

Precinct Plan “T”

APPENDIX “C”: COST-BENEFIT ANALYSIS

Prepared for:

City of Winnipeg
Planning, Property & Development

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Cost-Benefit Analysis

1.1 Background

This cost-benefit analysis was prepared in conjunction with the *Precinct “T” Plan* and the proposed *Complete Communities Direction Strategy* amendment of the area bounded by Jefferson Ave. to the north, King Edward St. to the east, Inkster Blvd. to the south and Inksbrook Industrial Park to the west from “General Manufacturing” to “New Communities”.

Precinct “T” is anticipated to provide approximately 1,010 residential units within a 120 acre site. The subject precinct area is approximately 9% in size to that Waverley West. Subject to approval of the Precinct Plan and the *Complete Communities* amendment, servicing of the subject parcel owned by Terracon Development Ltd. will commence in the spring of 2014 and it is anticipated that a full build-out will occur over a five year timeframe.

Complete Communities states that new communities should “...only be approved when a range of municipal services, as define in *Our Winnipeg*, can be provided in an environmentally-sound, economical and timely manner.” Economical is defined as “careful, efficient and prudent use of resources¹.”

Precinct “T” provides a “net positive” value to the citizens of the City of Winnipeg provided that the tax revenues generated by the development outweigh the tax-supported costs.

1.2 Approach

This analysis is based on the financial impact analysis study prepared for *Waverley West: Proposed Plan Winnipeg Amendment Financial Impact Assessment and Financial Impact Assessment: Waterford Green New Neighbourhood – Precinct “C” Planning Area*.² The scope of this analysis, like both the Waverley West Analysis and Waterford Green Analysis, is limited to an assessment of the potential revenues to accrue and expenditures to be incurred by the City of Winnipeg relative to the proposed Precinct “T” development. It does not include the costs associated with the initial provision of local services and infrastructure, as these are the responsibility of the developer (e.g. local streets, water, sewer, land drainage, etc.).

The purpose of this analysis is to examine the potential impact on the City of Winnipeg’s tax-supported operating and capital budgets associated with the development of Precinct “T”. Simply put, this analysis aims to determine whether or not the tax-supported costs of Precinct “T” will be offset by corresponding realty taxation revenues as well as permit and development fee revenues.

Financial benefits include property and business taxes, building permits and development fees. Indirect revenues such as user fees, fines, licences, levies, and grants from other levels of

¹ Merriam-Webster Dictionary (2012). <http://www.merriam-webster.com/dictionary/economical>. Last Viewed November, 2012.

² Note; The costs, rates and revenues were adjusted to 2012 dollar values.

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government were not included since they are not directly related to the physical development of the area. Direct costs include the capital costs for civic infrastructure and the ongoing operating costs for basic civic services such as fire, police, transportation, maintenance, and community services. The cost to install the local infrastructure including streets, sewer, water, land drainage, utilities, boulevards, and parks were not included because these costs are paid by the developer and ultimately the new home buyer (e.g. local streets, water, sewer, land drainage, etc.). School taxes and costs were not included since these are not within the City’s jurisdiction.

This financial analysis covers an 80-year time span in order to provide a general level of understanding of the potential long-term financial impact new neighbourhood development and considers four primary components:

- 1) Base Methodology;
- 2) Property Taxation Revenues;
- 3) Infrastructure Renewals;
- 4) Transit & Emergency Services

Key Assumptions

2.1 Base Methodology

This analysis was prepared using constant 2012 dollars (no inflation). Also, property taxation revenues were calculated based on a fixed housing market, set at today’s assessed value (2012).

2.2 Property Taxation Revenues

Property taxation revenues accruing to the City of Winnipeg will decrease over time as homes in the development age. Using similar analysis conducted in *Financial Impact Assessment: Waterford Green New Neighbourhood – Precinct C Planning Area*, the rate of decrease has been assumed to equal 0.07% between year 19 and year 80 for low density residential dwellings and is assumed to be 0.07% for medium to high density residential dwellings between year 24 and year 80. This analysis uses the same methodology as applied in the City of Winnipeg’s Property Assessment Department, which considers age in determining the assessed value of residential properties.

Notwithstanding the fact that all homes tend to increase in value over time, all other factors being equal, an older home is worth less than an identically built new home. Since this analysis uses constant dollars, the result is that as the homes in the subdivision age, the City receives a decreasing amount of property tax revenues from these homes.

Anticipated city tax revenues for Precinct “T” are based upon an average value for single-family, semi-detached and townhouse dwellings of \$360,000 and for multi-family dwellings of \$240,000 in 2012 dollars³.

³ Average home values based on estimates used in *Financial Impact Assessment: Waterford Green New Neighbourhood – Precinct C Planning Area*

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2.3 Initial Capital Costs for Internal and Offsite Transportation

As per current practice, the cost of the local infrastructure within the proposed subdivision itself is considered the responsibility of the developer and is excluded from this analysis, while the cost of regional (arterial) streets bordering or within the development is shared equally between the developer and the City.

Currently, King Edward St., adjacent to Precinct “T”, is a two-lane undivided roadway. The cost of widening 3,306 feet of King Edward St. adjoining the development area to a four-lane divided arterial by constructing four lanes from Inkster Blvd. to the entrance in to the southern boundary of Precinct “T”, located at Commercial Ave is assumed to be 100% funded by the City through offset charges collected for the development of Inkster Gardens. It is also assumed that the construction of two lanes for the remaining 1,771 feet that stretches from Commercial Ave. to the entrance of Precinct “T” shall be 50% funded by the City of Winnipeg and the remaining 50% shall be the responsibility of the landowners/developers that front on to their portion of King Edward St. The cost of constructing a future Active Transportation Corridor for the 2,641 feet that runs alongside the future Chief Peguis Trail extension is assumed to be 100% funded by the City of Winnipeg.

