



Figure 1a,b: Various Condo Designs near *Square One* in Mississauga City, Canada
Source: The Internet, 10 January, 2018

Table 1: A 56-cell Development Model (Matrix) Comprising 7 Stages (Columns) and 8 Tasks (Rows)

	1. Land Banki ng	2. Land Packa ging	3. Land Devel opme nt	4. Buildi ng Devel opme nt	5. Buildi ng Opera tions	6. Buildi ng Renov ation	7. Site Redev elopm ent
I. Acquisition	I. 1.	I. 2.	I. 3.	I. 4	I.5.	I. 6.	I.7
II. Financing	II.1.	II.2.	II.3.	II.4.	II.5.	II.6.	II.7.
III. Market Studies & Marketing Strategies	III.1.	III.2.	III.3.	III.4.	III.5.	III.6.	III.7.
IV. Environmental Studies	IV.1.	IV.2.	IV.3.	IV.4.	IV.5.	IV.6.	IV.7.
V. Approvals and Permits a. Federal b. State c. Regional Authorities d. Municipal e. Private	V.1.	V.2.	V.3.	V.4.	V.5.	V.6.	V.7
VI. Improvements	VI.1.	VI.2.	VI.3.	VI.4.	VI.5.	VI.6.	VI.7.
VII. Transportation/Accessibili ty	VII.1.	VII.2.	VII.3.	VII.4.	VII.5.	VII.6.	VII.7.
VIII. Sales and Disposition	VIII.1.	VIII.2.	VIII.3.	VIII.4	VIII.5.	VIII.6.	VIII.7.

Source: [10]