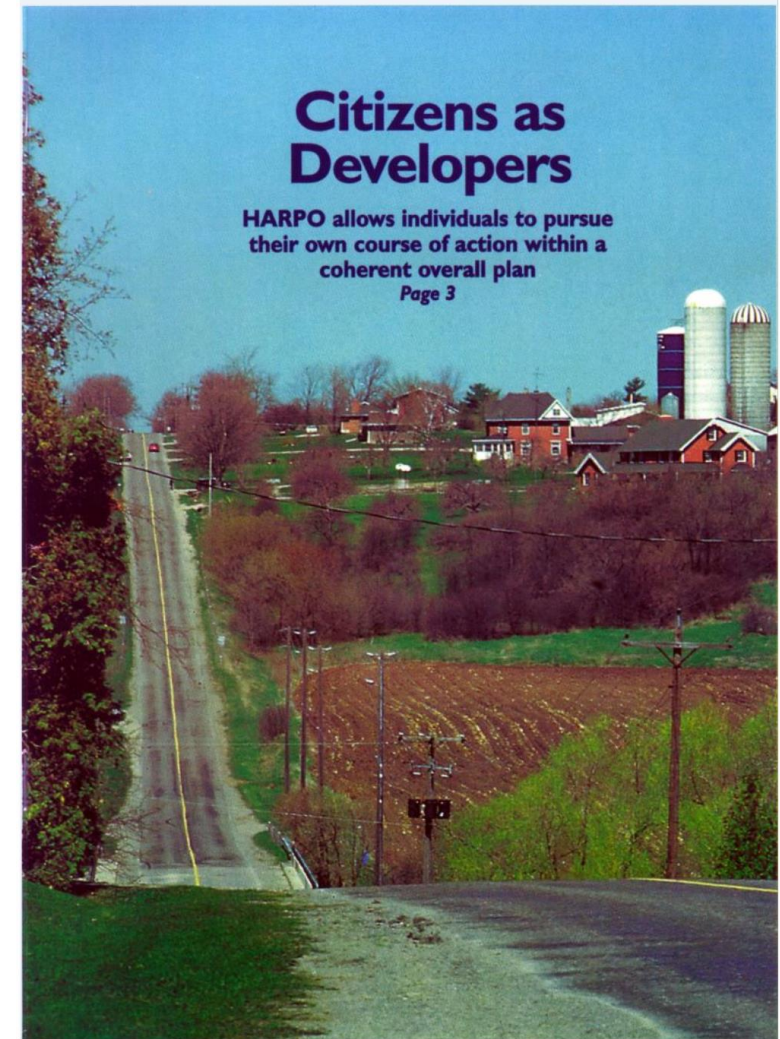
**10 May 2021**

# HARPO COMMUNITY PLAN:

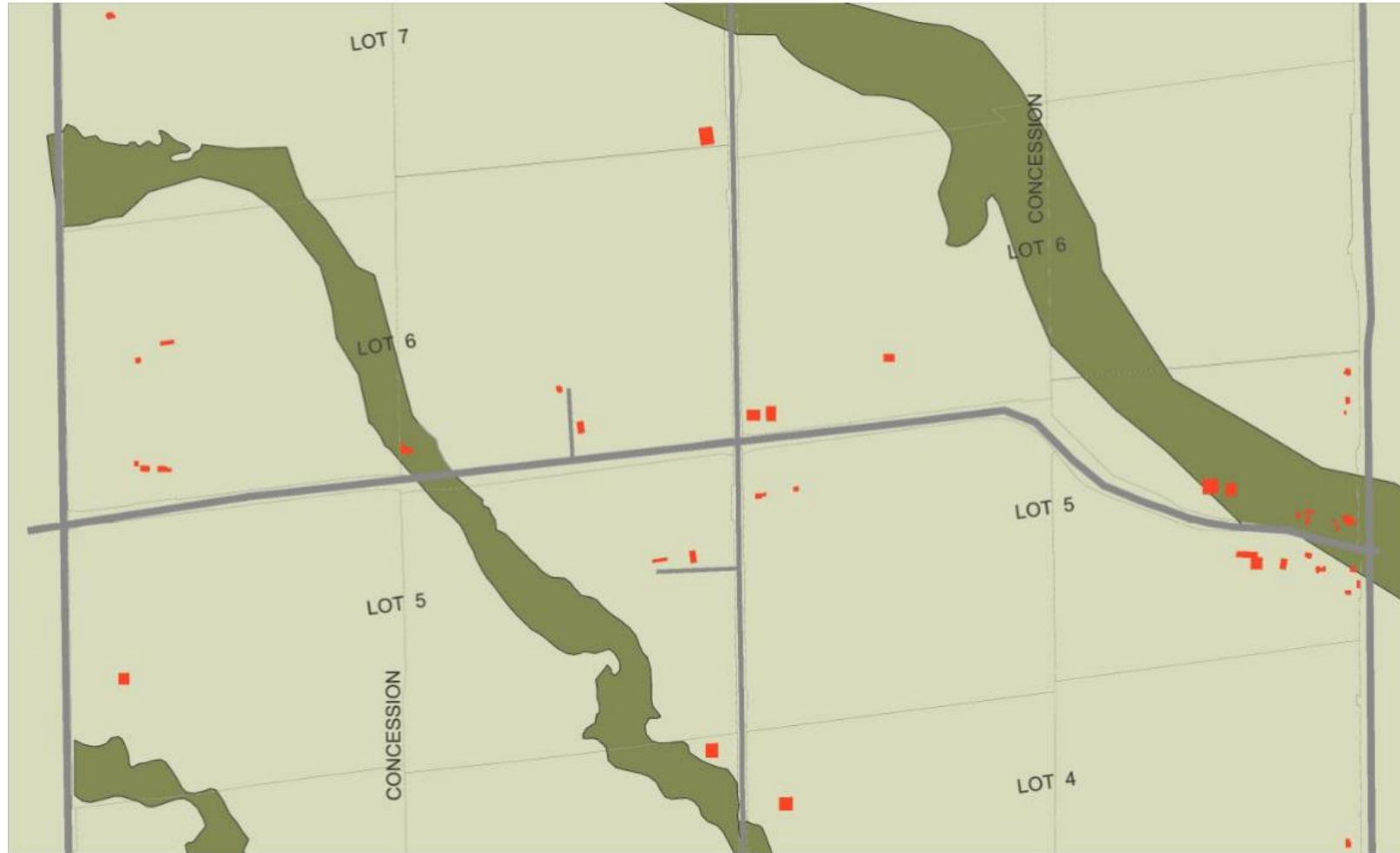


- **1700 Acres**
- **27 Owners**
- **Conversion from “Special Planning Area” to “Future Residential”**