2.4 Infrastructure Renewal

While the majority of the initial capital costs of transportation infrastructure within the boundaries of Precinct “T” are the responsibility of the developer (100% of local streets and 50% or regional roadways), the City of Winnipeg is responsible for 100% of the ongoing maintenance and renewal of this infrastructure. The same assumption used to determine the initial capital costs of off-site infrastructure attributable to the subdivision is applicable to renewal costs. That is, while 100% of the cost is the responsibility of the City of Winnipeg, only those roadways whose construction was triggered by Precinct “T” are included in the analysis. The lifetime infrastructure renewal timing and amounts are based upon pavement management processes and life-cycle pavement renewal practices employed by the City of Winnipeg’s Public Works Department.

2.5 Transit, Fire, Paramedic and Policing Services

It is assumed, for this analysis that no new fire, paramedic or policing will be developed to serve Precinct “T”. It has been assumed that transit service will be improved to a transit quality corridor to serve the existing neighbourhoods and development area as per the *City of Winnipeg 20 Year Transportation Master Plan*. Thus *incremental* annual operating costs to provide new transit service, including operations, maintenance, and vehicle acquisitions are included in the financial analysis and assessed at approximately 9% of the costs of Waverley West (9% represents the proportion of residential units between the two planned areas) net of *incremental* annual passenger revenues generated by new ridership included (based on current transit fares)⁴.

⁴ Note: The renewal costs and incremental operating costs estimations followed the same methodology as *Financial Impact Assessment: Waterford Green New Neighbourhood – Precinct C Planning Area*.

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Limiations

This financial impact analysis was prepared using the best information available at this time together with assumptions that reflect the developer’s best judgment on the timing of build-out and average home values. Given the uncertainties inherent in predicting market conditions, readers should be cautioned that actual results may vary from the information presented and the variation may be material in nature.

Finally, this analysis was prepared to assess the potential impact on the tax supported budgets of the City of Winnipeg developing approximately 120 acres of lands proposed to be designated as “New Communities” located in the area bounded by Jefferson Ave. to the north, King Edward St. to the east, Inkster Blvd. to the south and Inksbrook Industrial Park to the west from “General Manufacturing” to “New Communities”. Use of this information for other purposes may not be appropriate.

Precinct "T" Financial Analysis
Summary of Cumulative Revenues and Costs
to the City of Winnipeg Over the 80 Year Period

constant 2012 dollars

	City
Revenues	
Taxes	\$114,911,231
Other	\$1,772,115
Total Revenues	\$116,009,846
Costs	
Roads-External (50%)	\$3,883,705
Active Transportation	\$200,716
Total Initial Capital Costs	\$4,084,421
Renewal Costs	\$19,235,003
Total Capital	\$23,014,039
Residential Operating	\$48,589,637
Transit	\$33,991,770
Total Operating	\$82,581,407
Total Costs	\$105,595,446
Revenue minus Costs	\$10,414,400
Net Present Value	\$9,997,824

