

Appendix II: Additional Data Tables

Table A1: Detailed Impact Results, Toronto

Toronto		Initial Investment (million)	Total GDP (million)	Direct GDP	Indirect GDP	Induced GDP
Total Impact	Toronto	\$8,413.67	\$5,969.23	\$3,894.30	\$1,144.98	\$929.95
	Outside City	N/A	\$2,722.12	\$396.83	\$1,244.57	\$1,080.72
	Total	\$8,413.67	\$8,691.35	\$4,291.13	\$2,389.55	\$2,010.67
Construction Costs	Toronto	\$5,383.07	\$4,092.06	\$2,741.55	\$741.33	\$609.18
	Outside City	N/A	\$1,476.64	\$0.00	\$772.77	\$703.88
	Total	\$5,383.07	\$5,568.71	\$2,741.55	\$1,514.10	\$1,313.06
Soft Costs	Toronto	\$1,154.36	\$911.09	\$614.36	\$148.75	\$147.98
	Outside City	N/A	\$451.36	\$143.39	\$139.83	\$168.14
	Total	\$1,154.36	\$1,362.46	\$757.75	\$288.59	\$316.12
Interior Buildout and Tenant Improvement Costs	Toronto	\$1,074.43	\$498.57	\$265.59	\$130.63	\$102.34
	Outside City	N/A	\$489.10	\$189.60	\$177.72	\$121.78
	Total	\$1,074.43	\$987.67	\$455.19	\$308.35	\$224.12
Site & Infrastructure Costs	Toronto	\$801.82	\$467.50	\$272.80	\$124.26	\$70.45
	Outside City	N/A	\$305.02	\$63.84	\$154.25	\$86.93
	Total	\$801.82	\$772.52	\$336.63	\$278.51	\$157.37

Toronto		Initial Investment (million)	Total Employment	Direct Employment	Indirect Employment	Induced Employment
Total Impact	Toronto	\$8,413.67	58,880	41,808	10,741	6,331
	Outside City	N/A	33,056	4,577	14,400	14,079
	Total	\$8,413.67	91,936	46,385	25,141	20,410
Construction Costs	Toronto	\$5,383.07	40,701	29,337	7,217	4,147
	Outside City	N/A	18,646	0	9,459	9,187
	Total	\$5,383.07	59,347	29,337	16,676	13,334
Soft Costs	Toronto	\$1,154.36	8,817	6,420	1,390	1,007
	Outside City	N/A	5,099	1,157	1,742	2,201
	Total	\$1,154.36	13,916	7,576	3,132	3,208
Interior Buildout and Tenant Improvement Costs	Toronto	\$1,074.43	5,414	3,603	1,114	697
	Outside City	N/A	6,362	2,978	1,807	1,577
	Total	\$1,074.43	11,776	6,580	2,921	2,274
Site & Infrastructure Costs	Toronto	\$801.82	3,948	2,448	1,020	480
	Outside City	N/A	2,949	443	1,392	1,115
	Total	\$801.82	6,897	2,891	2,412	1,594

Toronto		Initial Investment (million)	Total Labour Income (million)	Direct Labour Income	Indirect Labour Income	Induced Labour Income
Total Impact	Toronto	\$8,413.67	\$3,839.27	\$2,772.01	\$716.96	\$350.30
	Outside City	N/A	\$1,738.64	\$361.69	\$781.65	\$595.29
	Total	\$8,413.67	\$5,577.91	\$3,133.70	\$1,498.61	\$945.59
Construction Costs	Toronto	\$5,383.07	\$2,772.04	\$2,069.47	\$477.78	\$224.79
	Outside City	N/A	\$904.95	\$0.00	\$512.12	\$392.83
	Total	\$5,383.07	\$3,676.99	\$2,069.47	\$989.90	\$617.62
Soft Costs	Toronto	\$1,154.36	\$523.33	\$379.53	\$89.49	\$54.31
	Outside City	N/A	\$342.86	\$158.95	\$89.55	\$94.36
	Total	\$1,154.36	\$866.19	\$538.48	\$179.04	\$148.67
Interior Buildout and Tenant Improvement Costs	Toronto	\$1,074.43	\$298.34	\$175.65	\$77.53	\$45.16
	Outside City	N/A	\$299.28	\$140.87	\$98.21	\$60.20
	Total	\$1,074.43	\$597.62	\$316.52	\$175.74	\$105.36
Site & Infrastructure Costs	Toronto	\$801.82	\$245.56	\$147.37	\$72.16	\$26.03
	Outside City	N/A	\$191.55	\$61.87	\$81.78	\$47.90
	Total	\$801.82	\$437.11	\$209.24	\$153.93	\$73.94