**Parcel Developments**



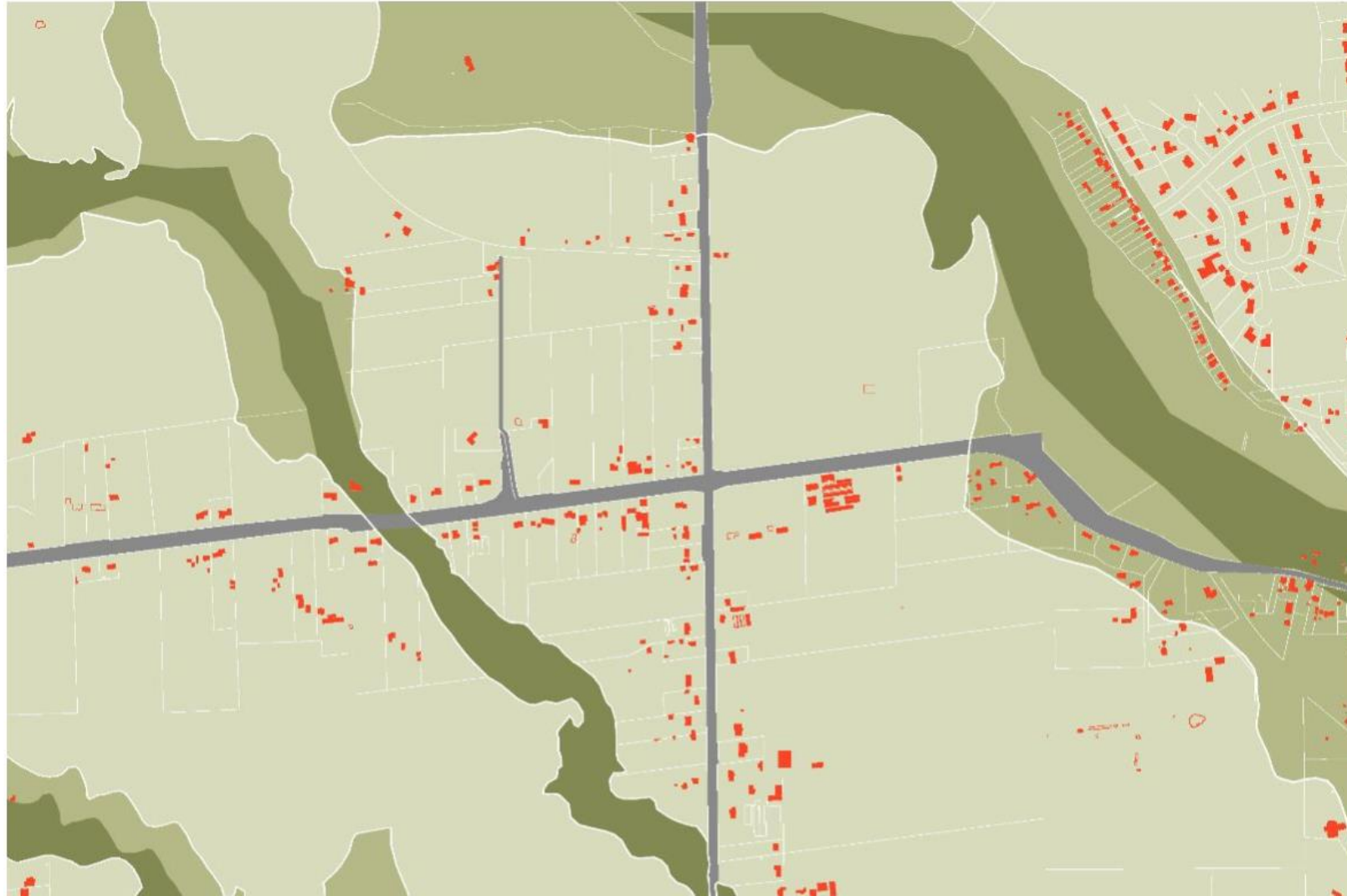
# HARPO COMMUNITY: 2000



**Parcel** Developments

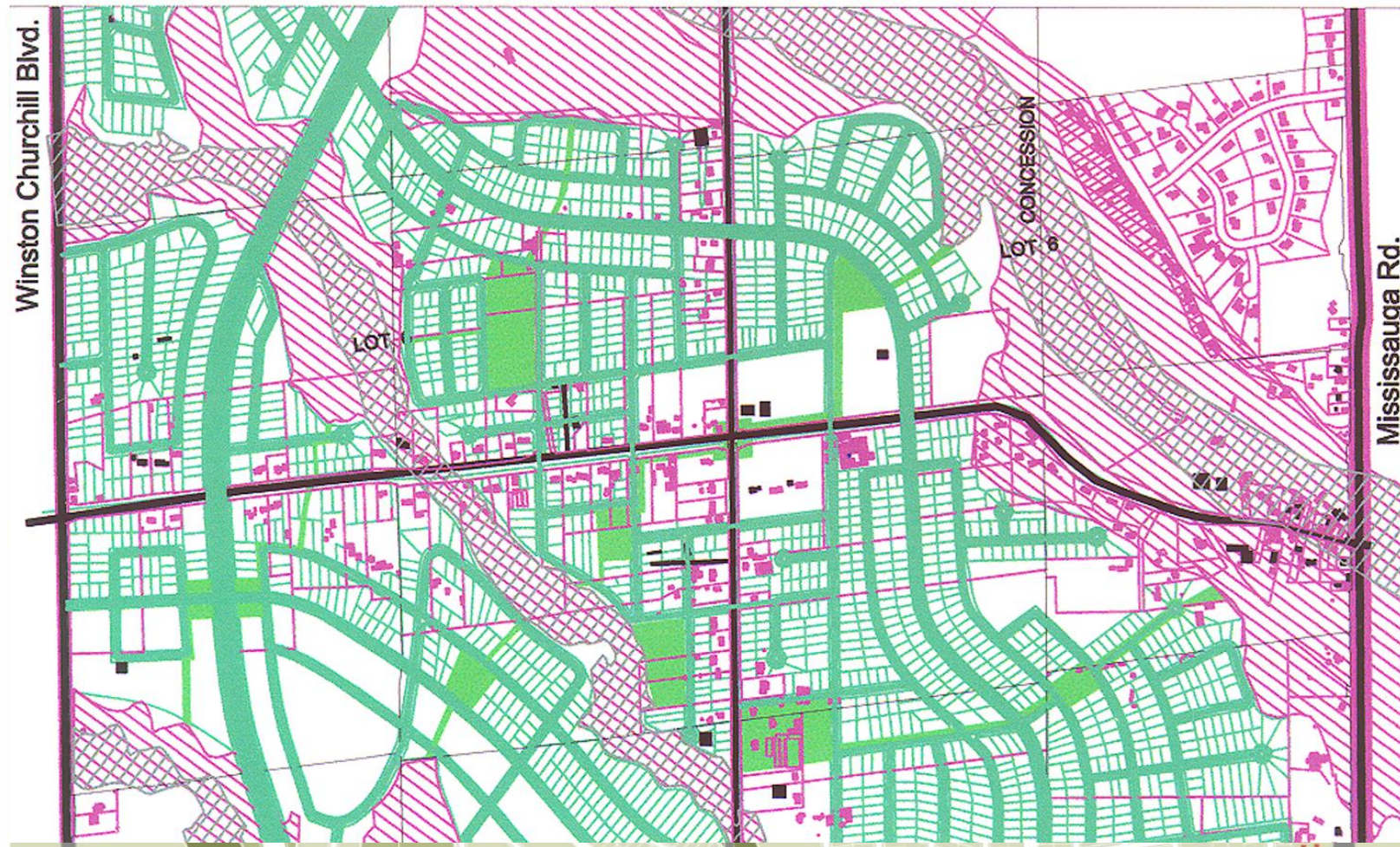


# HARPO COMMUNITY: 2015



Parcel Developments

# HARPO COMMUNITY: 2030



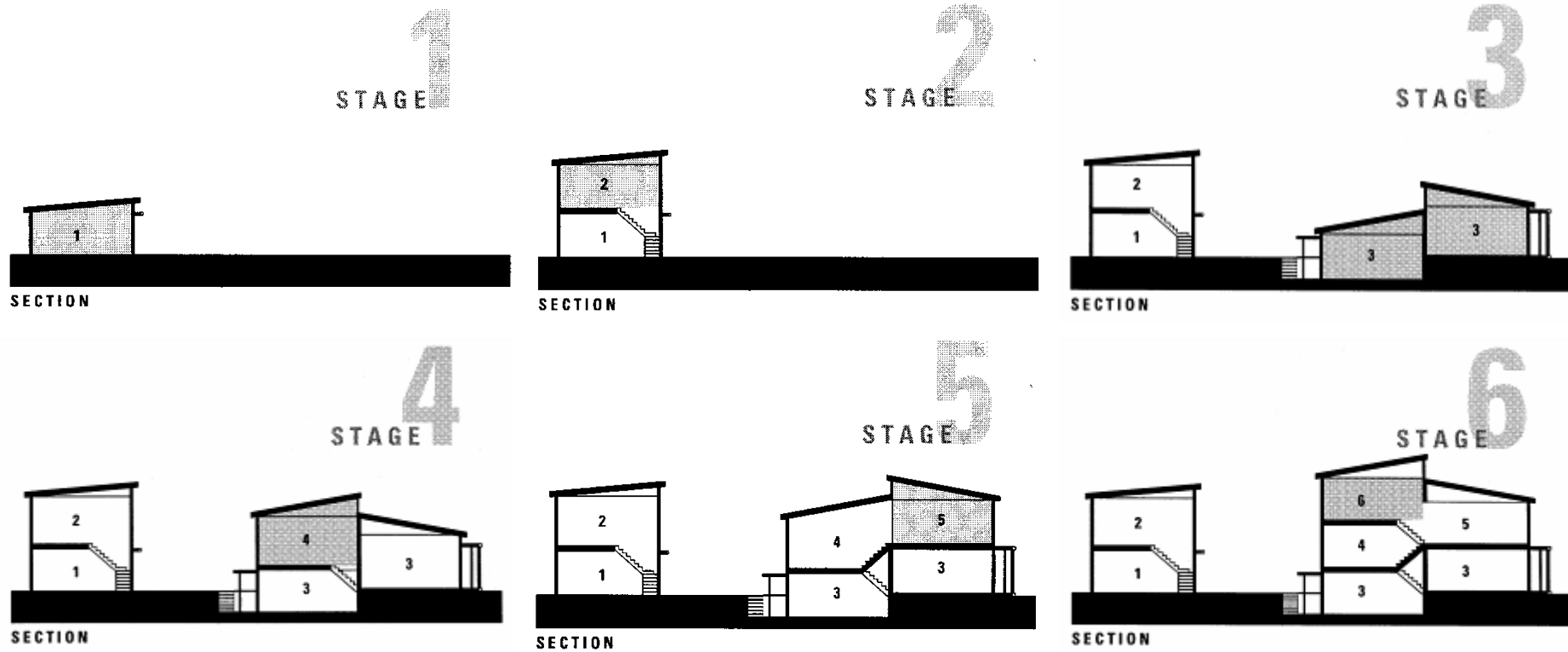
**Parcel** Developments





**Incremental Growth (Model), Pro-Home, 2001**

**Parcel** Developments



Incremental Growth, Pro-Home, 2001

Parcel Developments

# PRO-HOME

	A 175 s.f.	B 400 s.f.	C 800 s.f.	D 1200 s.f.	E 1600 s.f.	F 2000 s.f.
<b>ANNUAL INCOME REQUIRED</b>						
<b>Built for you</b>						
Occupy entire house	\$14,437	\$25,002	37,585	<b>\$47,094</b>	56,604	66,113
With sublet			12,703	<b>\$27,094</b>	36,604	46,113
<b>You Build 50%</b>						
Occupy entire house	14,134	22,146	32,357	<b>\$38,832</b>	45,485	52,139
With sublet			8,082	<b>\$18,832</b>	25,485	\$32,139
<b>You Build 100%</b>						
Occupy entire house	13,830	19,290	27,964	<b>\$30,569</b>	34,367	\$38,165
With sublet			5,416	<b>\$10,569</b>	14,367	\$18,165





