BYLAW NO. B-11/2019
OF THE CITY OF AIRDRIE
IN THE PROVINCE OF ALBERTA

OFFICE CONSOLIDATION

Being a bylaw of the city of Airdrie for the purpose of establishing off-site levies.

WHEREAS in accordance with the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, and any amendments thereto, a Council may by bylaw:

a) Provide for the imposition and payment of a levy, to be known as an "off-site" levy, in respect of land that is to be developed or subdivided, and

b) Authorize agreements to be entered into in respect of the levy.

AND WHEREAS the City of Airdrie Council deems it desirable to establish off-site levies for the purposes described in the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, s. 648(2) and any amendments thereto;[1]

AND WHEREAS the City of Airdrie Council engaged the engineering firm ISL to prepare a report in 2025 with respect to the fair and equitable calculation and allocation of off-site levies in accordance with the purposes of the *Municipal Government Act*, RSA, 2000, Chapter M-26, and any amendments thereto;[2]

AND WHEREAS the City of Airdrie Council has reviewed the report prepared by ISL and wishes to enact a bylaw to impose and provide for the payment of off-site levies, to authorize agreements to be entered into in respect of payment of the off-site levies, to set out the object of each levy, and to indicate how the amount of each levy was determined;[3]

AND WHEREAS notice of this Bylaw has been provided pursuant to the provisions of section 606 and 648 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, and any amendments thereto;[4]

NOW THEREFORE pursuant to the authority conferred upon it by the laws of the Province of Alberta, the City of Airdrie Council, duly assembled, enacts as follows:

1. SHORT TITLE

1.1 This Bylaw may be cited as the "City of Airdrie Off-site Levy Bylaw."

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[1] B-23/2025
[2] B-39/2022; B-23/2025
[3] B-39/2022; B-23/2025
[4] B-39/2022

2. PURPOSE AND INTENT

2.1 The purpose and intent of this Bylaw is to:

a) impose and provide for the payment of levies to be known as off-site levies in respect of land that is to be subdivided or developed;

b) authorize agreements to be entered into in respect of payment of the off-site levies;

c) set out the objects of each off-site levy; and

d) indicate how the amount of each off-site levy was determined.

3. DEFINITIONS[5]

In this Bylaw, words shall have the same meanings as in *Municipal Government Act*, RSA, 2000, c. M-26, and any amendments thereto, except as otherwise defined below:

3.1 "Act" means the *Municipal Government Act*, RSA, 2000, c. M-26 and amendments thereto;

3.2 "Bylaw" means this bylaw together with all schedules;

3.3 Deleted;[6]

3.4 "City" means the City of Airdrie or the geographical area within its jurisdictional boundaries as the context may require;

3.5 "City Manager" means the Chief Administrative Officer of the City or his/her authorized designate;

3.6 "Council" means the City of Airdrie Council;

3.7 "Developable Land" shall mean all land contained within the geographical boundaries of the City:

a) upon which Development takes place after the date of passing of this Bylaw; or

[5] B-39/2022
[6] B-23/2025

b) for which Subdivision approval is obtained after the date of passing of this Bylaw;

excluding all Developed Land;

3.8 "Developed Land" shall mean land that has been subject to Development or a Subdivision prior to the date of passing of this Bylaw, and in respect of which off-site levies for the same Infrastructure have been paid;

3.9 "Development Agreement" means "development agreement" as referred to in ss. 650 and 655 of the Act;

3.10 "ISL Report" means the Off-site Levy Update Phase 2 prepared by ISL Engineering dated March 27, 2026 and attached as Schedule "B" to this Bylaw;[7]

3.11 "Land Use Bylaw" means the City's Land Use Bylaw, as amended or replaced from time to time in accordance with the Act;

3.12 "Off-site Levy" means a levy imposed and created by this Bylaw;

3.13 Deleted;[8]

3.14 Deleted;[9]

4. ADMINISTRATION AND ENFORCEMENT

4.1 Council hereby delegates to the City Manager the duty and authority to enforce and administer this Bylaw, which includes, but is not limited to, the authority to enter into Development Agreements on behalf of the City and to defer or waive collection of the Off-site Levy imposed pursuant to this Bylaw.[10]

5. ENACTMENT[11]

5.1 An Off-site Levy for the purposes as provided for in section 648(2)(a)-(d) of the Act is hereby imposed in respect of all Developable Land and at the rates provided in Schedule "A" on the basis of the applicable off-site levy report attached to this Bylaw and on the terms as specified in this Bylaw[12]

[7] B-23/2025; B-08/2026
[8] B-23/2025
[9] B-23/2025
[10] B-39/2022; B-23/2025
[11] B-39/2022
[12] B-39/2022; B-23/2025; B-08/2026

5.2 The City may enter into agreements with respect to the payment of an Off-site Levy imposed pursuant to this Bylaw if the City considers it necessary to do so.

5.3 Council may from time to time adopt policies or guidelines for the assistance and direction of the City Manager in determining which Development and Subdivision applications shall require a Development Agreement or where to defer (and to require security for deferred payment) or waive collection of the Off-site Levy imposed pursuant to this Bylaw.

6. OBJECT OF THE OFF-SITE LEVIES

6.1 The object of the Off-site Levy or Levies imposed and collected pursuant to this Bylaw are to pay for all or any part of the capital cost of any or all of the following:

a) new or expanded facilities for the storage, transmission, treatment or supplying of water;

b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage;

c) new or expanded storm sewer drainage facilities;

d) new or expanded roads required for or impacted by a Subdivision or Development; and

e) land required for or in connection with any facilities described within this Paragraph.

7. OFF-SITE LEVY PAYMENT

7.1 All Off-site Levies imposed by this Bylaw are due and payable prior to the registration of the plan of subdivision or at the time of issuance of a development permit or at the time specified in the Development Agreement if and when such an agreement is required.[13]

7.2 Without limiting the remedies available to the City, where, the owner of land that is subject to the imposition of an Off-site Levy or Levies under this Bylaw fails, neglects or refuses to either pay the Off-site Levy imposed or provide sufficient security for the payment of the Off-site Levy, the City may:

a) commence proceedings in Court for recovery of the Off-site Levy as an amount due and payable to the City; or

[13] B-39/2022

b) refuse to endorse a plan of Subdivision or release a Development permit until the landowner has paid the Off-site Levy or has provided sufficient security for the payment of the Off-site Levy in a form satisfactory to the City Manager.[14]

8. OFF-SITE LEVY FUND

8.1 The City Manager shall establish and maintain a separate fund for each category of Infrastructure in respect of which an Off-site Levy is being imposed pursuant to this Bylaw, which fund may be invested as per the City's policies until used for the constructions of the specified Infrastructure. Such Off-site Levy fund shall be kept separate from the City's General Account or any other City account and shall be administered in accordance with the Act.[15]

9. DETERMINATION OF THE OFF-SITE LEVIES[16]

9.1 For the purpose of imposing Off-site Levies, the City is divided into benefitting areas as shown in Schedule “A” and determined in accordance with the ISL Report.[17]

9.2 The Off-site Levies imposed were determined in accordance with the ISL Report.[18]

10. REVIEW OF LEVY RATES[19]

10.1 The City shall review the calculation of the Off-site Levy once every three (3) years, with the first review commencing in 2028, and shall amend the Bylaw to update the Off-site Levy rates accordingly.[20]

10.2 Notwithstanding section 10.1, the City may elect to review the calculation of the Off-site Levy and amend the Bylaw to update the Off-site Levy rates more frequently than every three years.[21]

11. ANNUAL REPORT TO COUNCIL[22]

11.1 The City Manager shall report annually to Council regarding the Off-site Levy in a format acceptable to Council. The annual report shall include the following:

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[14] B-39/2022
[15] B-39/2022
[16] B-39/2022
[17] B-23/2025
[18] B-23/2025
[19] B-39/2022
[20] B-23/2025
[21] B-23/2025
[22] B-39/2022

a) the details of all Off-site Levies received by each contributor for each type of Infrastructure within each benefitting area,

b) the uses for each type of Infrastructure within each benefitting area for each capital project, and

c) the amount of each category of Off-site Levy collected.[23]

11.2 The annual report shall be made available to the public.

11.3 The City shall disclose and make available to the public full information regarding the Off-site Levy calculations.

12. TRANSITION[24]

12.1 This Bylaw applies to:

a) any Subdivision where the date of subdivision endorsement occurs on or after the date this Bylaw or any amendments come into force; and

b) any Development where the date of issuance of the development permit occurs on or after the date this Bylaw or any amendments come into force.

13. GENERAL[25]

13.1 Nothing in this Bylaw precludes the City from:

a) imposing further or different levies, duly enacted by bylaw, on any portion of the Developable Lands in respect of which the City has not collected Off-site Levies for that type of infrastructure or facility;

b) deferring collection of the Off-site Levy for the stated objects of this Bylaw, on any portion of Developable Lands in respect of which the City imposed Off-site Levies, including requiring security for payment of such deferred Off-site levies; or

c) reducing or forgiving payment of the Off-site Levies required pursuant to this Bylaw, or otherwise providing for credits for other Off-site Infrastructure constructed by a developer in calculating and/or collecting the Off-site Levies that become payable pursuant to this Bylaw.

13.2 The Schedules to this Bylaw may be amended from time to time by Council.

[23] B-08/2026
[24] B-39/2022
[25] B-39/2022

13.3 In the event that any provision of this Bylaw be declared invalid or void by any Court having competent jurisdiction, then such invalid or void provision shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.

13.4 That Bylaw No. B-58/2015 is hereby repealed in its entirety.

READ a first time this 1st day of April, 2019.

READ a second time this 1st day of April, 2019.

READ a third time this 1st day of April, 2019.

EXECUTED this 1st day of April 2019.

_____"Peter Brown"_____
Mayor

_____"S Pollyck"_____
City Clerk

Consolidated on_____

City Clerk _____

SCHEDULE "A"[26]

OFF-SITE LEVY RATES AND MAP OF DEVELOPABLE AREA SHOWING BENEFITING AREAS

Following is a link to the new Schedule “A” attached to Bylaw B-08/2026:

Schedule A of B-08 2026 (Amends B-11 2019).pdf

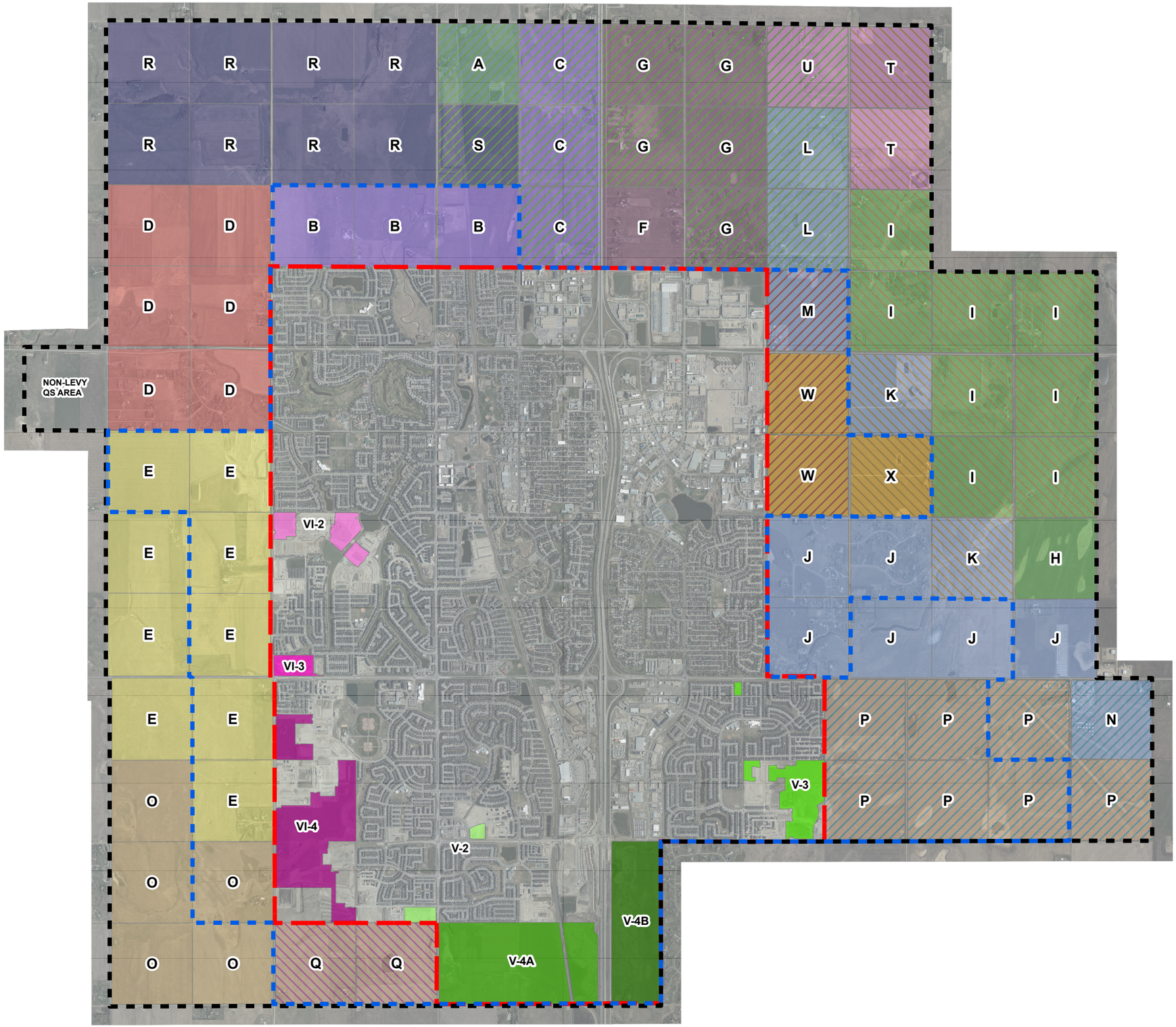
Note: Off-Site Levies are imposed under this bylaw are calculated based on the net area to be subdivided or developed being
Gross area of subdivision or development less lands for:
Environmental Reserve (ER)
Arterial road construction or widening
Public Utility Lots (PUL) purchased by the City for wastewater lift stations, potable water pump stations, and potable water reservoirs.
Land acquired by the City for regional parks
Land acquired by the City for snow storage
Land acquired for high schools

[26] B-39/2022; B-23/2025; B-08/2026

Table ES.1: Off-Site Levy Rate Summary

Rate Model	Benefiting Area	Wastewater Benefiting Area	Stormwater Benefiting Area	Off-Site Levy Rate									
				Water Infrastructure		Wastewater Infrastructure		Stormwater Infrastructure		Transportation Infrastructure		Total	
				$/ha	$/ac	$/ha	$/ac	$/ha	$/ac	$/ha	$/ac	$/ha	$/ac
Uniform	All			$54,665	$22,122					$145,541	$58,898		
Pre-Annexation Benefiting Area	V-2					$66,980	$27,106	$0	$0			$267,186	$108,126
	V-3					$67,324	$27,245	$0	$0			$267,530	$108,266
	V-4A					$25,265	$10,224	$0	$0			$225,471	$91,245
	V-4B					$103,128	$41,734	$0	$0			$303,334	$122,755
	VI-2					$65,911	$26,673	$0	$0			$266,117	$107,694
	VI-3					$65,911	$26,673	$0	$0			$266,117	$107,694
	VI-4					$71,615	$28,982	$0	$0			$271,821	$110,002
Post-Annexation Benefiting Area	A[1]	1	North			N/A	N/A	N/A	N/A			N/A	N/A
	B	2	N/A			$155,245	$62,825	$0	$0			$355,451	$143,846
	C[1]	2	North			N/A	N/A	N/A	N/A			N/A	N/A
	D[1]	3	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	E[3]	4	N/A			$118,354	$47,896	$0	$0			$318,560	$128,917
	F[1]	5	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	G[1]	5	North			N/A	N/A	N/A	N/A			N/A	N/A
	H[1]	6	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	I[1]	6	East			N/A	N/A	N/A	N/A			N/A	N/A
	J[3]	7	N/A			$258,133	$104,463	$0	$0			$458,339	$185,483
	K[1]	7	East			N/A	N/A	N/A	N/A			N/A	N/A
	L[1]	7	North			N/A	N/A	N/A	N/A			N/A	N/A
	M	7	Northeast			$258,133	$104,463	$5,539	$2,242			$463,878	$187,725
	N[1]	7	Southeast			N/A	N/A	N/A	N/A			N/A	N/A
	O[3]	8W	N/A			$38,992	$15,780	$0	$0			$239,198	$96,800
	P[3]	8E	Southeast			$129,748	$52,507	$30,633	$12,397			$360,587	$145,924
	Q	8W	Southwest			$38,992	$15,780	$16,881	$6,831			$256,079	$103,631
	R[1]	9	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	S[1]	9	North			N/A	N/A	N/A	N/A			N/A	N/A
	T[1]	10	East			N/A	N/A	N/A	N/A			N/A	N/A
	U[1]	10	North			N/A	N/A	N/A	N/A			N/A	N/A
	W	11	Northeast			$75,478	$30,545	$5,539	$2,242			$281,223	$113,807
	X	11	East			$75,478	$30,545	$0	$0			$275,684	$111,565
Total[2]				**$54,665**	**$22,122**	**$112,512**	**$45,532**	**$7,100**	**$2,873**	**$145,541**	**$58,898**	**$319,818**	**$129,426**

[1] No land developed within the 2040 horizon. Levy rates must be updated prior to land development within these areas.
[2] The total represents a weighted average of the rates for each benefiting area.
[3] Partial development to 2040.



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary
- 2040 Horizon Boundary

Post-Annexation Benefiting Area: Wastewater, Stormwater

- A: Area 1, North
- B: Area 2, N/A
- C: Area 2, North
- D: Area 3, N/A
- E: Area 4, N/A
- F: Area 5, N/A
- G: Area 5, North
- H: Area 6, N/A
- I: Area 6, East
- J: Area 7, N/A
- K: Area 7, East
- L: Area 7, North
- M: Area 7, Northeast
- N: Area 7, Southeast
- O: Area 8W, N/A
- P: Area 8E, Southeast
- Q: Area 8W, Southwest
- R: Area 9, N/A
- S: Area 9, North
- T: Area 10, East
- U: Area 10, North
- W: Area 11, Northeast
- X: Area 11, East

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE 3.4
COMBINED BENEFITING AREA ZONES
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

Integrated Expertise. Locally Delivered.

Date: 2026-03-24 Document: Q:\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage_2_Figures\28369_Airdrie_OSL_Stage_2_Figures.aprx

SCHEDULE "B"[27]

ISL OFF-SITE LEVY UPDATE PHASE 2 – 2025 Update March 2026

Following is a link to the new Schedule “B” attached to Bylaw B-08/2026

Schedule B of B-08 2026 (Amends B-11 2019).pdf

[27] B-39/2022; B-23/2025; B-08/2026

Integrated Expertise. Locally Delivered.



Off-Site Levy Phase 2 – 2025 Update

The City of Airdrie

Final Report
March 2026

ISL Engineering and Land Services Ltd. is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, and land projects.

At ISL, your identity is part of our identity. Diversity, Equity, and Inclusion (DEI) speaks to our core values and provides space for our teams to bring their authentic selves to work. ISL believes DEI creates the best outcomes for our clients while sustaining a happy and thriving work environment that allows for career development opportunities for all staff. ISL is committed to a focused effort on continuous improvement and development of a respectful and safe workplace

4015 7 Street SE, Calgary AB T2G 2Y9, T: 403.254.0544 F: 403.254.9186

March 27, 2026

Our Reference: 29008

City of Airdrie
400 Main Street SE
Airdrie, AB T4B 3C3

Attention: Andrew Dormer, P.Eng.

Dear Andrew Dormer:

Reference: Off-Site Levy Phase 2 – 2025 Update Final Report

Enclosed is the Final Report for the City of Airdrie Off-Site Levy Phase 2 – 2025 Update project. We trust that it meets your expectations.

The purpose of the report is to provide the full costing details for water, wastewater, stormwater, and transportation infrastructure required to accommodate the anticipated development in the pre- and post-annexation areas by 2040. The City needs to consider what rates are appropriate to remain attractive to development, with these provided for the City's reference in the development of their bylaw.

A cashflow analysis was provided by Nichols Applied Management Inc., which considers timing of upgrades, timing of levy collection, and benefiting areas to develop an enhanced levy rate model. This was utilized in the recommendation of an off-site levy calculation formulation for the development areas.

We sincerely appreciate the opportunity to undertake this project on behalf of the City of Airdrie. Should you have any questions or concerns, please do not hesitate to contact the undersigned at 403.254.0544.

Sincerely,

Geoffrey Schulmeister, P.Eng., SCPM
Board Director | Chief Risk Officer | GM of Water & Environment

Corporate Authorization

This document entitled “Off-Site Levy Phase 2 – 2025 Update” has been prepared by ISL Engineering and Land Services Ltd. (ISL) for the use of the City of Airdrie. The information and data provided herein represent ISL’s professional judgment at the time of preparation. ISL denies any liability whatsoever to any other parties who may obtain this report and use it, or any of its contents, without prior written consent from ISL.



Louis Che, P.Eng., PMP
Technical Author

Permit to Practice
ISL Engineering and Land Services Ltd.
RM Signature:
RM APEGA ID: 66731
Date: 2026-03-26
Permit Number P4741
The Association of Professional Engineers and Geoscientists of Alberta

Geoffrey Schulmeister, P.Eng., SCPM
Project Manager

Executive Summary

Background

The City of Airdrie (the City) engaged ISL Engineering and Land Services Ltd. (ISL) to undertake an off-site levy review to ensure up-to-date rates are used and adequate capital is collected from land development to fund off-site infrastructure required to support growth in the City's annexation area.

The City annexed 5,115 ha (12,640 ac) of additional land to the north, east, and west in 2012 from Rocky View County, increasing the City's area from 3,448 ha (8,520 ac) to 8,563 ha (21,160 ac). Following this annexation, the 2014 Connecting Airdrie: Transportation Master Plan, 2016 Airdrie Utility Master Plan (UMP), and eventually the Transportation Master Plan Update (TMP Update) and Renewal of the City's Utility Master Plan (UMP Update) were completed to support the future development within the annexation area. The City previously updated its 2015 off-site levy rates in 2019 for the pre-annexation boundary; however, an off-site levy was not developed for the post-annexation area at this time. In 2022, an amendment to the Levy Bylaw was completed to include specific quarter sections in the post-annexation area. As the 2019 off-site levy update and 2022 amendment included only the City's pre-annexation area and certain quarter sections in the post-annexation area, it is appropriate that the Levy Bylaw be updated to reflect the future growth areas and supporting infrastructure in the annexation area.

The off-site levy update consists of two stages. Stage 1 was intended to be an amendment to the 2019 bylaw and focus on 10 quarter sections that are categorized as developing imminently (i.e. the Community/Neighbourhood Structure Plan (CASP/NSP) is complete or underway and subdivision is planned for within two to three years). This is referred to as the 10QS levy scenario and was considered in the 2022 amendment. Stage 2 follows Stage 1 and assesses the remaining post-annexation area in detail as well as incorporates the pre-annexation area to prepare one congruent and up-to-date set of off-site levy rates. Stage 2 levy update was previously completed in June 2025. Since then, the City has received approval for $50 million in grant funding and advanced with design changes to the regional lift station originally proposed in the UMP servicing concept. This 2025 update report reflects these new information and supersedes the Off-site Levy Update Phase 2 report submitted by ISL in June 2025.

The recommendations of this Off-Site Levy Review are based on the following principles:

- The capital cost of infrastructure improvements that support and benefit growth areas should be borne by those growth areas. These costs should be financed through levies collected on development in each benefiting area of the City.
- Developers are responsible for all on-site infrastructure contained within their development area that is not outlined herein as being included in the annexation levy review.
- The capital cost of infrastructure improvements with City-wide benefit should be appropriately shared between growth areas and the existing population as needed, with the component borne by the growth areas to be financed through levies collected on development by the City.
- The capital cost and implementation of on-site and adjacent improvements should be borne by all benefiting development areas and included in Standard Development Agreements, with inclusion in the levy program.
- Levies should reflect as closely as possible the full capital costs of constructing new infrastructure, with adjustments over time to reflect additional or reduced costs, funding sources, etc.
- The establishment of levies and future adjustments be done through a transparent process.

Financial Analysis

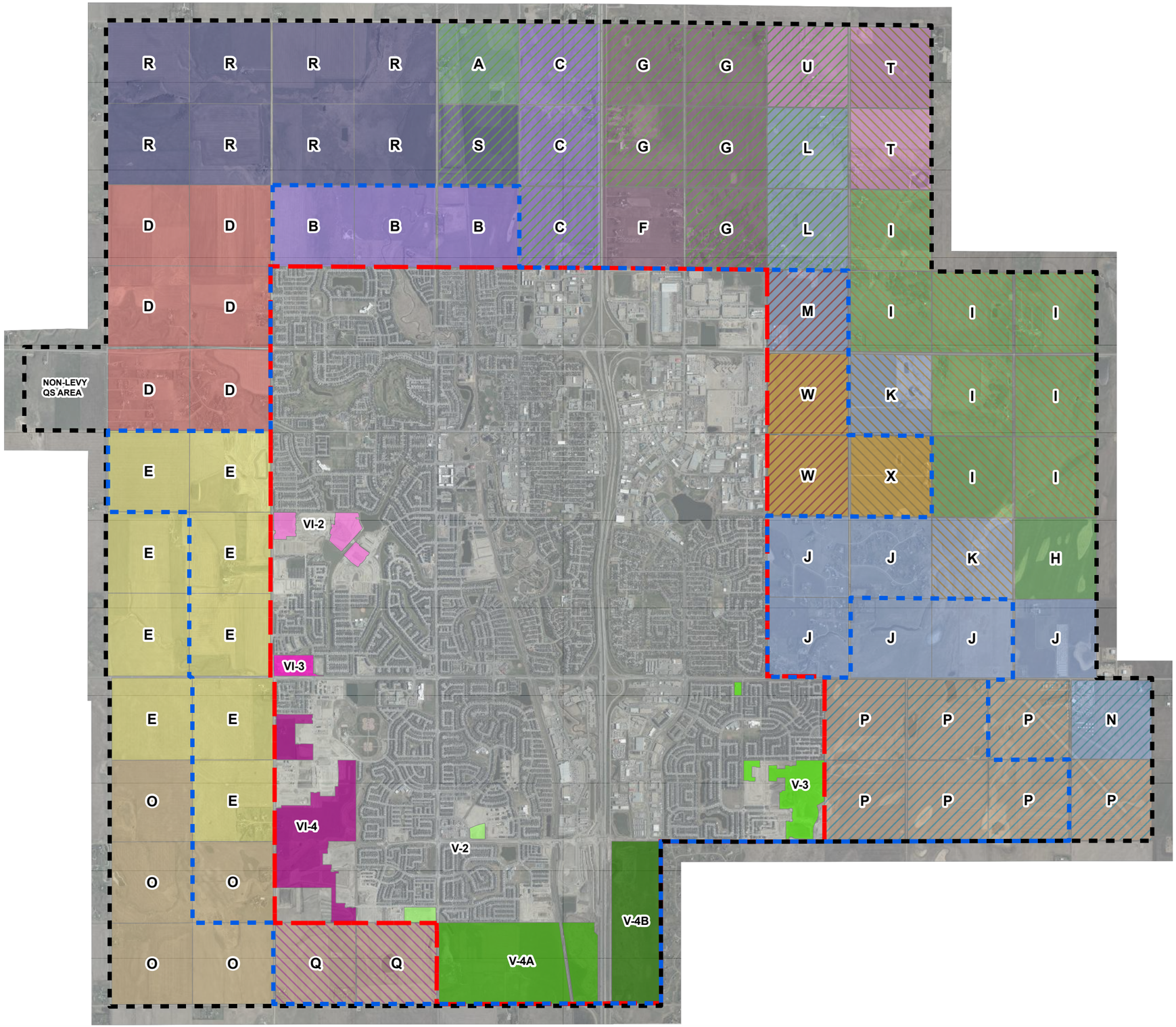
Proposed infrastructure projects were first compiled for the City's water, wastewater, stormwater, and transportation systems to accommodate development of the post-annexation area. These project lists were refined with input from the City and the Building Industry and Land Development Association (BILD). Initial off-site levy rate calculations were prepared based on the proposed project cost estimates.

Following this initial evaluation, Nichols Applied Management Inc. (Nichols) completed a financial analysis for the 2040 growth horizon levied projects in order to adequately account for reserve balances, debt financing, and land absorption timelines in the development of appropriate off-site levy rates.

Off-Site Levy Rate Summary

Water and transportation levy rates were evaluated on a uniform basis providing global benefit to the post-annexation area. Wastewater and stormwater levy rates were evaluated on a benefiting area basis. These benefiting areas were delineated based on the proposed system layouts for the wastewater and stormwater systems as outlined in the UMP Update and subsequent studies as well as the Master Stormwater Drainage Plan (MSDP), respectively.

As the benefiting areas vary among the infrastructure types, benefiting area zones were identified to simplify off-site levy rate application. It should be noted that projects and benefiting areas included were reviewed with the City and BILD to reach a consensus on the inclusion of projects and the delineation of benefiting areas. These benefiting areas are shown in **Figure ES.1**. The off-site levy rates are summarized in **Table ES.1** and compared with those of neighbouring municipalities in **Table ES.2**.



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary
- 2040 Horizon Boundary

Post-Annexation Benefiting Area: Wastewater, Stormwater

- A: Area 1, North
- B: Area 2, N/A
- C: Area 2, North
- D: Area 3, N/A
- E: Area 4, N/A
- F: Area 5, N/A
- G: Area 5, North
- H: Area 6, N/A
- I: Area 6, East
- J: Area 7, N/A
- K: Area 7, East
- L: Area 7, North
- M: Area 7, Northeast
- N: Area 7, Southeast
- O: Area 8W, N/A
- P: Area 8E, Southeast
- Q: Area 8W, Southwest
- R: Area 9, N/A
- S: Area 9, North
- T: Area 10, East
- U: Area 10, North
- W: Area 11, Northeast
- X: Area 11, East

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE ES.1
COMBINED BENEFITING AREA ZONES
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY of AIRDRIE COMMUNITY & OPPORTUNITY

Integrated Expertise. Locally Delivered.

Table ES.1: Off-Site Levy Rate Summary

Rate Model	Benefiting Area	Wastewater Benefiting Area	Stormwater Benefiting Area	Off-Site Levy Rate									
				Water Infrastructure		Wastewater Infrastructure		Stormwater Infrastructure		Transportation Infrastructure		Total	
				$/ha	$/ac	$/ha	$/ac	$/ha	$/ac	$/ha	$/ac	$/ha	$/ac
Uniform	All			$54,665	$22,122					$145,541	$58,898		
Pre-Annexation Benefiting Area	V-2					$66,980	$27,106	$0	$0			$267,186	$108,126
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	V-4A					$25,265	$10,224	$0	$0			$225,471	$91,245
	V-4B					$103,128	$41,734	$0	$0			$303,334	$122,755
	VI-2					$65,911	$26,673	$0	$0			$266,117	$107,694
	VI-3					$65,911	$26,673	$0	$0			$266,117	$107,694
	VI-4					$71,615	$28,982	$0	$0			$271,821	$110,002
Post-Annexation Benefiting Area	A[1]	1	North			N/A	N/A	N/A	N/A			N/A	N/A
	B	2	N/A			$155,245	$62,825	$0	$0			$355,451	$143,846
	C[1]	2	North			N/A	N/A	N/A	N/A			N/A	N/A
	D[1]	3	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	E[3]	4	N/A			$118,354	$47,896	$0	$0			$318,560	$128,917
	F[1]	5	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	G[1]	5	North			N/A	N/A	N/A	N/A			N/A	N/A
	H[1]	6	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	I[1]	6	East			N/A	N/A	N/A	N/A			N/A	N/A
	J[3]	7	N/A			$258,133	$104,463	$0	$0			$458,339	$185,483
	K[1]	7	East			N/A	N/A	N/A	N/A			N/A	N/A
	L[1]	7	North			N/A	N/A	N/A	N/A			N/A	N/A
	M	7	Northeast			$258,133	$104,463	$5,539	$2,242			$463,878	$187,725
	N[1]	7	Southeast			N/A	N/A	N/A	N/A			N/A	N/A
	O[3]	8W	N/A			$38,992	$15,780	$0	$0			$239,198	$96,800
	P[3]	8E	Southeast			$129,748	$52,507	$30,633	$12,397			$360,587	$145,924
	Q	8W	Southwest			$38,992	$15,780	$16,881	$6,831			$256,079	$103,631
	R[1]	9	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	S[1]	9	North			N/A	N/A	N/A	N/A			N/A	N/A
	T[1]	10	East			N/A	N/A	N/A	N/A			N/A	N/A
	U[1]	10	North			N/A	N/A	N/A	N/A			N/A	N/A
	W	11	Northeast			$75,478	$30,545	$5,539	$2,242			$281,223	$113,807
	X	11	East			$75,478	$30,545	$0	$0			$275,684	$111,565
Total[2]				**$54,665**	**$22,122**	**$112,512**	**$45,532**	**$7,100**	**$2,873**	**$145,541**	**$58,898**	**$319,818**	**$129,426**

[1] No land developed within the 2040 horizon. Levy rates must be updated prior to land development within these areas.
[2] The total represents a weighted average of the rates for each benefiting area.
[3] Partial development to 2040.

Table ES.2: Summary of Neighbouring Municipalities for Off-Site Levy Rate Comparison

Municipality	Year[1]		Rate Type	Off-Site Levies per Hectare	
	Bylaw	Rate		Minimum	Maximum
Airdrie	**2026**	**2026**	**Benefiting Area**	**$225,471**	**$463,878**
Calgary[2]	2024	2026	Uniform	$664,597	
Carstairs	2024	2024	Benefiting Area[3]	$49,700	$71,000
Chestermere	2025	2025	Benefiting Area	$271,675	$478,607
Cochrane	2025	2026	Benefiting Area	$350,663	$449,942
Didsbury	2019	2019	Uniform	$65,572	
High River	2021	2023	Benefiting Area	$97,374	$256,673
Innisfail	2016	2016	Benefiting Area	$14,190	$23,996
Lacombe	2023	2026	Benefiting Area	$59,298	$101,399
Lethbridge	2022	2026	Uniform	$318,000	
Medicine Hat	2022	2023	Benefiting Area	$33,331	$168,307
Okotoks	2023	2025	Uniform	$278,870	
Red Deer	2025	2025	Benefiting Area	$25,690	$480,580
Strathmore	2024	2024	Benefiting Area	$139,337	$174,900
Sylvan Lake	2024	2024	Benefiting Area	$18,958	$154,314

[1] Bylaw year refers to the year in which the most recent amendment to the bylaw was completed. The rate year refers to the year that the rate applies to when various rates are identified and dependent on the year of application.
[2] Off-site levy rate includes both soft infrastructure (emergency response, library, police, recreation, and transit buses levies) and hard infrastructure. The total off-site levy rate for hard infrastructure only (water distribution, water treatment, wastewater collection, wastewater treatment, stormwater, and transportation) is $553,047.
[3] Levy rates differ based on land use between industrial/commercial and residential.

Conclusions

The City's off-site levies will be charged to any new or incremental development in the City that will impact the need for upgrades in infrastructure, including the following:

- Water supply and distribution
- Wastewater sewer collection
- Stormwater conveyance
- Transportation infrastructure

The recommendations of this Off-Site Levy Review are based on the following principles:

- The capital cost of infrastructure improvements that support and benefit growth areas should be borne by those growth areas. These costs should be financed through levies collected on development in each benefiting area of the City.
- Developers are responsible for all on-site infrastructure contained within their development area that is not outlined herein as being included in the annexation levy review.
- The capital cost of infrastructure improvements with City-wide benefit should be appropriately shared between growth areas and the existing population as needed, with the component borne by the growth areas to be financed through levies collected on development by the City.
- The capital cost and implementation of on-site and adjacent improvements should be borne by all benefiting development areas and included in Standard Development Agreements, with inclusion in the levy program.
- Levies should reflect as closely as possible the full capital costs of constructing new infrastructure, with adjustments over time to reflect additional or reduced costs, funding sources, etc.
- The establishment of levies and future adjustments be done through a transparent process.

Recommendations

Recommendations related to the City's off-site levy update are as follows:

- The City should consider implementing those rates contained herein; however, the City may choose to set lower rates to be competitive with other municipalities.
- The City may wish to consider lower levy rates for non-residential development, given its typically positive implications on the municipal tax base.
- The City should consider the suitability of the recommended rates for its purposes.
- The City should determine what payment timing methodology to utilize in the Off-Site Levy Bylaw.
- The City should review the Off-Site Levy every three to five years in order to update the assumptions, costing, and schedules.

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UNITS

Unit	Meaning
$	Canadian Dollar (CAD)
ac	acre
ha	hectare
km	kilometre
L/s	litres per second
m	metre
m^3	cubic metre
mm	millimetre

ABBREVIATIONS

Abbreviation	Meaning
the City	The City of Airdrie
ISL	ISL Engineering and Land Services Ltd.
TMP	Transportation Master Plan
UMP	Utility Master Plan
AE	Associated Engineering Alberta Ltd.
BILD	Building Industry and Land Development Association
CAD	Canadian Dollar
CCC	Construction Completion Certificate
CPKC	Canadian Pacific Kansas City Ltd.
DA	Development Agreement
E	East
FAC	Final Acceptance Certificate
LS	Lift Station
MGA	Municipal Government Act
MSDP	Master Stormwater Drainage Plan
Nichols	Nichols Applied Management Inc.
NE	Northeast
NW	Northwest
NSP	Neighbourhood Structure Plan
OSL	Off-Site Levy
PRV	Pressure Reducing Valve
QS	Quarter Section
ROW	Right-of-way
SE	Southeast
SW	Southwest
SWMF	Stormwater Management Facility
W	West

1.0 Introduction

1.1 Authorization

The City of Airdrie (the City) engaged ISL Engineering and Land Services Ltd. (ISL) to undertake an off-site levy review to ensure up-to-date rates are used and adequate capital is collected from land development to fund off-site infrastructure required to support growth in the City's annexation area.

1.2 Background

The City annexed 5,115 ha (12,640 ac) of additional land to the north, east, and west in 2012 from Rocky View County increasing the City's area from 3,448 ha (8,520 ac) to 8,563 ha (21,160 ac). Following this annexation, the 2014 Connecting Airdrie: Transportation Master Plan, 2016 Airdrie Utility Master Plan (UMP), and eventually the Transportation Master Plan (TMP) Update (TMP Update) and Renewal of the City's Utility Master Plan (UMP Update) were completed to support the future development within the annexation area. The City previously updated its 2015 off-site levy rates in 2019 for the pre-annexation boundary; however, an off-site levy was not developed for the post-annexation area at this time. In 2022, an amendment to the Levy Bylaw was completed to include specific quarter sections in the post-annexation area. As the 2019 off-site levy update and 2022 amendment included only the City's pre-annexation area and only certain quarter sections in the post-annexation area, it is appropriate that the Levy Bylaw be updated to reflect the future growth areas and supporting infrastructure in the annexation area.

Off-site levy policies (which include not only rates, but in some situations more important issues such as who frontends upgrade costs, the levy collection timing, etc.) may impact a municipality's ability to attract and maintain developments.

This off-site levy review is considered to be Stage 2 of a two-stage off-site levy update. Stage 1 was intended to be an amendment to the 2019 bylaw and focus on 10 quarter sections that are categorized as developing imminently (i.e. the Community Area/Neighbourhood Structure Plan (CASP/NSP) is complete or underway and subdivision is planned for within two to three years). This is referred to as the 10QS levy scenario and was considered in the 2022 amendment. Stage 2 follows Stage 1 and assesses the remaining post-annexation area in detail as well as incorporates the pre-annexation area to prepare one congruent and up-to-date set of off-site levy rates.

In June 2025, ISL completed the Off-site Levy Update Phase 2. Since then, the City has received approval for $50 million in grant funding, and advanced with design changes to the regional wastewater lift station and forcemain projects originally proposed in the UMP servicing concept (changed Lift Station 8 to gravity trunk to Calgary, Lift Station 8 moved to east of Queen Elizabeth II Highway). This 2025 update report reflects the grant funding and the design changes on wastewater servicing concept, and supersedes the Off-site Levy Update Phase 2 report submitted by ISL in June 2025.

1.3 Off-Site Levy Review Principles

The recommendations of this Off-Site Levy Review are based on the following principles:

- The capital cost of infrastructure improvements that support and benefit growth areas should be borne by those growth areas. These costs should be financed through levies collected on development in each benefiting area of the City.
- Developers are responsible for all on-site infrastructure contained within their development area that is not outlined herein as being included in the annexation levy review.
- The capital cost of infrastructure improvements with City-wide benefit should be appropriately shared between growth areas and the existing population as needed, with the component borne by the growth areas to be financed through levies collected on development by the City.
- The capital cost and implementation of on-site and adjacent improvements should be borne by all benefiting development areas and included in Standard Development Agreements, with inclusion in the levy program.
- Levies should reflect as closely as possible the full capital costs of constructing new infrastructure, with adjustments over time to reflect additional or reduced costs, funding sources, etc.
- The establishment of levies and future adjustments be done through a transparent process.

2.0 Background Document Review

As part of this Off-Site Levy Review, ISL performed a review of the existing City of Airdrie Off-Site Levy Bylaw, the Municipal Government Act, and the off-site levy bylaws of neighbouring municipalities. A summary of these reviews is discussed in this section.

2.1 Existing Off-Site Levy Bylaw

The existing bylaw was completed based on the 2014 Connecting Airdrie: Transportation Master Plan and the 2016 Airdrie Utility Master Plan. The Levy Bylaw was supplemented by the 10 QS Off-Site Levy Review for Annexation Area (ISL, 2022).

These reports identified future developable areas and the infrastructure to service those areas to inform the Off-Site Levy Bylaw. A summary of the findings in the bylaw (City of Airdrie, 2022) and the attached bylaw update documents Offsite Levy Bylaw Update (CIMA+, 2019) and 10 QS Off-Site Levy Review for Annexation Area (ISL, 2022) is as follows:

- “Recovery Areas” were developed to distribute wastewater project costs among the areas that receive benefit rather than the City overall.
- Financing factors were applied to assess the cost implications of financing levied infrastructure.
- Arterial roadways were considered to benefit the entire city.
- Water mains of greater than 300 mm in diameter were considered to benefit the entire city.
- Water infrastructure projects were considered to possess 100% growth benefit.
- Wastewater infrastructure costs were considered to possess 100% growth benefit to the associated “Recovery Areas” based on sanitary catchment boundaries.
- This off-site levy update included up to the 80,000 population in the pre-annexation area and contributions of 10 quarter sections int the post-annexation area.
- Infrastructure project costs in the pre-annexation area were updated from 2015 dollars to 2018 dollars based on a 3.5% increase due to inflation or based on construction cost estimates.
- Infrastructure project costs in the post-annexation area are based on 2022 dollars.
- The off-site levies were calculated based on net development area, which excludes environmental reserves, public utility lots, and road rights-of-way (ROWs).
- Levied water infrastructure was considered to benefit either future development only or both existing and future development. The proportions considered to benefit growth and the existing population are outlined in the project sheets based on developer vs. municipal contributions to the overall capital cost.
- Levied wastewater infrastructure was considered to benefit future development only.
- Levied transportation infrastructure was considered to benefit either future development only or both existing and future development. The proportions considered to benefit growth and the existing population are outlined in the project sheets based on developer vs. municipal contributions to the overall capital cost.
- Stormwater levies were not imposed on the existing population or future development areas.
- Total pre-annexation area off-site levies range from $93,071/ac ($37,665/ha) to $103,288/ac ($41,800/ha) with the variance depending on the recovery area.
- Total post-annexation area off-site levies range from $146,250/ac ($361,392/ha) to $149,803/ac ($370,170/ha) depending on the recovery area.
- An additional recreation contribution of $1,200/ac ($486/ha) was applied for each residential dwelling; however, this rate has been highlighted to be revisited as part of a new community services levy.

2.2 Municipal Government Act

The governing authority for the off-site levies bylaw is the Municipal Government Act (MGA), which states in Section 648(2), that the off-site levy may be used to pay for all or part of the capital cost of any or all of the following:

- New or expanded facilities for the storage, transmission, treatment or supplying of water;
- New or expanded facilities for the treatment, movement or disposal of wastewater;
- New or expanded storm sewer drainage facilities;
- New or expanded roads required for or impacted by a subdivision or development; and
- Land required for or in connection with any facilities described above.

As of January 1, 2018, an addition to the MGA states in Section 648(2.1) that an off-site levy may also be used to pay for all or part of the capital cost, including the cost of any related appurtenances and land required for or in connection with any of the following purposes:

- New or expanded community recreation facilities;
- New or expanded fire hall facilities;
- New or expanded police station facilities; and
- New or expanded libraries.

2.3 Off-Site Levy Bylaws of Neighbouring Municipalities

The review of the off-site levy bylaws of neighbouring municipalities is intended to create a benchmark for the City of Airdrie and included the following municipalities:

- City of Calgary
- Town of Carstairs
- City of Chestermere
- Town of Cochrane
- Town of Didsbury
- Town of High River
- Town of Innisfail
- City of Lacombe
- City of Lethbridge
- City of Medicine Hat
- Town of Okotoks
- City of Red Deer
- Town of Strathmore
- Town of Sylvan Lake

Table 2.1 below provides an overview of the current rates and significant policies of interest, which may be currently under review.

Table 2.1: Summary of Neighbouring Municipalities for Off-Site Levy Bylaw Comparison

Municipality	Year[1]		Rate Type	Off-Site Levies per Hectare	
	Bylaw	Rate		Minimum	Maximum
Calgary	2024	2026	Uniform	$664,597	
Carstairs	2024	2024	Benefiting Area[2]	$49,700	$71,000
Chestermere	2025	2025	Benefiting Area	$271,675	$478,607
Cochrane	2025	2026	Benefiting Area	$350,663	$449,942
Didsbury	2019	2019	Uniform	$65,572	
High River	2021	2023	Benefiting Area	$97,374	$256,673
Innisfail	2017	2017	Benefiting Area	$14,190	$23,996
Lacombe	2023	2026	Benefiting Area	$59,298	$101,399
Lethbridge	2022	2026	Uniform	$318,000	
Medicine Hat	2022	2023	Benefiting Area	$33,331	$168,307
Okotoks	2023	2025	Uniform	$278,870	
Red Deer	2025	2025	Benefiting Area	$25,690	$480,580
Strathmore	2024	2024	Benefiting Area	$139,337	$174,900
Sylvan Lake	2024	2024	Benefiting Area	$18,958	$154,314

[1] Bylaw year refers to the year in which the most recent amendment to the bylaw was completed. The rate year refers to the year that the rate applies to when various rates are identified and dependent on the year of application.
[2] Levy rates differ based on land use between industrial/commercial and residential.

A comparison of the levy rates outlined above, and the City's proposed rates discussed in the subsequent sections is provided in **Section 10.3**.

3.0 Growth Projections/Future Developable Lands

The existing residential population for the City is 90,044 based on the 2025 Municipal Census results (Airdrie, 2025) within the entire post-annexation boundary. As such, the City has surpassed the 80,000 residential population horizon outlined in the City's 2016 UMP, which is largely consistent with the build-out of the City's pre-annexation lands.

This Off-Site Levy Review considers any infrastructure required to support development to the 2040 horizon. A hybrid approach was ultimately adopted in which several projects consider ultimate sizing within the 2040 horizon. This includes ultimate pipe sizing for sanitary sewers along 24 Street and 40 Avenue as well as downstream of right-of-way corridors or pinch points.

3.1 Development Timeline

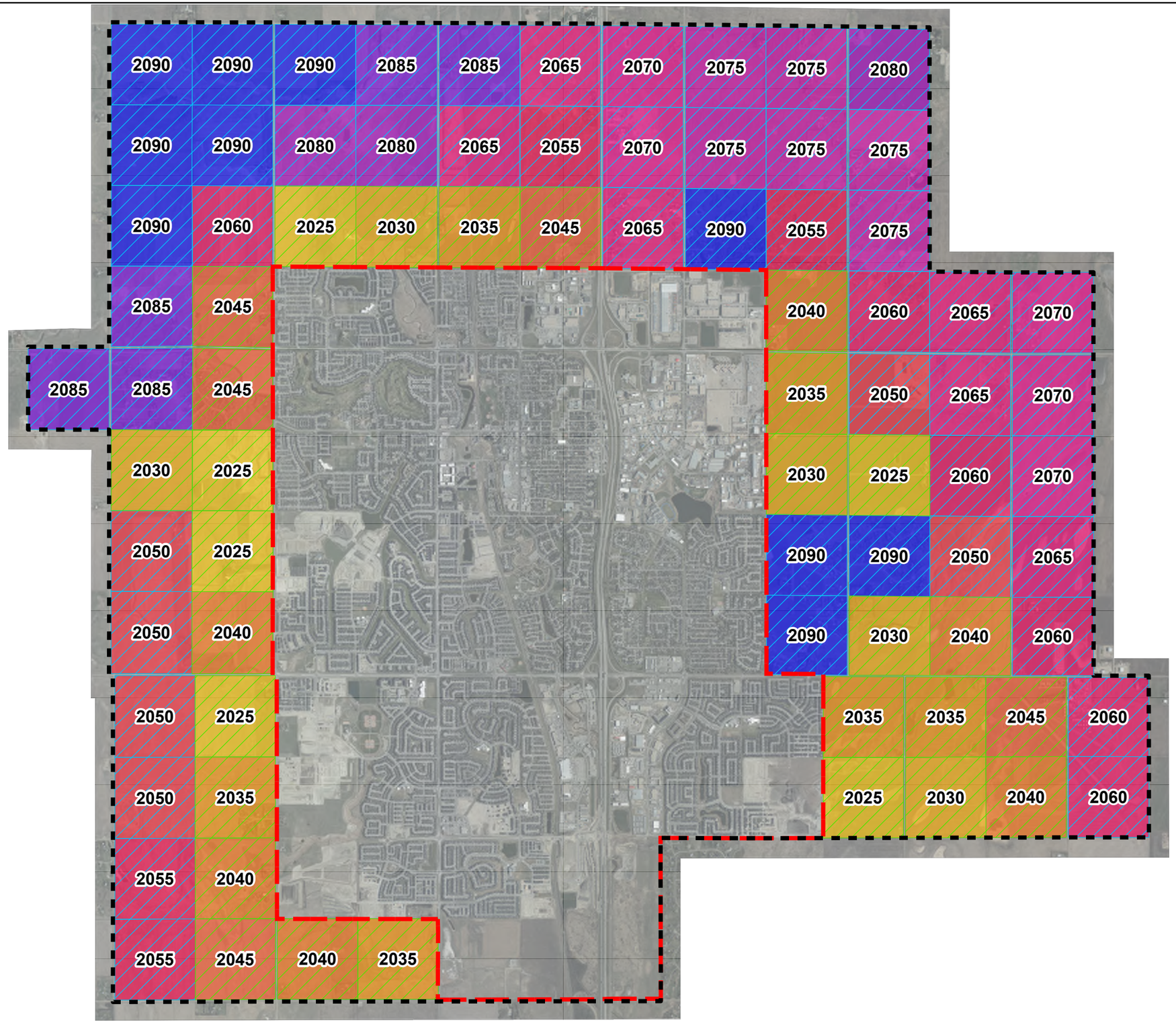
Timelines for development within the post-annexation area were reviewed and refined with the City into five-year increments from 2025 to 2090 as shown in **Figure 3.1**. This assumes that an average of 180 ac (73 ha) of gross development area is absorbed each year. It should be noted that the years associated with this timeline are anticipated to be the start of the quarter section's development rather than the build-out of it.

The residential and employment populations for the post-annexation areas are based on the CASPs or NSPs where applicable. Where an NSP exists for portions of a CASP, the overall CASP population was maintained and allocated proportionally over the remaining CASP development area not included in the NSP. Where a CASP does not exist, the density rates provided by the City were applied for both residential and employment areas. This was done on a net developable area basis, which removes open space and regional park areas as well as road right-of-ways from the gross developable area. It should be noted that for the potential Northwest Regional Park, it was assumed that it occupies approximately one quarter section of residential land. Therefore, this equivalent population was removed proportionally from the residential areas within this potential regional park boundary.

Residential populations are based on the average unit density of 2.83 people/unit obtained from the 2025 Municipal Census (Airdrie, 2025) as well as the following density rates depending on the anticipated development year of the area:
2025-2045: 8 UPA
2050-2090: 9 UPA

These rates are consistent with the 12 Thousand Acres Plan (IBI Group, 2018) document, which assumes a density of 8 units per acre for the first 30 years and 9 units per acre for the next 20 years at five-year increments.

The future land uses for the post-annexation area are based on the available NSPs, CASPs, and the 12 Thousand Acres Plan (IBI Group, 2018). Development areas were further refined based on the right-of-way widening locations and extents provided by the City as well as the planned and potential regional park areas. The future land use concept that was used to determine growth areas and associated populations is shown in **Figure 3.2** while the net developable lands in the post-annexation area are shown in **Figure 3.3**.



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary

Residential Unit Density

- 8 UPA Area
- 9 UPA Area

Quarter Section Development Timeline

- 2025
- 2030
- 2035
- 2040
- 2045
- 2050
- 2055
- 2060
- 2065
- 2070
- 2075
- 2080
- 2085
- 2090

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

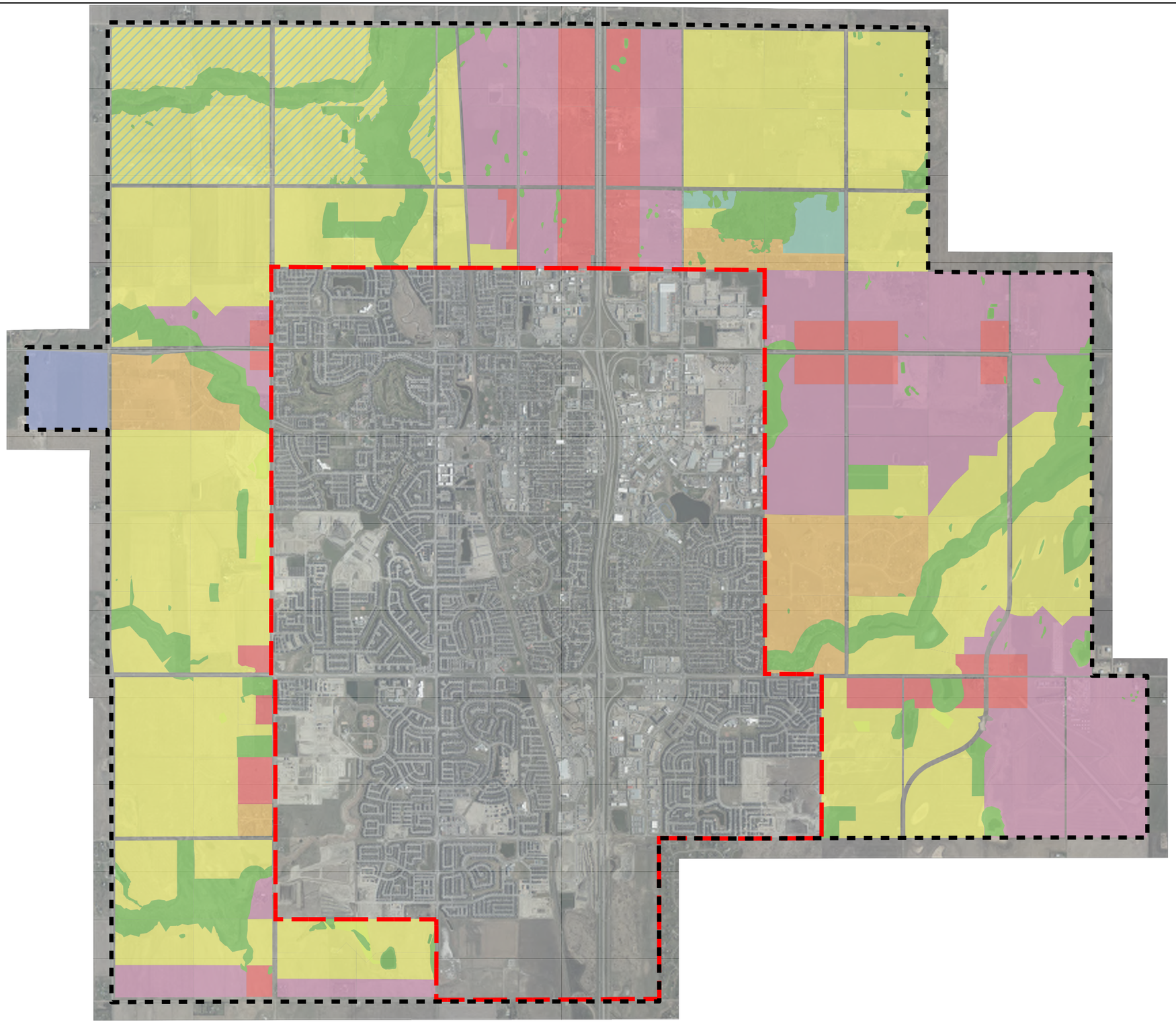
FIGURE 3.1
DEVELOPMENT TIMELINE - 180 AC/YR
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

Integrated Expertise. Locally Delivered.

Date: 2025-01-22 Document: \\192.168.4.94\elc\Shared\GIS\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage_2_Figures\28369_Airdrie_OSL_Stage_2_Figures.aprx



Legend

Annexation Boundary

Pre-Annexation Boundary

Land Use

- Residential
- Residential (Potential Regional Park)
- Country Residential
- Commercial Overlay
- Employment
- Institutional
- Regional Park
- Open Space

Notes: future land uses are based on available NSPs, CASPs, and the 12 Thousand Acres Plan, in that order of precedence - NSP over CASP, and CASP over the 12 Thousand Acres Plan.

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

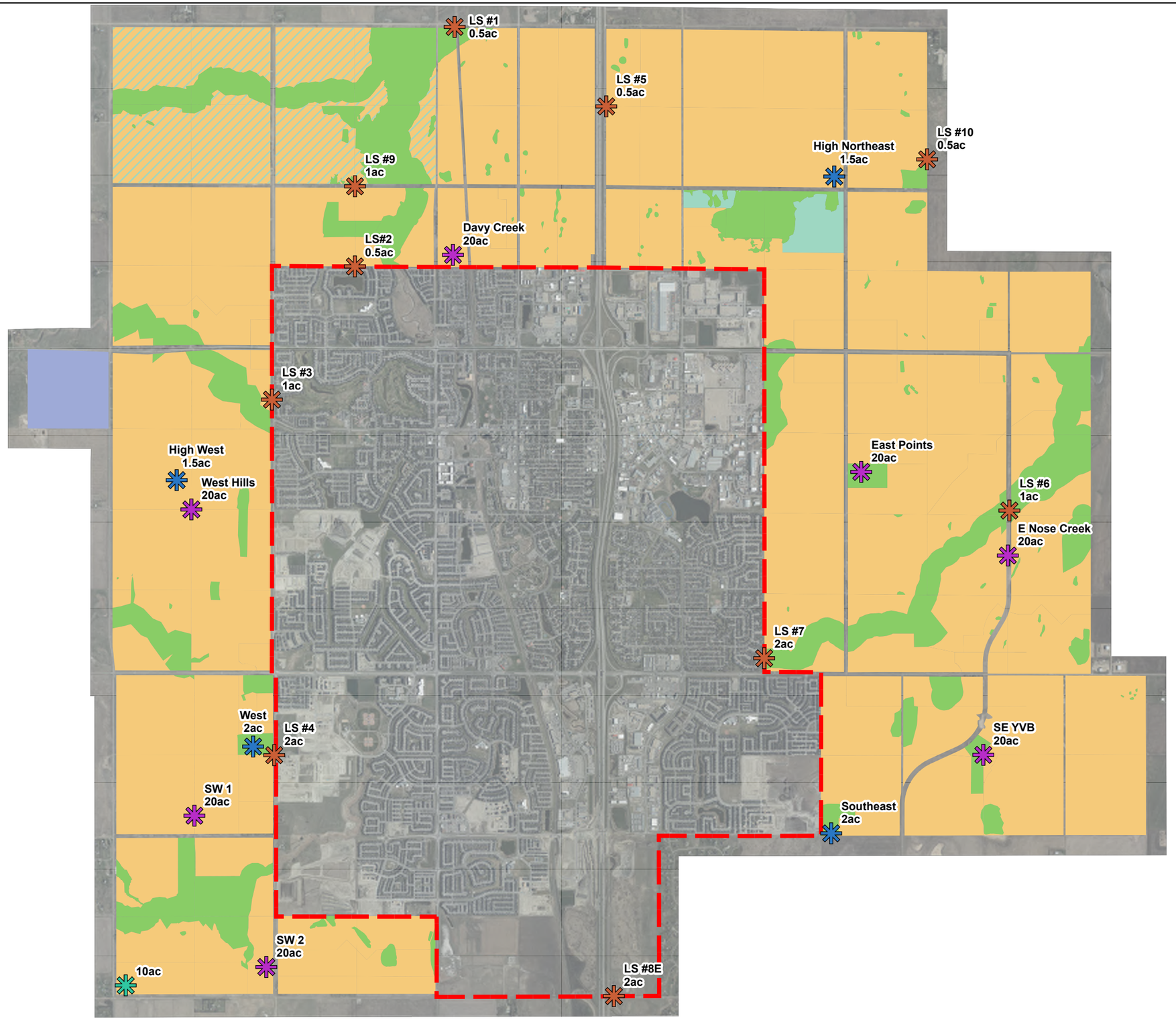
FIGURE 3.2
FUTURE LAND USE
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

Integrated Expertise. Locally Delivered.

Date: 2025-06-04 Document: Q:\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage_2_Figures\28369_Airdrie_OSL_Stage_2_Figures.aprx



Legend

- Annexation Boundary
- Pre-Annexation Boundary

Developable Area

- Developable
- Partially Developable (Potential Regional Park)

Undevelopable Area

- Institutional
- Regional Park
- Open Space/Environmental Reserve/Municipal Reserve

Municipal Reserve Locations

- High School
- Snow Storage
- Wastewater Lift Station
- Water Reservoir

Notes
1. Net developable area is calculated by removing non-developable lands (Environmental Reserve, Municipal Reserve, Park Space/Open Space, Institutional land, etc.) from the total land area.

2. Net developable area is estimated based on future land uses outlined in NSPs, CASPs, and the 12 Thousand Acres Plan, in that order of precedence - NSP over CASP, and CASP over the 12 Thousand Acres Plan.

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE 3.3
POST-ANNEXATION
NET DEVELOPABLE AREA
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

3.2 Benefiting Developable Area

At this stage of the off-site levy process, levy rates are calculated based on the net developable area of each quarter section. Net developable area only accounts for the portion of land that is actually available for development, and is calculated by removing all non-developable lands from the gross development area. Non-developable lands include Environmental Reserve (ER), arterial road ROW (construction or widening), Public Utility Lots (PUL) purchased by the City for wastewater lift stations, potable water pump stations, and potable water reservoirs, land acquired by the City for regional parks, land acquired by the City for snow storage, and land required for high schools.

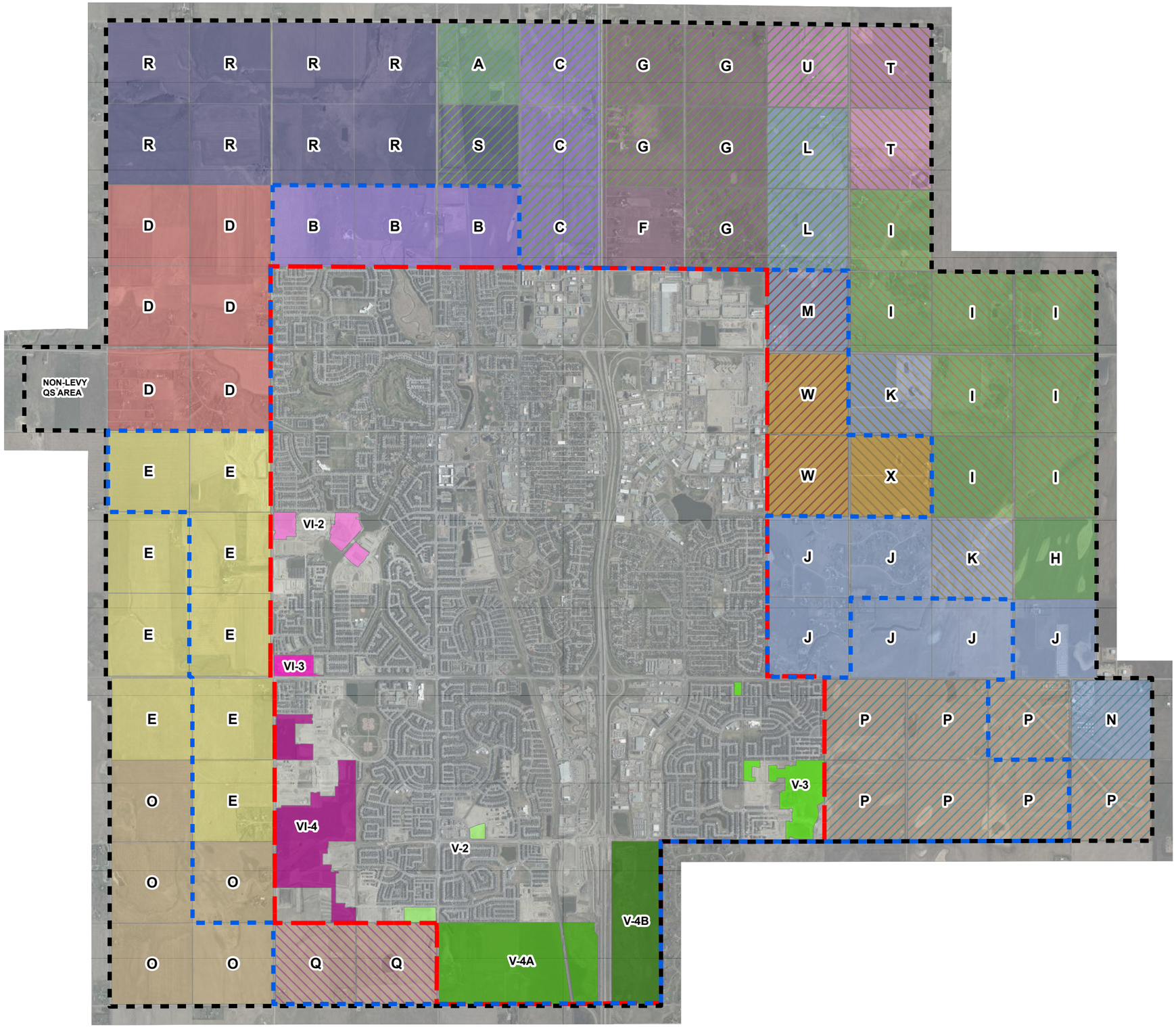
Benefiting areas were delineated based on the proposed system layouts for the wastewater and stormwater systems to the 2040 horizon as outlined in the UMP and subsequent studies as well as the Master Stormwater Drainage Plan (MSDP), respectively. The water and transportation infrastructure were assumed to provide global benefit to the City, thereby benefiting all areas of the post-annexation lands.

The benefiting areas for each infrastructure type vary; therefore, generalized zones were developed to simplify the application of levies on a quarter section basis. These generalized areas are shown in **Figure 3.4**, with benefiting area within 2040 horizon boundary summarized in **Table 3.1**. The benefiting areas for wastewater and stormwater are outlined in detail in **Sections 7.0 and 8.0**, respectively. It should be noted that projects and benefiting areas were reviewed with the City and BILD to reach a consensus on the inclusion of projects and the delineation of benefiting areas.

Table 3.1: Benefiting Area Summary

Benefiting Area Zone	Benefiting Area						Developable Area[1]
	Water	Wastewater	Stormwater	Transportation	Recreation	Fire	ha
B	Global	Area 2	N/A	Global	Global	Global	143.55
E		Area 4	N/A				344.72
J		Area 7	N/A				88.57
M		Area 7	Northeast				60.67
O		Area 8W	N/A				34.27
P		Area 8E	Southeast				267.13
Q		Area 8W	Southwest				114.17
W		Area 11	Northeast				110.38
X		Area 11	East				46.28
V-2		Pre-Annex	Global				6.88
V-3							32.09
V-4A							123.05
V-4B							78.34
VI-2							17.36
VI-3							8.28
VI-4							81.68
						Total	1,557.41

[1] Includes developable area to the 2040 growth horizon.



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary
- 2040 Horizon Boundary

Post-Annexation Benefiting Area: Wastewater, Stormwater

- A: Area 1, North
- B: Area 2, N/A
- C: Area 2, North
- D: Area 3, N/A
- E: Area 4, N/A
- F: Area 5, N/A
- G: Area 5, North
- H: Area 6, N/A
- I: Area 6, East
- J: Area 7, N/A
- K: Area 7, East
- L: Area 7, North
- M: Area 7, Northeast
- N: Area 7, Southeast
- O: Area 8W, N/A
- P: Area 8E, Southeast
- Q: Area 8W, Southwest
- R: Area 9, N/A
- S: Area 9, North
- T: Area 10, East
- U: Area 10, North
- W: Area 11, Northeast
- X: Area 11, East

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE 3.4
COMBINED BENEFITING AREA ZONES
CITY OF AIRDRIE
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4.0 Off-Site Levy Assumptions

The City's off-site levies will be charged to any new or incremental development in the city that will impact the need for upgrades in infrastructure, including the following:

- Water supply and distribution
- Wastewater sewer collection
- Stormwater conveyance
- Transportation infrastructure

Additional assumptions pertaining to the infrastructure projects and the proportions of costs carried in the off-site levy rate calculations for each infrastructure type are outlined in the following sections. General assumptions are as follows:

- A $50 million grant (applied towards wastewater gravity trunk to Calgary) is included in this report.
- Oversizing considerations have been included for water, wastewater, and stormwater infrastructure.
- Details of potential endeavours to assist will be detailed by the City in the formal off-site levy policy and/or future development agreements.
- Off-site levy rates are based on net development area as noted above.
- Interest and carrying charges have been incorporated into the calculation of off-site levy rates as part of Nichols Applied Management Inc.'s financial analysis.
- Cost estimates are based on the supporting planning documents.
- Project timelines are based on those outlined by the City in **Figure 3.1**.
- The inclusion of projects in the 2040 growth horizon is based on those projects intended to be partially completed prior to 2040 (an approximately 15-year horizon).
- Residual benefit of projects for the existing population are included.

4.1 Water Infrastructure Assumptions

Assumptions pertaining to water infrastructure projects as part of this Off-Site Levy Update are as follows:

- Existing system upgrade projects, proposed future system projects, and associated costs are based on the UMP Update (ISL, 2025), the East Lake Booster Station Opinion of Probably Costs (CIMA+, 2024), and the Highland Park Reservoir Upgrade (CIMA+, 2019).
- All projects were considered to benefit future development only.
- All projects are considered to provide global benefit to the City. Therefore, levy rates were calculated on a uniform basis.
- Distribution mains of 300 mm diameter or smaller are considered to be the responsibility of the Developer; therefore, these are not accounted for in the levy calculations.
- A base pipe diameter of 300 mm was assumed for oversize costs.
- All reservoirs as well as associated pump stations and dedicated fill lines are assumed to be levied.
- Reservoirs and associated pump station projects have been split in two (50/50) for staging with a 10-year deferral between the two stages.
- The supply line from Calgary is levied.

4.2 Wastewater Infrastructure Assumptions

Assumptions pertaining to wastewater infrastructure projects as part of this Off-Site Levy Update are as follows:

- Existing system upgrade projects, proposed future system projects, and associated costs are based on the UMP Update, the Lift Station Needs Assessment (AE, 2020), the Airdrie Needs Assessment Cost Estimate LS8 Stage 1 (AE, 2023), the Airdrie Pre-annexation Capacity Assessment for Main and West Lift Stations (AE, 2020), the Airdrie-Calgary Trunk Sewer 60% Design Drawings and Class 3 Opinion of Probable Cost (AE, 2025), and the Airdrie Southeast Sewer Trunk OPCs for Grant Application (AE, 2025).
- All projects were considered to benefit future development only.
- Benefiting areas were delineated based on future sanitary catchments and proposed wastewater system layout.
- Gravity sewers of 300 mm diameter or smaller are considered to be the responsibility of the Developer; therefore, these are not accounted for in the levy calculations.
- Gravity sewers with an alignment to be determined are levied but highlighted for future review.
- Gravity sewers with an alignment along major road rights-of-way are levied.
- A base pipe diameter of 300 mm was assumed for oversize costs.
- All lift stations and associated forcemains are assumed to be levied.
- Lift station staging is based on the UMP Update (ISL, 2025), with the only exception of Lift Station 8E.
- Gravity sewers with an alignment likely to be through development are oversized.

4.3 Stormwater Infrastructure Assumptions

Assumptions pertaining to stormwater infrastructure projects as part of this Off-Site Levy Update are as follows:

- Existing system upgrade projects, proposed future system projects, and associated costs are based on the Master Stormwater Drainage Plan (AE, 2015).
- All projects were considered to benefit future development only.
- Benefiting areas were delineated based on future stormwater catchments and proposed stormwater system layout.
- Gravity sewers of 300 mm diameter or smaller are considered to be the responsibility of the Developer; therefore, these are not accounted for in the levy calculations.
- Gravity sewers downstream of only one quarter section are considered to be the responsibility of the Developer; therefore, these are not accounted for in the levy calculations.
- A base pipe diameter of 300 mm was assumed for oversize costs.
- Gravity sewers with an alignment likely to be through development are oversized.
- Staging for the projects downstream of the existing Air Park was not considered as this was not reviewed in detail in the Master Stormwater Drainage Plan (AE, 2015).

4.4 Transportation Infrastructure Assumptions

Assumptions pertaining to transportation infrastructure projects as part of this Off-Site Levy Update are as follows:

- Existing system upgrade projects, proposed future system projects, and associated costs are based on the TMP Update (ISL, 2025).
- Projects are considered to benefit future development only or shared between future development and the existing population.
- All projects are considered to provide global benefit to the City. Therefore, levy rates were calculated on a uniform basis.
- Projects included in the current levy bylaw are incorporated for network completeness but are not levied as part of the post-annexation levy.
    - The exception to this is the Yankee Valley Boulevard Grade-Separated CPKC Rail Crossing, for which the current pre-annexation levy rate was carried forward for the post-annexation lands as stipulated in the pre-annexation levy (CIMA+, 2019).
- Projects with alignments within existing road ROWs are assumed to be fully levied.
- Projects with alignments within proposed road ROWs are assumed to be fully levied.

5.0 Financial Analysis

Proposed infrastructure projects were first compiled for the City's water, wastewater, stormwater, and transportation systems to accommodate development of the post-annexation area. These project lists were refined with input from the City and the BILD. Initial off-site levy rate calculations were prepared based on the proposed project cost estimates. These projects, costs, and levy rate calculations are provided in **Appendix A**.

Following this initial evaluation, Nichols Applied Management Inc. (Nichols) completed a financial analysis for the 2040 growth horizon levied projects in order to adequately account for reserve balances, debt financing, and land absorption timelines in the development of appropriate off-site levy rates.

The methodology applied in this analysis is based on discussions with the City and BILD. The results from the financial analysis have been incorporated into the subsequent sections of this report. The financial analysis methods, which provides details regarding the financial assumptions and methodology, are provided in **Appendix B**.

6.0 Water Infrastructure Costing Details

To facilitate the City's anticipated growth into the annexation area, the following are recommended upgrades to the City's water system to be included in the Off-Site Levy Bylaw, based on the UMP Update (ISL, 2025) and supplemental supporting reports. The locations of each upgrade in this 2040 growth horizon levy are shown on **Figure 6.1**.

Each of the water infrastructure projects is summarized in **Table 6.1** below with details for each project provided in the project sheets in **Appendix C**. It should be noted that the developer only funded projects are not included in the table below or in the project sheets.

Table 6.1: Water Infrastructure Upgrade Summary

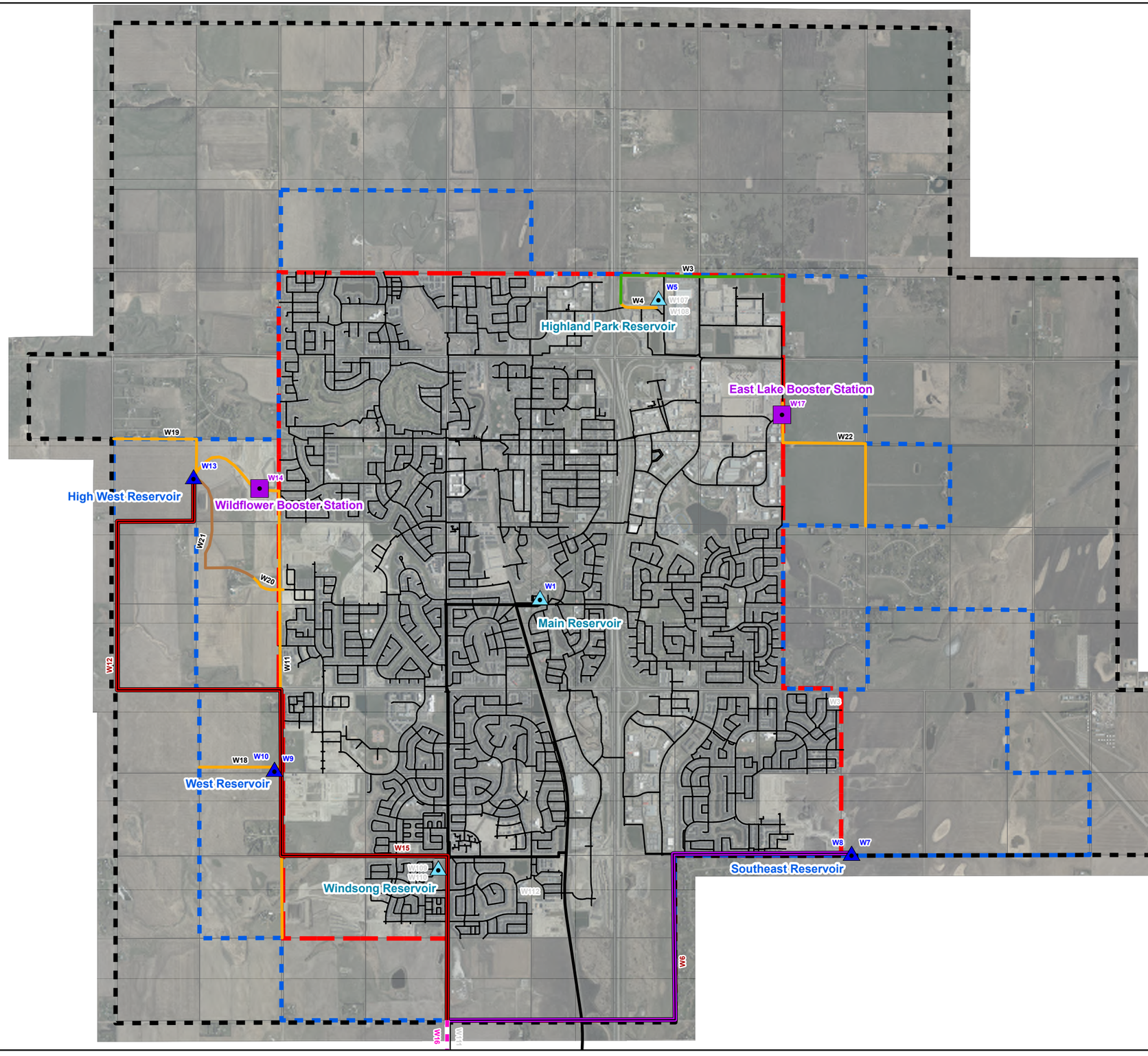
Project ID	Year	Payment Type	Benefiting Area(s)	Total Levied	Levies Collected
W107	2009	Levy	N/A	$3,048,260	$3,681,831
W108	2009	Levy	N/A	$2,430,456	$2,986,407
W109	2014	Levy	N/A	$6,210,000	$4,283,867
W110	2014	Levy	N/A	$3,924,135	$4,154,955
W111	2012	Levy	N/A	$12,279,554	$8,631,733
W112	2010-2024	Oversize	N/A	$2,554,163	$574,025
W6	2025	Levy	N/A	$6,320,028	-
W7A	2025	Levy	N/A	$387,150	-
W8A	2025	Levy	N/A	$227,502	-
W9A	2025	Levy	N/A	$7,830,000	-
W10A	2025	Levy	N/A	$2,185,958	-
W11	2025	Oversize	N/A	$1,164,713	-
W18	2025	Oversize	N/A	$174,000	-
W20	2025	Oversize	N/A	$76,125	-
W22	2025	Oversize	N/A	$435,000	-
W13	2025	Levy	N/A	$6,409,000	-
W14	2025	Levy	N/A	$4,683,500	-
W15	2025	Levy	N/A	$6,480,050	-
W21	2025	Oversize	N/A	$478,500	-
W17	2025	Levy	N/A	$4,391,688	-
W4	2030	Levy	N/A	$411,119	-
W19	2030	Oversize	N/A	$186,271	-
W12	2030	Levy	N/A	$8,163,283	-
W1	2035	Levy	N/A	$1,957,500	-
W7B	2035	Levy	N/A	$5,872,500	-
W8B	2035	Levy	N/A	$3,450,866	-
W9B	2035	Levy	N/A	$2,610,000	-
W10B	2035	Levy	N/A	$728,653	-
W16	2040	Levy	N/A	$31,610,000	-
W5	2040	Levy	N/A	$14,175,200	-
W3	2040	Levy	N/A	$2,548,375	-

6.1 Water Levy Rates

Based on the assumptions and costs outlined above for the 2040 growth horizon water infrastructure projects, as well as the financial analysis completed by Nichols, the off-site levy rates for the water infrastructure are summarized in **Table 6.2**.

Table 6.2: Water Infrastructure Levy Rate Summary

Benefiting Area	Area	Off-Site Levy	
	ha	$/ha	$/ac
Global	1,557.41	$54,665	$22,122
Total	**1,557.41**	**$54,665**	**$22,122**



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Proposed Booster Station
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station
- New 900 mm Supply Main From Calgary

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Proposed Reservoir Fill Line Diameter

- 400mm
- 600mm

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Notes

1. W112 includes all watermain grid oversize projects completed up to 2024, thus the project label is for general representation purpose only, and does not represent the actual location of the various projects.

2. At ultimate stage, the W23 400 mm distribution main will become the intra-city transmission main, connecting the Highland Park, Southeast, and High Northeast Reservoirs

0 500 1,000 2,000 Metres

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FIGURE 6.1
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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7.0 Wastewater Infrastructure Costing Details

In order to facilitate the City's anticipated growth into the annexation area, the following are recommended upgrades to the City's wastewater system be included in the Off-Site Levy Bylaw, based on the UMP Update (ISL, 2025), Airdrie-Calgary Trunk Sewer design drawings and Opinion of Probable Cost (AE, 2025), Airdrie Southeast Sewer Trunk Connection Feasibility Assessment (AE, 2025), and other supplemental supporting documents. The locations of each upgrade in this 2040 growth horizon levy are shown in **Figure 7.1.** Wastewater benefiting areas are shown in **Figure 7.2**.

Each of the wastewater infrastructure projects is summarized in **Table 7.1** below with details for each project provided in the project sheets in **Appendix D**. It should be noted that the developer only funded projects are not included in the table below or in the project sheets.

Table 7.1: Wastewater Infrastructure Upgrade Summary

Project ID	Year	Payment Type	Benefiting Area(s)	Total Levied	Levies Collected
WW113	2015	Levy	All Pre-Annex Areas	$1,524,714	$1,493,891
WW114	2017-2024	Oversize	Pre-Annex Area VI-4	$418,308	$101,537
WW116	2015	Levy	Pre-Annex Area V-2, V-3, VI-2, VI-3, and VI-4	$6,266,384	$3,670,651
WW7	2025	Levy	Post-Annex Area 1, 2	$5,365,000	-
WW10	2025	Levy	Post-Annex Area 1, 2	$7,732,874	-
WW4	2025	Levy	Post-Annex Area 11	$503,440	-
WW5	2025	Levy	Post-Annex Area 11	$1,382,720	-
WW6	2025	Levy	Post-Annex Area 11	$411,800	-
WW15C	2025	Levy	Post-Annex Area 3, 4, 9	$1,800,000	-
WW16	2025	Levy	Post-Annex Area 3, 4, 9	$1,928,320	-
WW22A	2025	Levy	Post-Annex Area 3, 4, 9	$1,875,063	-
WW22B	2025	Levy	Post-Annex Area 3, 4, 8W, 9	$2,083,288	-
WW22C	2025	Levy	Post-Annex Area 3, 4, 8W, 9	$2,030,000	-
WW22D	2025	Levy	Post-Annex Area 3, 4, 8W, 9	$2,040,150	-
WW22E	2025	Levy	Pre-Annex Area V-4A; Post-Annex Area 3, 4, 8W, 9	$3,291,138	-
WW23	2025	Levy	Post-Annex Area 3, 4, 9	$1,872,675	-
WW24	2025	Levy	Post-Annex Area 3, 4, 9	$12,801,117	-
WW25	2025	Levy	Post-Annex Area 3, 4, 8W, 9	$484,880	-
WW26	2025	Oversize	Post-Annex Area 4	$108,460	-
WW47C	2025	Levy	Post-Annex Area 5, 6, 7, 8E, 10	$4,118,363	-
WW47D	2025	Levy	Pre-Annex Area V-4B; Post-Annex Area 5, 6, 7, 8E, 10	$5,444,025	-
WW48	2025	Levy	All Pre-Annex and Post-Annex	$15,678,000	-
WW49	2025	Levy	Pre-Annex Area V-4B; Post-Annex Area 5, 6, 7, 8E, 10	$26,318,440	-
WW51	2025	Levy	Pre-Annex V-2, V-3	$31,486	-

Project ID	Year	Payment Type	Benefiting Area(s)	Total Levied	Levies Collected
WW54	2025	Levy	Post-Annex Area 2, 11	$2,604,656	-
WW55	2025	Levy	Post-Annex Area 2, 11	$1,736,438	-
WW38	2030	Levy	Post-Annex Area 6, 7, 10	$730,800	-
WW28	2030	Oversize	Post-Annex Area 7	$41,470	-
WW47A	2030	Levy	Post-Annex Area 5, 6, 7, 8E, 10	$1,823,404	-
WW47B	2030	Levy	Post-Annex Area 5, 6, 7, 8E, 10	$2,085,825	-
WW39	2030	Levy	Post-Annex Area 5, 6, 7, 10	$2,988,668	-
WW40	2030	Levy	Post-Annex Area 5, 6, 7, 10	$6,030,222	-
WW4A	2035	Oversize	Post-Annex Area 1, 2	$169,868	-
WW27	2035	Oversize	Pre-Annex Area V-3; Post-Annex Area 8E	$58,000	-
WW21B	2040	Oversize	Post-Annex Area 8W	$58,000	-
WW29	2040	Levy	Post-Annex Area 6, 7, 10	$533,600	-
WW30	2040	Oversize	Post-Annex Area 7	$58,000	-
WW35	2040	Levy	Post-Annex Area 5, 7, 11	$454,575	-
WW36A	2040	Levy	Post-Annex Area 5, 7, 11	$731,206	-
WW36B	2040	Levy	Post-Annex Area 5, 7, 11	$205,523	-
WW37A	2040	Levy	Post-Annex Area 5, 7, 11	$593,978	-
WW46	2040	Levy	Post-Annex Area 8E	$476,789	-
WW58	2040	Oversize	Post-Annex Area 4	$58,000	-
WW59	2040	Oversize	Post-Annex Area 4	$266,800	-
WW56	2040	Levy	Post-Annex Area 2, 11	$1,522,500	-

[1] WW48 total levied cost has accounted for the $50 million in grant funding.

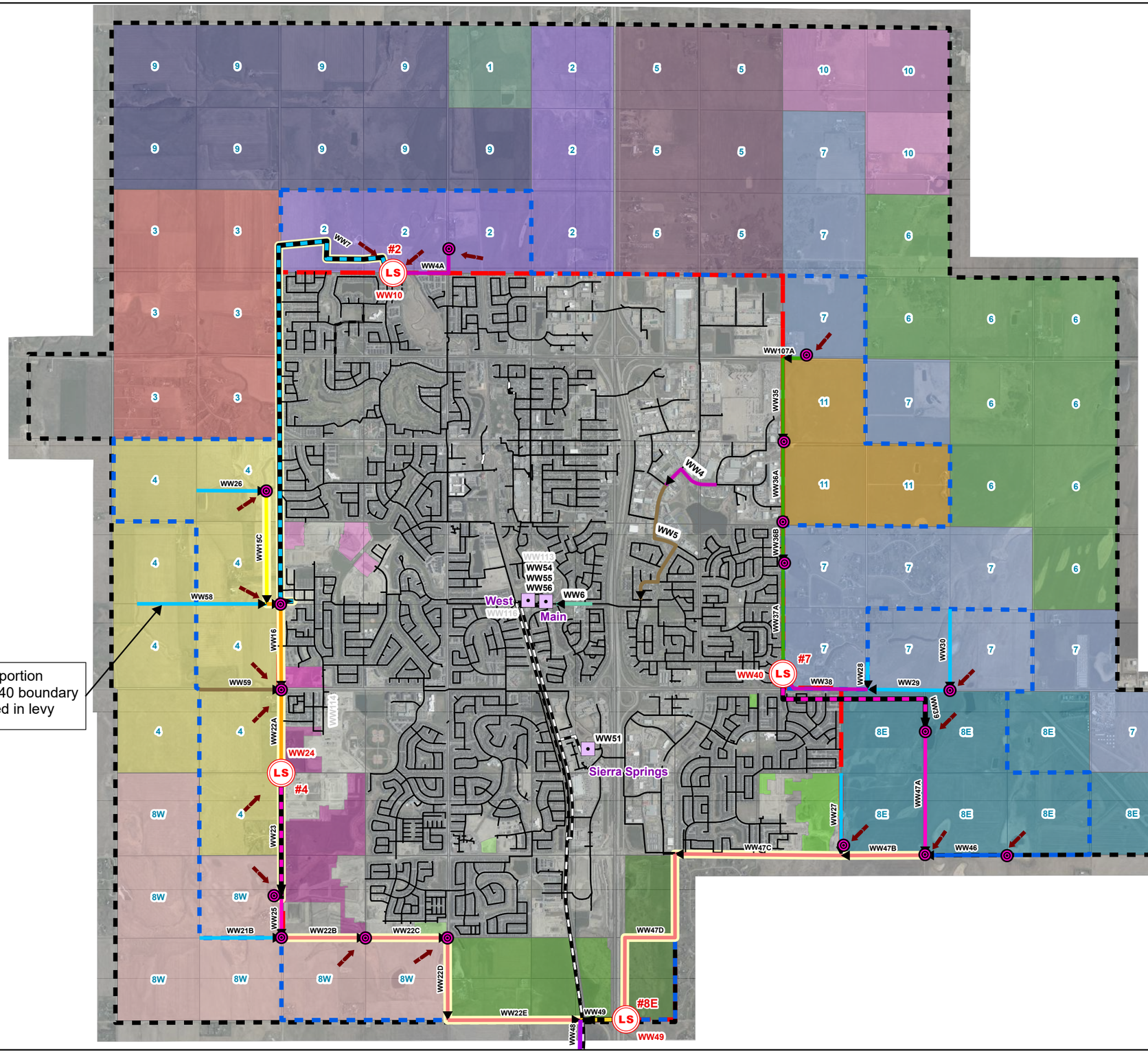
7.1 Wastewater Levy Rates

Based on the assumptions and costs outlined above for the 2040 growth horizon wastewater infrastructure projects, as well as the financial analysis completed by Nichols, the off-site levy rates for the wastewater infrastructure are summarized in **Table 7.2**.

Table 7.2: Wastewater Infrastructure Levy Rate Summary

Benefiting Area	Area	Off-Site Levy	
	ha	$/ha	$/ac
V-2	6.88	$66,980	$27,106
V-3	32.09	$67,324	$27,245
V-4A	123.05	$25,265	$10,224
V-4B	78.34	$103,128	$41,734
VI-2	17.36	$65,911	$26,673
VI-3	8.28	$65,911	$26,673
VI-4	81.68	$71,615	$28,982
Area 1[1]	0.00	N/A	N/A
Area 2	143.55	$155,245	$62,825
Area 3[1]	0.00	N/A	N/A
Area 4	344.72	$118,354	$47,896
Area 5[1]	0.00	N/A	N/A
Area 6[1]	0.00	N/A	N/A
Area 7	149.24	$258,133	$104,463
Area 8E	267.13	$129,748	$52,507
Area 8W	148.44	$38,992	$15,780
Area 9[1]	0.00	N/A	N/A
Area 10[1]	0.00	N/A	N/A
Area 11	156.67	$75,478	$30,545
Total	**1,557.41**	**$112,512**	**$45,532**

[1] No land developed within the 2040 horizon. Levy rates must be updated prior to land development within these areas.
[2] The total represents a weighted average of the rates for each benefiting area.



Only the portion within 2040 boundary is included in levy

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

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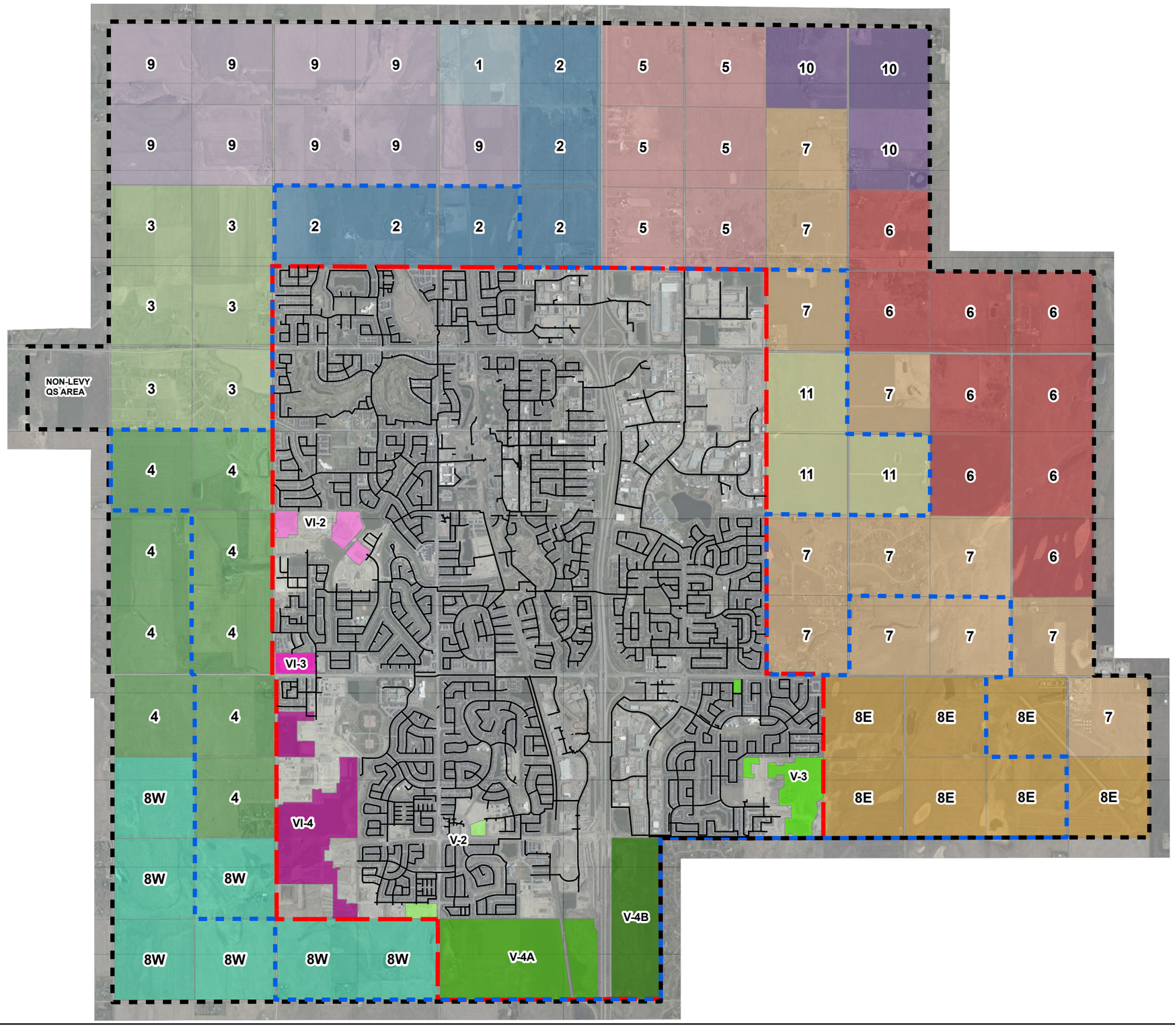
FIGURE 7.1
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Legend

- Annexation Boundary
- Pre-Annexation Boundary
- 2040 Horizon Boundary
- Existing Gravity Sewer

Post-Annex Wastewater Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE 7.2
WASTEWATER BENEFITING AREAS
CITY OF AIRDRIE
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8.0 Stormwater Infrastructure Costing Details

In order to facilitate the City's anticipated growth into the annexation area, the following are recommended upgrades to the City's stormwater system be included in the Off-Site Levy Bylaw, based on the Master Stormwater Drainage Plan (AE, 2015). The locations of each upgrade in this 2040 growth horizon levy are shown in **Figure 8.1**. Benefiting areas are shown in **Figure 8.2**.

Each of the stormwater infrastructure projects is summarized in **Table 8.1** below with details for each project provided in the project sheets in **Appendix E**. It should be noted that the developer only funded projects are not included in the table below or in the project sheets.

Table 8.1: Stormwater Infrastructure Upgrade Summary

Project ID	Year	Payment Type	Benefiting Area(s)	Total Levied	Levies Collected
S1	2025	Levy	Southeast	$6,219,413	-
S2A	2030	Levy	Southeast	$1,206,400	-
S3	2030	Oversize	Southeast	$66,700	-
S4	2030	Levy	Northeast	$802,068	-
S5	2035	Oversize	Northeast	$8,388	-
S16	2035	Levy	Southwest	$1,424,480	-
S2B	2040	Levy	Southeast	$1,206,400	-

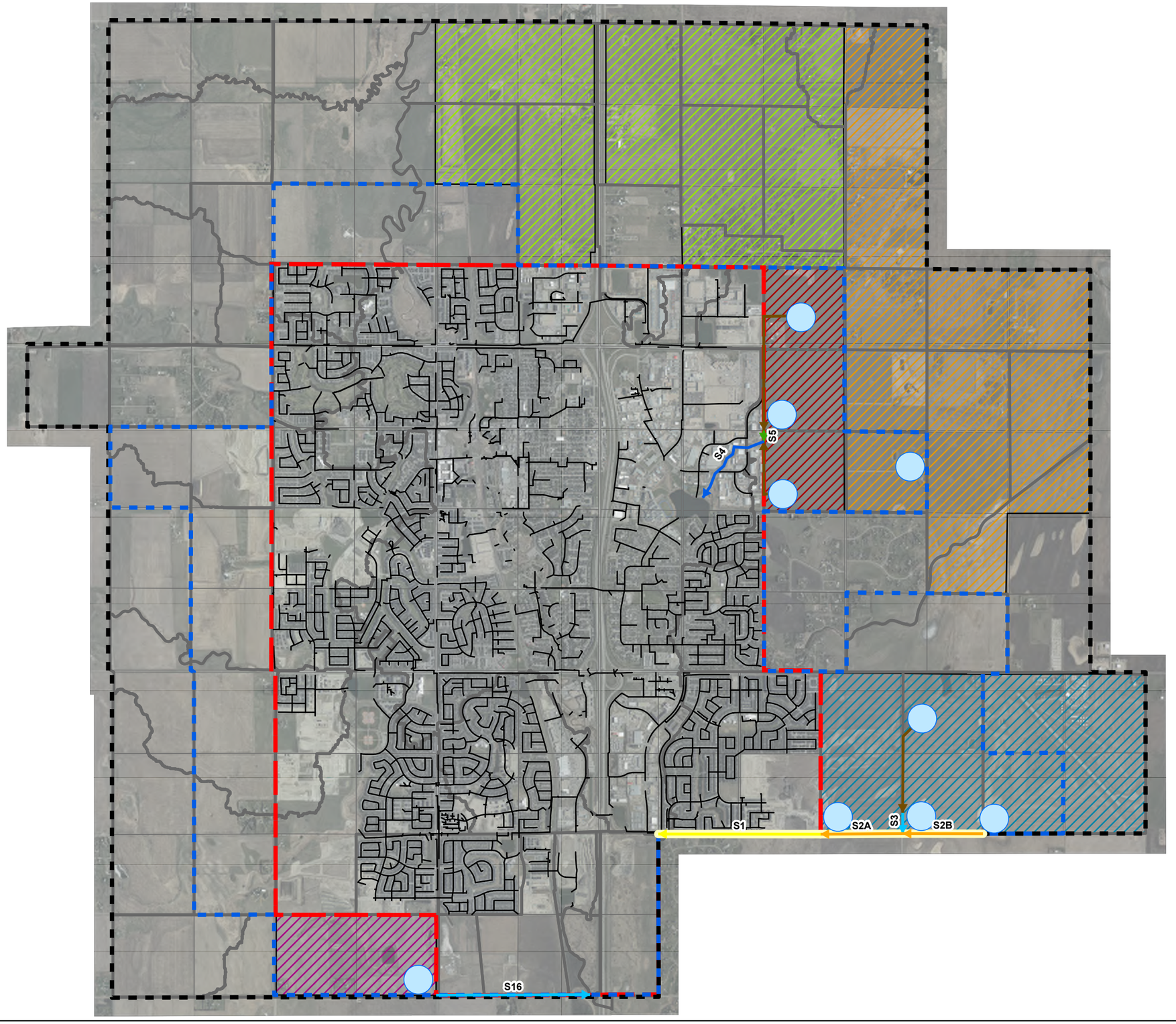
8.1 Stormwater Levy Rates

Based on the assumptions and costs outlined above for the 2040 growth horizon stormwater infrastructure projects, as well as the financial analysis completed by Nichols, the off-site levy rates for the stormwater infrastructure are summarized in **Table 8.2**.

Table 8.2: Stormwater Infrastructure Levy Rate Summary

Benefiting Area	Area	Off-Site Levy	
	ha	$/ha	$/ac
East[1]	46.28	$0	$0
North[2]	0.00	$0	$0
Northeast	171.05	$5,539	$2,242
Southeast	267.13	$30,633	$12,397
Southwest	114.17	$16,881	$6,831
Total	**598.64**	**$7,100**	**$2,873**

[1] Area shown represents quarter section with a proposed stormwater management facility, which is not levied.
[2] No land developed within the 2040 horizon. Levy rates must be updated prior to land development within these areas.
[3] The total represents a weighted average of the rates for each benefiting area.



Legend

- Annexation Boundary
- Pre-Annexation Boundary
- Existing Gravity Sewer
- Proposed Catchments
- Proposed SWMF (Not Levied)
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Storm Sewer

- Pond Connection (Not Levied)
- 375mm Regional Sewer
- 450mm Regional Sewer
- 525mm Regional Sewer
- 600mm Regional Sewer
- 675mm Regional Sewer
- 750mm Regional Sewer
- 1200mm Regional Sewer

Stormwater Benefiting Areas

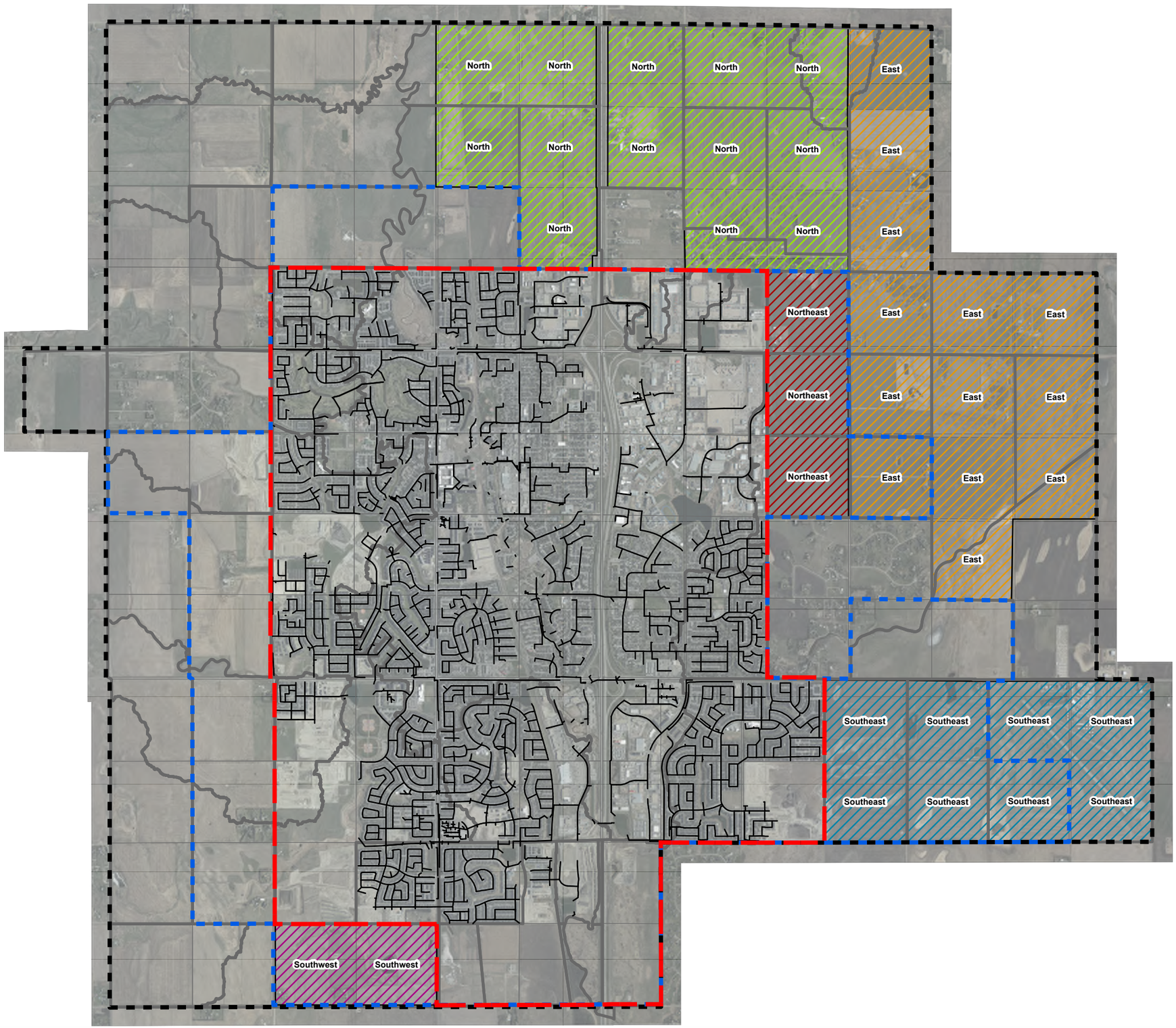
- East
- North
- Northeast
- Southeast
- Southwest

S1 Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE 8.1
STORMWATER INFRASTRUCTURE
HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW



Legend

- Annexation Boundary
- Pre-Annexation Boundary
- 2040 Horizon Boundary
- Existing Gravity Sewer
- Proposed Catchments

Stormwater Benefiting Areas

- East
- North
- Northeast
- Southeast
- Southwest

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE 8.2
STORMWATER BENEFITING AREAS
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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9.0 Transportation Infrastructure Costing Details

In order to facilitate the City's anticipated growth into the annexation area, the following are recommended upgrades to the City's transportation system be included in the Off-Site Levy Bylaw, based on the TMP Update (ISL, 2025). The locations of each upgrade in this 2040 growth horizon levy are shown in **Figure 9.1**.

Each of the transportation infrastructure project is summarized in **Table 9.1** below with details for each project provided in the project sheets in **Appendix F**. It should be noted that the developer only funded projects are not included in the table below or in the project sheets.

Table 9.1: Transportation Infrastructure Upgrade Summary

Project ID	Year	Payment Type	Benefiting Area(s)	Total Levied	Levies Collected
T101	2018	Levy	N/A	$9,277,032	$4,896,954
T102	2010	Levy	N/A	$1,636,132	$1,345,405
T103	2013	Levy	N/A	$4,421,391	$3,737,685
T104	2008	Levy	N/A	$2,900,847	$2,426,141
T105	2006	Levy	N/A	$2,650,709	$2,421,407
T106	2010-2012	Levy	N/A	$3,999,504	$4,080,259
T107	2003-2009	Levy	N/A	$1,654,192	$1,428,694
T108	2008	Levy	N/A	$3,870,309	$3,494,329
T109	2014	Levy	N/A	$4,514,603	$4,317,249
T110	2025	Levy	N/A	$2,359,581	$1,658,108
T111	2024	Levy	N/A	$2,820,713	$3,508,566
T112	2006	Levy	N/A	$1,590,681	$1,590,681
T113	2016-2017	Levy	N/A	$1,469,585	$520,737
T115	2012	Levy	N/A	$5,158,369	$5,075,649
T116	2016	Levy	N/A	$7,290,349	$5,604,880
T117	2013	Levy	N/A	$4,033,681	$2,343,129
T118	2022	Levy	N/A	$3,999,861	$2,948,688
T120	2023	Levy	N/A	$5,430,674	$754,492
T123	2016	Levy	N/A	$3,547,775	$1,643,218
T124	2009	Levy	N/A	$292,333	$45,277
T125	2017	Levy	N/A	$9,849,212	$948,901
127	2022	Levy	N/A	$4,002,000	-
TA	2024	Levy	N/A	$40,978,555	$6,608,025
T1	2030	Levy	N/A	$8,420,000	$1,245,142
T2	2030	Levy	N/A	$1,404,000	-
T3	2030	Levy	N/A	$1,420,269	-
T4	2030	Levy	N/A	$4,480,000	-
T5	2030	Levy	N/A	$12,999,069	$1,360,866
T6	2030	Levy	N/A	$4,050,000	-
T7	2030	Levy	N/A	$6,930,000	-
T8	2030	Levy	N/A	$12,760,000	-

Project ID	Year	Payment Type	Benefiting Area(s)	Total Levied	Levies Collected
T9	2030	Levy	N/A	$2,640,000	-
T10	2030	Levy	N/A	$810,000	$127,095
T11	2030	Levy	N/A	$875,000	-
T12	2030	Levy	N/A	$13,000,000	-
T13	2030	Levy	N/A	$420,000	-
T14	2030	Levy	N/A	$420,000	-
T20	2030	Levy	N/A	$60,000	-
T21	2030	Levy	N/A	$60,000	-
T22	2030	Levy	N/A	$750,000	-
T24	2030	Levy	N/A	$500,000	-
T25	2030	Levy	N/A	$1,000,000	-
T27	2030	Levy	N/A	$3,474,057	-
T29	2030	Levy	N/A	$625,000	-
T30	2030	Levy	N/A	$500,000	-
T31	2040	Levy	N/A	$10,500,000	-
T32	2040	Levy	N/A	$8,900,000	-
T33	2040	Levy	N/A	$2,560,000	-
T34	2040	Levy	N/A	$3,000,000	-
T35	2040	Levy	N/A	$2,460,000	-
T35A	2040	Levy	N/A	$36,250,000	-
T36	2040	Levy	N/A	$30,550,000	-
T37	2040	Levy	N/A	$210,000	-
T38	2040	Levy	N/A	$1,000,000	-
T39	2040	Levy	N/A	$1,000,000	-
T40	2040	Levy	N/A	$750,000	-
T42	2040	Levy	N/A	$6,400,000	-
T43	2040	Levy	N/A	$6,500,000	-
T44	2040	Levy	N/A	$1,148,000	-
T45	2040	Levy	N/A	$28,530,000	$609,352
T46	2040	Levy	N/A	$1,845,000	-
T47	2040	Levy	N/A	$2,700,000	$180,759
T48	2040	Levy	N/A	$3,270,000	-
T49	2040	Levy	N/A	$3,270,000	-
T50	2040	Levy	N/A	$840,000	-
T52	2040	Levy	N/A	$750,000	-
T53	2040	Levy	N/A	$1,000,000	-
T54	2040	Levy	N/A	$6,500,000	-
T55	2040	Levy	N/A	$6,804,000	-
T56	2040	Levy	N/A	$4,482,000	-
T57	2040	Levy	N/A	$7,560,000	-
T58	2040	Levy	N/A	$2,685,000	-
T59	2040	Levy	N/A	$20,000	-

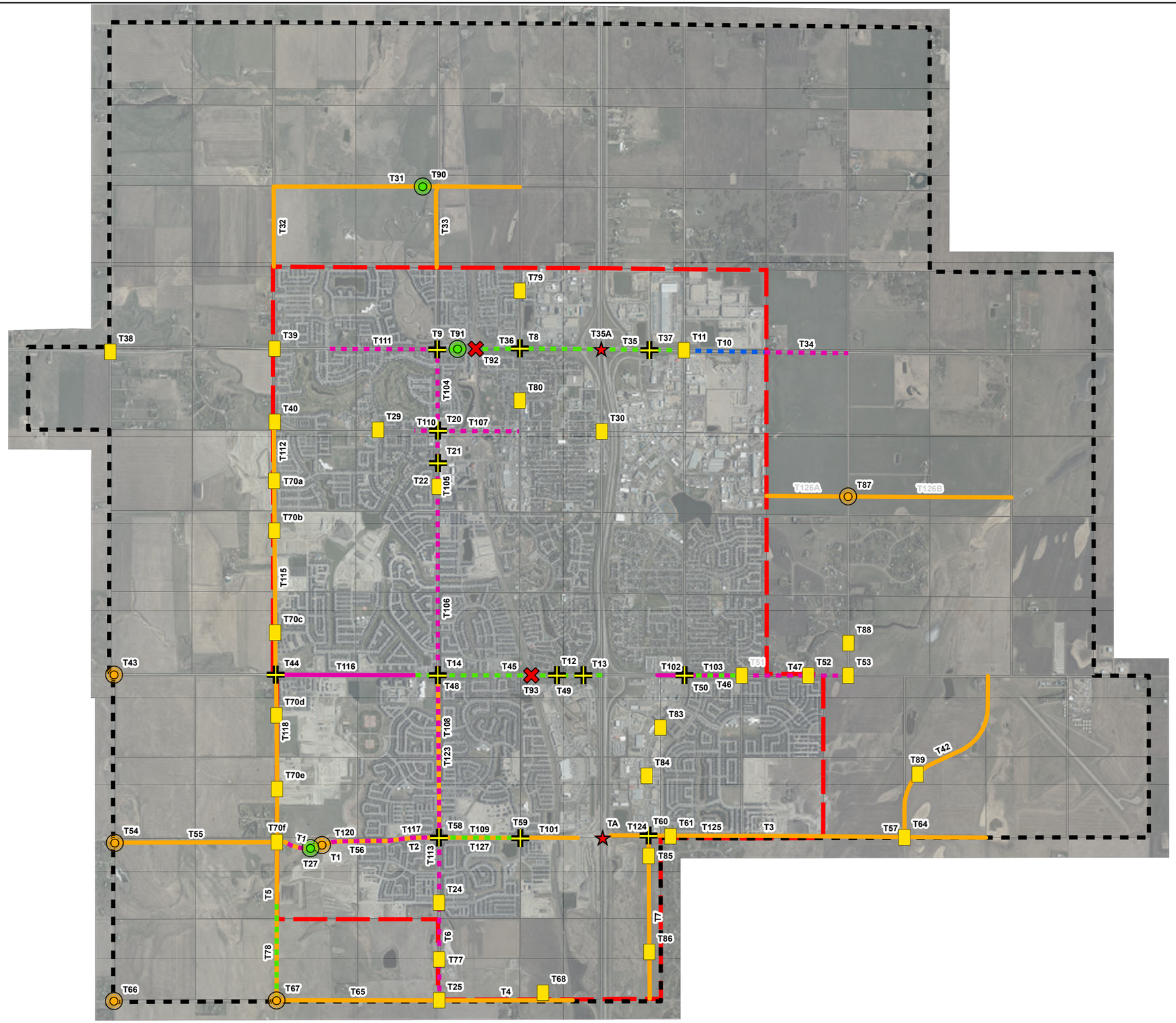
Project ID	Year	Payment Type	Benefiting Area(s)	Total Levied	Levies Collected
T60	2040	Levy	N/A	$330,000	-
T61	2040	Levy	N/A	$1,400,000	-
T64	2040	Levy	N/A	$1,000,000	-
T65	2040	Levy	N/A	$6,804,000	-
T66	2040	Levy	N/A	$6,560,000	-
T67	2040	Levy	N/A	$6,560,000	-
T68	2040	Levy	N/A	$1,750,000	-
T70A	2040	Levy	N/A	$1,041,667	-
T70B	2040	Levy	N/A	$1,041,667	-
T70C	2040	Levy	N/A	$1,041,667	-
T70D	2040	Levy	N/A	$1,041,667	-
T70E	2040	Levy	N/A	$1,041,667	-
T70F	2040	Levy	N/A	$1,041,667	-
T77	2040	Levy	N/A	$500,000	-
T78	2040	Levy	N/A	$3,690,000	-
T79	2040	Levy	N/A	$500,000	$135,101
T80	2040	Levy	N/A	$500,000	-
T83	2040	Levy	N/A	$500,000	-
T84	2040	Levy	N/A	$500,000	-
T85	2040	Levy	N/A	$815,000	-
T86	2040	Levy	N/A	$815,000	-
T87	2040	Levy	N/A	$6,560,000	-
T88	2040	Levy	N/A	$750,000	-
T89	2040	Levy	N/A	$1,000,000	-
T90	2040	Levy	N/A	$5,600,000	-
T91	2040	Levy	N/A	$3,950,000	-
T92	2040	Levy	N/A	$14,400,000	-
T93	2040	Levy	N/A	$65,400,000	-

9.1 Transportation Levy Rates

Based on the assumptions and costs outlined above for the 2040 growth horizon transportation infrastructure projects, as well as the financial analysis completed by Nichols, the off-site levy rates for the transportation infrastructure are summarized in **Table 9.2**.

Table 9.2: Transportation Infrastructure Levy Rate Summary

Benefiting Area	Area	Off-Site Levy	
	ha	$/ha	$/ac
Global	1,557.41	$145,541	$58,898
Total	**1,557.41**	**$145,541**	**$58,898**



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE 9.1
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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10.0 Off-Site levy Summary

10.1 Off-Site Levy Rates

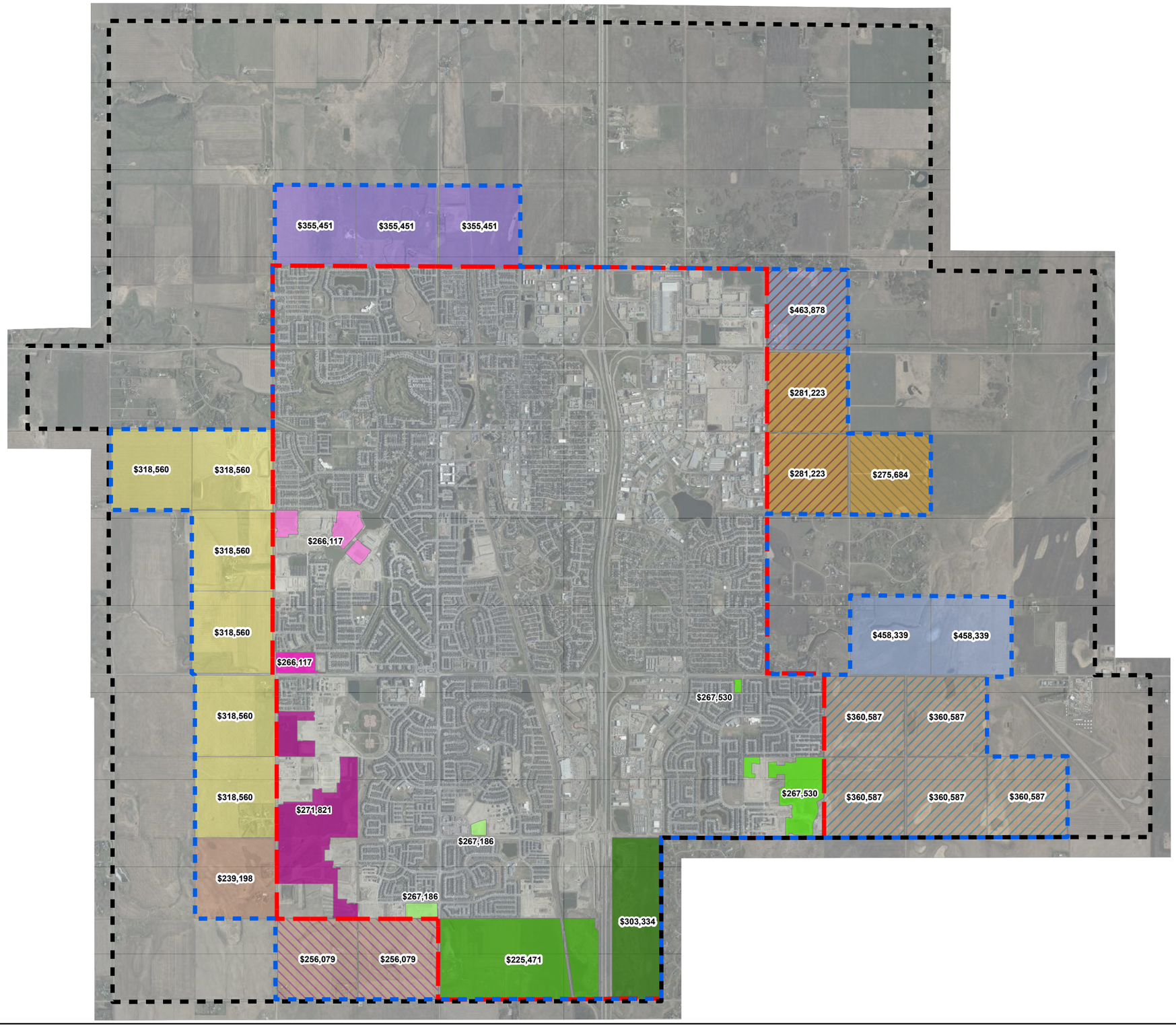
As discussed, water and transportation levy rates were evaluated on a uniform basis providing global benefit to the post-annexation area. Wastewater and stormwater levy rates were evaluated on a benefiting area basis. As the benefiting areas vary among the infrastructure types, combined benefiting areas were identified to simplify off-site levy rate application as discussed in **Section 3.2** and shown in **Figure 3.4**.

The off-site levy rates are summarized in **Table 10.1** and illustrated in **Figure 10.1**.

Table 10.1: Off-Site Levy Rate Summary

Rate Model	Benefiting Area	Wastewater Benefiting Area	Stormwater Benefiting Area	Off-Site Levy Rate									
				Water Infrastructure		Wastewater Infrastructure		Stormwater Infrastructure		Transportation Infrastructure		Total	
				$/ha	$/ac	$/ha	$/ac	$/ha	$/ac	$/ha	$/ac	$/ha	$/ac
Uniform	All			$54,665	$22,122					$145,541	$58,898		
Pre-Annexation Benefiting Area	V-2					$66,980	$27,106	$0	$0			$267,186	$108,126
	V-3					$67,324	$27,245	$0	$0			$267,530	$108,266
	V-4A					$25,265	$10,224	$0	$0			$225,471	$91,245
	V-4B					$103,128	$41,734	$0	$0			$303,334	$122,755
	VI-2					$65,911	$26,673	$0	$0			$266,117	$107,694
	VI-3					$65,911	$26,673	$0	$0			$266,117	$107,694
	VI-4					$71,615	$28,982	$0	$0			$271,821	$110,002
Post-Annexation Benefiting Area	A[1]	1	North			N/A	N/A	N/A	N/A			N/A	N/A
	B	2	N/A			$155,245	$62,825	$0	$0			$355,451	$143,846
	C[1]	2	North			N/A	N/A	N/A	N/A			N/A	N/A
	D[1]	3	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	E[3]	4	N/A			$118,354	$47,896	$0	$0			$318,560	$128,917
	F[1]	5	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	G[1]	5	North			N/A	N/A	N/A	N/A			N/A	N/A
	H[1]	6	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	I[1]	6	East			N/A	N/A	N/A	N/A			N/A	N/A
	J[3]	7	N/A			$258,133	$104,463	$0	$0			$458,339	$185,483
	K[1]	7	East			N/A	N/A	N/A	N/A			N/A	N/A
	L[1]	7	North			N/A	N/A	N/A	N/A			N/A	N/A
	M	7	Northeast			$258,133	$104,463	$5,539	$2,242			$463,878	$187,725
	N[1]	7	Southeast			N/A	N/A	N/A	N/A			N/A	N/A
	O[3]	8W	N/A			$38,992	$15,780	$0	$0			$239,198	$96,800
	P[3]	8E	Southeast			$129,748	$52,507	$30,633	$12,397			$360,587	$145,924
	Q	8W	Southwest			$38,992	$15,780	$16,881	$6,831			$256,079	$103,631
	R[1]	9	N/A			N/A	N/A	N/A	N/A			N/A	N/A
	S[1]	9	North			N/A	N/A	N/A	N/A			N/A	N/A
	T[1]	10	East			N/A	N/A	N/A	N/A			N/A	N/A
	U[1]	10	North			N/A	N/A	N/A	N/A			N/A	N/A
	W	11	Northeast			$75,478	$30,545	$5,539	$2,242			$281,223	$113,807
	X	11	East			$75,478	$30,545	$0	$0			$275,684	$111,565
Total[2]				**$54,665**	**$22,122**	**$112,512**	**$45,532**	**$7,100**	**$2,873**	**$145,541**	**$58,898**	**$319,818**	**$129,426**

[1] No land developed within the 2040 horizon; levy must be updated for development to occur.
[2] The total represents a weighted average of the rates for each benefiting area.
[3] Partial development to 2040.