Precinct T Incremental Revenues and Costs for the City of Winnipeg							
Revenues		1	2	3	4	5	
Municipal Taxes							
Single-Family Dwellings, Duplex	625	\$268,750	\$537,500	\$806,250	\$107,500	\$1,343,750	
Multi-Dwellings	385	\$0	\$96,000	\$192,000	\$288,000	\$385,000	
Cumulative Municipal Taxes		\$114,211,931	\$242,950	\$876,450	\$1,874,700	\$2,270,200	\$3,998,950
Permit Fees							
Single-Family Dwellings, Duplex	\$630,465	\$126,093	\$126,093	\$126,093	\$126,093	\$126,093	
Multi-Dwellings	\$900,900	\$0	\$294,840	\$163,800	\$294,840	\$147,420	
Development Fees							
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$144,000	
Lot Fee \$150	\$96,750	\$19,350	\$19,350	\$19,350	\$19,350	\$19,350	
Total Revenue		\$116,009,846	\$414,193	\$1,073,783	\$1,307,493	\$835,783	\$2,165,613
		1	2	3	4	5	
City Costs							
Initial Capitial Costs							
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$3,425,016	\$0	\$0	
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$458,689	\$0	\$0	
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$200,716	
Total Initial Capital Costs		\$4,084,421	\$0	\$0	\$3,883,705	\$0	\$200,716
Renewal Costs							
Regional Streets		\$0	\$0	\$0	\$0	\$0	
Local Streets		\$0	\$0	\$0	\$0	\$0	
Buildings & Parks		\$0	\$0	\$0	\$0	\$0	
Total Renewal Costs		\$18,929,618	\$0	\$0	\$0	\$0	\$0
Capital Total		\$23,014,039	\$0	\$0	\$3,883,705	\$0	\$200,716
Incremental Operating Costs							
	units	55.0%	55.0%	55.0%	55.0%	55.0%	
		\$202	\$404	\$606	\$808	\$1,010	
Residential \$911	\$48,589,637	\$101,212	\$202,424	\$303,636	\$404,848	\$506,061	
Transit	\$33,991,770	\$0	\$0	\$0	\$0	\$0	
Incremental Operating Total	\$82,581,407	\$101,212	\$202,424	\$303,636	\$404,848	\$506,061	
Total Incremental Costs		\$105,595,446	\$101,212	\$202,424	\$4,187,341	\$404,848	\$706,777
		1	2	3	4	5	
Difference (Revenues-Costs)		\$312,981	\$871,359	-\$2,879,848	\$430,935	\$1,458,837	
Cumulative Diff, 80 yrs		\$10,414,400	\$312,981	\$1,184,340	-\$1,695,509	-\$1,264,574	\$194,263
Net Present Value Calculation							
Cost of Borrowing (net of inflation)	4%						
Present Value of Annual Cash Flow (Rev-Cost)		\$300,462	\$836,504	-\$2,764,654	\$413,697	\$1,400,483	
Net Present Value, 80 yrs		\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg							
Revenues		6	7	8	9	10	
Municipal Taxes							
Single-Family Dwellings, Duplex	625	\$1,343,750	\$1,343,750	\$1,343,750	\$1,343,750	\$1,343,750	
Multi-Dwellings	385	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	
Cumulative Municipal Taxes		\$114,211,931	\$5,727,700	\$7,456,450	\$9,185,200	\$10,913,950	\$12,642,700
Permit Fees							
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0	
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0	
Development Fees							
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0	
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0	
Total Revenue	\$116,009,846	\$1,728,750	\$1,728,750	\$1,728,750	\$1,728,750	\$1,728,750	
		6	7	8	9	10	
City Costs							
Initial Capitial Costs							
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0	
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0	
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0	
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0	
Renewal Costs							
Regional Streets		\$0	\$0	\$0	\$0	\$0	
Local Streets		\$0	\$0	\$0	\$0	\$0	
Buildings & Parks		\$0	\$0	\$0	\$0	\$0	
Total Renewal Costs	\$18,929,618	\$0	\$0	\$0	\$0	\$0	
Capital Total	\$23,014,039	\$0	\$0	\$0	\$0	\$0	
Incremental Operating Costs		55.0%	55.0%	55.0%	55.0%	55.0%	
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	
Residential \$911	\$48,589,637	\$506,061	\$506,061	\$506,061	\$506,061	\$506,061	
Transit	\$33,991,770	\$127,310	\$127,310	\$127,310	\$127,310	\$127,310	
Incremental Operating Total	\$82,581,407	\$633,371	\$633,371	\$633,371	\$633,371	\$633,371	
Total Incremental Costs	\$105,595,446	\$633,371	\$633,371	\$633,371	\$633,371	\$633,371	
		6	7	8	9	10	
Difference (Revenues-Costs)		\$1,095,380	\$1,095,380	\$1,095,380	\$1,095,380	\$1,095,380	
Cumulative Diff, 80 yrs	\$10,414,400	\$1,289,642	\$2,385,022	\$3,480,401	\$4,575,781	\$5,671,160	
Net Present Value Calculation							
Cost of Borrowing (net of inflation)	4%						
Present Value of Annual Cash Flow (Rev-Cost)		\$1,051,564	\$1,051,564	\$1,051,564	\$1,051,564	\$1,051,564	
Net Present Value, 80 yrs	\$9,997,824						

Precinct T Incremental Revenues and Costs for the City of Winnipeg							
Revenues			11	12	13	14	15
Municipal Taxes							
Single-Family Dwellings, Duplex	625		\$1,343,750	\$1,343,750	\$1,343,750	\$1,343,750	\$1,343,750
Multi-Dwellings	385		\$385,000	\$385,000	\$385,000	\$385,000	\$385,000
Cumulative Municipal Taxes		\$114,211,931	\$14,371,450	\$16,100,200	\$17,828,950	\$19,557,700	\$21,286,450
Permit Fees							
Single-Family Dwellings, Duplex	\$630,465		\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900		\$0	\$0	\$0	\$0	\$0
Development Fees							
Per acre admin Fee \$1,200	\$144,000		\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750		\$0	\$0	\$0	\$0	\$0
Total Revenue		\$116,009,846	\$1,728,750	\$1,728,750	\$1,728,750	\$1,728,750	\$1,728,750
			11	12	13	14	15
City Costs							
Initial Capitial Costs							
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016		\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689		\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716		\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs		\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs							
Regional Streets			\$0	\$0	\$0	\$0	\$0
Local Streets			\$0	\$0	\$0	\$0	\$0
Buildings & Parks			\$0	\$0	\$0	\$0	\$0
Total Renewal Costs		\$18,929,618	\$0	\$0	\$0	\$0	\$0
Capital Total		\$23,014,039	\$0	\$0	\$0	\$0	\$0
Incremental Operating Costs			55.7%	56.4%	57.1%	57.8%	58.5%
	units		\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential	\$911	\$48,589,637	\$512,501	\$518,942	\$466,082	\$471,796	\$477,510
Transit		\$33,991,770	\$254,620	\$254,620	\$254,620	\$254,620	\$254,620
Incremental Operating Total		\$82,581,407	\$767,121	\$773,562	\$720,702	\$726,416	\$732,130
Total Incremental Costs		\$105,595,446	\$767,121	\$773,562	\$720,702	\$726,416	\$732,130
			11	12	13	14	15
Difference (Revenues-Costs)			\$961,629	\$955,188	\$1,008,048	\$1,002,334	\$996,620
Cumulative Diff, 80 yrs		\$10,414,400	\$6,632,789	\$7,587,977	\$8,596,025	\$9,598,359	\$10,594,979
Net Present Value Calculation							
Cost of Borrowing (net of inflation)	4%						
Present Value of Annual Cash Flow (Rev-Cost)			\$923,164	\$916,980	\$967,726	\$962,241	\$956,755
Net Present Value, 80 yrs		\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg								
Revenues			16	17	18	19	20	
Municipal Taxes								
Single-Family Dwellings, Duplex	625		\$1,343,750	\$1,343,750	\$1,343,750	\$ 1,333,214	\$ 1,323,448	
Multi-Dwellings	385		\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	
	Cumulative Municipal Taxes	\$114,211,931	\$23,015,200	\$24,743,950	\$26,472,700	\$28,190,914	\$29,899,363	
Permit Fees								
Single-Family Dwellings, Duplex	\$630,465		\$0	\$0	\$0	\$0	\$0	
Multi-Dwellings	\$900,900		\$0	\$0	\$0	\$0	\$0	
Development Fees								
Per acre admin Fee \$1,200	\$144,000		\$0	\$0	\$0	\$0	\$0	
Lot Fee \$150	\$96,750		\$0	\$0	\$0	\$0	\$0	
Total Revenue	\$116,009,846		\$1,728,750	\$1,728,750	\$1,728,750	\$1,718,214	\$1,708,448	
			16	17	18	19	20	
City Costs								
Initial Capitial Costs								
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016		\$0	\$0	\$0	\$0	\$0	
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689		\$0	\$0	\$0	\$0	\$0	
AT Corridor @76/ft * 2,641 ft.	\$200,716		\$0	\$0	\$0	\$0	\$0	
	Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0	
Renewal Costs								
Regional Streets			\$0	\$0	\$0	\$0	\$0	
Local Streets			\$0	\$0	\$0	\$0	\$0	
Buildings & Parks			\$0	\$0	\$0	\$0	\$0	
	Total Renewal Costs	\$18,929,618	\$0	\$0	\$0	\$0	\$0	
Capital Total	\$23,014,039		\$0	\$0	\$0	\$0	\$0	
Incremental Operating Costs			59.2%	59.9%	60.6%	61.3%	62.0%	
	units		\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	
Residential	\$911	\$48,589,637	\$483,224	\$488,937	\$494,651	\$500,365	\$506,079	
Transit		\$33,991,770	\$254,620	\$381,930	\$381,930	\$381,930	\$381,930	
Incremental Operating Total		\$82,581,407	\$737,844	\$870,867	\$876,581	\$882,295	\$888,009	
Total Incremental Costs		\$105,595,446	\$737,844	\$870,867	\$876,581	\$882,295	\$888,009	
			16	17	18	19	20	
Difference (Revenues-Costs)			\$990,906	\$857,883	\$852,169	\$835,919	\$820,440	
Cumulative Diff, 80 yrs			\$10,414,400	\$11,585,885	\$12,443,768	\$13,295,937	\$14,131,856	\$14,952,296
Net Present Value Calculation								
Cost of Borrowing (net of inflation)	4%							
Present Value of Annual Cash Flow (Rev-Cost)			\$951,270	\$823,567	\$818,082	\$802,483	\$787,622	
Net Present Value, 80 yrs		\$9,997,824						

