CITY OF Lethbridge

OFFICE OF INFRASTRUCTURE SERVICES

2021 Offsite Report
Year ended December 31, 2021
Per The Requirements of Bylaw 5990
March 28, 2022

Bylaw 5990 rates for 2019 to 2022 per ha

2020 - $281,000
2021 - $281,000
2022 - $281,000

Bylaw 5990 can be found on the City of Lethbridge webpage.

Growth forecast for 2021 was 12ha and actual developed was 17.73ha. The collection of Offsite Levies on 5.7ha more than estimated results in $1.6 million additional revenue. The budget for the oversize cost was $1.8 million, actual oversize costs were $795,000. The debt payments for 2021 is about $5 million. All these factors result in the balance in the Offsite account of $3.7 million at the end of 2021. We will need to collect levies on a minimum of 18 Ha to pay for one year of debt payment taken on by the City for existing Offsite Levy funded projects. Offsite Levy Debt to date is $79,849,231. It is our goal to ensure we have enough funds to pay the existing debt and continue to provide infrastructure for growth in the city. The details of all the Offsite levy debt is attached.

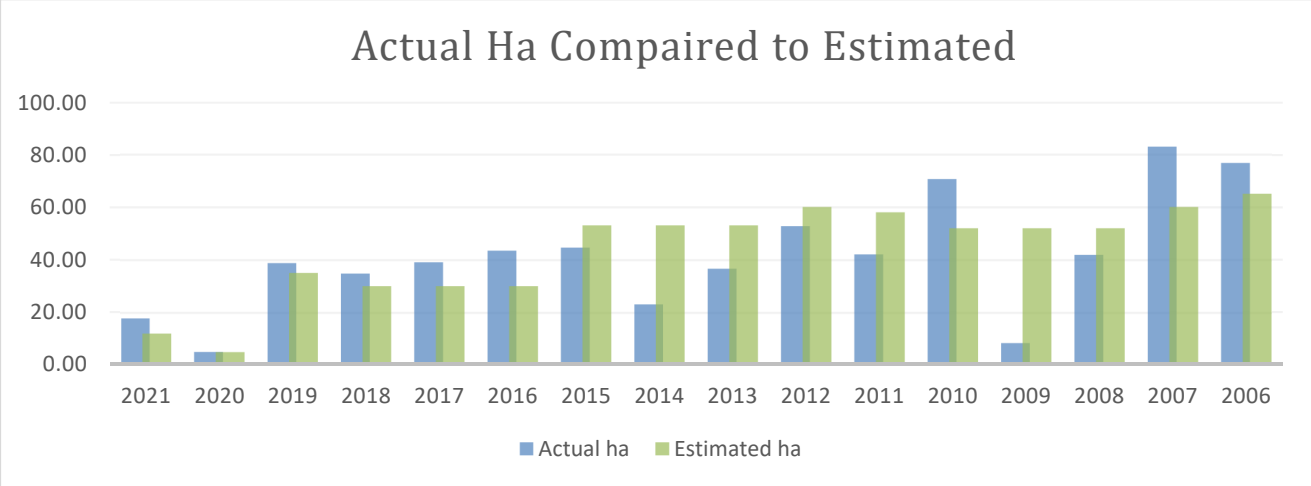
Details of Revenue

Year	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Bylaw	5990	5990	5990	5990	5990	5781	5781
Actual ha	17.73	5.03	38.74	34.77	39.03	43.45	44.58
Revenue	4,982,411	1,413,711	10,576,020	9,214,050	10,031,117	10,819,050	10,476,300
Estimated ha	12	5	35	30	30	30	53
Shortfall/ Overage	1,610,411	8,711	1,021,020	1,264,050	2,321,117	3,349,050	(1,978,700)

Industry future growth Forecast

Year	Ha
2022	30
2023	35
2024-35	35
2036 Ongoing	44

This forecast is from the ongoing negotiation between the City and Industry set in 2020. The growth forecast plays an important role in setting the Offsite levy rates. It allows us to estimate how much revenue we can expect each year and also determines when new projects will be required.

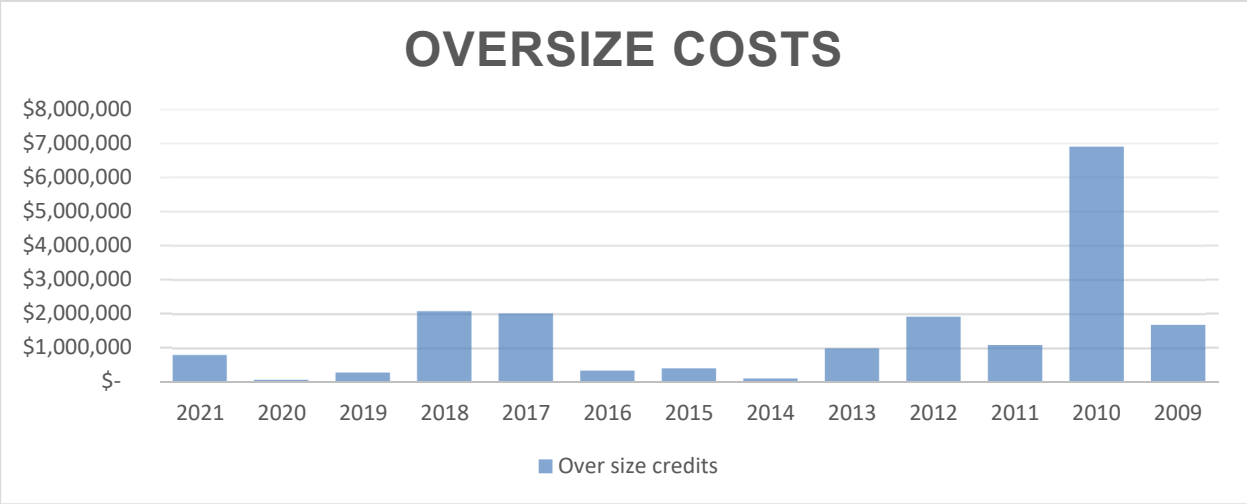


There were 8 service agreements totaling 17.73 Ha finalized in 2021. The average number of lots per Ha in 2021 was 15. The average of Lots per Ha for the last 10 years is 12.

Developer	Ha	Lots
Blackwolf Phase 8 & 9	4.175	40
Copperwood Phase 31	3.273	37
Southbrook Phase 5	2.656	58
Southbrook Phase 2A & B	2.589	44
Crossings Phase 5	1.788	31
Blackwolf Phase 10	1.249	25
Country Meadows Phase 3C	1.199	21
Copperwood Phase 30	0.802	6
	17.731	262

Oversize Costs

Oversize infrastructure is sanitary facilities, storm sewer, and water facilities sized greater than the predefined base size or capacity that provides increased capacity in the system beyond what is required by the current phase of development. The Offsite Account provides compensation payments for the installation of oversize infrastructure. These costs are budgeted as part of the offsite levy rate and accounted for in the cash flow of the offsite levy balance. The 2021 over size costs were $795,325.



Projects with spending in current year

Project	**Offsite Portion**	**Spent to Date**	**over/(under) completion**	**% Complete**
University Dr Community Stadium to Sunridge BLVD -CIP 2018-27 CO-4	$5,770,110	$4,500,000	-$1,270,110	100%
Metis Trail Temple Blvd to Coalbrook Gate -CIP 2018-27 CO-6	$6,900,000	$6,799,561	-$100,438	100%
North Siphon Twinning -Council Dec 12, 2016	$10,300,000	$8,668,216	-1,631,784	100%
Metis Trail - Walsh to Whoop-Up Council Aug 22, 2016	$9,700,000	$9,480,889	-$219,110	100%
5th Avenue N and 13th Street N (Preliminary Design)	$125,000	$108,683	-$16,317	100%

In 2022 an Offsite levy review is required. Infrastructure staff have been working on a plan to complete a rate review as well as bylaw and financial reviews. There will be more communication in the following weeks to confirm meeting dates and plans for setting the future rates.

Along with this report please find:

1. List of projects and timing changes
2. List of Offsite levy funded debt payments
3. Offsite Levy Analysis. This is the report that was approved by council on March 21, 2022
4. Project timing and Offsite funded CIP project pages EO-1 to CO-8

If you have any questions about this report please contact Lisa Sutherland
Email lisa.sutherland@lethbridge.ca

Project Timing

A four year 2022-2025 Capital plan within a ten-year 2022-2031 context was approved by cily council on June 1, 2021. this is the list of projects that will be funded by the Offsite Levy accounts. This list was detimined by the estimated growth in each area of the city. the timing of the each project is in line with the need for the developable area to start.

2022-2031 CIP	Project	Description	Former CIP	Approved CIP	Cost	Status
EO-1	Waste water	West Siphon Screen Relocation Year 1	2019	2023	960,000	
EO-1	Waste water	West Siphon Screen Relocation Year 2	2020	2024	960,000	
EO-2	Water Loop	28 St N Giffen Rd to Blackwolf Entrance Water Loop	NA	2028	505,000	
EO-3	Sanitary Sewer	26 Ave N 23rd Street to Stafford Trunk	NA	2029	3,127,000	
EO-4	Sanitary Main	Parkside Dr & 43St to 24Ave & 51St/24Ave to 33Ave	NA	2030/31	15,110,000	
EO-5	Gravity Main 28 St N	2 Ave to 15A Ave Sanitary Sewer	NA	2030	9,270,000	
EO-7	Storm	North 13 Street Storm Outfall	NA	2030	7,555,000	
EO-8	Storm	Macleod Westward storm outfall	2026	2030	7,051,000	
CO-1	Intersection	North Scenic Drive and 26 Ave N Intersection	2022	2027	1,579,000	
CO-2	North Scenic Dr	Uplands Blvd to 44 Ave Stage 1	2020	2024&2031	12,315,000	
CO-3	Walsh Drive	University Dr to Metis Trail	2022/2023	2025/26	17,249,000	
CO-4	University Dr	Walsh Dr to Hwy 3 (Design)	2024	2026	557,000	
CO-5	University Dr	Walsh Drive to Commercial Access	2025	2029	9,510,000	
CO-6	Metis Trail	Coalbrook Gate to Greatbear Blvd	2027	2028	6,602,000	
CO-7	26 Avenue N	23rd Street N to Scenic Dr Stage 2	NA	2029	9,966,000	
CO-8	28 St N	Kodiak Gate to Blackwolf Entrance Stage 1	NA	2030	7,538,000	
2018-2027 CIP						
EO-1	Water looping	Metis Trail - Temple to Simon Fraser		2018	250,000	Done as part of CO-6
EO-2	Waste Water	West Siphon Screen Relocation Year 1		2019	850,000	Moved to EO-1 2022-31 CIP
EO-3	Waste Water	West Siphon Screen Relocation Year 2		2020	850,000	Moved to EO-1 2022-31 CIP
EO-3	Utility Extension	Whoop Up - Mauretania Rd to 30th St		2026	2,400,000	Part of Whoop-up Drive extension in 2017/18
EO-4	Storm	Macleod Westward Storm Outfall		2026	3,350,000	Moved to EO-8 2022-31 CIP
EO-5	Utility Extension	Macleod Dr - Mount Burk to Metis Trail		2027	1,750,000	Completed as part of road installation
EO-7 2014- 2023 CIP	North Sanitary Siphon Twinning	Wastewater Capacity for North & South (Underway)		2018	10,300,000	Underway/Near completeion as part of Sherring
CO-1	Growth	Intersection Improvements		2022-27	25% / 1,300,000	Moved to CO-1 2022-31 CIP
CO-2	Preliminary design	5th ave N / 13 Street N		2019	25% / 500,000	Underway/ Near completeion
CO-3	N Scenic Dr.	Upland Blvd N to 40th Ave N		2020	4,650,000	Moved to CO-2 2022-31 CIP
CO-4	University Dr.	Community Stadium to Sunridge Blvd W (Underway)		2019/20	5,775,000	Underway/ Near completeion
CO-5	University Dr.	Walsh Dr to Hwy 3 (Preliminary Design)		2024	450,000	Moved to CO-4 2022-31 CIP
CO-6	Metis Trail	Temple to Coalbrook Gate		2020	6,900,000	Underway/ Near completeion
CO-7	Walsh Dr West	University Dr to 400 m West of Metis Trail (Underground & Arteria		2022/23	20,575,000	Moved to CO-3 2022-31 CIP
CO-8	University Dr.	Walsh N to Commercial Access (Underground & Arterial road)		2025	8,150,000	Moved to CO-5 2022-31 CIP
CO-9	Garry Dr	Garry Station to Homestead BLVD (Underground & Arterial road)		2026	5,500,000	Date beyond 10 year time line
CO-10	26 Avenue N	23rd Street N to Scenic Dr Stage 2		2026	11,600,000	Moved to CO-7 2022-31 CIP
CO-11	Metis Trail	Coalbrook Gate to Macleod Dr.		2027	5,150,000	Moved to CO-6 2022-31 CIP