Source: The Conference Board of Canada; Statistics Canada

Table A2
Detailed Government Revenues, Toronto

Total Impact on Federal and Provincial Government Revenues (million)			
	In ON	Other Canada	Total
Total Personal Income Taxes	\$995.03	\$56.86	\$1,051.89
Provincial PIT	\$343.72	\$36.48	\$380.20
Federal PIT	\$651.31	\$20.38	\$671.69
Total Corporate Income Taxes	\$379.85	\$47.94	\$427.80
Provincial CIT	\$181.66	\$18.92	\$200.57
Federal CIT	\$198.20	\$29.03	\$227.22
Indirect Taxes	\$635.43	\$43.21	\$678.64
Taxes on Products	\$81.80	\$11.70	\$93.50
Taxes on Production	\$553.63	\$31.51	\$585.14
Total Tax Revenues	\$2,010.31	\$148.02	\$2,158.33

Source: The Conference Board of Canada, Ontario public accounts and budgetary data

Table A3
Key Indicators, Toronto

Downtown Office Market

Class A Vacancy Rate	2.2%
Average Class A Net Rent (\$/sq. ft.)	\$32.91

Suburban Office Market

Class A Vacancy Rate	13.9%
Average Class A Net Rent (\$/sq. ft.)	\$17.64

Industrial Market

Overall Availability Rate	1.6%
Average Net Rent (\$/sq. ft.)	\$6.68

Source: CBRE

Table A4: Detailed Impact Results, Montreal

Montreal		Initial Investment (million)	Total GDP (million)	Direct GDP	Indirect GDP	Induced GDP
Total Impact	Montreal	\$3,719.83	\$2,649.11	\$1,608.89	\$641.26	\$398.95
	Outside City	N/A	\$1,164.56	\$92.54	\$606.42	\$465.60
	Total	\$3,719.83	\$3,813.67	\$1,701.43	\$1,247.68	\$864.55
Construction Costs	Montreal	\$2,379.95	\$1,738.84	\$1,035.12	\$438.60	\$265.13
	Outside City	N/A	\$743.41	\$0.00	\$423.70	\$319.71
	Total	\$2,379.95	\$2,482.25	\$1,035.12	\$862.30	\$584.84
Soft Costs	Montreal	\$510.36	\$425.25	\$296.64	\$70.58	\$58.03
	Outside City	N/A	\$164.99	\$40.25	\$59.03	\$65.71
	Total	\$510.36	\$590.24	\$336.89	\$129.61	\$123.73
Interior Buildout and Tenant Improvement Costs	Montreal	\$475.02	\$262.35	\$153.66	\$66.71	\$41.98
	Outside City	N/A	\$158.20	\$35.47	\$71.73	\$51.00
	Total	\$475.02	\$420.56	\$189.14	\$138.44	\$92.98
Site & Infrastructure Costs	Montreal	\$354.50	\$222.66	\$123.47	\$65.37	\$33.82
	Outside City	N/A	\$97.96	\$16.81	\$51.96	\$29.19
	Total	\$354.50	\$320.62	\$140.28	\$117.33	\$63.00
Montreal		Initial Investment (million)	Total Employment	Direct Employment	Indirect Employment	Induced Employment
Total Impact	Montreal	\$3,719.83	31,284	20,189	7,302	3,793
	Outside City	N/A	13,829	1,025	6,817	5,987
	Total	\$3,719.83	45,112	21,214	14,119	9,779
Construction Costs	Montreal	\$2,379.95	20,926	13,407	5,034	2,485
	Outside City	N/A	8,965	0	4,837	4,128
	Total	\$2,379.95	29,891	13,407	9,871	6,613
Soft Costs	Montreal	\$510.36	4,458	3,077	837	544
	Outside City	N/A	1,916	334	720	861
	Total	\$510.36	6,373	3,411	1,557	1,405
Interior Buildout and Tenant Improvement Costs	Montreal	\$475.02	3,239	2,128	717	394
	Outside City	N/A	1,935	519	759	657
	Total	\$475.02	5,174	2,647	1,476	1,051
Site & Infrastructure Costs	Montreal	\$354.50	2,661	1,577	714	370
	Outside City	N/A	1,013	172	501	340
	Total	\$354.50	3,674	1,748	1,215	710
Montreal		Initial Investment (million)	Total Labour Income (million)	Direct Labour Income	Indirect Labour Income	Induced Labour Income
Total Impact	Montreal	\$3,719.83	\$1,771.49	\$1,200.85	\$397.58	\$173.07
	Outside City	N/A	\$747.13	\$106.77	\$393.41	\$246.95
	Total	\$3,719.83	\$2,518.62	\$1,307.62	\$790.98	\$420.02
Construction Costs	Montreal	\$2,379.95	\$1,223.38	\$844.01	\$272.28	\$107.08
	Outside City	N/A	\$465.28	\$0.00	\$288.29	\$176.99
	Total	\$2,379.95	\$1,688.66	\$844.01	\$560.57	\$284.08
Soft Costs	Montreal	\$510.36	\$265.75	\$184.41	\$48.14	\$33.20
	Outside City	N/A	\$102.15	\$43.25	\$31.89	\$27.01
	Total	\$510.36	\$367.90	\$227.66	\$80.03	\$60.21
Interior Buildout and Tenant Improvement Costs	Montreal	\$475.02	\$153.62	\$97.97	\$38.69	\$16.96
	Outside City	N/A	\$117.92	\$46.00	\$43.71	\$28.20
	Total	\$475.02	\$271.54	\$143.98	\$82.40	\$45.16
Site & Infrastructure Costs	Montreal	\$354.50	\$128.75	\$74.46	\$38.47	\$15.82
	Outside City	N/A	\$61.77	\$17.52	\$29.51	\$14.75
	Total	\$354.50	\$190.52	\$91.97	\$67.98	\$30.57

