

Development Impacts Report for Thrifty Foods Move

Renovation of previous Safeway building to accommodate Thrifty Foods move.

TEMPORARY CONSTRUCTION IMPACTS

Direct construction spending in the Comox Valley	\$4,800,000
Local employment (person-years)	34
Development-related revenue to the City of Courtenay	
Development Fees	\$37,000
Development Cost Charges	\$
Total	\$37,000
Development-related revenue to the Comox Valley RD	\$

(Note that development-related revenue is partially or wholly offset by staff costs and other expenses to manage the development process).

ONGOING CITY OF COURTENAY IMPACTS (ANNUAL)

Revenue (Additional property tax)	\$57,400
Costs (Additional municipal expenses)	<\$50
Net Impact (annual)	\$57,400

ADDITIONAL PROPERTY TAX REVENUE FOR OTHER LOCAL AUTHORITIES (ANNUAL)

Comox Valley Regional District tax revenue, annual	\$11,500
Hospital District tax revenue, annual	\$9,600
School District tax revenue, annual	\$25,900

Note that all figures are estimates based on the best available information supplied by the project developer and the local and regional governments.