Debt Payments

Project details	Original Capital	Year of Borrowing	Term (yrs.)	Interest Rate	Annual Payment	Year of Maturity	
South East Water Reservoir	3,000,000.00	2006	15	4.58%	278,775.00	2021	
South East Water Reservoir	1,000,000.00	2007	15	4.61%	93,113.00	2022	
South Siphon Upgrade - Stage 2 (2008 E-14)	1,500,000.00	2011	10	2.49%	170,334.00	2021	
South Siphon Upgrade (2008 E-14)	500,000.00	2012	10	2.23%	56,047.90	2022	
South Siphon Upgrade (2008 E-14)	1,000,000.00	2010	15	3.89%	88,595.00	2025	
West Lethbridge Water Reservoir (2011 E-29)	2,300,000.00	2010	15	3.89%	203,769.00	2025	
Garry Dr. Reservoir (2011 E-29)	5,700,000.00	2011	15	3.01%	475,124.24	2026	
SE Regional Lift Station	3,600,000.00	2014	15	2.81%	295,864.68	2029	
Northwest Lethbridge Utility Servicing (2011 E-25)	1,000,000.00	2010	20	4.12%	73,909.00	2030	
Northwest Lethbridge Utility Servicing (2011 E-25)	600,000.00	2011	20	3.29%	41,190.00	2031	
Northwest Lethbridge Utility Servicing (2011 E-25)	15,000,000.00	2011	20	3.15%	1,016,133.00	2031	
Northwest Lethbridge Utility Servicing (2011 E-25)	2,900,000.00	2012	20	2.92%	192,500.00	2032	
Metis Trail (2014 CO-7)	1,800,000.00	2015	15	2.57%	145,362.00	2030	
Metis Trail Deep Utilities (2011 EO-1)	2,000,000.00	2015	15	2.57%	161,513.00	2030	
Metis Trail Deep Utilities (2014 EO-1)	2,200,000.00	2015	15	2.46%	176,264.00	2030	
Metis Trail (Walsh to Whoop Up) (2014 CO-7)	2,800,000.00	2015	15	2.46%	224,337.00	2030	
43rd St N (Hwy 3 to 9 Ave N)	325,000.00	2016	5	1.60%	67,888.68	2021	
Garry Dr (to 600m West of Metis Trail)	150,554.00	2016	5	1.35%	31,450.96	2021	
Mayor Magrath Dr. (40th Ave S to City Limit)	624,000.00	2016	5	1.24%	64,544.00	2021	
SE Regional Lift Station	156,100.00	2016	5	1.35%	16,146.36	2021	
Whoop Up Drive (McMaster to Mauretania Blvd CO-6)	2,500,000.00	2017	15	3.02%	61,952.43	2032	*
Whoop Up Drive (McMaster to Mauretania Blvd CO-6)	1,500,000.00	2018	15	3.05%	40,150.15	2033	*
Whoop Up Drive (McMaster to Mauretania Blvd CO-6)	434,548.00	2020	15	1.79%	7,660.53	2035	*
Metis Trail (Walsh to Whoop Up) (2014 CO-7)	5,000,000.00	2017	15	3.02%		2032	**
Metis Trail (Walsh to Whoop Up) (2014 CO-7)	2,500,000.00	2017	15	3.05%		2032	**
Metis Trail (Walsh to Whoop Up) (2014 CO-7)	1,400,000.00	2018	15	3.20%		2033	**
Metis Trail (Walsh to Whoop Up) (2014 CO-7)	800,000.00	2018	15	2.44%		2033	**
Metis Trail (Walsh to Whoop Up) (2014 CO-7)	217,470.00	2019	15	2.44%	16,594.52	2034	**
North Syphon Upgrade	4,300,000.00	2018	15	3.20%	363,219.00	2033	
North Syphon Upgrade	4,200,000.00	2019	15	2.55%	338,761.56	2034	
University Dr (Community Stadium to Sunridge BLVD) (CO-4)	3,500,000.00	2020	15	1.79%	267,075.22	2035	
University Dr (Community Stadium to Sunridge BLVD) (CO-4)	1,000,000.00	2020	15	2.03%	77,682.96	2035	
North Scenic Drive (Uplands Blvd N to 40 Ave N)	241,559.00	2020	15	1.79%	18,432.70	2035	
Metis Trail (Temple Blvd to Coalbrook Gate)	4,100,000.00	2021	10	2.85%		2031	
	79,849,231.00				**5,064,389.89**		

* Interest only paid Principal paid from Community Lighting

** Interest paid by Transportation Pay as you go and Principal Paid out of Community Lighting

OFFSITE ACCOUNT ANALYSIS

For the period January 1, 2021 to December 31, 2021

Revenues

Net Offsite Levies			
Blackwolf Phase 8 & 9	1,173,175		
Copperwood Phase 31	919,713		
Southbrook Phase 5	746,336		
Southbrook Phase 2A & B	695,194		
Crossings Phase 5	502,428		
Blackwolf Phase 10	350,969		
Country Meadows Phase 3c	336,919		
Copperwood Phase 30	225,362		
Total Net Levies	4,950,096		
Other Revenues			
Debenture Debt Funded Projects	5,146,999		
General Interest	70,471		
Total Other Revenues	5,217,470		
Total Revenues			10,167,566

Allocations

Offsite/Oversize Credits			
Garry Station Phase 3 to 8	603,079		
Blackwolf Phase 8 & 9	109,340		
Copperwood Phase 31	64,506		
Copperwood Phase 30	10,011		
Southbrook Phase 2A & B	8,389		
Total Oversize Credits	795,325		
Other Costs			
Metis Trail - Temple Blvd to Coalbrook Gate (CIP 2018-27 CO-6)	5,114,647	*	
Debt Payment - ACFA	5,064,390		
Whoop Up Drive - Coalbanks to Mauretania (RELD)	399,904		
5th Avenue N and 13th Street N (Preliminary Design)	108,683		
Chinook Trail Arterial Road land purchase	106,096		
North Siphon Twinning (Council Dec 12, 2016)	32,352	*	
North Scenic Dr - Uplands Dr to 42 Ave N (CO-3)	1,009		
	10,827,081		
Total Allocations			11,622,406
Net Decrease in Offsite Account			(1,454,840)
Add: Offsite Account Balance January 1, 2021			5,157,266
Offsite Account Balance December 31, 2021			**3,702,426**

* project spending is funded by Offsite Levy borrowing

OFFSITE ACCOUNT ANALYSIS

For the period January 1, 2021 to December 31, 2021

Funds Committed for Future

Projects (2020 and prior) Funded by Debentures (external borrowings):		
North Scenic Drive - Uplands Blvd N to 40 Ave N (CIP 2018-27 CO-3)	4,650,000	
University Dr - Community Stadium to Sunridge BLVD (CIP 2018-27 CO-4)	2,170,489	
Metis Trail Underground - Country Meadows to Tartan (Wastewater)	2,080,975	
North Siphon Twinning (Council Dec 12, 2016)	1,850,606	
West Siphon Screen Relocation (CIP 2018-27 EO-2)	1,700,000	
Metis Trail - Temple Blvd to Coalbrook Gate (CIP 2018-27 CO-6)	100,438	
	12,552,508	
Projects (2020 and prior) Funded by Offsite Levies:		
Watermain Loop Metis Trail - Coalbanks Link to Temple Blvd (CIP 2018-27 EO-1)	250,000	
5th Avenue N and 13th Street N (Preliminary Design)(CIP 2018-27 CO-2)	16,317	
	266,317	
		12,818,825

Major Program: **Provide Access for Growth (Offsite Levy)**

Project Title: **North Scenic Drive and 26 Ave N Intersection**

Dept - Project #: **555**

Start Year: **2026** End Year: **2026**

Capital Improvement Program
2022 to 2031

Description & Location

Improve the intersection of 26 Avenue and North Scenic Drive including improvements to the intersection of 13 Street and 26 Avenue which are in close proximity to one another.

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Purpose & Justification

This project expands the intersections to create capacity to accommodate continued growth in north Lethbridge, Legacy Ridge, Blackwolf, Royal View and continued development in Sherring Industrial Park.

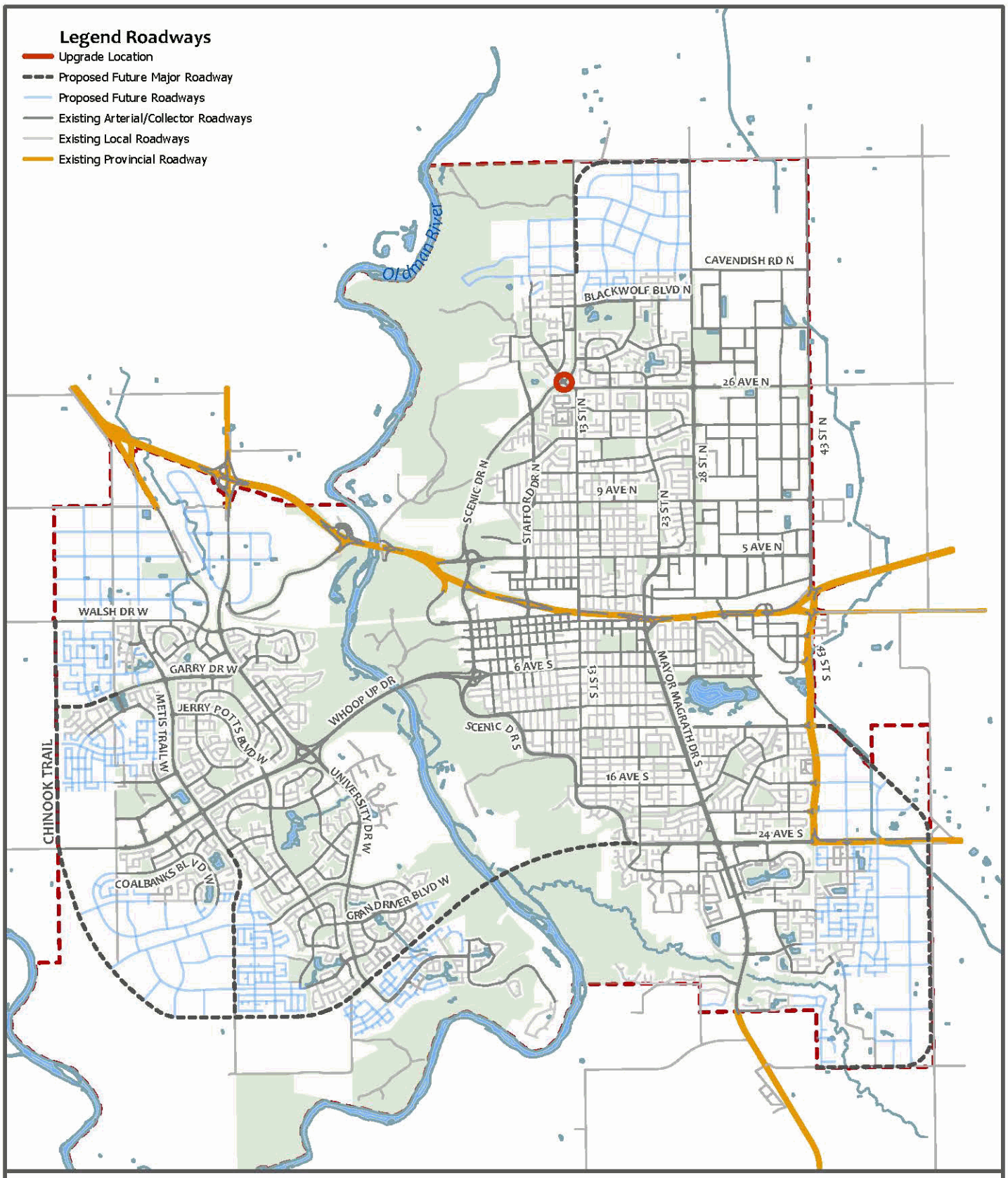
Growth forecasts and project scope and estimates for this project were generated in the Offsite Levy review. The timing of this project will depend on actual growth and the capacity of the Offsite Levy.

