Sent: Monday, May 15, 2023 10:31:56 AM

Personal information
Full name: Alexander Hunter
Email address:
Phone:
Job title:
Organization:
Address:
City: Winnipeg
Province or territory: Manitoba
Postal code:

Delegation information
Committee: Executive Policy Committee
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): 19. Strategic Priorities Action Plan (SPAP)

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: Hello,

I am writing to the Executive Policy Committee to support Strategic Priorities #13 and #14, and also to oppose Strategic Priorities #17 and #18.

The City's plan to extend Chief Peguis Trail (SP #17) and widen Kenaston Boulevard (SP #18) do not make good financial sense for the City's budget. The 2023 preliminary budget indicated that the City of Winnipeg has an Infrastructure Funding Gap of $5.7B between 2023 and 2028. Adding and expanding large roads will only make this deficit worse. The plans to widen Kenaston and extend Chief Peguis Trail will encourage more low density sprawl, which always loses the City money in the long-run. This is best shown in the official cost analysis of the Waverly West development from 2005 (see attached). This analysis shows that the Waverly West development will start losing the City money after only 50 years. Moreover, the amount of money being lost after 50 years increases year over year. This is extremely problematic because neighbourhoods last forever, not only 80 years as shown in the cost analysis. Where I live, Osborne Village, is already over 130 years old! City Planning is an infinite game, the infrastructure that is built today must pay for itself otherwise you are saddling future generations with huge amounts of debt.

Instead of adopting Strategic Priorities #17 and #18, I strongly encourage the City to adopt Strategic Priorities #13 and #14. SP #14 would allow "as-of-right" residential construction on commercially zoned land. This would create profitable infill development and significantly increase the property tax base in our city. It would also allow for the redevelopment of mall parking lots into mixed-use regional centers, something identified many times in the Complete Communities Direction Strategy 2.0. I also encourage City Council to adopt SP #13, hiring more development case officers, to help facilitate profitable infill projects in a timely manner.

Thank you for reading my comments on these key Strategic Priorities identified by City Council.

Regards,

Alex Hunter
File: Waverly West Cost Analysis.pdf
Public engagement preference: I agree

