WAVERLEY WEST
FINANCIAL COST SHARE MODEL – FRAMEWORK (DRAFT)
December 1, 2005

The following Waverley West Financial Cost Share Model establishes the initial framework for financing infrastructure related to development in Waverley West. This model is based on existing development agreement parameters and agreements to be entered into between the City of Winnipeg and the two primary landowners in Waverley West and/or the City of Winnipeg and the Province of Manitoba. This information is intended to establish the principles and foundation towards establishing an acreage assessment for developer/landowner related costs, to ensure equity for all landowners that benefit from infrastructure improvements. This cost share model is to be revised and updated periodically from time to time. Specific acreage assessment charges are to be defined and established through the Neighbourhood Area Structure Planning processes, with assessments to be generally determined for each of the two catchment areas defined as Waverley West North, and Waverley West South (See section 14.0 of the ASP-WW). Implementation of the acreage assessments shall be undertaken through development application processes.

	Item	Description	Financial Obligation	Acreage Assessment for Developer Costs	Catchment Area (North or South)
A	**Kenaston Boulevard**				
	Roadway/Pavements	Expressway road classification	City of Winnipeg 50% Province of Manitoba 50% Additional roadway/pavement for split one way pair: Developer 100%		
	Land ROW	Land dedicated to the City by adjacent landowners	Developer 100%	YES – for value of land.	North and/or South (depending on location)
	ROW for amenity features	Any additional land for more than a standard roadway requirement	Developer 100%		
	At-grade intersection – Town Centre	Town Centre (four at grade intersections)	Developer 100%	YES – developer related costs associated with the at-grade intersections to be shared amongst all property owners/developers.	North.
	At-grade intersection – Kenaston/Waverley	Kenaston / Waverley	Developer 100%	YES – developer related costs associated with the-at grade intersections to be shared amongst all property owners/developers	South
	Flyovers	Bison Drive flyovers of Kenaston.	Developer 100%	YES – developer related cost for flyover to be shared amongst all property owners/developers	North
	Interim at-grade intersection – Kenaston and Perimeter	Temporary at-grade intersection at Kenaston and Perimeter	City of Winnipeg 50% Province of Manitoba 50%		

	Highway	Highway. Includes simultaneous closure of existing Waverley and Perimeter Highway intersection.			

	Item	Description	Financial Obligation	Acreage Assessment for Developer Costs	Catchment Area (North or South)
	Kenaston Boulevard cont.				
	Grade separated interchange at Kenaston and Perimeter Highway	Ultimate configuration of a grade separated interchange. Province of Manitoba has plans for such interchange at this location. Timing is indefinite.	Province of Manitoba		
	Land ROW for Kenaston and Perimeter Highway interchange.	Land to the Province for interchange.	Province of Manitoba (MTGS) to acquire for fair market value		
B	**Waverley Street**				
	Roadway/Pavements: North limit of WW to south limit of North Catchment Area.	Adjacent to Neigh. Plan Area A and B	Developer 1 lane of concrete	YES	North
	Roadway/Pavements: Waverley through WW South	Realigned Waverley west through to Brady Road	City 2 lanes; developer 2 lanes.	YES	South
	Land ROW	Widening and new ROW, dedication by landowner/developer	Developer 100%	YES – for value of land.	North and/or South (depending on location
	At-grade Intersection – Waverley/Bison Drive	Multi direction upgrade and signalization	Developer front ends 100% with future recoveries (City of Winnipeg 25% for Waverley Heights; and 25% from future SE corner)	YES – developer related costs associated with the at-grade intersections to be shared amongst all property owners/developers	North
	At-grade Intersection – Waverley/Lakecrest	Intersection improvements to existing Lakecrest and Waverley intersection	Developer 100%	YES – developer related costs associated with the at-grade intersections to be shared amongst all property owners/developers.	North
	At-grade Intersection – Waverley/Lee Boulevard	Intersection improvements to the existing Lee Boulevard and Waverley intersection	Developer 100%	YES – developer related costs associated with the at-grade intersections to be shared amongst all property owners/developers.	North

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	Item	Description	Financial Obligation	Acreage Assessment for Developer Costs	Catchment Area (North or South)
	Waverley Street Cont.				
	At-grade Intersection – Waverley/Sandusky	Intersection improvements to existing Sandusky and Waverley intersection	Developer 100%	YES – developer related costs associated with the at-grade intersections to be shared amongst all property owners/developers.	South
	At-grade Intersections Waverley Street extension – collector connections.	All future intersections with realigned Waverley Street through WW South.	Developer 100%	YES – developer related costs associated with the at-grade intersections to be shared amongst all property owners/developers.	South
C	**Bison Drive**				
	Roadway/Pavements	City/Developer 50/50	City 2 lanes, developer 2 lanes	YES	North
	Land ROW	Land dedicated to the City by adjacent landowners	Developer 100%	YES – for value of land.	North
	Transit ROW	Additional land for possible future transit ROW to boundary of WW, dedicated by the adjacent landowners	Developer 100%	YES – for value of land.	North
	Transit facility capital cost	Possible future transit linkage along Bison Drive within WW.	City 100%		
	At-grade Intersections Bison Drive extension – collector connections.	All future intersections with extension of Bison Drive through WW North	Developer 100%	YES – developer related costs associated with the at-grade intersections to be shared amongst all property owners/developers.	North
D	**Brady Road**				
	Roadway/Pavements	Developer responsible for upgrading Brady through WW to one lane of concrete at an urban cross-section or equivalent.	Developer 1 lane of concrete	YES	North and/or South (depending on location)
	Land ROW	Land dedicated for widening to the City by adjacent landowners	Developer 100%	YES – for value of land.	North and/or South (depending on location)

	Item	Description	Financial Obligation	Acreage Assessment for Developer Costs	Catchment Area (North or South)
E	**Transit facilities**				
	Land for transit centres	Land for transit centres provided to the City by landowners.	Developer 100%	YES – for value of land.	North and/or South (depending on location)
	Capital costs	Capital costs for any transit facility including park and rides, transit centres etc.	City 100%		
F	**Water and Sanitary Sewer Mains**	Standard practices through development agreement parameters for local services. Regional/mains funded by City utility.			
G	**Land Drainage**	Standard practices through development agreement parameters; TSR application.		YES – through TSR process	North and/or South (depending on location)
H	**Community Greenway**	Pedestrian and active transportation linkages throughout WW.	Developer 100%	YES – for land and construction	North and/or South (depending on location)
I	**Community Services**				
	Recreation/Community Centre	Land provided for facility to service all of Waverley West (location to be determined through NSP process)	Developer 100%	YES – for land, if not included in parks dedication for neighbourhood it is located in.	North or South (depending on location)
J	**Park Land Dedication**	Establish a process where equal compensation is provided for areas that over dedicate due to preservation of natural areas.	Developer 100%	YES –define an area charge for areas that are over serviced with park dedication, from areas that are under dedicated.	North and/or South (depending on location)

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