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# 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.

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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

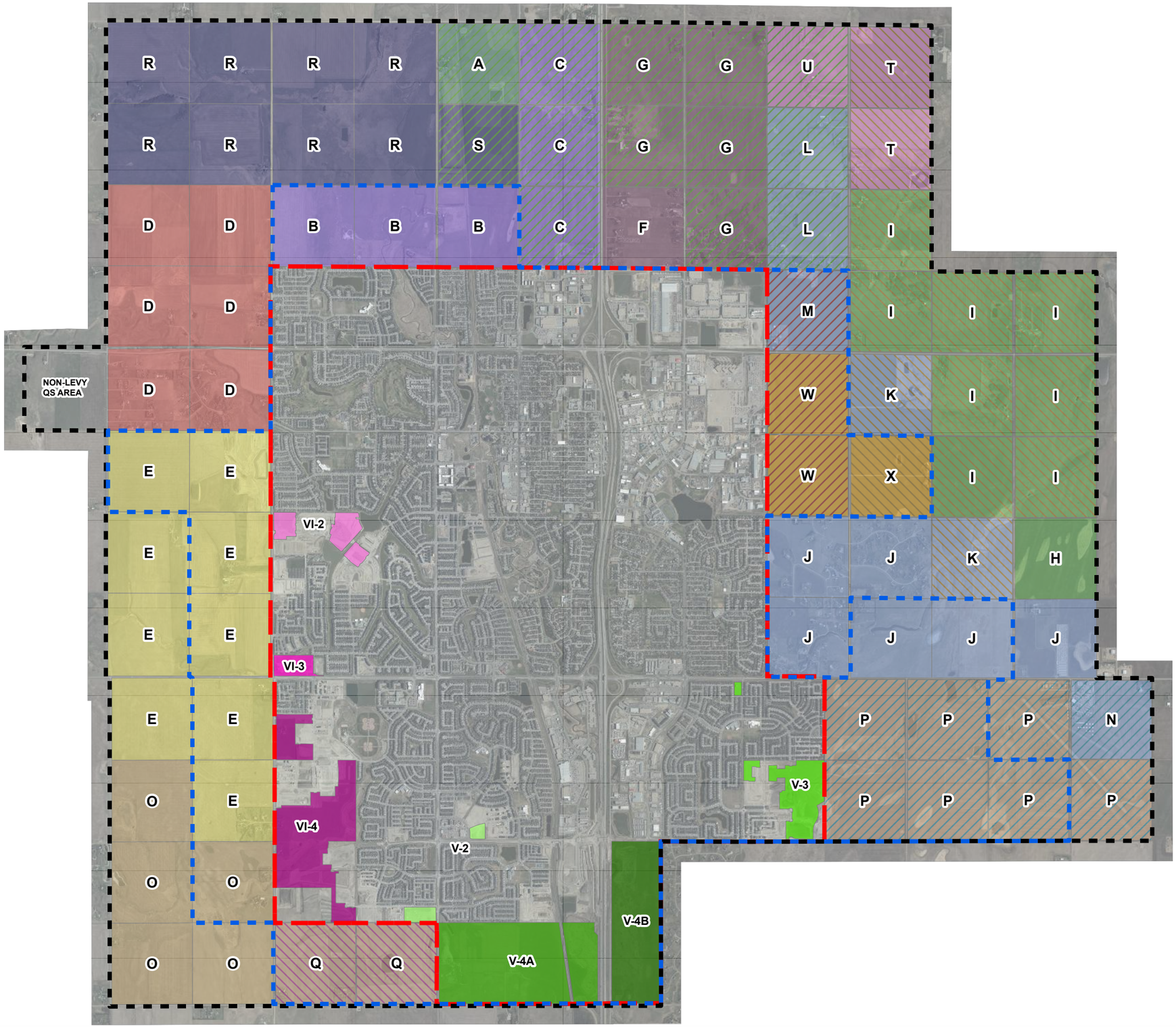
Proposed infrastructure projects were first compiled for the City's water, wastewater, stormwater, and transportation systems to accommodate development of the post-annexation area. These project lists were refined with input from the City and the Building Industry and Land Development Association (BILD). 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

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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.

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.
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- 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.
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- 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

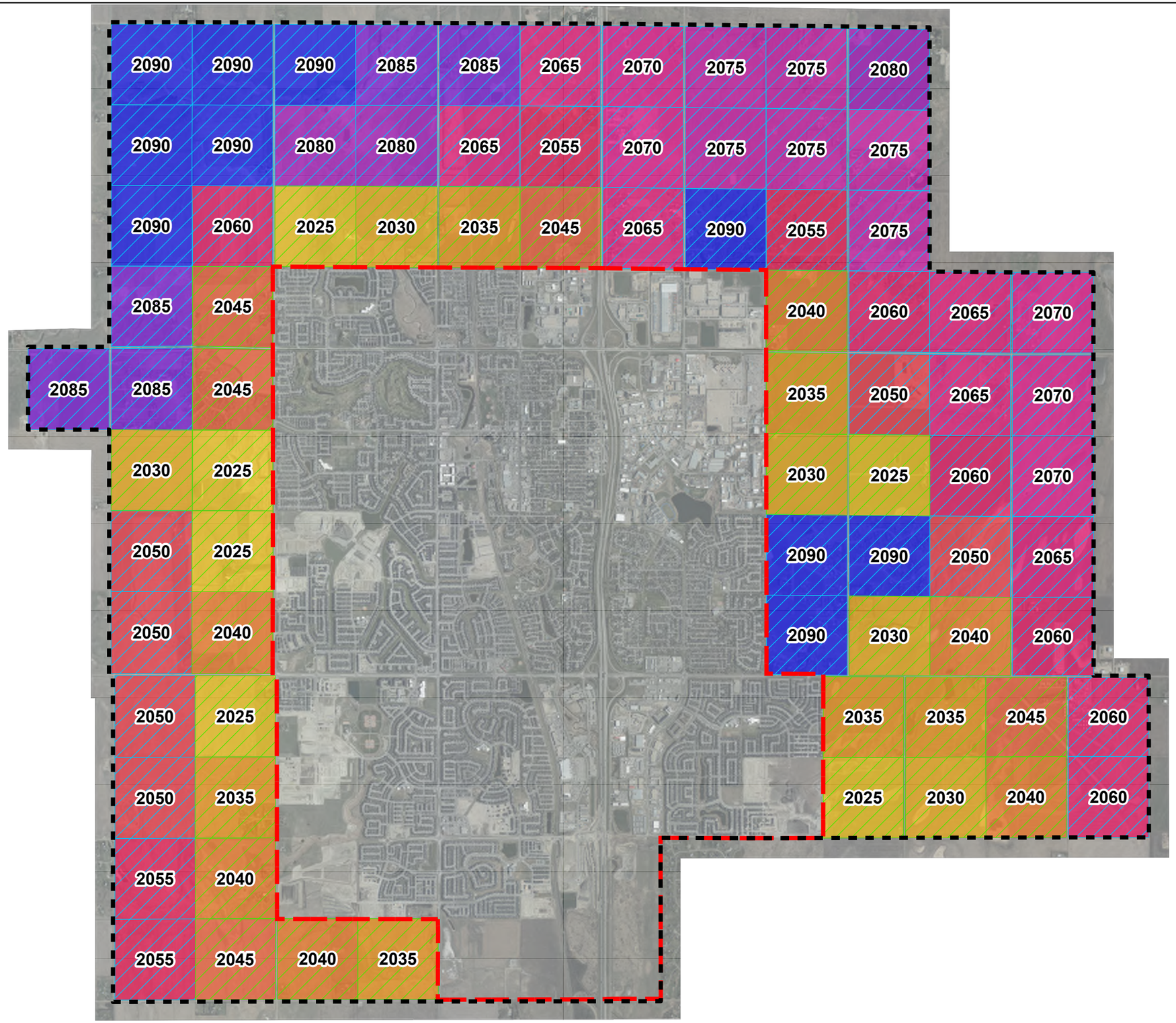
Timelines for development within the post-annexation area were reviewed and refined with the City into five-year increments from 2025 to 2090 as shown in **Figure 3.1**. This assumes that an average of 180 ac (73 ha) of gross development area is absorbed each year. It should be noted that the years associated 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

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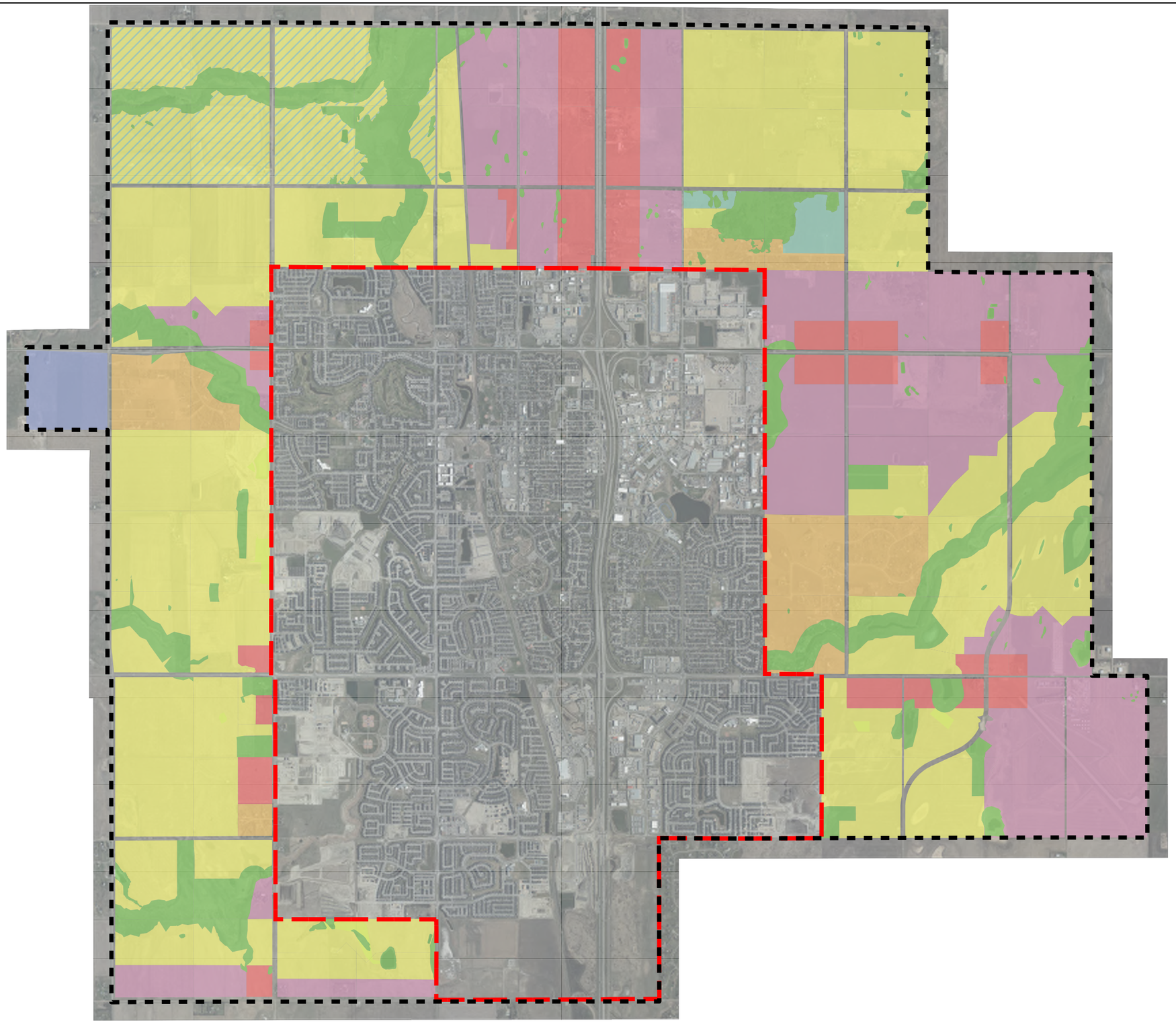
FIGURE 3.1
DEVELOPMENT TIMELINE - 180 AC/YR
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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

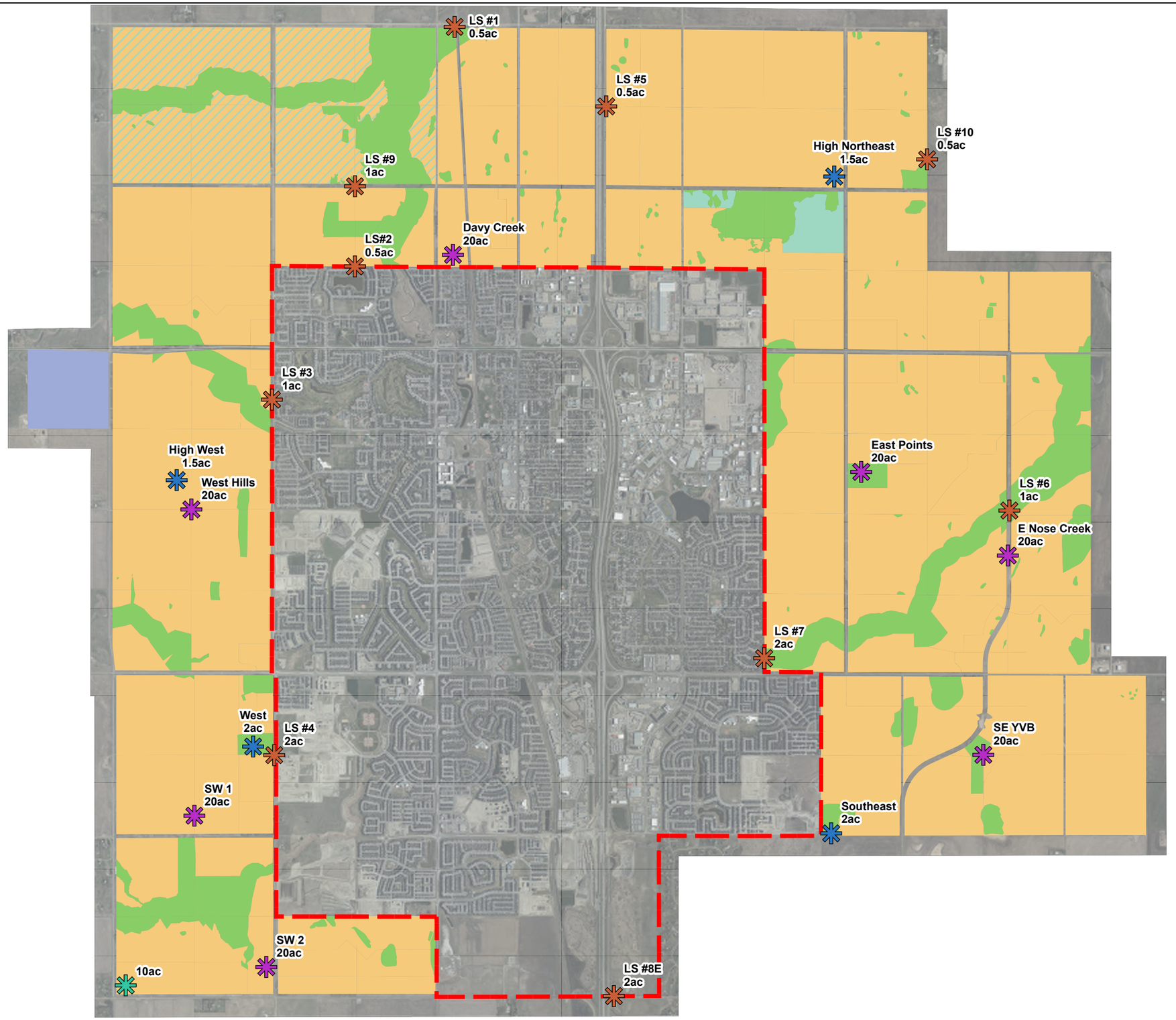
FIGURE 3.2
FUTURE LAND USE
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OFF-SITE LEVY REVIEW

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## 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.

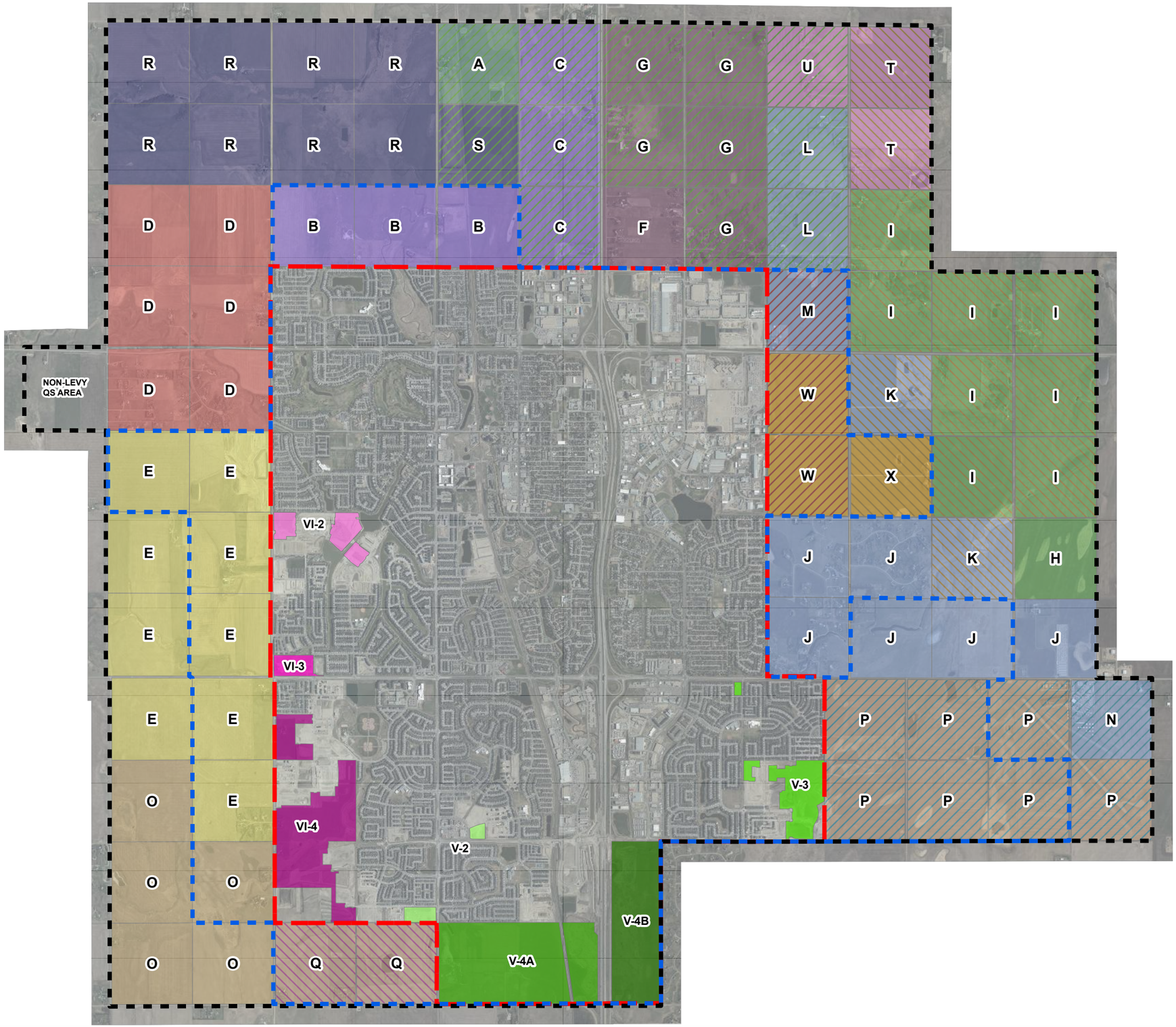
Benefiting areas were delineated based on the proposed system layouts for the wastewater and stormwater systems to the 2040 horizon as outlined in the UMP and subsequent studies as well as the Master Stormwater Drainage Plan (MSDP), respectively. The water and transportation infrastructure were assumed 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
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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

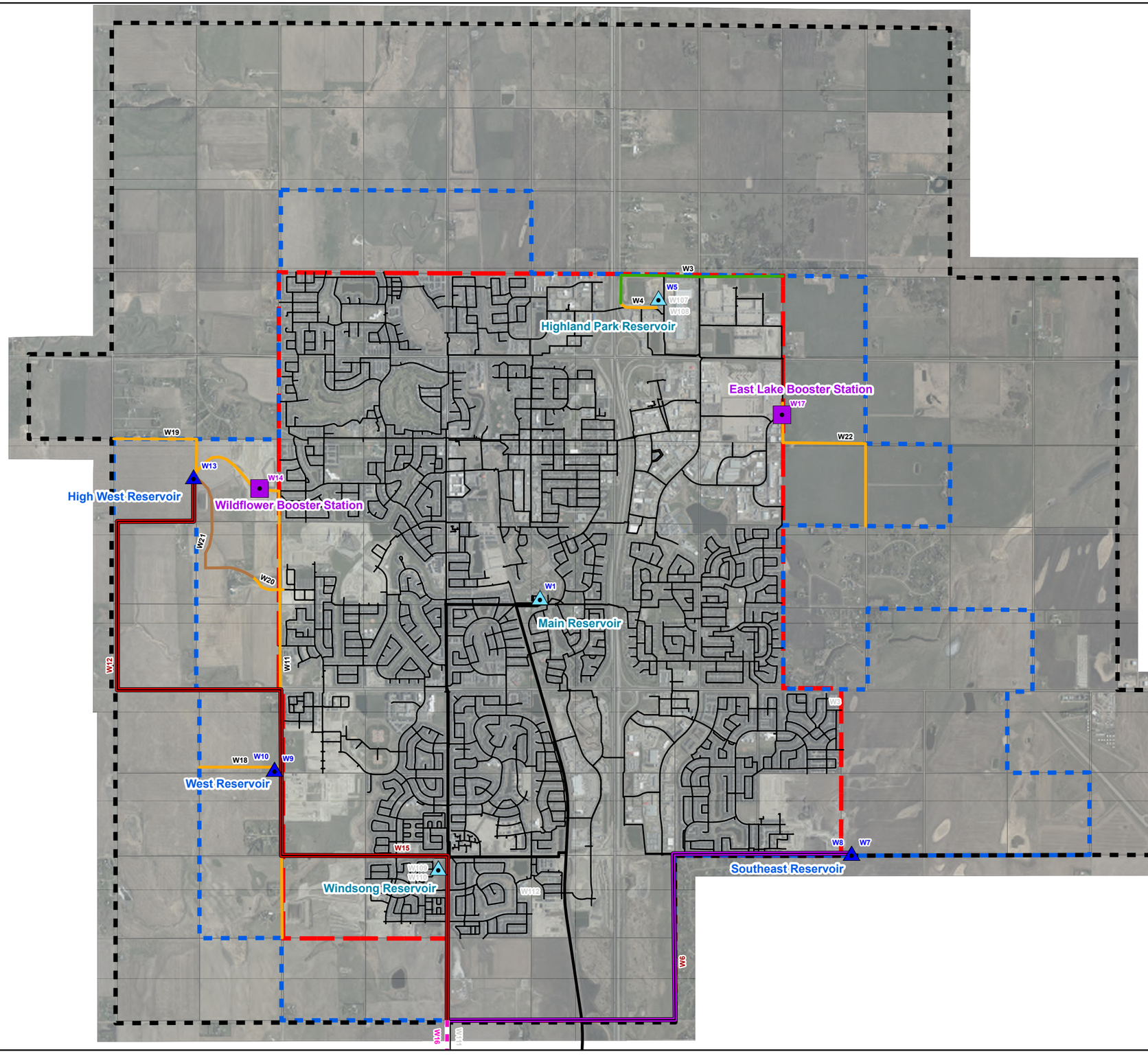
| Project ID | Year | Payment Type | Benefiting Area(s) | Total Levied | Levies Collected |
|---|---|---|---|---|---|
| W107 | 2009 | Levy | N/A | $3,048,260 | $3,681,831 |
| W108 | 2009 | Levy | N/A | $2,430,456 | $2,986,407 |
| W109 | 2014 | Levy | N/A | $6,210,000 | $4,283,867 |
| W110 | 2014 | Levy | 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.

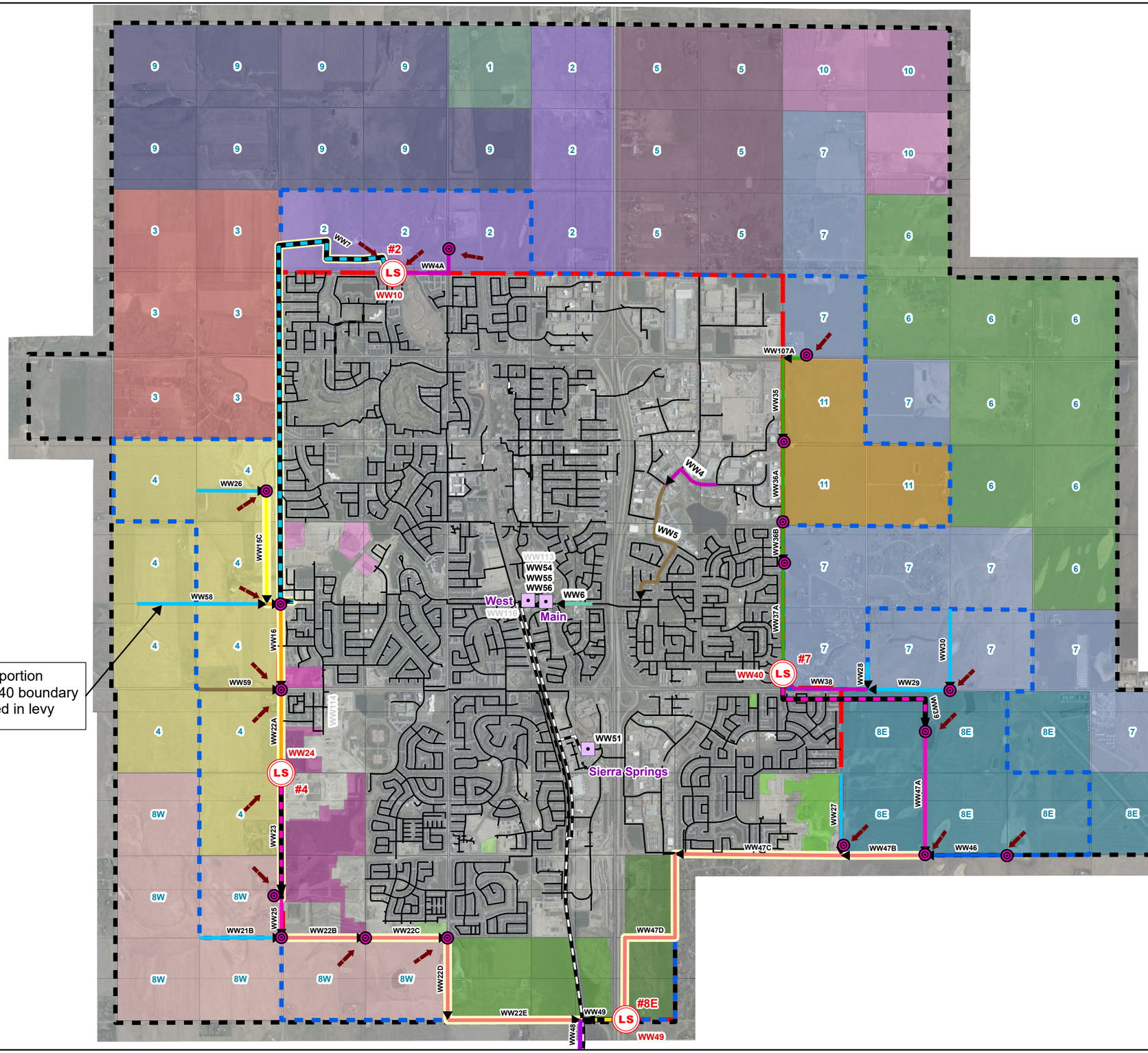
## 7.1 Wastewater Levy Rates

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

1:40,000 CANA83 3TM114

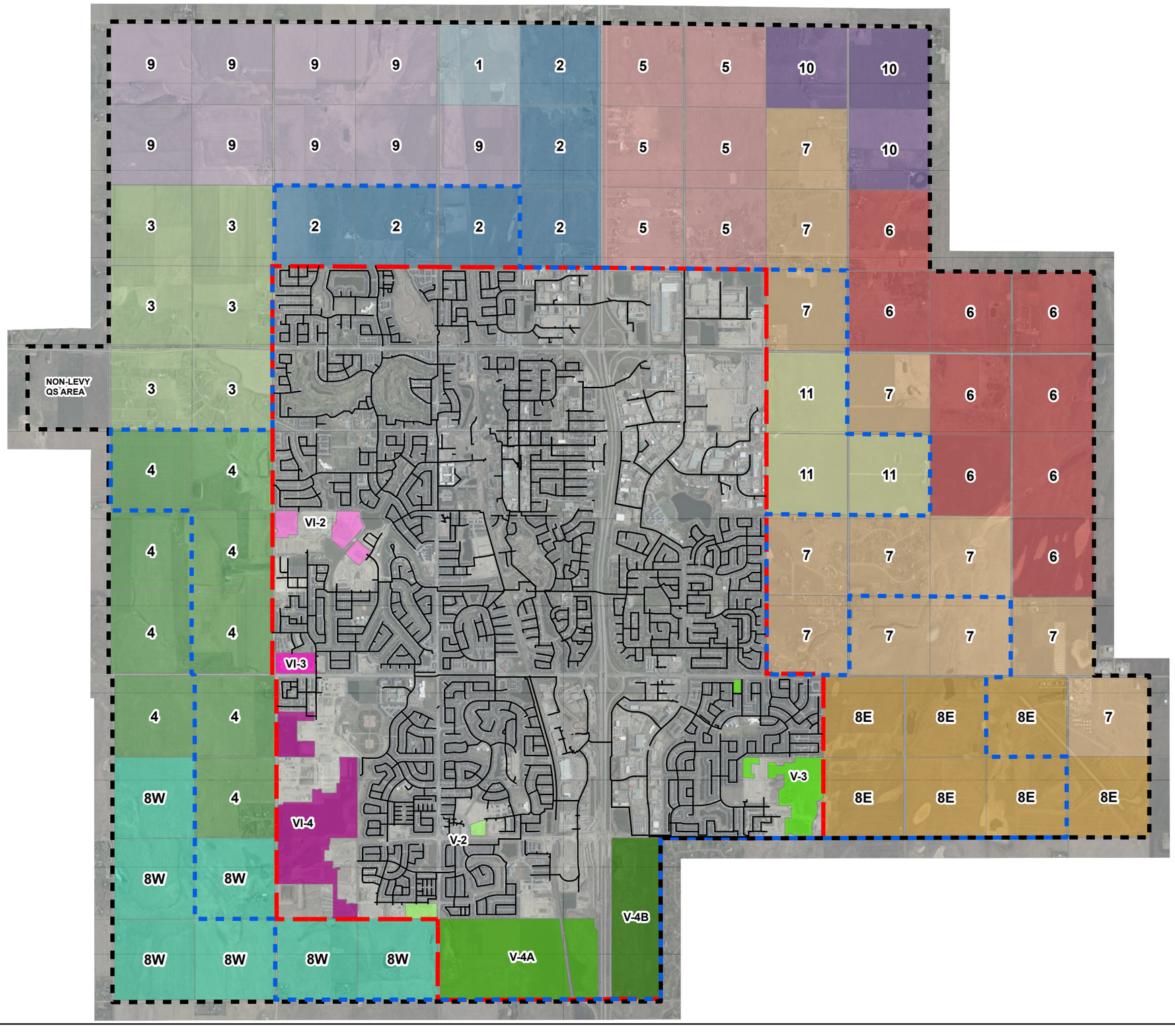
FIGURE 7.1
WASTEWATER INFRASTRUCTURE
STAGED 2040 SCENARIO - HYBRID
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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
OFF-SITE LEVY REVIEW

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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 | - |

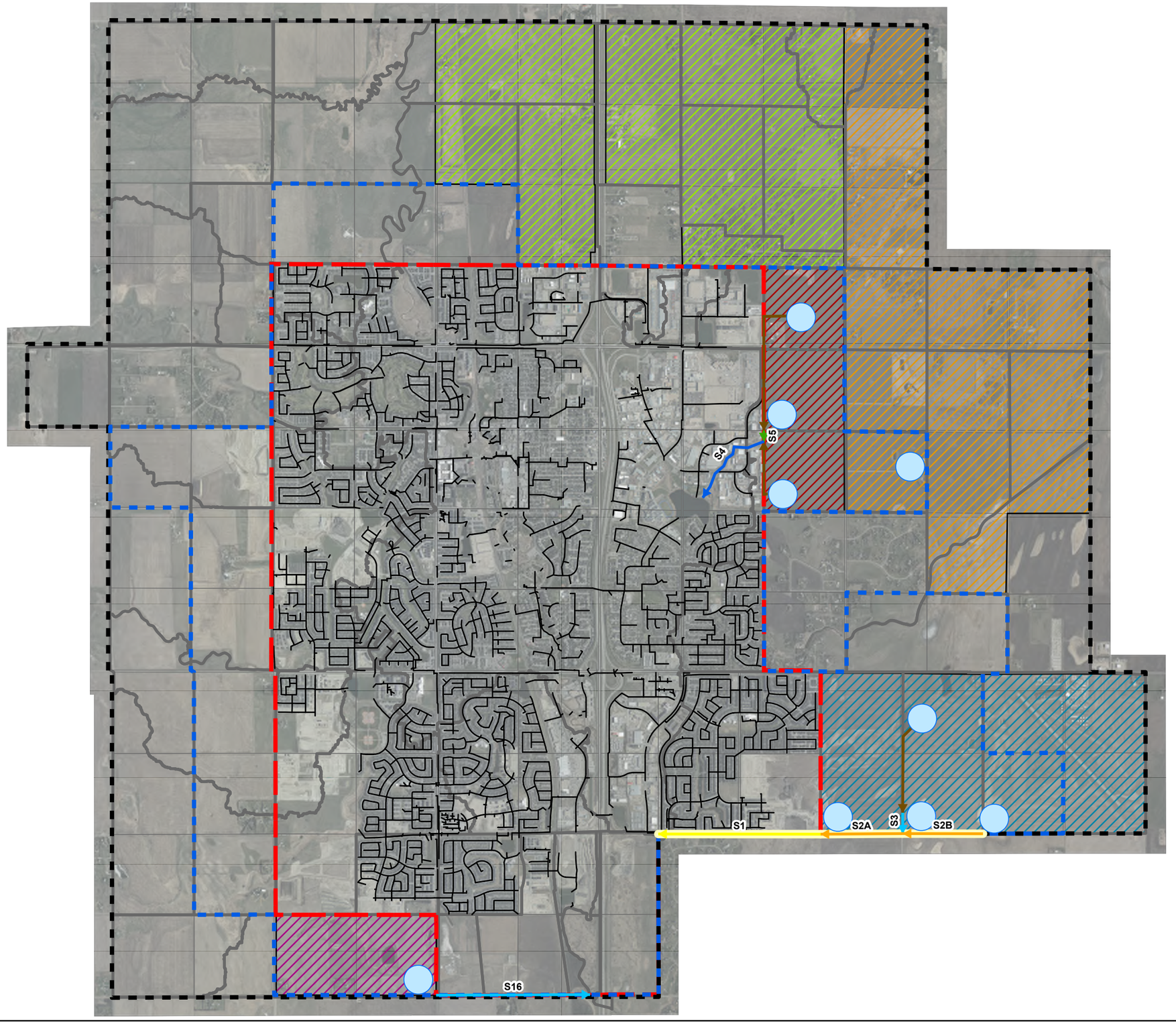
## 8.1 Stormwater Levy Rates

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**

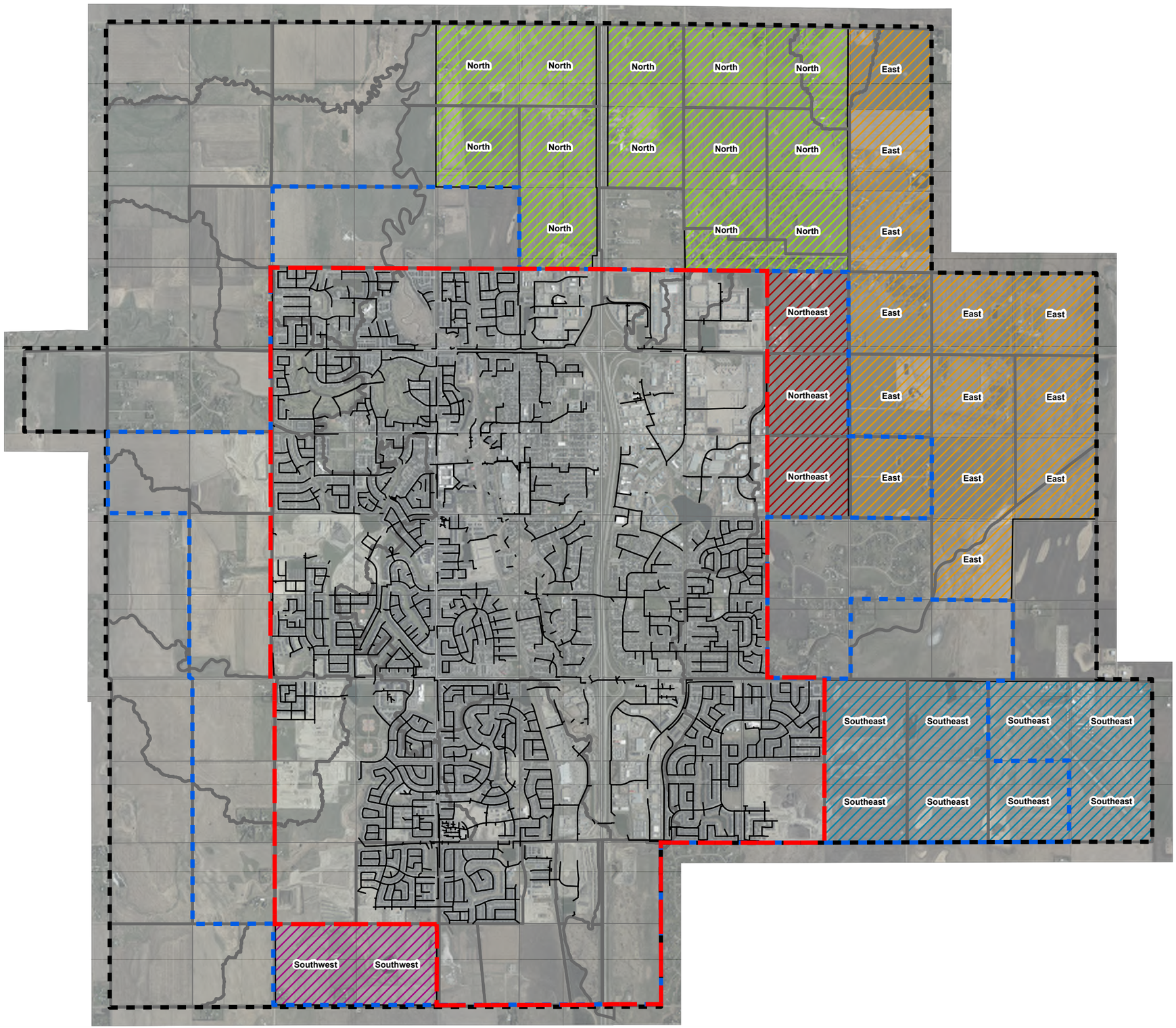
- East
- North
- Northeast
- Southeast
- Southwest

**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 | - |

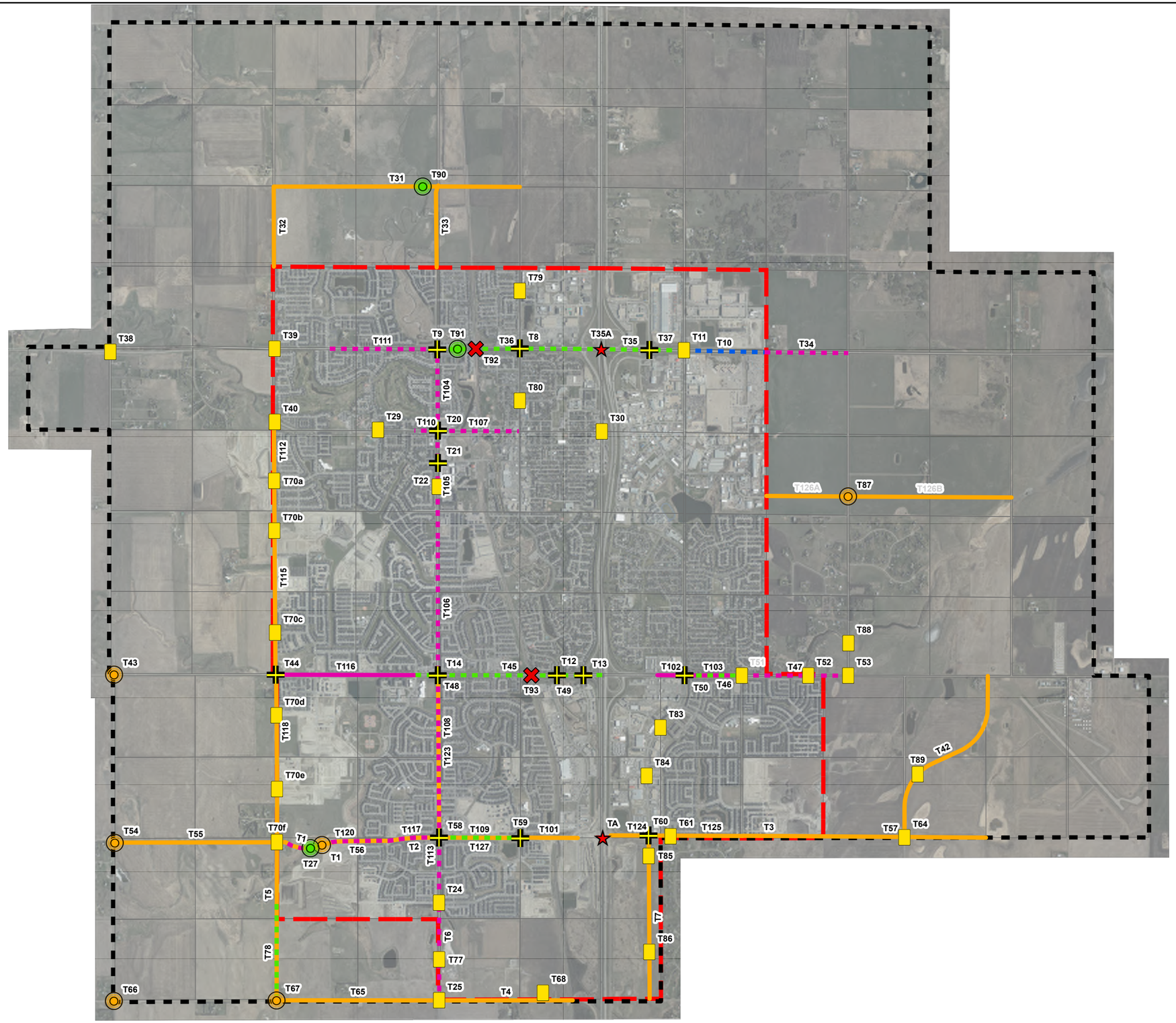
| Project ID | Year | Payment Type | Benefiting Area(s) | Total Levied | Levies Collected |
|---|---|---|---|---|---|
| T60 | 2040 | Levy | N/A | $330,000 | - |
| T61 | 2040 | Levy | N/A | $1,400,000 | - |
| T64 | 2040 | Levy | N/A | $1,000,000 | - |
| T65 | 2040 | Levy | N/A | $6,804,000 | - |
| T66 | 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

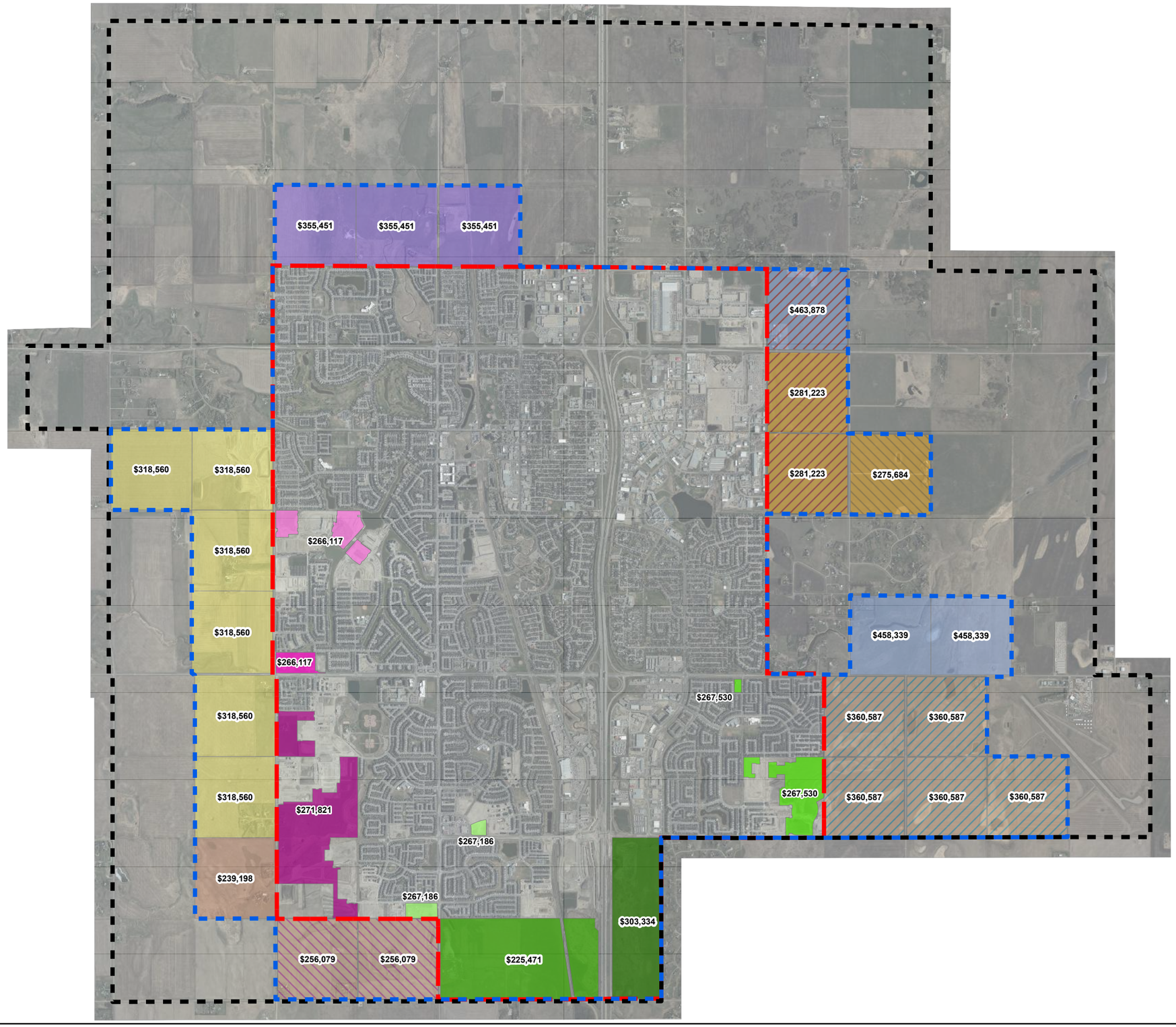
As discussed, water and transportation levy rates were evaluated on a uniform basis providing global benefit to the post-annexation area. Wastewater and stormwater levy rates were evaluated on a benefiting area basis. As the benefiting areas vary among the infrastructure types, combined benefiting areas 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

ISL

CITY of AIRDRIE COMMUNITY & OPPORTUNITY

Integrated Expertise. Locally Delivered.