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

Revenues			1	2	3	4	5	6	7	8	9	10	11	12
Municipal Taxes														
Single Family Homes		7,500	$985,872	$1,956,956	$2,917,958	$3,870,120	$4,814,165	$5,750,590	$6,679,770	$7,602,001	$8,517,529	$9,426,560	$10,329,272	$11,225,823
Multi Dwellings		4,000	$214,724	$426,228	$635,536	$842,918	$1,048,532	$1,252,487	$1,454,864	$1,655,727	$1,855,130	$2,053,119	$2,249,731	$2,445,001
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$0	$0	$0	$0	$125,420	$250,840	$376,260	$501,680	$627,100	$752,520	$877,940	$1,003,360
Business Office	100 acres		$0	$0	$0	$0	$127,550	$255,100	$382,650	$510,200	$637,750	$765,300	$892,850	$1,020,400
Business Tax			$0	$0	$0	$0	$25,297	$50,594	$75,891	$101,188	$126,485	$151,782	$177,079	$202,376
Permit Fees														
Single Family Homes			$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650
Multi Dwellings			$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200
Commercial/Office			$0	$0	$0	$0	$73,200	$73,200	$73,200	$73,200	$73,200	$73,200	$73,200	$73,200
Development Fees														
Per acre admin Fee			$2,475,000	$0	$0	$0	$0	$0	$0	$0	$0	$2,475,000	$0	$0
Lot Fee			$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596
Total Revenue			**$4,271,042**	**$2,978,630**	**$4,148,939**	**$5,308,484**	**$6,809,611**	**$8,228,257**	**$9,638,081**	**$11,039,442**	**$12,432,640**	**$16,292,927**	**$15,195,518**	**$16,565,606**
			1	2	3	4	5	6	7	8	9	10	11	12
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000	$1,720,000			$1,720,000								
Waverley St Improvements to Existi		$1,560,000	$520,000			$520,000						$1,720,000		
Waverley/Bison Intersection improv		$960,000		$960,000								$520,000		
Bison Drive Extension		$5,120,000	$1,024,000				$1,024,000				$1,024,000			
Kenaston Extension		$42,500,000					$2,833,333	$2,833,333	$2,833,333					
Bishop Grandin Extension		$10,520,000												
West boundary (Bishop to Perimete		$1,320,000												
Offsite Transportation Improvement		$31,224,800								$3,122,480			$3,122,480	$3,122,480
Fire-Paramedic Services		$5,000,000						$2,500,000						
Police		$1,000,000												$1,000,000
Community Services		$20,500,000							$3,075,000	$3,075,000				$5,125,000
Capital Contingency		$5,000,000							$500,000				$500,000	$500,000
Total Initial Capital Costs		**$131,584,800**	**$3,264,000**	**$960,000**	**$0**	**$2,240,000**	**$3,857,333**	**$5,333,333**	**$6,408,333**	**$6,197,480**	**$1,024,000**	**$2,240,000**	**$3,622,480**	**$9,747,480**
Renewal Costs														
Regional Streets												$0	$0	$0
Local Streets												$0	$0	$0
Buildings & Parks												$0	$0	$0
Total Renewal Costs		**$224,098,888**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Capital Total		**$355,683,688**	**$3,264,000**	**$960,000**	**$0**	**$2,240,000**	**$3,857,333**	**$5,333,333**	**$6,408,333**	**$6,197,480**	**$1,024,000**	**$2,240,000**	**$3,622,480**	**$9,747,480**
Incremental Operating Costs			55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.7%	56.4%
		units	585	1,170	1,755	2,340	2,925	3,510	4,095	4,680	5,265	5,850	6,435	7,020
Residential	$911		$293,114	$586,229	$879,343	$1,172,457	$1,465,571	$1,758,686	$2,051,800	$2,344,914	$2,638,028	$2,931,143	$3,265,293	$3,606,904
Commercial		10% of res	$0	$0	$0	$0	$57,621	$115,242	$172,862	$230,483	$288,104	$345,725	$408,479	$472,700
Transit	per year	$5,800,000	$0	$0	$0	$0	$0	$1,450,000	$1,450,000	$1,450,000	$1,450,000	$1,450,000	$2,900,000	$2,900,000
Incremental Operating Total		**$1,017,767,093**	**$293,114**	**$586,229**	**$879,343**	**$1,172,457**	**$1,523,192**	**$3,323,927**	**$3,674,662**	**$4,025,397**	**$4,376,132**	**$4,726,867**	**$6,573,771**	**$6,979,604**
Total Incremental Costs		**$1,373,450,782**	**$3,557,114**	**$1,546,229**	**$879,343**	**$3,412,457**	**$5,380,525**	**$8,657,260**	**$10,082,995**	**$10,222,877**	**$5,400,132**	**$6,966,867**	**$10,196,251**	**$16,727,084**
			1	2	3	4	5	6	7	8	9	10	11	12
Difference (Revenues - Costs)			**$713,928**	**$1,432,401**	**$3,269,596**	**$1,896,027**	**$1,429,085**	**-$429,003**	**-$444,915**	**$816,565**	**$7,032,508**	**$9,326,060**	**$4,999,267**	**-$161,478**
Cumulative Diff, 80 yrs		**$117,134,303**	**$713,928**	**$2,146,330**	**$5,415,926**	**$7,311,953**	**$8,741,038**	**$8,312,035**	**$7,867,121**	**$8,683,686**	**$15,716,195**	**$25,042,254**	**$30,041,521**	**$29,880,043**
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**$686,469**	**$1,324,336**	**$2,906,659**	**$1,620,732**	**$1,174,604**	**-$339,047**	**-$338,099**	**$596,656**	**$4,940,947**	**$6,300,352**	**$3,247,428**	**-$100,859**
Net Present Value, 80 yrs		**$70,645,179**												

