



Off-site Levy Bylaw Review

Water Resources Session #12

July 20, 2023



Today's Agenda

1. Welcome, Introductions & Agenda Overview
2. Refresher on Methodology & Formula
3. Proposed Linear Water/Wastewater Rates
4. Linear Water/Wastewater Project List Updates
5. Next Steps
6. Discussion



Formula – Greenfield Linear Water, Wastewater, Stormwater



Capital Costs (\$)

NPV of forecasted principal & interest costs

X



Benefit (%)



Levy Rate per Hectare

Approved, Leviaible Land (ha)





Preliminary Linear Water/Wastewater Rate Comparison

Changes include:

- Moving debt terms from 25 years to 15 years beginning in 2024
- Reduce borrowing costs
- Align pace of growth and capacity utilization

Infrastructure Category	Published 2023 Rates (\$/ha)	Current Methodology (\$/ha) (290ha denominator)	Updated New Methodology (\$/ha)
Water Distribution	51,065	80,514	79,972
Wastewater Collection	58,962	76,726	70,663



Project Updates – Wastewater Extensions

Project	2018 OSL Amendment Cost	Updated Cost	Comments
North Ridge Macdonald Trunk	\$7.1M	\$4.3M	Completed 2016
West Pine Creek Sanitary Trunk Ph 2	\$46.6M	\$43.7M	Completed 2019
Seton Tunnel Ph 1	\$31.8M	\$46.1M	Completed 2021, scope extended to defer Ph 2
Seton Tunnel Ph 2 incl. laterals	\$18.8M	\$15.7M	Completion 2027+
144 Ave NE Sanitary Trunk	\$24.1M	\$8.0M	Portion of scope deferred
North Beddington Sanitary Ph 2	\$8.9M	\$5.1M	Completed 2017
Beddington Creek II East Leg	\$2.7M	\$0.24M	Completed 2015
Belvedere Sanitary Trunk	\$6.0M	\$7.4M	Completion 2024
Glacier Ridge East Basin Sanitary Trunk	\$4.0M	\$10.3M	Completion 2023
Glacier Ridge West Basin Sanitary Trunk	\$8.2M	\$19.2M	Completion 2023
Haskayne Sanitary Trunk	\$3.9M	\$1.7M	Completed 2020
Rangeview Sanitary Trunk Laterals	\$7.0M	N/A	Scope combined with Seton Tunnel Ph 2



Project Updates – Water Extensions

Project	2018 OSL Amendment Cost	Updated Cost	Comments
Odgen Feedermain	\$38.5M	\$23.9M for Ph1 \$12.5M for Ph2	Ph1 completed in 2022 Ph 2 deferred to 2027+
Lower Sarcee Feedermain	\$30.9M	\$36.1M	Completion 2023
210 Ave SW Pump Station	\$15.0M	\$20.6M	Completion 2024
210 Ave SW Feedermain	\$12.0M	\$14.0M	Completed 2019
East McKenzie Feedermain	\$6.4M	\$5.7M	Completed 2020
Northridge Feedermain Ph 1	\$30.7M	\$42.6M	Completed 2020
Northridge Feedermain Ph 2	Included in Ph1 est.	\$33.2M	Deferred to 2027+
Northridge Reservoir & Land	\$15.3M	\$25.0M	Deferred to 2027+
Northridge West Leg Feedermain	\$20.8M	\$30.0M	Deferred to 2027+
Belvedere Feedermain Ph 1 & 2	\$23.0M	\$25.1M	Completion 2025
Haskayne Feedermain	\$11.3M	\$8.8M	Completed 2020
Providence 146 Ave SW Feedermain, Starlight East Pump Station, Westview Reservoir & Land	\$31.1M	\$48.9M	Starlight East Pump Station Ph 1&2 completed 2022, scope, timing and cost under review



Project Updates – Wastewater Upgrades

Project	2018 OSL Amendment Cost	Updated Cost	Comments
Saddle Ridge Sanitary Upgrade	\$5.1M	\$6.1M	Completed 2017
Bowness Trunk Upgrade	\$48.6M	\$33.5M	Completed 2016
Shouldice Trunk Upgrade	\$24.0M	\$12.9M	Deferred to 2027+
Nose Creek Trunk Upgrades	\$87.7M	\$84.5M	Completion 2024
Inglewood Trunk Upgrade	\$55.9M	\$101.3M	Completion 2024
McKenzie Siphon Upgrade	\$7.4M	\$11.1M	Completion 2024
TransCanada Sanitary Trunk	New	\$105.6M	Completion 2026

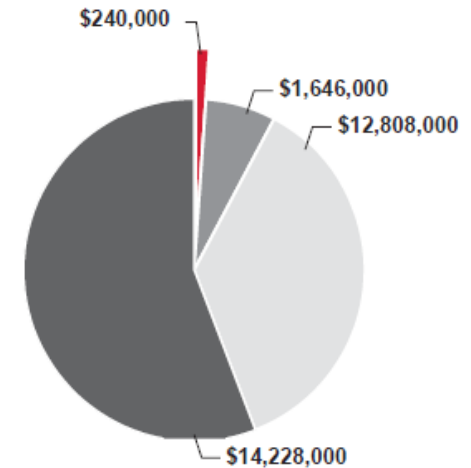


Project Updates – Water Upgrades

Project	2018 OSL Amendment Cost	Updated Cost	Comments
Airdrie Feedermain Tie-In and Meter Chamber Relocation	\$1.4M	\$1.7M	Completed 2018
Pump Station 36 Installation	\$0.2M	\$0.5M	Completed 2017
South Glenmore Reservoir Basin II	\$40.4M	TBD	On Hold
Bearspaw Pump Station 012 Upgrade	\$6.6M	\$3.4M	Completion 2024
Bearspaw Pump Station 020 Upgrade	\$2.0M	N/A	Scope changed and removed from off-site levy
Nose Hill Feedermain	\$37.8M	N/A	Scope now covered by NWSO
Country Hills Blvd Uptown Feedermain	\$29.8	N/A	Scope now covered by NWSO
North Water Servicing Option (NWSO)	New	\$478.4M	Completion 2029
Mountain View Pump Station 27 Upgrade	New	\$4.2M	Completion 2026

Updates – Established Area Linear Levy

- The City teams appreciate and has considered all feedback received from this working group
- Proactive investments, life cycle and maintenance investments are underway
- The reactive investment program will move forward as a three-year pilot program using City funding sources, **no developer contributions are required.**
- Evaluation at the end of the pilot and determine next steps
- Target date of implementation: First half of 2024
- More details to come





Updates – Established Area Linear Levy

Two changes compared to the proposal sent to the working group in July 2021.

1. Previously proposed reimbursement of \$300,000 per project per year will be changed to a maximum reimbursement amount of \$300,000 per project.
2. The City will consider delivering any triggered upgrades on a project-by-project basis, depending on City resources available.



Next Steps

- Finalize project costs, model inputs & rates for September
- Decision on stormwater catchment vs. citywide



Questions & Answers

Thank you for attending, we appreciate your time!