All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Shareable												
Construction							1,342					1,342
Consultive Services							237					237
							1,579					1,579
Total Costs							**1,579**					**1,579**
Funding												
Grant - Basic Municipal Transportation							1,184					1,184
Offsite Levies							395					395
							1,579					1,579
Total Funding							**1,579**					**1,579**

Estimated Debt Charges
Projected Net Operating Costs
Est. GHG Emissions (t CO2e)

Comments



26 Ave N & Scenic Dr. N Intersection Improvement

City of Lethbridge

Major Program: **Provide Access for Growth (Offsite Levy)**

Project Title: **North Scenic Drive (Uplands Blvd to 44 Ave) Stage 1**

Dept - Project #: **50**

Start Year: **2017** End Year: **2031**

Capital Improvement Program
2022 to 2031

Description & Location

Modification of previous CO-3 (CIP 2018-2027) This project originally extended from Uplands Blvd to 40 Avenue and now has been extended to 44 Avenue to accommodate the work adjacent to Hardieville in a single phase and in response to forecast growth.

Preliminary design work was completed under the previous CIP 2018-2027 CO-3.

2024 Urbanization of North Scenic Drive between Uplands Blvd and Grace Dainty Road. Includes the installation of a roundabout at Uplands Blvd.

2031 Urbanization of North Scenic Drive between Grace Dainty Road and 44 Avenue (the first intersection into Royal View).

Purpose & Justification

These upgrades respond to increasing traffic due to growth in Legacy Ridge, Uplands and Blackwolf, and will accommodate growth in Royal View. They extend North Scenic Drive which is a major north-south arterial roadway with connections to the downtown, Highway 3, 4 and 5. It provides the necessary access to the existing and proposed residential developments in north Lethbridge. The project will urbanize the existing rural cross section.

This project is a re-scoping of project CO-3 from the 2018-2027 based on the preliminary design. This project was included in the prior CIP at $5.393 million extending from Uplands Blvd to 40 Avenue and was approved for preliminary design in 2014 with construction scheduled for 2018. The change in timing and extents reflects developers in the area moving slower than forecasted. The adjusted scope splits the work more appropriately to serve expected growth trends and complete construction adjacent to Hardieville in a single phase.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

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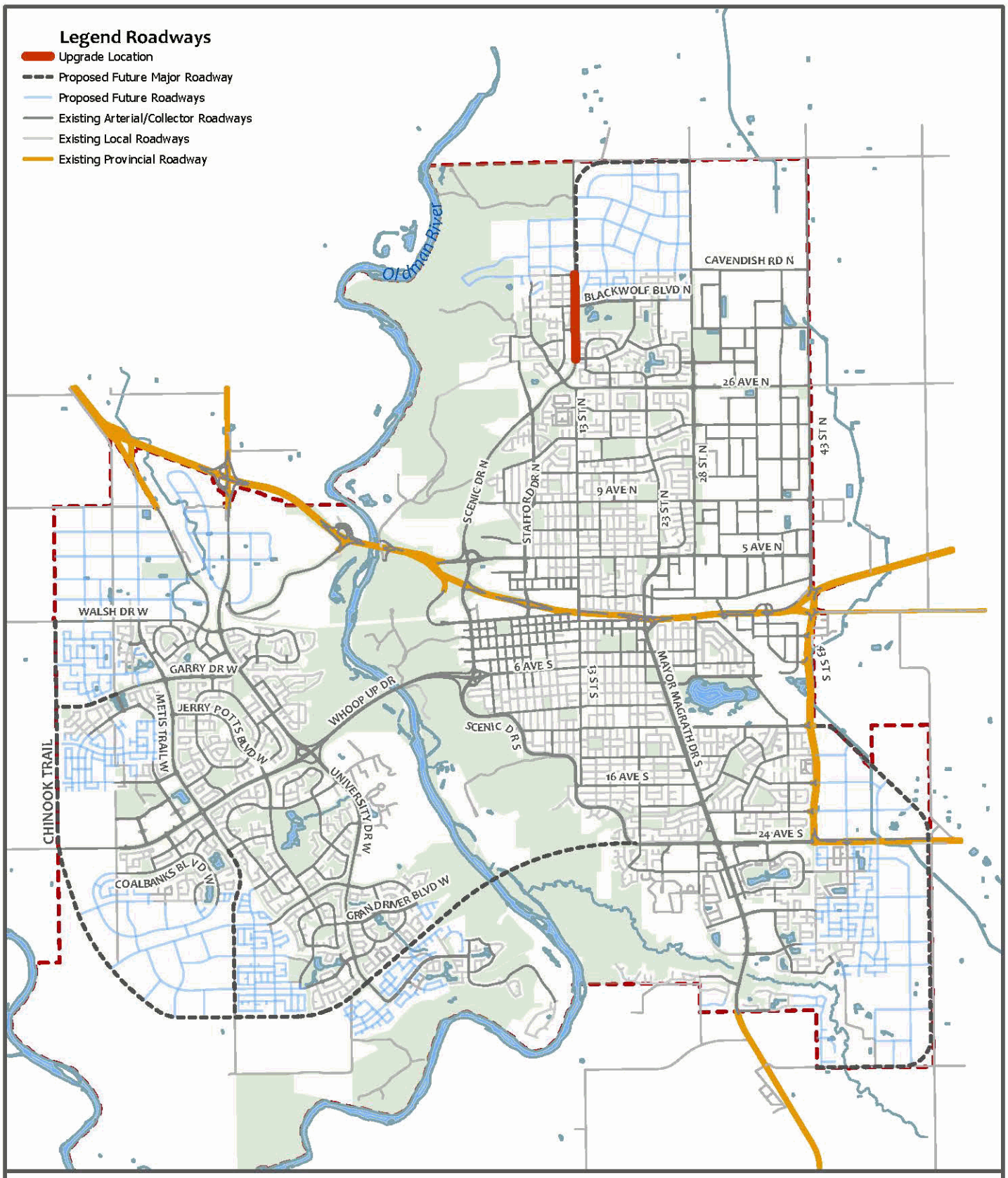
All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Shareable												
Construction	242			2,935							7,533	10,710
Consultive Services	200			518							1,329	2,047
	442			3,453							8,862	12,757
Total Costs	**442**			**3,453**							**8,862**	**12,757**
Funding												
Borrowing - Offsites	242			3,453							8,862	12,557
Offsite Levies	200											200
	442			3,453							8,862	12,757
Total Funding	**442**			**3,453**							**8,862**	**12,757**
Estimated Debt Charges		18	18	18	306	306	306	306	306	306	306	
Projected Net Operating Costs		0	0	0	14	14	14	14	14	14	14	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



North Scenic Drive
Uplands Blvd N to 44 Ave N Stage 1

City of Lethbridge

Major Program: **Provide Access for Growth (Offsite Levy)**

Project Title: **Walsh Drive (University Dr to Metis Trail)**

Dept - Project #: **337**

Start Year: **2025** End Year: **2026**

Capital Improvement Program
2022 to 2031

Description & Location

Combined underground utilities and arterial road extension modification of CO-7 Previous CIP 2018-2027. Removed 400 m west of Metis Trail and adjusted timing to reflect growth forecast.

Installation of a trunk sanitary sewer and reconstruction of Walsh Drive to an urban standard between the twinned section west of University Drive to the immediately west of Metis Trail.

Urbanization of Walsh Drive will be done because the excavation for the sewer will destroy the existing paved rural road.

2025: Detail design and construct the required underground extension on Walsh Drive.

2026: Construct Walsh Drive.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

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Purpose & Justification

This project is required because the interim sanitary sewer connection through West Highlands is reaching capacity. The project is required to create capacity for continued growth in west Lethbridge.

Slower than anticipated growth has allowed the project to be delayed from previous CIP schedules.

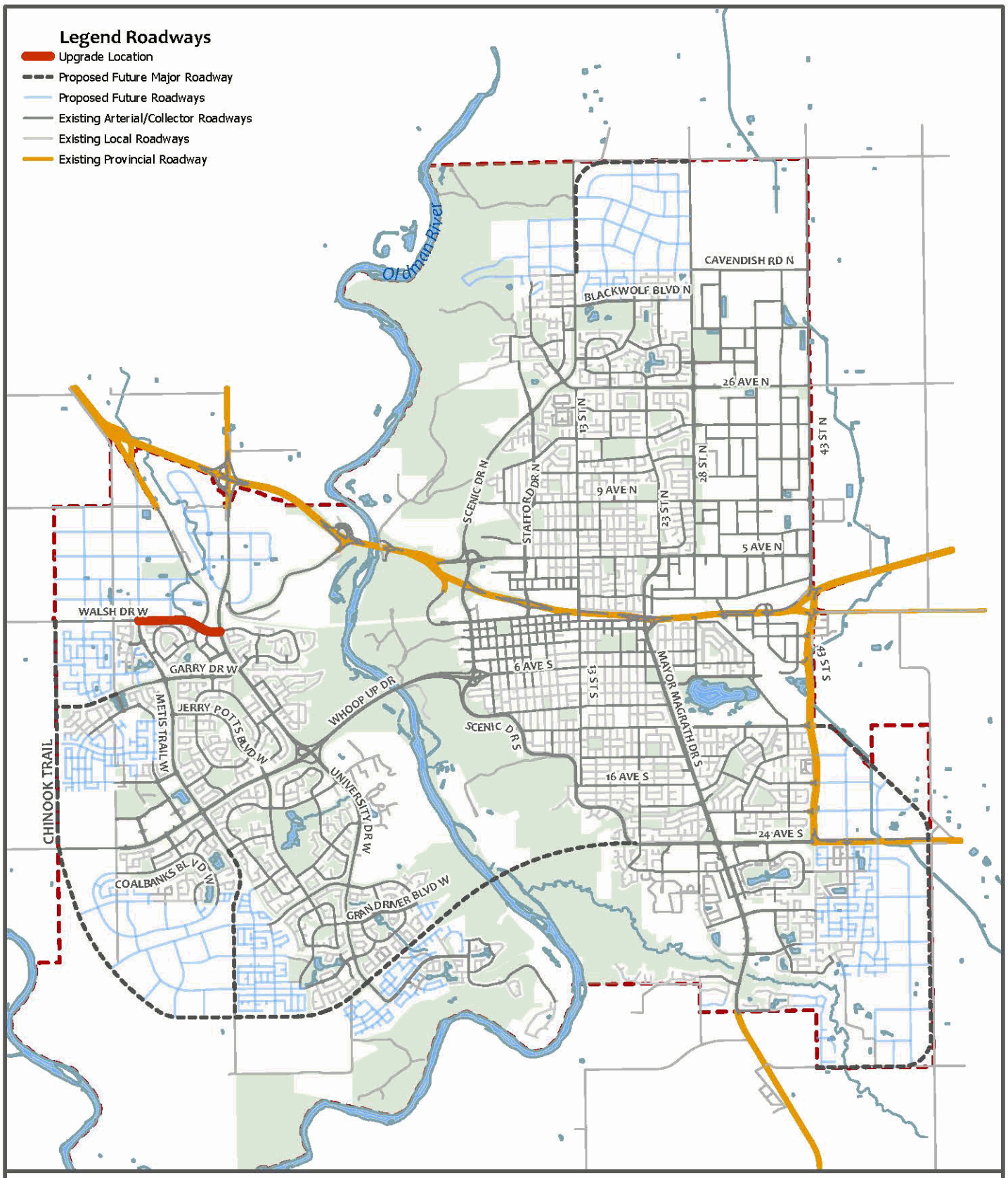
The underground portion of this project was previously included in the 2018-2027 CIP as project CO-7 scheduled for construction in 2018. The project has been combined with upgrades to Walsh Drive and adjusted to 2025, reflecting the requirements of sewer and road capacity.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Shareable												
Construction					7,399	7,262						14,661
Consultive Services					1,306	1,282						2,588
					8,705	8,544						17,249
Total Costs					**8,705**	**8,544**						**17,249**
Funding												
Borrowing - Offsites					8,705	8,544						17,249
					8,705	8,544						17,249
Total Funding					**8,705**	**8,544**						**17,249**
Estimated Debt Charges		0	0	0	0	725	1,436	1,436	1,436	1,436	1,436	
Projected Net Operating Costs		0	0	0	0	0	41	42	43	44	45	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



Walsh Dr W
University Dr W to Metis Trail W

City of Lethbridge

Major Program: **Provide Access for Growth (Offsite Levy)**

Project Title: **University Drive (Walsh Dr to Hwy 3) Design**

Dept - Project #: **349**

Start Year: **2026** End Year: **2026**

Capital Improvement Program
2022 to 2031

Description & Location

Modification of CO-5 from 2017-2028 CIP, timing adjusted to reflect growth forecast.

Preliminary design of University Drive from Walsh Drive to the Highway 3 interchange to an urban standard which includes boulevards, curbs and gutters. The design will take direction from the West Lethbridge Employment Centre Area Structure Plan.