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			13	14	15	16	17	18	19	20	21	22	23	24
Revenues														
Municipal Taxes														
Single Family Homes		7,500	$12,116,350	$13,000,978	$13,879,820	$14,752,977	$15,620,544	$16,482,609	$16,353,378	$16,233,587	$16,118,600	$16,007,240	$15,898,847	$15,792,981
Multi Dwellings		4,000	$2,638,959	$2,831,632	$3,023,045	$3,213,220	$3,402,178	$3,589,937	$3,776,514	$3,961,927	$4,146,191	$4,329,319	$4,480,650	$4,447,283
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$1,128,780	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200
Business Office	100 acres		$1,147,950	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500
Business Tax			$227,673	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970
Permit Fees														
Single Family Homes			$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$127,800	$0	$0	$0	$0	$0
Multi Dwellings			$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$123,600	$0
Commercial/Office			$73,200	$73,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Development Fees														
Per acre admin Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lot Fee			$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$4,272	$0	$0	$0	$0	$0
Total Revenue			**$17,928,358**	**$19,283,926**	**$20,280,981**	**$21,344,313**	**$22,400,838**	**$23,450,661**	**$23,188,834**	**$23,122,384**	**$23,191,661**	**$23,263,429**	**$23,285,767**	**$23,022,934**
			13	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000		$1,720,000										
Waverley St Improvements to Existi		$1,560,000												
Waverley/Bison Intersection improv		$960,000												
Bison Drive Extension		$5,120,000	$1,024,000			$1,024,000								
Kenaston Extension		$42,500,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000				
Bishop Grandin Extension		$10,520,000		$1,315,000	$1,315,000	$1,315,000	$1,315,000				$1,315,000	$1,315,000	$1,315,000	$1,315,000
West boundary (Bishop to Perimete		$1,320,000		$165,000	$165,000	$165,000	$165,000				$165,000	$165,000	$165,000	$165,000
Offsite Transportation Improvement		$31,224,800						$3,122,480	$3,122,480	$3,122,480	$3,122,480	$3,122,480	$3,122,480	$3,122,480
Fire-Paramedic Services		$5,000,000			$2,500,000									
Police		$1,000,000												
Community Services		$20,500,000	$5,125,000	$4,100,000										
Capital Contingency		$5,000,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000					
Total Initial Capital Costs		**$131,584,800**	**$10,899,000**	**$12,050,000**	**$8,730,000**	**$7,254,000**	**$6,230,000**	**$7,872,480**	**$7,872,480**	**$7,372,480**	**$4,602,480**	**$4,602,480**	**$4,602,480**	**$4,602,480**
Renewal Costs														
Regional Streets			$0	$0	$0	$0	$0	$0	$0	$0	$50,000	$50,000	$50,000	$50,000
Local Streets			$0	$0	$0	$0	$0	$0	$0	$0	$62,585	$125,171	$187,756	$250,341
Buildings & Parks			$0	$0	$0	$0	$0	$0	$0	$0	$697,500	$697,500	$697,500	$697,500
Total Renewal Costs		**$224,098,888**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$810,085**	**$872,671**	**$935,256**	**$997,841**
Capital Total		**$355,683,688**	**$10,899,000**	**$12,050,000**	**$8,730,000**	**$7,254,000**	**$6,230,000**	**$7,872,480**	**$7,872,480**	**$7,372,480**	**$5,412,565**	**$5,475,151**	**$5,537,736**	**$5,600,321**
Incremental Operating Costs			57.1%	57.8%	58.5%	59.2%	59.9%	60.6%	61.3%	62.0%	62.7%	63.4%	64.1%	64.8%
		units	7,605	8,190	8,775	9,360	9,945	10,530	10,825	11,000	11,175	11,350	11,500	11,500
Residential	$911		$3,955,977	$4,312,510	$4,676,505	$5,047,960	$5,426,877	$5,813,255	$6,045,145	$6,213,020	$6,383,126	$6,555,465	$6,715,437	$6,788,772
Commercial	10% of res		$538,387	$605,542	$612,875	$620,209	$627,542	$634,876	$642,209	$649,543	$656,877	$664,210	$671,544	$678,877
Transit	per year	$5,800,000	$2,900,000	$2,900,000	$2,900,000	$2,900,000	$4,350,000	$4,350,000	$4,350,000	$4,350,000	$4,350,000	$4,350,000	$5,800,000	$5,800,000
Incremental Operating Total		**$1,017,767,093**	**$7,394,364**	**$7,818,052**	**$8,189,380**	**$8,568,169**	**$10,404,419**	**$10,798,131**	**$11,037,355**	**$11,212,563**	**$11,390,003**	**$11,569,675**	**$13,186,980**	**$13,267,649**
Total Incremental Costs		**$1,373,450,782**	**$18,293,364**	**$19,868,052**	**$16,919,380**	**$15,822,169**	**$16,634,419**	**$18,670,611**	**$18,909,835**	**$18,585,043**	**$16,802,568**	**$17,044,826**	**$18,724,716**	**$18,867,971**
			13	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**
Difference (Revenues - Costs)			**-$365,006**	**-$584,125**	**$3,361,601**	**$5,522,144**	**$5,766,419**	**$4,780,050**	**$4,278,999**	**$4,537,341**	**$6,389,093**	**$6,218,603**	**$4,561,051**	**$4,154,963**
Cumulative Diff, 80 yrs		**$117,134,303**	**$29,515,038**	**$28,930,912**	**$32,292,514**	**$37,814,658**	**$43,581,077**	**$48,361,127**	**$52,640,126**	**$57,177,467**	**$63,566,560**	**$69,785,163**	**$74,346,214**	**$78,501,177**
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**-$219,213**	**-$337,318**	**$1,866,578**	**$2,948,318**	**$2,960,325**	**$2,359,567**	**$2,030,995**	**$2,070,783**	**$2,803,749**	**$2,623,973**	**$1,850,538**	**$1,620,940**
Net Present Value, 80 yrs		**$70,645,179**												

