

**Estimated Economic Benefits of a New Community: Construction
and Development Activities, Harmony Residential and Commercial Development**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	5,748.4	2,330.2	1,530.5	9,609.1
Gross Domestic Product (\$millions)	2,952.9	1,212.4	964.6	5,129.9
Number of Jobs*	24,686	11,185	7,977	43,848
Wages (\$millions)	1,971.2	733.7	396.6	3,101.5
Business Earnings (\$millions)	810.8	475.8	515.6	1,802.1
Tax Revenue (\$millions)				
Personal & Business Income Taxes				642.2
CPP & EI				169.7
GST				457.57
Total Fed/Prov Government Revenues				1,269.5

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources

**Estimated Economic Benefits of a New Community: Construction
and Development Activities, Bingham Crossing Shopping Centre**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	408.8	163.0	114.2	685.9
Gross Domestic Product (\$millions)	202.8	88.7	72.0	363.6
Number of Jobs*	1,621	781	582	2,983
Wages (\$millions)	142.4	52.8	396.6	591.8
Business Earnings (\$millions)	58.8	35.7	38.5	133.0
Tax Revenue (\$millions)				
Personal & Business Income Taxes				47.5
CPP & EI				11.6
GST				32.7
Total Fed/Prov Government Revenues				91.7

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources

**Estimated Economic Benefits of a New Community: Construction
and Development Activities, Harmony and Bingham Crossing Combined**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	6,157.1	2,493.2	1,644.7	10,295.0
Gross Domestic Product (\$millions)	3,155.7	1,301.2	1,036.6	5,493.5
Number of Jobs*	26,306.9	11,965.5	8,558.6	46,831
Wages (\$millions)	2,113.6	786.5	793.1	3,693.3
Business Earnings (\$millions)	869.6	511.5	554.0	1,935.1
Tax Revenue (\$millions)				
Personal & Business Income Taxes				689.7
CPP & EI				181.2
GST				490.2
Total Fed/Prov Government Revenues				1,361.2

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources

**Estimated Economic Benefits of the New Harmony Community:
Stimulus from the On-going Operations (Single-Year)**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	742.5	317.4	140.8	1,200.7
Gross Domestic Product (\$millions)	460.2	189.8	76.1	726.0
Number of Jobs*	7,502	1,466	1,815	10,783
Wages (\$millions)	303.3	99.4	26.7	429.3
Business Earnings (\$millions)	146.7	86.9	34.3	267.8
Tax Revenue (\$millions)				
Personal & Business Income Taxes				87.9
CPP & EI				35.0
GST				57.2
Total Fed/Prov Government Revenues				180.0

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Altus Group Economic Consulting based on Input / Output Model and Other Sources

Estimated Economic Benefits of Bingham Crossing Development: Annual Stimulus from the On-going Operations (Single-Year)

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	376.3	160.4	116.3	653.0
Gross Domestic Product (\$millions)	225.9	91.5	73.5	390.9
Number of Jobs*	4,187	770	618	5,575
Wages (\$millions)	149.7	47.5	30.2	227.3
Business Earnings (\$millions)	69.8	42.1	39.6	151.6
Tax Revenue (\$millions)				
Personal & Business Income Taxes				45.7
CPP & EI				20.1
GST				31.1
Total Fed/Prov Government Revenues				96.9

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources

**Estimated Economic Benefits of Harmony Community and Bingham Crossing
Shopping Centre: On-going Operations (Single-Year)**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	1,118.8	477.8	257.1	1,853.7
Gross Domestic Product (\$millions)	686.0	281.3	149.5	1,116.9
Number of Jobs*	11,689	2,236	2,433	16,359
Wages (\$millions)	453.0	146.9	56.8	656.7
Business Earnings (\$millions)	216.5	129.0	73.9	419.4
Tax Revenue (\$millions)				
Personal & Business Income Taxes				133.6
CPP & EI				55.0
GST				88.3
Total Fed/Prov Government Revenues				276.9

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources