



Fiscal Impact Study

Proposed Application_Anmore Hillside

Prepared For:

Village of Anmore
Planning Department

Prepared By:

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1. Executive Summary

This enclosed updated Fiscal Impact Study evaluates the potential long-term financial implications to the Village of Anmore associated with the **Proposed Anmore Hillside Application (CD-8)** compared with the **current zoning scenario consisting of approximately 60 one-acre residential lots**.

The proposed development contemplates **269 residential units** to be constructed over approximately **9 years in three phases**, including a mix of single-family homes, multiplex units, and townhomes. Financial modelling was undertaken using 2025 Village tax rates, with no inflation or real estate appreciation assumed, to present a conservative and stable financial comparison between development scenarios.

Key Fiscal Findings

The analysis indicates that the **Proposed Application generates a substantially larger municipal tax base** and produces a stronger long-term fiscal outcome for the Village compared with the current zoning scenario.

Over a 30-year period:

- The **Village's cumulative share of property tax revenue** from the 269-unit development is estimated at approximately **\$21.5 million**.
- Under the **60-unit current zoning scenario**, Village property tax revenue is estimated at approximately **\$10.5 million**.

After accounting for estimated infrastructure operations and maintenance costs as well as long-term asset replacement costs:

- The **269-unit scenario generates a net fiscal surplus of approximately \$5.9 million** to the Village over 30 years.
- The **60-unit scenario results in a projected "deficit" of approximately \$2.9 million**, as the lower-density tax base does not fully offset long-term infrastructure replacement obligations.

In stabilized years following full build-out, the Proposed Application is projected to generate approximately **\$776,000 annually in Village-direct property tax revenue**, compared with approximately **\$377,000 annually under the 60-unit scenario**.

Additional Municipal Revenues

In addition to property taxes, the Proposed Application is expected to generate **approximately \$3.7 million in other municipal revenues/fees**, including development cost charges, building permit fees, inspection fees, and other development-related charges – excluding any community amenity contribution. By comparison, the 60-unit scenario is expected to generate approximately **\$1.5 million** in such revenues.

Property taxes generated by the project would also provide approximately **\$25 million in additional revenues to non-Village authorities** over the same 30-year period.

Municipal Service Considerations

Discussions with key service providers indicate that the proposed development can generally be accommodated within existing municipal service frameworks:

- **Policing:** The proposed development alone would not push the Village beyond the 5,000 population threshold requiring independent policing under the Police Act.
- **Fire Services:** Existing equipment is currently sufficient to serve the development, though future growth may require increased staffing over time.
- **Schools:** The projected student population from the Hillside development alone is expected to be manageable within the School District's existing capacity, though cumulative growth from other developments could require future planning coordination.

In our opinion, the significantly larger fiscal pool generated under the Proposed Application would provide larger capacity to accommodate incremental increases in municipal service provision costs associated with future population growth in the Village.

Overall Conclusion

Based on the analysis undertaken, the **Proposed 269-unit development scenario is fiscally favourable for the Village of Anmore**. The proposed project would generate a significantly larger and more sustainable municipal revenue base, enabling the Village to cover infrastructure maintenance and replacement costs while supporting incremental service demands associated with population growth.

In contrast, the **current zoning scenario produces a smaller tax base that does not fully offset long-term infrastructure obligations**, potentially creating financial pressure on municipal budgets over time.

From a long-term municipal finance perspective, the Proposed Application would therefore **strengthen the Village's financial position**, while the lower-density scenario is projected to leave the Village with funding shortfalls related to infrastructure upkeep and replacement.

2. Methodology & Assumptions

Real Estate Valuation Method Used as the Basis for Taxation

We have broken down the value of each housing form including single family, multiplex, and townhomes based on serviced land value, construction costs, and the resulting total completed value of the delivered units. A weighted average has been applied across these components to reflect what we believe to be the most realistic development scenario in our assessment.

Type	Number of Homes
Single Family	51
Semi-Detached	32
Townhomes	186
TOTAL:	269

Land - Units	Average Lot Size [SF]/Unit	Average Land Value/SF	Average Value/SF
Single Family - 51	11,553	\$108	\$1,250,000
Semi-Detached - 32	6,841	\$110	\$750,000
Townhomes - 186	5,130	\$68	\$350,000
Weighted Average Value of Serviced Land:			\$568,216

Improvement	Average Building Size [SF]	Average Building Value/\$	Average Value/SF
Single Family - 51	4,339	\$431	\$1,871,064
Semi-Detached - 32	3,000	\$456	\$1,367,925
Townhomes - 186	2,343	\$463	\$1,085,797

	Blended Value		Blended Value		Blended Value	
Land + Improvement	PHASE 1		PHASE 2		PHASE 3	
Single Family - 51	25	78,026,612	26	81,147,676	-	-
Semi-Detached - 32	24	50,830,200	8	16,943,400	-	-
Townhomes - 186	101	145,015,511	16	22,972,754	69	99,070,003
	150	273,872,323	50	121,063,831	69	99,070,003
Blended Value:		\$1,825,815		\$2,421,277		\$1,435,797

Larger Single Family	Units		
Larger Single Family Lots	60	Lot Value:	\$1,700,000
	60	Built Value:	\$4,000,000

Estimated Operation and Maintenance Cost & Replacement

The tables below summarize the Webster Engineering estimates for both the proposed 269-unit scenario and the 60-unit development scenario. The estimates include initial capital costs for the Hillside infrastructure, annual Operations and Maintenance costs (O&M), and the 30-Year adjusted annualized replacement cost of assets. No inflation factor has been applied to these estimates in order to remain consistent with the real estate valuation assumptions, which also exclude inflation.

Since we understand that the Village uses the lifecycle estimates below for its financial forecasting purposes, **we have applied a more conservative lifecycle of 50 years**, based on the Village's table, rather than **75 years** as suggested by the Webster Engineering lifecycle methodology.

269 UNITS						
A	B	C	D	E	F	G
	INITIAL CAPITAL COSTS OF MAINTAINABLE WORKS (CLIC CALCULATED)	LIFE CYCLE TERM (YRS)	ANNUALIZED REPLACEMENT COST (\$/ YRS) [=B/C]	ANNUAL O&M COSTS (CLIC CALCULATED)	30-YR CUMULATIVE O&M COSTS [=Ex30]	ANNUALIZED REPLACEMENT + O+M COSTS (\$) [= (D+E)]
INTERNAL ROADS	\$ 4,752,856	30	\$ 158,429	\$ 22,820	\$ 684,600	\$ 181,249
POTABLE WATER DIST & TRTMT	\$ 3,355,200	50	\$ 67,104	\$ 98,602	\$ 2,958,060	\$ 165,706
STORM SEWER COLLECTION	\$ 3,467,250	50	\$ 69,345	\$ 16,184	\$ 485,505	\$ 85,529
PARKS & OPEN SPACES	\$ 500,000	50	\$ 10,000	\$ 23,672	\$ 710,160	\$ 33,672
USER DEFINED COSTS ****	\$ 2,060,000	50	\$ 41,200	\$ 12,400	\$ 372,000	\$ 53,600
	\$ 14,135,306		\$ 346,078	\$ 173,678	\$ 5,210,325	\$ 519,755
30-Year Adjusted Replacement Cost:			\$ 10,382,326			
****User Defined Costs account for Lump Sum Items within the CLIC Tool as described above in Step 7 (Water Reservoir, PRV's, Storm Detention Tanks, etc.). The CCE costs include approx. \$1,000,000 for Water Reservoir site preparation and earthworks costs, these costs						
Life cycle timelines in blue are from BC Government CLIC tool						
All values for infrastructure replacement were left with default values as recommended by the BC Government. This includes an average 30-year lifecycle timeline for roadways, and 75-year lifecycle timelines for utility distribution and collection networks.						
60 UNITS						
A	B	C	D	E	F	G
	INITIAL CAPITAL COSTS OF MAINTAINABLE WORKS (CLIC CALCULATED)	LIFE CYCLE TERM (YRS)	ANNUALIZED REPLACEMENT COST (\$/ YRS) [=B/C]	ANNUAL O&M COSTS (CLIC CALCULATED)	30-YR CUMULATIVE O&M COSTS [=Ex30]	ANNUALIZED REPLACEMENT + O+M COSTS (\$) [= (D+E)]
INTERNAL ROADS	\$ 4,769,043	30	\$ 158,968	\$ 20,270	\$ 608,100	\$ 179,238
POTABLE WATER DIST & TRTMT	\$ 3,800,550	50	\$ 76,011	\$ 42,764	\$ 1,282,920	\$ 118,775
STORM SEWER COLLECTION	\$ 3,723,800	50	\$ 74,476	\$ 16,690	\$ 500,700	\$ 91,166
PARKS & OPEN SPACES	\$ 339,768	50	\$ 6,795	\$ 23,672	\$ 710,160	\$ 30,467
USER DEFINED COSTS ****	\$ 1,265,000	50	\$ 25,300	\$ 6,800	\$ 204,000	\$ 32,100
	\$ 13,898,161		\$ 341,550	\$ 110,196	\$ 3,305,880	\$ 451,746
30-Year Adjusted Replacement Cost:			\$ 10,246,514			

Estimated useful lives of tangible capital assets are as follows:

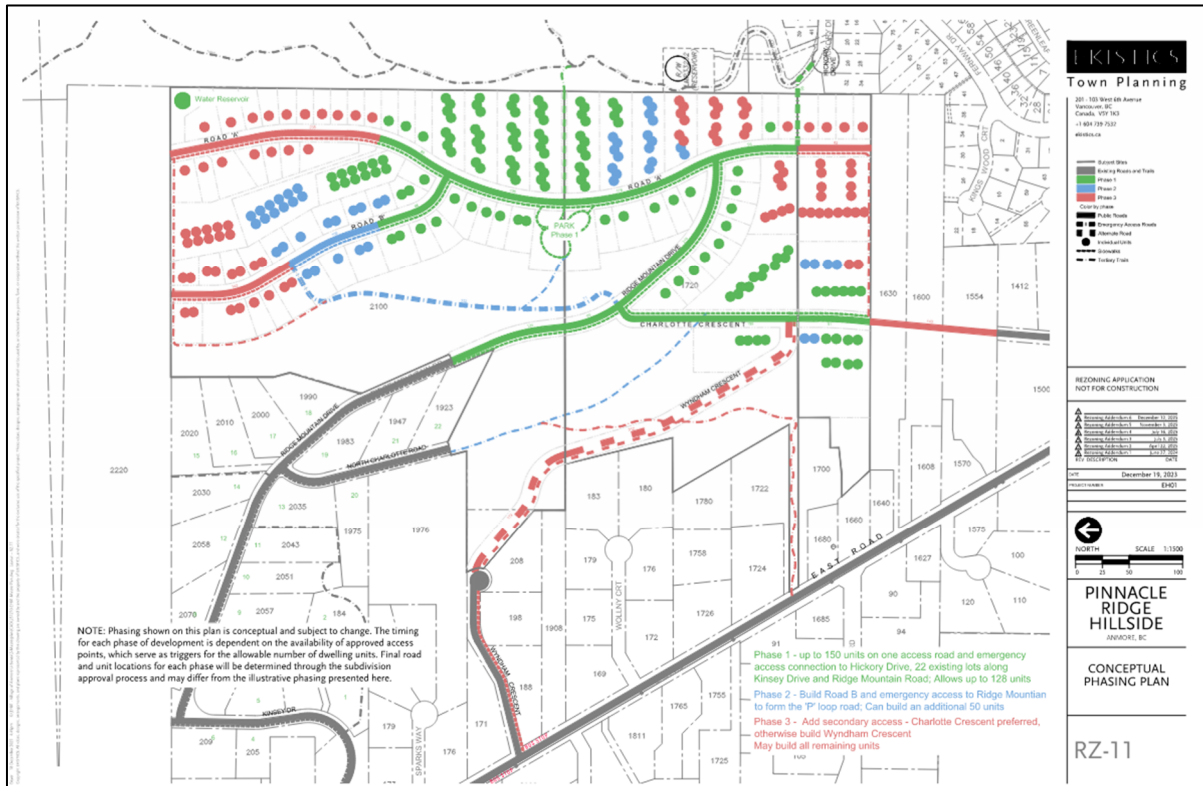
Roads	5 to 50 years
Buildings	15 to 40 years
Machinery and vehicles	8 to 10 years
Equipment and furniture	5 to 10 years
Water infrastructure	15 to 50 years
Other infrastructure	10 to 50 years

Proposed Phasing Plan & Build-Out Period Assumptions

The plan below outlines the proposed 3 development phases, including the breakdown of build forms within each phase. This phasing structure forms the basis of the tax revenue calculations used in the March 2026 financial modelling.

- Phase 1 is intended to include approximately 150 units.
- Phase 2 includes approximately 50 units.
- Phase 3 includes approximately 69 units.