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			25	26	27	28	29	30	31	32	33	34	35	36
Revenues														
Municipal Taxes														
Single Family Homes		7,500	$15,689,323	$15,587,628	$15,487,701	$15,389,382	$15,292,538	$15,197,056	$15,102,839	$15,009,800	$14,917,867	$14,826,973	$14,737,058	$14,648,070
Multi Dwellings		4,000	$4,415,893	$4,385,574	$4,356,083	$4,327,280	$4,299,070	$4,271,384	$4,244,166	$4,217,375	$4,190,973	$4,164,930	$4,139,222	$4,113,824
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970
Permit Fees														
Single Family Homes			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multi Dwellings			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial/Office			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Development Fees														
Per acre admin Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lot Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenue			$22,887,886	$22,755,872	$22,626,454	$22,499,332	$22,374,279	$22,251,110	$22,129,675	$22,009,845	$21,891,510	$21,774,573	$21,658,950	$21,544,564
			25	26	27	28	29	30	31	32	33	34	35	36
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000												
Waverley St Improvements to Existi		$1,560,000												
Waverley/Bison Intersection improv		$960,000												
Bison Drive Extension		$5,120,000												
Kenaston Extension		$42,500,000												
Bishop Grandin Extension		$10,520,000												
West boundary (Bishop to Perimete		$1,320,000												
Offsite Transportation Improvement		$31,224,800												
Fire-Paramedic Services		$5,000,000												
Police		$1,000,000												
Community Services		$20,500,000												
Capital Contingency		$5,000,000												
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Renewal Costs														
Regional Streets			$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$182,763	$315,525	$448,288	$581,051	$713,813	$846,576
Local Streets			$312,927	$375,512	$438,098	$500,683	$563,268	$625,854	$688,439	$751,024	$813,610	$876,195	$938,781	$1,001,366
Buildings & Parks			$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500
Total Renewal Costs		**$224,098,888**	**$1,060,427**	**$1,123,012**	**$1,185,598**	**$1,248,183**	**$1,310,768**	**$1,373,354**	**$1,568,702**	**$1,764,050**	**$1,959,398**	**$2,154,746**	**$2,350,094**	**$2,545,442**
Capital Total		**$355,683,688**	**$1,060,427**	**$1,123,012**	**$1,185,598**	**$1,248,183**	**$1,310,768**	**$1,373,354**	**$1,568,702**	**$1,764,050**	**$1,959,398**	**$2,154,746**	**$2,350,094**	**$2,545,442**
Incremental Operating Costs			65.5%	66.2%	66.9%	67.6%	68.3%	69.0%	69.7%	70.4%	71.1%	71.8%	72.5%	73.2%
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Residential	$911		$6,862,108	$6,935,443	$7,008,779	$7,082,114	$7,155,450	$7,228,785	$7,302,121	$7,375,456	$7,448,792	$7,522,127	$7,595,463	$7,668,798
Commercial	10% of res		$686,211	$693,544	$700,878	$708,211	$715,545	$722,879	$730,212	$737,546	$744,879	$752,213	$759,546	$766,880
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000
Incremental Operating Total		**$1,017,767,093**	**$13,348,318**	**$13,428,987**	**$13,509,656**	**$13,590,325**	**$13,670,994**	**$13,751,664**	**$13,832,333**	**$13,913,002**	**$13,993,671**	**$14,074,340**	**$14,155,009**	**$14,235,678**
Total Incremental Costs		**$1,373,450,782**	**$14,408,745**	**$14,552,000**	**$14,695,254**	**$14,838,508**	**$14,981,763**	**$15,125,017**	**$15,401,034**	**$15,677,051**	**$15,953,069**	**$16,229,086**	**$16,505,103**	**$16,781,120**
			25	26	27	28	29	30	31	32	33	34	35	36
Difference (Revenues - Costs)			**$8,479,140**	**$8,203,873**	**$7,931,200**	**$7,660,824**	**$7,392,516**	**$7,126,093**	**$6,728,641**	**$6,332,794**	**$5,938,441**	**$5,545,487**	**$5,153,847**	**$4,763,445**
Cumulative Diff, 80 yrs		**$117,134,303**	**$86,980,317**	**$95,184,190**	**$103,115,390**	**$110,776,214**	**$118,168,730**	**$125,294,823**	**$132,023,463**	**$138,356,257**	**$144,294,698**	**$149,840,186**	**$154,994,033**	**$159,757,477**
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**$3,180,668**	**$2,959,048**	**$2,750,672**	**$2,554,712**	**$2,370,421**	**$2,197,107**	**$1,994,775**	**$1,805,213**	**$1,627,692**	**$1,461,525**	**$1,306,065**	**$1,160,702**
Net Present Value, 80 yrs		**$70,645,179**												