Precinct T Incremental Revenues and Costs for the City of Winnipeg							
Revenues		21	22	23	24	25	
Municipal Taxes							
Single-Family Dwellings, Duplex	625	\$ 1,314,074	\$ 1,304,995	\$ 1,296,159	\$ 1,287,528	\$ 1,279,077	
Multi-Dwellings	385	\$385,000	\$385,000	\$385,000	\$385,000	\$379,629	
Cumulative Municipal Taxes		\$114,211,931	\$31,598,437	\$33,288,432	\$34,969,591	\$36,642,119	\$38,300,825
Permit Fees							
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0	
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0	
Development Fees							
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0	
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0	
Total Revenue	\$116,009,846	\$1,699,074	\$1,689,995	\$1,681,159	\$1,672,528	\$1,658,706	
		21	22	23	24	25	
City Costs							
Initial Captial Costs							
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0	
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0	
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0	
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0	
Renewal Costs							
Regional Streets		\$4,390	\$4,390	\$4,390	\$4,390	\$4,390	
Local Streets		\$5,495	\$10,990	\$16,485	\$21,980	\$27,475	
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241	
Total Renewal Costs	\$18,929,618	\$71,126	\$76,621	\$82,116	\$87,611	\$93,106	
Capital Total	\$23,014,039	\$71,126	\$76,621	\$82,116	\$87,611	\$93,106	
Incremental Operating Costs		62.7%	63.4%	64.1%	64.8%	65.5%	
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	
Residential	\$911 \$48,589,637	\$511,793	\$517,506	\$523,220	\$528,934	\$534,648	
Transit	\$33,991,770	\$381,930	\$381,930	\$509,240	\$509,240	\$509,240	
Incremental Operating Total	\$82,581,407	\$893,723	\$899,436	\$1,032,460	\$1,038,174	\$1,043,888	
Total Incremental Costs	\$105,595,446	\$964,849	\$976,057	\$1,114,576	\$1,125,785	\$1,136,994	
		21	22	23	24	25	
Difference (Revenues-Costs)		\$734,226	\$713,938	\$566,583	\$546,743	\$521,712	
Cumulative Diff, 80 yrs		\$10,414,400	\$15,686,521	\$16,400,460	\$16,967,042	\$17,513,785	\$18,035,497
Net Present Value Calculation							
Cost of Borrowing (net of inflation)	4%						
Present Value of Annual Cash Flow (Rev-Cost)		\$704,857	\$685,381	\$543,919	\$524,873	\$500,844	
Net Present Value, 80 yrs	\$9,997,824						