Date: 2026-03-25 Document: Q:\Projects\28369_Airdrie_OSL_Stage2\251_Figures\28369_Airdrie_OSL_Stage_2_Figures\28369_Airdrie_OSL_Stage_2_Figures.aprx

## 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<br>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.

Nichols
APPLIED MANAGEMENT INC.

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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.

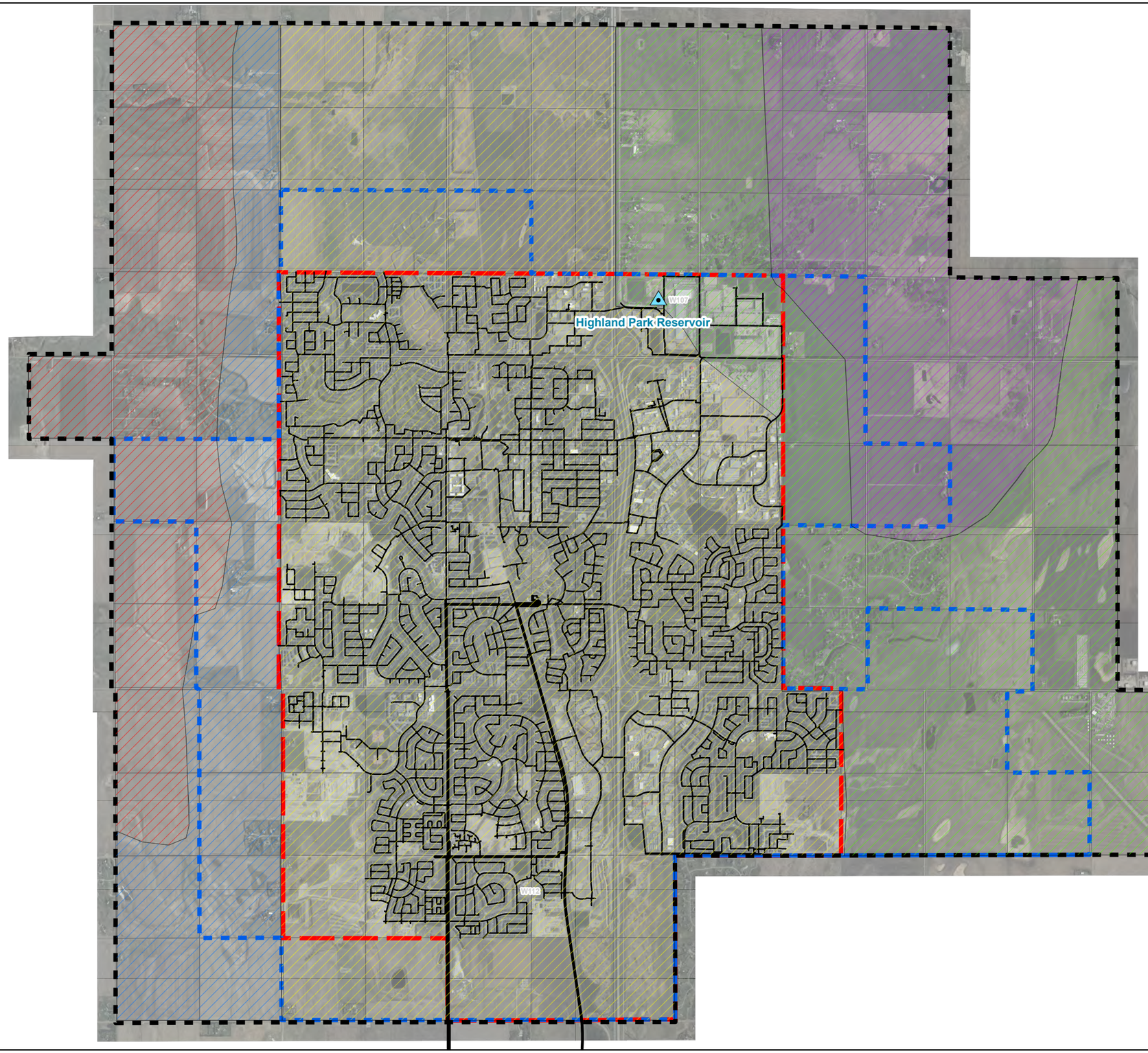
### Project Costs

| 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

ISL

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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.

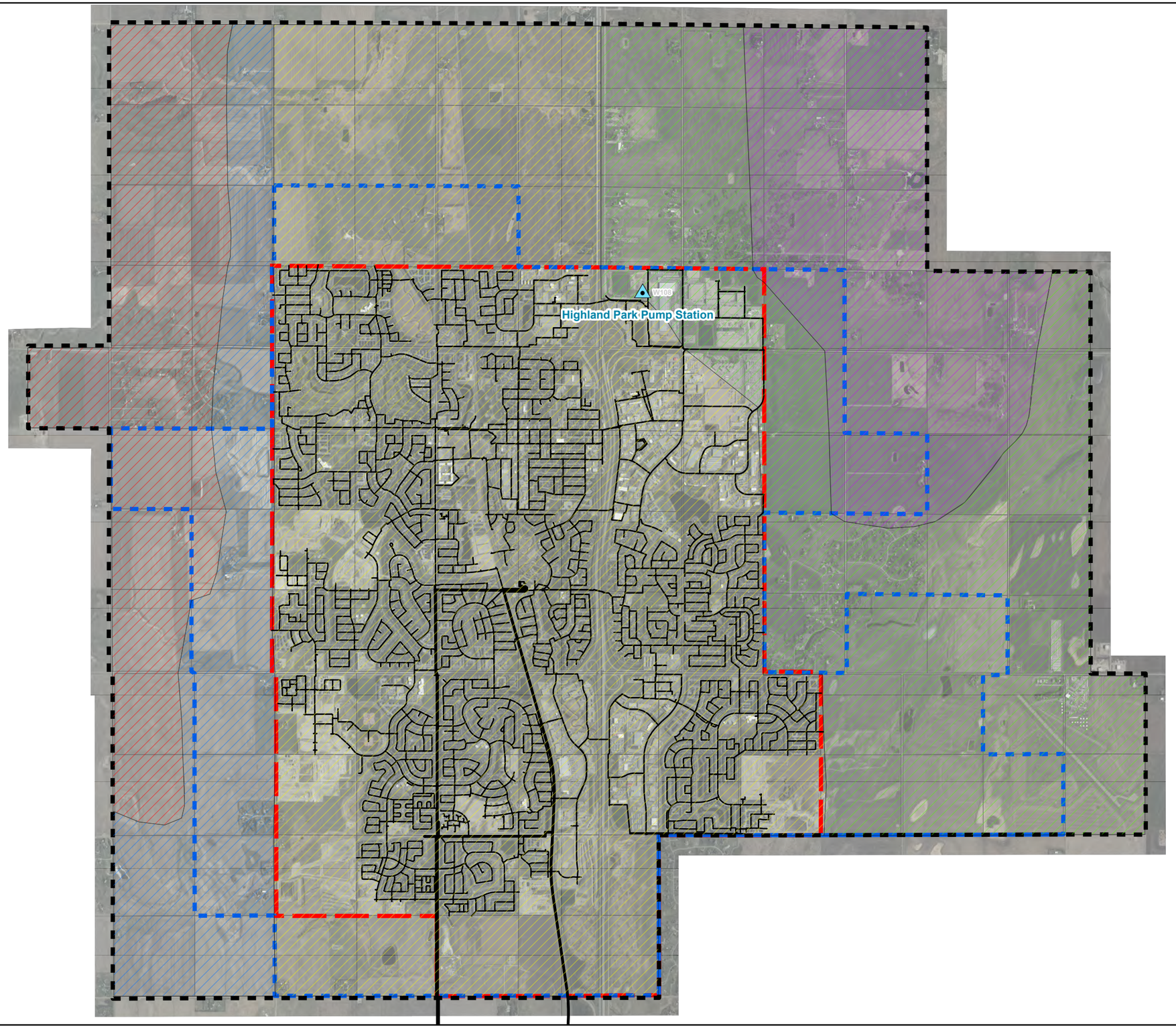
### Project Costs

| 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.

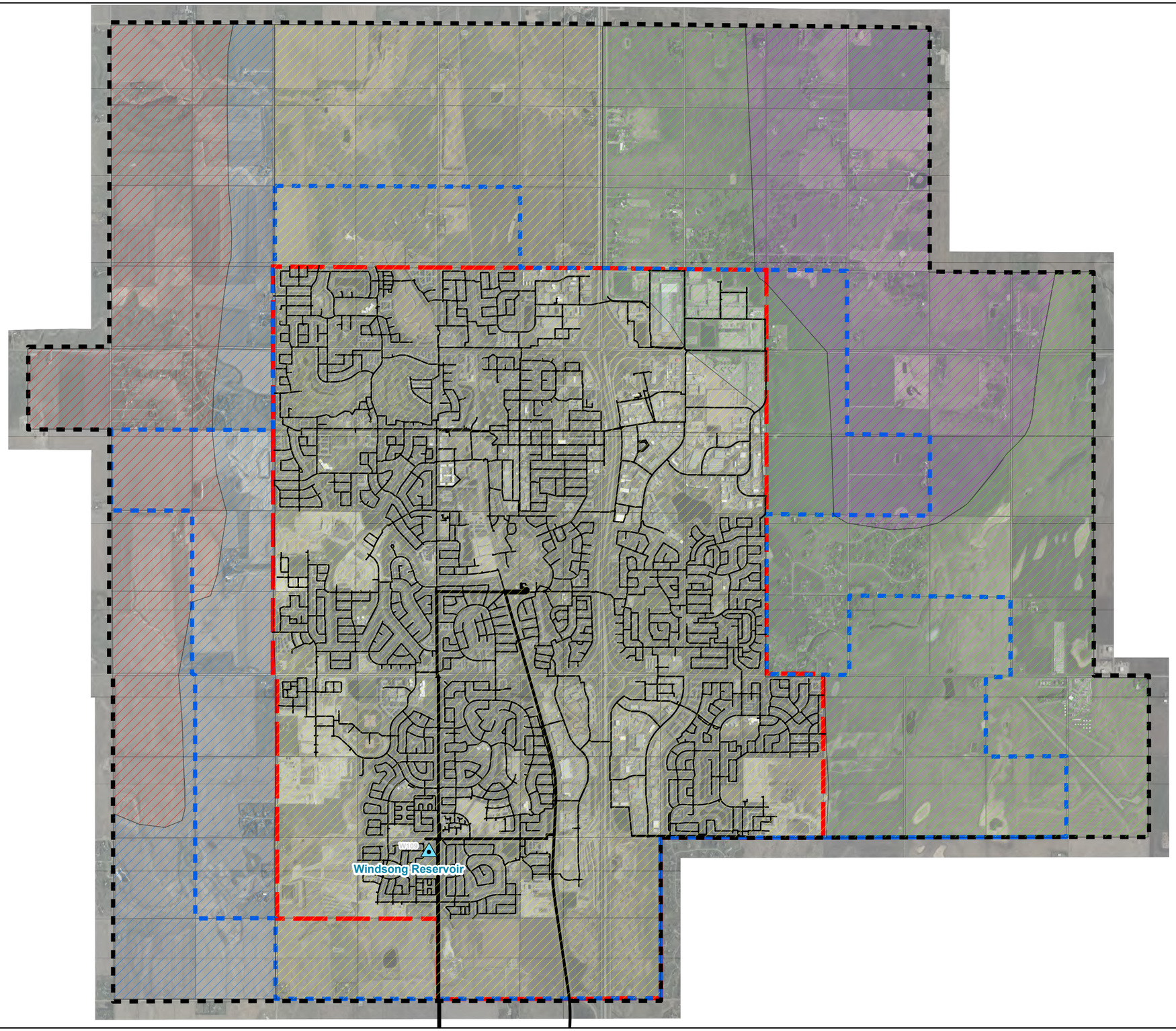
### Project Costs

| 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.

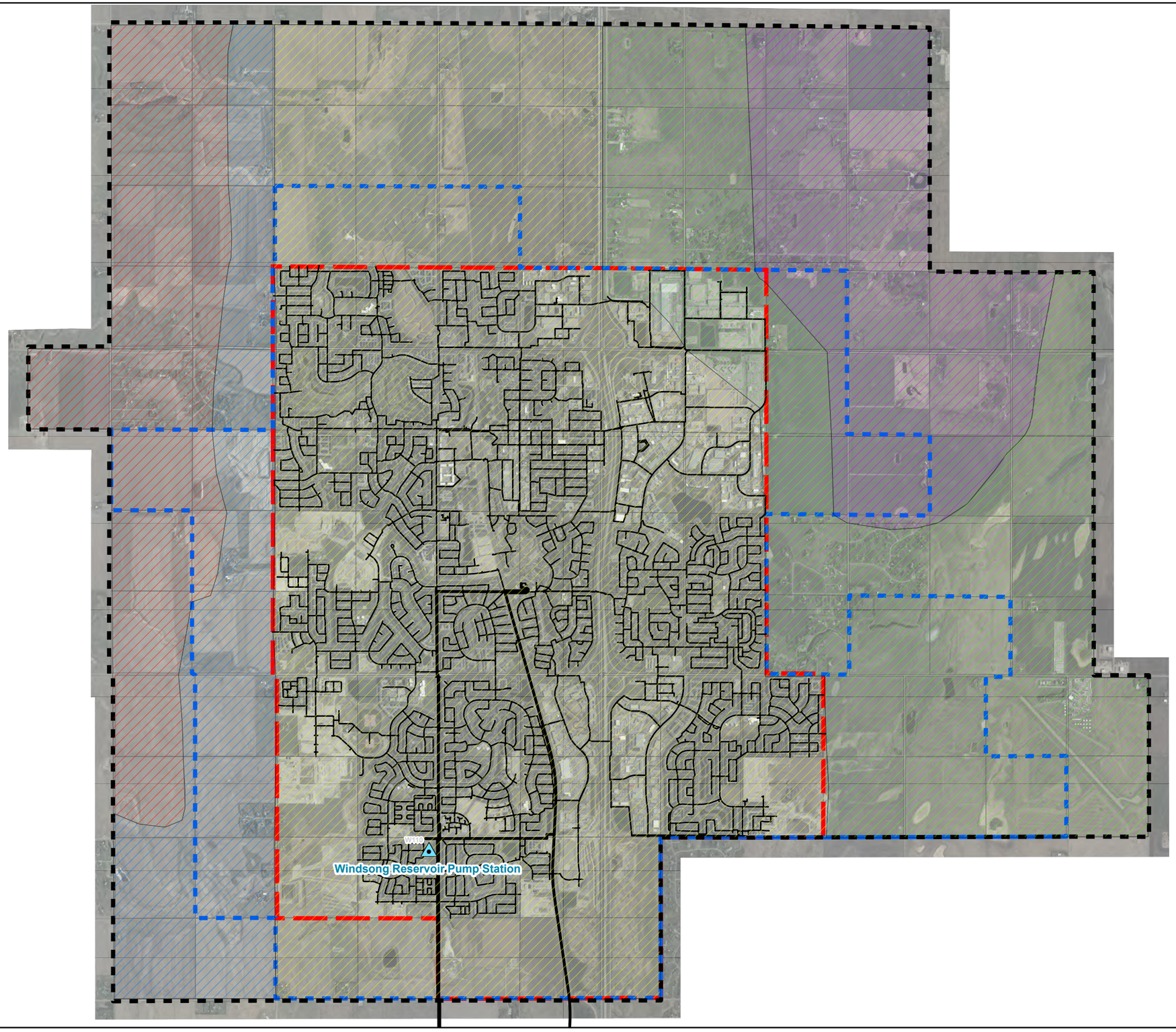
### Project Costs

| 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.

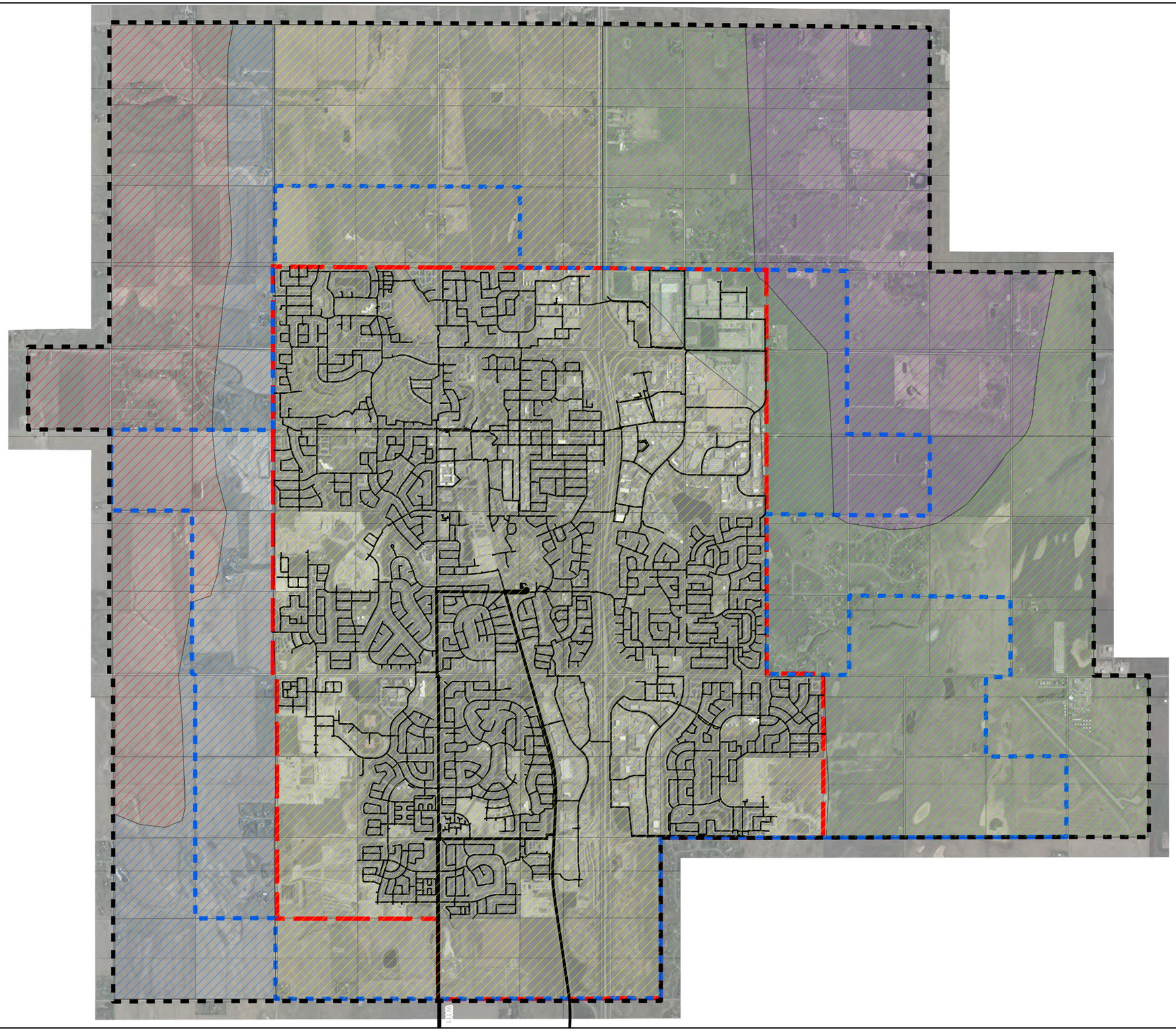
### Project Costs

| 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
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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.

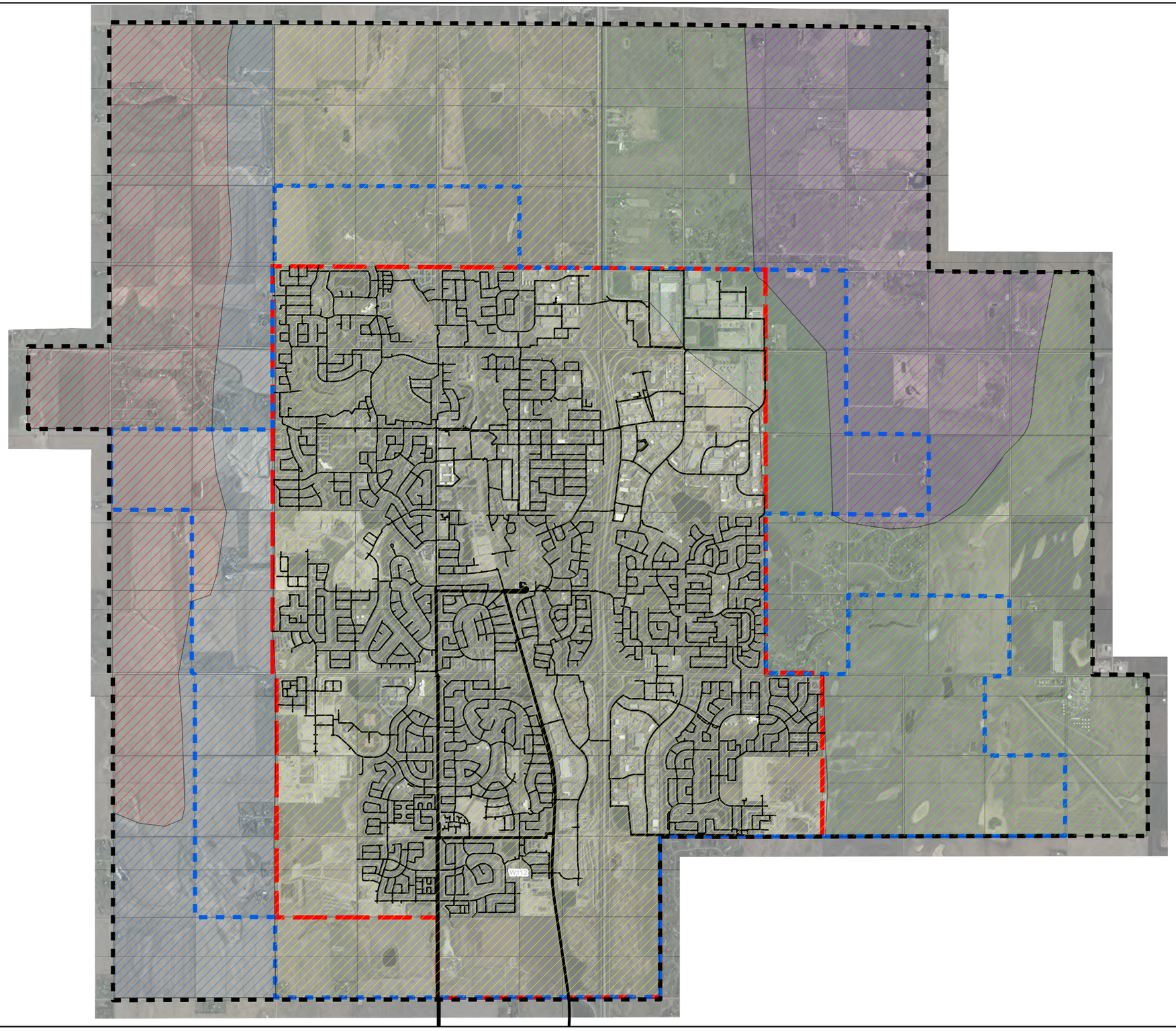
### Project Costs

| 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

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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.

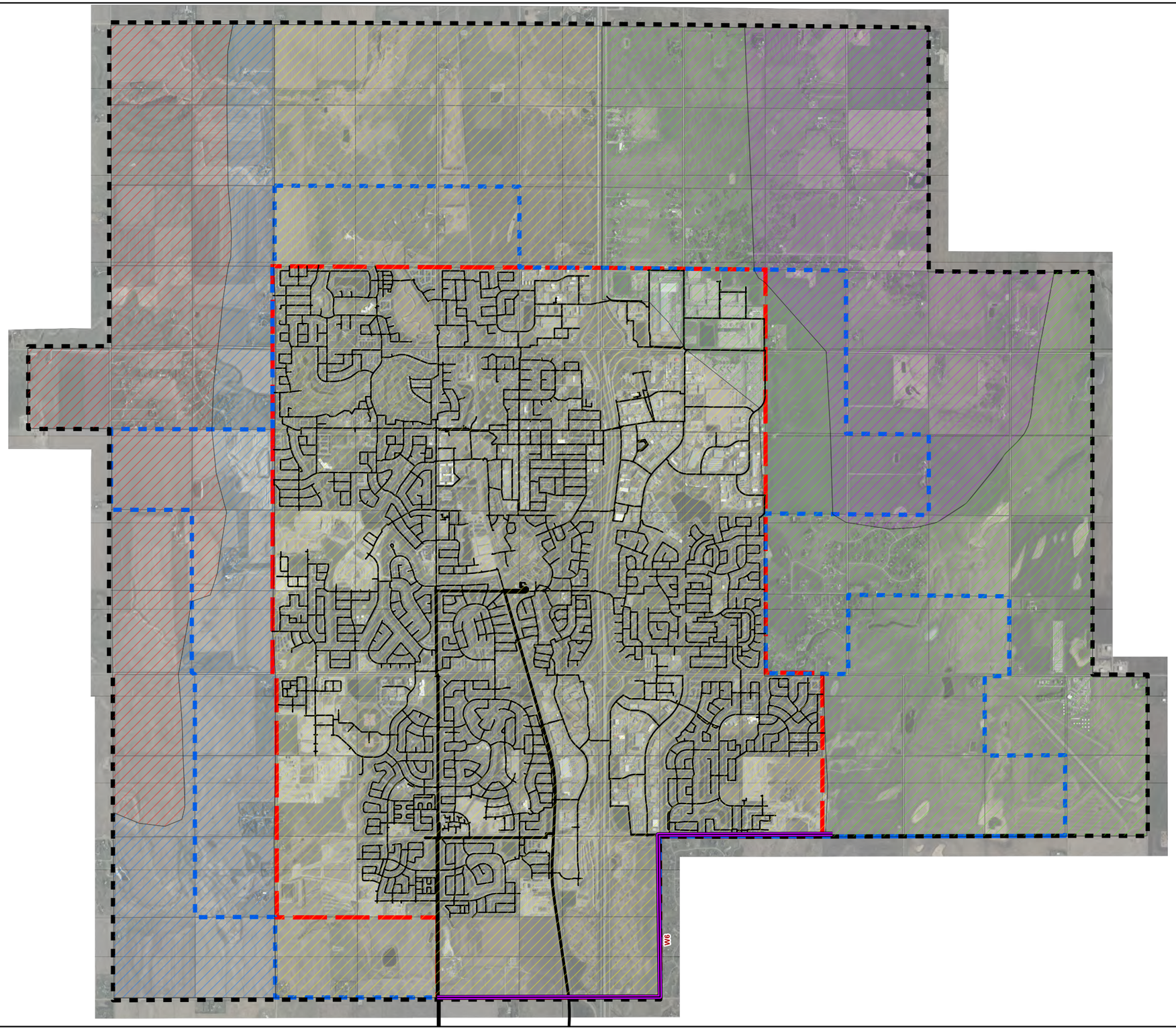
### Project Costs

| 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
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OFF-SITE LEVY REVIEW

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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.

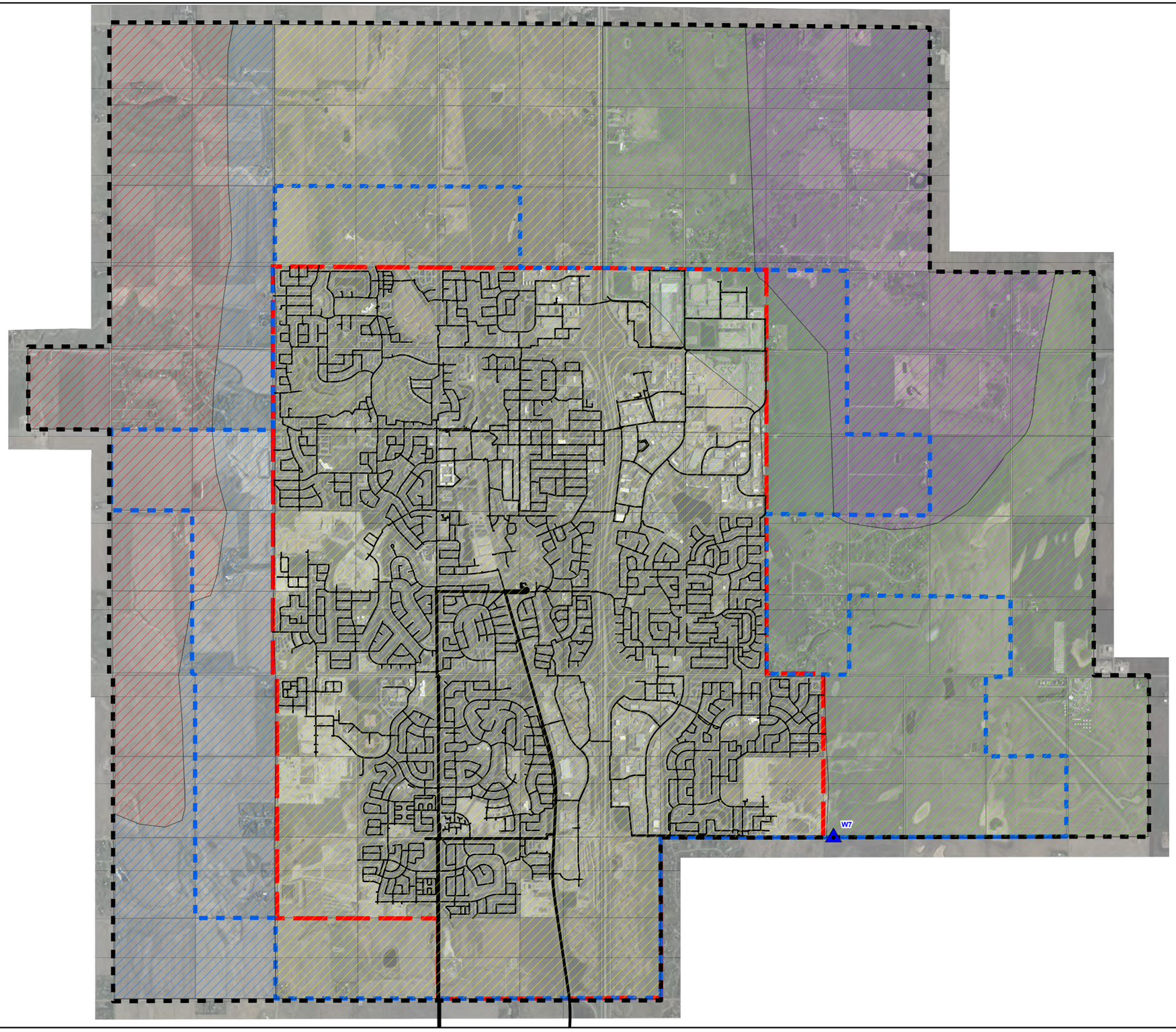
### Project Costs

| 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

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## 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.

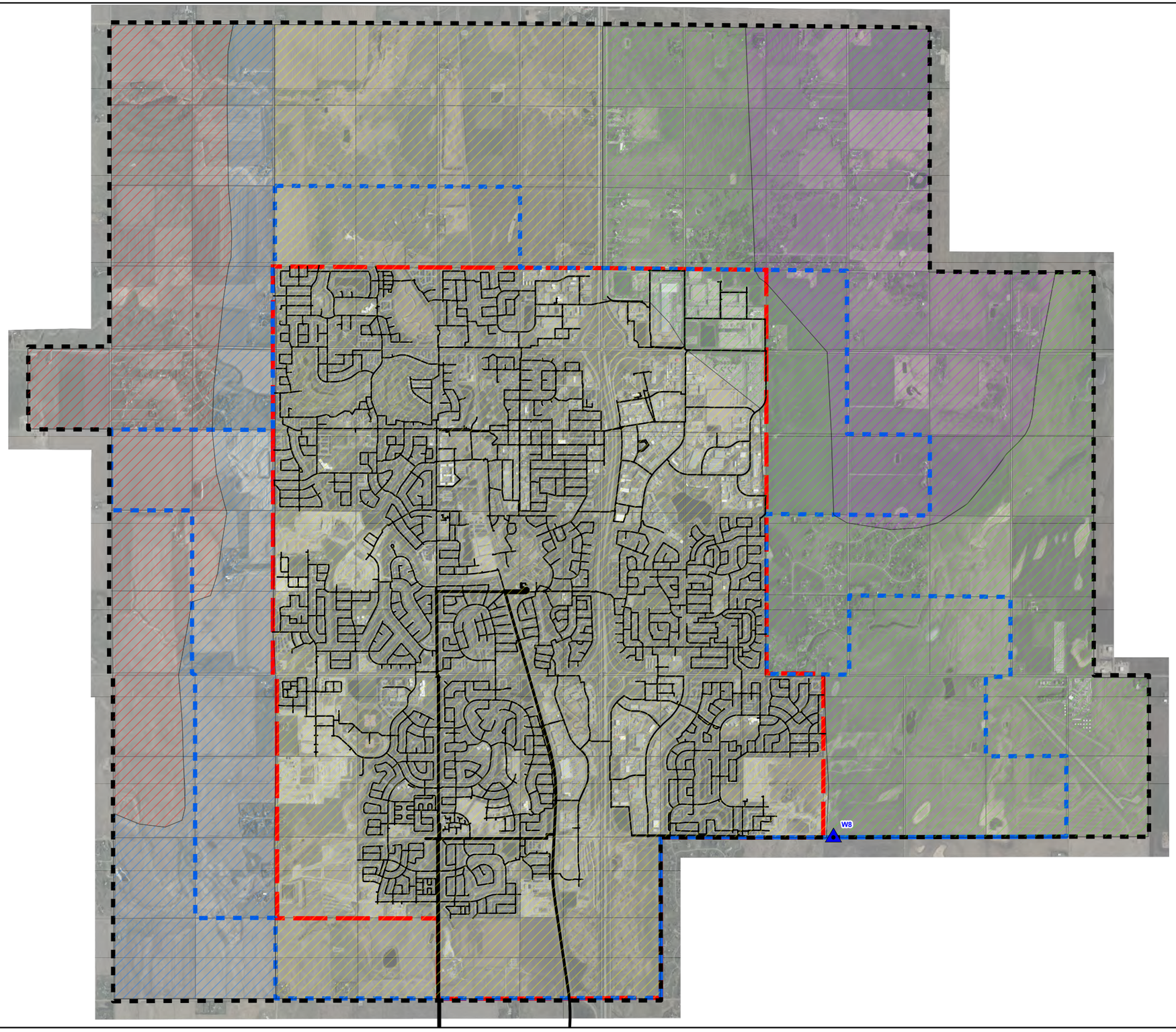
### Project Costs

| 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.

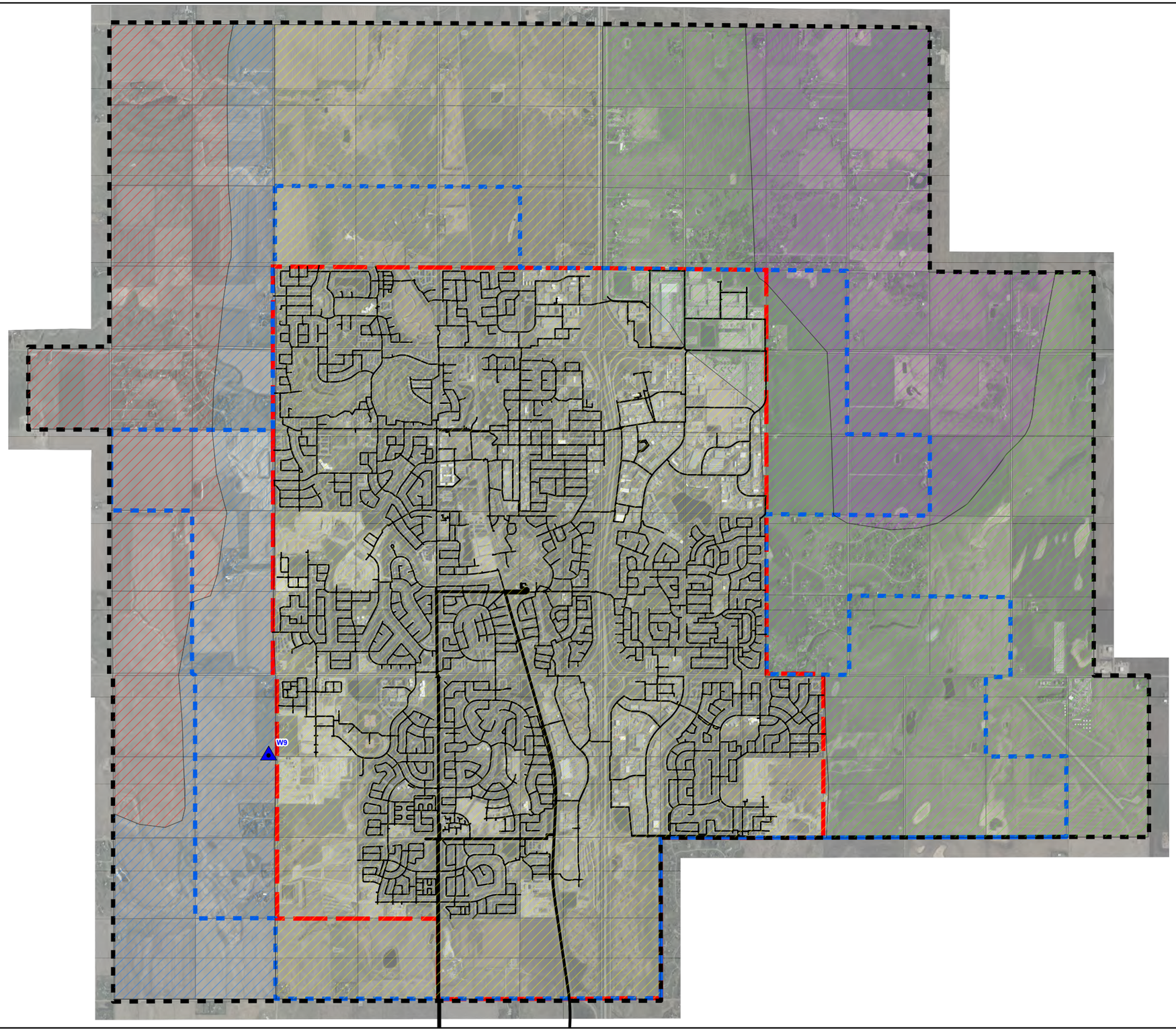
### Project Costs

| 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.

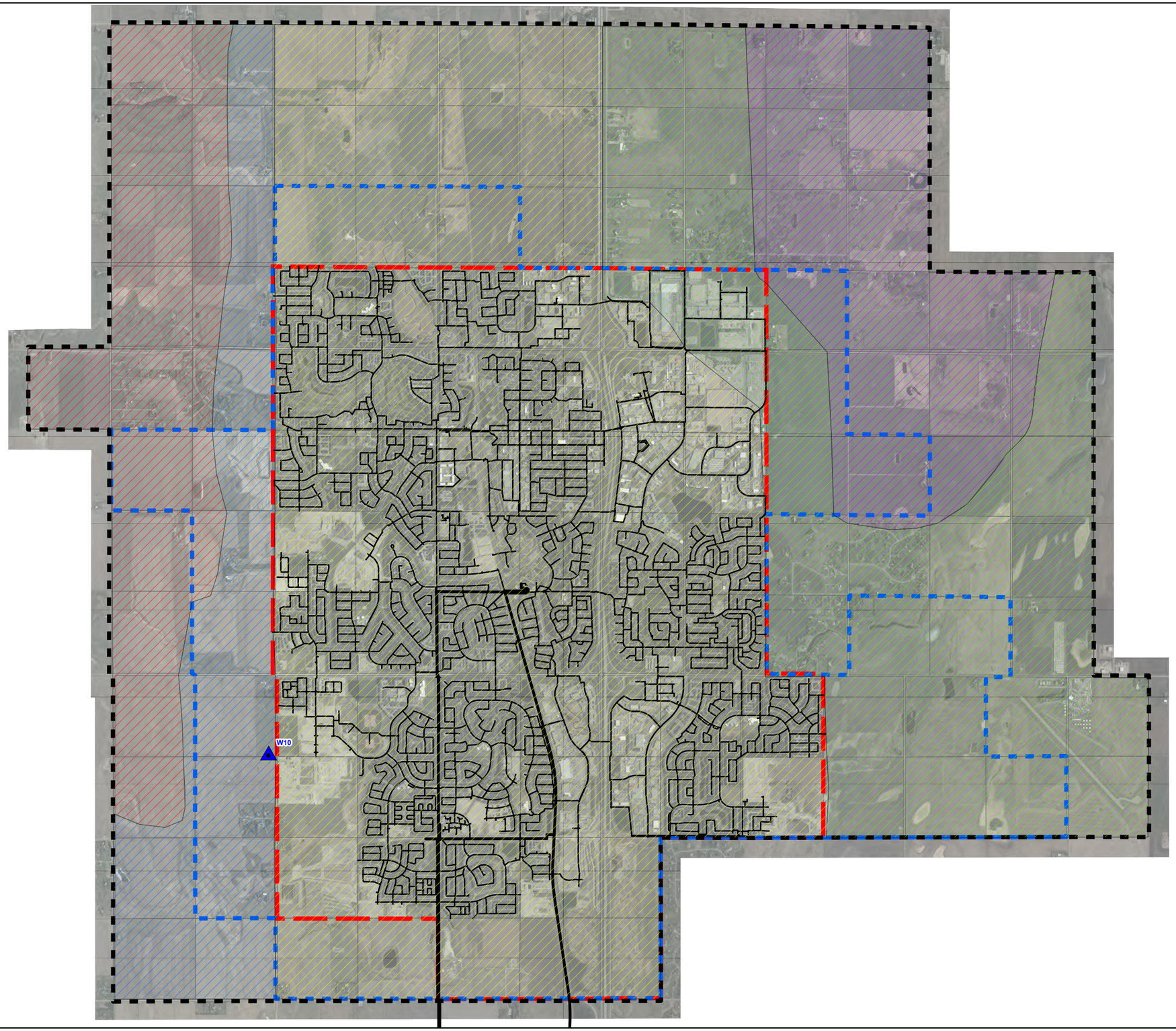
### Project Costs

| 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.

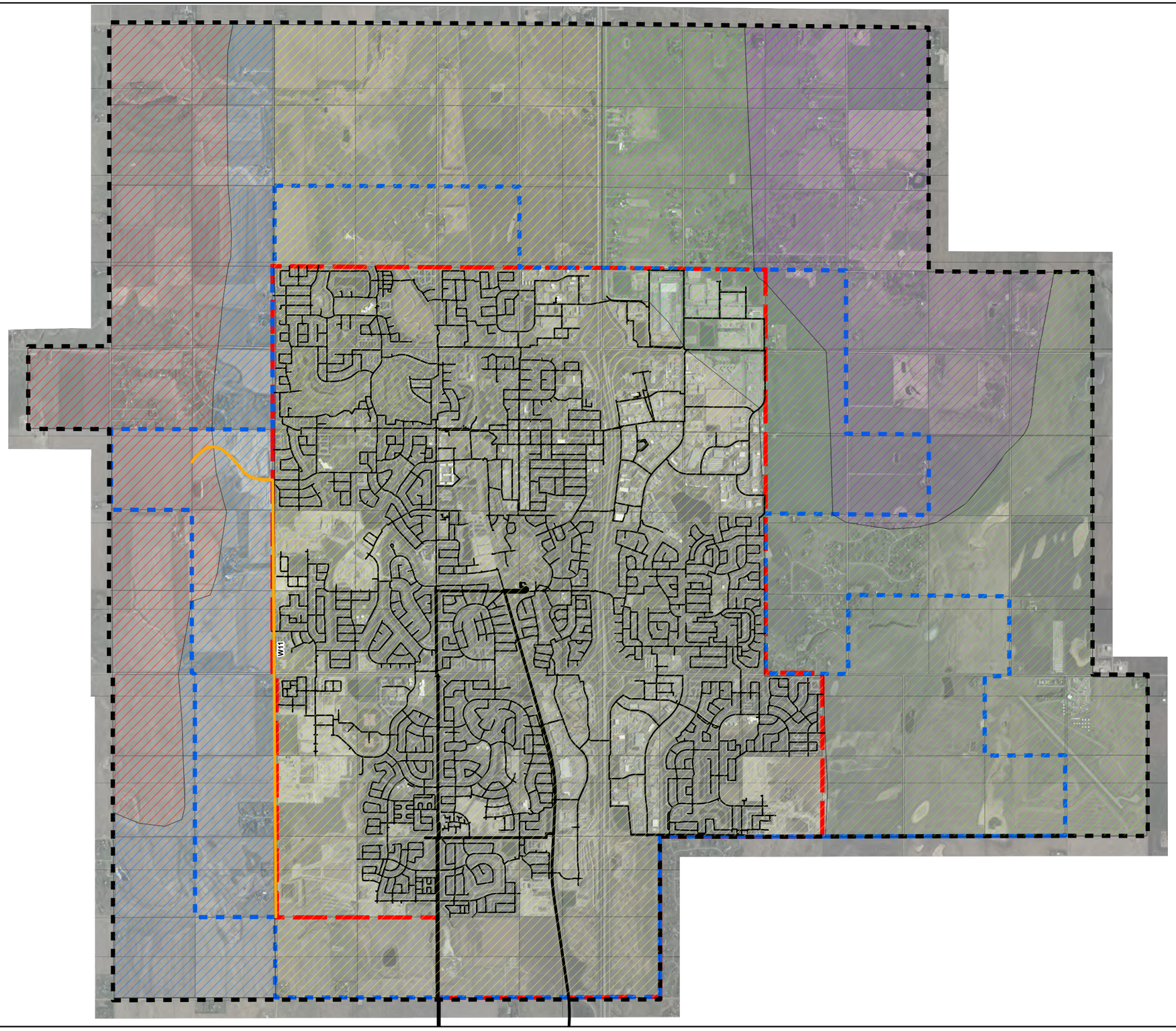
### Project Costs

| 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.

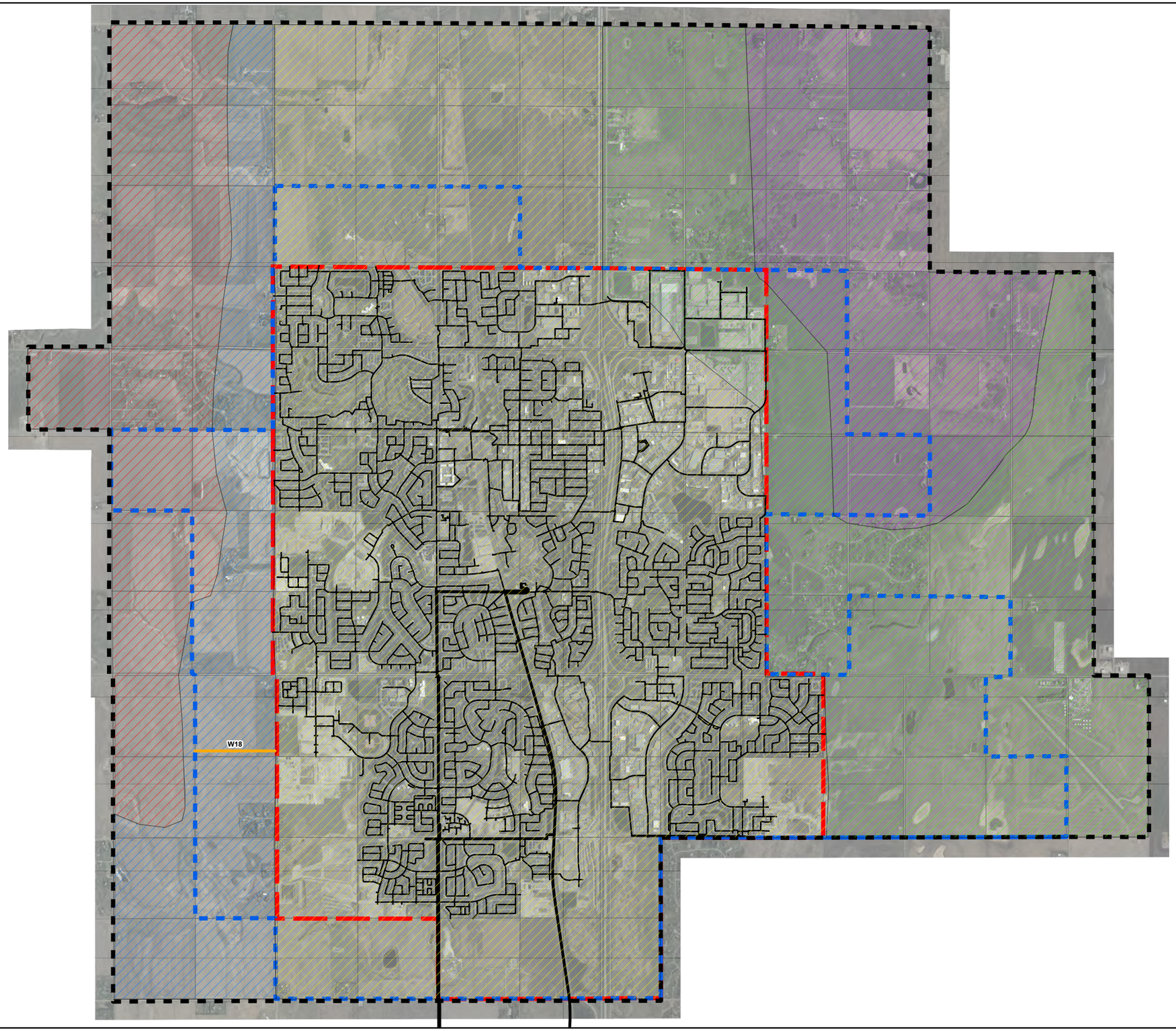
### Project Costs

| 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.