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Purpose & Justification

Design of University Dr. from Walsh Drive to the Highway 3 interchange. This design will be an input into the adjacent outline plans and will not proceed unless the plans are underway or imminent.

Growth forecasts and project scope and estimates for this project were generated in the Offsite Levy review. The timing of this project will depend on actual growth and the capacity of the Offsite Levy.

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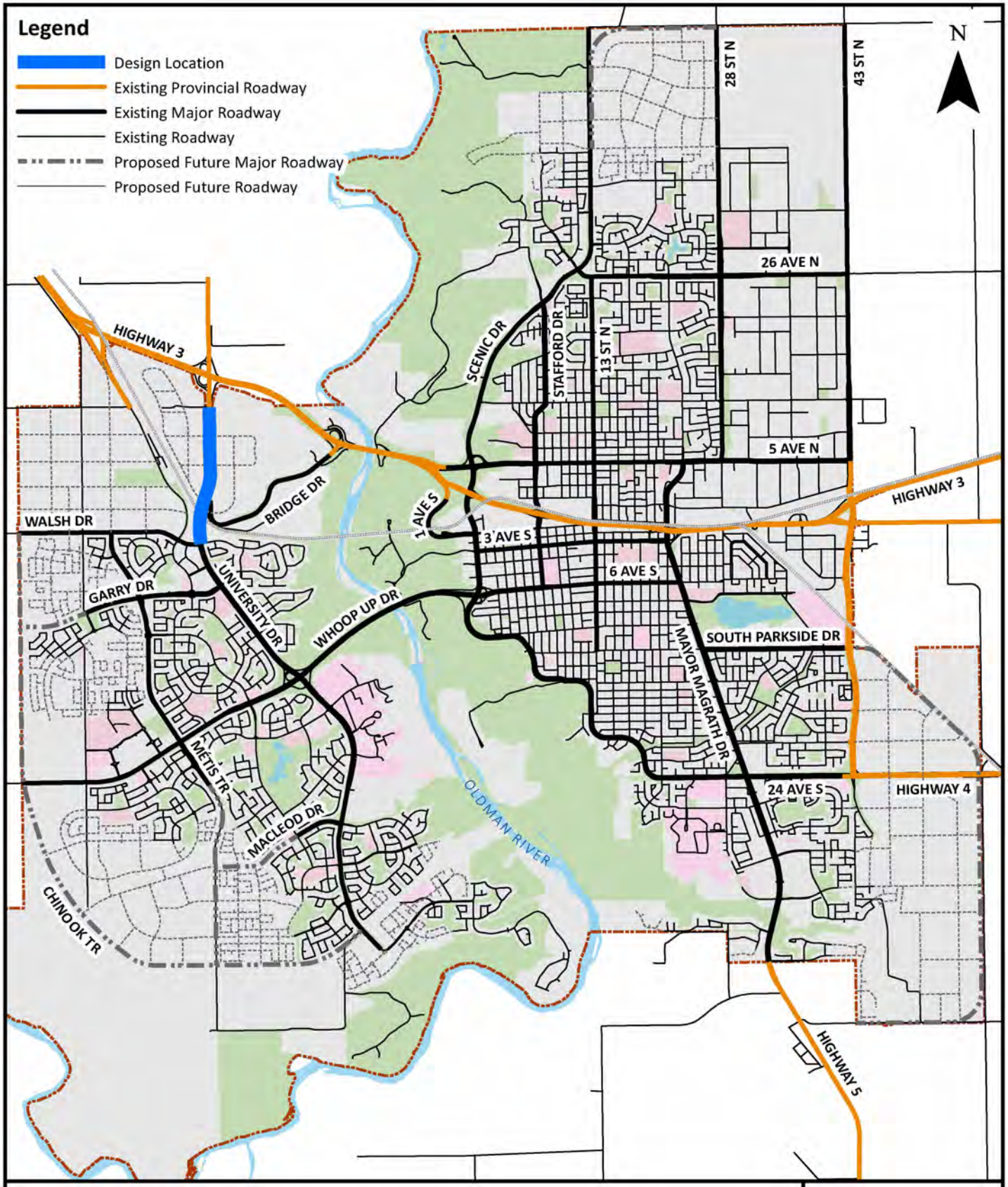
All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Consultive Services						557						557
						557						557
Total Costs						**557**						**557**
Funding												
Offsite Levies						557						557
						557						557
Total Funding						**557**						**557**

Estimated Debt Charges
Projected Net Operating Costs
Est. GHG Emissions (t CO2e)

Comments



University Drive
Walsh Dr W to Highway 3

City of Lethbridge

Major Program: **Provide Access for Growth (Offsite Levy)**

Project Title: **University Drive (Walsh Drive to Commercial Access)**

Dept - Project #: **254B**

Start Year: **2029** End Year: **2029**

Capital Improvement Program
2022 to 2031

Description & Location

Modification of CO-8 from 2017-2028 CIP, timing adjusted to reflect growth forecast.

Design and construction of the utility extension and arterial road on University Drive from Walsh Drive to the first commercial access. The project includes water distribution system crossing of the CPR to facilitate looping.

This project was included in the prior CIP at $10 million and scheduled for construction in 2026. The change in timing of the project is in response to developers not completing the outline planning in the area and pressures on the Offsite Levy which indicate financial capacity in the Levy for 2029. The change in the budget is in response to refined estimates.

2029: Design and construction of the utility extension and arterial road on University Drive from Walsh Drive to the first commercial access.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

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Purpose & Justification

This project extends underground utilities and urbanized University Dr allowing growth to begin in the commercial area of the West Lethbridge Employment Centre Area Structure Plan.

University Drive is a major north-south arterial roadway with connections to the University, Whoop Up Drive, Highway 3 and ultimately to the third river crossing. It provides the necessary access to the existing and proposed commercial development in northwest Lethbridge.
A prerequisite of this project is completion of the outline plan for the area adjacent to University Dr and north of the CPR.

This project is growth driven and will be completed concurrently with the adjacent development. The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

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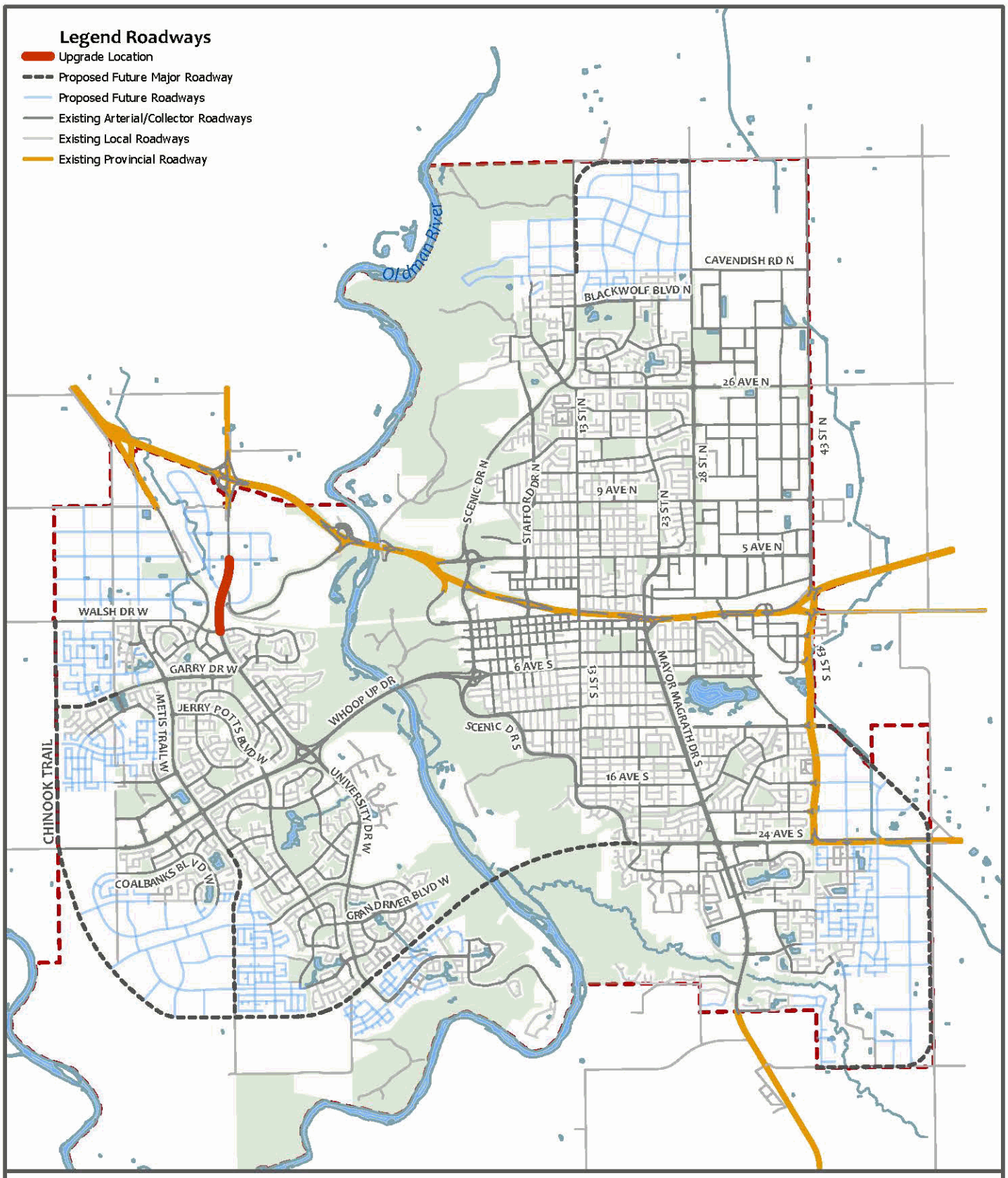
All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction									8,318			8,318
Consultive Services									1,192			1,192
									9,510			9,510
Total Costs									**9,510**			**9,510**
Funding												
Borrowing - Offsites									9,510			9,510
									9,510			9,510
Total Funding									**9,510**			**9,510**
Estimated Debt Charges		0	0	0	0	0	0	0	0	792	792	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	11	11	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



University Dr W (Stage 1)
Walsh Dr W to First Commercial Access

City of Lethbridge

Major Program: **Provide Access for Growth (Offsite Levy)**

Project Title: **Metis Trail (Coalbrook Gate to Greatbear Blvd)**

Dept - Project #: **336**

Start Year: **2028** End Year: **2028**

Capital Improvement Program
2022 to 2031

Description & Location

Modification of CO-11 from CIP 2018-2027, timing adjusted to reflect growth forecast.

Combined underground utilities and arterial road extension providing access to Watermark and Copperwood. In addition to the roadway, water distribution and sanitary sewer will be extended southward along Metis Trail.

Detail design and construct the first two lanes of Metis Trail, and underground utilities from Coalbrook Link to Great Bear Blvd.

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Purpose & Justification

Metis Trail is a major north-south arterial roadway (similar to University Drive) and will provide access to the proposed developments west of Metis Trail (Copperwood and Watermark neighbourhoods). This project extends services southward to Great Bear Blvd allowing development to continue in Watermark neighborhood and in future development west of Metis Trail. In addition, this roadway will reduce Fire and EMS response times to these neighbourhoods.