Source: The Conference Board of Canada; Statistics Canada

Table A5
Detailed Government Revenues, Montreal

Total Impact on Federal and Provincial Government Revenues (million)			
	In QC	Other Canada	Total
Total Personal Income Taxes	\$563.68	\$41.66	\$605.33
Provincial PIT	\$278.16	\$26.73	\$304.88
Federal PIT	\$285.52	\$14.93	\$300.45
Total Corporate Income Taxes	\$158.28	\$29.36	\$187.64
Provincial CIT	\$76.99	\$11.58	\$88.58
Federal CIT	\$81.29	\$17.77	\$99.06
Indirect Taxes	\$214.88	\$29.60	\$244.47
Taxes on Products	\$35.99	\$8.60	\$44.59
Taxes on Production	\$178.89	\$21.00	\$199.89
Total Tax Revenues	\$936.83	\$100.61	\$1,037.44

Source: The Conference Board of Canada, Quebec public accounts and budgetary data

Table A6
Key Indicators, Montreal

Downtown Office Market

Class A Vacancy Rate	8.3%
Average Class A Net Rent (\$/sq. ft.)	\$22.10

Suburban Office Market

Class A Vacancy Rate	17.6%
Average Class A Net Rent (\$/sq. ft.)	\$15.06

Industrial Market

Overall Availability Rate	5.3%
Average Net Rent (\$/sq. ft.)	\$5.71

Source: CBRE

Table A7: Detailed Impact Results, Vancouver

Vancouver		Initial Investment (million)	Total GDP (million)	Direct GDP	Indirect GDP	Induced GDP
Total Impact	Vancouver	\$2,946.43	\$2,099.77	\$1,307.54	\$442.00	\$350.23
	Outside City	N/A	\$981.77	\$66.84	\$499.14	\$415.79
	Total	\$2,946.43	\$3,081.54	\$1,374.38	\$941.14	\$766.02
Construction Costs	Vancouver	\$1,885.13	\$1,354.42	\$830.59	\$300.08	\$223.75
	Outside City	N/A	\$592.46	\$0.00	\$325.91	\$266.55
	Total	\$1,885.13	\$1,946.88	\$830.59	\$625.99	\$490.30
Soft Costs	Vancouver	\$404.25	\$351.50	\$245.09	\$46.84	\$59.56
	Outside City	N/A	\$139.04	\$24.76	\$48.61	\$65.66
	Total	\$404.25	\$490.53	\$269.85	\$95.46	\$125.23
Interior Buildout and Tenant Improvement Costs	Vancouver	\$376.26	\$221.66	\$129.90	\$51.27	\$40.49
	Outside City	N/A	\$145.23	\$31.75	\$64.75	\$48.74
	Total	\$376.26	\$366.89	\$161.64	\$116.02	\$89.23
Site & Infrastructure Costs	Vancouver	\$280.80	\$172.20	\$101.97	\$43.81	\$26.43
	Outside City	N/A	\$105.04	\$10.34	\$59.86	\$34.84
	Total	\$280.80	\$277.24	\$112.31	\$103.67	\$61.26
Vancouver		Initial Investment (million)	Total Employment	Direct Employment	Indirect Employment	Induced Employment
Total Impact	Vancouver	\$3,719.83	20,466	12,961	4,816	2,689