The Financial Impact Study assumes that the full buildout of the 269 units will occur over a **9-year period** beginning at the start of construction, and for the 6-unit would take 7 years.



Below table outlines the corresponding weighted average value of the real estate per phase:

	Blended Value		Blended Value		Blended Value	
Land + Improvement	PHASE 1		PHASE 2		PHASE 3	
Single Family - 51	25	78,026,612	26	81,147,676	-	-
Semi-Detached - 32	24	50,830,200	8	16,943,400	-	-
Townhomes - 186	101	145,015,511	16	22,972,754	69	99,070,003
	150	273,872,323	50	121,063,831	69	99,070,003
Blended Value:		\$1,825,815		\$2,421,277		\$1,435,797

2025 Mill Rate Breakdown

We have applied the Village's 2025 mill rate, as shown in the table below, and have broken down the estimated revenues into those that would flow directly to the Village and those, shown in grey, that would be allocated to other taxing authorities.

2025 Mill Rate Breakdown	Description	Direct Municipal Tax Rate – Village Share	Indirect Tax Rate	Total [Direct & Indirect]
	Local School	0	1.023	54.97%
Police Tax	0	0.1556	8.36%	
Gen Munic Tax	0.9037	0		
Mun Fin Auth Tax	0	0.0002		
Reg District Tax	0	0.0567	3.05%	
Assessment Auth Tax	0	0.0357	1.92%	
Transit	0	0.3141	16.88%	
Fire Dept. Capital	0	0.1205	6.48%	
Fire Dept. Operation	0	0.1552	8.34%	
Municipal Capital	0.6678	0		
TOTAL	1.5715	1.861	3.4325	

No Escalation Factor

To illustrate a more stable financial picture, the March 2026 modelling assumes no real estate value appreciation over time and no cost escalation.

3. Financial Impact Assessment

Village-Direct Tax Revenue, Less O&M and Replacement Cost

Over a 30-year period, the Village of Anmore’s cumulative share of property tax revenue is projected to reach approximately **\$21.5 million** under the **269 unit Proposed Application** (Appendix A).

In comparison, the Current Zoning scenario consisting of **60 one-acre lots** is estimated to generate approximately **\$10.5 million** over the same period (Appendix C). The higher municipal revenue associated with the Proposed Application reflects the larger residential tax base created through the increased number of housing units.

In practical terms, once the development reaches full build out and stabilizes, the Proposed Application is expected to generate **approximately \$776,000 in annual property tax revenue directly to the Village**. This amount would represent **roughly 19% of the Village’s 2025 property tax revenue**, which totaled at approximately \$3.4 million, as referenced below.

In comparison, the 60-unit scenario is forecast to generate stabilized annual Village-direct property tax revenue of approximately **\$377,000 per year**, which is insufficient to fully offset the estimated operations and maintenance costs and long-term asset replacement costs over the 30-year study period.

Source: bylaw to adopt the 2025-2029 Five-Year Financial Plan

Village of Anmore Financial Plan 2025 - 2029						
	2025	2026	2027	2028	2029	
REVENUES						
Property Tax	\$ 3,384,454	\$ 3,482,697	\$ 3,604,153	\$ 3,722,044	\$ 3,791,391	
Permits, Fees and Charges	\$ 1,582,767	\$ 1,611,945	\$ 1,641,706	\$ 1,672,062	\$ 1,703,025	
Grants	\$ 764,529	\$ 720,509	\$ 731,199	\$ 742,102	\$ 753,224	
Interest & Other	\$ 140,523	\$ 112,418	\$ 89,935	\$ 89,935	\$ 89,935	
SUBTOTAL REVENUES	\$ 5,872,273	\$ 5,927,569	\$ 6,066,992	\$ 6,226,143	\$ 6,337,575	
EXPENSES						
General Government	\$ 1,654,056	\$ 1,638,453	\$ 1,636,633	\$ 1,665,377	\$ 1,695,217	
Public Works	\$ 945,760	\$ 969,088	\$ 992,781	\$ 1,012,449	\$ 1,032,510	
Protective Services	\$ 482,808	\$ 270,904	\$ 276,102	\$ 281,404	\$ 286,813	
Planning & Development	\$ 394,476	\$ 197,165	\$ 199,908	\$ 202,707	\$ 205,561	
Water Utility	\$ 661,347	\$ 674,574	\$ 688,065	\$ 701,826	\$ 715,863	
Debt Interest	\$ 124,250	\$ 124,250	\$ 124,250	\$ 124,250	\$ 124,250	
Amortization of TCAs	\$ 1,499,260	\$ 1,499,260	\$ 1,499,260	\$ 1,499,260	\$ 1,499,260	
SUBTOTAL EXPENSES	\$ 5,761,956	\$ 5,373,693	\$ 5,417,000	\$ 5,487,273	\$ 5,559,473	
SURPLUS / (DEFICIT)	\$ 110,317	\$ 553,876	\$ 649,992	\$ 738,870	\$ 778,102	
INTERNAL TRANSFERS						
Capital	\$ 3,764,506	\$ 437,550	\$ 623,800	\$ 470,050	\$ 516,300	
Transfer to (from) Reserves	\$ (1,993,825)	\$ 1,606,690	\$ 1,476,556	\$ 1,705,584	\$ 1,698,566	
Transfer to (from) Surplus	\$ (223,600)	\$ (53,600)	\$ (13,600)	\$ -	\$ -	
Debt	\$ 62,496	\$ 62,496	\$ 62,496	\$ 62,496	\$ 62,496	
Investment in TCA	\$ (1,499,260)	\$ (1,499,260)	\$ (1,499,260)	\$ (1,499,260)	\$ (1,499,260)	
SUBTOTAL INTERNAL EXPENSE	\$ 110,317	\$ 553,876	\$ 649,992	\$ 738,870	\$ 778,102	
FINANCIAL PLAN BALANCE	\$ (0)	\$ -	\$ 0	\$ -	\$ (0)	

After deducting the estimated 30-year O&M cost of \$5.2 million [by Webster Engineering] to service and maintain the developer-provided infrastructure, as well as \$10.3 million estimated as a capital reserve for asset replacement over the study period (based on an annualized replacement cost of \$346,078 over 30 years), we are of the opinion that the Village would remain in a **net positive financial position of approximately \$5.9 million over the 30 year period – based on the 269-unit scenario.**

Under the **60-unit larger single family development scenario**, the Village’s net financial position over the 30-year period is projected to result in a **shortfall of approximately \$2.9 million**, after accounting for estimated O&M costs of \$3.3 million and capital replacement costs of \$10.2 million over the same period.