**Pro-Home Neighbourhood, 2002**

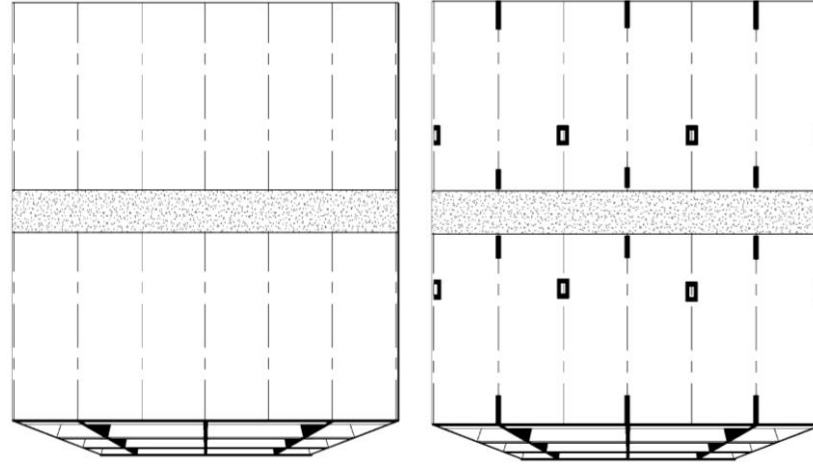
**Parcel** Developments

# PROJECTS – 468 JAMES NORTH (2018-)

# Our Approach to Development – SME Framework

## 1. Land

**Parcel** constructs new “Land” (in the air) with a central corridor (the “Street”) that serves new “Lots”

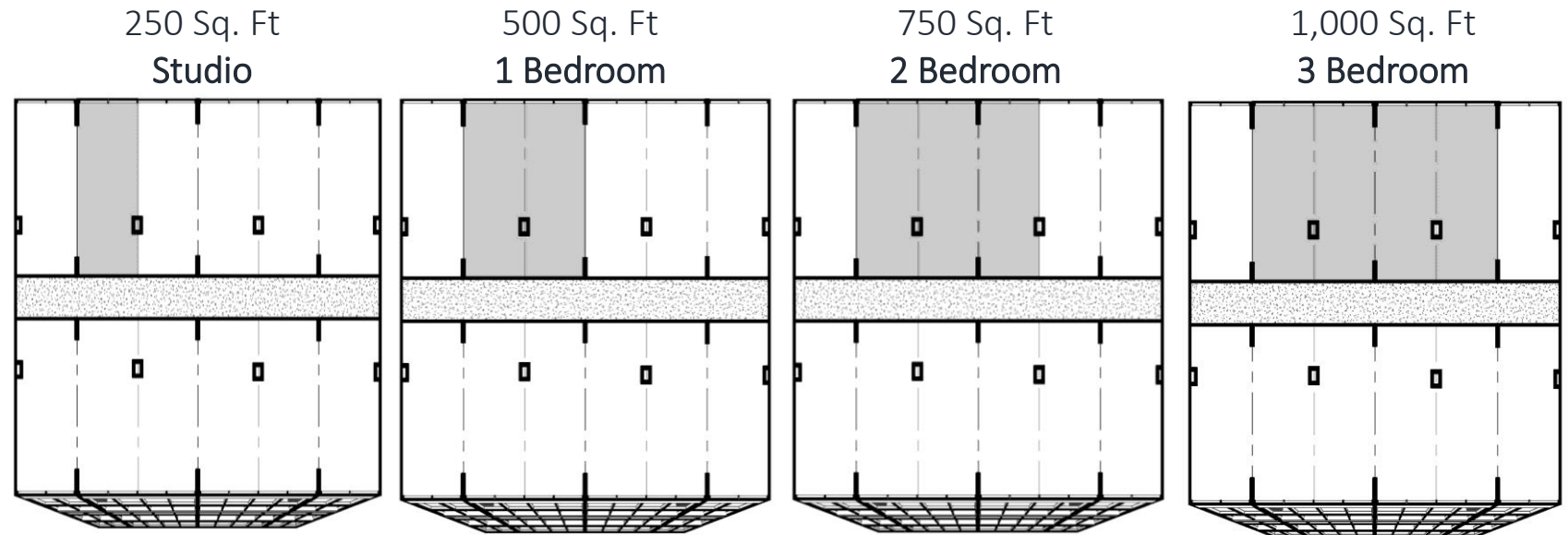


## 2. Infrastructure

**Parcel** provides the “Infrastructure” in the form of a three-dimensional **Structural/Mechanical + Electrical (SME)** Frame serving all “Lots”

## 3. Lots

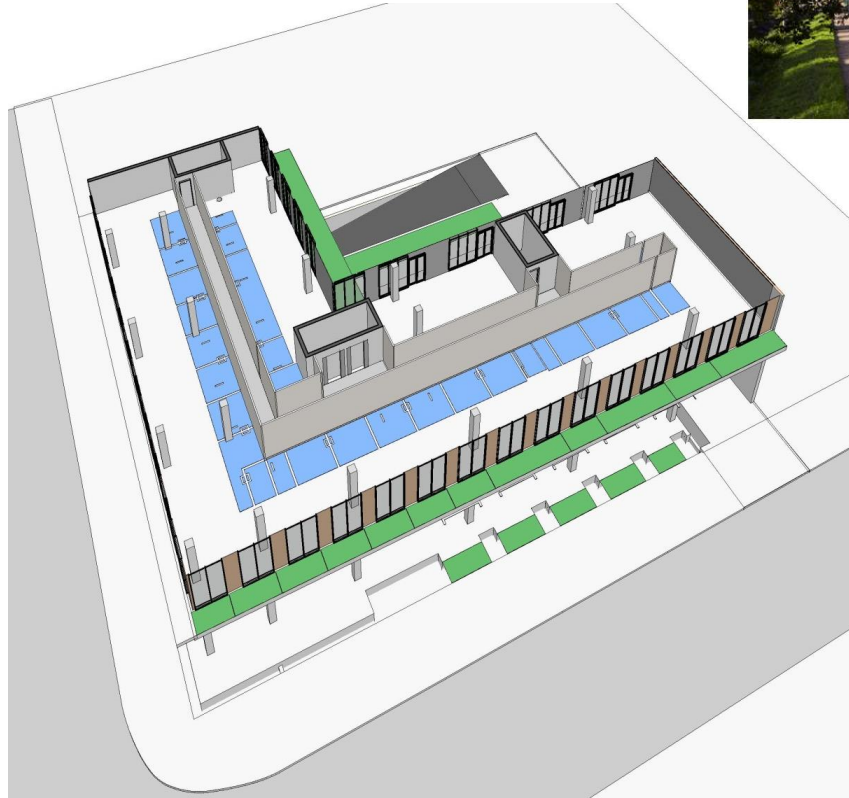
A homeowner can then purchase as many lots as they can afford





# Our Approach to Development – The SME Frame

Instead of standard shear wall construction, **Parcel** uses **column + slab construction** so that households – not “the Developer” – determine their own party-wall locations.



