MARKET LANDS SOUTHERN DEVELOPMENT SITE	
2016 COUNCIL DECISION	TODAY
~1 ACRE **MUNICIPAL PARK**	**MIXED-USE** **LOCAL & TOURIST DESTINATION**
limited neighbourhood revitalization low economic impact animation and safety concerns	20,000 sq. ft. affordable art gallery and production space 8,000 sq. ft. public market incubator and event space high quality outdoor public realm 102 rental housing units - 52% of units highly affordable 30% of units barrier free and adaptable net-zero high-rise operations – 1st in Canada
$6+ MILLION CITY of WINNIPEG CAPITAL COST	$40+ MILLION LEVERAGED FROM OTHER SOURCES
$100K+ CITY of WINNIPEG ANNUAL OPERATING COST	3RD PARTY SUSTAINABLE OPERATIONS
$0 ANNUAL PROPERTY TAX REVENUE LAND REMAINS EXEMPT	$110K ANNUAL PROPERTY TAX REVENUE 25 YEAR TIF (STATUS QUO) - NET NEW THEREAFTER