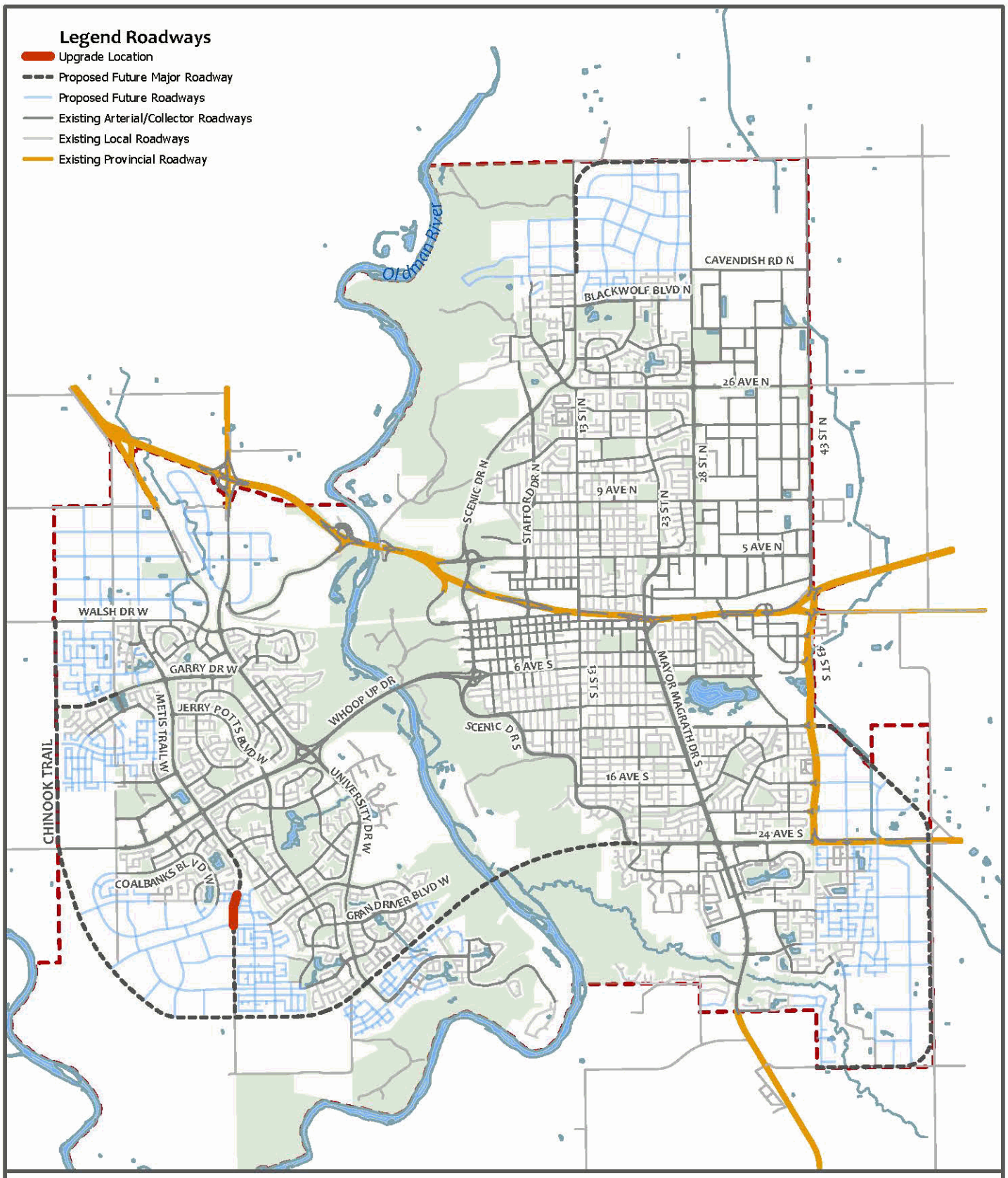
The timing of this project has been delayed to 2028 in light of projected growth and the financial capacity of the offsite levy.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction								5,711				5,711
Consultive Services								891				891
								6,602				6,602
Total Costs								**6,602**				**6,602**
Funding												
Borrowing - Offsites								6,602				6,602
								6,602				6,602
Total Funding								**6,602**				**6,602**
Estimated Debt Charges		0	0	0	0	0	0	0	769	769	769	
Projected Net Operating Costs		0	0	0	0	0	0	0	13	13	13	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



Metis Trail W (Stage 1)
Coalbrook Gate W to Great Bear Blvd W

City of Lethbridge

Major Program: **Provide Access for Growth (Offsite Levy)**

Project Title: **26 Avenue North (23rd Street N to Scenic Dr) Stage 2**

Dept - Project #: **339**

Start Year: **2029** End Year: **2029**

Capital Improvement Program
2022 to 2031

Description & Location

Modification of CO-10 from CIP 2017-2027, timing adjusted to reflect growth forecast.

Design and construct of the second two lanes of 26th Avenue North from the existing twinned section of road west of 23rd Street North to Scenic Drive North. The underground sanitary sewer will be installed prior to constructing the roadway and is covered in project EO-2.

Purpose & Justification

This project is necessary to accommodate continued residential development in North Lethbridge. Traffic requirements drive the completion of this work requiring the sanitary sewer to be completed earlier than needed.

26th Avenue North, an existing arterial roadway has been twinned in stages since 2013. It will be approaching capacity by 2029. In advance of this work intersection improvement will be required including 26th Avenue and Ermineview Link allowing the twinning to be delayed. 26th Avenue is a major east-west arterial in North Lethbridge and provides access to major north-south arterial roadways such as Scenic Drive, 13th Street, 28th Street/Mayor Magrath Drive and 43rd Street.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

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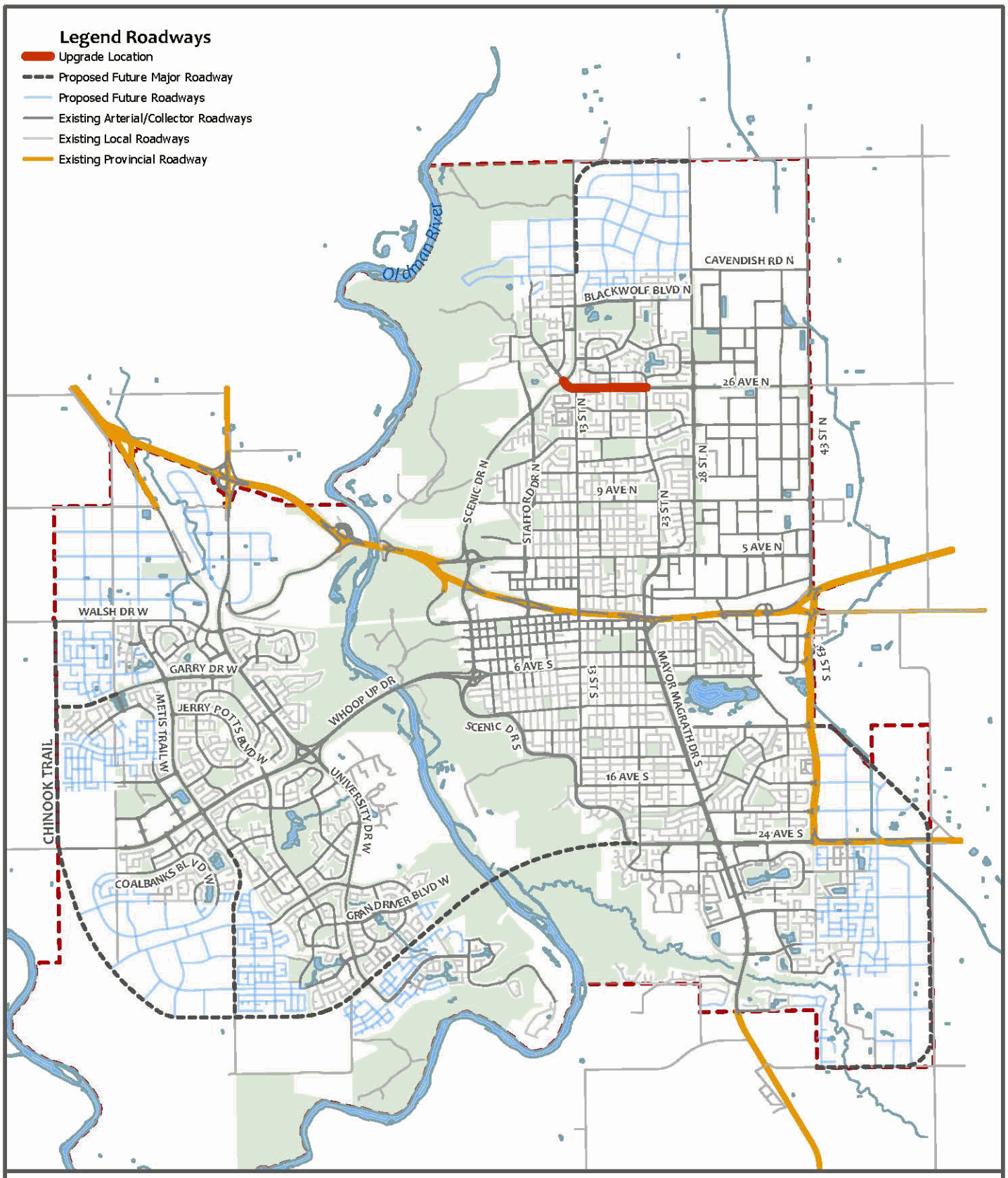
All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Shareable												
Construction									8,471			8,471
Consultive Services									1,495			1,495
									9,966			9,966
Total Costs									**9,966**			**9,966**
Funding												
Borrowing - Offsites									4,983			4,983
Grant - Basic Municipal Transportation									4,983			4,983
									9,966			9,966
Total Funding									**9,966**			**9,966**
Estimated Debt Charges		0	0	0	0	0	0	0	0	415	415	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	29	29	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



26 Ave N Twinning
Scenic Dr N to 23 St N

City of Lethbridge

Major Program: **Provide Access for Growth (Offsite Levy)**

Project Title: **28 St North (Kodiak Gate to Blackwolf Entrance) Stage 1**

Dept - Project #: **556**

Start Year: **2030** End Year: **2030**

Capital Improvement Program
2022 to 2031

Description & Location

Urbanization of 28 Street from Kodiak Gate to Blackwolf Blvd. Includes the pedestrian pathway on the west side of 28 Street from 26 Avenue North to Blackwolf Blvd.

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Purpose & Justification

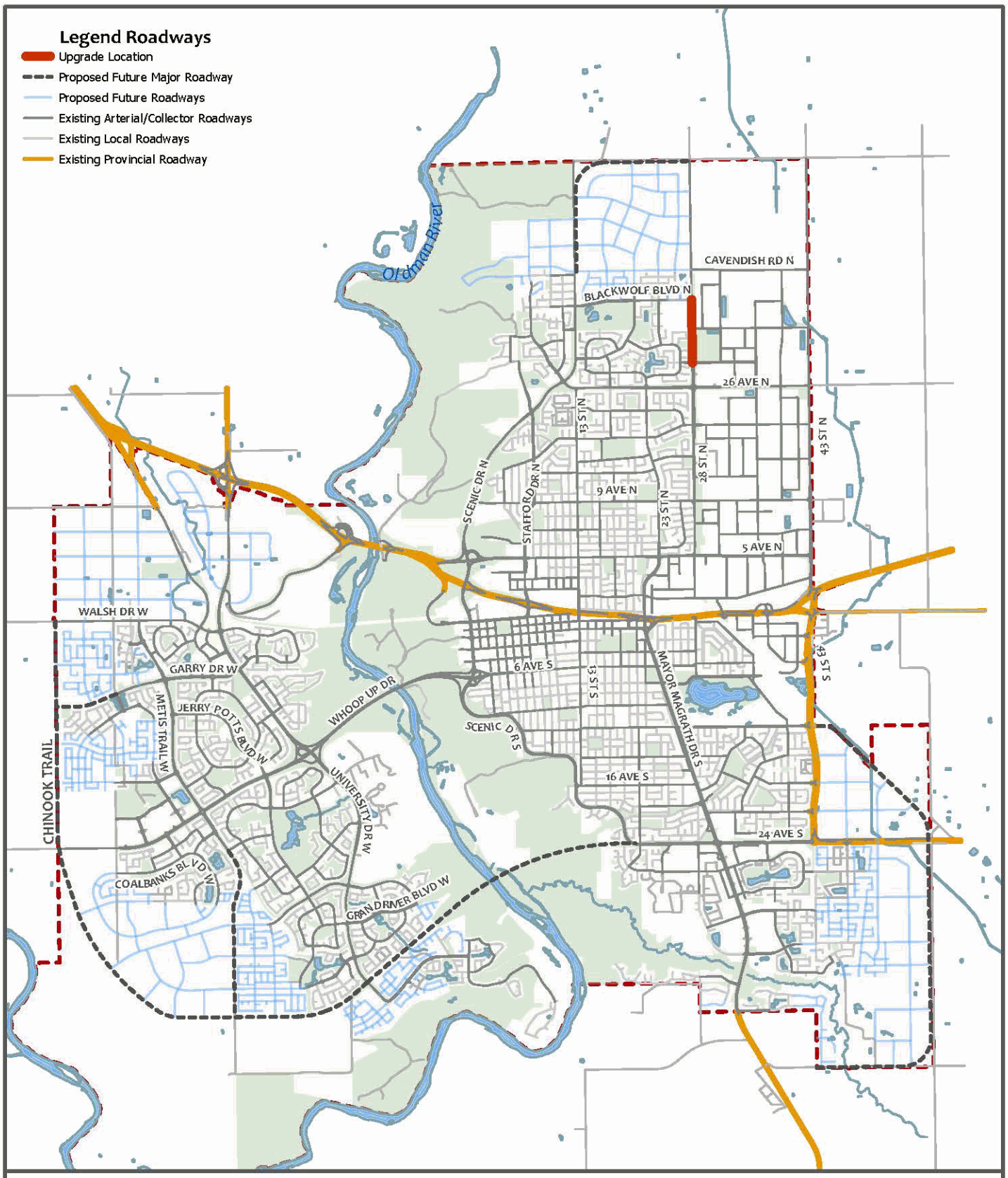
Urbanization of 28 Street accommodates forecast growth in Blackwolf and Sherring.