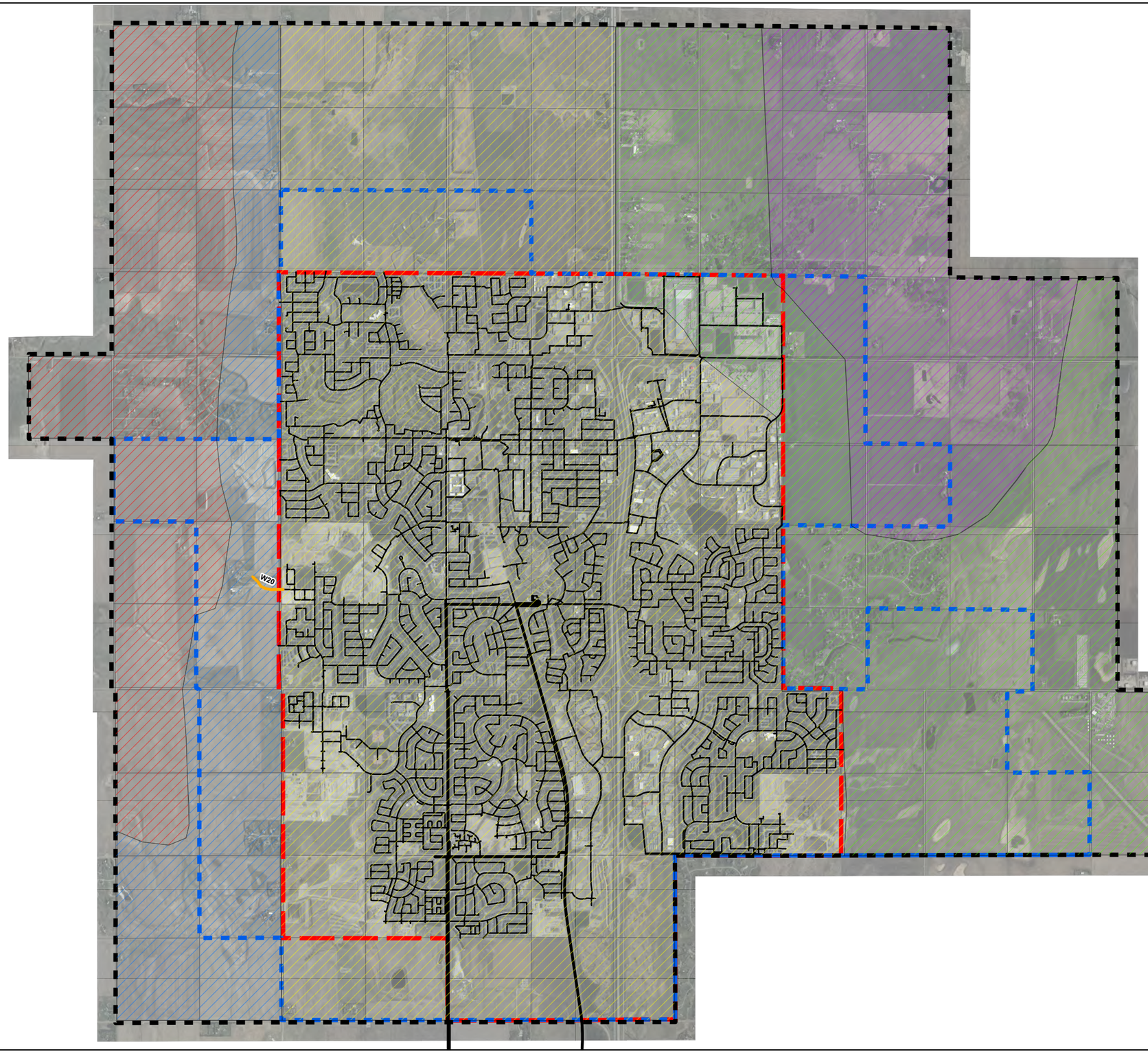
### Project Costs

| 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.

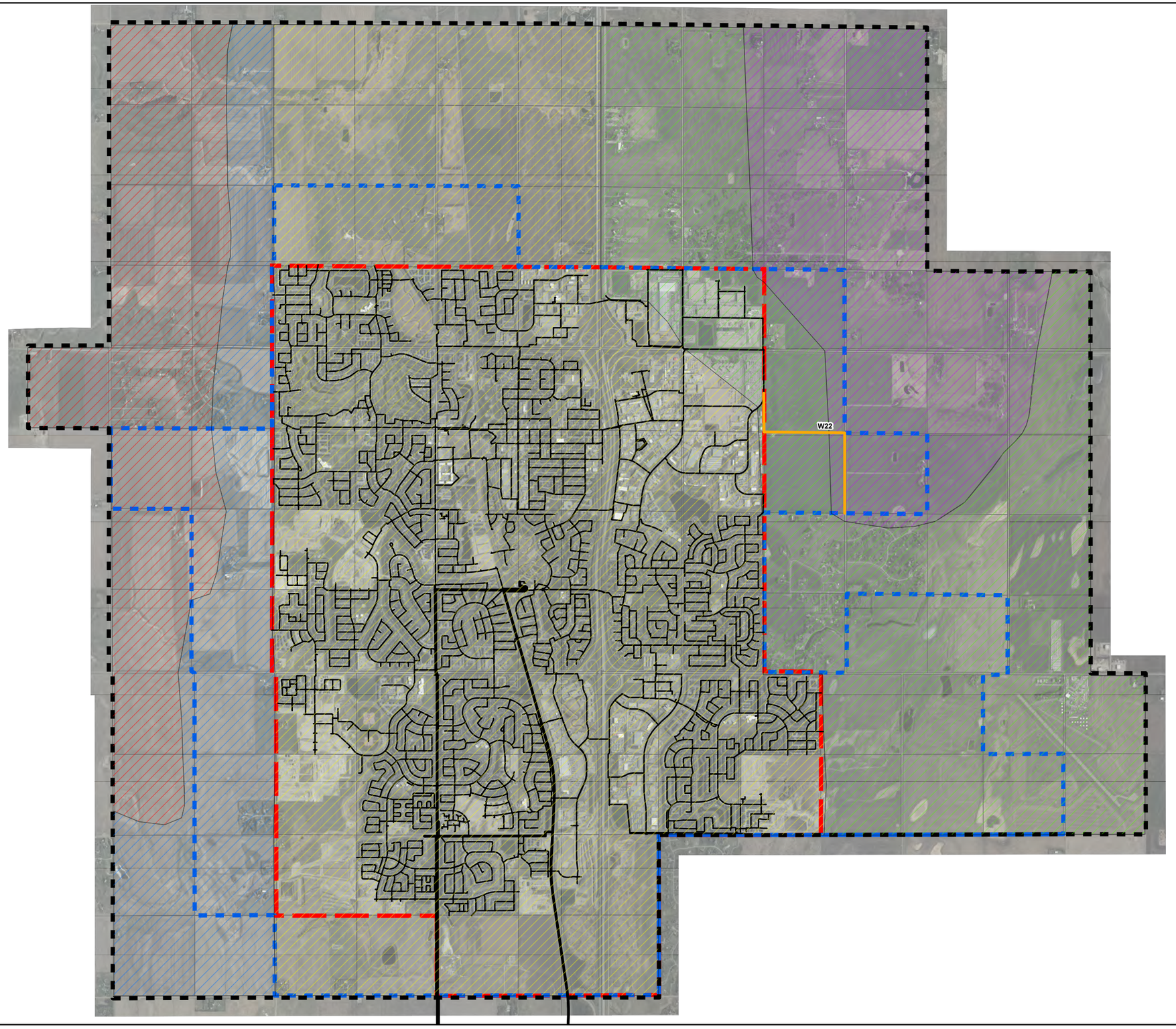
### Project Costs

| 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.

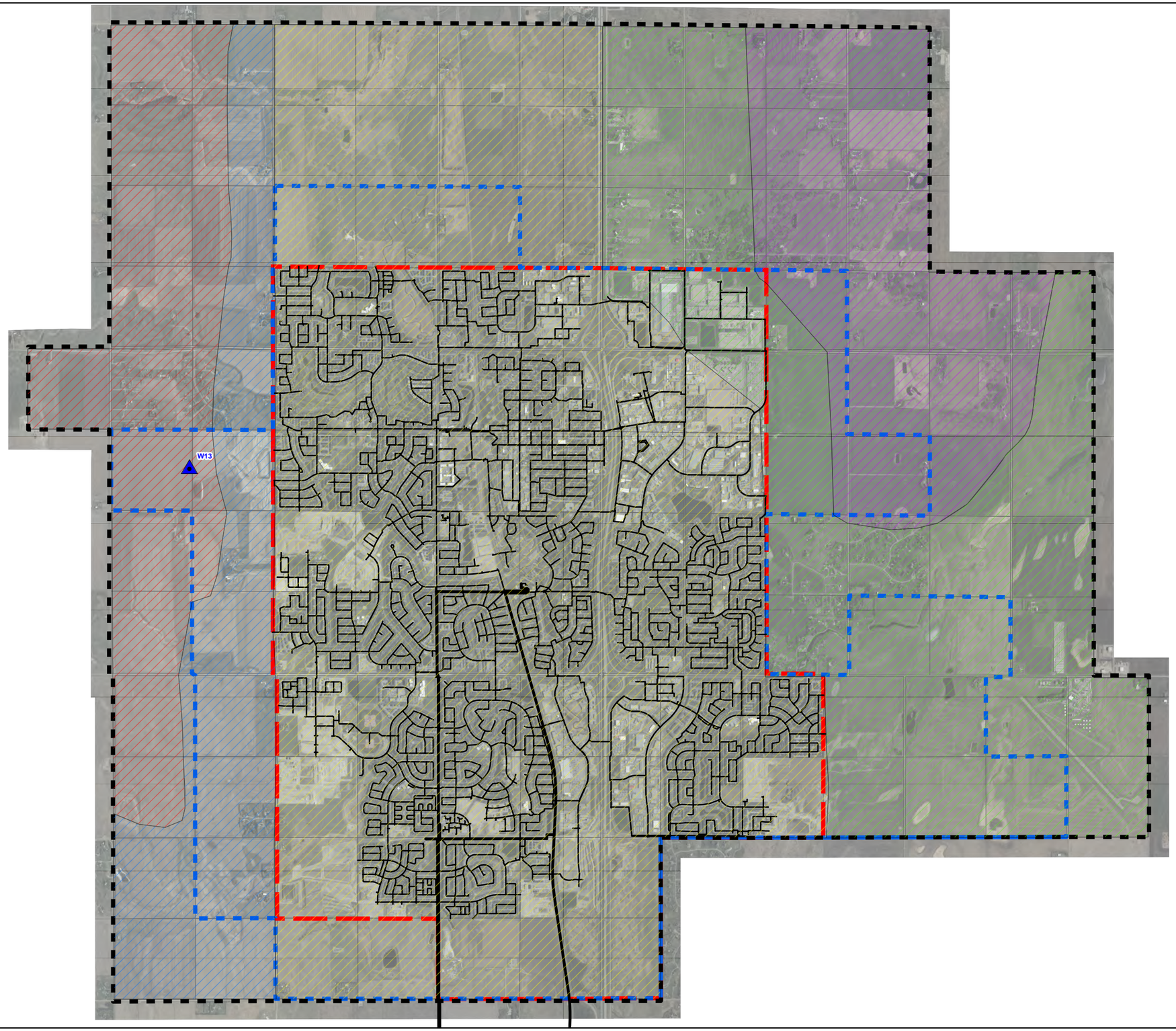
### Project Costs

| 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

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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.

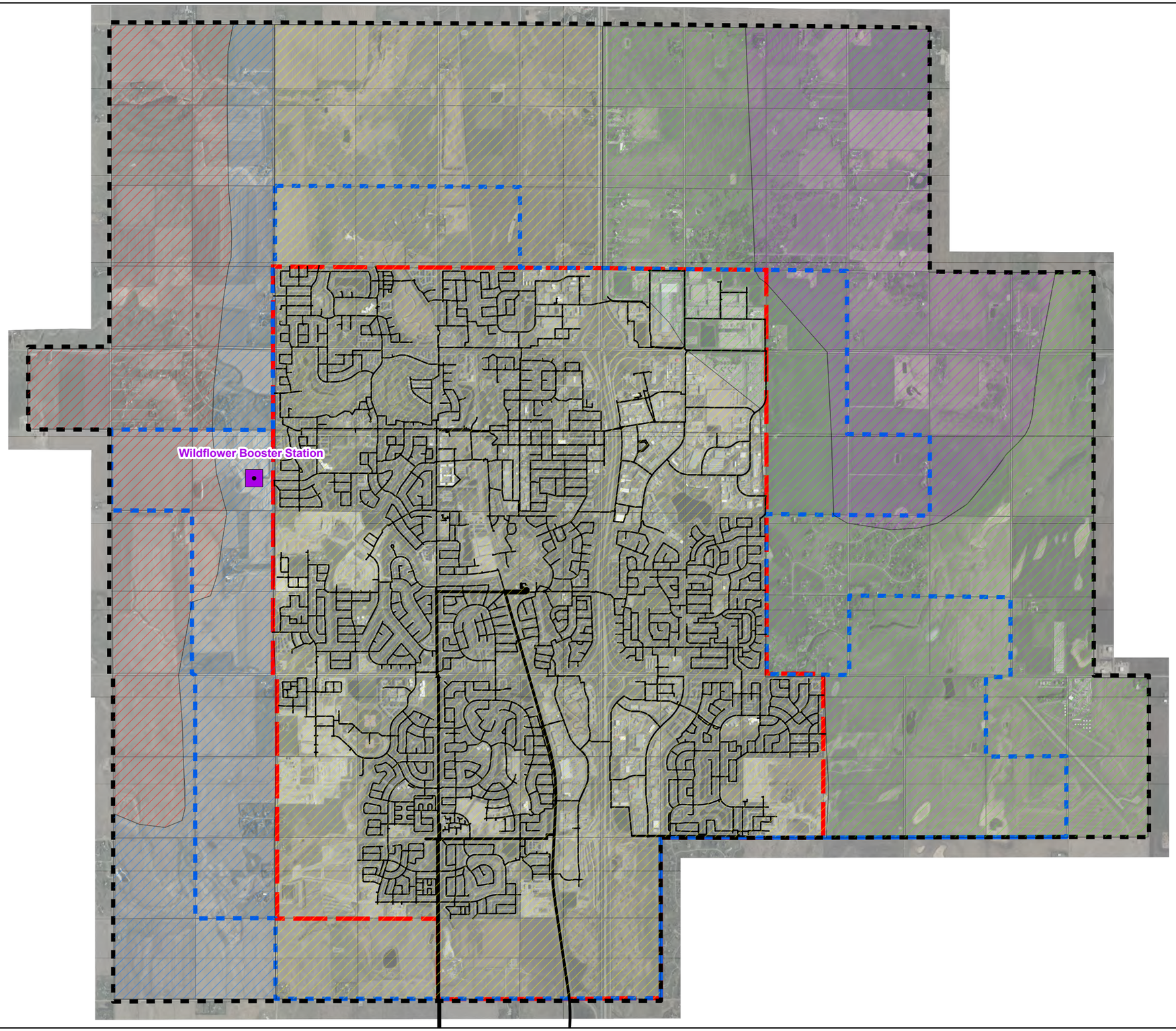
### Project Costs

| 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

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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.

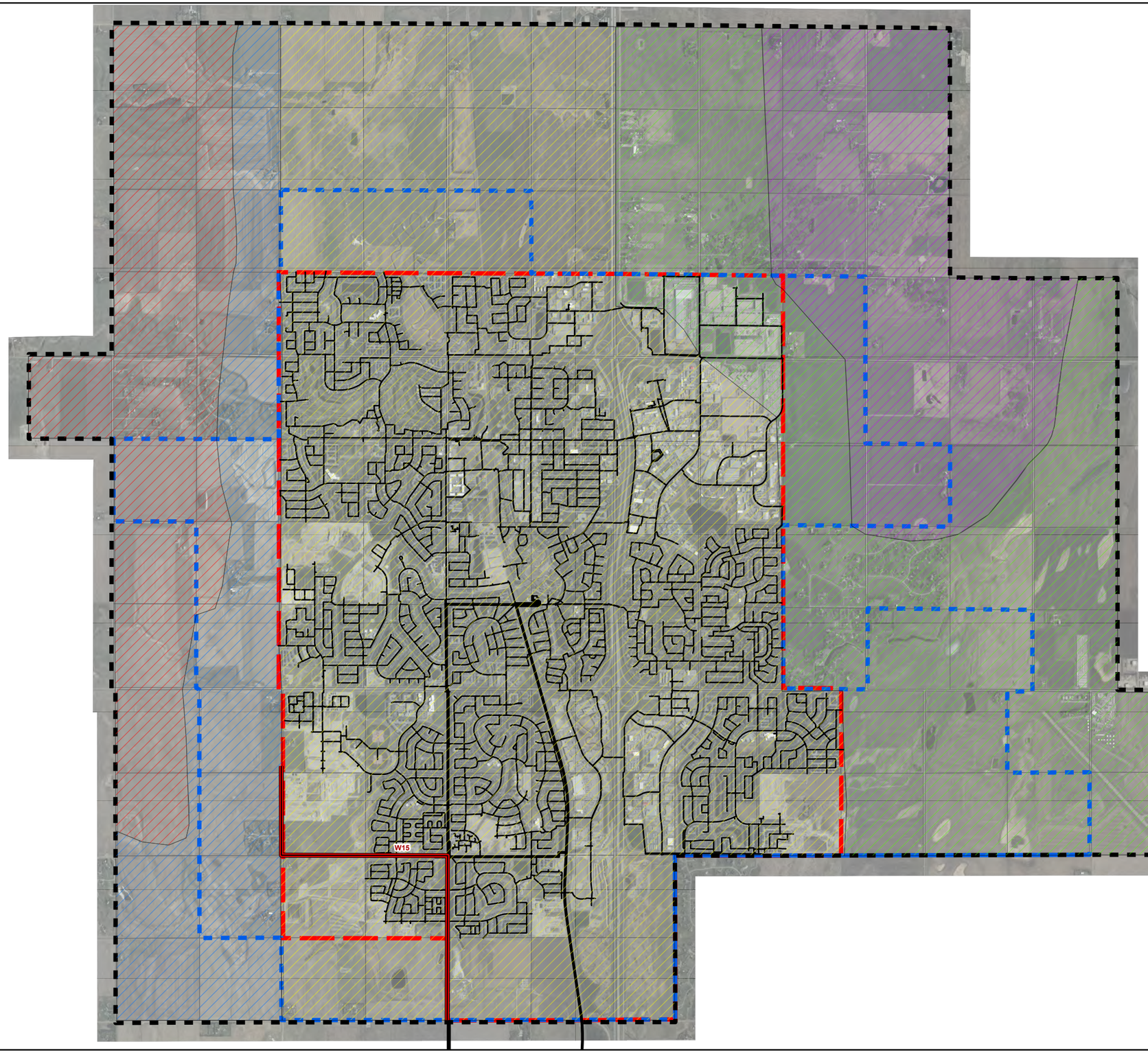
### Project Costs

| 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

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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.

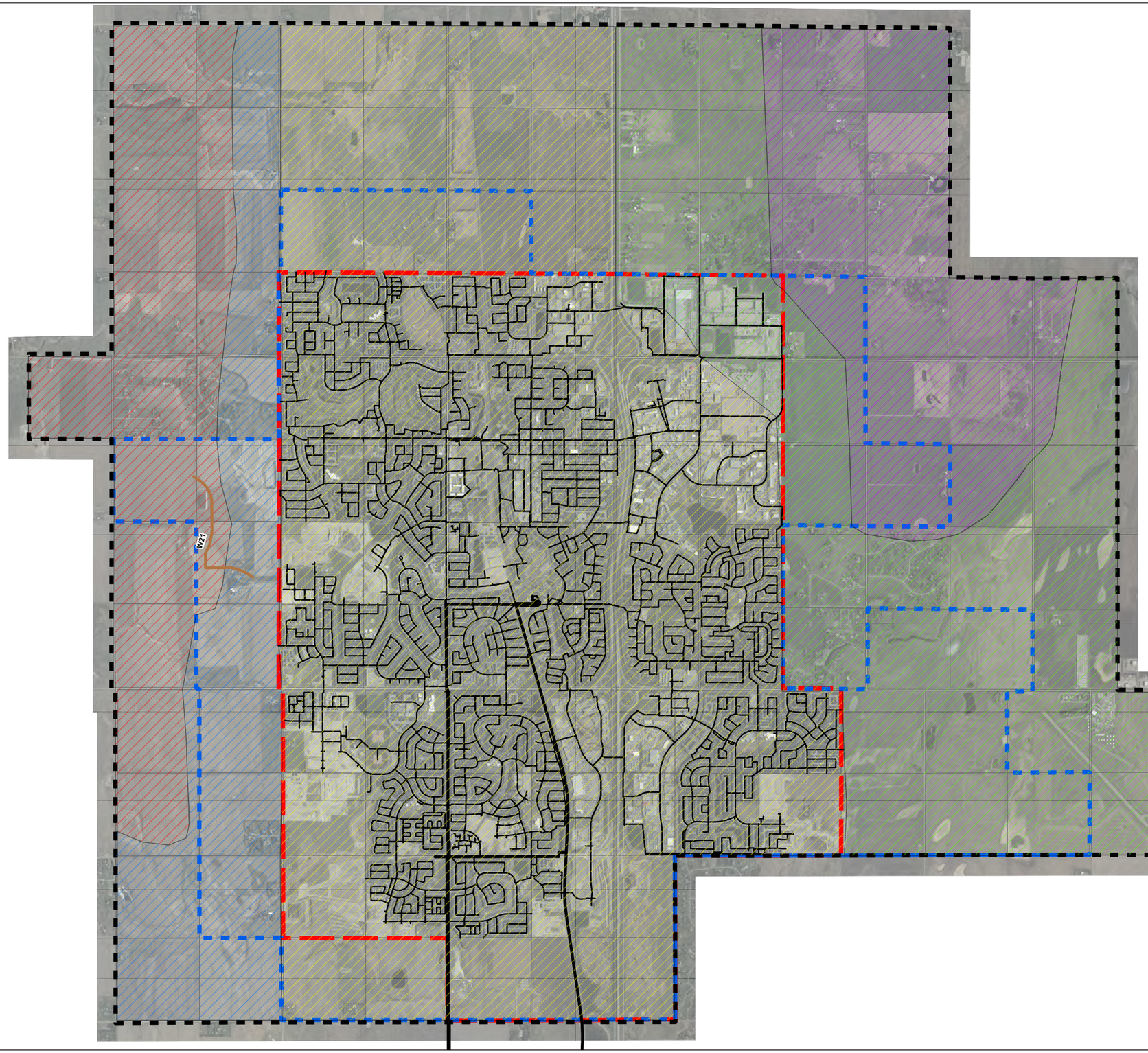
### Project Costs

| 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

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

## 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.

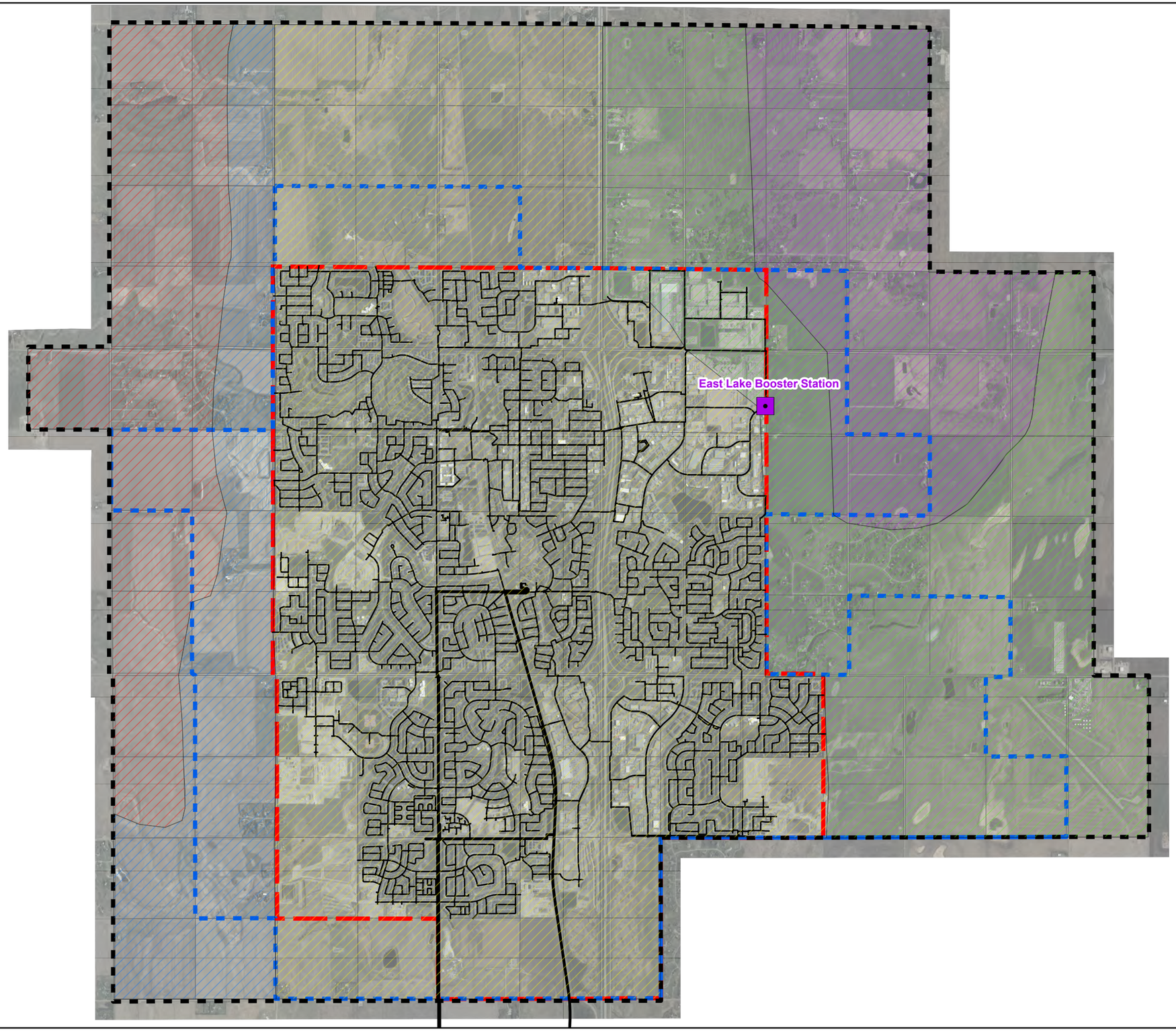
### Project Costs

| 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

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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.

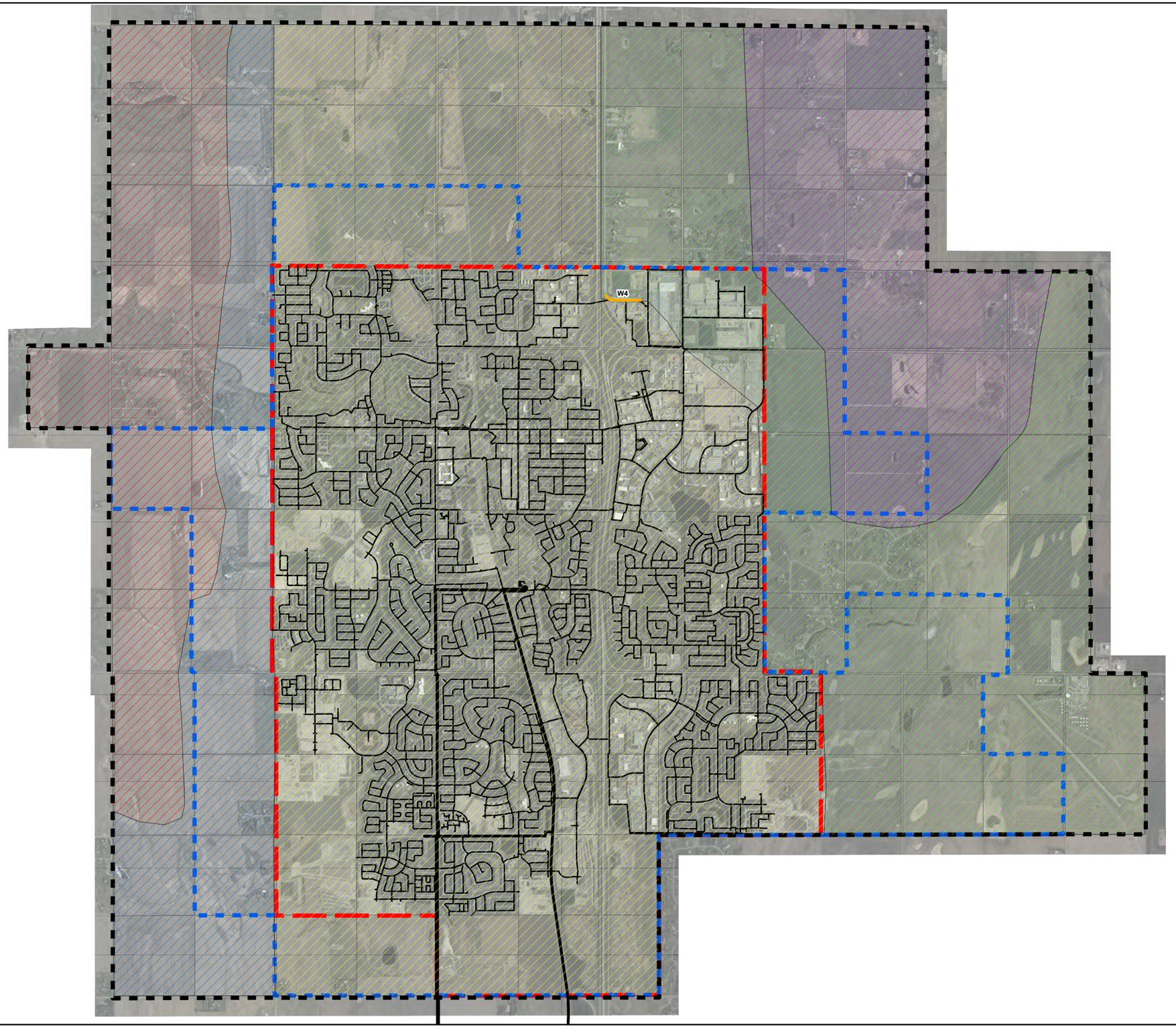
### Project Costs

| 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.

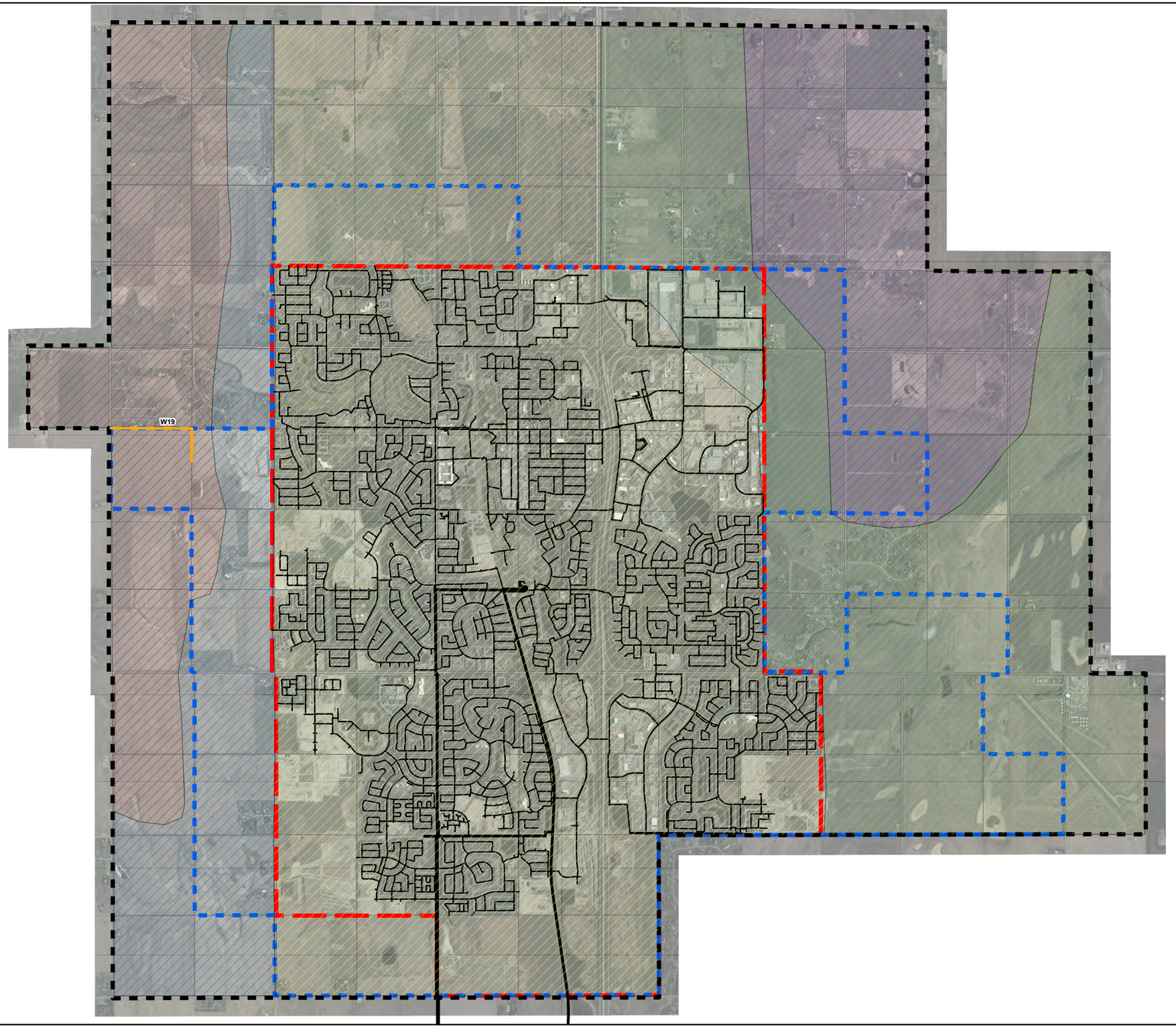
### Project Costs

| 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

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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.

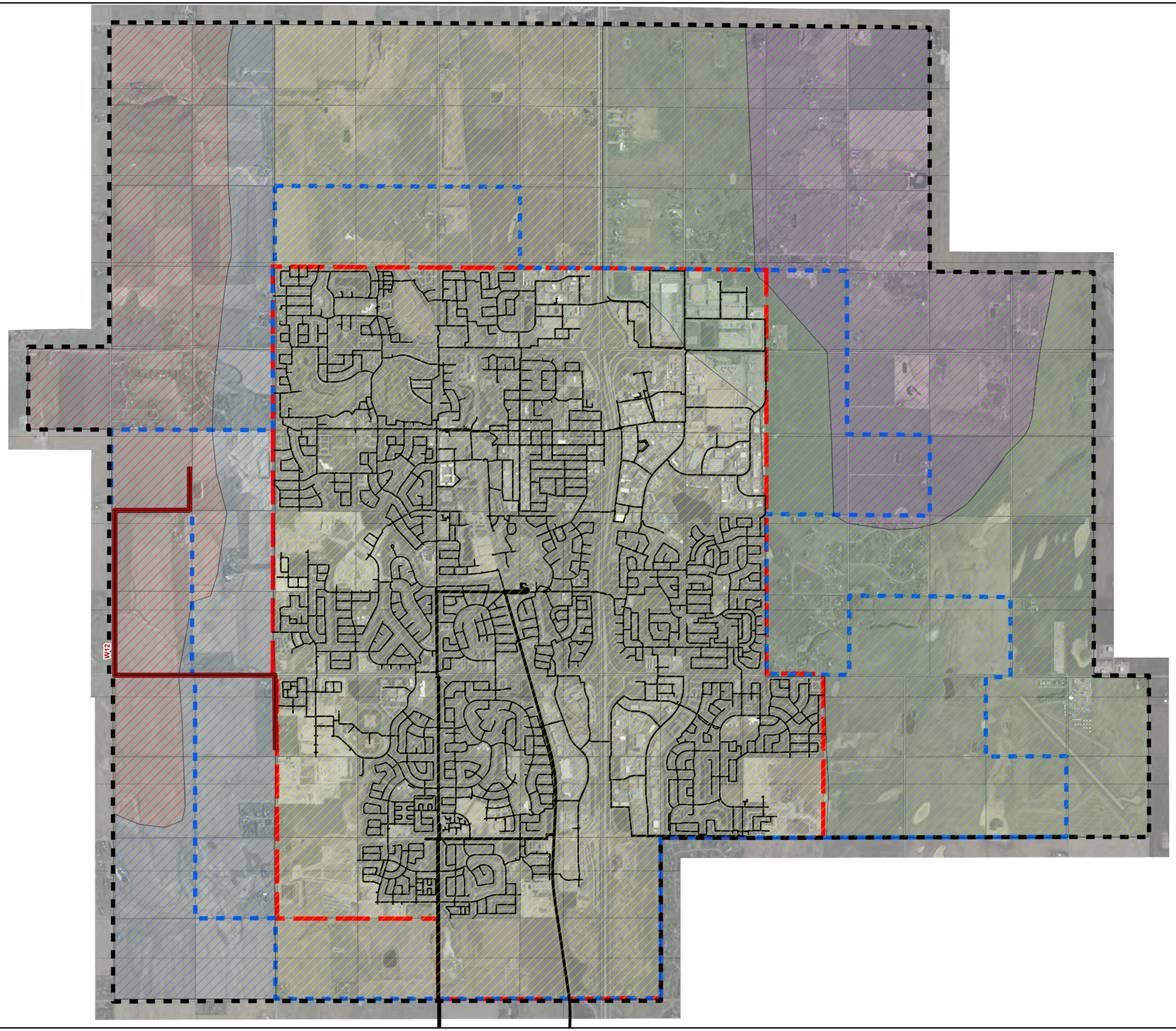
### Project Costs

| 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

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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.

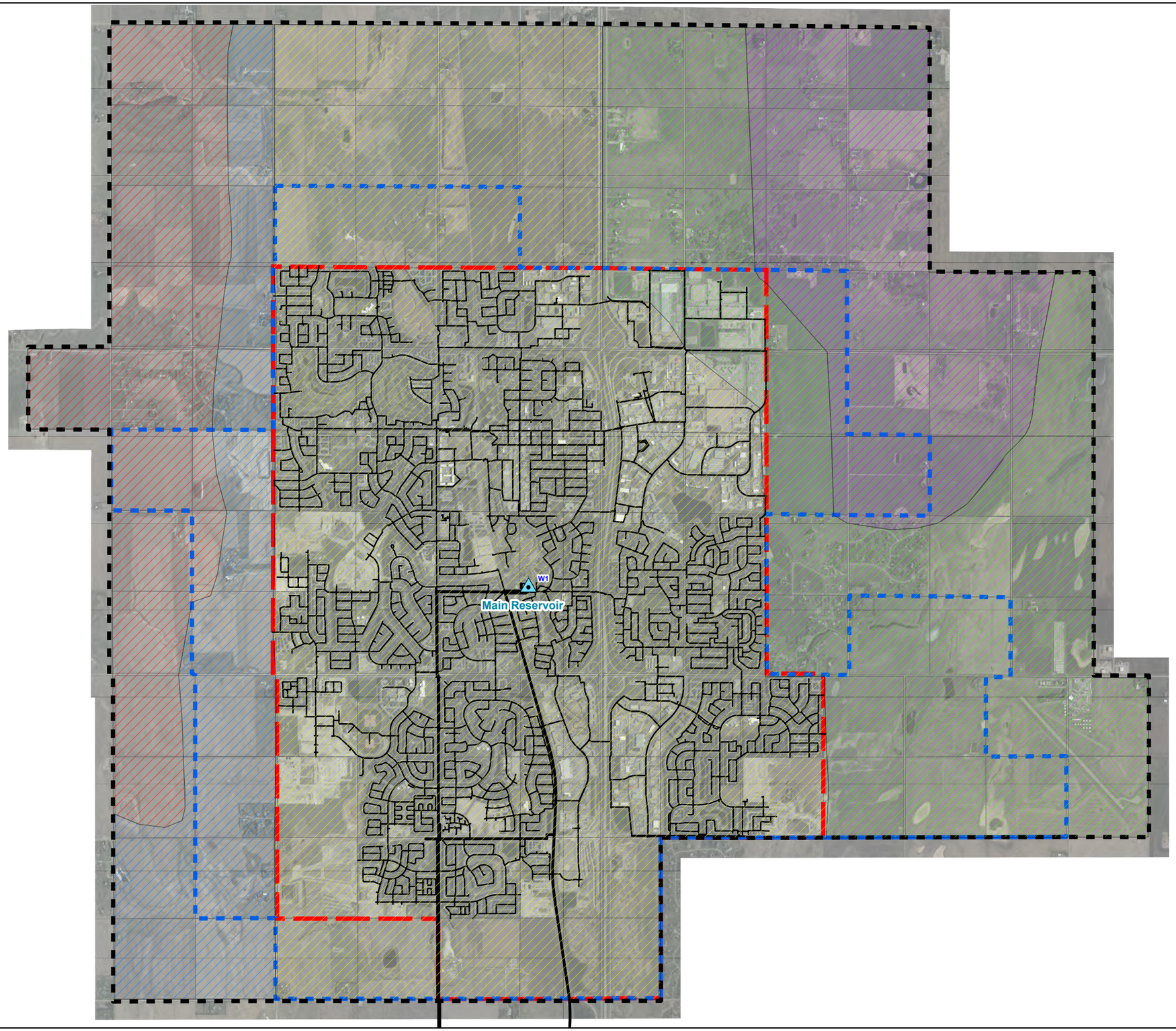
### Project Costs

| 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.

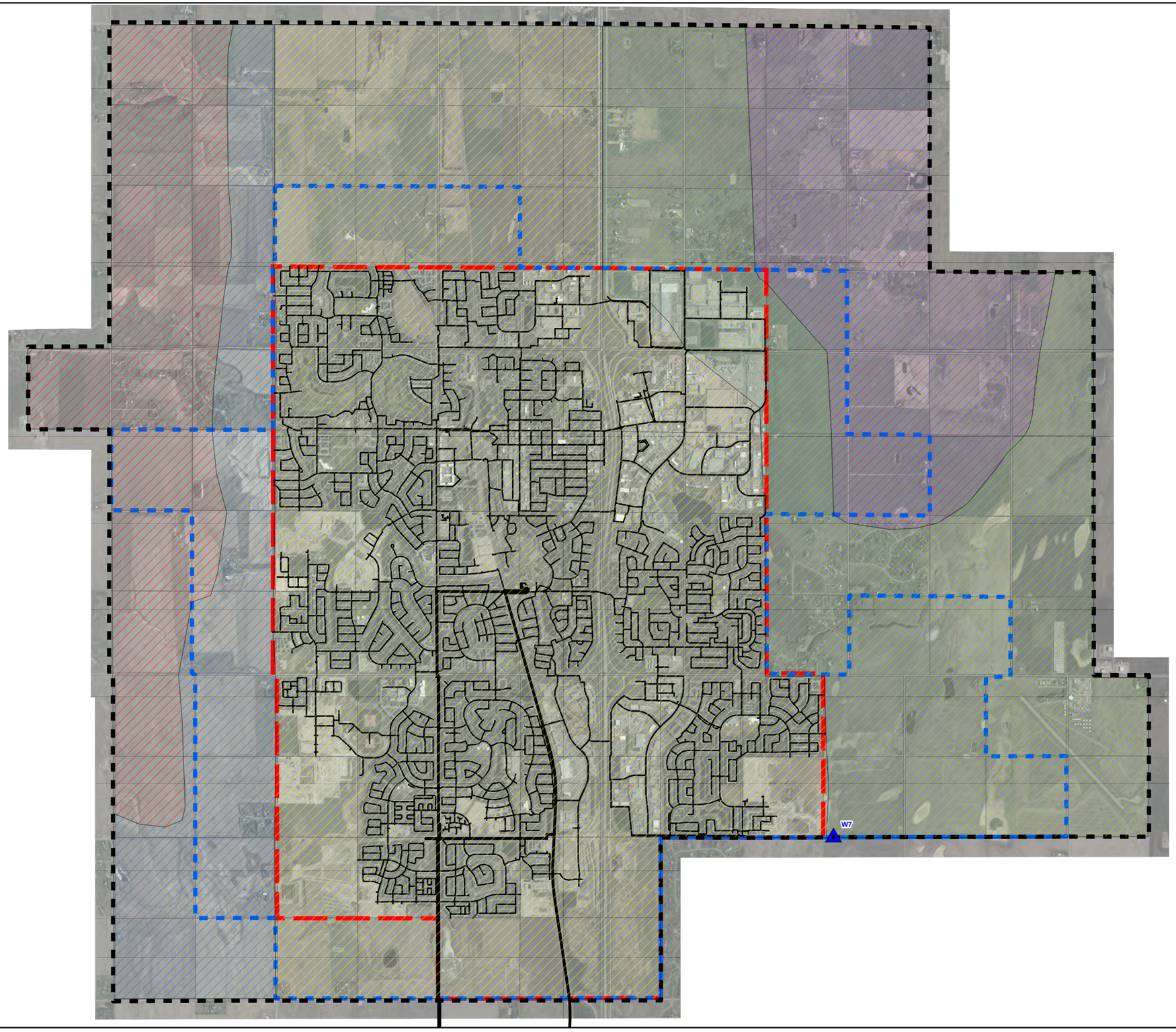
### Project Costs

| 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

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

## 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.

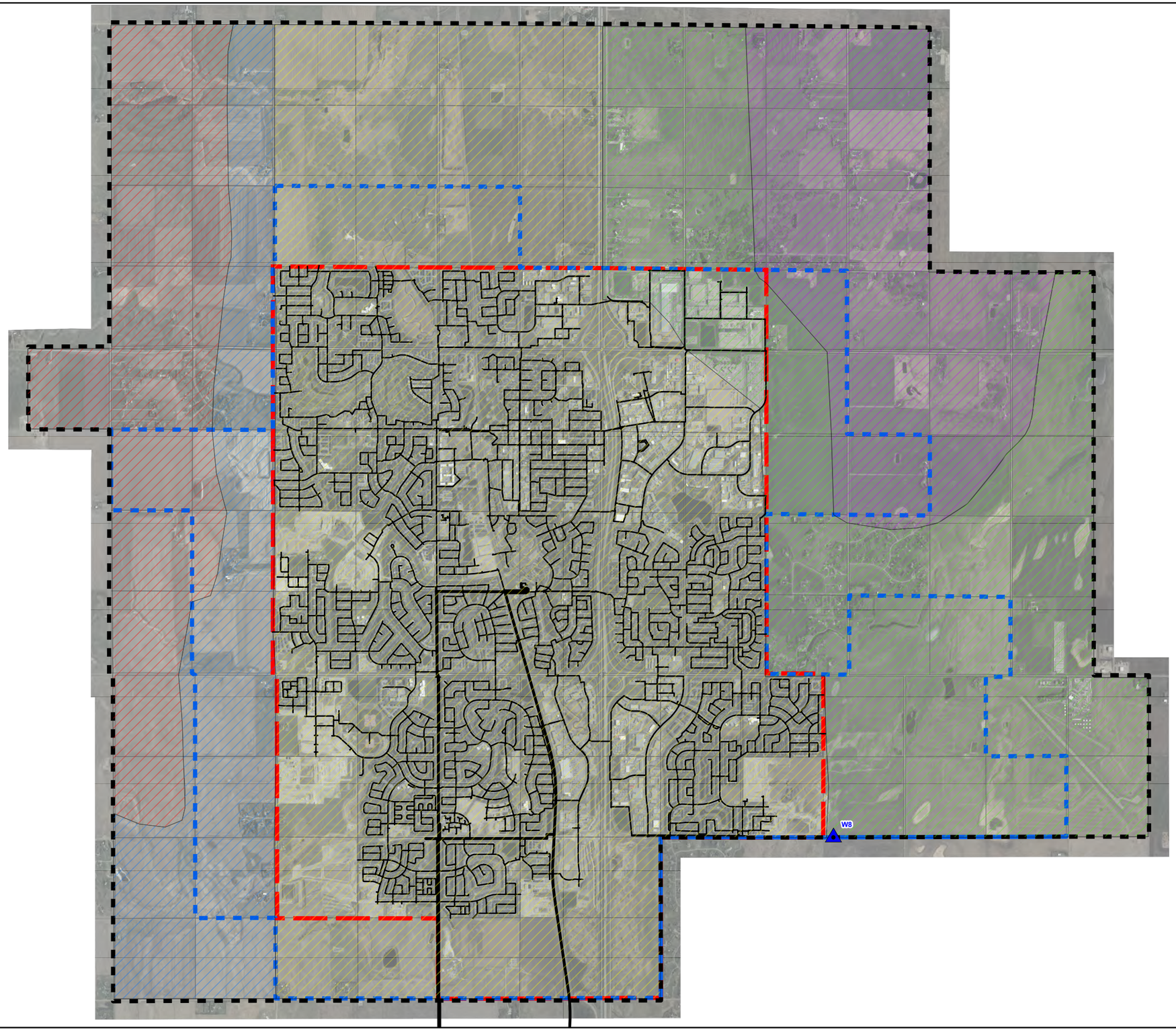
### Project Costs

| 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

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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.