N

Legend

- 2040 Horizon Boundary
- Annexation Boundary
- Pre-Annexation Boundary

Combined Post-Annexation Benefiting Area: Wastewater, Stormwater

- B: Area 2, N/A
- E: Area 4, N/A
- J: Area 7, N/A
- M: Area 7, Northeast
- O: Area 8W, N/A
- P: Area 8E, Southeast
- Q: Area 8W, Southwest
- W: Area 11, Northeast
- X: Area 11, East

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

FIGURE 10.1
PROPOSED LEVY RATES PER HECTARE
BY QUARTER SECTION
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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10.2 Timing of Off-Site Levy Collection

The current payment policy outlined in the City's Off-Site Levy Bylaw is quoted as follows:

"Where the owner of land that is subject to the imposition of an Offsite Levy or Levies under this Bylaw fails, neglects or refuses to either pay the Offsite Levy imposed or provide sufficient security for the payment of the Offsite Levy, the City may:

a. commence proceedings in Court for recovery of the Offsite Levy as an amount due and payable to the City, or

b. refuse to endorse a plan of Subdivision or release a Development Permit until the land owner has paid the Offsite Levy or has provided sufficient security for the payment of the Offsite Levy in a form satisfactory to the City Manager."

During the review of the neighbouring municipalities, the timing of the off-site levy collection was noted and is summarized in **Table 10.2**.

Table 10.2: Summary of Payment Timing Policies for Neighbouring Municipalities

Municipality	Off-Site Levy Collection Timing
Calgary	"…30% within one year of the effective date of a Development Agreement, 30% within two years of the effective date of a Development Agreement, and the remaining 40% within three years of the effective date of a Development Agreement." or "before the release of the development completion permit or occupancy of the development, whichever occurs first."
Carstairs	"…paid upon the earlier of, the issuance of the Development permit in respect of the Lands, execution of a Development Agreement entered into pursuant to the conditions of a Development permit or Subdivision approval granted in respect of the Lands, or prior to the endorsement of the plan of Subdivision for the Lands."
Chestermere	"…in the case of Subdivision, at or prior to plan endorsement; and in the case of Development, as a condition of the issuance of the development permit."
Cochrane	"…40% of the Off-Site Levy, shall be paid prior to the endorsement of the subdivision or the release of a development permit as applicable; and 60% of the Off-Site Levy shall be paid within 1 (one) year of endorsement of the subdivision or release of the development permit, as applicable".
Didsbury	"…at the time of the signing of the Development Agreement" or "…33%...at the time of the signing of the Development Agreement…33%...prior to the Town's approval of the last Construction Completion Certificate…34%…prior to the Town's approval of the last Final Acceptance Certificate" or "…in the case of subdivision approval…at the time the Developer applies for a Development Permit…"
High River	"…10% paid prior to the execution of the Development Agreement or release of the development permit; 45% paid within one year of the execution of the Development Agreement or release of the Development Permit; and 45% paid within two years of execution of the Development Agreement or release of the Development Permit… in respect of land that is subject to development must be paid prior to the release of the Development Permit."
Innisfail	"…Provision be made for the payment of the off-site levy as specified in this Bylaw; or (b) Provision may be made for the deferring of payment of the off-site levy to a future date or the time of future development…" The prescribed schedule is dependent on benefiting area and land use type.

Municipality	Off-Site Levy Collection Timing
Lacombe	"…subject to subdivision must be paid prior to the endorsement of the plan of subdivision unless the City agrees to a deferral…" or "…subject to development under a Development Agreement must be paid at or before CCC and before the issuance of any building permits or development permits" or "…subject to development under a Development Permit, but not a Development Agreement must be paid before the issuance of any building permits or development permits."
Lethbridge	"…due upon the execution of the Service Agreement. Should the developer choose, 50% of the assessed fees may be paid upon execution of the service agreement and 50% will be paid prior to the first building permit being issued within the development phase."
Medicine Hat	"…where levies are imposed on a subdivision area by subdivision approval, the levies shall be paid at the…date of plan endorsement" or "where levies are imposed on a development area by the issuance of a development permit…shall be paid on the date of issuance of the development permit."
Okotoks	"…if the subdivision plan area is less than 0.5 ha… paid upon execution of a subdivision servicing agreement or, if no subdivision servicing agreement is to be executed, prior to endorsement of the plan of subdivision; or if the subdivision plan is 0.5 ha or greater: 50%...paid upon execution of a subdivision servicing agreement; and the remaining 50%...paid on or before the on-year anniversary of execution of the subdivision servicing agreement" or "in respect of land that is subject to development shall be paid in full prior to release of the development permit."
Red Deer	"The City may enter into agreements in respect of the payment of Off-Site Levies."
Strathmore	"…30% at signing of Development Agreement, 30% at application for CCC or two (2) years from signing of DA, whichever comes first, [and] full payment of all outstanding levies at application for FAC or three (3) years from signing of DA, whichever comes first."
Sylvan Lake	"…paid upon the issuance of a Development Permit in respect of the Lands or before subdivision is registered pursuant of the Land Titles Act, whichever date is the earliest."

When compared to other payment and timing policies in Alberta, the City's current payment policy is not as proactive and specific about the required payment timing. The off-site levy collection and timing policy may be outlined in either the Off-Site Levy Bylaw or in the Terms of the Agreement for the Development or Subdivision or subsequent agreements; this is the City's decision.

10.3 Off-Site Levy Rate Comparison

Table 10.3 below provides a comparison of the proposed rates for the City of Airdrie with those of neighbouring municipalities.

Table 10.3: Summary of Neighbouring Municipalities for Off-Site Levy Rate Comparison

Municipality	Year[1]		Rate Type	Off-Site Levies per Hectare	
	Bylaw	Rate		Minimum	Maximum
Airdrie	**2026**	**2026**	**Benefiting Area**	**$225,471**	**$463,878**
Calgary[2]	2024	2026	Uniform	$664,597	
Carstairs	2024	2024	Benefiting Area[3]	$49,700	$71,000
Chestermere	2025	2025	Benefiting Area	$271,675	$478,607
Cochrane	2025	2026	Benefiting Area	$350,663	$449,942
Didsbury	2019	2019	Uniform	$65,572	
High River	2021	2023	Benefiting Area	$97,374	$256,673
Innisfail	2017	2017	Benefiting Area	$14,190	$23,996
Lacombe	2023	2026	Benefiting Area	$59,298	$101,399
Lethbridge	2022	2026	Uniform	$318,000	
Medicine Hat	2022	2023	Benefiting Area	$33,331	$168,307
Okotoks	2023	2025	Uniform	$278,870	
Red Deer	2025	2025	Benefiting Area	$25,690	$480,580
Strathmore	2024	2024	Benefiting Area	$139,337	$174,900
Sylvan Lake	2024	2024	Benefiting Area	$18,958	$154,314

[1] Bylaw year refers to the year in which the most recent amendment to the bylaw was completed. The rate year refers to the year that the rate applies to when various rates are identified and dependent on the year of application.
[2] Off-site levy rate includes both soft infrastructure (emergency response, library, police, recreation, and transit buses levies) and hard infrastructure. The total off-site levy rate for hard infrastructure only (water distribution, water treatment, wastewater collection, wastewater treatment, stormwater, and transportation) is $553,047.
[3] Levy rates differ based on land use between industrial/commercial and residential.

11.0 Conclusions and Recommendations

11.1 Conclusions

The City's off-site levies will be charged to any new or incremental development in the City that will impact the need for upgrades in infrastructure, including the following:

- Water supply and distribution
- Wastewater sewer collection
- Stormwater conveyance
- Transportation infrastructure

The recommendations of this Off-Site Levy Review are based on the following principles:

- The capital cost of infrastructure improvements that support and benefit growth areas should be borne by those growth areas. These costs should be financed through levies collected on development in each benefiting area of the City.
- Developers are responsible for all on-site infrastructure contained within their development area that is not outlined herein as being included in the annexation levy review.
- The capital cost of infrastructure improvements with City-wide benefit should be appropriately shared between growth areas and the existing population as needed, with the component borne by the growth areas to be financed through levies collected on development by the City.
- The capital cost and implementation of on-site and adjacent improvements should be borne by all benefiting development areas and included in Standard Development Agreements, with inclusion in the levy program.
- Levies should reflect as closely as possible the full capital costs of constructing new infrastructure, with adjustments over time to reflect additional or reduced costs, funding sources, etc.
- The establishment of levies and future adjustments be done through a transparent process.

11.2 Recommendations

Recommendations related to the City's off-site levy update are as follows:

- The City should consider implementing those rates contained herein; however, the City may choose to set lower rates to be competitive with other municipalities.
- The City may wish to consider lower levy rates for non-residential development, given its typically positive implications on the municipal tax base.
- The City should consider the suitability of the recommended rates for its purposes.
- The City should determine what payment timing methodology to utilize in the Off-Site Levy Bylaw.
- The City should review the Off-Site Levy once a year in order to update the assumptions, costing, and schedules.

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APPENDIX A
Detailed Levy Calculations

Table A1: Water Off-Site Levy Calculations

	ID	Improvement	Pressure Zone	2040 Quantity	Unit	2040 Unit Cost	Sub-Total	Contingency	Engineering	Capital Cost	Payment Type	Total Developer Built	Total Levied	Levies Collected	Uniform Model
								30%	15%						1,557.41
2009	W107	Highland Park Storage Reservoir	Northeast	1	L.S.	$ 2,102,248	$ 2,102,248	$ 630,674	$ 315,337	$ 3,048,260	Levy		$ 3,048,260	$ 3,681,831	$ (633,571)
2009	W108	Highland Park Pump Station	Northeast	1	L.S.	$ 1,676,177	$ 1,676,177	$ 502,853	$ 251,426	$ 2,430,456	Levy		$ 2,430,456	$ 2,986,407	$ (555,951)
2014	W109	Windsong Storage Reservoir	Main	1	L.S.	$ 4,282,759	$ 4,282,759	$ 1,284,828	$ 642,414	$ 6,210,000	Levy		$ 6,210,000	$ 4,283,867	$ 1,926,133
2014	W110	Windsong Pump Station	Main	1	L.S.	$ 2,706,300	$ 2,706,300	$ 811,890	$ 405,945	$ 3,924,135	Levy		$ 3,924,135	$ 4,154,955	$ (230,820)
2012	W111	600mm Water Supply Line from Calgary	From Calgary	1	L.S.	$ 8,468,658	$ 8,468,658	$ 2,540,597	$ 1,270,299	$ 12,279,554	Levy		$ 12,279,554	$ 8,631,733	$ 3,647,821
2010-2024	W112	400mm Distribution Grid Oversize	Main & Northeast	1	L.S.	$ 1,761,492	$ 1,761,492	$ 528,448	$ 264,224	$ 2,554,163	Oversize		$ 2,554,163	$ 574,025	$ 1,980,138
Sub-Total							**$ 20,997,633**	**$ 6,299,290**	**$ 3,149,645**	**$ 30,446,568**		**$ -**	**$ 30,446,568**	**$ 24,312,818**	**$ 6,133,750**
2025	W6	400mm Reservoir Fill Line	Northeast	5,588	m	$ 780	$ 4,358,640	$ 1,307,592	$ 653,796	$ 6,320,028	Levy		$ 6,320,028		$ 6,320,028
	W7A	Southeast Reservoir Storage	Northeast	178	m³	$ 1,500	$ 267,000	$ 80,100	$ 40,050	$ 387,150	Levy		$ 387,150		$ 387,150
	W8A	Southeast Reservoir Pump Station	Northeast	1	L.S.	$ 156,898	$ 156,898	$ 47,069	$ 23,535	$ 227,502	Levy		$ 227,502		$ 227,502
	W9A	West Reservoir Storage	Main/West	3,600	m³	$ 1,500	$ 5,400,000	$ 1,620,000	$ 810,000	$ 7,830,000	Levy		$ 7,830,000		$ 7,830,000
	W10A	West Reservoir Pump Station	Main/West	1	L.S.	$ 1,507,557	$ 1,507,557	$ 452,267	$ 226,134	$ 2,185,958	Levy		$ 2,185,958		$ 2,185,958
	W11	400mm Distribution Main	Main/West/High West	5,355	m	$ 780	$ 4,176,900	$ 1,253,070	$ 626,535	$ 6,056,505	Oversize	$ 4,891,793	$ 1,164,713		$ 1,164,713
	W18	400mm Distribution Main	West	800	m	$ 780	$ 624,000	$ 187,200	$ 93,600	$ 904,800	Oversize	$ 730,800	$ 174,000		$ 174,000
	W20	400mm Distribution Main	West/High West	350	m	$ 780	$ 273,000	$ 81,900	$ 40,950	$ 395,850	Oversize	$ 319,725	$ 76,125		$ 76,125
	W22	400mm Distribution Main	Northeast	2,000	m	$ 780	$ 1,560,000	$ 468,000	$ 234,000	$ 2,262,000	Oversize	$ 1,827,000	$ 435,000		$ 435,000
	W13	High West Reservoir Storage	High West	2,800	m³	$ 1,500	$ 4,420,000	$ 1,326,000	$ 663,000	$ 6,409,000	Levy		$ 6,409,000		$ 6,409,000
	W14	Wildflower Booster Pump Station	West/High West	1	L.S.	$ 3,230,000	$ 3,230,000	$ 969,000	$ 484,500	$ 4,683,500	Levy		$ 4,683,500		$ 4,683,500
	W15	600mm Reservoir Fill Line	West	4,100	m	$ 1,090	$ 4,469,000	$ 1,340,700	$ 670,350	$ 6,480,050	Levy		$ 6,480,050		$ 6,480,050
	W21	450mm Distribution Main	Main	1,500	m	$ 850	$ 1,275,000	$ 382,500	$ 191,250	$ 1,848,750	Oversize	$ 1,370,250	$ 478,500		$ 478,500
	W17	East Lake Booster Station	Northeast	1	L.S.	$ 3,028,750	$ 3,028,750	$ 908,625	$ 454,313	$ 4,391,688	Levy		$ 4,391,688		$ 4,391,688
Sub-Total							**$ 34,746,745**	**$ 10,424,023**	**$ 5,212,012**	**$ 50,382,780**		**$ 9,139,568**	**$ 41,243,212**	**$ -**	**$ 41,243,212**
2030	W4	400mm Distribution Main	Northeast	364	m	$ 780	$ 283,530	$ 85,059	$ 42,530	$ 411,119	Levy		$ 411,119		$ 411,119
	W19	400mm Distribution Main	High West	856	m	$ 780	$ 667,680	$ 200,304	$ 100,152	$ 968,136	Oversize	$ 781,865	$ 186,271		$ 186,271
	W12	600mm Reservoir Fill Line	High West	5,165	m	$ 1,090	$ 5,629,850	$ 1,688,955	$ 844,478	$ 8,163,283	Levy		$ 8,163,283		$ 8,163,283
Sub-Total							**$ 6,581,060**	**$ 1,974,318**	**$ 987,159**	**$ 9,542,537**		**$ 781,865**	**$ 8,760,672**	**$ -**	**$ 8,760,672**
2035	W1	Main Reservoir Storage Capacity Increase	Main	900	m³	$ 1,500	$ 1,350,000	$ 405,000	$ 202,500	$ 1,957,500	Levy		$ 1,957,500		$ 1,957,500
	W7B	Southeast Reservoir Storage	Northeast	2,700	m³	$ 1,500	$ 4,050,000	$ 1,215,000	$ 607,500	$ 5,872,500	Levy		$ 5,872,500		$ 5,872,500
	W8B	Southeast Reservoir Pump Station	Northeast	1	L.S.	$ 2,379,908	$ 2,379,908	$ 713,972	$ 356,986	$ 3,450,866	Levy		$ 3,450,866		$ 3,450,866
	W9B	West Reservoir Storage	West	1,200	m³	$ 1,500	$ 1,800,000	$ 540,000	$ 270,000	$ 2,610,000	Levy		$ 2,610,000		$ 2,610,000
	W10B	West Reservoir Pump Station	West	1	L.S.	$ 502,519	$ 502,519	$ 150,756	$ 75,378	$ 728,653	Levy		$ 728,653		$ 728,653
Sub-Total							**$ 10,082,427**	**$ 3,024,728**	**$ 1,512,364**	**$ 14,619,519**		**$ -**	**$ 14,619,519**	**$ -**	**$ 14,619,519**
2040	W16	900mm Supply Main	From Calgary	10,000	m	$ 2,180	$ 21,800,000	$ 6,540,000	$ 3,270,000	$ 31,610,000	Levy		$ 31,610,000		$ 31,610,000
	W5	Highland Park Reservoir & Pump Station Upgrade	Northeast	1	L.S.	$ 9,776,000	$ 9,776,000	$ 2,932,800	$ 1,466,400	$ 14,175,200	Levy		$ 14,175,200		$ 14,175,200
	W3	500mm Distribution Main	Northeast	1,850	m	$ 950	$ 1,757,500	$ 527,250	$ 263,625	$ 2,548,375	Levy		$ 2,548,375		$ 2,548,375
Sub-Total							**$ 33,333,500**	**$ 10,000,050**	**$ 5,000,025**	**$ 48,333,575**		**$ -**	**$ 48,333,575**	**$ -**	**$ 48,333,575**
Total Water							**$ 105,741,365**	**$ 31,722,409**	**$ 15,861,205**	**$ 153,324,979**		**$ 9,921,432**	**$ 143,403,546**	**$ 24,312,818**	**$ 119,090,728**
Total Water per Hectare															**$ 76,467**
Total Water per Acre															**$ 30,945**

Legend:

- Levy (Levied Regional Infrastructure - City Built)
- Levy (To be Reviewed in Future*)
- Oversize (Levied - Developer Built)
- Oversize (To be Reviewed in Future*)

Assumptions:

A base pipe diameter of 300mm was assumed for oversize costs.
All reservoirs as well as associated pump stations and fill lines are levied.
The supply line from Calgary is levied, with alignment and connection location to be determined as part of the Water Supply Functional Planning Study.
Reservoir Storage and Pump Stations have been divided 50/50 for staging with a 10-year deferral.

Table A2: Wastewater Off-Site Levy Calculations

	ID	Improvement	Benefiting Area	2040 Size	Quantity	Unit	Build-Out Unit Cost	2040 Unit Cost	Sub-Total	Contingency 30%	Engineering 15%	Capital Cost	Payment Type	Grants Applied	Total City Built	Total Developer Built	Total Levied	Levies Collected	Uniform Model 1,557.41	Post-Annexation Benefiting Area Model: Area 1 0.00	Area 2 143.55	Area 3 0.00	Area 4 344.72	Area 5 0.00	Area 6 0.00	Area 7 149.24	Area 8E 267.13	Area 8W 148.44	Area 9 0.00	Area 10 0.00	Area 11 156.67	Pre-Annexation Benefiting Area Model: V-2 6.88	V-3 32.09	V-4A 123.05	V-4B 78.34	VI-2 17.36	VI-3 8.28	VI-4 81.68
2015	WW113	Main Lift Station Upgrade	All Pre-Annex	-	1	L.S.	$ 1,051,527	$ 1,051,527	$ 1,051,527	$ 315,458	$ 157,729	$ 1,524,714	Levy	$ -			$ 1,524,714	$ 1,493,891	$ 30,823													$ 610	$ 2,845	$ 10,909	$ 6,946	$ 1,539	$ 734	$ 7,241
2017-2024	WW114	Collector Main Oversize	Pre-Annex VI-4	-	1	L.S.	$ 288,488	$ 288,488	$ 288,488	$ 86,546	$ 43,273	$ 418,308	Oversize	$ -			$ 418,308	$ 101,537	$ 316,771																			$ 316,771
2015	WW116	West Airdrie Lift Station Upgrade	Pre-Annex V-2, V-3, VI-2, VI-3, VI-4	-	1	L.S.	$ 4,321,644	$ 4,321,644	$ 4,321,644	$ 1,296,493	$ 648,247	$ 6,266,384	Levy	$ -			$ 6,266,384	$ 3,670,651	$ 2,595,733													$ 122,054	$ 569,396					$ 308,078	$ 146,845	$ 1,449,360
Sub-Total									$ 5,661,659	$ 1,698,498	$ 849,249	$ 8,209,406		$ -	$ -	$ -	$ 8,209,406	$ 5,266,079	$ 2,943,327	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 122,664	$ 572,240	$ 10,909	$ 6,946	$ 309,618	$ 147,579	$ 1,773,372
2025	WW7	375mm Forcemain	Post-Annex Area 1, 2	375	5,000	m	$ 740	$ 740	$ 3,700,000	$ 1,110,000	$ 555,000	$ 5,365,000	Levy	$ -			$ 5,365,000		$ 5,365,000	$ -	$ 5,365,000																	
	WW10	Lift Station #2 Stage 1 (143L/s of 273L/s)	Post-Annex Area 1, 2	143	1	L.S.	$ 7,119,850	$ 5,333,017	$ 5,333,017	$ 1,599,905	$ 799,953	$ 7,732,874	Levy	$ -			$ 7,732,874		$ 7,732,874	$ -	$ 7,732,874																	
	WW4	450mm Sewer	Post-Annex Area 11	450	620	m	$ 560	$ 560	$ 347,200	$ 104,160	$ 52,080	$ 503,440	Levy	$ -			$ 503,440		$ 503,440												$ 503,440							
	WW5	525mm Sewer	Post-Annex Area 11	525	1,490	m	$ 640	$ 640	$ 953,600	$ 286,080	$ 143,040	$ 1,382,720	Levy	$ -			$ 1,382,720		$ 1,382,720												$ 1,382,720							
	WW6	600mm Sewer	Post-Annex Area 11	600	355	m	$ 800	$ 800	$ 284,000	$ 85,200	$ 42,600	$ 411,800	Levy	$ -			$ 411,800		$ 411,800												$ 411,800							
	WW15C	1050mm Sewer	Post-Annex Area 3, 4, 9	1050	1,130	m	$ 1,099	$ 1,099	$ 1,241,379	$ 372,414	$ 186,207	$ 1,800,000	Levy	$ -			$ 1,800,000		$ 1,800,000			$ -	$ 1,800,000						$ -								
	WW16	1200mm Sewer	Post-Annex Area 3, 4, 9	1200	836	m	$ 1,590	$ 1,590	$ 1,329,876	$ 398,963	$ 199,481	$ 1,928,320	Levy	$ -			$ 1,928,320		$ 1,928,320			$ -	$ 1,928,320						$ -								
	WW22A	1200mm Sewer	Post-Annex Area 3, 4, 9	1200	813	m	$ 1,590	$ 1,590	$ 1,293,147	$ 387,944	$ 193,972	$ 1,875,063	Levy	$ -			$ 1,875,063		$ 1,875,063			$ -	$ 590	$ 1,874,473					$ -								
	WW22B	1350mm Sewer	Post-Annex Area 3, 4, 8W, 9	1350	821	m	$ 1,750	$ 1,750	$ 1,436,750	$ 431,025	$ 215,513	$ 2,083,288	Levy	$ -			$ 2,083,288		$ 2,083,288			$ -	$ 1,456,211				$ 627,076		$ -								
	WW22C	1350mm Sewer	Post-Annex Area 3, 4, 8W, 9	1350	800	m	$ 1,750	$ 1,750	$ 1,400,000	$ 420,000	$ 210,000	$ 2,030,000	Levy	$ -			$ 2,030,000		$ 2,030,000			$ -	$ 1,418,963				$ 611,037		$ -								
	WW22D	1350mm Sewer	Post-Annex Area 3, 4, 8W, 9	1350	804	m	$ 1,750	$ 1,750	$ 1,407,000	$ 422,100	$ 211,050	$ 2,040,150	Levy	$ -			$ 2,040,150		$ 2,040,150			$ -	$ 1,426,058				$ 614,092		$ -								
	WW22E	1350mm Sewer	Pre-Annex V-4A, Post-Annex 3, 4, 8W, 9	1350	1,297	m	$ 1,750	$ 1,750	$ 2,269,750	$ 680,925	$ 340,463	$ 3,291,138	Levy	$ -			$ 3,291,138		$ 3,291,138			$ -	$ 1,841,125				$ 792,829		$ -			$ 657,184					
	WW23	675mm Forcemain	Post-Annex Area 3, 4, 9	675	1,230	m	$ 1,050	$ 1,050	$ 1,291,500	$ 387,450	$ 193,725	$ 1,872,675	Levy	$ -			$ 1,872,675		$ 1,872,675			$ -	$ 1,872,675						$ -								
	WW24	Lift Station #4 Stage 1 (494L/s of 988L/s)	Post-Annex Area 3, 4, 9	279	1	L.S.	$ 10,403,140	$ 8,828,356	$ 8,828,356	$ 2,648,507	$ 1,324,253	$ 12,801,117	Levy	$ -			$ 12,801,117		$ 12,801,117			$ -	$ 12,801,117						$ -								
	WW25	1200mm Sewer	Post-Annex Area 3, 4, 8W, 9	675	380	m	$ 1,590	$ 880	$ 334,400	$ 100,320	$ 50,160	$ 484,880	Levy				$ 484,880		$ 484,880			$ -	$ 338,930				$ 145,950	$ -									
	WW26	375mm Sewer	Post-Annex Area 4	375	680	m	$ 460	$ 460	$ 312,800	$ 93,840	$ 46,920	$ 453,560	Oversize				$ 108,460		$ 108,460				$ 108,460														
	WW47C	1350mm Sewer	Post-Annex Area 5, 6, 7, 8E, 10	1350	1,623	m	$ 1,750	$ 1,750	$ 2,840,250	$ 852,075	$ 426,038	$ 4,118,363	Levy	$ -			$ 4,118,363		$ 4,118,363					$ -	$ -	$ 1,476,125	$ 2,642,237			$ -								
	WW47D	1350mm Sewer	Pre-Annex V-4B, Post-Annex 5, 6, 7, 8E, 10	1350	2,114	m	$ 1,750	$ 1,750	$ 3,754,500	$ 1,126,350	$ 563,175	$ 5,444,025	Levy	$ -			$ 5,444,025		$ 5,444,025					$ -	$ -	$ 1,642,278	$ 2,939,647			$ -					$ 862,101			
	WW48	1950mm Gravity Trunk to Calgary	All Pre-Annex and Post-Annex	1950	1	L.S.	$ 35,967,500	$ 45,295,172	$ 45,295,172	$ 13,588,552	$ 6,794,276	$ 65,678,000	Levy	$ -	$ 50,000,000		$ 15,678,000		$ 15,678,000	$ -	$ 1,445,034	$ -	$ 3,470,187	$ -	$ -	$ 1,502,340	$ 2,689,161	$ 1,494,339	$ -	$ -	$ 1,577,103	$ 69,240	$ 323,010	$ 1,238,672	$ 788,642	$ 174,769	$ 83,303	$ 822,201
	WW49	Lift Station #8E (including twin 750mm forcemain)	Pre-Annex Area V-4B Post-Annex Area 5, 6, 7, 8E, 10	572	1	L.S.	$ 27,434,000	$ 18,150,648	$ 18,150,648	$ 5,445,194	$ 2,722,597	$ 26,318,440	Levy	$ -			$ 26,318,440		$ 26,318,440					$ -	$ -	$ 7,939,380	$ 14,211,344			$ -					$ 4,167,715			
	WW51	Sierra Springs Interconnection	Pre-Annex V-2, V-3	-	1	L.S.	$ 359,263	$ 359,263	$ 359,263	$ 107,779	$ 53,889	$ 520,931	Levy	$ -	$ 489,446		$ 31,486		$ 31,486													$ 5,558	$ 25,928					
	WW54	Main Lift Station Interconnection	Post-Annex Area 2, 11	-	1	L.S.	$ 1,796,315	$ 1,796,315	$ 1,796,315	$ 538,894	$ 269,447	$ 2,604,656	Levy	$ -			$ 2,604,656		$ 2,604,656		$ 1,245,416										$ 1,359,240							
	WW55	Main Lift Station Recommissioning	Post-Annex Area 2, 11	-	1	L.S.	$ 1,197,543	$ 1,197,543	$ 1,197,543	$ 359,263	$ 179,631	$ 1,736,438	Levy	$ -			$ 1,736,438		$ 1,736,438		$ 830,277										$ 906,160							
Sub-Total									$ 105,156,467	$ 31,546,940	$ 15,773,470	$ 152,476,877			$ 50,000,000	$ 489,446	$ 345,100	$ 101,642,331	$ -	$ 101,642,331	$ -	$ 16,618,601	$ -	$ -	$ 30,337,109	$ -	$ -	$ -	$ -	$ -	$ 12,560,123	$ 22,482,389	$ 4,285,323	$ -	$ -	$ -	$ 6,140,463	$ 74,798	$ 348,938	$ 1,895,856	$ 5,818,458	$ 174,769	$ 83,303	$ 822,201
2030	WW38	1050mm Sewer	Post-Annex Area 6, 7, 10	450	900	m	$ 1,370	$ 560	$ 504,000	$ 151,200	$ 75,600	$ 730,800	Levy	$ -			$ 730,800		$ 730,800						$ -	$ 730,800				$ -							
	WW28	375mm Sewer	Post-Annex Area 7	375	260	m	$ 460	$ 460	$ 119,600	$ 35,880	$ 17,940	$ 173,420	Oversize			$ 131,950	$ 41,470		$ 41,470							$ 41,470											
	WW47A	1350mm Sewer	Post-Annex Area 5, 6, 7, 8E, 10	675	1,204	m	$ 1,750	$ 880	$ 1,257,520	$ 377,256	$ 188,628	$ 1,823,404	Levy	$ -			$ 1,823,404		$ 1,823,404					$ -	$ -	$ 653,554	$ 1,169,850			$ -							
	WW47B	1350mm Sewer	Post-Annex Area 5, 6, 7, 8E, 10	1350	822	m	$ 1,750	$ 1,750	$ 1,438,500	$ 431,550	$ 215,775	$ 2,085,825	Levy	$ -			$ 2,085,825		$ 2,085,825					$ -	$ -	$ 747,612	$ 1,338,213			$ -							
	WW39	675mm Forcemain	Post-Annex Area 5, 6, 7, 10	675	1,963	m	$ 1,050	$ 1,050	$ 2,061,150	$ 618,345	$ 309,173	$ 2,988,668	Levy	$ -			$ 2,988,668		$ 2,988,668					$ -	$ -	$ 2,988,668				$ -							
	WW40	Lift Station #7 Stage 1 (519L/s of 1,038L/s)	Post-Annex Area 5, 6, 7, 10	119	1	L.S.	$ 10,820,000	$ 4,158,774	$ 4,158,774	$ 1,247,632	$ 623,816	$ 6,030,222	Levy	$ -			$ 6,030,222		$ 6,030,222					$ -	$ -	$ 6,030,222				$ -							
Sub-Total									$ 9,539,544	$ 2,861,863	$ 1,430,932	$ 13,832,338		$ -	$ -	$ 131,950	$ 13,700,388	$ -	$ 13,700,388	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,192,326	$ 2,508,062	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2035	WW4A	675mm Sewer	Post-Annex Area 1, 2	450	781	m	$ 880	$ 560	$ 437,360	$ 131,208	$ 65,604	$ 634,172	Oversize	$ -		$ 464,305	$ 169,868		$ 169,868	$ -	$ 169,868																	
	WW27	375mm Sewer	Pre-Annex Area V-3; Post-Annex Area 8E	375	800	m	$ 460	$ 460	$ 368,000	$ 110,400	$ 55,200	$ 533,600	Oversize			$ 475,600	$ 58,000		$ 58,000								$ 51,780					$ 6,220					
Sub-Total									$ 805,360	$ 241,608	$ 120,804	$ 1,167,772		$ -	$ -	$ 939,905	$ 227,868	$ -	$ 227,868	$ -	$ 169,868	$ -	$ -	$ -	$ -	$ -	$ 51,780	$ -	$ -	$ -	$ -	$ 6,220	$ -	$ -	$ -	$ -	$ -	$ -
2040	WW21B	675mm Sewer	Post-Annex Area 8W	375	800	m	$ 880	$ 460	$ 368,000	$ 110,400	$ 55,200	$ 533,600	Oversize	$ -		$ 475,600	$ 58,000		$ 58,000									$ 58,000									
	WW29	1050mm Sewer	Post-Annex Area 6, 7, 10	375	800	m	$ 1,370	$ 460	$ 368,000	$ 110,400	$ 55,200	$ 533,600	Levy				$ 533,600		$ 533,600					$ -	$ -	$ 533,600				$ -							
	WW30	525mm Sewer	Post-Annex Area 7	375	800	m	$ 640	$ 460	$ 368,000	$ 110,400	$ 55,200	$ 533,600	Oversize			$ 475,600	$ 58,000		$ 58,000							$ 58,000											
	WW35	900mm Sewer	Post-Annex Area 5, 7, 11	250	825	m	$ 1,110	$ 380	$ 313,500	$ 94,050	$ 47,025	$ 454,575	Levy	$ -			$ 454,575		$ 454,575					$ -		$ 221,769				$ -	$ 232,806						
	WW36A	900mm Sewer	Post-Annex Area 5, 7, 11	250	806	m	$ 1,110	$ 380	$ 504,280	$ 151,284	$ 75,642	$ 731,206	Levy	$ -			$ 731,206		$ 731,206					$ -		$ 356,727				$ -	$ 374,479						
	WW36B	900mm Sewer	Post-Annex Area 5, 7, 11	250	373	m	$ 1,110	$ 380	$ 141,740	$ 42,522	$ 21,261	$ 205,523	Levy	$ -			$ 205,523		$ 205,523					$ -		$ 100,267				$ -	$ 105,256						
	WW37A	900mm Sewer	Post-Annex Area 5, 7, 11	250	1,078	m	$ 1,110	$ 380	$ 409,640	$ 122,892	$ 61,446	$ 593,978	Levy	$ -			$ 593,978		$ 593,978					$ -		$ 289,779				$ -	$ 304,199						
	WW46	450mm Sewer	Post-Annex Area 8E	300	802	m	$ 560	$ 410	$ 328,820	$ 98,646	$ 49,323	$ 476,789	Levy	$ -			$ 476,789		$ 476,789								$ 476,789										
	WW58	375mm Sewer	Post-Annex Area 4	375	800	m	$ 460	$ 460	$ 368,000	$ 110,400	$ 55,200	$ 533,600	Oversize	$ -		$ 475,600	$ 58,000		$ 58,000				$ 58,000														
	WW59	525mm Sewer	Post-Annex Area 4	525	800	m	$ 640	$ 512	$ 409,600	$ 122,880	$ 61,440	$ 593,920	Oversize	$ -		$ 475,600	$ 118,320		$ 118,320				$ 118,320														
	WW56	Main Lift Station Upgrade (<100L/s)	Post-Annex Area 2, 11	-	1	L.S.	$ 1,050,000	$ 1,050,000	$ 1,050,000	$ 315,000	$ 157,500	$ 1,522,500	Levy	$ -			$ 1,522,500		$ 1,522,500							$ 742,768					$ 779,732						
Sub-Total									$ 4,731,980	$ 1,419,594	$ 709,797	$ 6,861,371		$ -	$ -	$ 1,902,400	$ 4,958,971	$ -	$ 4,958,971	$ -	$ -	$ -	$ 324,800	$ -	$ -	$ 2,302,910	$ 476,789	$ 58,000	$ -	$ -	$ -	$ 1,796,472	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Wastewater									$ 125,895,009	$ 37,768,503	$ 18,884,251	$ 182,547,764			$ 50,000,000	$ 489,446	$ 3,319,355	$ 128,738,964	$ 5,266,079	$ 123,472,885	$ -	$ 16,788,469	$ -	$ -	$ 30,661,909	$ -	$ -	$ -	$ -	$ -	$ 26,055,359	$ 25,519,021	$ 4,343,323	$ -	$ -	$ -	$ 7,936,935	$ 197,462	$ 927,398	$ 1,906,765	$ 5,825,403	$ 484,386	$ 230,882	$ 2,695,573
Total Wastewater per Hectare																				$ 79,281		$ 116,955		$ 88,947		$ 174,589	$ 95,529	$ 29,259			$ 50,662	$ 28,709	$ 29,903	$ 15,496	$ 74,359	$ 27,901	$ 27,901	$ 31,779
Total Wastewater per Acre																				$ 32,084		$ 47,330		$ 35,996		$ 70,654	$ 38,669	$ 11,841			$ 20,502	$ 11,618	$ 12,096	$ 6,271	$ 30,092	$ 11,291	$ 11,291	$ 12,861

Legend:

- Levy (Levied Regional Infrastructure - City Built)
- Levy (To be Reviewed in Future*)
- Oversize (Levied - Developer Built)
- Oversize (To be Reviewed in Future*)

Assumptions:

A base pipe diameter of 300mm was assumed for oversize costs.
All lift stations and associated forcemains are levied.
Gravity sewers with an alignment likely to be through development are oversized.
Gravity sewers with an alignment along major road right-of-ways are levied.
Lift station staging is based on flow estimates from the 2025 UMP Update, with the only exception of Lift Station 8E
Lift station staging assumes that General Conditions, Site Conditions, Structural and Architectural, and Building Mechanical are required in full. Costs for Processs Mechanical as well as Electrical, Instrumentation, and Controls, are proportional based on flow.
In case where gravity sewers, lift station staging, and forcemains with ultimate sizing larger than 2040 sizing, only the required 2040 sizing/capacity are levied.
Projects with ultimate (build-out) sizing based on ROW restrictions.

Table A3: Stormwater Off-Site Levy Calculations

	ID	Improvement	Ponds Serviced	Quantity	Unit	2040 Unit Cost	Sub-Total	Contingency	Engineering	Capital Cost	Payment Type	Total Developer Built	Total Levied	Post-Annexation Benefiting Area Model				
														East	North	Northeast	Southeast	Southwest
								30%	15%					46.28	0.00	171.05	267.13	114.17
2025	S1	1200mm Regional Sewer	P17, P18A/B, and P53	1,995	m	$ 2,150	$ 4,289,250	$ 1,286,775	$ 643,388	$ 6,219,413	Levy		$ 6,219,413				$ 6,219,413	
Sub-Total							**$ 4,289,250**	**$ 1,286,775**	**$ 643,388**	**$ 6,219,413**		**$ -**	**$ 6,219,413**	**$ -**	**$ -**	**$ -**	**$ 6,219,413**	**$ -**
2030	S2A	750mm Regional Sewer	P18A, P18B, and P53	800	m	$ 1,040	$ 832,000	$ 249,600	$ 124,800	$ 1,206,400	Levy		$ 1,206,400				$ 1,206,400	
	S3	525mm Regional Sewer	P18A and P18B	200	m	$ 640	$ 128,000	$ 38,400	$ 19,200	$ 185,600	Oversize	$ 118,900	$ 66,700				$ 66,700	
	S4	450mm Regional Sewer	P36A/B and P57A	962	m	$ 575	$ 553,150	$ 165,945	$ 82,973	$ 802,068	Levy		$ 802,068			$ 802,068		
Sub-Total							**$ 1,513,150**	**$ 453,945**	**$ 226,973**	**$ 2,194,068**		**$ 118,900**	**$ 2,075,168**	**$ -**	**$ -**	**$ 802,068**	**$ 1,273,100**	**$ -**
2035	S5	375mm Regional Sewer	P36A and P57A	89	m	$ 475	$ 42,275	$ 12,683	$ 6,341	$ 61,299	Oversize	$ 52,911	$ 8,388			$ 8,388		
	S16	525mm Regional Sewer	P07	1,535	m	$ 640	$ 982,400	$ 294,720	$ 147,360	$ 1,424,480	Levy		$ 1,424,480					$ 1,424,480
Sub-Total							**$ 1,024,675**	**$ 307,403**	**$ 153,701**	**$ 1,485,779**		**$ 52,911**	**$ 1,432,868**	**$ -**	**$ -**	**$ 8,388**	**$ -**	**$ 1,424,480**
###	S2B	750mm Regional Sewer	P53	800	m	$ 1,040	$ 832,000	$ 249,600	$ 124,800	$ 1,206,400	Levy		$ 1,206,400				$ 1,206,400	
Sub-Total							**$ 832,000**	**$ 249,600**	**$ 124,800**	**$ 1,206,400**		**$ -**	**$ 1,206,400**	**$ -**	**$ -**	**$ -**	**$ 1,206,400**	**$ -**
Total Stormwater							**$ 7,659,075**	**$ 2,297,723**	**$ 1,148,861**	**$ 11,105,659**		**$ 171,811**	**$ 10,933,848**	**$ -**	**$ -**	**$ 810,456**	**$ 8,698,913**	**$ 1,424,480**
Total Stormwater per Hectare														**$ -**	**N/A**	**$ 4,738**	**$ 32,564**	**$ 12,477**
Total Stormwater per Acre														**$ -**	**N/A**	**$ 1,917**	**$ 13,178**	**$ 5,049**

Legend:

- Levy (Levied Regional Infrastructure - City Built)
- Levy (To be Reviewed in Future*)
- Oversize (Levied - Developer Built)
- Oversize (To be Reviewed in Future*)

Assumptions:

A base pipe diameter of 300mm was assumed for oversize costs.
Staging for the projects downstream of the existing AirPark was not considered as this was not reviewed in detail as part of the MSDP or the SEYVB SMDP.

Table A4: Transportation Off-Site Levy Calculations

	ID	Improvement	Location	Description	Quantity	Unit	Unit Cost	Sub-Total	Contingency	Engineering	Capital Cost	Payment Type	Total City Built	Total Developer Built	Total Levied	Levies Collected	Uniform Model
									30%	15%							1,557.41
2018	T101	40 Avenue SW	Reynolds Gate to Main St	Grade-Separated CPKC Rail Crossing	1.0	L.S.	$ 8,466,919	$ 8,466,919	$ 2,540,076	$ 1,270,038	$ 12,277,032	Levy	$ 3,000,000		$ 9,277,032	$ 4,896,954	$ 4,380,078
2010	T102	Yankee Valley Boulevard SE	Market St to Kingsview Blvd	Upgrade to 4 lanes urban	1.0	L.S.	$ 1,128,367	$ 1,128,367	$ 338,510	$ 169,255	$ 1,636,132	Levy			$ 1,636,132	$ 1,345,405	$ 290,727
2013	T103	Yankee Valley Boulevard SE	Kingsview Blvd to Kings Heights Gate	Upgrade to 4 lanes urban	1.0	L.S.	$ 3,049,235	$ 3,049,235	$ 914,771	$ 457,385	$ 4,421,391	Levy			$ 4,421,391	$ 3,737,685	$ 683,706
2008	T104	8 Street NW Phase 1	Veterans Blvd to 1 Ave North	Upgrade to 4 lanes urban	1.0	L.S.	$ 2,000,584	$ 2,000,584	$ 600,175	$ 300,088	$ 2,900,847	Levy			$ 2,900,847	$ 2,426,141	$ 474,706
2006	T105	8 Street SW Phase 2A	1 Ave North to Yankee Valley Blvd	Upgrade to 4 lanes urban	1.0	L.S.	$ 2,316,006	$ 2,316,006	$ 694,802	$ 347,401	$ 3,358,209	Levy	$ 707,500		$ 2,650,709	$ 2,421,407	$ 229,302
2010-2012	T106	8 Street SW Phase 2B	1 Ave to Yankee Valley Blvd	Upgrade to 4 lanes urban	1.0	L.S.	$ 2,758,279	$ 2,758,279	$ 827,484	$ 413,742	$ 3,999,504	Levy			$ 3,999,504	$ 4,080,259	$ (80,755)
2003-2009	T107	1 Avenue NW Phase 1	8 St to Main St	Upgrade to 4 lanes urban	1.0	L.S.	$ 1,485,650	$ 1,485,650	$ 445,695	$ 222,847	$ 2,154,192	Levy	$ 500,000		$ 1,654,192	$ 1,428,694	$ 225,498
2008	T108	8 Street SW	40 Ave to Yankee Valley Blvd	Upgrade to 2 lanes urban	1.0	L.S.	$ 2,669,179	$ 2,669,179	$ 800,754	$ 400,377	$ 3,870,309	Levy			$ 3,870,309	$ 3,494,329	$ 375,980
2014	T109	40 Avenue SW	8 St to Reynolds Gate	Upgrade to 2 lanes urban	1.0	L.S.	$ 3,113,519	$ 3,113,519	$ 934,056	$ 467,028	$ 4,514,603	Levy			$ 4,514,603	$ 4,317,249	$ 197,354
2025	T110	1 Avenue NW Phase 2	8 St to East of Woodside Gate NW	Upgrade to 4 lanes urban	1.0	L.S.	$ 1,627,297	$ 1,627,297	$ 488,189	$ 244,095	$ 2,359,581	Levy			$ 2,359,581	$ 1,658,108	$ 701,473
2024	T111	Veterans Boulevard NW	8 St to Reunion Gateway NW	Upgrade to 4 lanes urban	1.0	L.S.	$ 4,840,946	$ 4,840,946	$ 1,452,284	$ 726,142	$ 7,019,372	Levy	$ 4,198,659		$ 2,820,713	$ 3,508,566	$ (687,853)
2006	T112	24 Street SW	1 Ave to Sagewood Entrance	Upgrade to 2 lanes urban	1.0	L.S.	$ 1,333,228	$ 1,333,228	$ 399,968	$ 199,984	$ 1,933,181	Levy	$ 342,500		$ 1,590,681	$ 1,590,681	$ -
2016-2017	T113	8 Street SW	40 Ave to Hillcrest Way	Upgrade to 4 lanes urban	1.0	L.S.	$ 1,013,507	$ 1,013,507	$ 304,052	$ 152,026	$ 1,469,585	Levy			$ 1,469,585	$ 520,737	$ 948,848
2012	T115	24 Street SW	Sagewood Entrance to Yankee Valley Blvd	Upgrade to 2 lanes urban	1.0	L.S.	$ 3,557,496	$ 3,557,496	$ 1,067,249	$ 533,624	$ 5,158,369	Levy			$ 5,158,369	$ 5,075,649	$ 82,720
2016	T116	Yankee Valley Boulevard SW	8 St to 24 St	Upgrade to 4 lanes urban	1.0	L.S.	$ 5,027,827	$ 5,027,827	$ 1,508,348	$ 754,174	$ 7,290,349	Levy			$ 7,290,349	$ 5,604,880	$ 1,685,469
2013	T117	40 Avenue SW	8 St to Windsong Blvd	New 2 lanes urban	1.0	L.S.	$ 2,781,849	$ 2,781,849	$ 834,555	$ 417,277	$ 4,033,681	Levy			$ 4,033,681	$ 2,343,129	$ 1,690,552
2022	T118	24 Street SW	Yankee Valley Blvd to South of Cobblestone Gate (approx. 400m north of 40 Ave)	Upgrade to 2 lanes urban	1.0	L.S.	$ 2,758,525	$ 2,758,525	$ 827,557	$ 413,779	$ 3,999,861	Levy			$ 3,999,861	$ 2,948,688	$ 1,051,173
2023	T120	40 Avenue SW	Windsong Blvd to Southwinds Blvd	New 2 lanes urban	1.0	L.S.	$ 3,745,292	$ 3,745,292	$ 1,123,588	$ 561,794	$ 5,430,674	Levy			$ 5,430,674	$ 754,492	$ 4,676,182
2016	T123	8 Street SW	Yankee Valley Blvd to Hillcrest Way	Upgrade to 4 lanes urban	1.0	L.S.	$ 2,446,741	$ 2,446,741	$ 734,022	$ 367,011	$ 3,547,775	Levy			$ 3,547,775	$ 1,643,218	$ 1,904,557
2009	T124	Sharp Hill Way SE	Hwy 2 to Kings Heights Way	New 2 lanes urban	1.0	L.S.	$ 201,609	$ 201,609	$ 60,483	$ 30,241	$ 292,333	Levy			$ 292,333	$ 45,277	$ 247,056
2017	T125	40 Avenue SE	Kingsview Blvd to Highview Gate	New 2 lanes urban	1.0	L.S.	$ 6,792,560	$ 6,792,560	$ 2,037,768	$ 1,018,884	$ 9,849,212	Levy			$ 9,849,212	$ 948,901	$ 8,900,311
2022	127	40 Avenue SW Upgrade	Reynolds Gate to 8 St	Upgrade to 6 lanes urban	0.8	km	$ 3,450,000	$ 2,760,000	$ 828,000	$ 414,000	$ 4,002,000	Levy			$ 4,002,000		$ 4,002,000
2024	TA	40 Avenue Interchange	40 Ave and Hwy 2 (QE II)	Southbound movements only + ped	1.0	L.S.	$ 42,054,092	$ 42,054,092	$ 12,616,228	$ 6,308,114	$ 60,978,434	Levy	$ 19,999,879		$ 40,978,555	$ 6,608,025	$ 34,370,530
Sub-Total								$ 107,928,708	$ 32,378,612	$ 16,189,306	$ 156,496,626	$ -	$ 28,748,538	$ -	$ 127,748,088	$ 61,398,474	$ 66,349,614
2030	T1	40 Avenue SW	Southwind Blvd SW to 24 Street SW	New construction - 2 lanes (including the dual lane roundabout at Cobblestone Blvd SW)	1.0	L.S.	$ 5,806,897	$ 5,806,897	$ 1,742,069	$ 871,034	$ 8,420,000	Levy			$ 8,420,000	$ 1,245,142	$ 7,174,858
	T2	40 Avenue SW	Windsong Blvd SW to 8 Street	Widen from 2 lanes to 4 lanes	1.0	L.S.	$ 968,276	$ 968,276	$ 290,483	$ 145,241	$ 1,404,000	Levy			$ 1,404,000		$ 1,404,000
	T3	40 Avenue SE	Highview Gate SE to East of Lanark Gate SE	New construction - 2 lanes	1.0	L.S.	$ 979,496	$ 979,496	$ 293,849	$ 146,924	$ 1,420,269	Levy			$ 1,420,269		$ 1,420,269
	T4	56 Avenue SW (TWP Rd 264 SW)	8 Street to the CPKC railway track	New construction (Paving) - 2 lanes	1.0	L.S.	$ 3,089,655	$ 3,089,655	$ 926,897	$ 463,448	$ 4,480,000	Levy			$ 4,480,000		$ 4,480,000
	T5	24 Street SW	South of Cobblestone Gate (approx. 400m north of 40 Avenue) to 56 Avenue	New construction (Paving) - 2 lanes	1.0	L.S.	$ 8,964,875	$ 8,964,875	$ 2,689,462	$ 1,344,731	$ 12,999,069	Levy			$ 12,999,069	$ 1,360,866	$ 11,638,203
	T6	8 Street SW	Hillcrest Way SW to 56 Avenue	Widen from 2 lanes to 4 lanes	1.0	L.S.	$ 2,793,103	$ 2,793,103	$ 837,931	$ 418,966	$ 4,050,000	Levy			$ 4,050,000		$ 4,050,000
	T7	Kingsview Boulevard SE Extension	40 Avenue to 56 Avenue	New construction - 2 lanes	1.0	L.S.	$ 4,779,310	$ 4,779,310	$ 1,433,793	$ 716,897	$ 6,930,000	Levy			$ 6,930,000		$ 6,930,000
	T8	Veterans Boulevard NW	At Main Street Intersection	Add third WBT lane, dual EB, WB and NB left turns (Refer to the Veterans Blvd FPS for details)	1.0	L.S.	$ 8,800,000	$ 8,800,000	$ 2,640,000	$ 1,320,000	$ 12,760,000	Levy			$ 12,760,000		$ 12,760,000
	T9	Veterans Boulevard NW	At 8 St Intersection	Dual WB left turns (Refer to the Veterans Blvd FPS for details)	1.0	L.S.	$ 1,820,690	$ 1,820,690	$ 546,207	$ 273,103	$ 2,640,000	Levy			$ 2,640,000		$ 2,640,000
	T10	Veterans Boulevard NE	Hamilton Boulevard / East Lake Boulevard to west of Highland Park Boulevard	Widen the westbound from 2 lanes to 3 lanes	1.0	L.S.	$ 558,621	$ 558,621	$ 167,586	$ 83,793	$ 810,000	Levy			$ 810,000	$ 127,095	$ 682,905
	T11	Veterans Boulevard NE	At Highland Park Gate NE/ East Lake Rd NE	Signalization and urbanize intersection	1.0	L.S.	$ 603,448	$ 603,448	$ 181,034	$ 90,517	$ 875,000	Levy			$ 875,000		$ 875,000
	T12	Yankee Valley Boulevard SW	At Main Street Intersection	Add third WBT lane (Taper back to 2 lanes after the intersection)	1.0	L.S.	$ 8,965,517	$ 8,965,517	$ 2,689,655	$ 1,344,828	$ 13,000,000	Levy			$ 13,000,000		$ 13,000,000
	T13	Yankee Valley Boulevard SE	Sierra Springs Dr SE / QEII SB Off Ramp	Dual NB and SB left turns (convert the current geometry of a SB left turn bay and shared SB left turn / through lane to dual SB lefts and SB dedicated through lane)	1.0	L.S.	$ 289,655	$ 289,655	$ 86,897	$ 43,448	$ 420,000	Levy			$ 420,000		$ 420,000
	T14	Yankee Valley Boulevard SW	8 Street	Dual EB and WB left turns	1.0	L.S.	$ 289,655	$ 289,655	$ 86,897	$ 43,448	$ 420,000	Levy			$ 420,000		$ 420,000
	T20	8 Street NW	1 Avenue	Add NBR turn bay	1.0	L.S.	$ 41,379	$ 41,379	$ 12,414	$ 6,207	$ 60,000	Levy			$ 60,000		$ 60,000
	T21	8 Street SW	Railway Ave SW	Add NBR turn bay, Modify WBL/T to WBL and EBL/T to EBL	1.0	L.S.	$ 41,379	$ 41,379	$ 12,414	$ 6,207	$ 60,000	Levy			$ 60,000		$ 60,000
	T22	8 Street SW	MacKenzie Way SW	Signalization and urbanize intersection	1.0	L.S.	$ 517,241	$ 517,241	$ 155,172	$ 77,586	$ 750,000	Levy			$ 750,000		$ 750,000
	T24	8 Street SW	Hillcrest Avenue	Signalization	1.0	L.S.	$ 344,828	$ 344,828	$ 103,448	$ 51,724	$ 500,000	Levy			$ 500,000		$ 500,000
	T25	8 Street SW	56 Avenue	Signalization and urbanize intersection	1.0	L.S.	$ 689,655	$ 689,655	$ 206,897	$ 103,448	$ 1,000,000	Levy			$ 1,000,000		$ 1,000,000
	T27	40 Avenue SW	Dry Creek Bridge	4 lanes bridge over Dry Creek	1.0	L.S.	$ 2,395,901	$ 2,395,901	$ 718,770	$ 359,385	$ 3,474,057	Levy			$ 3,474,057		$ 3,474,057
	T29	1 Avenue NW	Canals Blvd SW / Woodside Dr	Signalization	1.0	L.S.	$ 431,034	$ 431,034	$ 129,310	$ 64,655	$ 625,000	Levy			$ 625,000		$ 625,000
	T30	1 Avenue NW	Edmonton Trail NE	Signalization	1.0	L.S.	$ 344,828	$ 344,828	$ 103,448	$ 51,724	$ 500,000	Levy			$ 500,000		$ 500,000
Sub-Total								$ 53,515,445	$ 16,054,633	$ 8,027,317	$ 77,597,395	$ -	$ -	$ -	$ 77,597,395	$ 2,733,103	$ 74,864,292

	ID	Improvement	Location	Description	Quantity	Unit	Unit Cost	Sub-Total	Contingency	Engineering	Capital Cost	Payment Type	Total City Built	Total Developer Built	Total Levied	Levies Collected	Uniform Model
									30%	15%							1,557.41
2040	T31	TWP Rd 273 NW	24 Street to Main Street	New construction - 2 lanes	1.0	L.S.	$ 7,241,379	$ 7,241,379	$ 2,172,414	$ 1,086,207	$ 10,500,000	Levy			$ 10,500,000		$ 10,500,000
	T32	24 Street NW (RR12)	Reunion to TWP Rd 273 (Completed first +/- 450m)	New construction (Paving) - 2 lanes	1.0	L.S.	$ 6,137,931	$ 6,137,931	$ 1,841,379	$ 920,690	$ 8,900,000	Levy			$ 8,900,000		$ 8,900,000
	T33	8 Street NW (RR11)	Silver Springs to TWP Rd 273	New construction (Paving) - 2 lanes	1.0	L.S.	$ 1,765,517	$ 1,765,517	$ 529,655	$ 264,828	$ 2,560,000	Levy			$ 2,560,000		$ 2,560,000
	T34	Veterans Boulevard NE	East of East Lake Boulevard to RR 291	Widen from 2 lanes to 4 lanes	1.0	L.S.	$ 2,068,966	$ 2,068,966	$ 620,690	$ 310,345	$ 3,000,000	Levy			$ 3,000,000		$ 3,000,000
	T35	Veterans Boulevard NE	QEII West Junction to west of Hamilton Boulevard / East Lake Boulevard	Widen from 4 lanes to 6 lanes. This also requires the widening of the bridge at QEII (TEC Project)	1.0	L.S.	$ 1,696,552	$ 1,696,552	$ 508,966	$ 254,483	$ 2,460,000	Levy			$ 2,460,000		$ 2,460,000
	T35A	Veterans Boulevard NE	Veterans Blvd @ QEII	Interchange	1.0	L.S.	$ 25,000,000	$ 25,000,000	$ 7,500,000	$ 3,750,000	$ 36,250,000	Levy			$ 36,250,000		$ 36,250,000
	T36	Veterans Boulevard NE/NW	West of 8 Street to QEII West Junction	Widen from 4 lanes to 6 lanes	1.0	L.S.	$ 21,068,966	$ 21,068,966	$ 6,320,690	$ 3,160,345	$ 30,550,000	Levy			$ 30,550,000		$ 30,550,000
	T37	Veterans Boulevard NE	At Highland Park Blvd / East Lake Ramp	Add dual NB left turns	1.0	L.S.	$ 144,828	$ 144,828	$ 43,448	$ 21,724	$ 210,000	Levy			$ 210,000		$ 210,000
	T38	Veterans Boulevard NW	At RR 13	Signalization and urbanize intersection	1.0	L.S.	$ 689,655	$ 689,655	$ 206,897	$ 103,448	$ 1,000,000	Levy			$ 1,000,000		$ 1,000,000
	T39	Veterans Boulevard NW	At 24 Street	Signalization and urbanize intersection	1.0	L.S.	$ 689,655	$ 689,655	$ 206,897	$ 103,448	$ 1,000,000	Levy			$ 1,000,000		$ 1,000,000
	T40	1 Avenue NW	24 Street	Signalization and urbanize intersection	1.0	L.S.	$ 517,241	$ 517,241	$ 155,172	$ 77,586	$ 750,000	Levy			$ 750,000		$ 750,000
	T42	RR292 SE	Yankee Valley Boulevard to 40 Avenue	Re-alignment and new construction - 2 lanes	1.0	L.S.	$ 4,413,793	$ 4,413,793	$ 1,324,138	$ 662,069	$ 6,400,000	Levy			$ 6,400,000		$ 6,400,000
	T43	Yankee Valley Boulevard SW	RR 13	Dual Lane Roundabout	1.0	L.S.	$ 4,482,759	$ 4,482,759	$ 1,344,828	$ 672,414	$ 6,500,000	Levy			$ 6,500,000		$ 6,500,000
	T44	Yankee Valley Boulevard SW	24 Street	Add second WBT lane (Taper back to 1 lane west of the intersection), left and right turn bay for all approaches	1.0	L.S.	$ 791,724	$ 791,724	$ 237,517	$ 118,759	$ 1,148,000	Levy			$ 1,148,000		$ 1,148,000
	T45	Yankee Valley Boulevard SW/SE	East of Bayside Gate / Chinook Winds Dr to QEII	Widen from 4 lanes to 6 lanes east of Bayside Gate / Chinook Winds Dr to QEII. This also requires the widening of the west junction to 3 WBT lane, and the grade separation of the CPKC railway crossing.	1.0	L.S.	$ 19,675,862	$ 19,675,862	$ 5,902,759	$ 2,951,379	$ 28,530,000	Levy			$ 28,530,000	$ 609,352	$ 27,920,648
	T46	Yankee Valley Boulevard SE	Kingsview Blvd to Kings Heights Gate SE	Widen from 4 lanes to 6 lanes	1.0	L.S.	$ 1,272,414	$ 1,272,414	$ 381,724	$ 190,862	$ 1,845,000	Levy			$ 1,845,000		$ 1,845,000
	T47	Yankee Valley Boulevard SE	East of Kings Heights Gates to RR291	Widen from 2 lanes to 4 lanes	1.0	L.S.	$ 1,862,069	$ 1,862,069	$ 558,621	$ 279,310	$ 2,700,000	Levy			$ 2,700,000	$ 180,759	$ 2,519,241
	T48	Yankee Valley Boulevard SW	At 8 Street Intersection	In addition to the Widening, dual left turns for all approaches	1.0	L.S.	$ 2,255,172	$ 2,255,172	$ 676,552	$ 338,276	$ 3,270,000	Levy			$ 3,270,000		$ 3,270,000
	T49	Yankee Valley Boulevard SE	At Main Street Intersection	In addition to the Widening, dual left turns for all approaches	1.0	L.S.	$ 2,255,172	$ 2,255,172	$ 676,552	$ 338,276	$ 3,270,000	Levy			$ 3,270,000		$ 3,270,000
	T50	Yankee Valley Boulevard SE	Kingsview Blvd	In addition to the Widening, dual left turns for all approaches	1.0	L.S.	$ 579,310	$ 579,310	$ 173,793	$ 86,897	$ 840,000	Levy			$ 840,000		$ 840,000
	T52	Yankee Valley Boulevard SE	Ravenswood View SE	Signalization and urbanize intersection	1.0	L.S.	$ 517,241	$ 517,241	$ 155,172	$ 77,586	$ 750,000	Levy			$ 750,000		$ 750,000
	T53	Yankee Valley Boulevard SE (TWP Rd 270)	RR291	Add south leg, signalization and urbanize intersection	1.0	L.S.	$ 689,655	$ 689,655	$ 206,897	$ 103,448	$ 1,000,000	Levy			$ 1,000,000		$ 1,000,000
	T54	40 Avenue SW	RR 13	Dual Lane Roundabout	1.0	L.S.	$ 4,482,759	$ 4,482,759	$ 1,344,828	$ 672,414	$ 6,500,000	Levy			$ 6,500,000		$ 6,500,000
	T55	40 Avenue SW	RR13 to 24 Street	New construction (Paving) - 2 lanes	1.0	L.S.	$ 4,692,414	$ 4,692,414	$ 1,407,724	$ 703,862	$ 6,804,000	Levy			$ 6,804,000		$ 6,804,000
	T56	40 Avenue SW	24 Street to 8 Street (excluding the intersection)	Widen from 2 lanes to 4 lanes	1.0	L.S.	$ 3,091,034	$ 3,091,034	$ 927,310	$ 463,655	$ 4,482,000	Levy			$ 4,482,000		$ 4,482,000
	T57	40 Avenue SE	East of Lanark Gate SE to 800m East of RR292	New construction (Paving) - 2 lanes	1.0	L.S.	$ 5,213,793	$ 5,213,793	$ 1,564,138	$ 782,069	$ 7,560,000	Levy			$ 7,560,000		$ 7,560,000
	T58	40 Avenue SW	At 8 Street Intersection	Add third EBT and WBT lane, dual left turns for all approaches (widen from 4 to 6 lanes)	1.0	L.S.	$ 1,851,724	$ 1,851,724	$ 555,517	$ 277,759	$ 2,685,000	Levy			$ 2,685,000		$ 2,685,000
	T59	40 Avenue SW	At Reynolds Gate SW Intersection	Convert the shared SBL/T to SBL and SBT/R, Also Convert the	1.0	L.S.	$ 13,793	$ 13,793	$ 4,138	$ 2,069	$ 20,000	Levy			$ 20,000		$ 20,000
	T60	40 Avenue SE	Kingsview Blvd	Add third WBT lane, dual NB left turns and dual NBT lanes. Convert the free flow SBR to signalized dual SBR turns.	1.0	L.S.	$ 227,586	$ 227,586	$ 68,276	$ 34,138	$ 330,000	Levy			$ 330,000		$ 330,000
	T61	40 Avenue SE	Kings Heights Way SE	Signalization and Add second EBT and WBT lane (Widen at the intersection from 2 lanes to 4 lanes)	1.0	L.S.	$ 965,517	$ 965,517	$ 289,655	$ 144,828	$ 1,400,000	Levy			$ 1,400,000		$ 1,400,000
	T64	40 Avenue SE	RR292	Signalization and urbanize intersection	1.0	L.S.	$ 689,655	$ 689,655	$ 206,897	$ 103,448	$ 1,000,000	Levy			$ 1,000,000		$ 1,000,000
	T65	56 Avenue SW (Twp Rd 264)	24 Street to 8 Street	New construction (Paving) - 2 lanes	1.0	L.S.	$ 4,692,414	$ 4,692,414	$ 1,407,724	$ 703,862	$ 6,804,000	Levy			$ 6,804,000		$ 6,804,000
	T66	56 Avenue SW (Twp Rd 264)	RR13	Dual Lane Roundabout with NBR turn bay	1.0	L.S.	$ 4,524,138	$ 4,524,138	$ 1,357,241	$ 678,621	$ 6,560,000	Levy			$ 6,560,000		$ 6,560,000
	T67	56 Avenue SW (Twp Rd 264)	24 Street	Dual Lane Roundabout with WBR turn bay	1.0	L.S.	$ 4,524,138	$ 4,524,138	$ 1,357,241	$ 678,621	$ 6,560,000	Levy			$ 6,560,000		$ 6,560,000
	T68	56 Avenue SW (Twp Rd 264)	Intersections of TZ3801 Access 2 and TZ3801 Access 1 (west of QEII)	Signalization and urbanize intersection (Two Intersections)	1.0	L.S.	$ 1,206,897	$ 1,206,897	$ 362,069	$ 181,034	$ 1,750,000	Levy			$ 1,750,000		$ 1,750,000
	T70A	24 Street SW	Segewood Drive SW	Signalization and urbanize intersection	1.0	L.S.	$ 718,391	$ 718,391	$ 215,517	$ 107,759	$ 1,041,667	Levy			$ 1,041,667		$ 1,041,667
	T70B	24 Street SW	Bayview Drive SW	Signalization and urbanize intersection	1.0	L.S.	$ 718,391	$ 718,391	$ 215,517	$ 107,759	$ 1,041,667	Levy			$ 1,041,667		$ 1,041,667
	T70C	24 Street SW	Baysprings Link SW	Signalization and urbanize intersection	1.0	L.S.	$ 718,391	$ 718,391	$ 215,517	$ 107,759	$ 1,041,667	Levy			$ 1,041,667		$ 1,041,667
	T70D	24 Street SW	Chinock Gate Drive SW	Signalization and urbanize intersection	1.0	L.S.	$ 718,391	$ 718,391	$ 215,517	$ 107,759	$ 1,041,667	Levy			$ 1,041,667		$ 1,041,667
	T70E	24 Street SW	Cobblestone Gate SW	Signalization and urbanize intersection	1.0	L.S.	$ 718,391	$ 718,391	$ 215,517	$ 107,759	$ 1,041,667	Levy			$ 1,041,667		$ 1,041,667
	T70F	24 Street SW	40 Avenue SW	Signalization and urbanize intersection	1.0	L.S.	$ 718,391	$ 718,391	$ 215,517	$ 107,759	$ 1,041,667	Levy			$ 1,041,667		$ 1,041,667
	T77	8 Street SW	TZ3801 Access 3	Signalization	1.0	L.S.	$ 344,828	$ 344,828	$ 103,448	$ 51,724	$ 500,000	Levy			$ 500,000		$ 500,000
	T78	8 Street SW	Hillcrest Avenue to south of 56 Avenue	Widen from 4 lanes to 6 lanes	1.0	L.S.	$ 2,544,828	$ 2,544,828	$ 763,448	$ 381,724	$ 3,690,000	Levy			$ 3,690,000		$ 3,690,000
	T79	Main Street NW/NE	Gateway Link NE	Signalization	1.0	L.S.	$ 344,828	$ 344,828	$ 103,448	$ 51,724	$ 500,000	Levy			$ 500,000	$ 135,101	$ 364,899
	T80	Main Street NW/NE	Jensen Dr NE	Signalization or Roundabout	1.0	L.S.	$ 344,828	$ 344,828	$ 103,448	$ 51,724	$ 500,000	Levy			$ 500,000		$ 500,000
	T83	Kingsview Boulevard SE	Kingsview Rd SE	Signalization	1.0	L.S.	$ 344,828	$ 344,828	$ 103,448	$ 51,724	$ 500,000	Levy			$ 500,000		$ 500,000
	T84	Kingsview Boulevard SE	Kingsview Way SE	Signalization	1.0	L.S.	$ 344,828	$ 344,828	$ 103,448	$ 51,724	$ 500,000	Levy			$ 500,000		$ 500,000
	T85	Kingsview Boulevard SE	TZ4001 Access	Signalization and urbanize intersection	1.0	L.S.	$ 562,069	$ 562,069	$ 168,621	$ 84,310	$ 815,000	Levy			$ 815,000		$ 815,000
	T86	Kingsview Boulevard SE	TZ 4002 Access	Signalization and urbanize intersection	1.0	L.S.	$ 562,069	$ 562,069	$ 168,621	$ 84,310	$ 815,000	Levy			$ 815,000		$ 815,000
	T87	RR291 SE	Future East Lake Hill NE Extension	Dual Lane Roundabout with EBR turn bay	1.0	L.S.	$ 4,524,138	$ 4,524,138	$ 1,357,241	$ 678,621	$ 6,560,000	Levy			$ 6,560,000		$ 6,560,000
	T88	RR291 SE	TZ 3805_4 Access	Signalization and urbanize intersection	1.0	L.S.	$ 517,241	$ 517,241	$ 155,172	$ 77,586	$ 750,000	Levy			$ 750,000		$ 750,000
	T89	RR292 SE (Realignment)	TZ 3505_6 Access	Signalization and urbanize intersection	1.0	L.S.	$ 689,655	$ 689,655	$ 206,897	$ 103,448	$ 1,000,000	Levy			$ 1,000,000		$ 1,000,000
	T90	TWP Rd 273 NW	Nose Creek Bridge	2 lanes bridge over Nose Creek	1.0	L.S.	$ 3,862,069	$ 3,862,069	$ 1,158,621	$ 579,310	$ 5,600,000	Levy			$ 5,600,000		$ 5,600,000
	T91	Veterans Boulevard NW	Nose Creek Bridge and Culvert	6 lanes bridge over Nose Creek	1.0	L.S.	$ 2,724,138	$ 2,724,138	$ 817,241	$ 408,621	$ 3,950,000	Levy			$ 3,950,000		$ 3,950,000
	T92	Veterans Boulevard NW	CPKC Railway Crossing	6 lanes bridge over CPKC Railway Crossing	1.0	L.S.	$ 9,931,034	$ 9,931,034	$ 2,979,310	$ 1,489,655	$ 14,400,000	Levy			$ 14,400,000		$ 14,400,000
	T93	Yankee Valley Boulevard SW	CPKC Railway Crossing	CPKC Railway bridge over 6 lanes YVB	1.0	L.S.	$ 45,103,448	$ 45,103,448	$ 13,531,034	$ 6,765,517	$ 65,400,000	Levy			$ 65,400,000		$ 65,400,000
Sub-Total								**$ 219,046,897**	**$ 65,714,069**	**$ 32,857,034**	**$ 317,618,000**		**$ -**	**$ -**	**$ 317,618,000**	**$ 925,212**	**$ 316,692,788**
Total Transportation								**$ 380,491,049**	**$ 114,147,315**	**$ 57,073,657**	**$ 551,712,021**		**$ 28,748,538**	**$ -**	**$ 522,963,483**	**$ 65,056,789**	**$ 457,906,693**
Total Transportation per Hectare																	**$ 294,018**
Total Transportation per Acre																	**$ 118,985**

Legend:

Levy (Levied Regional Infrastructure - City Built)
Levy (To be Reviewed in Future*)

Assumptions:

Projects included in the current levy bylaw are incorporated for completeness, but are not levied as part of the post-annexation levy.
Additional Developer only projects include the East Lake Hill Extension and Kingsview Blvd Extension.

APPENDIX B
Financial Analysis Methodologies

Off-Site Levy Methodology and Assumptions

Submitted to:

ISL Engineering and Land Services and the
City of Airdrie

Submitted by:

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March 24, 2026

MANAGEMENT & ECONOMIC CONSULTANTS

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1. Overview

In principle, offsite levies (OSL) are intended to allocate the cost of a piece of infrastructure across benefiting parties. Setting levies is a forward-looking exercise that requires incorporating several complexities into the calculations. They include:

- **Timing of projects** – Infrastructure needs are often identified for an entire area that may be absorbed over a long time frame. However, the planning horizon for the City of Airdrie is 15 years. Consequently, projects may either occur within the planning horizon, partially overlap with the planning horizon, or occur outside of the planning horizon entirely. For example: a project may be planned for 13 years from the setting of the levy resulting in most of the related debenture payments falling outside of the planning horizon. Accordingly, the amount of the project cost included in the current levy calculations is prorated based on the proportion of the debenture payments that will fall inside the planning horizon. In this example, 2/15^{ths} (i.e.: two of the project's 15 year debenture term) of the total project cost will be included in the levy calculation.
    - This approach to prorating project cost based on project timing relative to the OSL planning horizon implies that as levies are regularly reviewed (e.g. every 2, 3, or 5 years), additional project costs will be included in the calculation and levies will be adjusted to reflect projects that occur further out in time. This avoids burdening current development with projects that might be needed several decades into the future.
- **Timing of land absorption** – The rate which land is absorbed dictates the timing and need for infrastructure but also the timing and magnitude of revenues collected. The planning horizon considers only a portion of the total lands expected to be absorbed. Land that is not absorbed within the planning horizon of the levy calculation cannot yet be charged or collected upon.
- **Benefitting Area** – The lands for which levies are being calculated may represent a subset of the total lands that will derive benefits from the infrastructure.
- **Construction Inflation** – The estimated future cost of infrastructure must reflect changes in expected costs between when levies are being calculated and when the infrastructure will be built.
- **Account interest** – Over the course of the planning horizon, there will be a mismatch between the timing of cash inflows to the levy account (payment of levies) and the outflows from the account (e.g. debenture payments). The account will earn interest when it is in a surplus and will pay interest when it is overdrawn. Any interest earned on a surplus balance will reduce the payments that need to be collected from developers and vice versa.

The aim of the calculations described subsequently is to allocate the cost of the infrastructure incurred during the planning period to the lands that will benefit from the infrastructure and be absorbed by the market during the planning period. Conceptually, this is akin to beginning with an opening account balance in the first year of the planning period (2025) and balancing inflows (levies collected plus any interest) and outflows (project costs and/or debenture payments plus any interest) to arrive at a hypothetical account balance of zero in the final year of the planning period (2040). A reserve balance of zero in the final year of the planning period reflect the assumption that the costs associated with infrastructure incurred during the planning period are fully recovered from the lands that benefit from the infrastructure and are recovered from the lands that are absorbed during the planning period.

- In order to perform these calculations, the following information is required:
    - The opening reserve account balance.

- The cost and timing of each project
- The details of project financing, including debenture parameters (i.e. length and interest rate).
- The size of all areas expected to benefit from each project.
- The timing and magnitude of land absorption.
- The rate of inflation applied to project costs.
- The rate of interest earned and charged on reserve accounts.
- Any adjustment necessary to achieve a hypothetical reserve balance of zero in the final year of the planning period.

2. Key Inputs and Assumptions

Offsite project details were provided by ISL Engineering and Land Services (ISL). Specifically, ISL provided project cost (in current dollars), project timing, allocated project benefit to the appropriate development basins, and provided the timing and magnitude of land absorption over the planning period. The City provided reserve balance information and assumptions with respect to project financing. This information was then used to calculate the off-site levies in the City of Airdrie as follows for all projects of a particular infrastructure type (water, wastewater, stormwater, transportation):

- Project costs net of any grant funding or other funding sources are inflated annually from 2025 to the year in which they are required.
- The inflated project costs are then assumed to be financed via debenture. The sum of the payments over the term of the debenture constitutes the total levied cost for each project.
- The total levied costs are then divided by the number of the total benefitting hectares, to arrive at an unadjusted per ha levy rate for each project.
- This unadjusted per ha rate for each project is then multiplied by the number of benefitting hectares absorbed in each year to generate a set of pre-adjustment cash inflows into the reserve account.
- Account outflows are calculated based on debenture obligations and any other project-related costs.
- Beginning with the reserve balance, the in and outflows to the reserve account are compared to determine the hypothetical closing balance in the final year of the planning horizon. Note that when the reserve account is in surplus, it is assumed to earn interest at a rate of 2.5% and pay 2.5% interest when in a negative balance.
- The pre-adjustment levy rate is then adjusted downward to arrive at a levy rate that yields a zero balance in the reserve account at the conclusion of the planning period.

As noted previously, ISL has prepared the following inputs into the above calculations:

- Uninflated project cost (Report Table 6.1, Table 7.1, Table 8.1, Table 9.1, and Appendix A),
- Project timing (Report Appendix A),
- Benefitting areas (Report Figure 3.4, Figure 7.2, and Figure 8.2),
- Timing and magnitude of land absorption (Report Figure 3.1 and Figure 3.3).

The City has provided the following information with respect to reserve balance, and project financing.

- Reserve balances in 2025 are as listed in Table 1

Table 1 Opening Reserve Balances

Infrastructure	Balance
Water	$6,737,527
Wastewater	($3,987,424)
Stormwater	$0
Transportation	$33,716,741

Water, wastewater, and stormwater projects are assumed to be debentured over a 20 year period at an interest rate of 4% with semi-annual payments. Transportation projects are assumed to be debentured over a 15 year period at an interest rate of 4% with semi-annual payments.

Lastly, Nichols and the City jointly developed the following financial assumptions:

- The rate of inflation was assumed to be 3% annually.
- The reserve account will earn interest at a rate of 2.5% annually when in surplus and pay interest at a rate of 2.5% annually when in deficit.
- The City has received a $50 million dollar grant from the Province of Alberta that has been applied towards the capital cost of wastewater project WW48, reducing the uninflated project cost to $15,678,000.

The resulting off-site levies are provided in Table 2. A summary of cashflows for each infrastructure type is provided in the following tables.

Note that inflated project costs and debt payments are calculated as described below.

$$PC_i = PC * (1 + r)^t$$

Where:

PC = project cost as estimated in 2025 dollars.

r = rate of inflation expressed as a decimal

t = number of years between the year of construction and 2025.

- PCi is assumed to be fully debt financed at a rate of 4% and for a term of 15 years for transportation projects or 20 years for water, wastewater, and stormwater with semi annual payments. The annual cost of this debt is calculated as follows

$$\left[PC_i \times \frac{i}{1 - (1 + i)^{-n}}\right] \times 2$$

  Where:

  - i is the semi annual interest rate which is calculated by dividing the annual interest rate (4%) by 2 to arrive at 2%.
  - n is the number of payments which is calculated by taking the term of the loan (15 years for transportation, 20 years for water, wastewater, and stormwater) and multiplying by 2 in order to reflect semi-annual payments.
- Multiplying the above value by 15 (transportation) or 20 (water, wastewater, stormwater) yields the total levied cost of the project.

Table 2 Off-Site Levies ($/ha)

Infrastructure Type	Benefitting Area	Levy ($/ha)
Water	Global	$54,665
Wastewater	V-2	$66,980
	V-3	$67,324
	V-4A	$25,265
	V-4B	$103,128
	VI-2	$65,911
	VI-3	$65,911
	VI-4	$71,615
	Area 1	$136,118
	Area 2	$155,245
	Area 3	$115,996
	Area 4	$118,354
	Area 5	$231,771
	Area 6	$233,274
	Area 7	$258,133
	Area 8E	$129,748
	Area 8W	$38,992
	Area 9	$115,996
	Area 10	$246,649
	Area 11	$75,478
Stormwater	East	$0
	North	$0
	Northeast	$5,539
	Southeast	$30,633
	Southwest	$16,881
Transportation	Global	$145,541

Table 3 Water Cashflow Summary

Year	Absorbed Land (ha)	Revenue	Outflow	Balance	Interest	Balance with Interest
Opening Balance $6,737,527						
2025	113.40	$6,199,034.21	$4,128,349.99	$8,808,211.22	$220,205.28	$9,028,416.50
2026	113.40	$6,199,034.21	$4,128,349.99	$11,099,100.73	$277,477.52	$11,376,578.25
2027	113.40	$6,199,034.21	$4,128,349.99	$13,447,262.47	$336,181.56	$13,783,444.03
2028	113.40	$6,199,034.21	$4,128,349.99	$15,854,128.25	$396,353.21	$16,250,481.46
2029	113.40	$6,199,034.21	$3,928,071.42	$18,521,444.24	$463,036.11	$18,984,480.35
2030	51.61	$2,821,056.51	$4,577,223.92	$17,228,312.94	$430,707.82	$17,659,020.76
2031	51.61	$2,821,056.51	$4,577,223.92	$15,902,853.35	$397,571.33	$16,300,424.69
2032	51.61	$2,821,056.51	$4,128,335.64	$14,993,145.55	$374,828.64	$15,367,974.19
2033	51.61	$2,821,056.51	$4,128,335.64	$14,060,695.06	$351,517.38	$14,412,212.44
2034	51.61	$2,821,056.51	$3,757,874.76	$13,475,394.19	$336,884.85	$13,812,279.04
2035	62.75	$3,430,238.37	$5,194,326.36	$12,048,191.05	$301,204.78	$12,349,395.83
2036	62.75	$3,430,238.37	$5,194,326.36	$10,585,307.84	$264,632.70	$10,849,940.54
2037	62.75	$3,430,238.37	$5,194,326.36	$9,085,852.55	$227,146.31	$9,312,998.86
2038	62.75	$3,430,238.37	$5,194,326.36	$7,548,910.87	$188,722.77	$7,737,633.65
2039	62.75	$3,430,238.37	$5,194,326.36	$5,973,545.66	$149,338.64	$6,122,884.30
2040	83.73	$4,576,893.77	$10,699,778.07	$0.00	$0.00	$0.00
Total	**1,222.51**	**$66,828,539.25**	**$78,281,875.15**		**$4,715,808.90**	

Note absorption figures are rounded for presentation purposes.

Table 4 Wastewater Cashflow Summary

Year	Absorbed Land (ha)	Revenue	Outflow	Balance	Interest	Balance with Interest
Opening Balance $-3,987,242						
2025	113.40	$11,461,491.87	$7,731,323.80	-$257,255.93	-$6,431.40	-$263,687.33
2026	113.40	$11,461,491.87	$7,731,323.80	$3,466,480.73	$86,662.02	$3,553,142.75
2027	113.40	$11,461,491.87	$7,731,323.80	$7,283,310.82	$182,082.77	$7,465,393.59
2028	113.40	$11,461,491.87	$7,731,323.80	$11,195,561.65	$279,889.04	$11,475,450.70
2029	113.40	$11,461,491.87	$7,731,323.80	$15,205,618.76	$380,140.47	$15,585,759.23
2030	51.61	$7,195,156.67	$8,892,517.48	$13,888,398.42	$347,209.96	$14,235,608.38
2031	51.61	$7,195,156.67	$8,892,517.48	$12,538,247.58	$313,456.19	$12,851,703.77
2032	51.61	$7,195,156.67	$8,892,517.48	$11,154,342.96	$278,858.57	$11,433,201.53
2033	51.61	$7,195,156.67	$8,892,517.48	$9,735,840.73	$243,396.02	$9,979,236.75
2034	51.61	$7,195,156.67	$8,892,517.48	$8,281,875.94	$207,046.90	$8,488,922.84
2035	62.75	$6,754,003.11	$8,630,097.35	$6,612,828.59	$165,320.71	$6,778,149.31
2036	62.75	$6,754,003.11	$8,630,097.35	$4,902,055.06	$122,551.38	$5,024,606.44
2037	62.75	$6,754,003.11	$8,614,805.79	$3,163,803.76	$79,095.09	$3,242,898.85
2038	62.75	$6,754,003.11	$8,614,805.79	$1,382,096.17	$34,552.40	$1,416,648.57
2039	62.75	$6,754,003.11	$8,614,805.79	-$444,154.11	-$11,103.85	-$455,257.96
2040	83.73	$9,634,916.97	$9,179,659.01	$0.00	$0.00	$0.00
Total	**1222.51**	**$136,688,175.23**	**$135,403,477.51**		**$2,702,726.28**	

Note absorption figures are rounded for presentation purposes.

Table 5 Stormwater Cashflow Summary

Year	Absorbed Land (ha)	Revenue	Outflow	Balance	Interest	Balance with Interest
Opening Balance $0						
2025	20.27	$337,320.69	$348,963.91	-$11,643.22	-$291.08	-$11,934.30
2026	20.27	$337,320.69	$348,963.91	-$23,577.53	-$589.44	-$24,166.96
2027	20.27	$337,320.69	$348,963.91	-$35,810.19	-$895.25	-$36,705.44
2028	20.27	$337,320.69	$348,963.91	-$48,348.66	-$1,208.72	-$49,557.38
2029	20.27	$337,320.69	$348,963.91	-$61,200.60	-$1,530.02	-$62,730.62
2030	23.22	$398,488.70	$524,847.35	-$189,089.27	-$4,727.23	-$193,816.50
2031	23.22	$398,488.70	$524,847.35	-$320,175.16	-$8,004.38	-$328,179.53
2032	23.22	$398,488.70	$524,847.35	-$454,538.19	-$11,363.45	-$465,901.64
2033	23.22	$398,488.70	$524,847.35	-$592,260.29	-$14,806.51	-$607,066.80
2034	23.22	$398,488.70	$524,847.35	-$733,425.45	-$18,335.64	-$751,761.09
2035	40.82	$857,867.01	$665,634.87	-$559,528.95	-$13,988.22	-$573,517.17
2036	40.82	$857,867.01	$665,634.87	-$381,285.03	-$9,532.13	-$390,817.16
2037	40.82	$857,867.01	$665,634.87	-$198,585.02	-$4,964.63	-$203,549.64
2038	40.82	$857,867.01	$665,634.87	-$11,317.50	-$282.94	-$11,600.44
2039	40.82	$857,867.01	$665,634.87	$180,631.70	$4,515.79	$185,147.49
2040	35.42	$617,902.77	$803,050.26	$0.00	$0.00	$0.00
Total	**456.95**	**$8,586,284.76**	**$8,500,280.93**		**$86,003.83**	

Note absorption figures are rounded for presentation purposes.

Table 6 Transportation Cashflow Summary

Year	Absorbed Land (ha)	Revenue	Outflow	Balance	Interest	Balance with Interest
Opening Balance $33,716,741						
2025	113.40	$16,504,321.31	$9,930,941.86	$40,290,120.45	$1,007,253.01	$41,297,373.46
2026	113.40	$16,504,321.31	$9,930,941.86	$47,870,752.92	$1,196,768.82	$49,067,521.74
2027	113.40	$16,504,321.31	$9,470,300.31	$56,101,542.74	$1,402,538.57	$57,504,081.31
2028	113.40	$16,504,321.31	$8,715,263.70	$65,293,138.93	$1,632,328.47	$66,925,467.40
2029	113.40	$16,504,321.31	$8,312,110.35	$75,117,678.37	$1,877,941.96	$76,995,620.33
2030	51.61	$7,510,786.61	$16,345,225.01	$68,161,181.92	$1,704,029.55	$69,865,211.47
2031	51.61	$7,510,786.61	$15,246,148.51	$62,129,849.56	$1,553,246.24	$63,683,095.80
2032	51.61	$7,510,786.61	$14,366,615.41	$56,827,267.00	$1,420,681.68	$58,247,948.68
2033	51.61	$7,510,786.61	$13,354,615.99	$52,404,119.29	$1,310,102.98	$53,714,222.27
2034	51.61	$7,510,786.61	$13,354,615.99	$47,870,392.89	$1,196,759.82	$49,067,152.71
2035	62.75	$9,132,673.64	$13,354,615.99	$44,845,210.36	$1,121,130.26	$45,966,340.62
2036	62.75	$9,132,673.64	$13,354,615.99	$41,744,398.27	$1,043,609.96	$42,788,008.23
2037	62.75	$9,132,673.64	$12,640,051.05	$39,280,630.82	$982,015.77	$40,262,646.59
2038	62.75	$9,132,673.64	$12,155,092.70	$37,240,227.53	$931,005.69	$38,171,233.22
2039	62.75	$9,132,673.64	$8,243,824.88	$39,060,081.99	$976,502.05	$40,036,584.04
2040	83.73	$12,185,531.32	$52,222,115.35	$0.00	$0.00	$0.00
Total	**1222.51**	**$177,924,439.13**	**$230,997,094.96**		**$19,355,914.83**	

Note absorption figures are rounded for presentation purposes.

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MANAGEMENT & ECONOMIC CONSULTANTS

APPENDIX C
Water Project Sheets

Project W107: Highland Park Storage Reservoir

Project Timeline: **2009**

Payment Type: **Levy**

Project Description

This project was the construction of a 2.50 ML water storage reservoir to meet the needs of the City of Airdrie to a population of 70,000. This project was identified as being required at the 40,000 population horizon.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie
- Infrastructure and Offsite Levy Review 2003 Update

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

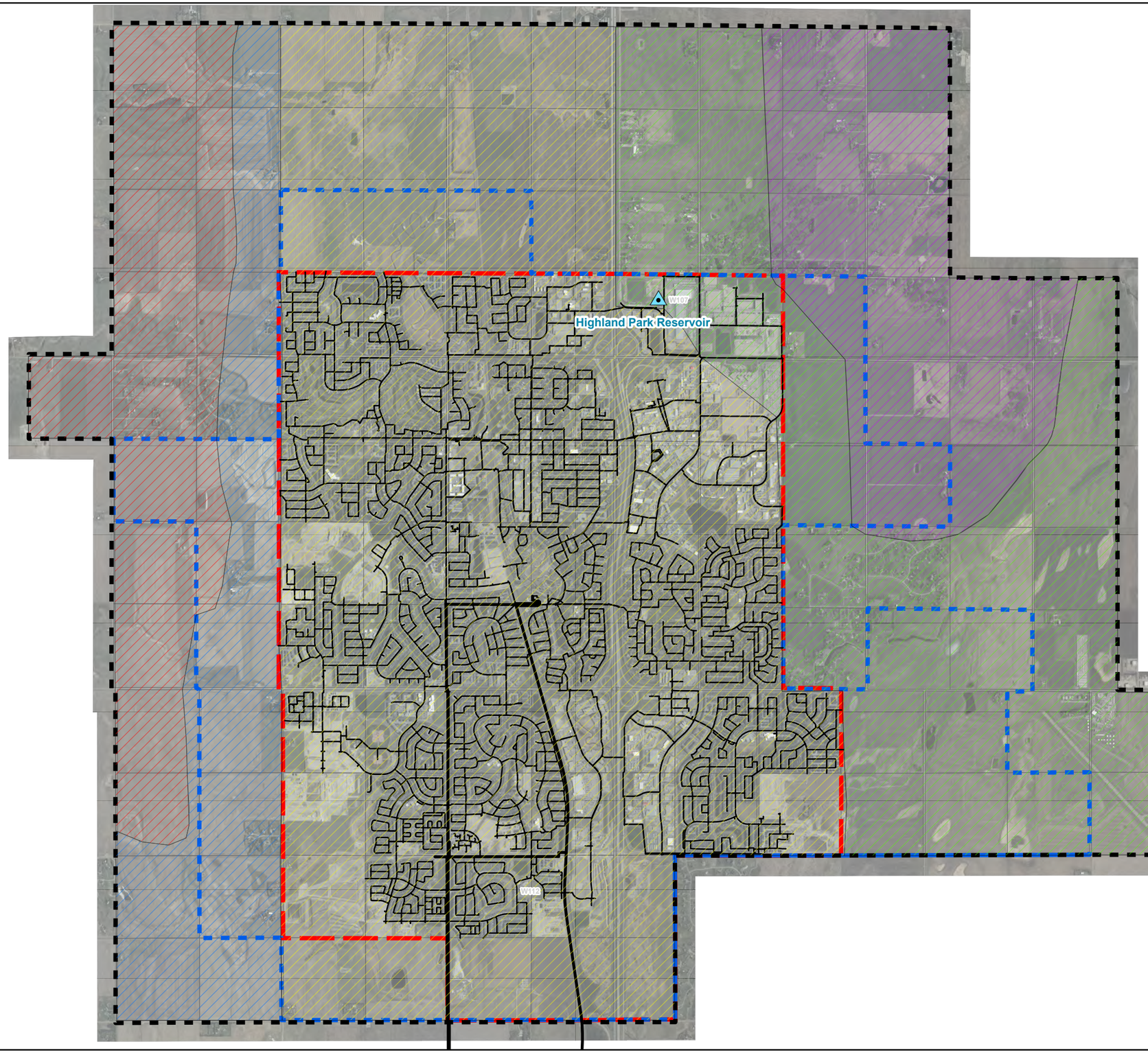
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,048,260
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,048,260
Levied Cost (Including Finance Factor)	$3,752,758
2040 Horizon (Including Finance Factor)	$1,270,130

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$816	$330



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W107
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W108: Highland Park Pump Station

Project Timeline: **2009**

Payment Type: **Levy**

Project Description

This project was the construction of a new 9,000 L/min pump station to meet the needs of the City of Airdrie to a population of 70,000. This project was identified as being required at the 40,000 population horizon.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie
- Infrastructure and Offsite Levy Review 2003 Update

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

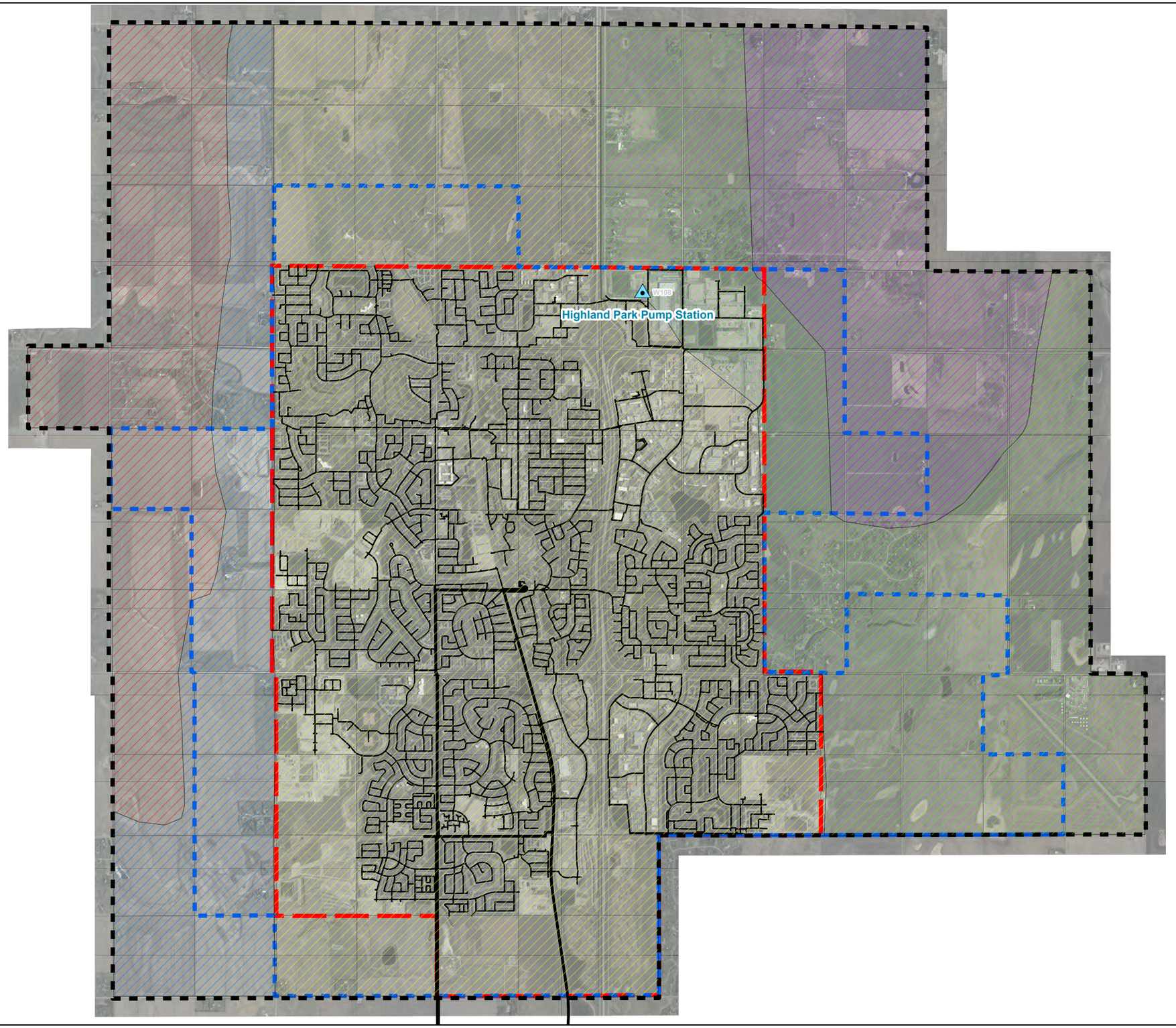
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,430,456
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,430,456
Levied Cost (Including Finance Factor)	$2,992,171
2040 Horizon (Including Finance Factor)	$1,012,707

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$650	$263



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W108
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W109: Windsong Storage Reservoir

Project Timeline: **2014**

Payment Type: **Levy**

Project Description

This project was the construction of a new storage reservoir with 10,000 m^3 capacity to meet the needs of the City of Airdrie to a population of 80,000. This project was identified as being required at the 55,000 population horizon.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie
- Infrastructure and Offsite Levy Review 2003 Update

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

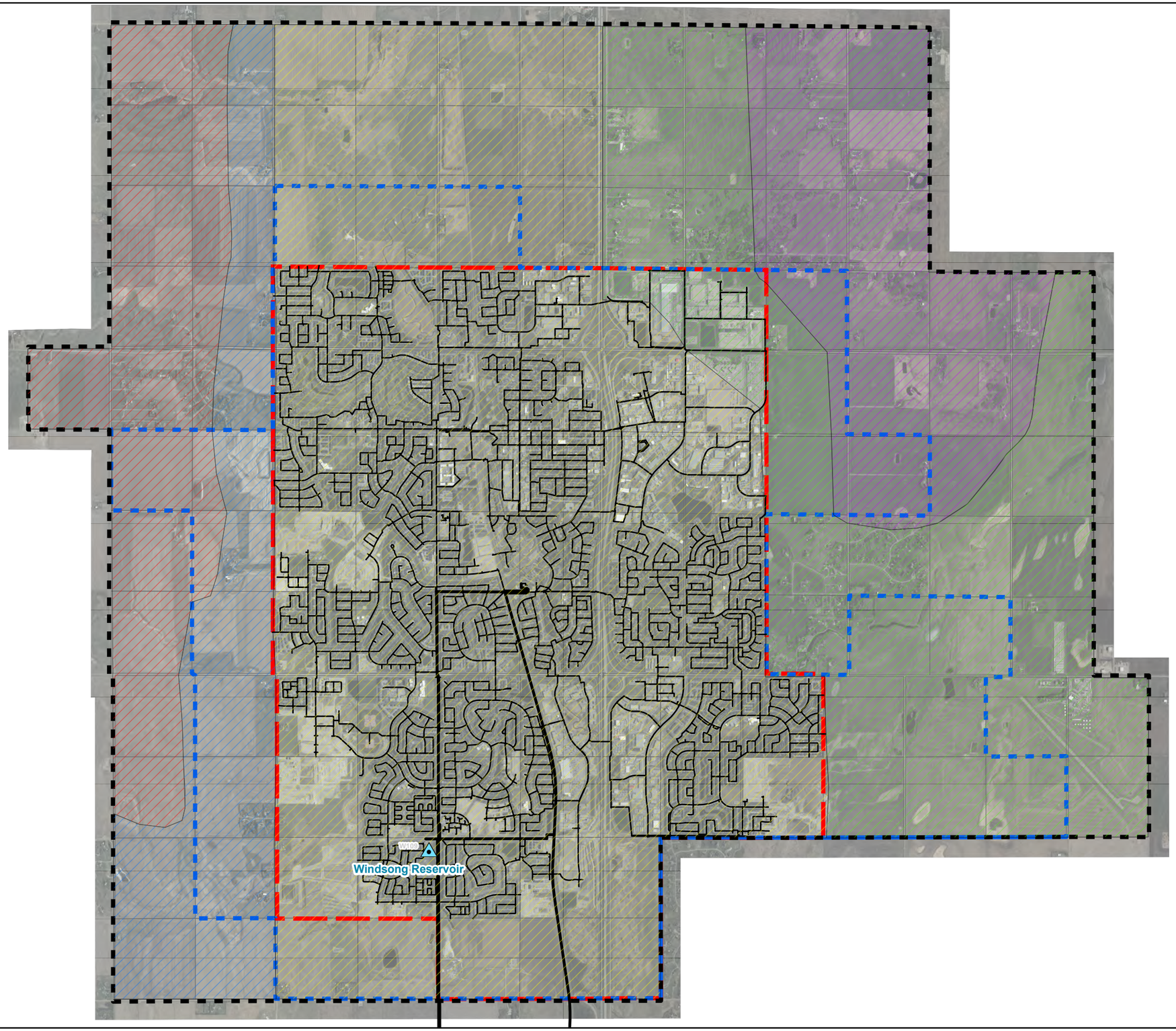
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,210,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,210,000
Levied Cost (Including Finance Factor)	$7,645,224
2040 Horizon (Including Finance Factor)	$2,587,545

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,662	$673



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W109
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Date: 2025-06-05 Document: Q:\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Water_Project_Sheet\28369_Airdrie_OSL_Stage2_Water_Project_Sheet.aprx

Project W110: Windsong Pump Station

Project Timeline: **2014**

Payment Type: **Levy**

Project Description

This project involved the construction of a new pump station, with a pumping capacity of 450 l/s, to meet the needs of the City of Airdrie to a population of 80,000. This project was identified as being required at the 55,000 population horizon.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie
- Infrastructure and Offsite Levy Review 2003 Update

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

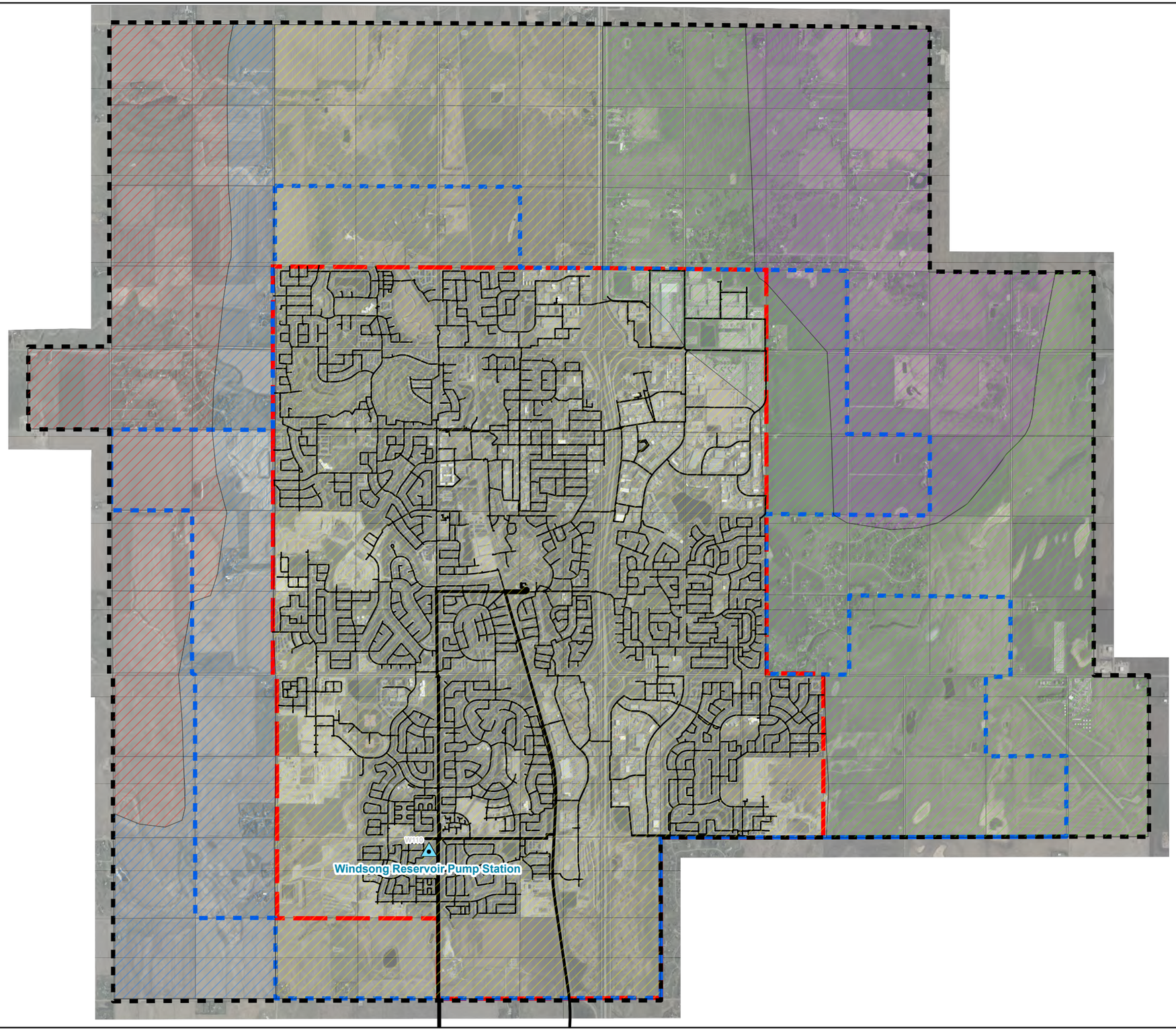
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,924,135
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,924,135
Levied Cost (Including Finance Factor)	$4,831,061
2040 Horizon (Including Finance Factor)	$1,635,084

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,050	$425



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W110
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W111: 600mm Water Supply Line from Calgary

Project Timeline: **2012**

Payment Type: **Levy**

Project Description

This project was the construction of a new 600 mm water supply line from the City of Calgary to the City of Airdrie to supply potable water for consumption and fire protection for future developments. This project was identified as being required at the 45,000 population horizon.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie
- Infrastructure and Offsite Levy Review 2006 Update

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

The supply line from the City of Calgary is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

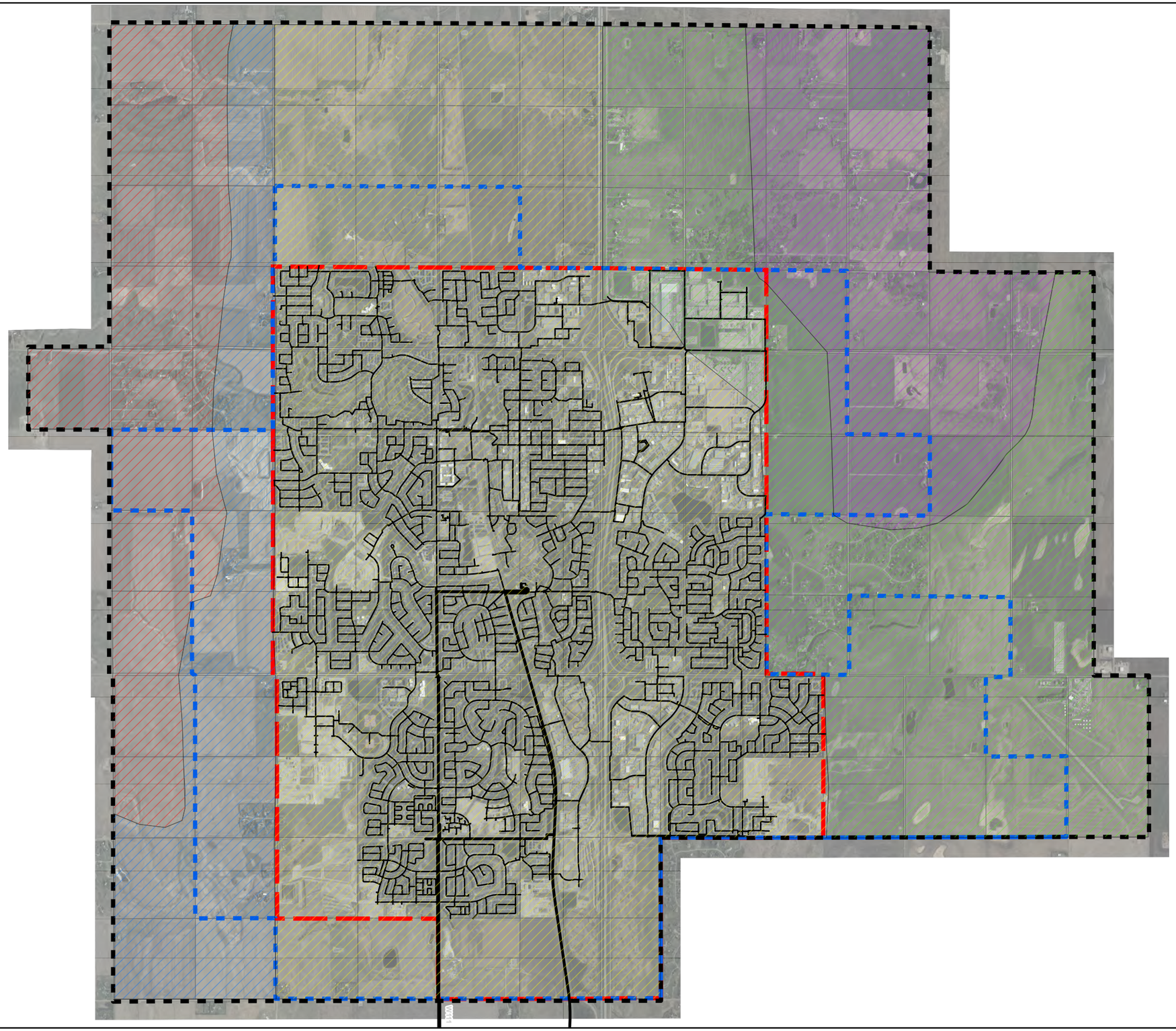
Project Costs

Item	Cost
Estimated Construction Cost[1]	$12,279,554
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$12,279,554
Levied Cost (Including Finance Factor)	$15,117,543
2040 Horizon (Including Finance Factor)	$5,116,569

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,286	$1,330



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W111
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W112: 400mm Distribution Grid Oversize

Project Timeline: **2010-2024**

Payment Type: **Oversize**

Project Description

This project encompasses oversizing of a new 400 mm water distribution line in the southwest grid for the City of Airdrie to supply potable water for consumption and fire protection for future developments. This project was identified as being required at the 45,000 population horizon.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie
- Airdrie Utility Master Plan (ISL, 2016)
- Infrastructure and Offsite Levy Review 2012

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is through development land; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 400 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

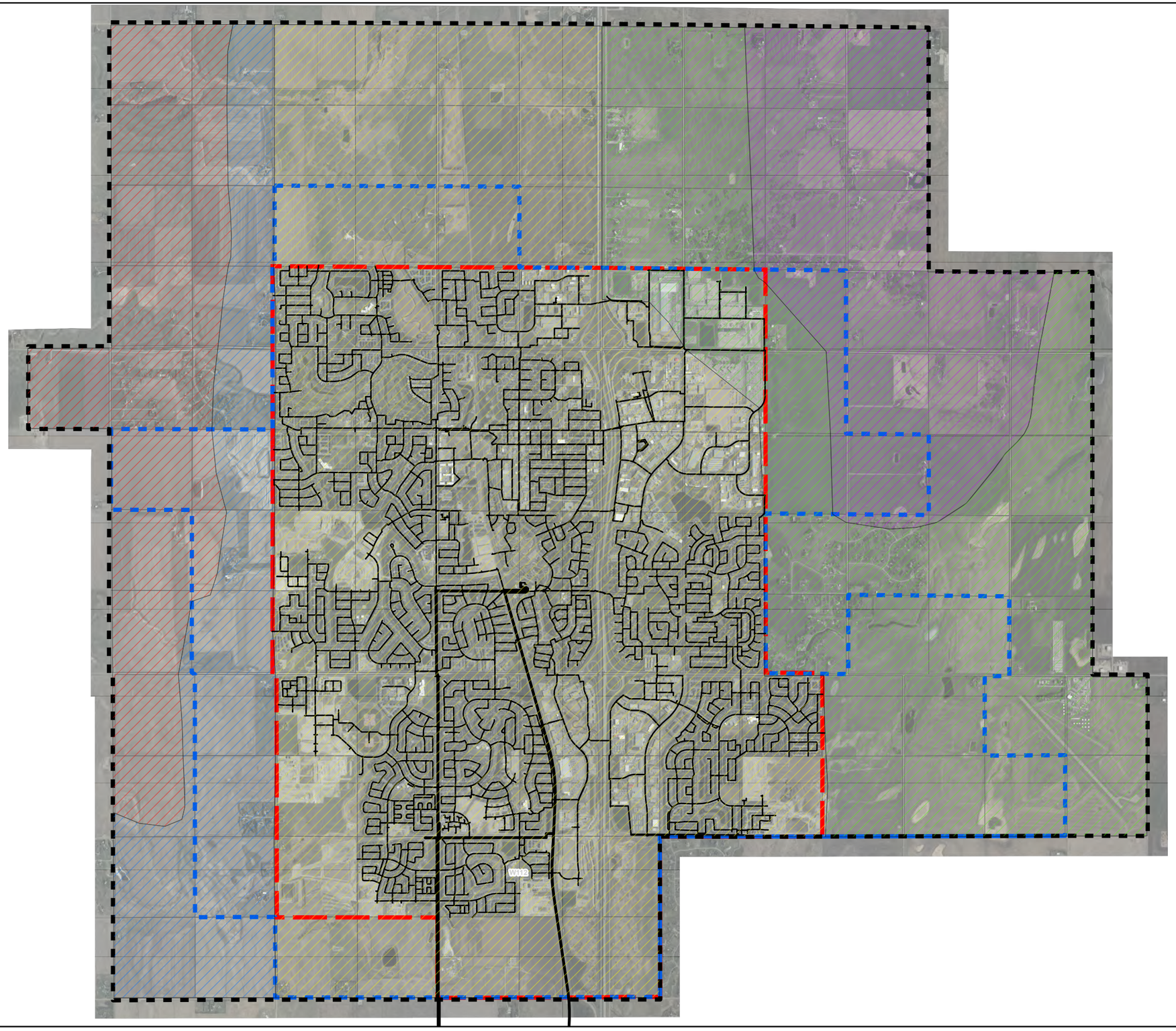
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,554,163
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,554,163
Levied Cost (Including Finance Factor)	$3,144,468
2040 Horizon (Including Finance Factor)	$1,064,253

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$684	$277



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Note: W112 includes all watermain grid oversize projects completed up to 2024, thus the project label is for general representation purpose only, and does not represent the actual location of the various projects.