Growth forecasts and project scope and estimates for this project were generated in the Offsite Levy review. The timing of this project will depend on actual growth and the capacity of the offsite levy.

All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Shareable												
Construction										6,407		6,407
Consultive Services										1,131		1,131
										7,538		7,538
Total Costs										**7,538**		**7,538**
Funding												
Borrowing - Offsites										7,538		7,538
										7,538		7,538
Total Funding										**7,538**		**7,538**
Estimated Debt Charges		0	0	0	0	0	0	0	0	0	878	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	0	17	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



28 St N

Kodiak Gate N to Blackwolf Blvd N

City of Lethbridge

Major Program: **Urban Development (Offsite Levy)**

Project Title: **West Siphon Screen Relocation**

Dept - Project #: **180**

Start Year: **2023** End Year: **2024**

Capital Improvement Program
2022 to 2031

Description & Location

Modification of EO-2 from CIP 2017-2027 timing adjusted to reflect growth forecast

This project was included in the prior CIP at $1.655 million. In order to reduce pressure on the Offsite Levy, the project timeline has changed.

The existing siphon is presently operating at full capacity. Relocation of the screen chamber to a higher elevation will increase the capacity of the siphon without having to install additional pipelines across the river. The increased capacity will allow for continued growth in southern areas of West Lethbridge.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

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Purpose & Justification

The project will:

Leverage use of existing infrastructure.

Extend existing levels of service.

Allow continued growth and development in southern areas of West Lethbridge.

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All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction			960	960								1,920
			960	960								1,920
Total Costs			**960**	**960**								**1,920**
Funding												
Borrowing - Offsites			960	960								1,920
			960	960								1,920
Total Funding			**960**	**960**								**1,920**
Estimated Debt Charges		0	0	112	224	224	224	224	224	224	224	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	0	0	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments

Westside Siphon Screen Relocation

City of Lethbridge

Major Program: **Urban Development (Offsite Levy)**

Project Title: **28 St North (Giffen Rd to Blackwolf Entrance) Water Loop**

Dept - Project #: **562**

Start Year: **2028** End Year: **2028**

Capital Improvement Program
2022 to 2031

Description & Location

Complete the waterline on 28 Street between Giffen Road and Blackwolf Blvd. This project is to be done ahead of the stage 1 road construction on 28 Street North from Kodiak gate to Blackwolf entrance.

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Purpose & Justification

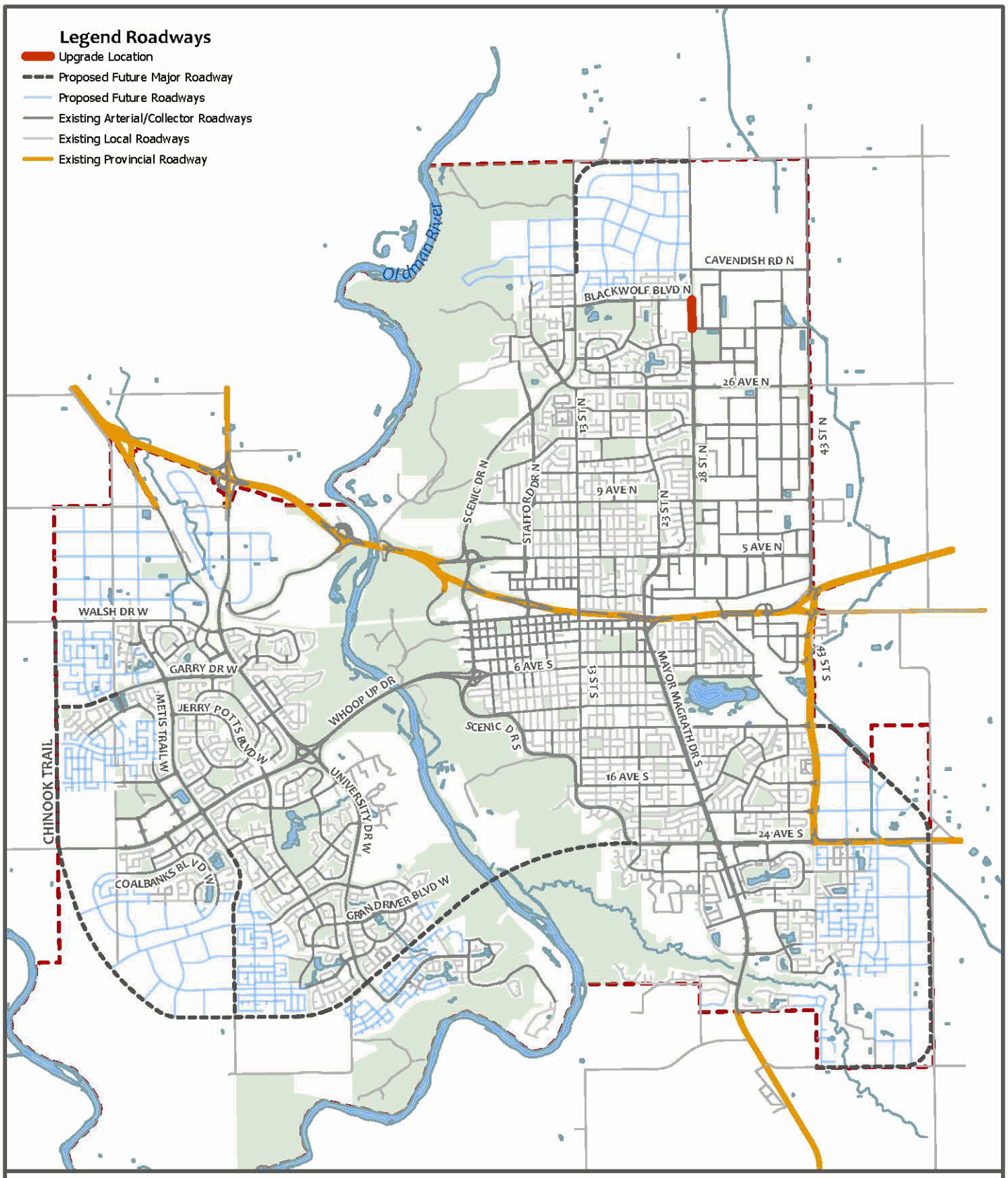
This water line creates capacity and looping for growing areas of Sherring Industrial Park and provides benefit to future growth in Royal View and the northward expansion of the industrial park.

All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction								505				505
								505				505
Total Costs								**505**				**505**
Funding												
Offsite Levies								505				505
								505				505
Total Funding								**505**				**505**

Estimated Debt Charges
Projected Net Operating Costs
Est. GHG Emissions (t CO2e)

Comments



28 St N - Kodiak Gate N to Blackwolf Entrance
Water Service

City of Lethbridge

Major Program: **Urban Development (Offsite Levy)**

Project Title: **SE Sanitary Servicing 26 Ave (23 Street to Stafford Trunk)**

Dept - Project #: **558**

Start Year: **2029** End Year: **2029**

Capital Improvement Program
2022 to 2031

Description & Location

Completion of the sanitary sewer trunk on 26 Avenue North between 23 Street and North Scenic Drive and Stafford Drive.

Purpose & Justification

This sanitary sewer completes a link between the North Sanitary Sewer Siphon and the previously installed sewer installed with the twinning of 26 Avenue East of 23 Street. It is required to service the Southeast Lethbridge Area Structure Plan and to provide additional capacity to allow for continued growth in Broadcast Business Park and growth in the industrial area. This project must be done in advance of the road works.

The sanitary sewer is part of the Southeast Regional Sanitary Sewer Servicing Strategy. Traffic requirements drive the completion of this work requiring the sanitary sewer to be completed earlier than needed.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

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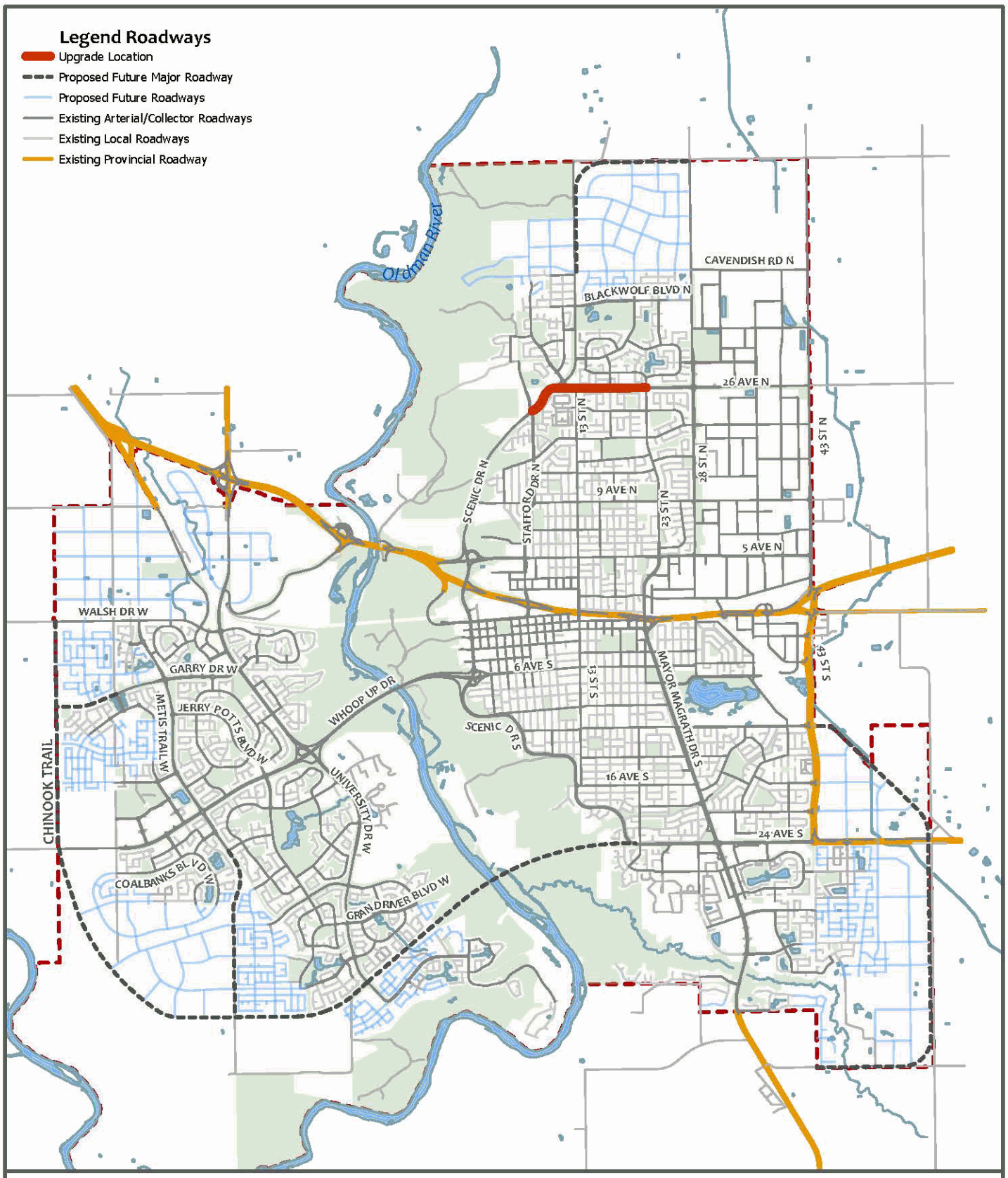
All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction									2,814			2,814
Consultive Services									313			313
									3,127			3,127
Total Costs									**3,127**			**3,127**
Funding												
Borrowing - Offsites									3,127			3,127
									3,127			3,127
Total Funding									**3,127**			**3,127**
Estimated Debt Charges		0	0	0	0	0	0	0	0	260	260	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	0	0	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



SE Sanitary Servicing
26 Ave N - 23 St N to Stafford Trunk

City of Lethbridge

Major Program: **Urban Development (Offsite Levy)**

Project Title: **Sanitary Main (Parkside Dr & 43St to 24Ave & 51St/24Ave to 33Ave)**

Dept - Project #: **559**

Start Year: **2030** End Year: **2031**

Capital Improvement Program
2022 to 2031

Description & Location

Extension sanitary sewer trunks serving neighbourhoods in the Southeast Lethbridge Area Structure Plan:

Stage 1: Parkside Drive and 43 Street to 24 Avenue

Stage 2: 51 Street and 24 Avenue to 51 Street and 33 Avenue

Purpose & Justification

This project extends the infrastructure required to service portions of the Southeast Area Structure Plan and will replace interim measures built to service the Southbrook development. The timing of the work will depend on planning and development demands south of 33 Avenue and East of 51 Street.

