

TABLE 7: ELYSIAN FIELDS - FISCAL IMPACTS

		Elysian Fields Plan Area			
7.1	LAND AREA (HA)	Allocation %			
	Gross Plan Area		100.56		
	Township Road 540A		1.19		
	Community Amenity Campus		10.32		
	Passive Recreation (former landfill)		10.15		
	Gross Developable Area		78.90		
	Residential Net		39.73	50.4%	
	Commercial Developable Area (NDA)		2.45	3.1%	
	Other:				
	Public Utility Lot		5.42	6.9%	
	Municipal Reserve (Parks / School)		7.89	10.0%	
	Stormwater Management Facility		5.34	6.8%	
	Circulation (Collector Roads)		4.96	6.3%	
	Circulation (Local Roads & Lanes)		11.05	14.0%	
	Passive Open Space (50m landfill buffer)		2.06	2.6%	
	Total Study Area (Ha)		78.90	100.0%	
7.2	ASSESSMENT (2019 Tax Year)	Allocation %			
	Residential	<u>population</u>	<u>units</u>	<u>assmt / unit</u>	
	Low Density Residential (R1/ R2/RX/ RXL)	2,740	945	\$450,000	\$425,250,000 71.3%
	Medium Density Residential (R3)	234	105	\$350,000	\$36,750,000 6.2%
	Medium Density Residential (R3A)	385	219	\$250,000	\$54,750,000 9.2%
	High Density Residential (R4)	608	346	\$230,000	\$79,580,000 13.3%
		3,967	1,615		\$596,330,000 100.0%
	Non-Residential	<u>area (ha)</u>	<u>assmt / ha</u>		
	Commercial	2.45	\$8,970,000	\$21,976,500	100.0%
	Industrial	-	\$7,400,000	\$0	0.0%
		2.45		\$21,976,500	100.0%
	Total Assessment				
	Residential			\$596,330,000	96.45%
	Non-Residential			\$21,976,500	3.55%
				\$618,306,500	100.0%
7.3	CAPITAL EXPENDITURES			Per D. Unit	Per NDA
	Infrastructure - NEW (Annual City, 20 Years)				
	Tax-Supported		\$800,098	\$495	\$18,969
	Utilities		\$0	n/a	\$0
			\$800,098	\$495	\$18,969
	Infrastructure - LIFECYCLE (Annual City)				
	Tax-Supported		\$1,211,216	\$750	\$28,715
	Utilities		\$1,129,244	\$699	\$26,772
			\$2,340,460	\$1,449	\$55,487
	Infrastructure - REPLACEMENT (Annual City)				
	Tax-Supported		\$2,005,166	\$1,242	\$47,538
	Utilities > included in LCC		\$0	n/a	\$0
			\$2,005,166	\$1,242	\$47,538
	Total Capital Expenditures				
	Tax-Supported		\$4,016,480	\$2,487	\$95,222
	Utilities		\$1,129,244	\$699	\$26,772
			\$5,145,724	\$3,186	\$121,994
7.4	OPERATING EXPENDITURES			Per D. Unit	Per NDA
	Operating Exps (Annual City)	<u>per capita</u>			
	Tax-Supported	\$1,249	\$4,954,044	\$3,068	\$117,450
	Utilities	\$112	\$445,281	\$276	\$10,557
		\$1,361	\$5,399,325	\$3,343	\$128,007
7.5	OPERATING REVENUES			Per D. Unit	Per NDA
	Operating Revenues (Annual City)				
	Tax-Supported		\$1,881,376	\$1,165	\$44,604
	Utilities		\$1,574,525	\$975	\$37,329
			\$3,455,901	\$2,140	\$81,932

7.6 PROPERTY TAX REVENUES (MUNICIPAL)		Allocation %		
Municipal Property Tax Rates (2019) *				
	Residential / Farm		8.0226	
	Non-Residential		11.0141	
Municipal Property Tax Revenues				
	Residential	\$4,784,117	95.2%	
	Non-Residential	\$242,051	4.8%	
		\$5,026,168	100.0%	
* General Municipal (Total) + Servus Place (Capital)				
7.7 NET MUNICIPAL IMPACTS (ANNUAL AT FULL BUILD-OUT)		Per D. Unit		Per NDA
	Municipal Property Tax Revenues	\$5,026,168	\$3,112	\$119,160
plus	Operating Revenues	\$3,455,901	\$2,140	\$81,932
less	Operating Expenditures	\$5,399,325	\$3,343	\$128,007
	Capital Expenditures - New (City Funded)	\$800,098	\$495	\$18,969
	Operating Rev - Utility Capital Reinvestment	\$1,129,244	\$699	\$26,772
Net Gain (Loss) Without Capital Reinvestment		\$1,153,403	\$714	\$27,345
less	Capital Expenditures - Lifecycle & Replacement	\$4,345,626	\$2,691	\$103,026
plus	Operating Rev - Utility Capital Reinvestment	\$1,129,244	\$699	\$26,772
Net Gain (Loss) With Capital Reinvestment		(\$2,062,979)	(\$1,277)	(\$48,909)
plus	Capital Exp - New	\$800,098	\$495	\$18,969
less	Operating Rev - Utility New	\$0	n/a	\$0
Net Gain (Loss) With Capital Reinvestment - After Payment of New Infrastructure (20 Years+)		(\$1,262,881)	(\$782)	(\$29,940)