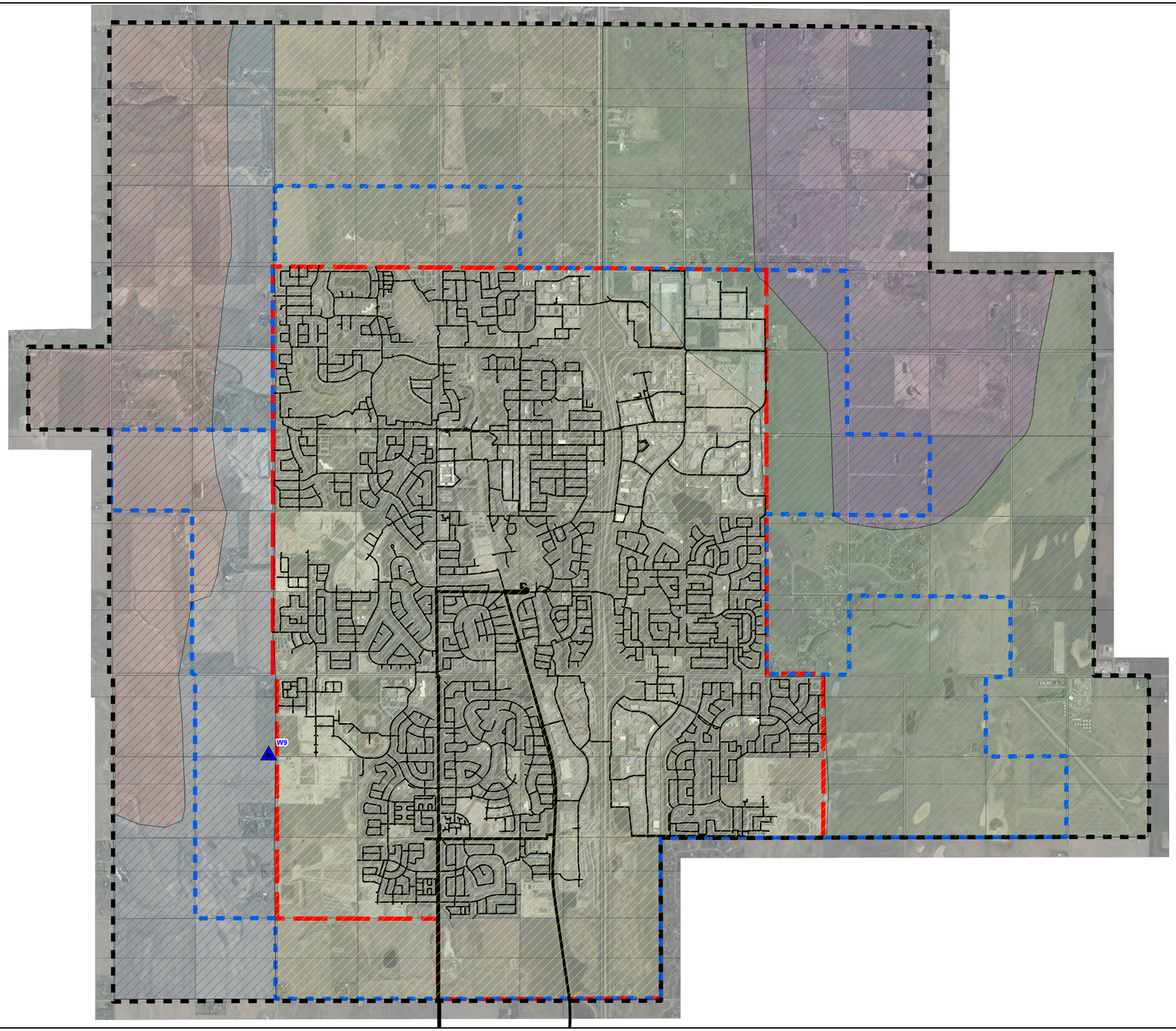
### Project Costs

| 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.

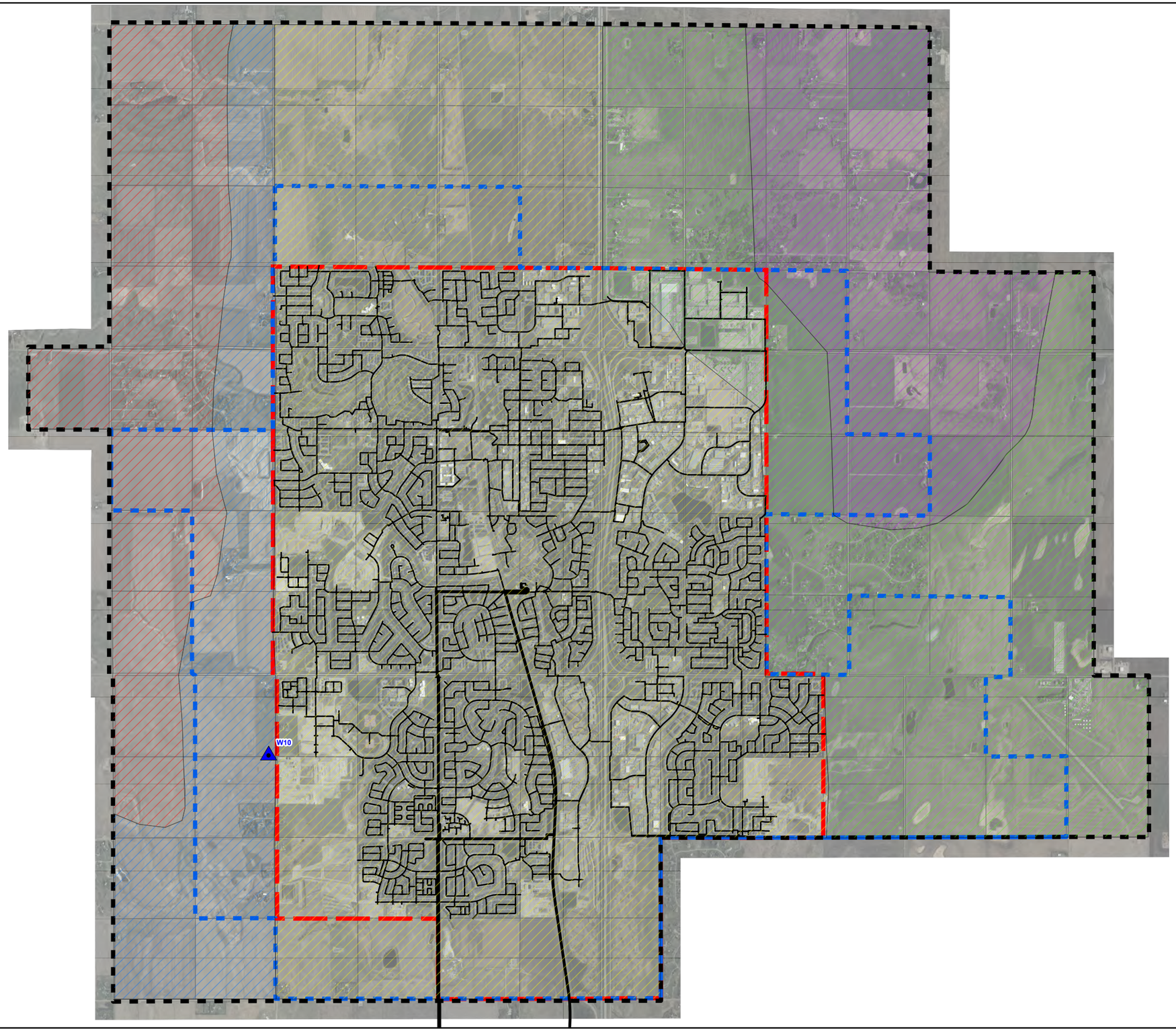
### Project Costs

| 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

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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.

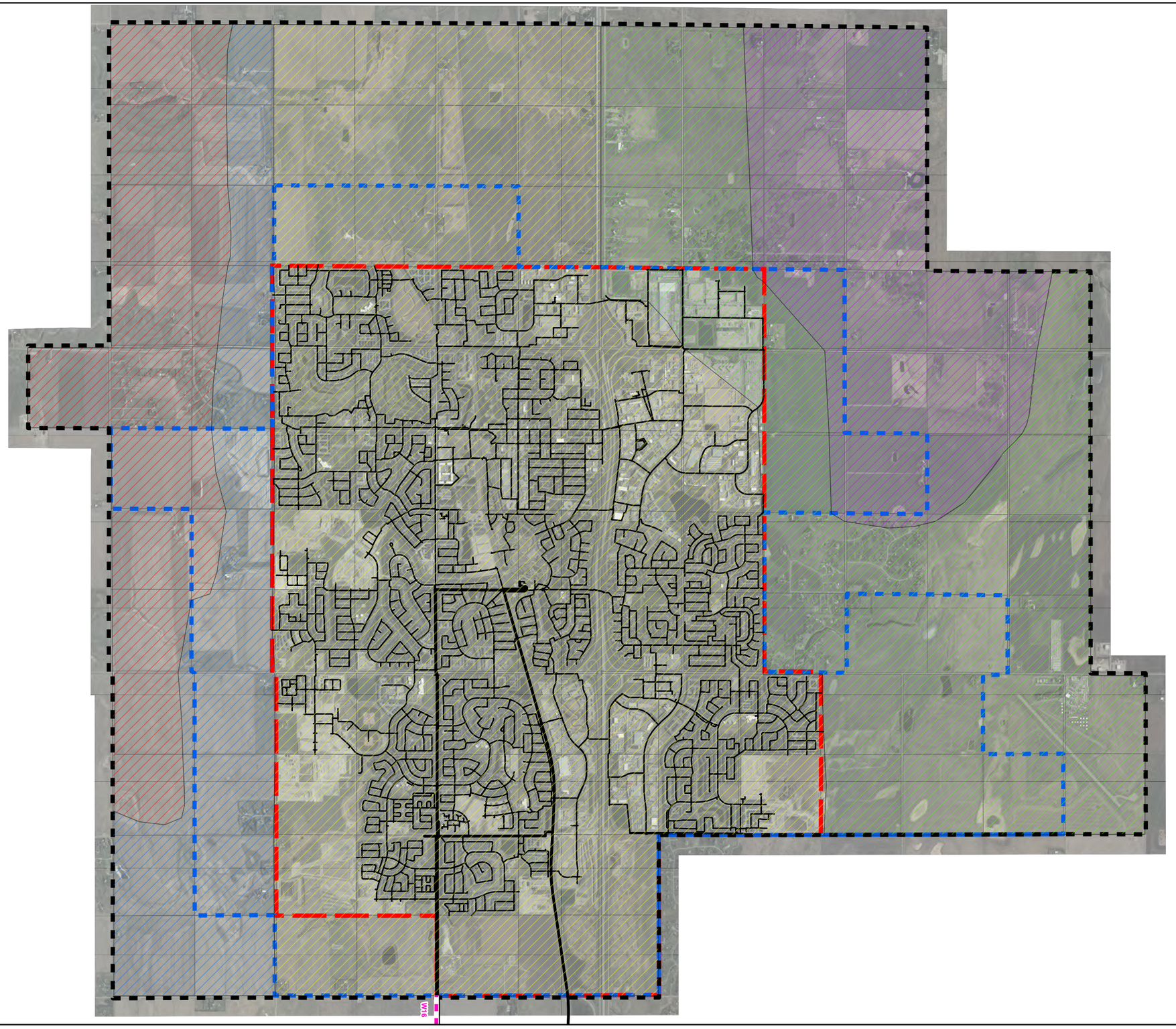
### Project Costs

| 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

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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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.

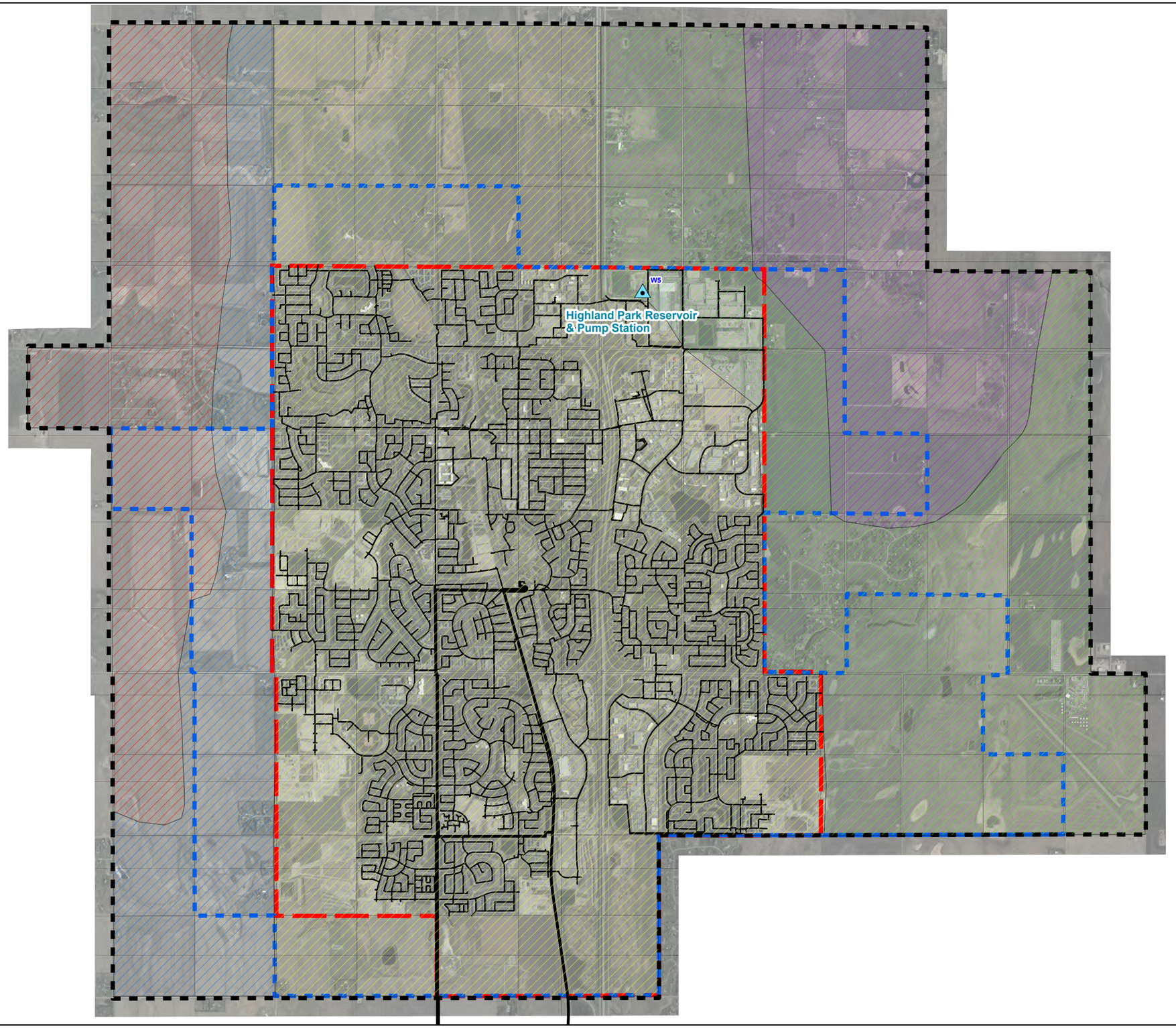
### Project Costs

| 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.

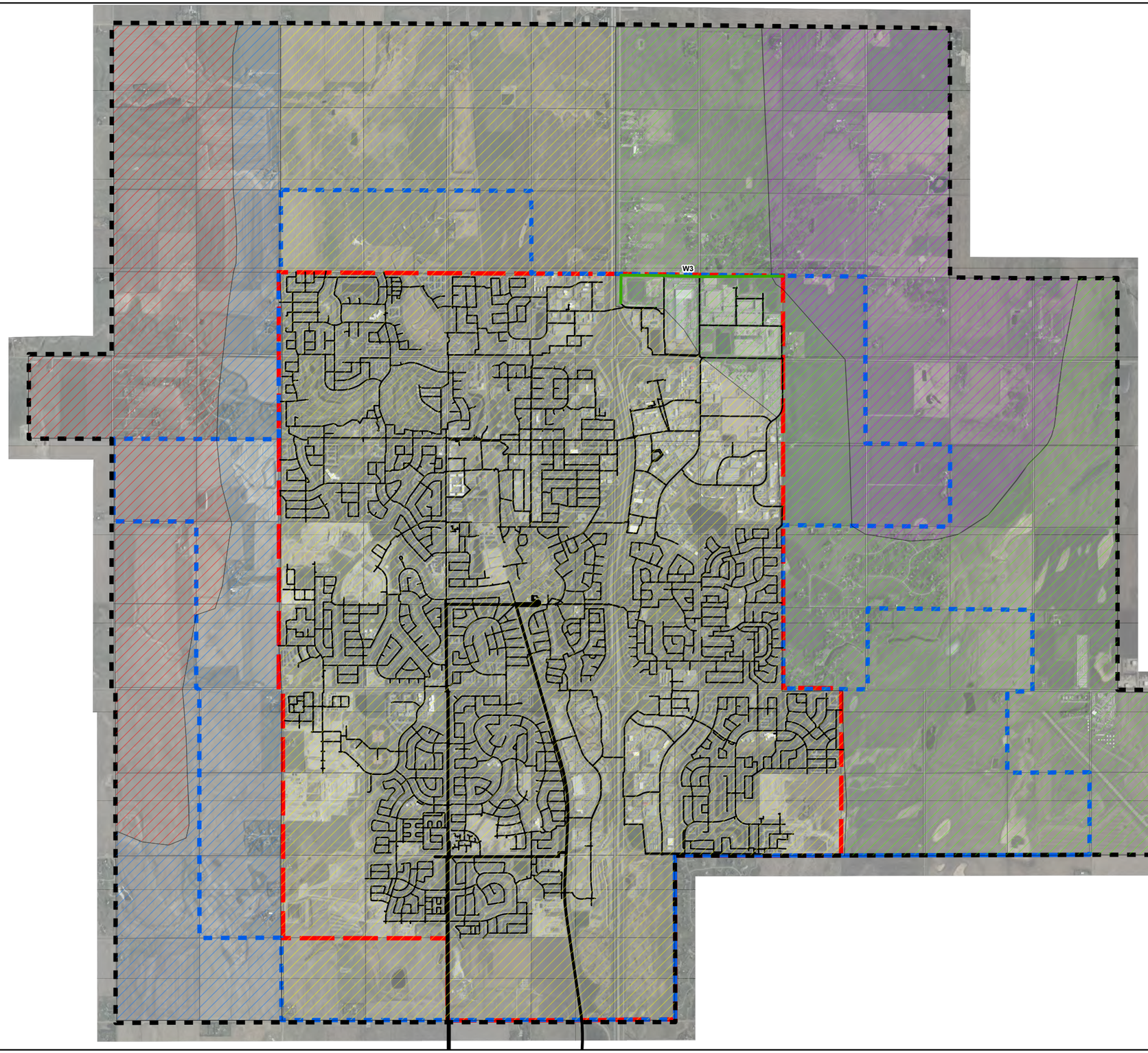
### Project Costs

| 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.

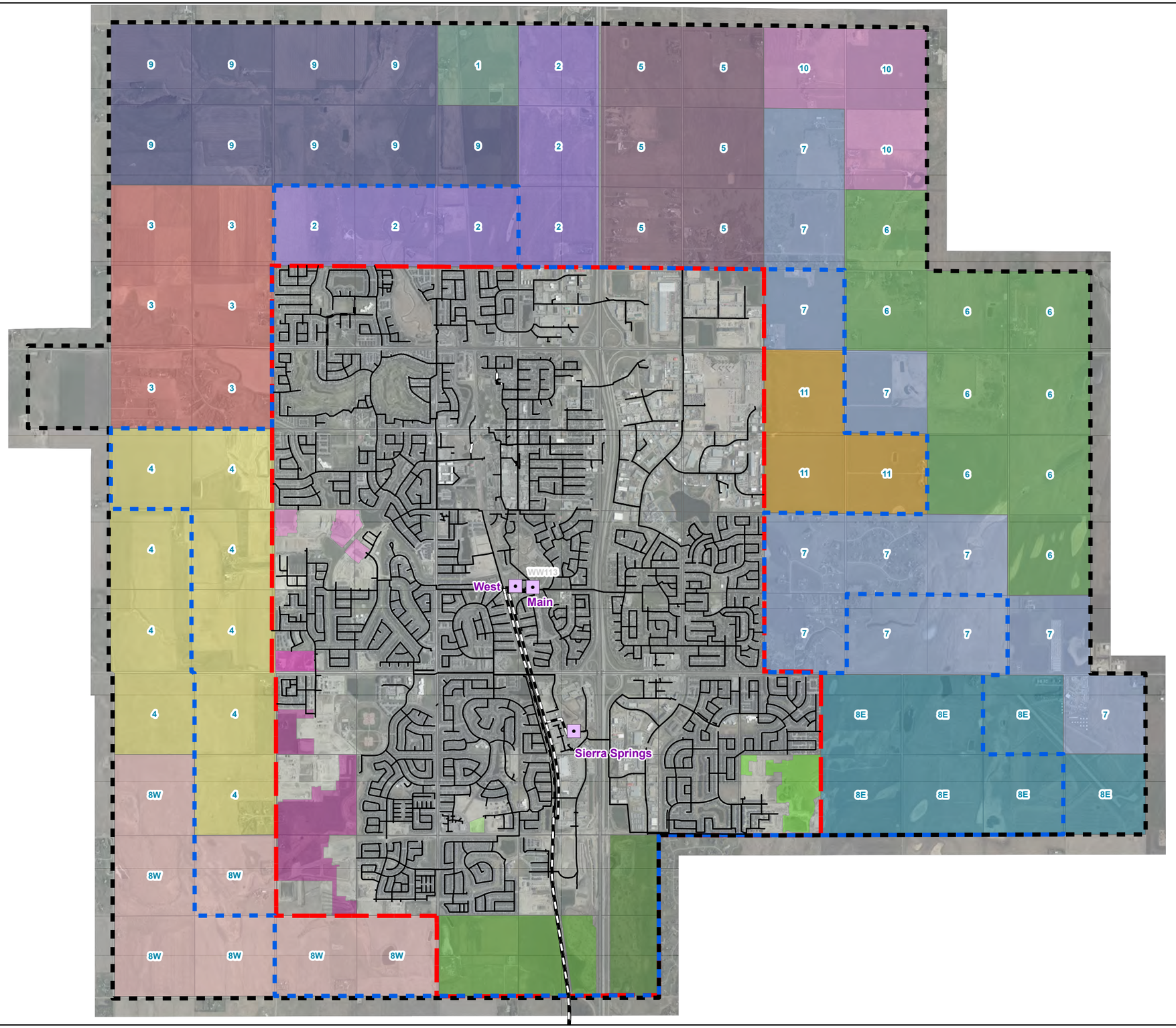
### Project Costs

| 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

ISL

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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.

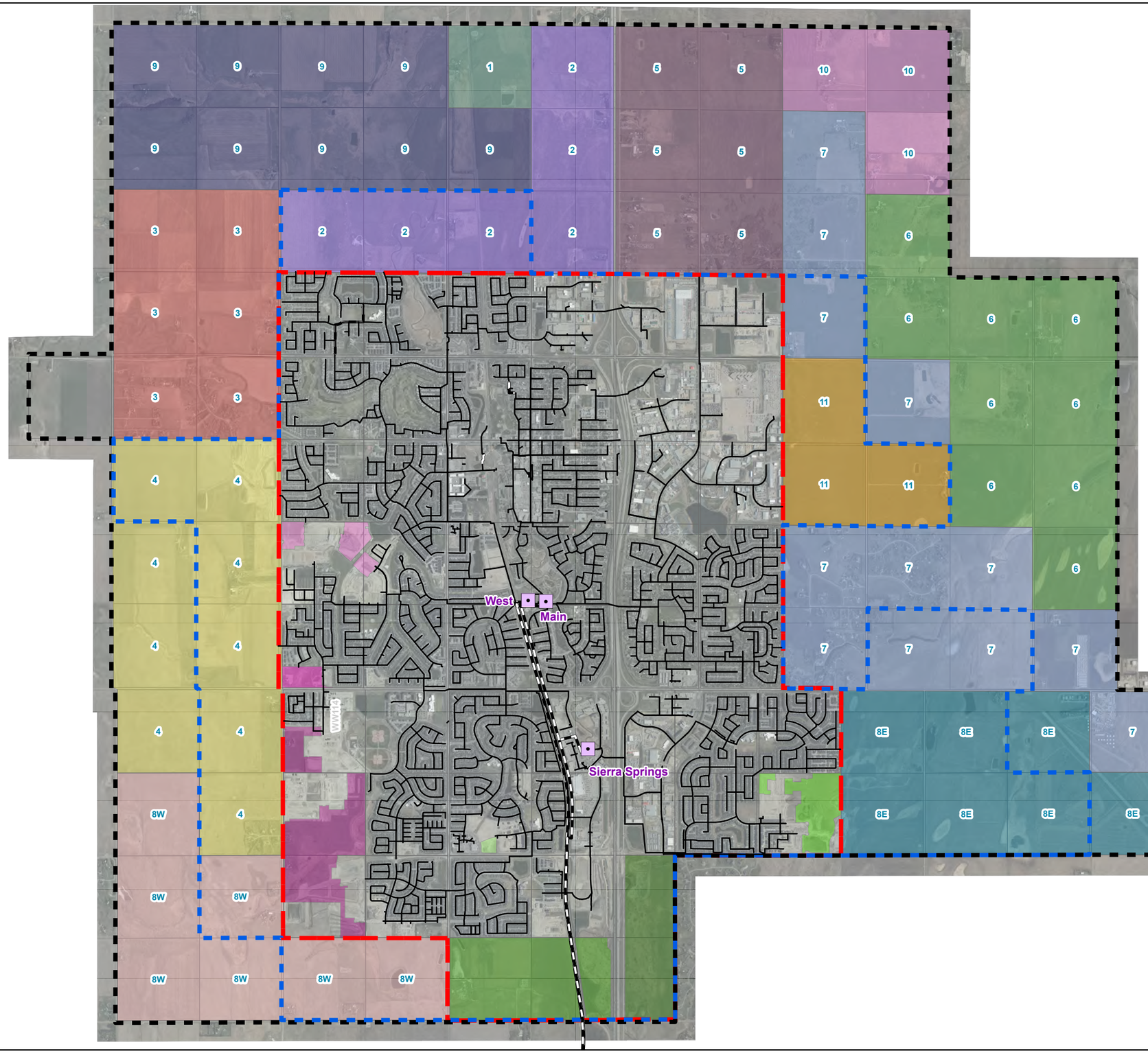
### Project Costs

| 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

ISL

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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.

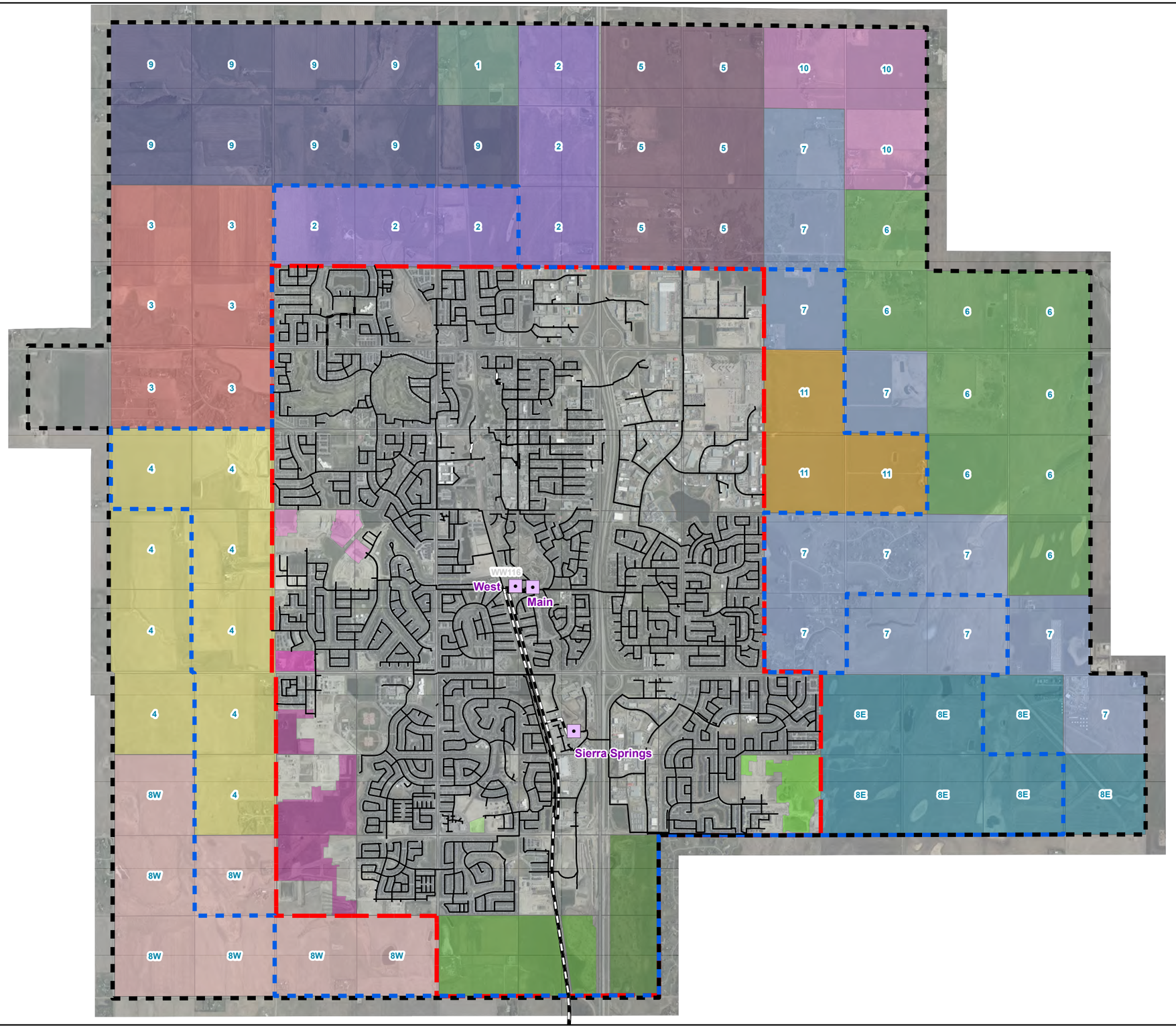
### Project Costs

| 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

ISL

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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.

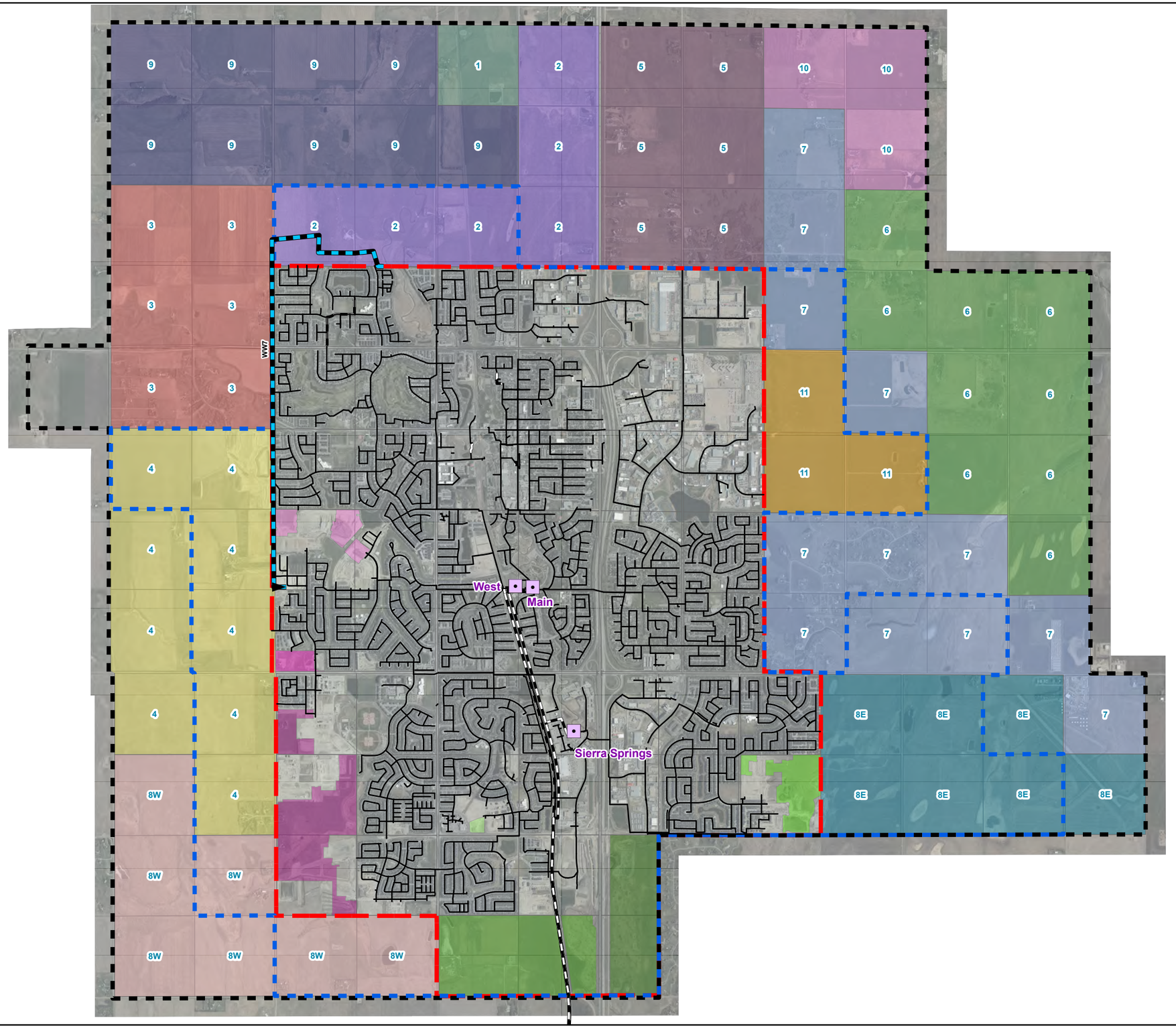
### Project Costs

| 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
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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.

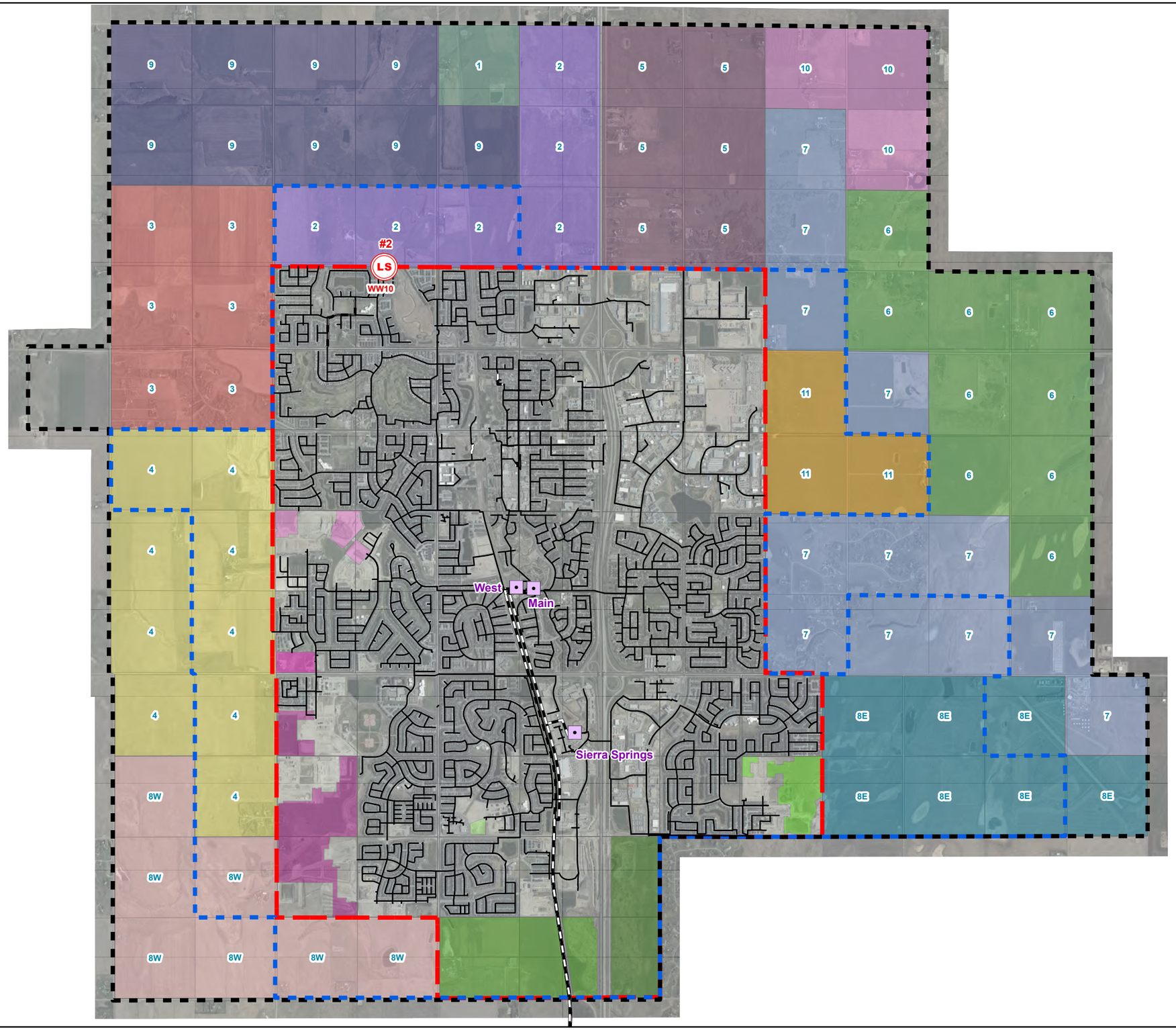
### Project Costs

| 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
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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.

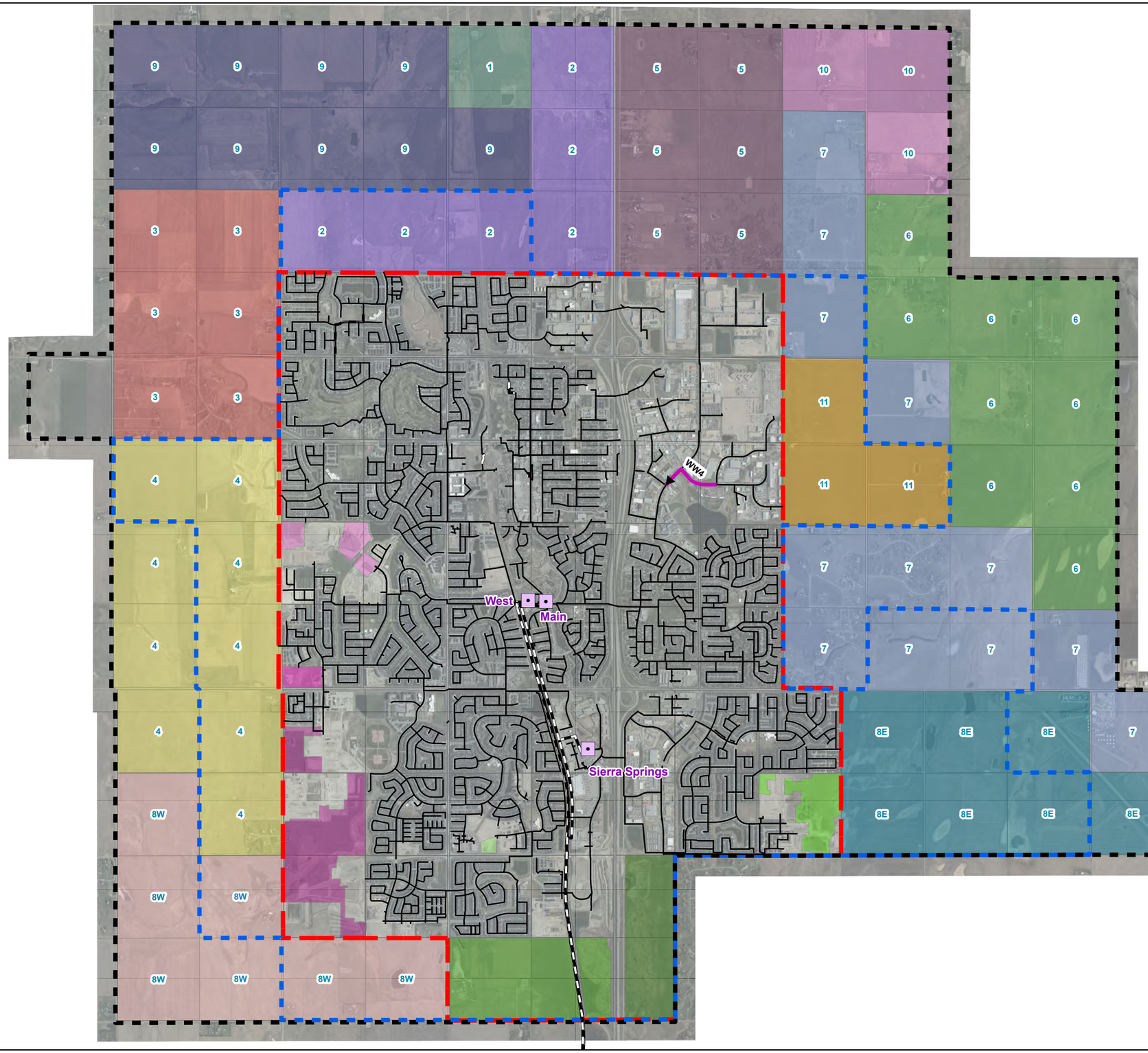
### Project Costs

| 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

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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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.

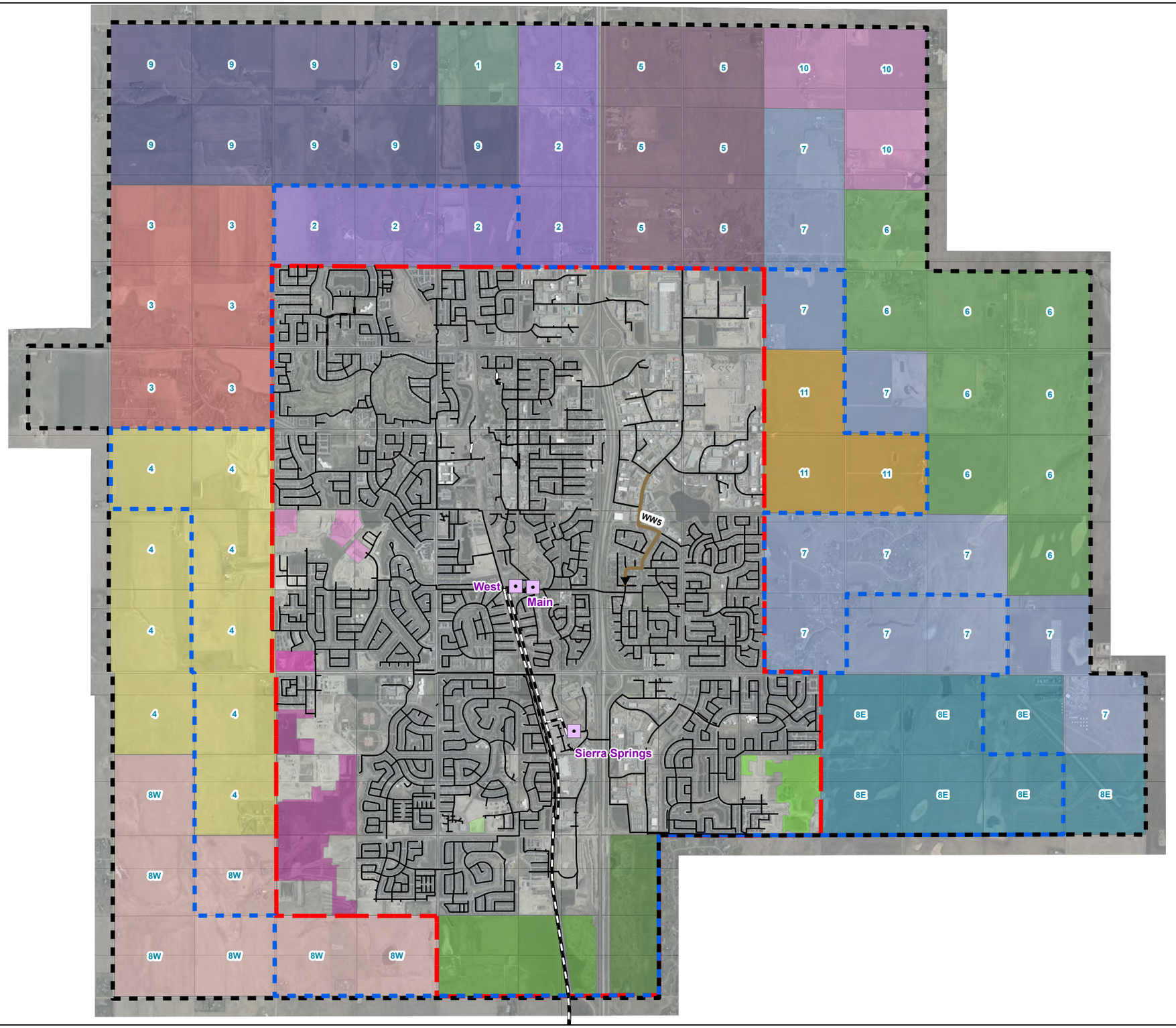
### Project Costs

| 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
OFF-SITE LEVY REVIEW

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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.