	269 Units	60 Units
Village Direct Revenue	\$21,537,309	\$10,566,609
Less O&M Cost over 30 years	(\$5,210,325)	(\$3,305,880)
Less 30-Yr Adjusted Replacement Cost	(\$10,382,326)	(\$10,246,514)
Net Financial Position	\$5,944,658	(\$2,985,785)

Non-Village Tax Revenue

In addition to the Village’s share of tax revenue, property taxes from the Proposed development also flow to **other authorities** through the Village including school district, provincial policing, and other regional services. Over a 30-year horizon, the Proposed project is forecasted to generate approximately **\$25m** [Appendix B] in these **non-Village tax revenues**, compared to roughly **\$12.5m** under the Current Zoning [Appendix D].

	269 Units	60 Units
Non Village Revenues	\$25,023,925	\$12,513,178

4. Assessment of Additional Scenarios

A. Full Build-Out Assessment [269 units]

Assuming the 269 units are developed continuously over a nine-year period from the start of construction, the Village-direct net financial position is forecast to be approximately **\$5.9 million** over the study period.

Full Build Out	
Village Direct Revenue	\$21,537,309
Less O&M Cost over 30 years	(\$5,210,325)
Less 30-Yr Adjusted Replacement Cost	(\$10,382,326)
Net Financial Position	\$5,944,658

B. Phase 1 Build-Out Assessment [150 units of 269]

If only the first 150 units in Phase 1 are developed, and assuming the associated roads and infrastructure are delivered proportionately at approximately 56% of the total estimated cost, the Village-direct financial position is projected to be approximately **\$4.7 million**.

Only 150 Units Built	
Village Direct Revenue	\$13,393,745
Less O&M Cost over 30 years – assuming 56% of infrastructure is built (\$5,210,325 * 150/269)	(\$2,905,386)
Less 30-Yr Adjusted Replacement Cost (\$10,382,326 * 150/269)	(\$5,789,401)
Net Financial Position	\$4,698,958

Detailed of the calculations can be found under Appendix E.

5. Additional Municipal Revenues Assessment

Development Cost Charges, Inspection Fee, Building Permit & Other Municipal Fees

The table below presents a high-level comparison of typical municipal revenues associated with the Proposed Application and Current Zoning:

	269 Units (85 lots)	60 Units (60 lots)
Development Cost Charges [\$10,718/lot]:	\$911,030	\$643,080
Inspection Fees [\$500/application]:	\$134,500	\$30,000
Building Permit Fees [\$7/\$1000 of construction value over \$500,001+\$2,500 base fee]:	\$2,287,759	\$780,000
Estimate of Other Municipal Fees [assumed at \$1,500/unit]:	\$403,500	\$90,000
Total Estimated Revenues:	\$3,736,789	\$1,543,080

Also, in our opinion, the additional revenue generated under the Proposed Application, estimated at approximately **\$2.2 million more than the 60-unit scenario**, would create a sufficiently large fiscal pool to offset incremental municipal costs, including staff resources required for development application processing and additional bylaw enforcement associated with a larger residential population in the future neighbourhood.

Community Amenity Contribution

We understand that the Village may require Community Amenity Contributions as part of any conditional approval of the Proposed project. While the details and potential amount of such contributions are not known to us, any cash or in-kind CAC contribution would be in addition to the municipal revenues identified above under the 269-unit scenario. We understand that such contributions would most likely not arise under the 60-unit outright scenario permitted under the current zoning.

6. High Level Municipal Service Impact Assessment

Police Services

Based on our conversation with Darren Carr, Superintendent of the Coquitlam RCMP, on April 22, 2025, we confirmed that the Proposed Application which expected to accommodate around 1,000 residents at full build-out will not cause the Village's current population to exceed over 5,000. The 5,000 figure is significant, as the *British Columbia Police Act* stipulates that municipalities must provide independent policing services once this population threshold is reached. Until then, policing continues to be delivered by the RCMP under a cost-sharing arrangement. According to the Village's 2023 Financial Statement, we understand that the cost of RCMP services for the entire Village under this arrangement is approximately \$300,000 per year.

In our professional opinion, the Proposed Application is expected to generate a sufficiently large fiscal pool through the Police Tax line item to cover the incremental policing costs associated with the anticipated population increase.

Fire Department Services

Based on our conversation with Jay Sharpe, Fire Chief at the Sasamat Fire Department, on May 12, 2025, we understood that the Department's current equipment is sufficient to service the proposed Hillside application, which is expected to be constructed in phases over time. Chief Sharpe noted that the Fire Department's current optimal operational range, its "sweet spot", is managing between 50 to 200 calls annually, with recent volumes averaging approximately 130 calls per year.

While the existing equipment is adequate, the Chief emphasized the future need for transitioning to *full-time* staffing, rather than continuing with part-time personnel, to sustain service levels. Importantly, he highlighted that while the Hillside development alone does not necessitate expanded fire services at the moment, any additional large-scale development such as Anmore South combined with the Hillside application would likely require a broader expansion of fire department resources in the future.

In our opinion, the Proposed Application is expected to generate sufficient revenue through the Fire Department capital and operations line items to offset the incremental fire service costs associated with the anticipated population increase in the future.

School Capacity

Following our meeting of May 13, 2025 with Rimon Estawro Assistant, Director of Capital Projects and Planning, and Ivano Cecchini, Executive Director of Facilities and Planning Services, to discuss school capacity impacts related to the proposed Anmore Hillside application, below outlines our key learning points:

- Impact of Anmore Hillside Proposed Application
 - The Hillside application, with an estimated 300 children, is expected to generate about 150 K–5 students.
 - Based on a standard class size of 23 students, this would translate to a need for 6–7 additional classrooms.
 - There is currently some available capacity at Port Moody Elementary and potentially at Aspenwood Elementary, contingent upon catchment adjustments.
 - The SD43 staff stated that without Anmore South proposal, the Hillside development's impact would be manageable, especially considering that Anmore Elementary is currently under capacity (approximately 120 students).
 - However, if both developments proceed at the same time, the cumulative impact on the school system would be very difficult to accommodate with the current capacity.
- SD43 Primary Concern is Anmore South Proposed Development
 - The Anmore South application, anticipated to add approximately 2,200 units, is the dominant concern for the School District.
 - A letter regarding the proposed project was sent by the District about two weeks prior to our meeting, indicating they are well-informed and have up-to-date data.
 - This proposed development alone is projected to necessitate 10–12 new portables at the local elementary level and fully consume remaining capacity at the middle and secondary school levels.