	Outside City	N/A	10,319	691	4,995	4,633
	Total	\$3,719.83	30,785	13,652	9,811	7,322
Construction Costs	Vancouver	\$2,379.95	12,927	7,856	3,353	1,718
	Outside City	N/A	6,340	0	3,371	2,969
	Total	\$2,379.95	19,267	7,856	6,724	4,687
Soft Costs	Vancouver	\$510.36	3,392	2,396	539	457
	Outside City	N/A	1,481	210	531	740
	Total	\$510.36	4,873	2,606	1,070	1,197
Interior Buildout and Tenant Improvement Costs	Vancouver	\$475.02	2,586	1,753	522	311
	Outside City	N/A	1,555	396	616	543
	Total	\$475.02	4,140	2,149	1,138	854
Site & Infrastructure Costs	Vancouver	\$354.50	1,562	957	402	203
	Outside City	N/A	943	84	477	382
	Total	\$354.50	2,505	1,041	879	585
Vancouver		Initial Investment (million)	Total Labour Income (million)	Direct Labour Income	Indirect Labour Income	Induced Labour Income
Total Impact	Vancouver	\$3,719.83	\$1,265.23	\$868.37	\$276.13	\$120.72
	Outside City	N/A	\$587.39	\$67.68	\$308.00	\$211.71
	Total	\$3,719.83	\$1,852.62	\$936.05	\$584.14	\$332.44
Construction Costs	Vancouver	\$2,379.95	\$845.58	\$574.93	\$193.50	\$77.14
	Outside City	N/A	\$344.19	\$0.00	\$208.52	\$135.67
	Total	\$2,379.95	\$1,189.77	\$574.93	\$402.02	\$212.82
Soft Costs	Vancouver	\$510.36	\$204.27	\$156.19	\$27.58	\$20.50
	Outside City	N/A	\$92.69	\$29.02	\$29.97	\$33.70
	Total	\$510.36	\$296.96	\$185.21	\$57.55	\$54.20
Interior Buildout and Tenant Improvement Costs	Vancouver	\$475.02	\$124.59	\$79.63	\$31.00	\$13.96
	Outside City	N/A	\$90.45	\$27.92	\$37.74	\$24.79
	Total	\$475.02	\$215.04	\$107.56	\$68.73	\$38.75
Site & Infrastructure Costs	Vancouver	\$354.50	\$90.79	\$57.62	\$24.06	\$9.12
	Outside City	N/A	\$60.06	\$10.73	\$31.78	\$17.55
	Total	\$354.50	\$150.86	\$68.35	\$55.84	\$26.67

Source: The Conference Board of Canada; Statistics Canada

Table A8
Detailed Government Revenues, Vancouver

Total Impact on Federal and Provincial Government Revenues (million)			
	In BC	Other Canada	Total
Total Personal Income Taxes	\$296.36	\$39.73	\$336.09
Provincial PIT	\$97.87	\$25.49	\$123.36
Federal PIT	\$198.49	\$14.24	\$212.73
Total Corporate Income Taxes	\$136.55	\$29.81	\$166.36
Provincial CIT	\$59.25	\$11.76	\$71.01
Federal CIT	\$77.30	\$18.05	\$95.35
Indirect Taxes	\$178.37	\$28.79	\$207.16
Taxes on Products	\$81.64	\$7.72	\$89.36
Taxes on Production	\$96.73	\$21.07	\$117.80
Total Tax Revenues	\$611.27	\$98.33	\$709.61