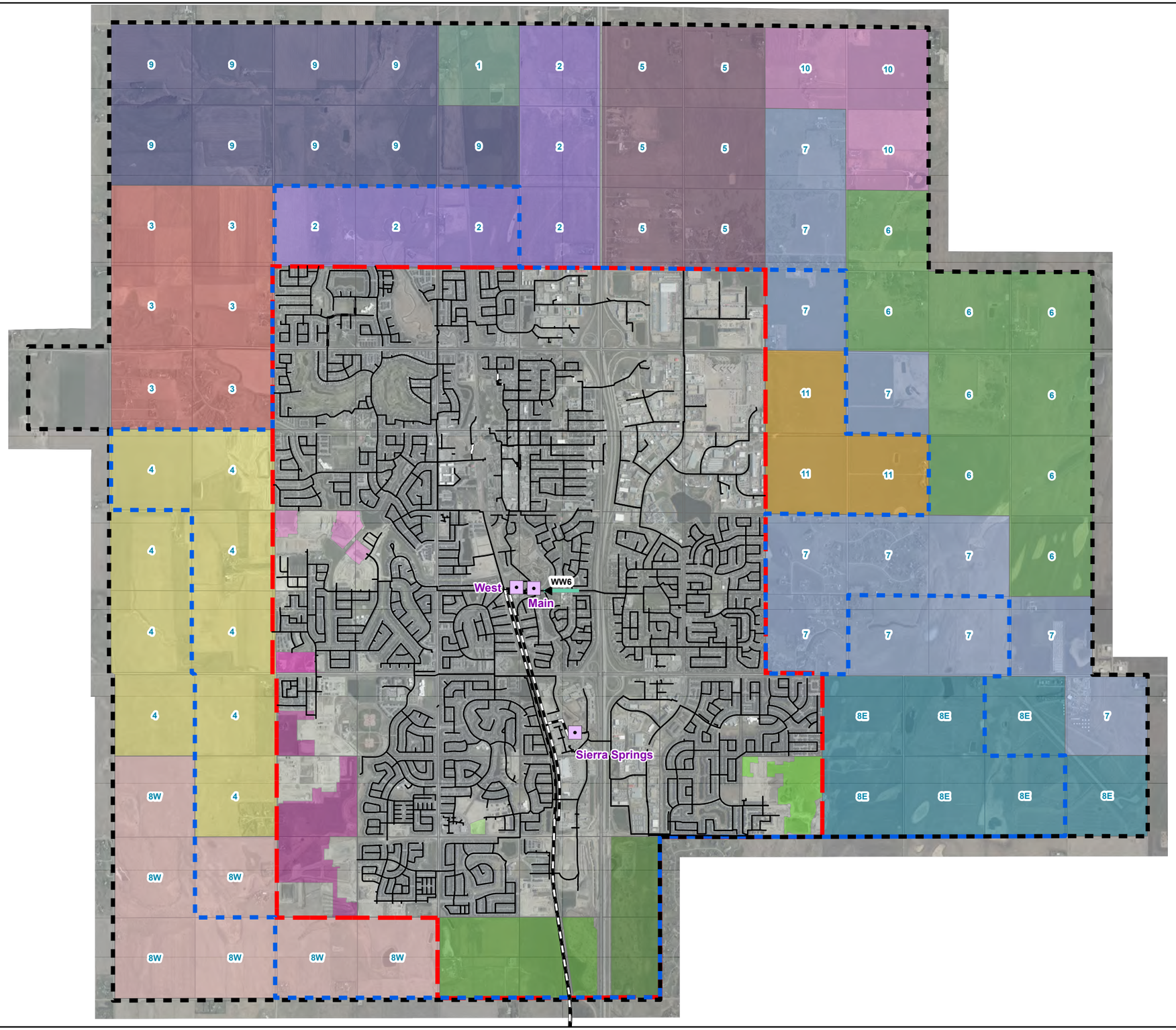
### Project Costs

| 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
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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.

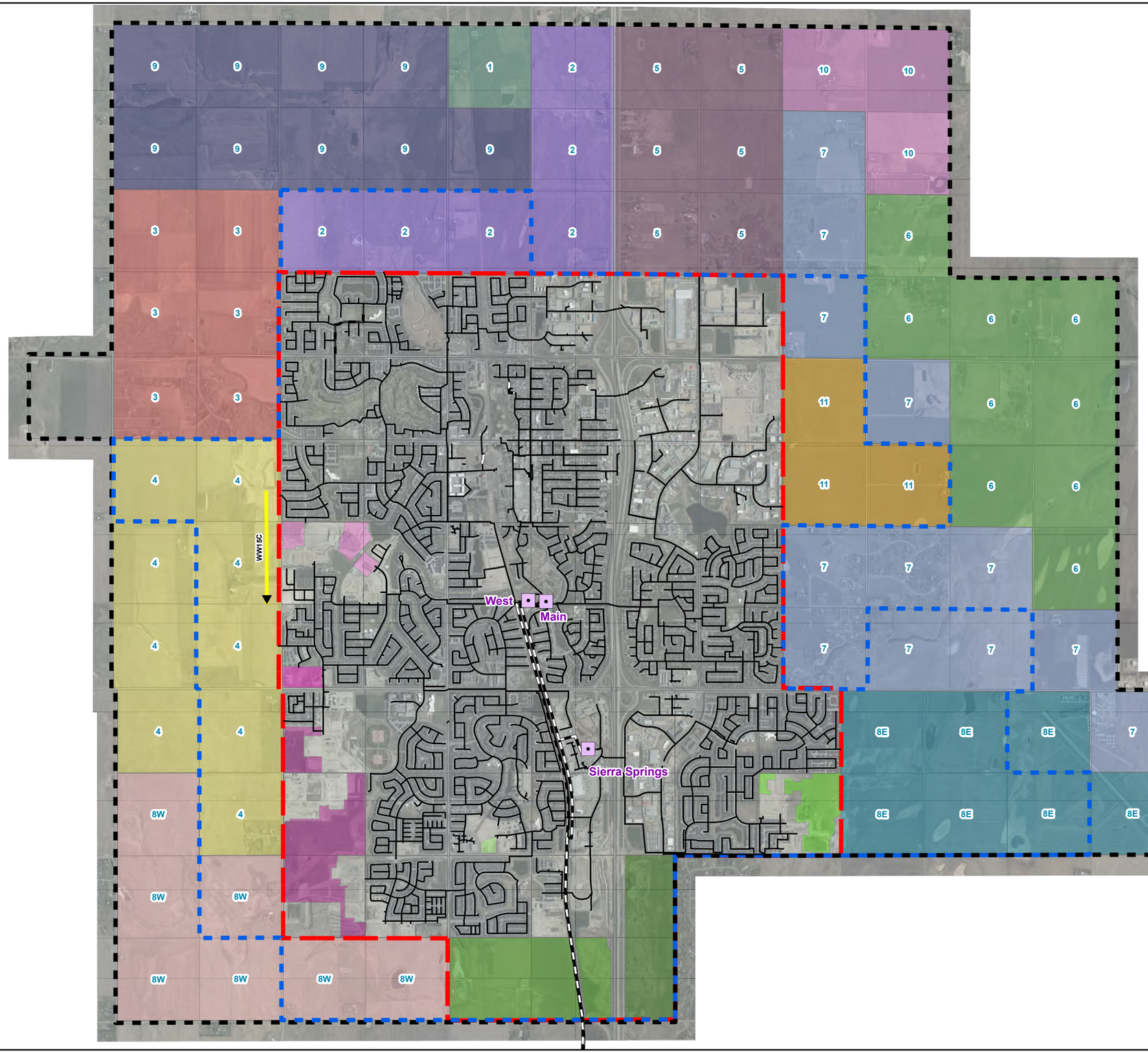
### Project Costs

| 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
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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.

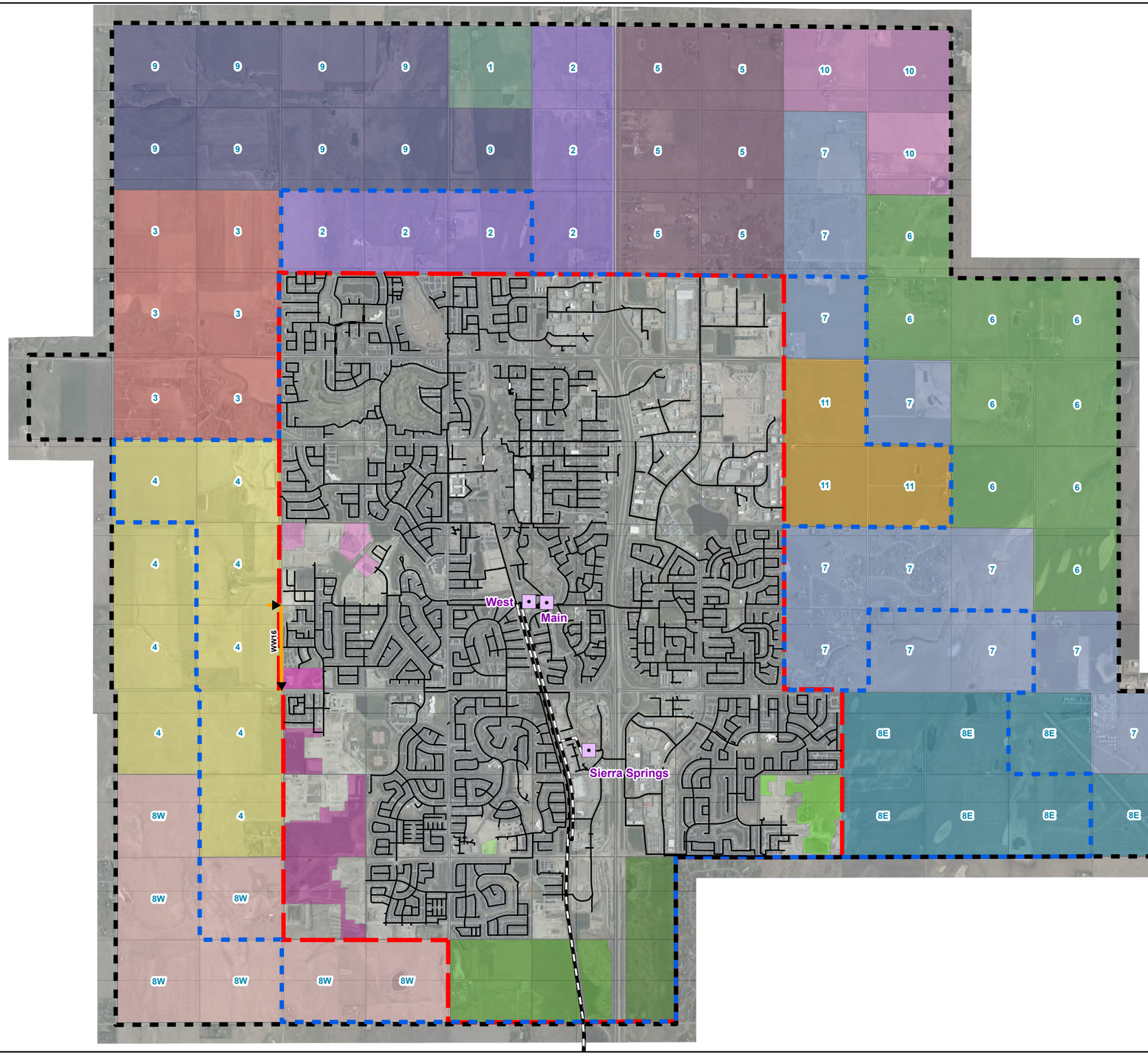
### Project Costs

| 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
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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.

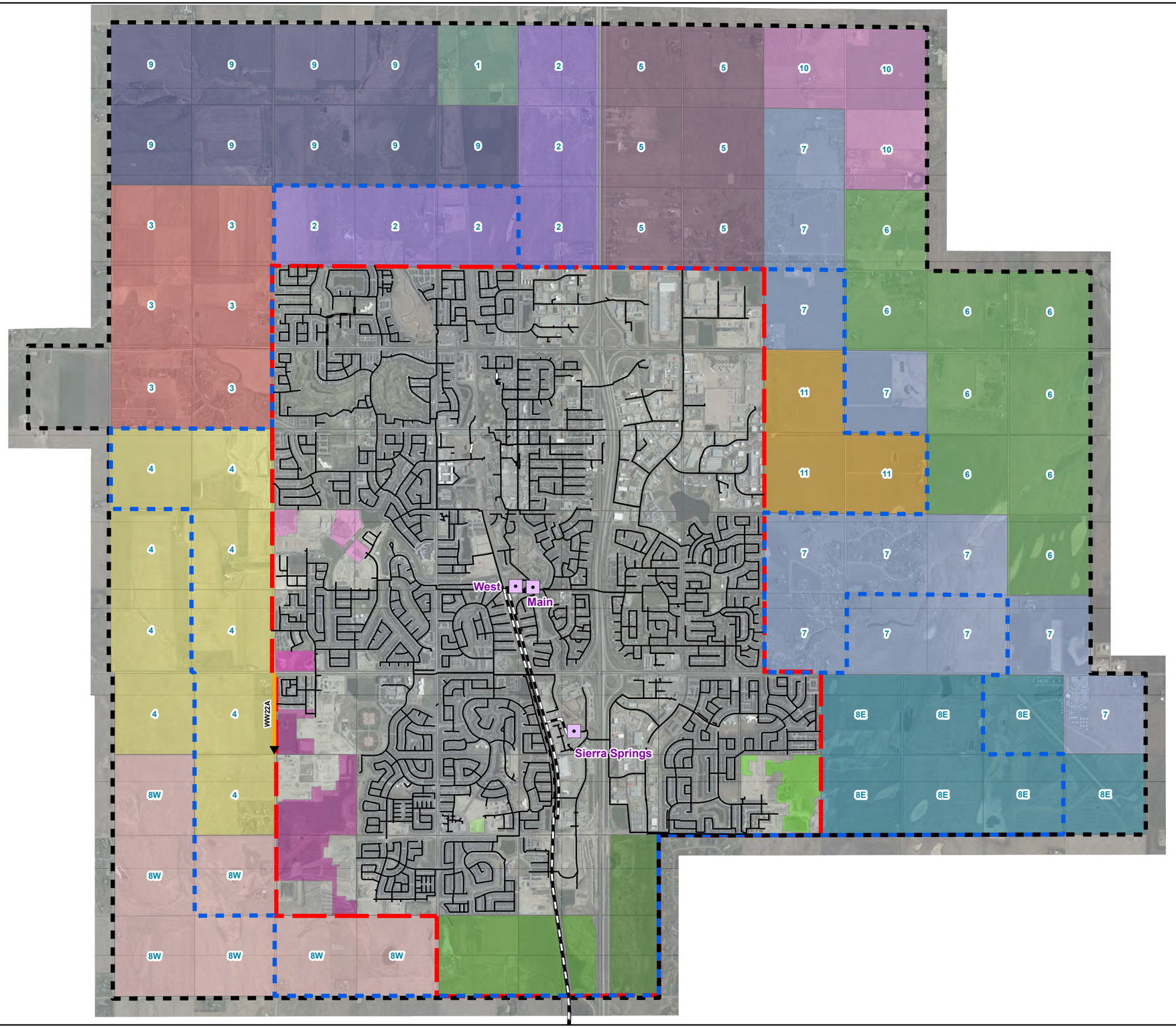
### Project Costs

| 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
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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.

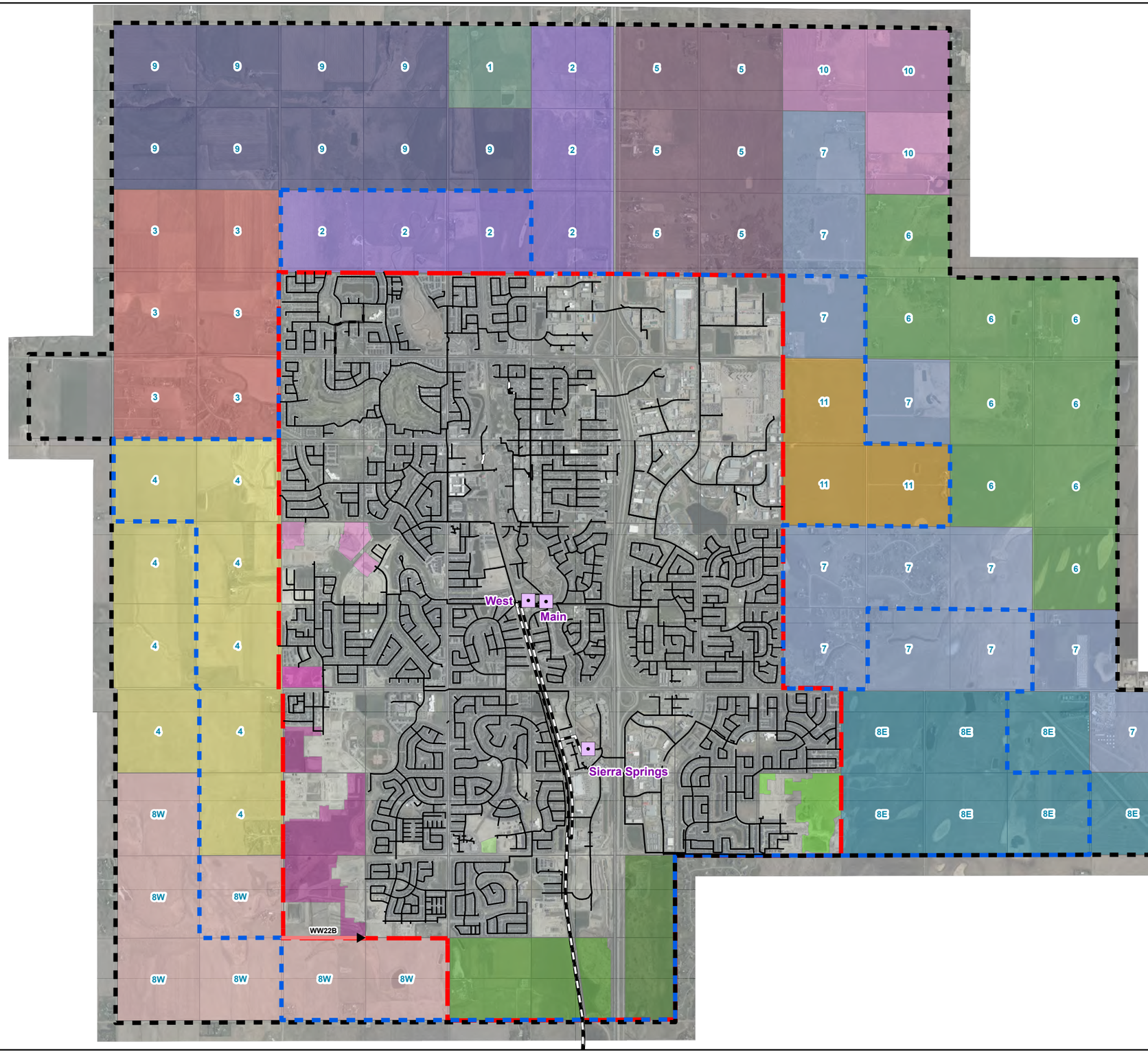
### Project Costs

| 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
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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.

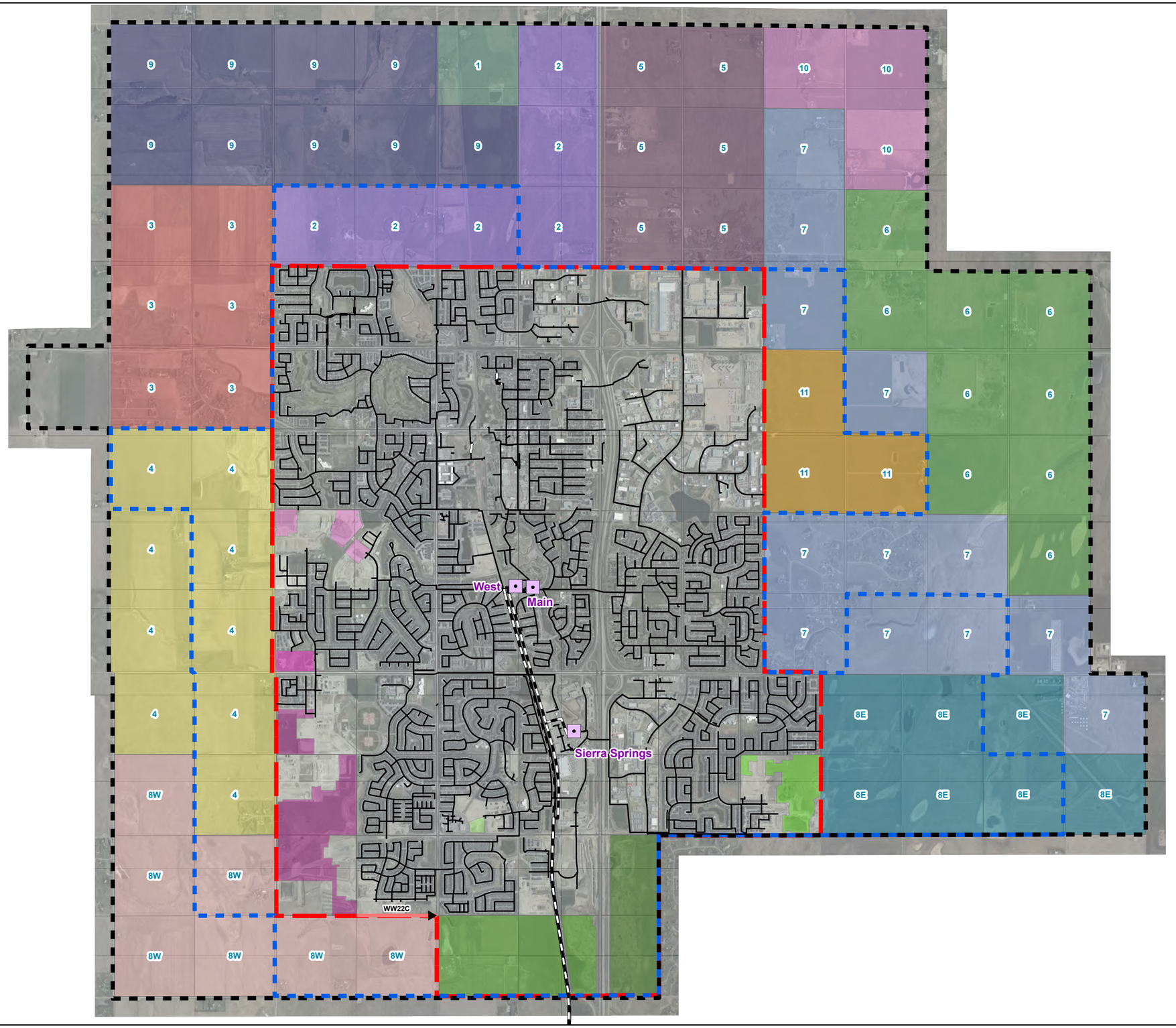
### Project Costs

| 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
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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.

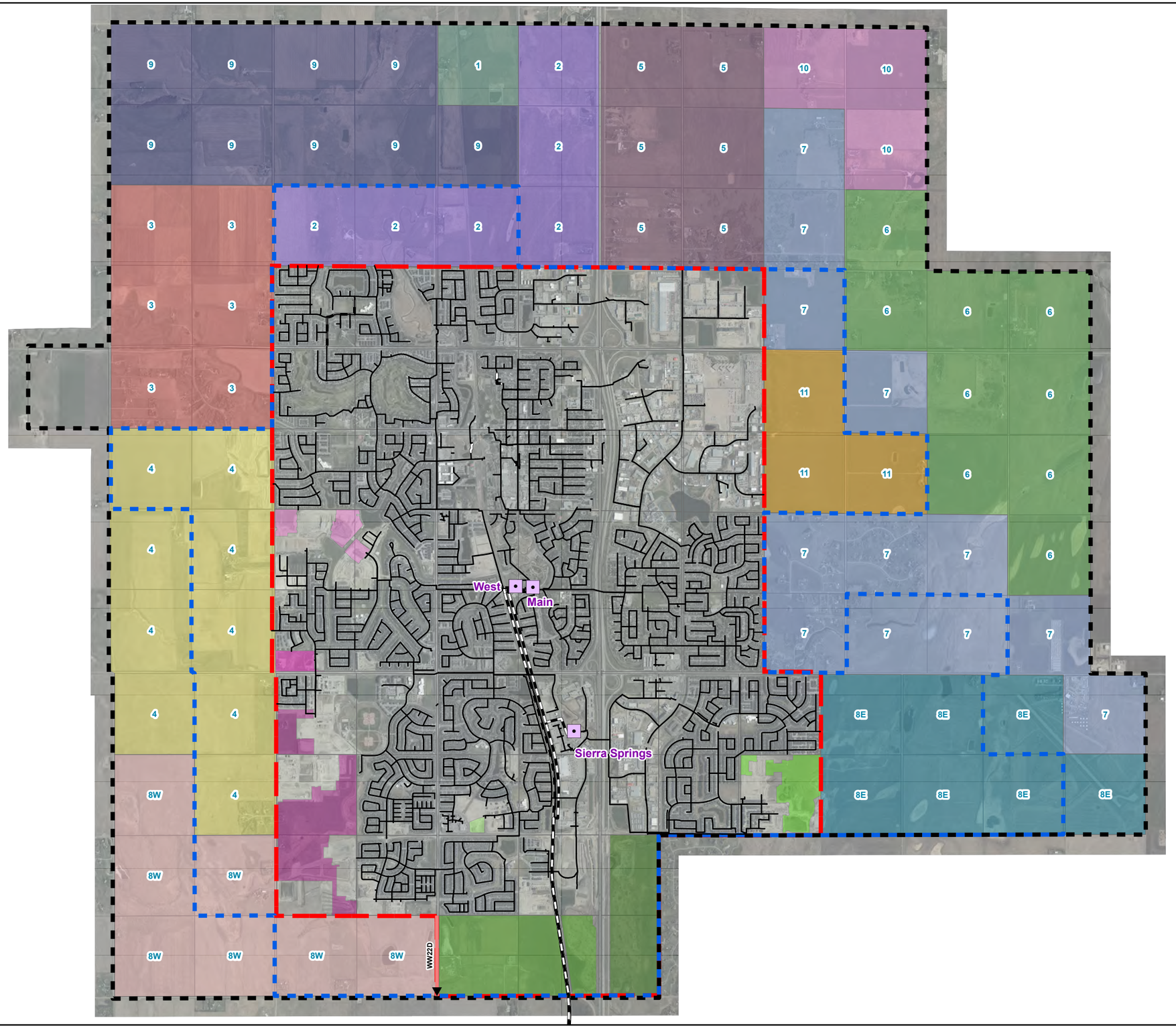
### Project Costs

| 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

ISL

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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.

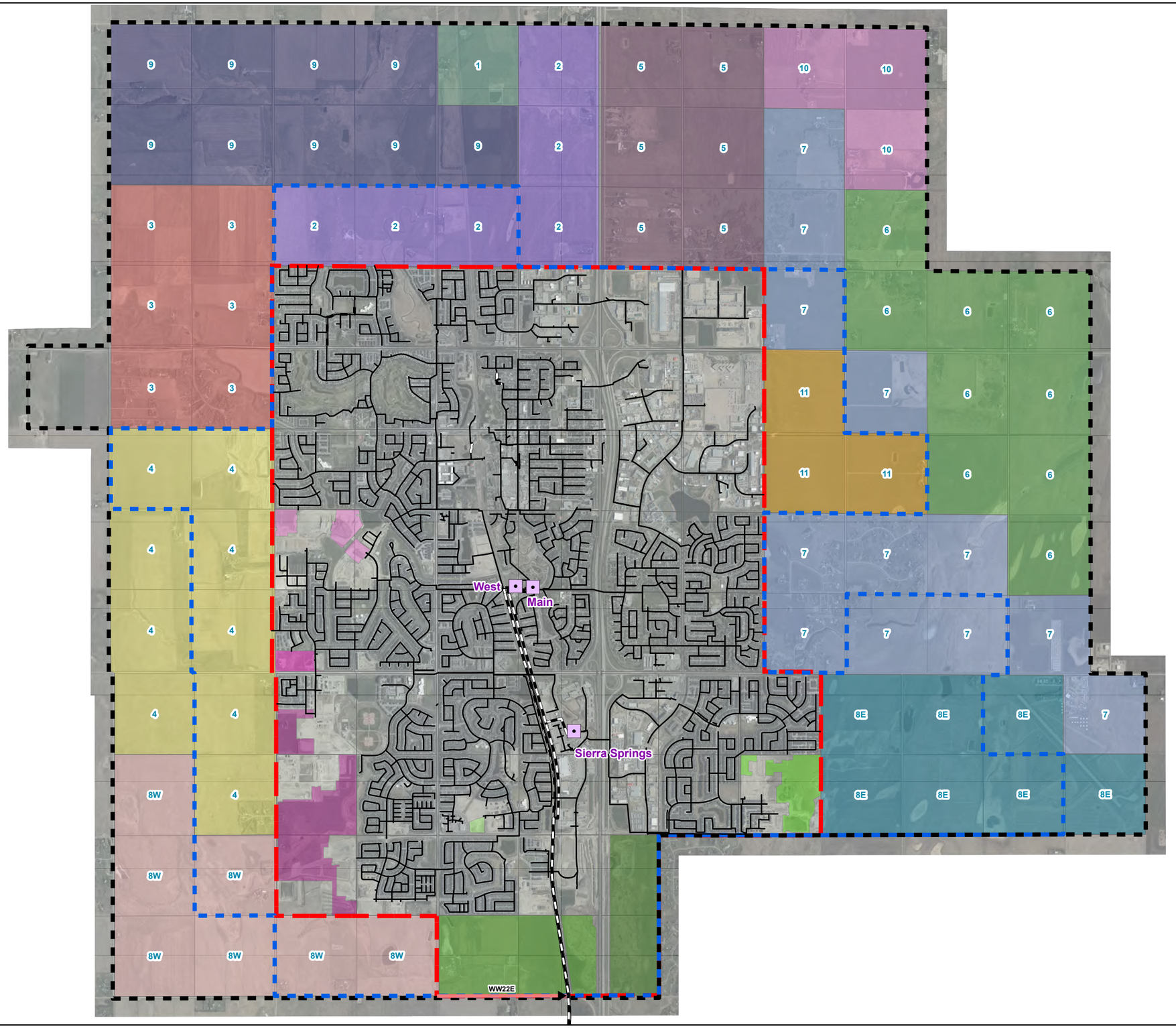
### Project Costs

| 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
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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.

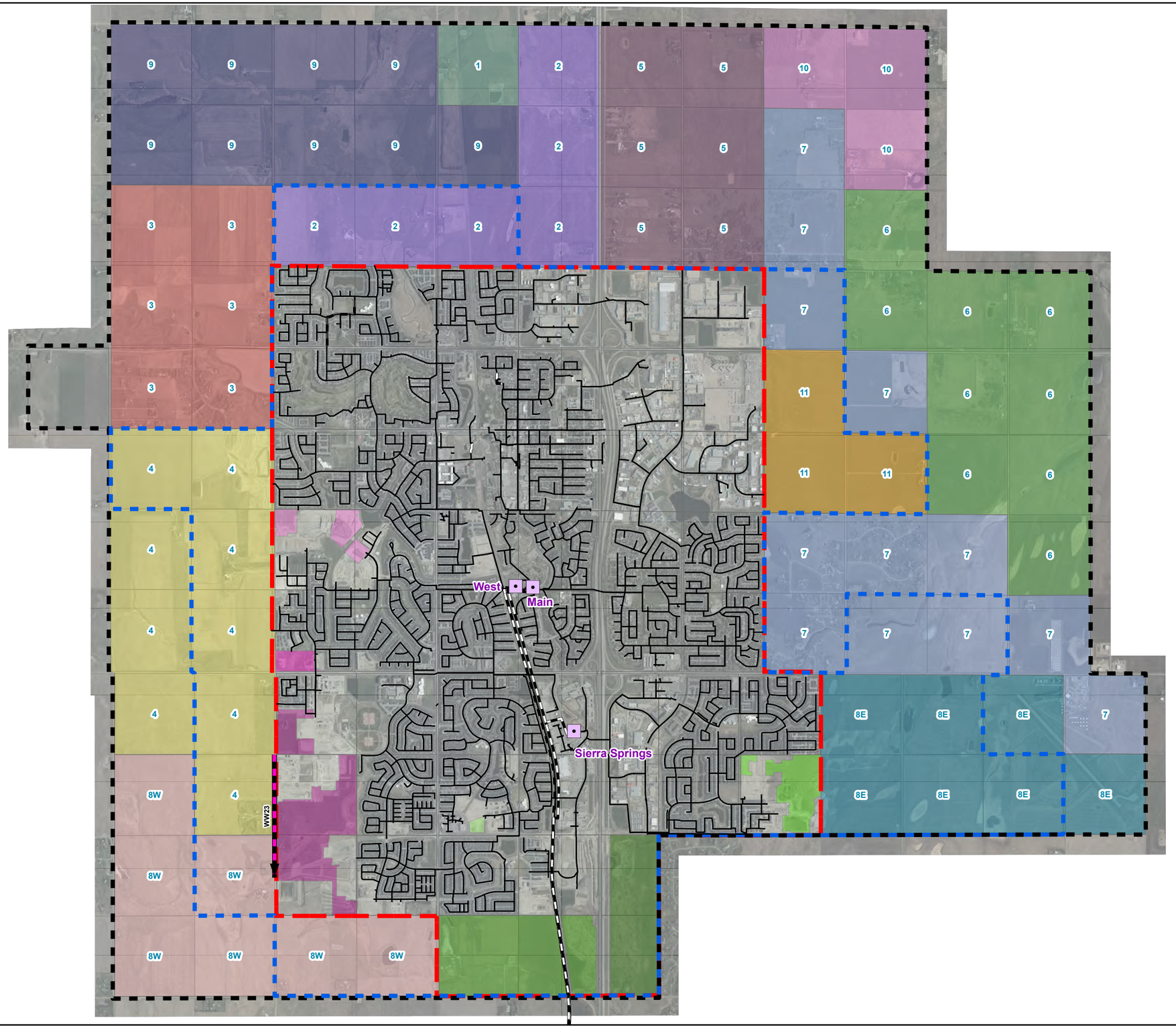
### Project Costs

| 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
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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.

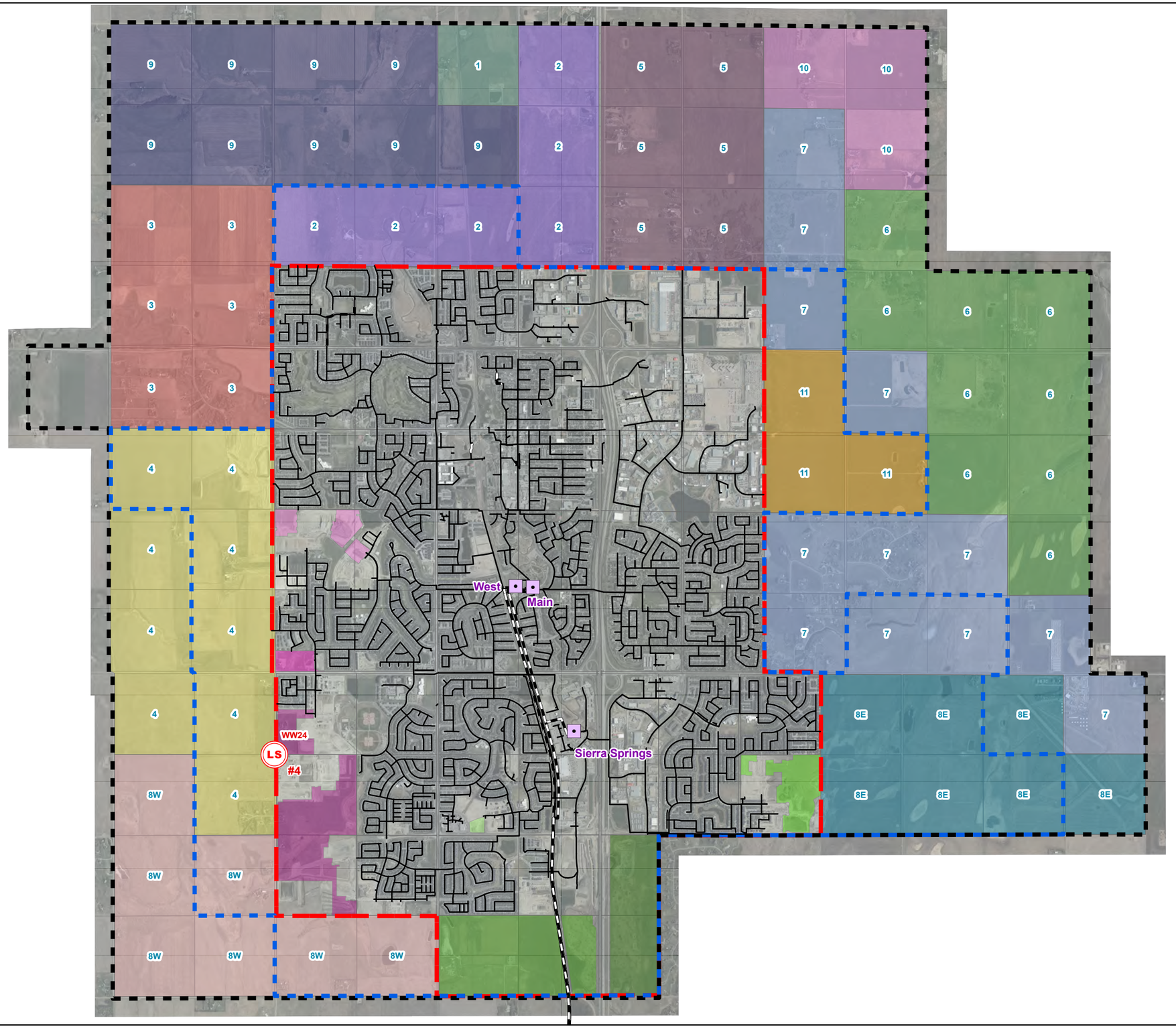
### Project Costs

| 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
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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.

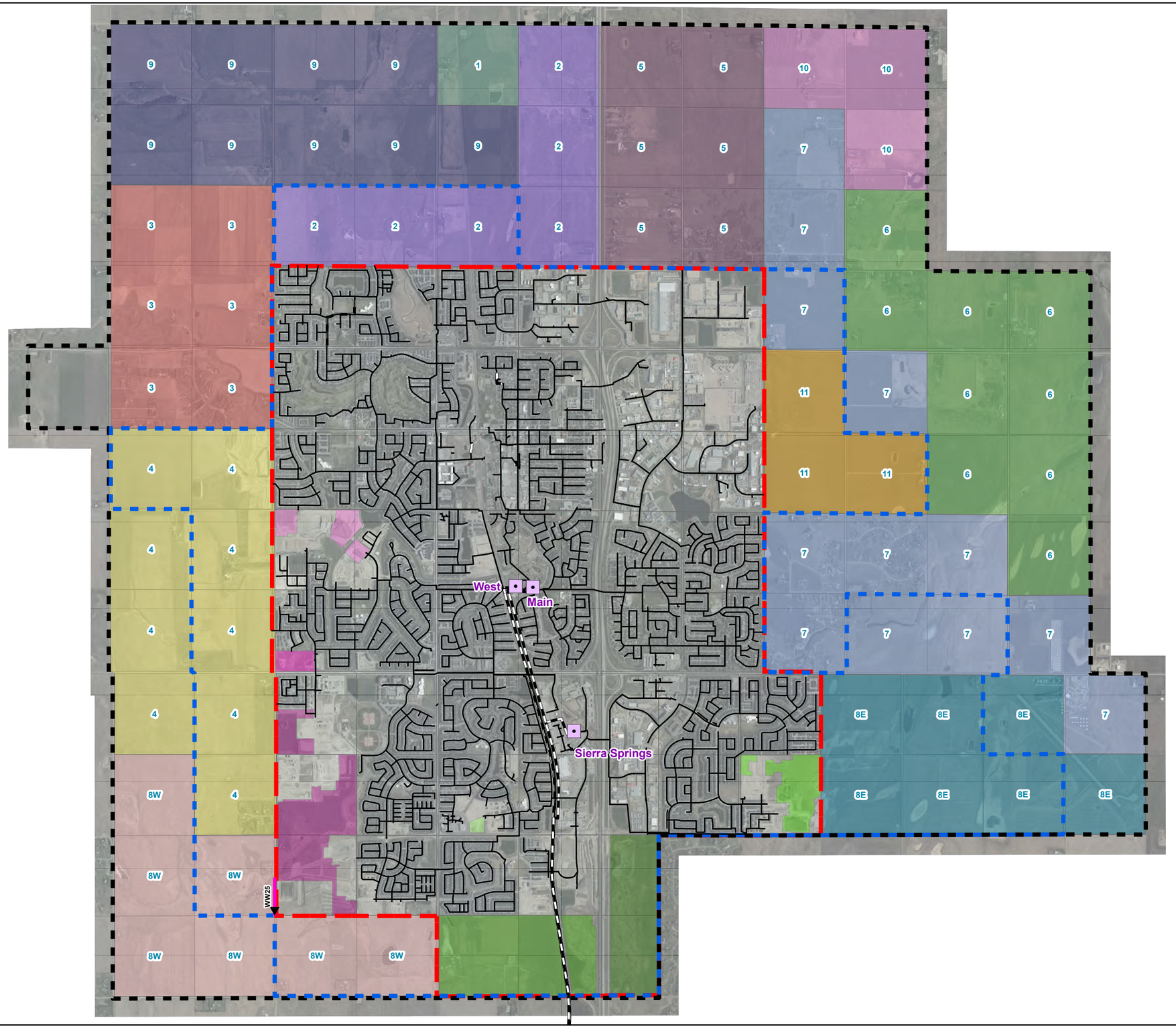
### Project Costs

| 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
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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.

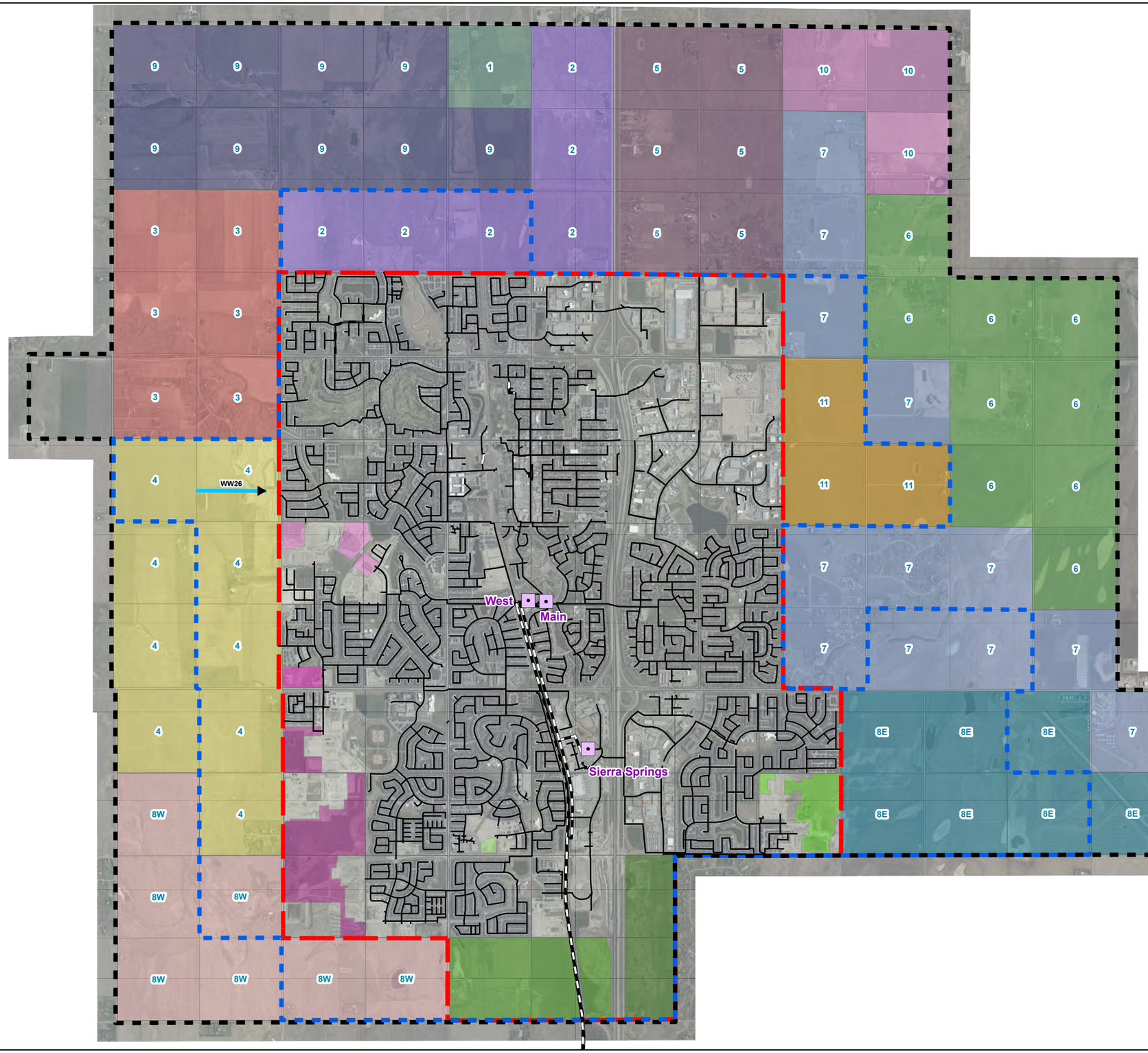
### Project Costs

| 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 |




## 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
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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.