Therefore, while Anmore Hillside proposal on its own poses a manageable impact on the school system, its development in combination with Anmore South raises concerns about school capacity and infrastructure readiness. We suggest having ongoing dialogue with the SD43 would be important as planning progresses.

Overall, based on the information gathered from the three service providers, it is understood that the proposed Hillside application of 269 units on its own does not necessarily necessitate the provision of independent policing services, nor does it require a significant expansion of current fire department resources - aside from the

need to transition more staff to full-time roles. Additionally, school capacity appears to be manageable to accommodate the anticipated student population from the proposed application; however, continued dialogue with School District 43 is required to support long-term planning and coordination.

7. Conclusion

The table below presents our view of the Fiscal Impact of each development scenario:

	269-Unit Scenario	60-Unit Scenario
Village-Direct Share of Tax Revenue:	\$21,537,309	\$10,566,609
Less O&M Cost:	(\$5,210,325)	(\$3,305,880)
Less Replacement Cost:	(\$10,382,326)	(\$10,246,514)
Village Net Financial Position (Surplus/Shortfall):	\$5,944,658	-\$2,985,785
Other Revenues/Development Fees:	\$3,736,789	\$1,543,080
Subtotal of Village Direct Financial Position after 30 Years [A]:	\$9,681,447	-\$1,442,705
Non-Village Tax Revenues [B]:	\$25,023,925	\$12,513,178
Total [A&B]:	\$34,705,372	\$11,070,473

Overall Fiscal Impact Finding

According to our analysis, the Proposed density scenario is fiscally favourable for the Village over the long term. The Proposed Application has the potential to generate a much larger net surplus over the 30-year study period, and to provide a significantly higher and more stable stream of municipal revenues.

By comparison, the 60-lot scenario under the current zoning produces a much smaller tax base and therefore limited revenue generation. While it would contribute some property tax revenue, those revenues are not sufficient to support the long-term infrastructure replacement obligations associated with the public assets. When the estimated operations, maintenance, and asset replacement costs are taken into account, the 60-unit scenario is projected to result in a deficit of approximately \$2.9 million in public works funding over the 30-year period.

In practical terms, the lower-density scenario would not fully cover the costs required to maintain and replace the infrastructure serving the development. Over time, this could place additional pressure on the Village's operating budget or require service level adjustments. In addition, the lower-density scenario generates relatively limited property tax revenues and municipal fees, which reduces the Village's ability to offset incremental increases in operating costs associated with population growth and other potential service demands.

From a long-term municipal finance perspective, it is therefore our opinion that the Proposed Application of 269 units would significantly strengthen the Village's financial position by generating a broader and more sustainable revenue base. In contrast, the current zoning scenario is projected to leave the Village with funding shortfalls related to long-term infrastructure replacement.

Appendix A_Village Direct Tax Revenue_269 units

Village Share of Tax Revenue										
Vacant Lots Absorption Forecast		89%	74%	59%	44%	35%	26%	13%	3%	0%
Built Lots Absorption Forecast	100%	11%	15%	15%	15%	9%	9%	13%	9%	3%
	Year 0 / Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Number of Vacant Lots/Units:	269	239	199	159	119	94	69	34	9	0
Projected Value of Serviced Lots:										
Value of Unabsorbed Serviced Lots (Blend Avg Lot Value of Single Fam+Semi Detached+Towns):	\$568,216	\$135,803,532	\$113,074,907	\$90,346,283	\$67,617,658	\$53,412,268	\$39,206,877	\$19,319,331	\$5,113,941	\$0
Value Escalation/Year:	0.00%									
Projection Value of Improved Lots During the Year:										
Average Value of the Improved Lots	TRUE		\$1,825,815			\$2,421,277		\$1,435,797		
Number of Units Built/Year:	269	30	40	40	40	25	25	35	25	9
Value of Built Homes during the Year:		\$54,774,465	\$73,032,620	\$73,032,620	\$73,032,620	\$60,531,915	\$60,531,915	\$50,252,900	\$35,894,929	\$12,922,174
Value Escalation/Year:	0.00%									
Projected Value of Vacant + Improved Lots During the Year:										
Value of Unabsorbed Serviced Lots (Blend Avg Lot Value of Single Fam+Semi Detached+Towns):		\$135,803,532	\$113,074,907	\$90,346,283	\$67,617,658	\$53,412,268	\$39,206,877	\$19,319,331	\$5,113,941	\$0
Value of Built Homes during the Year:		\$54,774,465	\$73,032,620	\$73,032,620	\$73,032,620	\$60,531,915	\$60,531,915	\$50,252,900	\$35,894,929	\$12,922,174
		\$190,577,996	\$186,107,527	\$163,378,902	\$140,650,278	\$113,944,183	\$99,738,793	\$69,572,231	\$41,008,869	\$12,922,174
Projected Value of All Real Estate for Taxation:										
Mill Rate [Village Share]:	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715
Value Escalation/Year:	0.00%									
Property Tax in Current Year for Vacant and Newly Built:		\$299,493	\$292,468	\$256,750	\$221,032	\$179,063	\$156,740	\$109,333	\$64,445	\$20,307
Property Tax of Improved Lots Completed in Previous Years	Year 1		\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078
	Year 2			\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
	Year 3				\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
	Year 4					\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
	Year 5						\$95,126	\$95,126	\$95,126	\$95,126
	Year 6							\$95,126	\$95,126	\$95,126
	Year 7								\$78,972	\$78,972
	Year 8									\$56,409
	Year 9									
Total Property Tax for the Year		\$299,493	\$378,546	\$457,599	\$536,652	\$609,454	\$682,256	\$729,975	\$764,060	\$776,331
Accumulated Tax		\$299,493	\$678,039	\$1,135,638	\$1,672,290	\$2,281,743	\$2,963,999	\$3,693,974	\$4,458,034	\$5,234,365
Total Village Share of Property Tax Revenue During 30 Years [Proposed Scenario]:		\$21,537,309								

Phase 1 - 150 units

Phase 2 - 50 units

Phase 3 -

0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30

1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078
\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126
\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126	\$95,126
\$78,972	\$78,972	\$78,972	\$78,972	\$78,972	\$78,972	\$78,972	\$78,972	\$78,972	\$78,972
\$56,409	\$56,409	\$56,409	\$56,409	\$56,409	\$56,409	\$56,409	\$56,409	\$56,409	\$56,409
\$20,307	\$20,307	\$20,307	\$20,307	\$20,307	\$20,307	\$20,307	\$20,307	\$20,307	\$20,307
\$776,331	\$776,331	\$776,331	\$776,331	\$776,331	\$776,331	\$776,331	\$776,331	\$776,331	\$776,331
\$14,550,333	\$15,326,663	\$16,102,994	\$16,879,325	\$17,655,656	\$18,431,986	\$19,208,317	\$19,984,648	\$20,760,978	\$21,537,309