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W112
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W6: 400mm Reservoir Fill Line

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 5,588 m of 400 mm intra-city transmission main from the Supply Main from Calgary to the proposed Southeast Reservoir and Pump Station to facilitate development in the eastern portion of the City.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

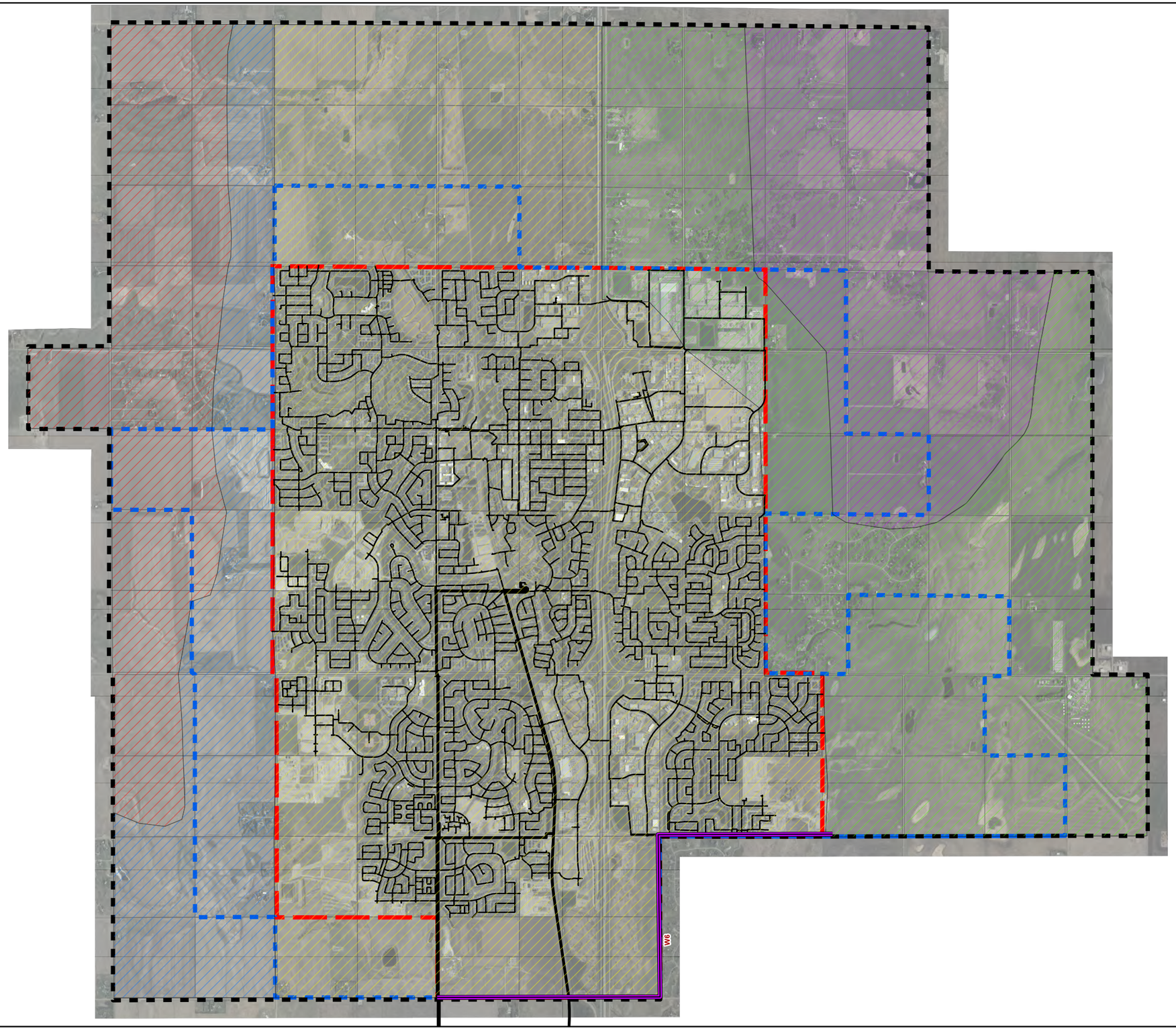
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,320,028
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,320,028
Levied Cost (Including Finance Factor)	$9,241,334
2040 Horizon (Including Finance Factor)	$3,127,752

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,009	$813



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Reservoir Fill Line Diameter

- 400mm
- 600mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W6
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W7A: Southeast Reservoir Storage

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes stage 1 construction of the Southeast Reservoir to provide 178 m^3 storage capacity to facilitate development in the City by 2025.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

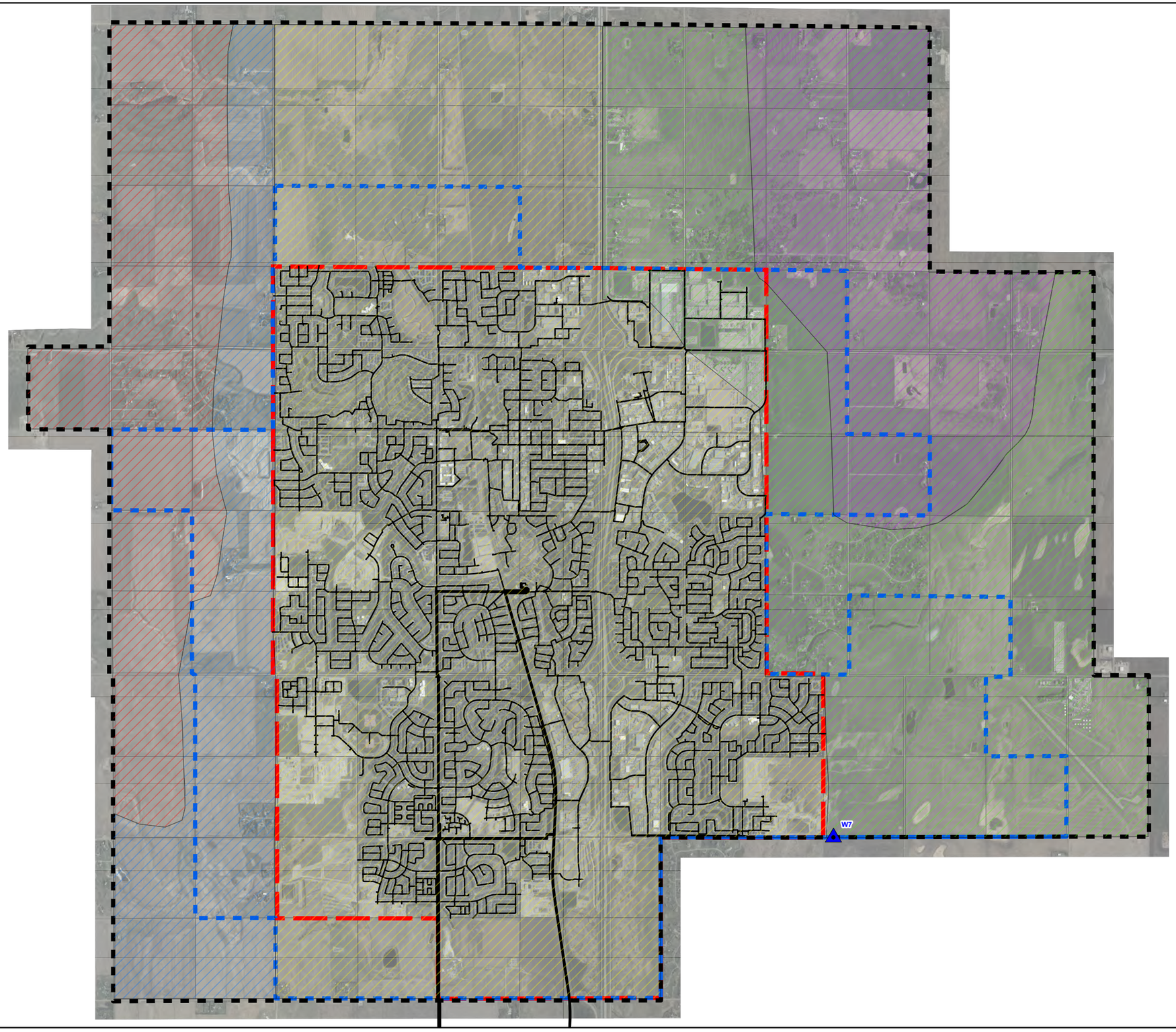
Project Costs

Item	Cost
Estimated Construction Cost[1]	$387,150
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$387,150
Levied Cost (Including Finance Factor)	$566,102
2040 Horizon (Including Finance Factor)	$191,599

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$123	$50



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W7
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

Project W8A: Southeast Reservoir Pump Station

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project involves the construction of a new pump station associated with the Southeast Reservoir to meet the needs of the City of Airdrie by 2025.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

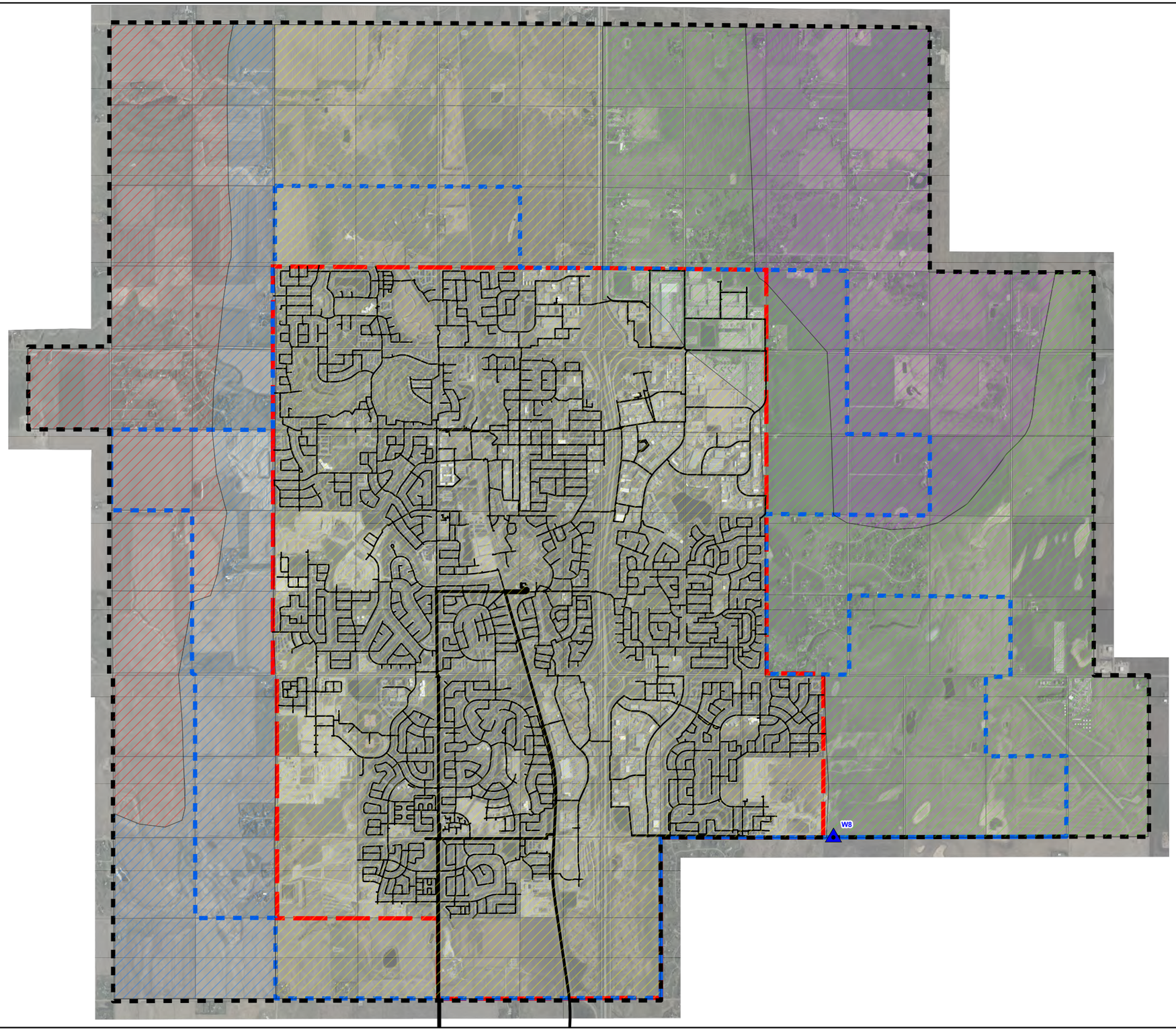
Project Costs

Item	Cost
Estimated Construction Cost[1]	$227,502
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$227,502
Levied Cost (Including Finance Factor)	$332,660
2040 Horizon (Including Finance Factor)	$112,589

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$72	$29



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W8
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W9A: West Reservoir Storage

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes stage 1 construction of the West Reservoir to provide 3,600 m^3 storage capacity to facilitate development in the City by 2025.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

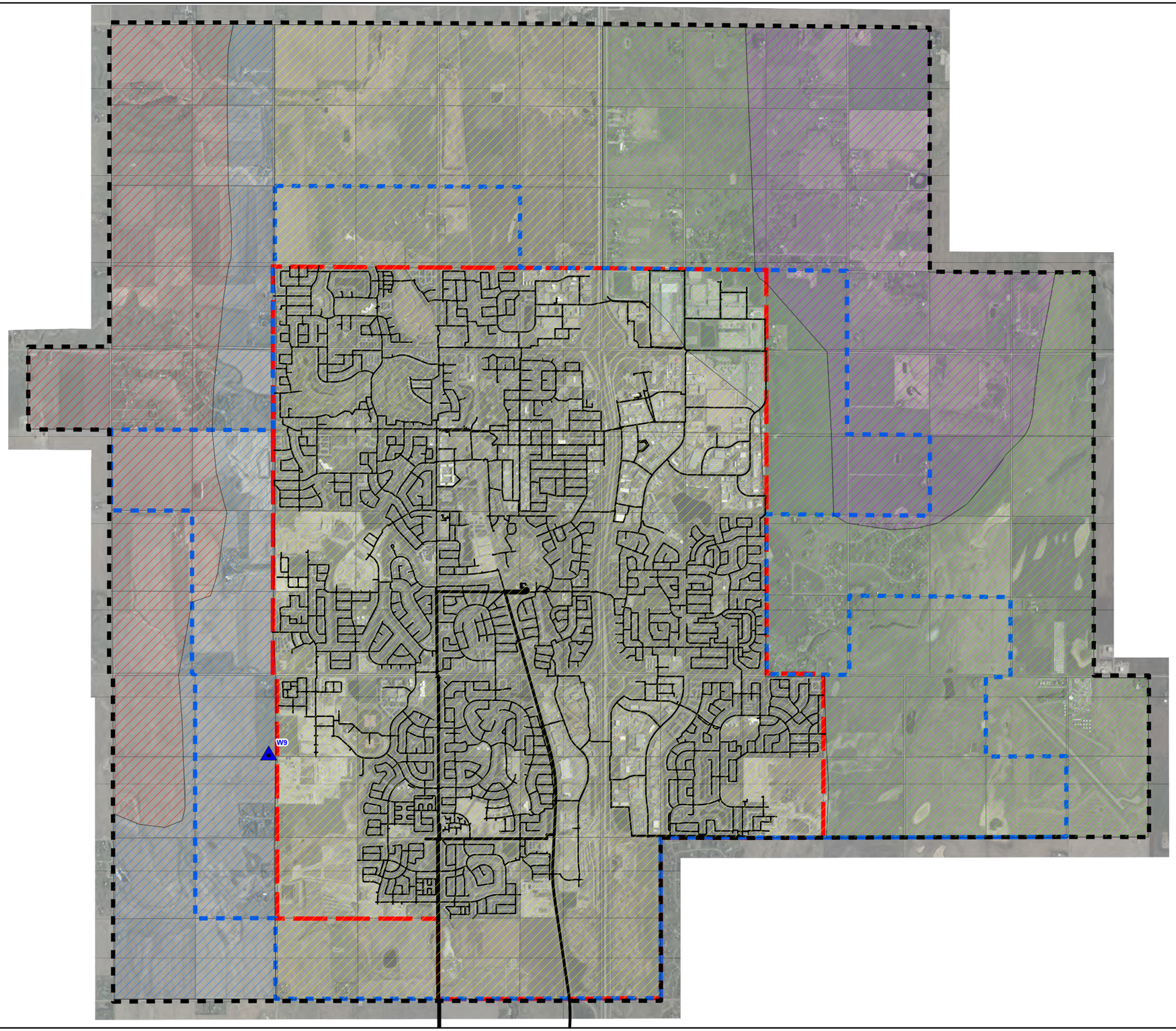
Project Costs

Item	Cost
Estimated Construction Cost[1]	$7,830,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$7,830,000
Levied Cost (Including Finance Factor)	$11,449,260
2040 Horizon (Including Finance Factor)	$3,875,030

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,489	$1,008



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W9
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W10A: West Reservoir Pump Station

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project involves the construction of a new pump station associated with the West Reservoir to meet the needs of the City of Airdrie by 2025.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

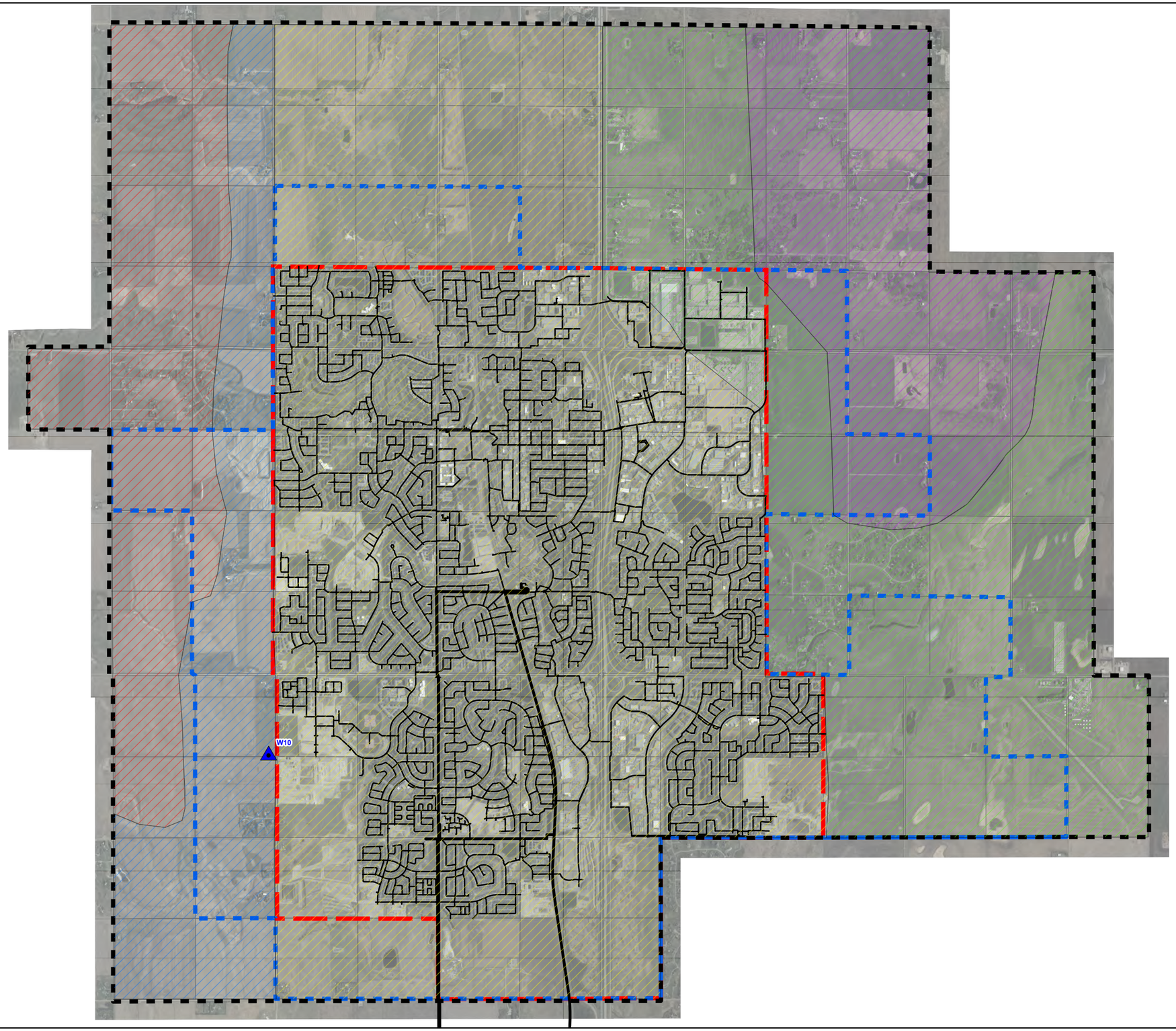
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,185,958
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,185,958
Levied Cost (Including Finance Factor)	$3,196,373
2040 Horizon (Including Finance Factor)	$1,081,820

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$695	$281



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W10
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W11: 400mm Distribution Main

Project Timeline: **2025**

Payment Type: **Oversize**

Project Description

This project includes 5,355 m of 400 mm distribution watermain from the south of 24 St SW/40 Ave SW to the proposed High West Reservoir to support future development in West and High West Pressure Zone.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development land; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 400 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

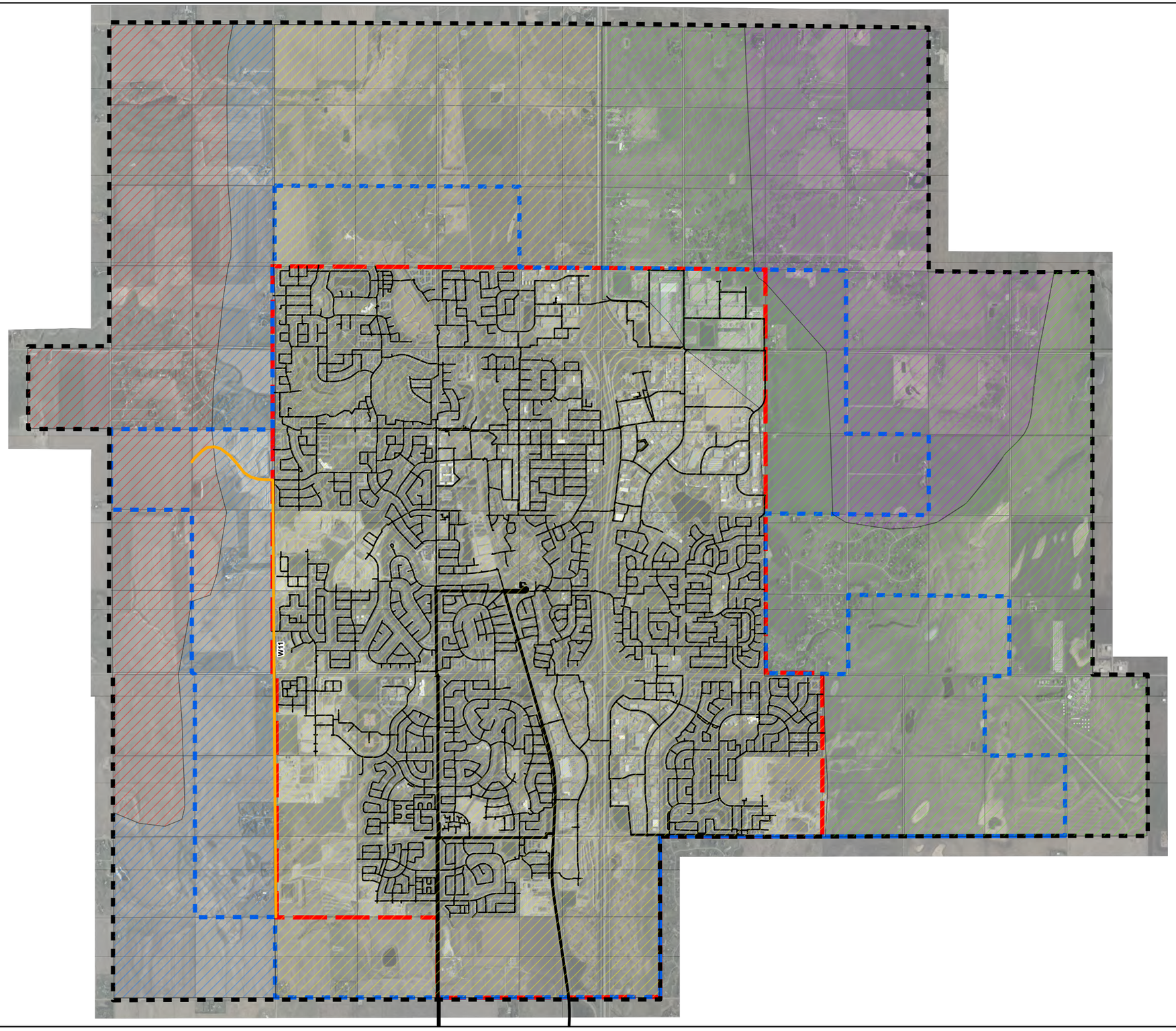
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,056,505
Developer Build Contribution	$4,891,793
City Contribution	
Leviable Project Cost (Inflated)	$1,164,713
Levied Cost (Including Finance Factor)	$1,703,077
2040 Horizon (Including Finance Factor)	$576,411

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$370	$150



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W11
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W18: 400mm Distribution Main

Project Timeline: **2025**

Payment Type: **Oversize**

Project Description

This project includes 800 m of 400 mm distribution watermain from 24 St SW to west through Vantage Rise to support future development in West and High West Pressure Zone.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development land; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 400 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

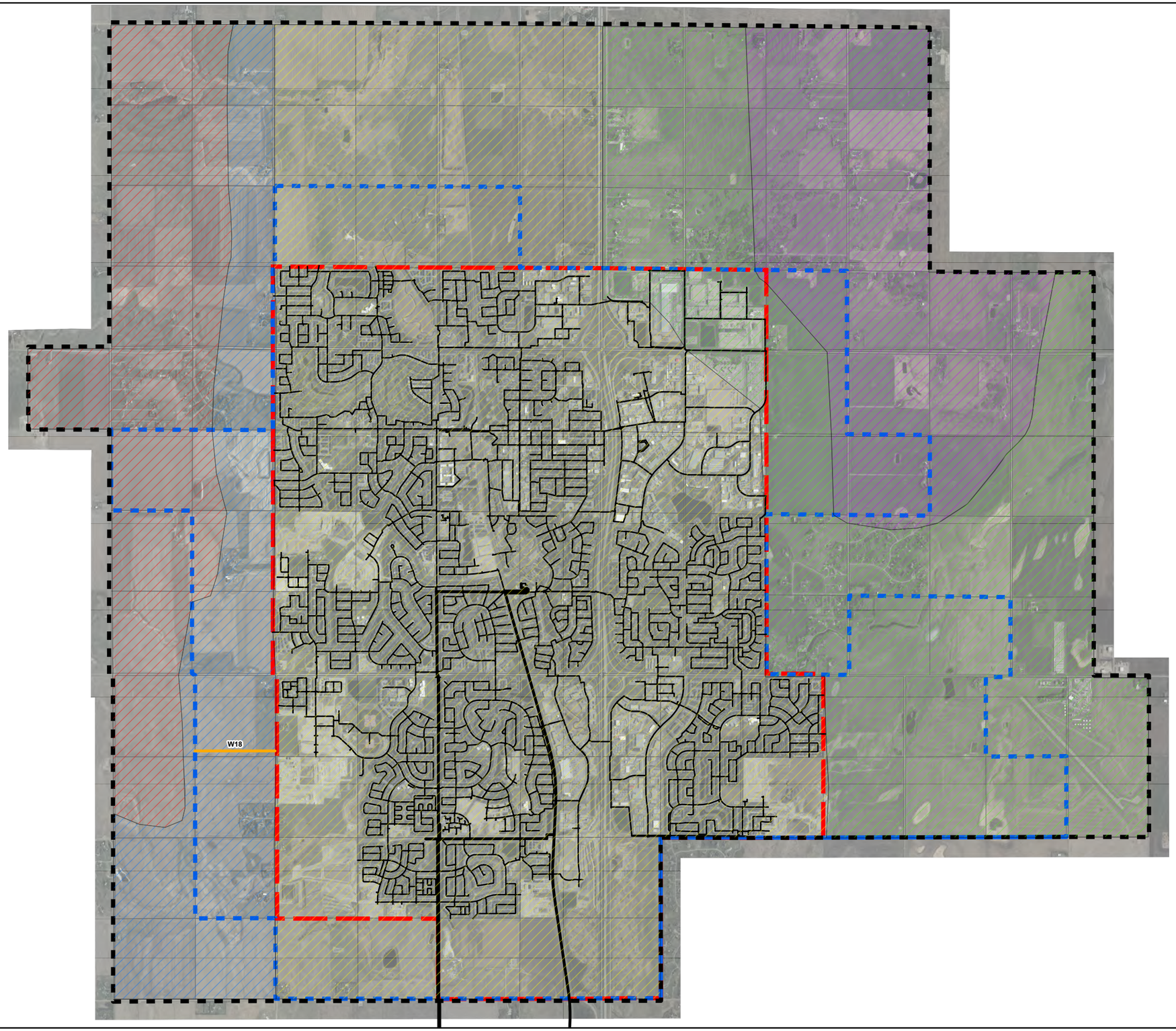
Project Costs

Item	Cost
Estimated Construction Cost[1]	$904,800
Developer Build Contribution	$730,800
City Contribution	
Leviable Project Cost (Inflated)	$174,000
Levied Cost (Including Finance Factor)	$254,428
2040 Horizon (Including Finance Factor)	$86,112

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$55	$22



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W18
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Date: 2025-06-05 Document: Q:\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Water_Project_Sheet\28369_Airdrie_OSL_Stage2_Water_Project_Sheet.aprx

Project W20: 400mm Distribution Main

Project Timeline: **2025**

Payment Type: **Oversize**

Project Description

This project includes 350 m of 400 mm distribution watermain from Key Ranch to connect with existing watermain east of 24 St SW to enhance system connectivity and facilitate future development.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development land; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 400 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

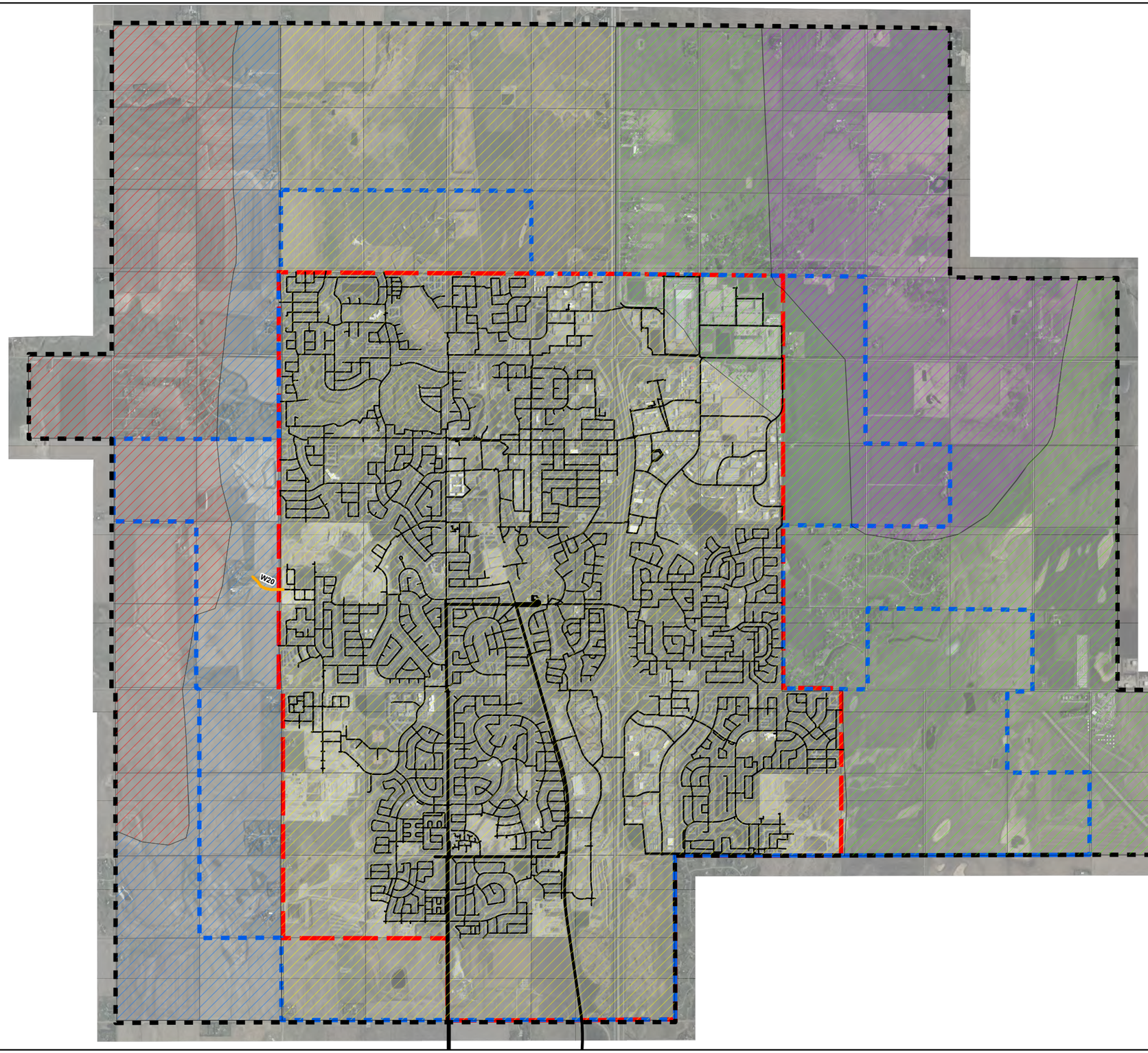
Project Costs

Item	Cost
Estimated Construction Cost[1]	$395,850
Developer Build Contribution	$319,725
City Contribution	
Leviable Project Cost (Inflated)	$76,125
Levied Cost (Including Finance Factor)	$111,312
2040 Horizon (Including Finance Factor)	$37,674

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$24	$10



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W20
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Date: 2025-06-05 Document: Q:\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Water_Project_Sheet\28369_Airdrie_OSL_Stage2_Water_Project_Sheet.aprx

Project W22: 400mm Distribution Main

Project Timeline: **2025**

Payment Type: **Oversize**

Project Description

This project includes 2,000 m of 400 mm distribution watermain from the proposed East Lake Booster Pump Station to Range Road 291 to facilitate future development in Spring Valley.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development land; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 400 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

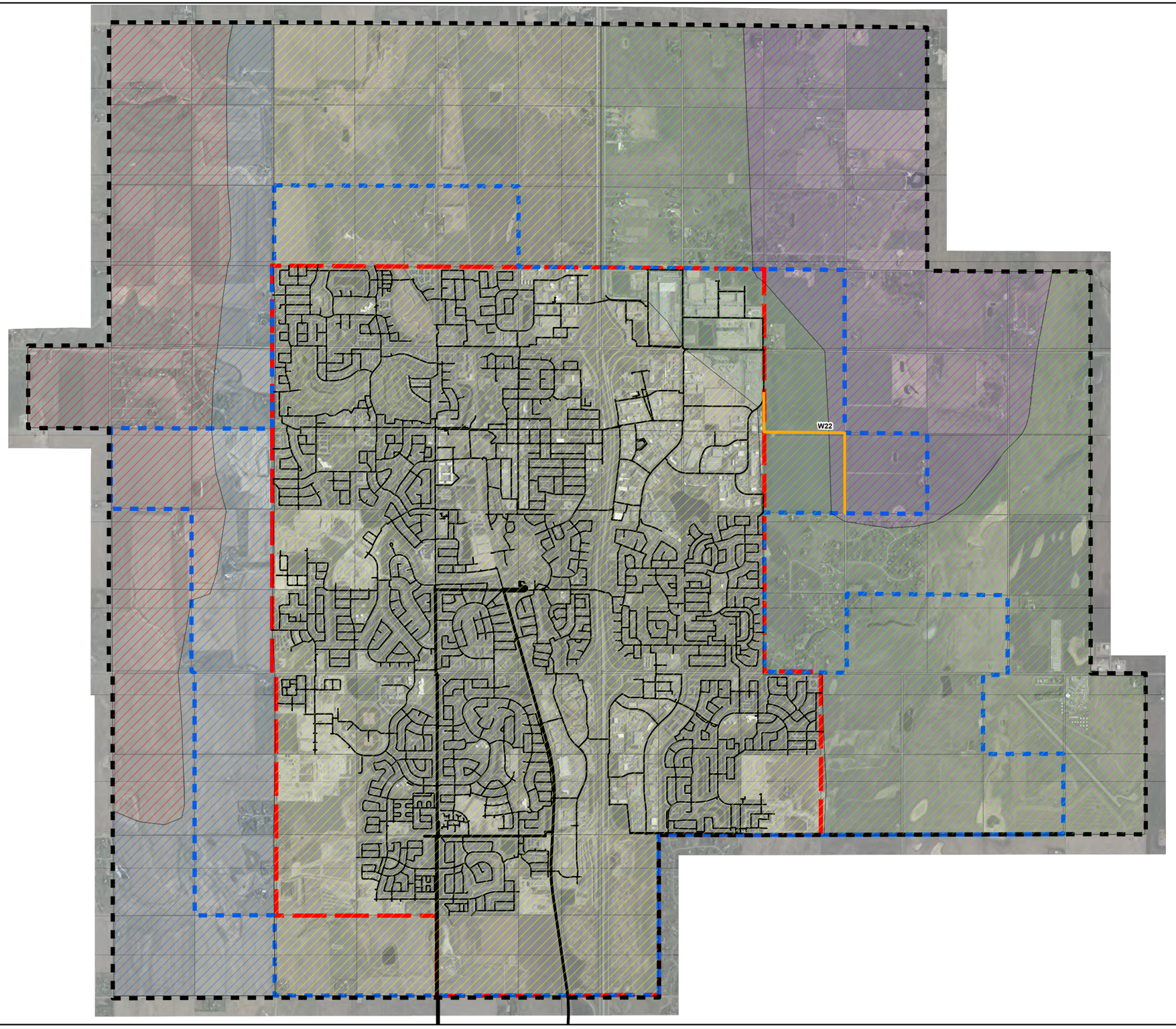
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,262,000
Developer Build Contribution	$1,827,000
City Contribution	
Leviable Project Cost (Inflated)	$435,000
Levied Cost (Including Finance Factor)	$636,070
2040 Horizon (Including Finance Factor)	$215,279

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$138	$56



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W22
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W13: High West Reservoir Storage

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes stage 1 construction of the High West Reservoir to provide 2,800 m^3 storage capacity to facilitate development in the City by 2025.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

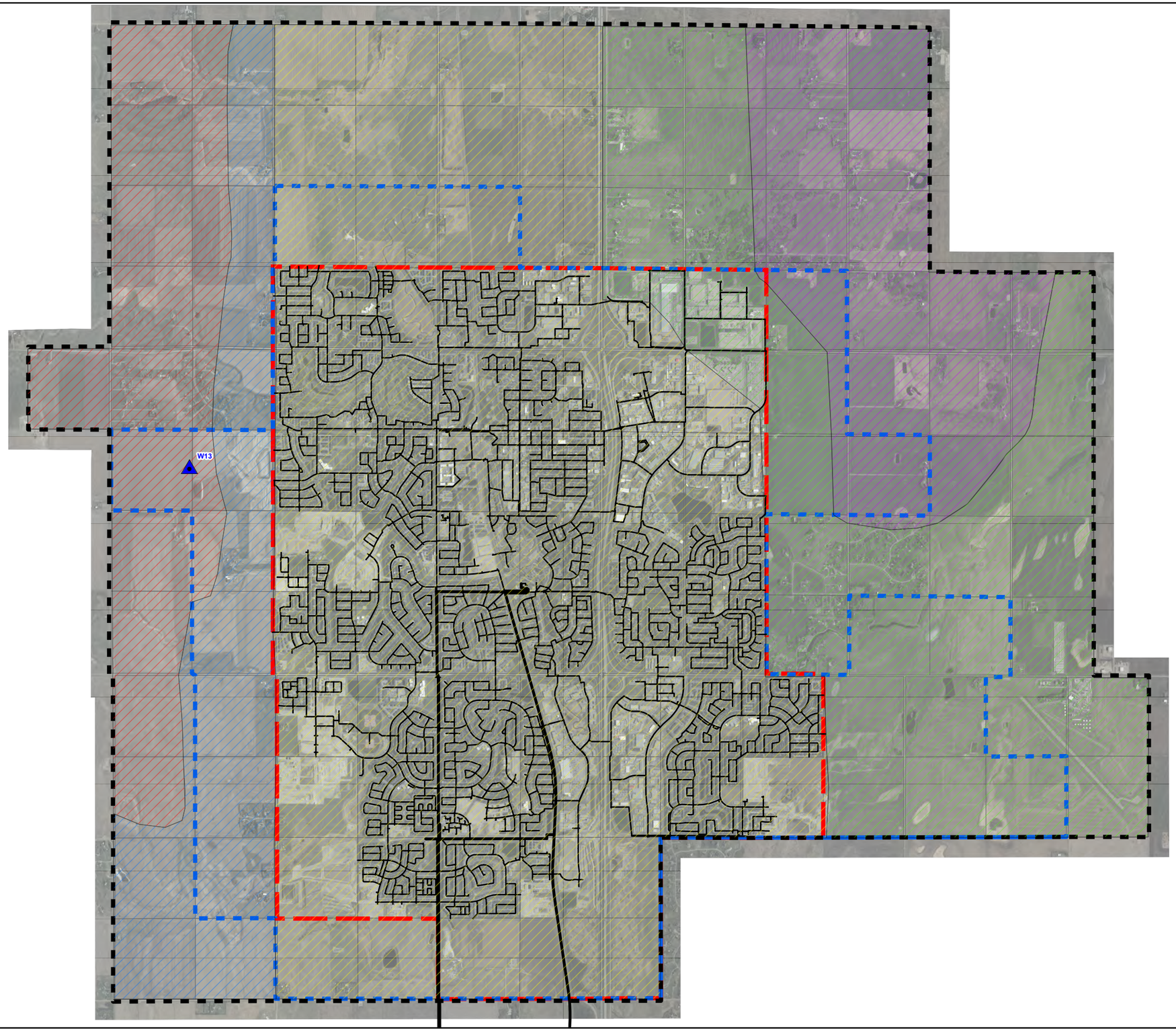
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,409,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,409,000
Levied Cost (Including Finance Factor)	$9,371,432
2040 Horizon (Including Finance Factor)	$3,171,784

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,037	$825



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W13
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W14: Wildflower Booster Pump Station

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project involves the construction of a new booster pump station in Wildflower to service the West and High West Pressure Zone.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)
- Airdrie West Conceptual Water Servicing Strategy (USL & EXP, 2024)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

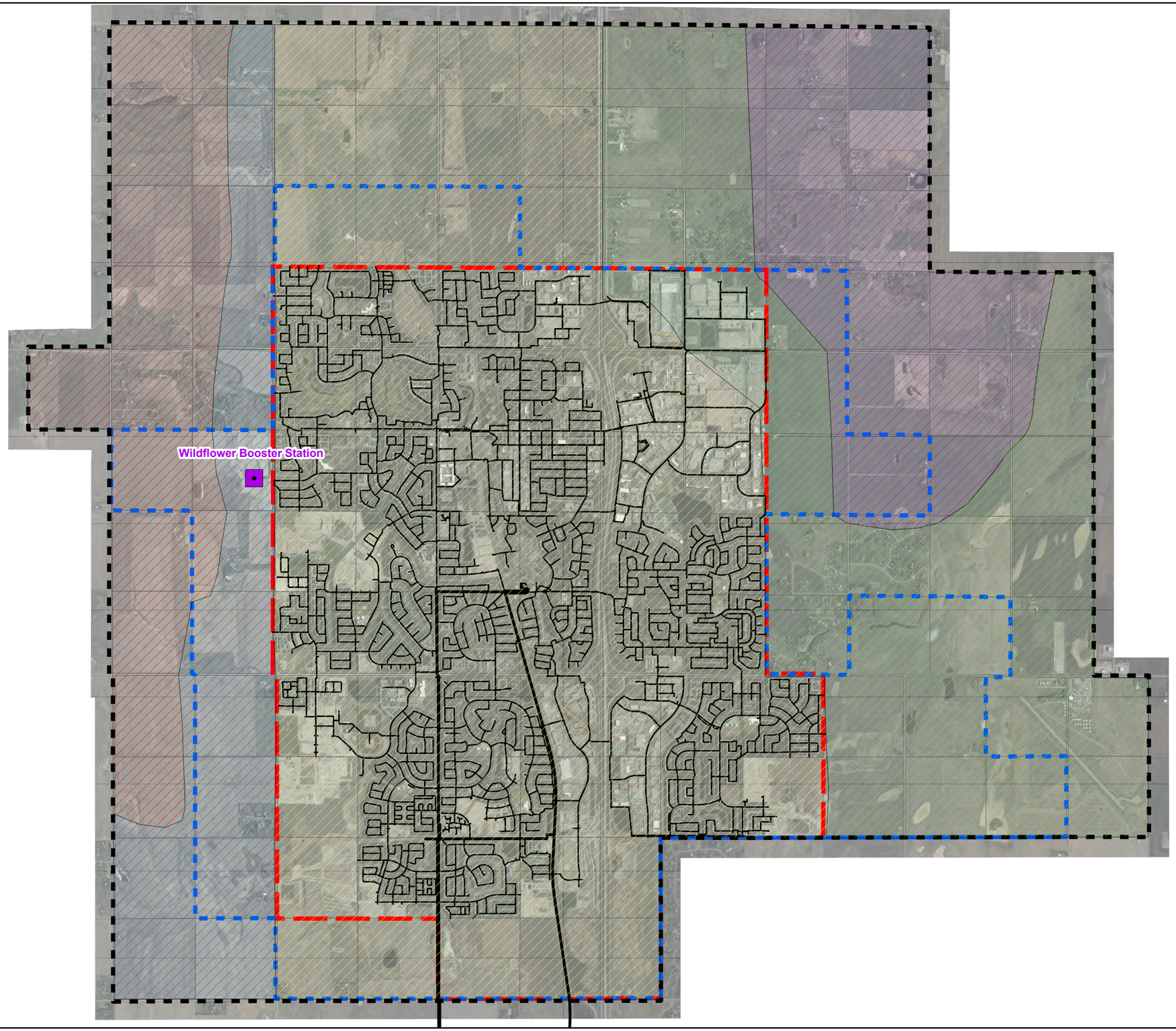
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,683,500
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,683,500
Levied Cost (Including Finance Factor)	$6,848,354
2040 Horizon (Including Finance Factor)	$2,317,842

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,489	$603



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Booster Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W14
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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Project W15: 600mm Reservoir Fill Line

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 4,100 m of 600 mm intra-city transmission main from the Supply Main from Calgary to the proposed West Reservoir and Pump Station to facilitate development in the West and High West Pressure Zone and provide balancing storage to other reservoirs in the City.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

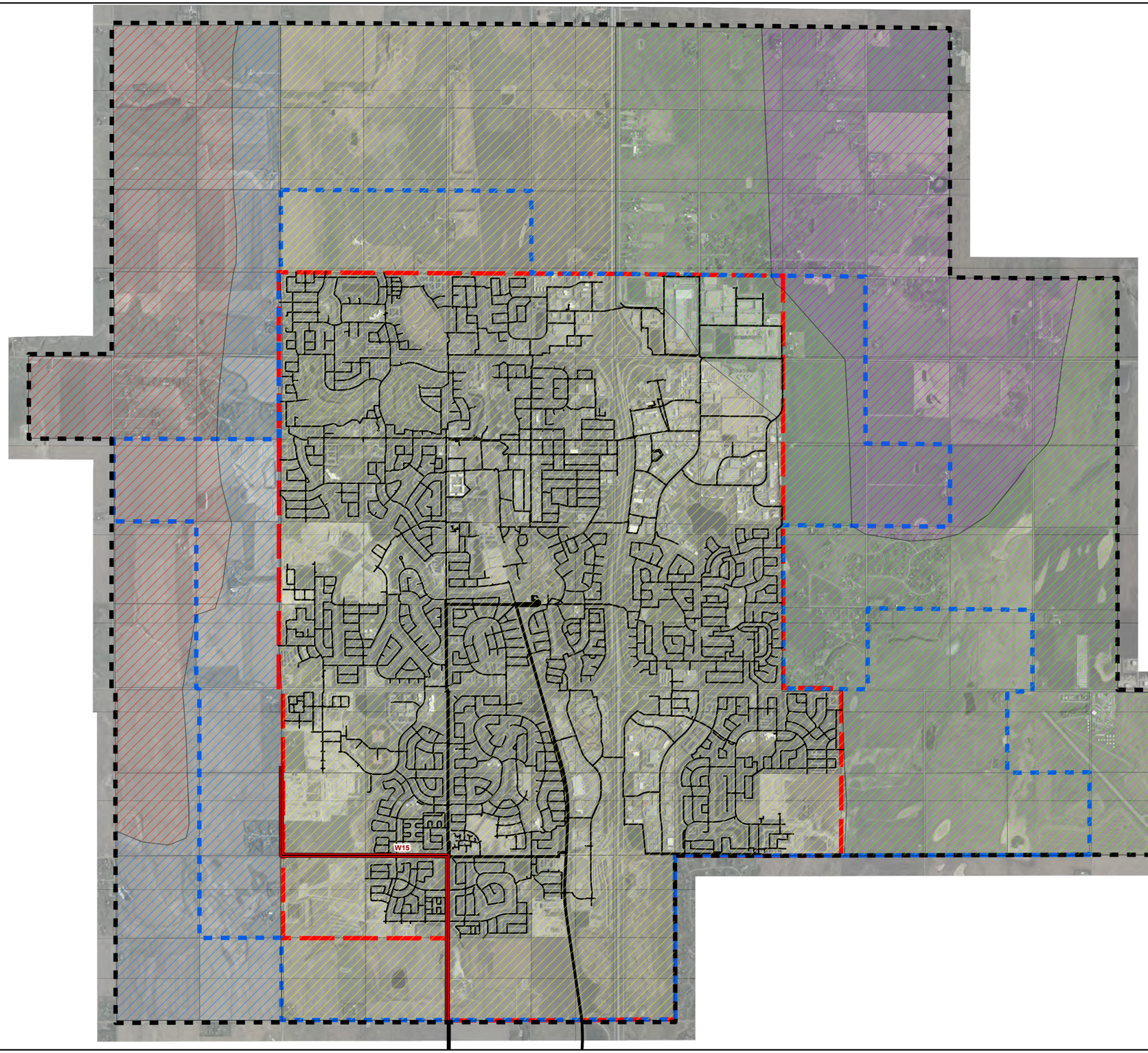
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,480,050
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,480,050
Levied Cost (Including Finance Factor)	$9,475,323
2040 Horizon (Including Finance Factor)	$3,206,946

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,060	$834



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Reservoir Fill Line Diameter

- 400mm
- 600mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W15
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W21: 450 mm Distribution Main

Project Timeline: **2025**

Payment Type: **Oversize**

Project Description

This project includes 1,500 m of 450 mm distribution watermain from the proposed High West Reservoir to connect with the proposed 400 mm distribution main in Key Ranch which supplies to the Main Pressure Zone.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development land; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 450 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

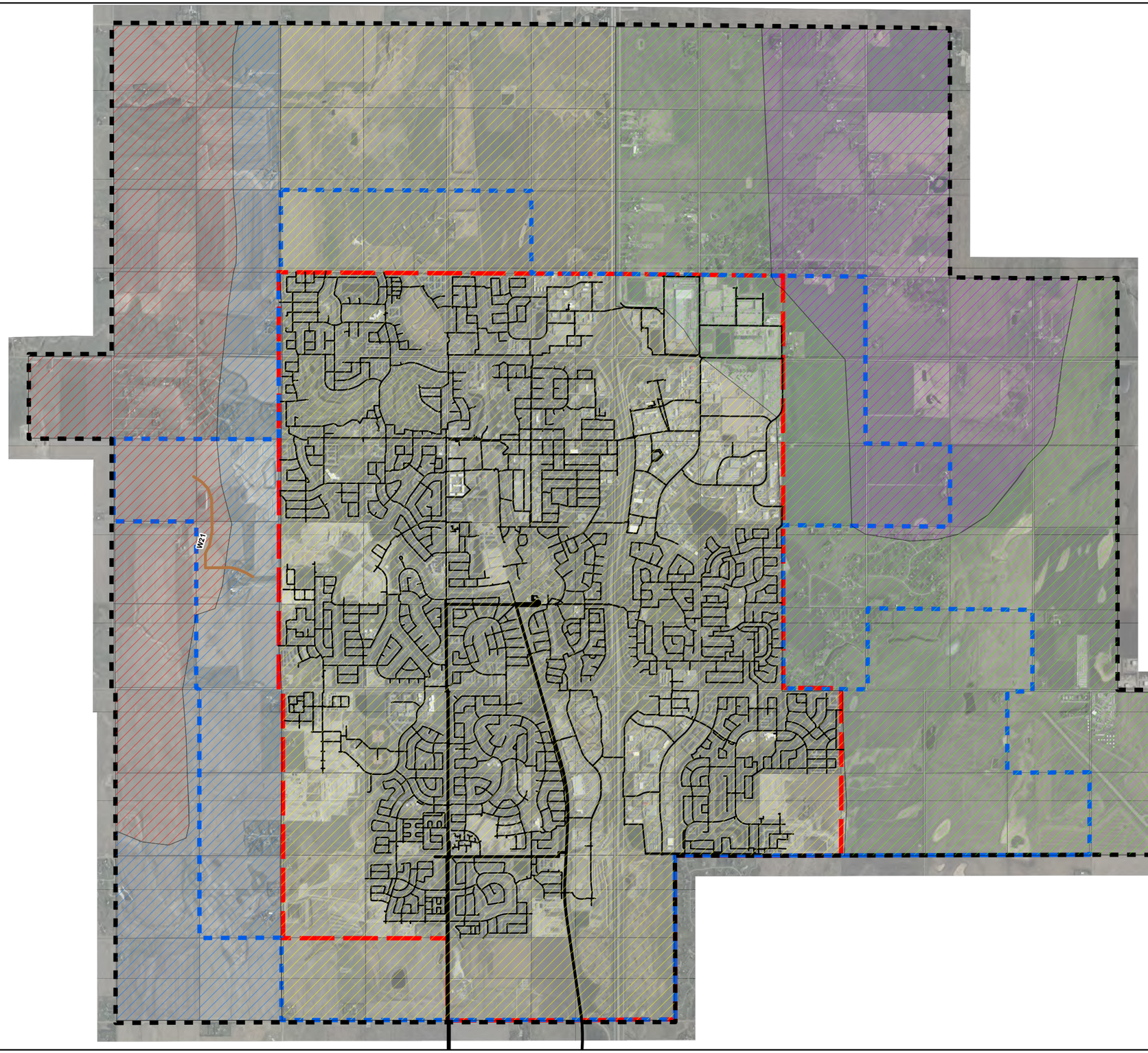
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,848,750.00
Developer Build Contribution	$1,370,250.00
City Contribution	
Leviable Project Cost (Inflated)	$478,500
Levied Cost (Including Finance Factor)	$699,677
2040 Horizon (Including Finance Factor)	$236,807

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$152	$62



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W21
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W17: East Lake Booster Station

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes the construction of a new booster pump station in East Lake to service the Main and Northeast Pressure Zone.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)
- East Points Updated Modelling (CIMA+, 2024)
- East Lake Booster Station Opinion of Probable Costs (CIMA+, 2024)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

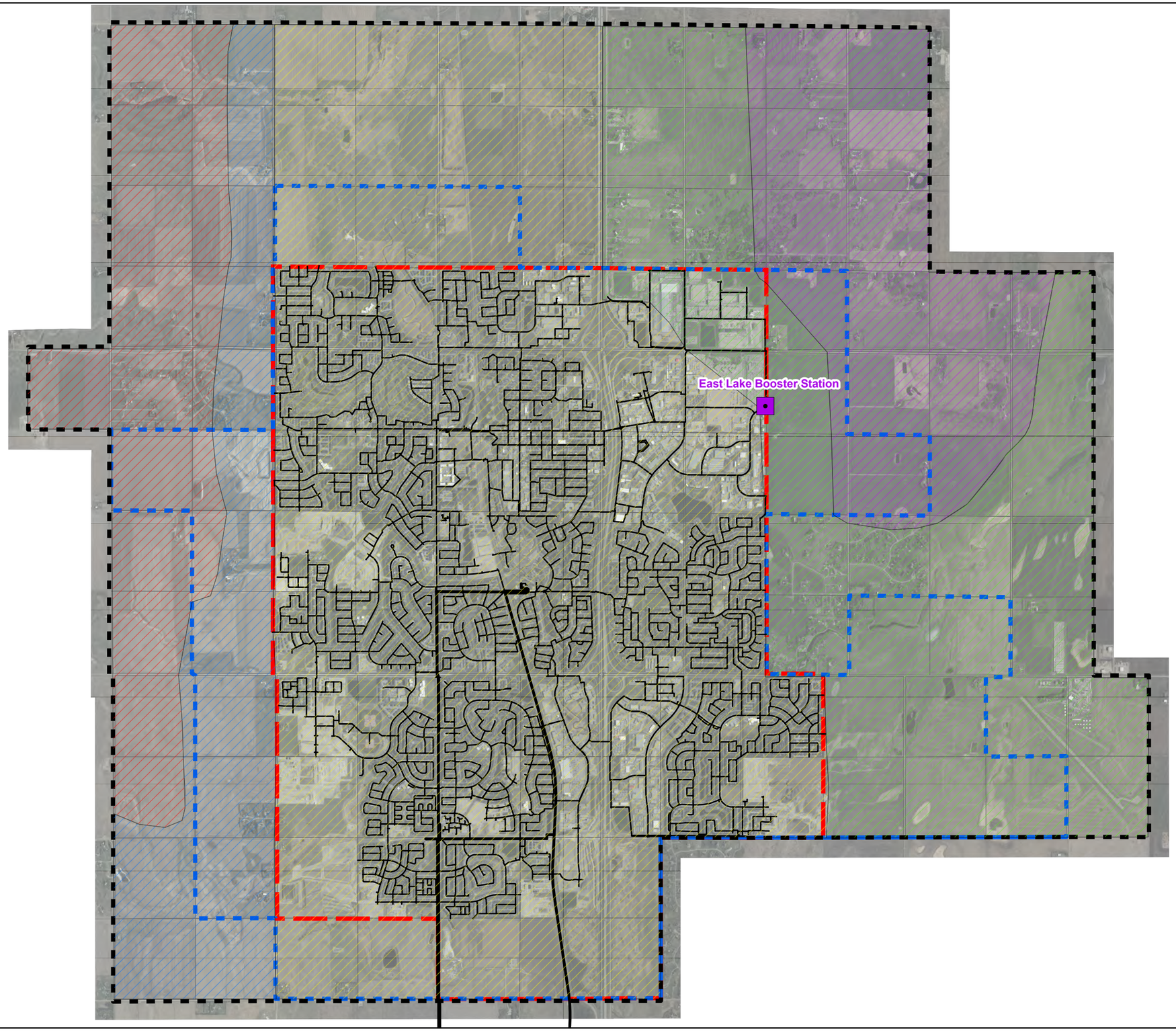
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,391,688
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,391,688
Levied Cost (Including Finance Factor)	$6,421,657
2040 Horizon (Including Finance Factor)	$2,173,425

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,396	$565



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Booster Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W17
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W4: 400mm Distribution Main

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes 364 m of 400 mm distribution watermain from Highland Park Reservoir and Pump Station to Highland Park Boulevard NE near QEII to facilitate future development in the northeast of the City.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs as well as adjacent to existing development; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexations.

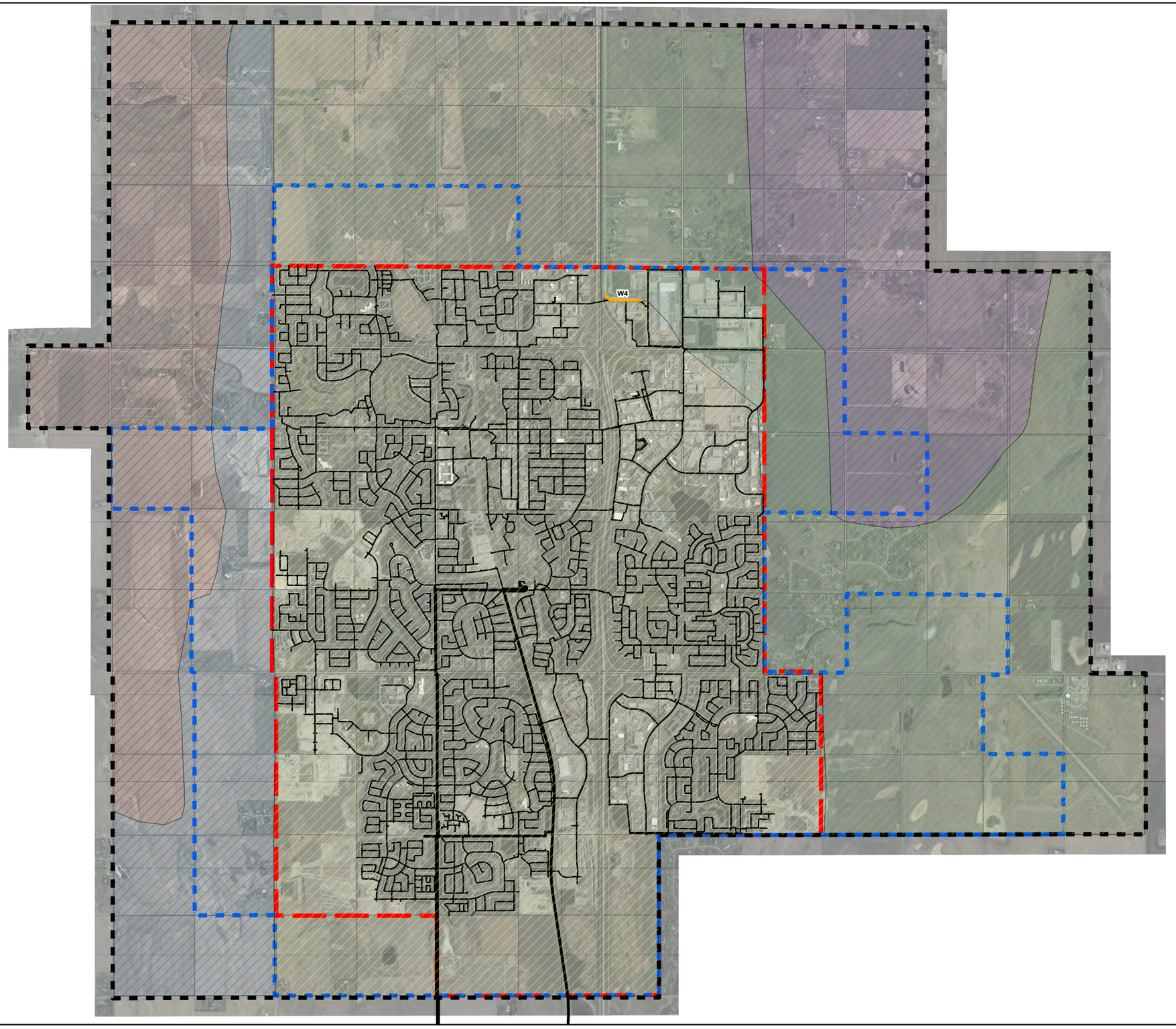
Project Costs

Item	Cost
Estimated Construction Cost[1]	$411,119
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$476,599
Levied Cost (Including Finance Factor)	$696,897
2040 Horizon (Including Finance Factor)	$235,867

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$151	$61



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W4
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W19: 400mm Distribution Main

Project Timeline: **2030**

Payment Type: **Oversize**

Project Description

This project includes 856 m of 400 mm distribution watermain from High West Reservoir to Range Road 13 at 1 Ave NW to facilitate future development in the High West Pressure Zone.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development land; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 400 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

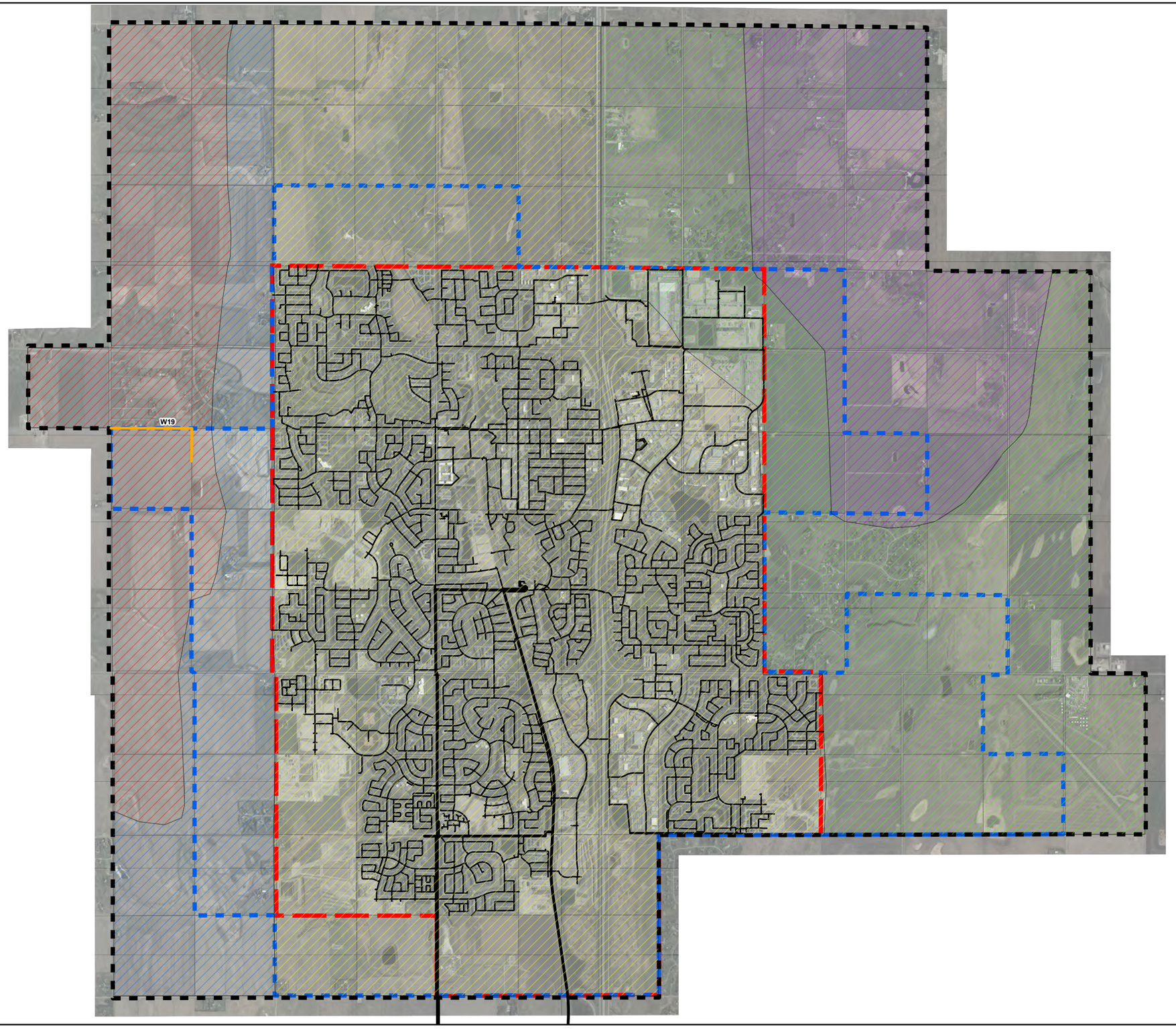
Project Costs

Item	Cost
Estimated Construction Cost[1]	$968,136
Developer Build Contribution	$781,865
City Contribution	
Leviable Project Cost (Inflated)	$215,940
Levied Cost (Including Finance Factor)	$315,753
2040 Horizon (Including Finance Factor)	$106,867

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$69	$28



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W19
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Date: 2025-06-05 Document: Q:\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Water_Project_Sheet\28369_Airdrie_OSL_Stage2_Water_Project_Sheet.aprx

Project W12: 600mm Reservoir Fill Line

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes 5,165 m of 600 mm intra-city transmission main from the West Reservoir and Pump Station to High West Reservoir to facilitate development in the West and High West Pressure Zone and provide balancing storage to other reservoirs in the City.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

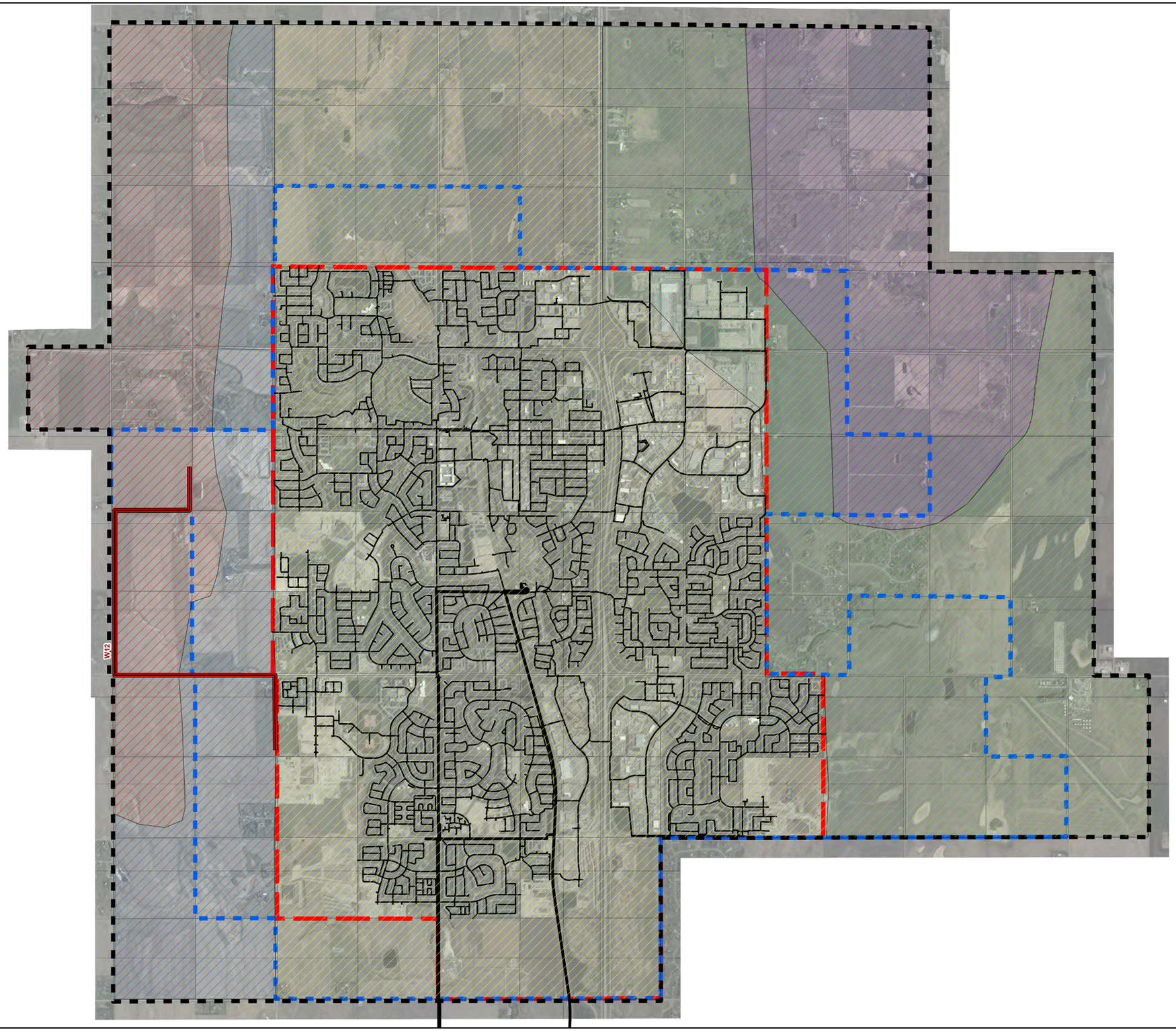
Project Costs

Item	Cost
Estimated Construction Cost[1]	$8,163,283
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$9,463,482
Levied Cost (Including Finance Factor)	$13,837,786
2040 Horizon (Including Finance Factor)	$4,683,432

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,008	$1,218



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Reservoir Fill Line Diameter

- 400mm
- 600mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W12
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W1: Main Reservoir Storage Capacity Increase

Project Timeline: **2035**

Payment Type: **Levy**

Project Description

This project involves increasing the Main Reservoir by 900 m^3 storage capacity to meet storage requirement.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

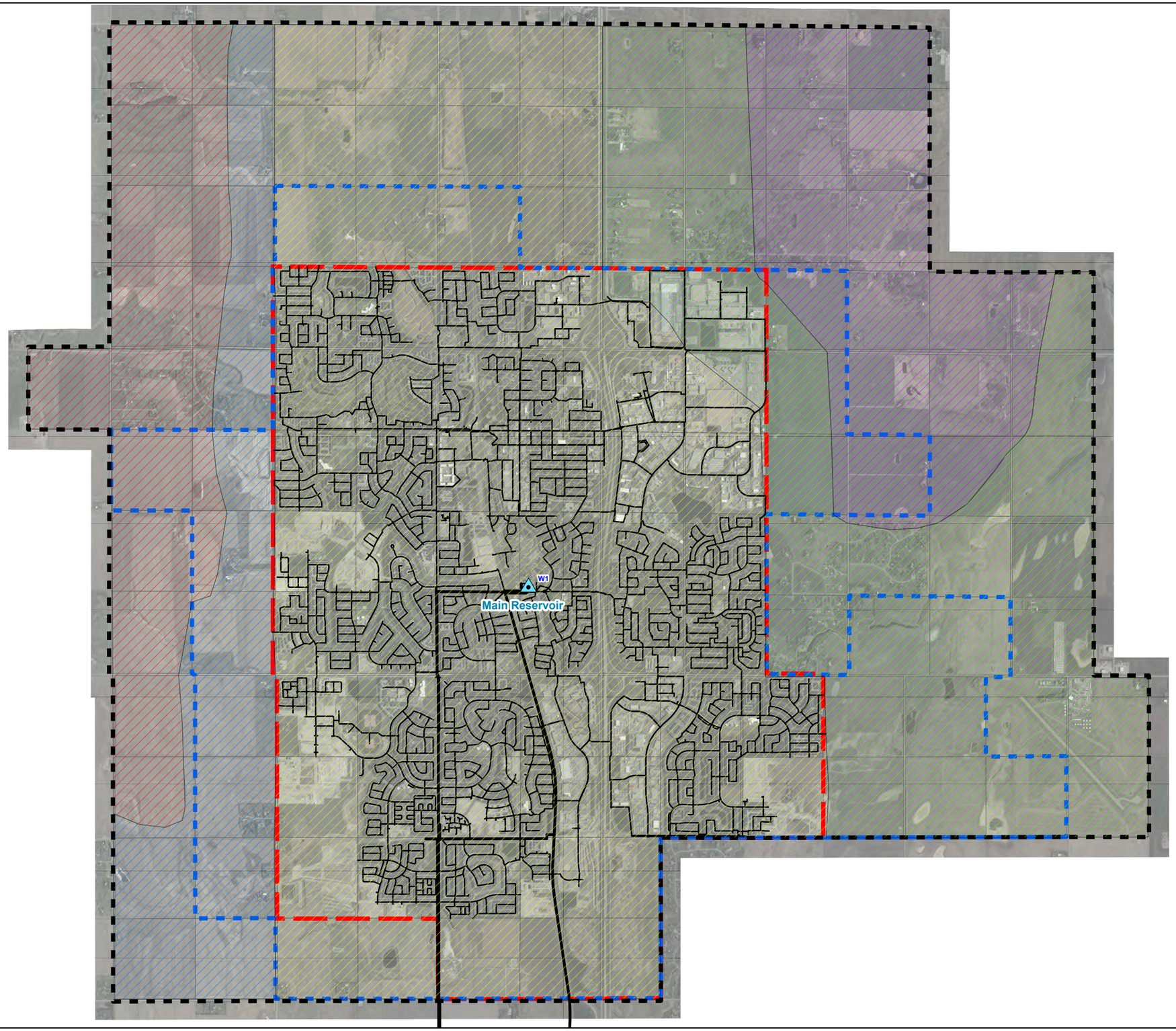
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,957,500
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,630,716
Levied Cost (Including Finance Factor)	$3,846,712
2040 Horizon (Including Finance Factor)	$1,301,929

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$836	$339



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W1
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

Project W7B: Southeast Reservoir Storage

Project Timeline: **2035**

Payment Type: **Levy**

Project Description

This project includes stage 2 construction of the Southeast Reservoir to provide additional 2700 m^3 storage capacity to facilitate development in 2035 horizon.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

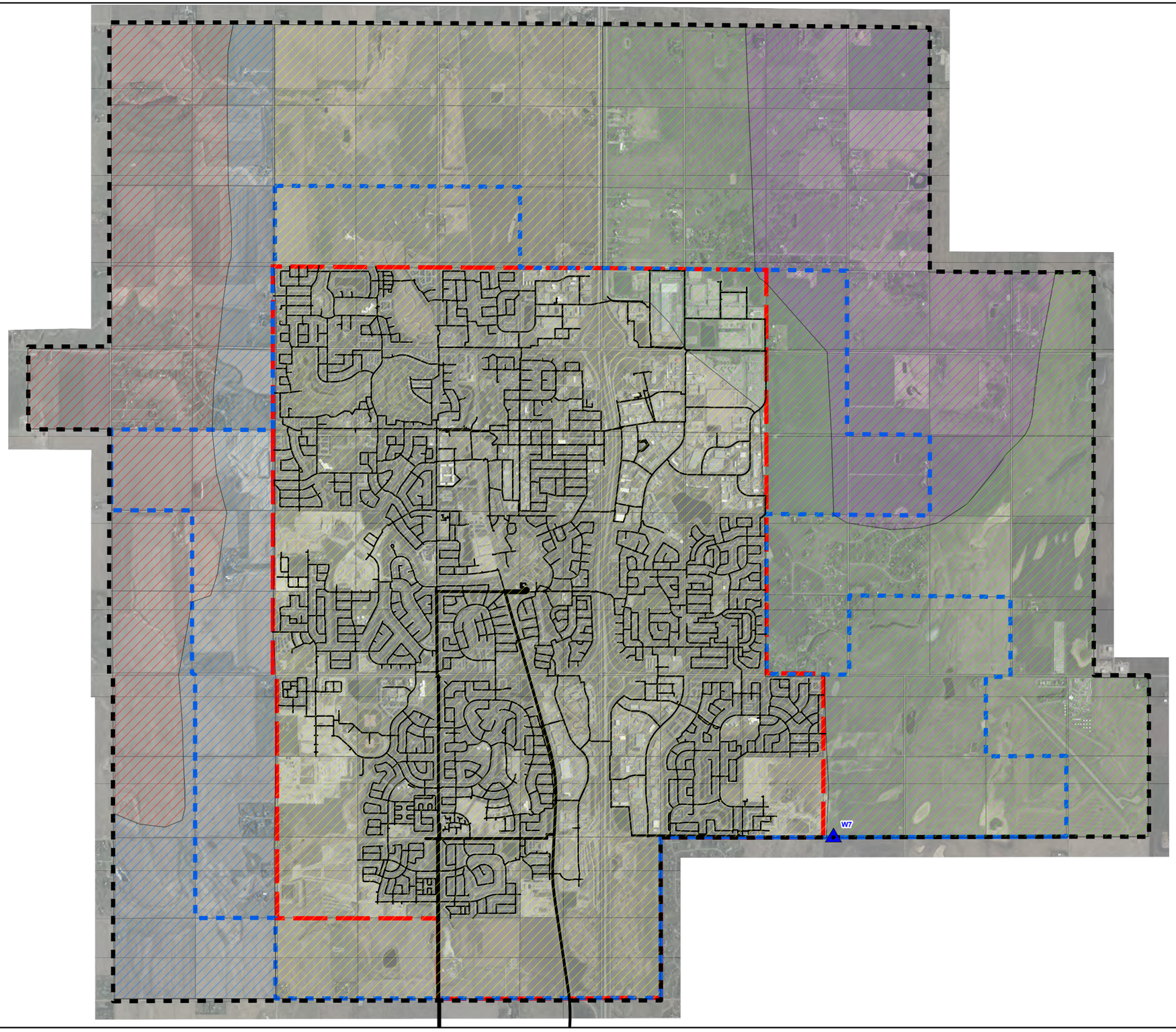
Project Costs

Item	Cost
Estimated Construction Cost[1]	$5,872,500
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$7,892,149
Levied Cost (Including Finance Factor)	$11,540,136
2040 Horizon (Including Finance Factor)	$3,905,787

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,509	$1,016



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W7
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W8B: Southeast Reservoir Pump Station

Project Timeline: **2035**

Payment Type: **Levy**

Project Description

This project involves increasing the pump station associated with the Southeast Reservoir to meet the needs of the City of Airdrie in 2035 horizon.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

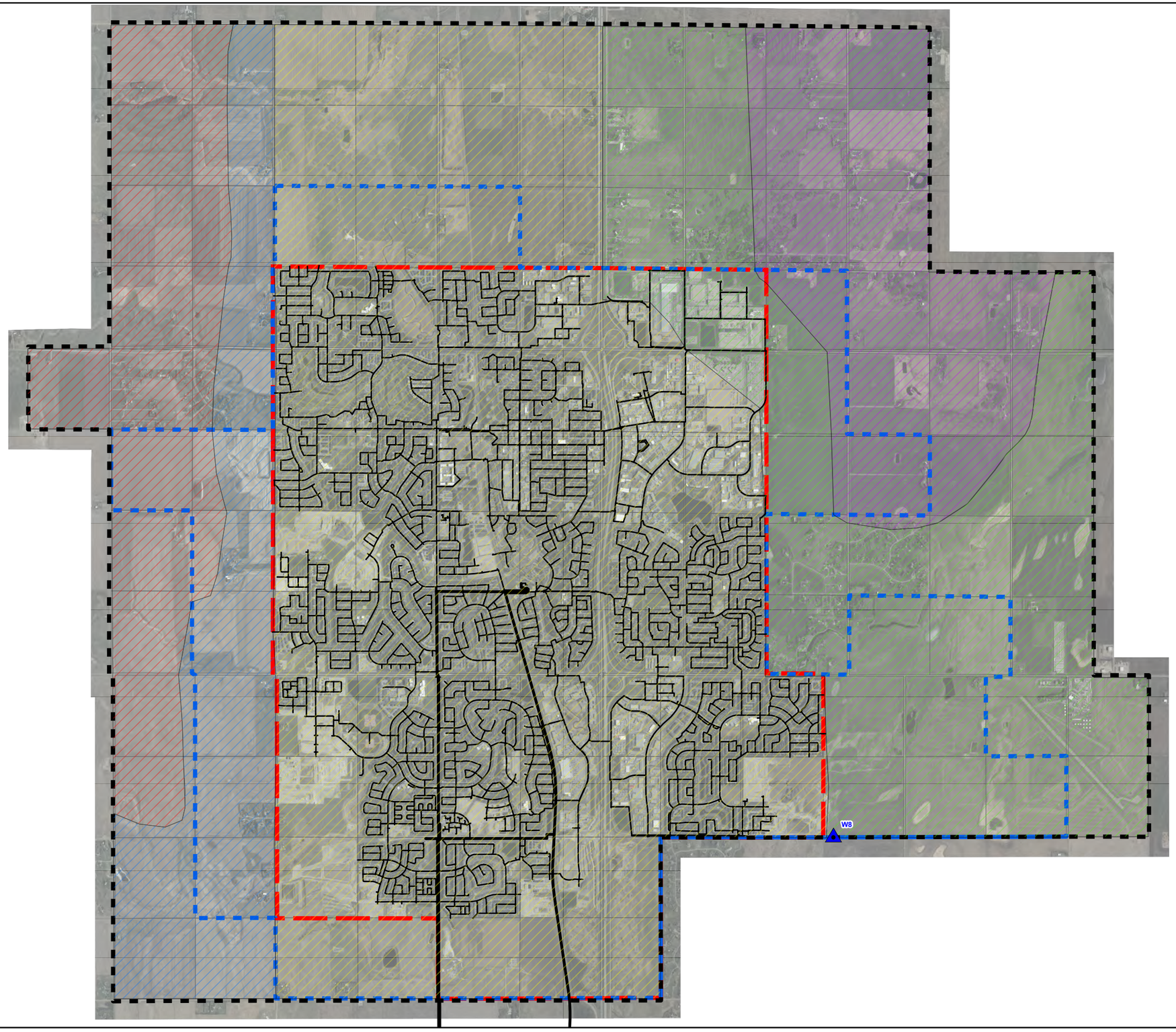
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,450,866
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,637,676
Levied Cost (Including Finance Factor)	$6,781,348
2040 Horizon (Including Finance Factor)	$2,295,164

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,474	$597



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W8
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W9B: West Reservoir Storage

Project Timeline: **2035**

Payment Type: **Levy**

Project Description

This project includes stage 2 construction of the West Reservoir to provide additional 1,200 m^3 storage capacity to facilitate development in the City in 2035 horizon.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

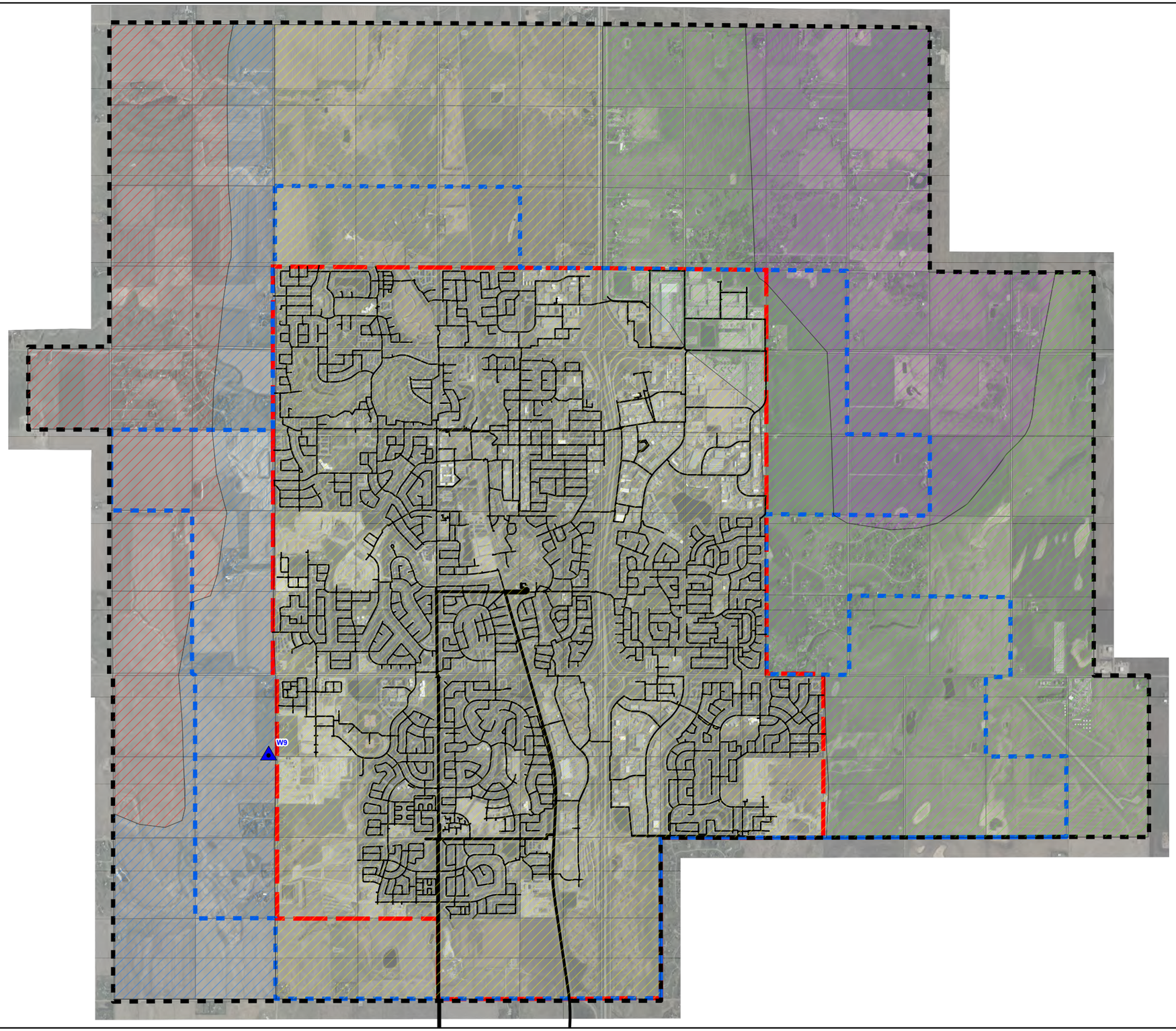
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,610,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,507,622
Levied Cost (Including Finance Factor)	$5,128,949
2040 Horizon (Including Finance Factor)	$1,735,905

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,115	$451



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W9
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project W10B: West Reservoir Pump Station

Project Timeline: **2035**

Payment Type: **Levy**

Project Description

This project involves increasing the pump station associated with the West Reservoir to meet the needs of the City of Airdrie in 2035 horizon.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

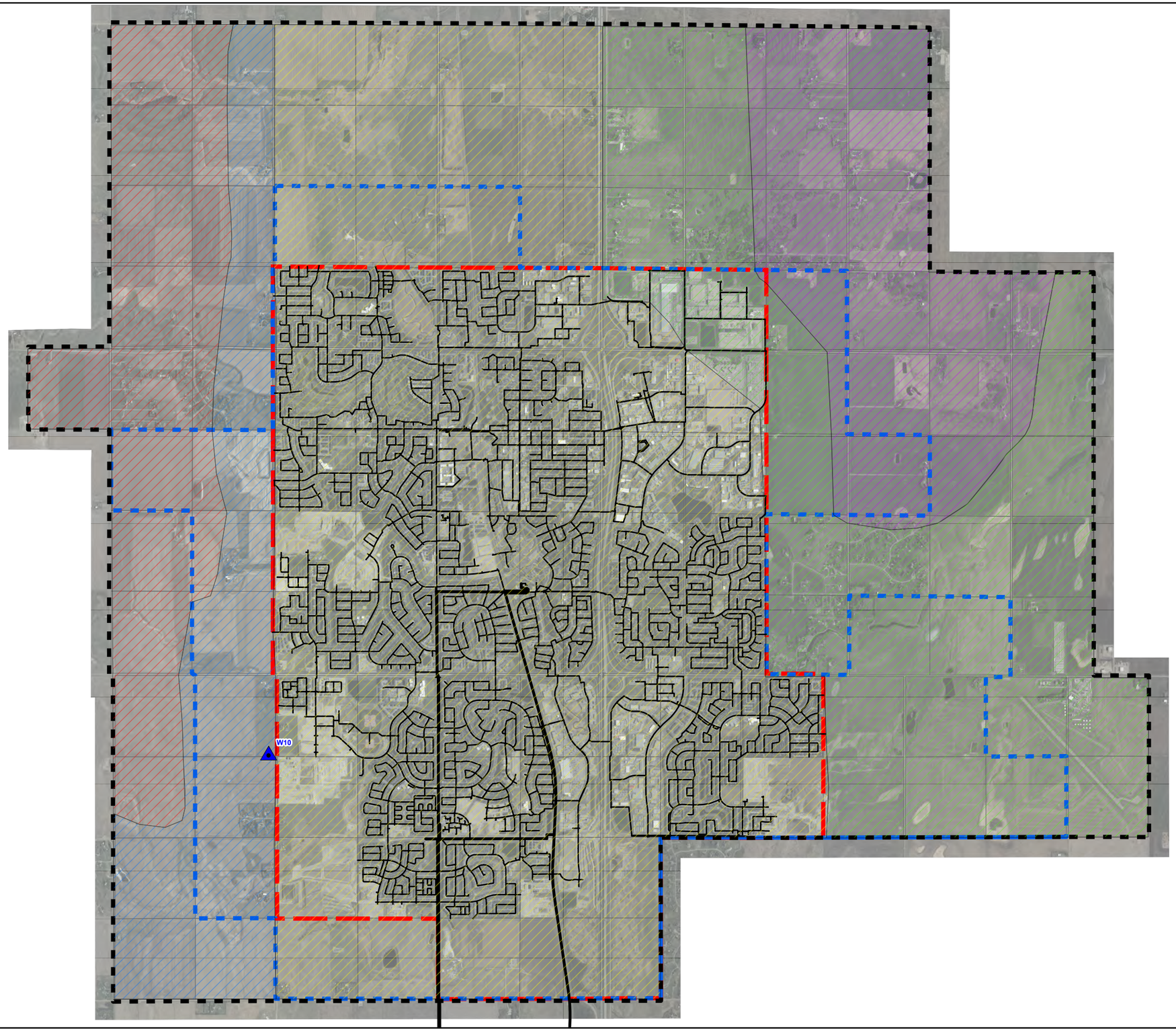
Project Costs

Item	Cost
Estimated Construction Cost[1]	$728,653
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$979,248
Levied Cost (Including Finance Factor)	$1,431,886
2040 Horizon (Including Finance Factor)	$484,625

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$311	$126



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W10
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W16: 900mm Supply Main

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 11,000 m of 900 mm supply main from the City of Calgary to support growth in 2040 horizon.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

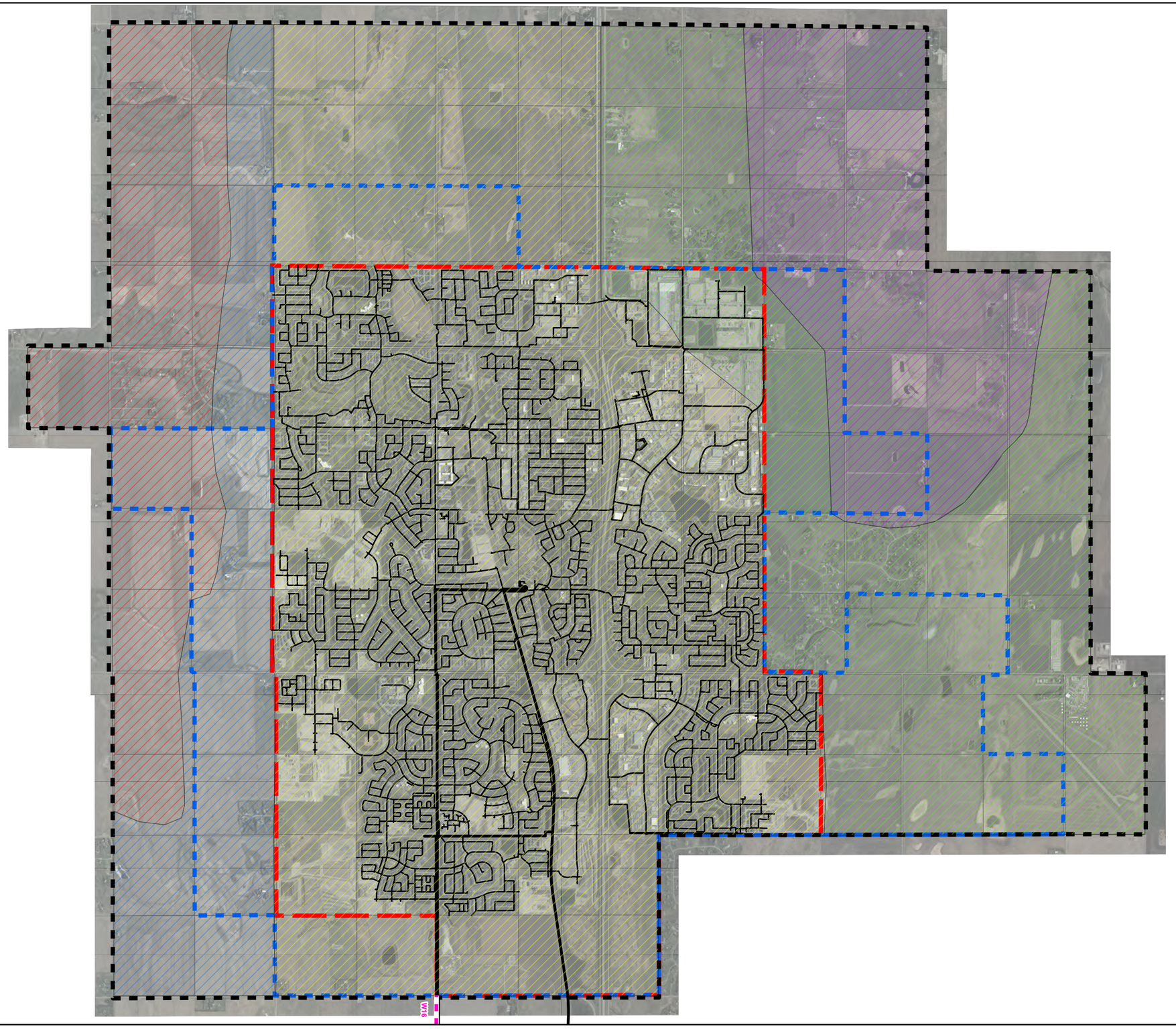
Project Costs

Item	Cost
Estimated Construction Cost[1]	$31,610,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$49,247,350
Levied Cost (Including Finance Factor)	$72,010,948
2040 Horizon (Including Finance Factor)	$24,372,281

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$15,653	$6,337



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- New 900 mm Supply Main From Calgary

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W16
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W5: Highland Park Reservoir & Pump Station Upgrade

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project involves upgrading the existing Highland Park Reservoir and Pump Station to accommodate development in future 2040 horizon and beyond.

Reference Documents

- Highland Park Reservoir Upgrade (CIMA+, 2019)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

All reservoirs as well as associate pump stations and fill lines are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexation areas.

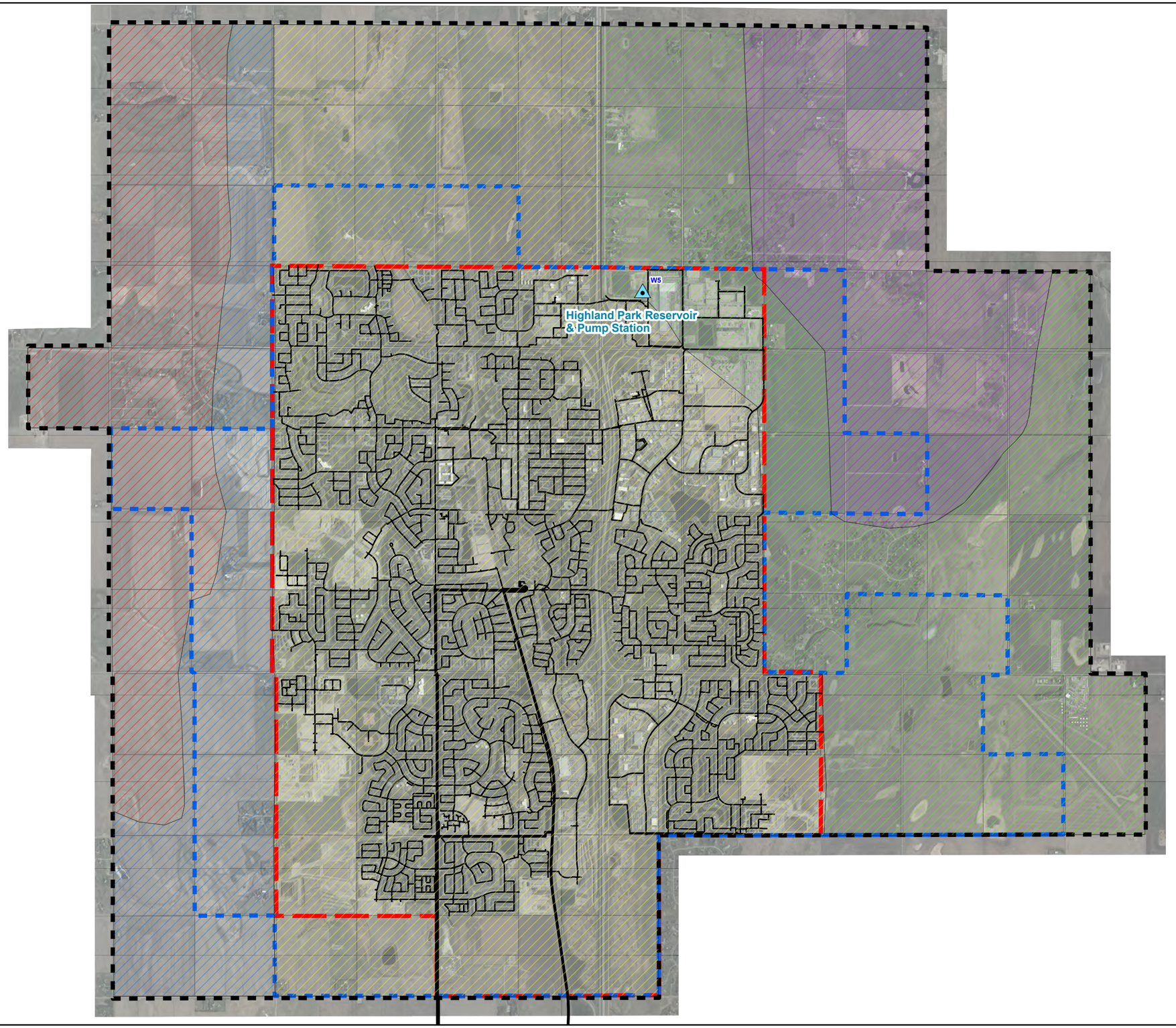
Project Costs

Item	Cost
Estimated Construction Cost[1]	$14,175,200
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$22,084,500
Levied Cost (Including Finance Factor)	$32,292,616
2040 Horizon (Including Finance Factor)	$10,929,515

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,020	$2,842



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main
- Proposed Reservoir & Pump Station
- Existing Reservoir & Pump Station

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W5
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project W3: 500mm Distribution Main

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 1,850 m of 500 mm distribution watermain from Highland Park Boulevard NE near QEII to east of Highland Park Lane NE to facilitate future development in the northeast of the City.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

All water infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,847 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs as well as adjacent to existing development; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre- and post-annexations.

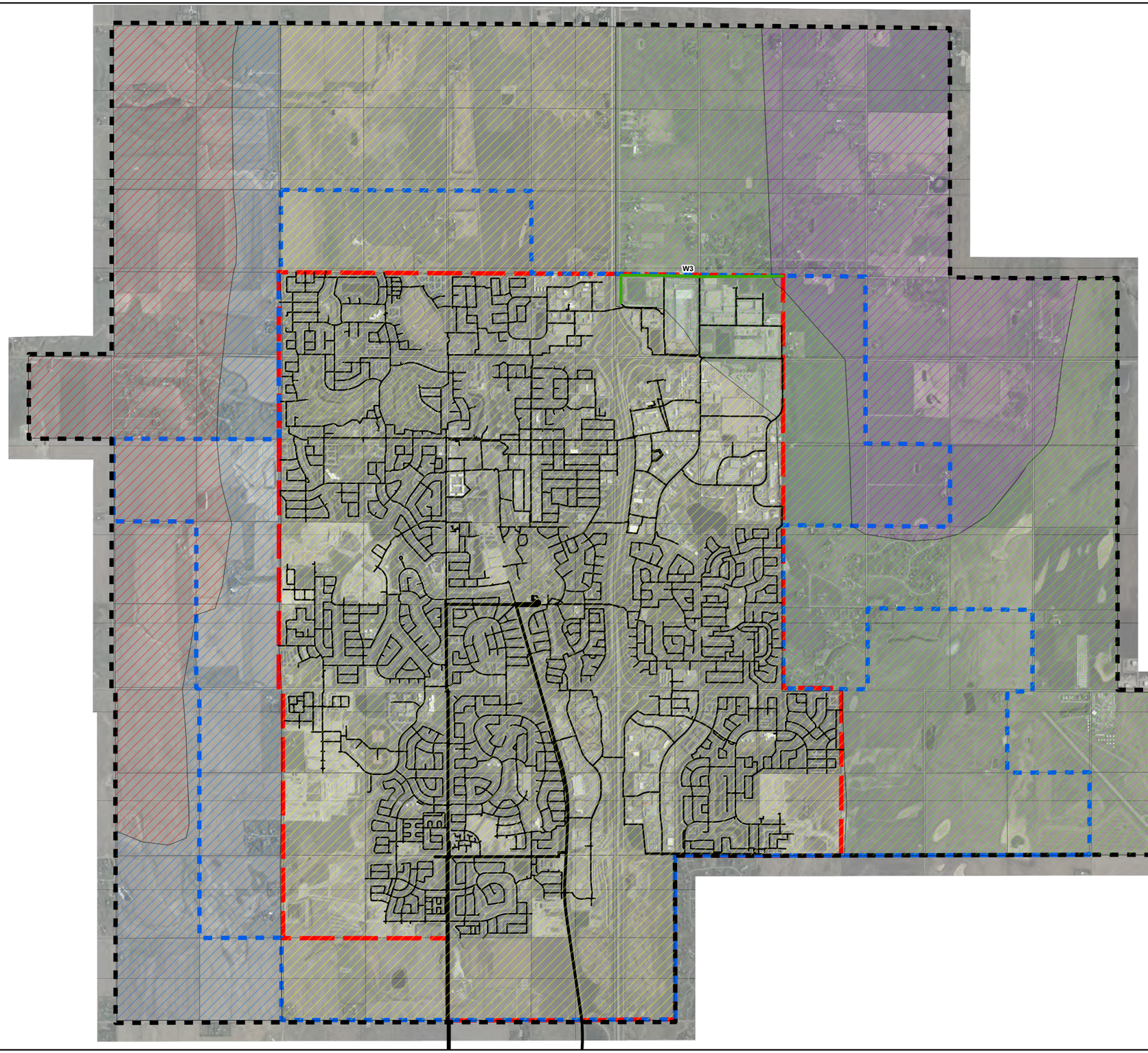
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,548,375
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,970,285
Levied Cost (Including Finance Factor)	$5,805,470
2040 Horizon (Including Finance Factor)	$1,964,875

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,262	$511



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Watermain
- Existing Transmission Main

Proposed Watermain Diameter

- 300 mm
- 400 mm
- 450 mm
- 500 mm
- 600 mm

Ultimate Servicing Pressure Zone

- High West Pressure Zone
- Main Pressure Zone
- High Northeast Pressure Zone
- Northeast Pressure Zone
- West Pressure Zone

W1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT W3
WATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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APPENDIX D
Wastewater Project Sheets

Project WW113: Main Lift Station Upgrade

Project Timeline: **2015**

Payment Type: **Levy**

Project Description

This project provided upgrades to the City of Airdrie main lift station which pumps Airdrie's wastewater to the City of Calgary. This project was required at the 80,000 population horizon.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie

Benefiting Areas

This project is considered to benefit all pre-annexation benefiting areas with a net developable area of approximately 348 ha or 859 ac.

Assumptions and Rationale

All lift stations are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the City's pre-annexation benefiting area.

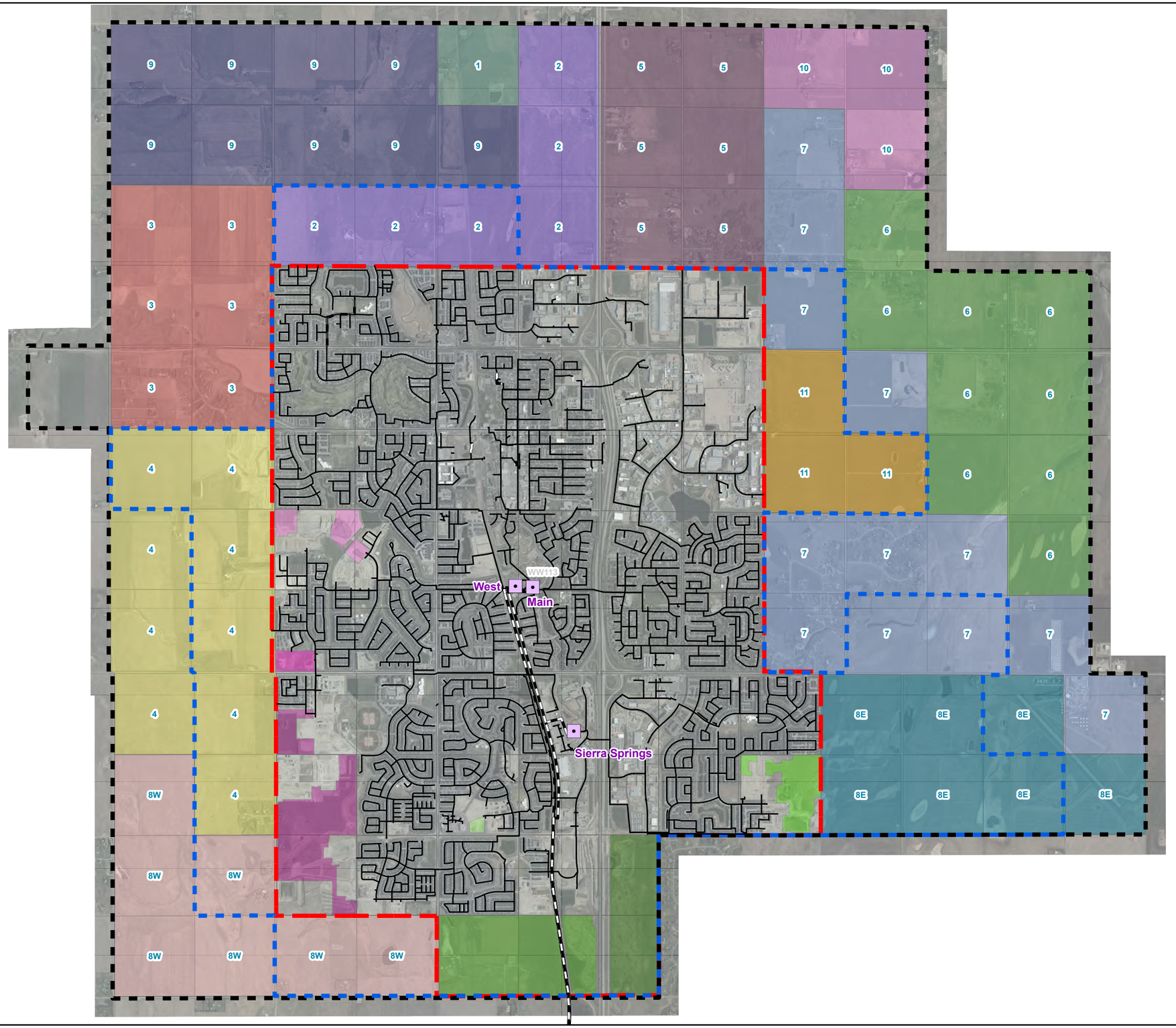
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,524,714
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,524,714
Levied Cost (Including Finance Factor)	$1,877,098
2040 Horizon (Including Finance Factor)	$1,698,090

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$4,884	$1,977



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (L S)
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW113
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW114: Collector Main Oversize

Project Timeline: **2017-2024**

Payment Type: **Oversize**

Project Description

This project involved the oversizing of the sanitary main to 450mm diameter pipe to service lands in Chinook Winds.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie

Benefiting Areas

This project is considered to benefit the pre-annexation benefiting area VI-4 with a net developable area of approximately 82 ha or 203 ac.

Assumptions and Rationale

This project's alignment was proposed through development land; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 450 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting area VI-4.

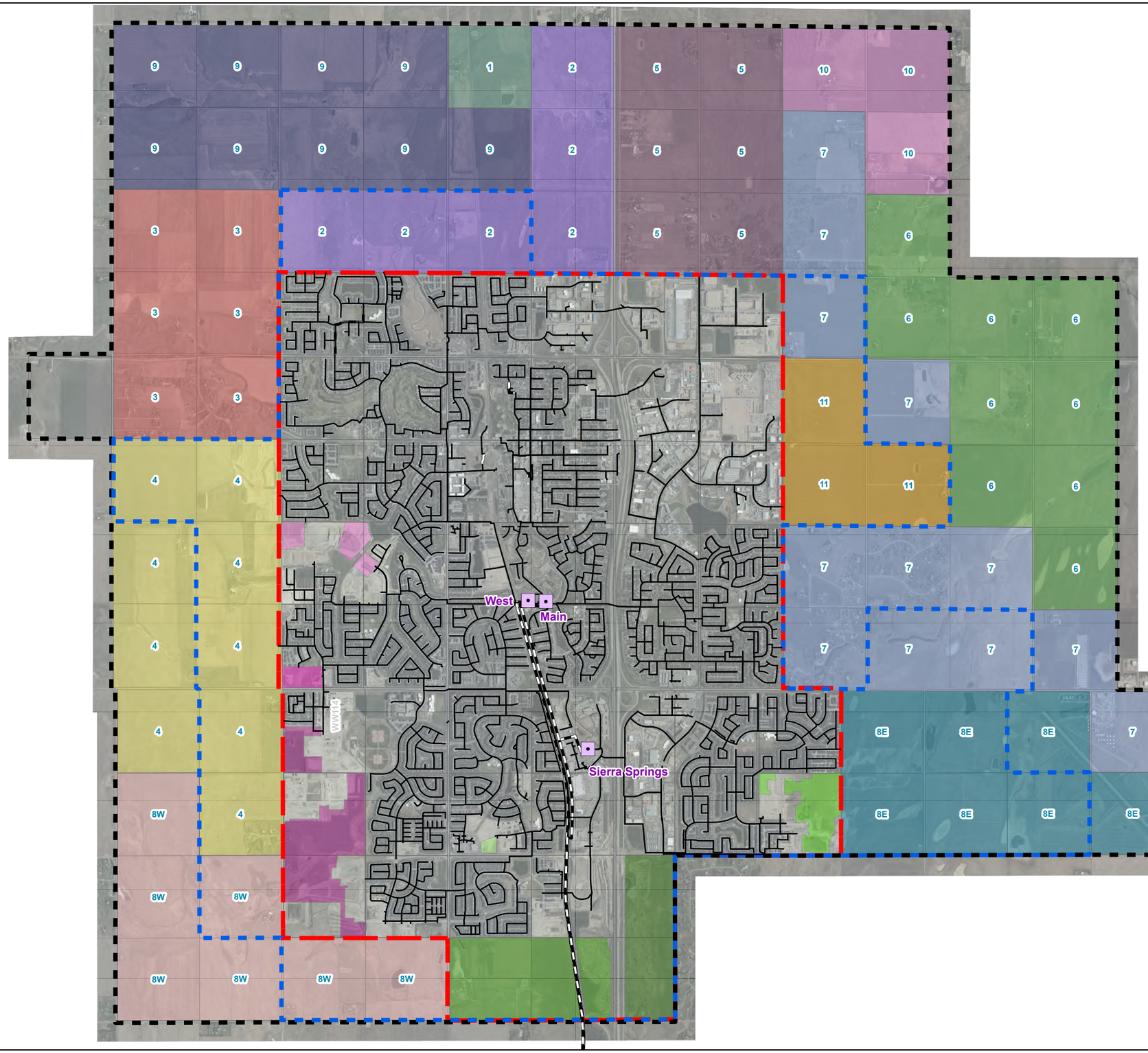
Project Costs

Item	Cost
Estimated Construction Cost[1]	$418,308
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$418,308
Levied Cost (Including Finance Factor)	$514,985
2040 Horizon (Including Finance Factor)	$465,874

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$5,704	$2,308



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (L S)
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW114
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW116: West Airdrie Lift Station Upgrade

Project Timeline: **2015**

Payment Type: **Levy**

Project Description

This project was the upgrading of the West Airdrie Lift Station to increase its capacity to 500 L/s. The upgrade provided service to all areas of the City. The lift station has been designed to convey the wastewater to the main lift station and ultimately to the City of Calgary for treatment. This project was identified as being required at the 65,000 population horizon.

Reference Documents

- Bylaw No.B-11/2019 of the City of Airdrie
- 2012 Infrastructure and Offsite Levy Report

Benefiting Areas

This project is considered to benefit the pre-annexation benefiting areas V-2, V-3, VI-2, VI-3, and VI-4 with a net developable area of approximately 146 ha or 361 ac.

Assumptions and Rationale

All lift stations are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting areas V-2, V-3, VI-2, VI-3, and VI-4.

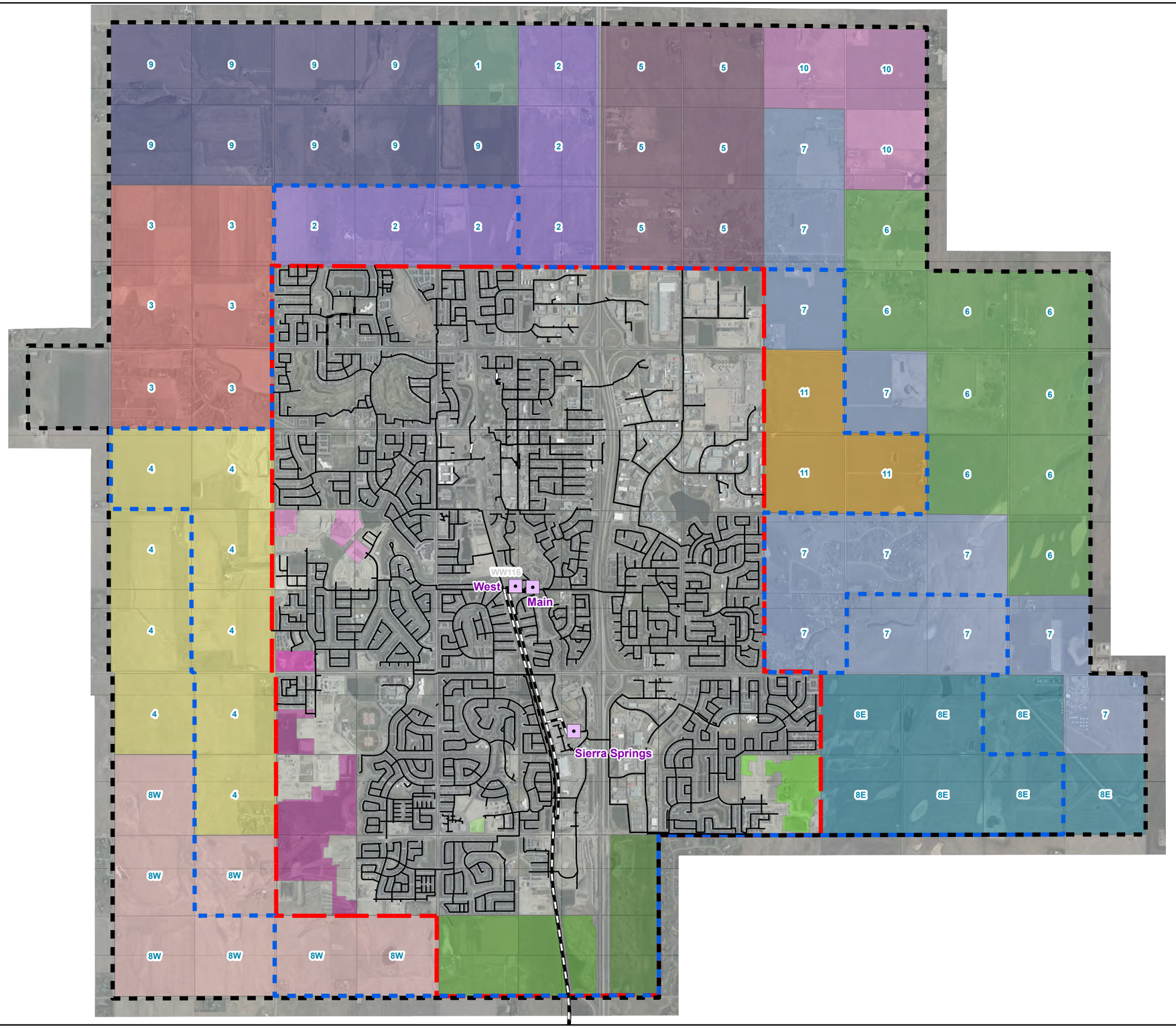
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,266,384
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,266,384
Levied Cost (Including Finance Factor)	$7,714,639
2040 Horizon (Including Finance Factor)	$6,978,938

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$47,711	$19,308



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (L S)
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW116
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW7: 375mm Forcemain

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 5,000 m of 350 mm forcemain along 24 Street from Lift Station #2 to a tie-in to the existing system at Baywater Road SW.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 1 and 2 with a total net developable area of approximately 144 ha or 356 ac ha in 2040 horizon. Note that post-annexation benefiting area 1 development timeline is beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 2.

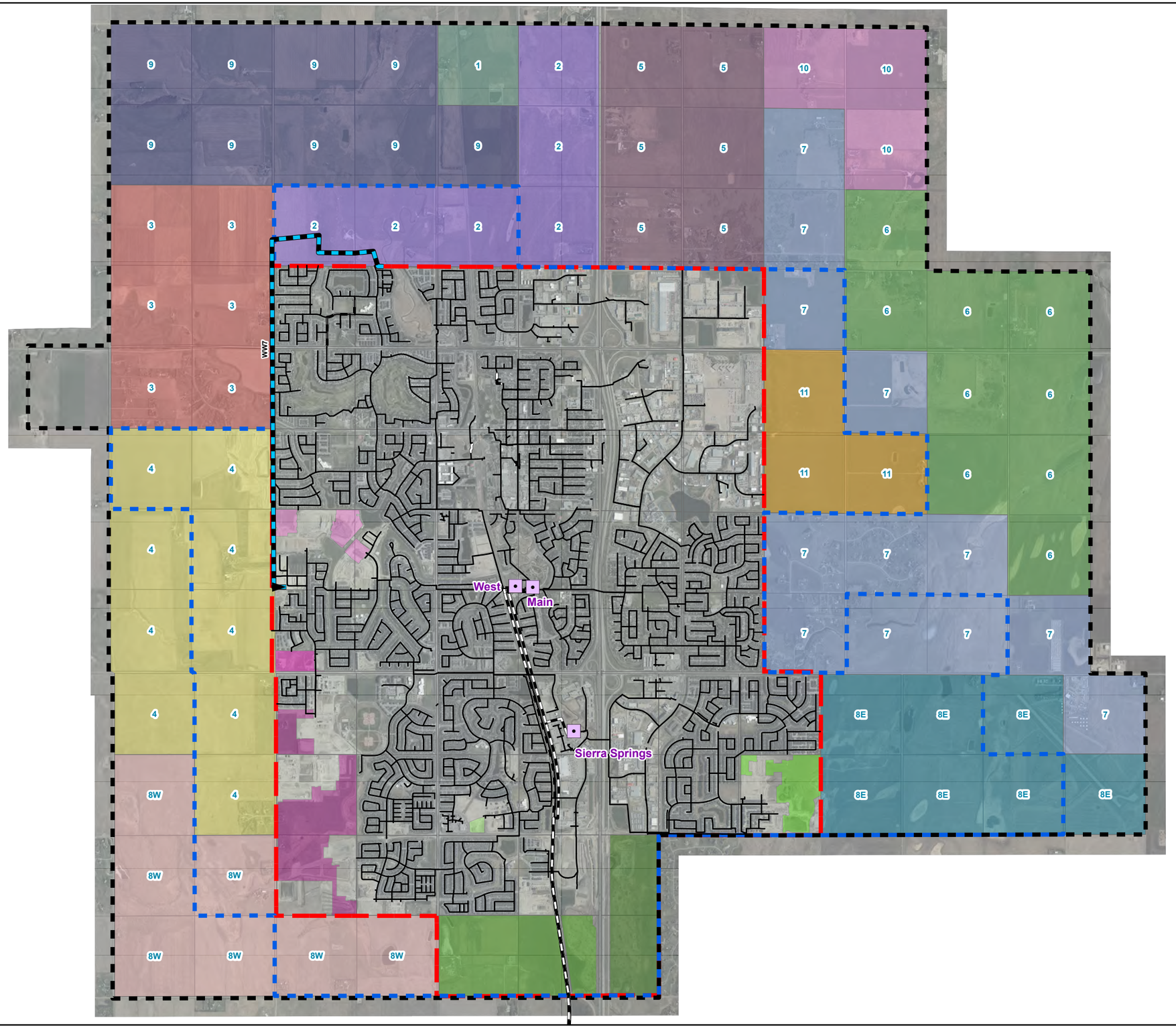
Project Costs

Item	Cost
Estimated Construction Cost[1]	$5,365,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$5,365,000
Levied Cost (Including Finance Factor)	$7,844,863
2040 Horizon (Including Finance Factor)	$7,096,743

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$49,439	$20,007



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (L S)
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW7
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW10: Lift Station #2 Stage 1 (143 L/s out of 273 L/s)

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes Stage 1 of Lift Station #2 to achieve a pumping capacity of 143 L/s.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)
- 2020 Lift Station Needs Assessment

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 1 and 2 with a total net developable area of approximately 144 ha or 356 ac ha in 2040 horizon. Note that post-annexation benefiting area 1 development timeline is beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 2.

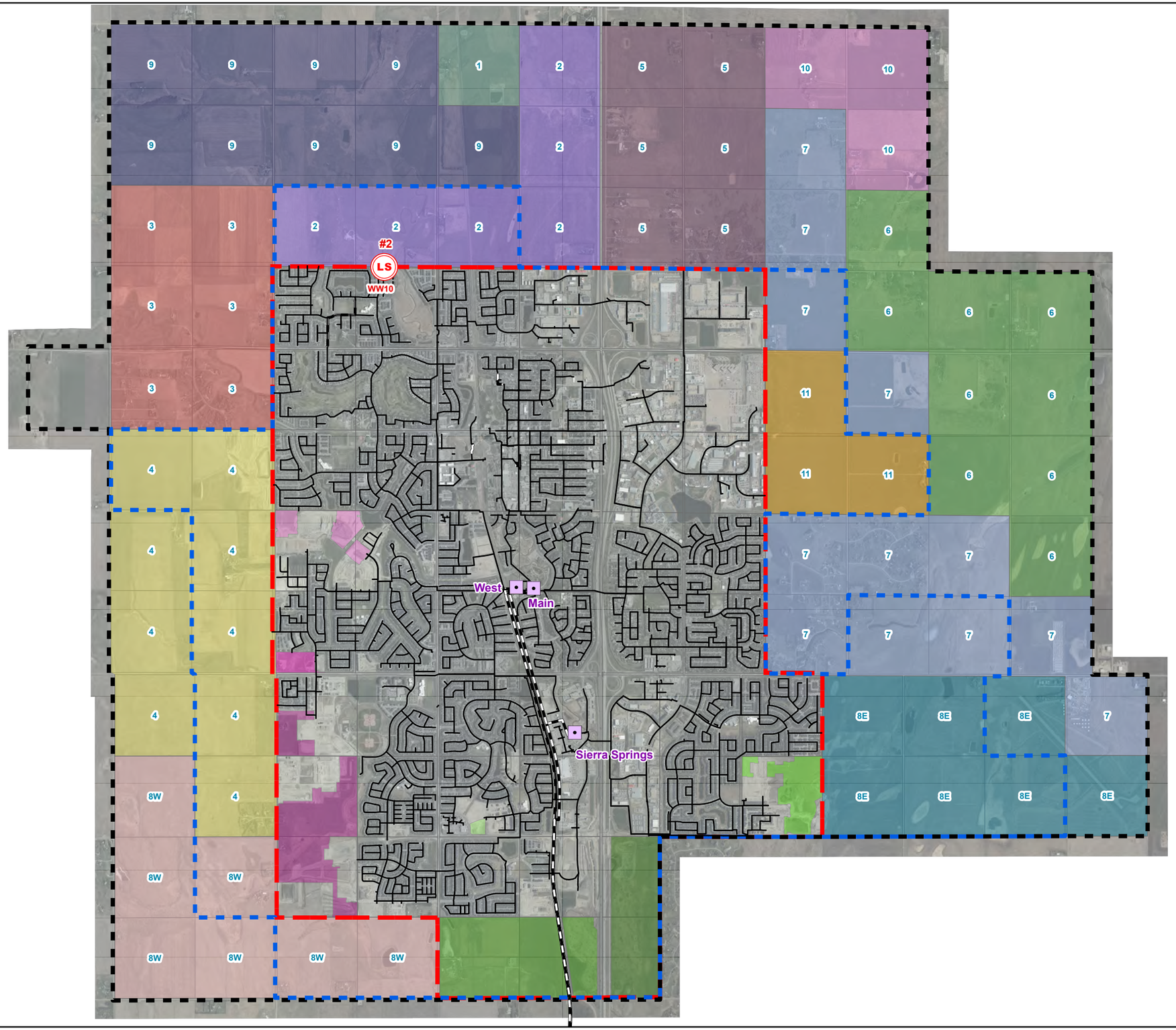
Project Costs

Item	Cost
Estimated Construction Cost[1]	$7,732,874
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$7,732,874
Levied Cost (Including Finance Factor)	$11,307,240
2040 Horizon (Including Finance Factor)	$10,228,933

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$71,259	$28,838



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW10
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
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Project WW4: 450mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes upgrading 620 m of 300 mm sewers to 450 mm on East Lake Rd NE and East Lake Blvd NE.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the pre-annexation benefiting area 11 with a net developable area of approximately 157 ha or 388 ac.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting area 11.

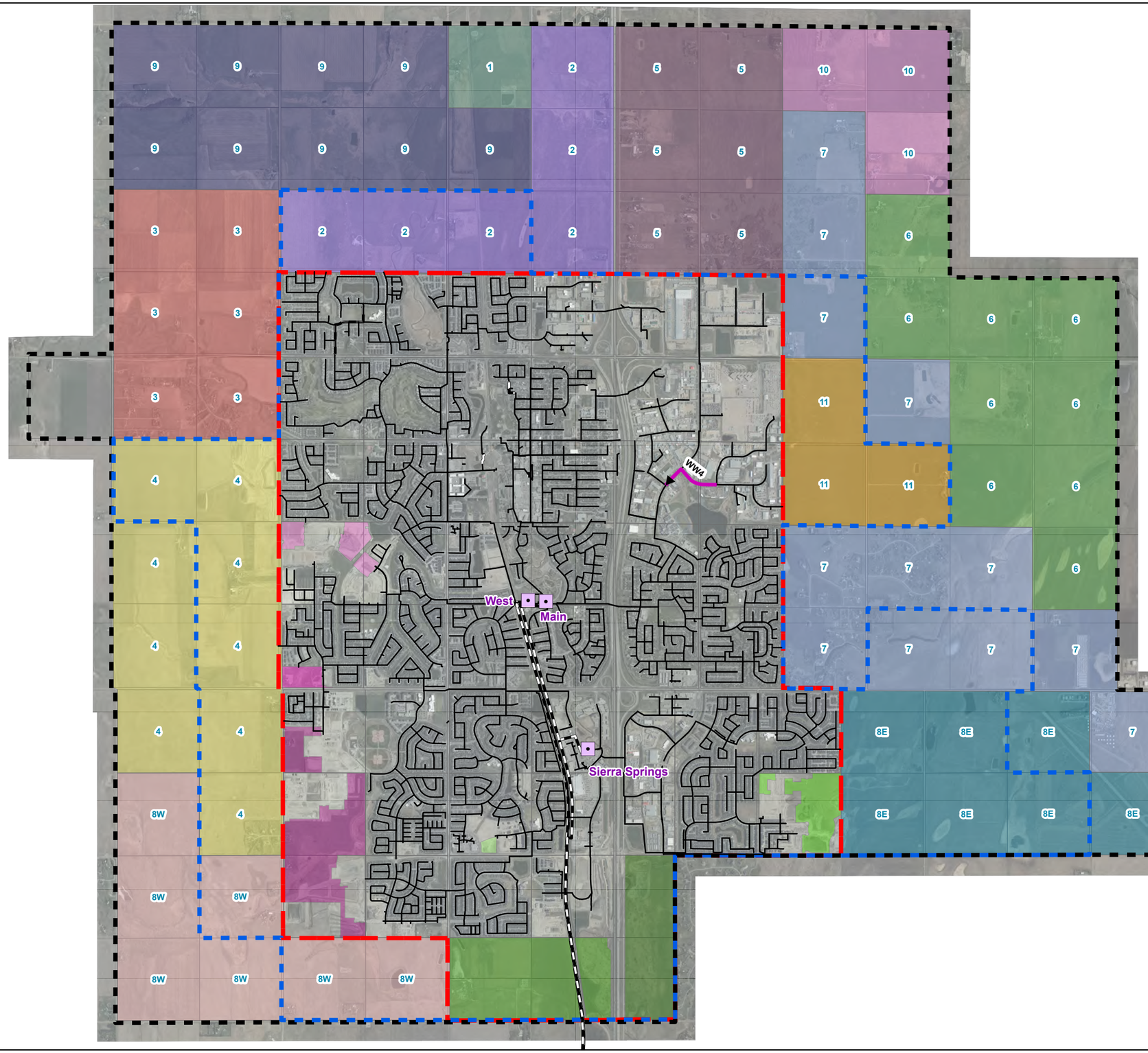
Project Costs

Item	Cost
Estimated Construction Cost[1]	$503,440
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$503,440
Levied Cost (Including Finance Factor)	$736,145
2040 Horizon (Including Finance Factor)	$665,943

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$4,251	$1,720



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW4
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW5: 525mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes upgrading 1490 m of 450 mm sewers to 525 mm on East Lake Blvd NE and Big Hills Rd SE.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the pre-annexation benefiting area 11 with a net developable area of approximately 157 ha or 388 ac.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting area 11.

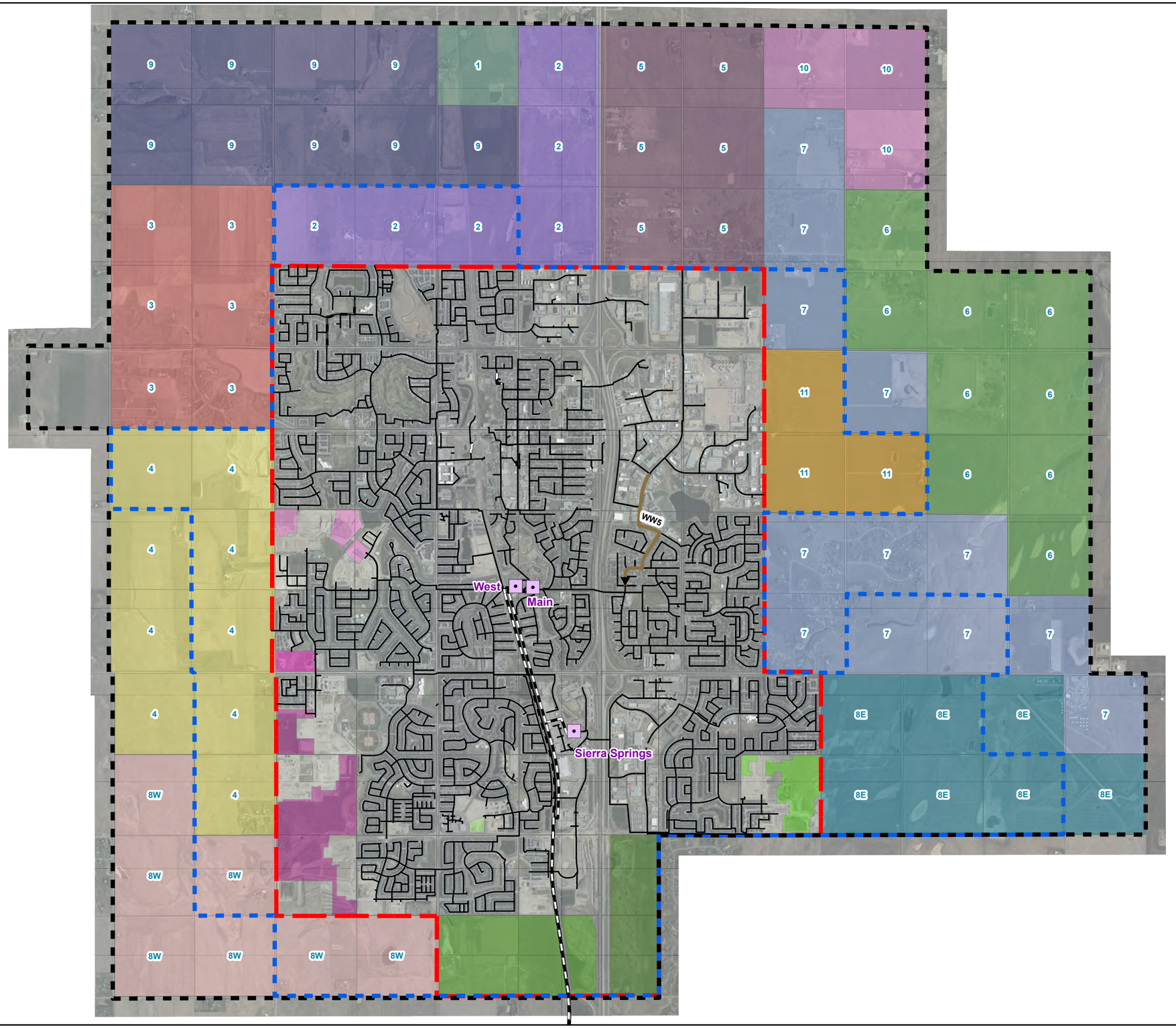
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,382,720
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,382,720
Levied Cost (Including Finance Factor)	$2,021,855
2040 Horizon (Including Finance Factor)	$1,829,042

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$11,675	$4,725



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (L S)
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW5
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
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Project WW6: 600mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes upgrading 355 m of 525 mm sewers to 600 mm east of Main St and Sundance Pl SE.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the pre-annexation benefiting area 11 with a net developable area of approximately 157 ha or 388 ac.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting area 11.

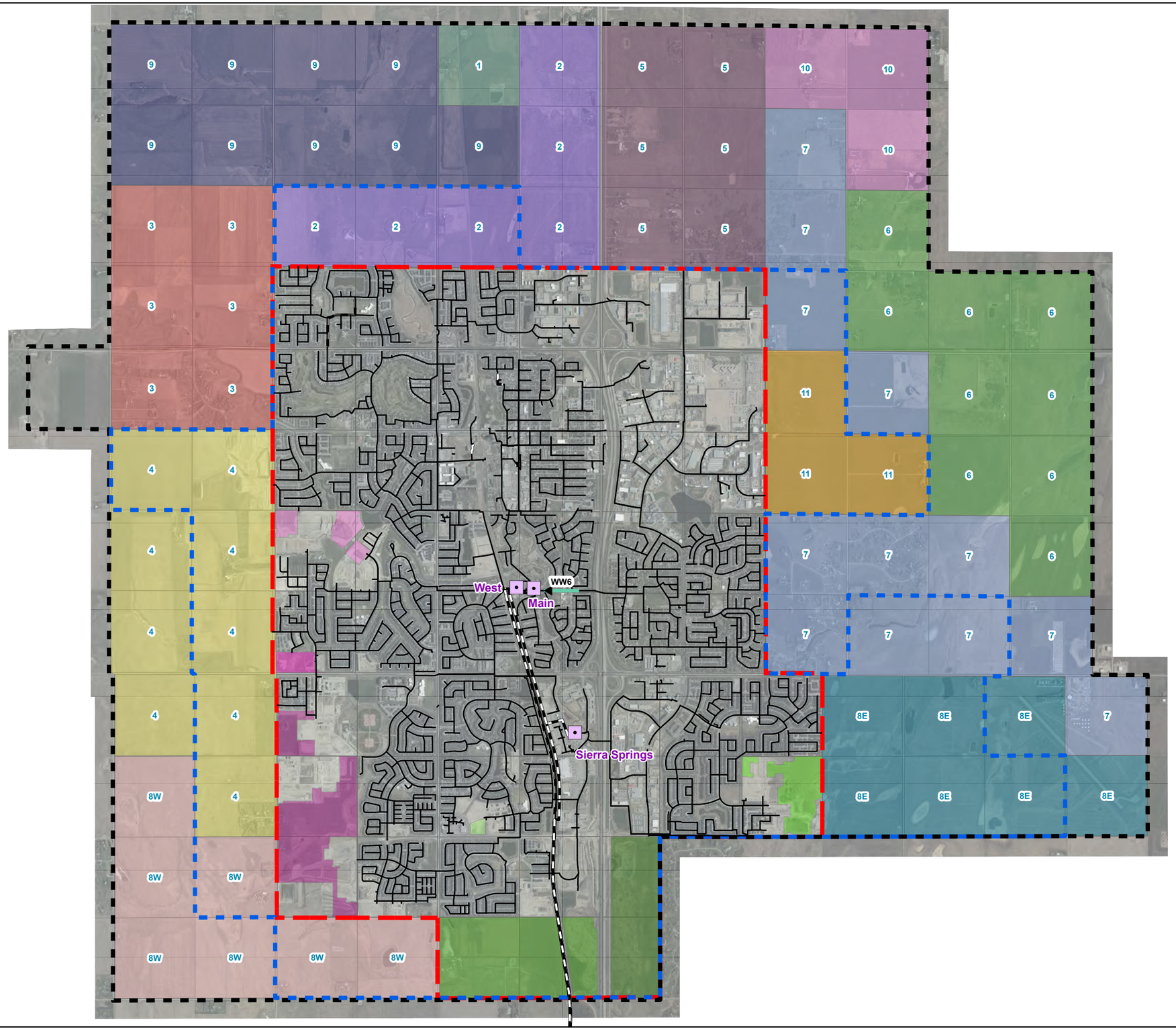
Project Costs

Item	Cost
Estimated Construction Cost[1]	$411,800
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$411,800
Levied Cost (Including Finance Factor)	$602,146
2040 Horizon (Including Finance Factor)	$544,723

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,477	$1,407



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (L S)
- Existing Gravity Sewer
- Existing Forcemain
- Proposed Infrastructure with Ultimate Sizing due to ROW Restrictions

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW6
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW15C: 1050mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 1,130 m of 1050 mm sewer from Wildflower to Key Ranch, which ultimately flows to LS #4.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, and 9 with a total net developable area of approximately 345 ha or 853 ac in 2040 horizon. Note that the post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 4.

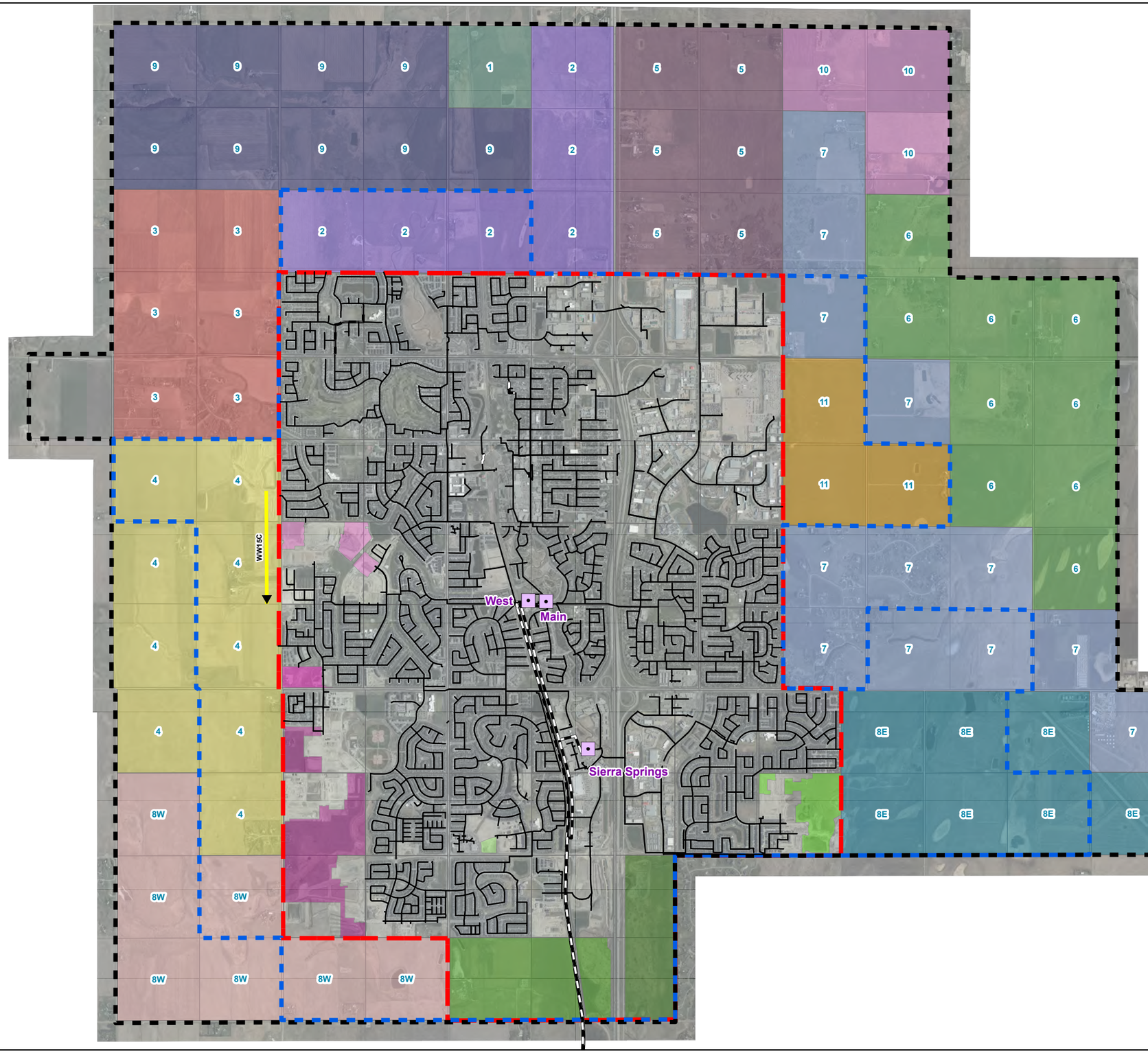
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,800,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,800,000
Levied Cost (Including Finance Factor)	$2,632,014
2040 Horizon (Including Finance Factor)	$2,381,014

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$6,907	$2,795



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW15C
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
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Project WW16: 1200mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 836 m of 1200 mm sewer from Key Ranch southern border to Yankee Valley Blvd SE on 24 St, which ultimately flows to LS #4.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, and 9 with a total net developable area of approximately 345 ha or 853 ac in 2040 horizon. Note that the post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 4.

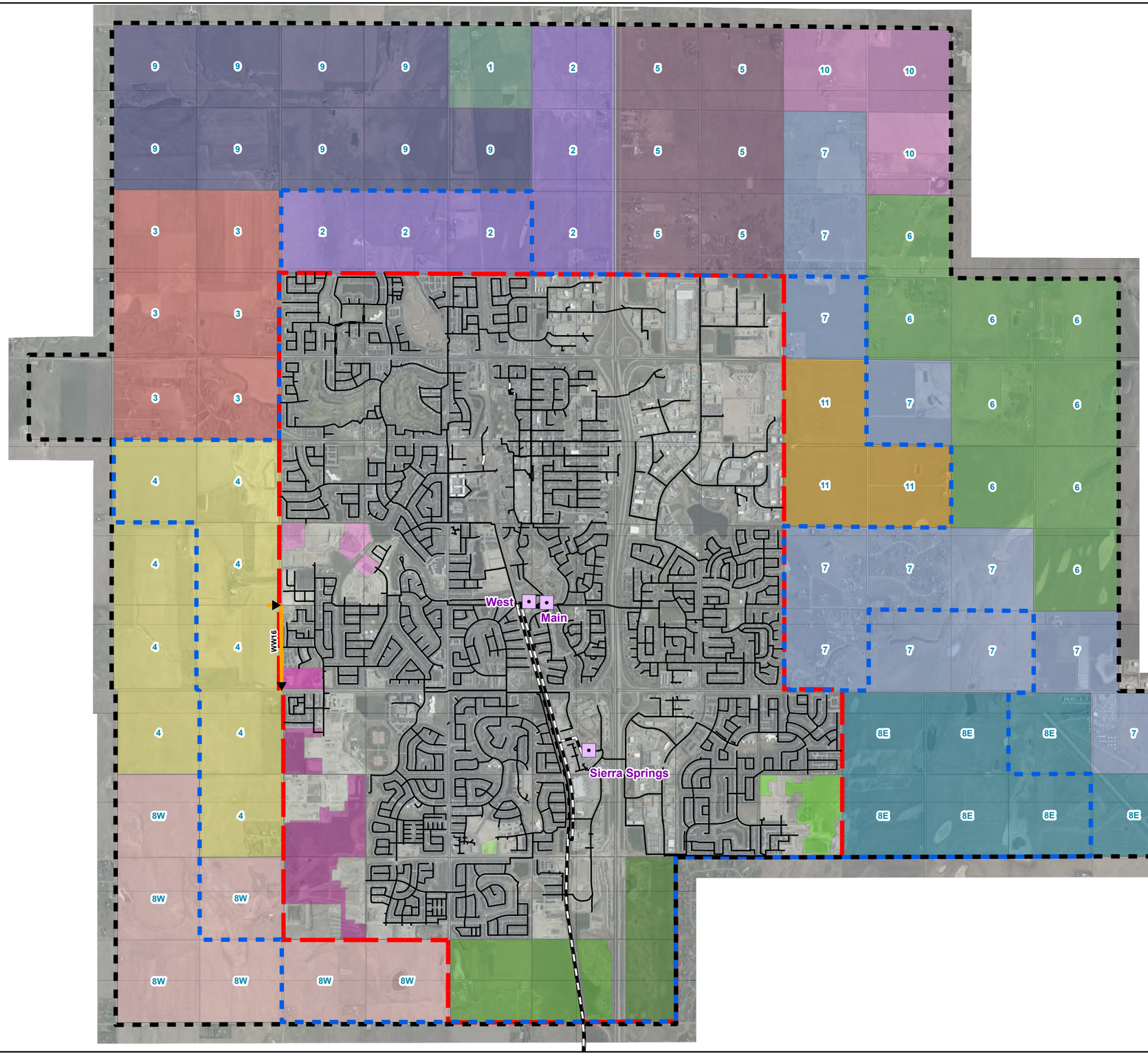
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,928,320
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,928,320
Levied Cost (Including Finance Factor)	$2,819,647
2040 Horizon (Including Finance Factor)	$2,550,754

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,400	$2,994



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW16
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW22A: 1200mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 813 m of 1200 mm sewer from 24 St/Yankee Valley Blvd SE to LS #4.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, and 9 with a total net developable area of approximately 345 ha or 853 ac in 2040 horizon. Note that the post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 4.

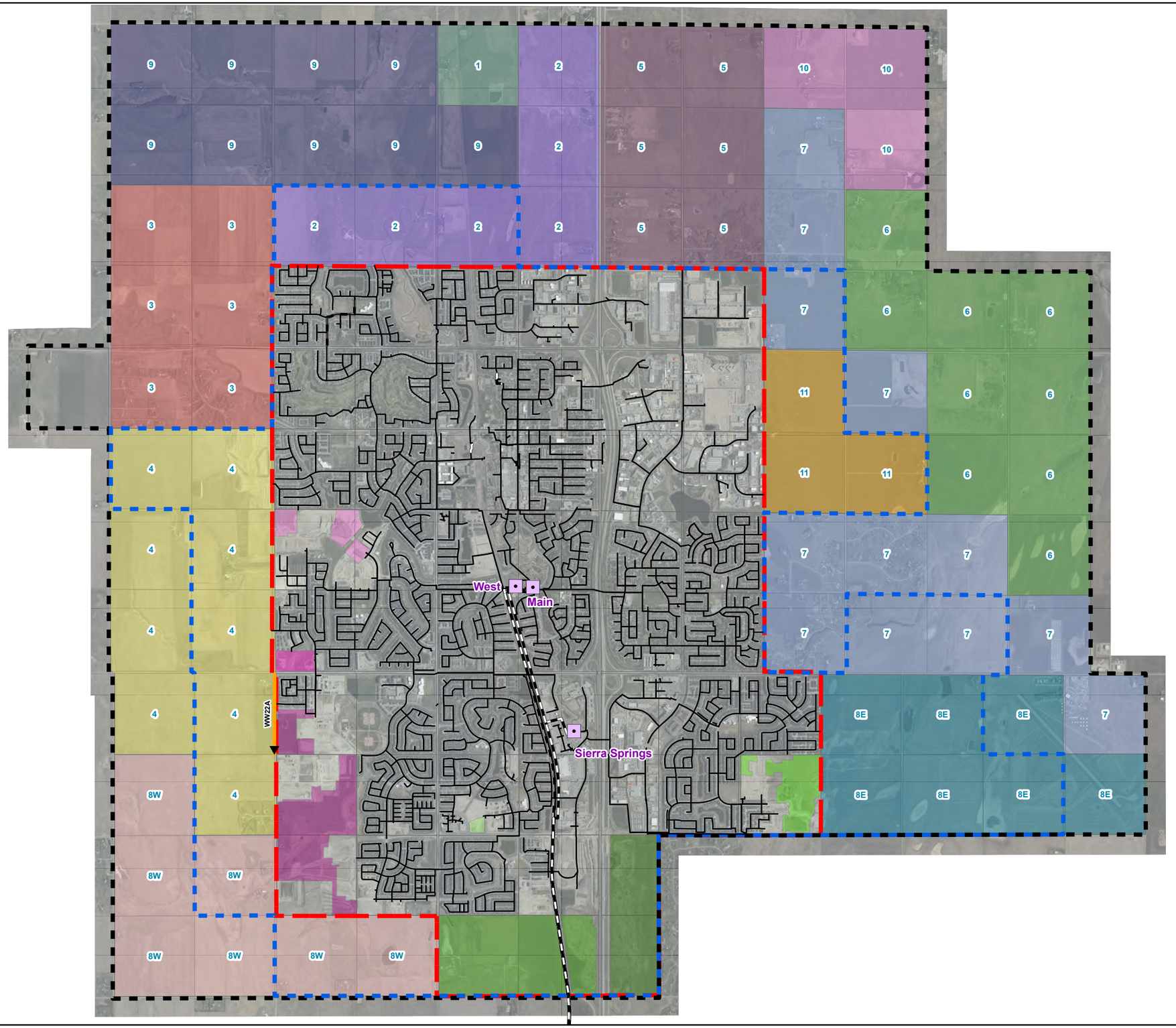
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,875,063
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,875,063
Levied Cost (Including Finance Factor)	$2,741,773
2040 Horizon (Including Finance Factor)	$2,490,306

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,195	$2,912



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW22A
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW22B: 1350mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 821 m of 1350 mm sewer east of 24 St to convey flow to the gravity trunk to Calgary.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, 8W, and 9 with a total net developable area of approximately 493 ha or 1,218 ac in 2040 horizon. Note that post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 4 and 8W.

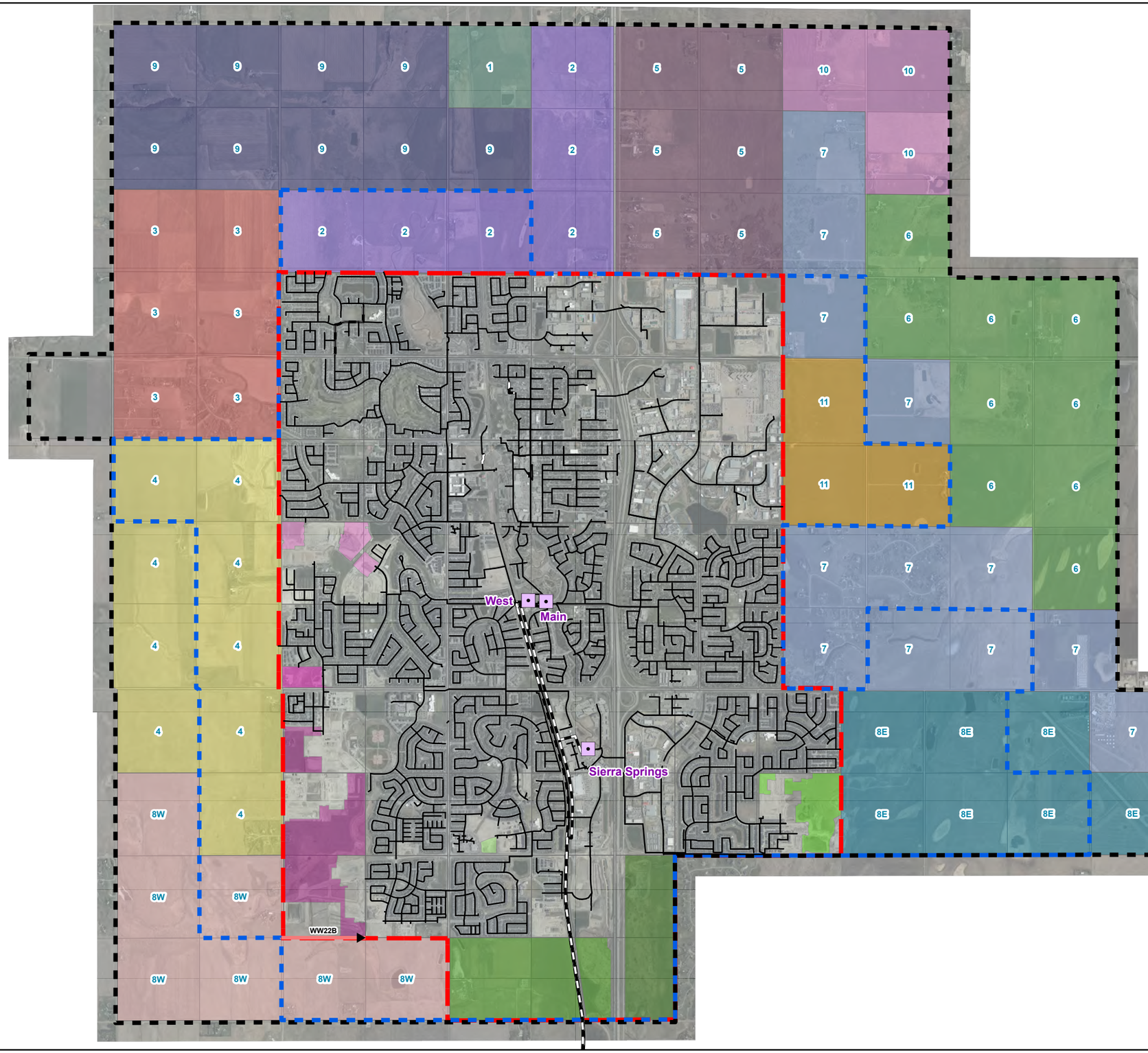
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,083,288
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,083,288
Levied Cost (Including Finance Factor)	$3,046,245
2040 Horizon (Including Finance Factor)	$2,755,742

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$5,588	$2,261



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW22B
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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OFF-SITE LEVY REVIEW

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Project WW22C: 1350mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 800 m of 1350 mm sewer downstream of WW22B to convey flow to the gravity trunk to Calgary.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, 8W, and 9 with a total net developable area of approximately 493 ha or 1,218 ac in 2040 horizon. Note that post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 4 and 8W.

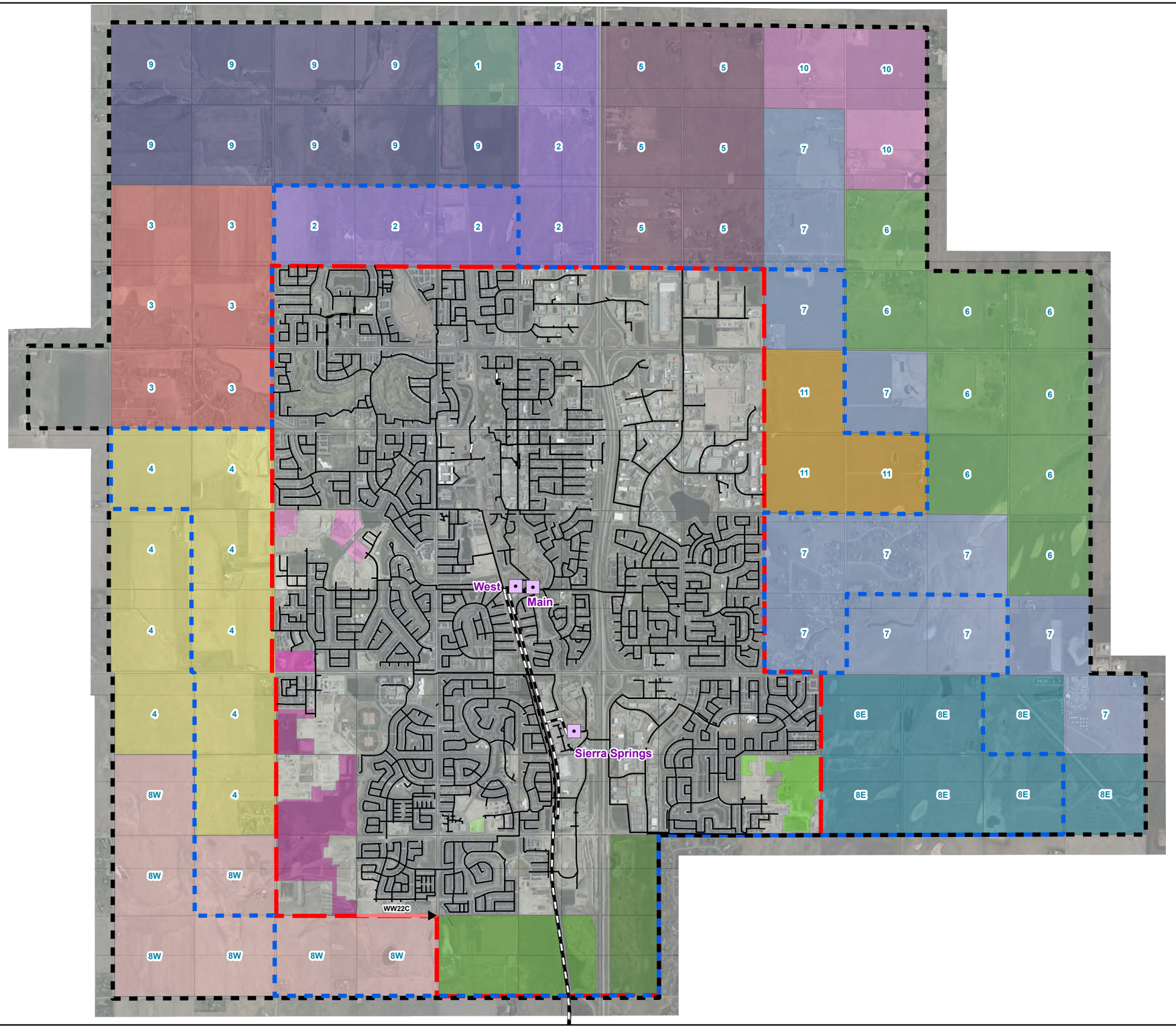
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,030,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,030,000
Levied Cost (Including Finance Factor)	$2,968,327
2040 Horizon (Including Finance Factor)	$2,685,254

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$5,445	$2,204



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW22C
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project WW22D: 1350mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 804 m of 1350 mm sewer downstream of WW22C to convey flow to the gravity trunk to Calgary.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, 8W, and 9 with a total net developable area of approximately 493 ha or 1,218 ac in 2040 horizon. Note that post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 4 and 8W.

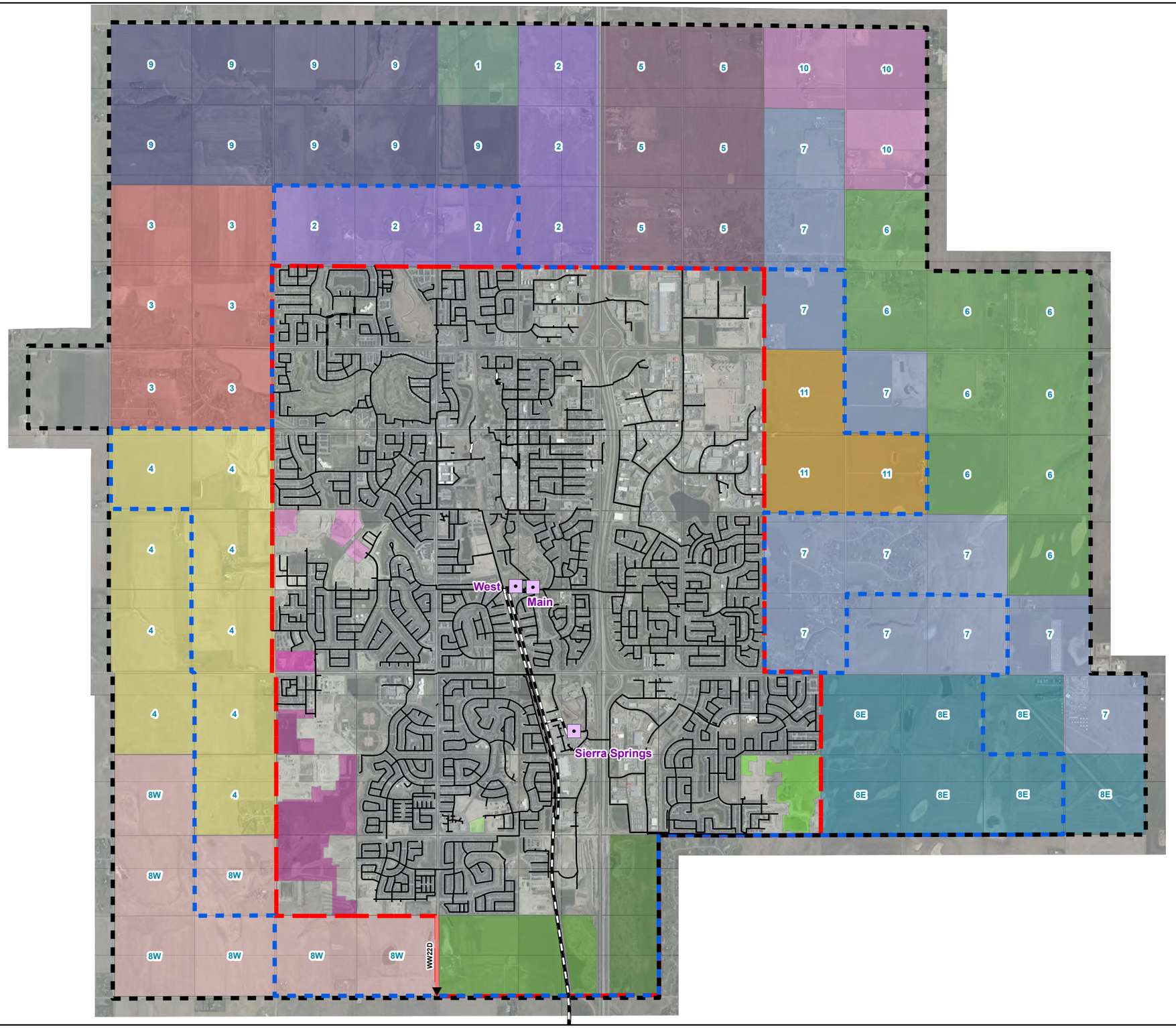
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,040,150
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,040,150
Levied Cost (Including Finance Factor)	$2,983,168
2040 Horizon (Including Finance Factor)	$2,698,681

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$5,472	$2,215



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW22D
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW22E: 1350mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 1,297 m of 1350 mm sewer downstream of WW22D to convey flow to the gravity trunk to Calgary.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the pre-annexation benefiting area V-4A and post-annexation benefiting areas 3, 4, 8W, and 9 with a total net developable area of approximately 616 ha or 1,522 ac in 2040 horizon. Note that post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting area V-4A and post-annexation benefiting areas 4 and 8W.

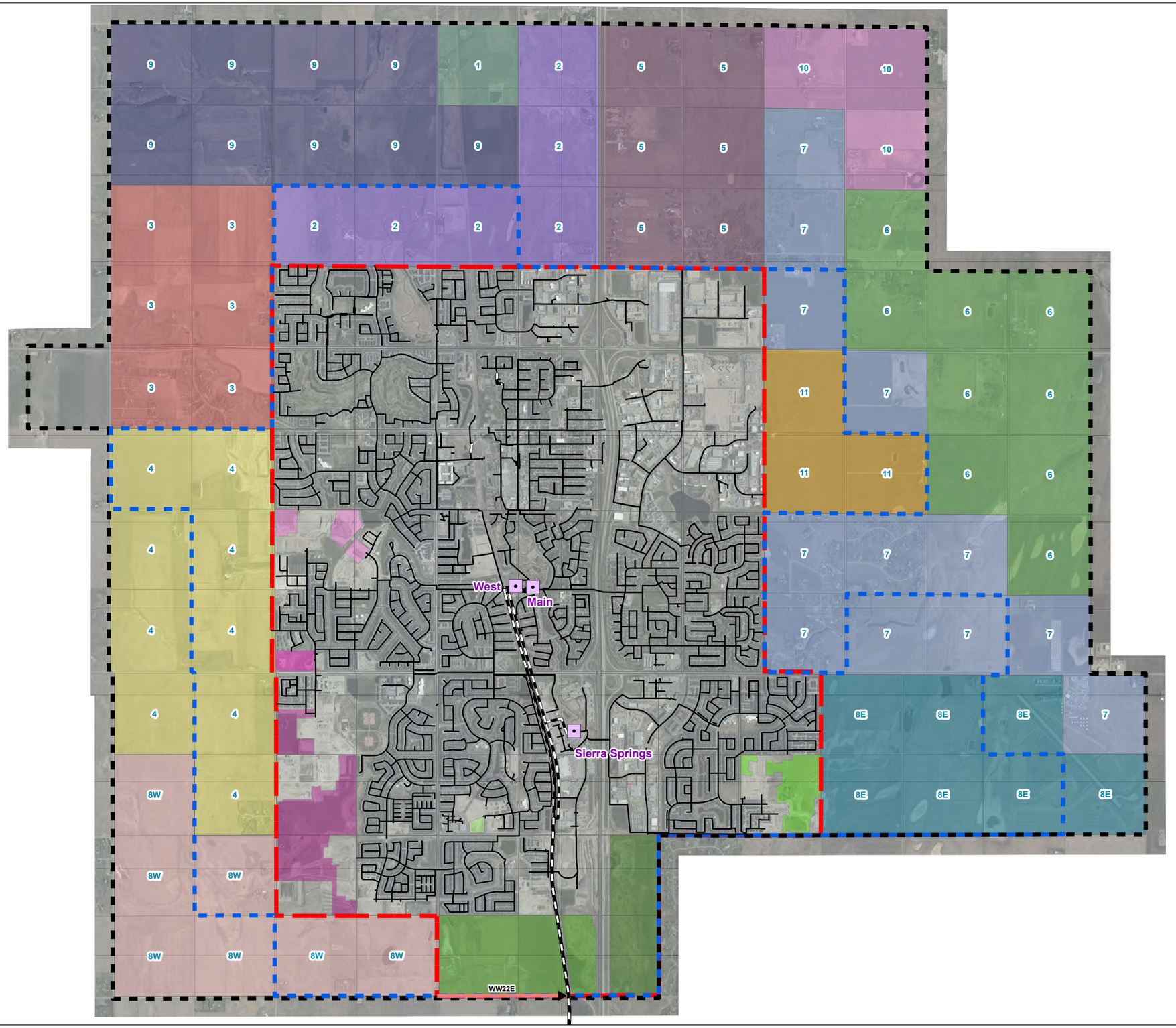
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,291,138
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,291,138
Levied Cost (Including Finance Factor)	$4,812,400
2040 Horizon (Including Finance Factor)	$4,353,468

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,065	$2,859



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW22E
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW23: 675mm Forcemain

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 1,230 m of 675 mm forcemain along 24 Street from Lift Station #4 to discharge into a 675 mm gravity sewer (WW25).

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, and 9 with a total net developable area of approximately 345 ha or 853 ac in 2040 horizon. Note that the post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 4.

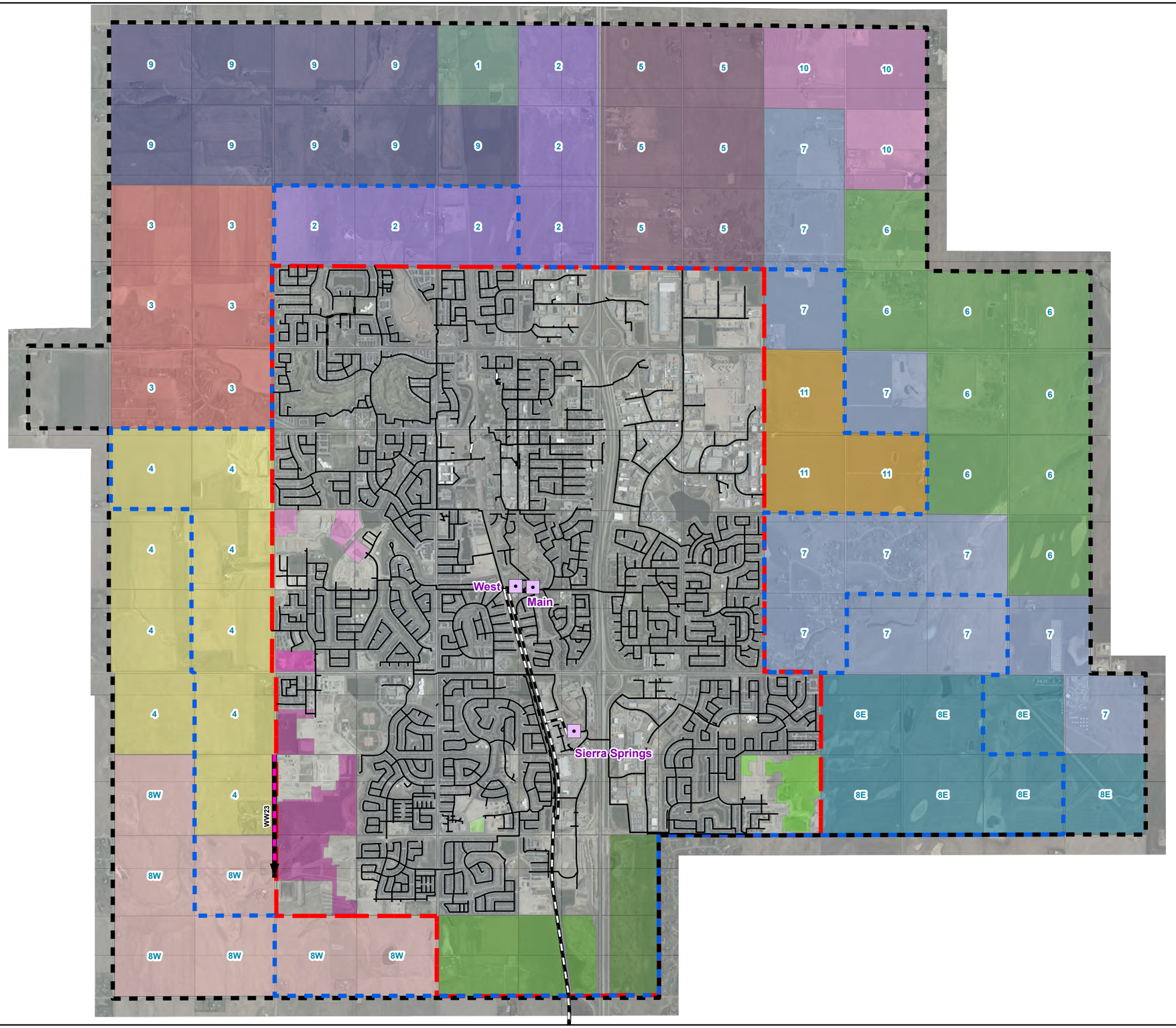
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,872,675
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,872,675
Levied Cost (Including Finance Factor)	$2,738,281
2040 Horizon (Including Finance Factor)	$2,477,147

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,186	$2,908



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW23
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
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Project WW24: Lift Station #4 Stage 1 (494 L/s out of 988 L/s)

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes Stage 1 of Lift Station #4 to achieve a pumping capacity of 494 L/s.

Reference Documents

- 2020 Lift Station Needs Assessment
- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, and 9 with a total net developable area of approximately 345 ha or 853 ac in 2040 horizon. Note that the post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 4.

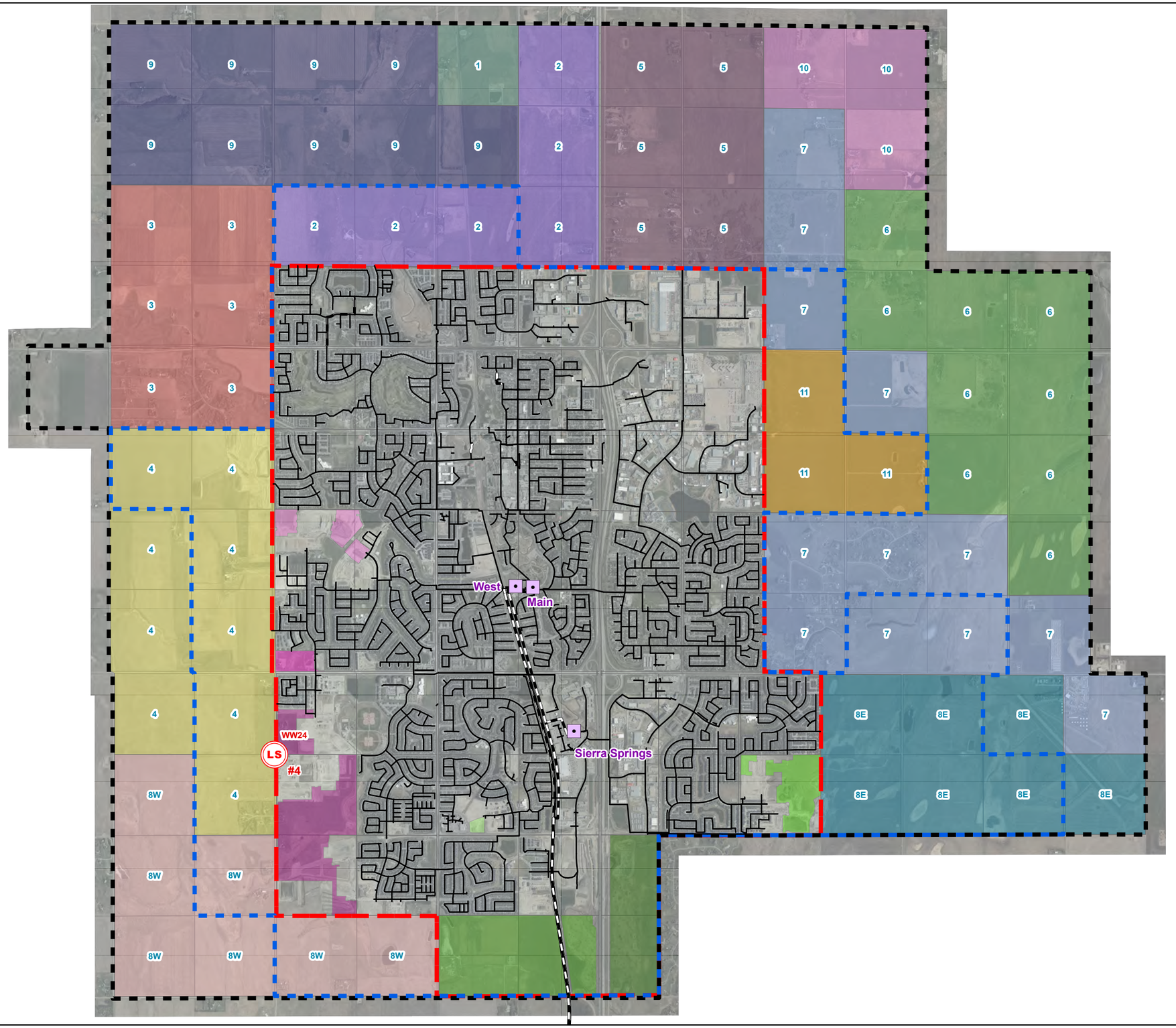
Project Costs

Item	Cost
Estimated Construction Cost[1]	$12,801,117
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$12,801,117
Levied Cost (Including Finance Factor)	$18,718,176
2040 Horizon (Including Finance Factor)	$16,933,130

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$49,121	$19,879



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW24
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW25: 1200mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 380 m of 675 mm sewer (2040 horizon required sizing while ultimate sizing is 1200 mm) downstream LS #4 forcemain to convey flow to the 1350 mm southwest trunk.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 3, 4, 8W, and 9 with a total net developable area of approximately 493 ha or 1,218 ac in 2040 horizon. Note that the post-annexation benefiting areas 3 and 9 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 4 and 8W.

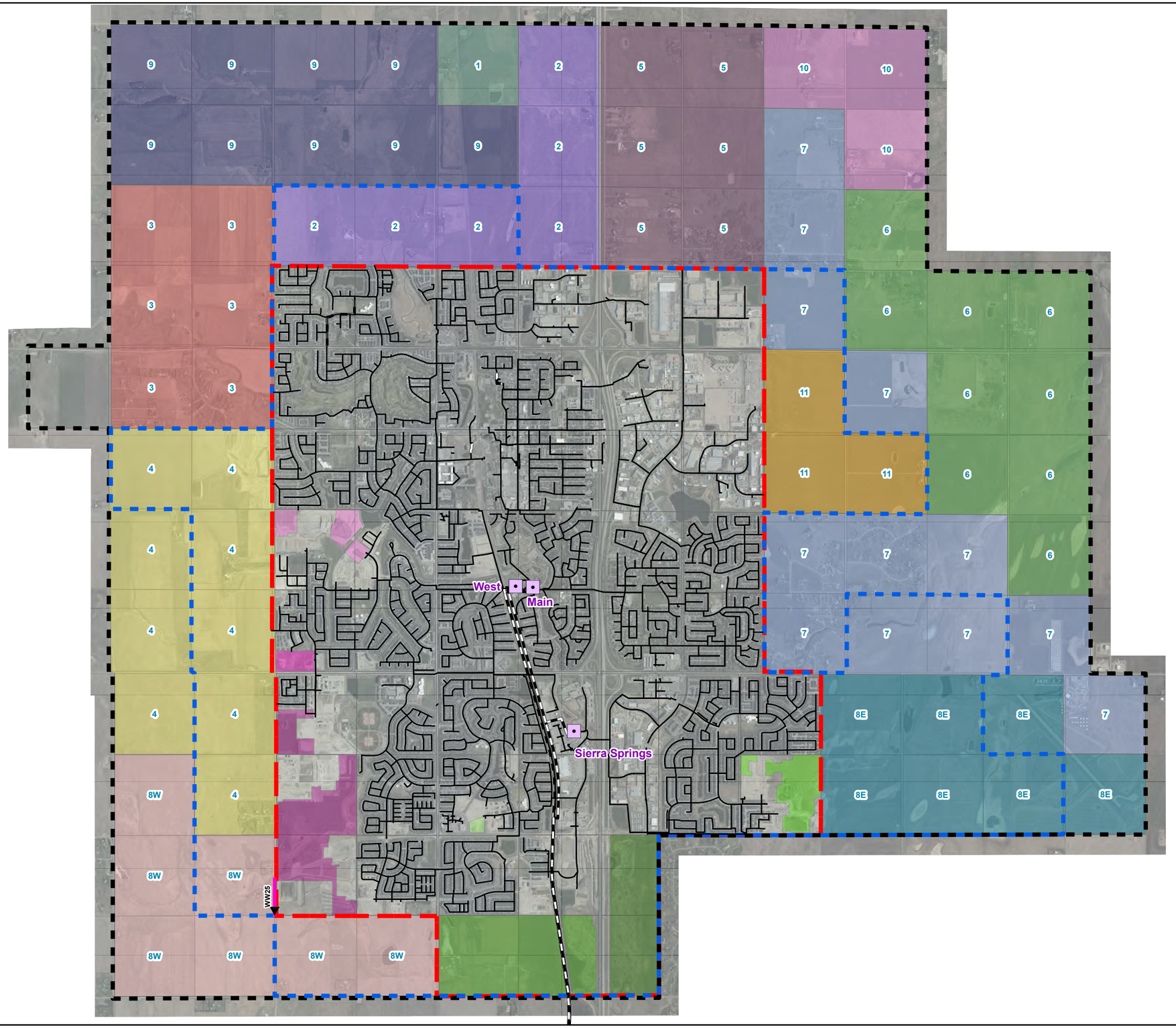
Project Costs

Item	Cost
Estimated Construction Cost[1]	$484,880
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$484,880
Levied Cost (Including Finance Factor)	$709,006
2040 Horizon (Including Finance Factor)	$641,392

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,301	$526



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW25
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW26: 375mm Sewer

Project Timeline: **2025**

Payment Type: **Oversize**

Project Description

This project includes 680 m of 375 mm sewer within Wildflower.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting area 4 with a total net developable area of approximately 345 ha or 853 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 375 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 4.

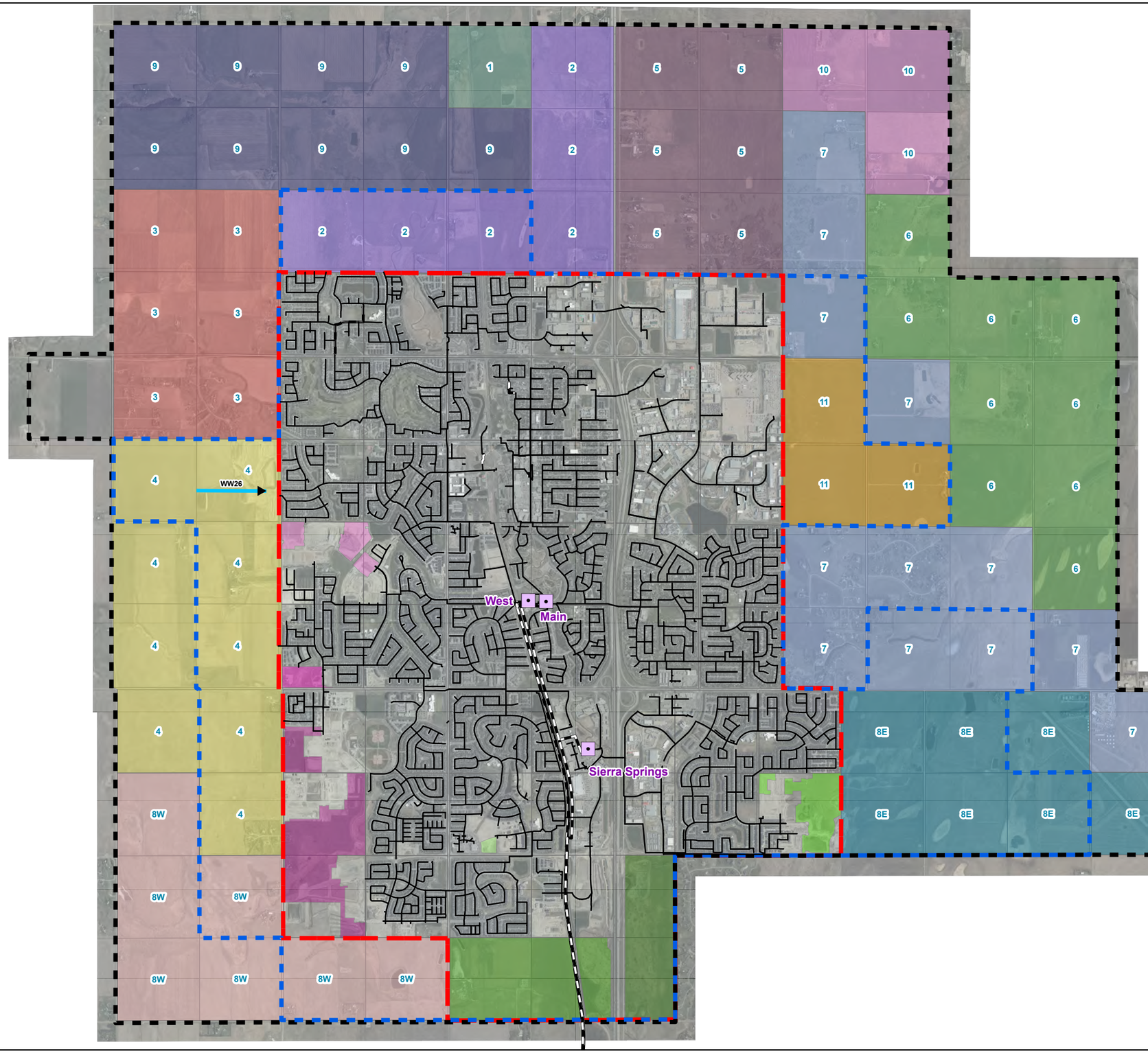
Project Costs

Item	Cost
Estimated Construction Cost[1]	$453,560
Developer Build Contribution	$345,100
City Contribution	
Leviable Project Cost (Inflated)	$108,460
Levied Cost (Including Finance Factor)	$158,593
2040 Horizon (Including Finance Factor)	$143,469

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$416	$168



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW26
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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OFF-SITE LEVY REVIEW

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Project WW47C : 1350mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 1,623 m of 1350 mm sewer on 40th Ave to convey flow to LS #8E.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit post-annexation benefiting areas 5, 6, 7, 8E, and 10 with a total net developable area of approximately 416 ha or 1,028 ac in 2040 horizon. Note that wastewater benefiting areas 5, 6 and 10 development timelines are beyond the 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 7 and 8E.

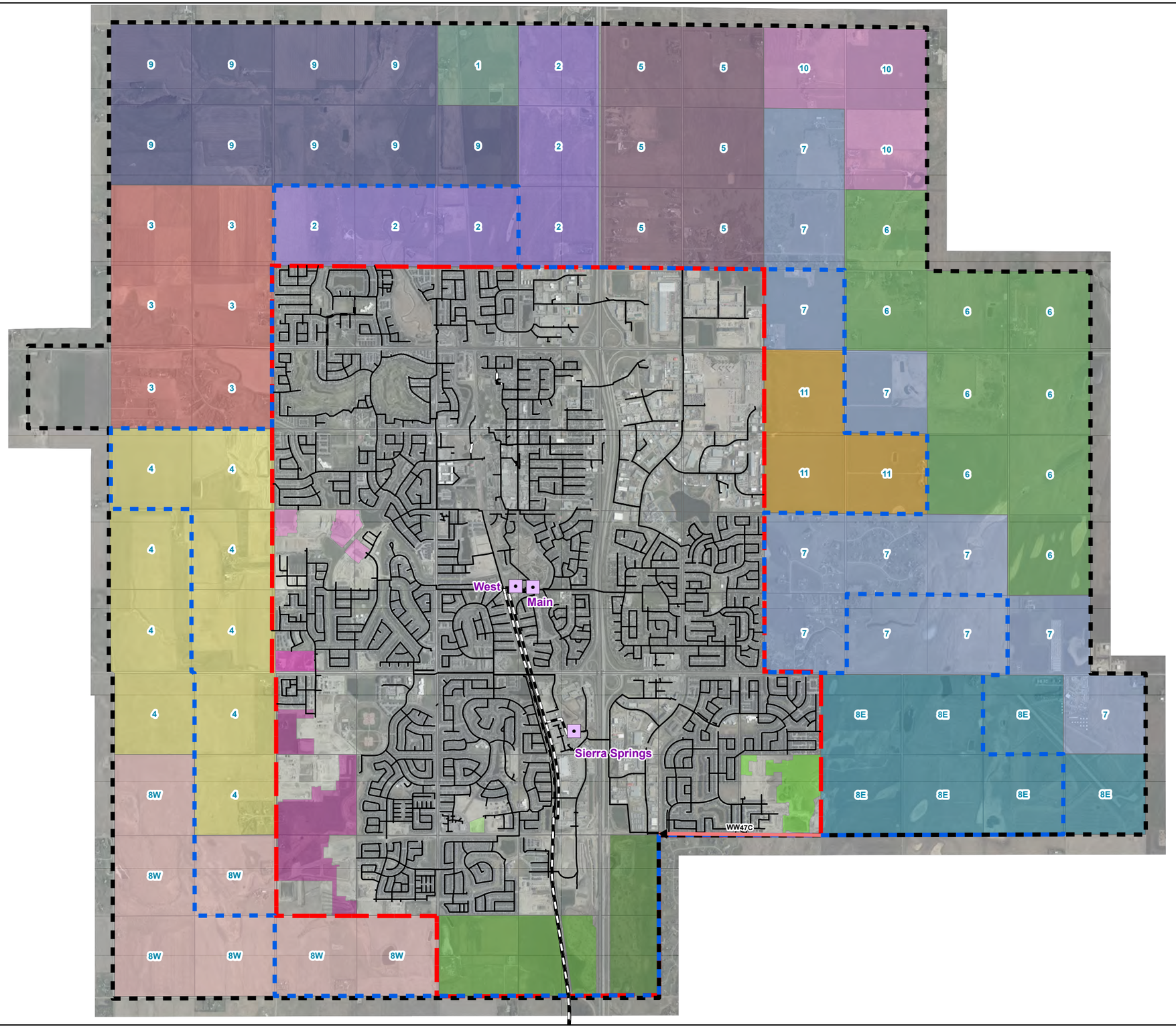
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,118,363
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,118,363
Levied Cost (Including Finance Factor)	$6,021,993
2040 Horizon (Including Finance Factor)	$5,447,710

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$13,084	$5,295



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW47C
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW47D: 1350mm Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 2,114 m of 1350 mm sewer downstream of WW47C to convey flow to LS #8E.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit pre-annexation benefiting area V-4B and post-annexation benefiting areas 5, 6, 7, 8E, and 10 with a total net developable area of approximately 495 ha or 1,223 ac in 2040 horizon. Note that wastewater benefiting areas 5, 6 and 10 development timelines are beyond the 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting area V-4B and post-annexation benefiting areas 7 and 8E.

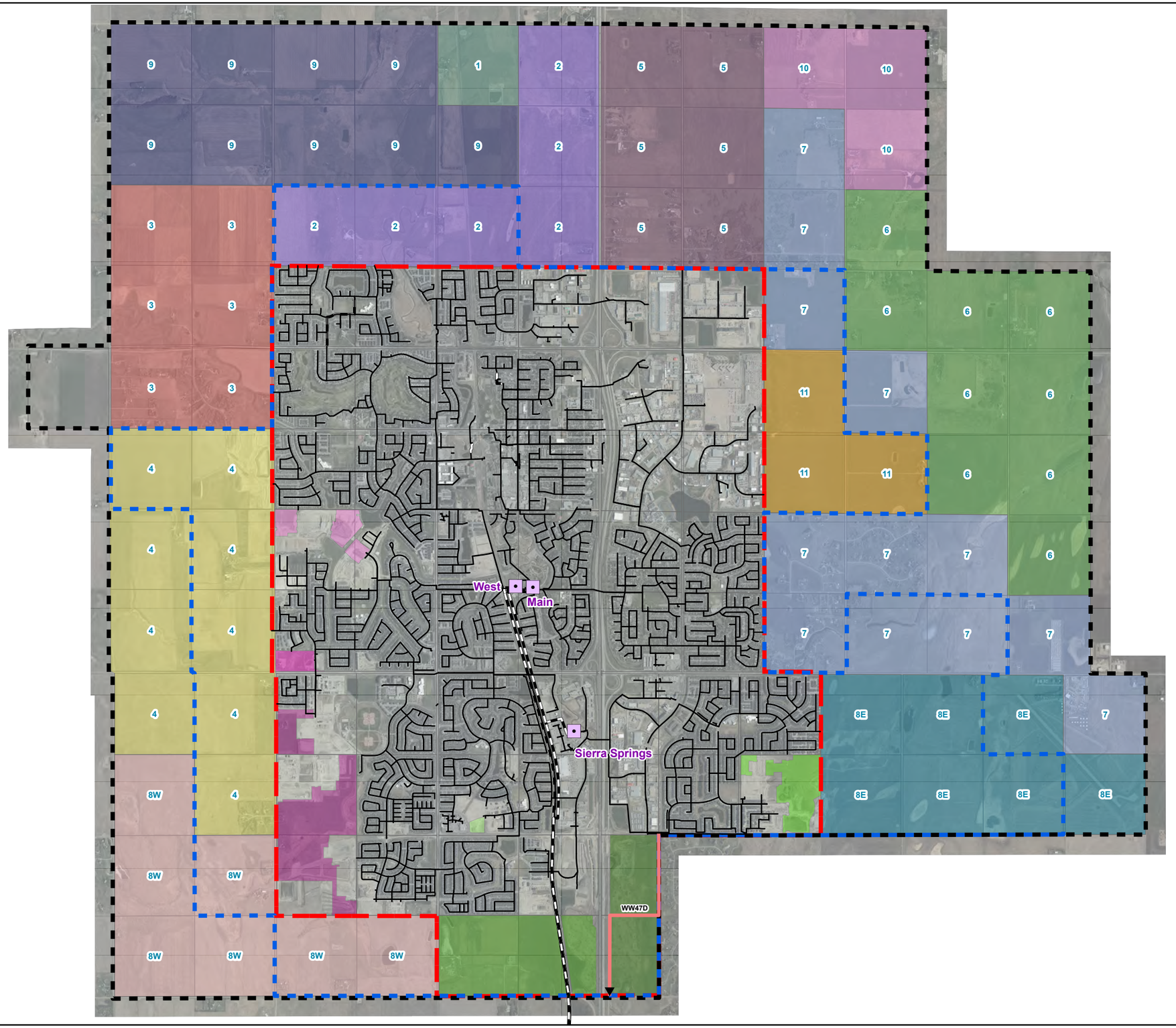
Project Costs

Item	Cost
Estimated Construction Cost[1]	$5,444,025
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$5,444,025
Levied Cost (Including Finance Factor)	$7,960,416
2040 Horizon (Including Finance Factor)	$7,201,277

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$14,556	$5,891



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW47D
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project WW48: 1950mm Gravity Trunk to Calgary

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes the 1950 mm gravity trunk from Township Road 264 to City of Calgary (up to Highway 566).

Reference Documents

- Airdrie-Calgary Trunk Sewer 60% Design Drawing (AE, 2025)
- Airdrie-Calgary Trunk Sewer Class 3 Opinion of Probable Cost (AE, 2025)

Benefiting Areas

This project is considered to provide a global benefit to all pre- and post-annexation benefiting areas in the City, with a total net developable area of approximately 1,557 ha or 3,848 ac in the 2040 horizon.

Assumptions and Rationale

This project is required to facilitate development; therefore, benefit has been allocated to the all pre- and post-annexation benefiting areas in 2040 horizon.

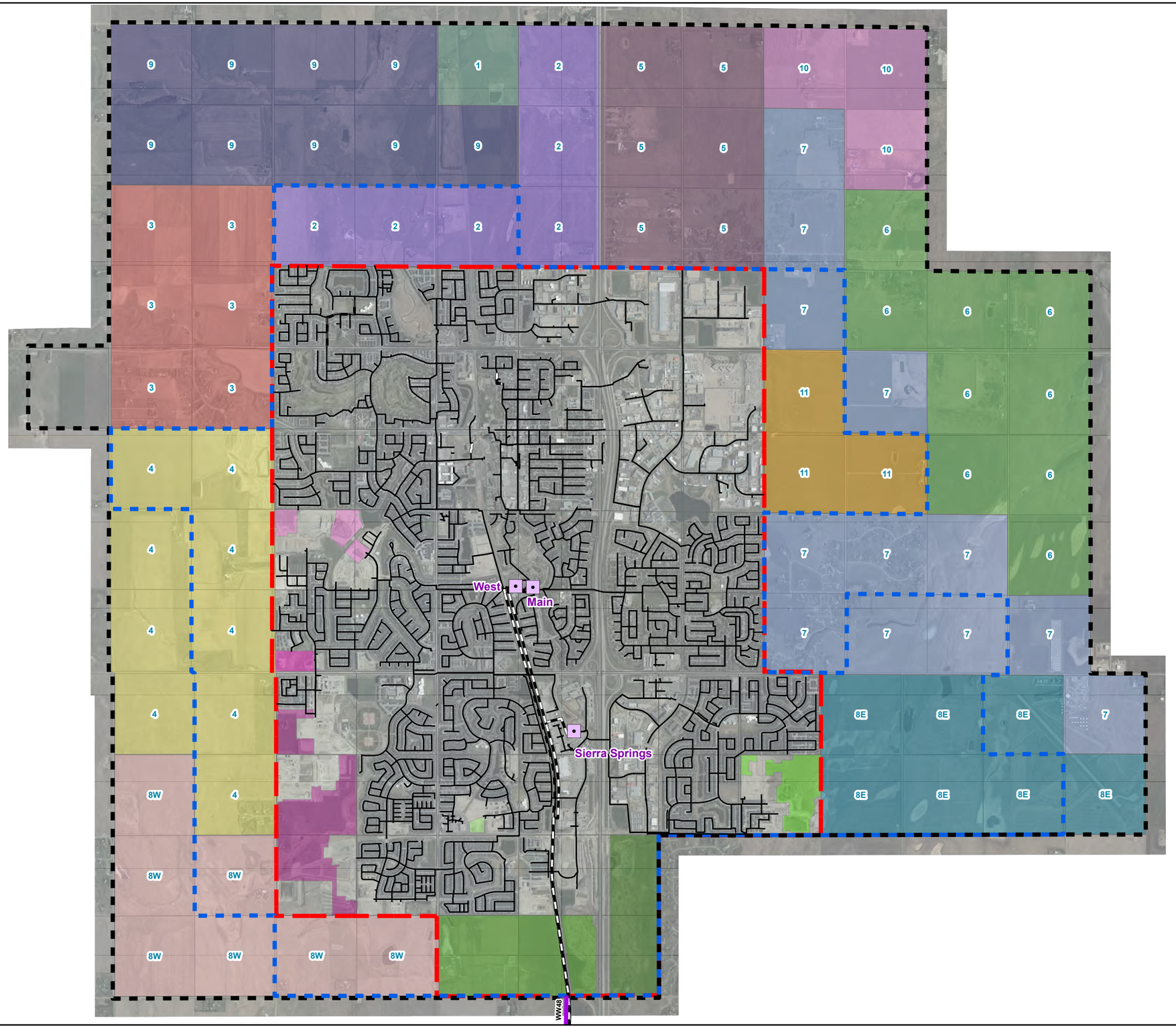
Project Costs

Item	Cost[2]
Estimated Construction Cost[1]	$65,678,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$15,678,000
Levied Cost (Including Finance Factor)	$22,924,841
2040 Horizon (Including Finance Factor)	$20,738,629

[1] The project construction cost includes contingency and engineering costs.
[2] These costs have already taken the $50 million grant funding into account.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$13,316	$5,389



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW48
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW49: Lift Station #8E (including twin 750 mm forcemain)

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes Lift Station #8E and twin 750 mm forcemain to convey wastewater from east of QEII to the 1950mm gravity trunk to Calgary.

Reference Documents

- Airdrie Southeast Sewer Trunk OPCs for Grant Application (AE, 2025)
- Airdrie Southeast Sewer Trunk Connection Feasibility Assessment (AE, 2025)

Benefiting Areas

This project is considered to benefit pre-annexation benefiting area V-4B and post-annexation benefiting areas 5, 6, 7, 8E, and 10 with a total net developable area of approximately 495 ha or 1,223 ac in 2040 horizon. Note that wastewater benefiting areas 5, 6 and 10 development timelines are beyond the 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting area V-4B and post-annexation benefiting areas 7 and 8E.

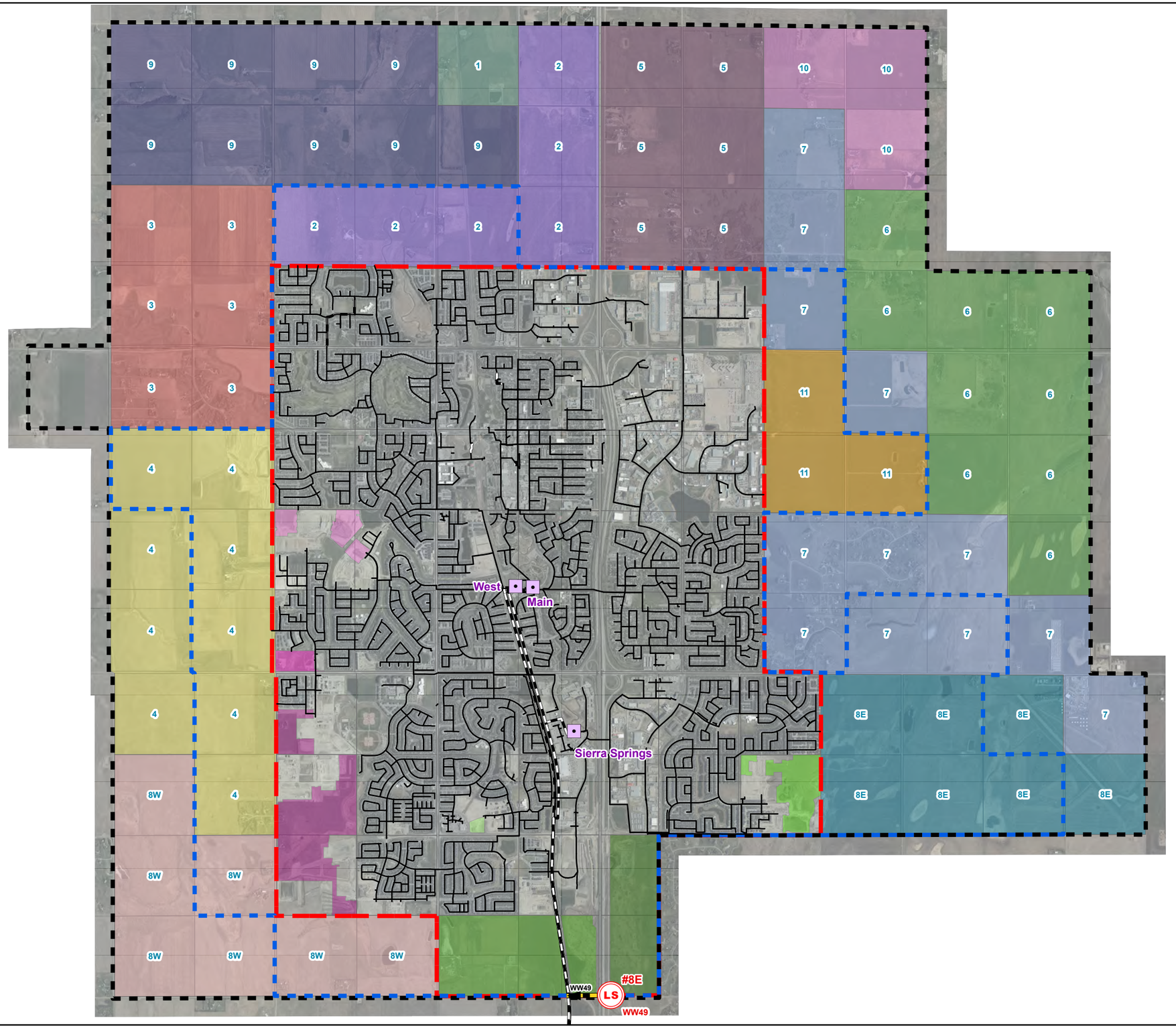
Project Costs

Item	Cost
Estimated Construction Cost[1]	$26,318,440
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$26,318,440
Levied Cost (Including Finance Factor)	$38,438,610
2040 Horizon (Including Finance Factor)	$34,813,647

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$70,371	$28,478



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW49
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW51: Sierra Springs Interconnection

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes the interconnection of the Sierra Springs Lift Station to the gravity trunk to Calgary.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)
- Wastewater Lift Station Needs Assessment (AE, 2020)
- Airdrie Pre-Annexation Capacity Assessment for Main and West Lift Stations (AE, 2020)

Benefiting Areas

This project is considered to benefit the pre-annexation benefiting areas V-2 and V-3 with a total net developable area of 39 ha or 96 ac in 2040.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting areas V-2 and V-3 in 2040 horizon.

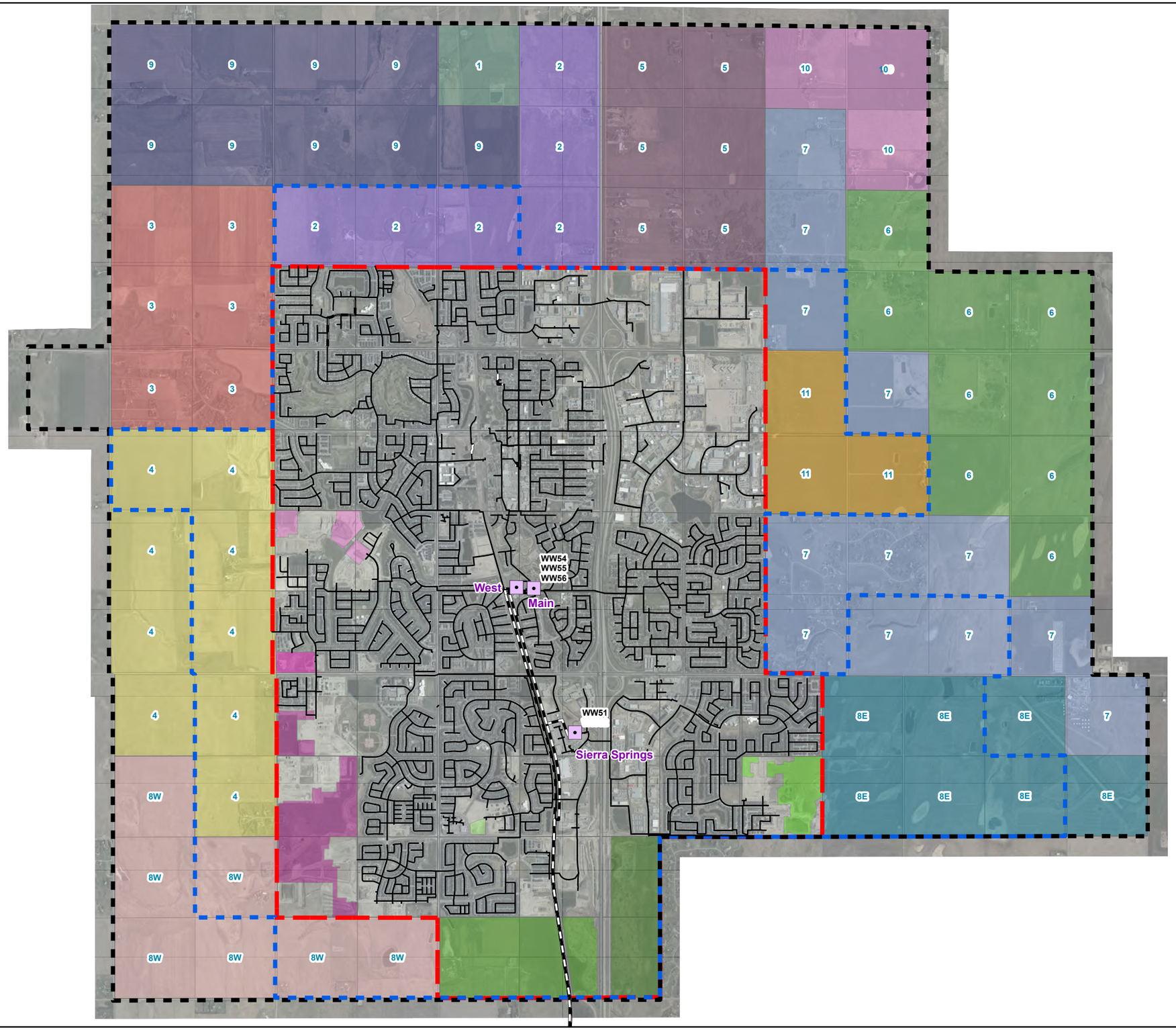
Project Costs

Item	Cost
Estimated Construction Cost[1]	$520,931
Developer Build Contribution	
City Contribution	$489,446
Leviable Project Cost (Inflated)	$31,486
Levied Cost (Including Finance Factor)	$46,039
2040 Horizon (Including Finance Factor)	$41,649

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,069	$433



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW51
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW54: Main Lift Station Interconnection

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes the interconnection of the Main Lift Station to the gravity trunk to Calgary.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)
- Wastewater Lift Station Needs Assessment (AE, 2020)
- Airdrie Pre-Annexation Capacity Assessment for Main and West Lift Stations (AE, 2020)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 2 and 11 with a total net developable area of approximately 300 ha or 742 ac in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 2 and 11 in 2040 horizon.

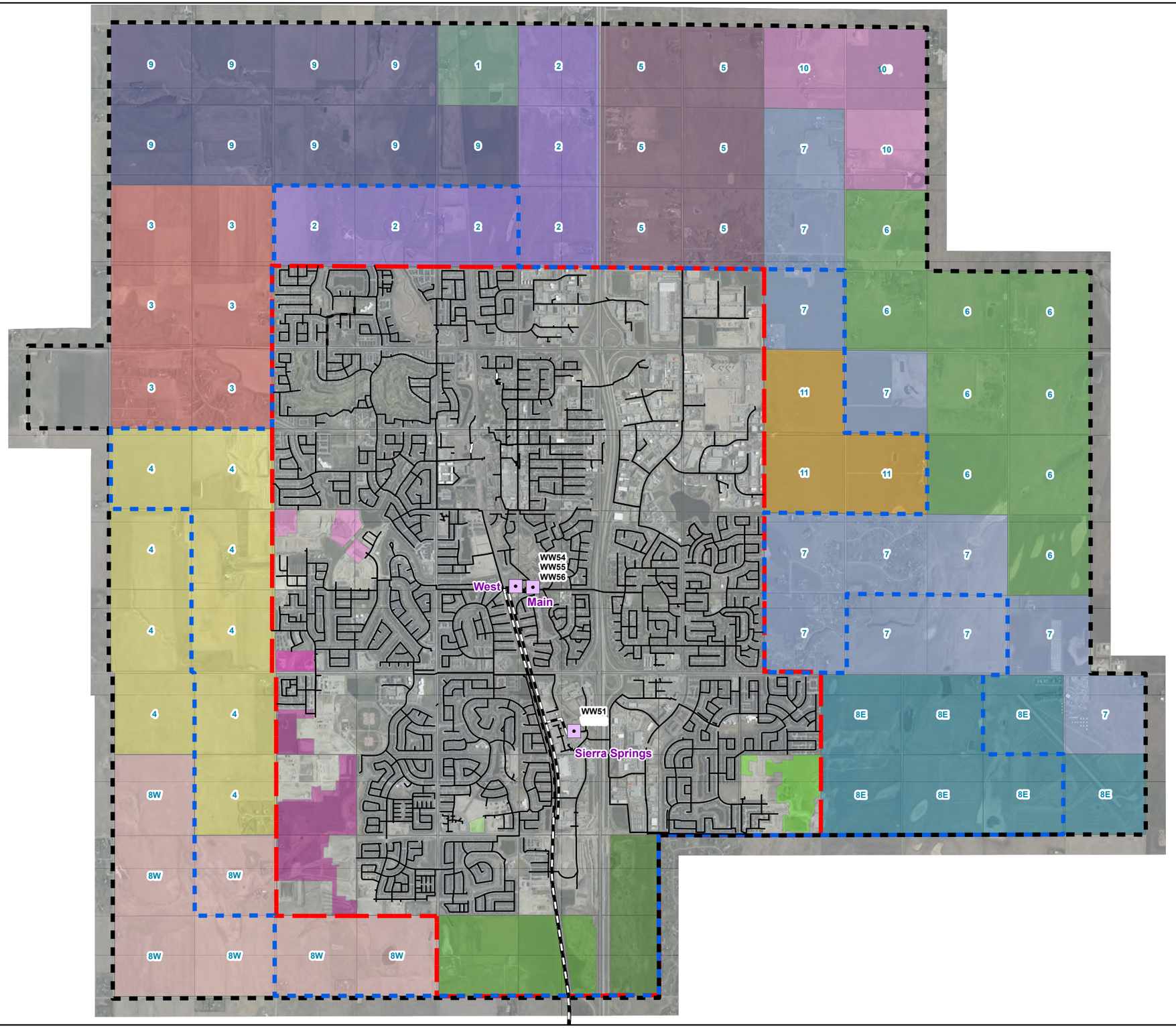
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,604,656
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,604,656
Levied Cost (Including Finance Factor)	$3,808,606
2040 Horizon (Including Finance Factor)	$3,445,401

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$11,477	$4,644



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW54
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW55: Main Lift Station Recommissioning

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes recommissioning of the Main Lift Station to adjust setpoints.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)
- Wastewater Lift Station Needs Assessment (AE, 2020)
- Airdrie Pre-Annexation Capacity Assessment for Main and West Lift Stations (AE, 2020)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 2 and 11 with a total net developable area of approximately 300 ha or 742 ac in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 2 and 11 in 2040 horizon.

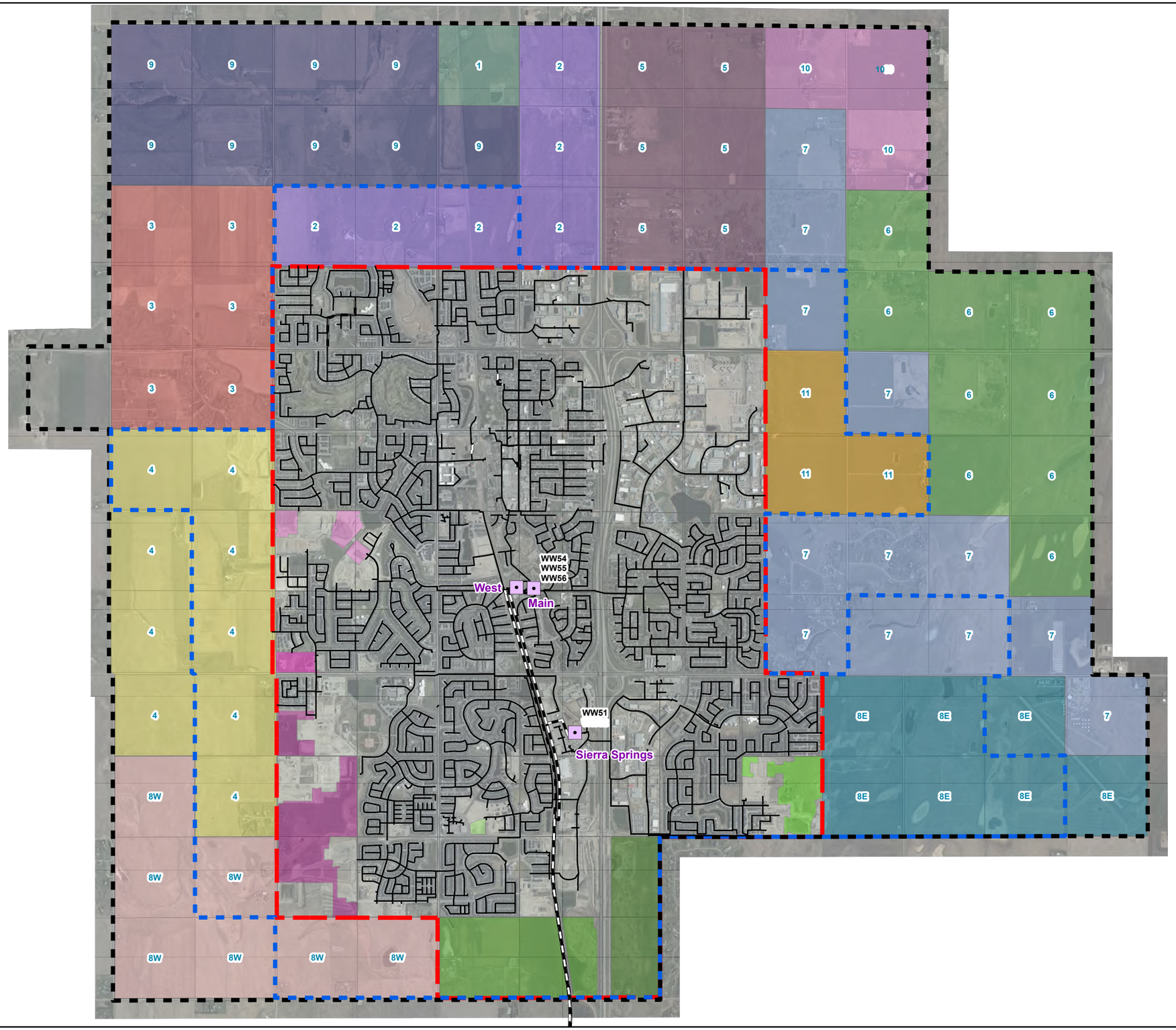
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,736,438
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,736,438
Levied Cost (Including Finance Factor)	$2,539,071
2040 Horizon (Including Finance Factor)	$2,296,934

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,651	$3,096



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW55
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW38: 1050mm Sewer

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes 900 m of 450 mm sewer (2040 horizon required sizing while ultimate sizing is 1050 mm) to convey flow to LS #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 6, 7, and 10 with a total net developable area of approximately 149 ha or 368 ac in 2040 horizon. Note that post-annexation benefiting areas 6 and 10 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 7.

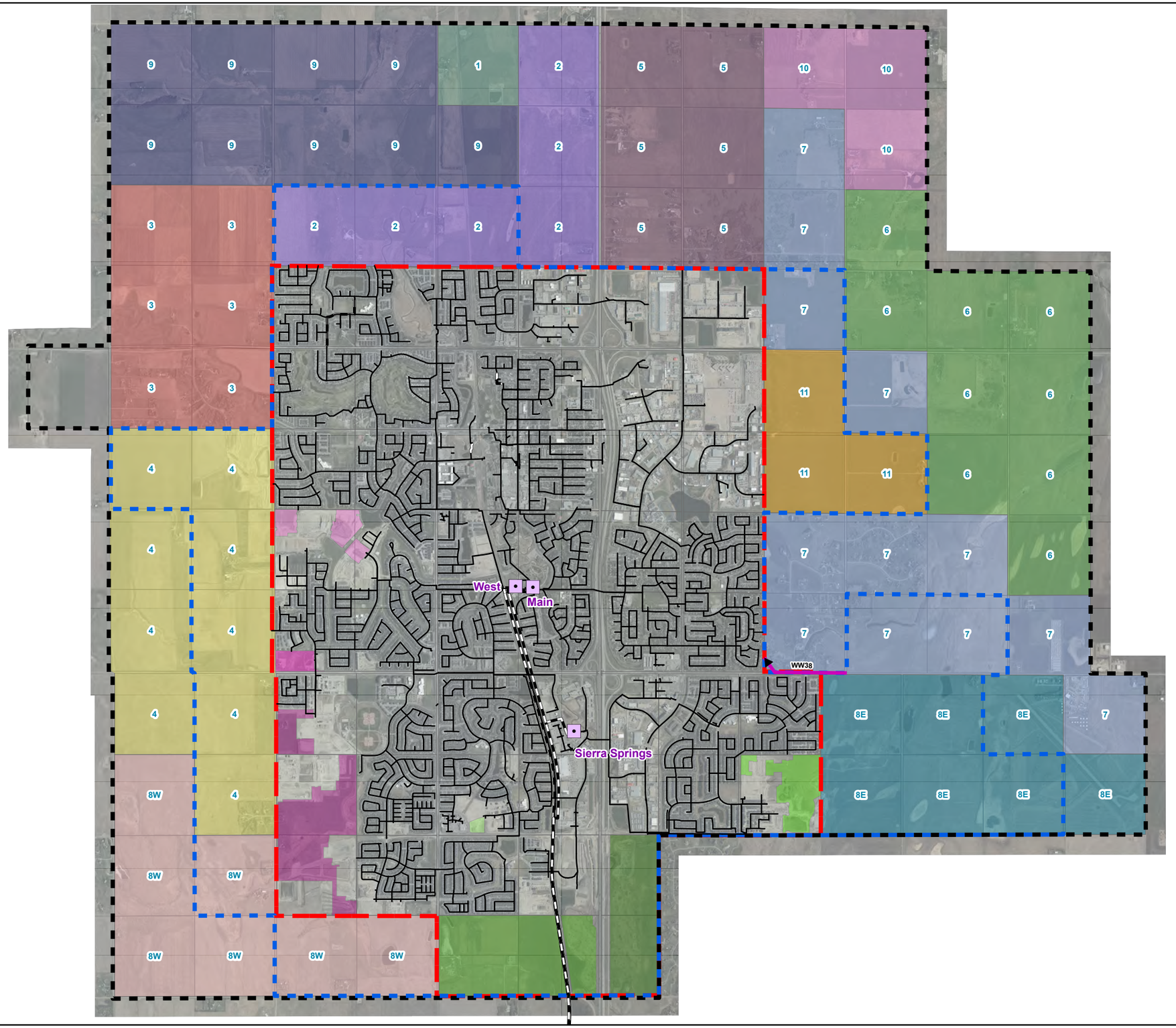
Project Costs

Item	Cost
Estimated Construction Cost[1]	$730,800
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$847,197
Levied Cost (Including Finance Factor)	$1,238,798
2040 Horizon (Including Finance Factor)	$1,120,660

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,509	$3,039



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW38
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW28: 375mm Sewer

Project Timeline: **2030**

Payment Type: **Oversize**

Project Description

This project includes 260 m of 375 mm sewer conveying flows to LS #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting area 7 with a total net developable area of approximately 149 ha or 368 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 375 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 7.

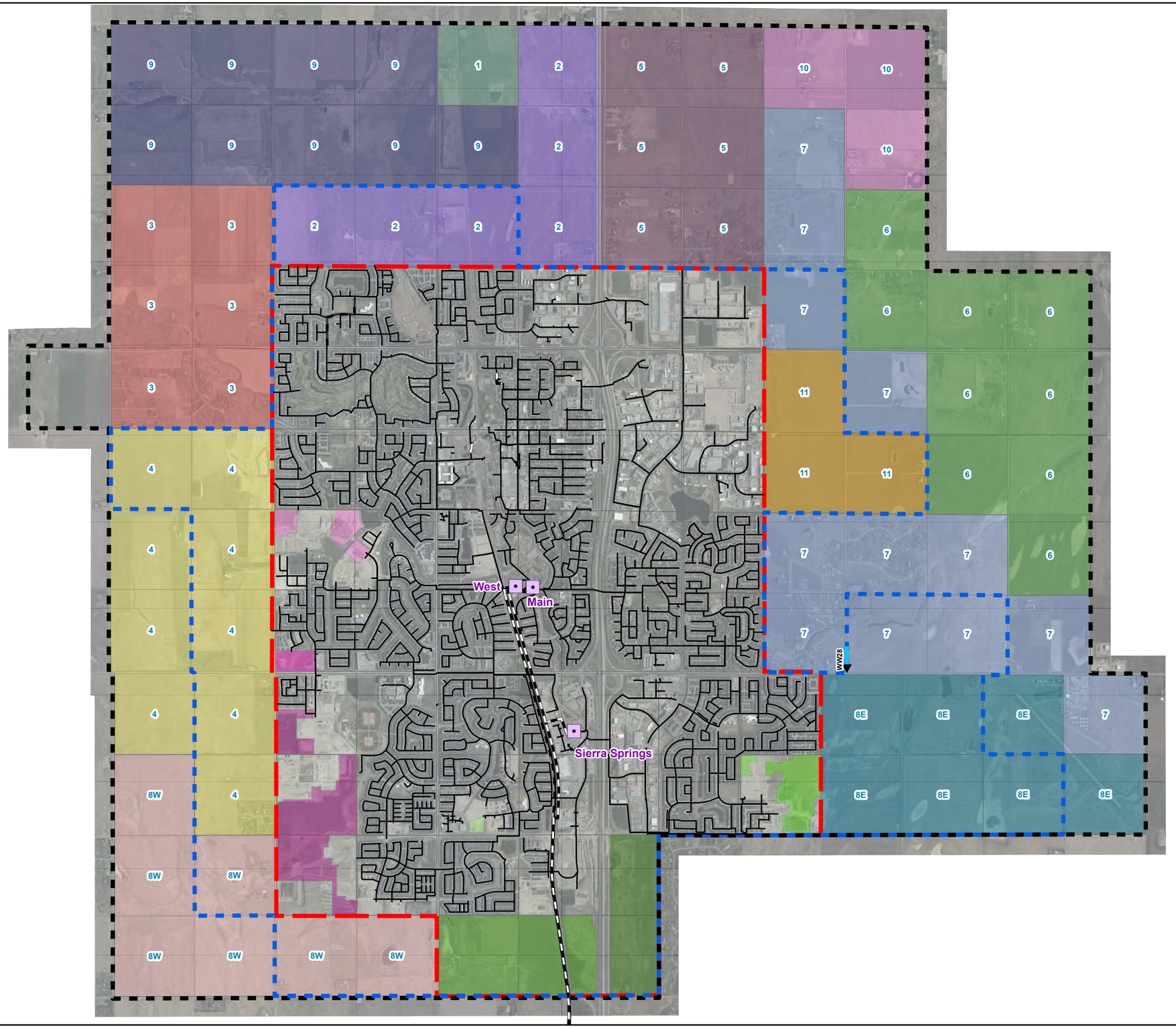
Project Costs

Item	Cost
Estimated Construction Cost[1]	$173,420
Developer Build Contribution	$131,950
City Contribution	
Leviable Project Cost (Inflated)	$48,075
Levied Cost (Including Finance Factor)	$70,297
2040 Horizon (Including Finance Factor)	$63,593

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$426	$172



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW28
WASTEWATER INFRASTRUCTURE
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Project WW47A: 1350mm Sewer

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes 1,204 m of 1350 mm sewer (2040 horizon requires 675mm while ultimate sizing of 1350 mm is proposed due to ROW restrictions) convey flows to LS #8E.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 5, 6, 7, 8E, and 10 with a total net developable area of approximately 416 ha or 1,028 ac in 2040 horizon. Note that post-annexation benefiting areas 5, 6 and 10 development timelines are beyond the 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 7 and 8E.

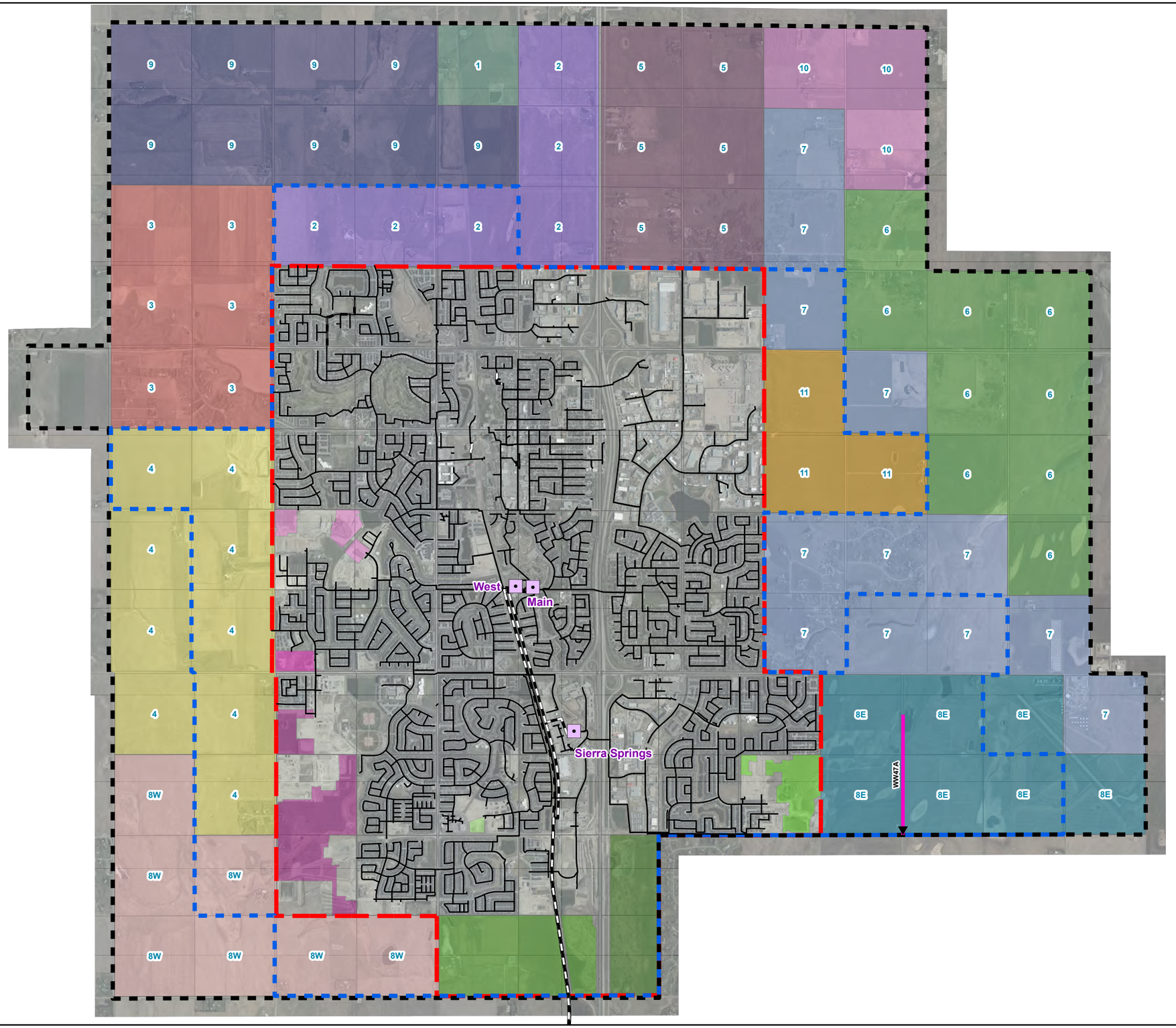
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,823,404
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,113,825
Levied Cost (Including Finance Factor)	$3,090,898
2040 Horizon (Including Finance Factor)	$2,796,137

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$6,715	$2,718



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW47A
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project WW47B : 1350mm Sewer

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes 822 m of 1350 mm sewer convey flows to LS #8E.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 5, 6, 7, 8E, and 10 with a total net developable area of approximately 416 ha or 1,028 ac in 2040 horizon. Note that post-annexation benefiting areas 5, 6 and 10 development timelines are beyond the 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 7 and 8E.

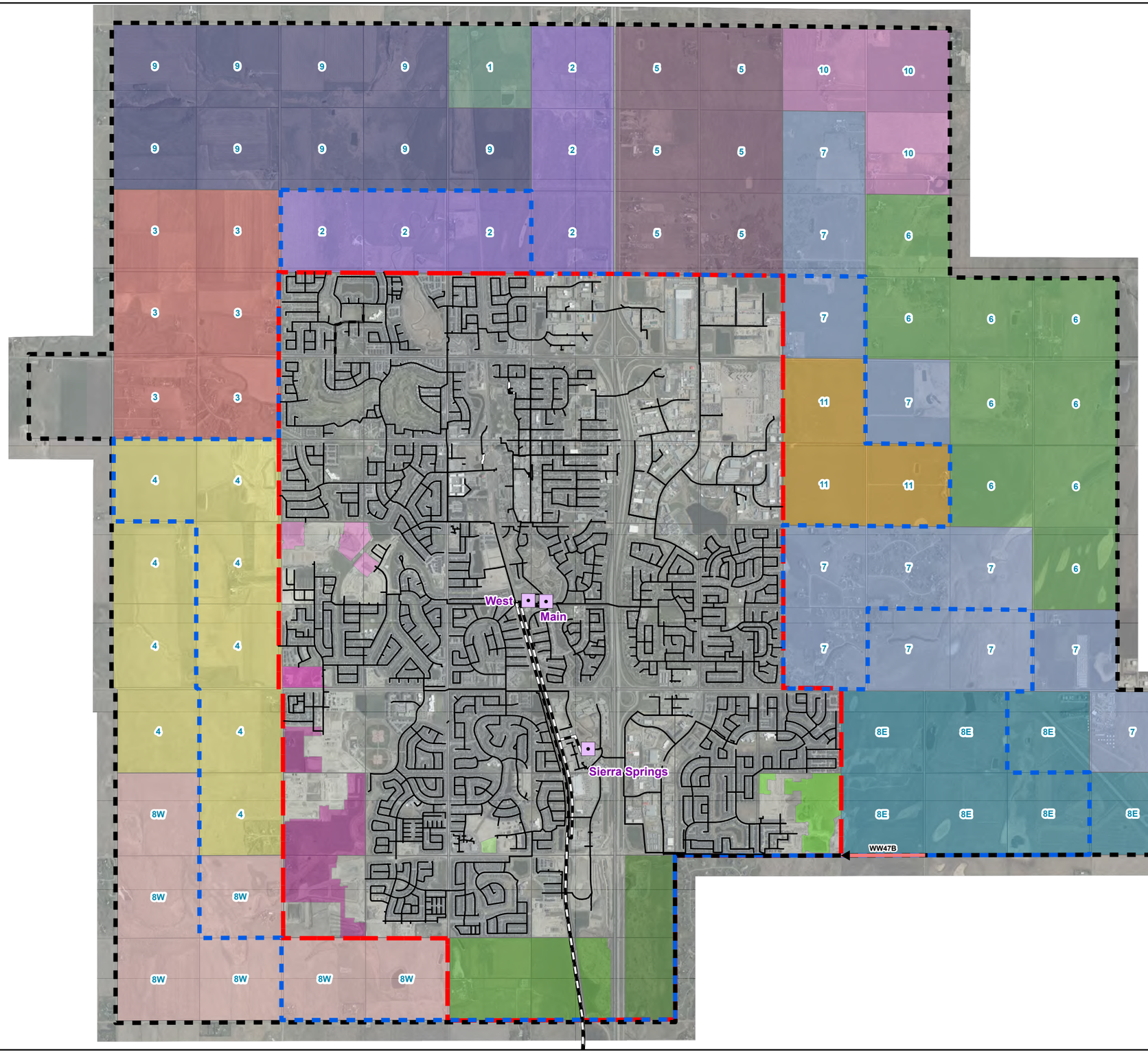
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,085,825
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,418,043
Levied Cost (Including Finance Factor)	$3,535,735
2040 Horizon (Including Finance Factor)	$3,198,552

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,682	$3,109



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW47B
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW39: 675mm Forcemain

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes 1,963 m of 675 mm forcemain for Lift Station #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 5, 6, 7, and 10 with a total net developable area of approximately 149 ha or 368 ac in 2040 horizon. Note that post-annexation benefiting areas 5, 6 and 10 development timelines are beyond the 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 7.

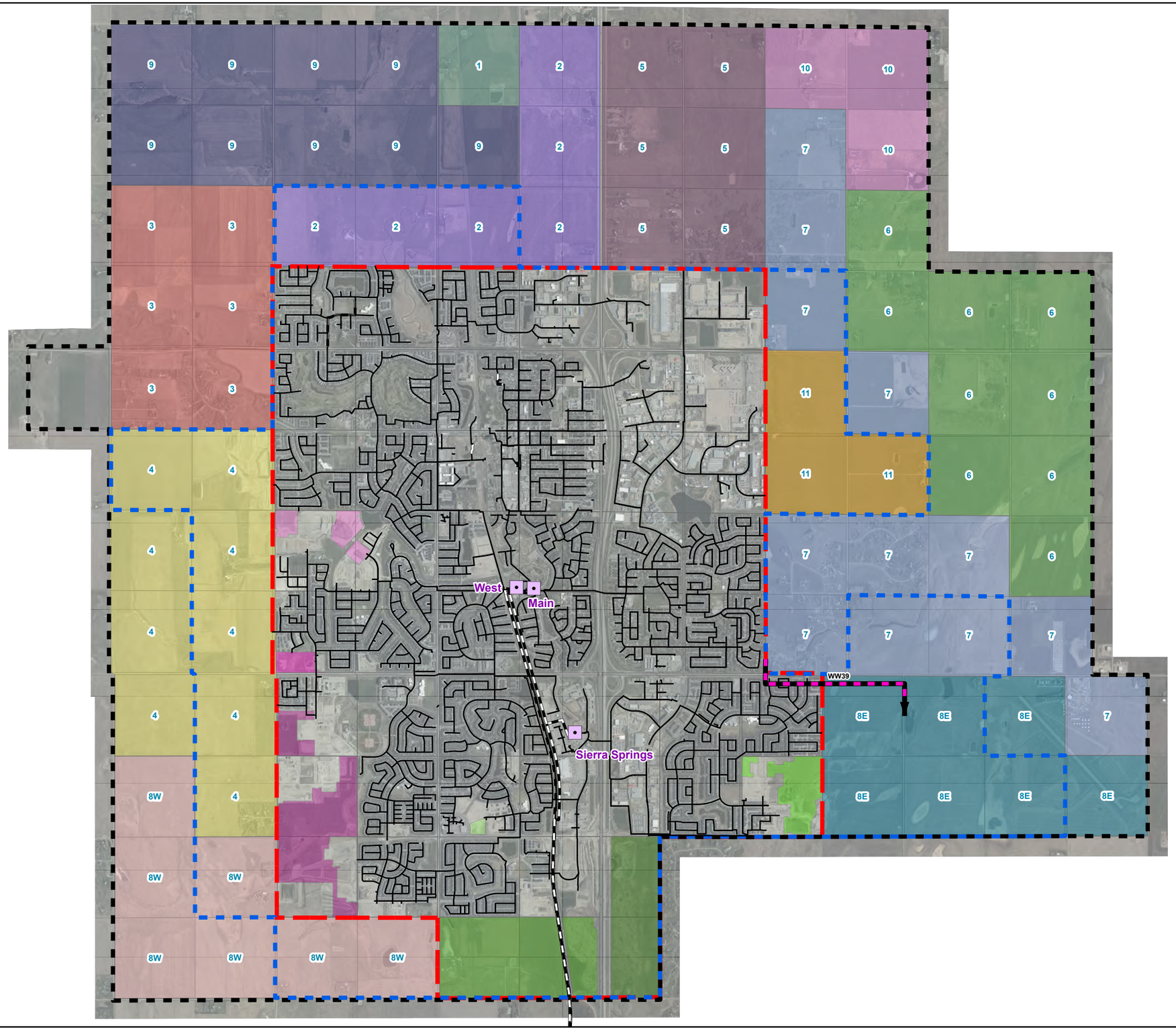
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,988,668
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,464,685
Levied Cost (Including Finance Factor)	$5,066,166
2040 Horizon (Including Finance Factor)	$4,583,034

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$30,709	$12,428



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW39
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW40: Lift Station #7 Stage 1 (519 L/s out of 1038 L/s)

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes Stage 1 of Lift Station #7 to achieve a pumping capacity of 519 L/s.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)
- 2020 Lift Station Needs Assessment

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 5, 6, 7, and 10 with a total net developable area of approximately 149 ha or 368 ac in 2040 horizon. Note that post-annexation benefiting areas 5, 6 and 10 development timelines are beyond the 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 7.

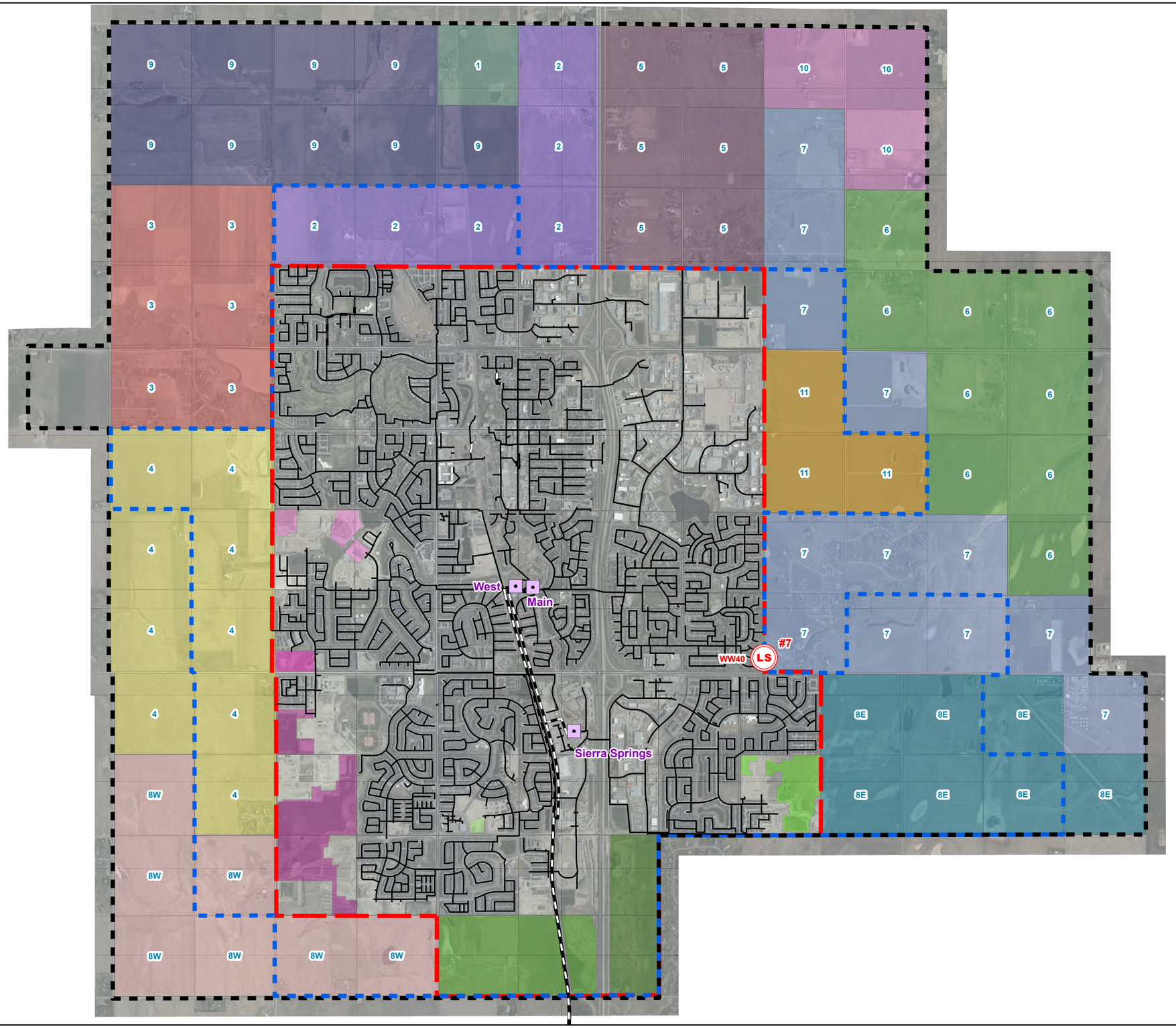
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,030,222
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,990,680
Levied Cost (Including Finance Factor)	$10,221,981
2040 Horizon (Including Finance Factor)	$9,247,168

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$61,962	$25,075



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW40
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW4A: 675mm Sewer

Project Timeline: **2035**

Payment Type: **Oversize**

Project Description

This project includes 781 m of 450 mm sewer (2040 horizon required sizing while ultimate sizing is 675 mm) conveying flows to LS #2.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 1 and 2 with a total net developable area of approximately 144 ha or 356 ac in 2040 horizon. Note that post-annexation benefiting area 1 development timeline is beyond 2040 horizon; there, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 450 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 2.

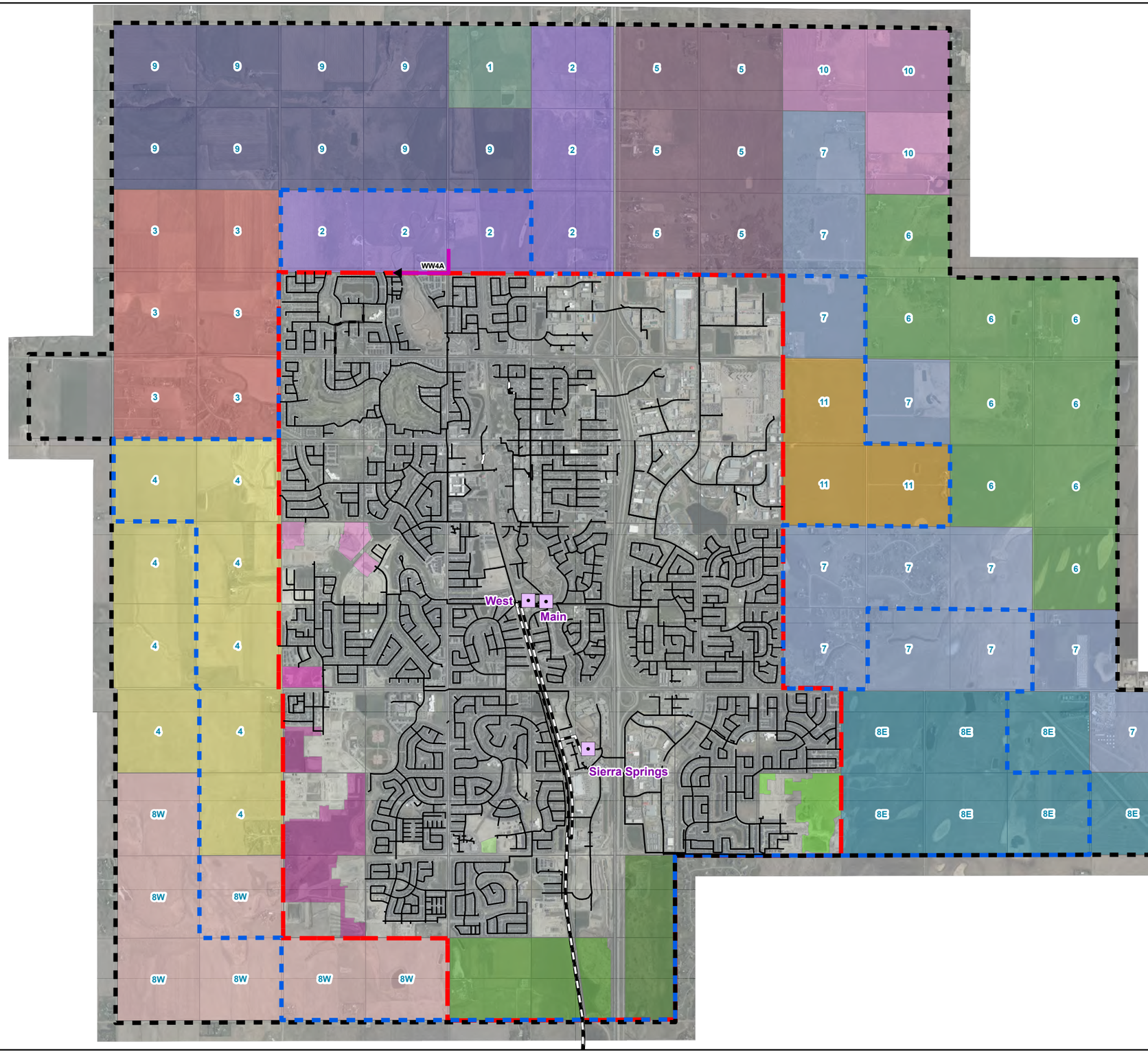
Project Costs

Item	Cost
Estimated Construction Cost[1]	$634,172
Developer Build Contribution	$464,305
City Contribution	
Leviable Project Cost (Inflated)	$228,288
Levied Cost (Including Finance Factor)	$333,809
2040 Horizon (Including Finance Factor)	$301,976

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,104	$851



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW4A
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW27: 375mm Sewer

Project Timeline: **2035**

Payment Type: **Oversize**

Project Description

This project includes 800 m of 375 mm sewer to convey flows to the 1350 mm sewer on 40th Ave SE.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the pre-annexation benefiting area V-3 and post-annexation benefiting area 8E with a total net developable area of approximately 299 ha or 739 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 375 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the pre-annexation benefiting area V-3 and post-annexation benefiting area 8E.

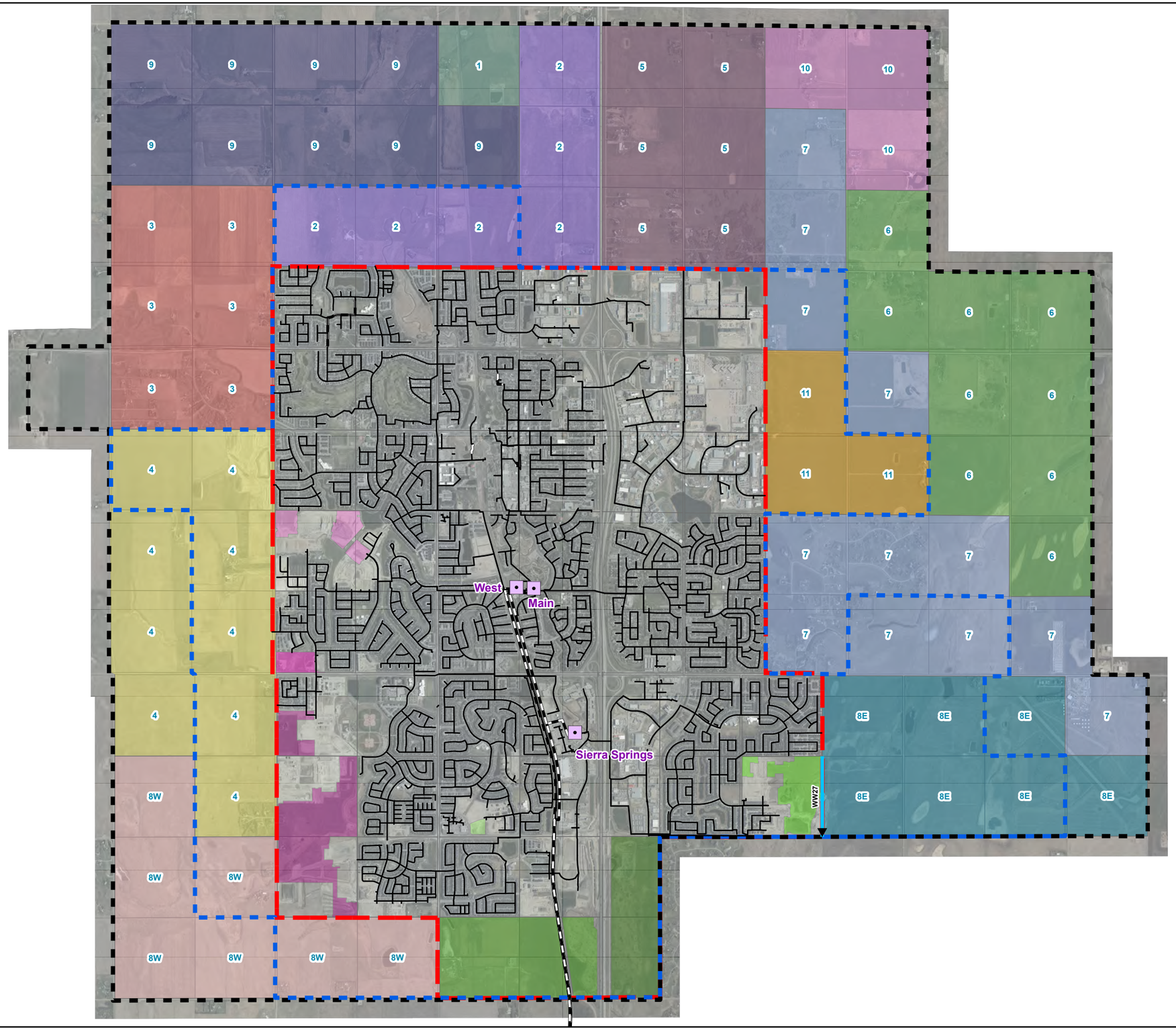
Project Costs

Item	Cost
Estimated Construction Cost[1]	$533,600
Developer Build Contribution	$475,600
City Contribution	
Leviable Project Cost (Inflated)	$77,947
Levied Cost (Including Finance Factor)	$113,977
2040 Horizon (Including Finance Factor)	$103,107

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$345	$139



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW27
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW21B: 675mm Sewer

Project Timeline: **2040**

Payment Type: **Oversize**

Project Description

This project includes 800 m of 375 mm sewer (2040 horizon required sizing while ultimate sizing is 675 mm) to convey flows to 24th Street SW and the southwest trunk.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting area 8W with a total net developable area of approximately 148 ha or 366 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 375 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 8W.

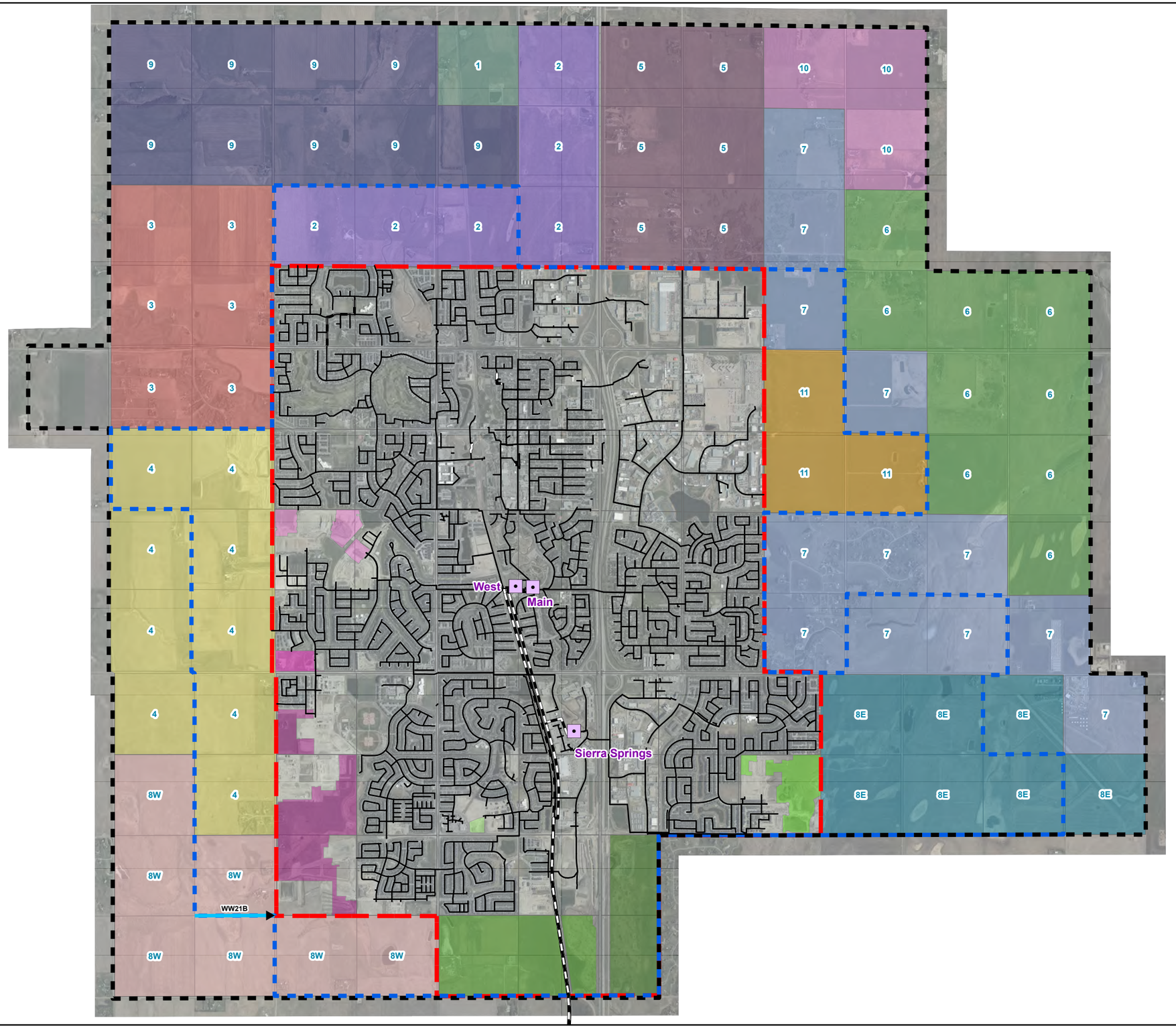
Project Costs

Item	Cost
Estimated Construction Cost[1]	$533,600
Developer Build Contribution	$475,600
City Contribution	
Leviable Project Cost (Inflated)	$90,362
Levied Cost (Including Finance Factor)	$132,130
2040 Horizon (Including Finance Factor)	$119,530

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$805	$326



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW21B
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW29: 1050mm Sewer

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 800 m of 375 mm sewer (2040 horizon required sizing while ultimate sizing is 1050 mm) to convey flows to LS #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 6, 7, and 10 with a total net developable area of approximately 149 ha or 368 ac in 2040 horizon. Note that post-annexation benefiting areas 6 and 10 development timelines are beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 7.

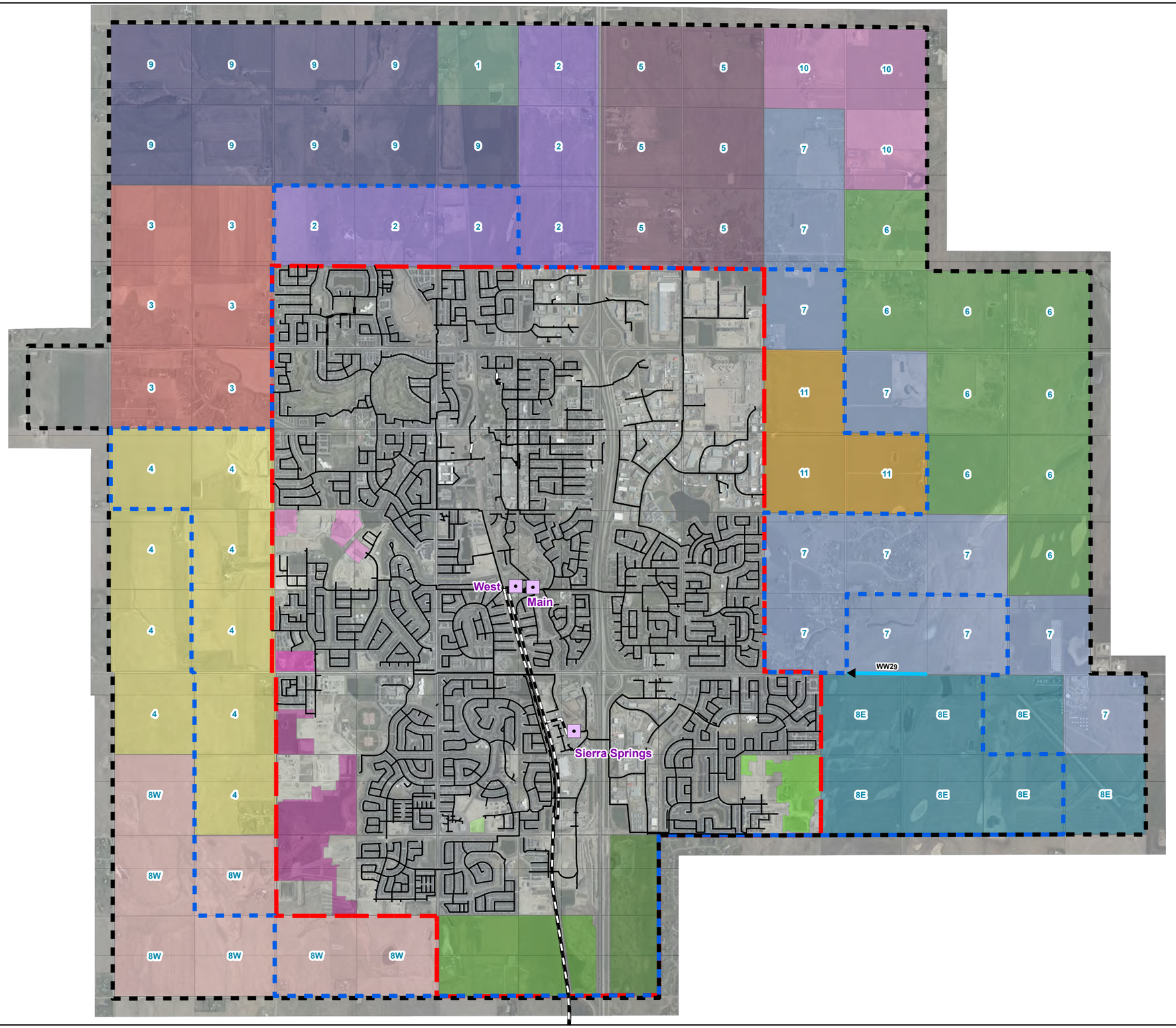
Project Costs

Item	Cost
Estimated Construction Cost[1]	$533,600
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$831,331
Levied Cost (Including Finance Factor)	$1,215,598
2040 Horizon (Including Finance Factor)	$1,099,673

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,369	$2,982



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW29
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW30: 525mm Sewer

Project Timeline: **2040**

Payment Type: **Oversize**

Project Description

This project includes 800 m of 375 mm sewer (2040 horizon required sizing while ultimate sizing is 525 mm) to convey flows to LS #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting area 7 with a total net developable area of approximately 149 ha or 368 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 375 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 7.

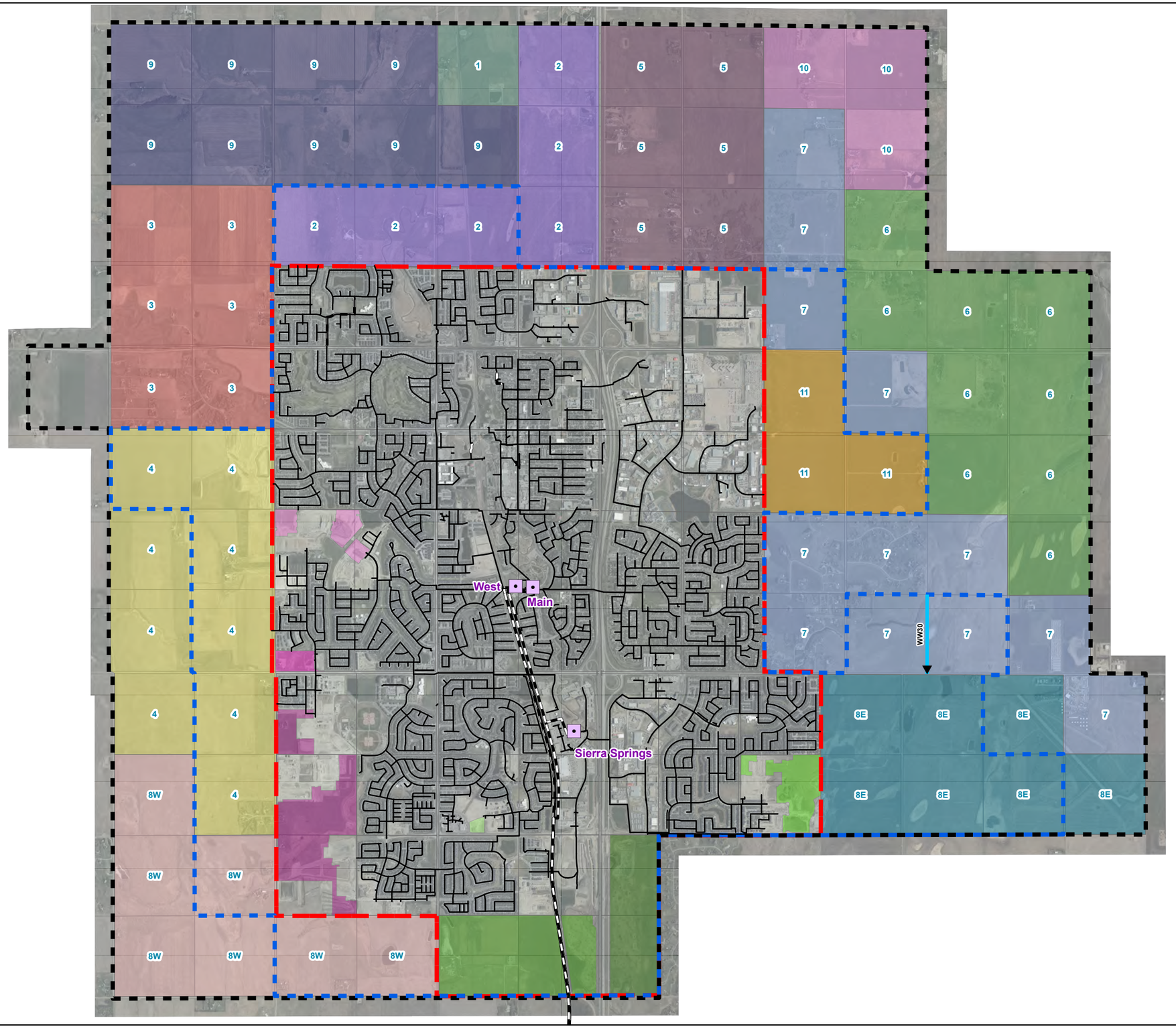
Project Costs

Item	Cost
Estimated Construction Cost[1]	$533,600
Developer Build Contribution	$475,600
City Contribution	
Leviable Project Cost (Inflated)	$90,362
Levied Cost (Including Finance Factor)	$132,130
2040 Horizon (Including Finance Factor)	$119,530

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$801	$324



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW30
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project WW35: 900mm Sewer

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 825 m of 250 mm sewer (2040 horizon required sizing while ultimate sizing is 900 mm) to convey flows to LS #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 5, 7, and 11 with a total net developable area of approximately 306 ha or 756 ac in 2040 horizon. Note that post-annexation benefiting area 5 development timeline is beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 7 and 11.

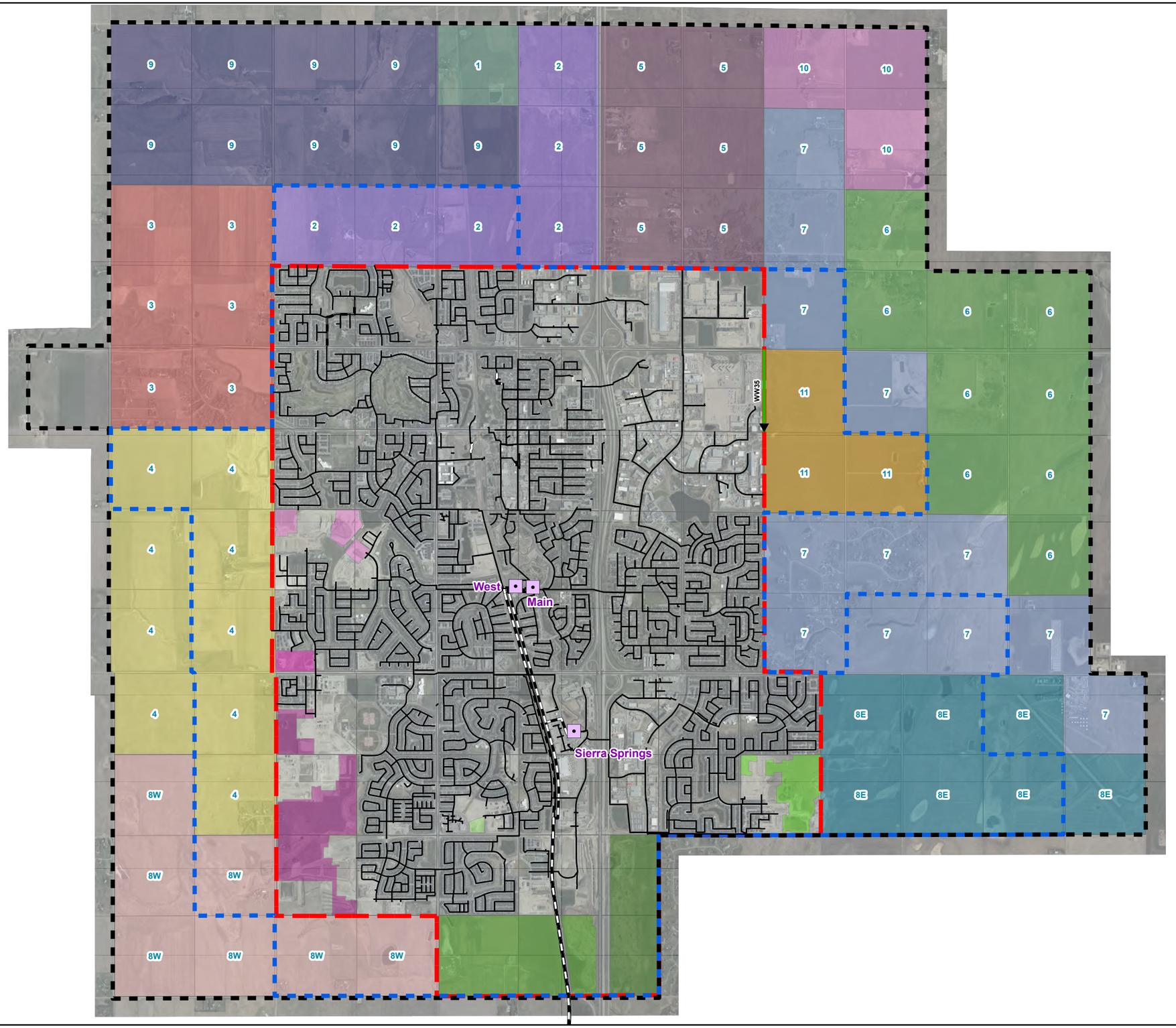
Project Costs

Item	Cost
Estimated Construction Cost[1]	$454,575
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$708,213
Levied Cost (Including Finance Factor)	$1,035,570
2040 Horizon (Including Finance Factor)	$936,814

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,062	$1,239



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW35
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
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Project WW36A: 900mm Sewer

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 806 m of 250 mm sewer (2040 horizon required sizing while ultimate sizing is 900 mm) to convey flows to LS #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 5, 7, and 11 with a total net developable area of approximately 306 ha or 756 ac in 2040 horizon. Note that post-annexation benefiting area 5 development timeline is beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 7 and 11.

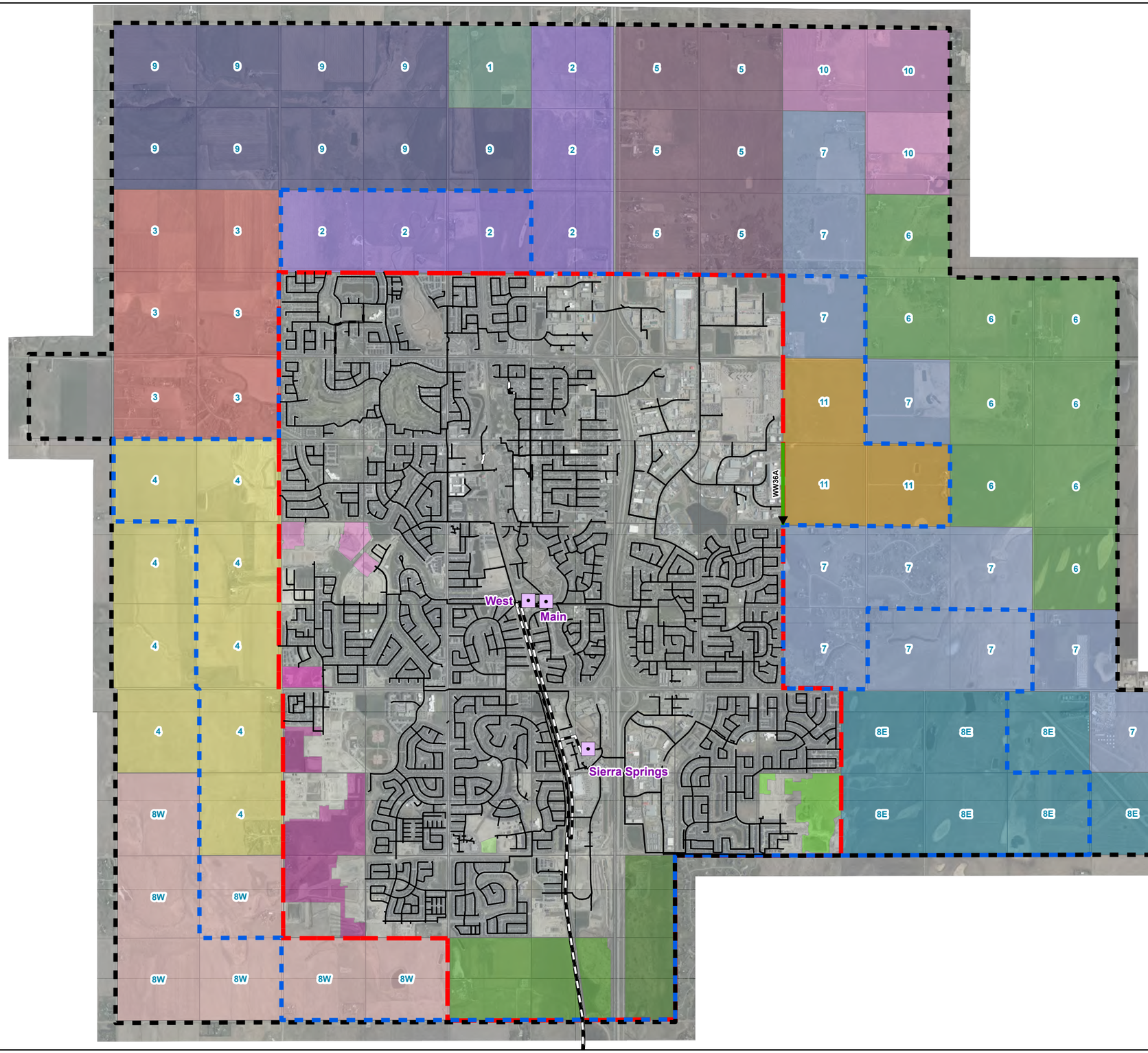
Project Costs

Item	Cost
Estimated Construction Cost[1]	$731,206
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,139,195
Levied Cost (Including Finance Factor)	$1,665,765
2040 Horizon (Including Finance Factor)	$1,506,911

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$4,926	$1,994



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW36A
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
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Project WW36B: 900mm Sewer

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 373 m of 250 mm sewer (2040 horizon required sizing while ultimate sizing is 900 mm) to convey flows to LS #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 5, 7, and 11 with a total net developable area of approximately 306 ha or 756 ac in 2040 horizon. Note that post-annexation benefiting area 5 development timeline is beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 7 and 11.

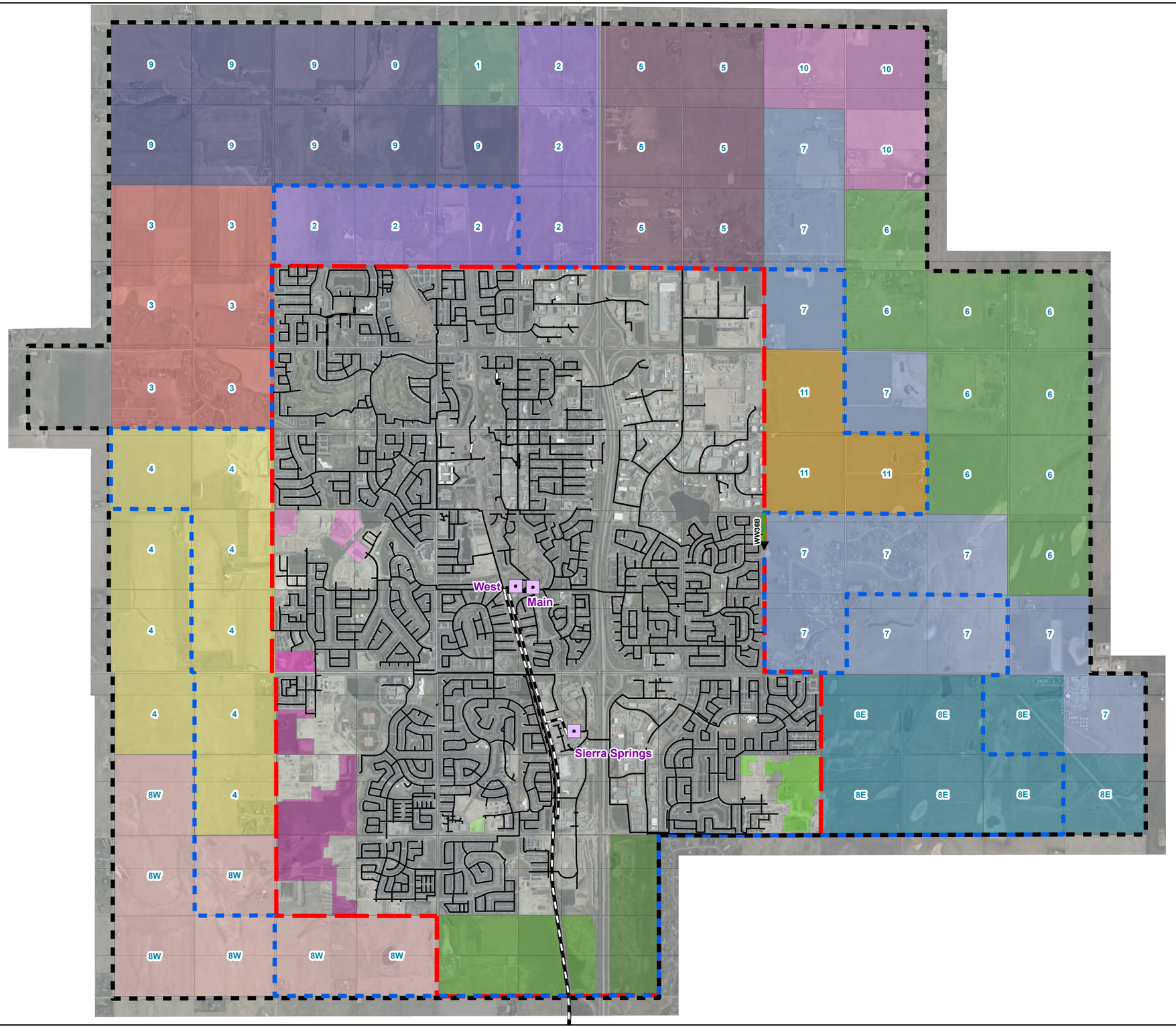
Project Costs

Item	Cost
Estimated Construction Cost[1]	$205,523
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$320,198
Levied Cost (Including Finance Factor)	$468,203
2040 Horizon (Including Finance Factor)	$423,553

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,385	$560



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW36B
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW37A: 900mm Sewer

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 1,078 m of 250 mm sewer (2040 horizon required sizing while ultimate sizing is 900 mm) to convey flows to LS #7.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 5, 7, and 11 with a total net developable area of approximately 306 ha or 756 ac in 2040 horizon. Note that post-annexation benefiting area 5 development timeline is beyond 2040 horizon; thus, 0 developable area has been accounted for in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 7 and 11.

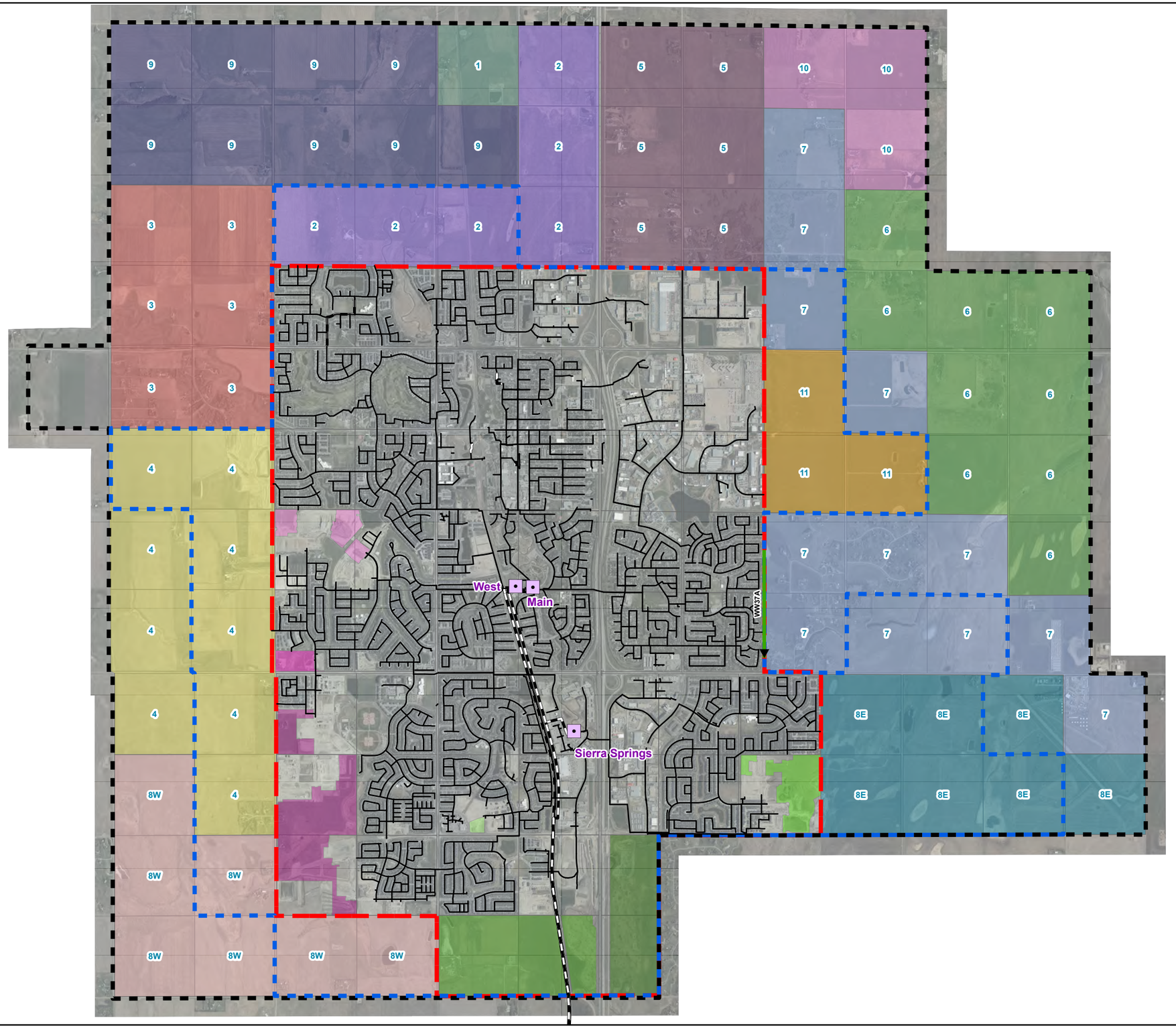
Project Costs

Item	Cost
Estimated Construction Cost[1]	$593,978
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$925,398
Levied Cost (Including Finance Factor)	$1,353,145
2040 Horizon (Including Finance Factor)	$1,224,103

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$4,002	$1,619



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW37A
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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OFF-SITE LEVY REVIEW

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Project WW46: 450mm Sewer

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 802 m of 300 mm sewer (2040 horizon required sizing while ultimate sizing is 450 mm) to convey flows to LS #8E.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting area 8E with a total net developable area of approximately 267 ha or 660 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 8E.

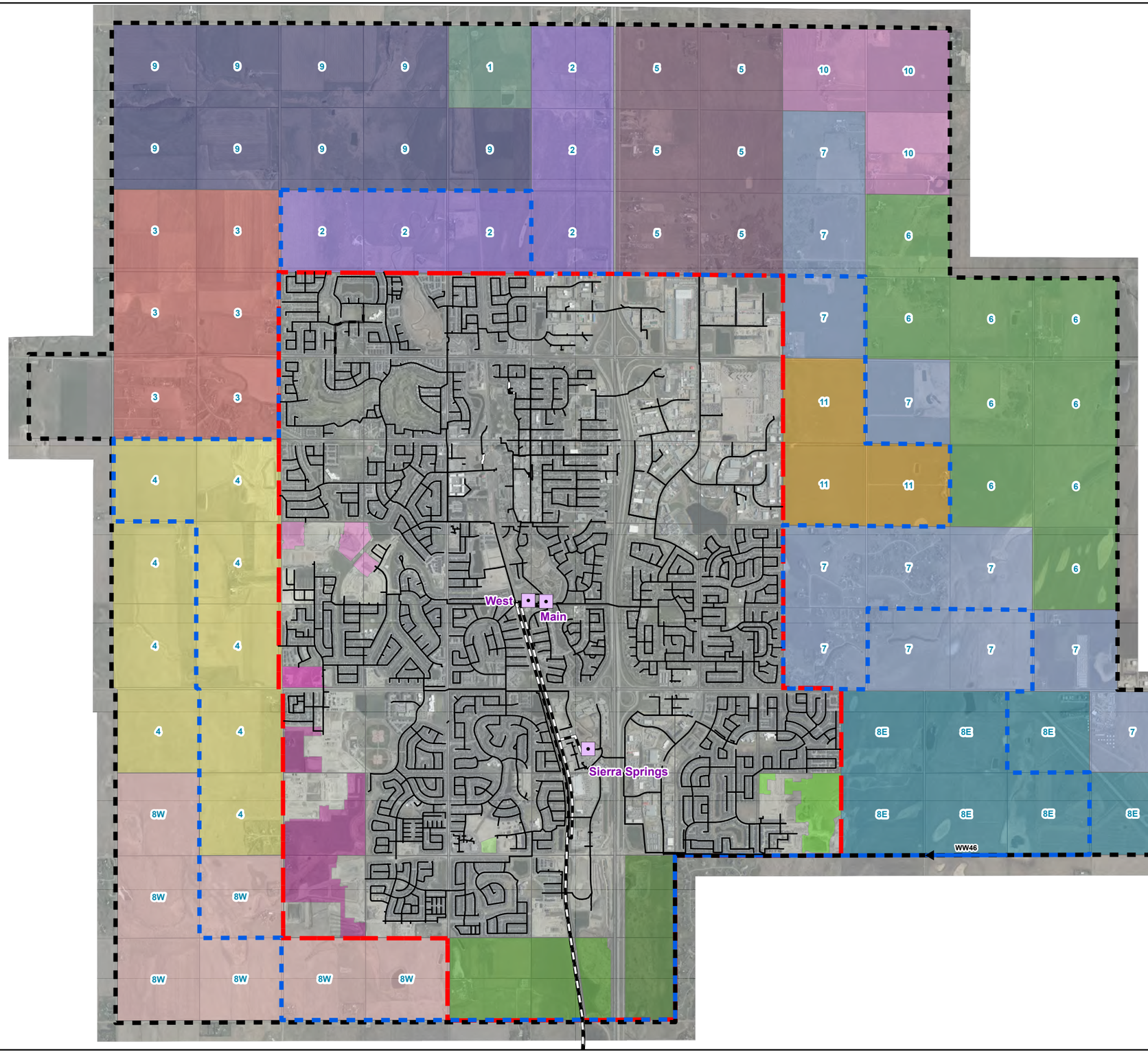
Project Costs

Item	Cost
Estimated Construction Cost[1]	$476,789
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$742,822
Levied Cost (Including Finance Factor)	$1,086,176
2040 Horizon (Including Finance Factor)	$982,594

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,678	$1,489



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW46
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW58: 375mm Sewer

Project Timeline: **2040**

Payment Type: **Oversize**

Project Description

This project includes 800 m of 375 mm sewer along Key Ranch southern border to convey flows to LS #4.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting area 4 with a total net developable area of approximately 345 ha or 853 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 375 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 4.

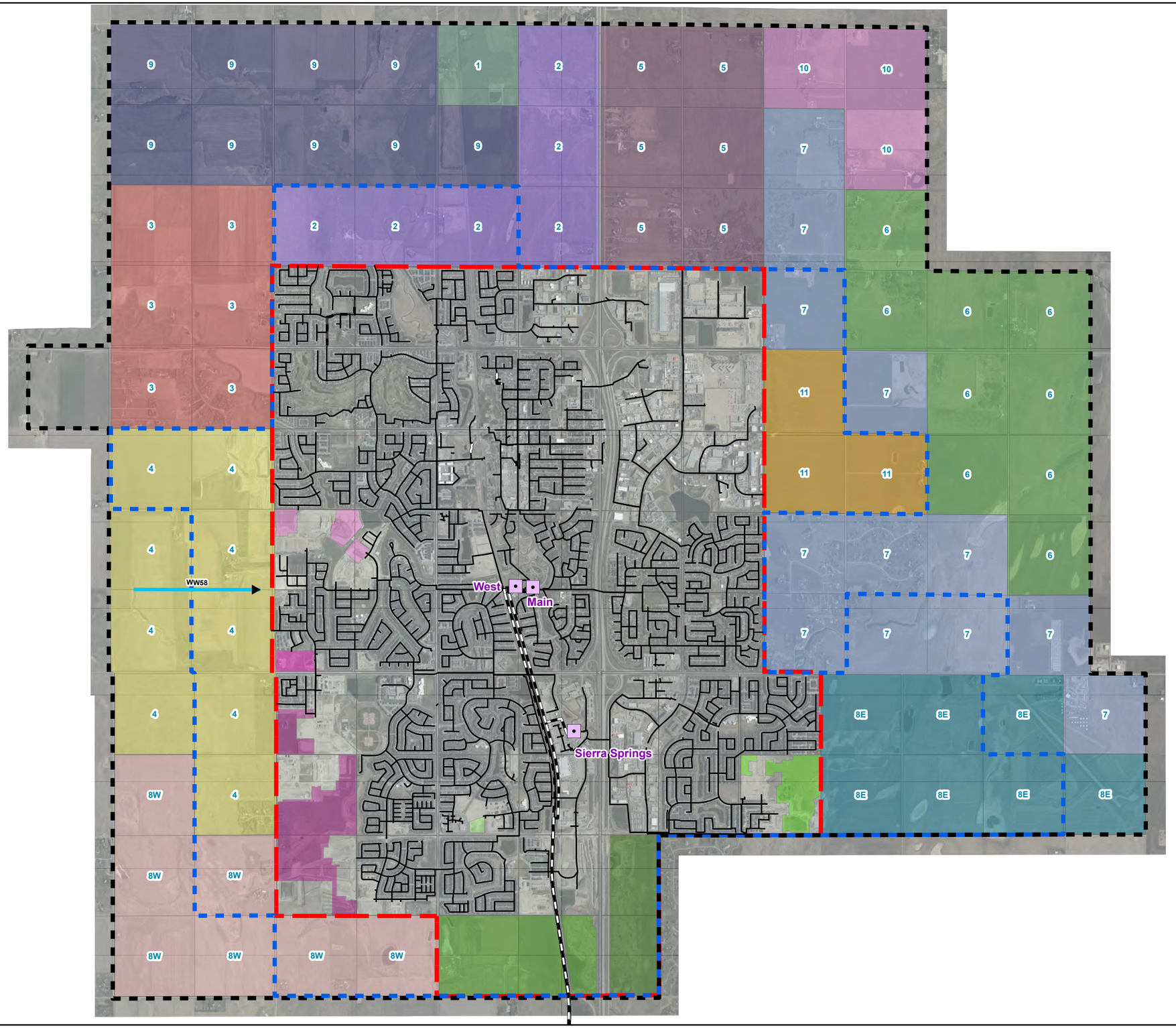
Project Costs

Item	Cost
Estimated Construction Cost[1]	$533,600
Developer Build Contribution	$475,600
City Contribution	
Leviable Project Cost (Inflated)	$90,362
Levied Cost (Including Finance Factor)	$132,130
2040 Horizon (Including Finance Factor)	$119,530

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$347	$140



Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW58
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
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Project WW59: 525mm Sewer

Project Timeline: **2040**

Payment Type: **Oversize**

Project Description

This project includes 800 m of 525 mm sewer to convey flows to LS #4.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting area 4 with a total net developable area of approximately 345 ha or 853 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 375 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting area 4.

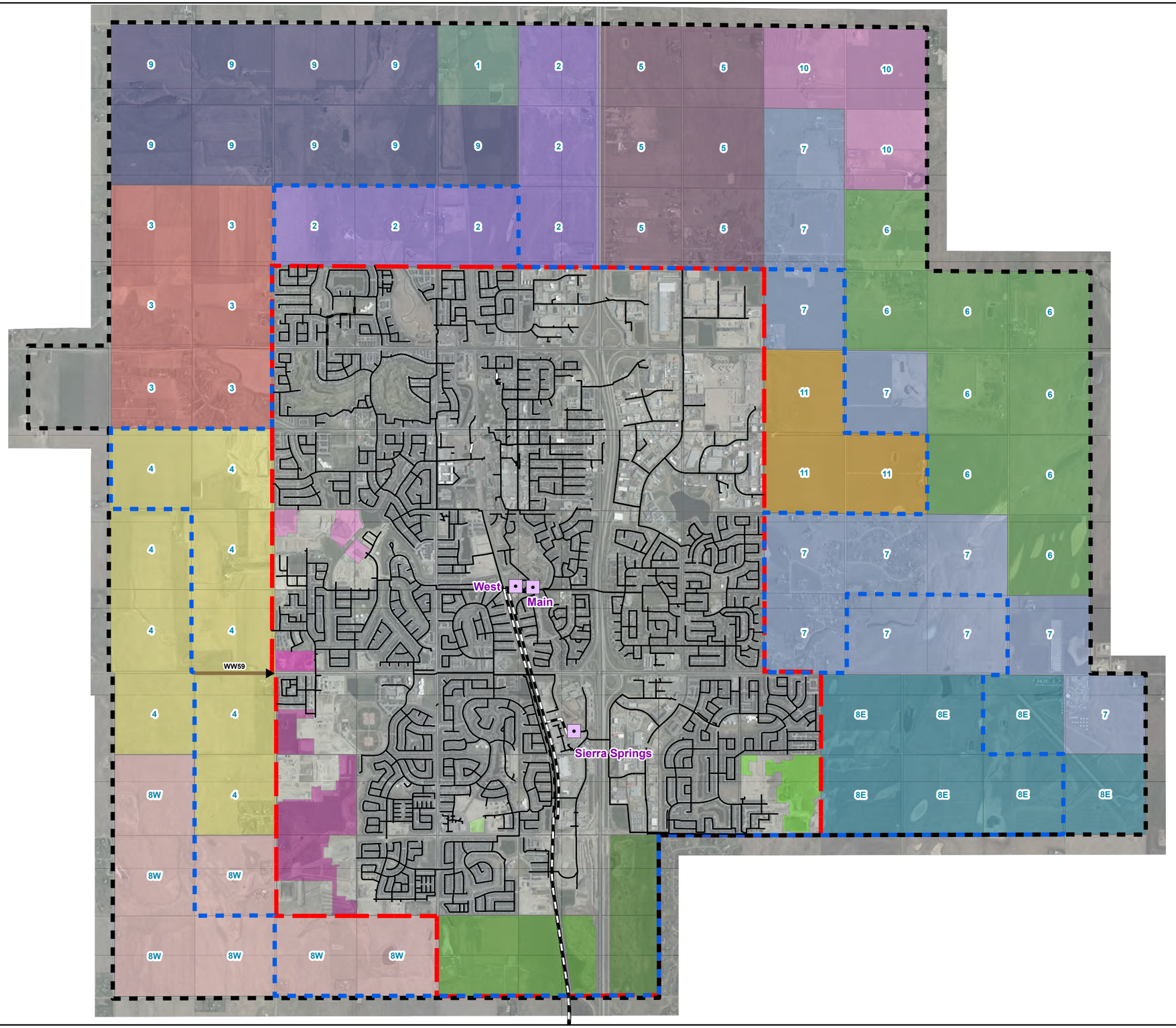
Project Costs

Item	Cost
Estimated Construction Cost[1]	$742,400
Developer Build Contribution	$475,600
City Contribution	
Leviable Project Cost (Inflated)	$415,666
Levied Cost (Including Finance Factor)	$607,799
2040 Horizon (Including Finance Factor)	$549,837

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,595	$645



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW59
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project WW56: Main Lift Station Upgrade (<100 L/s)

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project involves upgrades to the Main Lift Station to increase capacity (<100 L/s) to accommodate development in 2040 horizon.

Reference Documents

- City of Airdrie UMP Update (ISL, 2025)

Benefiting Areas

This project is considered to benefit the post-annexation benefiting areas 2 and 11 with a total net developable area of approximately 300 ha or 742 ac in 2040 horizon.

Assumptions and Rationale

All lift stations and associated forcemains are assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation benefiting areas 2 and 11 in 2040 horizon.

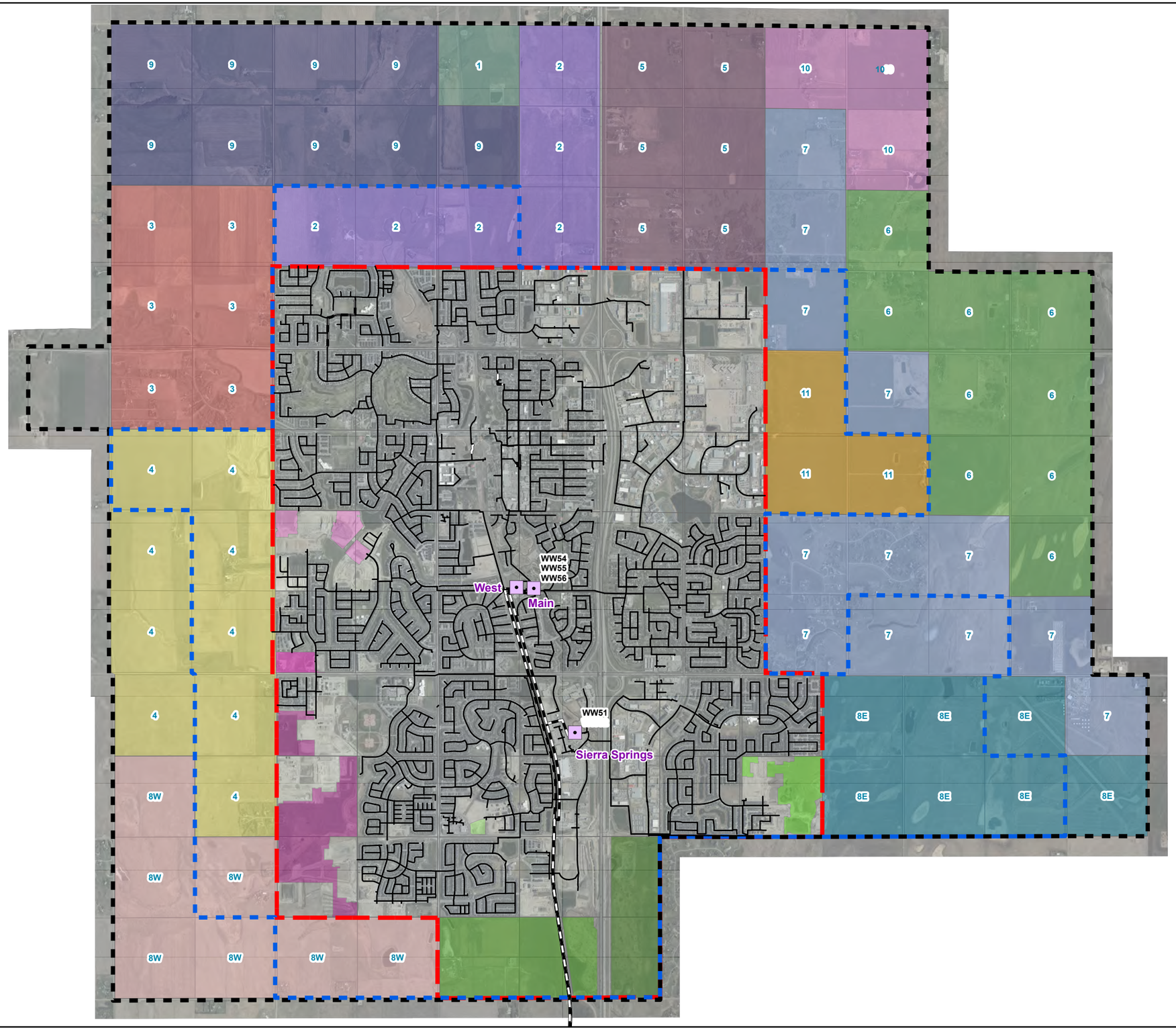
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,522,500
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,372,005
Levied Cost (Including Finance Factor)	$3,468,417
2040 Horizon (Including Finance Factor)	$3,137,654

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$10,459	$4,233



N

Legend

- Annexation Boundary
- 2040 Horizon Boundary
- Pre-Annexation Boundary
- Existing Lift Station Upgrade
- Future Lift Station (LS)
- Existing Gravity Sewer
- Existing Forcemain

Proposed Gravity Sewer Diameter

- 250mm Sewer
- 300mm Sewer
- 375mm Sewer
- 450mm Sewer
- 525mm Sewer
- 600mm Sewer
- 675mm Sewer
- 750mm Sewer
- 1050mm Sewer
- 1200mm Sewer
- 1350mm Sewer
- 1950mm Sewer

Proposed Forcemain Size

- 375mm Forcemain
- 600mm Forcemain
- 675mm Forcemain
- Twin 750mm Forcemain

Post-Annexation Benefiting Area

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8E
- Area 8W
- Area 9
- Area 10
- Area 11

Pre-Annexation Benefiting Area

- V-2
- V-3
- V-4A
- V-4B
- VI-2
- VI-3
- VI-4

WW1 Levied Infrastructure Project (Colour Varies)

WW101 Pre-Annexation Levied Infrastructure

Wastewater Projects Benefiting Area

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT WW56
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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APPENDIX E
Stormwater Project Sheets

Project S1: 1200mm Regional Sewer

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project includes 1,995 m of 1200 mm sewer to connect Ponds P17, P18A, P18B, and P53 to the 40 Avenue SE Interchange stormwater system.

Reference Documents

- Master Stormwater Drainage Plan (AE, 2015)
- Southeast Yankee Valley Boulevard Community Area Structure Plan (Pasquini and Stantec, 2021)

Benefiting Areas

This project is considered to benefit the P17, P18, and P53 catchments as part of the southeast benefiting area with a total net developable area of approximately 267 ha or 660 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation southeast benefiting area.

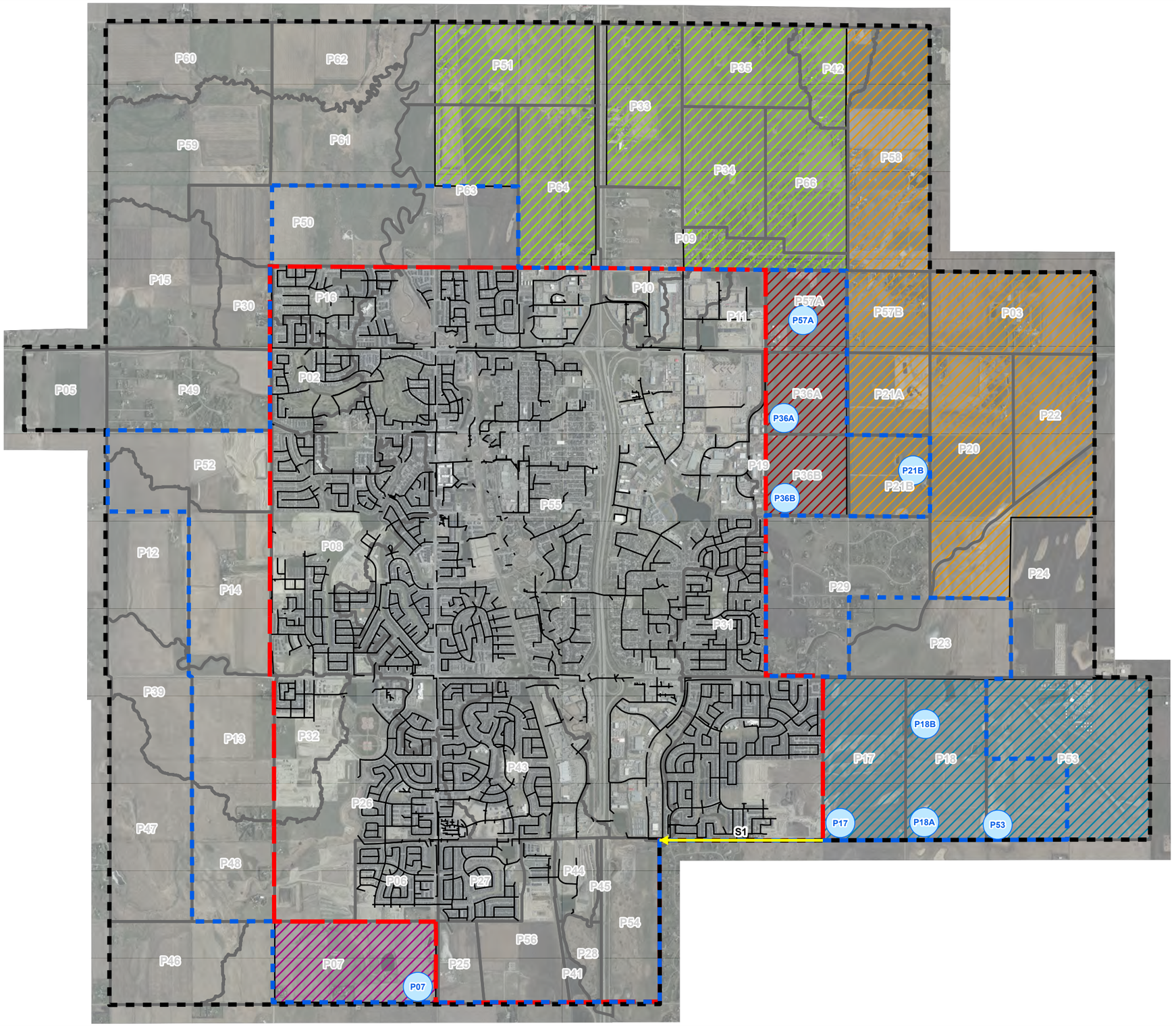
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,219,413
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,219,413
Levied Cost (Including Finance Factor)	$9,094,212
2040 Horizon (Including Finance Factor)	$6,261,305

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$23,439	$9,485



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary
- Existing Gravity Sewer
- Proposed Catchments
- Proposed SWMF (Not Levied)

Proposed Storm Sewer

- Pond Connection (Not Levied)
- 375mm Regional Sewer
- 450mm Regional Sewer
- 525mm Regional Sewer
- 750mm Regional Sewer
- 1200mm Regional Sewer

Stormwater Benefiting Areas

- East
- North
- Northeast
- Southeast
- Southwest

S1 Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT S1
STORMWATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
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Project S2A: 750mm Regional Sewer

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes 800 m of 750 mm sewer to connect Ponds P18A, P18B, and P53 to the 40 Avenue SE Interchange stormwater system.

Reference Documents

- Master Stormwater Drainage Plan (AE, 2015)
- Southeast Yankee Valley Boulevard Community Area Structure Plan (Pasquini and Stantec, 2021)

Benefiting Areas

This project is considered to benefit the P18 and P53 catchments as part of the southeast benefiting area with a total net developable area of approximately 267 ha or 660 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation southeast benefiting area.

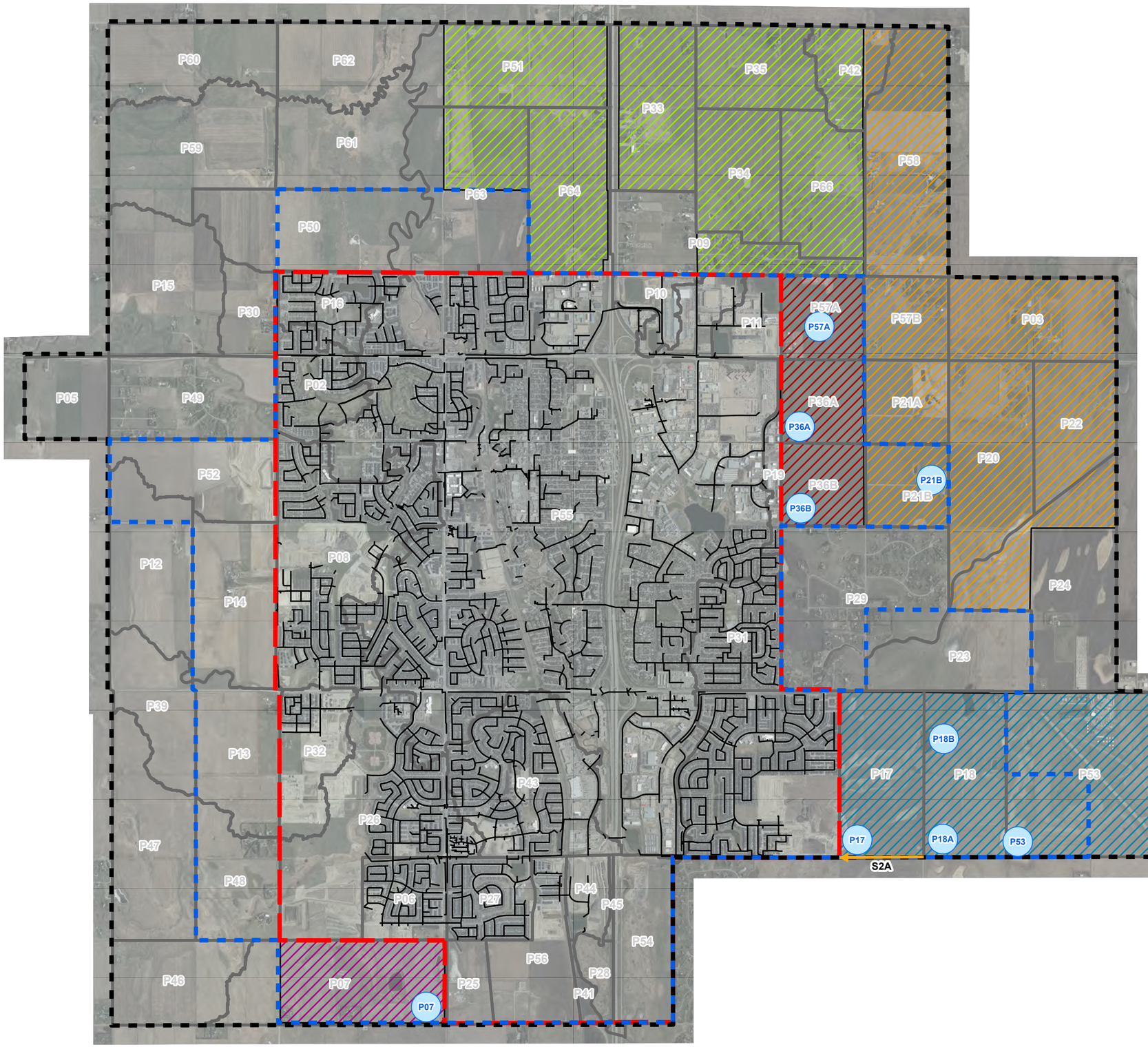
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,206,400
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,398,548
Levied Cost (Including Finance Factor)	$2,044,999
2040 Horizon (Including Finance Factor)	$1,407,968

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$5,271	$2,133



Legend

- Annexation Boundary
- Pre-Annexation Boundary
- Existing Gravity Sewer
- Proposed Catchments
- Proposed SWMF (Not Levied)

Proposed Storm Sewer

- Pond Connection (Not Levied)
- 375mm Regional Sewer
- 450mm Regional Sewer
- 525mm Regional Sewer
- 750mm Regional Sewer
- 1200mm Regional Sewer

Stormwater Benefiting Areas

- East
- North
- Northeast
- Southeast
- Southwest

S1 Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT S2A
STORMWATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project S3: 525mm Regional Sewer

Project Timeline: **2030**

Payment Type: **Oversize**

Project Description

This project includes 200 m of 525 mm sewer to connect Pond P18B to the 40 Avenue SE Interchange stormwater system.

Reference Documents

- Master Stormwater Drainage Plan (AE, 2015)
- Southeast Yankee Valley Boulevard Community Area Structure Plan (Pasquini and Stantec, 2021)

Benefiting Areas

This project is considered to benefit the P18 catchment as part of the southeast benefiting area with a total net developable area of approximately 267 ha or 660 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 525 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation southeast benefiting area.

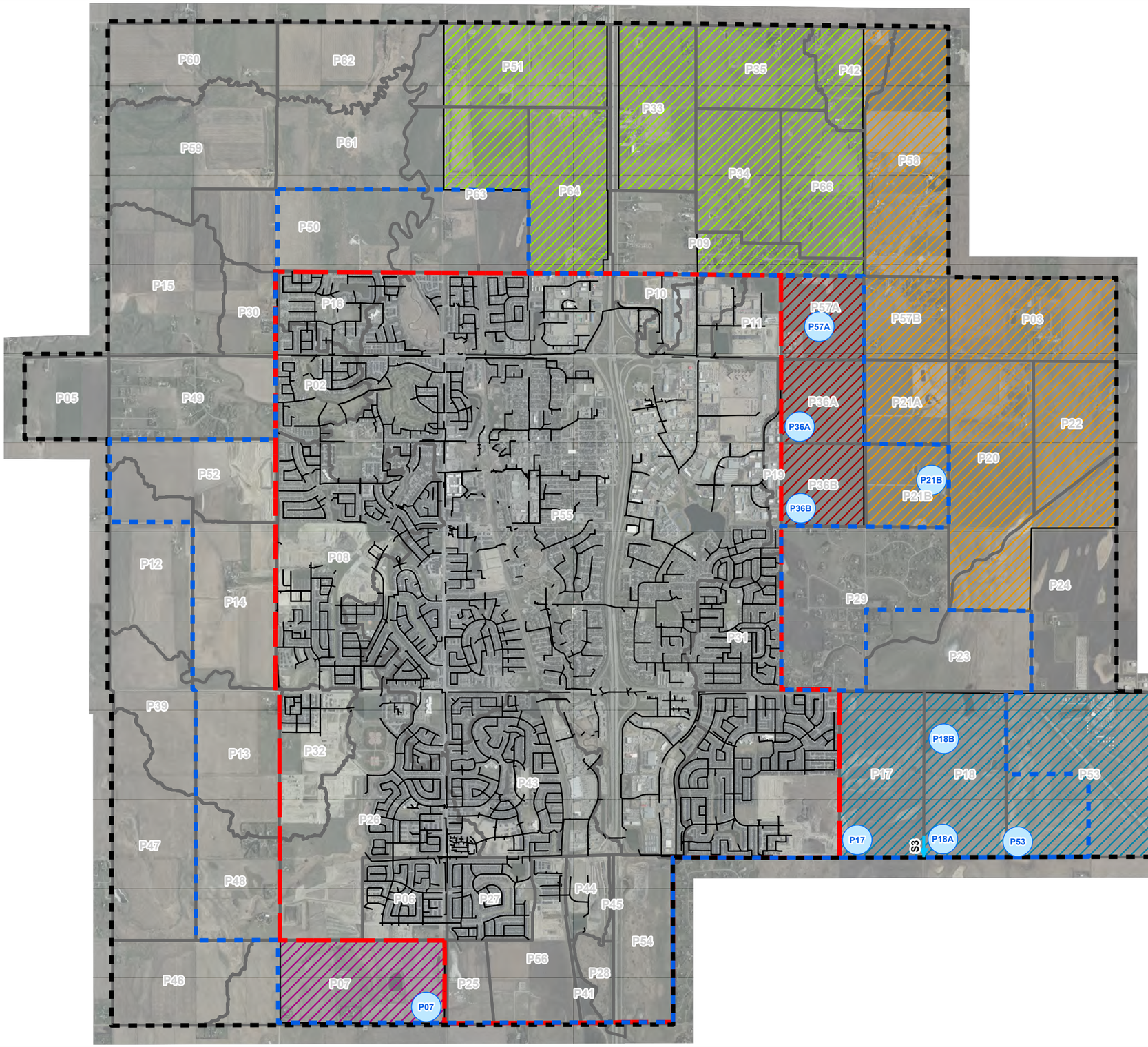
Project Costs

Item	Cost
Estimated Construction Cost[1]	$185,600
Developer Build Contribution	$118,900
City Contribution	
Leviable Project Cost (Inflated)	$77,324
Levied Cost (Including Finance Factor)	$113,065
2040 Horizon (Including Finance Factor)	$77,844

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$291	$118



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary
- Existing Gravity Sewer
- Proposed Catchments
- Proposed SWMF (Not Levied)

Proposed Storm Sewer

- Pond Connection (Not Levied)
- 375mm Regional Sewer
- 450mm Regional Sewer
- 525mm Regional Sewer
- 750mm Regional Sewer
- 1200mm Regional Sewer

Stormwater Benefiting Areas

- East
- North
- Northeast
- Southeast
- Southwest

S1 Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT S3
STORMWATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
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Project S4: 450mm Regional Sewer

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes 962 m of 450 mm sewer to connect Ponds P36A, P36B, and P57A to East Lake.

Reference Documents

- Master Stormwater Drainage Plan (AE, 2015)
- Southeast Yankee Valley Boulevard Community Area Structure Plan (Pasquini and Stantec, 2021)

Benefiting Areas

This project is considered to benefit the P36A, P36B, and P57A catchments as part of the northeast benefiting area with a total net developable area of approximately 171 ha or 423 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation northeast benefiting area.

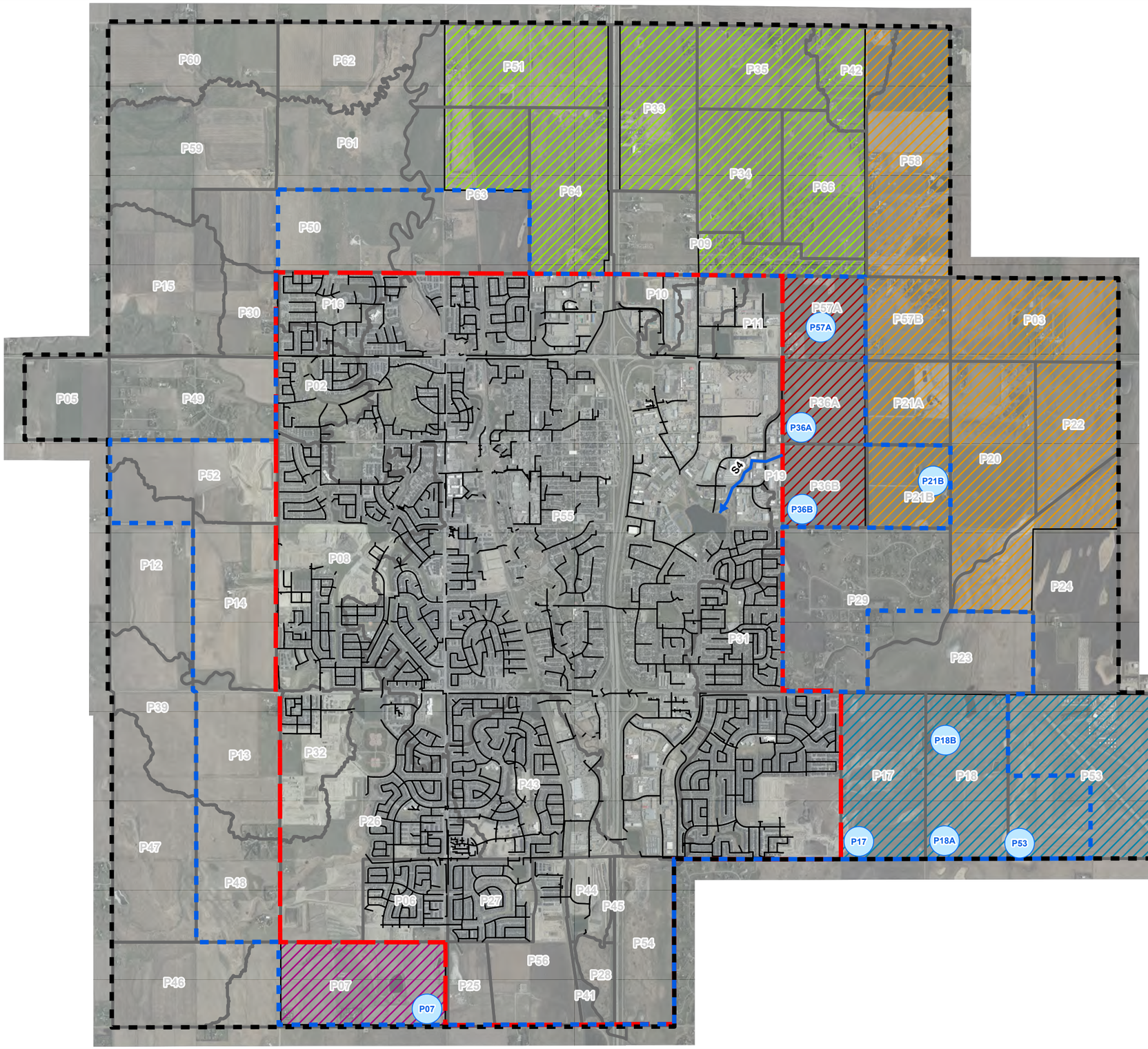
Project Costs

Item	Cost
Estimated Construction Cost[1]	$802,068
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$929,816
Levied Cost (Including Finance Factor)	$1,359,605
2040 Horizon (Including Finance Factor)	$936,079

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$5,473	$2,215



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary
- Existing Gravity Sewer
- Proposed Catchments
- Proposed SWMF (Not Levied)

Proposed Storm Sewer

- Pond Connection (Not Levied)
- 375mm Regional Sewer
- 450mm Regional Sewer
- 525mm Regional Sewer
- 750mm Regional Sewer
- 1200mm Regional Sewer

Stormwater Benefiting Areas

- East
- North
- Northeast
- Southeast
- Southwest

S1 Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT S4
STORMWATER INFRASTRUCTURE
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project S5: 375mm Regional Sewer

Project Timeline: **2035**

Payment Type: **Oversize**

Project Description

This project includes 89 m of 375 mm sewer to connect Ponds P36A and P57A to East Lake.

Reference Documents

- Master Stormwater Drainage Plan (AE, 2015)
- Southeast Yankee Valley Boulevard Community Area Structure Plan (Pasquini and Stantec, 2021)

Benefiting Areas

This project is considered to benefit the P36A and P57A catchments as part of the northeast benefiting area with a total net developable area of approximately 171 ha or 423 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed through future development; therefore, a base diameter of 300 mm was assumed for developer build contribution with the oversize cost for the 375 mm pipe to be levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation northeast benefiting area.

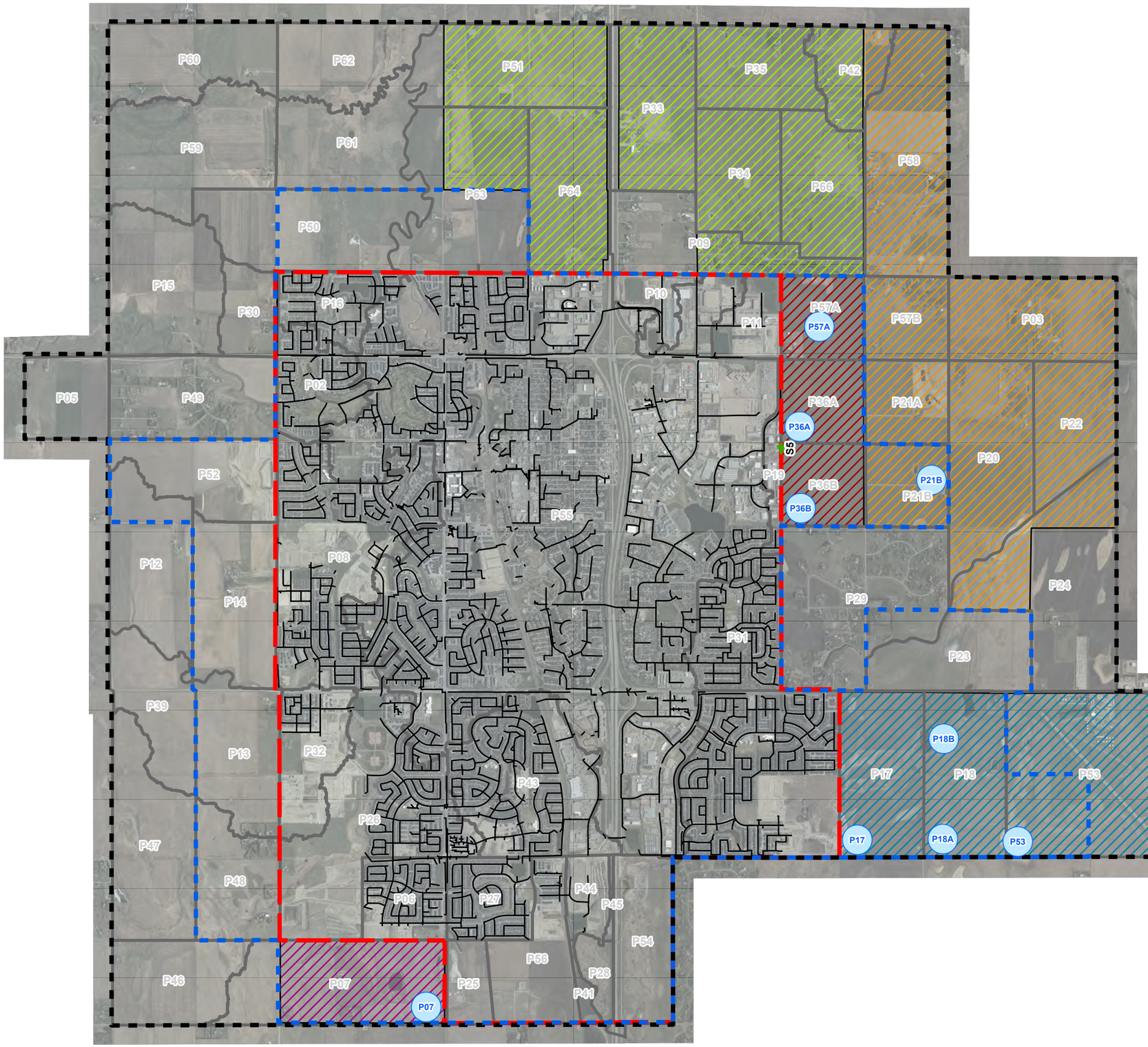
Project Costs

Item	Cost
Estimated Construction Cost[1]	$61,299
Developer Build Contribution	$52,911
City Contribution	
Leviable Project Cost (Inflated)	$11,273
Levied Cost (Including Finance Factor)	$16,484
2040 Horizon (Including Finance Factor)	$11,349

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$66	$27



Legend

- Annexation Boundary
- Pre-Annexation Boundary
- Existing Gravity Sewer
- Proposed Catchments
- Proposed SWMF (Not Levied)

Proposed Storm Sewer

- Pond Connection (Not Levied)
- 375mm Regional Sewer
- 450mm Regional Sewer
- 525mm Regional Sewer
- 750mm Regional Sewer
- 1200mm Regional Sewer

Stormwater Benefiting Areas

- East
- North
- Northeast
- Southeast
- Southwest

S1 Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT S5
STORMWATER INFRASTRUCTURE
2040 HYBRID SCENARIO
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Project S16: 525mm Regional Sewer

Project Timeline: **2035**

Payment Type: **Levy**

Project Description

This project includes 1,535 m of 525 mm sewer to connect Pond P07 to Nose Creek.

Reference Documents

- Master Stormwater Drainage Plan (AE, 2015)

Benefiting Areas

This project is considered to benefit the P07 catchment as part of the southwest benefiting area with a total net developable area of approximately 114 ha or 282 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation southwest benefiting area.

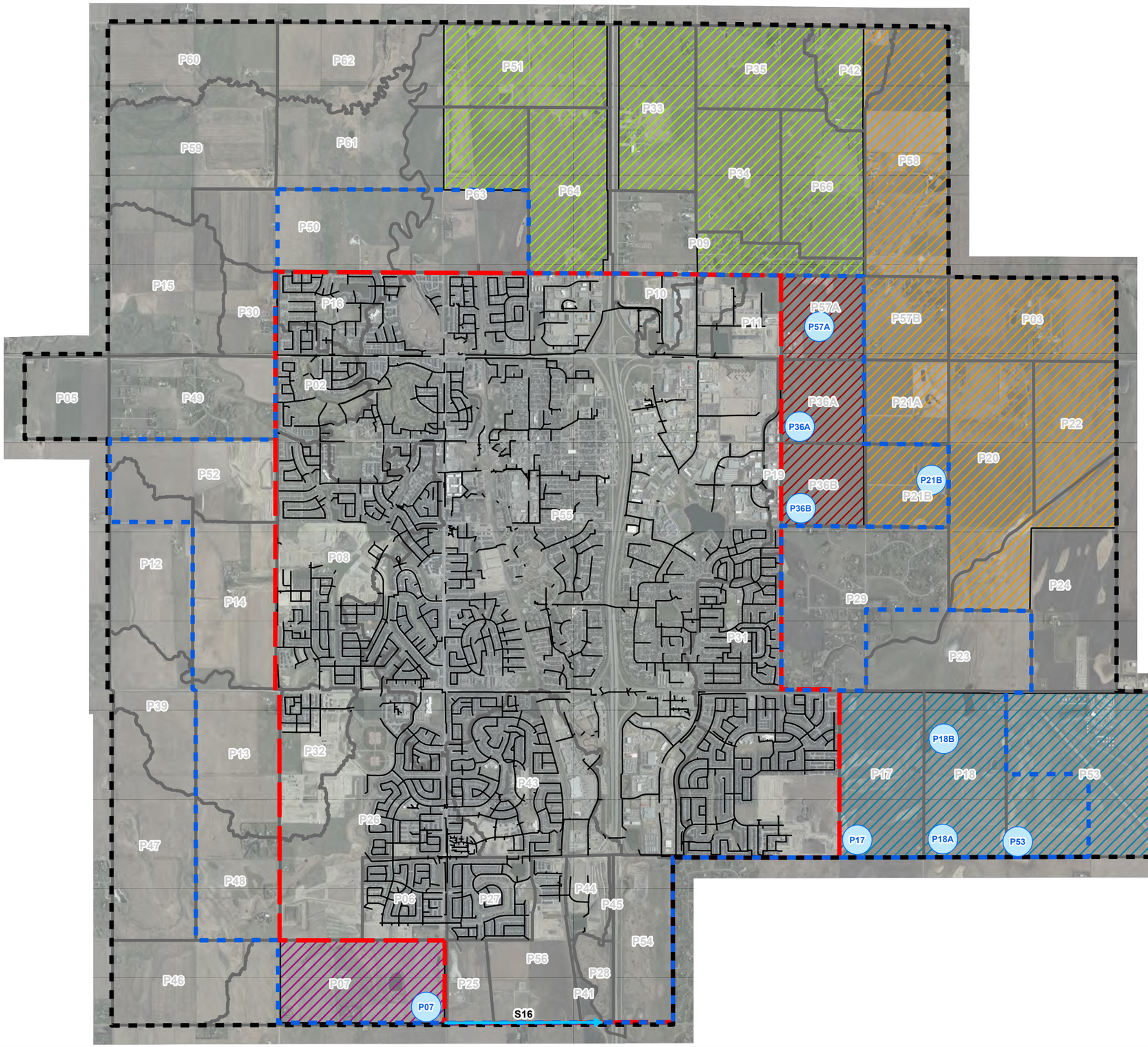
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,424,480
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,914,382
Levied Cost (Including Finance Factor)	$2,799,267
2040 Horizon (Including Finance Factor)	$1,927,277

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$16,881	$6,831



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary
- Existing Gravity Sewer
- Proposed Catchments
- Proposed SWMF (Not Levied)

Proposed Storm Sewer

- Pond Connection (Not Levied)
- 375mm Regional Sewer
- 450mm Regional Sewer
- 525mm Regional Sewer
- 750mm Regional Sewer
- 1200mm Regional Sewer

Stormwater Benefiting Areas

- East
- North
- Northeast
- Southeast
- Southwest

S1 Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT S16
STORMWATER INFRASTRUCTURE
2040 HYBRID SCENARIO
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Project S2B: 750mm Regional Sewer

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes 800 m of 750 mm sewer to connect Pond P53 to the 40 Avenue SE Interchange stormwater system.

Reference Documents

- Master Stormwater Drainage Plan (AE, 2015)
- Southeast Yankee Valley Boulevard Community Area Structure Plan (Pasquini and Stantec, 2021)

Benefiting Areas

This project is considered to benefit the P53 catchment as part of the southeast benefiting area with a total net developable area of approximately 267 ha or 660 ac in 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to the post-annexation southeast benefiting area.

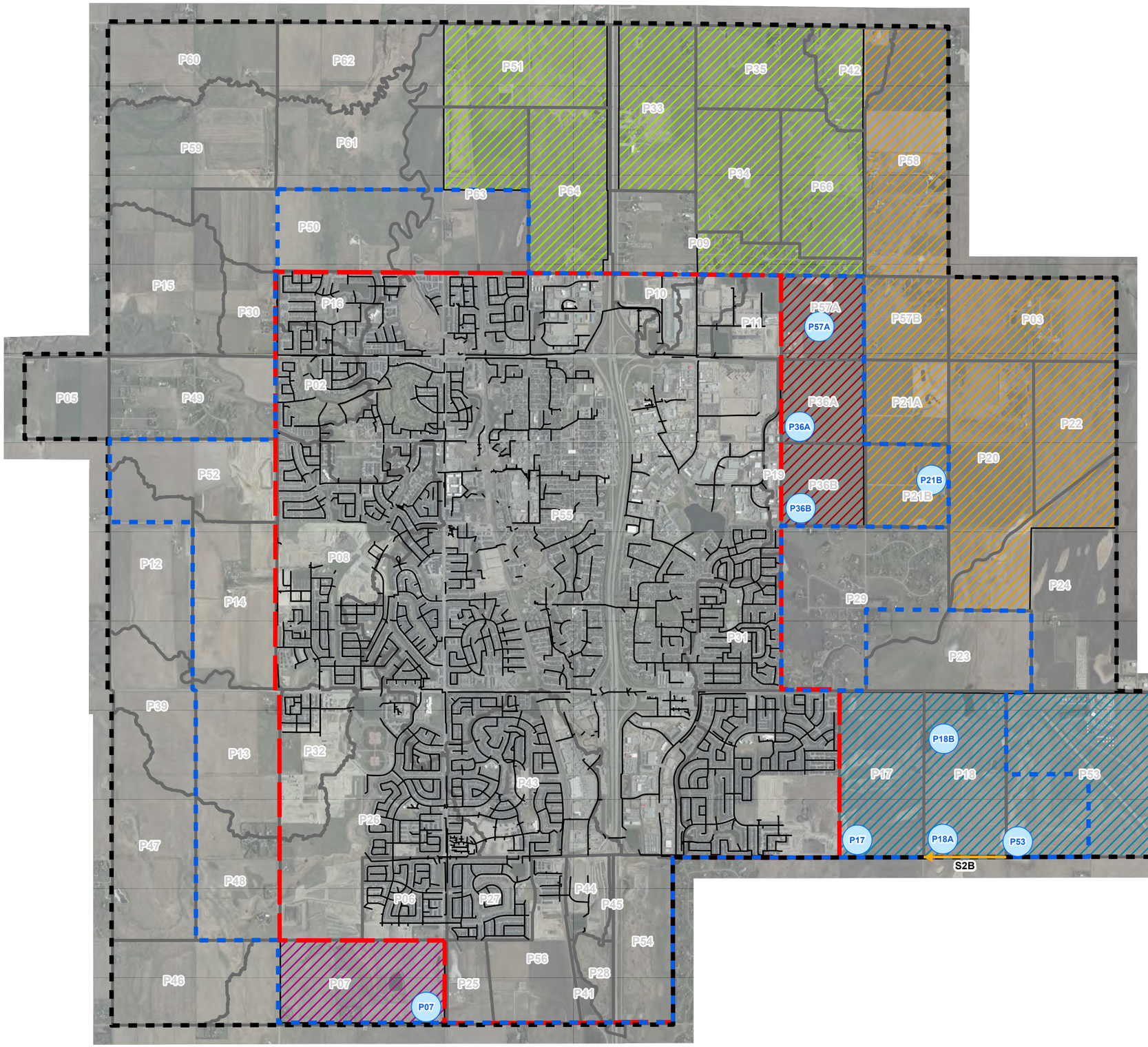
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,206,400
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,879,532
Levied Cost (Including Finance Factor)	$2,748,308
2040 Horizon (Including Finance Factor)	$1,892,192

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7,083	$2,867



N

Legend

- Annexation Boundary
- Pre-Annexation Boundary
- Existing Gravity Sewer
- Proposed Catchments
- Proposed SWMF (Not Levied)

Proposed Storm Sewer

- Pond Connection (Not Levied)
- 375mm Regional Sewer
- 450mm Regional Sewer
- 525mm Regional Sewer
- 750mm Regional Sewer
- 1200mm Regional Sewer

Stormwater Benefiting Areas

- East
- North
- Northeast
- Southeast
- Southwest

S1 Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT S2B
STORMWATER INFRASTRUCTURE
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APPENDIX F
Transportation Project Sheets

Project T101: 40 Avenue SW – Reynolds Gate to Main Street

Project Timeline: **2018**

Payment Type: **Levy**

Project Description

This project included Grade-Separated CPKC Rail Crossing on 40 Ave SW between Reynolds Gate to Main St.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- Chinook Winds Community ASP
- Cooper's Town ASP
- South Airdrie Community ASP

Benefitting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

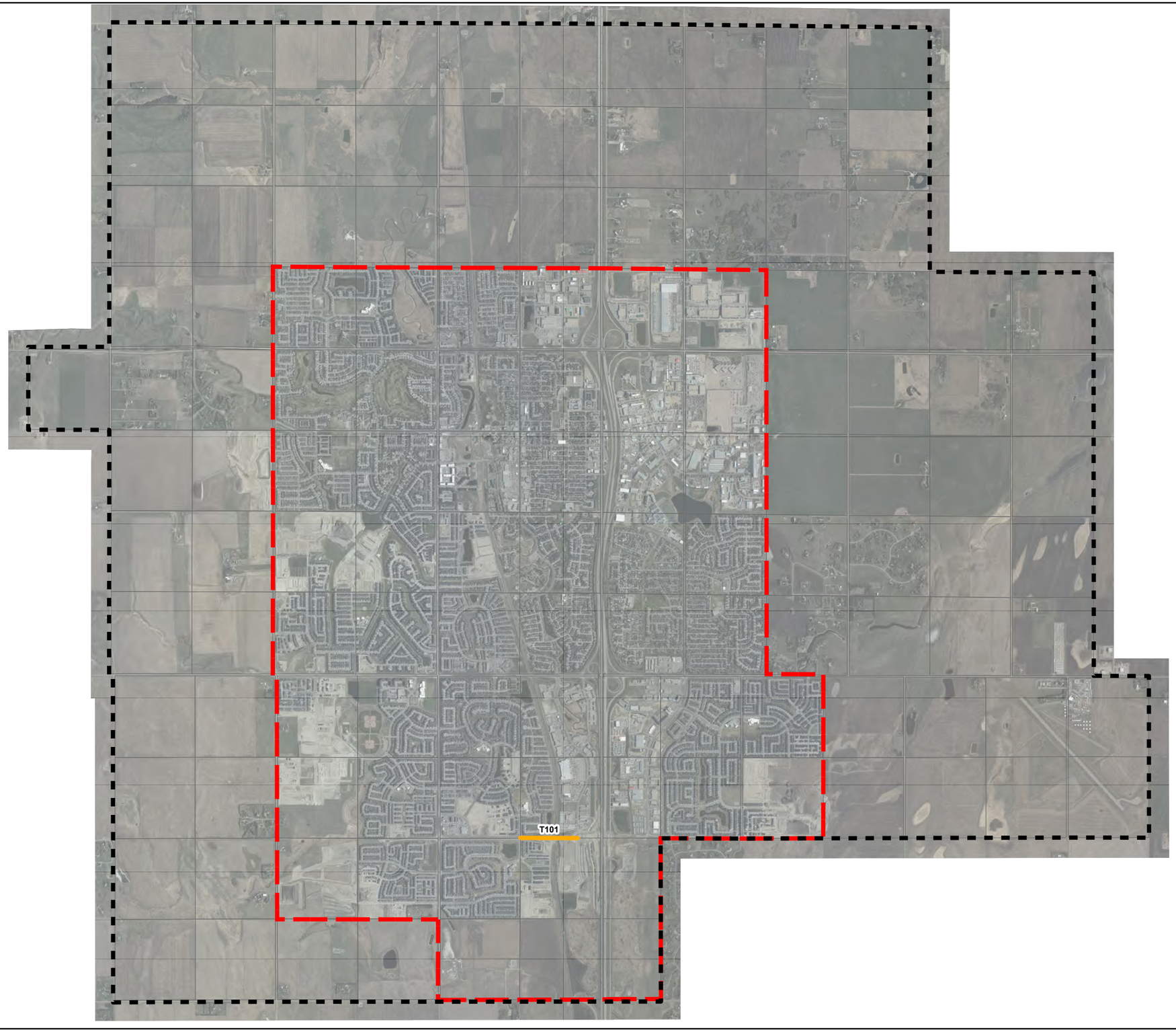
Project Costs

Item	Cost
Estimated Construction Cost[1]	$12,277,032
Developer Build Contribution	
City Contribution	$3,000,000
Leviable Project Cost (Inflated)	$9,277,032
Levied Cost (Including Finance Factor)	$11,332,600
2040 Horizon (Including Finance Factor)	$2,810,619

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,805	$730



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T101
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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OFF-SITE LEVY REVIEW

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Project T102: Yankee Valley Blvd SE – Market Street to Kingsview Blvd

Project Timeline: **2010**

Payment Type: **Levy**

Project Description

This project included upgrading Yankee Valley Blvd from Market St to Kingsview Blvd to 4 lanes urban.

Reference Documents

- Transportation Master Plan
- South East Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

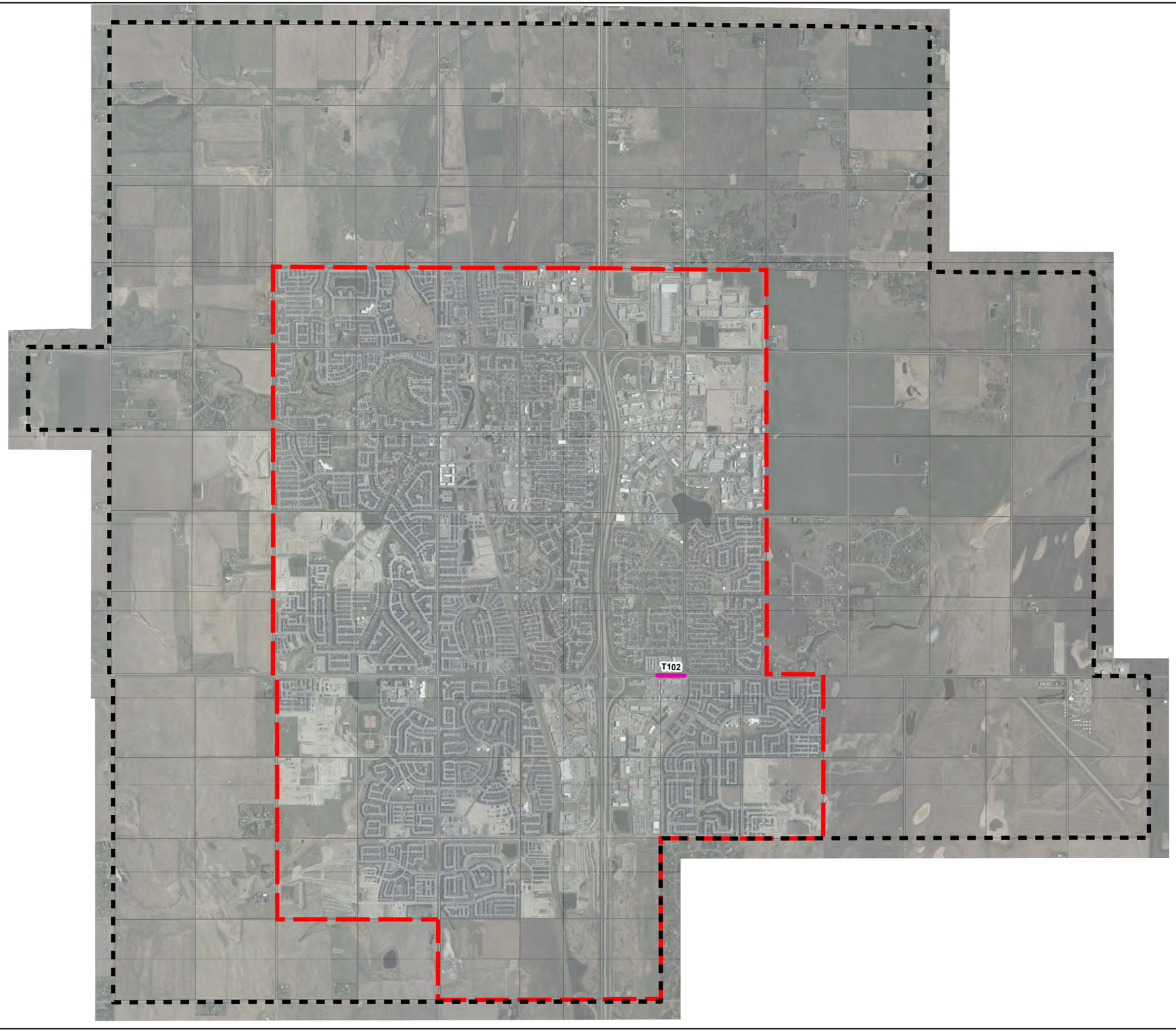
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,636,132
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,636,132
Levied Cost (Including Finance Factor)	$1,636,132
2040 Horizon (Including Finance Factor)	$405,780

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$261	$105



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T102
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T103: Yankee Valley Blvd SE – Kingsview Blvd to Kings Heights Gate

Project Timeline: **2013**

Payment Type: **Levy**

Project Description

This project included upgrading Yankee Valley Blvd from Kingsview Blvd to Kings Heights Gate to 4 lanes urban.

Reference Documents

- Transportation Master Plan
- South East Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

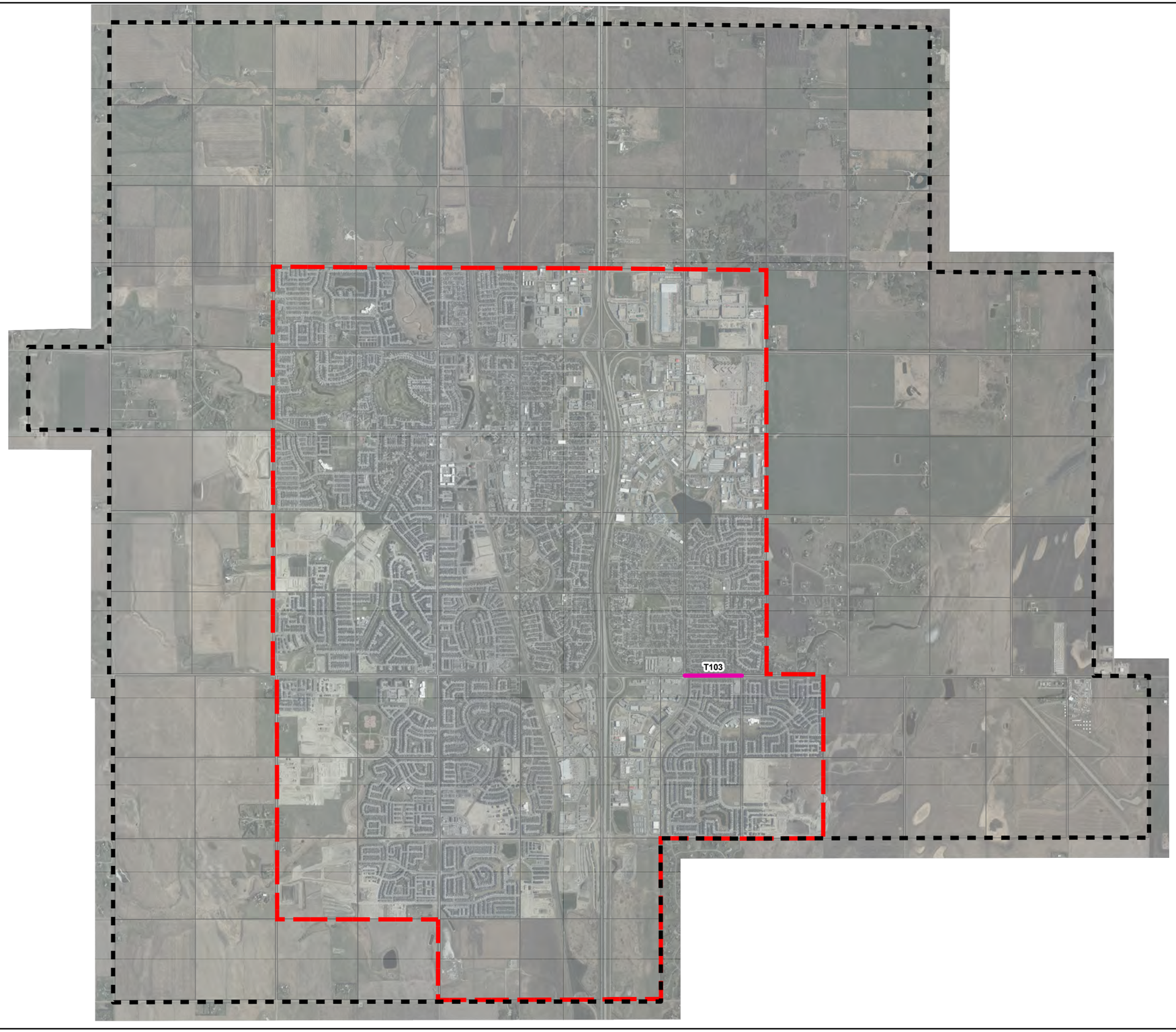
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,421,391
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,421,391
Levied Cost (Including Finance Factor)	$4,421,391
2040 Horizon (Including Finance Factor)	$1,096,557

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$704	$285



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T103
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T104: 8 Street NW Phase 1 – Veterans Blvd to First Avenue North

Project Timeline: **2008**

Payment Type: **Levy**

Project Description

This project included upgrading 8 Street NW from Veterans Blvd to 1st Avenue North to 4 lanes urban.

Reference Documents

- Transportation Master Plan
- North East Community ASP
- North West Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

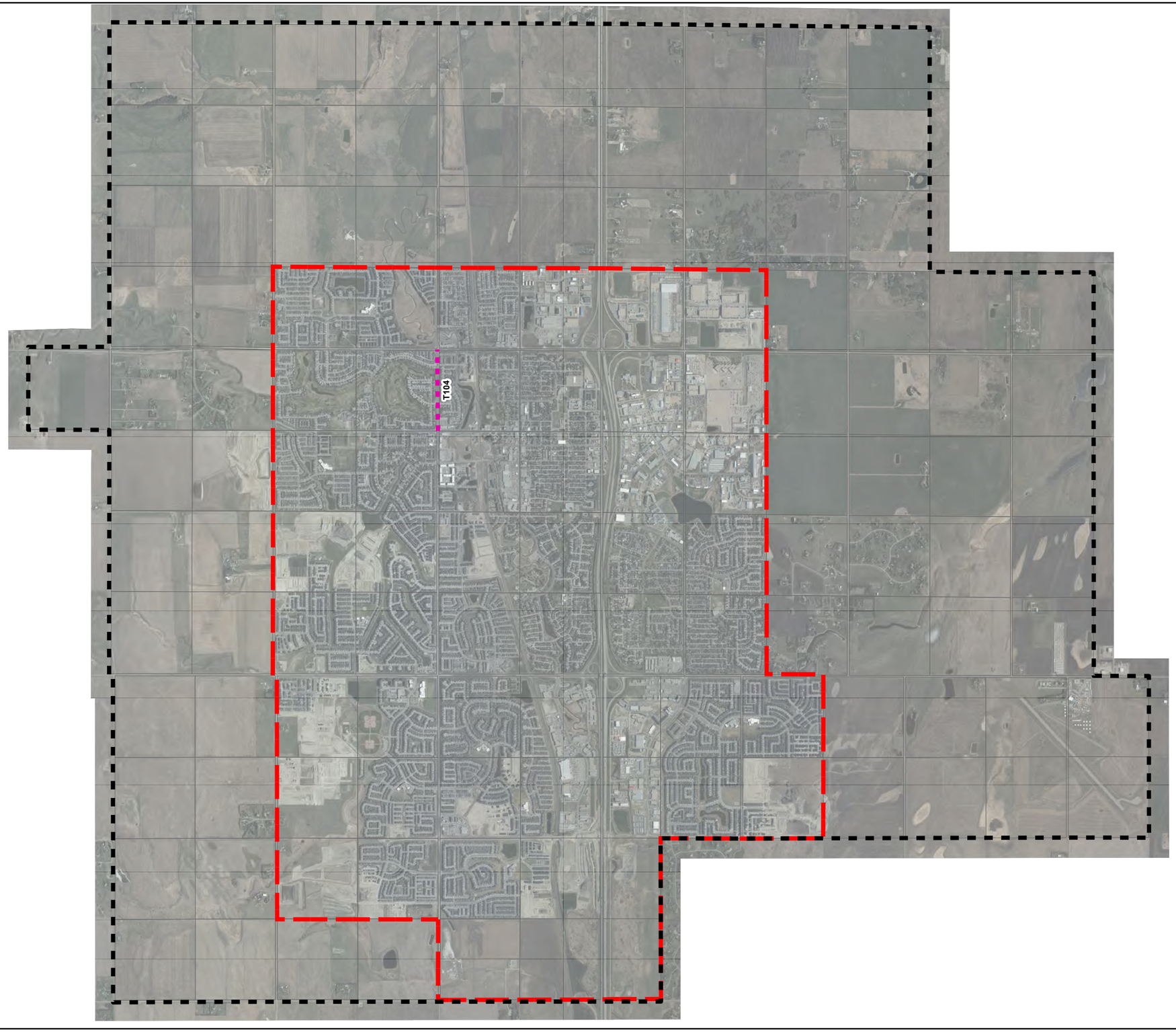
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,900,847
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,900,847
Levied Cost (Including Finance Factor)	$2,900,847
2040 Horizon (Including Finance Factor)	$719,444

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$462	$187



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T104
TRANSPORTATION INFRASTRUCTURE
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Project T105: 8 Street SW Phase 2A – First Avenue North to Yankee Valley Blvd

Project Timeline: **2006**

Payment Type: **Levy**

Project Description

This project included upgrading 8 Street SW from 1st Avenue North to Yankee Valley Blvd to 4 lanes urban.

Reference Documents

- Transportation Master Plan
- West Airdrie Community ASP
- Chinook Winds Community ASP
- Cooper's Town ASP
- Luxstone ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

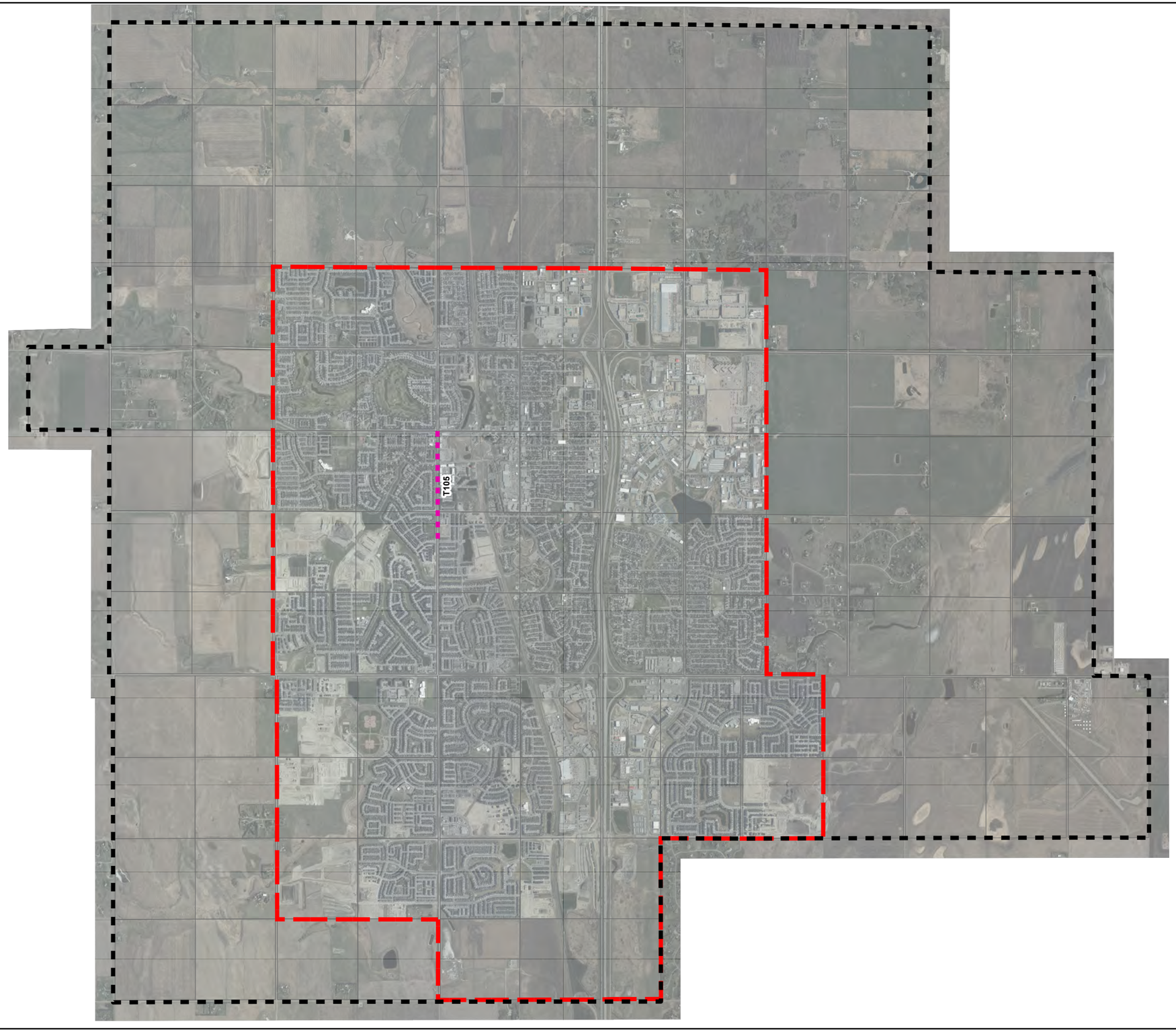
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,358,209
Developer Build Contribution	
City Contribution	$707,500
Leviable Project Cost (Inflated)	$2,650,709
Levied Cost (Including Finance Factor)	$2,650,709
2040 Horizon (Including Finance Factor)	$657,407

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$422	$171



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T105
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Project T106: 8 Street SW Phase 2B – First Avenue to Yankee Valley Blvd

Project Timeline: **2010-2012**

Payment Type: **Levy**

Project Description

This project included upgrading 8 Street SW from 1st Avenue to Yankee Valley Blvd to 4 lanes urban.

Reference Documents

- Transportation Master Plan
- West Airdrie Community ASP
- Chinook Winds Community ASP
- Cooper's Town ASP
- Luxstone ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

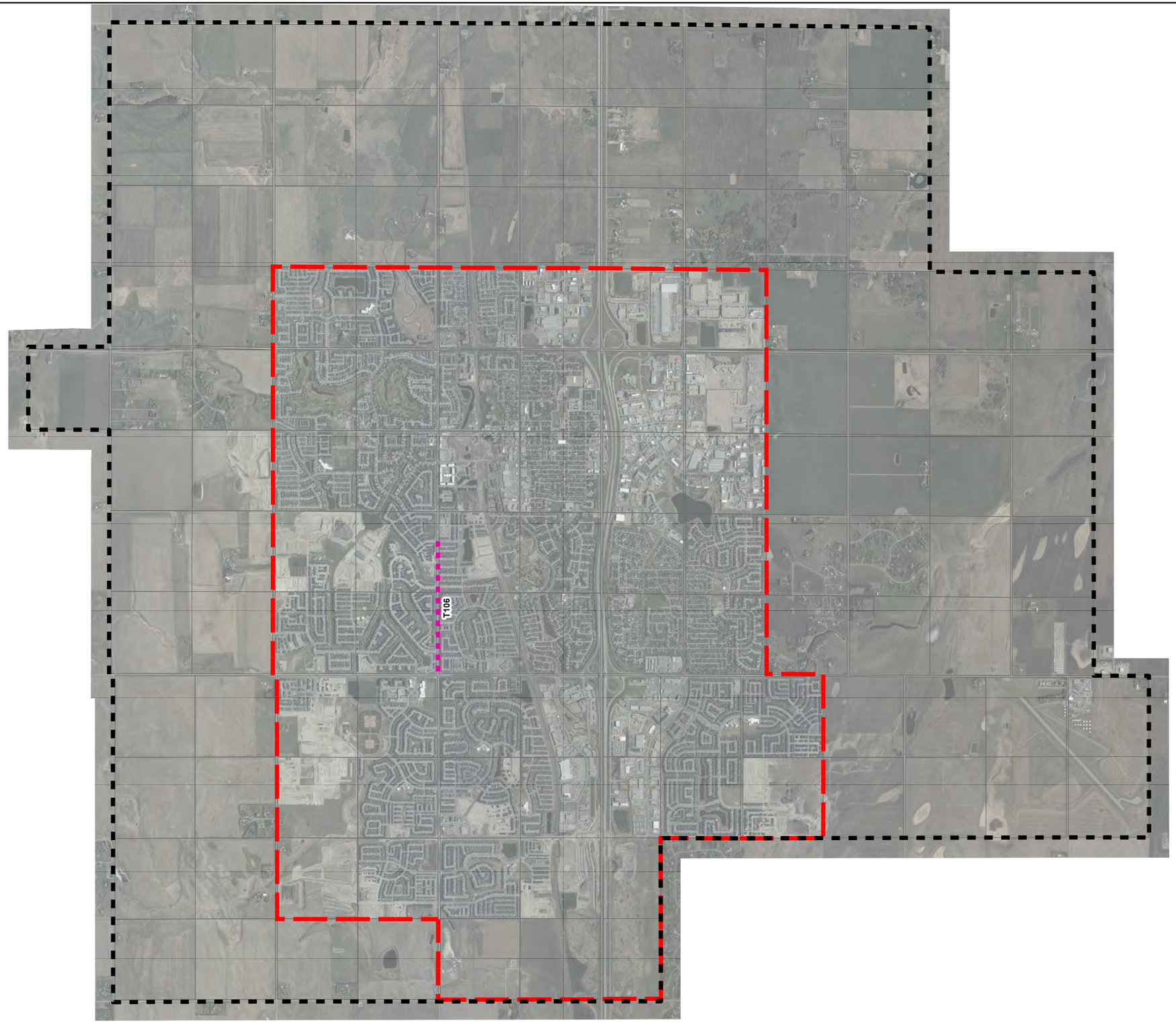
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,999,504
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,999,504
Levied Cost (Including Finance Factor)	$3,999,504
2040 Horizon (Including Finance Factor)	$991,924

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$637	$258



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T106
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Project T107: 1 Avenue NW Phase 1 – 8th Street to Main Street

Project Timeline: **2003-2009**

Payment Type: **Levy**

Project Description

This project included upgrading 1 Avenue NW from 8th Street to Main Street to 4 lanes urban.

Reference Documents

- Transportation Master Plan
- Airdrie Downtown Plan

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

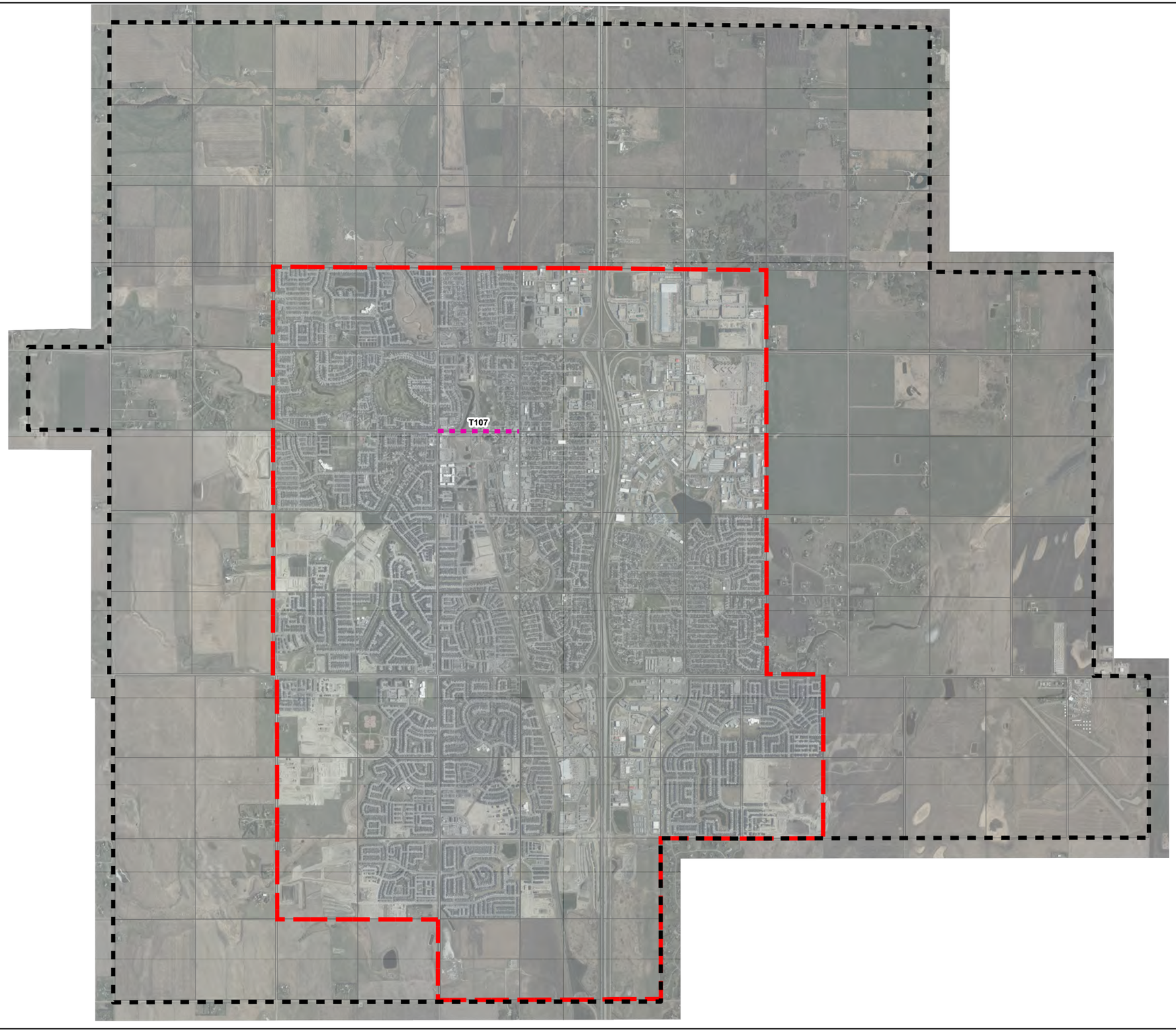
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,154,192
Developer Build Contribution	
City Contribution	$500,000
Leviable Project Cost (Inflated)	$1,654,192
Levied Cost (Including Finance Factor)	$1,654,192
2040 Horizon (Including Finance Factor)	$410,259

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$263	$107



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T107
TRANSPORTATION INFRASTRUCTURE
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Project T108: 8 Street SW – Yankee Valley Blvd. to 40th Avenue

Project Timeline: **2008**

Payment Type: **Levy**

Project Description

This project included upgrading 8 Street SW from Yankee Valley Blvd to 40th Avenue to 2 lanes urban.

Reference Documents

- Transportation Master Plan
- South Airdrie Community ASP
- Chinook Winds Community ASP
- Cooper's Town ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

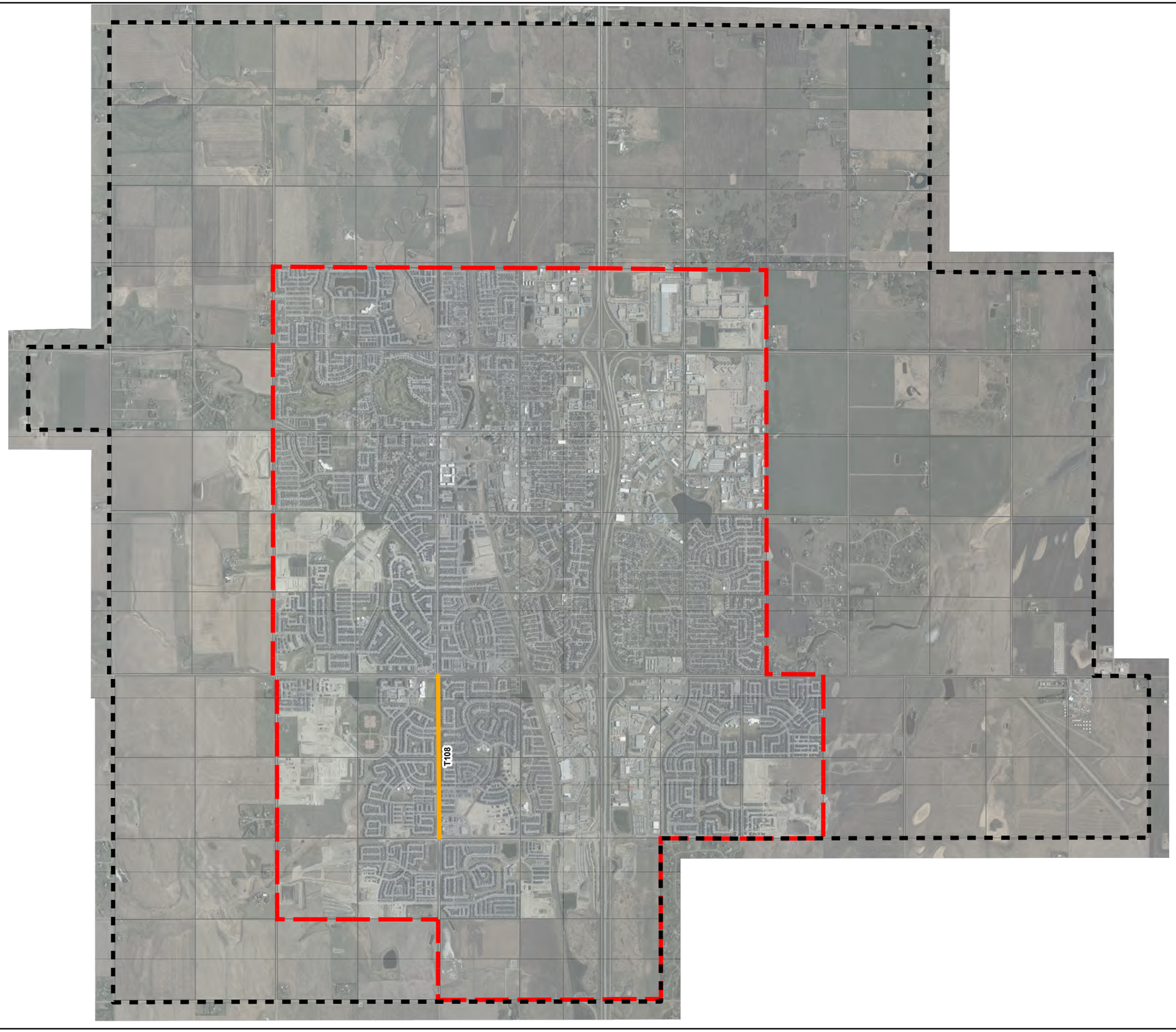
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,870,309
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,870,309
Levied Cost (Including Finance Factor)	$3,870,309
2040 Horizon (Including Finance Factor)	$959,882

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$616	$249



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T108
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T109: 40 Avenue SW – 8th Street to Reynolds Gate

Project Timeline: **2014**

Payment Type: **Levy**

Project Description

This project included upgrading 40 Avenue SW from 8th Street to Reynolds Gate to 2 lanes urban.

Reference Documents

- Transportation Master Plan
- South Airdrie Community ASP
- Chinook Winds Community ASP
- Cooper's Town ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

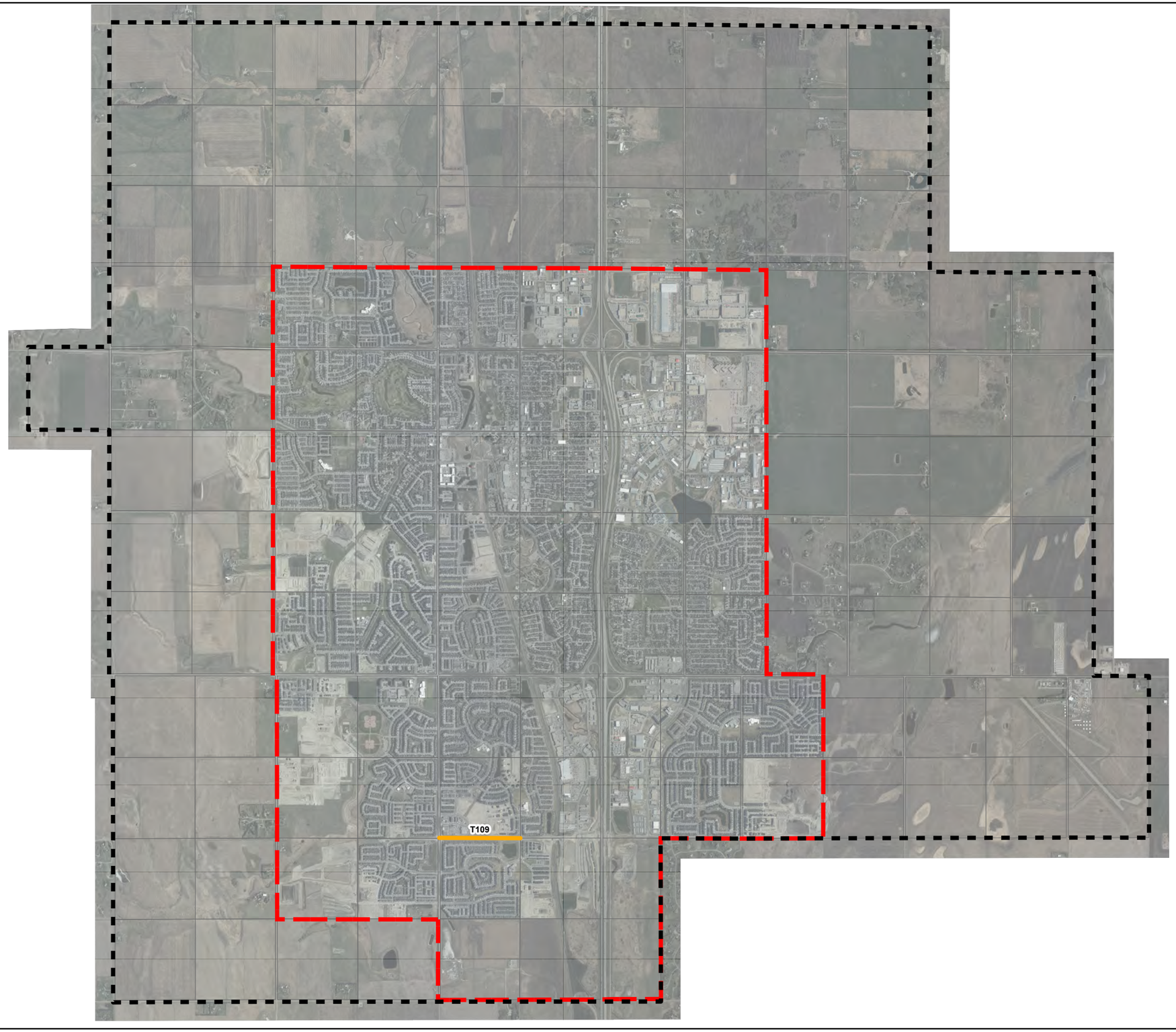
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,514,603
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,514,603
Levied Cost (Including Finance Factor)	$4,514,603
2040 Horizon (Including Finance Factor)	$1,119,675

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$719	$291



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T109
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T110: 1 Avenue NW Phase 2 – 8th Street to Woodside Drive

Project Timeline: **2025**

Payment Type: **Levy**

Project Description

This project included upgrading 1 Avenue NW from 8th Street to Woodside Drive to 4 lanes urban.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- The 140K Plan: 2020 Transportation Master Plan Update (Stantec, 2020)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

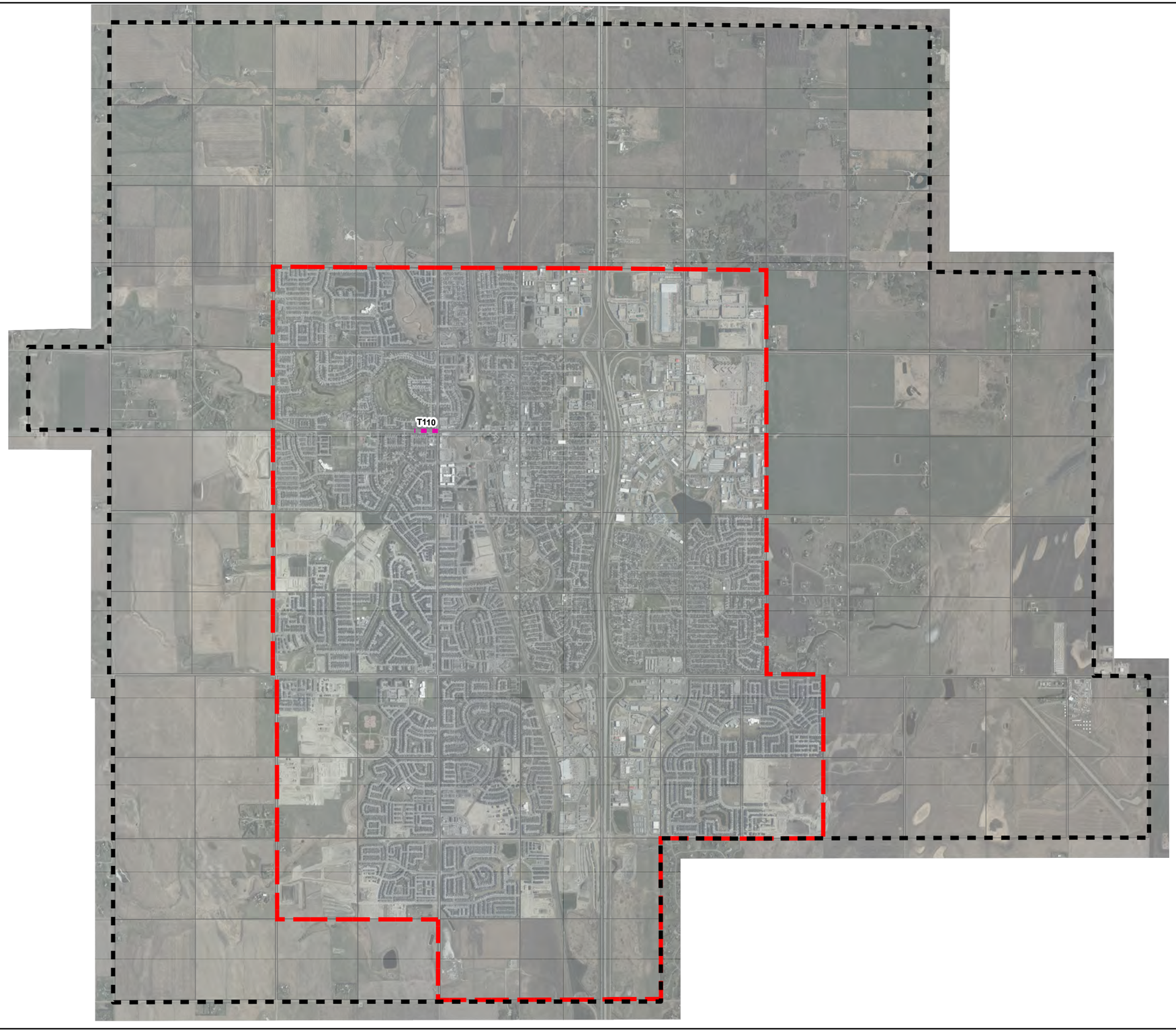
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,359,581
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,359,581
Levied Cost (Including Finance Factor)	$3,160,653
2040 Horizon (Including Finance Factor)	$783,879

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$503	$204



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T110
TRANSPORTATION INFRASTRUCTURE
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Project T111: Veterans Boulevard NW – 8th Street to 24th Street

Project Timeline: **2024**

Payment Type: **Levy**

Project Description

This project included upgrading Veterans Blvd NW from 8th Street to 24th Street to 4 lanes urban.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- The 140K Plan: 2020 Transportation Master Plan Update (Stantec, 2020)
- North West Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

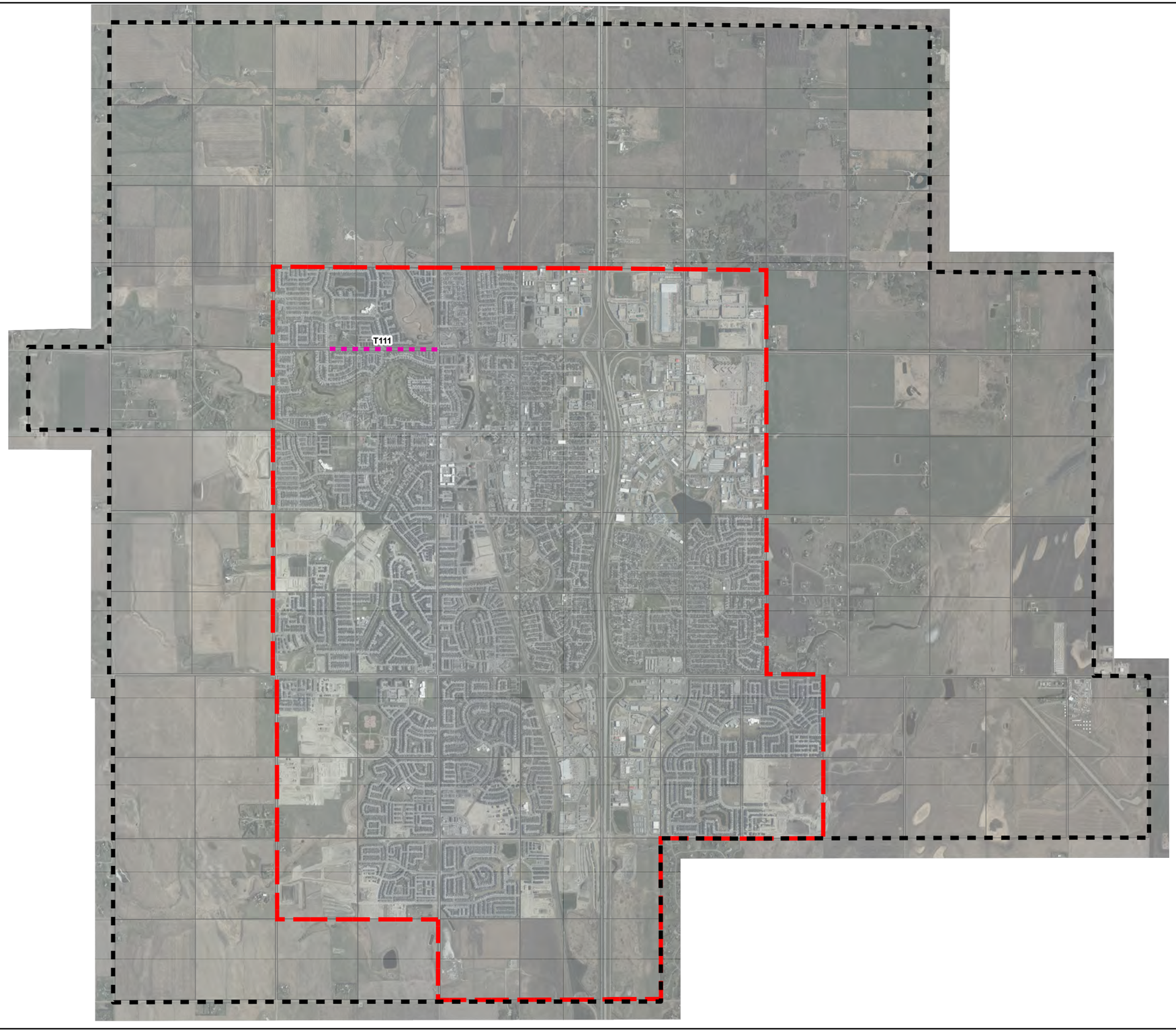
Project Costs

Item	Cost
Estimated Construction Cost[1]	$7,019,372
Developer Build Contribution	
City Contribution	$4,198,659
Leviable Project Cost (Inflated)	$2,820,713
Levied Cost (Including Finance Factor)	$2,820,713
2040 Horizon (Including Finance Factor)	$699,570

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$449	$182



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T111
TRANSPORTATION INFRASTRUCTURE
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Project T112: 24 Street SW – First Avenue to Sagewood Entrance

Project Timeline: **2006**

Payment Type: **Levy**

Project Description

This project included upgrading 24th Street SW from 1st Avenue to Sagewood Entrance to 2 lanes urban.

Reference Documents

- Transportation Master Plan
- West Airdrie Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

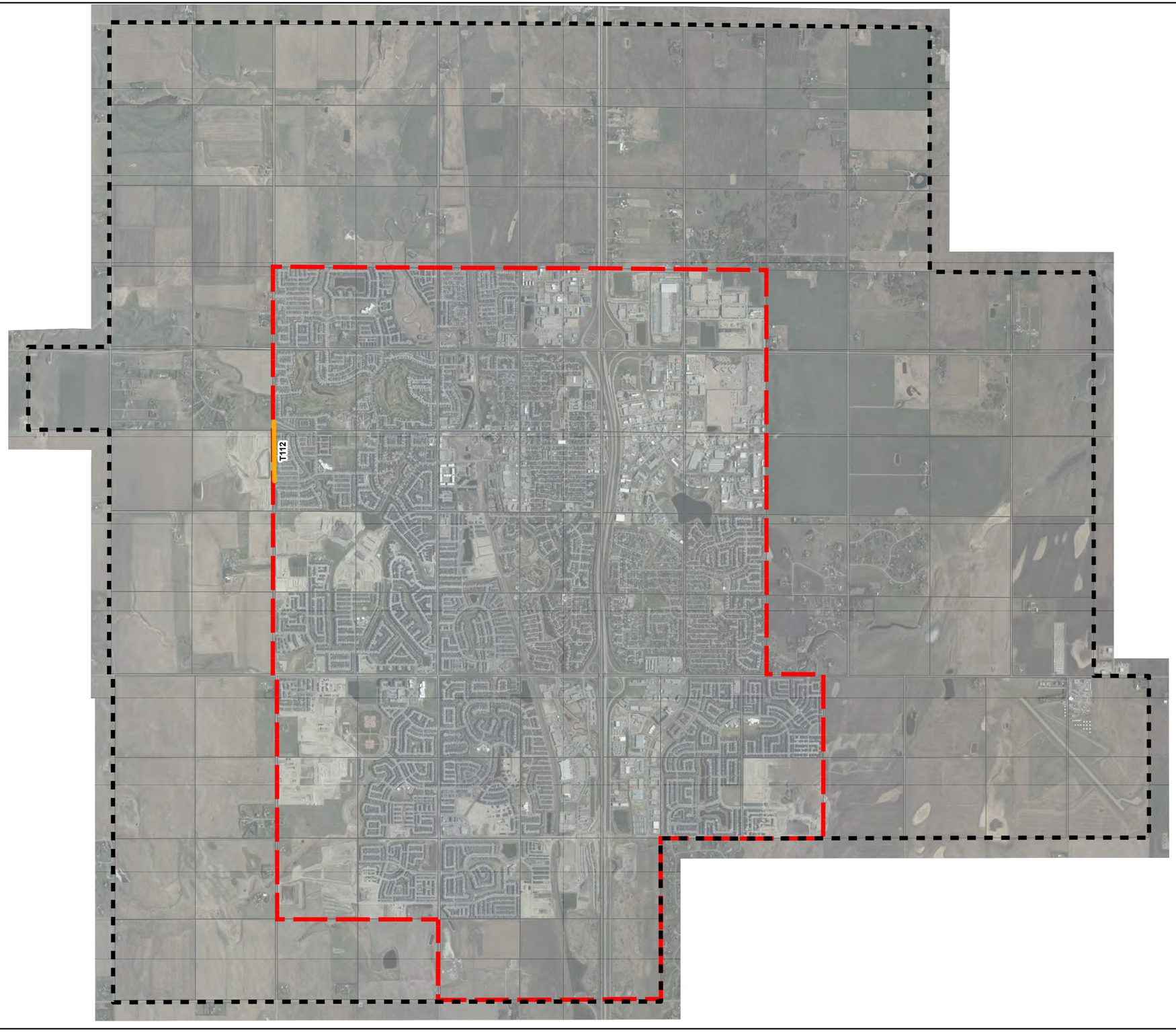
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,933,181
Developer Build Contribution	
City Contribution	$342,500
Leviable Project Cost (Inflated)	$1,590,681
Levied Cost (Including Finance Factor)	$1,590,681
2040 Horizon (Including Finance Factor)	$394,508

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$253	$103



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T112
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T113: 8 Street SW – 40th Avenue to Hillcrest Way SW

Project Timeline: **2016-2017**

Payment Type: **Levy**

Project Description

This project included upgrading 8th Street SW from 40th Avenue to Hillcrest Way SW to 4 lanes urban.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- South Airdrie Community ASP
- Chinook Winds Community ASP
- Cooper's Town ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

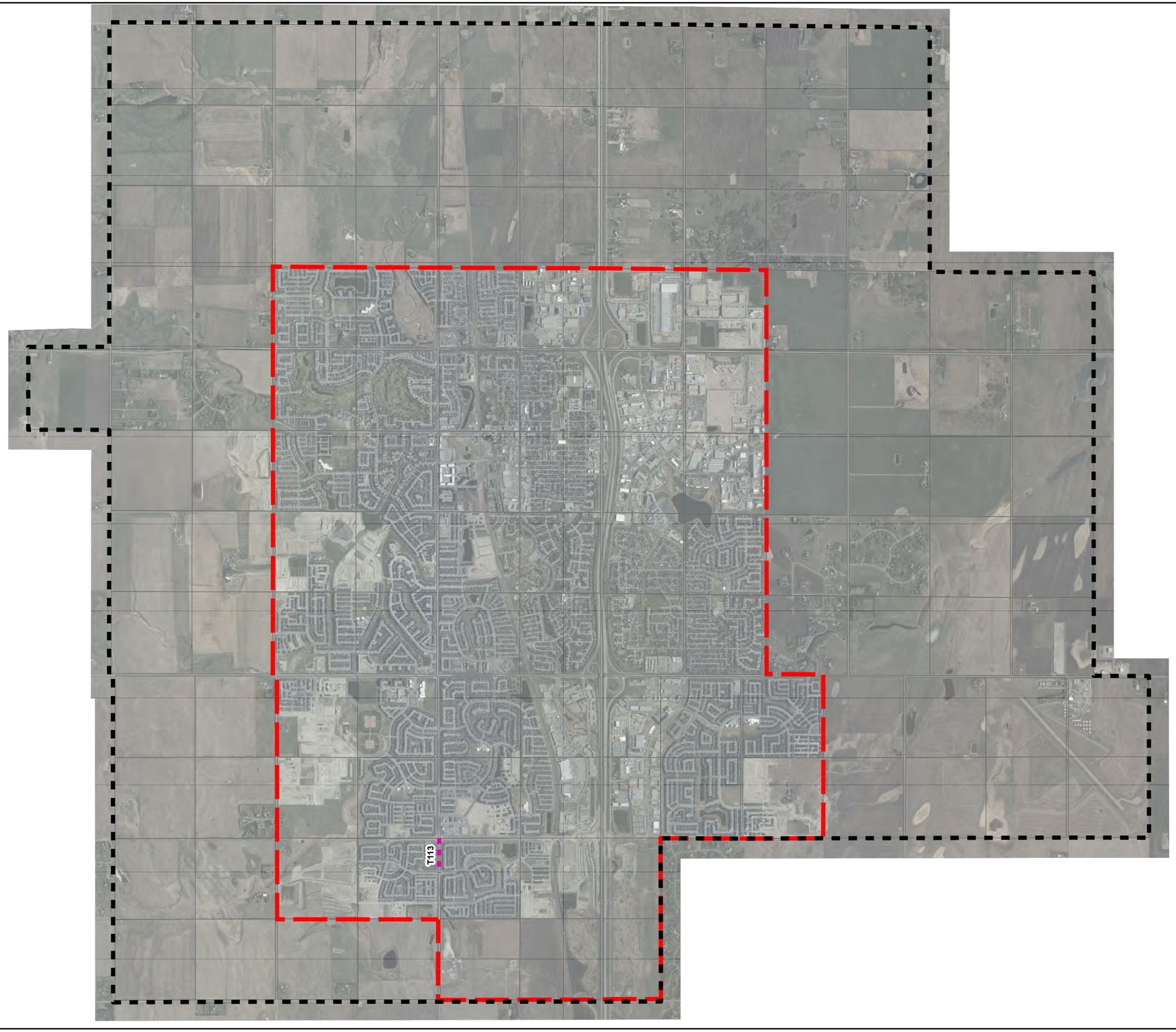
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,469,585
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,469,585
Levied Cost (Including Finance Factor)	$1,469,585
2040 Horizon (Including Finance Factor)	$364,474

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$234	$95



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T113
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Project T115: 24 Street SW – Sagewood Entrance to Yankee Valley Boulevard

Project Timeline: **2012**

Payment Type: **Levy**

Project Description

This project included upgrading 24th Street SW from Sagewood Entrance to Yankee Valley Blvd to 2 lanes urban.

Reference Documents

- Transportation Master Plan
- West Airdrie Community ASP
- Chinook Winds Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

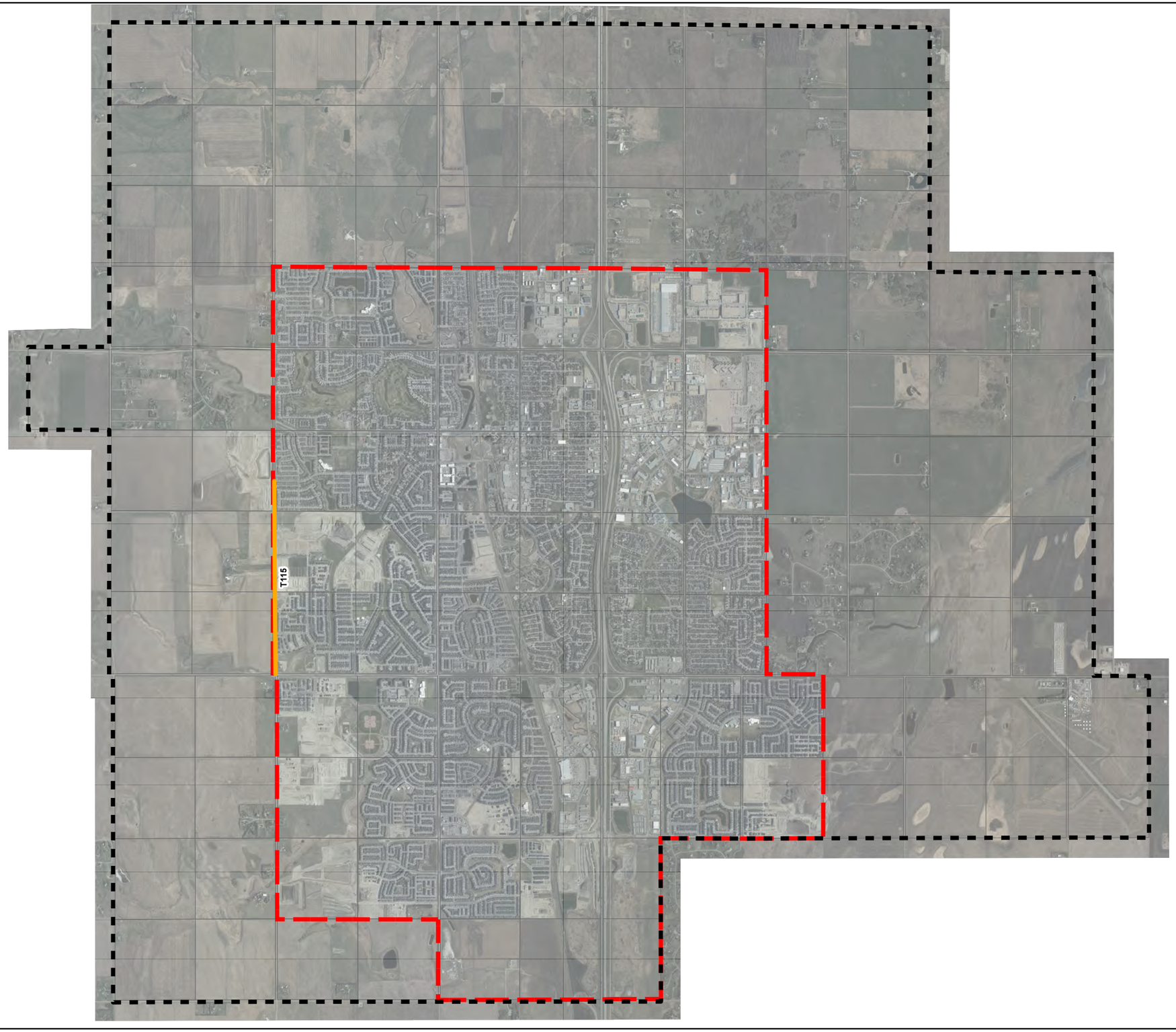
Project Costs

Item	Cost
Estimated Construction Cost[1]	$5,158,369
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$5,158,369
Levied Cost (Including Finance Factor)	$5,158,369
2040 Horizon (Including Finance Factor)	$1,279,336

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$821	$332



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T115
TRANSPORTATION INFRASTRUCTURE
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Project T116: Yankee Valley Boulevard SW – 8th Street to 24th Street

Project Timeline: **2016**

Payment Type: **Levy**

Project Description

This project included upgrading Yankee Valley Blvd SW from 8th Street to 24th Street to 4 lanes urban.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- West Airdrie Community ASP
- Chinook Winds Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

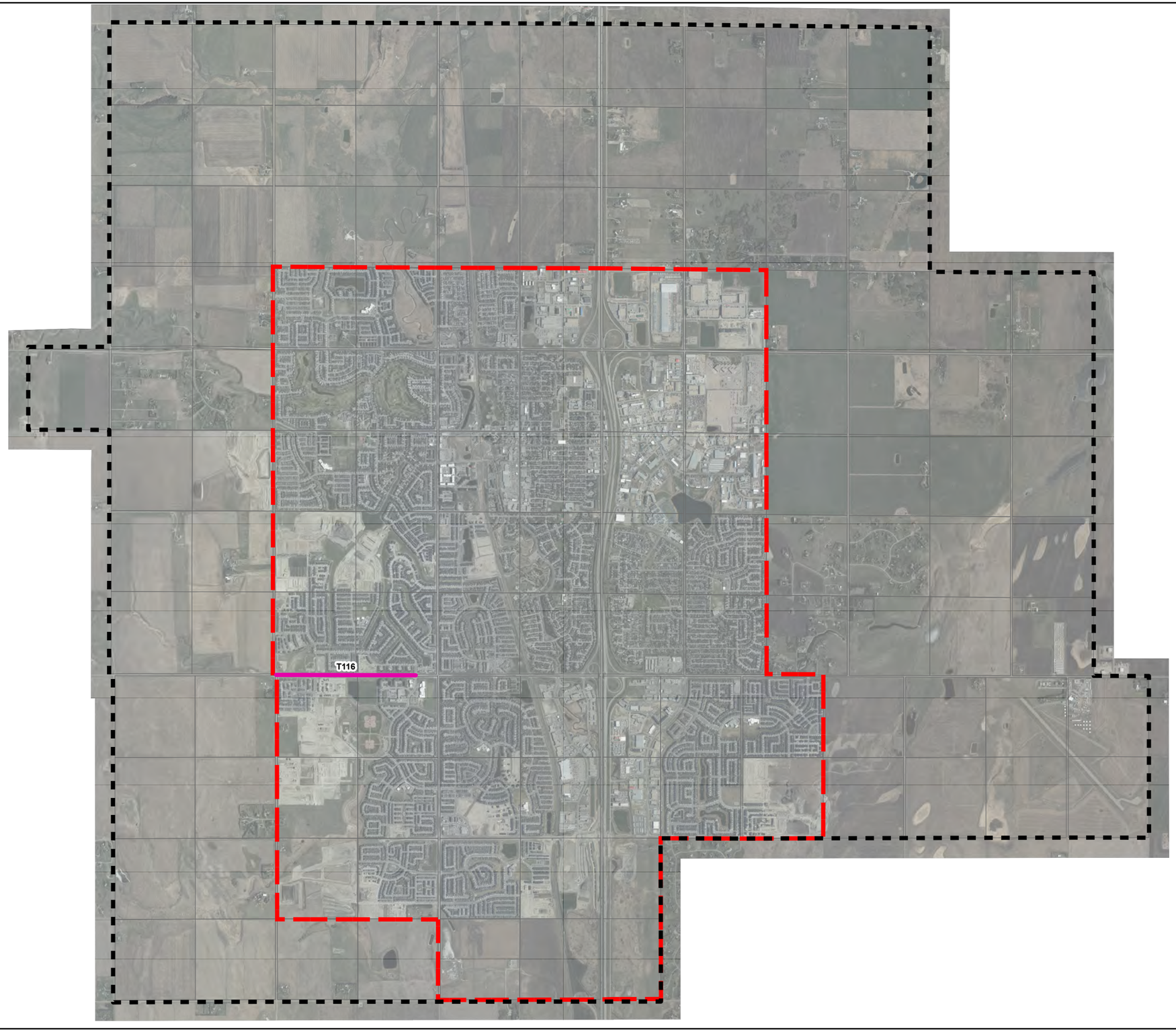
Project Costs

Item	Cost
Estimated Construction Cost[1]	$7,290,349
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$7,290,349
Levied Cost (Including Finance Factor)	$7,290,349
2040 Horizon (Including Finance Factor)	$1,808,093

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,161	$470



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T116
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Project T117: 40 Avenue SW – 8th Street to Windsong Blvd

Project Timeline: **2013**

Payment Type: **Levy**

Project Description

This project included construction of 2 lanes urban road on 40 Ave SW from 8th St to Windsong Blvd.

Reference Documents

- Transportation Master Plan
- Chinook Winds Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

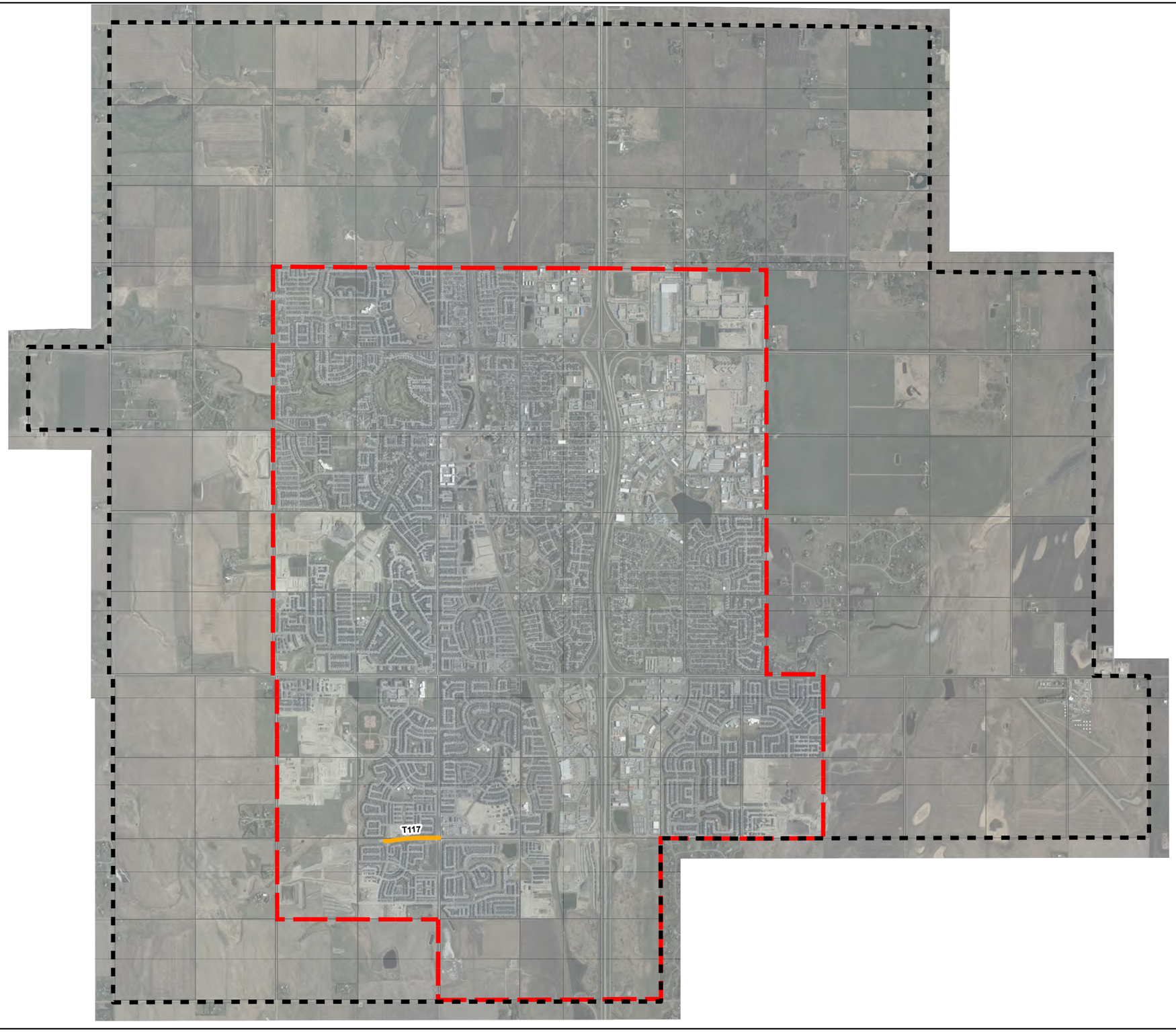
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,033,681
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,033,681
Levied Cost (Including Finance Factor)	$4,033,681
2040 Horizon (Including Finance Factor)	$1,000,401

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$642	$260



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T117
TRANSPORTATION INFRASTRUCTURE
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Project T118: 24 Street SW – Yankee Valley Blvd. to Creekstone Drive

Project Timeline: **2022**

Payment Type: **Levy**

Project Description

This project included upgrading 24th Street SW from Yankee Valley Blvd to Creekstone Drive to 2 lanes urban.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- Chinook Winds Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

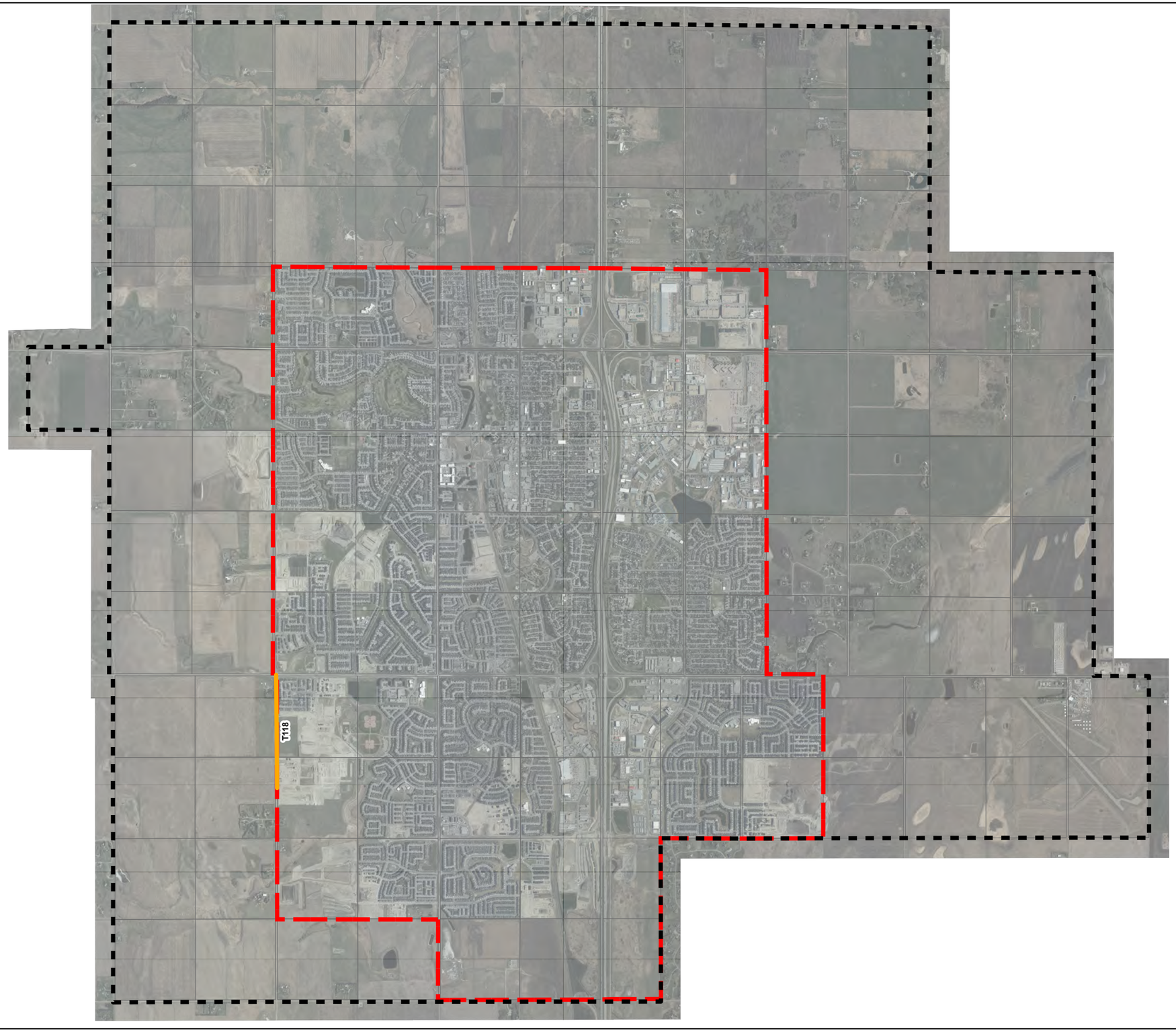
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,999,861
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,999,861
Levied Cost (Including Finance Factor)	$3,999,861
2040 Horizon (Including Finance Factor)	$992,013

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$637	$258



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T118
TRANSPORTATION INFRASTRUCTURE
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Project T120: 40 Avenue SW – Windsong Blvd to Bridge Structure Over Creek

Project Timeline: **2023**

Payment Type: **Levy**

Project Description

This project included construction of 2 lanes urban road on 40 Ave SW from Windsong Blvd to bridge structure over creek.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- Chinook Winds Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

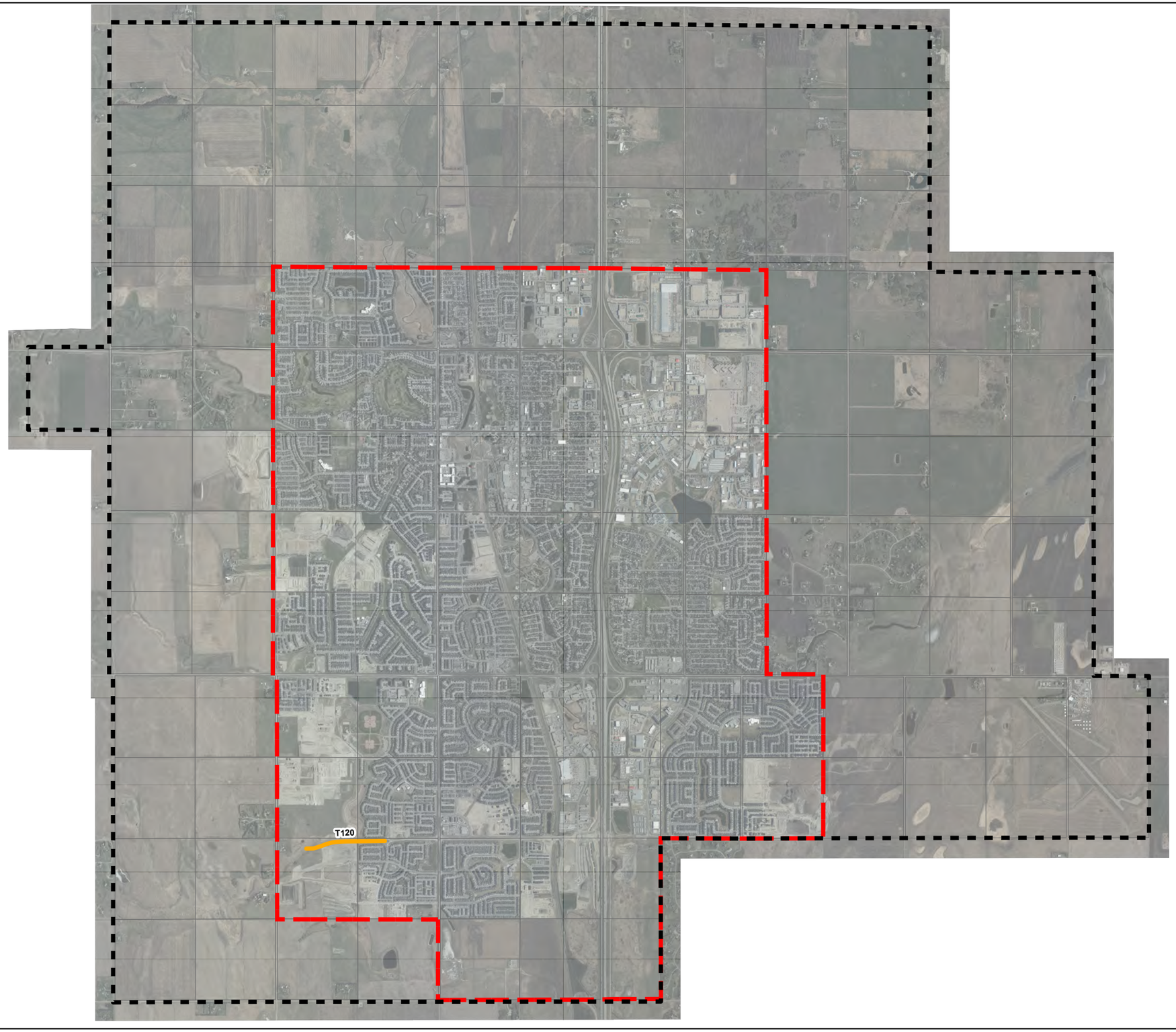
Project Costs

Item	Cost
Estimated Construction Cost[1]	$5,430,674
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$5,430,674
Levied Cost (Including Finance Factor)	$5,430,674
2040 Horizon (Including Finance Factor)	$1,346,871

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$865	$350



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T120
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Project T123: 8 Street SW – Yankee Valley Blvd to Hillcrest Way

Project Timeline: **2016**

Payment Type: **Levy**

Project Description

This project included upgrading 8th Street SW from Yankee Valley Blvd to Hillcrest Way to 4 lanes urban.

Reference Documents

- Transportation Master Plan
- South Airdrie Community ASP

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

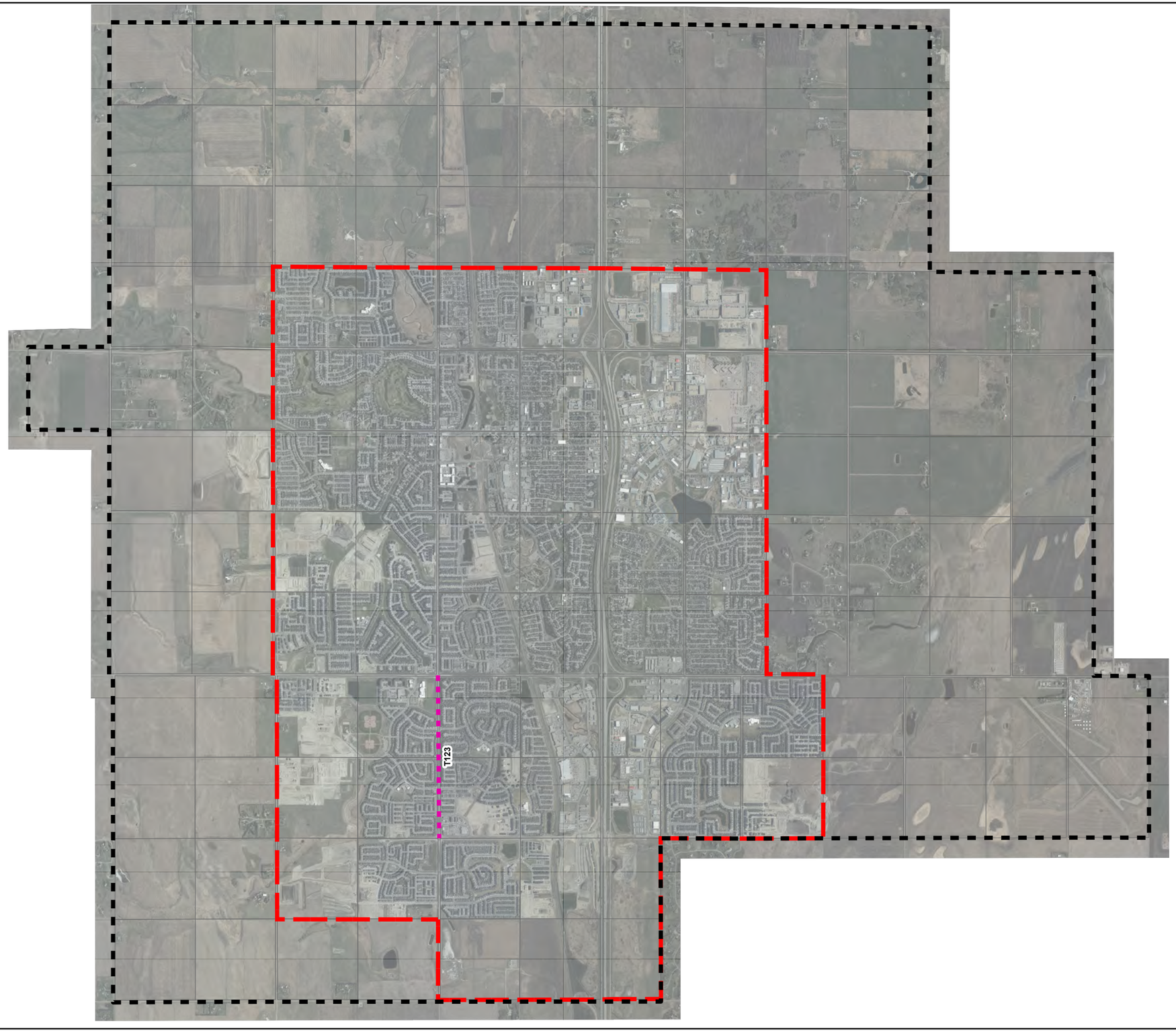
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,547,775
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,547,775
Levied Cost (Including Finance Factor)	$3,547,775
2040 Horizon (Including Finance Factor)	$879,890

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$565	$229



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T123
TRANSPORTATION INFRASTRUCTURE
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Project T124: Sharp Hill Way SE – Hwy 2 to King's Height Way

Project Timeline: **2009**

Payment Type: **Levy**

Project Description

This project included construction of 2 lanes urban road on Sharp Hill Way SE from Highway 2 to King's Height Way.

Reference Documents

- Transportation Master Plan

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

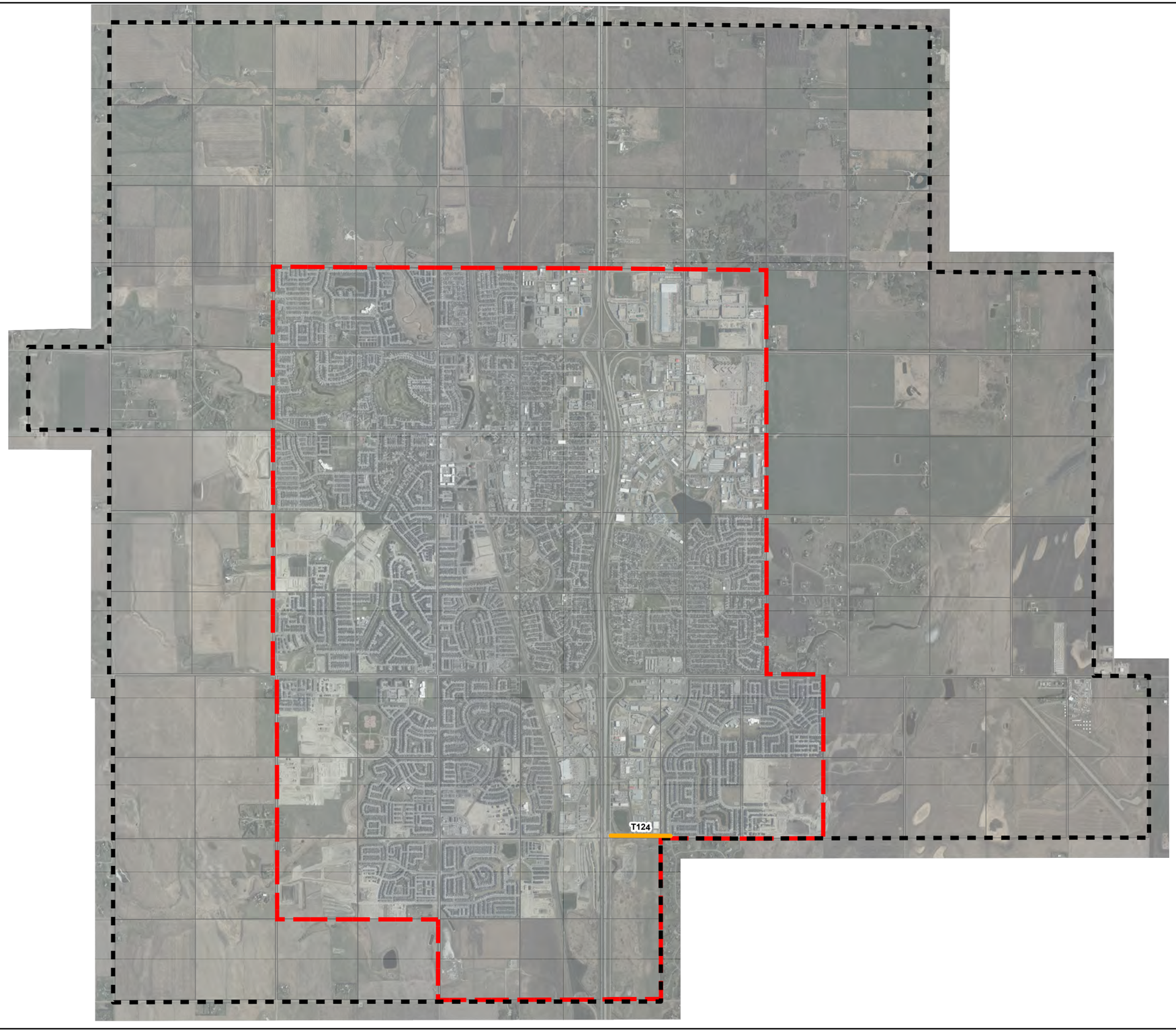
Project Costs

Item	Cost
Estimated Construction Cost[1]	$292,333
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$292,333
Levied Cost (Including Finance Factor)	$292,333
2040 Horizon (Including Finance Factor)	$72,502

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$47	$19



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T124
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Project T125: 40 Avenue SE – Kingsview Blvd to Highview Gate

Project Timeline: **2017**

Payment Type: **Levy**

Project Description

This project included construction of 2 lanes urban road on 40 Avenue SE from Kingsview Blvd to Highview Gate.

Reference Documents

- Transportation Master Plan

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

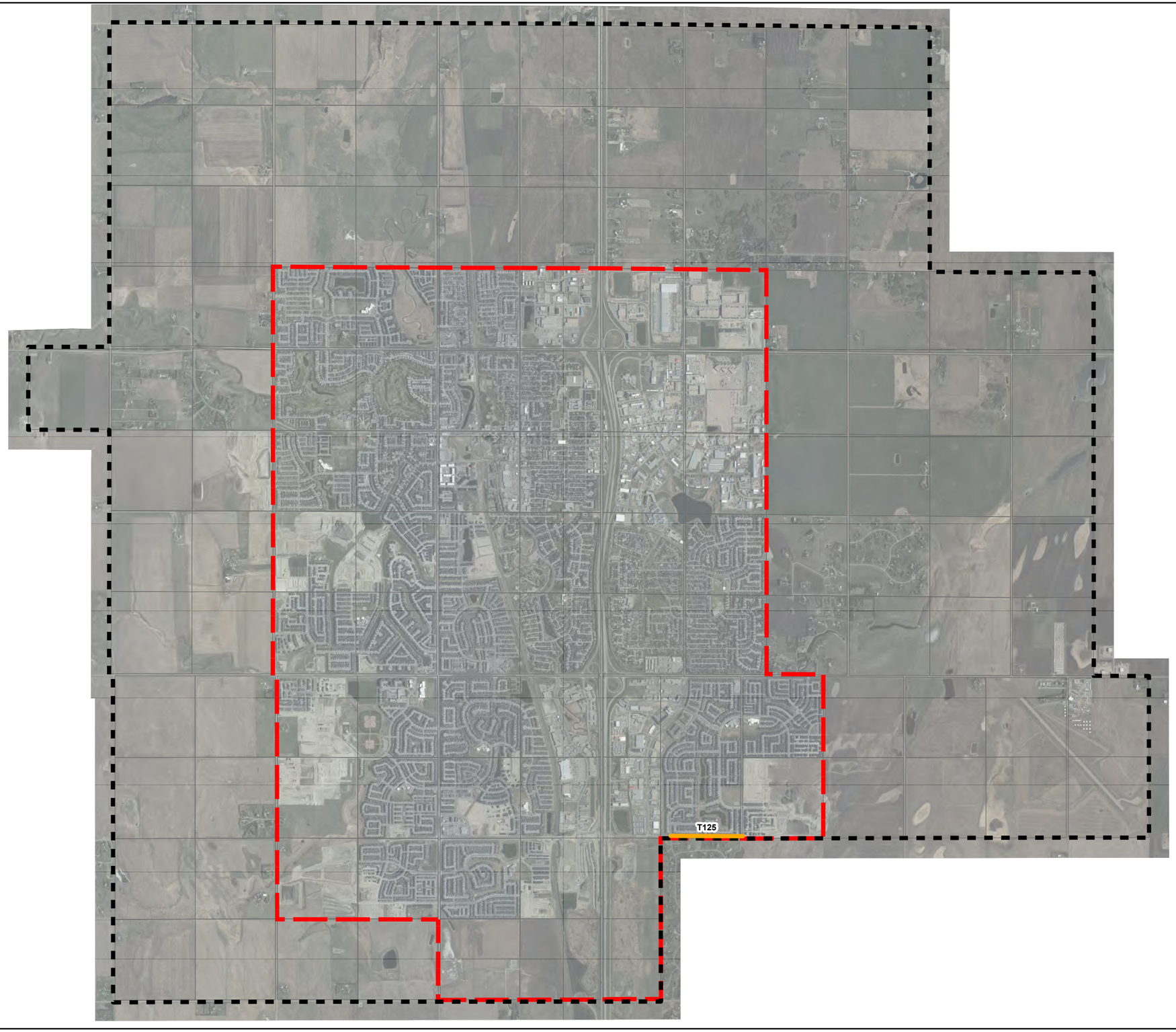
Project Costs

Item	Cost
Estimated Construction Cost[1]	$9,849,212
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$9,849,212
Levied Cost (Including Finance Factor)	$9,849,212
2040 Horizon (Including Finance Factor)	$2,442,721

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,568	$635



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T125
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Project T127: 40 Avenue SW Upgrade

Project Timeline: **2022**

Payment Type: **Levy**

Project Description

This project included upgrading 40 Avenue SW from 8th Street to Reynolds Gate to 4 lanes urban.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- The 140K Plan: 2020 Transportation Master Plan Update (Stantec, 2020)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

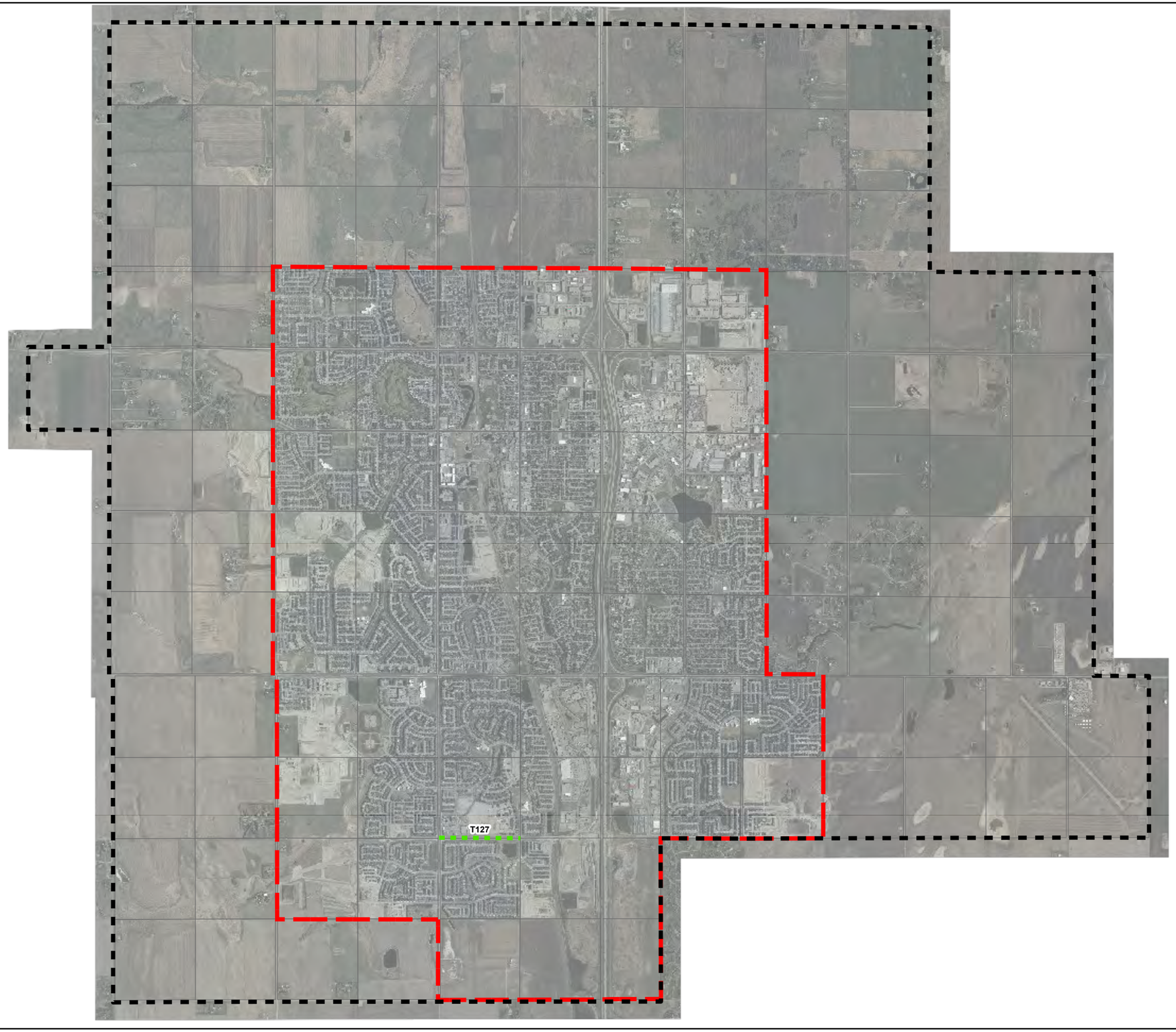
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,002,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,002,000
Levied Cost (Including Finance Factor)	$4,002,000
2040 Horizon (Including Finance Factor)	$992,543

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$637	$258



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T127
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

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Project TA : 40 Avenue Interchange

Project Timeline: **2024**

Payment Type: **Levy**

Project Description

This project included the 40 Avenue Interchange at Highway 2 to allow for southbound movements and pedestrian access.

Reference Documents

- Connecting Airdrie: Transportation Master Plan (HDR, 2014)
- The 140K Plan: 2020 Transportation Master Plan Update (Stantec, 2020)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

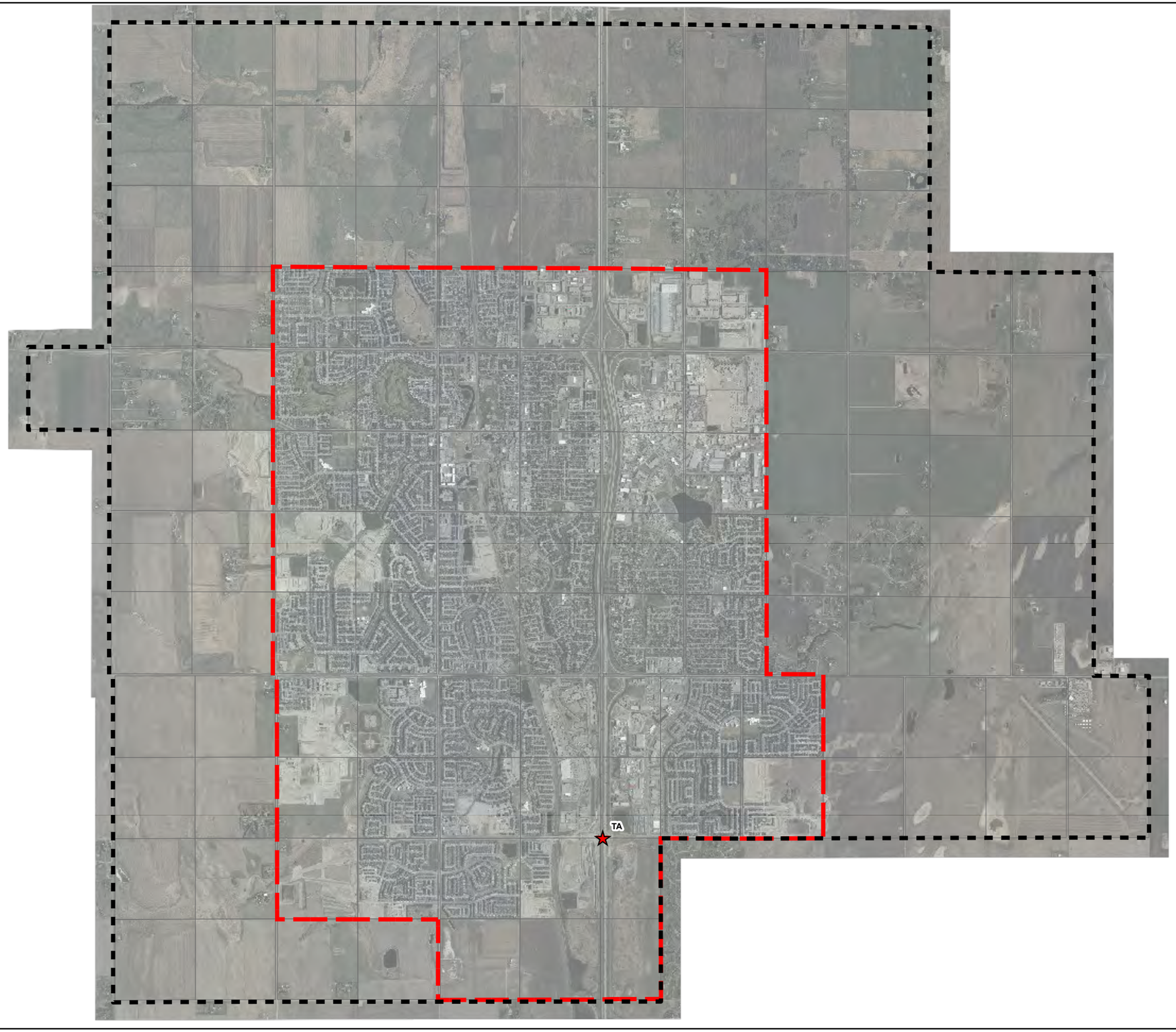
Project Costs

Item	Cost
Estimated Construction Cost[1]	$60,978,434
Developer Build Contribution	
City Contribution	$19,999,879
Leviable Project Cost (Inflated)	$40,978,555
Levied Cost (Including Finance Factor)	$40,978,555
2040 Horizon (Including Finance Factor)	$10,163,166

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$6,526	$2,641



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT TA
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T1: 40 Avenue SW – Southwind Blvd SW to 24 Street SW

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes construction of a new 2 lanes urban (including the dual lane roundabout at Cobblestone Blvd SW) on 40 Avenue SW from Southwind Blvd SW to 24 Street SW.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

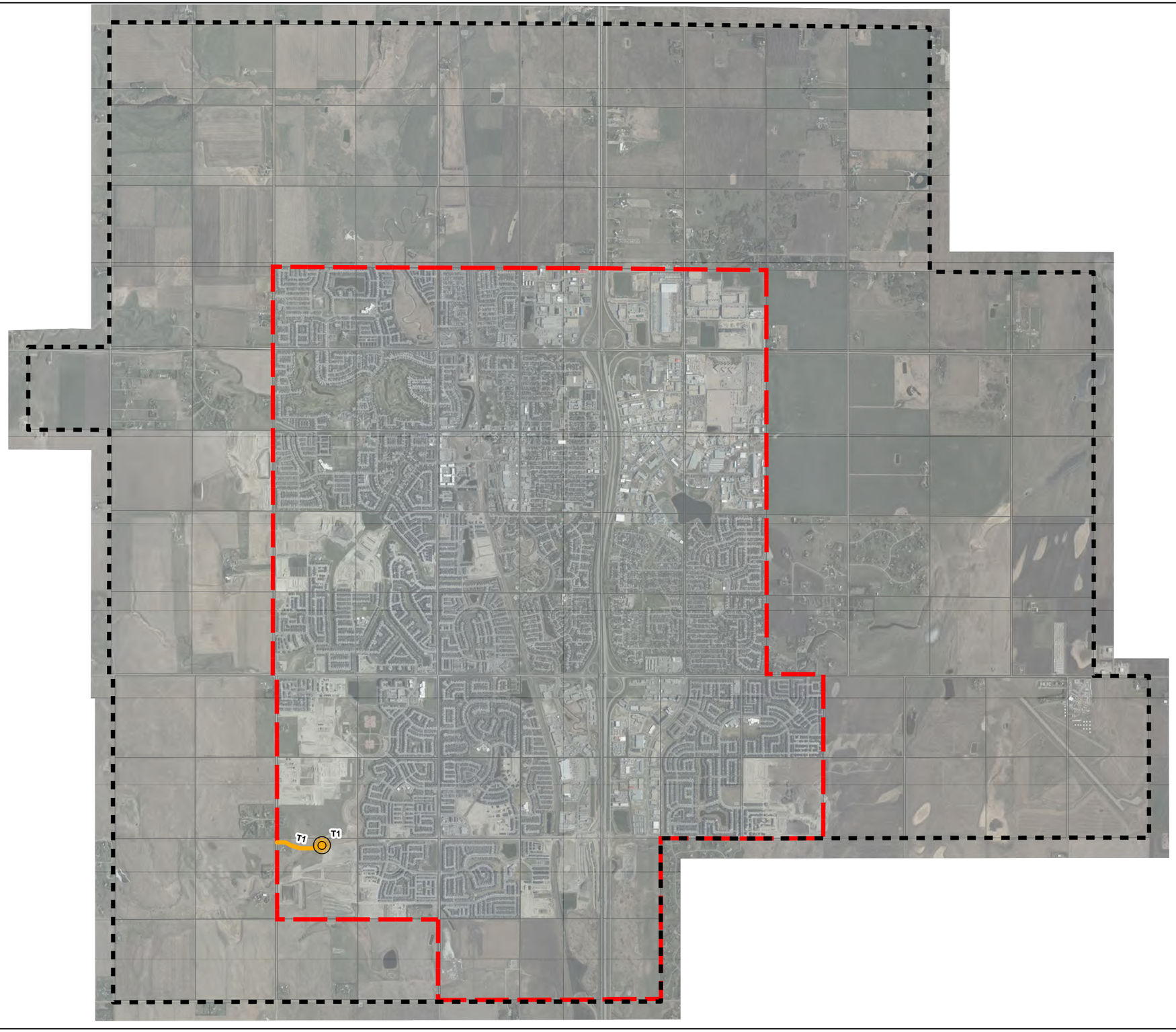
Project Costs

Item	Cost
Estimated Construction Cost[1]	$8,420,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$9,761,088
Levied Cost (Including Finance Factor)	$13,074,954
2040 Horizon (Including Finance Factor)	$3,242,743

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,082	$843



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T1
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T2: 40 Avenue SW – Windsong Blvd SW to 8 Street

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes road widening from 2 lanes to 4 lanes on 40 Avenue SW from Windsong Blvd SW to 8 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

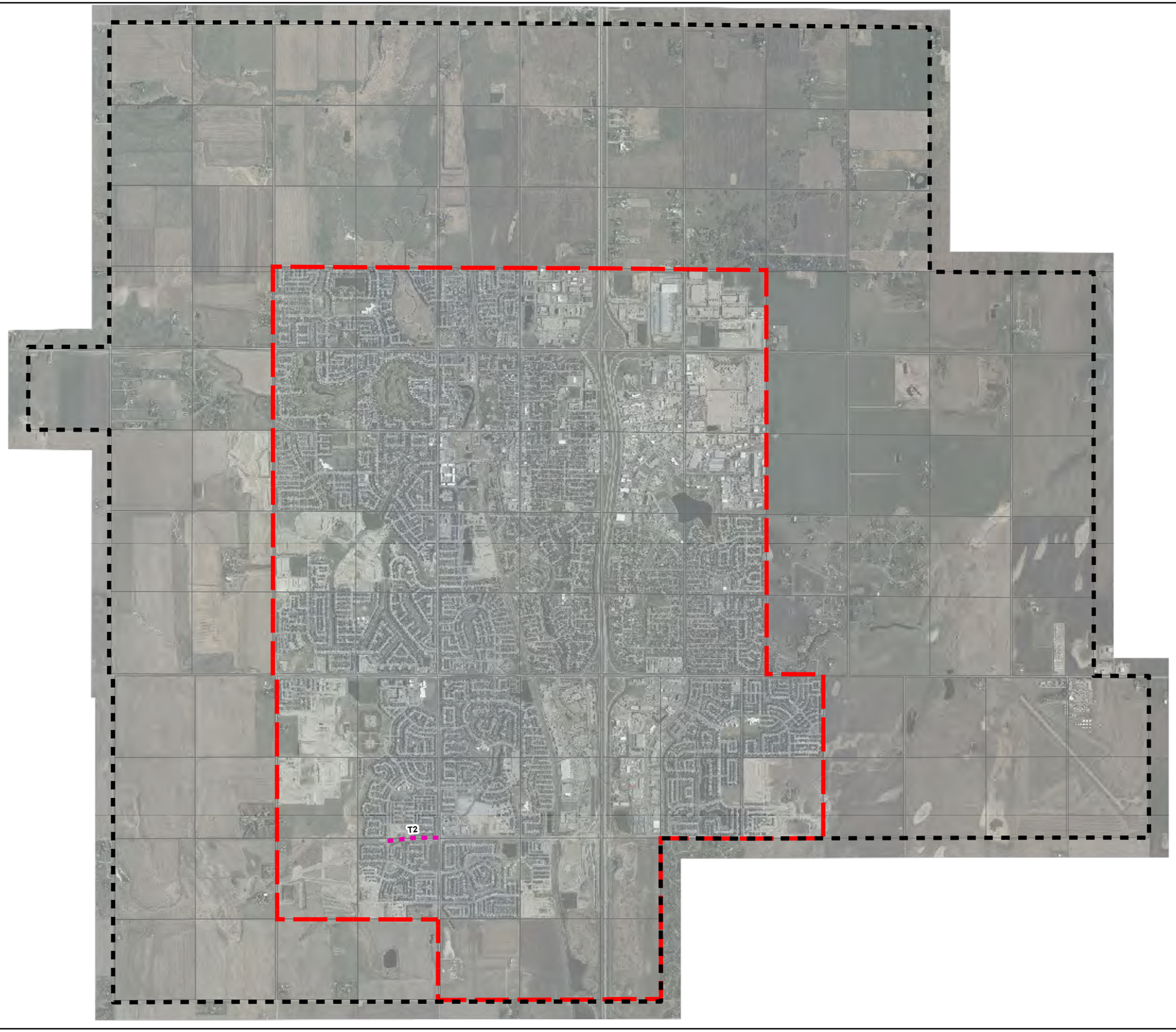
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,404,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,627,621
Levied Cost (Including Finance Factor)	$2,180,194
2040 Horizon (Including Finance Factor)	$540,714

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$347	$141



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T2
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Date: 6/6/2025 Document: Z:\Shared\GIS\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet.aprx

Project T3: 40 Avenue SE – Highview Gate SE to East of Lanark Gate SE

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes construction of a new 2 lanes urban road on 40 Avenue SE from Highview Gate SE to East of Lanark Gate SE.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

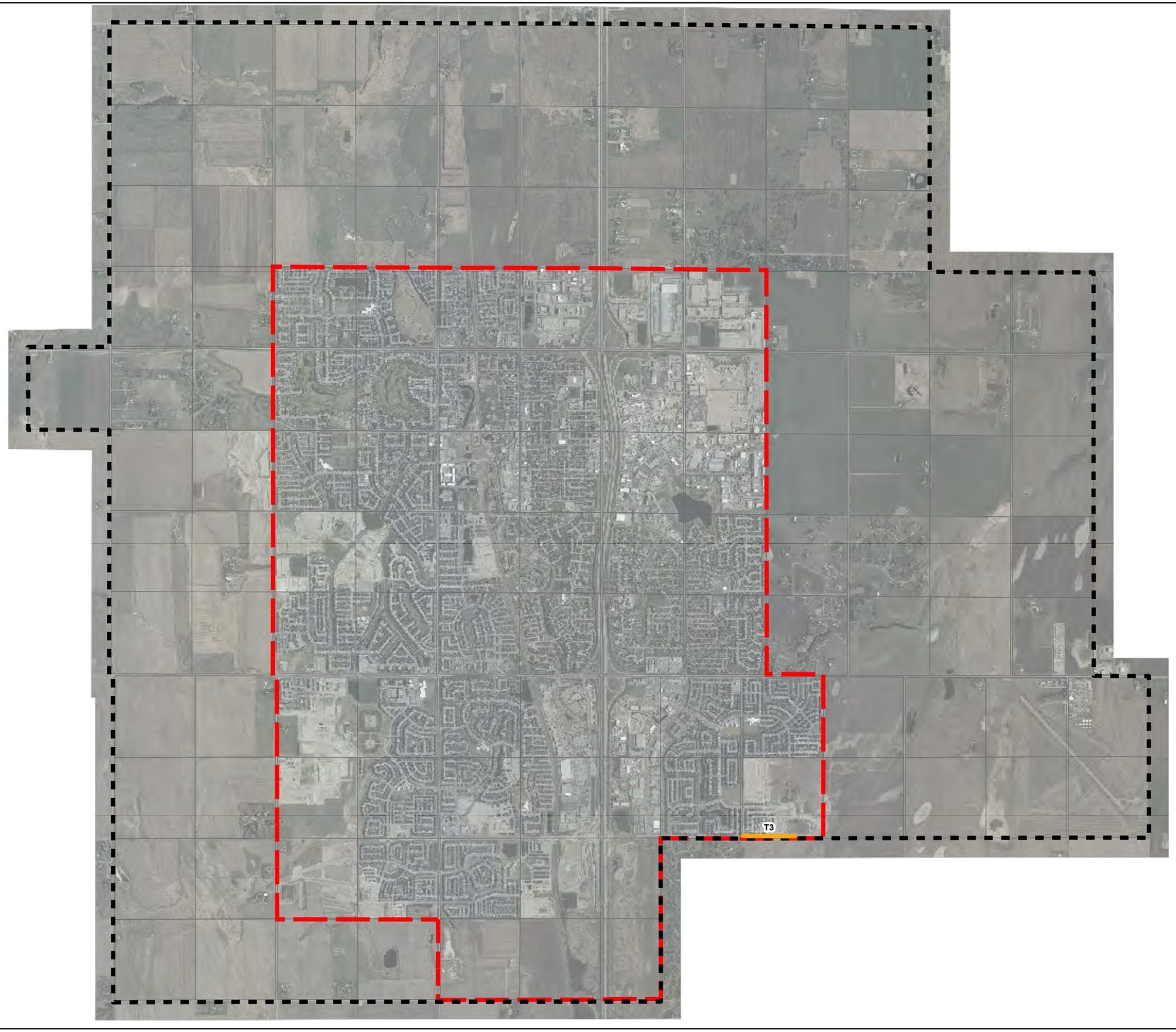
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,420,269
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,646,481
Levied Cost (Including Finance Factor)	$2,205,458
2040 Horizon (Including Finance Factor)	$546,980

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$351	$142



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T3
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T4: 56 Avenue SW (TWP Rd 264 SW) - 8 Street to CPKC Rails

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes paving 2 lanes on 56 Avenue SW (TWP Rd 264 SW) from 8 Street to the CPKC railway track.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

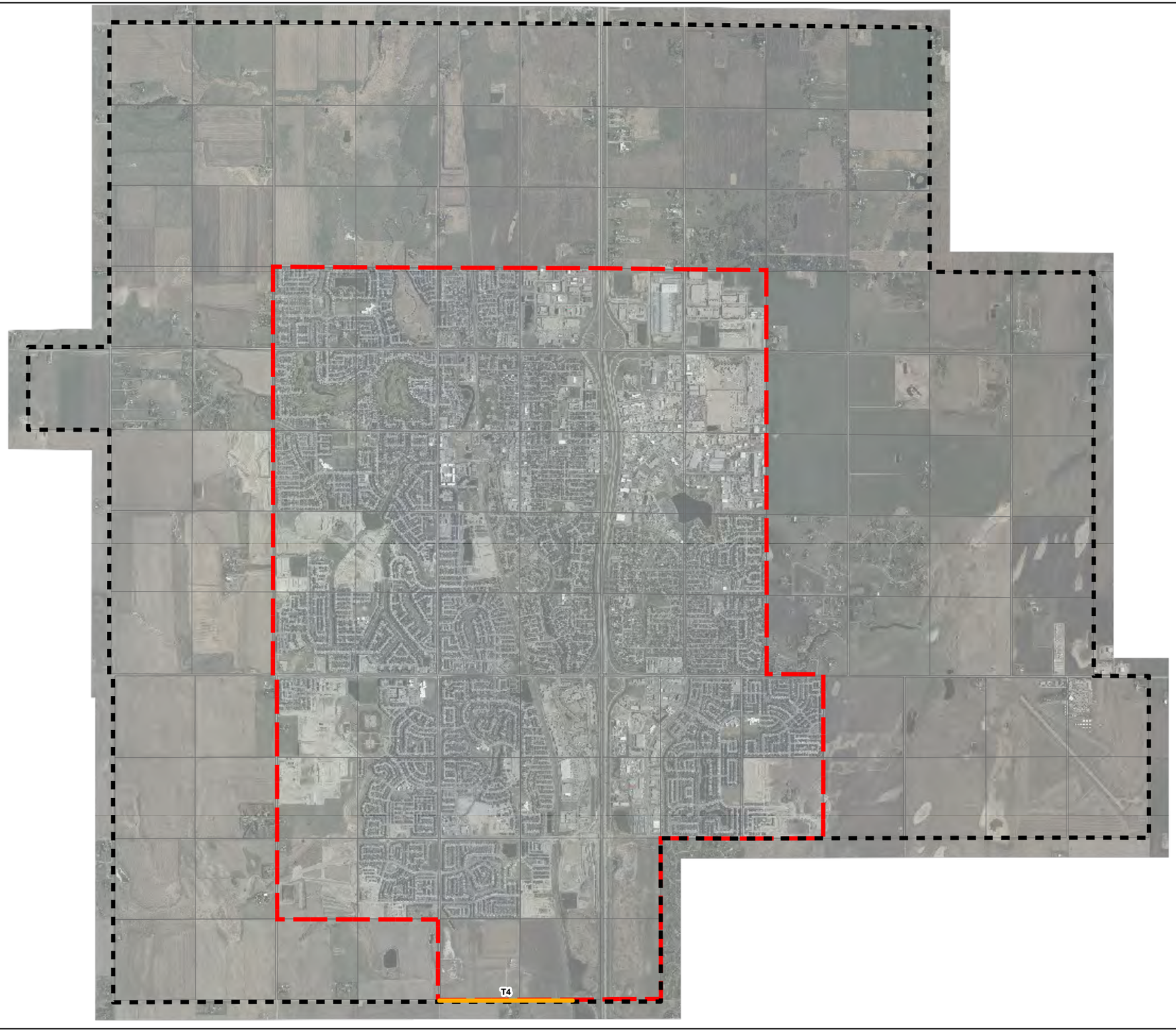
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,480,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$5,193,548
Levied Cost (Including Finance Factor)	$6,956,745
2040 Horizon (Including Finance Factor)	$1,725,355

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,108	$448



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T4
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Date: 6/6/2025 Document: Z:\Shared\GIS\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet.aprx

Project T5: 24 Street SW – South of Cobblestone Gate to 56 Avenue

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes paving 2 lanes on 24 Street SW from south of Cobblestone Gate (approximately 400 m north of 40 Avenue) to 56 Avenue.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

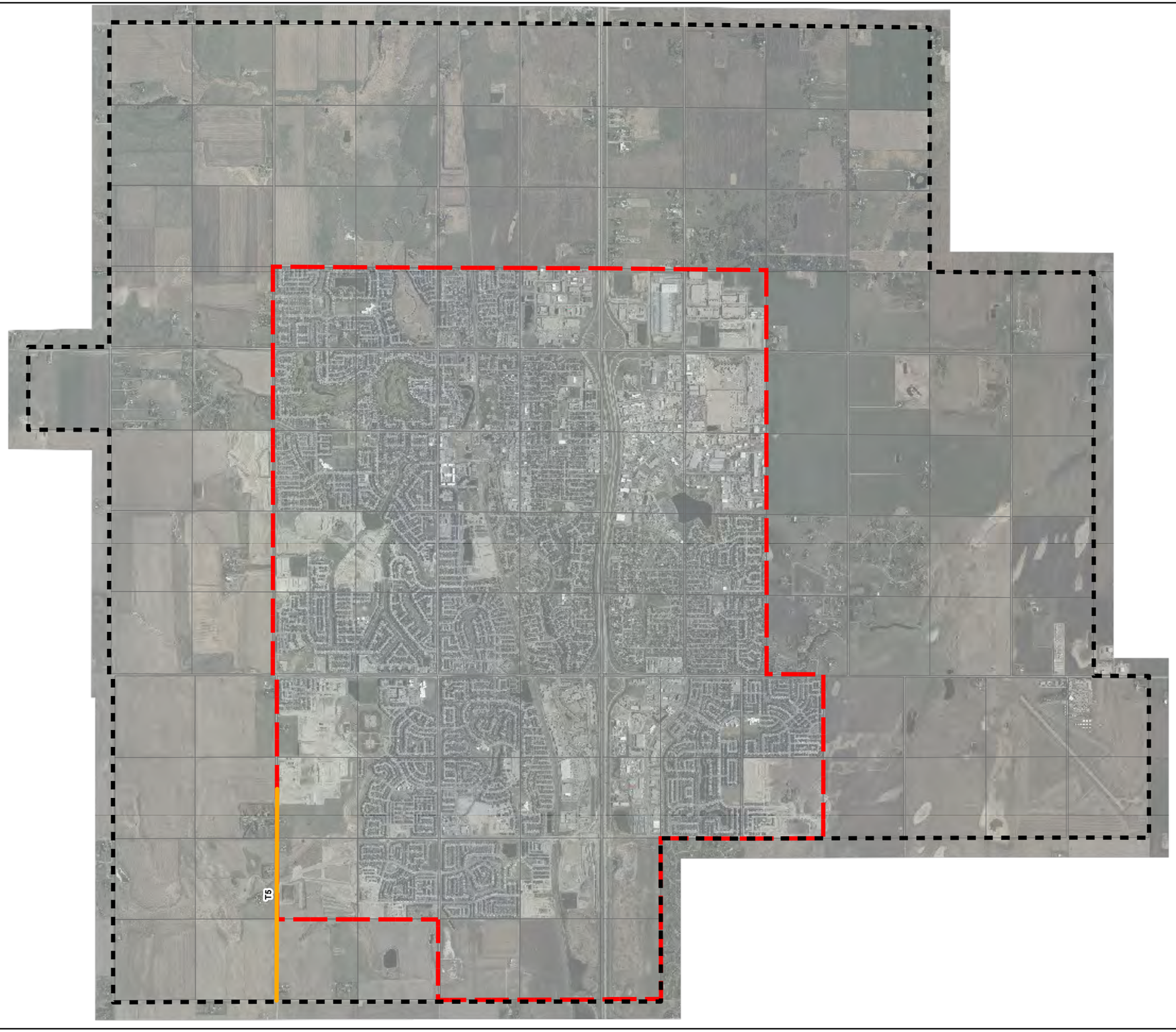
Project Costs

Item	Cost
Estimated Construction Cost[1]	$12,999,069
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$15,069,483
Levied Cost (Including Finance Factor)	$20,185,538
2040 Horizon (Including Finance Factor)	$5,006,252

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,214	$1,301



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T5
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T6: 8 Street SW – Hillcrest Way SW to 56 Avenue

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes upgrading 8 Street SW from Hillcrest Way SW to 56 Avenue from 2 lanes to 4 lanes.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

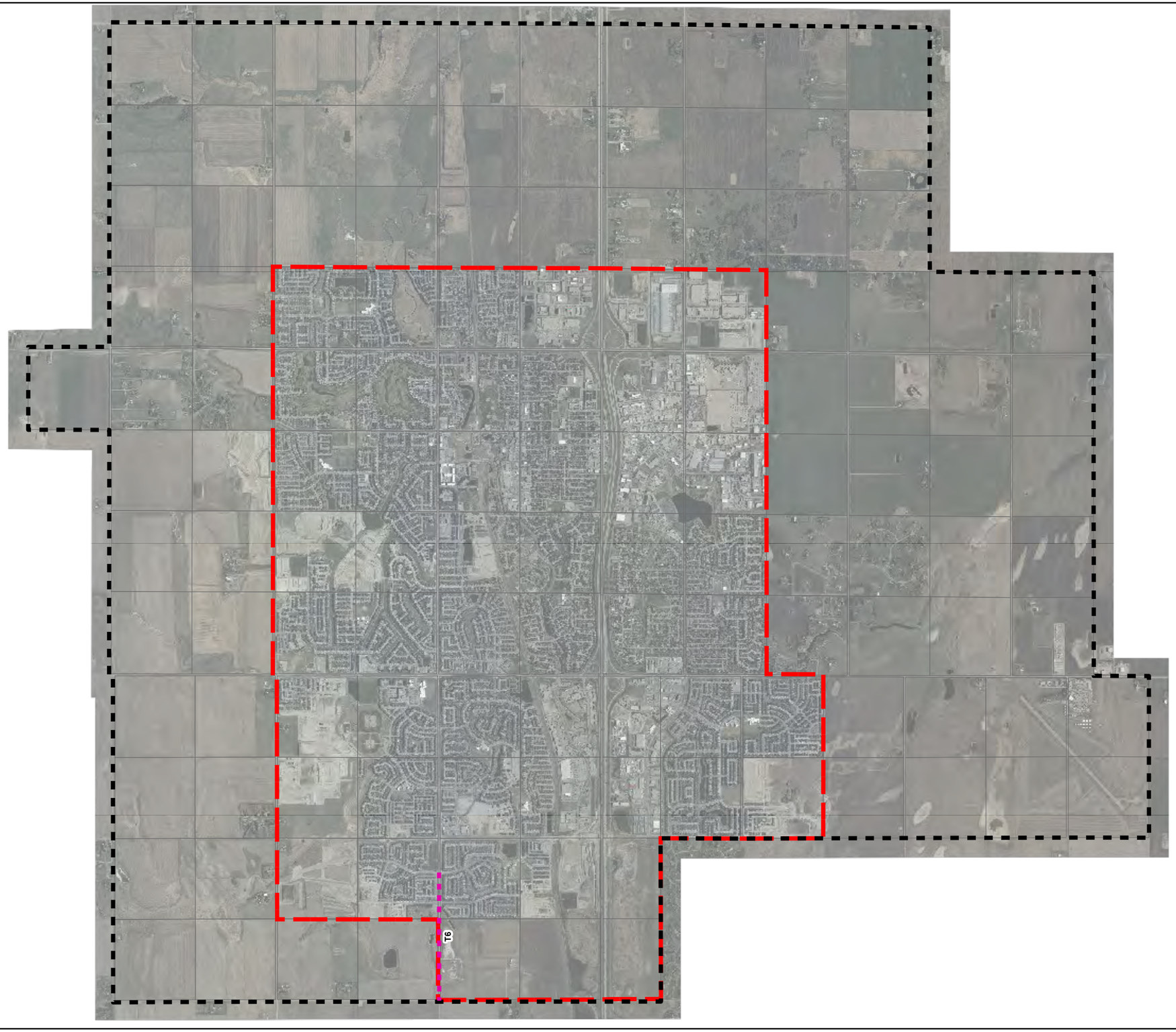
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,050,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,695,060
Levied Cost (Including Finance Factor)	$6,289,022
2040 Horizon (Including Finance Factor)	$1,559,752

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,002	$405



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T6
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T7: Kingsview Boulevard SE Extension

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes construction of new 2 lanes road on Kingsview Blvd from 40 Avenue to 56 Avenue.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

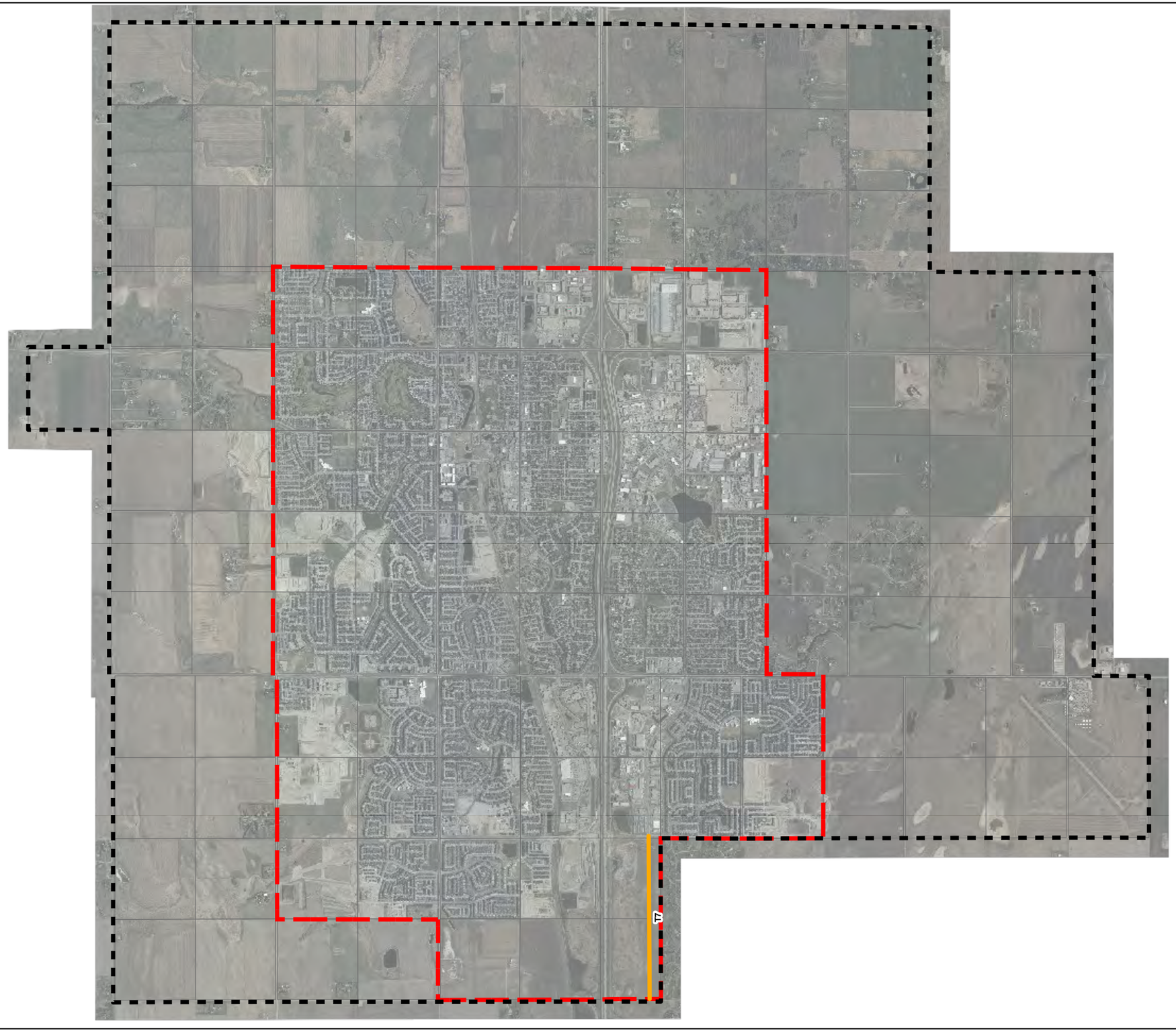
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,930,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$8,033,769
Levied Cost (Including Finance Factor)	$10,761,215
2040 Horizon (Including Finance Factor)	$2,668,908

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,714	$694



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T7
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T8: Veterans Boulevard NW at Main Street Intersection

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes adding third WBT lane, dual EB, WB and NB left turns (refer to the Veterans Blvd FPS for details) at the intersection of Veterans Blvd and Main Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

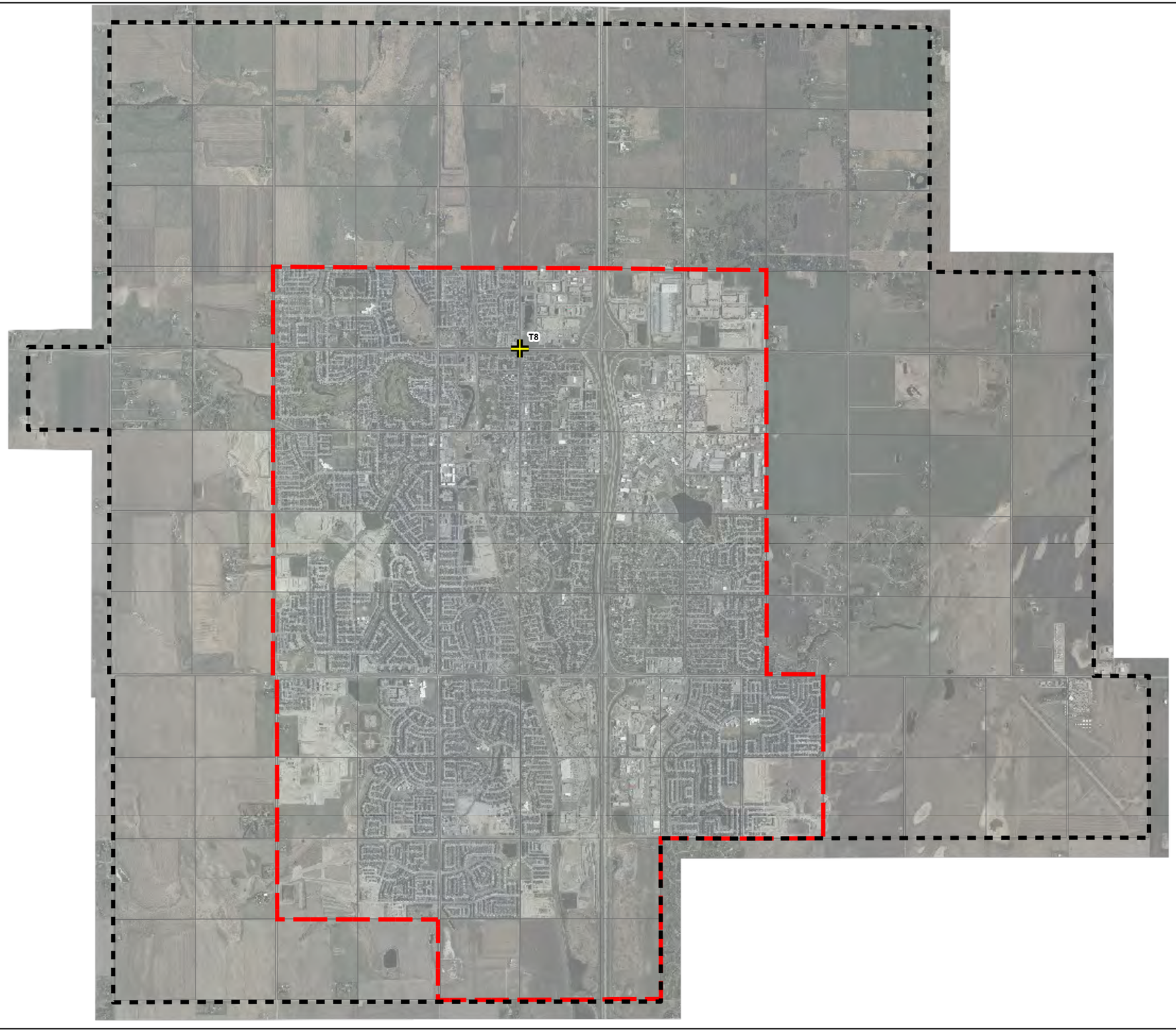
Project Costs

Item	Cost
Estimated Construction Cost[1]	$12,760,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$14,792,337
Levied Cost (Including Finance Factor)	$19,814,301
2040 Horizon (Including Finance Factor)	$4,914,181

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,155	$1,277



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T8
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T9: Veterans Boulevard NW – At 8 St Intersection

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes adding dual WB left turns (refer to the Veterans Blvd FPS for details) at the intersection of Veterans Blvd and 8 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

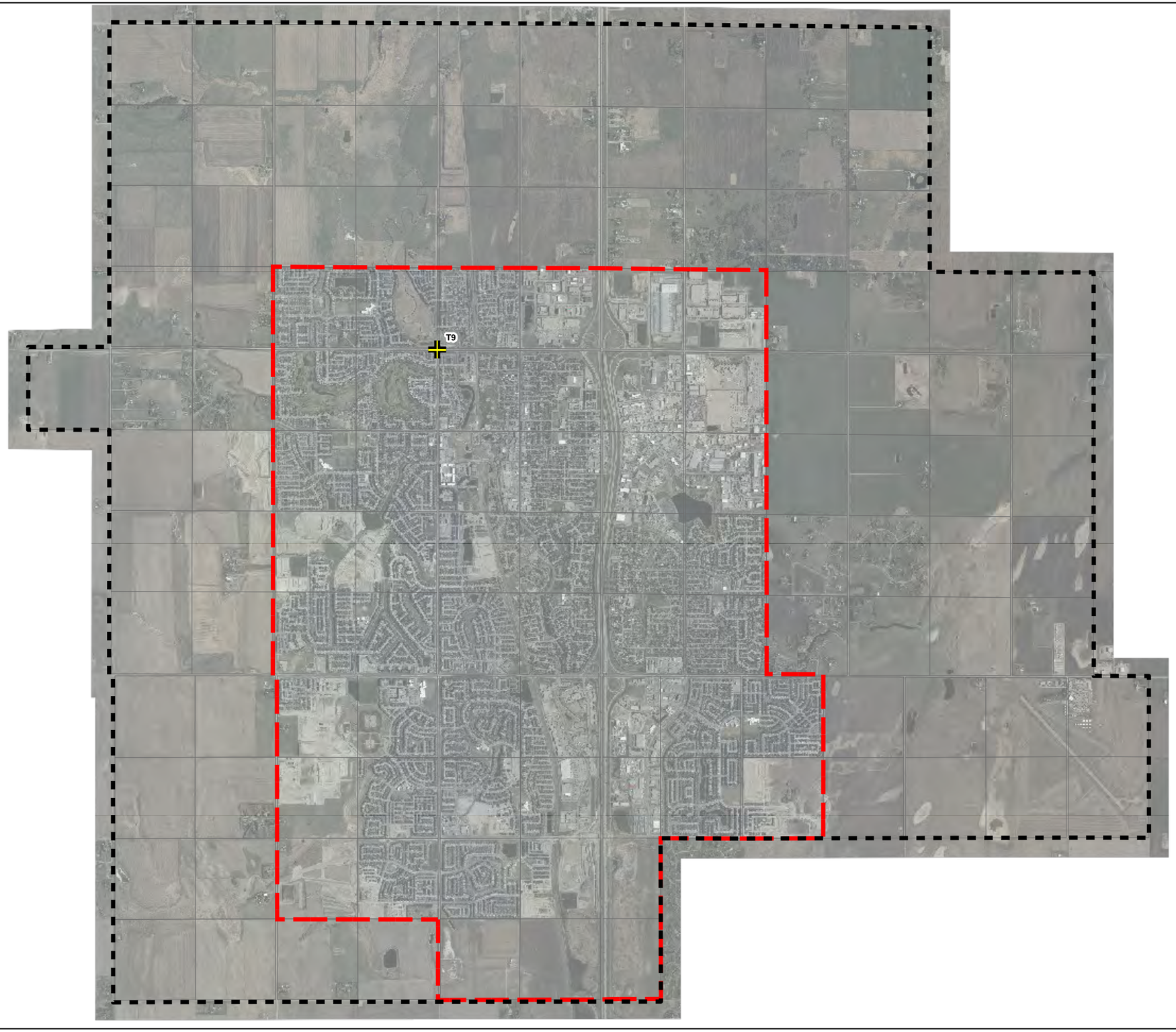
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,640,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,060,484
Levied Cost (Including Finance Factor)	$4,099,511
2040 Horizon (Including Finance Factor)	$1,016,727

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$653	$264



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T9
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T10: Veterans Boulevard NE – Hamilton Boulevard / East Lake Boulevard to west of Highland Park Boulevard

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes widening the westbound from 2 lanes to 3 lanes on Hamilton Blvd/East Lake Blvd to west of Highland Park Blvd.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

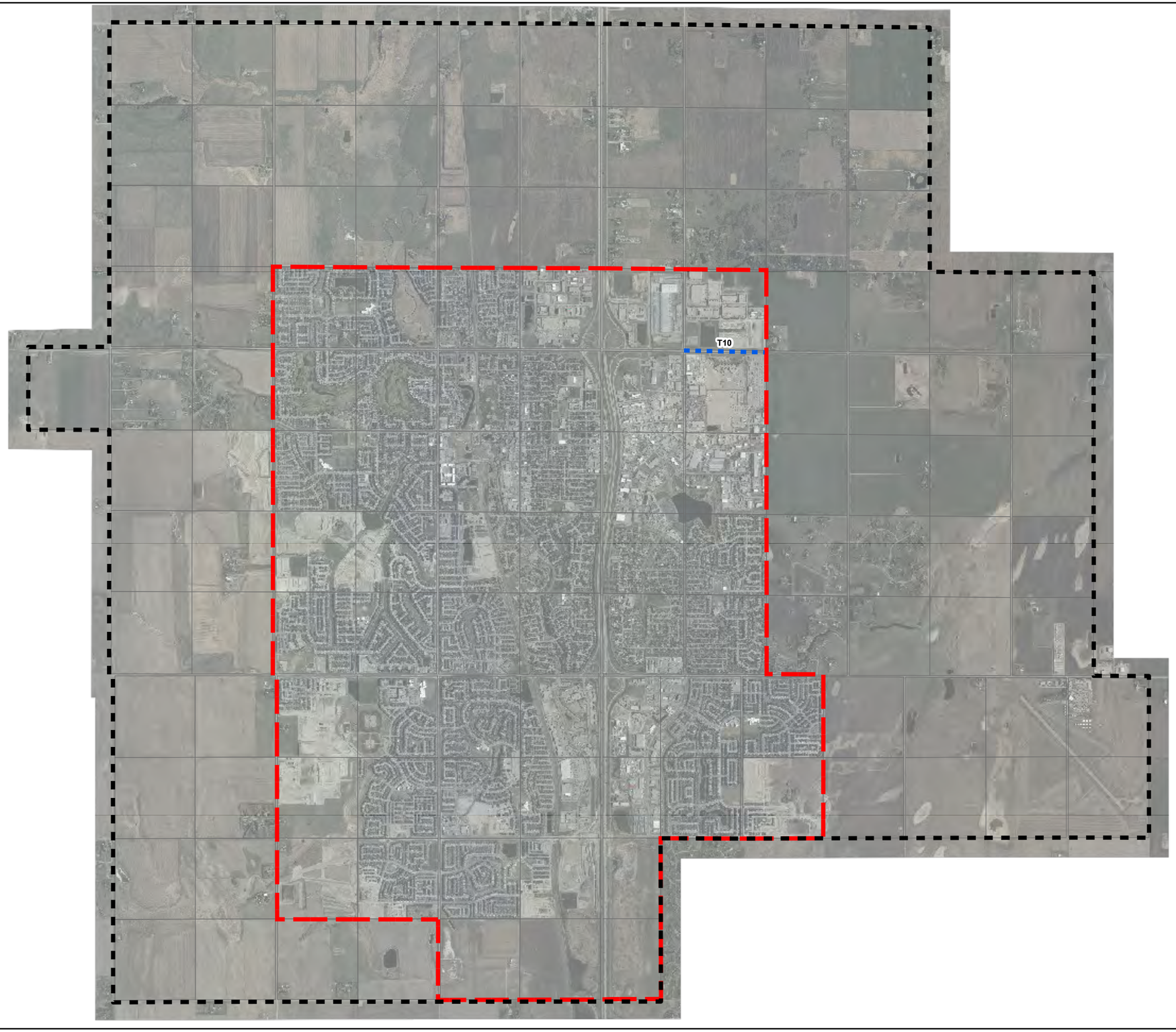
Project Costs

Item	Cost
Estimated Construction Cost[1]	$810,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$939,012
Levied Cost (Including Finance Factor)	$1,257,804
2040 Horizon (Including Finance Factor)	$311,950

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$200	$81



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T10
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T11: Veterans Boulevard NE – At Highland Park Gate NE/East Lake Rd NE

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes implementing signalization and urbanize intersection on Veterans Blvd at Highland Park Gate NE/East Lake Rd NE.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

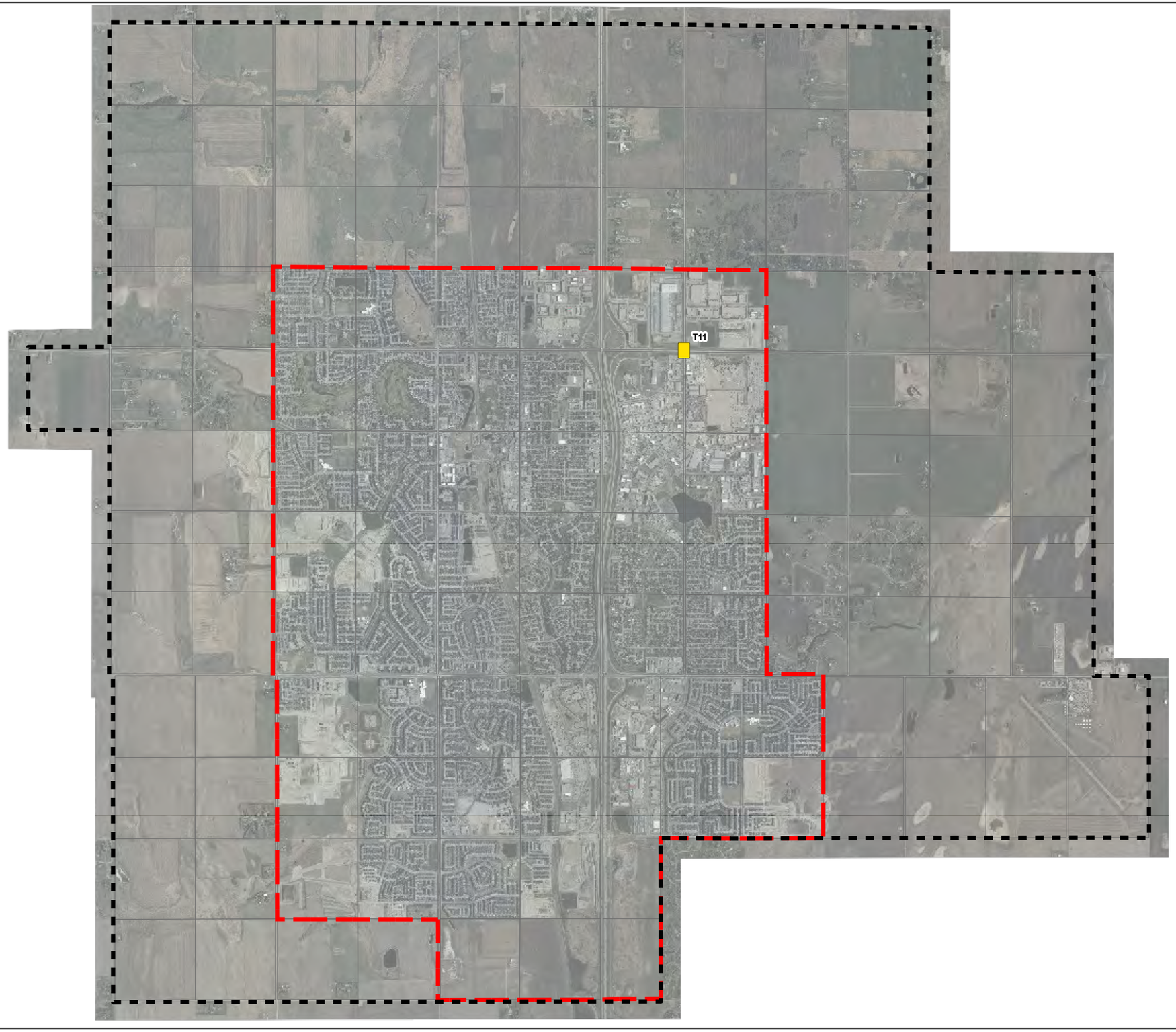
Project Costs

Item	Cost
Estimated Construction Cost[1]	$875,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,014,365
Levied Cost (Including Finance Factor)	$1,358,739
2040 Horizon (Including Finance Factor)	$336,983

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$216	$88



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T11
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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Project T12: Yankee Valley Boulevard SW – At Main Street Intersection

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes adding a third WBT lane (Taper back to 2 lanes after the intersection) at the intersection of Yankee Valley Blvd SW and Main Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

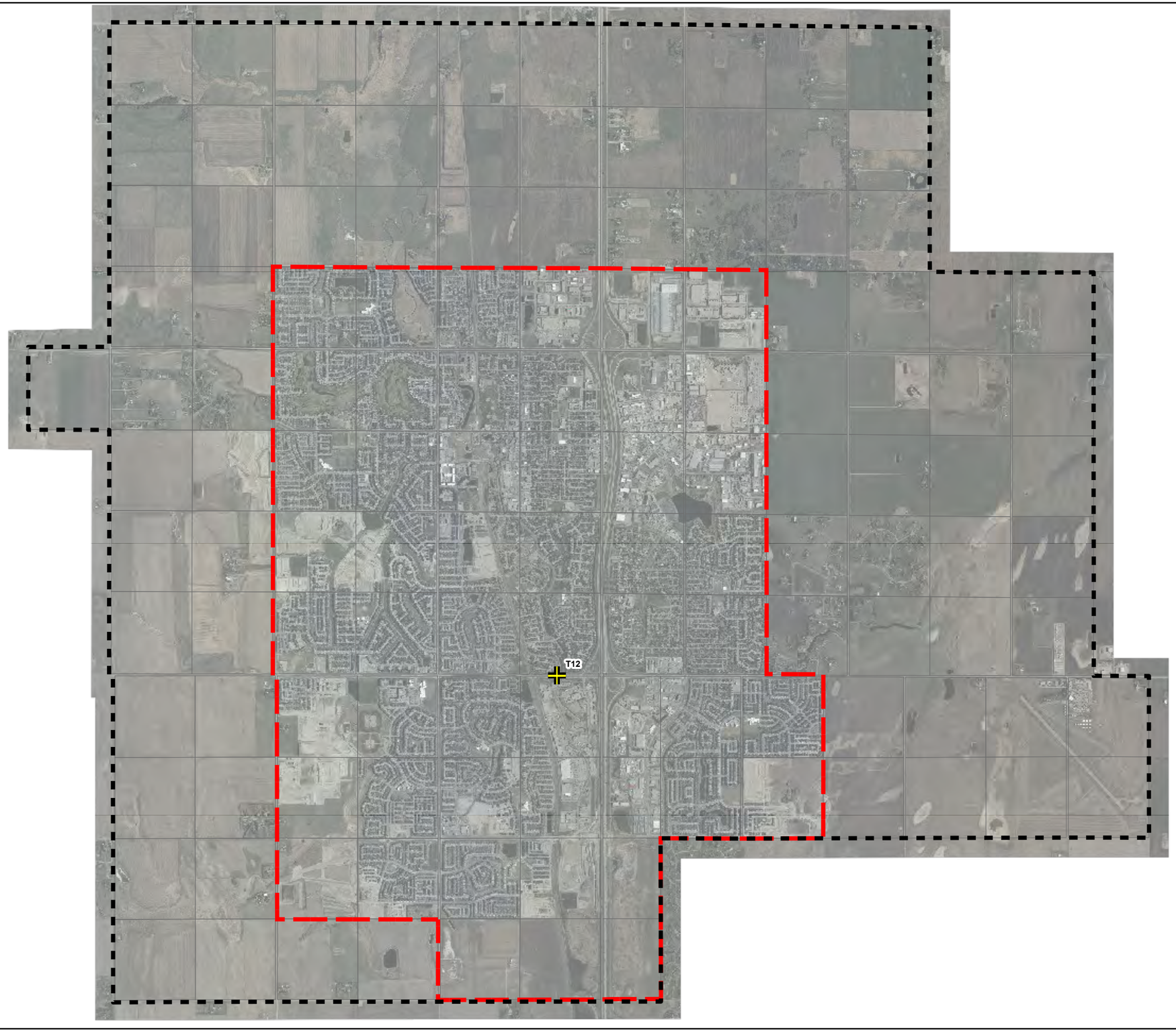
Project Costs

Item	Cost
Estimated Construction Cost[1]	$13,000,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$15,070,563
Levied Cost (Including Finance Factor)	$20,186,984
2040 Horizon (Including Finance Factor)	$5,006,610

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,215	$1,301



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T12
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T13: Yankee Valley Boulevard SE – Sierra Springs Dr SE/QEII SB Off Ramp

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes adding dual NB and SB left turns (convert the current geometry of a SB left turn bay and shared SB left turn / through lane to dual SB lefts and SB dedicated through lane) on Yankee Valley Blvd SE at Sierra Springs Dr SE / QEII SB Off Ramp.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

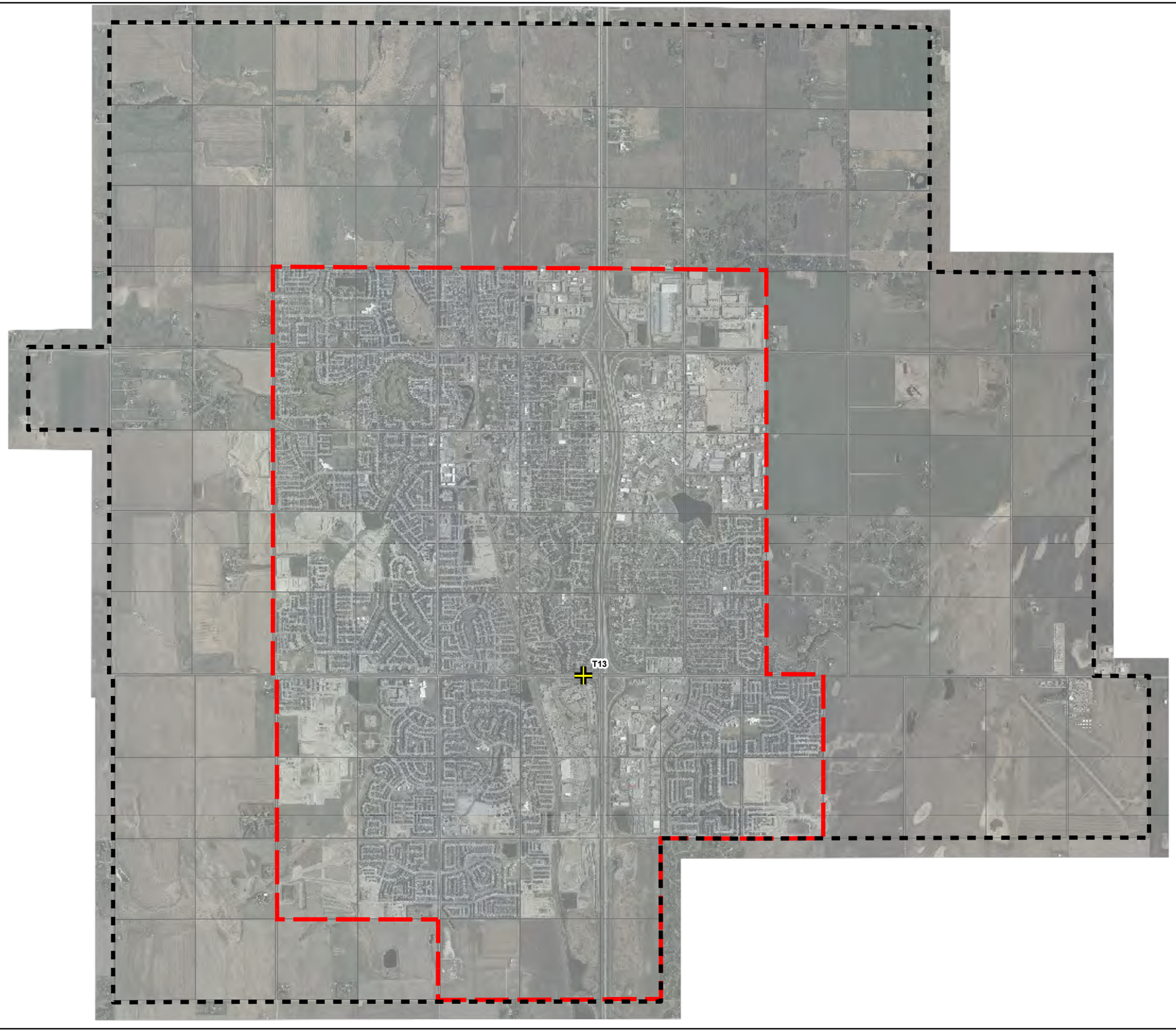
Project Costs

Item	Cost
Estimated Construction Cost[1]	$420,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$486,895
Levied Cost (Including Finance Factor)	$652,195
2040 Horizon (Including Finance Factor)	$161,752

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$104	$42



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T13
TRANSPORTATION INFRASTRUCTURE
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Project T14: Yankee Valley Boulevard SW – At 8 Street Intersection

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes adding dual EB and WB left turns on Yankee Valley Blvd SW at 8 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

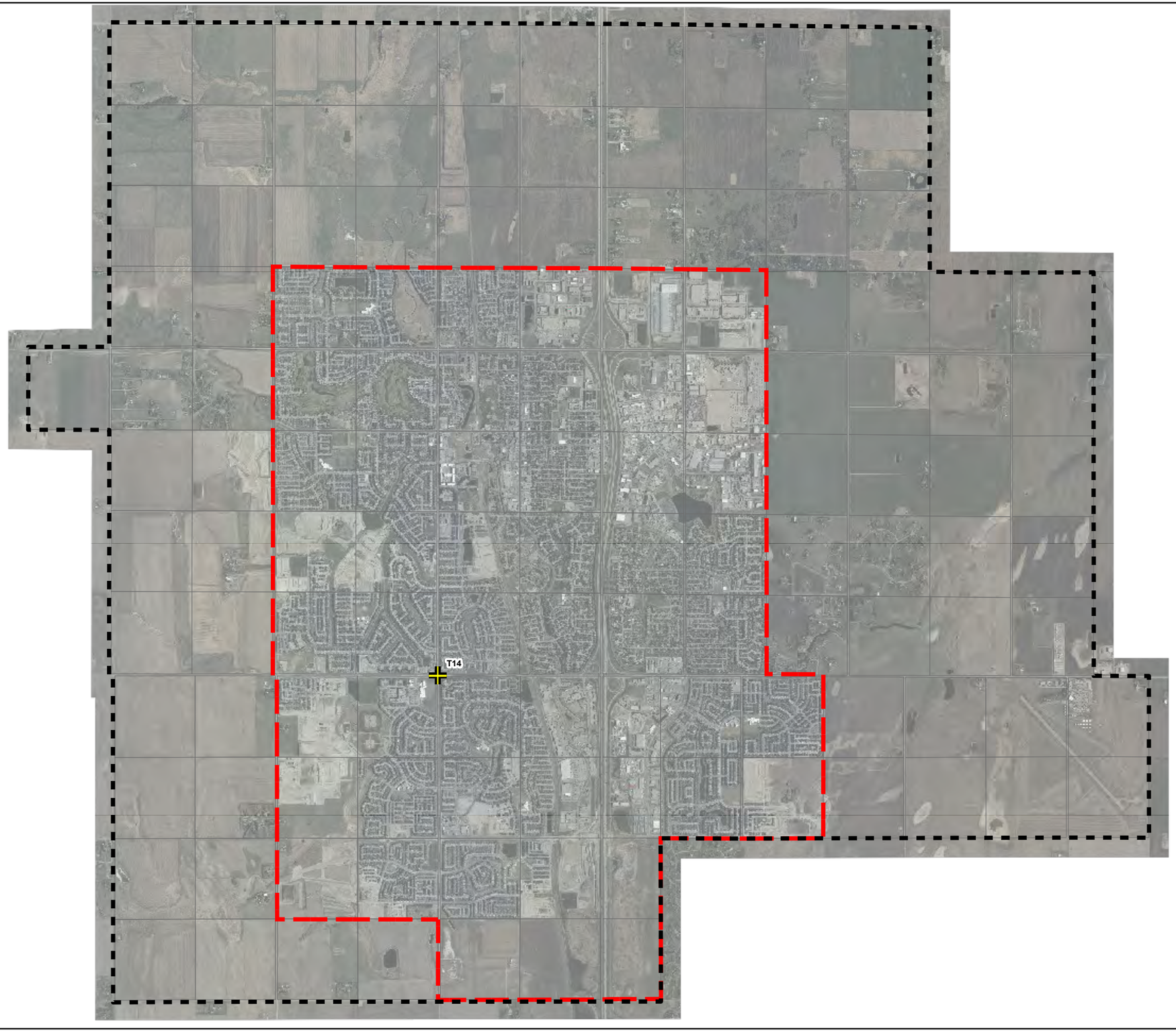
Project Costs

Item	Cost
Estimated Construction Cost[1]	$420,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$486,895
Levied Cost (Including Finance Factor)	$652,195
2040 Horizon (Including Finance Factor)	$161,752

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$104	$42



Legend

Pre-Annexation Boundary

Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T14
TRANSPORTATION INFRASTRUCTURE
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Project T20: 8 Street NW – At 1 Avenue

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes adding NBR turn bay on 8 Street NW at 1 Avenue.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

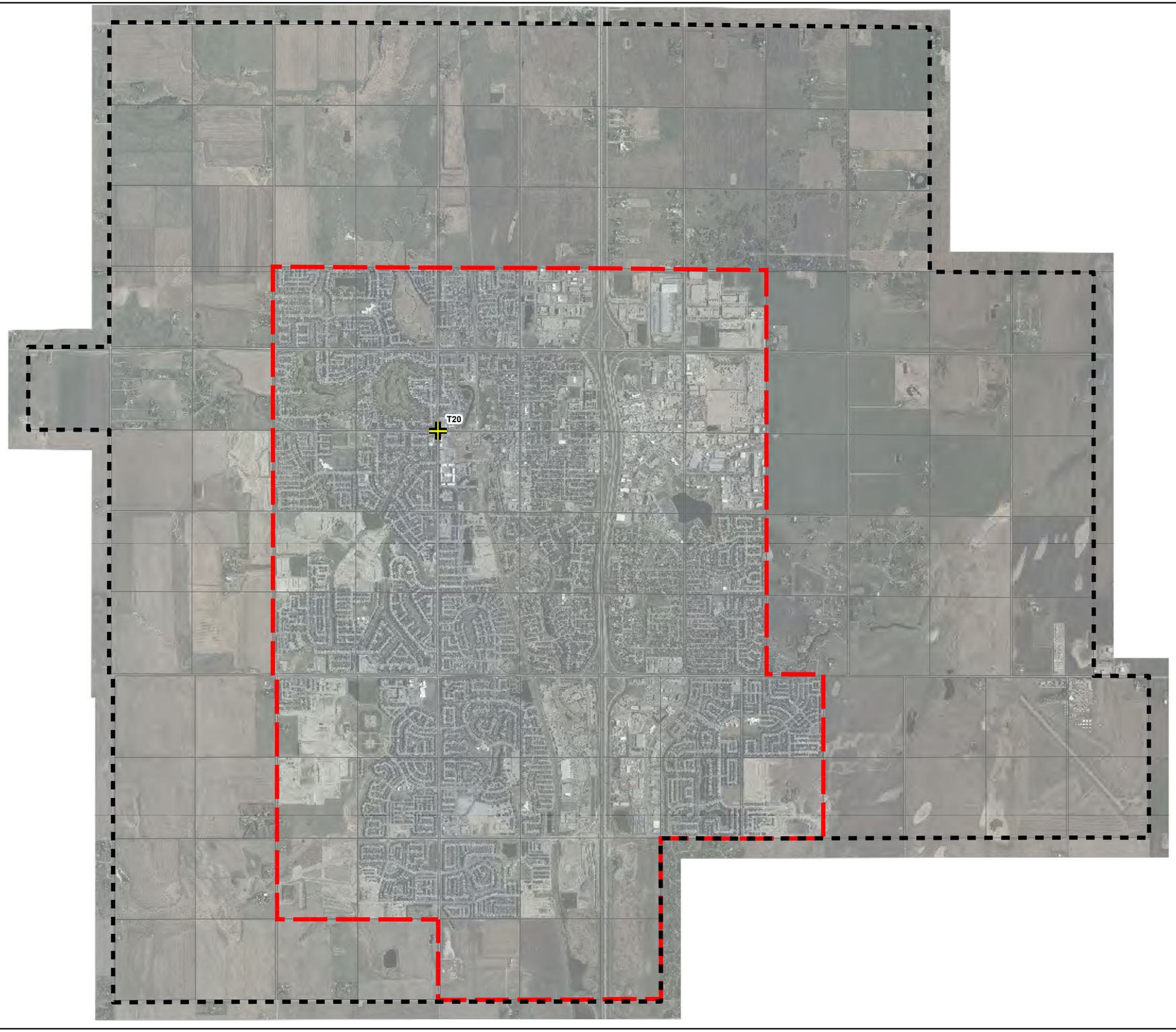
Project Costs

Item	Cost
Estimated Construction Cost[1]	$60,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$69,556
Levied Cost (Including Finance Factor)	$93,171
2040 Horizon (Including Finance Factor)	$23,107

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$15	$6



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T20
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T21: 8 Street SW – At Railway Avenue SW

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes adding NBR turn bay and modifying WBL/T to WBL and EBL/T to EBL on 8 Street SW at Railway Avenue SW.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

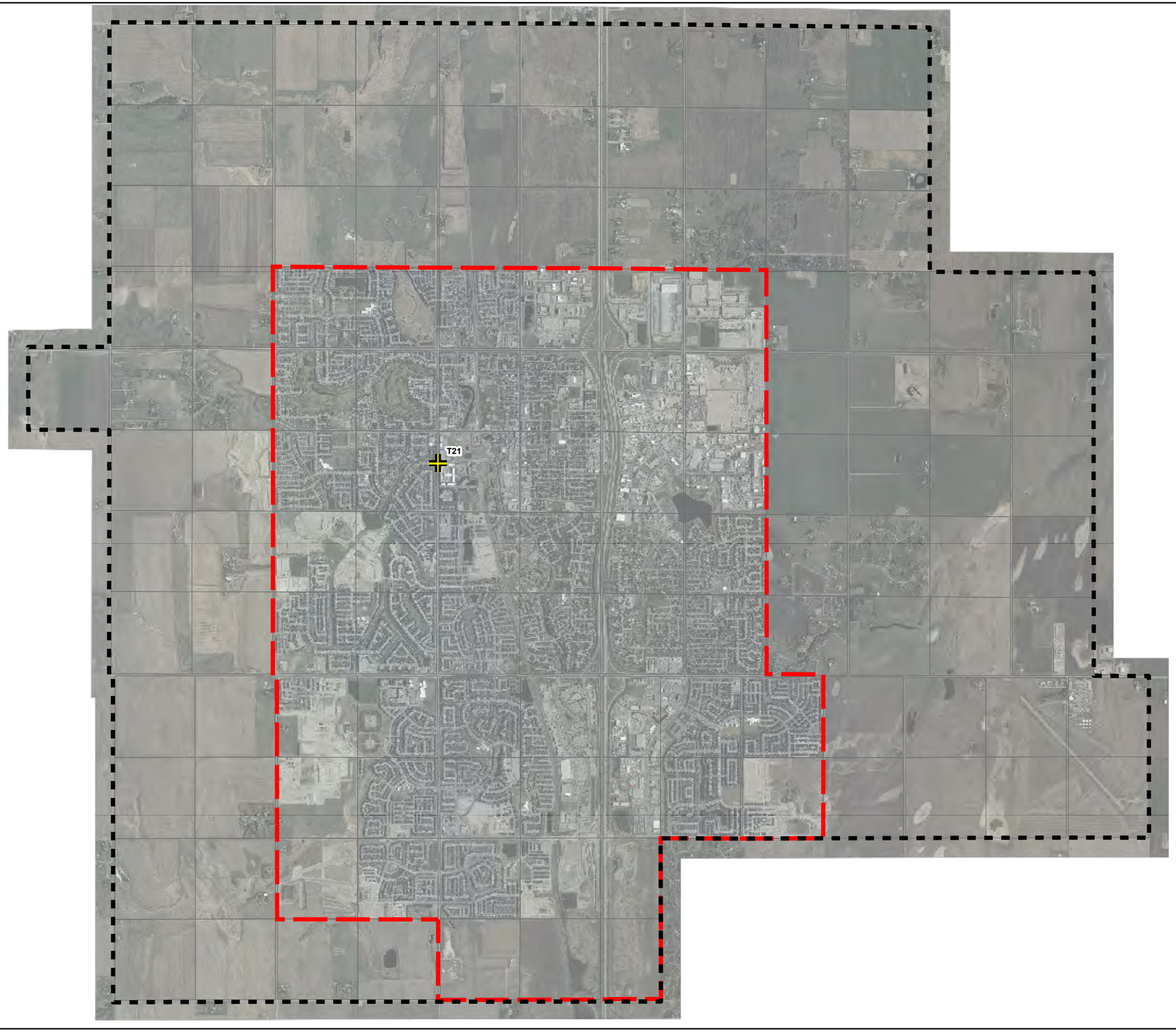
Project Costs

Item	Cost
Estimated Construction Cost[1]	$60,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$69,556
Levied Cost (Including Finance Factor)	$93,171
2040 Horizon (Including Finance Factor)	$23,107

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$15	$6



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T21
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T22: 8 Street SW – At Mackenzie Way SW

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at the intersection of 8 Street SW and Mackenzie Way SW.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

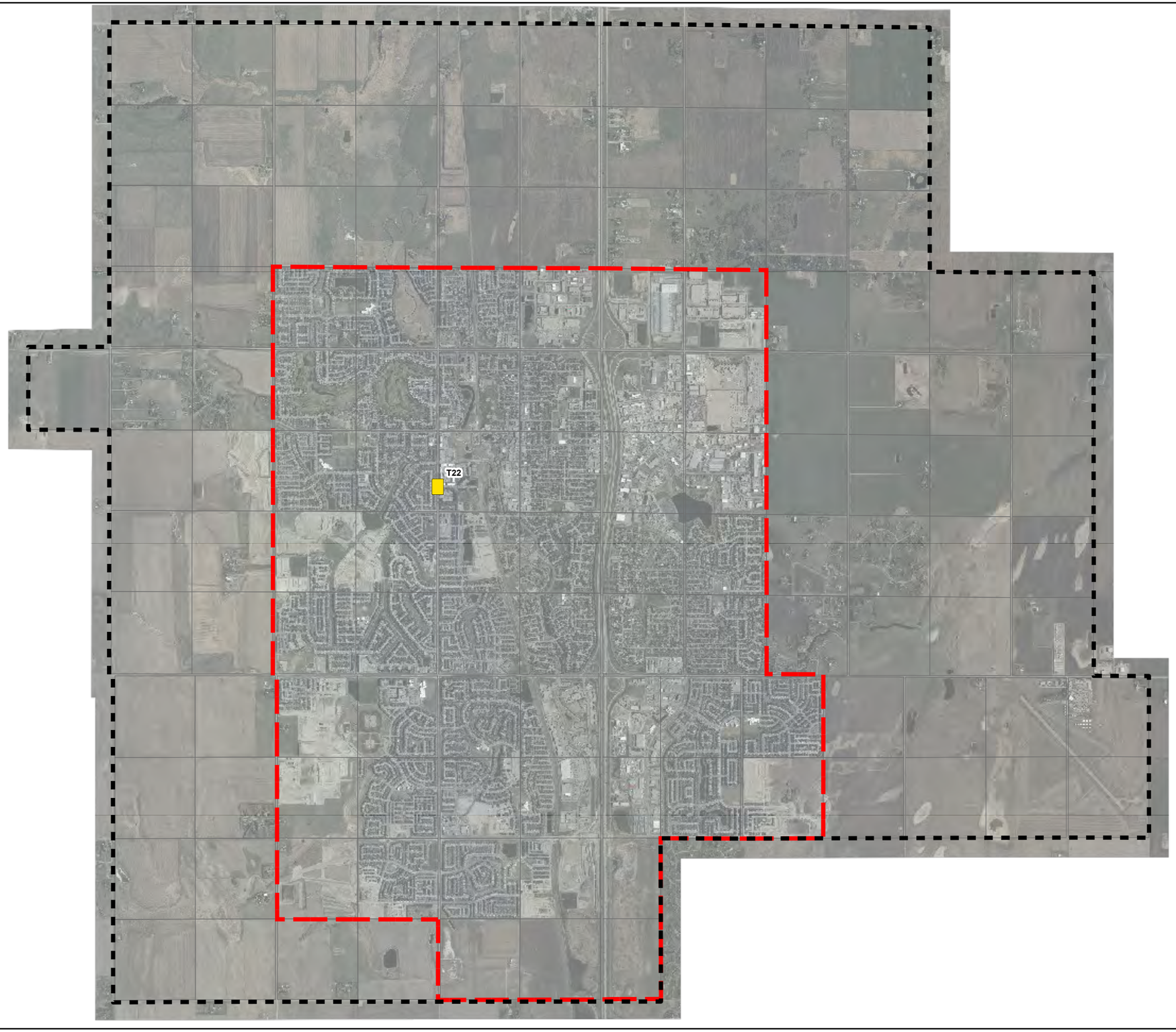
Project Costs

Item	Cost
Estimated Construction Cost[1]	$750,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$869,456
Levied Cost (Including Finance Factor)	$1,164,634
2040 Horizon (Including Finance Factor)	$288,843

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$185	$75



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T22
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T24: 8 Street SW – At Hillcrest Avenue

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes signalization at the intersection of 8 Street SW and Hillcrest Avenue.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

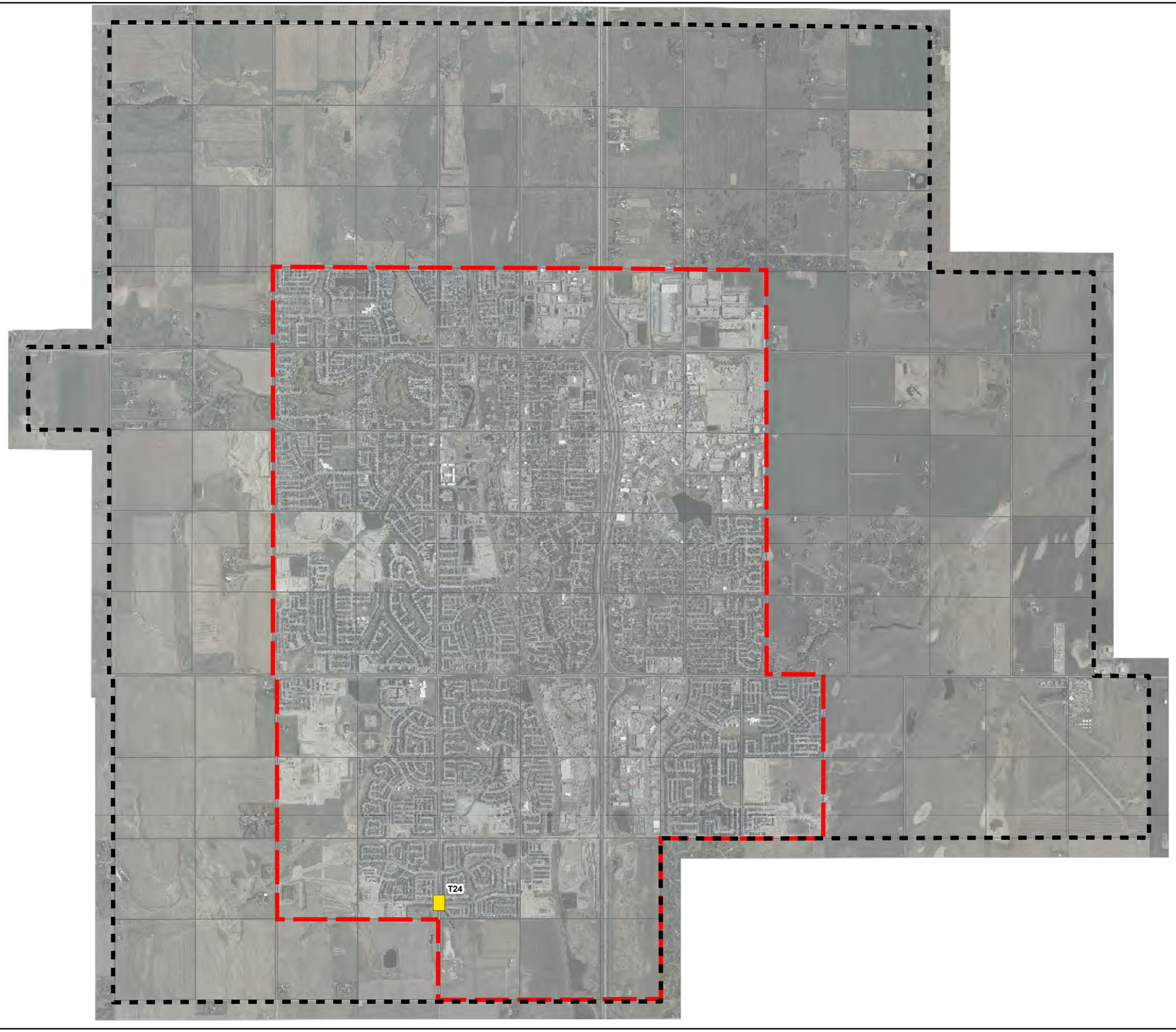
Project Costs

Item	Cost
Estimated Construction Cost[1]	$500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$579,637
Levied Cost (Including Finance Factor)	$776,422
2040 Horizon (Including Finance Factor)	$192,562

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$124	$50



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T24
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T25: 8 Street SW – At 56 Avenue

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at the intersection of 8 Street SW and 56 Avenue.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

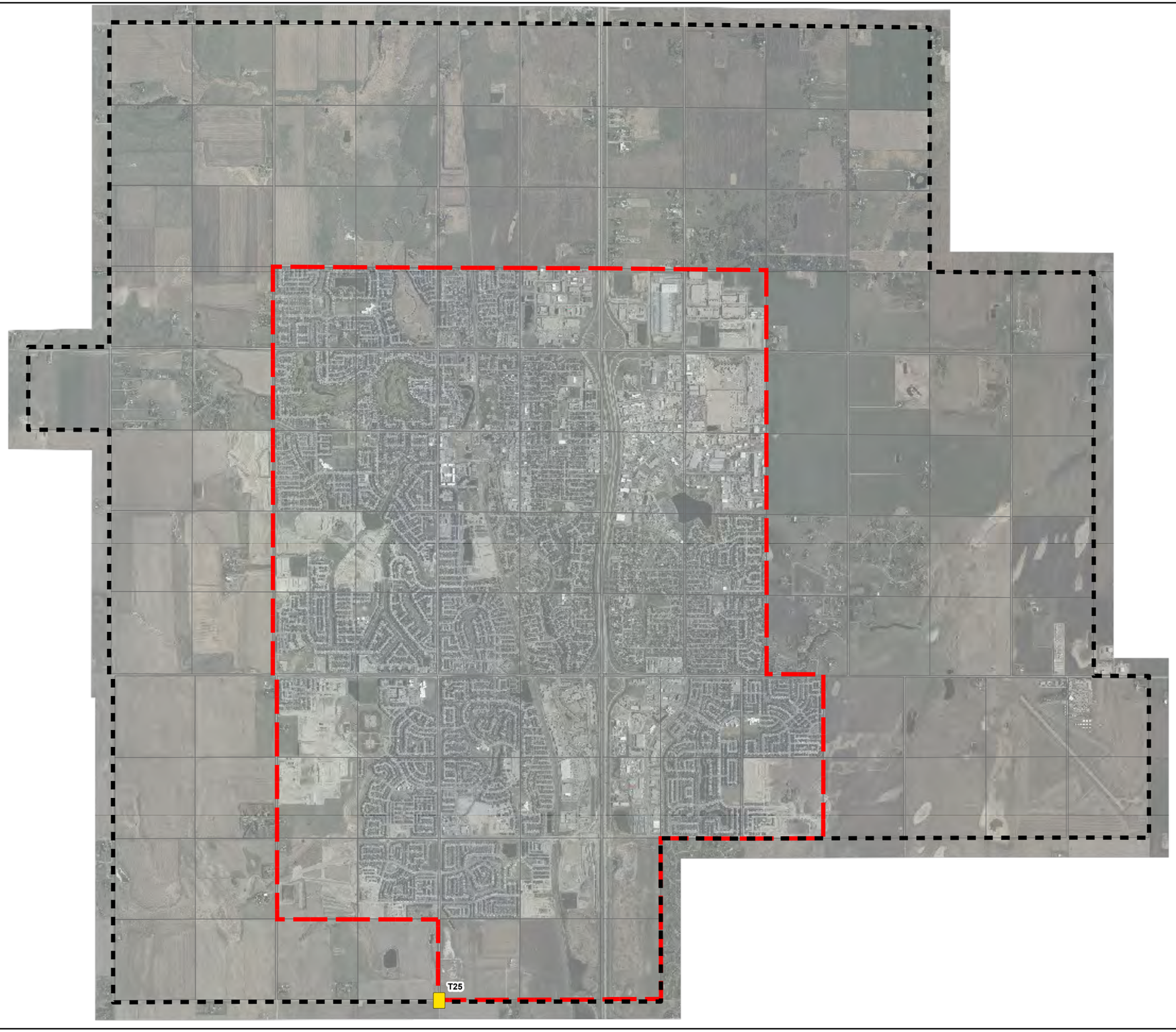
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,000,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,159,274
Levied Cost (Including Finance Factor)	$1,552,845
2040 Horizon (Including Finance Factor)	$385,124

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$247	$100



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T25
TRANSPORTATION INFRASTRUCTURE
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Project T27: 40 Avenue SW – Dry Creek Bridge

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes construction of a 4 lanes bridge on 40 Avenue SW over the Dry Creek.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

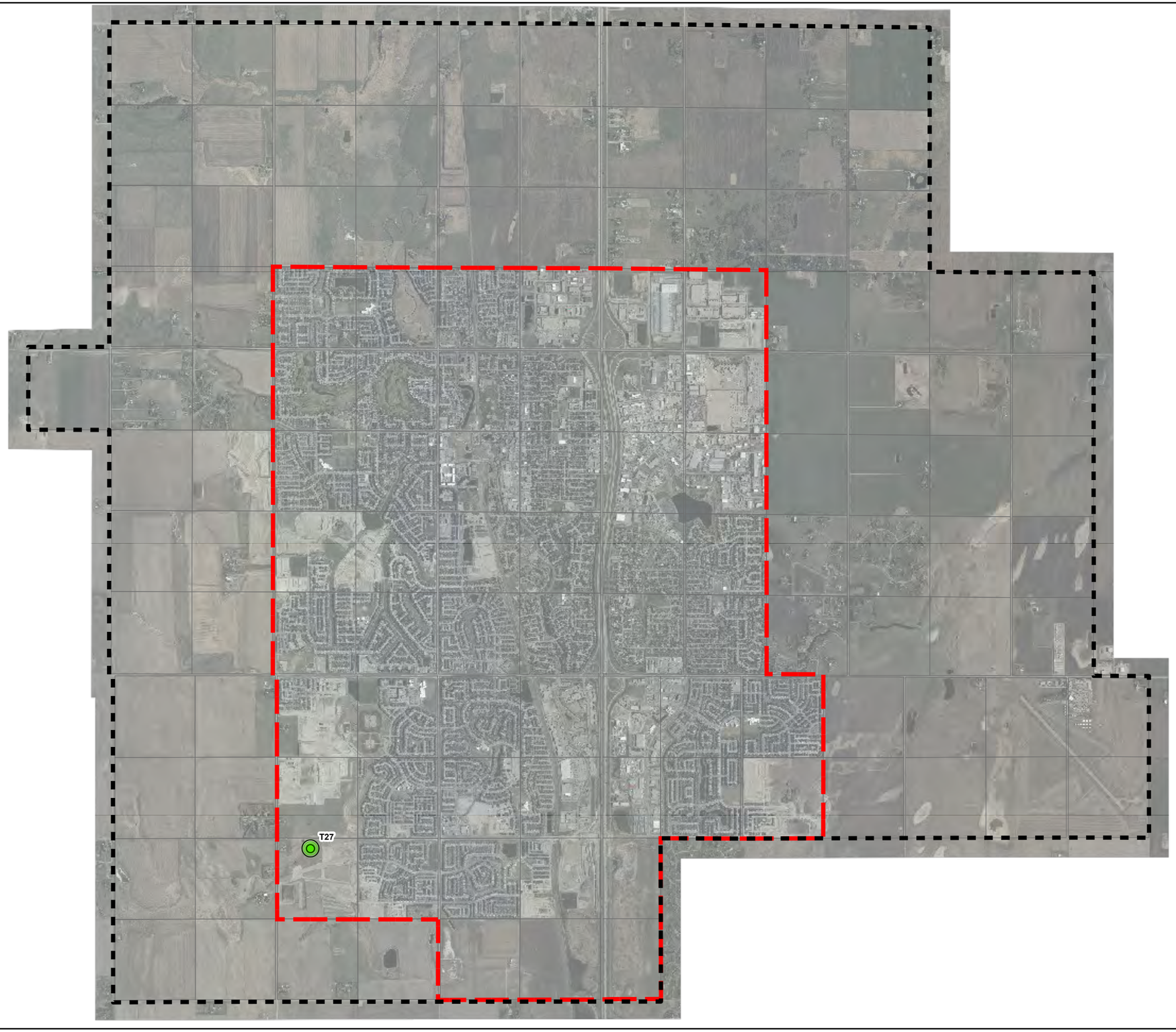
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,474,057
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,027,384
Levied Cost (Including Finance Factor)	$5,394,672
2040 Horizon (Including Finance Factor)	$1,337,942

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$859	$348



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T27
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Date: 6/5/2025 Document: Z:\Shared\GIS\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet.aprx

Project T29: 1 Avenue NW – At Canals Blvd SW/Woodside Dr

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes signalization on 1 Avenue NW Canals Blvd SW/Woodside Dr.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

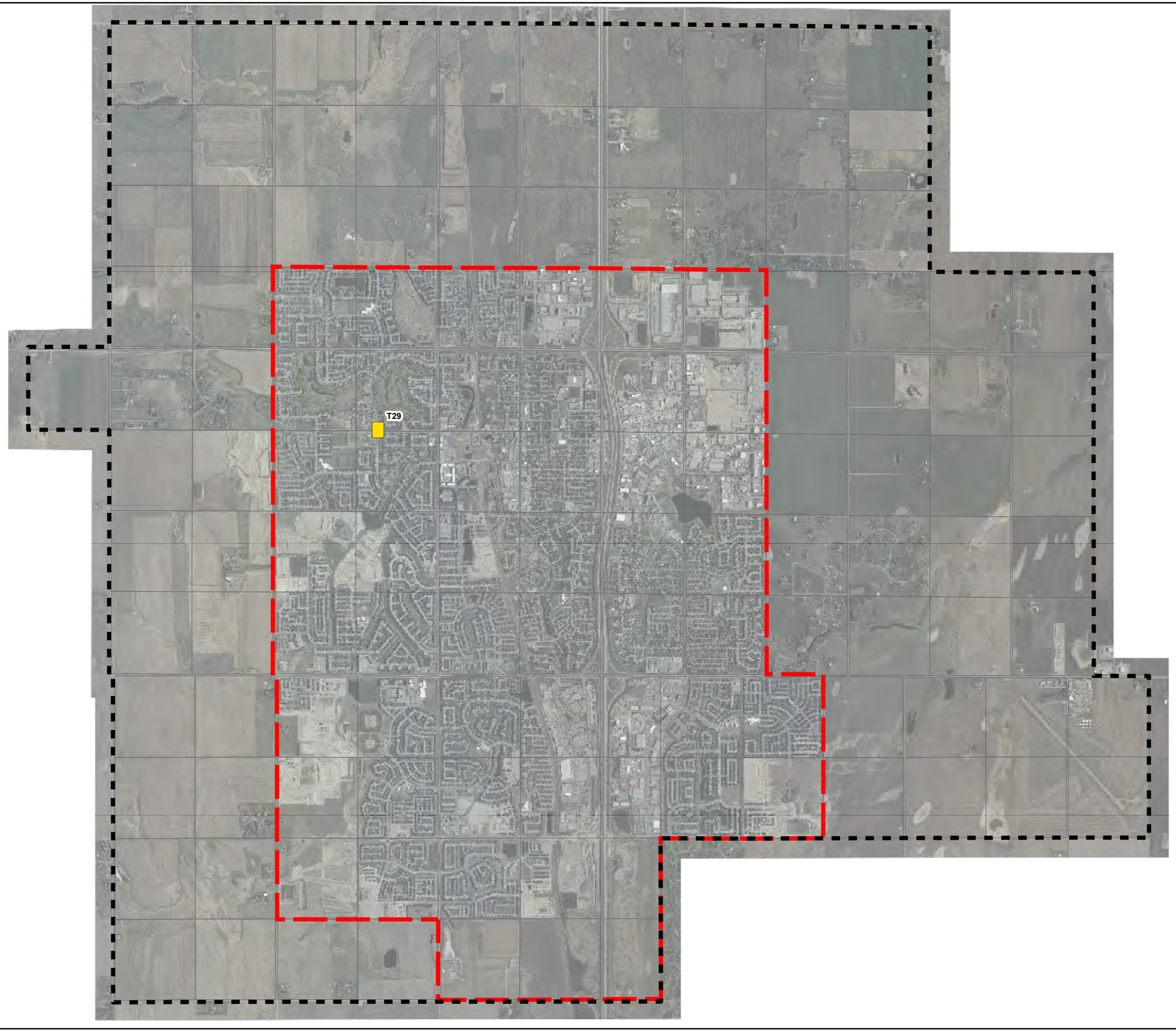
Project Costs

Item	Cost
Estimated Construction Cost[1]	$625,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$724,546
Levied Cost (Including Finance Factor)	$970,528
2040 Horizon (Including Finance Factor)	$240,702

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$155	$63



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T29
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Date: 6/5/2025 Document: Z:\Shared\GIS\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet.aprx

Project T30: 1 Avenue NW – At Edmonton Trail NE

Project Timeline: **2030**

Payment Type: **Levy**

Project Description

This project includes signalization at the intersection of 1 Avenue NW and Edmonton Trail NE.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

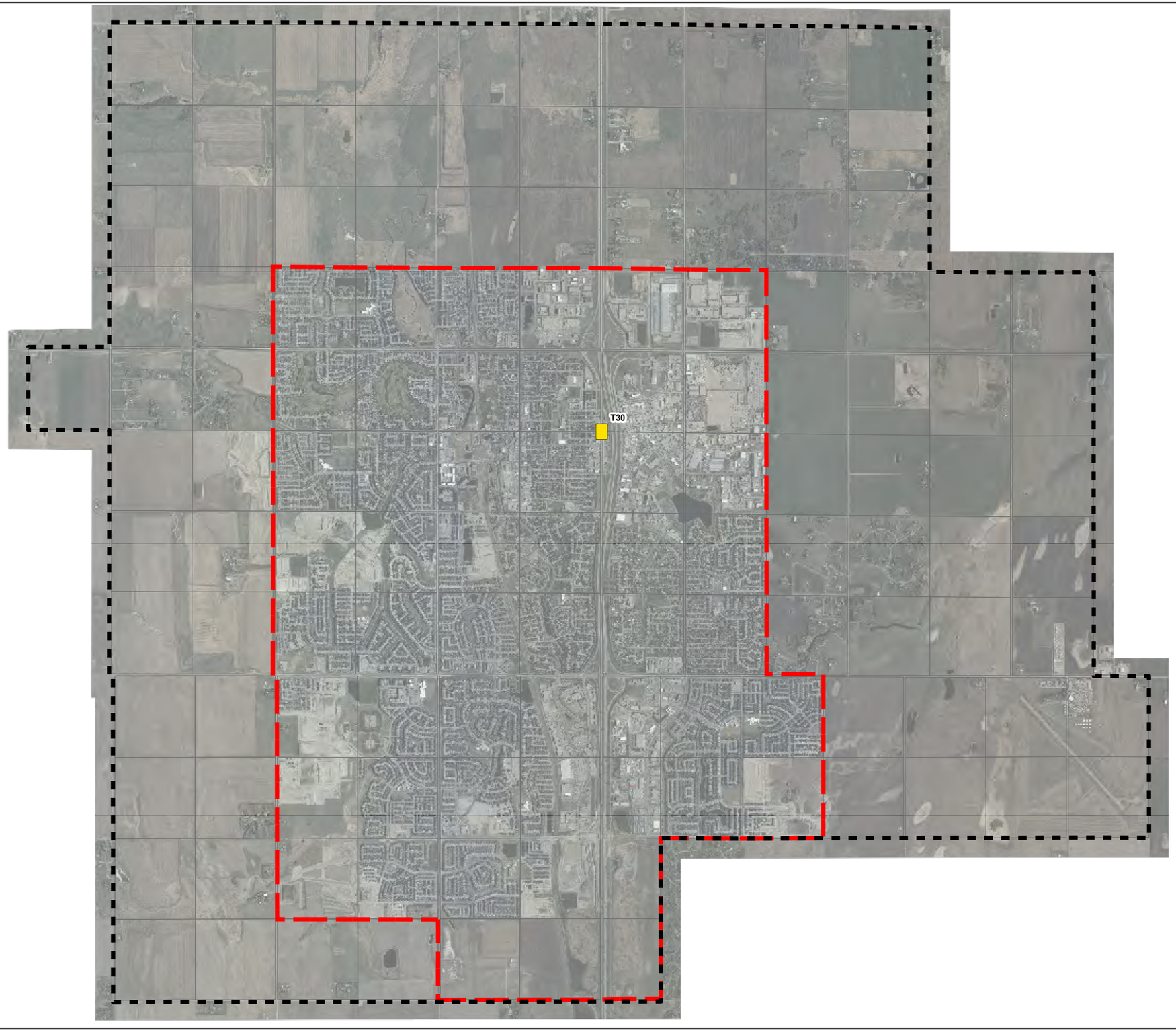
Project Costs

Item	Cost
Estimated Construction Cost[1]	$500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$579,637
Levied Cost (Including Finance Factor)	$776,422
2040 Horizon (Including Finance Factor)	$192,562

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$124	$50



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T30
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T31: TWP Rd 273 NW – 24 Street to Main Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes construction of a 2 lanes road on TWP Rd 273 NW from 24 Street to Main Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

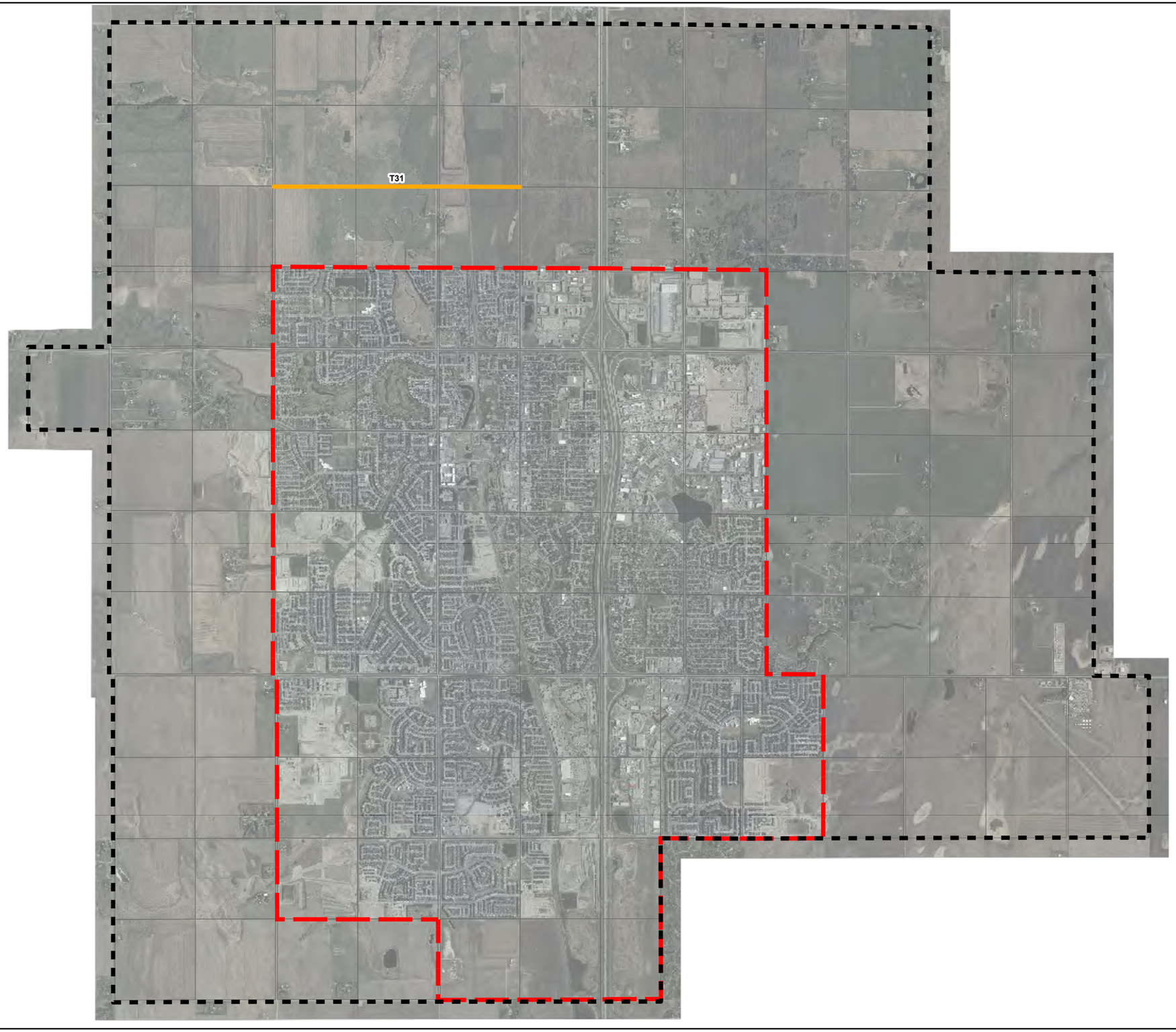
Project Costs

Item	Cost
Estimated Construction Cost[1]	$10,500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$16,358,658
Levied Cost (Including Finance Factor)	$21,912,384
2040 Horizon (Including Finance Factor)	$5,434,530

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$3,489	$1,412



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T31
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T32: 24 Street NW (RR12) – Reunion to TWP Rd 273

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes paving 2 lanes on 24 Street NW (RR12) from Reunion to TWP Rd 273 (Completed first +/- 450m).

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

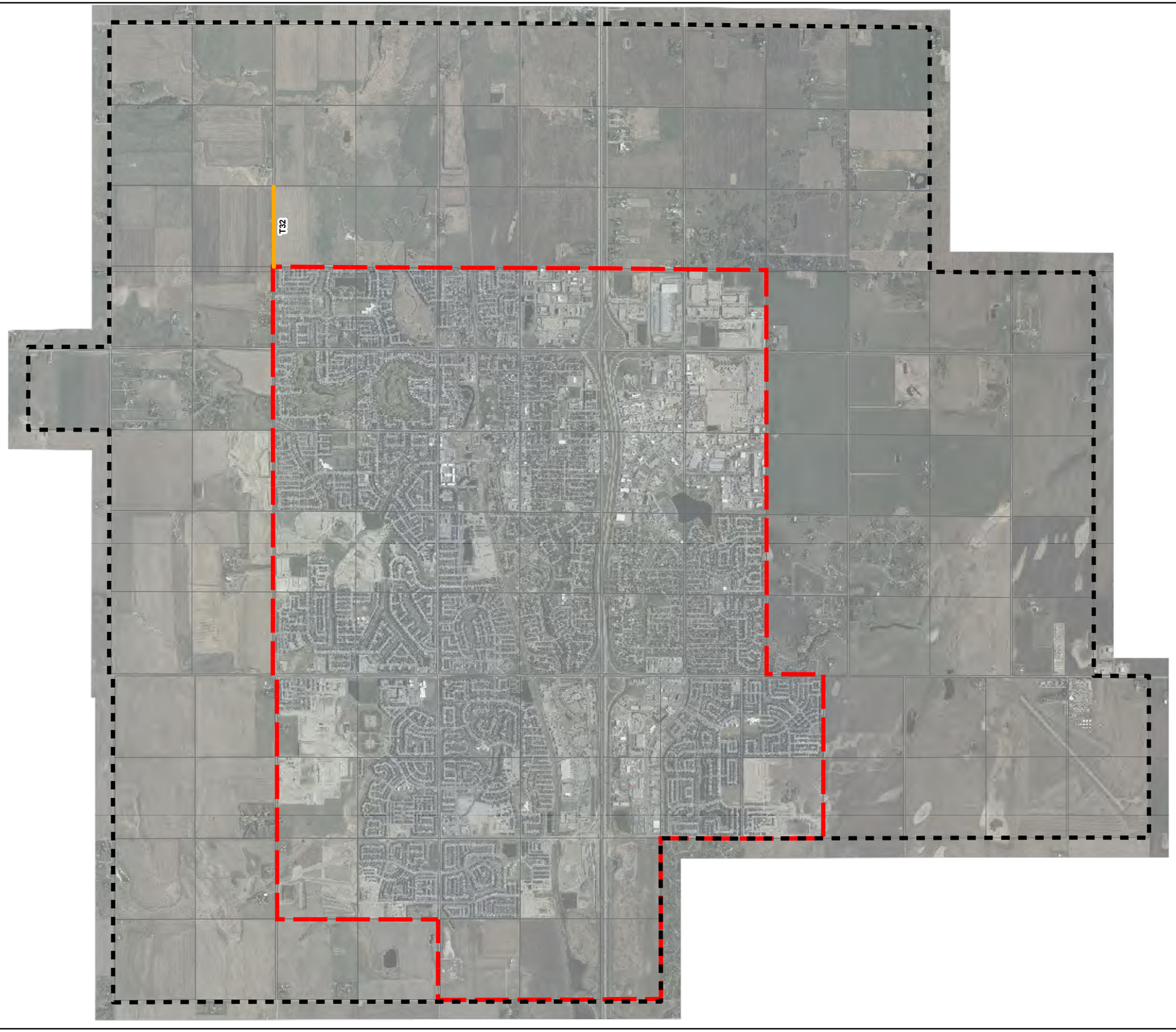
Project Costs

Item	Cost
Estimated Construction Cost[1]	$8,900,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$13,865,910
Levied Cost (Including Finance Factor)	$18,573,354
2040 Horizon (Including Finance Factor)	$4,606,411

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,958	$1,197



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T32
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T33: 8 Street NW (RR11) – Silver Springs to TWP Rd 273

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes paving 2 lanes on 8 Street NW (RR11) from Silver Springs to TWP Rd 273.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

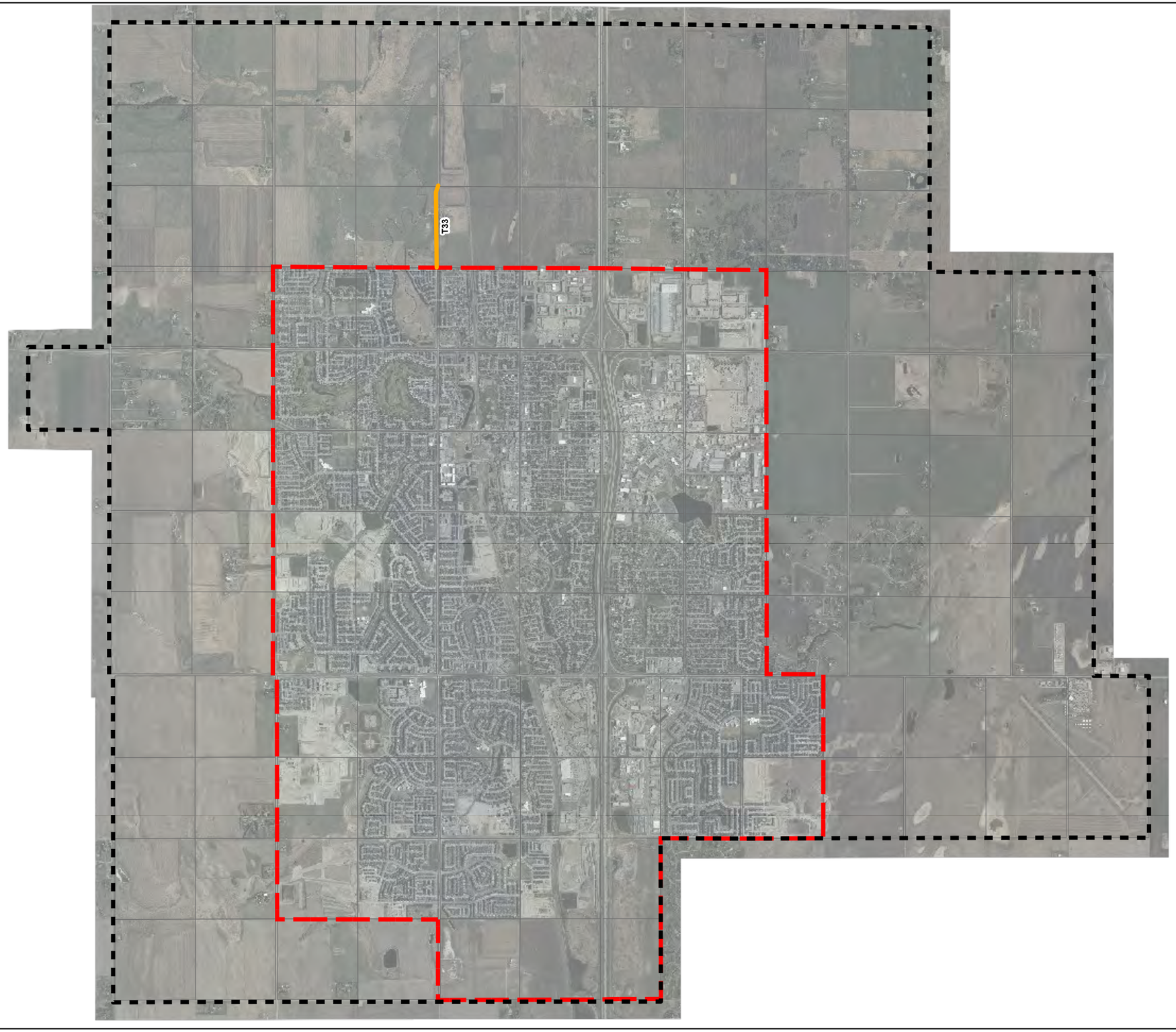
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,560,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,988,397
Levied Cost (Including Finance Factor)	$5,342,448
2040 Horizon (Including Finance Factor)	$1,324,990

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$851	$344



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T33
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T34: Veterans Boulevard NE – East of East Lake Boulevard to RR 291

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes widening Veterans Blvd NE from east of East Lake Blvd to RR 291 from 2 lanes to 4 lanes.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

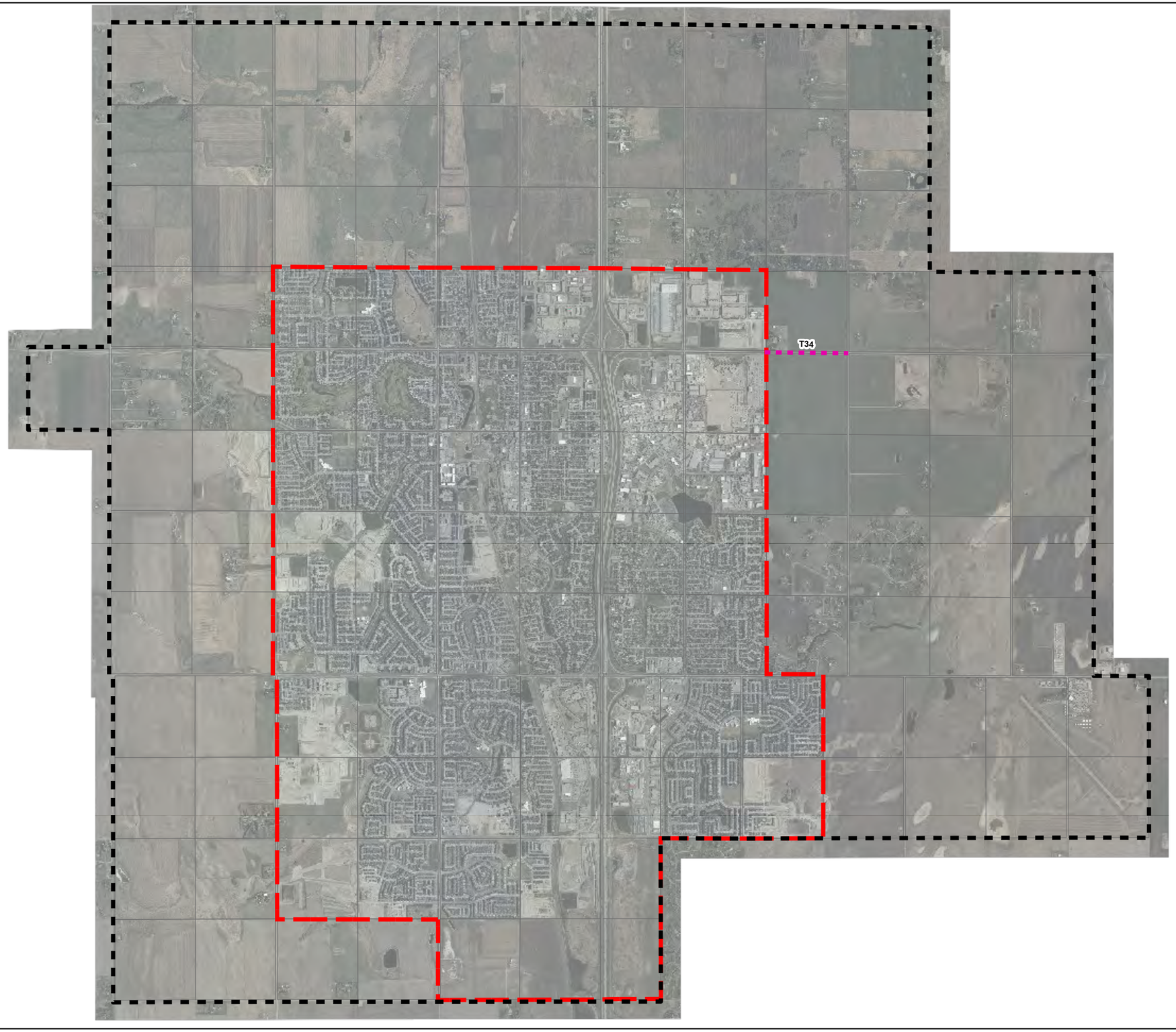
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,000,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,673,902
Levied Cost (Including Finance Factor)	$6,260,681
2040 Horizon (Including Finance Factor)	$1,552,723

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$997	$403



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T34
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T35: Veterans Boulevard NE – QEII West Junction to west of Hamilton Boulevard/East Lake Boulevard

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes widening Veterans Blvd from QEII west junction to west of Hamilton Blvd/East Lake Blvd from 4 lanes to 6 lanes. This also requires the widening of the bridge at QEII (TEC Project), located at QEII West Junction to west of Hamilton Blvd/East Lake Blvd.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

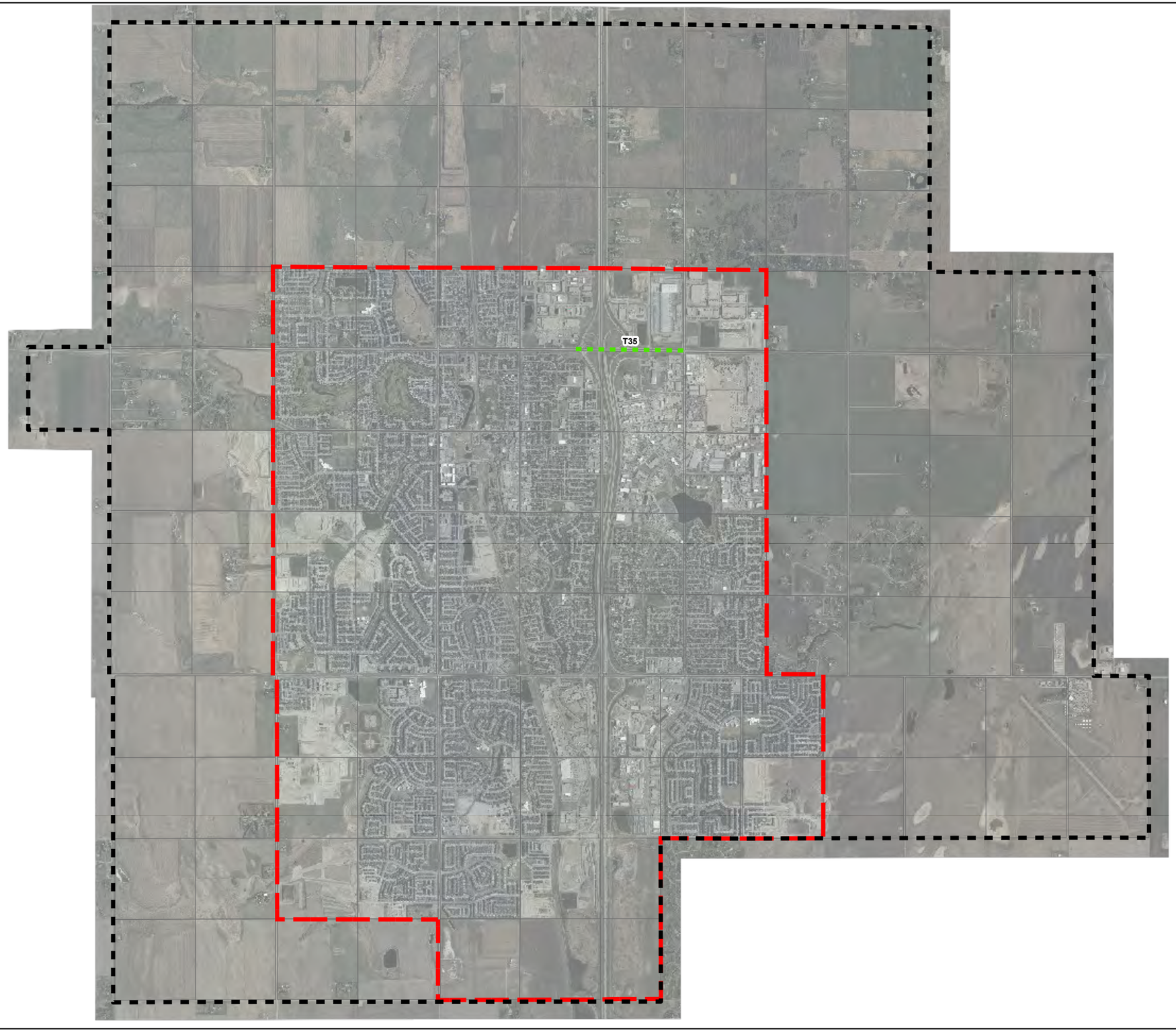
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,460,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$3,832,600
Levied Cost (Including Finance Factor)	$5,133,759
2040 Horizon (Including Finance Factor)	$1,273,233

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$818	$331



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T35
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T35A: Veterans Boulevard NE – Interchange Upgrade At QEII

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes the interchange upgrade at the intersection of Veterans Blvd NE and QEII.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

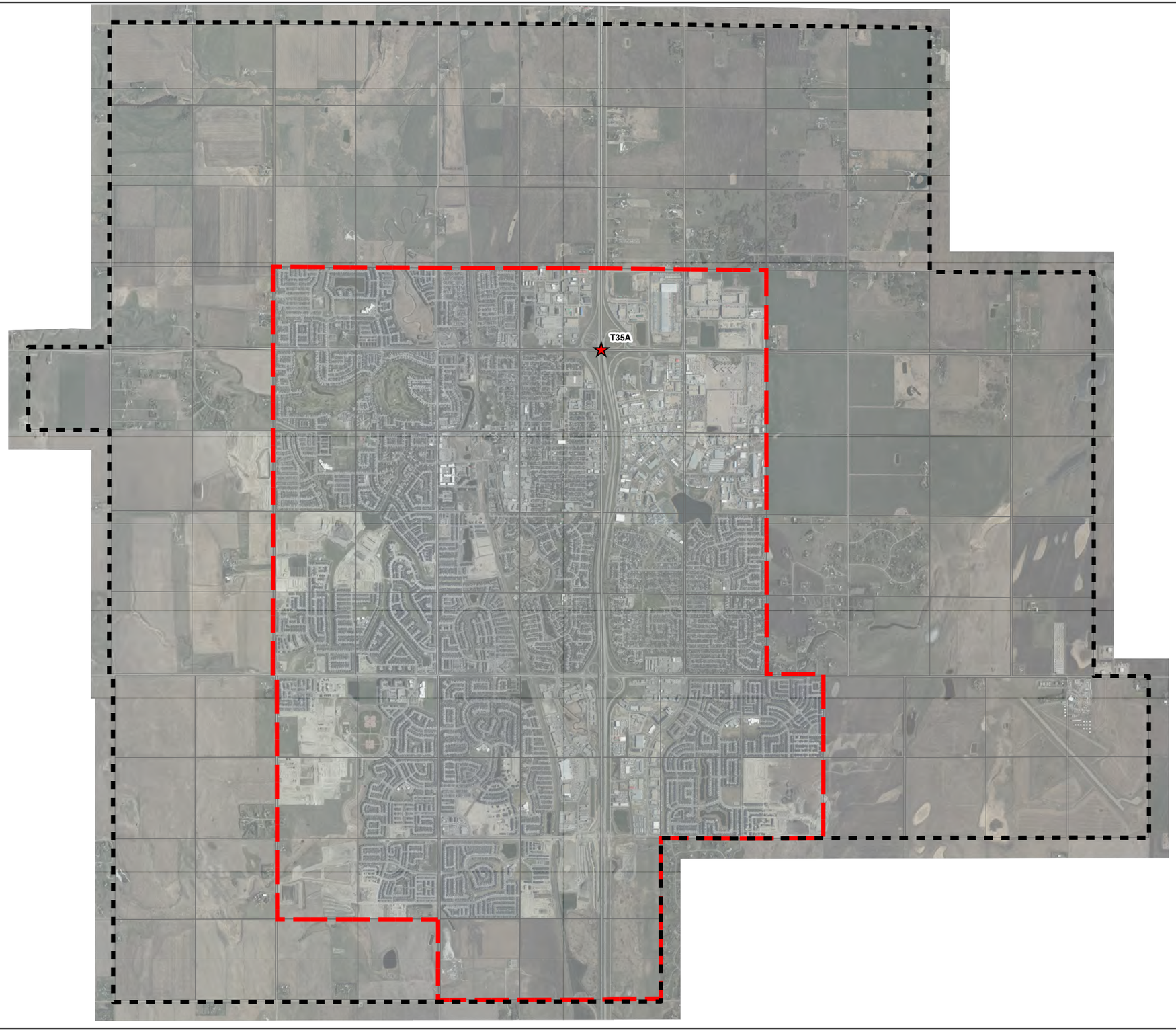
Project Costs

Item	Cost
Estimated Construction Cost[1]	$36,250,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$56,476,319
Levied Cost (Including Finance Factor)	$75,649,897
2040 Horizon (Including Finance Factor)	$18,762,068

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$12,047	$4,875



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T35A
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Date: 2025-06-08 Document: Q:\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet.aprx

Project T36: Veterans Boulevard – West of 8 Street to QEII West Junction

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes widening Veterans Blvd from west of 8 Street to QEII west junction from 4 lanes to 6 lanes. Main Street WBT remain operated with v/c 0.90 after widening to 6 lanes, located at West of 8 Street to QEII West Junction.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

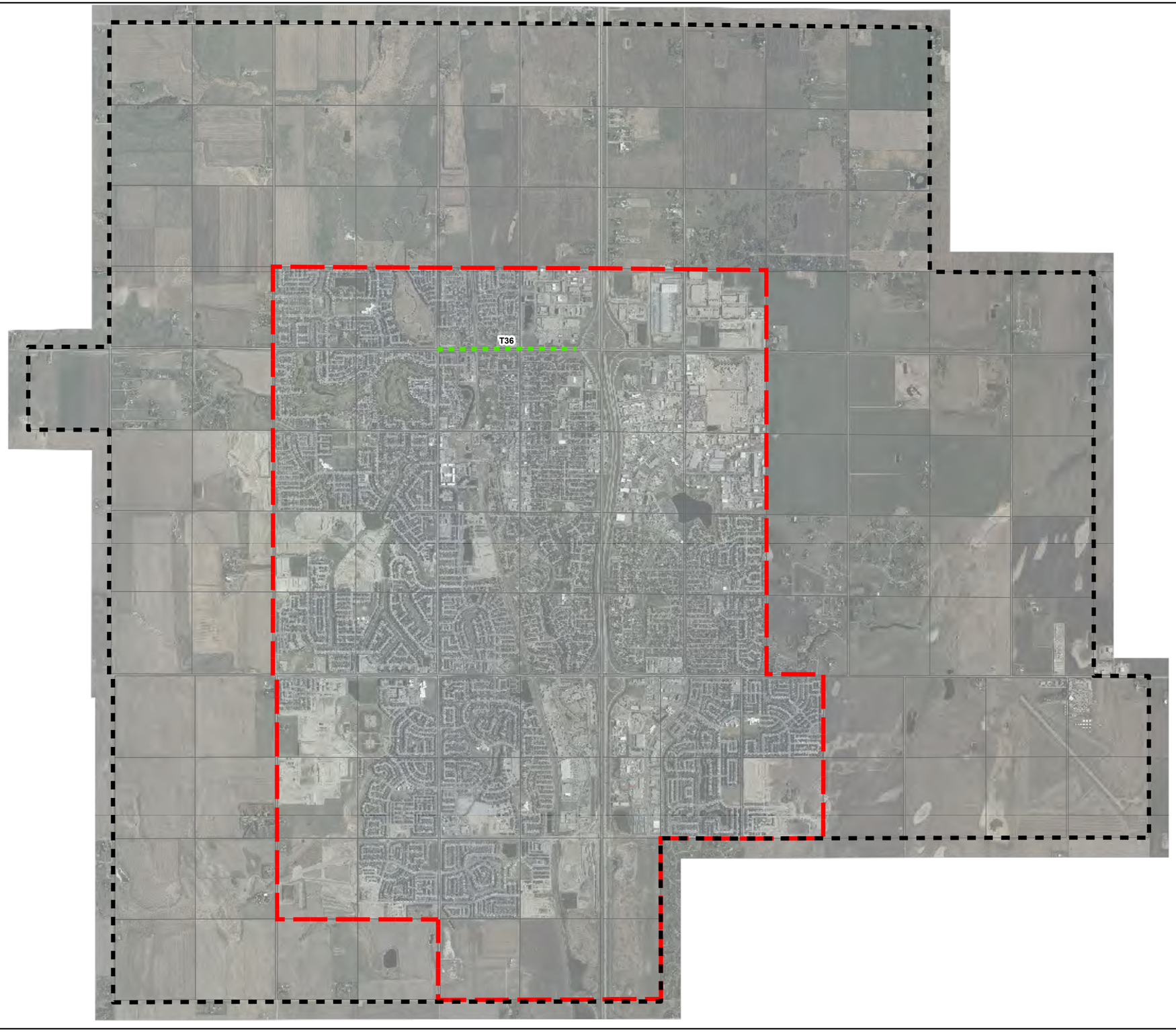
Project Costs

Item	Cost
Estimated Construction Cost[1]	$30,550,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$47,595,905
Levied Cost (Including Finance Factor)	$63,754,603
2040 Horizon (Including Finance Factor)	$15,811,895

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$10,153	$4,109



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T36
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T37: Veterans Boulevard NE – At Highland Park Blvd / East Lake Ramp

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding dual NB left turns on Veterans Blvd NE at Highland Park Blvd/East Lake Ramp.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

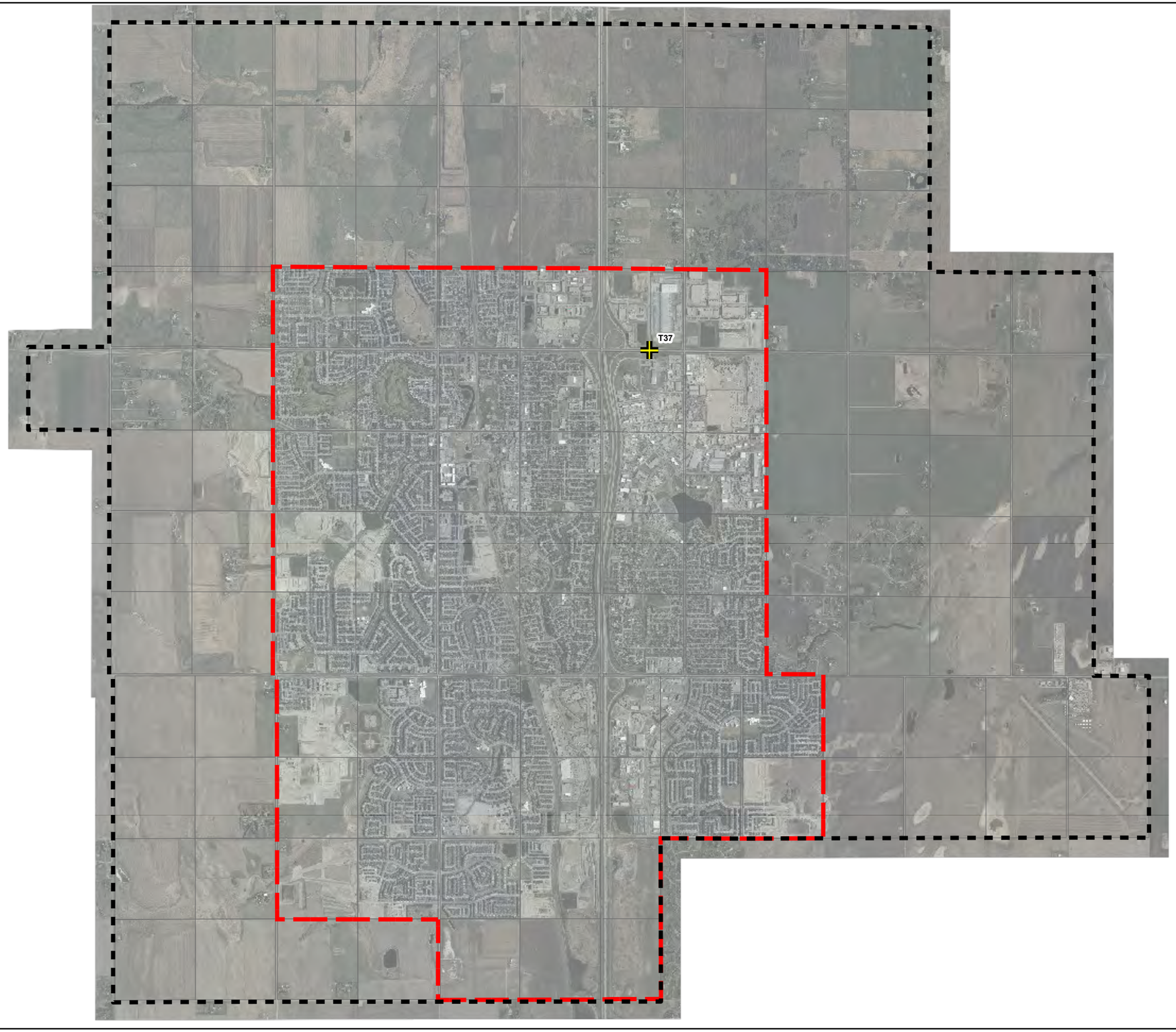
Project Costs

Item	Cost
Estimated Construction Cost[1]	$210,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$327,173
Levied Cost (Including Finance Factor)	$438,248
2040 Horizon (Including Finance Factor)	$108,691

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$70	$28



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T37
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T38: Veterans Boulevard NW – At Range Road 13

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at the intersection of Veterans Blvd and RR 13.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

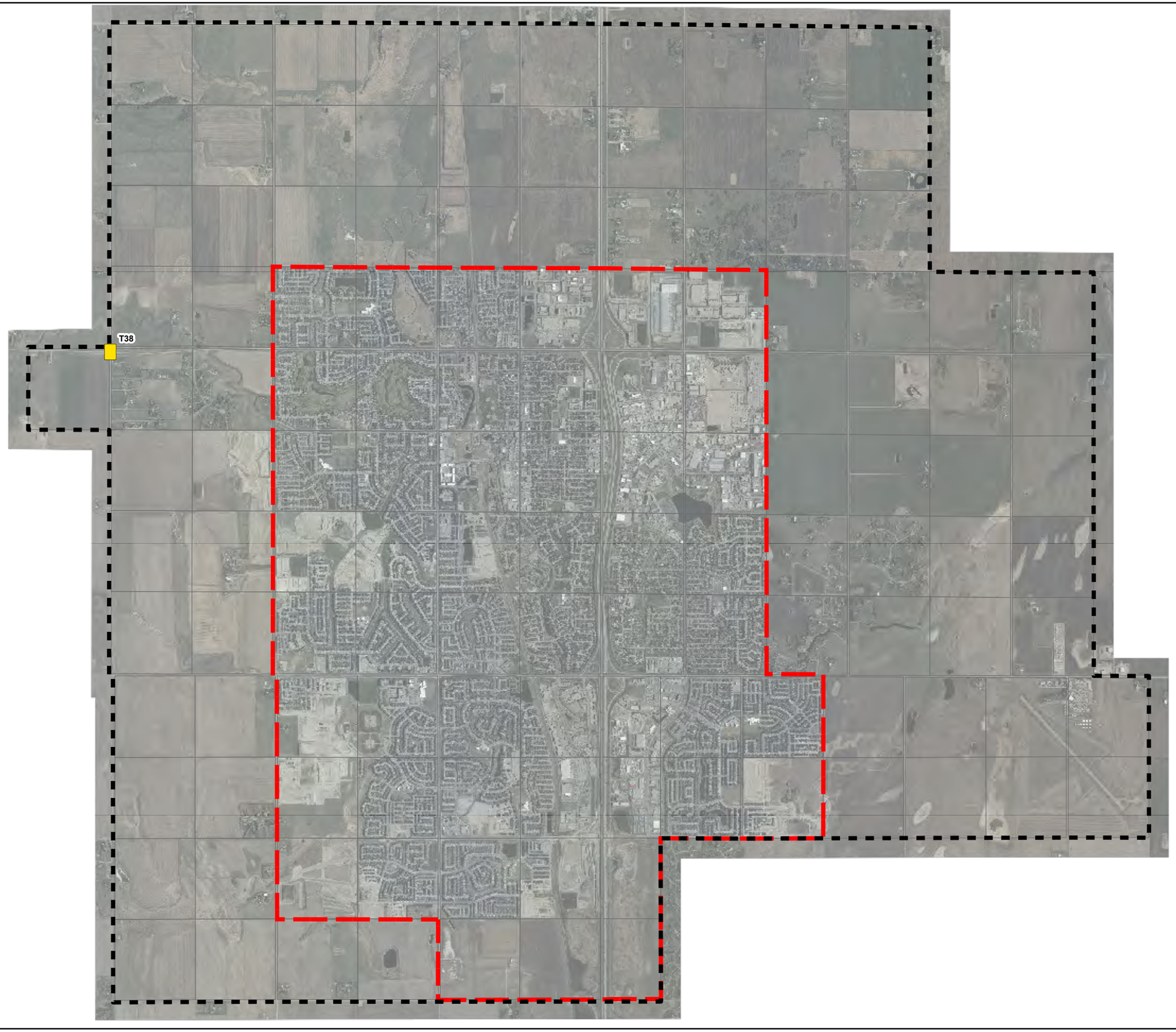
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,000,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,557,967
Levied Cost (Including Finance Factor)	$2,086,894
2040 Horizon (Including Finance Factor)	$517,574

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$332	$134



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T38
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T39: Veterans Boulevard NW – At 24 Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at the intersection of Veterans Blvd NE and 24 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

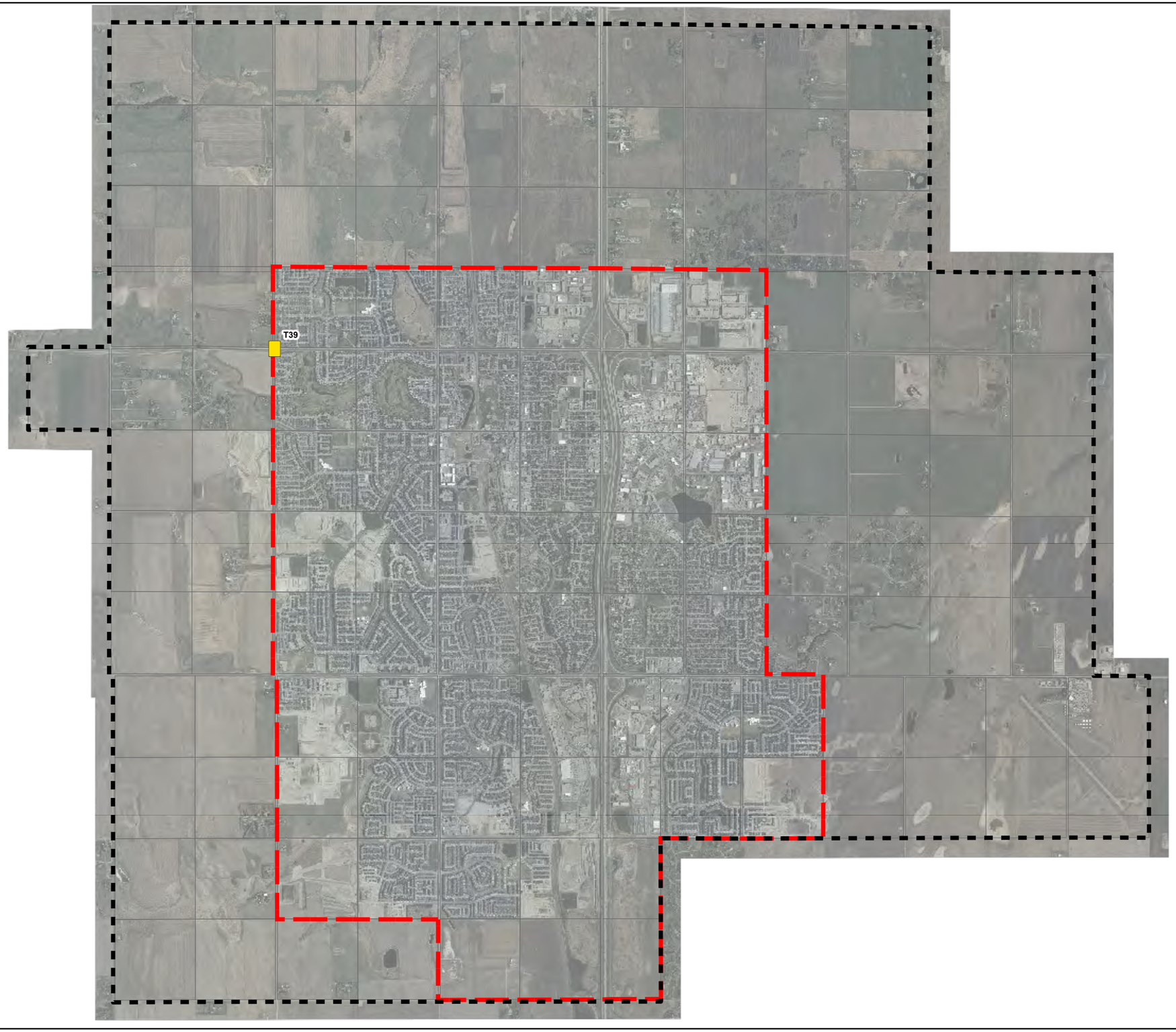
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,000,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,557,967
Levied Cost (Including Finance Factor)	$2,086,894
2040 Horizon (Including Finance Factor)	$517,574

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$332	$134



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T39
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T40: 1 Avenue NW – At 24 Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at the intersection of 1 Avenue NE and 24 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

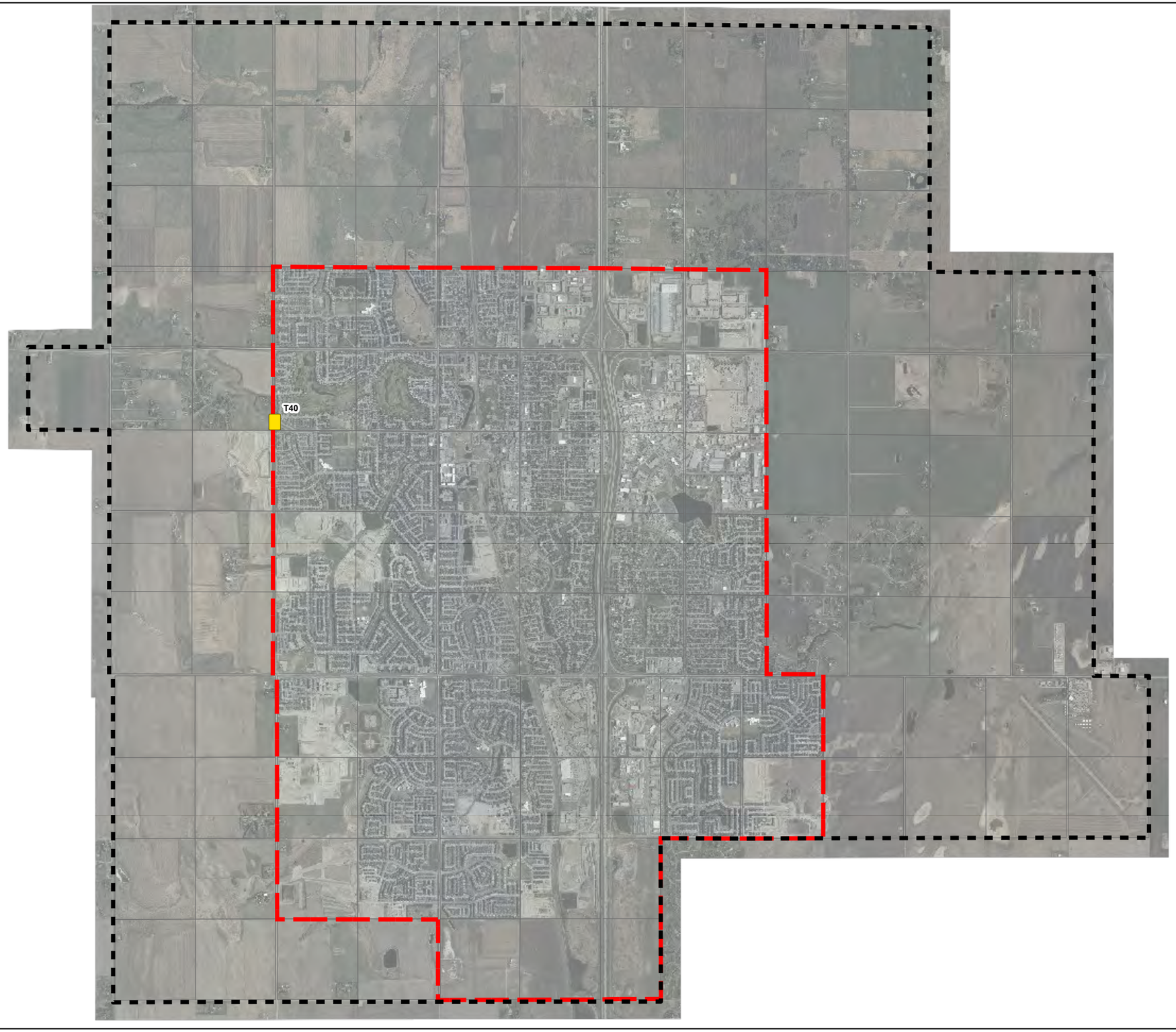
Project Costs

Item	Cost
Estimated Construction Cost[1]	$750,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,168,476
Levied Cost (Including Finance Factor)	$1,565,170
2040 Horizon (Including Finance Factor)	$388,181

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$249	$101



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T40
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T42: RR292 SE – Yankee Valley Boulevard to 40 Avenue

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes re-alignment and construction of a new 2 lanes road on Range Road 292 SE from Yankee Valley Boulevard to 40 Avenue.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

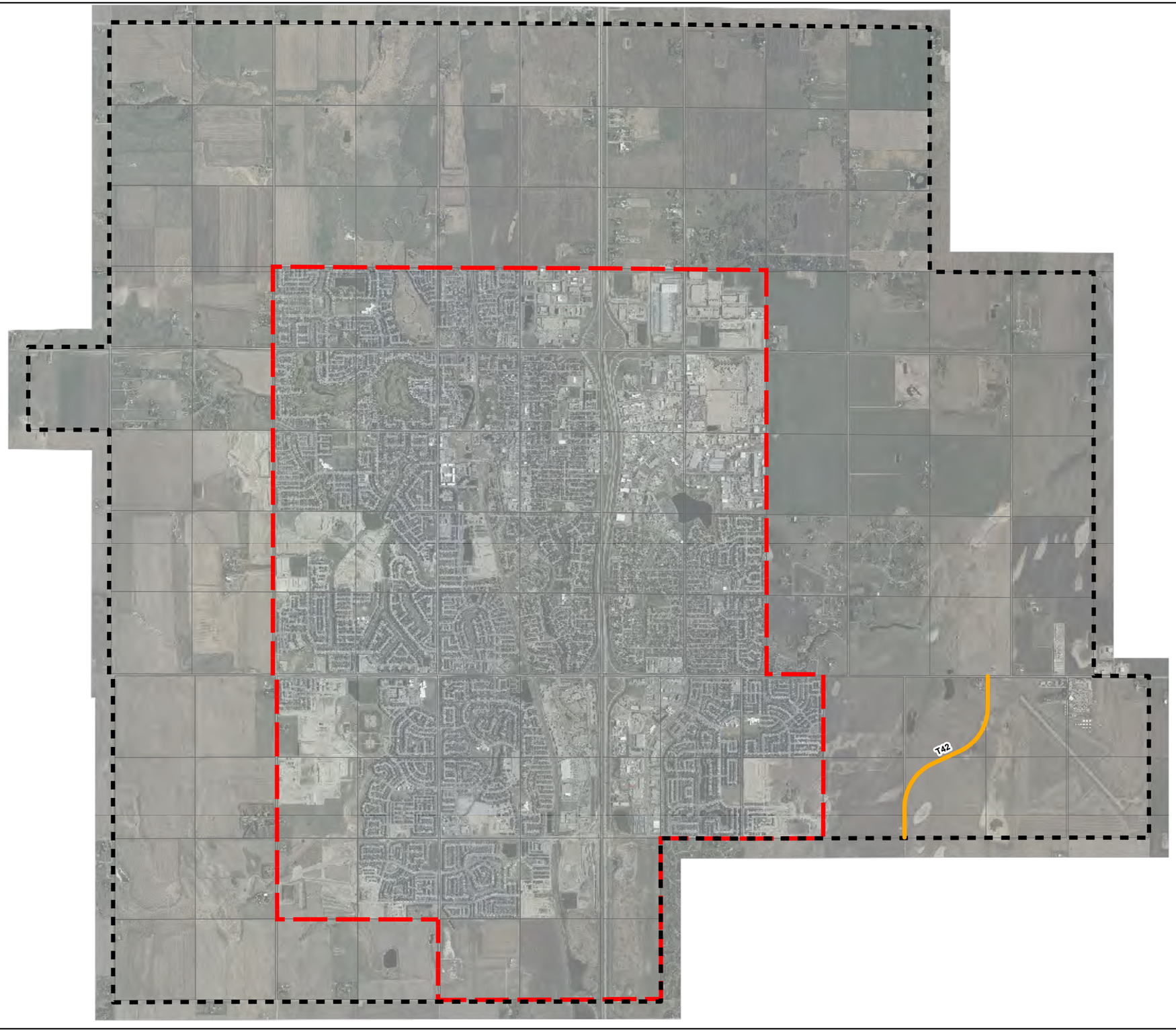
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,400,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$9,970,991
Levied Cost (Including Finance Factor)	$13,356,120
2040 Horizon (Including Finance Factor)	$3,312,475

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,127	$861



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T42
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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Project T43: Yankee Valley Boulevard SW – At Range Road 13

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding a dual Lane Roundabout on Yankee Valley Blvd at RR 13.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

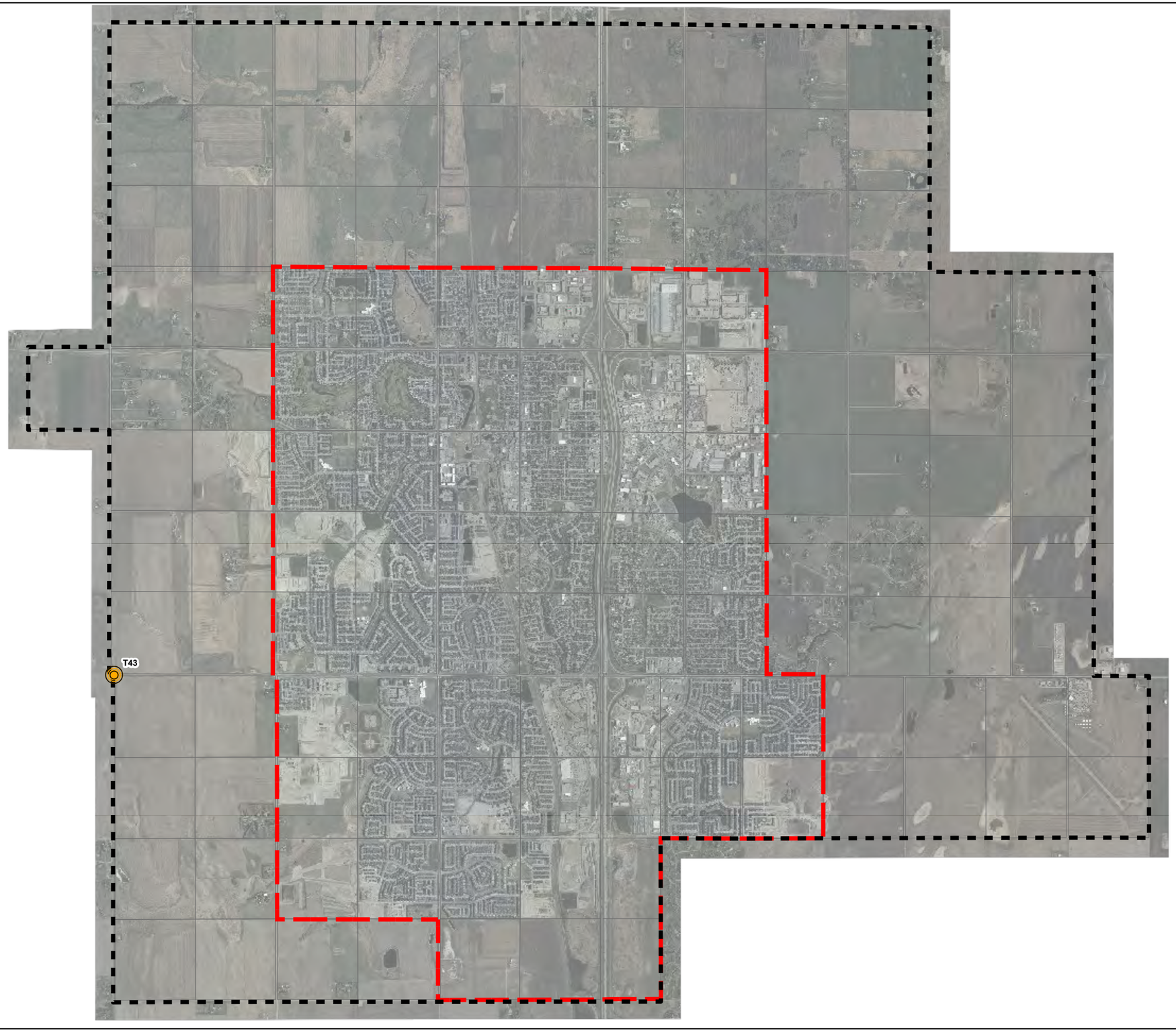
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$10,126,788
Levied Cost (Including Finance Factor)	$13,564,809
2040 Horizon (Including Finance Factor)	$3,364,233

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,160	$874



Legend

Pre-Annexation Boundary

Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T43
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T44: Yankee Valley Boulevard SW – At 24 Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding second WBT lane (Taper back to 1 lane west of the intersection), left and right turn bay for all approaches on Yankee Valley Blvd at 24 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

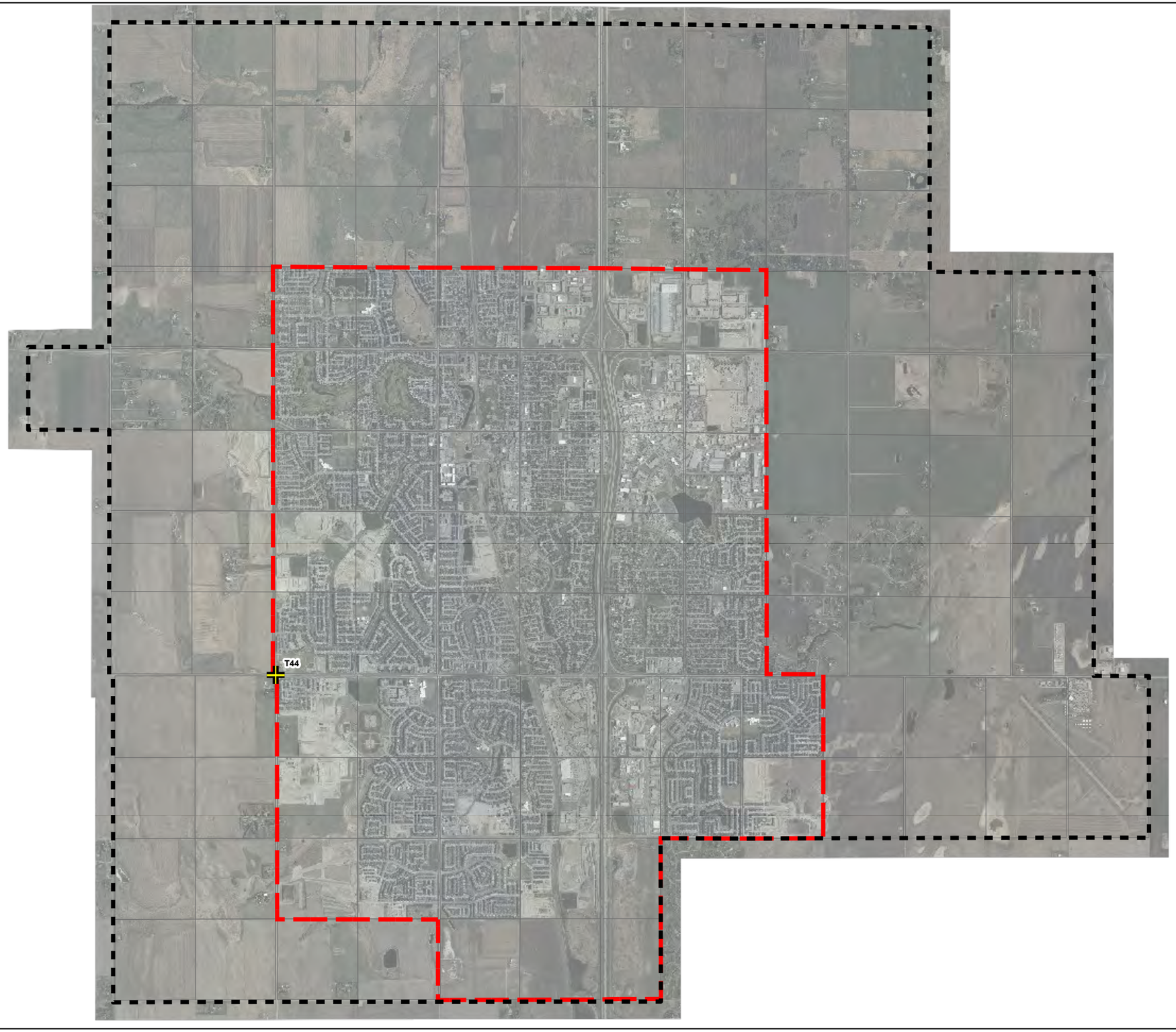
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,148,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,788,547
Levied Cost (Including Finance Factor)	$2,395,754
2040 Horizon (Including Finance Factor)	$594,175

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$382	$154



Legend

Pre-Annexation Boundary

Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T44
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T45: Yankee Valley Boulevard – East of Bayside Gate/Chinook Winds Dr to QEII

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes widening Yankee Valley Blvd from East of Bayside Gate/Chinook Winds Drive to QEII from 4 lanes to 6 lanes. This also requires the widening of the west junction to 3 WBT lane, and the grade separation of the CPKC railway crossing.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

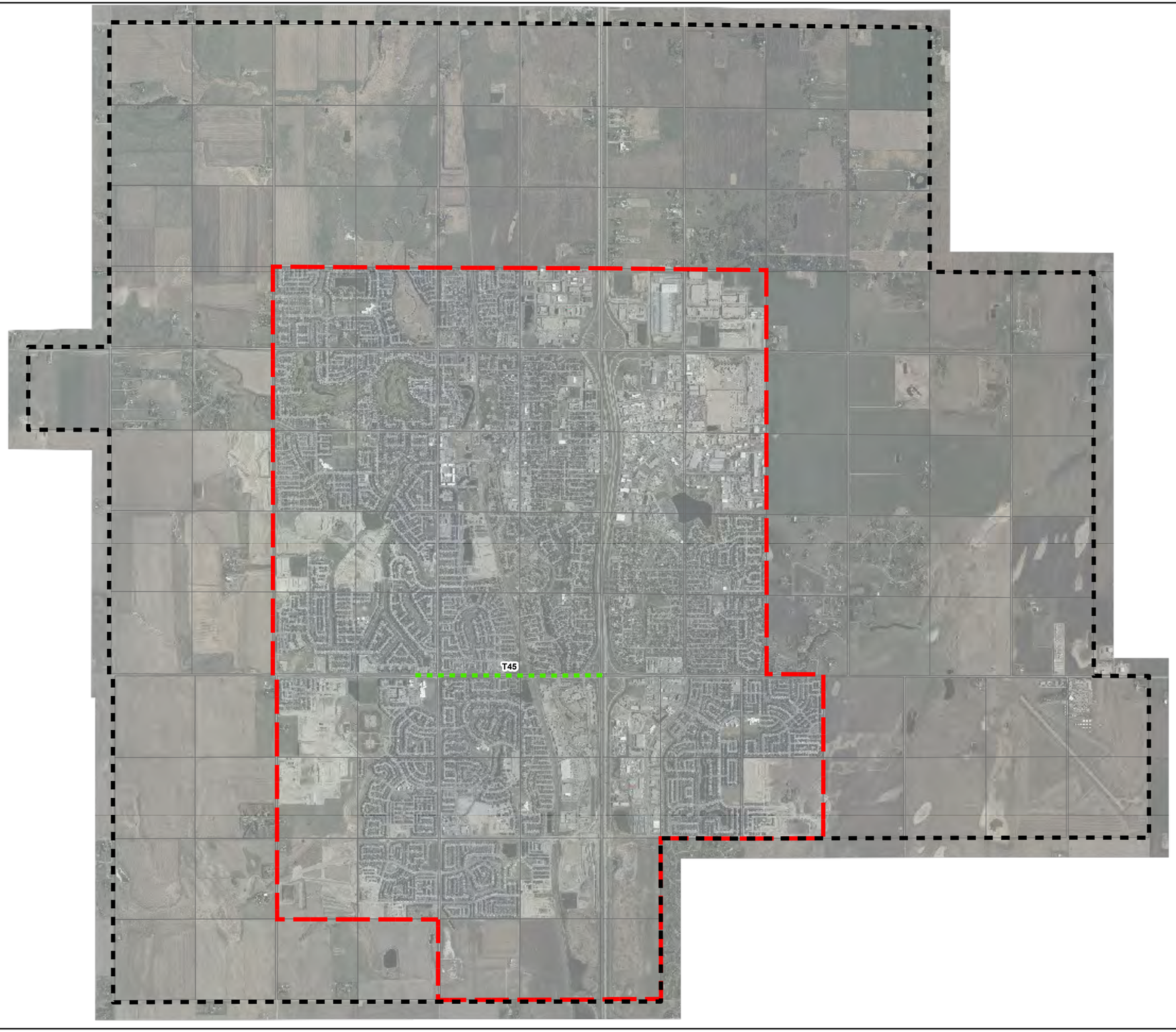
Project Costs

Item	Cost
Estimated Construction Cost[1]	$28,530,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$44,448,810
Levied Cost (Including Finance Factor)	$59,539,078
2040 Horizon (Including Finance Factor)	$14,766,394

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$9,481	$3,837



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T45
TRANSPORTATION INFRASTRUCTURE
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Project T46: Yankee Valley Boulevard SE – Kingsview Blvd to Kings Heights Gate SE

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes widening Yankee Valley Blvd SE from Kingsview Blvd to Kings Heights Gate SE from 4 lanes to 6 lanes.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

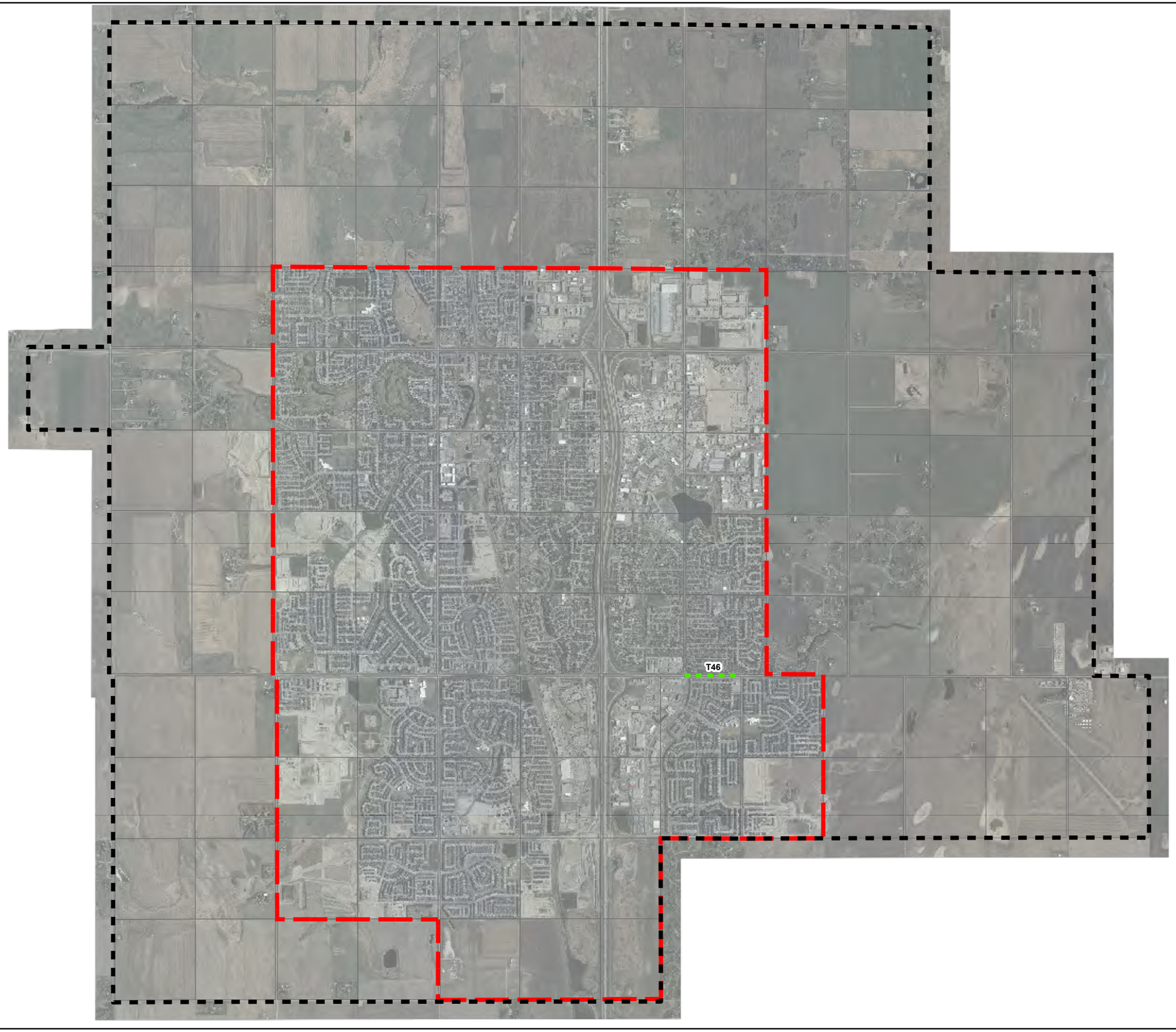
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,845,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,874,450
Levied Cost (Including Finance Factor)	$3,850,319
2040 Horizon (Including Finance Factor)	$954,925

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$613	$248



Legend

Pre-Annexation Boundary

Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T46
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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Project T47: Yankee Valley Boulevard SE – East of Kings Heights Gates to RR291

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes widening Yankee Valley Blvd from east of Kings Heights Gates to RR 291 from 2 lanes to 4 lanes.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

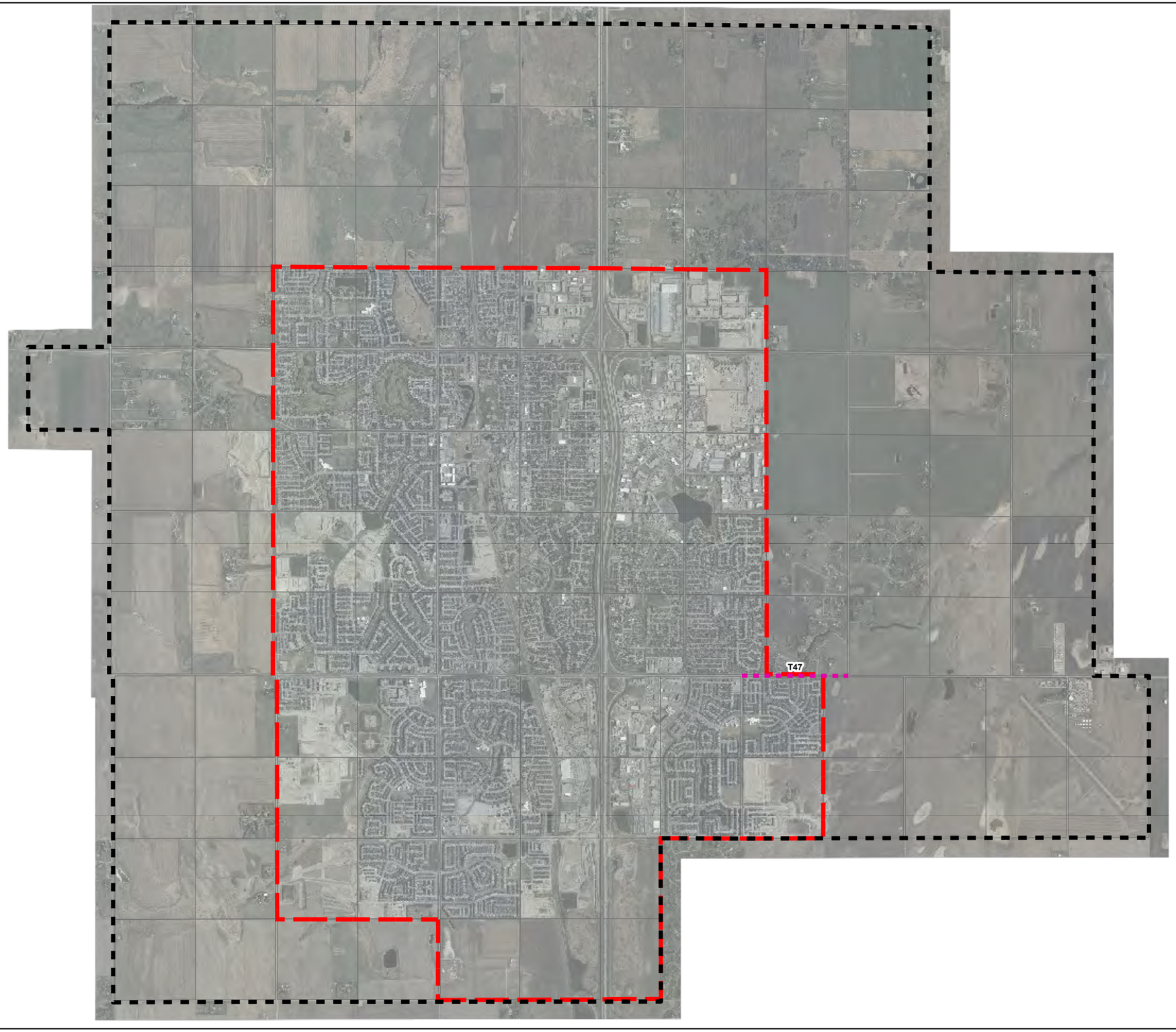
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,700,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,206,512
Levied Cost (Including Finance Factor)	$5,634,613
2040 Horizon (Including Finance Factor)	$1,397,451

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$897	$363



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T47
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T48: Yankee Valley Boulevard SW – At 8 Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding dual left turns for all approaches at the intersection of Yankee Valley Blvd and 8 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

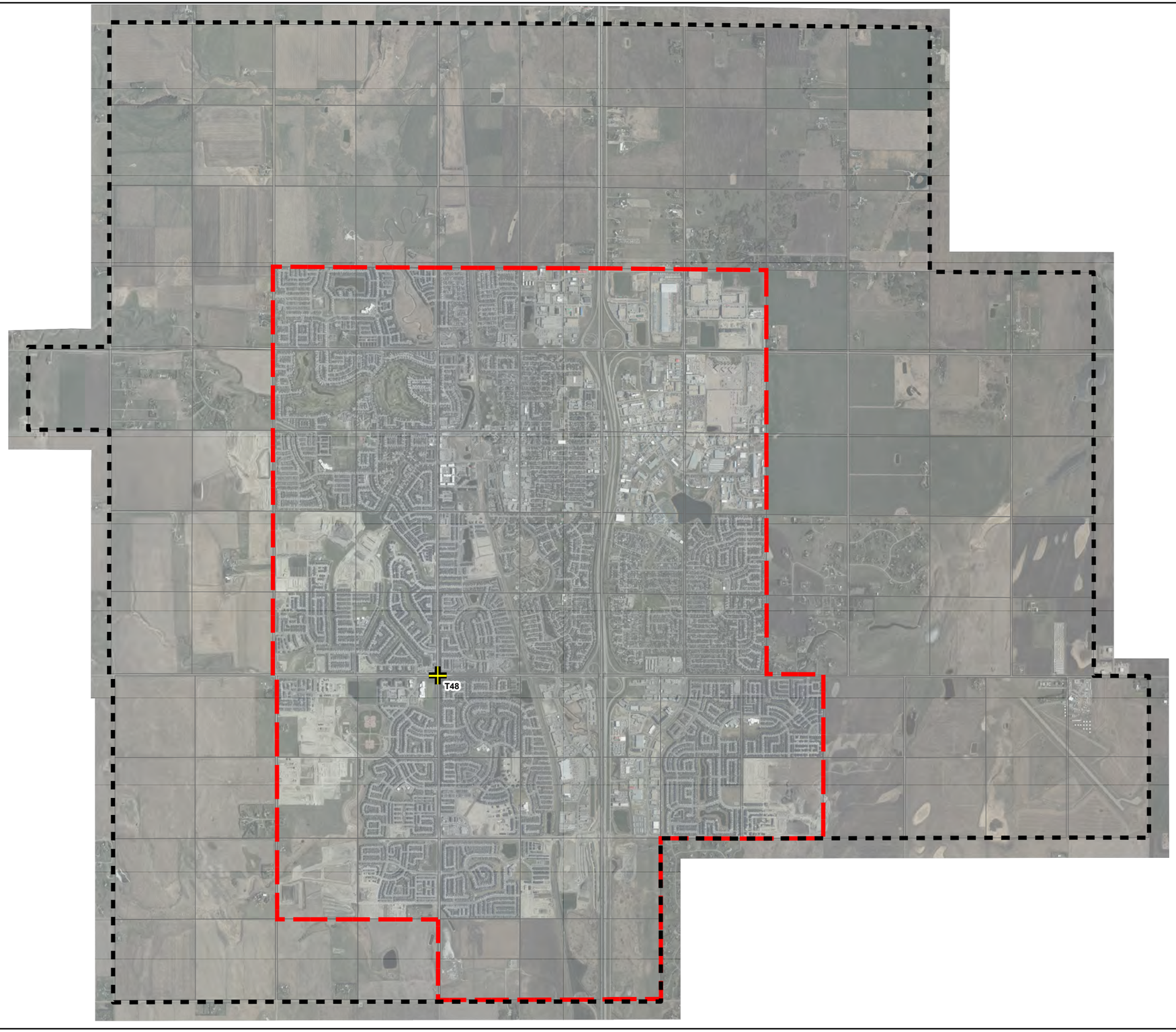
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,270,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$5,094,553
Levied Cost (Including Finance Factor)	$6,824,142
2040 Horizon (Including Finance Factor)	$1,692,468

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,087	$440



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T48
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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Project T49: Yankee Valley Boulevard SE – At Main Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding dual left turns for all approaches at the intersection of Yankee Valley Blvd and Main Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

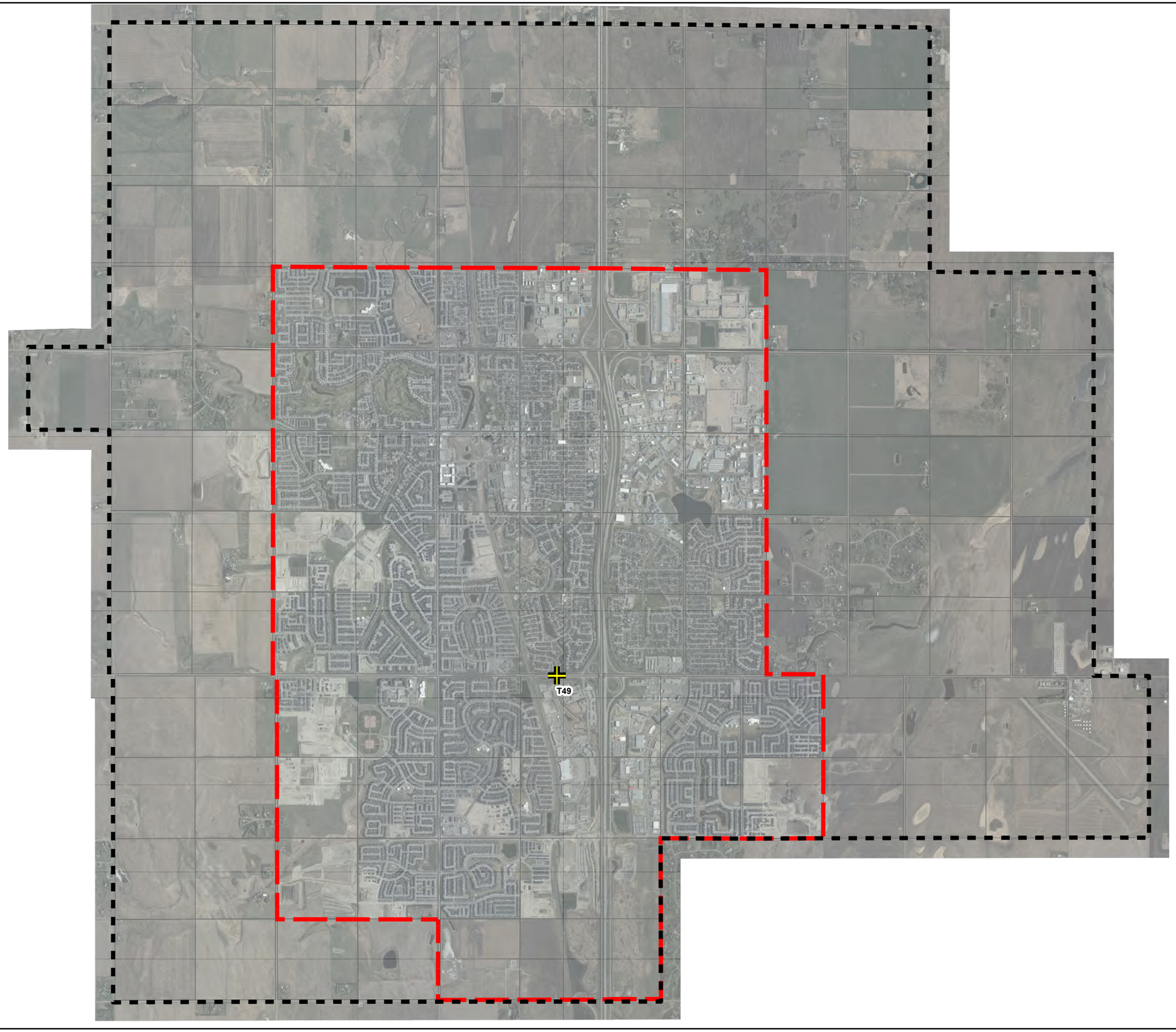
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,270,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$5,094,553
Levied Cost (Including Finance Factor)	$6,824,142
2040 Horizon (Including Finance Factor)	$1,692,468

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,087	$440



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T49
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T50: Yankee Valley Boulevard SE – At Kingsview Blvd

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding dual left turns for all approaches at the intersection of Yankee Valley Blvd and Kingsview Blvd.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

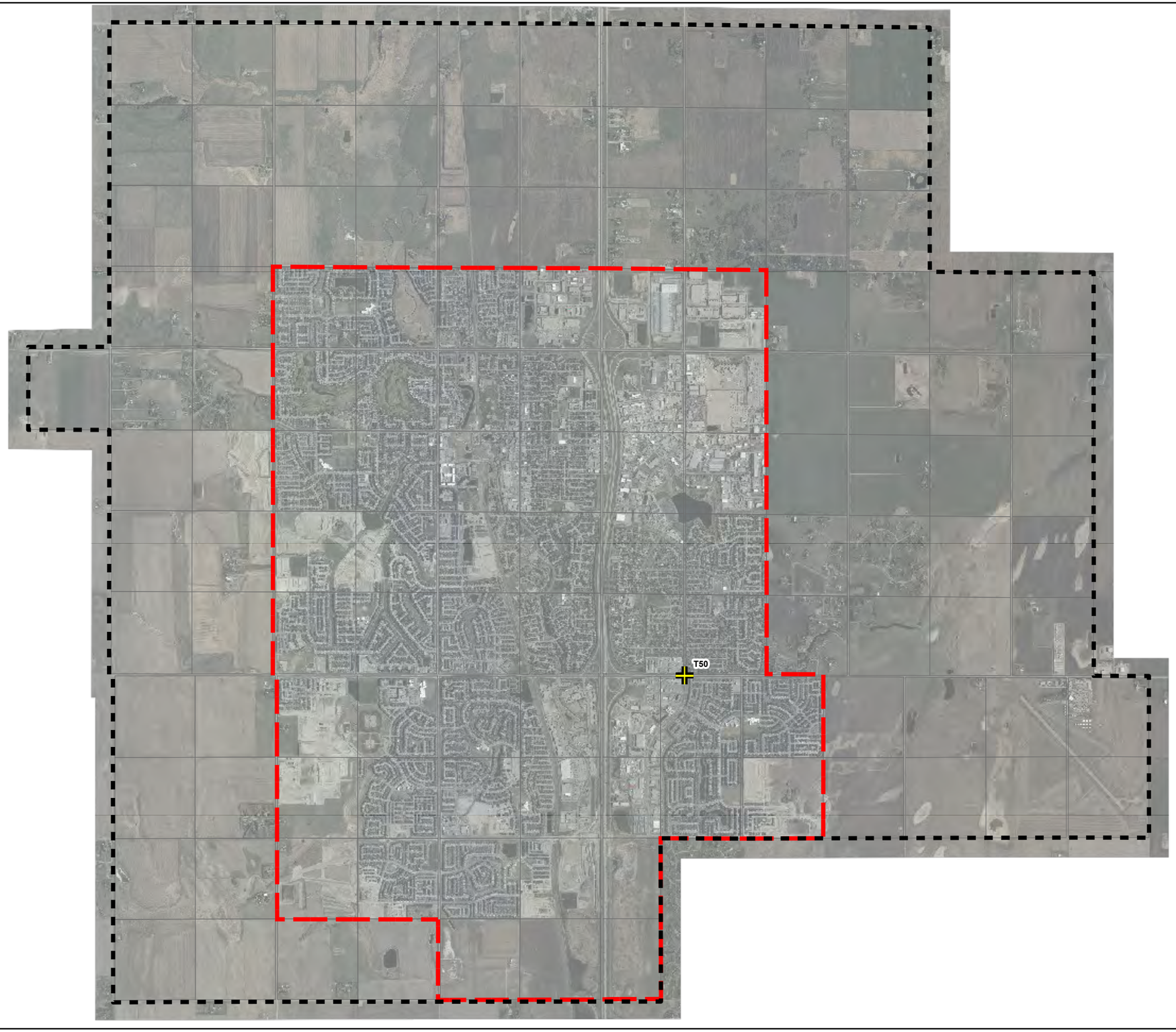
Project Costs

Item	Cost
Estimated Construction Cost[1]	$840,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,308,693
Levied Cost (Including Finance Factor)	$1,752,991
2040 Horizon (Including Finance Factor)	$434,762

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$279	$113



Legend

Pre-Annexation Boundary

Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T50
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T52: Yankee Valley Boulevard SE – At Ravenswood View SE

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at Yankee Valley Blvd and Ravenswood View SE intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

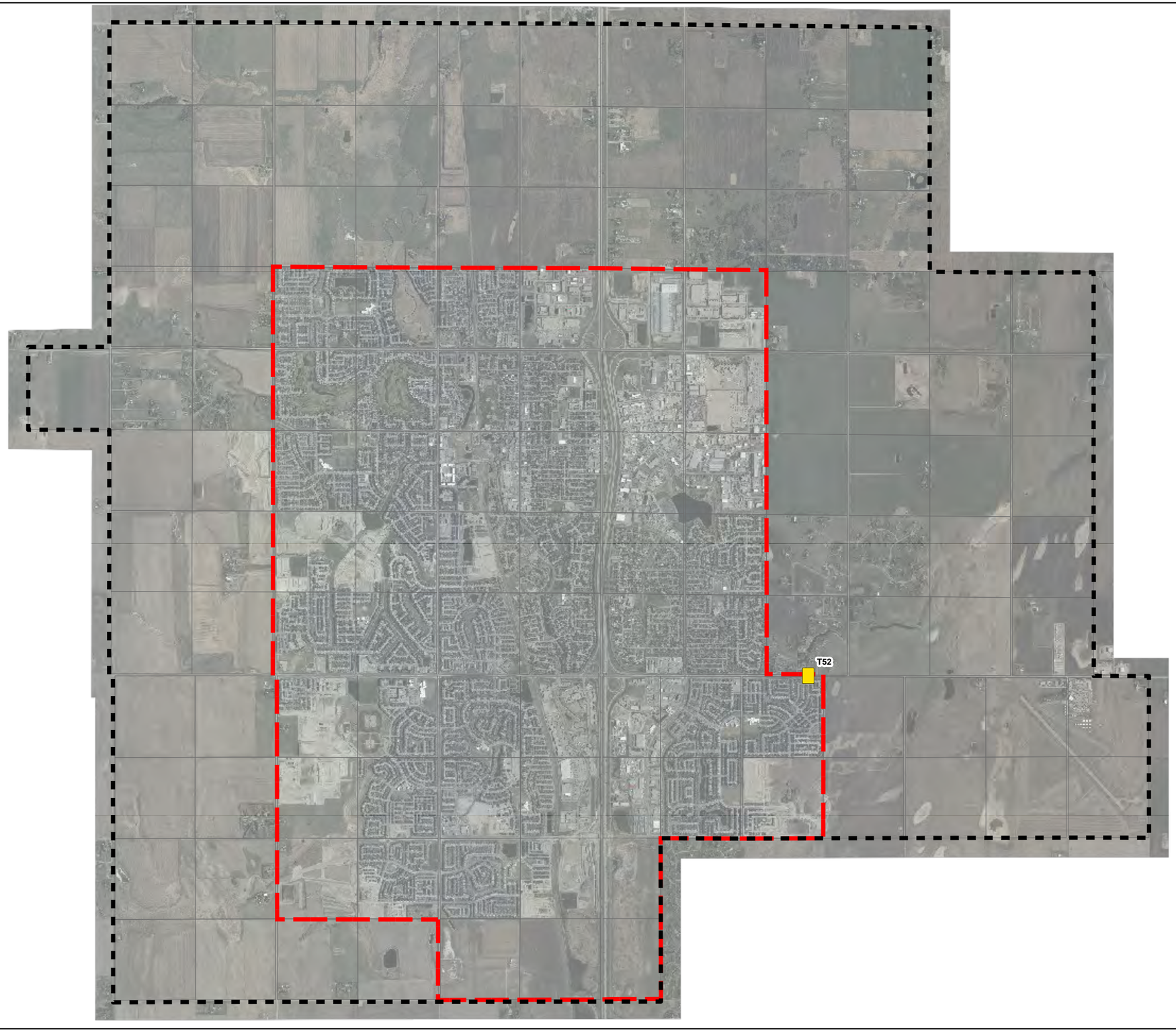
Project Costs

Item	Cost
Estimated Construction Cost[1]	$750,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,168,476
Levied Cost (Including Finance Factor)	$1,565,170
2040 Horizon (Including Finance Factor)	$388,181

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$249	$101



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T52
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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Project T53: Yankee Valley Boulevard SE (TWP Rd 270) – At Range Road 291

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding south leg and signalization and urbanize intersection at Yankee Valley Blvd (TWP Rd 270) and RR 291 intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

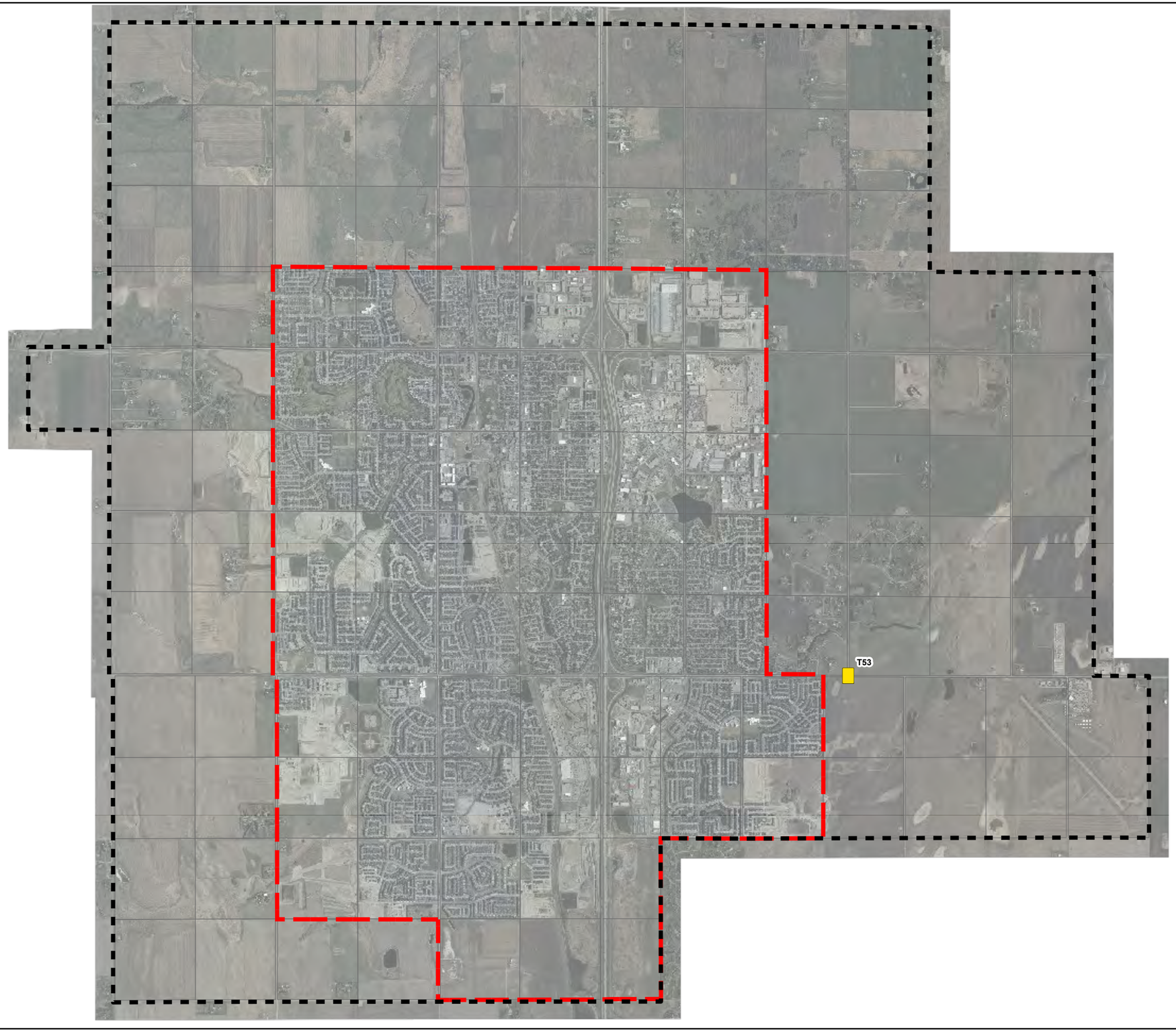
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,000,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,557,967
Levied Cost (Including Finance Factor)	$2,086,894
2040 Horizon (Including Finance Factor)	$517,574

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$332	$134



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T53
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T54: 40 Avenue SW – At Range Road 13

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding a dual Lane Roundabout at 40 Avenue SW and RR 13 intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

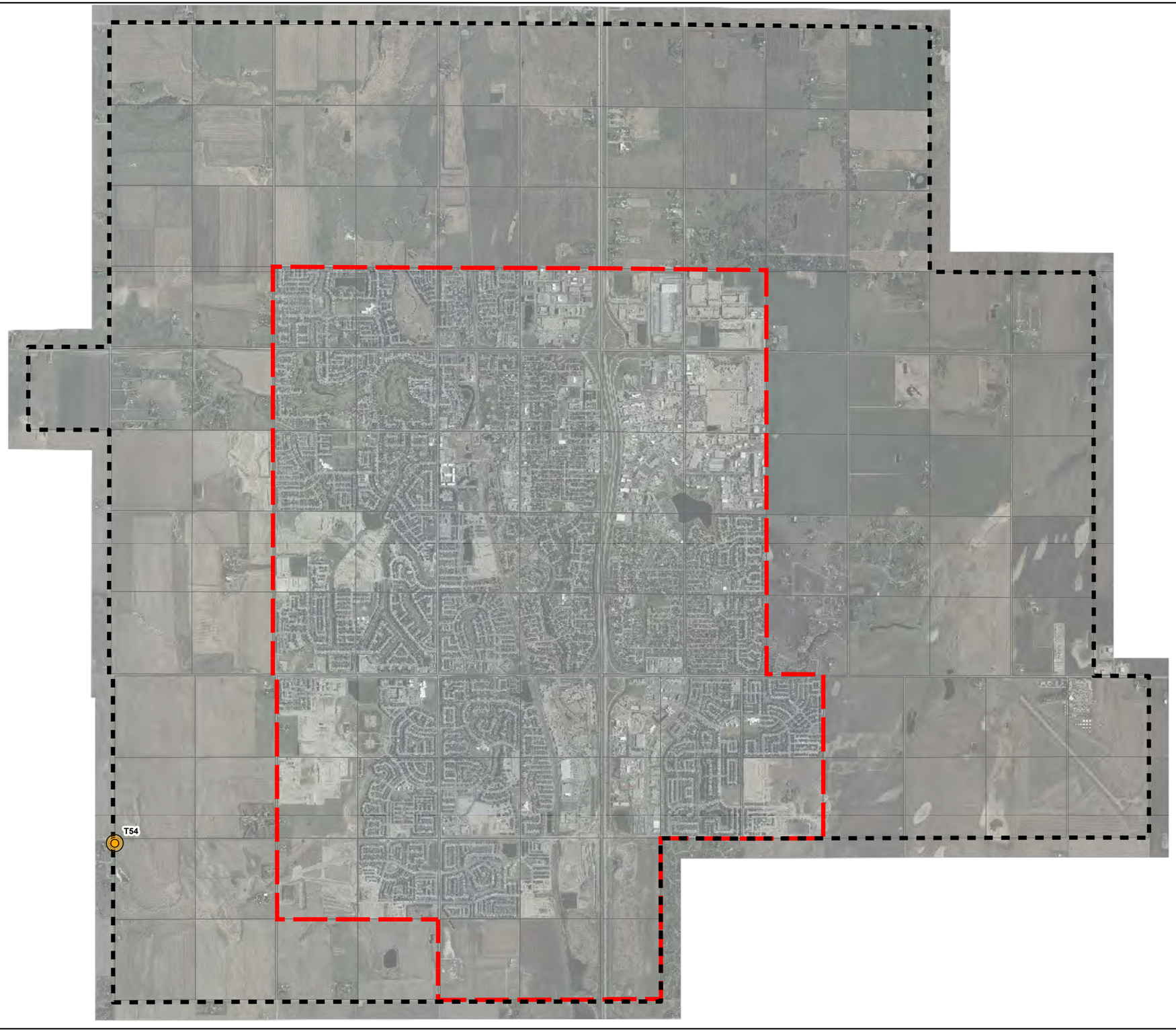
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$10,126,788
Levied Cost (Including Finance Factor)	$13,564,809
2040 Horizon (Including Finance Factor)	$3,364,233

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,160	$874



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T54
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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Project T55: 40 Avenue SW – Range Road 13 to 24 Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes paving 2 lanes on 40 Avenue SW from RR 13 to 24 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

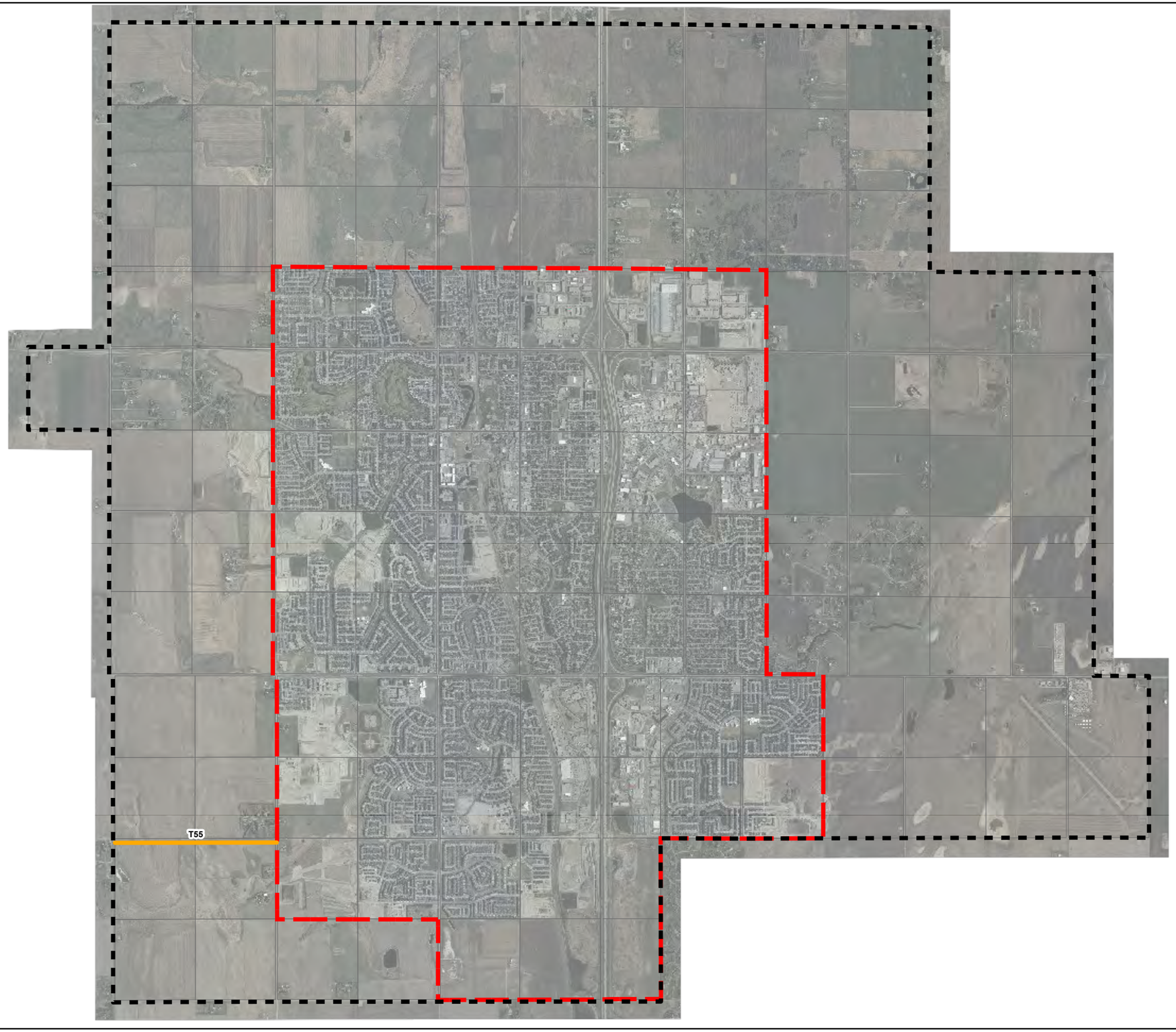
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,804,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$10,600,410
Levied Cost (Including Finance Factor)	$14,199,225
2040 Horizon (Including Finance Factor)	$3,521,575

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,261	$915



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T55
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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Project T56: 40 Avenue SW – 24 Street to 8 Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes widening 40 Avenue SW from 24 Street to 8 Street from 2 lanes to 4 lanes (excluding the intersection).

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

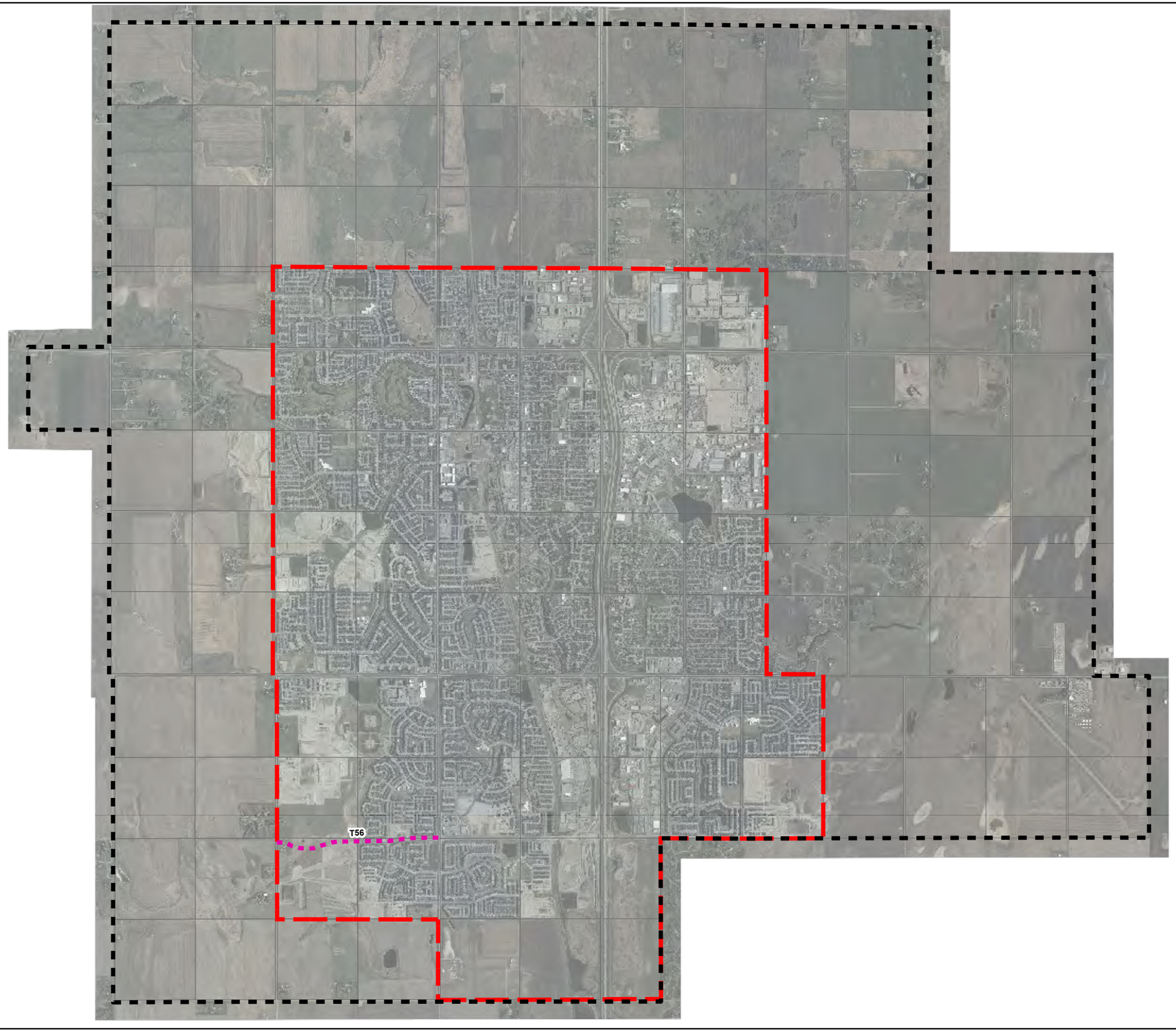
Project Costs

Item	Cost
Estimated Construction Cost[1]	$4,482,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,982,810
Levied Cost (Including Finance Factor)	$9,353,458
2040 Horizon (Including Finance Factor)	$2,319,768

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,490	$603



Legend

Pre-Annexation Boundary

Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T56
TRANSPORTATION INFRASTRUCTURE
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Project T57: 40 Avenue SE – East of Lanark Gate SE to 800m East of RR292

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes paving 2 lanes on 40 Avenue SE from east of Lanark Gate SE to 800m East of RR292.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

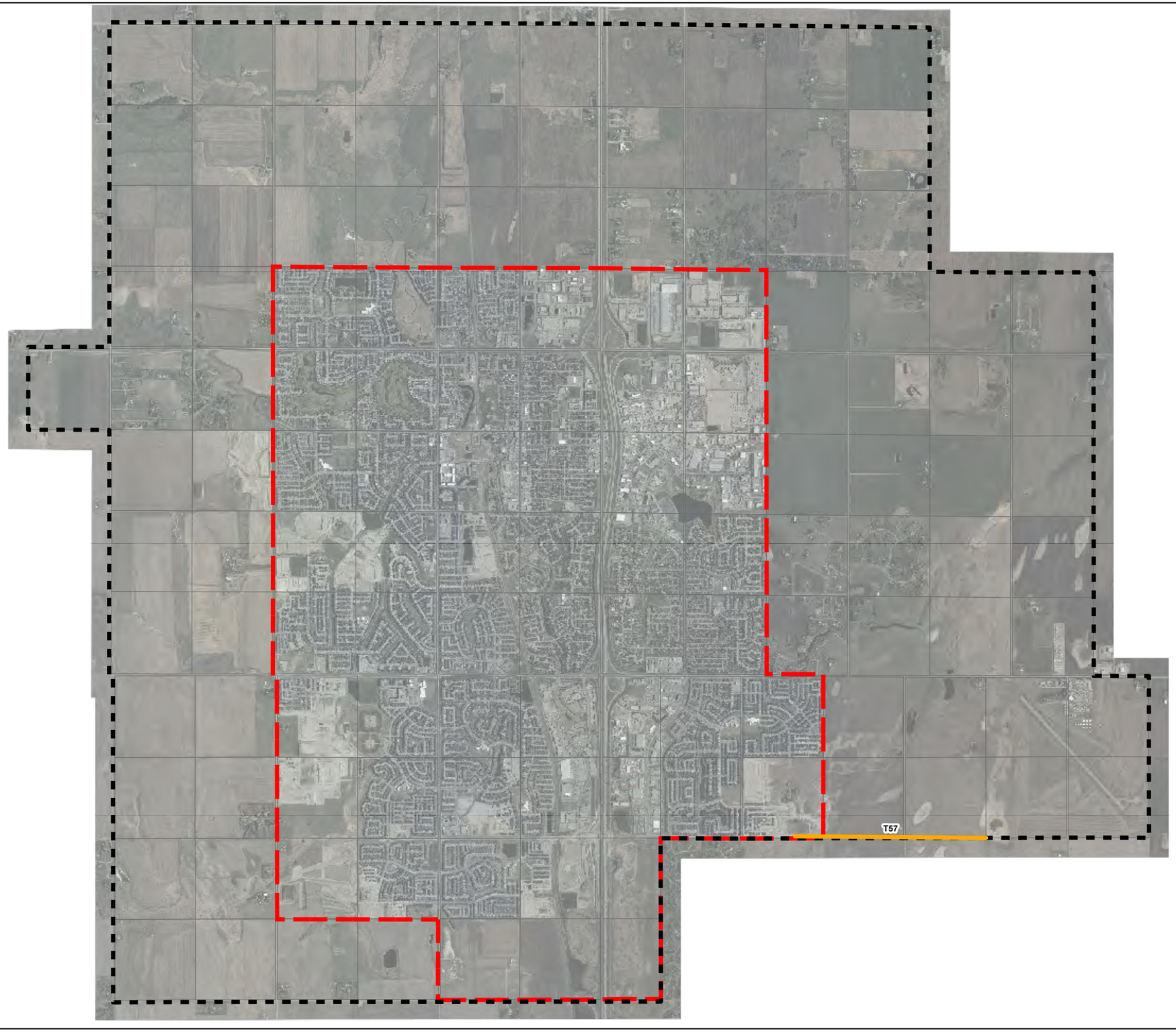
Project Costs

Item	Cost
Estimated Construction Cost[1]	$7,560,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$11,778,234
Levied Cost (Including Finance Factor)	$15,776,917
2040 Horizon (Including Finance Factor)	$3,912,862

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,512	$1,017



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T57
TRANSPORTATION INFRASTRUCTURE
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Project T58: 40 Avenue SW – At 8 Street Intersection

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding third EBT and WBT lane and dual left turns for all approaches (widen from 4 to 6 lanes) at 40 Avenue SW and 8 Street intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

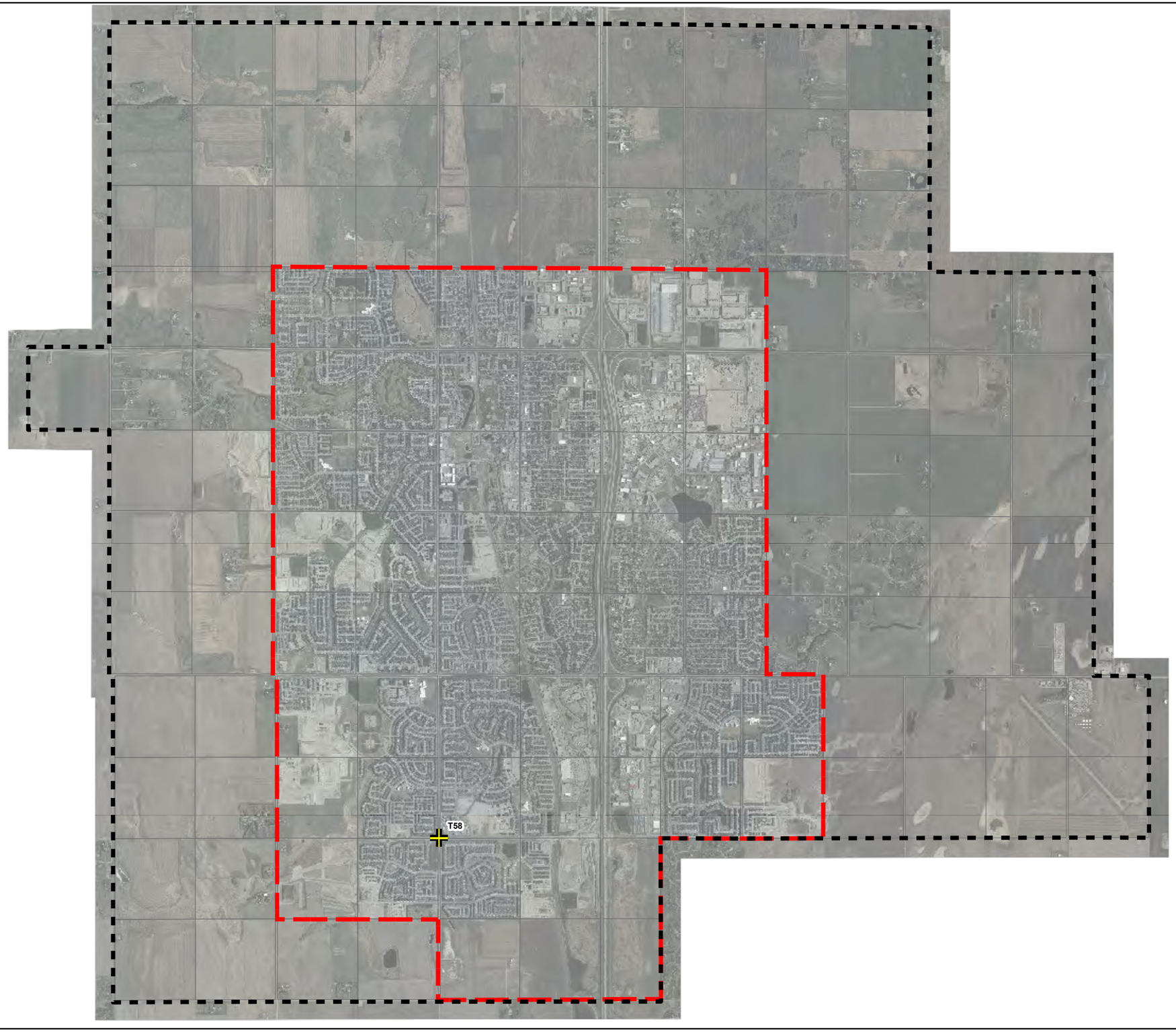
Project Costs

Item	Cost
Estimated Construction Cost[1]	$2,685,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$4,183,143
Levied Cost (Including Finance Factor)	$5,603,310
2040 Horizon (Including Finance Factor)	$1,389,687

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$892	$361



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T58
TRANSPORTATION INFRASTRUCTURE
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Project T59: 40 Avenue SW – At Reynolds Gate SW Intersection

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes converting the shared SBL/T to SBL and SBT/R, and converting the shared NBT/R to NBR at 40 Avenue SW and Reynolds Gate SW intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

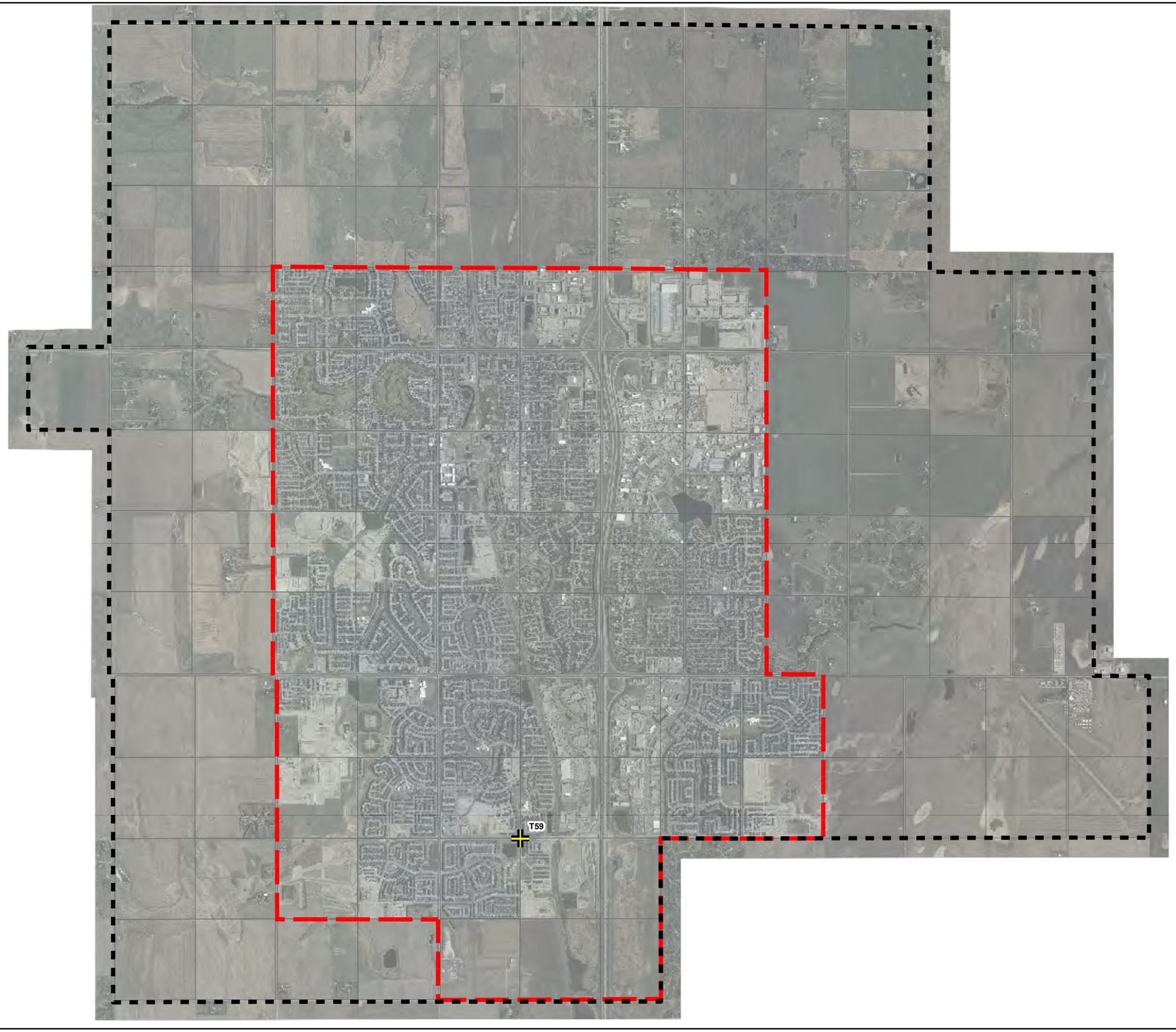
Project Costs

Item	Cost
Estimated Construction Cost[1]	$20,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$31,159
Levied Cost (Including Finance Factor)	$41,738
2040 Horizon (Including Finance Factor)	$10,351

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$7	$3



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T59
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T60: 40 Avenue SE – At Kingsview Blvd Intersection

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding third WBT lane, adding dual NB left turns and dual NBT lanes, and converting the free flow SBR to signalized dual SBR turns at 40 Avenue SE and Kingsview Blvd intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

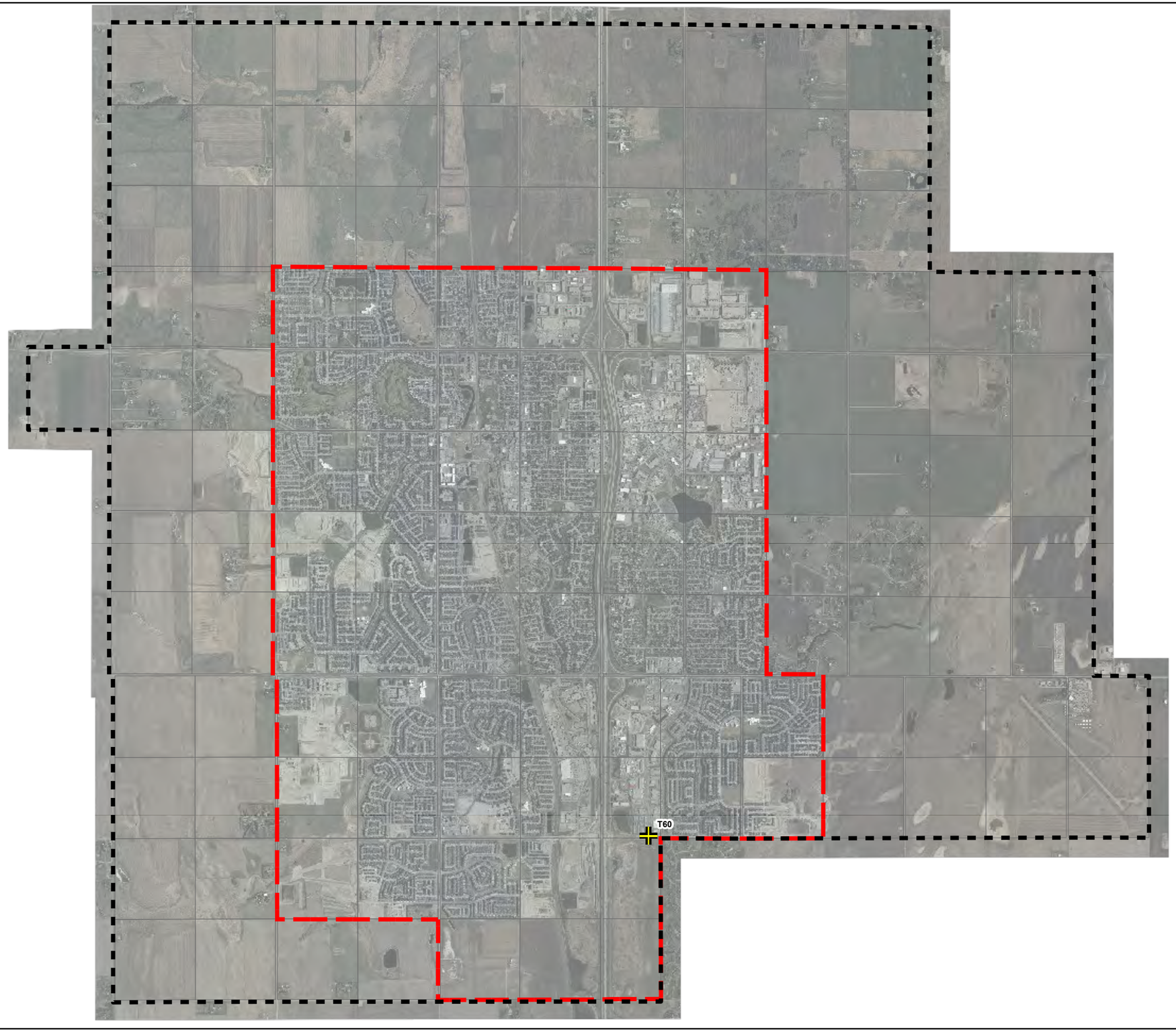
Project Costs

Item	Cost
Estimated Construction Cost[1]	$330,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$514,129
Levied Cost (Including Finance Factor)	$688,675
2040 Horizon (Including Finance Factor)	$170,800

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$110	$44



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T60
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T61: 40 Avenue SE – At Kings Heights Way SE

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and adding second EBT and WBT lane (widen at the intersection from 2 lanes to 4 lanes) at 40 Avenue SE and Kings Heights Way SE intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

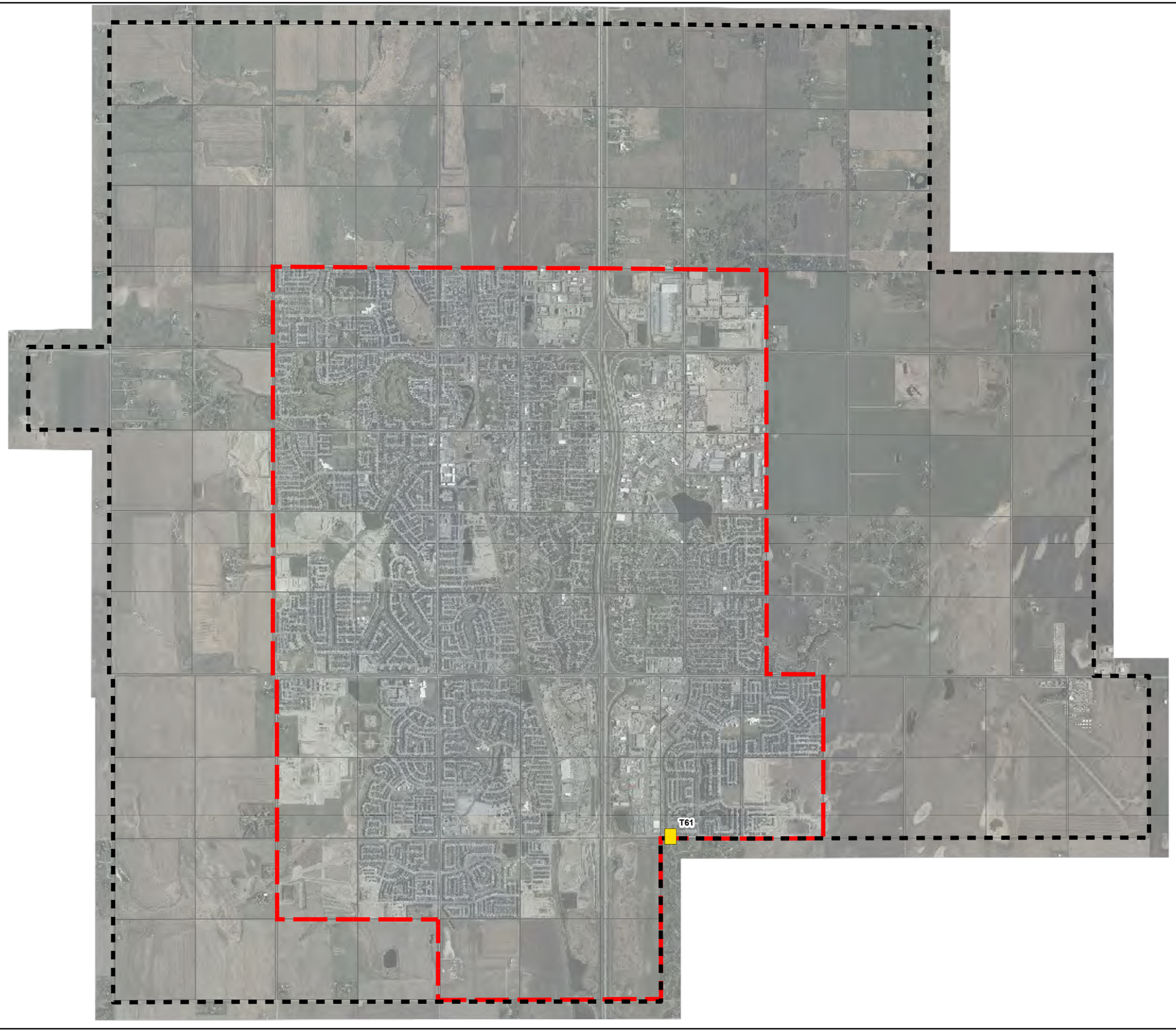
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,400,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,181,154
Levied Cost (Including Finance Factor)	$2,921,651
2040 Horizon (Including Finance Factor)	$724,604

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$465	$188



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T61
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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Project T64: 40 Avenue SE – At Range Road 292

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at 40 Avenue SE and RR 292 intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

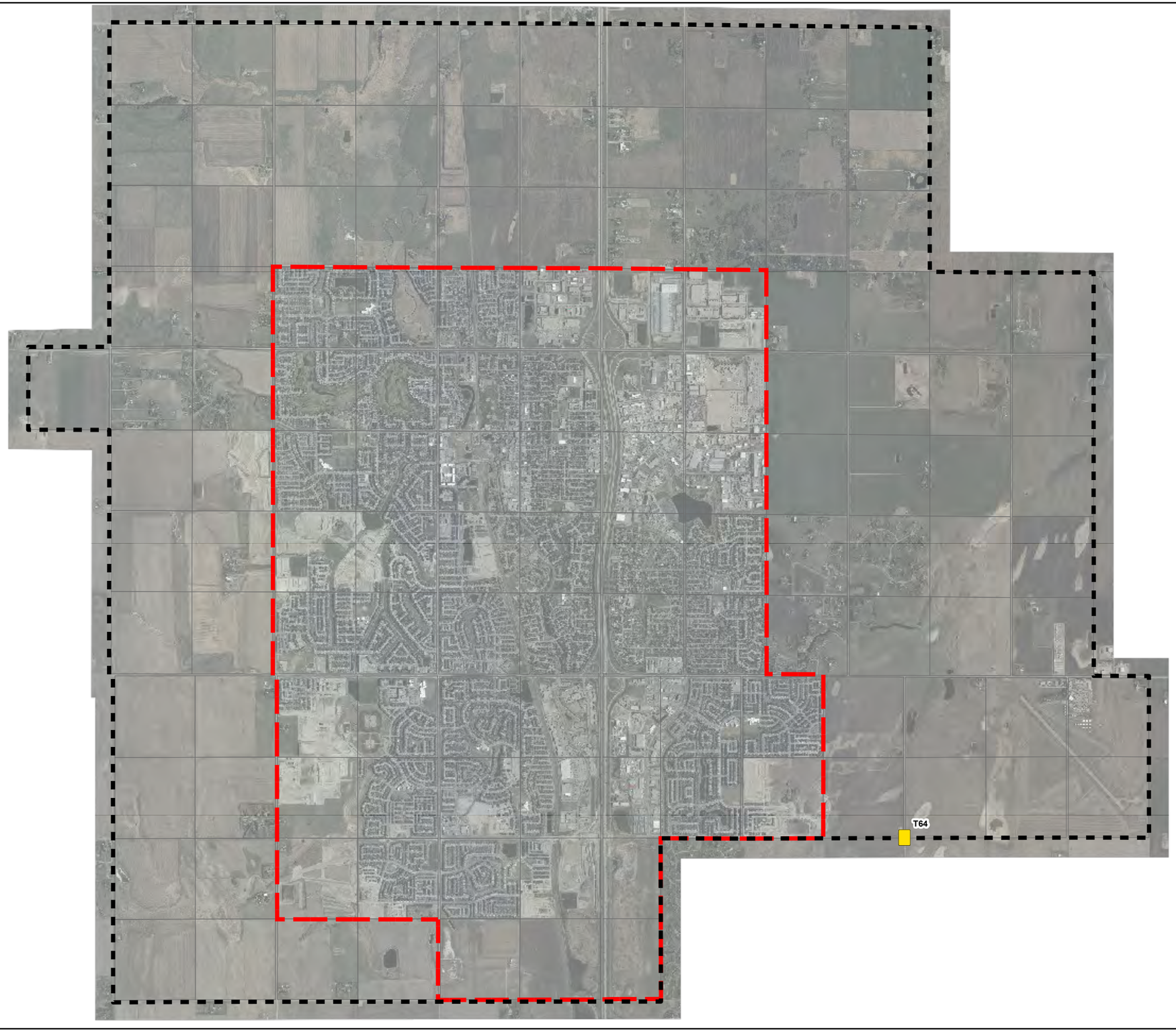
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,000,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,557,967
Levied Cost (Including Finance Factor)	$2,086,894
2040 Horizon (Including Finance Factor)	$517,574

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$332	$134



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T64
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T65: 56 Avenue SW (TWP Rd 264) – 24 Street to 8 Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes paving 2 lanes on 56 Avenue SW (TWP Rd 264) from 24 Street to 8 Street.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

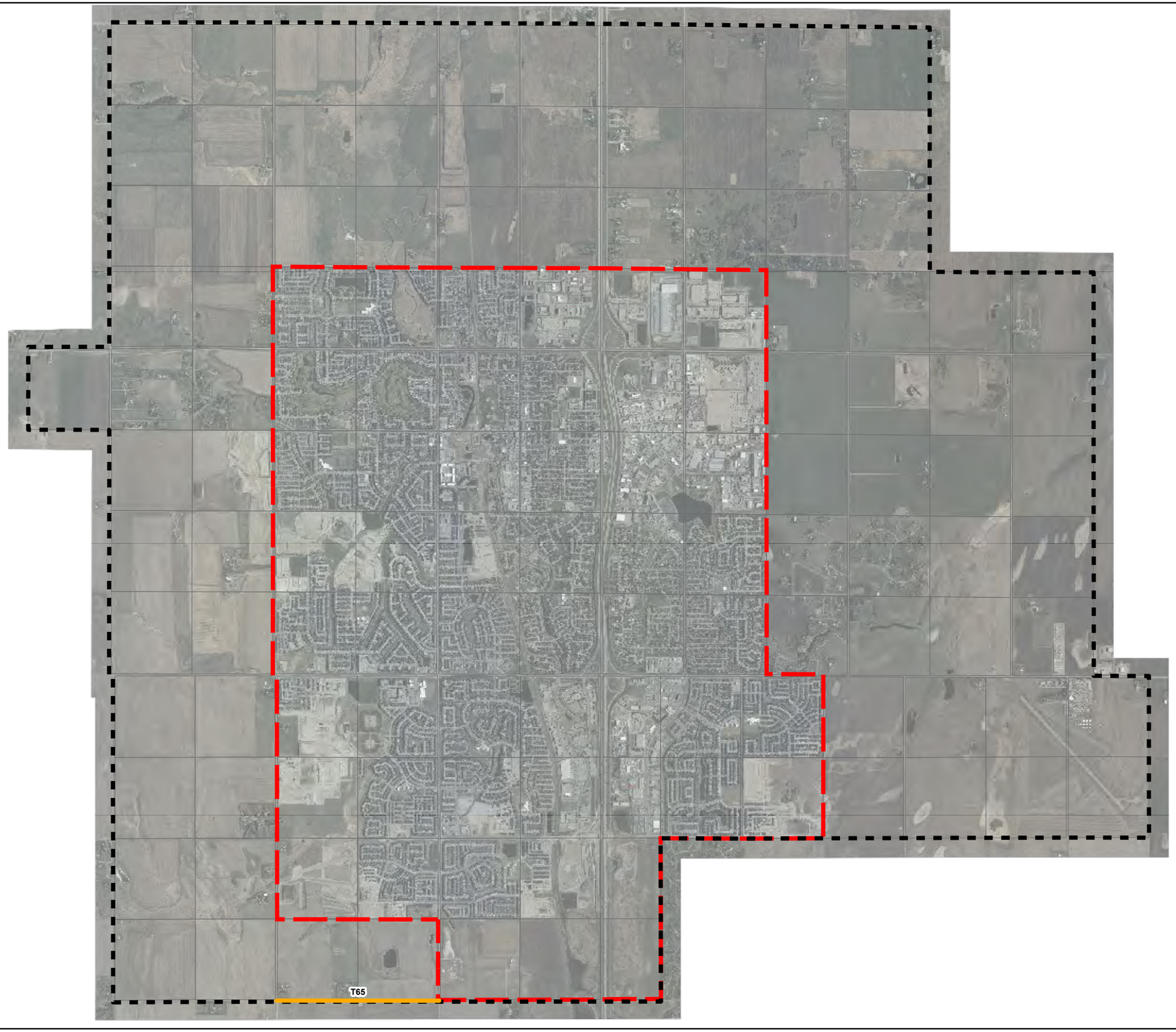
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,804,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$10,600,410
Levied Cost (Including Finance Factor)	$14,199,225
2040 Horizon (Including Finance Factor)	$3,521,575

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,261	$915



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T65
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T66: 56 Avenue SW (TWP Rd 264) – At Range Road 13

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding a dual Lane roundabout with NBR turn bay at 56 Avenue SW (TWP Rd 264) and RR 13 intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

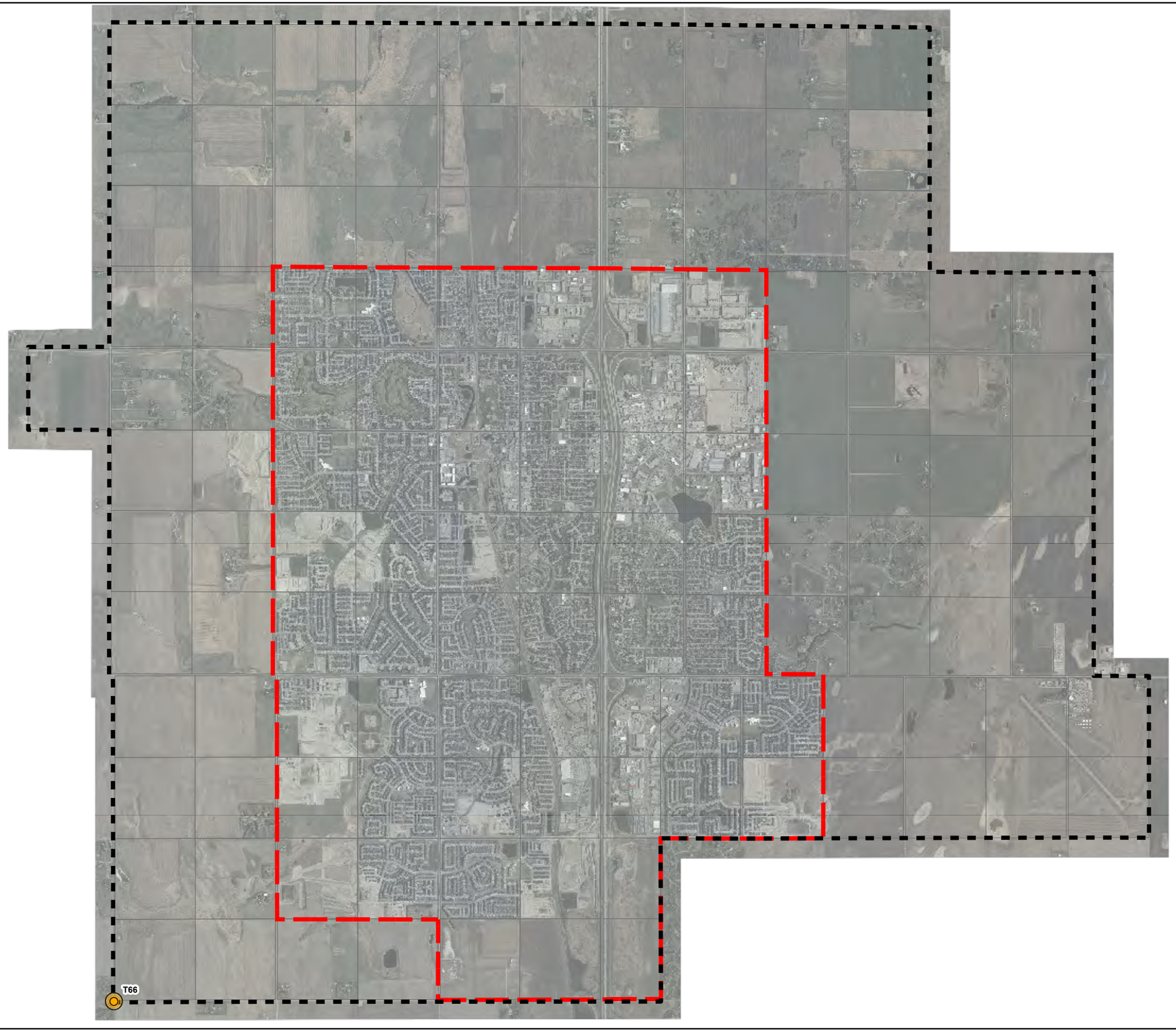
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,560,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$10,220,266
Levied Cost (Including Finance Factor)	$13,690,023
2040 Horizon (Including Finance Factor)	$3,395,287

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,180	$882



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T66
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T67: 56 Avenue SW (TWP Rd 264) – At 24 Street

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes adding a dual lane roundabout with WBR turn bay at 56 Avenue SW (TWP Rd 264) and 24 Street intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

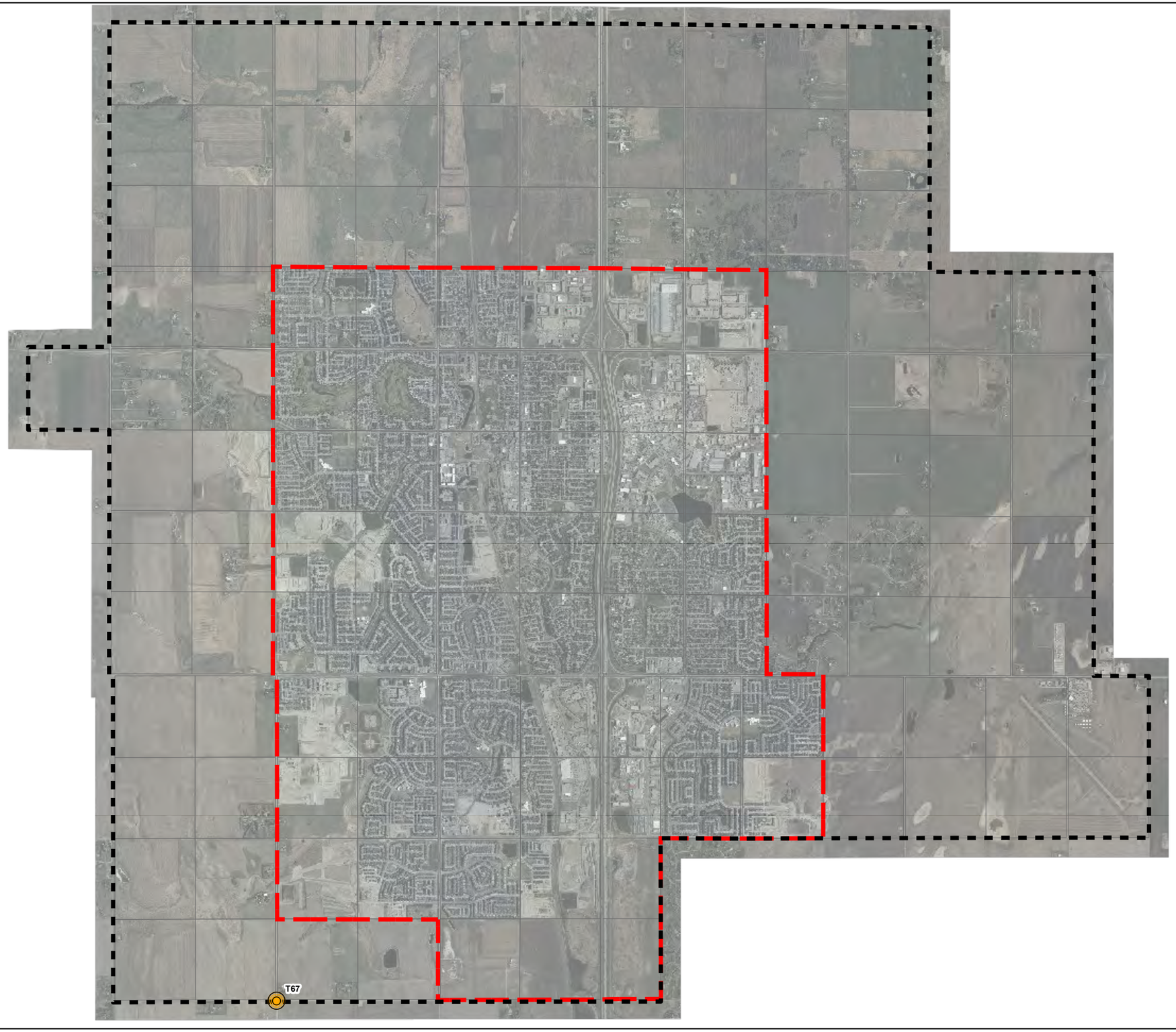
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,560,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$10,220,266
Levied Cost (Including Finance Factor)	$13,690,023
2040 Horizon (Including Finance Factor)	$3,395,287

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,180	$882



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T67
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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Project T68: 56 Avenue SW (TWP Rd 264) – At TZ3801 Access 2 and TZ3801 Access 1

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at 56 Avenue SW (TWP Rd 264) and TZ3801 Access 2 and TZ3801 Access 1 intersections (west of QEII).

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

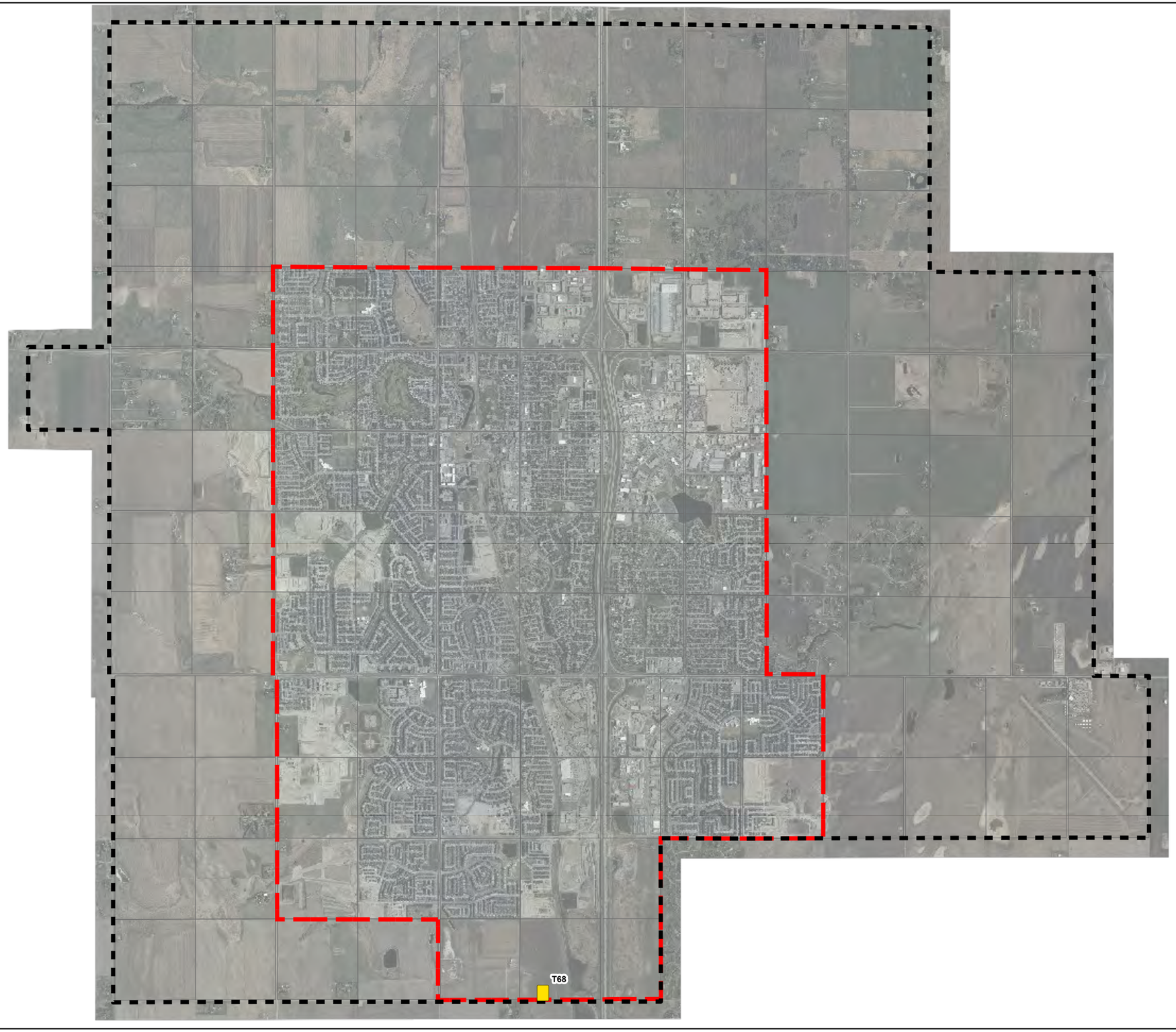
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,750,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$2,726,443
Levied Cost (Including Finance Factor)	$3,652,064
2040 Horizon (Including Finance Factor)	$905,755

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$582	$235



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T68
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T70A: 24 Street SW – At Segewood Drive SW

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at 24 Street SW and Segewood Drive SW intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

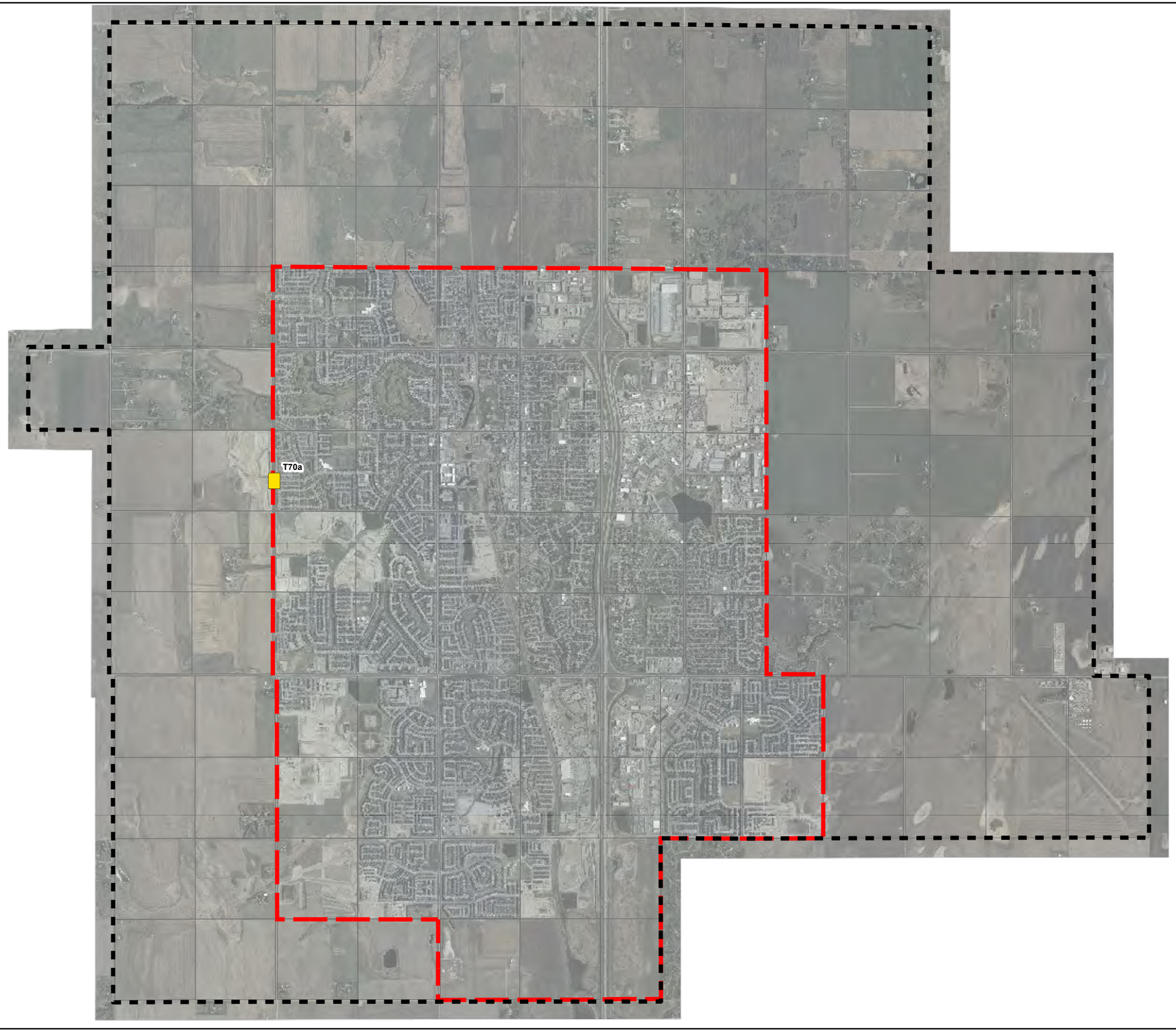
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,041,667
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,622,883
Levied Cost (Including Finance Factor)	$2,173,848
2040 Horizon (Including Finance Factor)	$539,140

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$346	$140



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T70A
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T70B: 24 Street SW – At Bayview Drive SW

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at 24 Street SW and Bayview Drive SW intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

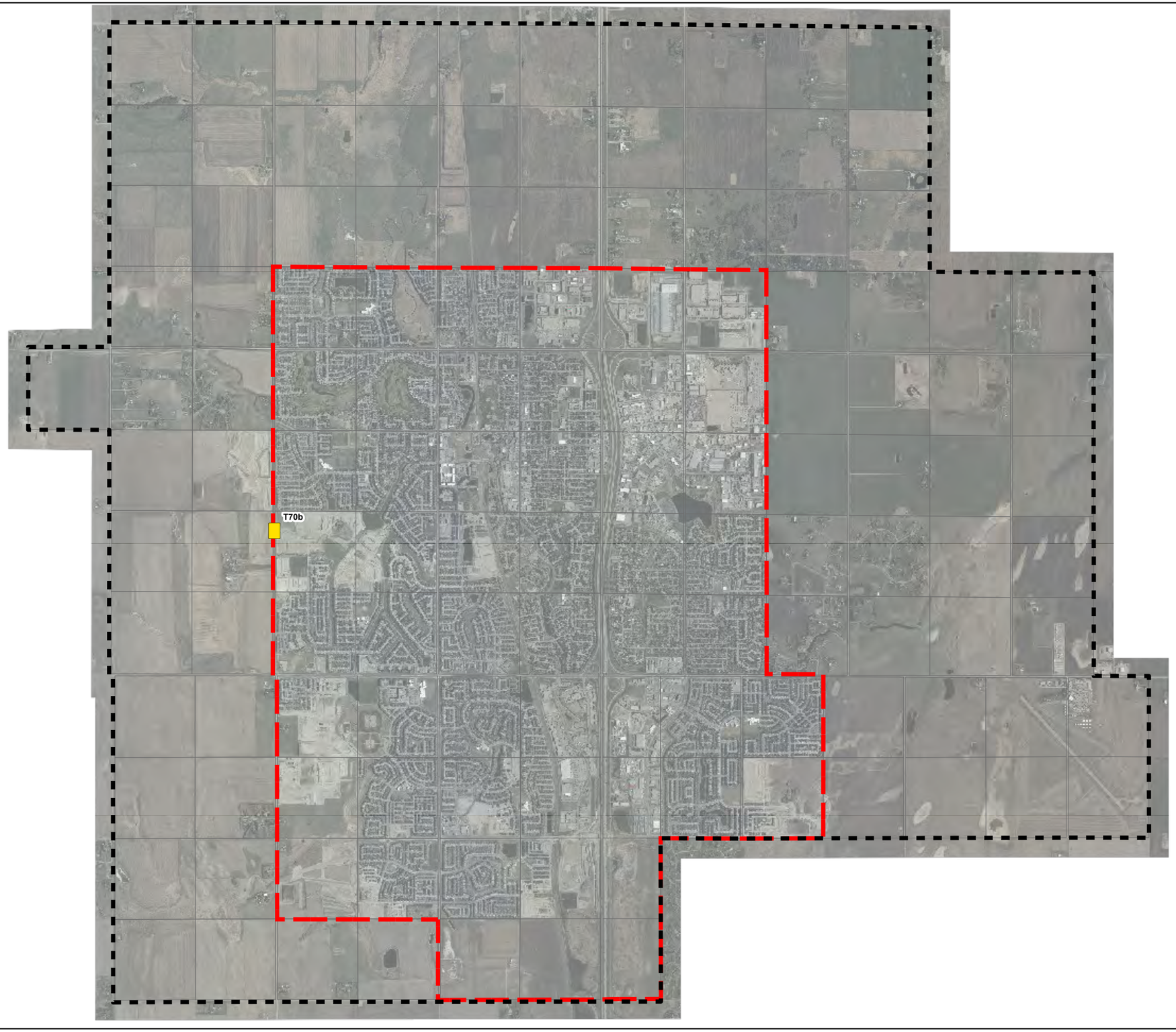
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,041,667
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,622,883
Levied Cost (Including Finance Factor)	$2,173,848
2040 Horizon (Including Finance Factor)	$539,140

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$346	$140



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T70B
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T70C: 24 Street SW – At Baysprings Link SW

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at 24 Street SW and Baysprings Link SW intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

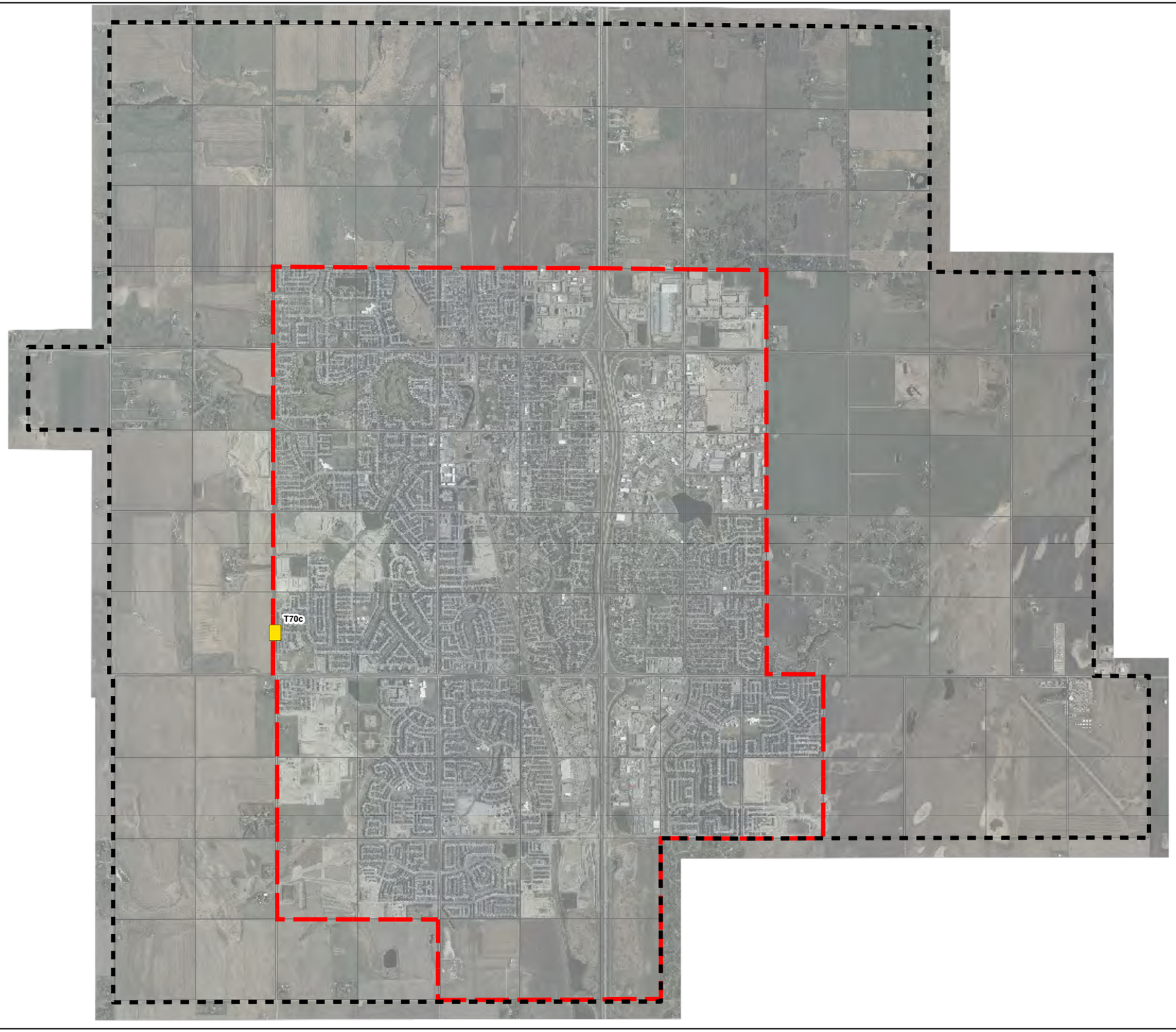
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,041,667
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,622,883
Levied Cost (Including Finance Factor)	$2,173,848
2040 Horizon (Including Finance Factor)	$539,140

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$346	$140



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T70C
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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Project T70D: 24 Street SW – At Chinook Gate Drive SW

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at 24 Street SW and Chinook Gate Drive SW intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

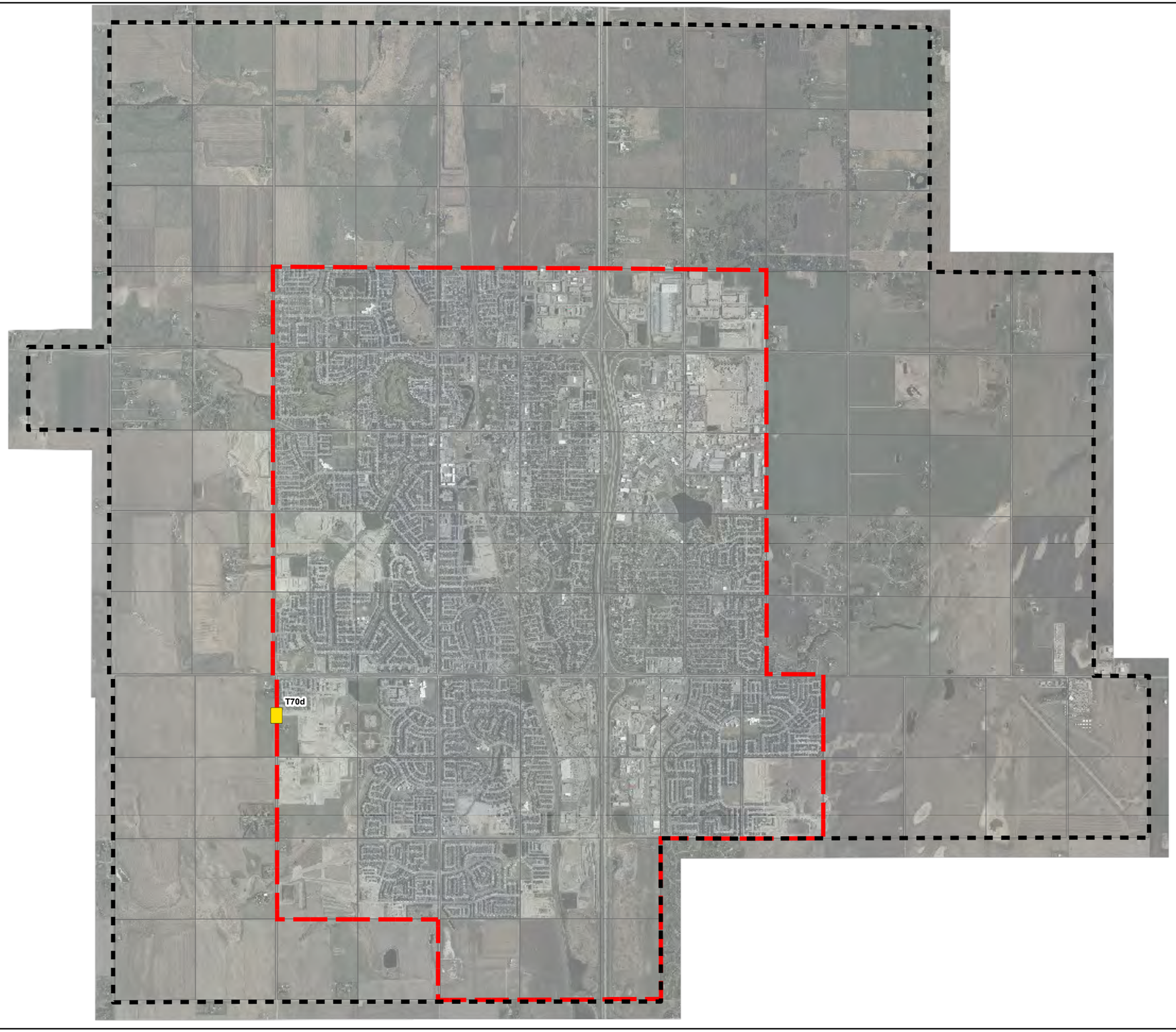
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,041,667
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,622,883
Levied Cost (Including Finance Factor)	$2,173,848
2040 Horizon (Including Finance Factor)	$539,140

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$346	$140



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T70D
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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Project T70E: 24 Street SW – At Cobblestone Gate SW

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at 24 Street SW and Cobblestone Gate SW intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

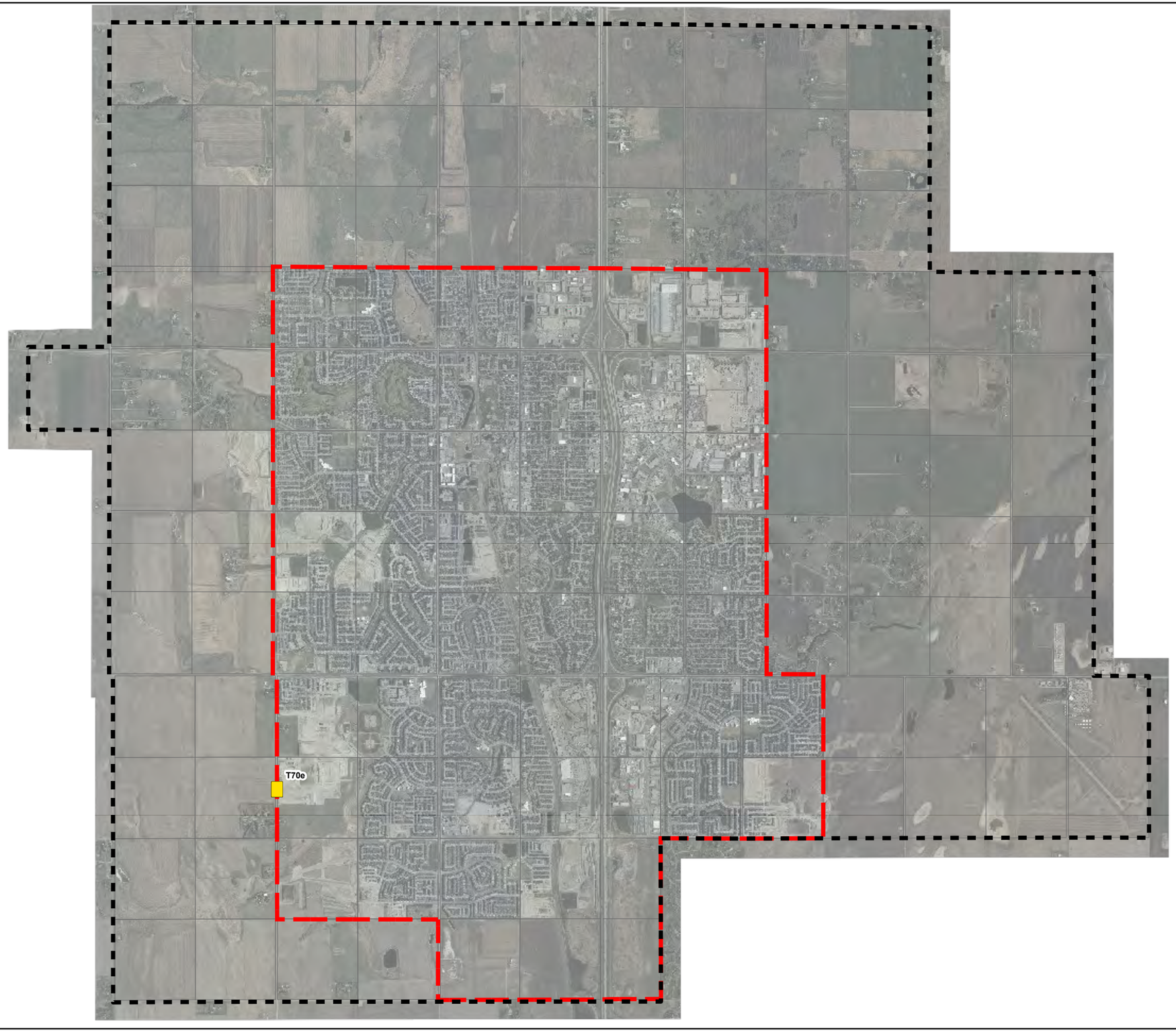
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,041,667
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,622,883
Levied Cost (Including Finance Factor)	$2,173,848
2040 Horizon (Including Finance Factor)	$539,140

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$346	$140



N

Legend

Pre-Annexation Boundary

Annexation Boundary

Proposed Intersection Improvements

Proposed Signalization

Proposed Interchange

Proposed Intersection Upgrades

Proposed Roundabout

Proposed Creek Crossing

Railway Crossing Grade Separation

Proposed Roadway Network

Arterial 2 Lanes

Arterial 4 Lanes

Upgrade 2 to 3 Lanes

Upgrade 2 to 4 Lanes

Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T70E
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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Project T70F: 24 Street SW – At 40 Avenue SW

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at 24 Street SW and 40 Avenue SW intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

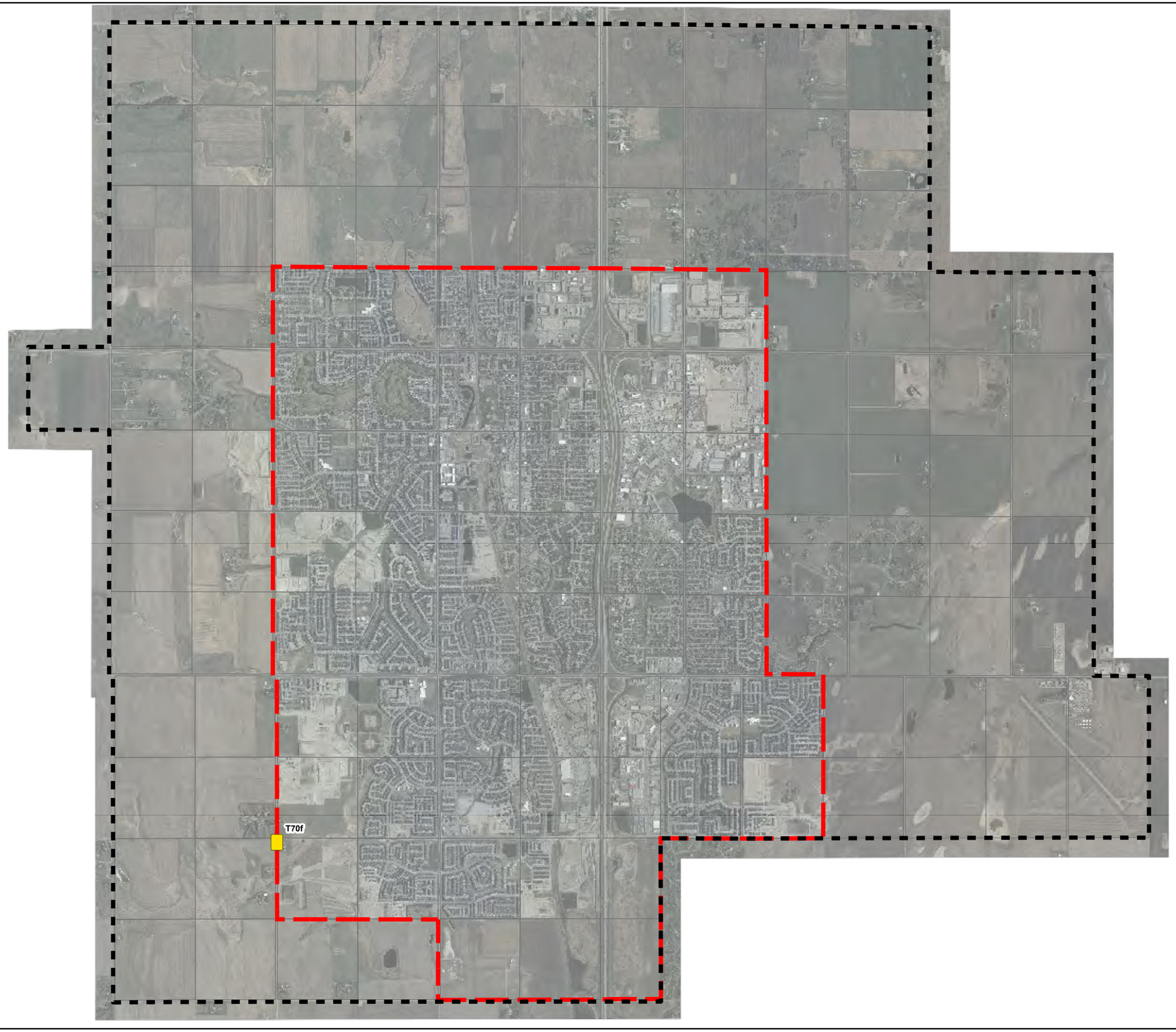
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,041,667
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,622,883
Levied Cost (Including Finance Factor)	$2,173,848
2040 Horizon (Including Finance Factor)	$539,140

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$346	$140



N

Legend

Pre-Annexation Boundary

Annexation Boundary

Proposed Intersection Improvements

Proposed Signalization

Proposed Interchange

Proposed Intersection Upgrades

Proposed Roundabout

Proposed Creek Crossing

Railway Crossing Grade Separation

Proposed Roadway Network

Arterial 2 Lanes

Arterial 4 Lanes

Upgrade 2 to 3 Lanes

Upgrade 2 to 4 Lanes

Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T70F
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T77: 8 Street SW – At TZ3801 Access 3 Intersection

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization at 8 Street SW and TZ3801 Access 3 intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

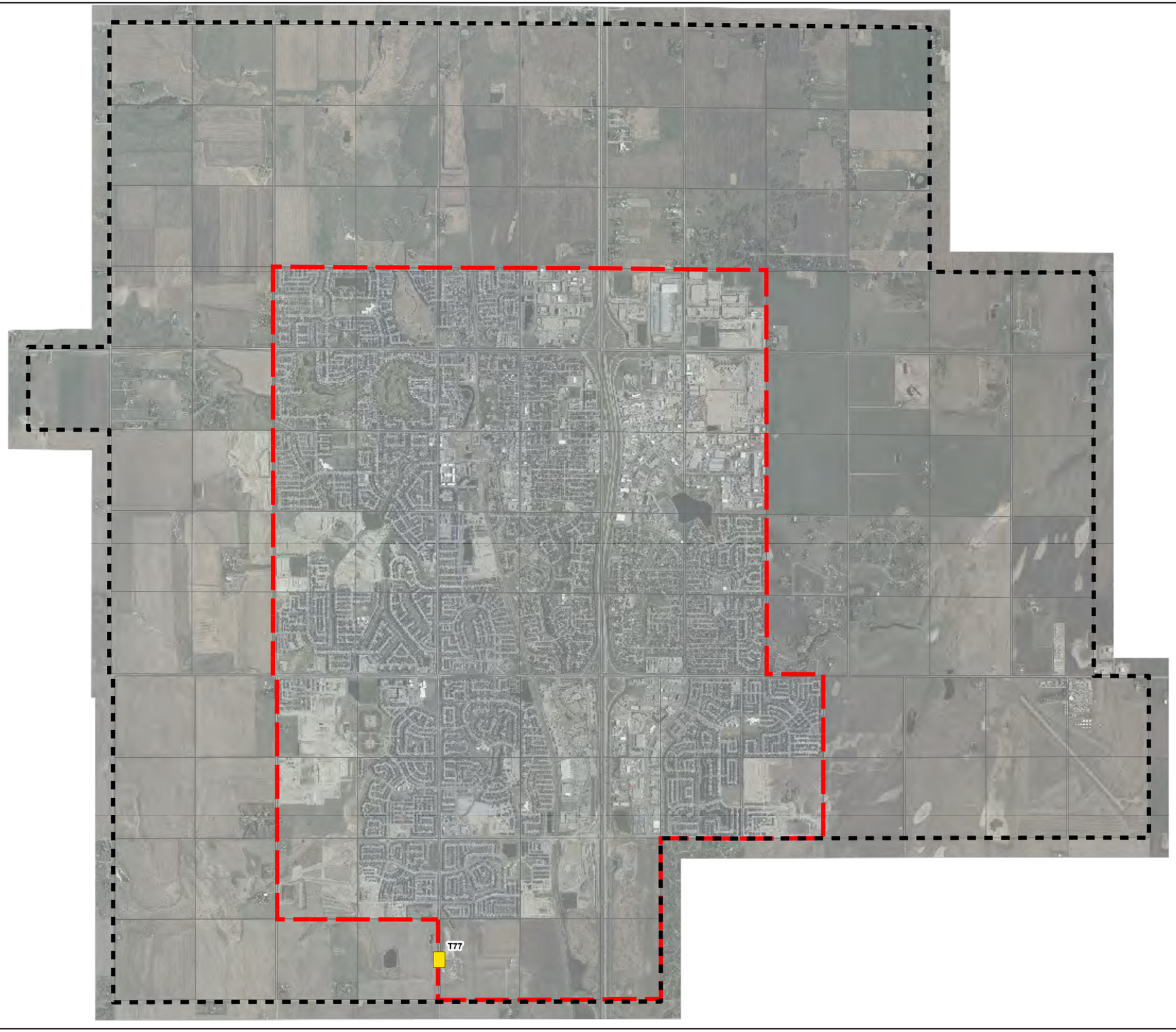
Project Costs

Item	Cost
Estimated Construction Cost[1]	$500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$778,984
Levied Cost (Including Finance Factor)	$1,043,447
2040 Horizon (Including Finance Factor)	$258,787

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$166	$67



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T77
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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Date: 6/5/2025 Document: Z:\Shared\GIS\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet\28369_Airdrie_OSL_Stage2_Transpo_Project_Sheet.aprx

Project T78: 8 Street SW – Hillcrest Avenue to south of 56 Avenue

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes widening 8 Street SW from Hillcrest Avenue to south of 56 Avenue from 4 lanes to 6 lanes.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

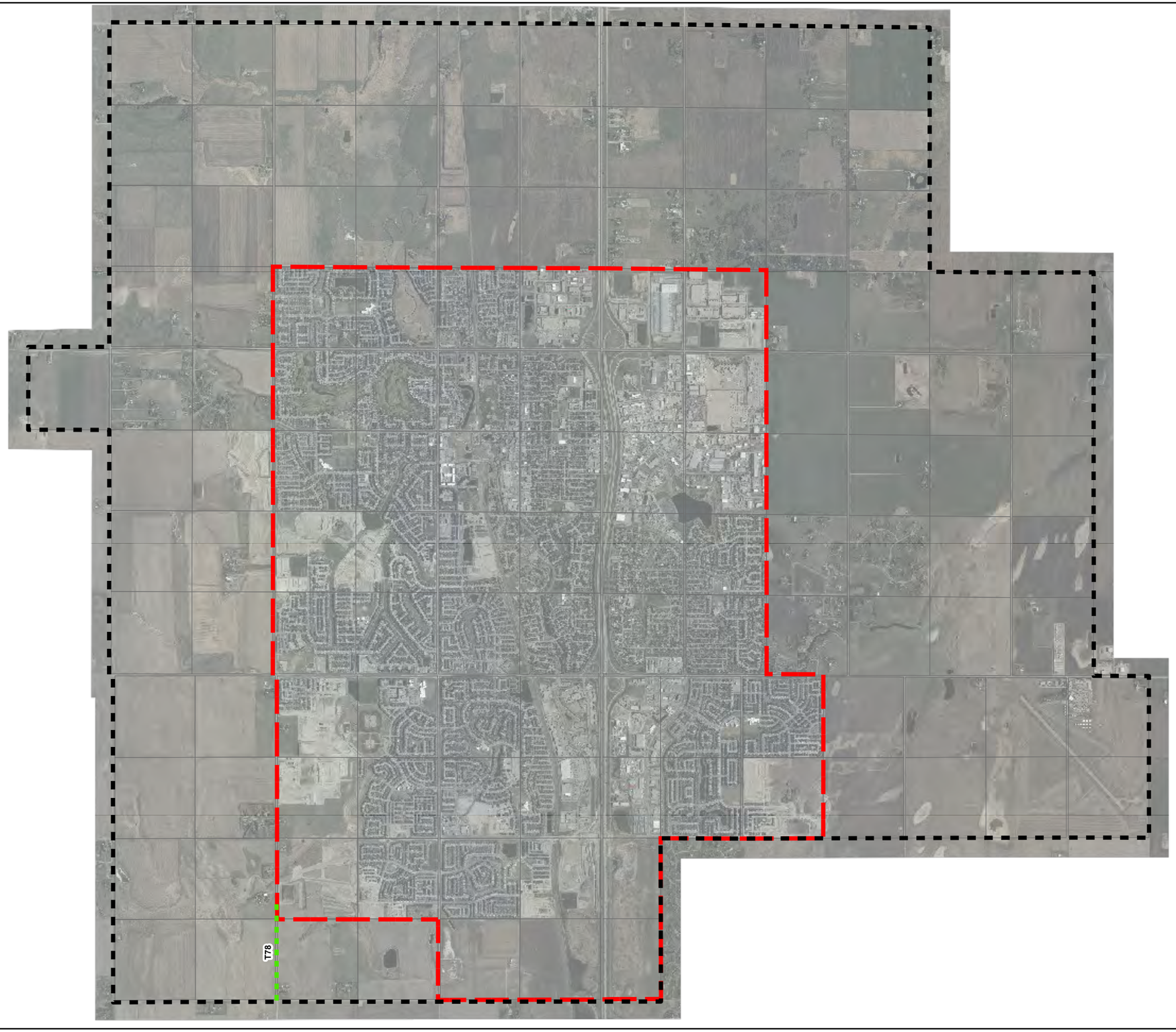
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,690,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$5,748,900
Levied Cost (Including Finance Factor)	$7,700,638
2040 Horizon (Including Finance Factor)	$1,909,849

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,226	$496



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T78
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T79: Main Street – At Gateway Link NE

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization at Main Street and Gateway Link NE intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

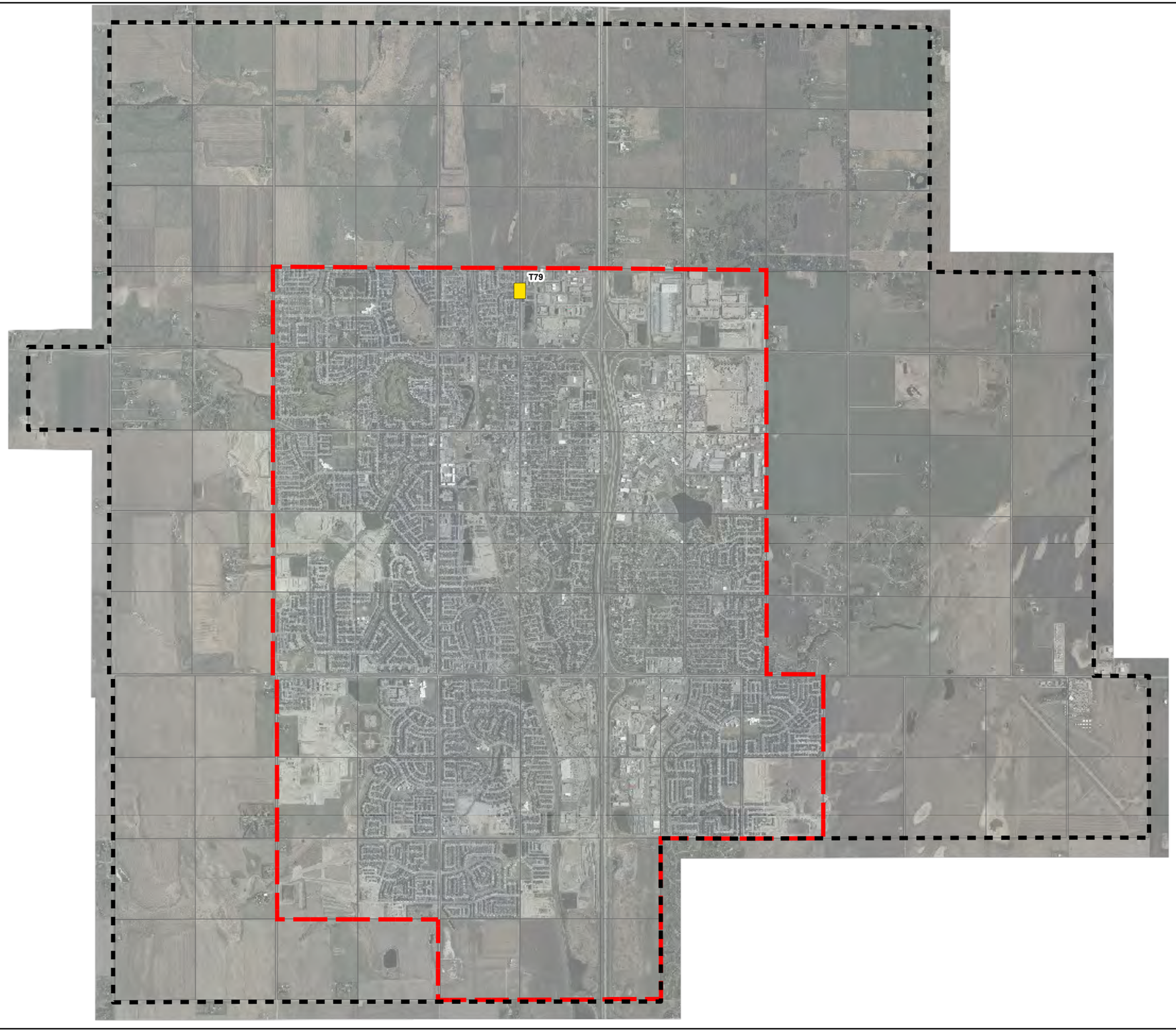
Project Costs

Item	Cost
Estimated Construction Cost[1]	$500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$778,984
Levied Cost (Including Finance Factor)	$1,043,447
2040 Horizon (Including Finance Factor)	$258,787

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$166	$67



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T79
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T80: Main Street – At Jensen Drive NE

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization or roundabout at Main Street and Jensen Drive NE intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

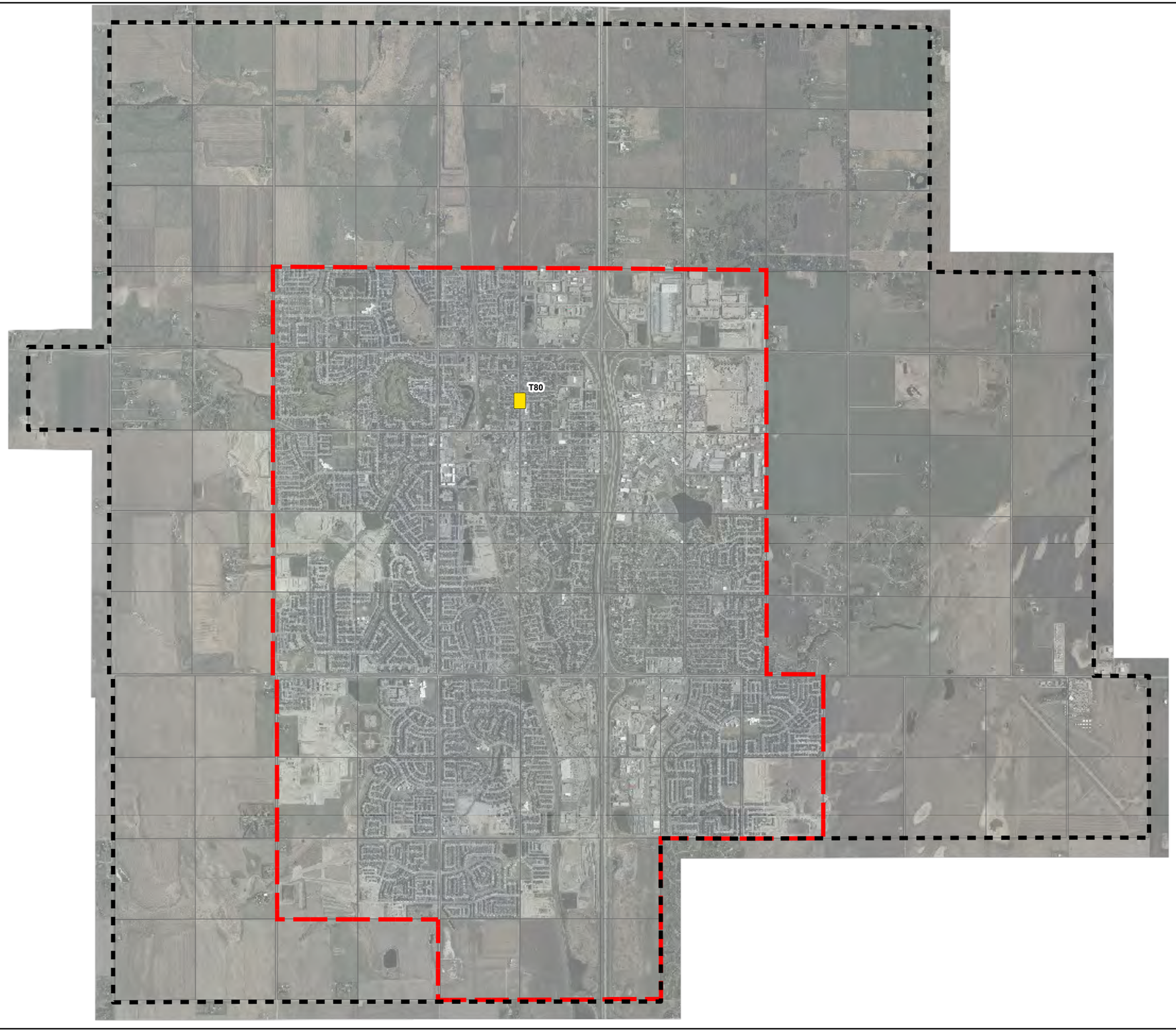
Project Costs

Item	Cost
Estimated Construction Cost[1]	$500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$778,984
Levied Cost (Including Finance Factor)	$1,043,447
2040 Horizon (Including Finance Factor)	$258,787

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$166	$67



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T80
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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Project T83: Kingsview Boulevard SE – At Kingsview Rd SE

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization at Kingsview Blvd SE and Kingsview Rd SE intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

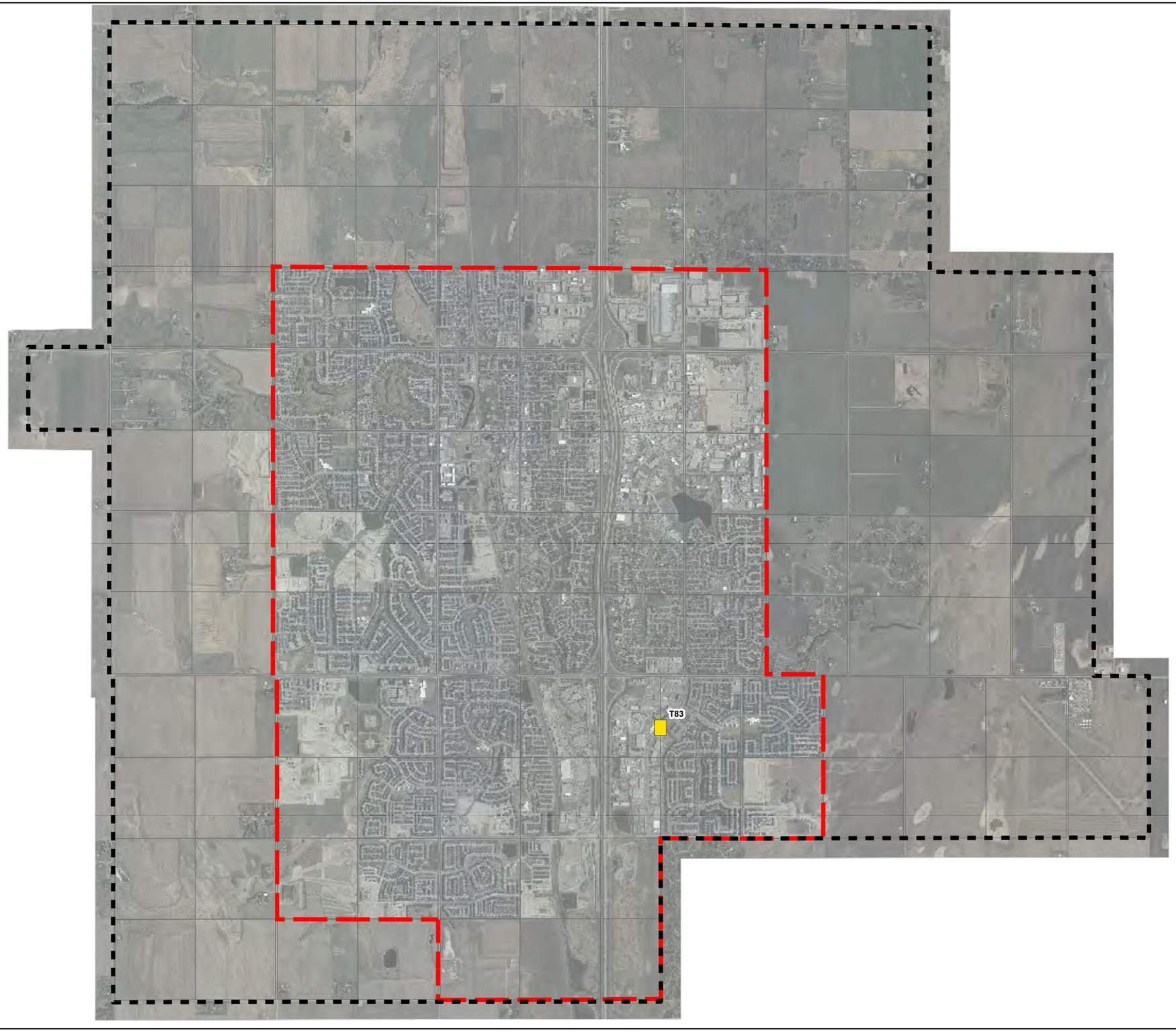
Project Costs

Item	Cost
Estimated Construction Cost[1]	$500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$778,984
Levied Cost (Including Finance Factor)	$1,043,447
2040 Horizon (Including Finance Factor)	$258,787

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$166	$67



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T83
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T84: Kingsview Boulevard SE – At Kingsview Way SE

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization at Kingsview Blvd SE and Kingsview Way SE intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

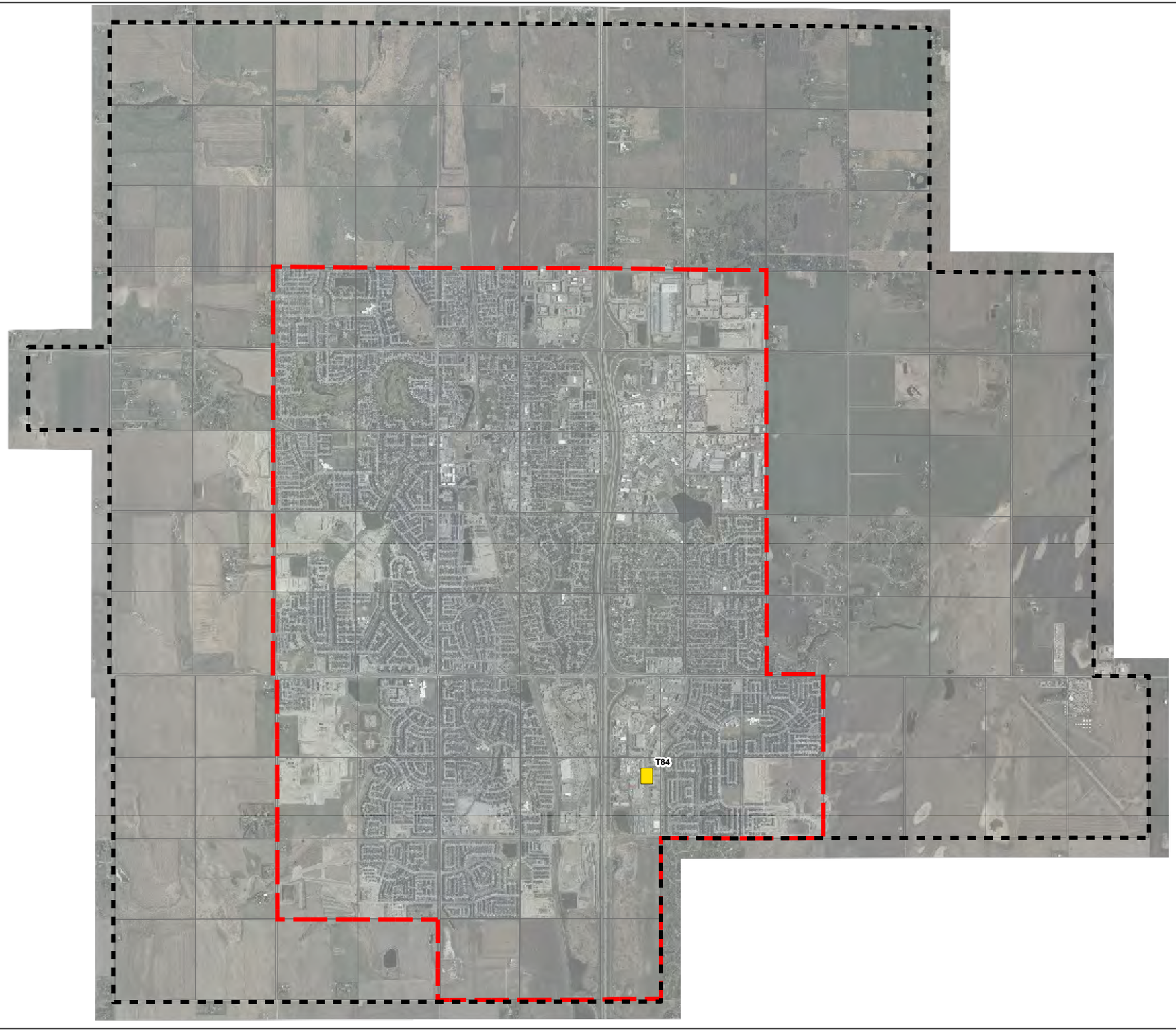
Project Costs

Item	Cost
Estimated Construction Cost[1]	$500,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$778,984
Levied Cost (Including Finance Factor)	$1,043,447
2040 Horizon (Including Finance Factor)	$258,787

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$166	$67



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T84
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Project T85: Kingsview Boulevard SE – At TZ4001 Access

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at Kingsview Blvd SE and TZ4001 Access intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

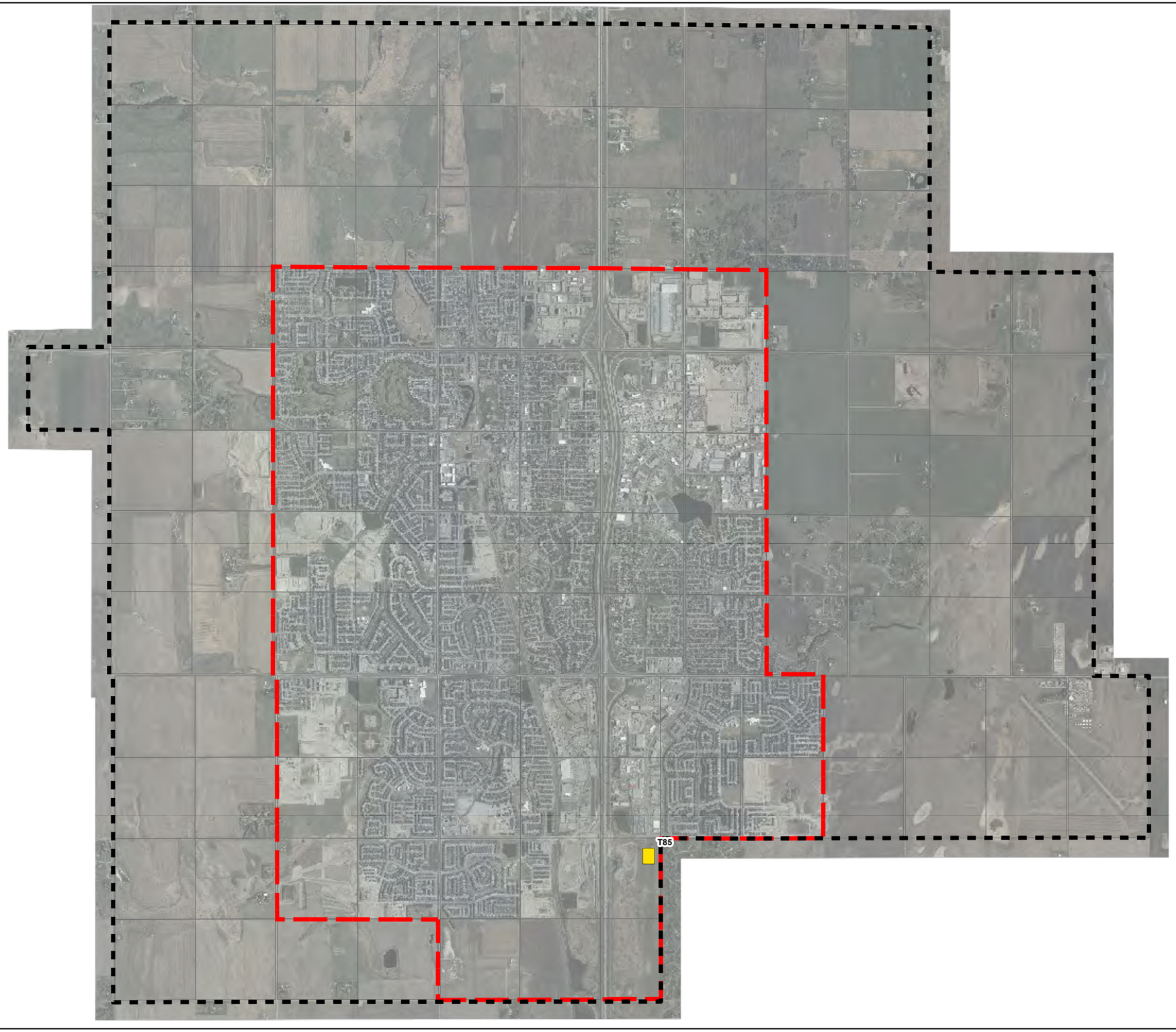
Project Costs

Item	Cost
Estimated Construction Cost[1]	$815,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,269,743
Levied Cost (Including Finance Factor)	$1,700,818
2040 Horizon (Including Finance Factor)	$421,823

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$271	$110



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T85
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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Integrated Expertise. Locally Delivered.

Project T86: Kingsview Boulevard SE – At TZ 4002 Access

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at Kingsview Blvd SE and TZ4002 Access intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

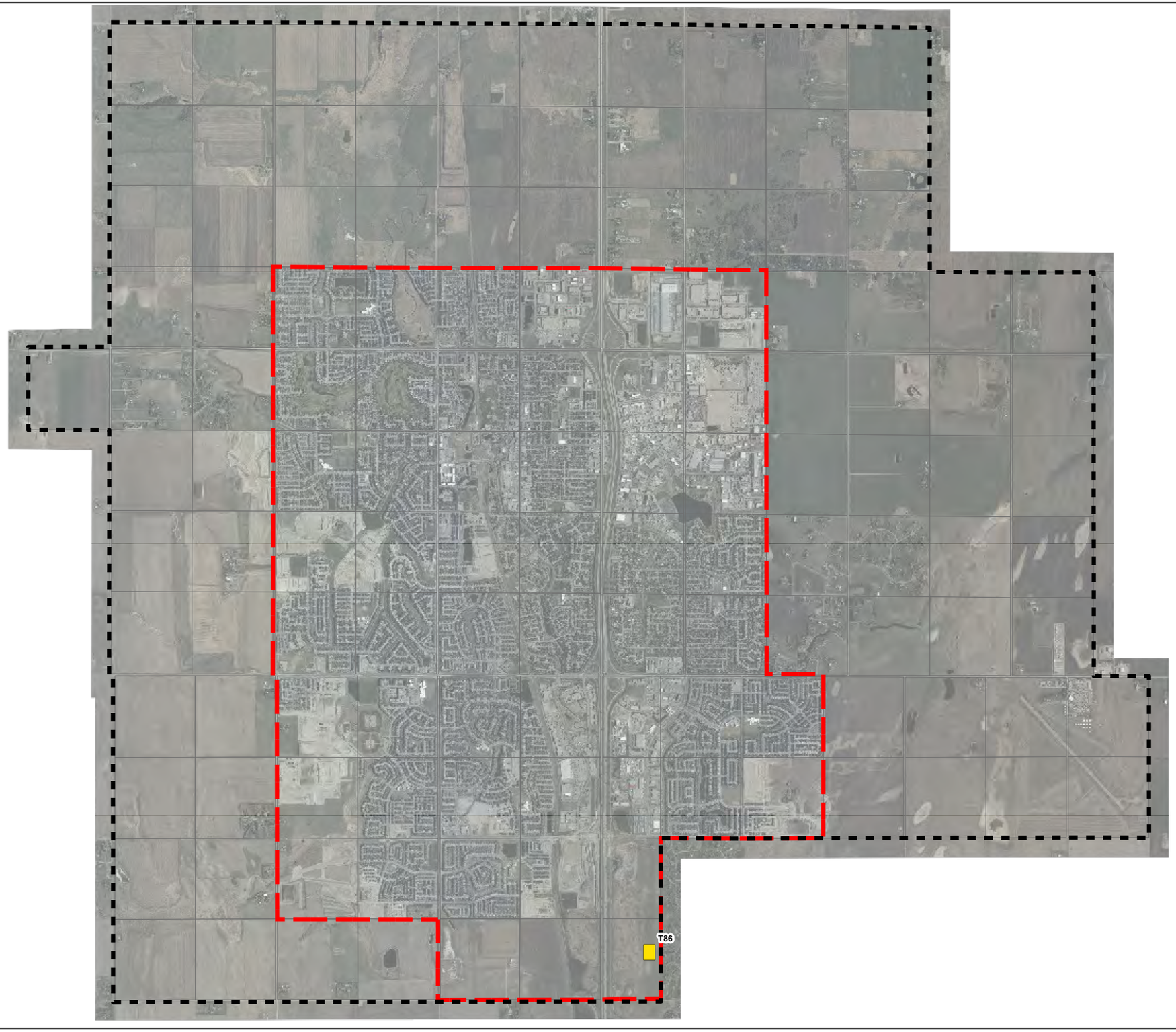
Project Costs

Item	Cost
Estimated Construction Cost[1]	$815,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,269,743
Levied Cost (Including Finance Factor)	$1,700,818
2040 Horizon (Including Finance Factor)	$421,823

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$271	$110



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T86
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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Project T87: Range Road 291 SE – At Future East Lake Hill NE Extension

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes a dual lane roundabout with EBR turn bay at intersection of RR 291 SE and Future East Lake Hill NE Extension.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

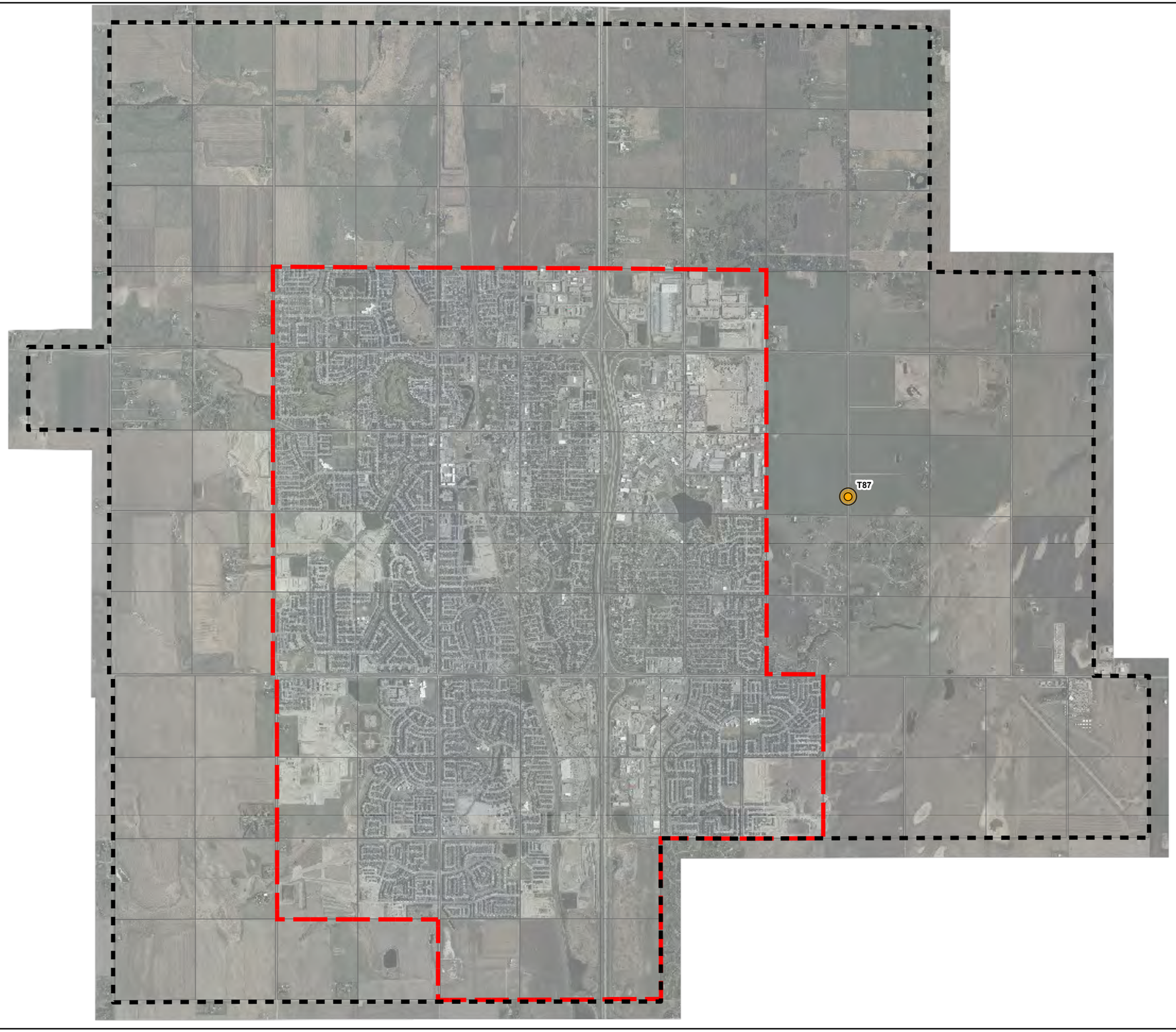
Project Costs

Item	Cost
Estimated Construction Cost[1]	$6,560,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$10,220,266
Levied Cost (Including Finance Factor)	$13,690,023
2040 Horizon (Including Finance Factor)	$3,395,287

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$2,180	$882



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
- Upgrade 4 to 6 Lanes

T1 Levied Infrastructure Project

T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T87
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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Project T88: Range Road 291 SE – At TZ 3805_4 Access

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at RR 291 SE and TZ 3805_4 Access intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

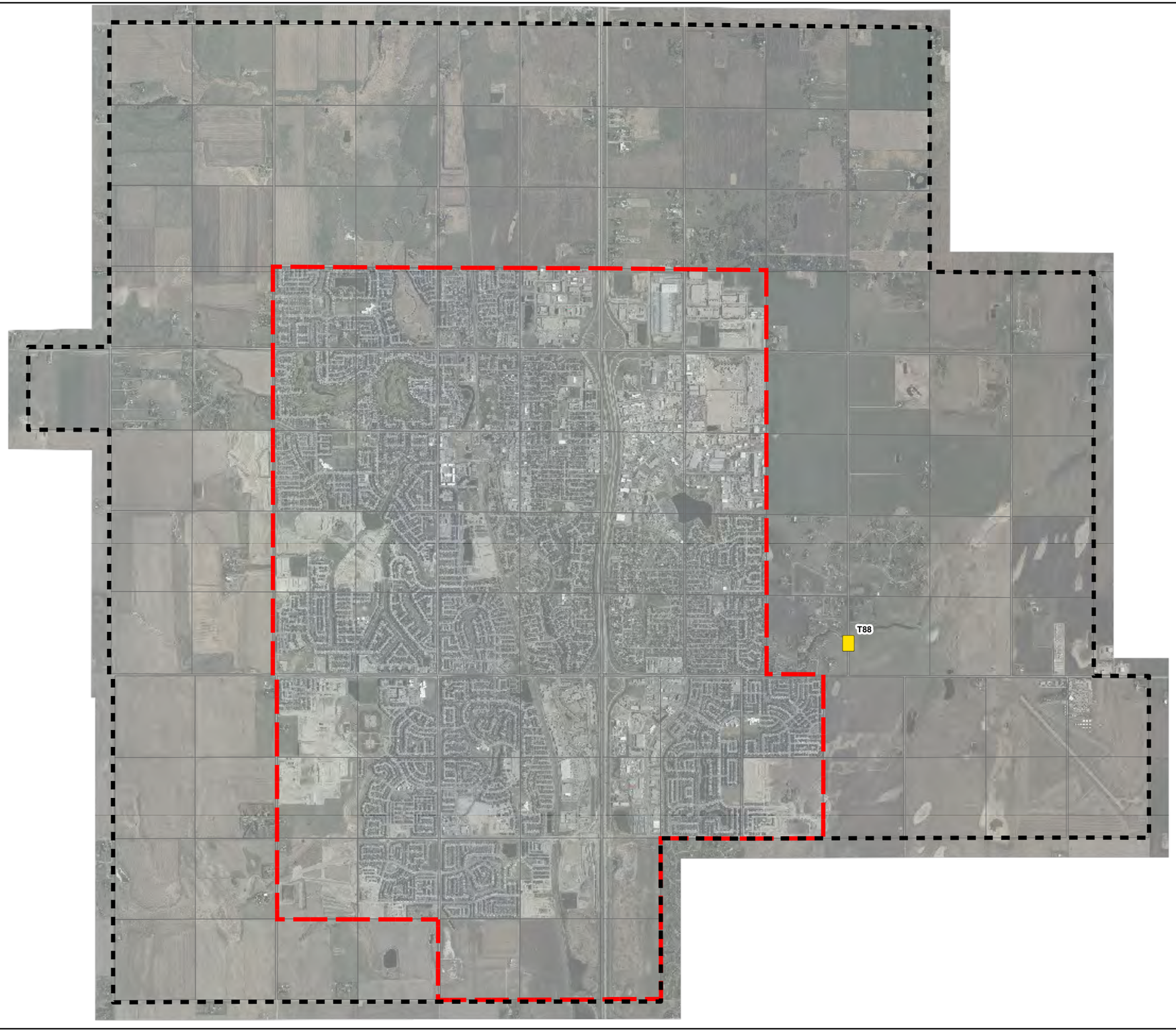
Project Costs

Item	Cost
Estimated Construction Cost[1]	$750,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,168,476
Levied Cost (Including Finance Factor)	$1,565,170
2040 Horizon (Including Finance Factor)	$388,181

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$249	$101



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
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T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

0 500 1,000 2,000 Metres

1:40,000 CANA83 3TM114

PROJECT T88
TRANSPORTATION INFRASTRUCTURE
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Project T89: Range Road 292 SE (Realignment) – At TZ 3505_6 Access

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes signalization and urbanize intersection at RR 292 SE and TZ 3505_6 Access intersection.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

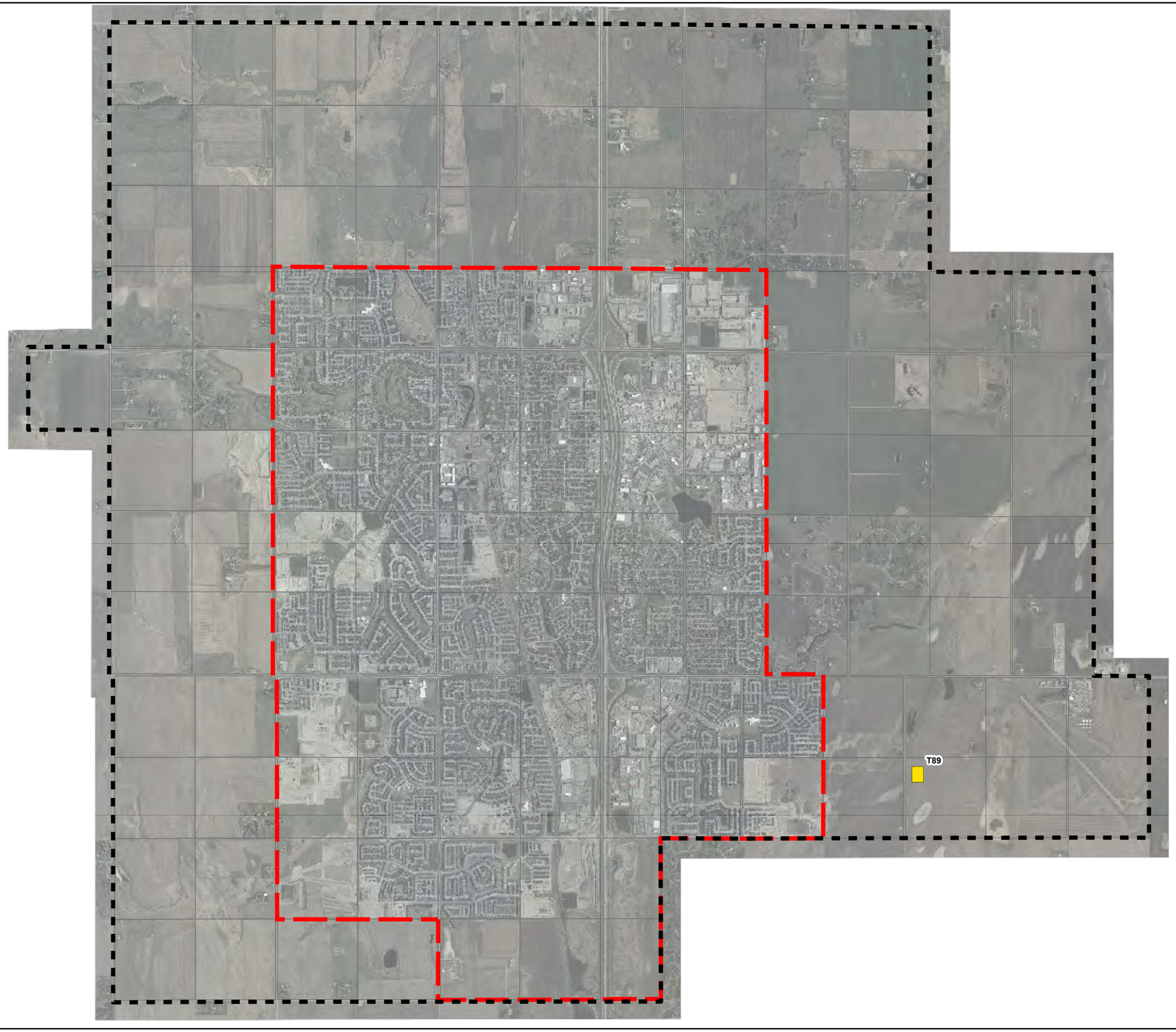
Project Costs

Item	Cost
Estimated Construction Cost[1]	$1,000,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$1,557,967
Levied Cost (Including Finance Factor)	$2,086,894
2040 Horizon (Including Finance Factor)	$517,574

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$332	$134



Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
- Arterial 4 Lanes
- Upgrade 2 to 3 Lanes
- Upgrade 2 to 4 Lanes
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T1 Levied Infrastructure Project
T101 Not Levied Infrastructure Project

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1:40,000 CANA83 3TM114

PROJECT T89
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Project T90: Nose Creek Bridge on TWP Rd 273 NW

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes a 2 lanes bridge over Nose Creek on TWP Rd 273 NW.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

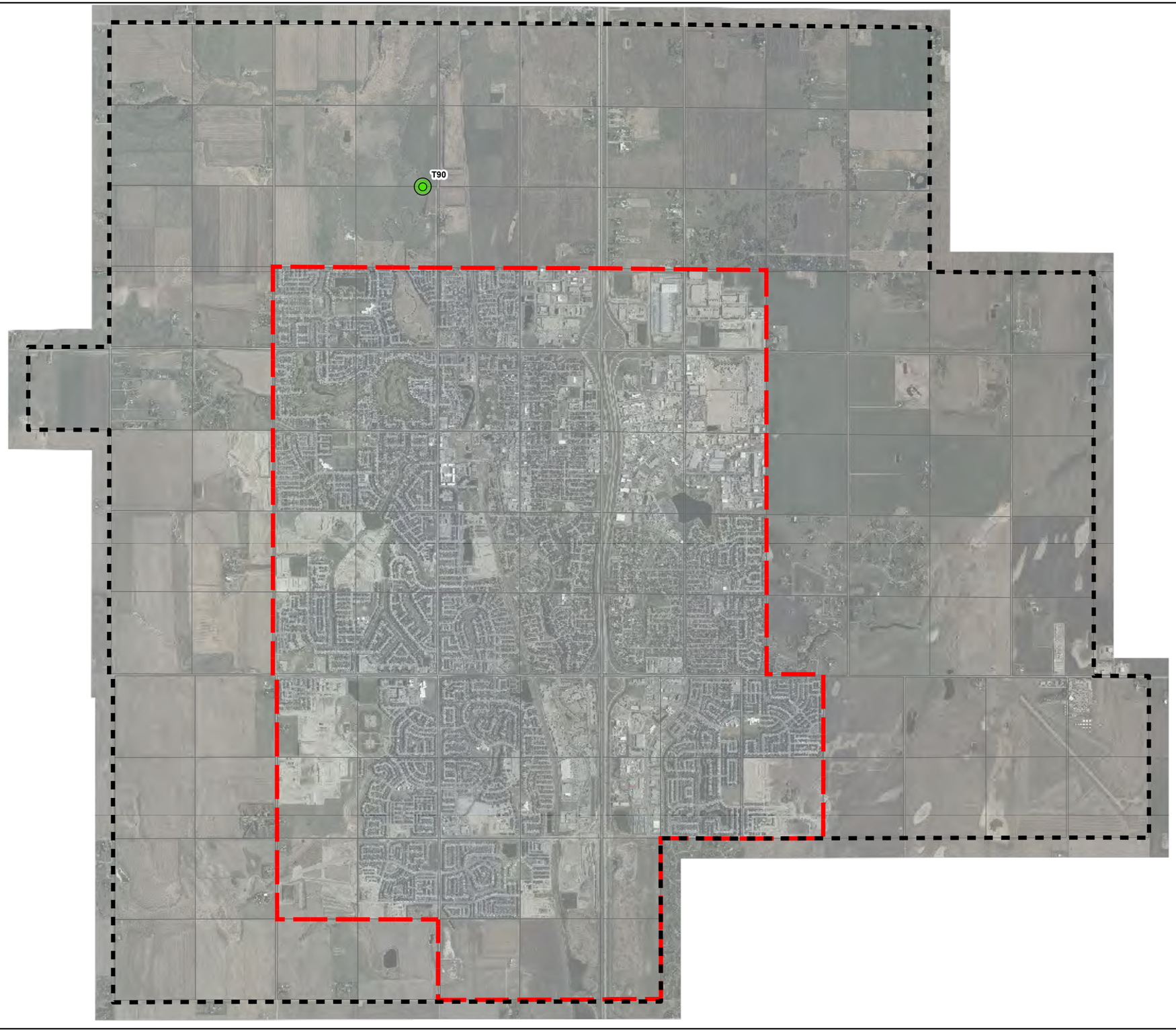
Project Costs

Item	Cost
Estimated Construction Cost[1]	$5,600,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$8,724,618
Levied Cost (Including Finance Factor)	$11,686,605
2040 Horizon (Including Finance Factor)	$2,898,416

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,861	$753



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
- Proposed Interchange
- Proposed Intersection Upgrades
- Proposed Roundabout
- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

- Arterial 2 Lanes
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- Upgrade 2 to 3 Lanes
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T101 Not Levied Infrastructure Project

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PROJECT T90
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Project T91: Nose Creek Bridge on Veterans Boulevard NW

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes a 6 lanes bridge over Nose Creek on Veterans Blvd.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

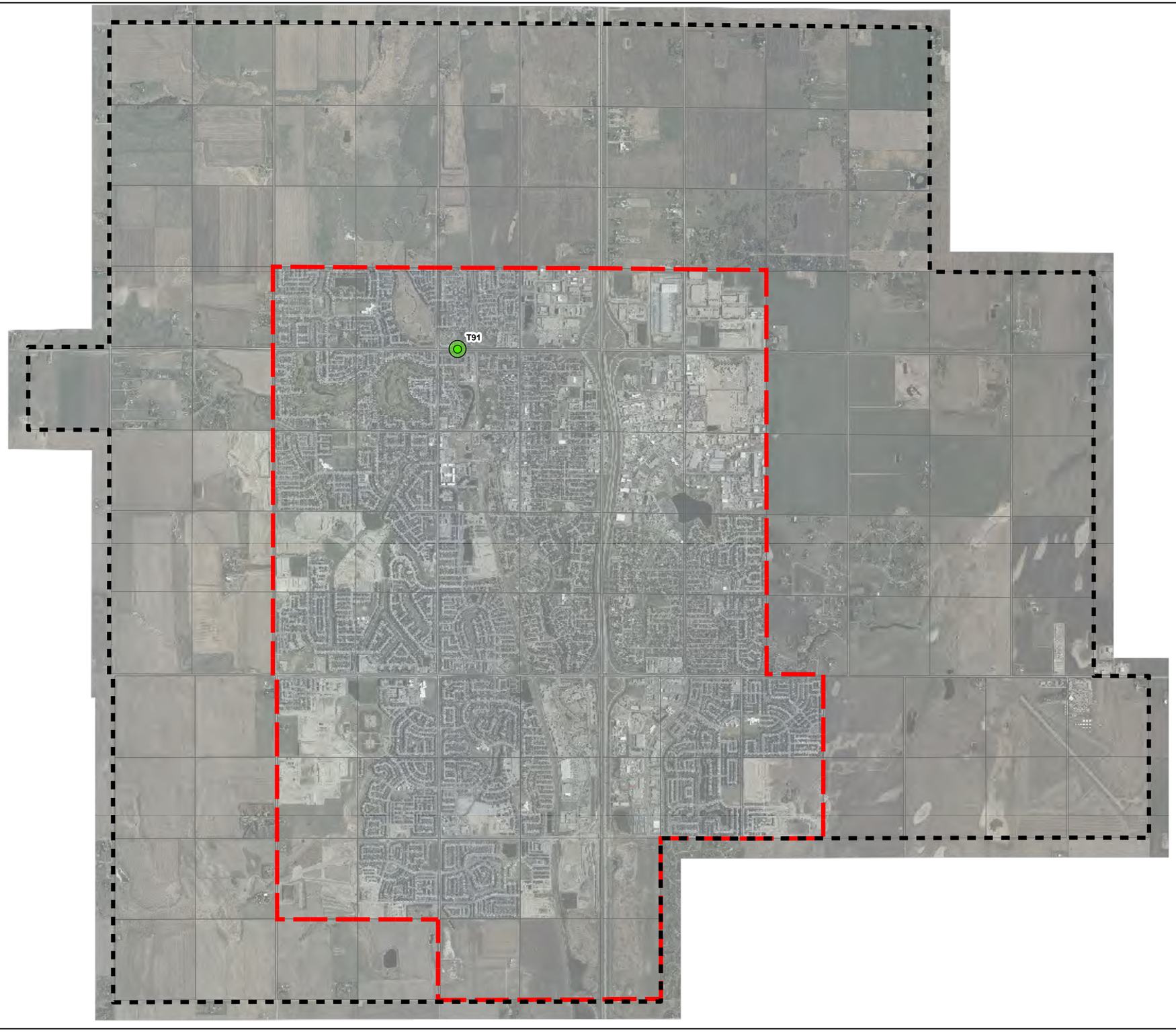
Project Costs

Item	Cost
Estimated Construction Cost[1]	$3,950,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$6,153,971
Levied Cost (Including Finance Factor)	$8,243,230
2040 Horizon (Including Finance Factor)	$2,044,418

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$1,313	$531



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
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- Proposed Intersection Upgrades
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- Proposed Creek Crossing
- Railway Crossing Grade Separation

Proposed Roadway Network

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- Upgrade 2 to 3 Lanes
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1:40,000 CANA83 3TM114

PROJECT T91
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Project T92: Veterans Boulevard NW Railway Crossing

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes a 6 lanes bridge over CPKC Railway on Veterans Blvd.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

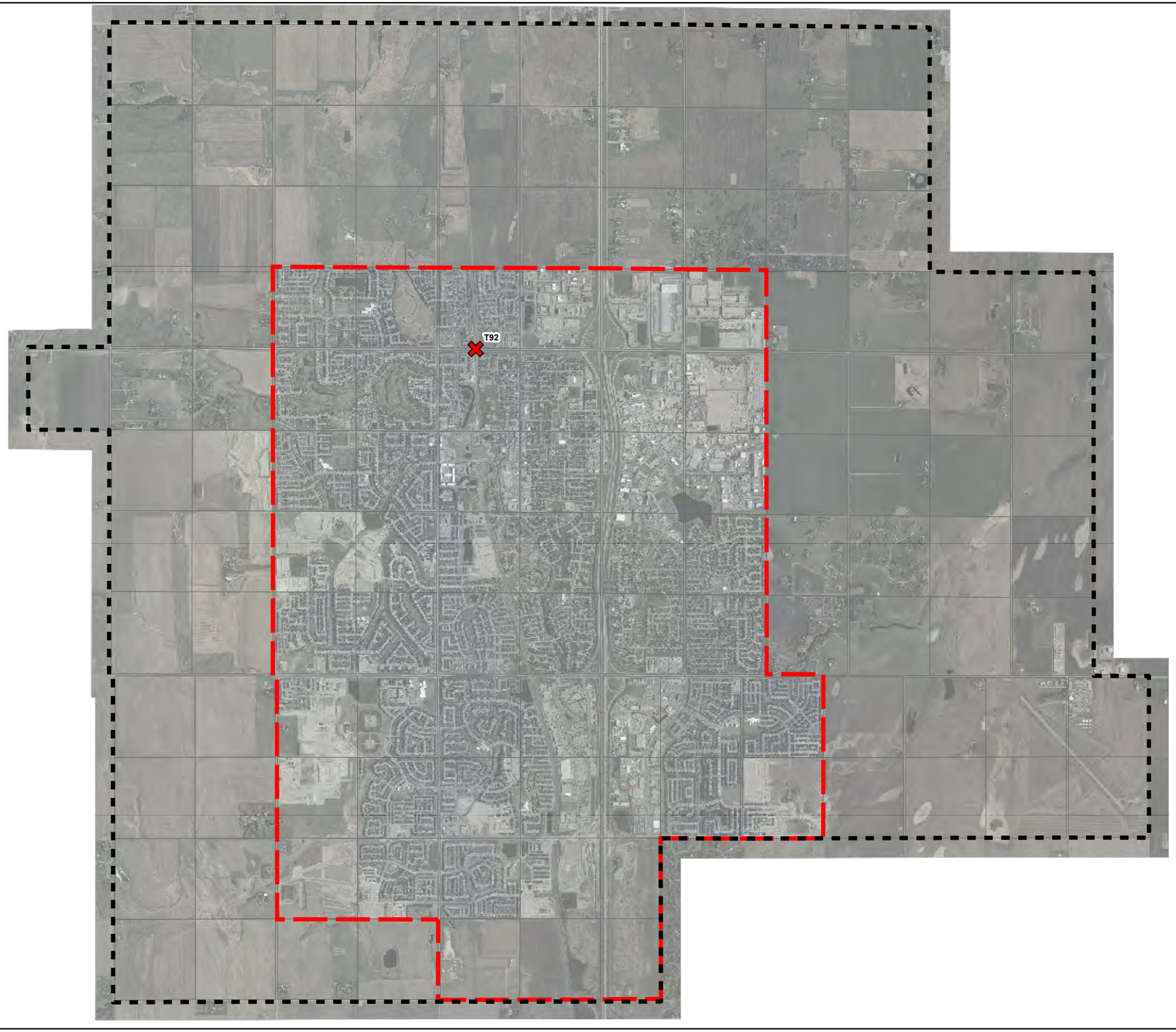
Project Costs

Item	Cost
Estimated Construction Cost[1]	$14,400,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$22,434,731
Levied Cost (Including Finance Factor)	$30,051,270
2040 Horizon (Including Finance Factor)	$7,453,070

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$4,786	$1,937



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

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Proposed Roadway Network

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PROJECT T92
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Project T93: Yankee Valley Boulevard SW Railway Crossing

Project Timeline: **2040**

Payment Type: **Levy**

Project Description

This project includes a 6 lanes bridge over CPKC Railway on Yankee Valley Blvd.

Reference Documents

- City of Airdrie TMP Model Update (ISL, 2025)

Benefiting Areas

All transportation infrastructure projects have been assumed to provide a global benefit to the City's pre- and post-annexation areas. Based on the development timeline, approximately 1,557 ha or 3,848 ac of net developable area have been considered by 2040 horizon.

Assumptions and Rationale

This project's alignment is proposed within existing road ROWs; therefore, it is assumed to be fully levied. This project is required to facilitate development; therefore, benefit has been allocated to all the City's pre- and post-annexation areas.

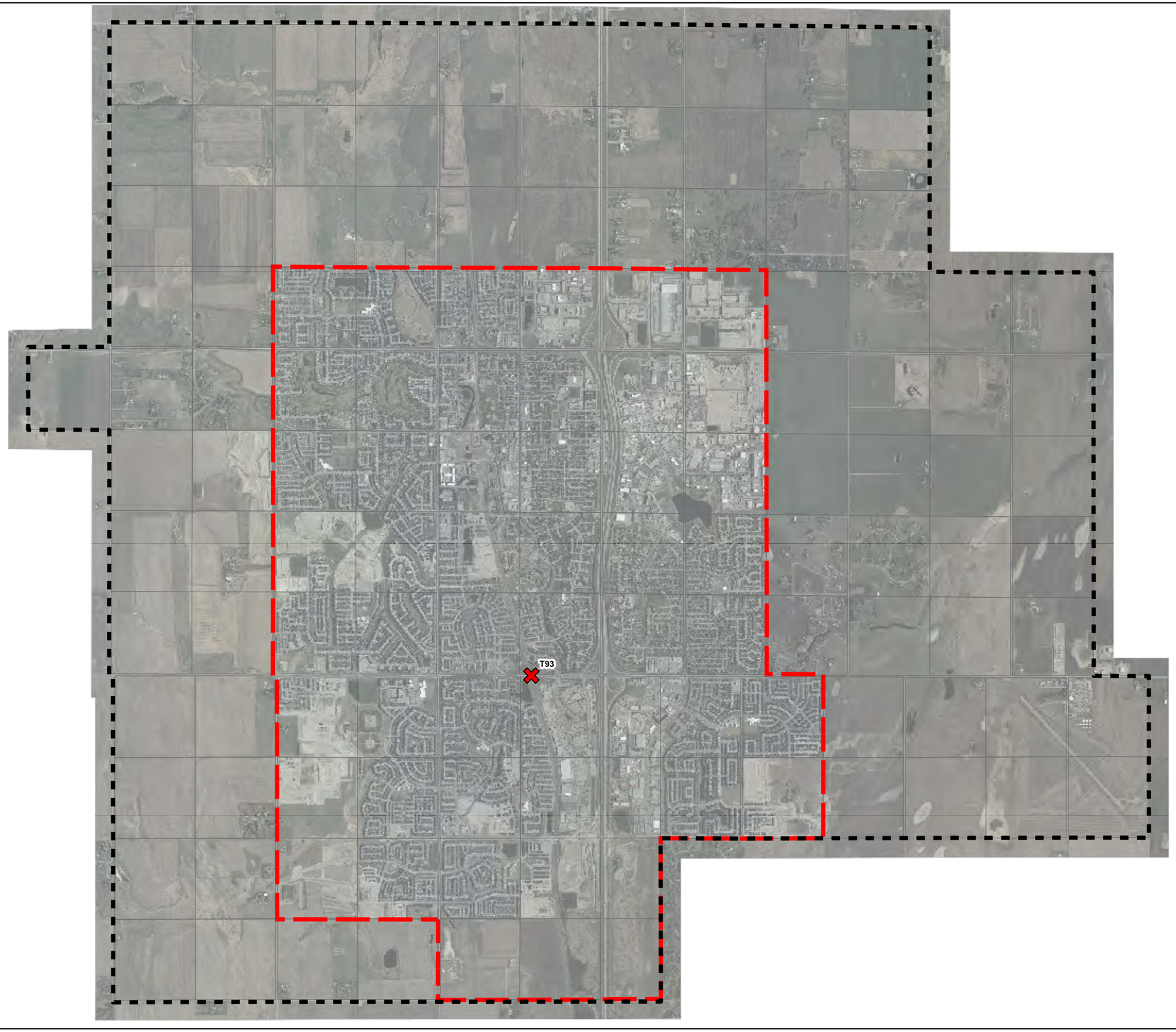
Project Costs

Item	Cost
Estimated Construction Cost[1]	$65,400,000
Developer Build Contribution	
City Contribution	
Leviable Project Cost (Inflated)	$101,891,069
Levied Cost (Including Finance Factor)	$136,482,849
2040 Horizon (Including Finance Factor)	$33,849,358

[1] The project construction cost includes contingency and engineering costs.

Off-Site Levy Rates

Item	Cost	
	$/ha	$/ac
Base Levy Rate	$21,735	$8,796



N

Legend

- Pre-Annexation Boundary
- Annexation Boundary

Proposed Intersection Improvements

- Proposed Signalization
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- Proposed Intersection Upgrades
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- Railway Crossing Grade Separation

Proposed Roadway Network

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T1 Levied Infrastructure Project
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SCHEDULE "C"[28]

Deleted

[28] B-39/2022; B-23/2025