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

Revenues			37	38	39	40	41	42	43	44	45	46	47	48
Municipal Taxes														
Single Family Homes		7,500	$14,559,961	$14,472,688	$14,386,212	$14,300,495	$14,215,505	$14,131,210	$14,047,584	$13,964,599	$13,882,231	$13,800,457	$13,719,256	$13,638,608
Multi Dwellings		4,000	$4,088,719	$4,063,887	$4,039,315	$4,014,987	$3,990,892	$3,967,019	$3,943,356	$3,919,894	$3,896,626	$3,873,542	$3,850,635	$3,827,899
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970
Permit Fees														
Single Family Homes			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multi Dwellings			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial/Office			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Development Fees														
Per acre admin Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lot Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenue			**$21,431,350**	**$21,319,246**	**$21,208,196**	**$21,098,152**	**$20,989,067**	**$20,880,899**	**$20,773,610**	**$20,667,163**	**$20,561,527**	**$20,456,669**	**$20,352,561**	**$20,249,177**
			37	38	39	40	41	42	43	44	45	46	47	48
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000												
Waverley St Improvements to Existi		$1,560,000												
Waverley/Bison Intersection improv		$960,000												
Bison Drive Extension		$5,120,000												
Kenaston Extension		$42,500,000												
Bishop Grandin Extension		$10,520,000												
West boundary (Bishop to Perimete		$1,320,000												
Offsite Transportation Improvement		$31,224,800												
Fire-Paramedic Services		$5,000,000												
Police		$1,000,000												
Community Services		$20,500,000												
Capital Contingency		$5,000,000												
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Renewal Costs														
Regional Streets			$979,339	$1,112,101	$1,244,864	$1,377,627	$1,510,389	$1,643,152	$1,775,915	$1,908,677	$2,041,440	$2,174,203	$2,306,965	$2,439,728
Local Streets			$1,063,951	$1,126,537	$1,189,122	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707
Buildings & Parks			$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500
Total Renewal Costs		**$224,098,888**	**$2,740,790**	**$2,936,138**	**$3,131,486**	**$3,326,834**	**$3,459,597**	**$3,592,359**	**$3,725,122**	**$3,857,885**	**$3,990,647**	**$4,123,410**	**$4,256,173**	**$4,388,935**
Capital Total		**$355,683,688**	**$2,740,790**	**$2,936,138**	**$3,131,486**	**$3,326,834**	**$3,459,597**	**$3,592,359**	**$3,725,122**	**$3,857,885**	**$3,990,647**	**$4,123,410**	**$4,256,173**	**$4,388,935**
Incremental Operating Costs			73.9%	74.6%	75.3%	76.0%	76.7%	77.4%	78.1%	78.8%	79.5%	80.2%	80.9%	81.6%
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Residential	$911		$7,742,134	$7,815,469	$7,888,805	$7,962,140	$8,035,476	$8,108,811	$8,182,147	$8,255,482	$8,328,818	$8,402,153	$8,475,489	$8,548,824
Commercial	10% of res		$774,213	$781,547	$788,880	$796,214	$803,548	$810,881	$818,215	$825,548	$832,882	$840,215	$847,549	$854,882
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000
Incremental Operating Total		**$1,017,767,093**	**$14,316,347**	**$14,397,016**	**$14,477,685**	**$14,558,354**	**$14,639,023**	**$14,719,692**	**$14,800,361**	**$14,881,030**	**$14,961,699**	**$15,042,368**	**$15,123,037**	**$15,203,706**
Total Incremental Costs		**$1,373,450,782**	**$17,057,137**	**$17,333,154**	**$17,609,171**	**$17,885,188**	**$18,098,620**	**$18,312,052**	**$18,525,483**	**$18,738,915**	**$18,952,347**	**$19,165,778**	**$19,379,210**	**$19,592,642**
			37	38	39	40	41	42	43	44	45	46	47	48
Difference (Revenues - Costs)			**$4,374,213**	**$3,986,092**	**$3,599,025**	**$3,212,964**	**$2,890,447**	**$2,568,847**	**$2,248,126**	**$1,928,248**	**$1,609,180**	**$1,290,890**	**$973,351**	**$656,535**
Cumulative Diff, 80 yrs		**$117,134,303**	$164,131,690	$168,117,782	$171,716,807	$174,929,771	$177,820,218	$180,389,066	$182,637,192	$184,565,440	$186,174,620	$187,465,510	$188,438,861	$189,095,397
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**$1,024,864**	**$898,008**	**$779,623**	**$669,225**	**$578,893**	**$494,696**	**$416,282**	**$343,318**	**$275,489**	**$212,498**	**$154,064**	**$99,921**
Net Present Value, 80 yrs		**$70,645,179**												