Net Financial Situation	
Total Village Share of Property Tax Revenue During 30 Years [Proposed Scenario]:	\$21,537,309
Less: 30-Yr O&M Cost to the Village:	-\$5,210,325
Net Financial Position after O&M Costs	\$16,326,984
Less: Replacement Cost of Assets (30 Yr Adjusted)	-\$10,382,326
Net Financial Position After 30 Years:	\$5,944,658

Appendix B_Non-Village Tax Revenue_269 units

Non-Village Tax Revenue Forecast										
Vacant Lots Absorption Forecast										
Built Lots Absorption Forecast										
	100%	89%	74%	59%	44%	35%	26%	13%	3%	0%
		11%	15%	15%	15%	9%	9%	13%	9%	3%
	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Number of Vacant Lots/Units:	269	239	199	159	119	94	69	34	9	0
Projected Value of Serviced Lots:										
Value of Unabsorbed Serviced Lots (Blend Avg Lot Value of Single Fam+Semi Detached+Towns):	\$568,216	\$135,803,532	\$113,074,907	\$90,346,283	\$67,617,658	\$53,412,268	\$39,206,877	\$19,319,331	\$5,113,941	\$0
Value Escalation/Year:	0.00%									
Projection Value of Improved Lots During the Year:										
Average Value of the Improved Lots		\$1,825,815				\$2,421,277			\$1,435,797	
Number of Units Built/Year:	269	30	40	40	40	25	25	35	25	9
Value of Built Homes during the Year:		\$54,774,465	\$73,032,620	\$73,032,620	\$73,032,620	\$60,531,915	\$60,531,915	\$50,252,900	\$35,894,929	\$12,922,174
Value Escalation/Year:	0.00%									
Projected Value of Vacant + Improved Lots During the Year:										
Value of Unabsorbed Serviced Lots (Blend Avg Lot Value of Single Fam+Semi Detached+Towns):		\$135,803,532	\$113,074,907	\$90,346,283	\$67,617,658	\$53,412,268	\$39,206,877	\$19,319,331	\$5,113,941	\$0
Value of Built Homes during the Year:		\$54,774,465	\$73,032,620	\$73,032,620	\$73,032,620	\$60,531,915	\$60,531,915	\$50,252,900	\$35,894,929	\$12,922,174
		\$190,577,996	\$186,107,527	\$163,378,902	\$140,650,278	\$113,944,183	\$99,738,793	\$69,572,231	\$41,008,869	\$12,922,174
Projected Value of All Real Estate for Taxation:										
Mill Rate [Non-Village Share]:	1.861	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610
Assumed Mill Rate Escalation:	0.00%									
Property Tax in Current Year for Vacant and Newly Built:		\$354,666	\$346,346	\$304,048	\$261,750	\$212,050	\$185,614	\$129,474	\$76,318	\$24,048
Property Tax for Previous Years Completion	Year 1		\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935
	Year 2			\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
	Year 3				\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
	Year 4					\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
	Year 5						\$112,650	\$112,650	\$112,650	\$112,650
	Year 6							\$112,650	\$112,650	\$112,650
	Year 7								\$93,521	\$93,521
	Year 8									\$66,800
	Year 9									
Total Property Tax for the Year		\$354,666	\$448,281	\$541,897	\$635,513	\$721,727	\$807,940	\$864,450	\$904,814	\$919,345
Accumulated Tax		\$354,666	\$802,947	\$1,344,844	\$1,980,357	\$2,702,084	\$3,510,024	\$4,374,474	\$5,279,288	\$6,198,634
Total Non-Village Share of Property Tax Revenue During 30 Years [Proposed Scenario]:		\$25,023,925								

Phase 1 - 150 units

Phase 2 - 50 units

Phase 3 -

Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
13%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
13%	9%	3%	0%	0%	0%	0%	0%	0%	0	0	0	0	0
34	9	0											
\$19,319,331	\$5,113,941	\$0											
	\$1,435,797												
35	25	9											
\$50,252,900	\$35,894,929	\$12,922,174											
\$19,319,331	\$5,113,941	\$0											
\$50,252,900	\$35,894,929	\$12,922,174											
\$69,572,231	\$41,008,869	\$12,922,174											
1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610
\$129,474	\$76,318	\$24,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935
\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650
\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650
	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521
		\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800
			\$24,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$864,450	\$904,814	\$919,345	\$919,345	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297
\$4,374,474	\$5,279,288	\$6,198,634	\$7,117,979	\$8,013,276	\$8,908,574	\$9,803,871	\$10,699,168	\$11,594,466	\$12,489,763	\$13,385,060	\$14,280,357	\$15,175,655	\$16,070,952

- 50 units

Phase 3 - 69 units

Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
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1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935	\$101,935
\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914	\$135,914
\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650
\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650	\$112,650
\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521	\$93,521
\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800	\$66,800
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297	\$895,297
\$16,966,249	\$17,861,547	\$18,756,844	\$19,652,141	\$20,547,438	\$21,442,736	\$22,338,033	\$23,233,330	\$24,128,628	\$25,023,925