BeL Architects, Hamburg

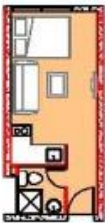
JvN/d Project, Hamilton

# The Parcels – Optional Plans, Sizes and Rental Units

**1 Parcel** (250 Sq. Ft.)

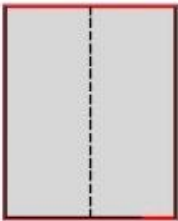


**Basic**

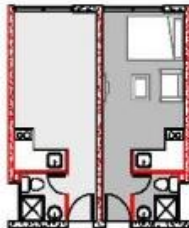


**Turn-Key**

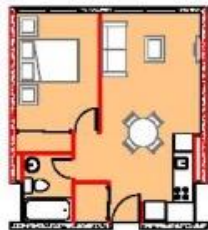
**2 Parcels** (500 Sq. Ft.)



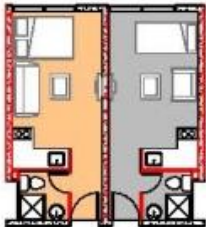
**Basic**



**+ Rental**

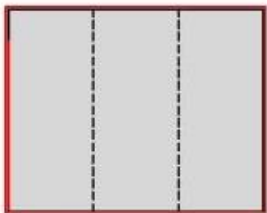


**Turn-Key**

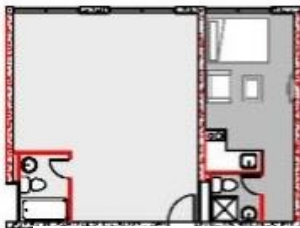


**+ Rental**

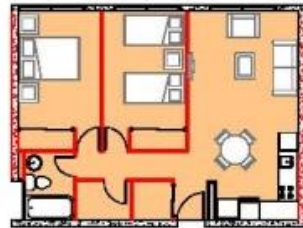
**3 Parcels** (750 Sq. Ft.)



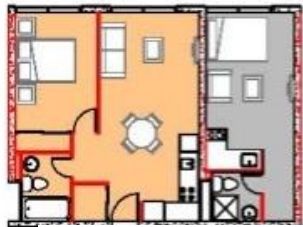
**Basic**



**+ Rental**



**Turn-Key**



**+ Rental**

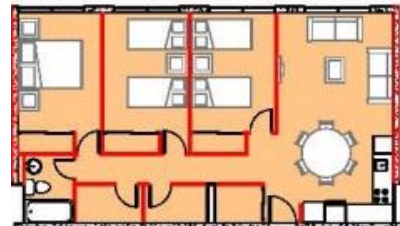
**4 Parcels** (1,000 Sq. Ft.)



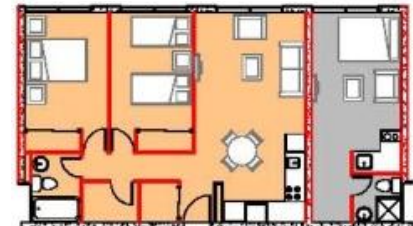
**Basic**



**+ Rental**



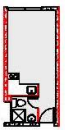
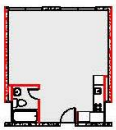
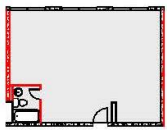

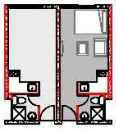
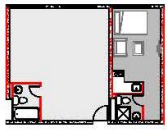
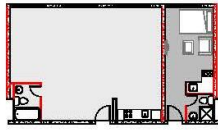

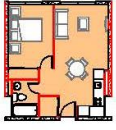
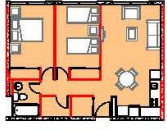
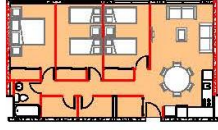
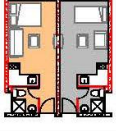
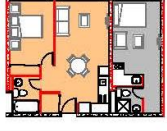
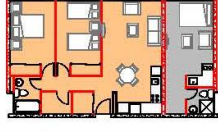
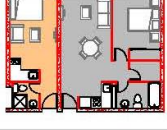

