Estimated Development Timing & Population Projections

Not all properties in the study areas will redevelop at the same time. Some properties may be subject to development in the shorter term because the land is vacant or underutilized. Other properties may not develop until well into the longer term future because the land currently supports active business(es) and/or well-established land uses. In some cases, properties may never redevelop.

The following maps show estimated timing of development for properties in the TOD studies areas, divided into “shorter term” (approximately 20 years) and “longer term” (+20 years). The development timing map is not restrictive (properties can redevelop whenever the market dictates). However, estimating the timing of redevelopement helps the City understand the future servicing and infrastructure capacities and potential areas for upgrades and improvements necessary to accommodate future growth.

The City has estimated the future populations for the Lees, Hurdman, and Blair TOD Areas. It is important to remember that although it is “easier” for certain properties to redevelop in the shorter term because they are currently vacant or underutilized, it is estimated that growth will be gradual and occur over many years. The current projection estimate is that an additional 10,700 people may be added to the TOD areas over the next 20 years.