Appendix C_Village-Direct Tax Revenue_60 units

Village Share of Tax Revenue									
Vacant Lots Absorption Forecast		90%	78%	67%	52%	37%	22%	0%	0%
Built Lots Absorption Forecast	100%	10%	12%	12%	15%	15%	15%	22%	
	Year 0 / Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Number of Vacant Lots/Units:	60	54	47	40	31	22	13	0	
Projected Value of Serviced Lots:									
Value of Unabsorbed Serviced Lots (larger single family lots):	\$1,700,000	\$91,800,000	\$79,900,000	\$68,000,000	\$52,700,000	\$37,400,000	\$22,100,000	\$0	
Value Escalation/Year:	0.00%								
Projection Value of Improved Lots During the Year:									
Large Single Family Homes:	60	6	7	7	9	9	9	13	
Value of large single family homes built During the Year:	\$4,000,000	\$24,000,000	\$28,000,000	\$28,000,000	\$36,000,000	\$36,000,000	\$36,000,000	\$52,000,000	
Value Escalation/Year:	0.00%								
Projected Value of Vacant + Improved Lots During the Year:									
Value of Unabsorbed Serviced Lots (larger single family lots):		\$91,800,000	\$79,900,000	\$68,000,000	\$52,700,000	\$37,400,000	\$22,100,000	\$0	
Value of large single family homes built During the Year:		\$24,000,000	\$28,000,000	\$28,000,000	\$36,000,000	\$36,000,000	\$36,000,000	\$52,000,000	
		\$115,800,000	\$107,900,000	\$96,000,000	\$88,700,000	\$73,400,000	\$58,100,000	\$52,000,000	
Projected Value of All Real Estate for Taxation:									
Mill Rate [Village Share]:	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715
Assumed Mill Rate Escalation:	0.00%								
Property Tax in Current Year for Vacant and Newly completed :		\$181,980	\$169,565	\$150,864	\$139,392	\$115,348	\$91,304	\$81,718	\$0
Previous Years Completion	Year 1		\$37,716	\$37,716	\$37,716	\$37,716	\$37,716	\$37,716	\$37,716
	Year 2			\$44,002	\$44,002	\$44,002	\$44,002	\$44,002	\$44,002
	Year 3				\$44,002	\$44,002	\$44,002	\$44,002	\$44,002
	Year 4					\$56,574	\$56,574	\$56,574	\$56,574
	Year 5						\$56,574	\$56,574	\$56,574
	Year 6							\$56,574	\$56,574
	Year 7								\$81,718
	Year 8								
	Year 9								
Total Property Tax for the Year		\$181,980	\$207,281	\$232,582	\$265,112	\$297,642	\$330,172	\$377,160	\$377,160
Accumulated Tax		\$181,980	\$389,261	\$621,843	\$886,955	\$1,184,597	\$1,514,769	\$1,891,929	\$2,269,089
Total Village Share of Property Tax Revenue During 30 Years [Base Scenario]:	\$10,566,609								

Fully build-out
60 units

Net Financial Situation	
Total Village Share of Property Tax Revenue During 30 Years [Base Scenario]:	\$10,566,609
<i>Less: 30-Yr O&M Cost to the Village:</i>	<i>-\$3,305,880</i>
Net Financial Position after O&M Costs	\$7,260,729
Less: Replacement Cost of Assets (30 Yr Adjusted)	<i>-\$10,246,514</i>
Net Financial Position After 30 Years:	<i>-\$2,985,785</i>

Appendix D_Non Village Tax Revenue_60 units

Non-Village Tax Revenue Forecast										
Vacant Lots Absorption Forecast										
Built Lots Absorption Forecast										
Non-Village Tax Revenue Modelling										
	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Number of Vacant Lots/Units:	60	54	47	40	31	22	13	0		
Projected Value of Serviced Lots:										
Value of Unabsorbed Serviced Lots (larger single family lots):	\$1,700,000	\$91,800,000	\$79,900,000	\$68,000,000	\$52,700,000	\$37,400,000	\$22,100,000	\$0		
Value Escalation/Year:	0.00%									
Projection Value of Improved Lots:										
Large Single Family Homes:	60	6	7	7	9	9	9	13		
Value of Improved Lots (large single family homes):	\$4,000,000	\$24,000,000	\$28,000,000	\$28,000,000	\$36,000,000	\$36,000,000	\$36,000,000	\$52,000,000		
Value Escalation/Year:	0.00%									
Projected Value of Vacant + Improved Lots During the Year:										
Value of Unabsorbed Serviced Lots (larger single family lots):		\$91,800,000	\$79,900,000	\$68,000,000	\$52,700,000	\$37,400,000	\$22,100,000	\$0		
Value of Improved Lots (large single family homes):		\$24,000,000	\$28,000,000	\$28,000,000	\$36,000,000	\$36,000,000	\$36,000,000	\$52,000,000		
Aggregate Value of Properties (Vacant+Built Homes during the Year):		\$115,800,000	\$107,900,000	\$96,000,000	\$88,700,000	\$73,400,000	\$58,100,000	\$52,000,000		
Projected Value of All Real Estate for Taxation:										
Mill Rate [Non-Village Share]:	1.861	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610	1.8610
Assumed Mill Rate Escalation:	0.00%									
Property Tax in Current Year for Vacant and Newly completed :		\$215,504	\$200,802	\$178,656	\$165,071	\$136,597	\$108,124	\$96,772	\$0	\$0
Previous Years Completion										
Year 1			\$44,664	\$44,664	\$44,664	\$44,664	\$44,664	\$44,664	\$44,664	\$44,664
Year 2				\$52,108	\$52,108	\$52,108	\$52,108	\$52,108	\$52,108	\$52,108
Year 3					\$52,108	\$52,108	\$52,108	\$52,108	\$52,108	\$52,108
Year 4						\$66,996	\$66,996	\$66,996	\$66,996	\$66,996
Year 5							\$66,996	\$66,996	\$66,996	\$66,996
Year 6								\$66,996	\$66,996	\$66,996
Year 7									\$96,772	\$96,772
Year 8										\$0
Year 9										\$0
Total Property Tax for the Year		\$215,504	\$245,466	\$275,428	\$313,951	\$352,473	\$390,996	\$446,640	\$446,640	\$446,640
Accumulated Tax		\$215,504	\$460,970	\$736,398	\$1,050,348	\$1,402,822	\$1,793,818	\$2,240,458	\$2,687,098	\$3,133,738
Total Non-Village Tax Revenue During 30 Years [Base Scenario]:	\$12,513,178									

