

ECONOMIC INTEL. UNIT CASE STUDY WATERFRONT SITE INVENTORY: ANCHORING THE DATA

The Challenge

A client in the early planning stages of an industrial development project wanted a comprehensive assessment of existing land use patterns to support their decision-making process. To manage resources effectively, mitigate risks, and strengthen their competitive advantage, they required a systematic breakdown and evaluation of existing land use patterns. They needed the study to include all properties encompassed by and surrounding the local harbour, their preferred development area. They turned to the GIS capabilities of the Turner Drake Economic Intelligence Unit to undertake the assignment.

Turner Drake's Approach

Our client needed more than just a list of properties; in order for their project to be successful, they required a wide-range of technical and property-specific information not readily available through any singular public channel. Our solution? A professionally-compiled land use inventory that delineates the properties in question and a variety of site-specific attributes, with a full list of the latter determined in consultation with the client.

After consultations with the client were completed, our Economic Intelligence Unit got to work outlining the properties abutting the entirety of the harbour, along with all water lots within. This was accomplished through a higher-order analysis that integrated non-public property and ownership record data, along with various public and open databases. Our process ensured that all areas were extracted with precision and accuracy. Water lots were reviewed and verified through a combination of an automated spatial analysis and manual quality control; this ensured accurate classification and reliable outputs for the client.

Once the initial property inventory was completed, we compiled the attributes for each site. We built an iterative and programmatic spatial process that analyzed a variety of inputs and data channels. This covered three broad categories for each property, all of which were tailored to the client's needs:

1. Property-specific characteristics (acreage, roadway frontage, cumulative size of adjacent sites, etc.);
2. Built-environment and infrastructure considerations (improvement status, building use(s), access to rail lines, lot coverage, etc.); and,
3. Regulatory contexts (zoning classification, land use details, FAR, etc.).

Winning Results

Turner Drake delivered a reliable, decision-ready inventory that supported the client's objectives and gave them a competitive edge. The completed inventory was delivered in both tabular (Microsoft Excel) and spatial (Google Earth) formats. Our team delivered a premium and reliable product in a cost-effective manner; this requires not just access to industry-leading data and advanced platforms, but a smart and capable team that knows exactly how to leverage them.