Source: The Conference Board of Canada, B.C. public accounts and budgetary data

Table A9
Key Indicators, Vancouver

Downtown Office Market

Class A Vacancy Rate	4.8%
Average Class A Net Rent (\$/sq. ft.)	\$34.99

Suburban Office Market

Class A Vacancy Rate	8.4%
Average Class A Net Rent (\$/sq. ft.)	\$23.64

Industrial Market

Overall Availability Rate	2.3%
Average Net Rent (\$/sq. ft.)	\$11.74

Source: CBRE

Table A10: Detailed Impact Results, Edmonton

Edmonton		Initial Investment (million)	Total GDP (million)	Direct GDP	Indirect GDP	Induced GDP
Total Impact	Edmonton	\$2,772.94	\$1,439.70	\$974.71	\$276.78	\$188.21
	Outside City	N/A	\$1,396.83	\$201.91	\$760.54	\$434.38
	Total	\$2,772.94	\$2,836.53	\$1,176.62	\$1,037.33	\$622.59
Construction Costs	Edmonton	\$1,774.13	\$979.08	\$672.88	\$188.92	\$117.27
	Outside City	N/A	\$803.35	\$0.00	\$524.11	\$279.25
	Total	\$1,774.13	\$1,782.43	\$672.88	\$713.03	\$396.52
Soft Costs	Edmonton	\$380.45	\$199.44	\$135.38	\$30.89	\$33.16
	Outside City	N/A	\$247.11	\$98.72	\$79.02	\$69.36
	Total	\$380.45	\$446.54	\$234.10	\$109.92	\$102.53
Interior Buildout and Tenant Improvement Costs	Edmonton	\$354.10	\$150.00	\$97.71	\$29.21	\$23.08
	Outside City	N/A	\$188.10	\$52.89	\$83.98	\$51.22
	Total	\$354.10	\$338.10	\$150.60	\$113.19	\$74.30
Site & Infrastructure Costs	Edmonton	\$264.26	\$111.19	\$68.73	\$27.76	\$14.70
	Outside City	N/A	\$158.27	\$50.29	\$73.43	\$34.55
	Total	\$264.26	\$269.46	\$119.03	\$101.18	\$49.25
Edmonton		Initial Investment (million)	Total Employment	Direct Employment	Indirect Employment	Induced Employment
Total Impact	Edmonton	\$2,772.94	10,623	7,278	2,209	1,136
	Outside City	N/A	12,932	1,731	6,801	4,400
	Total	\$2,772.94	23,555	9,008	9,010	5,536
Construction Costs	Edmonton	\$1,774.13	6,636	4,377	1,551	707
	Outside City	N/A	7,679	0	4,851	2,828
	Total	\$1,774.13	14,315	4,377	6,402	3,535
Soft Costs	Edmonton	\$380.45	1,696	1,229	267	201
	Outside City	N/A	2,092	657	731	703
	Total	\$380.45	3,788	1,886	998	904
Interior Buildout and Tenant Improvement Costs	Edmonton	\$354.10	1,606	1,253	213	139
	Outside City	N/A	2,044	849	676	519
	Total	\$354.10	3,650	2,102	890	658
Site & Infrastructure Costs	Edmonton	\$264.26	684	418	177	89
	Outside City	N/A	1,117	225	542	350
	Total	\$264.26	1,801	643	719	438
Edmonton		Initial Investment (million)	Total Labour Income (million)	Direct Labour Income	Indirect Labour Income	Induced Labour Income
Total Impact	Edmonton	\$2,772.94	\$841.19	\$618.17	\$163.74	\$59.28
	Outside City	N/A	\$841.60	\$166.02	\$452.45	\$223.12
	Total	\$2,772.94	\$1,682.78	\$784.20	\$616.19	\$282.40
Construction Costs	Edmonton	\$1,774.13	\$607.51	\$455.68	\$114.89	\$36.95
	Outside City	N/A	\$462.59	\$0.00	\$319.71	\$142.88
	Total	\$1,774.13	\$1,070.10	\$455.68	\$434.60	\$179.83
Soft Costs	Edmonton	\$380.45	\$107.42	\$78.43	\$18.56	\$10.43
	Outside City	N/A	\$169.69	\$85.78	\$47.83	\$36.08
	Total	\$380.45	\$277.11	\$164.20	\$66.39	\$46.51
Interior Buildout and Tenant Improvement Costs	Edmonton	\$354.10	\$79.61	\$56.03	\$16.31	\$7.27
	Outside City	N/A	\$122.37	\$49.45	\$46.47	\$26.45
	Total	\$354.10	\$201.98	\$105.48	\$62.78	\$33.72
Site & Infrastructure Costs	Edmonton	\$264.26	\$46.65	\$28.04	\$13.98	\$4.63
	Outside City	N/A	\$86.95	\$30.80	\$38.44	\$17.71
	Total	\$264.26	\$133.60	\$58.84	\$52.42	\$22.34