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		26	27	28	29	30
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 1,270,786	\$ 1,262,640	\$ 1,254,624	\$ 1,246,729	\$ 1,238,945
Multi-Dwellings	385	\$371,712	\$379,314	\$366,526	\$363,960	\$366,222
Cumulative Municipal Taxes	\$114,211,931	\$39,943,323	\$41,585,277	\$43,206,428	\$44,817,117	\$46,422,285
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,642,498	\$1,641,954	\$1,621,151	\$1,610,689	\$1,605,167
		26	27	28	29	30
City Costs						
Initial Capitial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$4,390	\$4,390	\$4,390	\$4,390	\$4,390
Local Streets		\$32,970	\$38,465	\$43,960	\$49,455	\$54,950
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$98,601	\$104,096	\$109,591	\$115,086	\$120,581
Capital Total	\$23,014,039	\$98,601	\$104,096	\$109,591	\$115,086	\$120,581
Incremental Operating Costs		66.2%	66.9%	67.6%	68.3%	69.0%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential \$911	\$48,589,637	\$540,361	\$546,075	\$551,789	\$557,503	\$563,217
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,049,601	\$1,055,315	\$1,061,029	\$1,066,743	\$1,072,457
Total Incremental Costs	\$105,595,446	\$1,148,202	\$1,159,411	\$1,170,620	\$1,181,829	\$1,193,038
		26	27	28	29	30
Difference (Revenues-Costs)		\$494,296	\$482,543	\$450,531	\$428,861	\$412,130
Cumulative Diff, 80 yrs	\$10,414,400	\$18,529,793	\$19,012,336	\$19,462,867	\$19,891,727	\$20,303,857
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		\$474,524	\$463,241	\$432,509	\$411,706	\$395,645
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		31	32	33	34	35
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 1,231,264	\$ 1,223,679	\$ 1,216,184	\$ 1,208,774	\$ 1,201,443
Multi-Dwellings	385	\$358,883	\$356,370	\$358,585	\$351,399	\$348,939
Cumulative Municipal Taxes	\$114,211,931	\$48,012,431	\$49,592,480	\$51,167,250	\$52,727,422	\$54,277,804
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,590,147	\$1,580,049	\$1,574,769	\$1,560,172	\$1,550,382
City Costs		31	32	33	34	35
Initial Capitial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$16,047	\$27,703	\$39,360	\$51,016	\$62,673
Local Streets		\$60,445	\$65,940	\$71,435	\$76,930	\$82,425
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$137,733	\$154,884	\$172,036	\$189,187	\$206,339
Capital Total	\$23,014,039	\$137,733	\$154,884	\$172,036	\$189,187	\$206,339
Incremental Operating Costs		69.7%	70.4%	71.1%	71.8%	72.5%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential \$911	\$48,589,637	\$568,930	\$574,644	\$580,358	\$586,072	\$591,786
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,078,170	\$1,083,884	\$1,089,598	\$1,095,312	\$1,101,026
Total Incremental Costs	\$105,595,446	\$1,215,903	\$1,238,768	\$1,261,634	\$1,284,499	\$1,307,365
Difference (Revenues-Costs)		31	32	33	34	35
		\$374,243	\$341,281	\$313,135	\$275,674	\$243,017
Cumulative Diff, 80 yrs	\$10,414,400	\$20,678,100	\$21,019,381	\$21,332,516	\$21,608,190	\$21,851,207
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		\$359,273	\$327,630	\$300,610	\$264,647	\$233,297
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg							
Revenues			36	37	38	39	40
Municipal Taxes							
Single-Family Dwellings, Duplex	625		\$ 1,194,189	\$ 1,187,006	\$ 1,179,891	\$ 1,172,841	\$ 1,165,852
Multi-Dwellings	385		\$351,107	\$344,071	\$341,662	\$343,785	\$336,895
	Cumulative Municipal Taxes	\$114,211,931	\$55,823,100	\$57,354,176	\$58,875,728	\$60,392,354	\$61,895,102
Permit Fees							
Single-Family Dwellings, Duplex	\$630,465		\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900		\$0	\$0	\$0	\$0	\$0
Development Fees							
Per acre admin Fee \$1,200	\$144,000		\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750		\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846		\$1,545,296	\$1,531,076	\$1,521,552	\$1,516,626	\$1,502,748
			36	37	38	39	40
City Costs							
Initial Captial Costs							
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016		\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689		\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716		\$0	\$0	\$0	\$0	\$0
	Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs							
Regional Streets			\$74,329	\$85,986	\$97,642	\$109,299	\$120,956
Local Streets			\$87,920	\$93,415	\$98,910	\$104,405	\$109,900
Buildings & Parks			\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
	Total Renewal Costs	\$18,929,618	\$223,490	\$240,642	\$257,793	\$274,945	\$292,097
Capital Total	\$23,014,039		\$223,490	\$240,642	\$257,793	\$274,945	\$292,097
Incremental Operating Costs			73.2%	73.9%	74.6%	75.3%	76.0%
	units		\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential	\$911	\$48,589,637	\$597,499	\$603,213	\$608,927	\$614,641	\$620,355
Transit		\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total		\$82,581,407	\$1,106,739	\$1,112,453	\$1,118,167	\$1,123,881	\$1,129,595
Total Incremental Costs		\$105,595,446	\$1,330,229	\$1,353,095	\$1,375,960	\$1,398,826	\$1,421,692
			36	37	38	39	40
Difference (Revenues-Costs)			\$215,067	\$177,981	\$145,592	\$117,800	\$81,056
Cumulative Diff, 80 yrs			\$10,414,400	\$22,066,274	\$22,244,255	\$22,389,847	\$22,507,647
Net Present Value Calculation							
Cost of Borrowing (net of inflation)	4%						
Present Value of Annual Cash Flow (Rev-Cost)			\$206,464	\$170,862	\$139,769	\$113,088	\$77,814
Net Present Value, 80 yrs		\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		41	42	43	44	45
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 1,158,924	\$ 1,152,051	\$ 1,145,234	\$ 1,134,755	\$ 1,126,811
Multi-Dwellings	385	\$334,537	\$336,616	\$329,870	\$327,560	\$329,596
Cumulative Municipal Taxes	\$114,211,931	\$63,388,563	\$64,877,230	\$66,352,334	\$67,814,649	\$69,271,057
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,493,460	\$1,488,667	\$1,475,104	\$1,462,316	\$1,456,407
		41	42	43	44	45
City Costs						
Initial Captial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$132,612	\$144,269	\$155,925	\$167,582	\$179,238
Local Streets		\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$303,753	\$315,410	\$327,066	\$338,723	\$350,379
Capital Total	\$23,014,039	\$303,753	\$315,410	\$327,066	\$338,723	\$350,379
Incremental Operating Costs		76.7%	77.4%	78.1%	78.8%	79.5%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential	\$911 \$48,589,637	\$626,068	\$631,782	\$637,496	\$643,210	\$648,924
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,135,308	\$1,141,022	\$1,146,736	\$1,152,450	\$1,158,164
Total Incremental Costs	\$105,595,446	\$1,439,061	\$1,456,432	\$1,473,802	\$1,491,173	\$1,508,543
		41	42	43	44	45
Difference (Revenues-Costs)		\$54,399	\$32,235	\$1,302	-\$28,857	-\$52,135
Cumulative Diff, 80 yrs	\$10,414,400	\$22,643,103	\$22,675,338	\$22,676,639	\$22,647,783	\$22,595,647
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		\$52,223	\$30,946	\$1,250	-\$27,703	-\$50,050
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		46	47	48	49	50
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 1,118,923	\$ 1,111,091	\$ 1,103,312	\$ 1,095,588	\$ 1,087,919
Multi-Dwellings	385	\$322,991	\$320,729	\$322,723	\$316,255	\$314,041
Cumulative Municipal Taxes	\$114,211,931	\$70,712,971	\$72,144,791	\$73,570,827	\$74,982,670	\$76,384,630
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,441,914	\$1,431,821	\$1,426,035	\$1,411,843	\$1,401,960
		46	47	48	49	50
City Costs						
Initial Captial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$190,895	\$202,552	\$214,208	\$225,865	\$237,521
Local Streets		\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$362,036	\$373,693	\$385,349	\$397,006	\$408,662
Capital Total	\$23,014,039	\$362,036	\$373,693	\$385,349	\$397,006	\$408,662
Incremental Operating Costs		80.2%	80.9%	81.6%	82.3%	83.0%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential \$911	\$48,589,637	\$654,637	\$660,351	\$666,065	\$671,779	\$677,492
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,163,877	\$1,169,591	\$1,175,305	\$1,181,019	\$1,186,732
Total Incremental Costs	\$105,595,446	\$1,525,913	\$1,543,284	\$1,560,654	\$1,578,025	\$1,595,394
		46	47	48	49	50
Difference (Revenues-Costs)		-\$83,999	-\$111,463	-\$134,619	-\$166,182	-\$193,434
Cumulative Diff, 80 yrs	\$10,414,400	\$22,511,648	\$22,400,185	\$22,265,566	\$22,099,384	\$21,905,950
