

TABLE 7: RIVERBANK LANDING DEVELOPMENT - FISCAL IMPACTS

		Riverbank Landing Development				Report Reference
7.1	<b>LAND AREA (HA)</b>					Section 2.2, Table 1
	Site Area (Ha)			3.99		
	Gross Building Area (m2)			78,330		
7.2	<b>ASSESSMENT (2019 Tax Year)</b>			Allocation %	Per Area (ha)	Section 2.2, Table 1
	<b>Residential</b>	<u>population</u>	<u>units</u>	<u>assmt / unit</u>		
	1 bedroom	192	109	\$381,562	\$41,590,269	14.9%
	2 bedroom	572	325	\$606,783	\$197,204,545	70.6%
	Penthouse	28	16	\$2,057,813	\$32,925,000	11.8%
	Lofts	28	16	\$480,000	\$7,680,000	2.7%
		820	466		\$279,399,814	100.0%
	Additional Parking Stalls				\$12,415,000	
					\$291,814,814	
	<b>Non-Residential</b>	<u>space (m2)</u>	<u>assmt / m2</u>			
	Office	2,870	\$3,309	\$9,497,000	30.8%	
	Retail	4,810	\$4,440	\$21,358,000	69.2%	
		7,680		\$30,855,000	100.0%	
	<b>Total Assessment</b>					
	Residential				\$291,814,814	90.44%
	Non-Residential				\$30,855,000	9.56%
					\$322,669,814	100.0%
7.3	<b>CAPITAL EXPENDITURES</b>			Per D. Unit	Per Area (ha)	
	<b>Infrastructure - NEW</b> (Annual City, 20 Years)					Section 2.4.1, Table 3
	Tax-Supported			\$134,644	\$289	\$33,745
	Utilities			\$0	n/a	\$0
				\$134,644	\$289	\$33,745
	<b>Infrastructure - LIFECYCLE</b> (Annual City)					Section 2.4.2, Table 4
	Tax-Supported			\$69,630	\$149	\$17,451
	Utilities			\$29,303	\$63	\$7,344
				\$98,934	\$212	\$24,795
	<b>Infrastructure - REPLACEMENT</b> (Annual City)					Section 2.4.2, Table 4
	Tax-Supported			\$96,669	\$207	\$24,228
	Utilities > included in LCC			\$0	n/a	\$0
				\$96,669	\$207	\$24,228
	<b>Total Capital Expenditures</b>					
	Tax-Supported			\$300,943	\$646	\$75,424
	Utilities			\$29,303	\$63	\$7,344
				\$330,246	\$709	\$82,769
7.4	<b>OPERATING EXPENDITURES</b>			Per D. Unit	Per Area (ha)	Section 2.5, Table 6
	<b>Operating Exps</b> (Annual City)	<u>per capita</u>				
	Tax-Supported	\$1,211.74	\$993,817	\$2,133	\$249,077	
	Utilities	\$2.28	\$1,869	\$4	\$468	
		\$1,214	\$995,687	\$2,137	\$249,545	
7.5	<b>OPERATING REVENUES</b>			Per D. Unit	Per Area (ha)	Section 2.5, Table 6
	<b>Operating Revenues</b> (Annual City)					
	Tax-Supported		\$384,638	\$825	\$96,400	
	Utilities		\$31,173	\$67	\$7,813	
			\$415,810	\$892	\$104,213	

TABLE 7: RIVERBANK LANDING DEVELOPMENT - FISCAL IMPACTS (CONT'D)

		Riverbank Landing Development			Report Reference
7.6	<b>PROPERTY TAX REVENUES (MUNICIPAL)</b>	Allocation %			Section 2.3
	<b>Municipal Property Tax Rates (2019) *</b>				
	Residential / Farm		8.0226		
	Non-Residential		11.0141		
	<b>Municipal Property Tax Revenues</b>				
	Residential	\$2,341,114	87.3%		
	Non-Residential	\$339,840	12.7%		
		\$2,680,954	100.0%		
	<i>* General Municipal (Total) + Servus Place (Capital)</i>				
7.7	<b>NET MUNICIPAL IMPACTS (ANNUAL AT FULL BUILD-OUT)</b>		Per D. Unit	Per Area (ha)	
	Municipal Property Tax Revenues	\$2,680,954	\$5,753	\$671,918	
plus	Operating Revenues	\$415,810	\$892	\$104,213	
less	Operating Expenditures	\$995,687	\$2,137	\$249,545	
	Capital Expenditures - New (City Funded)	\$134,644	\$289	\$33,745	
	Operating Rev - Utility Capital Reinvestment	\$29,303	\$63	\$7,344	
	<b>Net Gain (Loss) Without Capital Reinvestment</b>	<b>\$1,937,130</b>	<b>\$4,157</b>	<b>\$485,496</b>	
less	Capital Expenditures - Lifecycle & Replacement	\$195,603	\$420	\$49,023	
plus	Operating Rev - Utility Capital Reinvestment	\$29,303	\$63	\$7,344	
	<b>Net Gain (Loss) With Capital Reinvestment</b>	<b>\$1,770,831</b>	<b>\$3,800</b>	<b>\$443,817</b>	
plus	Capital Exp - New	\$134,644	\$289	\$33,745	
less	Operating Rev - Utility New	\$0	\$0	\$0	
	<b>Net Gain (Loss) With Capital Reinvestment - After</b>	<b>\$1,905,474</b>	<b>\$4,089</b>	<b>\$477,563</b>	