Source: The Conference Board of Canada; Statistics Canada

Table A11
Detailed Government Revenues, Edmonton

Total Impact on Federal and Provincial Government Revenues (million)			
	In AB	Other Canada	Total
Total Personal Income Taxes	\$260.94	\$43.49	\$304.43
Provincial PIT	\$83.07	\$27.90	\$110.98
Federal PIT	\$177.86	\$15.59	\$193.45
Total Corporate Income Taxes	\$97.85	\$29.05	\$126.90
Provincial CIT	\$28.26	\$11.46	\$39.72
Federal CIT	\$69.59	\$17.59	\$87.18
Indirect Taxes	\$124.75	\$33.63	\$158.38
Taxes on Products	\$15.88	\$10.86	\$26.75
Taxes on Production	\$108.87	\$22.77	\$131.63
Total Tax Revenues	\$483.54	\$106.18	\$589.71

Source: The Conference Board of Canada, Alberta public accounts and budgetary data

Table A12
Key Indicators, Edmonton

Downtown Office Market

Class A Vacancy Rate	15.7%
Average Class A Net Rent (\$/sq. ft.)	\$21.11

Suburban Office Market

Class A Vacancy Rate	19.0%
Average Class A Net Rent (\$/sq. ft.)	\$18.32

Industrial Market

Overall Availability Rate	7.6%
Average Net Rent (\$/sq. ft.)	\$10.01

Source: CBRE

Table A13: Detailed Impact Results, Calgary

Calgary		Initial Investment (million)	Total GDP (million)	Direct GDP	Indirect GDP	Induced GDP
Total Impact	Calgary	\$2,719.57	\$1,515.21	\$989.09	\$332.70	\$193.42
	Outside City	N/A	\$1,266.72	\$164.88	\$684.66	\$417.18
	Total	\$2,719.57	\$2,781.93	\$1,153.97	\$1,017.36	\$610.61
Construction Costs	Calgary	\$1,739.98	\$1,006.48	\$659.93	\$226.02	\$120.52
	Outside City	N/A	\$741.64	\$0.00	\$473.28	\$268.36
	Total	\$1,739.98	\$1,748.12	\$659.93	\$699.30	\$388.88
Soft Costs	Calgary	\$373.13	\$227.07	\$155.10	\$37.89	\$34.08
	Outside City	N/A	\$210.88	\$74.50	\$69.91	\$66.47
	Total	\$373.13	\$437.95	\$229.60	\$107.80	\$100.55
Interior Buildout and Tenant Improvement Costs	Calgary	\$347.29	\$153.68	\$95.23	\$34.74	\$23.72
	Outside City	N/A	\$177.91	\$52.48	\$76.28	\$49.15
	Total	\$347.29	\$331.59	\$147.70	\$111.02	\$72.87
Site & Infrastructure Costs	Calgary	\$259.17	\$127.98	\$78.83	\$34.05	\$15.11
	Outside City	N/A	\$136.29	\$37.90	\$65.19	\$33.19
	Total	\$259.17	\$264.27	\$116.73	\$99.24	\$48.30
Calgary		Initial Investment (million)	Total Employment	Direct Employment	Indirect Employment	Induced Employment
Total Impact	Calgary	\$2,719.57	10,685	7,290	2,354	1,042
	Outside City	N/A	12,416	1,545	6,483	4,388
	Total	\$2,719.57	23,101	8,835	8,836	5,430
Construction Costs	Calgary	\$1,739.98	6,590	4,293	1,648	649
	Outside City	N/A	7,450	0	4,631	2,819
	Total	\$1,739.98	14,039	4,293	6,279	3,467
Soft Costs	Calgary	\$373.13	1,816	1,342	290	184
	Outside City	N/A	1,900	508	689	703
	Total	\$373.13	3,715	1,849	979	887
Interior Buildout and Tenant Improvement Costs	Calgary	\$347.29	1,548	1,198	223	128
	Outside City	N/A	2,032	864	650	518
	Total	\$347.29	3,580	2,062	873	646
Site & Infrastructure Costs	Calgary	\$259.17	731	457	193	81
	Outside City	N/A	1,035	173	513	349
	Total	\$259.17	1,766	631	706	430
Calgary		Initial Investment (million)	Total Labour Income (million)	Direct Labour Income	Indirect Labour Income	Induced Labour Income
Total Impact	Calgary	\$2,719.57	\$864.81	\$626.95	\$177.19	\$60.67
	Outside City	N/A	\$785.59	\$142.16	\$427.14	\$216.29
	Total	\$2,719.57	\$1,650.39	\$769.10	\$604.33	\$276.96
Construction Costs	Calgary	\$1,739.98	\$607.72	\$446.90	\$123.00	\$37.82
	Outside City	N/A	\$441.78	\$0.00	\$303.24	\$138.55
	Total	\$1,739.98	\$1,049.50	\$446.90	\$426.23	\$176.36
Soft Costs	Calgary	\$373.13	\$124.21	\$92.82	\$20.72	\$10.67
	Outside City	N/A	\$147.56	\$68.22	\$44.40	\$34.94
	Total	\$373.13	\$271.77	\$161.04	\$65.11	\$45.62
Interior Buildout and Tenant Improvement Costs	Calgary	\$347.29	\$79.29	\$53.98	\$17.87	\$7.44
	Outside City	N/A	\$118.80	\$49.47	\$43.70	\$25.63
	Total	\$347.29	\$198.09	\$103.45	\$61.57	\$33.07
Site & Infrastructure Costs	Calgary	\$259.17	\$53.59	\$33.25	\$15.60	\$4.74
	Outside City	N/A	\$77.44	\$24.47	\$35.80	\$17.17
	Total	\$259.17	\$131.03	\$57.71	\$51.41	\$21.91