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			49	50	51	52	53	54	55	56	57	58	59	60	total 60 years
Revenues															
Municipal Taxes															
Single Family Homes		7,500	$13,558,494	$13,478,897	$13,399,801	$13,321,189	$13,243,047	$13,165,361	$13,088,118	$13,011,305	$12,934,911	$12,858,924	$12,783,333	$12,708,128	**$764,891,075**
Multi Dwellings		4,000	$3,805,327	$3,782,914	$3,760,652	$3,738,538	$3,716,567	$3,694,734	$3,673,034	$3,651,463	$3,630,018	$3,608,696	$3,587,491	$3,566,402	**$202,793,237**
Remaining Revenue Items - use data from NDLea															
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$64,591,300
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$65,688,250
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$13,027,955
Permit Fees															
Single Family Homes			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,987,500
Multi Dwellings			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,296,000
Commercial/Office			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$732,000
Development Fees															
Per acre admin Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,950,000
Lot Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$267,000
Total Revenue			**$20,146,492**	**$20,044,481**	**$19,943,123**	**$19,842,397**	**$19,742,284**	**$19,642,765**	**$19,543,822**	**$19,445,438**	**$19,347,599**	**$19,250,289**	**$19,153,494**	**$19,057,200**	**$1,128,224,317**
			49	50	51	52	53	54	55	56	57	58	59	60	
City Costs															
Initial Capital Cost															
Waverley St Extension		$6,880,000													$6,880,000
Waverley St Improvements to Existi		$1,560,000													$1,560,000
Waverley/Bison Intersection improv		$960,000													$960,000
Bison Drive Extension		$5,120,000													$5,120,000
Kenaston Extension		$42,500,000													$42,500,000
Bishop Grandin Extension		$10,520,000													$10,520,000
West boundary (Bishop to Perimete		$1,320,000													$1,320,000
Offsite Transportation Improvement		$31,224,800													$31,224,800
Fire-Paramedic Services		$5,000,000													$5,000,000
Police		$1,000,000													$1,000,000
Community Services		$20,500,000													$20,500,000
Capital Contingency		$5,000,000													$5,000,000
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$131,584,800**
Renewal Costs															
Regional Streets			$2,572,491	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$56,432,693
Local Streets			$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$38,177,079
Buildings & Parks			$697,500	$3,530,800	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$3,530,800	$33,566,600
Total Renewal Costs		**$224,098,888**	**$4,521,698**	**$7,487,761**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$7,487,761**	**$128,176,372**
Capital Total		**$355,683,688**	**$4,521,698**	**$7,487,761**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$7,487,761**	**$259,761,172**
Incremental Operating Costs			82.3%	83.0%	83.7%	84.4%	85.1%	85.8%	86.5%	87.2%	87.9%	88.6%	89.3%	90.0%	
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	
Residential	$911		$8,622,160	$8,695,495	$8,768,831	$8,842,166	$8,915,502	$8,988,837	$9,062,173	$9,135,508	$9,208,844	$9,282,179	$9,355,515	$9,428,850	$384,164,764
Commercial		10% of res	$862,216	$869,550	$876,883	$884,217	$891,550	$898,884	$906,217	$913,551	$920,884	$928,218	$935,551	$942,885	$39,017,629
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$271,150,000
Incremental Operating Total		**$1,017,767,093**	**$15,284,375**	**$15,365,045**	**$15,445,714**	**$15,526,383**	**$15,607,052**	**$15,687,721**	**$15,768,390**	**$15,849,059**	**$15,929,728**	**$16,010,397**	**$16,091,066**	**$16,171,735**	**$694,332,393**
Total Incremental Costs		**$1,373,450,782**	**$19,806,074**	**$22,852,805**	**$20,100,174**	**$20,180,843**	**$20,261,512**	**$20,342,182**	**$20,422,851**	**$20,503,520**	**$20,584,189**	**$20,664,858**	**$20,745,527**	**$23,659,496**	**$954,093,565**
			49	50	51	52	53	54	55	56	57	58	59	60	
Difference (Revenues - Costs)			**$340,418**	**-$2,808,324**	**-$157,051**	**-$338,446**	**-$519,228**	**-$699,417**	**-$879,029**	**-$1,058,081**	**-$1,236,589**	**-$1,414,569**	**-$1,592,033**	**-$4,602,295**	**$174,130,752**
Cumulative Diff, 80 yrs		**$117,134,303**	**$189,435,815**	**$186,627,491**	**$186,470,439**	**$186,131,993**	**$185,612,765**	**$184,913,348**	**$184,034,319**	**$182,976,238**	**$181,739,648**	**$180,325,080**	**$178,733,047**	**$174,130,752**	
Net Present Value Calculation															
Cost of Borrowing (net of inflation)		4%													
Present Value of Annual Cash Flow (Rev - Cost)			**$49,817**	**-$395,167**	**-$21,249**	**-$44,031**	**-$64,952**	**-$84,127**	**-$101,665**	**-$117,666**	**-$132,229**	**-$145,442**	**-$157,393**	**-$437,496**	**$74,263,298**
Net Present Value, 80 yrs		**$70,645,179**													