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		-\$80,639	-\$107,005	-\$129,234	-\$159,534	-\$185,697
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		51	52	53	54	55
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 1,080,304	\$ 1,072,741	\$ 1,065,232	\$ 1,057,775	\$ 1,050,370
Multi-Dwellings	385	\$315,993	\$309,660	\$307,492	\$309,403	\$303,202
Cumulative Municipal Taxes	\$114,211,931	\$77,780,927	\$79,163,327	\$80,536,051	\$81,903,229	\$83,256,801
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,396,297	\$1,382,401	\$1,372,724	\$1,367,178	\$1,353,572
		51	52	53	54	55
City Costs						
Initial Captial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$237,521	\$237,521	\$237,521	\$237,521	\$237,521
Local Streets		\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Capital Total	\$23,014,039	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Incremental Operating Costs		83.7%	84.4%	85.1%	85.8%	86.5%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential	\$911 \$48,589,637	\$683,206	\$688,920	\$694,634	\$700,348	\$706,061
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,192,446	\$1,198,160	\$1,203,874	\$1,209,588	\$1,215,301
Total Incremental Costs	\$105,595,446	\$1,601,108	\$1,606,822	\$1,612,536	\$1,618,250	\$1,623,963
		51	52	53	54	55
Difference (Revenues-Costs)		-\$204,811	-\$224,421	-\$239,812	-\$251,071	-\$270,391
Cumulative Diff, 80 yrs	\$10,414,400	\$21,701,139	\$21,476,717	\$21,236,905	\$20,985,834	\$20,715,442
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		-\$196,619	-\$215,445	-\$230,220	-\$241,028	-\$259,576
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		56	57	58	59	60
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 1,043,017	\$ 1,035,716	\$ 1,028,465	\$ 1,021,265	\$ 1,014,116
Multi-Dwellings	385	\$301,080	\$302,951	\$296,879	\$294,801	\$296,633
Cumulative Municipal Taxes	\$114,211,931	\$84,600,898	\$85,939,565	\$87,264,910	\$88,580,976	\$89,891,725
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,344,097	\$1,338,667	\$1,325,345	\$1,316,066	\$1,310,749
		56	57	58	59	60
City Costs						
Initial Capitial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$237,521	\$237,521	\$237,521	\$237,521	\$237,521
Local Streets		\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Capital Total	\$23,014,039	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Incremental Operating Costs		87.2%	87.9%	88.6%	89.3%	90.0%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential	\$911 \$48,589,637	\$711,775	\$717,489	\$723,203	\$728,917	\$734,630
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,221,015	\$1,226,729	\$1,232,443	\$1,238,157	\$1,243,870
Total Incremental Costs	\$105,595,446	\$1,629,677	\$1,635,391	\$1,641,105	\$1,646,819	\$1,652,532
		56	57	58	59	60
Difference (Revenues-Costs)		-\$285,580	-\$296,724	-\$315,760	-\$330,753	-\$341,783
Cumulative Diff, 80 yrs	\$10,414,400	\$20,429,862	\$20,133,138	\$19,817,378	\$19,486,625	\$19,144,842
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		-\$274,157	-\$284,855	-\$303,130	-\$317,523	-\$328,112
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		61	62	63	64	65
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 1,007,018	\$ 999,968	\$ 992,968	\$ 986,017	\$ 979,114
Multi-Dwellings	385	\$290,688	\$288,653	\$290,447	\$284,626	\$282,633
Cumulative Municipal Taxes	\$114,211,931	\$91,189,431	\$92,478,052	\$93,761,467	\$95,032,110	\$96,293,858
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,297,706	\$1,288,621	\$1,283,415	\$1,270,644	\$1,261,748
		61	62	63	64	65
City Costs						
Initial Captial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$237,521	\$237,521	\$237,521	\$237,521	\$237,521
Local Streets		\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Capital Total	\$23,014,039	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Incremental Operating Costs		90.0%	90.0%	90.0%	90.0%	90.0%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential	\$911 \$48,589,637	\$734,630	\$734,630	\$734,630	\$734,630	\$734,630
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,243,870	\$1,243,870	\$1,243,870	\$1,243,870	\$1,243,870
Total Incremental Costs	\$105,595,446	\$1,652,532	\$1,652,532	\$1,652,532	\$1,652,532	\$1,652,532
		61	62	63	64	65
Difference (Revenues-Costs)		-\$354,827	-\$363,912	-\$369,117	-\$381,889	-\$390,785
Cumulative Diff, 80 yrs	\$10,414,400	\$18,790,016	\$18,426,104	\$18,056,986	\$17,675,098	\$17,284,313
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		-\$340,633	-\$349,355	-\$354,353	-\$366,613	-\$375,153
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		66	67	68	69	70
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 972,261	\$ 965,455	\$ 958,696	\$ 951,984	\$ 945,320
Multi-Dwellings	385	\$284,390	\$278,690	\$276,739	\$278,459	\$272,879
Cumulative Municipal Taxes	\$114,211,931	\$97,550,509	\$98,794,654	\$100,030,090	\$101,260,533	\$102,478,732
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,256,651	\$1,244,146	\$1,235,435	\$1,230,444	\$1,218,199
		66	67	68	69	70
City Costs						
Initial Capitial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$237,521	\$237,521	\$237,521	\$237,521	\$237,521
Local Streets		\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Capital Total	\$23,014,039	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Incremental Operating Costs		90.0%	90.0%	90.0%	90.0%	90.0%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential	\$911 \$48,589,637	\$734,630	\$734,630	\$734,630	\$734,630	\$734,630
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,243,870	\$1,243,870	\$1,243,870	\$1,243,870	\$1,243,870
Total Incremental Costs	\$105,595,446	\$1,652,532	\$1,652,532	\$1,652,532	\$1,652,532	\$1,652,532
		66	67	68	69	70
Difference (Revenues-Costs)		-\$395,882	-\$408,387	-\$417,097	-\$422,089	-\$434,334
Cumulative Diff, 80 yrs	\$10,414,400	\$16,888,431	\$16,480,044	\$16,062,947	\$15,640,858	\$15,206,525
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		-\$380,046	-\$392,051	-\$400,413	-\$405,205	-\$416,960
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg						
Revenues		71	72	73	74	75
Municipal Taxes						
Single-Family Dwellings, Duplex	625	\$ 938,703	\$ 932,131	\$ 925,606	\$ 919,128	\$ 912,693
Multi-Dwellings	385	\$270,968	\$272,652	\$267,188	\$265,318	\$266,967
Cumulative Municipal Taxes	\$114,211,931	\$103,688,404	\$104,893,187	\$106,085,982	\$107,270,427	\$108,450,086
Permit Fees						
Single-Family Dwellings, Duplex	\$630,465	\$0	\$0	\$0	\$0	\$0
Multi-Dwellings	\$900,900	\$0	\$0	\$0	\$0	\$0
Development Fees						
Per acre admin Fee \$1,200	\$144,000	\$0	\$0	\$0	\$0	\$0
Lot Fee \$150	\$96,750	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$116,009,846	\$1,209,672	\$1,204,784	\$1,192,795	\$1,184,445	\$1,179,659
		71	72	73	74	75
City Costs						
Initial Capitial Costs						
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016	\$0	\$0	\$0	\$0	\$0
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689	\$0	\$0	\$0	\$0	\$0
AT Corridor @76/ft * 2,641 ft.	\$200,716	\$0	\$0	\$0	\$0	\$0
Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0
Renewal Costs						
Regional Streets		\$237,521	\$237,521	\$237,521	\$237,521	\$237,521
Local Streets		\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
Buildings & Parks		\$61,241	\$61,241	\$61,241	\$61,241	\$61,241
Total Renewal Costs	\$18,929,618	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Capital Total	\$23,014,039	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662
Incremental Operating Costs		90.0%	90.0%	90.0%	90.0%	90.0%
	units	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010
Residential \$911	\$48,589,637	\$734,630	\$734,630	\$734,630	\$734,630	\$734,630
Transit	\$33,991,770	\$509,240	\$509,240	\$509,240	\$509,240	\$509,240
Incremental Operating Total	\$82,581,407	\$1,243,870	\$1,243,870	\$1,243,870	\$1,243,870	\$1,243,870
Total Incremental Costs	\$105,595,446	\$1,652,532	\$1,652,532	\$1,652,532	\$1,652,532	\$1,652,532
		71	72	73	74	75
Difference (Revenues-Costs)		-\$442,861	-\$447,749	-\$459,738	-\$468,087	-\$472,873
Cumulative Diff, 80 yrs	\$10,414,400	\$14,763,664	\$14,315,915	\$13,856,178	\$13,388,090	\$12,915,217
Net Present Value Calculation						
Cost of Borrowing (net of inflation)	4%					
Present Value of Annual Cash Flow (Rev-Cost)		-\$425,146	-\$429,839	-\$441,348	-\$449,364	-\$453,958
Net Present Value, 80 yrs	\$9,997,824					