Source: The Conference Board of Canada; Statistics Canada

Table A14
Detailed Government Revenues, Calgary

Total Impact on Federal and Provincial Government Revenues (million)			
	In AB	Other Canada	Total
Total Personal Income Taxes	\$255.91	\$42.65	\$298.57
Provincial PIT	\$81.48	\$27.37	\$108.84
Federal PIT	\$174.44	\$15.29	\$189.73
Total Corporate Income Taxes	\$95.97	\$28.49	\$124.46
Provincial CIT	\$27.71	\$11.24	\$38.96
Federal CIT	\$68.25	\$17.25	\$85.51
Indirect Taxes	\$122.35	\$32.98	\$155.33
Taxes on Products	\$15.58	\$10.65	\$26.23
Taxes on Production	\$106.77	\$22.33	\$129.10
Total Tax Revenues	\$474.23	\$104.13	\$578.36

Source: The Conference Board of Canada, Alberta public accounts and budgetary data

Table A15
Key Indicators, Calgary

Downtown Office Market

Class A Vacancy Rate	21.2%
Average Class A Net Rent (\$/sq. ft.)	\$16.28

Suburban Office Market

Class A Vacancy Rate	23.0%
Average Class A Net Rent (\$/sq. ft.)	\$19.02

Industrial Market

Overall Availability Rate	7.0%
Average Net Rent (\$/sq. ft.)	\$7.34

Source: CBRE

Table A16: Detailed Impact Results, Ottawa-Gatineau

Ottawa-Gatineau		Initial Investment (million)	Total GDP (million)	Direct GDP	Indirect GDP	Induced GDP
Total Impact	Ottawa-Gatineau	\$1,476.30	\$721.19	\$574.70	\$62.68	\$83.81
	Outside City	N/A	\$803.83	\$178.24	\$356.60	\$269.00
	Total	\$1,476.30	\$1,525.02	\$752.94	\$419.28	\$352.80
Construction Costs	Ottawa-Gatineau	\$944.54	\$577.56	\$481.04	\$41.61	\$54.90
	Outside City	N/A	\$399.55	\$0.00	\$224.06	\$175.50
	Total	\$944.54	\$977.11	\$481.04	\$265.67	\$230.39
Soft Costs	Ottawa-Gatineau	\$202.55	\$63.65	\$42.36	\$7.96	\$13.34
	Outside City	N/A	\$175.41	\$90.60	\$42.68	\$42.13
	Total	\$202.55	\$239.06	\$132.96	\$50.64	\$55.47
Interior Buildout and Tenant Improvement Costs	Ottawa-Gatineau	\$188.52	\$48.17	\$32.48	\$6.47	\$9.22
	Outside City	N/A	\$125.13	\$47.39	\$47.64	\$30.10
	Total	\$188.52	\$173.30	\$79.87	\$54.10	\$39.33
Site & Infrastructure Costs	Ottawa-Gatineau	\$140.69	\$31.81	\$18.81	\$6.65	\$6.35
	Outside City	N/A	\$103.74	\$40.25	\$42.22	\$21.26
	Total	\$140.69	\$135.55	\$59.07	\$48.87	\$27.61