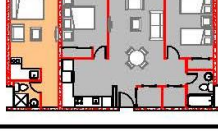
**Turn-Key**



**+ Rental**

Parcel Developments

# The Parcels – Current Annual Incomes Required to Own + Purchase Prices

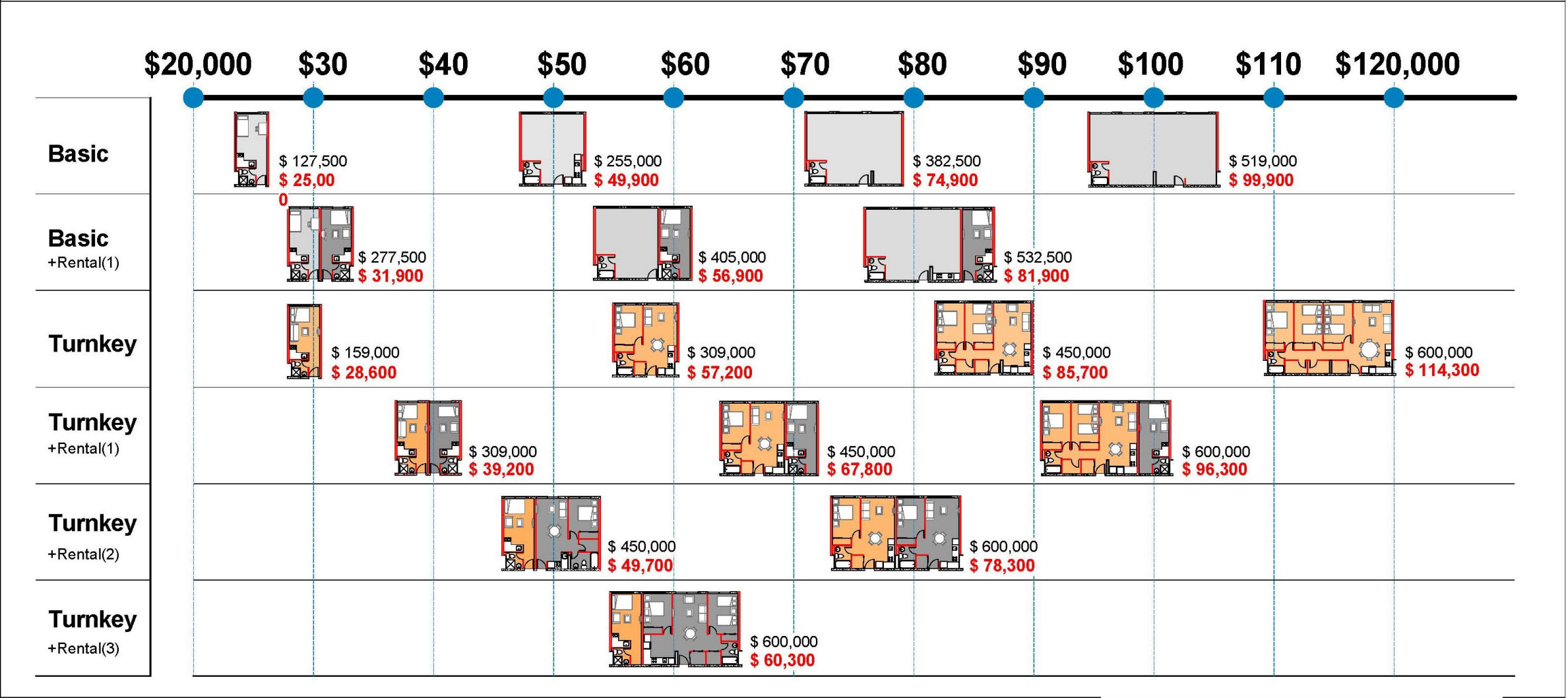
	<u>Studio</u> 250 s.f	<u>1-Bed</u> 500 s.f	<u>2-Bed</u> 750 s.f	<u>3-Bed</u> 1000 s.f	
<b>Basic</b>	 \$ 127,500 <b>\$ 25,000</b>	 \$ 255,000 <b>\$ 49,900</b>	 \$ 382,500 <b>\$ 74,900</b>	 \$ 510,000 <b>\$ 99,900</b>	Purchase Price Income Required
<b>Basic</b> +Rental(1)		 \$ 277,500 <b>\$ 31,900</b>	 \$ 405,000 <b>\$ 56,900</b>	 \$ 532,500 <b>\$ 81,900</b>	
<b>Turnkey</b>	 \$ 159,000 <b>\$ 28,600</b>	 \$ 309,000 <b>\$ 57,200</b>	 \$ 450,000 <b>\$ 85,700</b>	 \$ 600,000 <b>\$ 114,300</b>	
<b>Turnkey</b> +Rental(1)		 \$ 309,000 <b>\$ 39,200</b>	 \$ 450,000 <b>\$ 67,800</b>	 \$ 600,000 <b>\$ 96,300</b>	
<b>Turnkey</b> +Rental(2)			 \$ 450,000 <b>\$ 49,700</b>	 \$ 600,000 <b>\$ 78,300</b>	
<b>Turnkey</b> +Rental(3)				 \$ 600,000 <b>\$ 60,300</b>	

## NOTE:

Unit price estimates are calculated based on comparable prices per square foot in the Hamilton real estate market as of January 19, 2018 and are subject to change at any point, at the discretion of John van Nostrand Development Inc



