

TABLE 7: ERIN RIDGE NORTH PHASE 2 LANDS - FISCAL IMPACTS

		Erin Ridge North ASP Amendment - Phase 2 Lands				Report Reference
7.1	LAND AREA (HA)	Allocation %				Section 2.1, Table 1
	Gross Plan Area			55.8		
	less: Environmental Res			0.0		
	Gross Developable Area			55.8		
	Residential	Net		21.2	38.0%	
	Commercial	Developable	Area (NDA)	14.3	25.6%	
	Other:					
	PULs, Stormwater Management, etc.			5.4	9.6%	
	Municipal Reserves			5.6	10.0%	
	Internal Circulation			9.4	16.8%	
	Total Study Area (Ha)			55.8	100.0%	
7.2	ASSESSMENT	Allocation %				Section 2.2.1
	Residential	<u>population</u>	<u>units</u>	<u>assmt / unit</u>		
	Low Density Residential	996	340	\$625,000	\$212,500,000	52.3%
	Medium/High Density Residential (R4)	1,073	620	\$313,000	\$194,060,000	47.7%
		2,069	960		\$406,560,000	100.0%
	Non-Residential			<u>assmt / ha</u>		
	Commercial			\$5,928,000	\$84,770,400	100.0%
					\$84,770,400	100.0%
	Total Assessment					
	Residential				\$406,560,000	82.75%
	Non-Residential				\$84,770,400	17.25%
					\$491,330,400	100.0%
7.3	CAPITAL EXPENDITURES			Per D. Unit	Per NDA	
	Infrastructure - NEW (Annual City, 20 Years)					Section 2.4.1, Table 3
	Tax-Supported			\$362,161	\$377	\$10,202
	Utilities			\$0	n/a	\$0
				\$362,161	\$377	\$10,202
	Infrastructure - LIFECYCLE (Annual City)					Section 2.4.2, Table 4
	Tax-Supported			\$519,177	\$541	\$14,625
	Utilities			\$520,503	\$542	\$14,662
				\$1,039,680	\$1,083	\$29,287
	Infrastructure - REPLACEMENT (Annual City)					Section 2.4.2, Table 4
	Tax-Supported			\$860,386	\$896	\$24,236
	Utilities > included in LCC			\$0	n/a	\$0
				\$860,386	\$896	\$24,236
	Total Capital Expenditures					
	Tax-Supported			\$1,741,725	\$1,814	\$49,063
	Utilities			\$520,503	\$542	\$14,662
				\$2,262,228	\$2,356	\$63,725
7.4	OPERATING EXPENDITURES			Per D. Unit	Per NDA	Section 2.5, Table 6
	Operating Exps (Annual City)			<u>per capita</u>		
	Tax-Supported			\$1,498	\$3,229	\$87,330
	Utilities			\$93	\$200	\$5,398
				\$1,591	\$3,429	\$92,727
7.5	OPERATING REVENUES			Per D. Unit	Per NDA	Section 2.5, Table 6
	Operating Revenues (Annual City)					
	Tax-Supported			\$1,173,564	\$1,222	\$33,058
	Utilities			\$712,116	\$742	\$20,060
				\$1,885,681	\$1,964	\$53,118
7.6	PROPERTY TAX REVENUES (MUNICIPAL)			Allocation %		Section 2.3
	Municipal Property Tax Rates (2013) *			<u>2017 Rates</u>		
	Residential / Farm			7.8443	7.7225	
	Non-Residential			10.7690	11.3567	
	Municipal Property Tax Revenues			<u>2017 Revs</u>		
	Residential			\$3,189,179	\$3,139,660	76.5%
	Non-Residential			\$912,892	\$962,712	23.5%
				\$4,102,071	\$4,102,372	100.0%
	* General Municipal (Total) + Servus Place (Capital)					

TABLE 7: ERIN RIDGE NORTH PHASE 2 LANDS - FISCAL IMPACTS (CONT'D)

		Erin Ridge North ASP Amendment - Phase 2 Lands		
7.7 NET MUNICIPAL IMPACTS (ANNUAL AT FULL BUILD-OUT)			Per D. Unit	Per NDA
	Municipal Property Tax Revenues	\$4,102,372	\$4,273	\$115,560
<i>plus</i>	Operating Revenues	\$1,885,681	\$1,964	\$53,118
<i>less</i>	Operating Expenditures	\$3,291,822	\$3,429	\$92,727
	Capital Expenditures - New (City Funded)	\$362,161	\$377	\$10,202
	Net Gain (Loss) Without Capital Reinvestment	\$2,334,069	\$2,431	\$65,748
<i>less</i>	Capital Expenditures - Lifecycle & Replacement	\$1,900,067	\$1,979	\$53,523
	Net Gain (Loss) With Capital Reinvestment	\$434,003	\$452	\$12,225
	Net Gain (Loss) With Capital Reinvestment - After Payment of New Infrastructure (20 Years+)	\$796,164	\$829	\$22,427