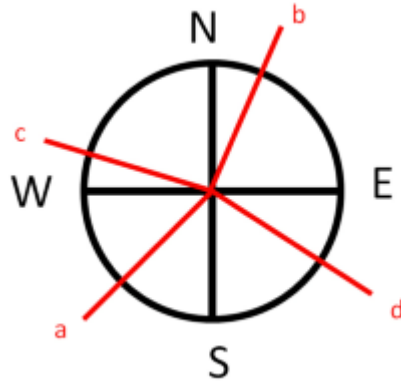


Suggested Answers to Review and Discussion Questions: Lesson 3

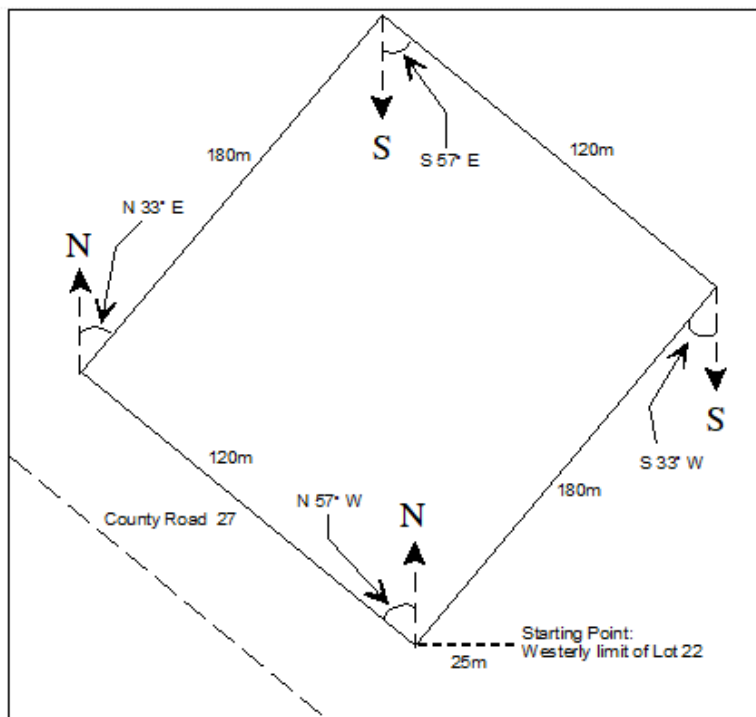
1. A site analysis is necessary to determine the highest and best use of the site as if vacant. In order to find this use, the appraiser must understand the physical, governmental, and locational characteristics that affect the utility, desirability, and marketability of the property.

2.



This drawing is for directional purposes and leads into the next question.

3. 21,600 square metres.



4. (b)  $\text{Area} = 33 \times 110 = 3,630 \text{ sq. ft.}$   
 (d)  $(33 - 6) \times (110 - 60) = 27 \times 50 = 1,350 \text{ sq. ft.}$   
 (e)  $\$450,000 \div 3,630 \text{ sq. ft.} = \$123.97 \text{ per sq. ft.}$   
 (f)  $\$450,000 \div 33 \text{ ft.} = \$13,636.36 \text{ per front foot}$   
 (g)  $(110 + 120) \div 2 = 115 \text{ ft.}$
5. Plottage is a value increment resulting from the assembly of two or more smaller sites. The result is that the combined utility is proportionately greater than the sum of the individual utilities. Assemblage is the merging of adjacent properties into one common ownership or use without necessarily increasing the utility. The terms plottage and assemblage are sometimes used interchangeably, but differ in this respect.

EXAMPLE: Three plots of land in a commercially zoned area separately are worth \$500 per front metre. However, if combined the larger area may provide increased flexibility in the use of the properties, increasing the value to \$750 per front metre. This is plottage. It would be assemblage if, in this same example, the combined larger lot still retained a value of \$500 per front metre.

6. (a) Surplus land results from a site being larger than standard and where the additional size does not provide proportional utility.
- (b) The standard lot has an area of 7,200 sq. ft., with a value of \$100 per sq.ft. ( $\$720,000 \div 7,200 \text{ sq.ft.}$ ). The non-standard lot has an area of 8,400 sq. ft., which is 1,200 sq.ft. larger than the standard lot. The extra value was \$80,000, or \$66.67 per sq. ft. ( $\$80,000 \div 1,200 \text{ sq.ft.}$ ). Therefore, the surplus land is worth \$66.67per sq.ft.
7. Building standards or building codes are regulations governing the health and safety of building construction. For example, a building code may regulate:
- Structural instability
  - Fire resistance
  - Emergency egress
  - Adequacy of space, air and light.
  - Performance of mechanical and electrical systems
  - In some areas, may also govern issues of style and design, such as architecture, heritage conservation, etc.
8. To provide an example of a response to this question, the information on Windsor, Ontario was researched. Using an internet search engine, the phrase “Windsor residential zoning bylaw” was entered. This led to the online listing of Windsor's zoning bylaws. Looking up the section on residential, the following was displayed for zoning designation “Residential District 1.1”.

**SECTION 10 - RESIDENTIAL DISTRICTS 1. (RD1.)****(l) Residential District 1. (RD1.1)****(a) Permitted Uses**

(i) One single-unit dwelling;

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(ii) (DELETED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(iii) An existing duplex dwelling or existing semi-detached dwelling;

(iv) Any use accessory to the foregoing uses.

**(b) Regulations**

(i) Minimum lot width - 15 metres

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(ii) Minimum lot area - 460 square metres

(iii) Maximum lot coverage

One storey main building - 35% of the lot area

Two storey main building - 30% of the lot area

All Accessory buildings - 10% of the lot area

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(iv) Maximum building height

Main Building - 2 storeys

(DELETED by B/L 11093, July 20, 1992; Amended By B/L 10358, July 16, 1990)

(v) Minimum front yard depth - 6 metres

(vi) Minimum rear yard depth - 7.5 metres

(AMENDED By B/L 10358, July 16/90 AND B/L 363-2002, Dec. 31, 2002)

(vii) Minimum side yard width - 1.5 metres on one side and 2.5 metres on the other side; provided, however, that where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.5 metres.

(viii) Notwithstanding the provisions of sub-paragraphs (i) to (vii) inclusive, of this paragraph, any additions to an existing duplex dwelling or an existing semi-detached dwelling shall be in accordance with the provisions of paragraph (b) of subsection (l), of Section 11, RD2.1 District, of this by-law, applicable thereto.

(ix) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved storm water outlet, municipal Page 10.2

9. An environmental assessment of land determines the presence of possible contaminants on the property. If the land has been significantly contaminated by previous owners, then the site must be cleaned up before being redeveloped. The cost of cleanup can be extremely expensive, thus reducing the value of the land. Most provinces have some type of legislation in place to force owners to clean up their land.
10. Answers will vary based upon local characteristics.
11. Answers will vary based upon local practices.