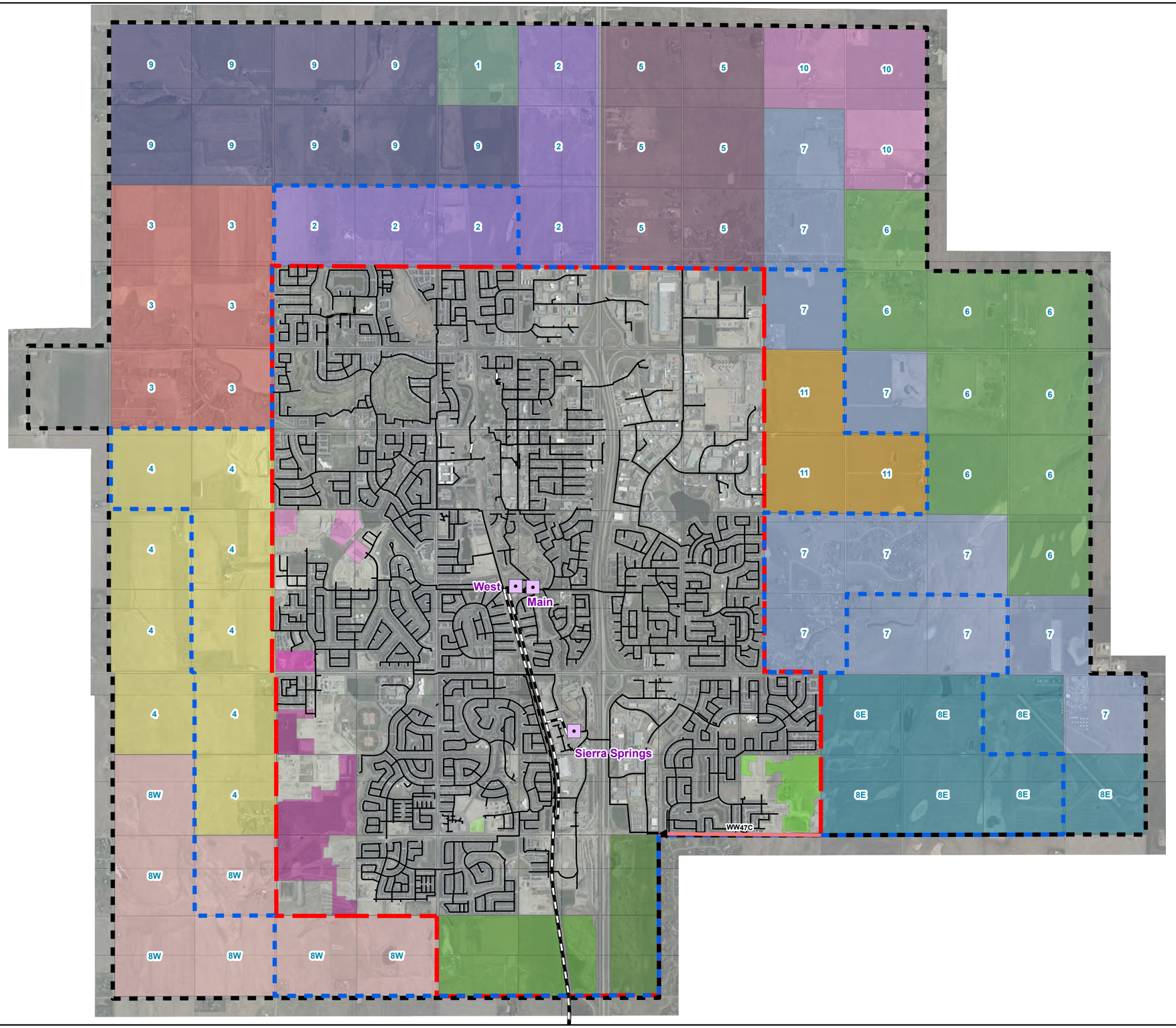
### Project Costs

| 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
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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.

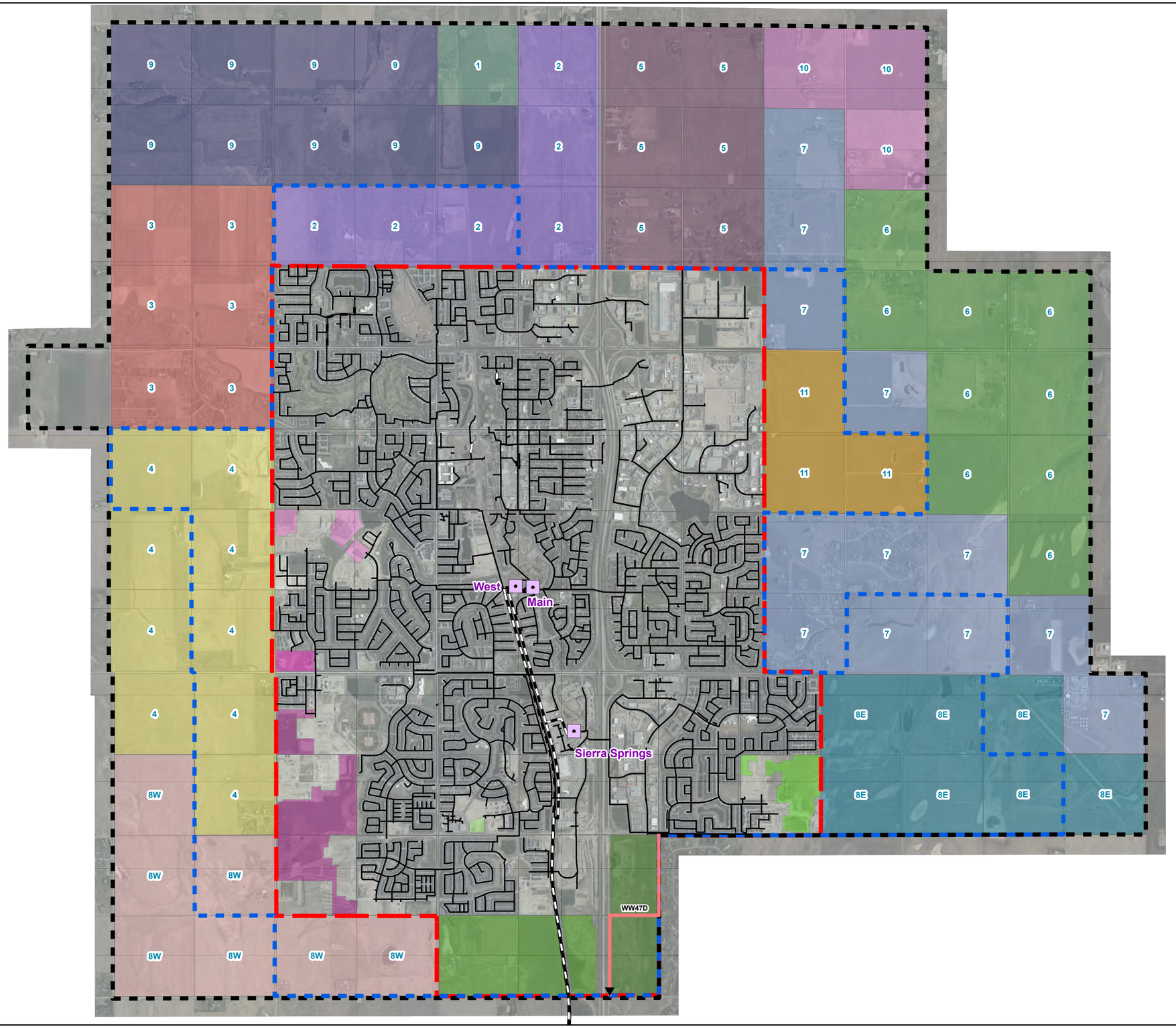
### Project Costs

| 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.

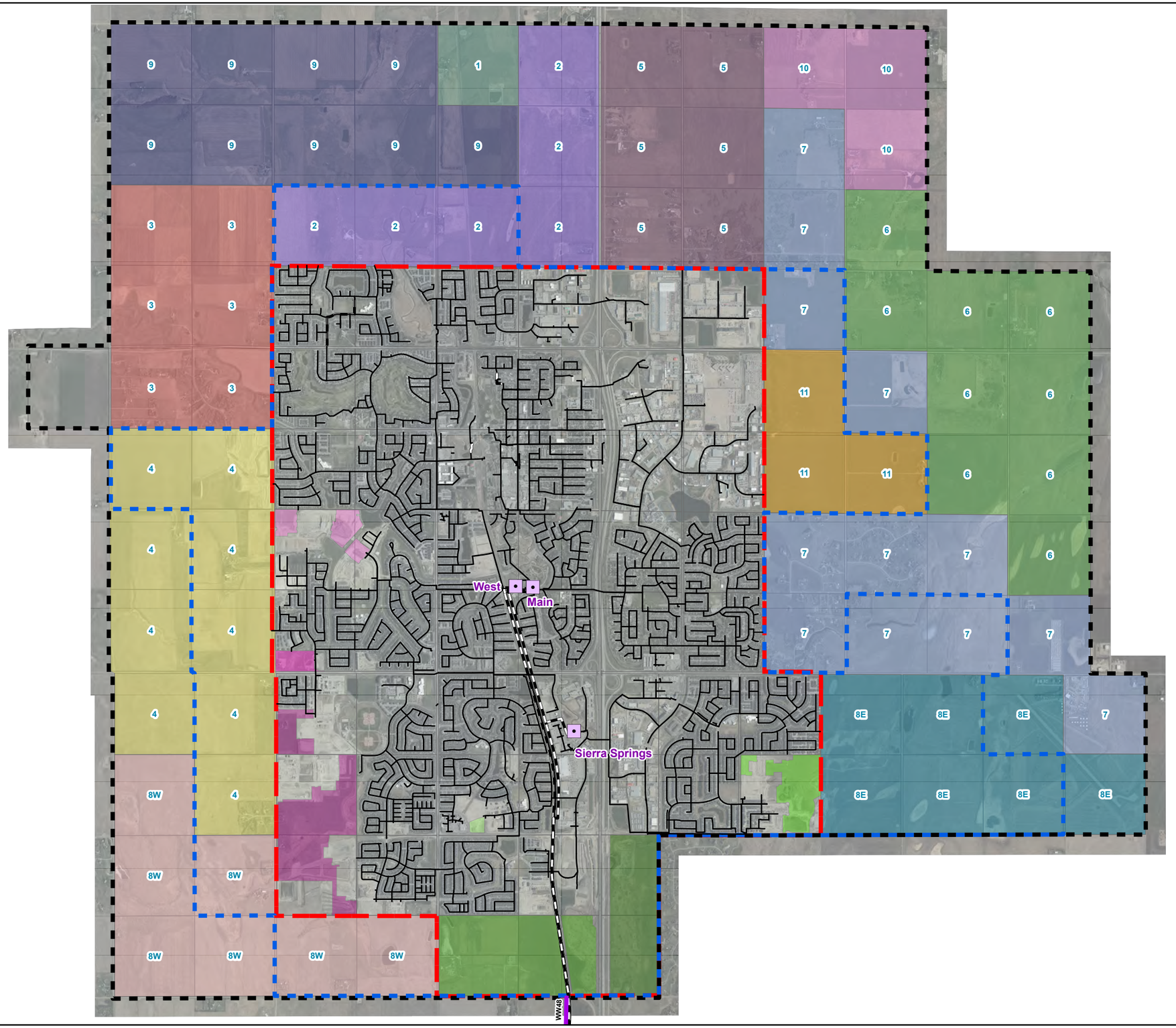
### Project Costs

| 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.

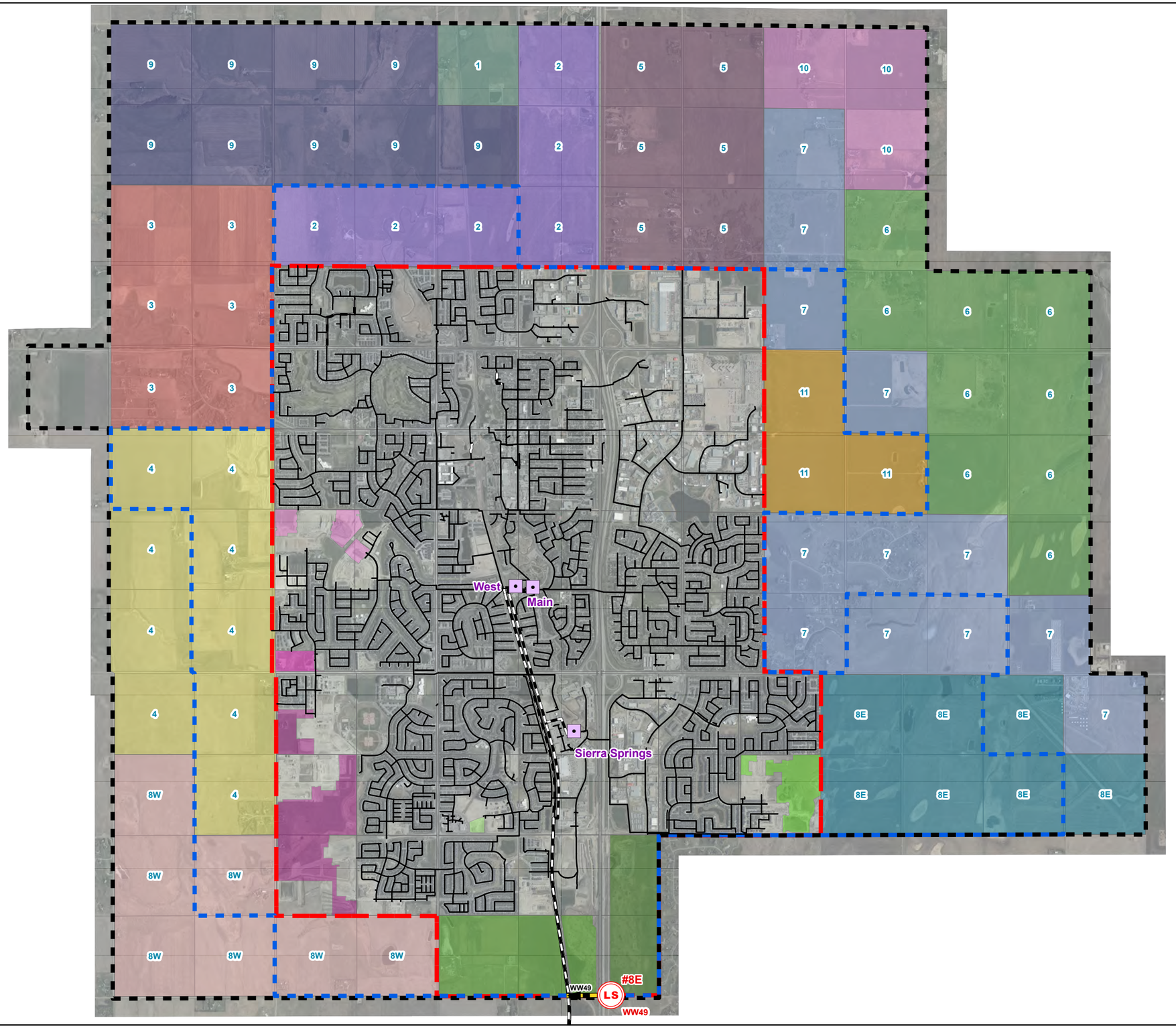
### Project Costs

| 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
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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.

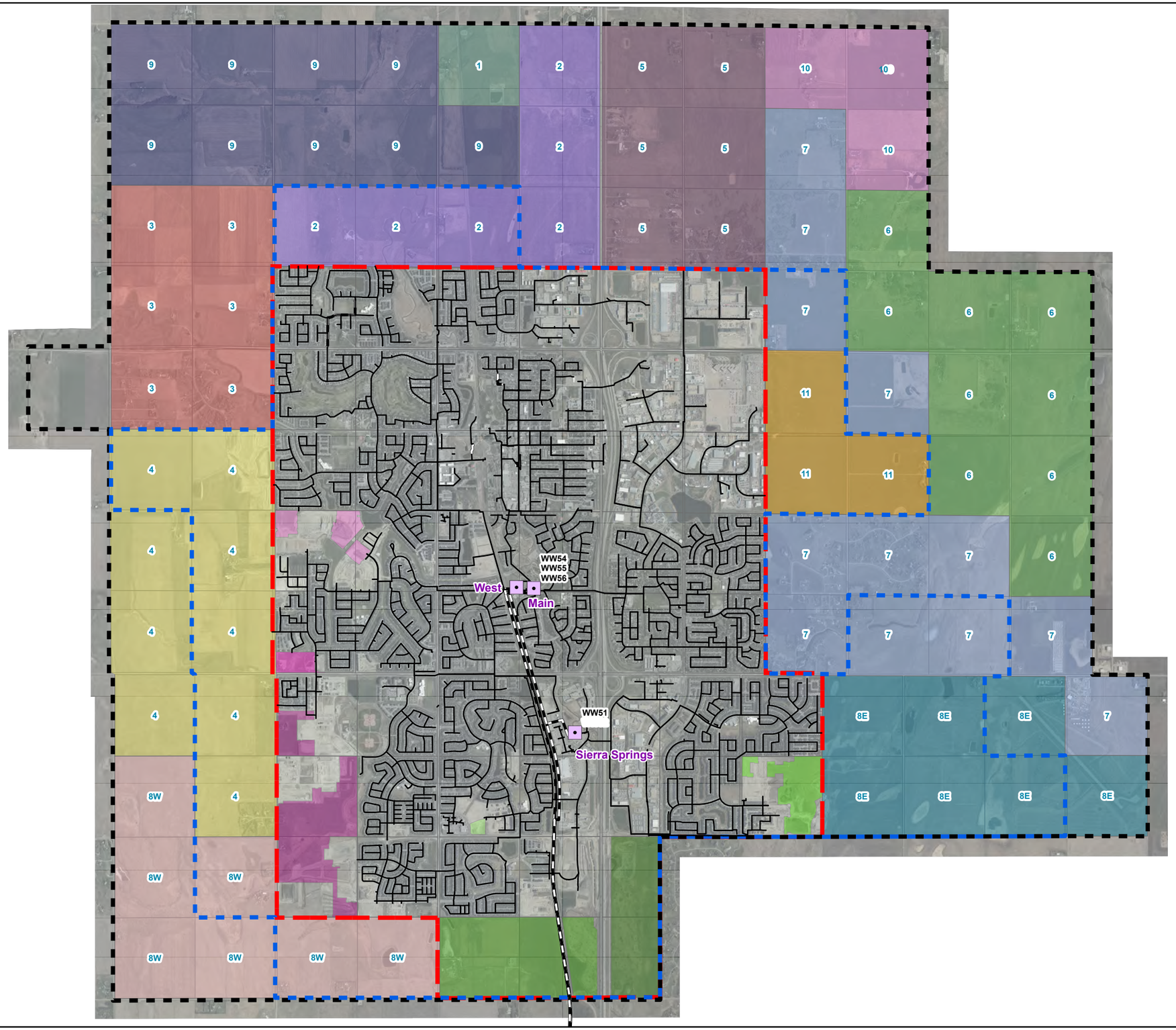
### Project Costs

| 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.

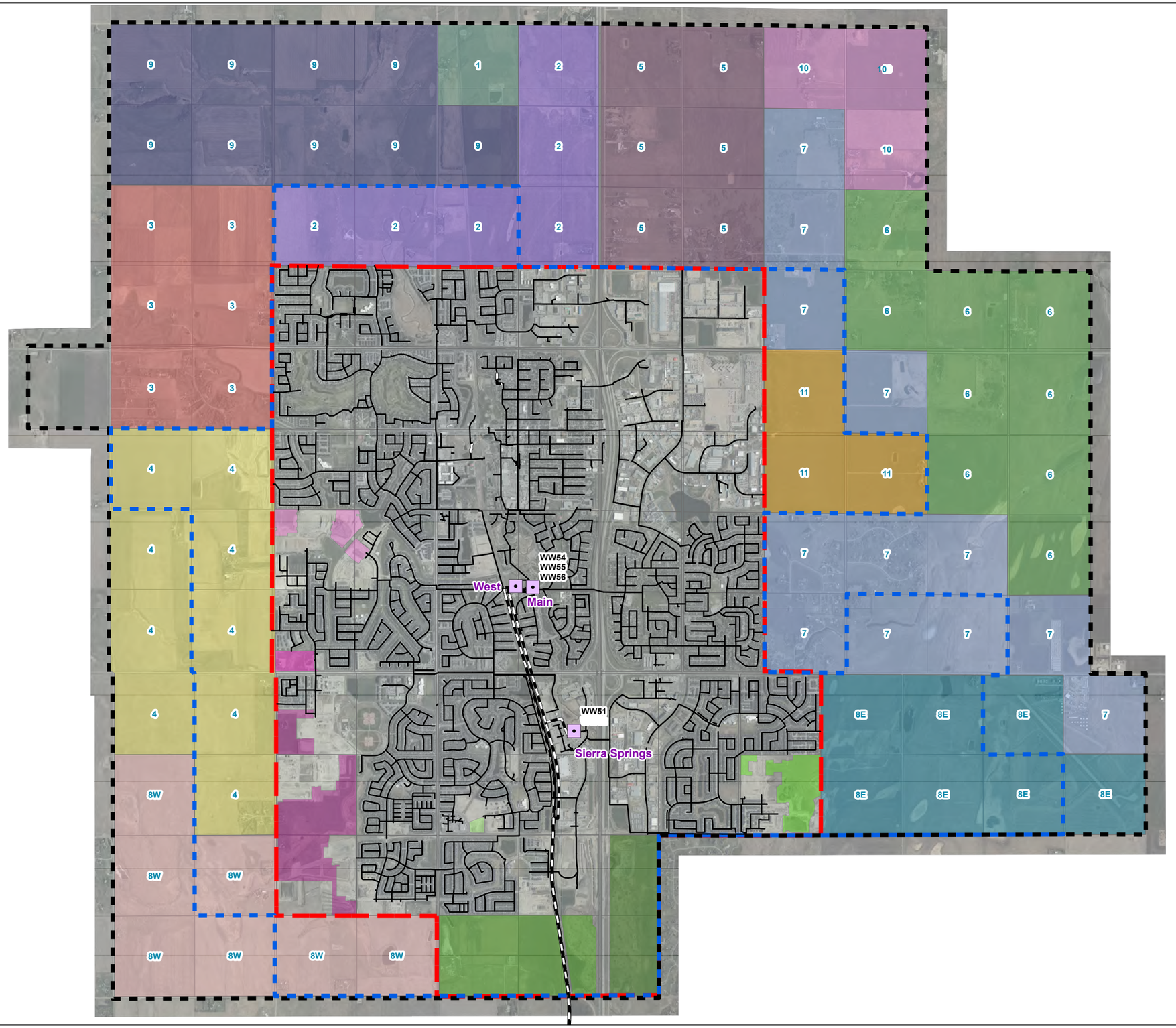
### Project Costs

| 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
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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.

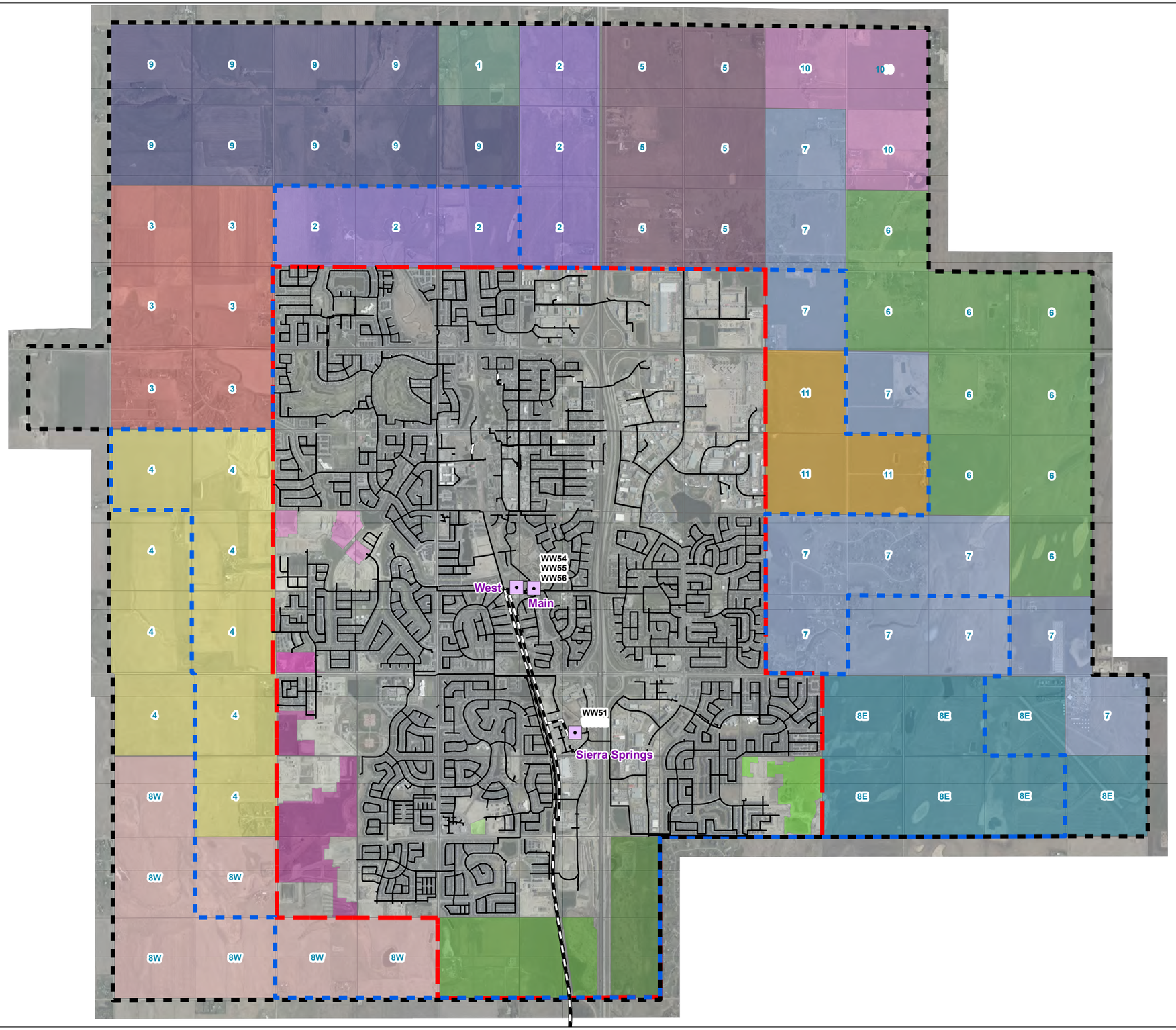
### Project Costs

| 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
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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.

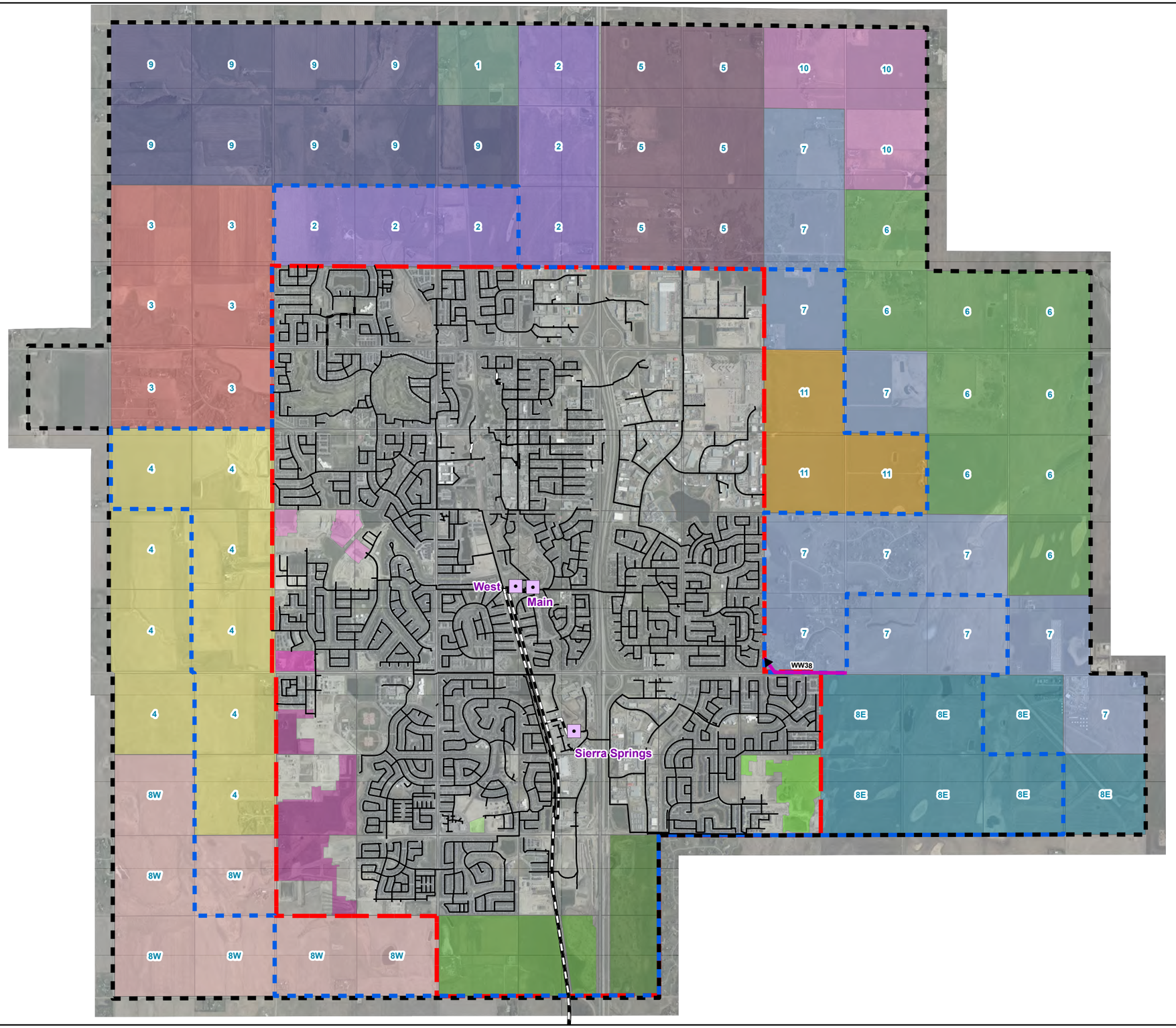
### Project Costs

| 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
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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.

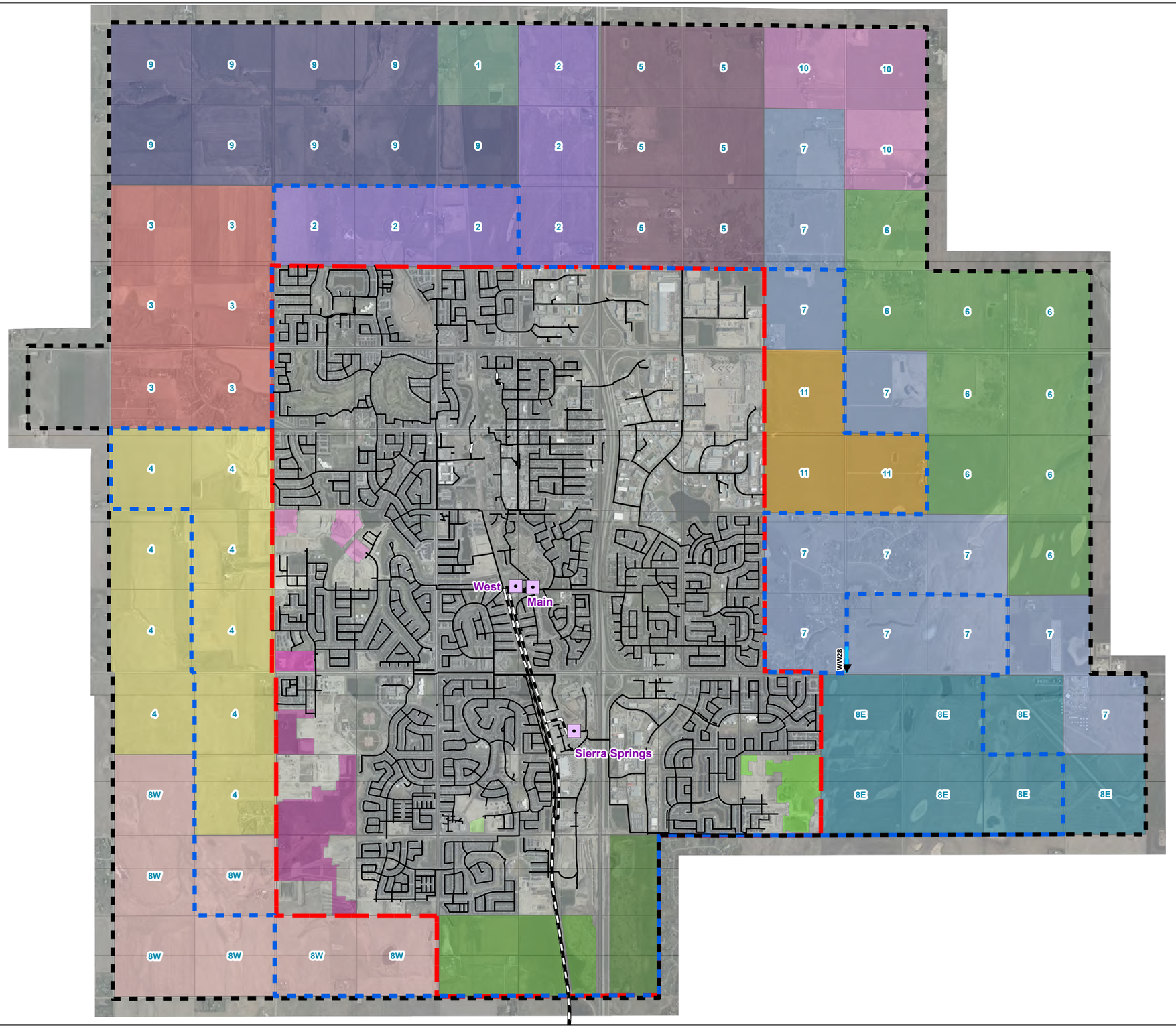
### Project Costs

| 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.

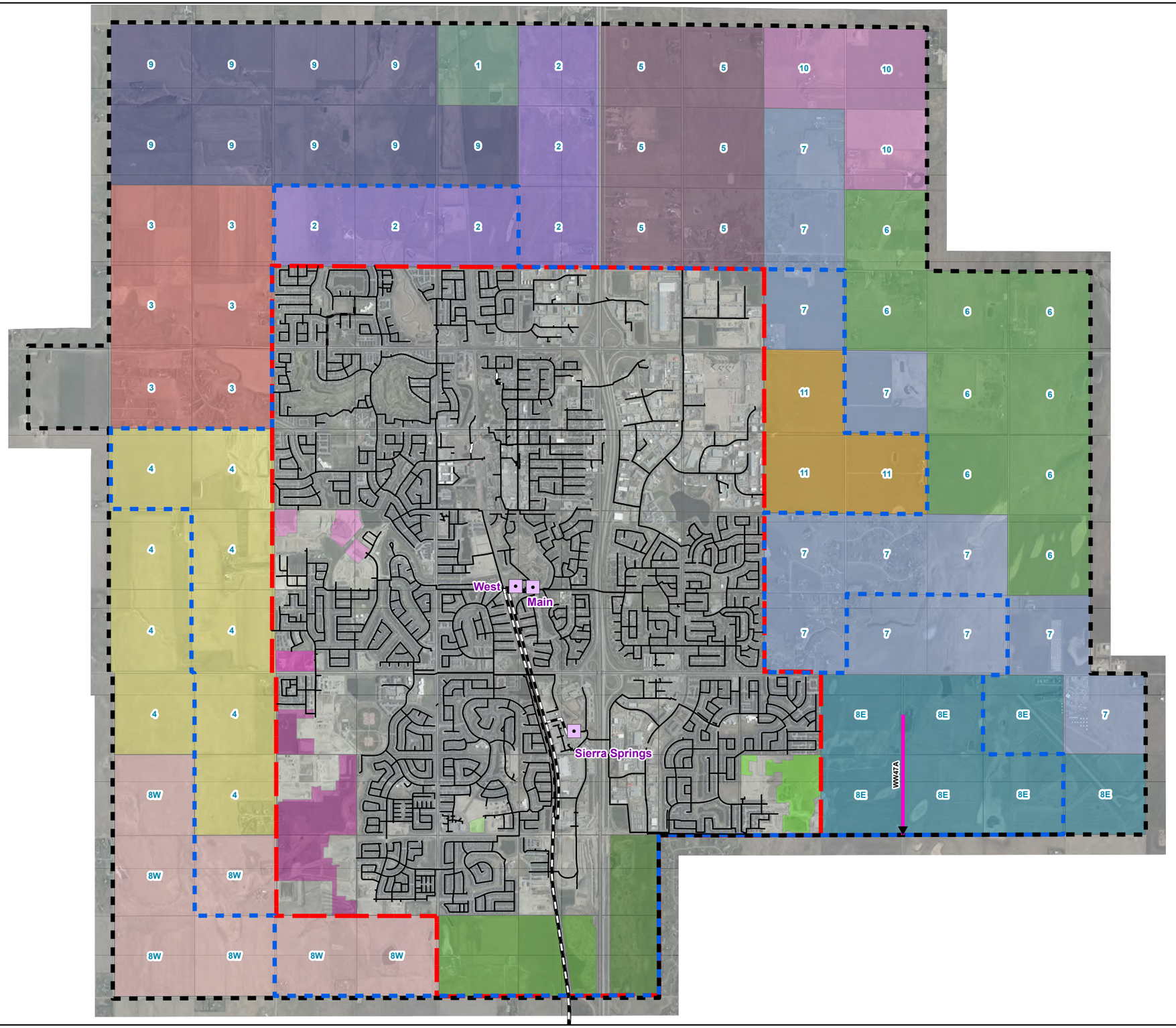
### Project Costs

| 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.

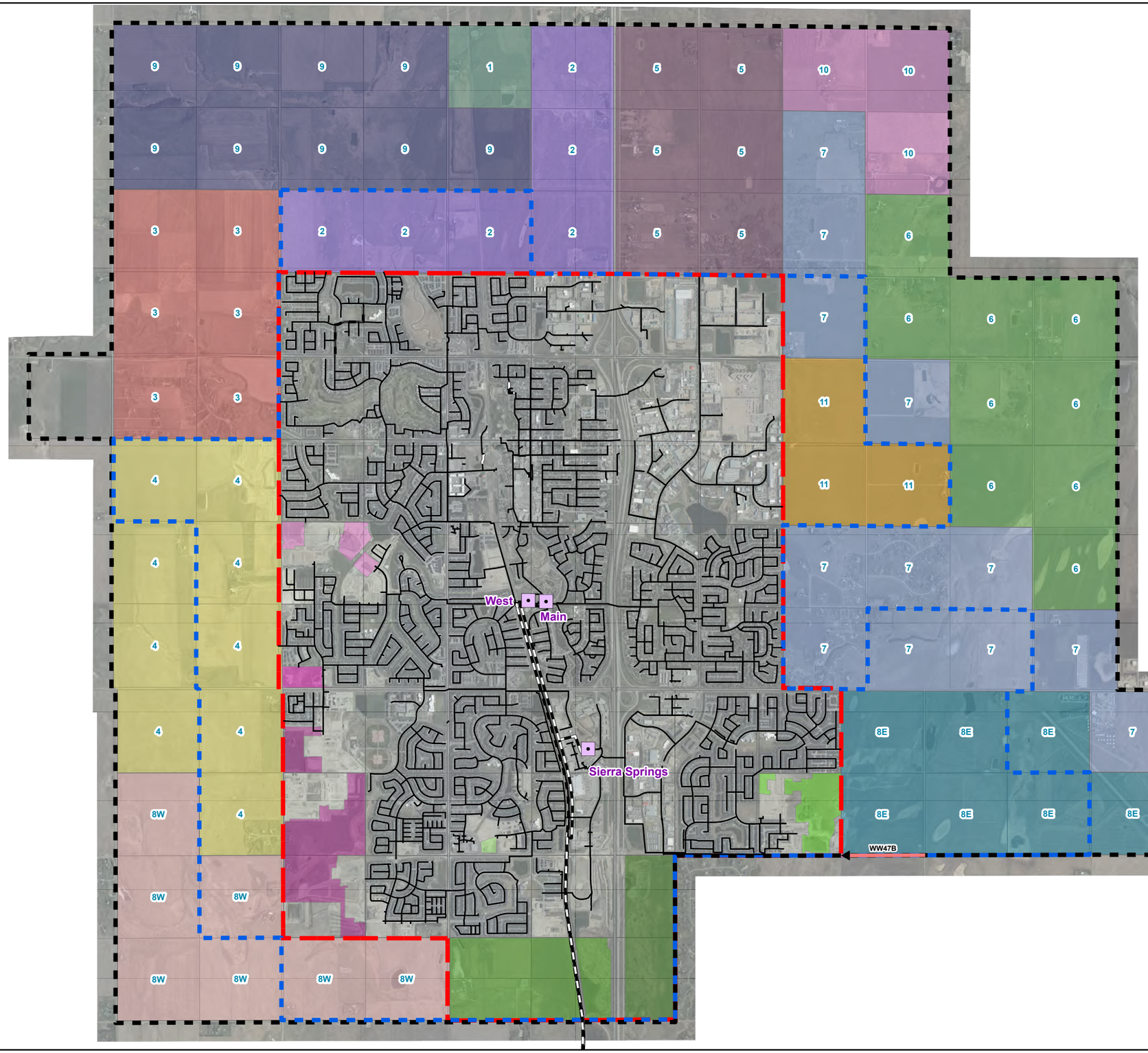
### Project Costs

| 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.

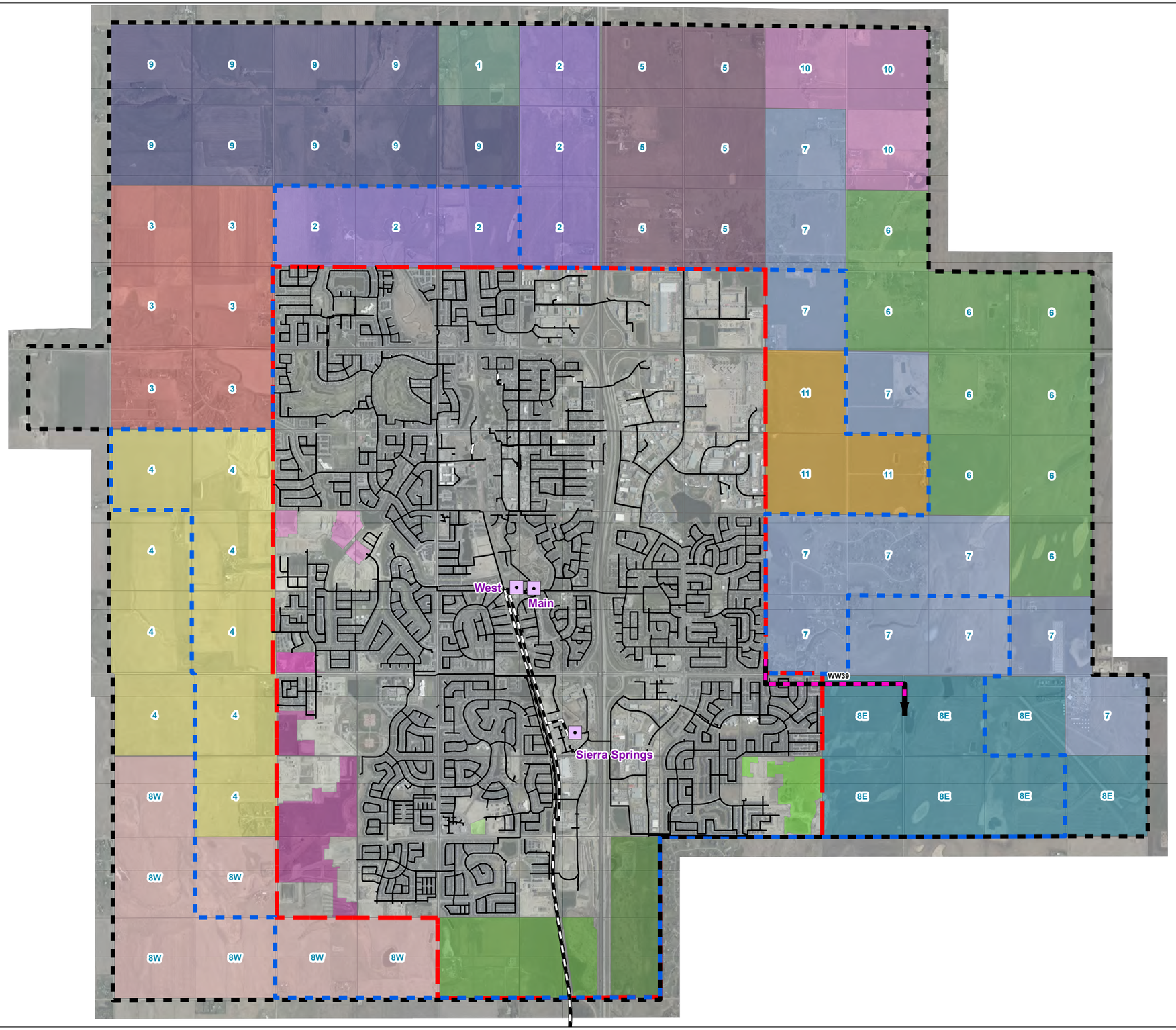
### Project Costs

| 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
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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.

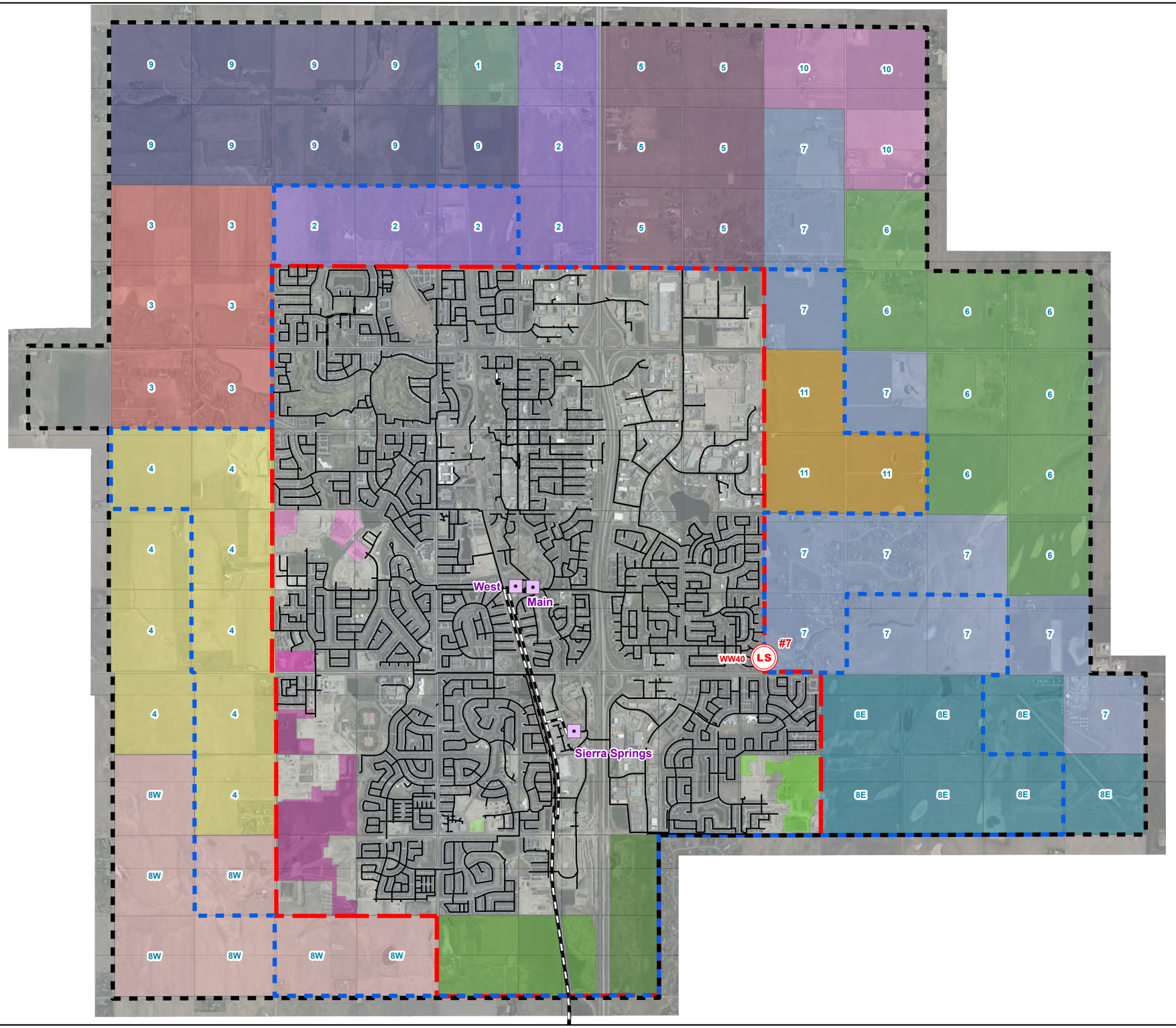
### Project Costs

| 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
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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.