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			61	62	63	64	65	66	67	68	69	70
Revenues												
Municipal Taxes												
Single Family Homes		7,500	$12,633,300	$12,558,839	$12,484,736	$12,410,983	$12,337,571	$12,264,493	$12,191,741	$12,119,307	$12,047,186	$11,975,370
Multi Dwellings		4,000	$3,545,425	$3,524,557	$3,503,795	$3,483,137	$3,462,580	$3,442,121	$3,421,759	$3,401,491	$3,381,314	$3,361,227
Remaining Revenue Items - use data from NDLea												
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970
Permit Fees												
Single Family Homes												
Multi Dwellings												
Commercial/Office												
Development Fees												
Per acre admin Fee												
Lot Fee												
Total Revenue			$18,961,395	$18,866,066	$18,771,201	$18,676,790	$18,582,821	$18,489,284	$18,396,170	$18,303,468	$18,211,170	$18,119,267
			61	62	63	64	65	66	67	68	69	70
City Costs												
Initial Capital Cost												
Waverley St Extension		$6,880,000										
Waverley St Improvements to Existi		$1,560,000										
Waverley/Bison Intersection improv		$960,000										
Bison Drive Extension		$5,120,000										
Kenaston Extension		$42,500,000										
Bishop Grandin Extension		$10,520,000										
West boundary (Bishop to Perimete		$1,320,000										
Offsite Transportation Improvement		$31,224,800										
Fire-Paramedic Services		$5,000,000										
Police		$1,000,000										
Community Services		$20,500,000										
Capital Contingency		$5,000,000										
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Renewal Costs												
Regional Streets			2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253
Local Streets			1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707
Buildings & Parks			3,530,800	697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500
Total Renewal Costs		**$224,098,888**	**$7,487,761**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**
Capital Total		**$355,683,688**	**$7,487,761**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**
Incremental Operating Costs			90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Residential	$911		$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850
Commercial	10% of res		$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000
Incremental Operating Total		**$1,017,767,093**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**
Total Incremental Costs		**$1,373,450,782**	**$23,659,496**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**
			61	62	63	64	65	66	67	68	69	70
Difference (Revenues - Costs)			**-$4,698,101**	**-$1,960,130**	**-$2,054,994**	**-$2,149,406**	**-$2,243,375**	**-$2,336,912**	**-$2,430,026**	**-$2,522,728**	**-$2,615,026**	**-$2,706,929**
Cumulative Diff, 80 yrs		**$117,134,303**	$169,432,651	$167,472,521	$165,417,527	$163,268,121	$161,024,746	$158,687,835	$156,257,808	$153,735,081	$151,120,055	$148,413,126
Net Present Value Calculation												
Cost of Borrowing (net of inflation)		**4%**										
Present Value of Annual Cash Flow (Rev - Cost)			**-$429,426**	**-$172,273**	**-$173,664**	**-$174,656**	**-$175,281**	**-$175,567**	**-$175,540**	**-$175,228**	**-$174,653**	**-$173,837**
Net Present Value, 80 yrs		**$70,645,179**										