Ottawa-Gatineau		Initial Investment (million)	Total Employment	Direct Employment	Indirect Employment	Induced Employment
Total Impact	Ottawa-Gatineau	\$1,476.30	7,660	6,498	744	419
	Outside City	N/A	8,472	1,641	3,668	3,163
	Total	\$1,476.30	16,132	8,139	4,411	3,581
Construction Costs	Ottawa-Gatineau	\$944.54	5,916	5,148	494	274
	Outside City	N/A	4,498	0	2,432	2,065
	Total	\$944.54	10,413	5,148	2,926	2,340
Soft Costs	Ottawa-Gatineau	\$202.55	785	617	101	67
	Outside City	N/A	1,657	712	449	496
	Total	\$202.55	2,442	1,329	549	563
Interior Buildout and Tenant Improvement Costs	Ottawa-Gatineau	\$188.52	618	497	75	46
	Outside City	N/A	1,448	657	438	353
	Total	\$188.52	2,066	1,155	513	399
Site & Infrastructure Costs	Ottawa-Gatineau	\$140.69	341	235	74	32
	Outside City	N/A	869	272	349	248
	Total	\$140.69	1,210	507	423	280

Ottawa-Gatineau		Initial Investment (million)	Total Labour Income (million)	Direct Labour Income	Indirect Labour Income	Induced Labour Income
Total Impact	Ottawa-Gatineau	\$1,476.30	\$633.91	\$432.94	\$132.27	\$68.70
	Outside City	N/A	\$344.81	\$116.91	\$130.68	\$97.22
	Total	\$1,476.30	\$978.72	\$549.85	\$262.95	\$165.92
Construction Costs	Ottawa-Gatineau	\$944.54	\$534.95	\$363.12	\$112.58	\$59.26
	Outside City	N/A	\$110.23	\$0.00	\$61.11	\$49.11
	Total	\$944.54	\$645.18	\$363.12	\$173.69	\$108.37
Soft Costs	Ottawa-Gatineau	\$202.55	\$29.01	\$22.27	\$3.88	\$2.86
	Outside City	N/A	\$122.98	\$72.22	\$27.53	\$23.23
	Total	\$202.55	\$151.99	\$94.48	\$31.41	\$26.09
Interior Buildout and Tenant Improvement Costs	Ottawa-Gatineau	\$188.52	\$26.87	\$21.70	\$3.15	\$2.01
	Outside City	N/A	\$78.00	\$33.84	\$27.68	\$16.47
	Total	\$188.52	\$104.86	\$55.54	\$30.84	\$18.49
Site & Infrastructure Costs	Ottawa-Gatineau	\$140.69	\$43.09	\$25.86	\$12.66	\$4.57
	Outside City	N/A	\$33.61	\$10.86	\$14.35	\$8.40
	Total	\$140.69	\$76.70	\$36.71	\$27.01	\$12.97

Source: The Conference Board of Canada; Statistics Canada

Table A17
Detailed Government Revenues, Ottawa-Gatineau

Total Impact on Federal and Provincial Government Revenues (million)			
	In ON	Other Canada	Total
Total Personal Income Taxes	\$174.59	\$9.98	\$184.57
Provincial PIT	\$60.31	\$6.40	\$66.71
Federal PIT	\$114.28	\$3.58	\$117.86
Total Corporate Income Taxes	\$66.65	\$8.41	\$75.06
Provincial CIT	\$31.87	\$3.32	\$35.19
Federal CIT	\$34.78	\$5.09	\$39.87
Indirect Taxes	\$111.50	\$7.58	\$119.08
Taxes on Products	\$14.35	\$2.05	\$16.41
Taxes on Production	\$97.14	\$5.53	\$102.67
Total Tax Revenues	\$352.74	\$25.97	\$378.71

Source: The Conference Board of Canada, Ontario public accounts and budgetary data

Table A18
Key Indicators, Ottawa-Gatineau

Downtown Office Market

Class A Vacancy Rate	4.2%
Average Class A Net Rent (\$/sq. ft.)	\$23.83

Suburban Office Market

Class A Vacancy Rate	10.0%
Average Class A Net Rent (\$/sq. ft.)	\$16.25

Industrial Market

Overall Availability Rate	3.4%
Average Net Rent (\$/sq. ft.)	\$9.40

Source: CBRE