Precinct Plan "T"
APPENDIX "C": COST-BENEFIT ANALYSIS

Prepared for:

City of Winnipeg
Planning, Property & Development

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TERRACON
DEVELOPMENT
LTD.

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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 resources[1]."

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.

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 dollars[3].

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

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.*

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 Captial 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			55.0%	55.0%	55.0%	55.0%	55.0%
		units	$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 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			$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 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			$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 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			$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 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			$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**
			31	**32**	**33**	**34**	**35**
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			$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
			31	**32**	**33**	**34**	**35**
Difference (Revenues-Costs)			$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	$22,588,703
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 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			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 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
			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 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
			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 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
			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		
Municipal Taxes		
Single-Family Dwellings, Duplex		625
Multi-Dwellings		385
	Cumulative Municipal Taxes	**$114,211,931**
Permit Fees		
Single-Family Dwellings, Duplex		$630,465
Multi-Dwellings		$900,900
Development Fees		
Per acre admin Fee $1,200		$144,000
Lot Fee $150		$96,750
Total Revenue		**$116,009,846**
City Costs		
Initial Captial Costs		
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**
Renewal Costs		
Regional Streets		
Local Streets		
Buildings & Parks		
	Total Renewal Costs	$18,929,618
Capital Total		**$23,014,039**
Incremental Operating Costs		
		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**