Delivery of this project may be undertaken by area land developers concurrently as they proceed with their adjacent developments.

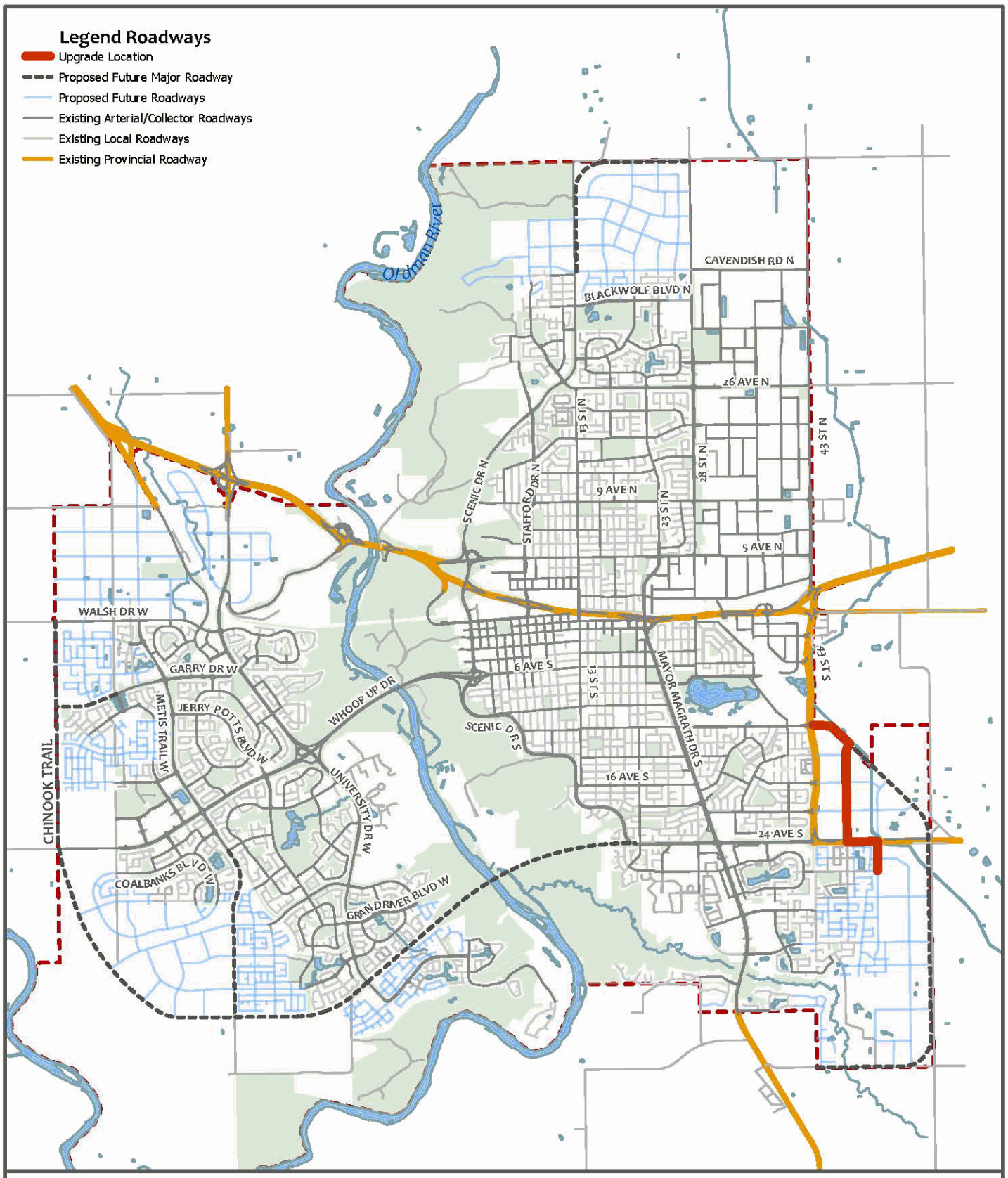
The actual timing and delivery of this project will be subject to the financial capacity of the Offsite levy and community growth demands.

.

All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction										8,159	5,440	13,599
Consultive Services										907	604	1,511
										9,066	6,044	15,110
Total Costs										**9,066**	**6,044**	**15,110**
Funding												
Borrowing - Offsites										9,066	6,044	15,110
										9,066	6,044	15,110
Total Funding										**9,066**	**6,044**	**15,110**
Estimated Debt Charges		0	0	0	0	0	0	0	0	0	755	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	0	0	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



Gravity Main
51 St S/24 Ave S to 33 Ave S &
Parkside Dr S to 24 Ave S

City of Lethbridge

Major Program: **Urban Development (Offsite Levy)**

Project Title: **Gravity Main 28 St N (2 Ave to 15A Ave Sanitary Sewer)**

Dept - Project #: **569**

Start Year: **2030** End Year: **2030**

Capital Improvement Program
2022 to 2031

Description & Location

Extension of sanitary sewer trunk along 28 Street North between 2 Avenue and 15A Avenue. This project must occur in advance of road upgrades to 28 Street North.

Where possible the trunk will be installed within the green strip on the east side of 18 Street to preserve the existing roadway.

Purpose & Justification

This project is part of the Southeast Sewer Servicing Strategy.

This project extends the infrastructure required to service portions of the Southeast Area Structure Plan and will replace interim measures built to service the Southbrook development.

The actual timing and delivery of this project will be subject to the financial capacity of the Offsite levy and community growth demands.

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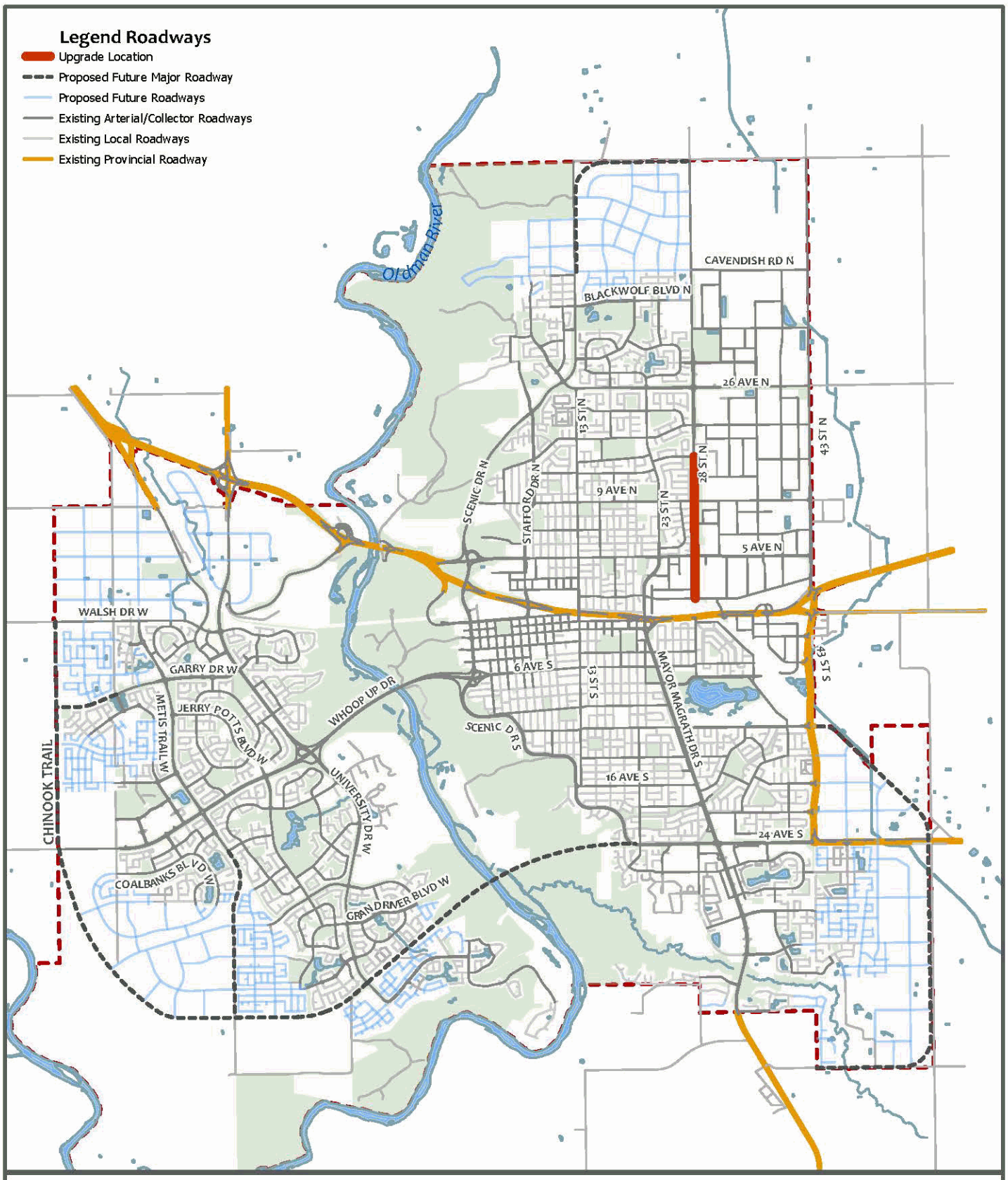
All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction										8,343		8,343
Consultive Services										927		927
										9,270		9,270
Total Costs										**9,270**		**9,270**
Funding												
Borrowing - Offsites										9,270		9,270
										9,270		9,270
Total Funding										**9,270**		**9,270**
Estimated Debt Charges		0	0	0	0	0	0	0	0	0	772	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	0	0	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



Gravity Main - Sanitary Sewer
28 St N - 2 Ave N to 15A Ave N

City of Lethbridge

Major Program: **Urban Development (Offsite Levy)**

Project Title: **Southeast Lift Station Phase 1**

Dept - Project #: **560**

Start Year: **2030** End Year: **2030**

Capital Improvement Program
2022 to 2031

Description & Location

As part of the Southeast Lethbridge Sanitary Sewer Servicing Strategy the construction of the phase one lift station near the intersection of 10 Avenue S and 43 Street.

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Purpose & Justification

This project provides sanitary sewer capacity to service the Southeast Area Structure Plan. It will also facilitate redevelopment of the Exhibition lands.

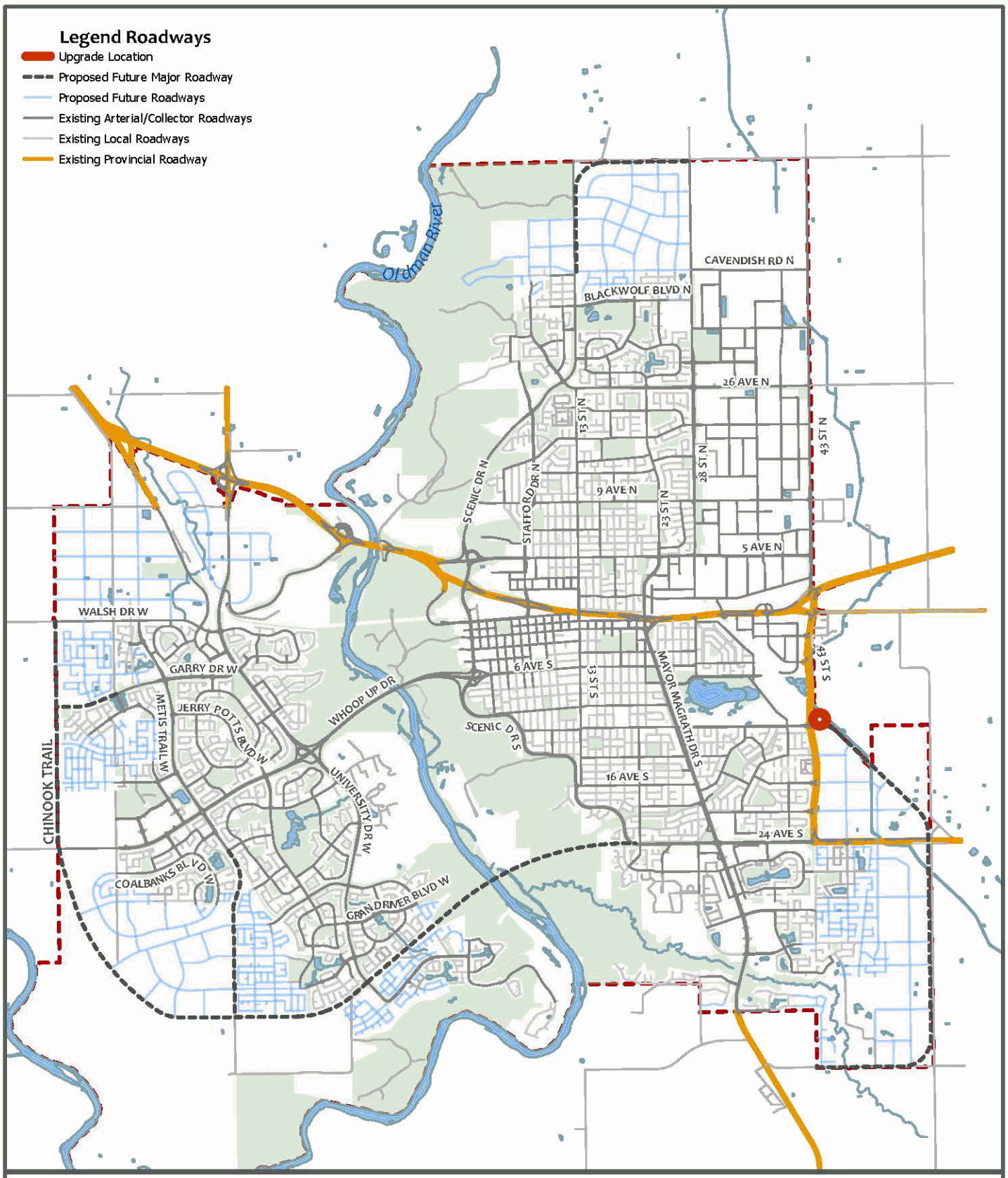
The timing of this project has been delayed to reflect the financial capacity of the Offsite levy.

The actual timing and delivery of this project will be subject to the financial capacity of the Offsite levy and community growth demands.

All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction										7,555		7,555
Consultive Services										840		840
										8,395		8,395
Total Costs										**8,395**		**8,395**
Funding												
Borrowing - Offsites										8,395		8,395
										8,395		8,395
Total Funding										**8,395**		**8,395**
Estimated Debt Charges		0	0	0	0	0	0	0	0	0	699	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	0	14	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



Southeast Lift Station
Phase 1

City of Lethbridge

Major Program: **Urban Development (Offsite Levy)**

Project Title: **North 13 Street Storm Outfall**

Dept - Project #: **561**

Start Year: **2030** End Year: **2030**

Capital Improvement Program
2022 to 2031

Description & Location

From Outfall at River to 13 Street and along 44 Avenue to 28 Street and along 28 Street for 400m. Portions of this storm sewer will be completed with the construction of 44 Avenue by the land developer with the first phases of the Royal View neighbourhood.

Purpose & Justification

This new outfall is required to provide storm water capacity for the Royal View Area Structure Plan, along with areas of the Sherring Industrial Park and will allow growth to continue in north Lethbridge. The first few phases of Royal View and the northern part of Blackwolf will be serviced to the south on an interim basis but will ultimately drain through this outfall. This outfall is described within the Royal View Area Structure Plan.

The actual timing of this project is subject to the financial capacity of the offsite levy and the growth requirements of the community.

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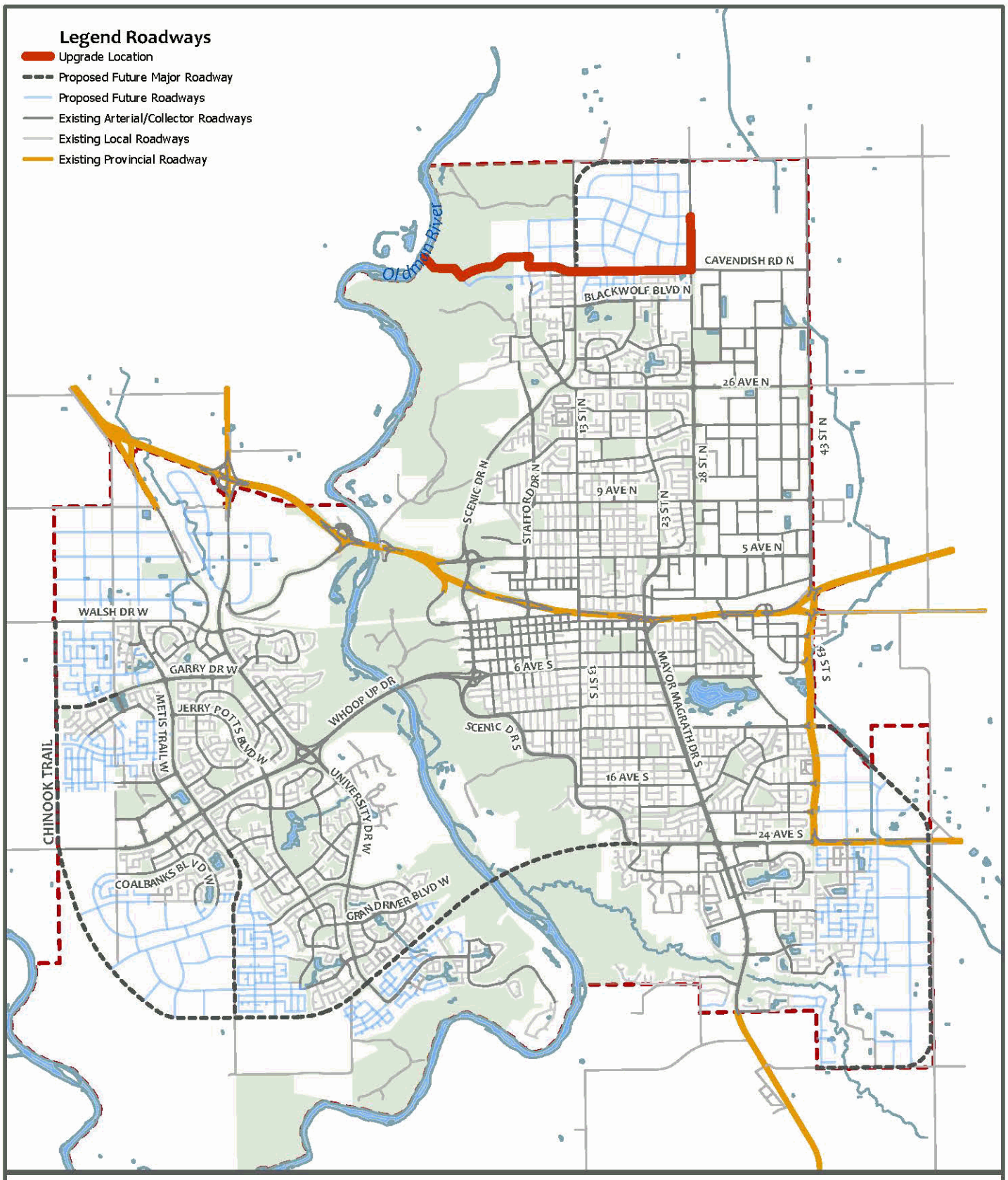
All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction										6,799		6,799
Consultive Services										756		756
										7,555		7,555
Total Costs										**7,555**		**7,555**
Funding												
Borrowing - Offsites										7,555		7,555
										7,555		7,555
Total Funding										**7,555**		**7,555**
Estimated Debt Charges		0	0	0	0	0	0	0	0	0	629	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	0	0	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



North 13 St
Storm Outfall

City of Lethbridge

Major Program: **Urban Development (Offsite Levy)**

Project Title: **Macleod Drive West Storm Outfall**

Dept - Project #: **352**

Start Year: **2030** End Year: **2030**

Capital Improvement Program
2022 to 2031

Description & Location

A new storm outfall draining to the Oldman River proceeding westward in the vicinity of the extension of Macleod Drive West.

Purpose & Justification

As growth in the westside peninsula proceeds the land begins to slope towards the west. A storm water outfall will be required to drain the area of the peninsula west of the drainage divide and south of Whoop Up Drive.

Several future outfalls have been identified that will allow growth on the peninsula to proceed. Growth projections indicate that a new outfall draining the south west portion of the peninsula will be required by approximately 2030.

The timing of this project will depend on the capacity of the Offsite Levy and community growth demands.

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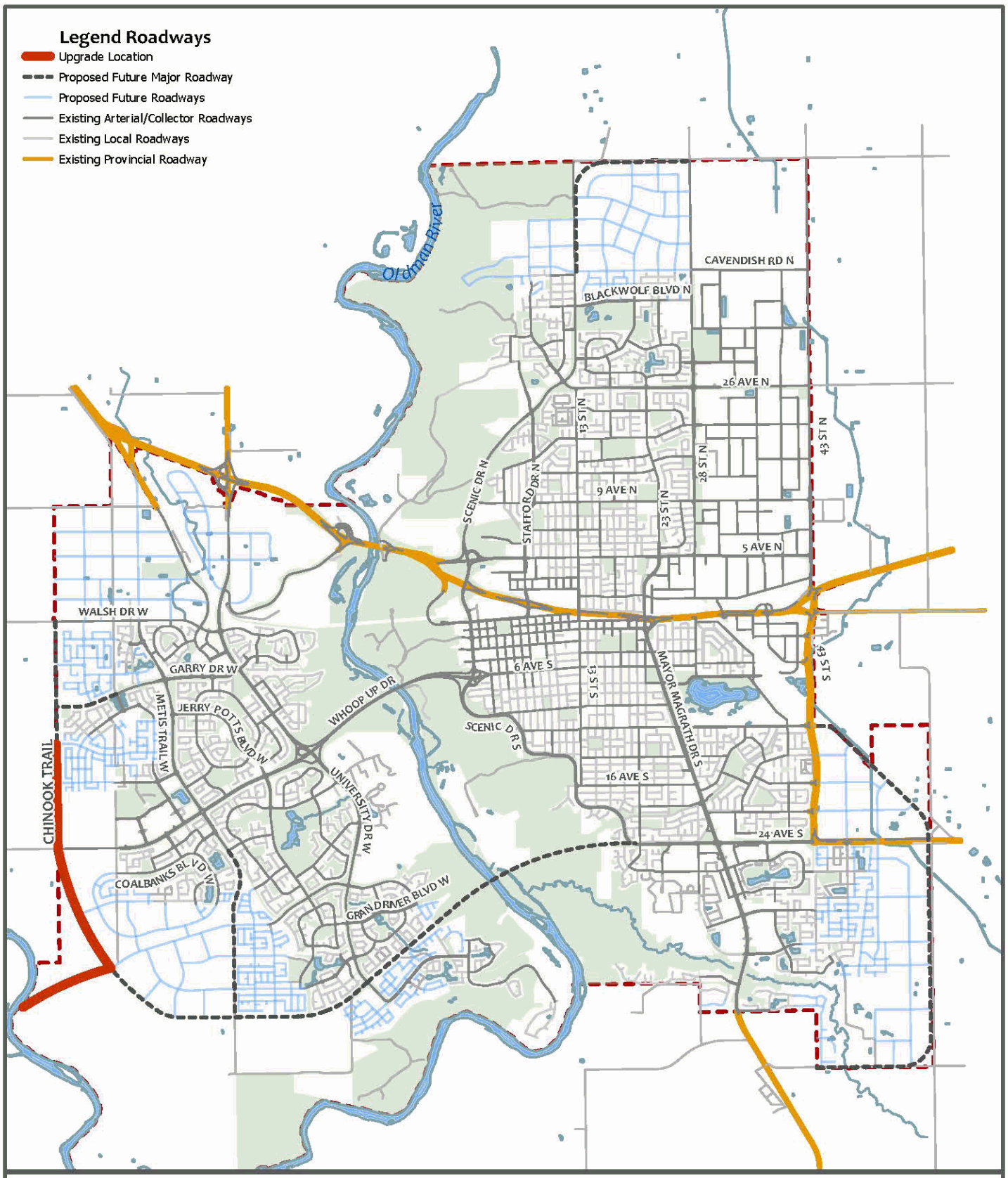
All amounts below are in thousands of dollars

	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Costs - Non-Shareable												
Construction										6,346		6,346
Consultive Services										705		705
										7,051		7,051
Total Costs										**7,051**		**7,051**
Funding												
Borrowing - Offsites										7,051		7,051
										7,051		7,051
Total Funding										**7,051**		**7,051**
Estimated Debt Charges		0	0	0	0	0	0	0	0	0	1,529	
Projected Net Operating Costs		0	0	0	0	0	0	0	0	0	0	
Est. GHG Emissions (t CO2e)		0	0	0	0	0	0	0	0	0	0	

Comments



Macleod Dr W
Storm Outfall

City of Lethbridge