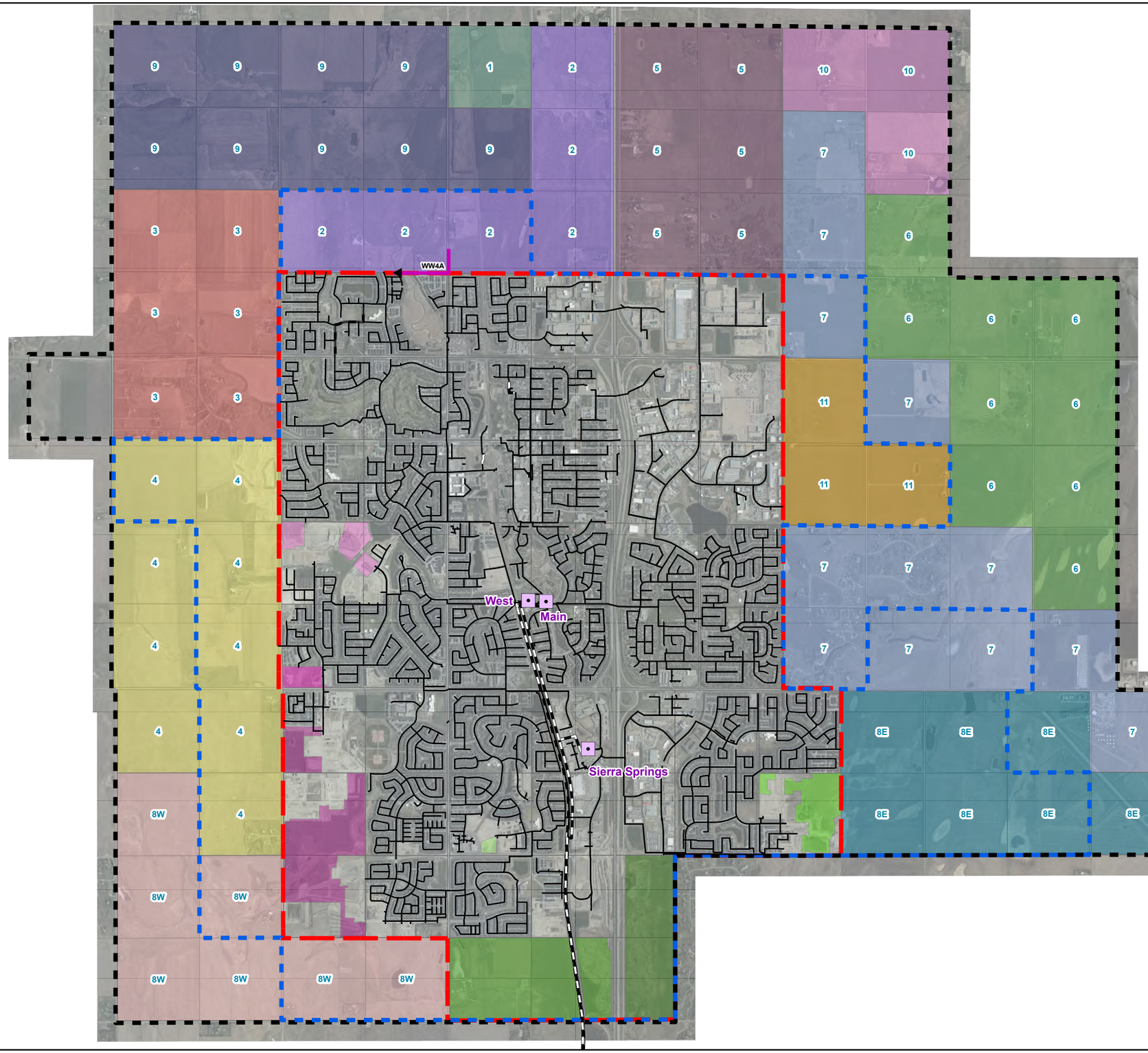
### Project Costs

| 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
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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.

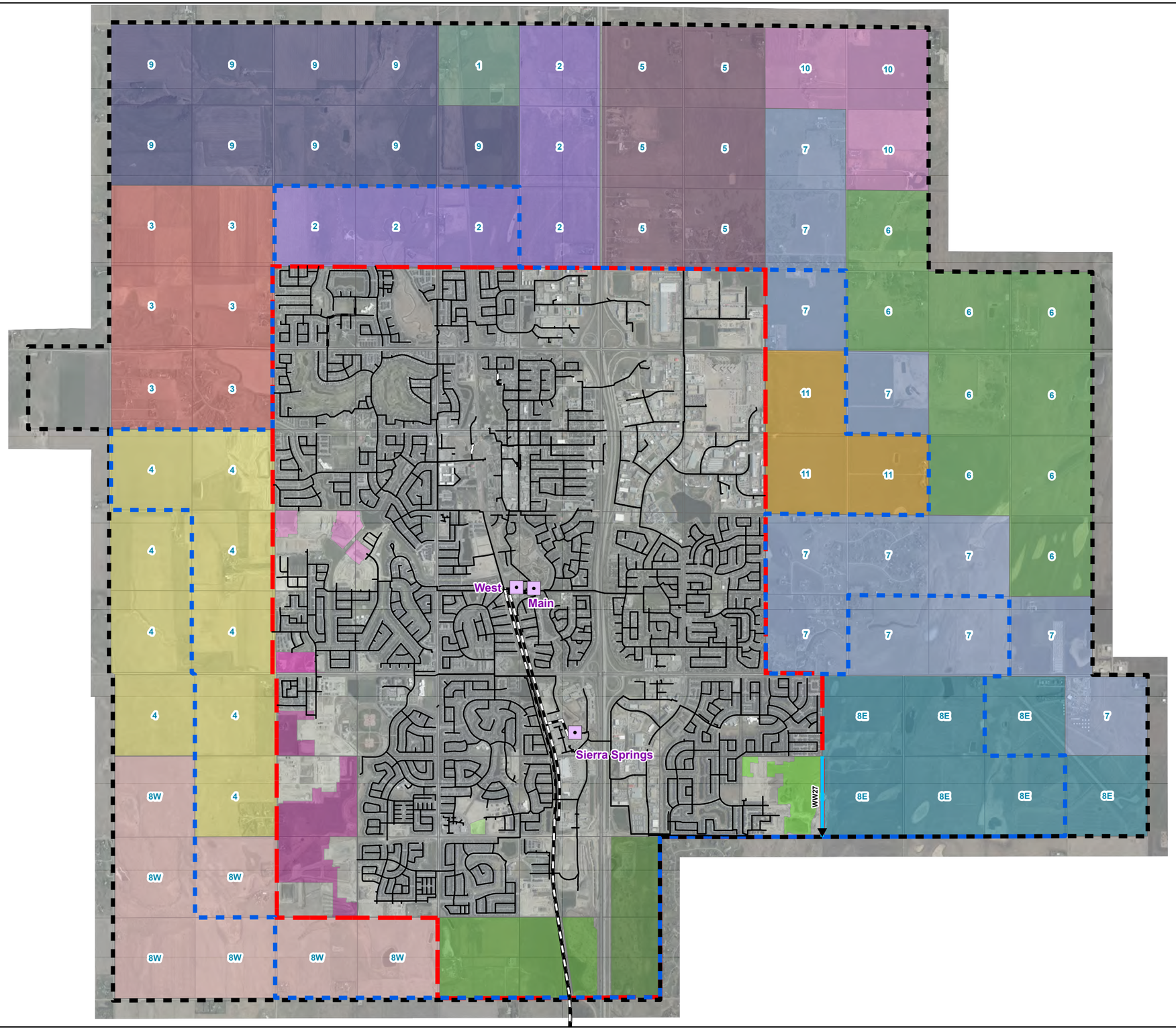
### Project Costs

| 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
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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.

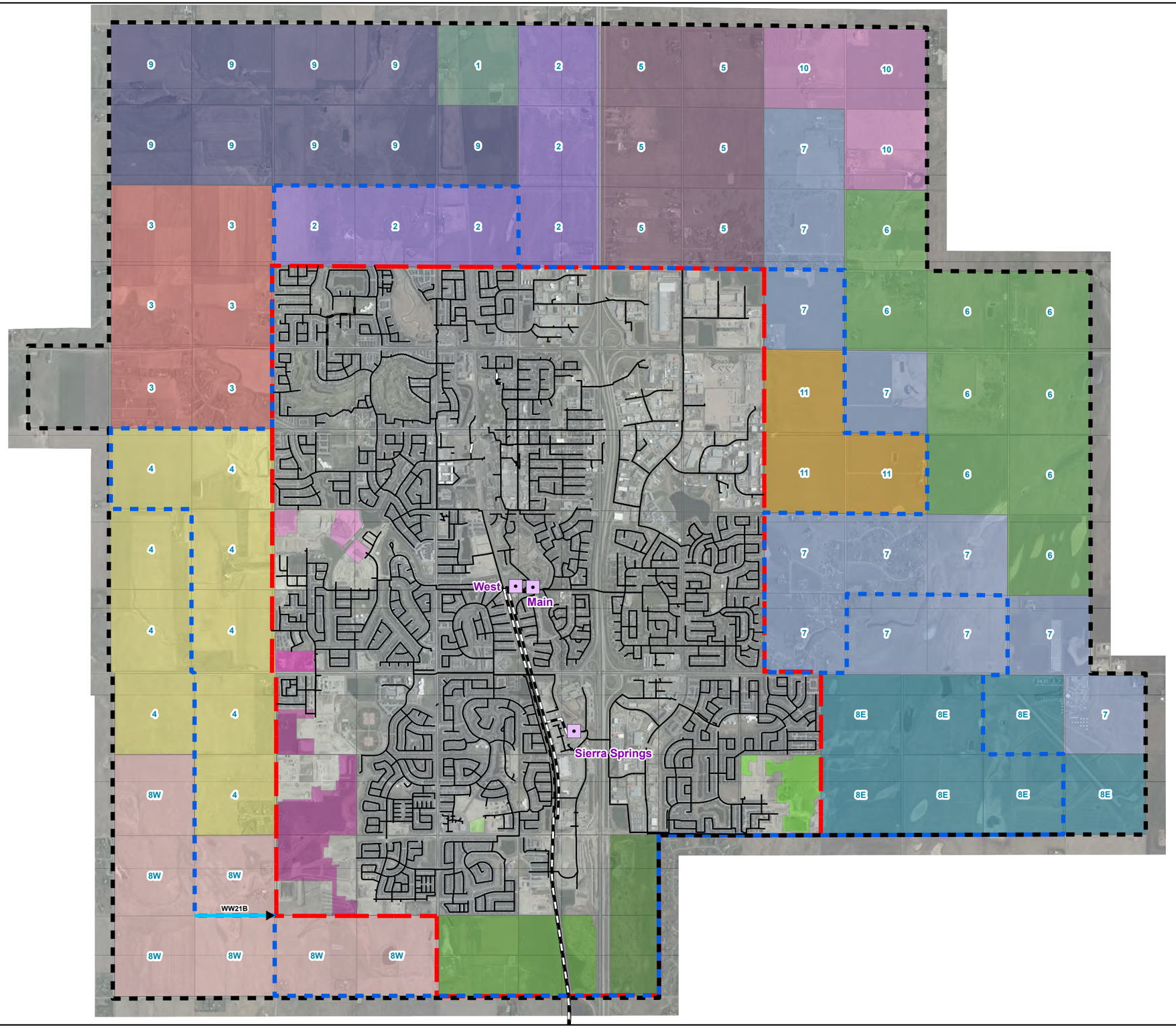
### Project Costs

| 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
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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.

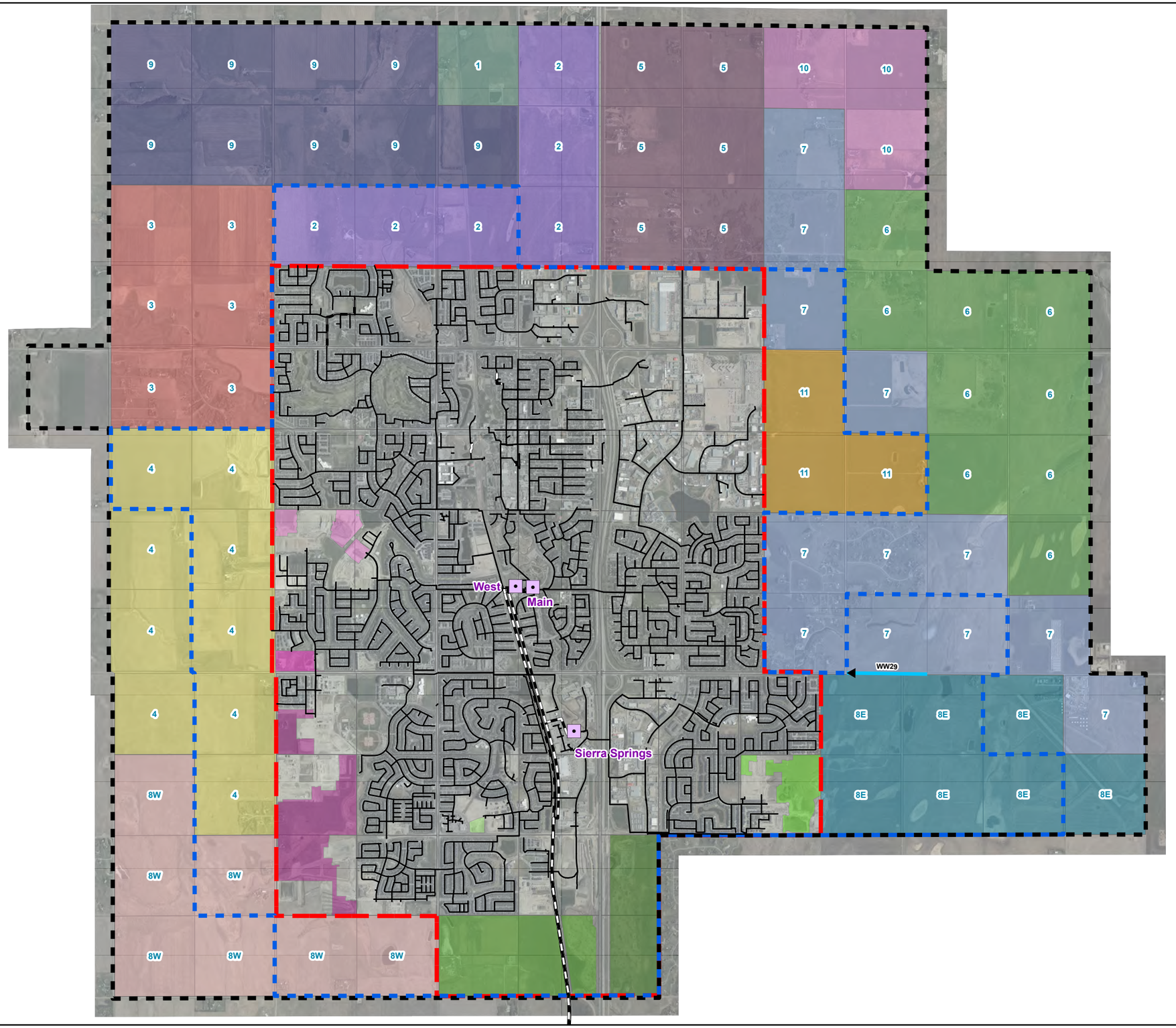
### Project Costs

| 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
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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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.

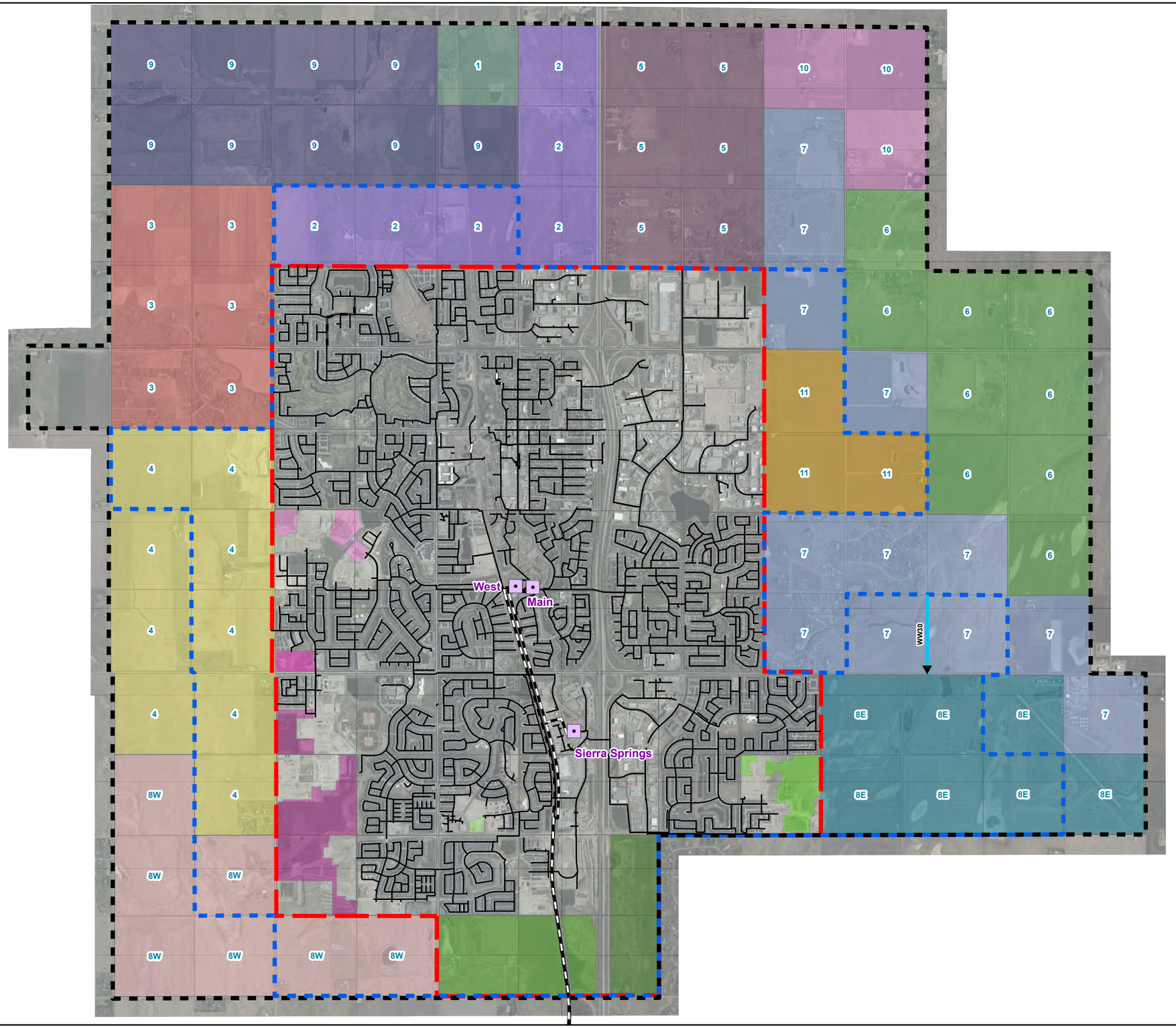
### Project Costs

| 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
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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.

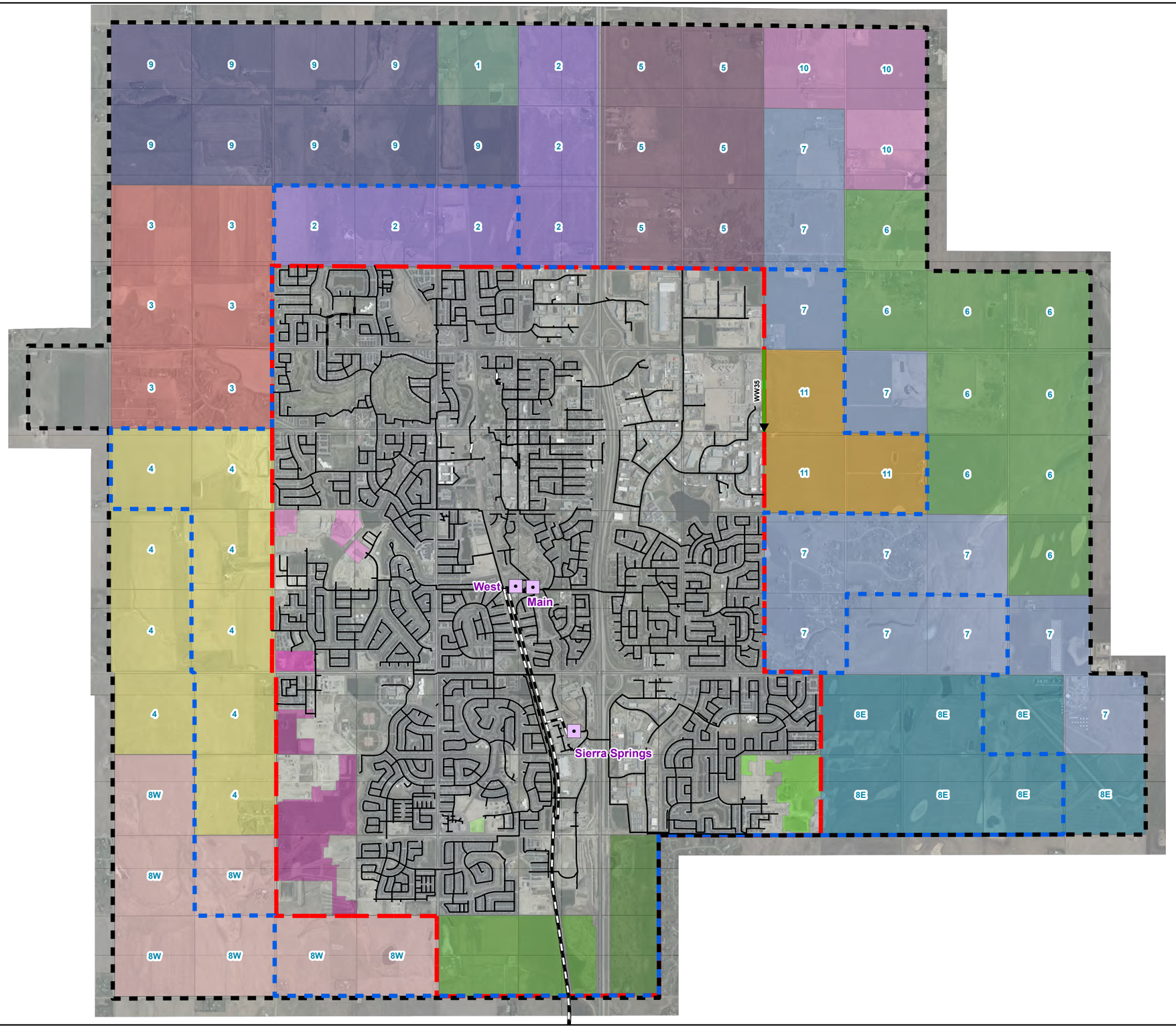
### Project Costs

| 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.

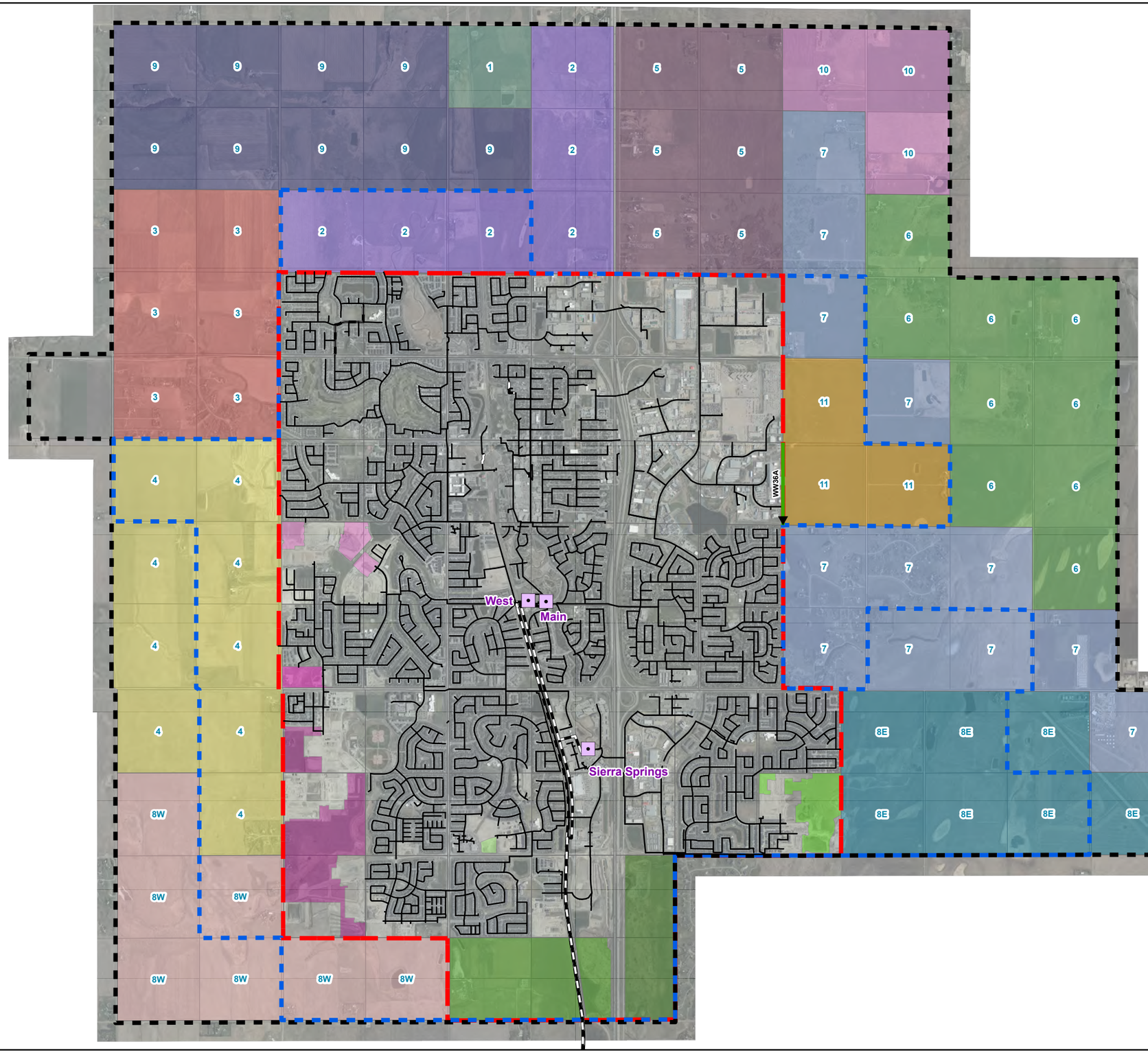
### Project Costs

| 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
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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.

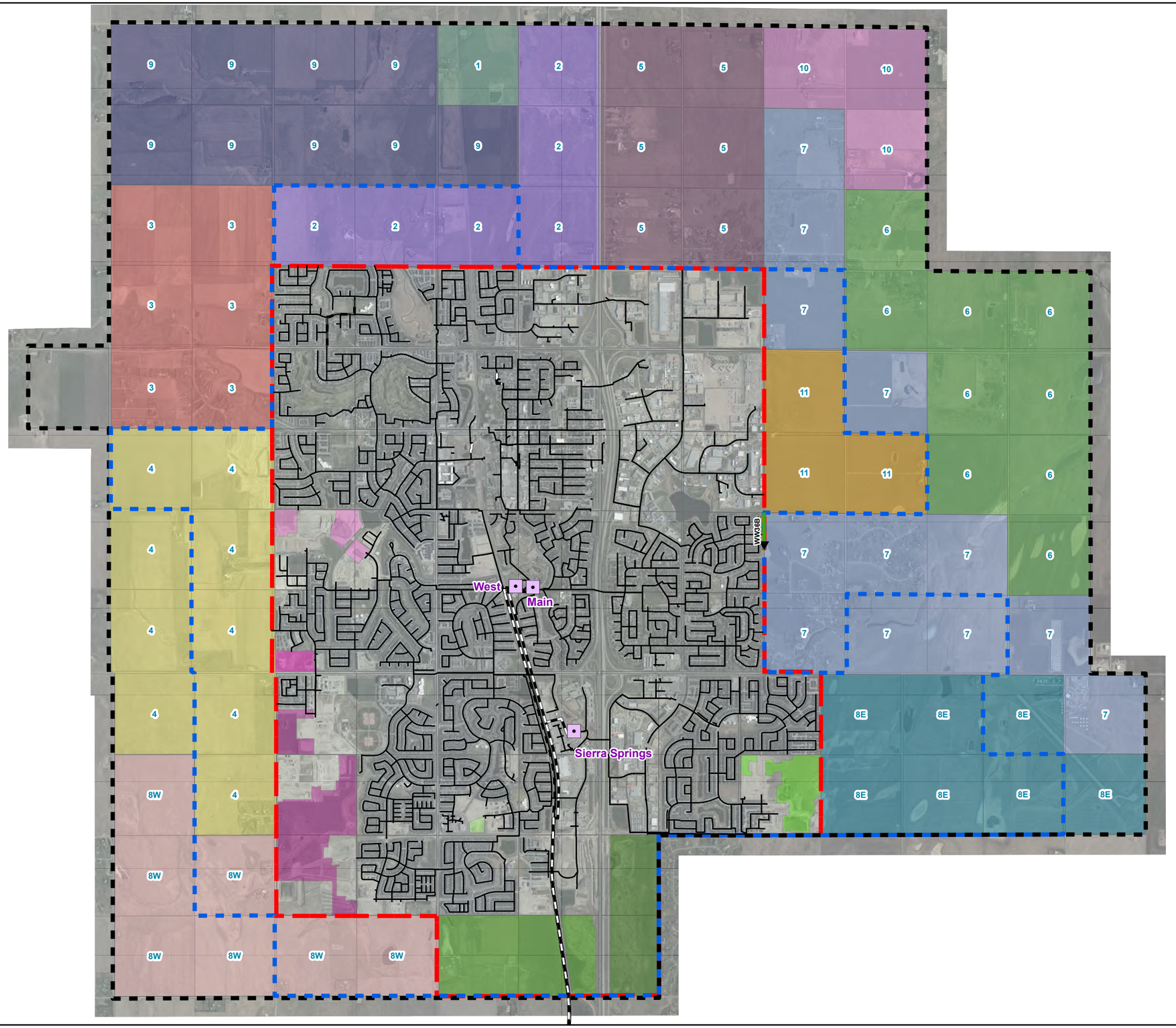
### Project Costs

| 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.

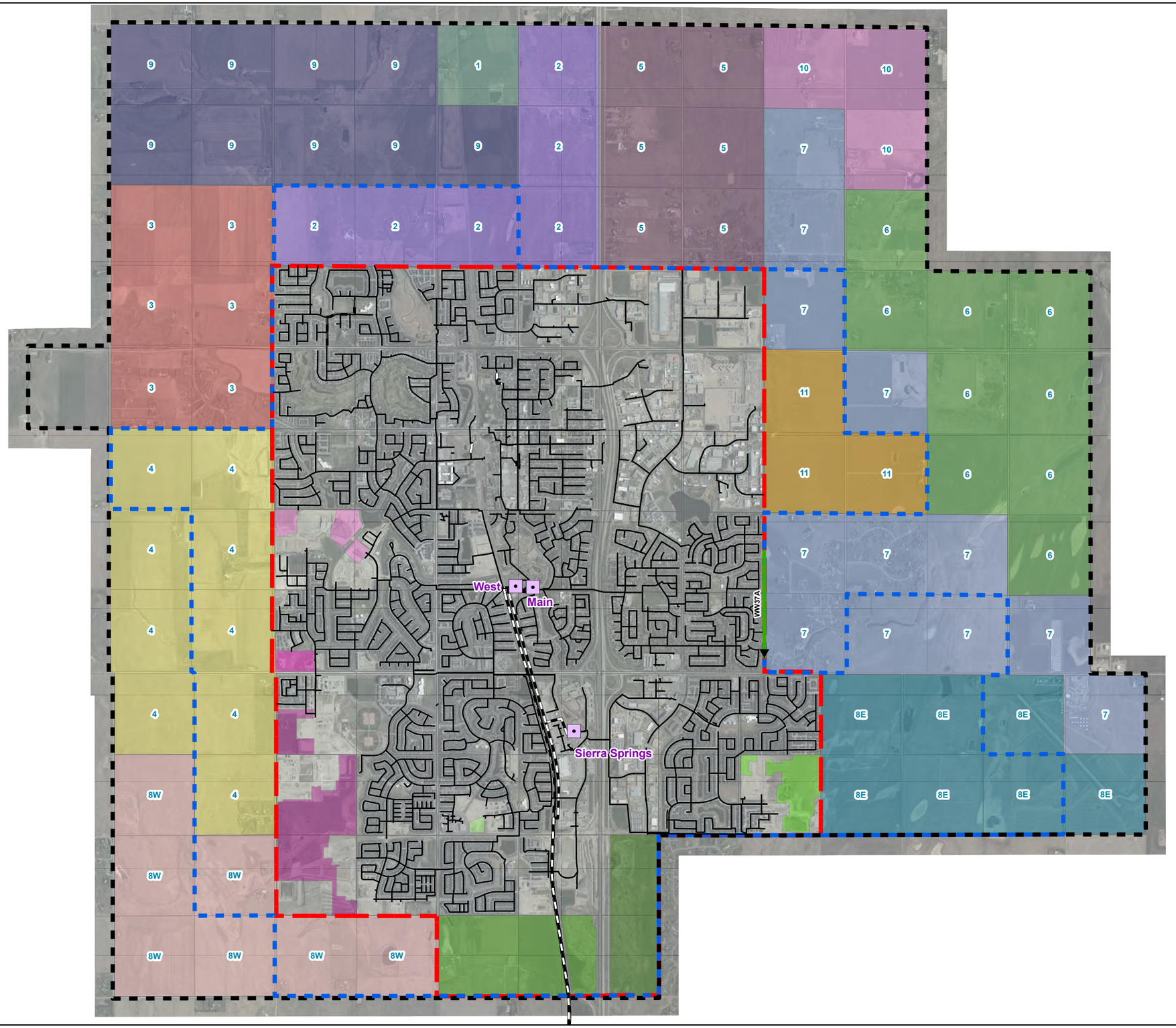
### Project Costs

| 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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## 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.

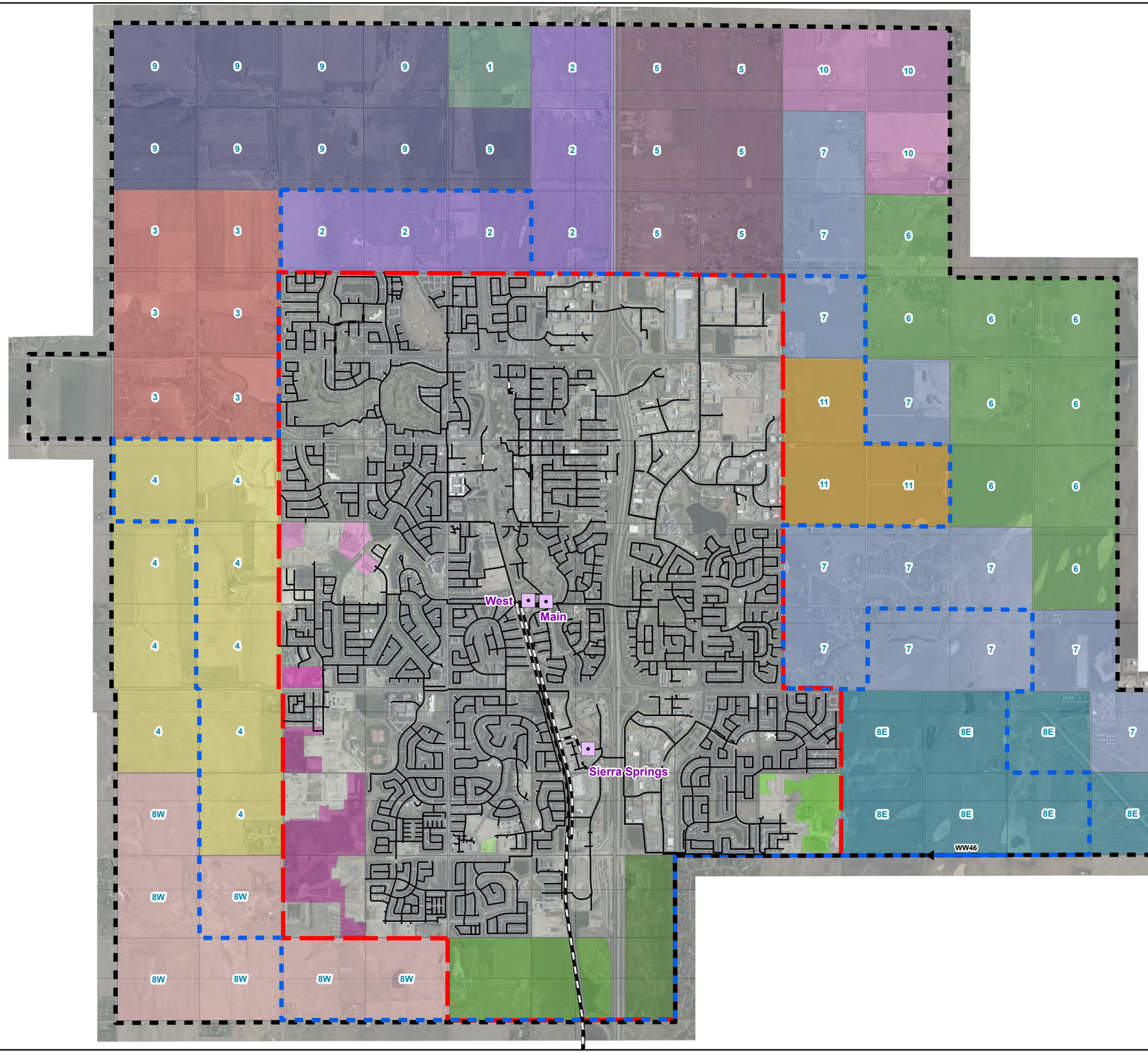
### Project Costs

| 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
CITY OF AIRDRIE
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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.

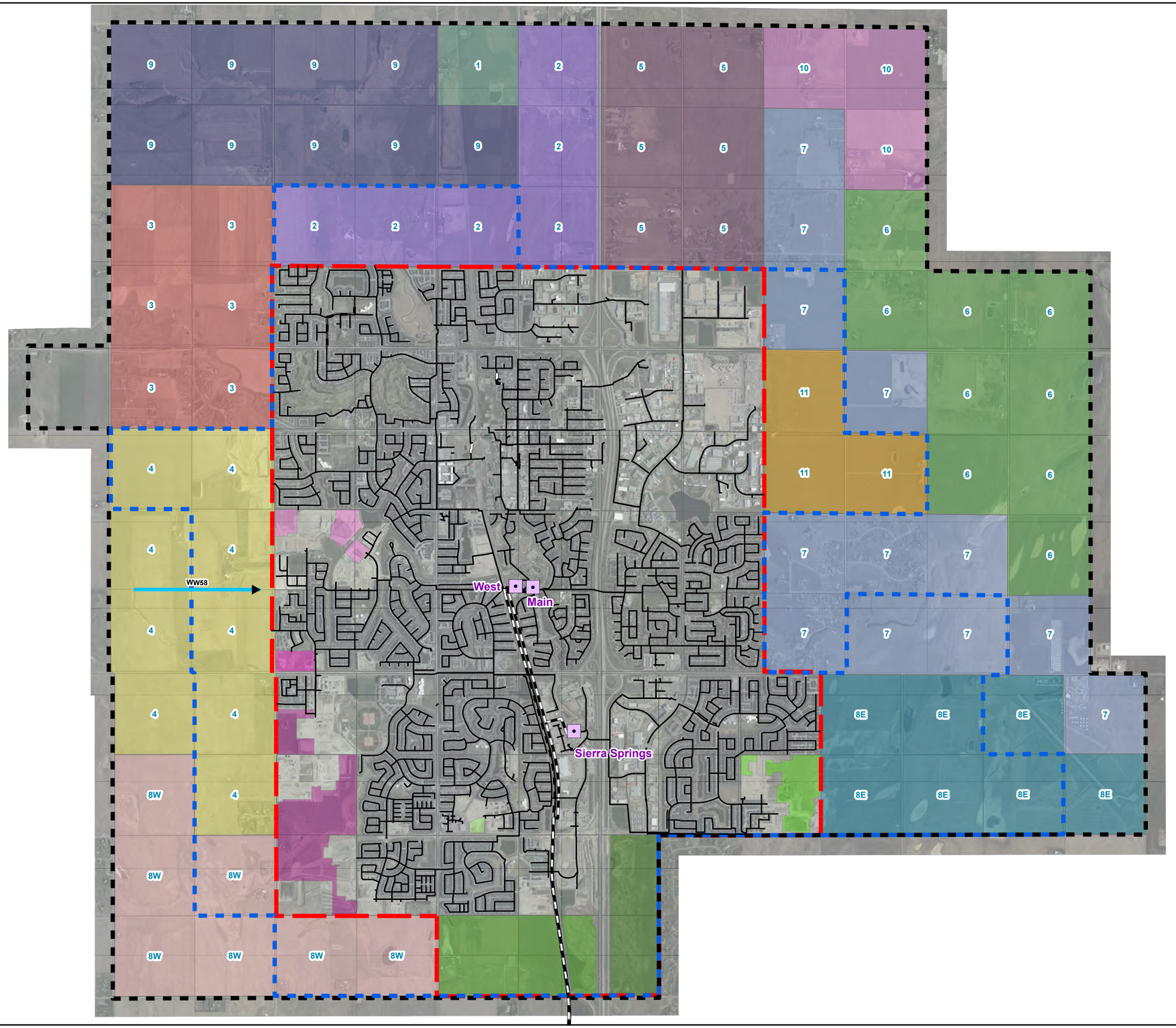
### Project Costs

| 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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OFF-SITE LEVY REVIEW

ISL

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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.

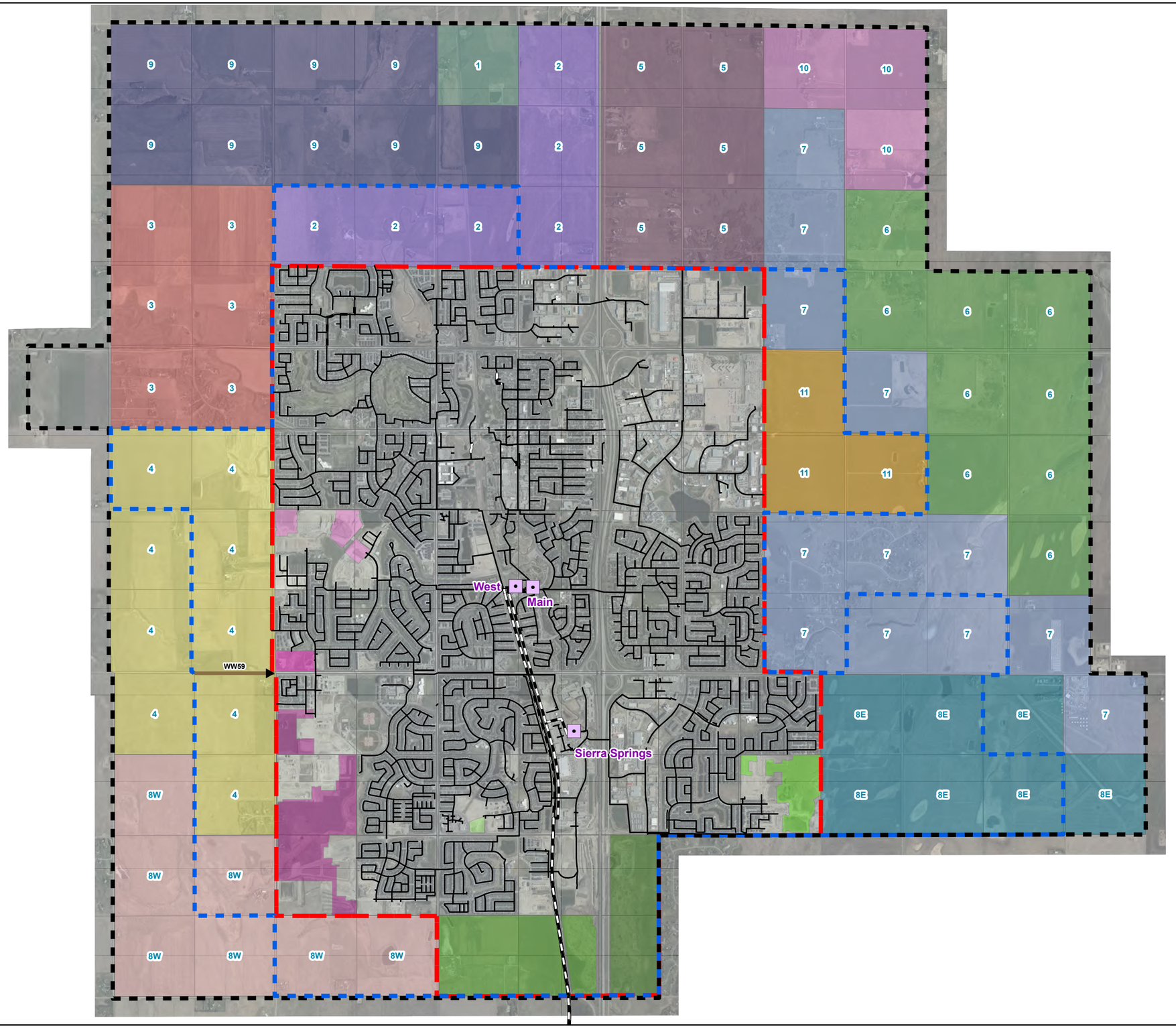
### Project Costs

| 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

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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.