Fully build-out
60 units

Appendix E_Assessment of Fiscal Impact if only 150 units built

Village Share of Tax Revenue										
Vacant Lots Absorption Forecast		89%	74%	59%	44%	44%	44%	44%	44%	44%
Built Lots Absorption Forecast	56%	11%	15%	15%	15%	0%	0%	0%	0%	0%
	Year 0 / Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Number of Vacant Lots/Units:	269	239	199	159	119	119	119	119	119	119
Projected Value of Serviced Lots:										
Value of Unabsorbed Serviced Lots (Blend Avg Lot Value of Single Fam+Semi Detached+Towns):	\$568,216	\$135,803,532	\$113,074,907	\$90,346,283	\$67,617,658	\$67,617,658	\$67,617,658	\$67,617,658	\$67,617,658	\$67,617,658
Value Escalation/Year:	0.00%									
Projection Value of Improved Lots During the Year:										
Average Value of the Improved Lots	FALSE		\$1,825,815			\$2,421,277		\$1,435,797		
Number of Units Built/Year:	150	30	40	40	40	0	0	0	0	0
Value of Built Homes during the Year:		\$54,774,465	\$73,032,620	\$73,032,620	\$73,032,620	\$0	\$0	\$0	\$0	\$0
Value Escalation/Year:	0.00%									
Projected Value of Vacant + Improved Lots During the Year:										
Value of Unabsorbed Serviced Lots (Blend Avg Lot Value of Single Fam+Semi Detached+Towns):		\$135,803,532	\$113,074,907	\$90,346,283	\$67,617,658	\$67,617,658	\$67,617,658	\$67,617,658	\$67,617,658	\$67,617,658
Value of Built Homes during the Year:		\$54,774,465	\$73,032,620	\$73,032,620	\$73,032,620	\$0	\$0	\$0	\$0	\$0
		\$190,577,996	\$186,107,527	\$163,378,902	\$140,650,278	\$67,617,658	\$67,617,658	\$67,617,658	\$67,617,658	\$67,617,658
Projected Value of All Real Estate for Taxation:										
Mill Rate [Village Share]:	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715	1.5715
Value Escalation/Year:	0.00%									
Property Tax in Current Year for Vacant and Newly Built:		\$299,493	\$292,468	\$256,750	\$221,032	\$106,261	\$106,261	\$106,261	\$106,261	\$106,261
Property Tax of Improved Lots Completed in Previous Years	Year 1		\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078	\$86,078
	Year 2			\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
	Year 3				\$114,771	\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
	Year 4					\$114,771	\$114,771	\$114,771	\$114,771	\$114,771
	Year 5						\$0	\$0	\$0	\$0
	Year 6							\$0	\$0	\$0
	Year 7								\$0	\$0
	Year 8									\$0
	Year 9									
Total Property Tax for the Year		\$299,493	\$378,546	\$457,599	\$536,652	\$536,652	\$536,652	\$536,652	\$536,652	\$536,652
Accumulated Tax		\$299,493	\$678,039	\$1,135,638	\$1,672,290	\$2,208,941	\$2,745,593	\$3,282,244	\$3,818,896	\$4,355,547
Total Village Share of Property Tax Revenue During 30 Years [Proposed Scenario]:	\$13,393,745									
						Phase 1 - 150 units	Phase 2 - 50 units			Phase 3

<i>Net Financial Situation</i>	
Total Village Share of Property Tax Revenue During 30 Years [Proposed Scenario]:	\$13,393,745
Less: 30-Yr O&M Cost to the Village:	-\$2,905,386
Net Financial Position after O&M Costs	\$10,488,359
Less: Replacement Cost of Assets (30 Yr Adjusted)	-\$5,789,401
Net Financial Postion After 30 Years:	\$4,698,958

Capital Cost of Developer-Provided-Assets (Full-build)

Internal Roads:	\$4,752,856
Potable Water Distribution & Trtmt:	\$3,355,200
Storm Sewer Collection:	\$3,467,250
User Defined Costs:	\$2,060,000
Parks & Open Space:	\$500,000
Capital Cost of Developer-Provided-Assets:	\$14,135,306

30-Yr O&M Cost to the Village **\$5,210,325**

Utilization Rate 56%

Appendix F_Webster Engineering O&M and Replacement Cost Summary

(adjusted to more conservative 50 years lifecycle as opposed to 75 years)

269 UNITS						
A	B	C	D	E	F	G
	INITIAL CAPITAL COSTS OF MAINTAINABLE WORKS (CLIC CALCULATED)	LIFE CYCLE TERM (YRS)	ANNUALIZED REPLACEMENT COST (\$/YRS) [=B/C]	ANNUAL O&M COSTS (CLIC CALCULATED)	30-YR CUMULATIVE O&M COSTS [=Ex30]	ANNUALIZED REPLACEMENT + O+M COSTS (\$) [= (D+E)]
INTERNAL ROADS	\$ 4,752,856	30	\$ 158,429	\$ 22,820	\$ 684,600	\$ 181,249
POTABLE WATER DIST & TRTMT	\$ 3,355,200	50	\$ 67,104	\$ 98,602	\$ 2,958,060	\$ 165,706
STORM SEWER COLLECTION	\$ 3,467,250	50	\$ 69,345	\$ 16,184	\$ 485,505	\$ 85,529
PARKS & OPEN SPACES	\$ 500,000	50	\$ 10,000	\$ 23,672	\$ 710,160	\$ 33,672
USER DEFINED COSTS ****	\$ 2,060,000	50	\$ 41,200	\$ 12,400	\$ 372,000	\$ 53,600
	\$ 14,135,306		\$ 346,078	\$ 173,678	\$ 5,210,325	\$ 519,755
30-Year Adjusted Replacement Cost:			\$ 10,382,326			
<p>****User Defined Costs account for Lump Sum Items within the CLIC Tool as described above in Step 7 (Water Reservoir, PRV's, Storm Detention Tanks, etc.). The CCE costs include approx. \$1,000,000 for Water Reservoir site preparation and earthworks costs, these costs</p>						
<p>Life cycle timelines in blue are from BC Government CLIC tool</p>						
<p>All values for infrastructure replacement were left with default values as recommended by the BC Government. This includes an average 30-year lifecycle timeline for roadways, and 75-year lifecycle timelines for utility distribution and collection networks.</p>						
60 UNITS						
A	B	C	D	E	F	G
	INITIAL CAPITAL COSTS OF MAINTAINABLE WORKS (CLIC CALCULATED)	LIFE CYCLE TERM (YRS)	ANNUALIZED REPLACEMENT COST (\$/YRS) [=B/C]	ANNUAL O&M COSTS (CLIC CALCULATED)	30-YR CUMULATIVE O&M COSTS [=Ex30]	ANNUALIZED REPLACEMENT + O+M COSTS (\$) [= (D+E)]
INTERNAL ROADS	\$ 4,769,043	30	\$ 158,968	\$ 20,270	\$ 608,100	\$ 179,238
POTABLE WATER DIST & TRTMT	\$ 3,800,550	50	\$ 76,011	\$ 42,764	\$ 1,282,920	\$ 118,775
STORM SEWER COLLECTION	\$ 3,723,800	50	\$ 74,476	\$ 16,690	\$ 500,700	\$ 91,166
PARKS & OPEN SPACES	\$ 339,768	50	\$ 6,795	\$ 23,672	\$ 710,160	\$ 30,467
USER DEFINED COSTS ****	\$ 1,265,000	50	\$ 25,300	\$ 6,800	\$ 204,000	\$ 32,100
	\$ 13,898,161		\$ 341,550	\$ 110,196	\$ 3,305,880	\$ 451,746
30-Year Adjusted Replacement Cost:			\$ 10,246,514			

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