Precinct T Incremental Revenues and Costs for the City of Winnipeg									
Revenues				76	77	78	79	80	
Municipal Taxes									
Single-Family Dwellings, Duplex	625			\$ 906,304	\$ 899,960	\$ 893,659	\$ 887,403	\$ 881,191	
Multi-Dwellings	385			\$261,616	\$259,785	\$261,399	\$256,160	\$254,367	
		Cumulative Municipal Taxes	\$114,211,931	\$109,618,006	\$110,777,751	\$111,932,810	\$113,076,373	\$114,211,931	
Permit Fees									
Single-Family Dwellings, Duplex	\$630,465			\$0	\$0	\$0	\$0	\$0	
Multi-Dwellings	\$900,900			\$0	\$0	\$0	\$0	\$0	
Development Fees									
Per acre admin Fee \$1,200	\$144,000			\$0	\$0	\$0	\$0	\$0	
Lot Fee \$150	\$96,750			\$0	\$0	\$0	\$0	\$0	
Total Revenue	\$116,009,846			\$1,167,920	\$1,159,745	\$1,155,059	\$1,143,563	\$1,135,558	
				76	77	78	79	80	
City Costs									
Initial Capitial Costs									
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.	\$3,425,016			\$0	\$0	\$0	\$0	\$0	
King Edward St. Upgrading @ \$259/ft * 1,771 ft.	\$458,689			\$0	\$0	\$0	\$0	\$0	
AT Corridor @76/ft * 2,641 ft.	\$200,716			\$0	\$0	\$0	\$0	\$0	
		Total Initial Capital Costs	\$4,084,421	\$0	\$0	\$0	\$0	\$0	
Renewal Costs									
Regional Streets				\$237,521	\$237,521	\$237,521	\$237,521	\$237,521	
Local Streets				\$109,900	\$109,900	\$109,900	\$109,900	\$109,900	
Buildings & Parks				\$61,241	\$61,241	\$61,241	\$61,241	\$61,241	
		Total Renewal Costs	\$18,929,618	\$408,662	\$408,662	\$408,662	\$408,662	\$408,662	
Capital Total	\$23,014,039			\$408,662	\$408,662	\$408,662	\$408,662	\$408,662	
Incremental Operating Costs				90.0%	90.0%	90.0%	90.0%	90.0%	
	units			\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	
Residential	\$911	\$48,589,637		\$734,630	\$734,630	\$734,630	\$734,630	\$734,630	
Transit		\$33,991,770		\$509,240	\$509,240	\$509,240	\$509,240	\$509,240	
Incremental Operating Total		\$82,581,407		\$1,243,870	\$1,243,870	\$1,243,870	\$1,243,870	\$1,243,870	
Total Incremental Costs		\$105,595,446		\$1,652,532	\$1,652,532	\$1,652,532	\$1,652,532	\$1,652,532	
				76	77	78	79	80	
Difference (Revenues-Costs)				-\$484,612	-\$492,788	-\$497,474	-\$508,969	-\$516,974	
Cumulative Diff, 80 yrs				\$10,414,400	\$12,430,605	\$11,937,817	\$11,440,343	\$10,931,374	\$10,414,400
Net Present Value Calculation									
Cost of Borrowing (net of inflation)	4%								
Present Value of Annual Cash Flow (Rev-Cost)				-\$465,228	-\$473,076	-\$477,575	-\$488,610	-\$496,295	
Net Present Value, 80 yrs		\$9,997,824							