# The Parcels – Owner Unit Choices (by Income) (Jan 2018 prices)



**NOTE:**  
Unit price estimates are calculated based on comparable prices per square foot in the Hamilton real estate market as of January 19, 2018 and are subject to change at any point, at the discretion of John van Nostrand Development Inc

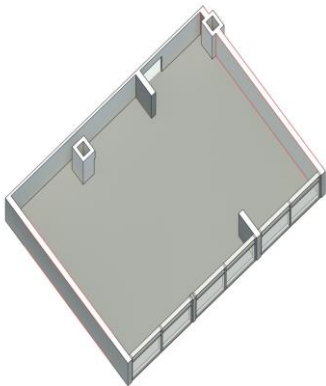
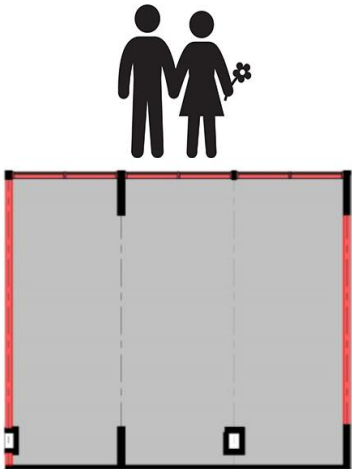
# The Parcels – Examples of Choices for Incomes from \$55,000 to \$65,000

<b>Basic -Plus</b> <i>With Rental</i> 1,000 Sq. Ft.	<b>Option 1</b>
<b>Basic</b> 750 Sq. Ft.	<b>Option 2</b>
<b>Turnkey</b> 500 Sq. Ft.	<b>Option 3</b>

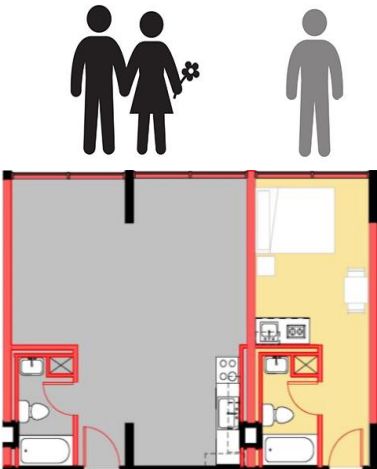


# The Parcels – Homes Can Change as Life Changes

Life Stage 1

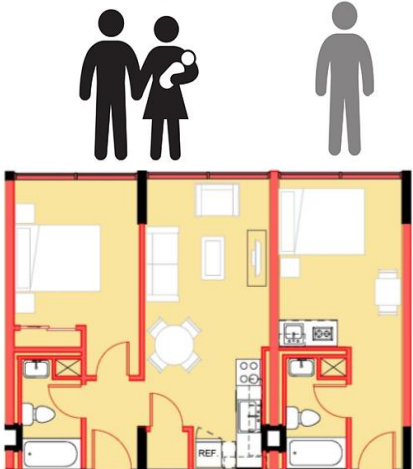


Life Stage 2



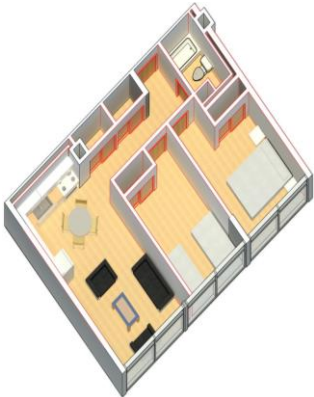
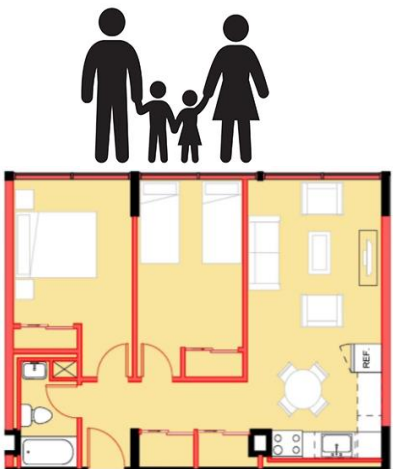
Rental Income =  
5,000 - 7,000 per year

Life Stage 3



Rental Income =  
5,000 - 7,000 per year

Life Stage 4



**Parcel** Developments



## 468 James North: Model (for public use)



**Parcel Developments**

# Our Approach to Development – Flexibility

The Structural/Mechanical + Electrical (SME) Building Frame provides new owners with the flexibility to:

- a. Decide how much they can afford to spend, and when
- b. Plan + Design + Finance their own home
- c. Purchase a Basic (legally occupiable) unit, then decide on the level of finish they want
- d. Choose to participate in the build-out and/or finishing of their home (to reduce costs) or not
- e. Share ownership with friends or family
- f. Sublet part of their home to increase their income, or house an aging relative



## 468-76 James North: Building Design





# QUESTIONS

**JOHN VAN NOSTRAND, CEO**

[JVANNOSTRAND@PARCELDEVELOPMENTS.CA](mailto:JVANNOSTRAND@PARCELDEVELOPMENTS.CA)

416 907 7224