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			71	72	73	74	75	76	77	78	79	80	last 20 years	total 80 years
Revenues														
Municipal Taxes														
Single Family Homes		7,500	$11,903,853	$11,836,457	$11,773,161	$11,713,947	$11,658,797	$11,607,693	$11,560,616	$11,517,549	$11,478,476	$11,443,379	**$239,517,455**	**$1,004,408,530**
Multi Dwellings		4,000	$3,341,228	$3,322,148	$3,303,983	$3,286,728	$3,270,378	$3,254,930	$3,240,379	$3,226,720	$3,213,949	$3,202,064	**$67,189,913**	**$269,983,150**
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$25,084,000	$89,675,300
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$25,510,000	$91,198,250
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$5,059,400	$18,087,355
Permit Fees														
Single Family Homes													$0	$7,987,500
Multi Dwellings													$0	$3,296,000
Commercial/Office													$0	$732,000
Development Fees														
Per acre admin Fee													$0	$4,950,000
Lot Fee													$0	$267,000
Total Revenue			**$18,027,751**	**$17,941,275**	**$17,859,814**	**$17,783,345**	**$17,711,846**	**$17,645,293**	**$17,583,664**	**$17,526,939**	**$17,475,095**	**$17,428,113**	**$362,360,767**	**$1,490,585,084**
			71	72	73	74	75	76	77	78	79	80		
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000											$0	$6,880,000
Waverley St Improvements to Existi		$1,560,000											$0	$1,560,000
Waverley/Bison Intersection improv		$960,000											$0	$960,000
Bison Drive Extension		$5,120,000											$0	$5,120,000
Kenaston Extension		$42,500,000											$0	$42,500,000
Bishop Grandin Extension		$10,520,000											$0	$10,520,000
West boundary (Bishop to Perimete		$1,320,000											$0	$1,320,000
Offsite Transportation Improvement		$31,224,800											$0	$31,224,800
Fire-Paramedic Services		$5,000,000											$0	$5,000,000
Police		$1,000,000											$0	$1,000,000
Community Services		$20,500,000											$0	$20,500,000
Capital Contingency		$5,000,000											$0	$5,000,000
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$131,584,800**
Renewal Costs														
Regional Streets			2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	$54,105,067	$110,537,760
Local Streets			1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	$25,034,150	$63,211,228
Buildings & Parks			697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500	$16,783,300	$50,349,900
Total Renewal Costs		**$224,098,888**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$95,922,517**	**$224,098,888**
Capital Total		**$355,683,688**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$95,922,517**	**$355,683,688**
Incremental Operating Costs			90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%		
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500		
Residential	$911		$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$188,577,000	$572,741,764
Commercial	10% of res		$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$18,857,700	$57,875,329
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$116,000,000	$387,150,000
Incremental Operating Total		**$1,017,767,093**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$323,434,700**	**$1,017,767,093**
Total Incremental Costs		**$1,373,450,782**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$419,357,217**	**$1,373,450,782**
			71	72	73	74	75	76	77	78	79	80		
Difference (Revenues - Costs)			**-$2,798,445**	**-$2,884,921**	**-$2,966,382**	**-$3,042,851**	**-$3,114,350**	**-$3,180,903**	**-$3,242,532**	**-$3,299,257**	**-$3,351,101**	**-$3,398,083**	**-$56,996,449**	**$117,134,303**
Cumulative Diff, 80 yrs		**$117,134,303**	**$145,614,681**	**$142,729,760**	**$139,763,378**	**$136,720,528**	**$133,606,178**	**$130,425,275**	**$127,182,743**	**$123,883,486**	**$120,532,385**	**$117,134,303**	**last 20 years**	**total 80 years**
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**-$172,802**	**-$171,291**	**-$169,353**	**-$167,037**	**-$164,387**	**-$161,442**	**-$158,240**	**-$154,816**	**-$151,201**	**-$147,424**	**-$3,618,119**	**$70,645,179**
Net Present Value, 80 yrs		**$70,645,179**												

Appendix C

Waverley West - Incremental Costs & Revenues for City of Winnipeg