Precinct T Incremental Revenues and Costs for the City of Winnipeg			
Revenues			
<u>Municipal Taxes</u>			
Single-Family Dwellings, Duplex			625
Multi-Dwellings			385
	Cumulative Municipal Taxes		\$114,211,931
<i>Permit Fees</i>			
Single-Family Dwellings, Duplex			\$630,465
Multi-Dwellings			\$900,900
<i>Development Fees</i>			
Per acre admin Fee \$1,200			\$144,000
Lot Fee \$150			\$96,750
Total Revenue			\$116,009,846
<u>City Costs</u>			
<i>Initial Captial Costs</i>			
King Edward St. Upgrading @ \$1,036/ft * 3,306 ft.			\$3,425,016
King Edward St. Upgrading @ \$259/ft * 1,771 ft.			\$458,689
AT Corridor @76/ft * 2,641 ft.			\$200,716
	Total Initial Capital Costs		\$4,084,421
<i>Renewal Costs</i>			
Regional Streets			
Local Streets			
Buildings & Parks			
	Total Renewal Costs		\$18,929,618
Capital Total			\$23,014,039
<i>Incremental Operating Costs</i>			
			units
Residential	\$911		\$48,589,637
Transit			\$33,991,770
Incremental Operating Total			\$82,581,407
Total Incremental Costs			\$105,595,446
Difference (Revenues-Costs)			
Cumulative Diff, 80 yrs			\$10,414,400
Net Present Value Calculation			
Cost of Borrowing (net of inflation)			4%
Present Value of Annual Cash Flow (Rev-Cost)			
Net Present Value, 80 yrs			\$9,997,824