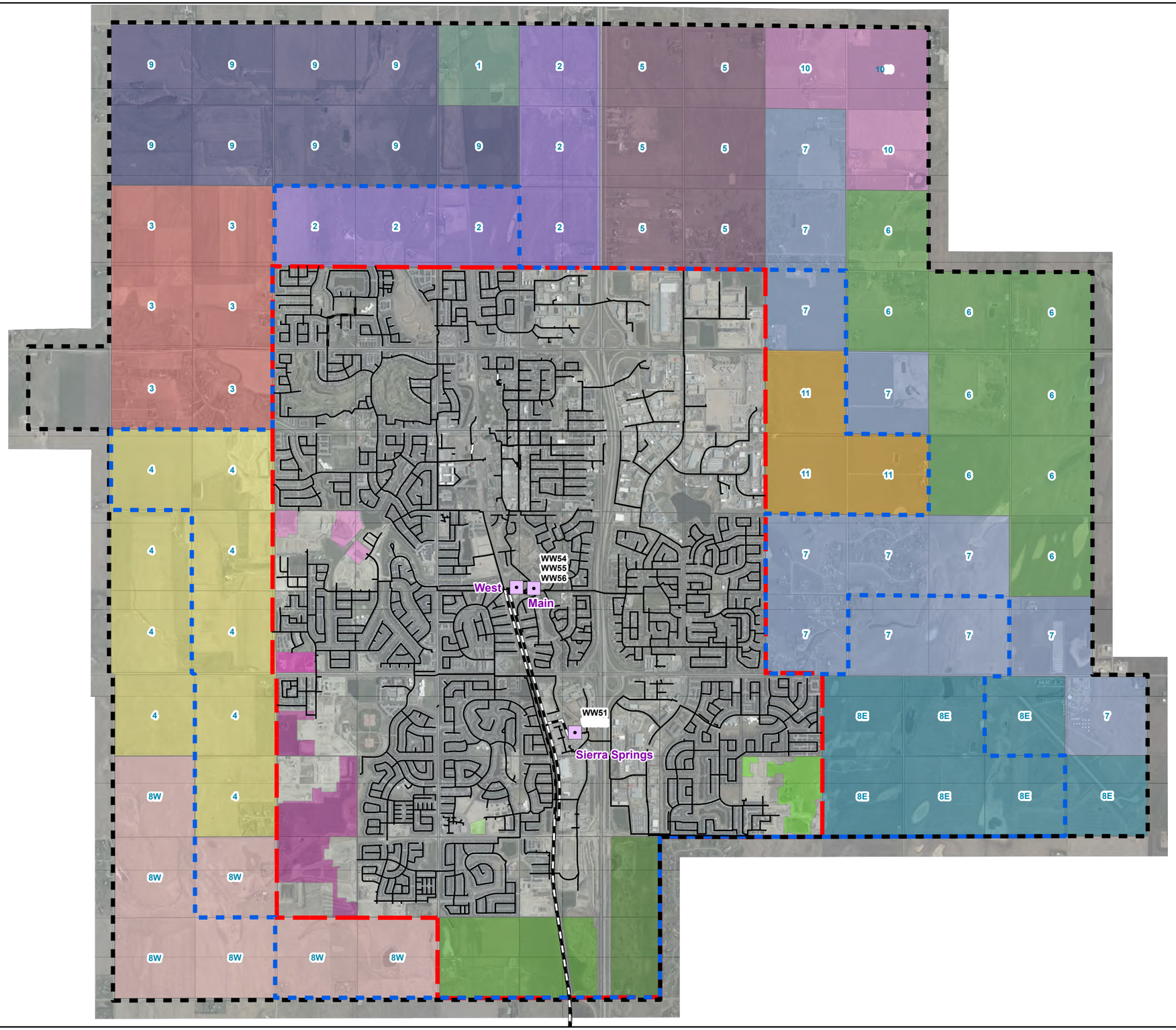
### Project Costs

| 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
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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.

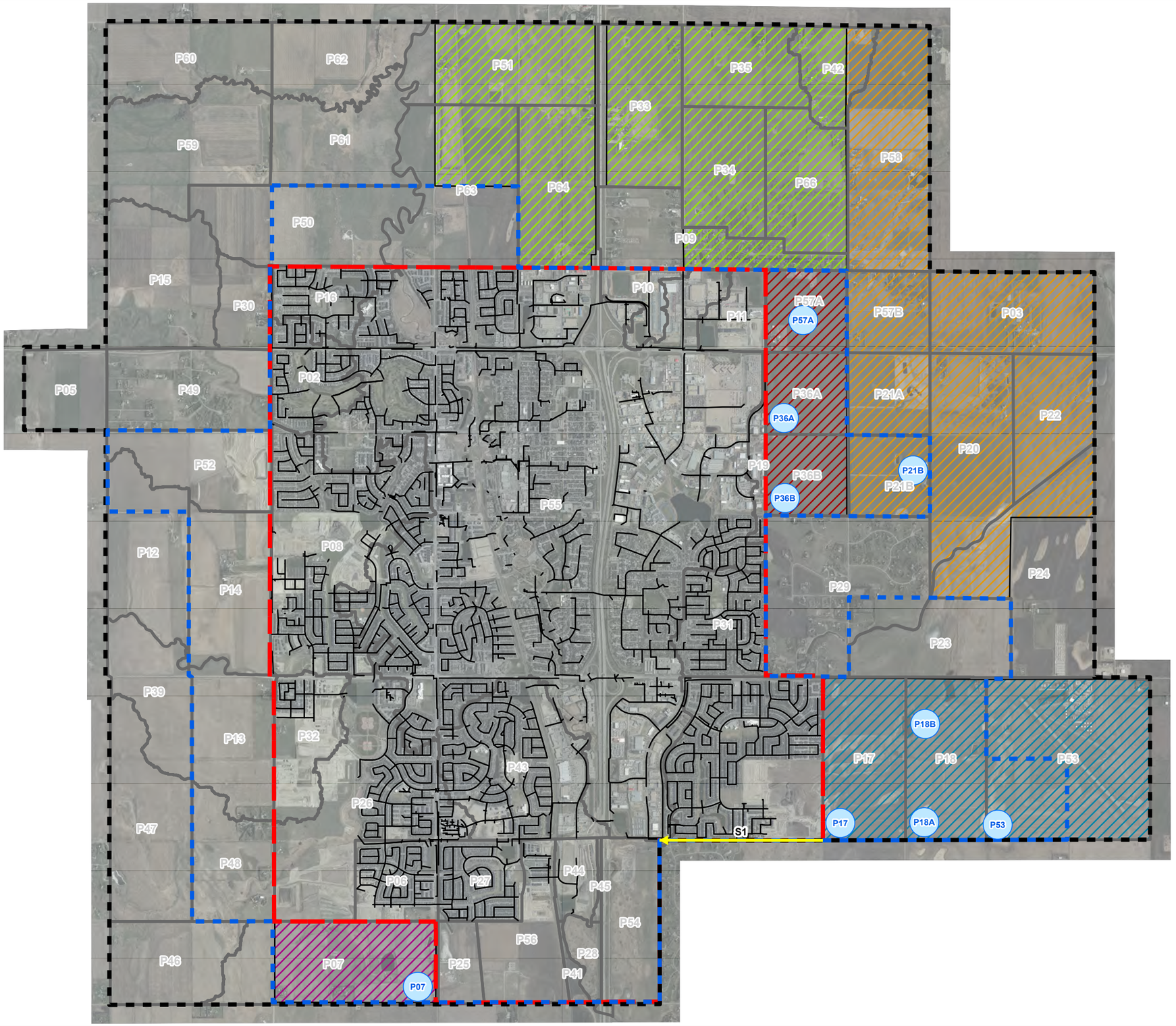
### Project Costs

| 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
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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.

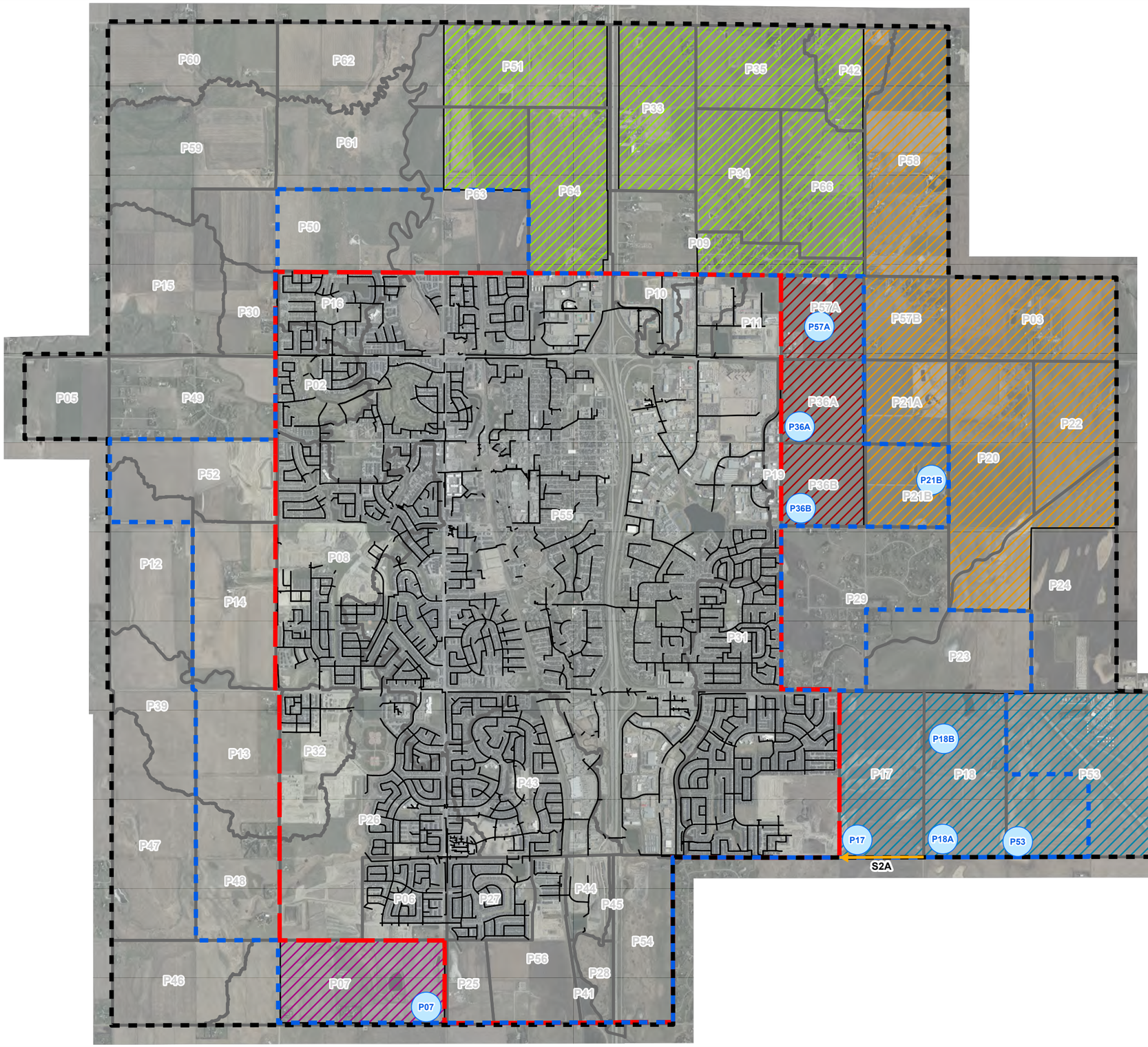
### Project Costs

| 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
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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.

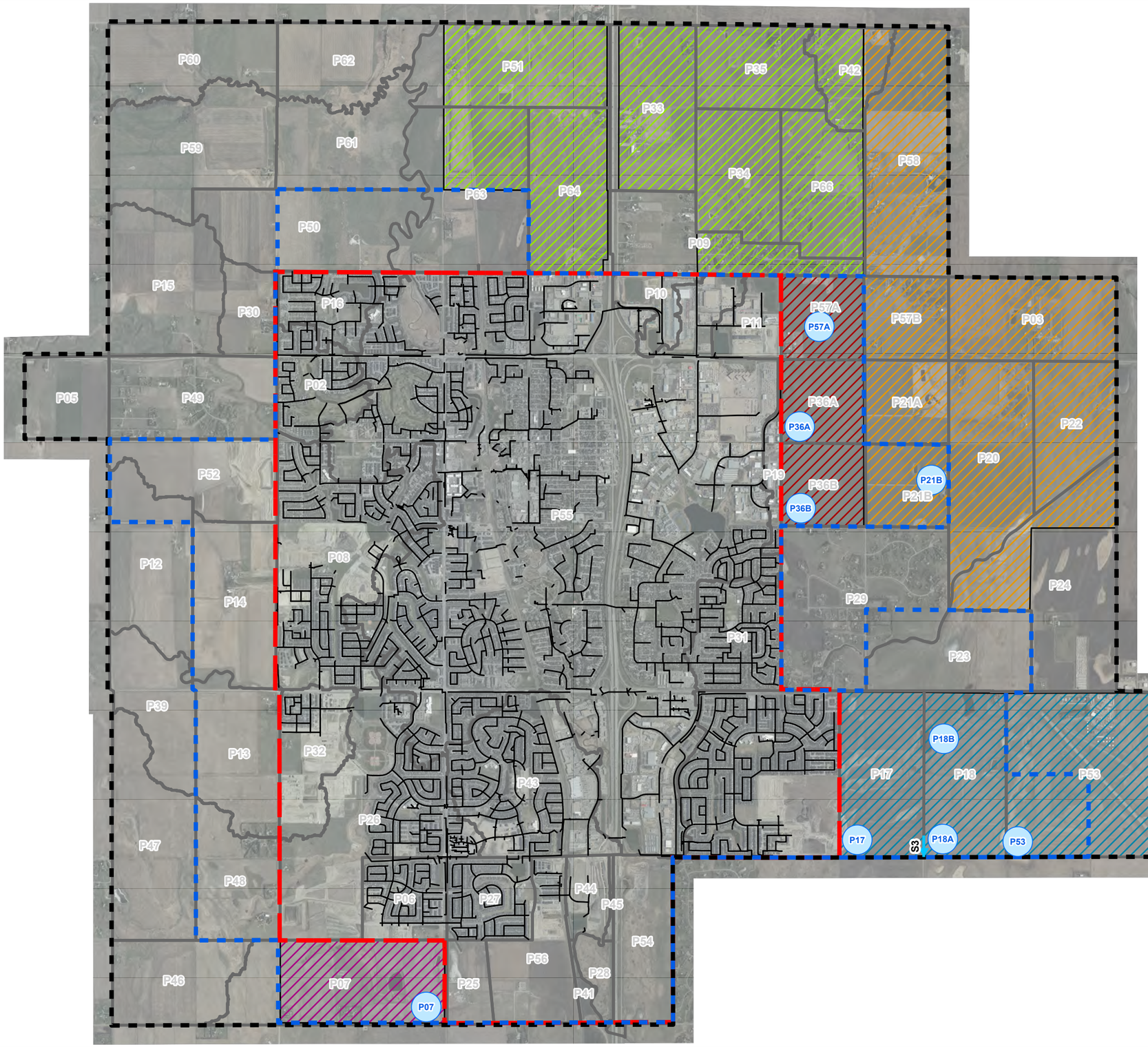
### Project Costs

| 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
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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.

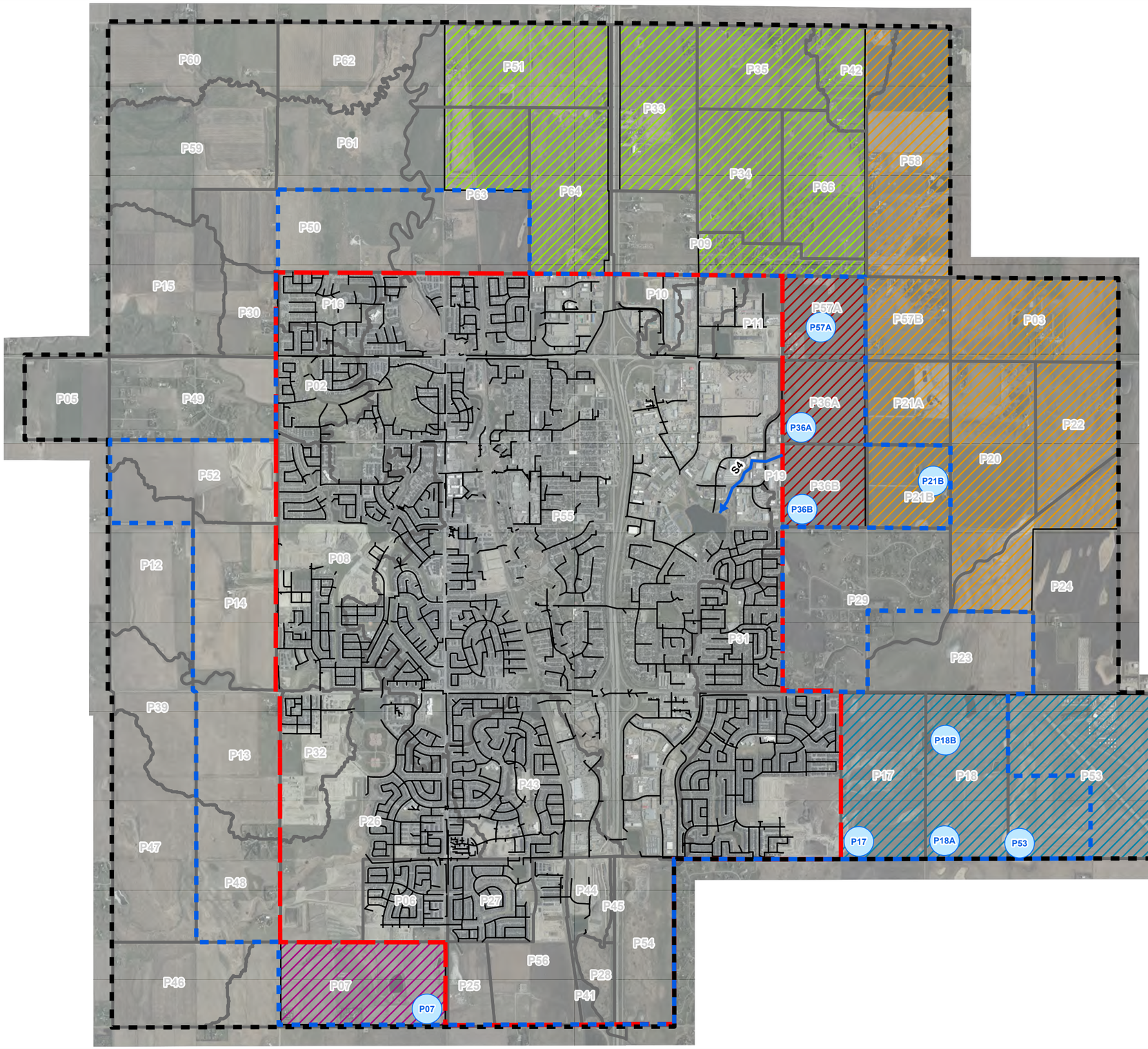
### Project Costs

| 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
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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.

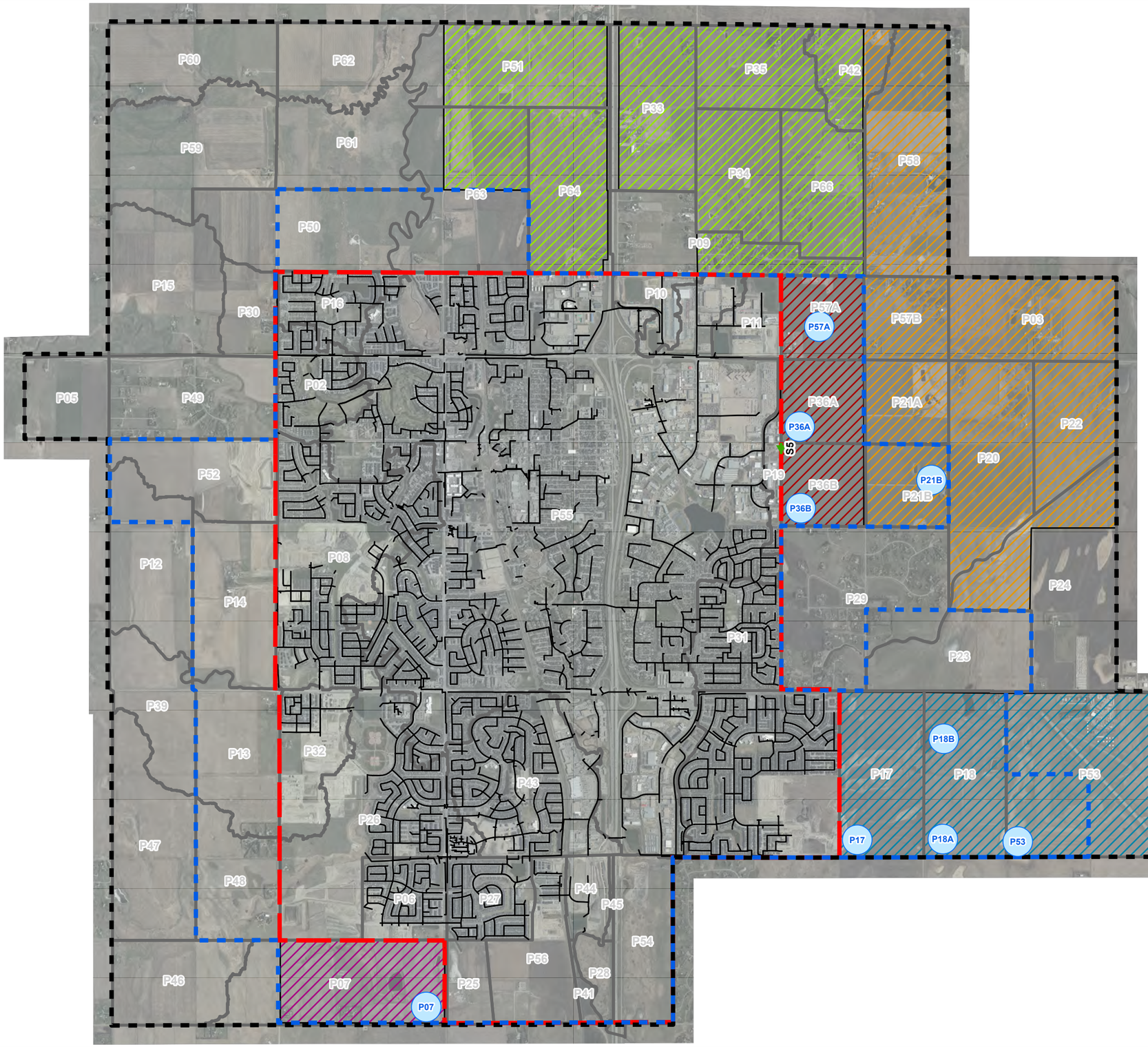
### Project Costs

| 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
CITY OF AIRDRIE
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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.

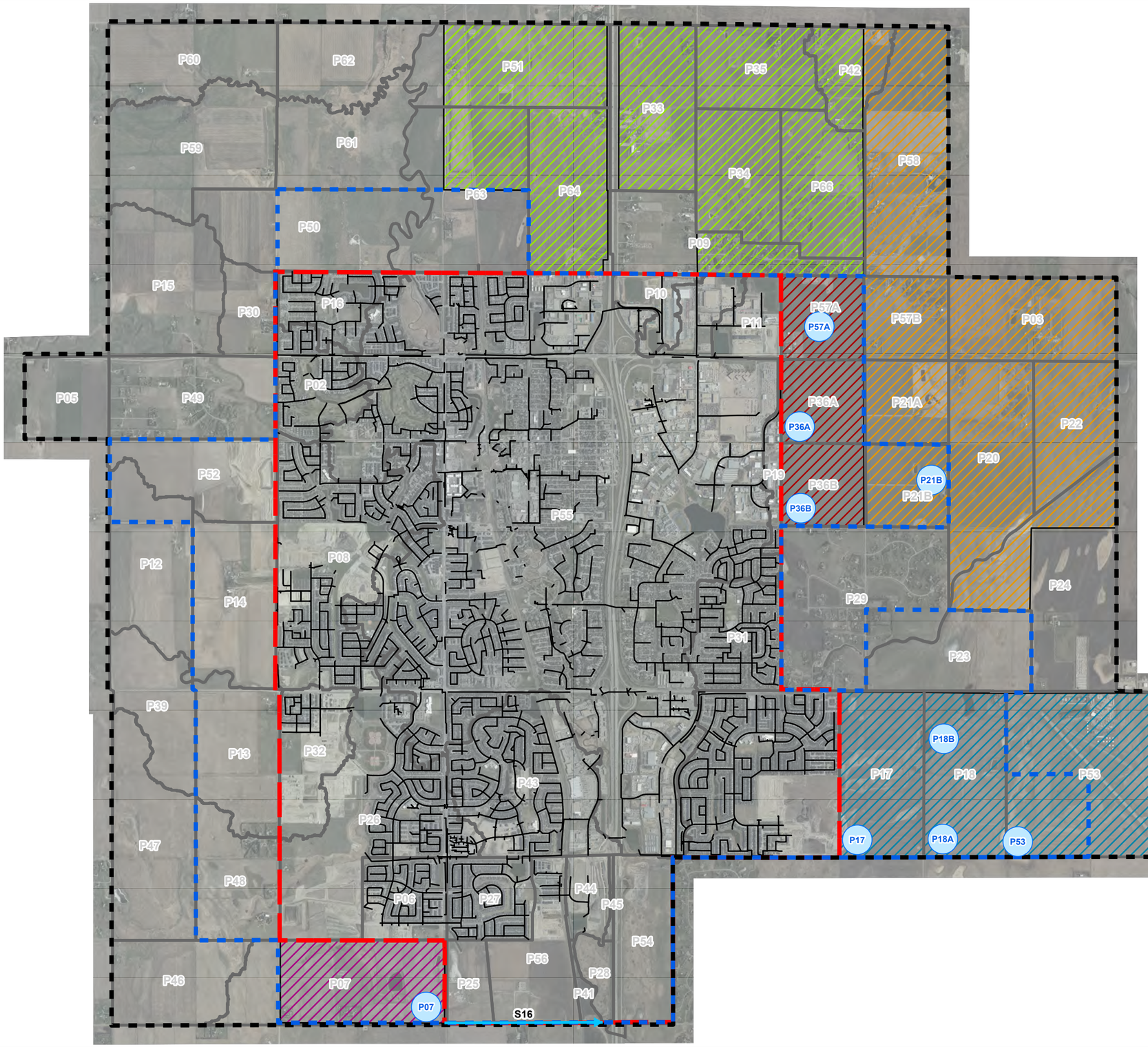
### Project Costs

| 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.

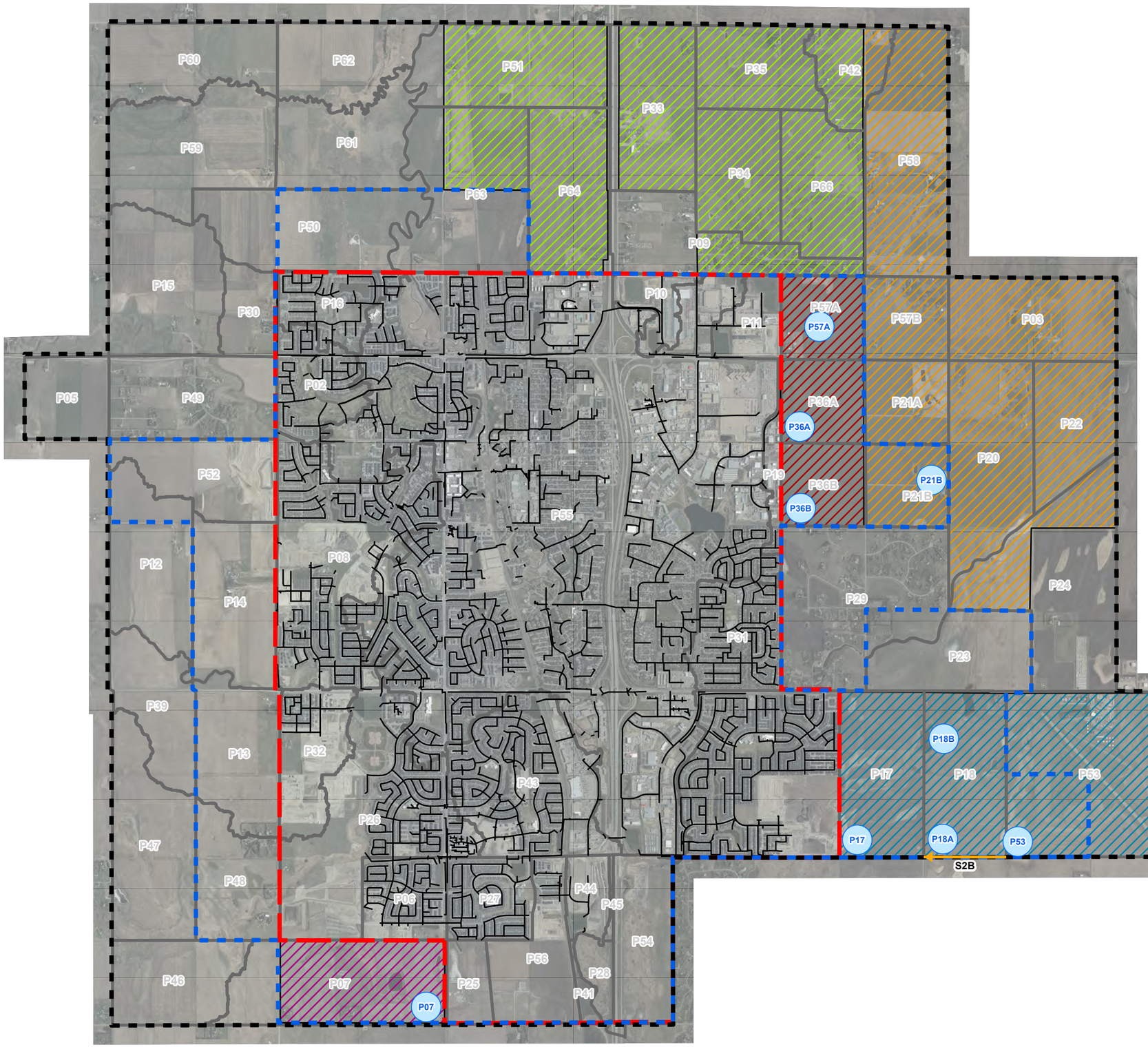
### Project Costs

| 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
2040 HYBRID SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

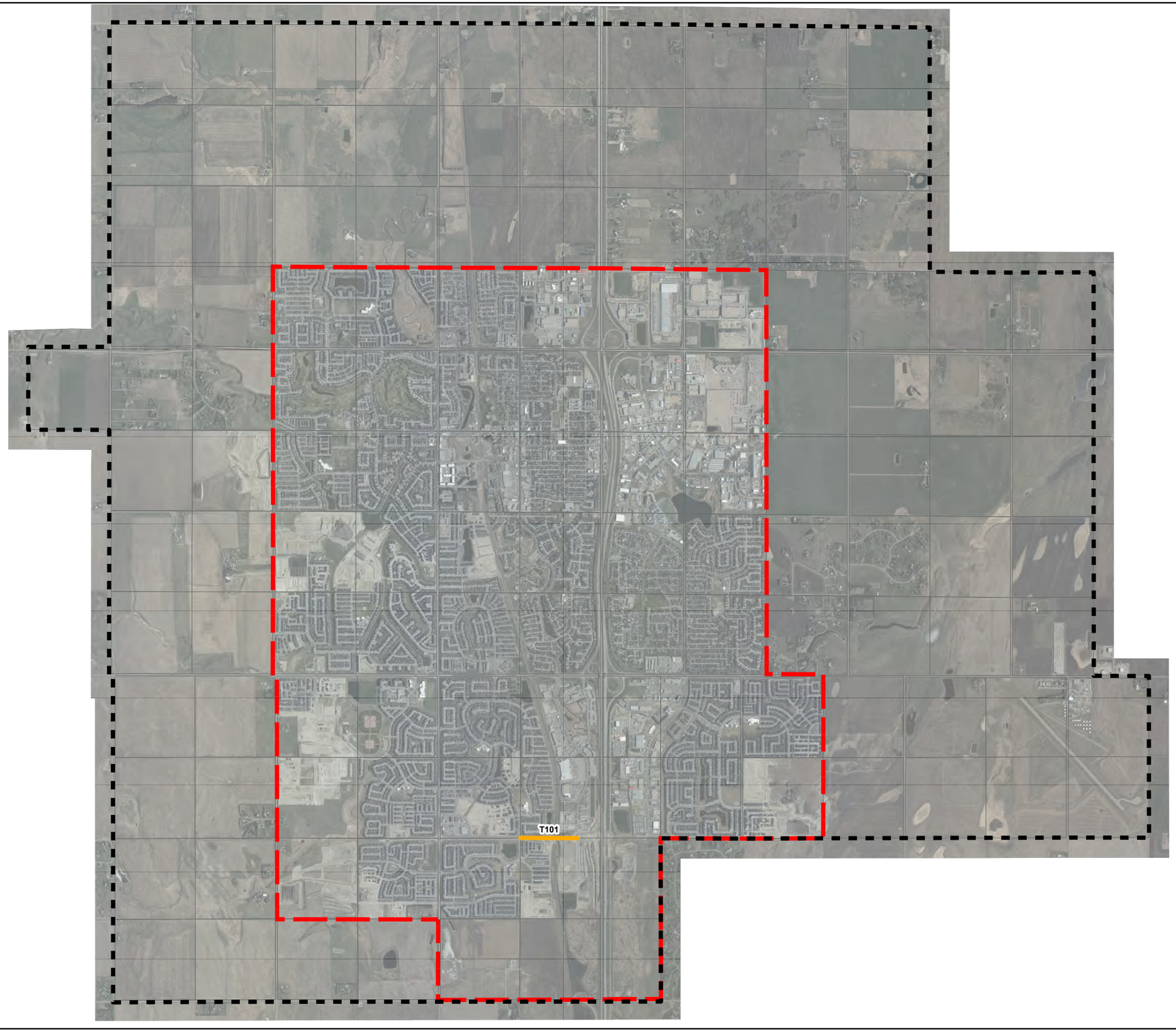
### Project Costs

| 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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## 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.

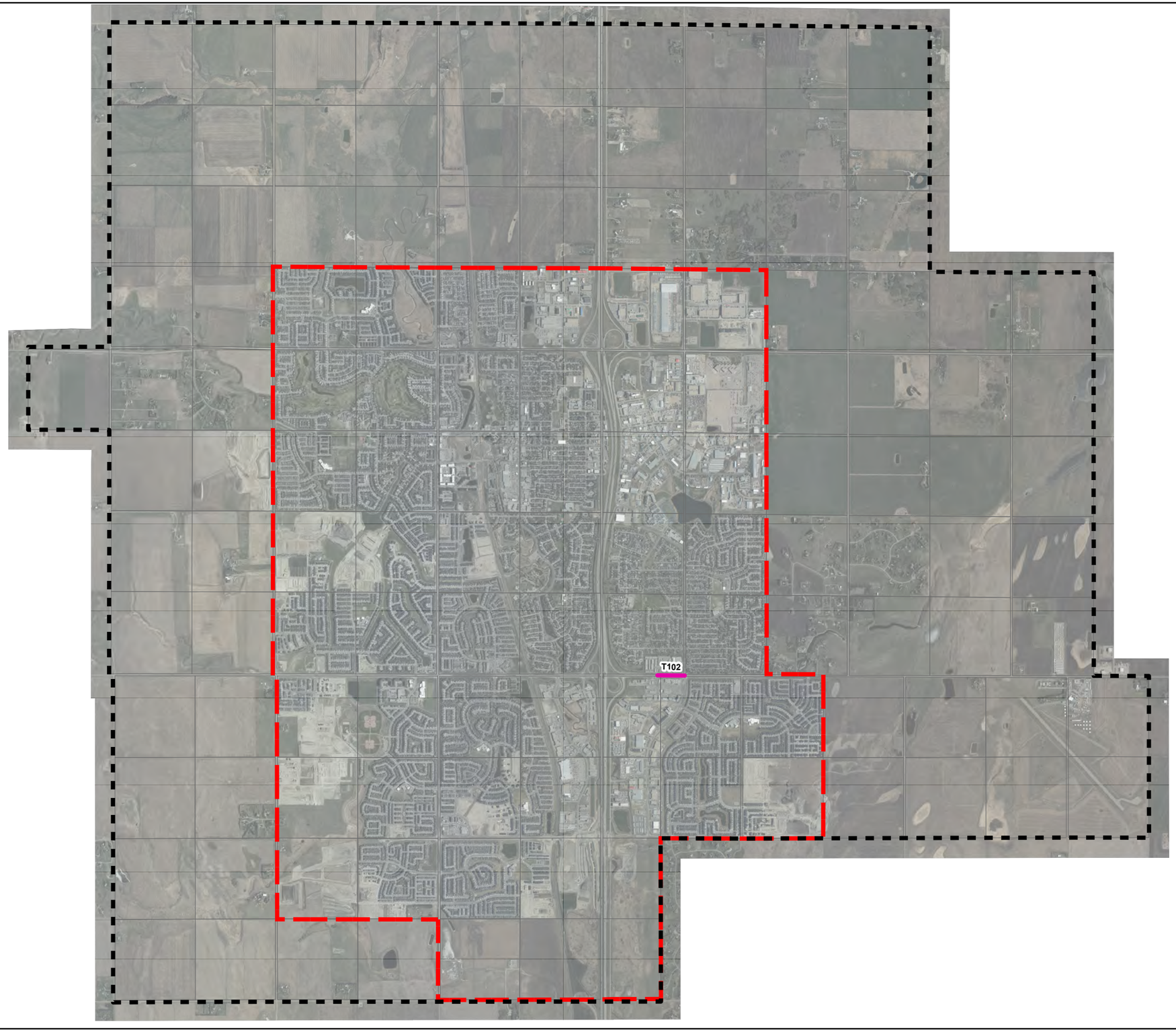
### Project Costs

| 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
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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.

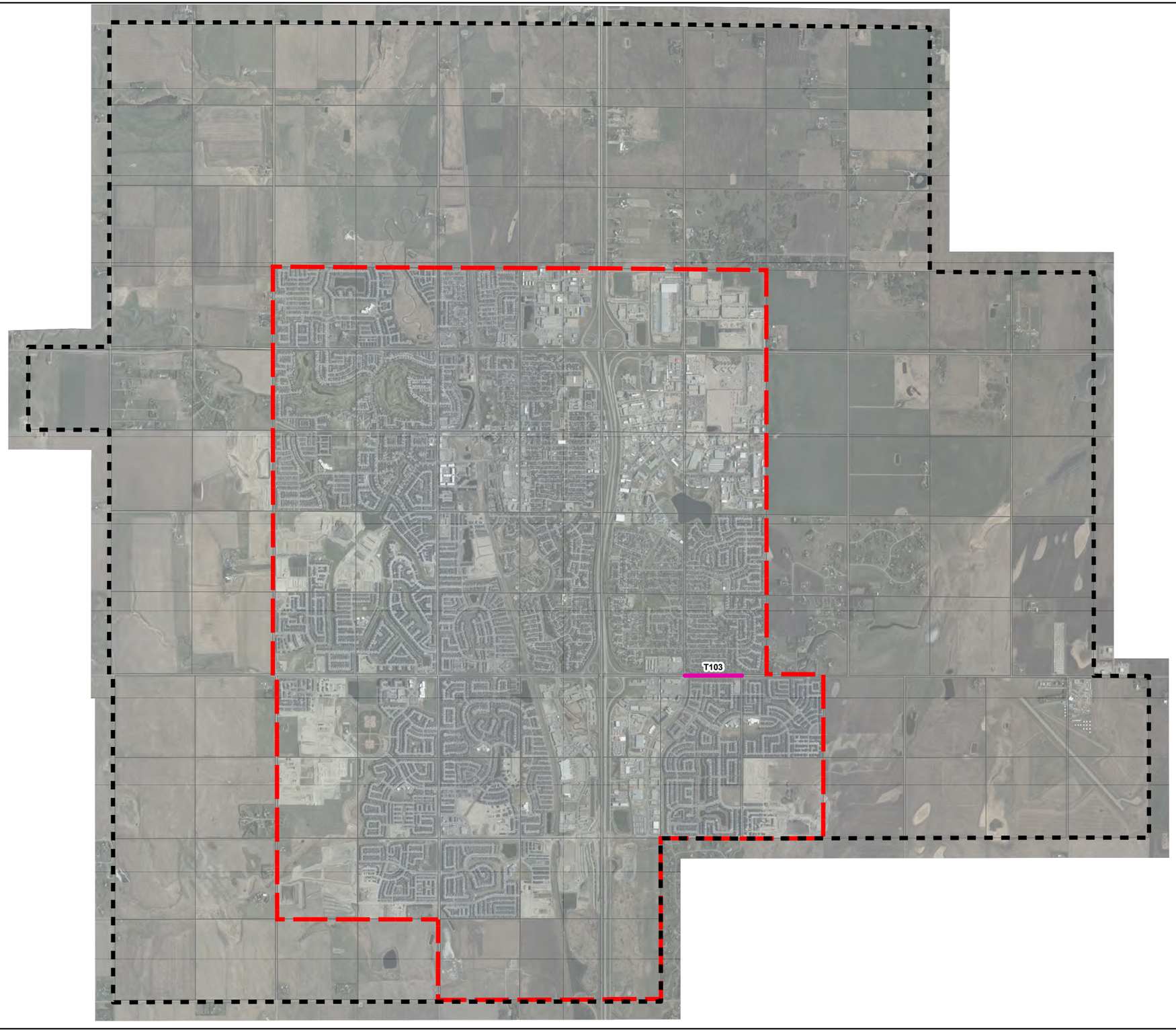
### Project Costs

| 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
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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.

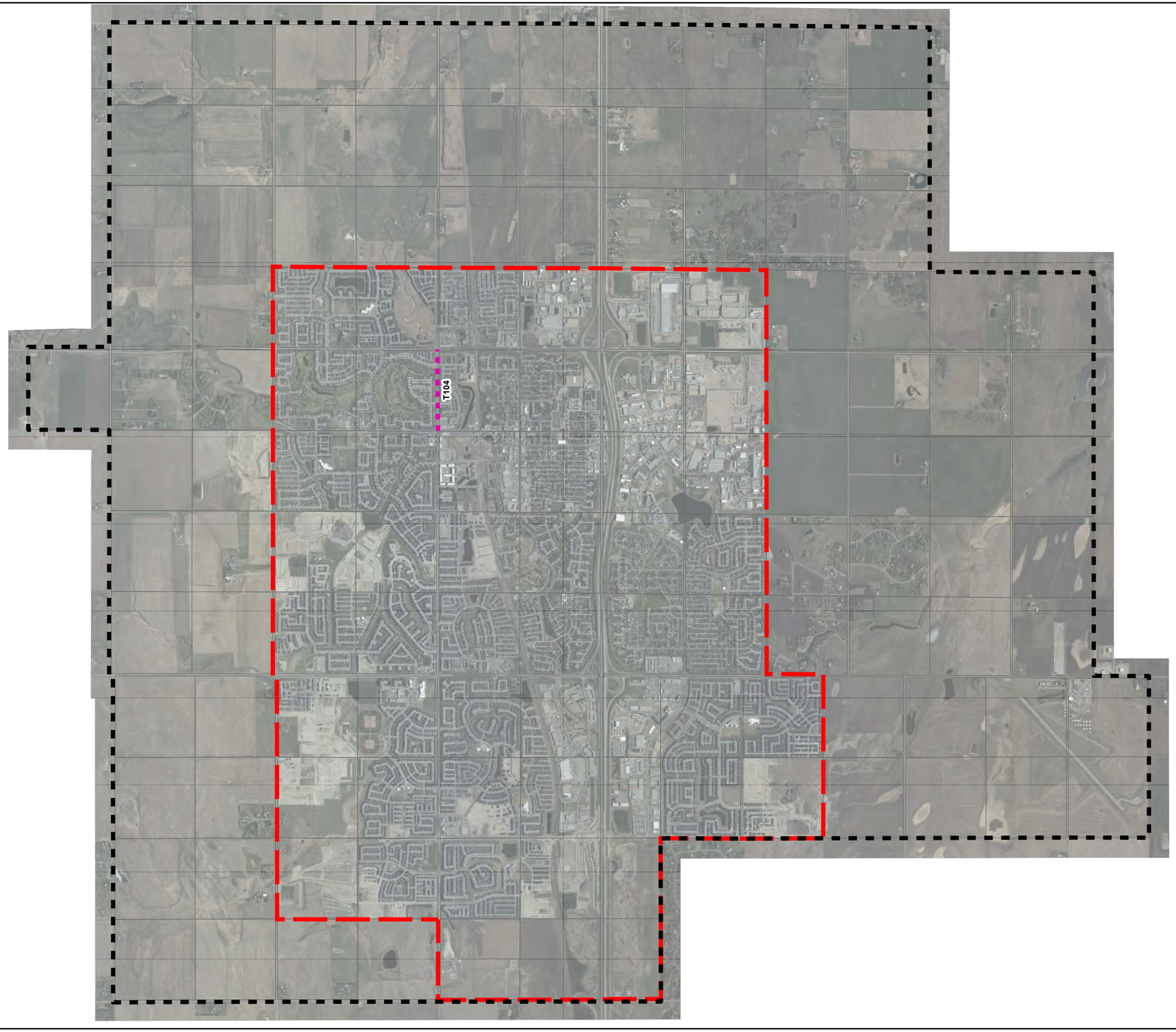
### Project Costs

| 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.

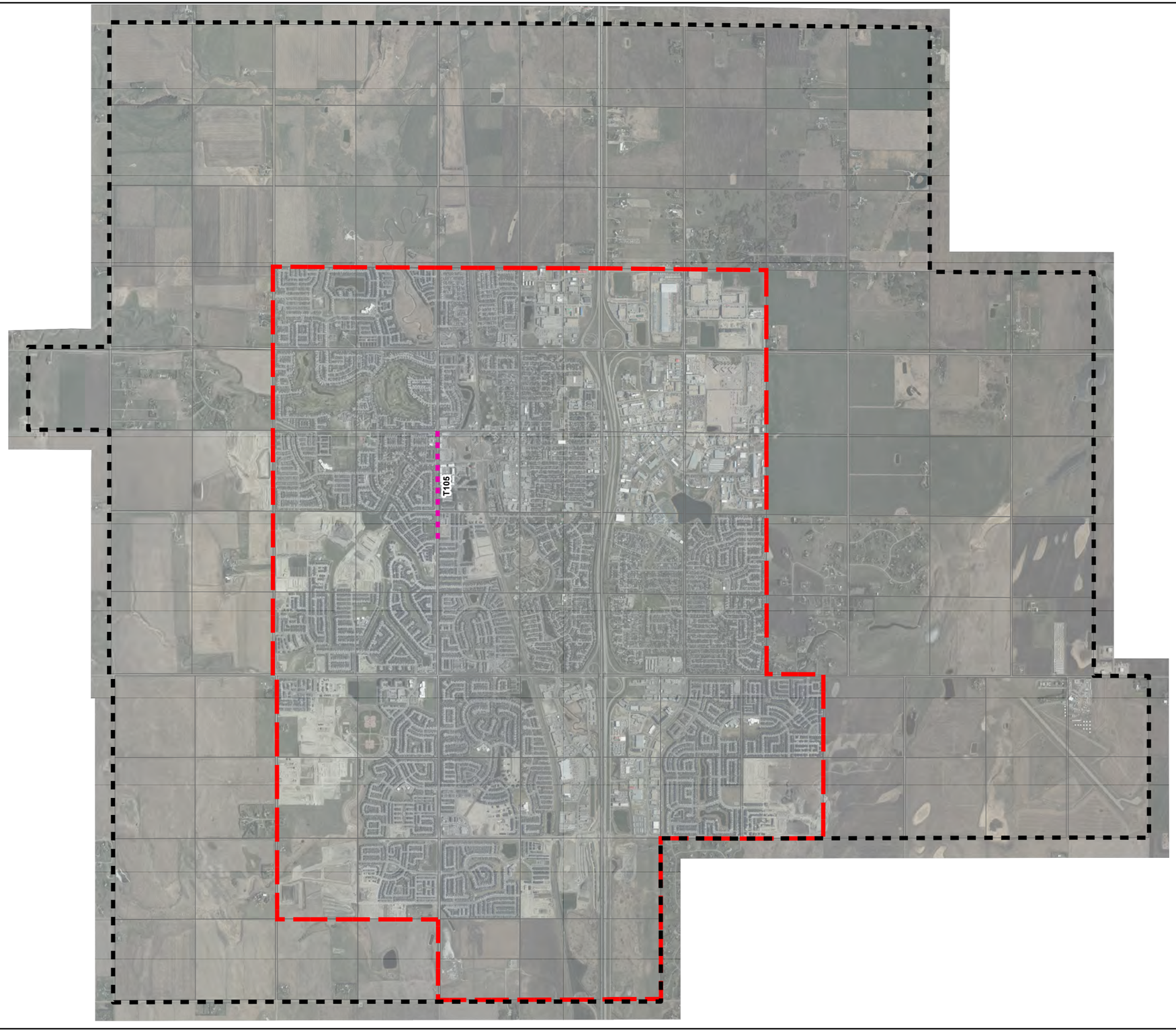
### Project Costs

| 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.

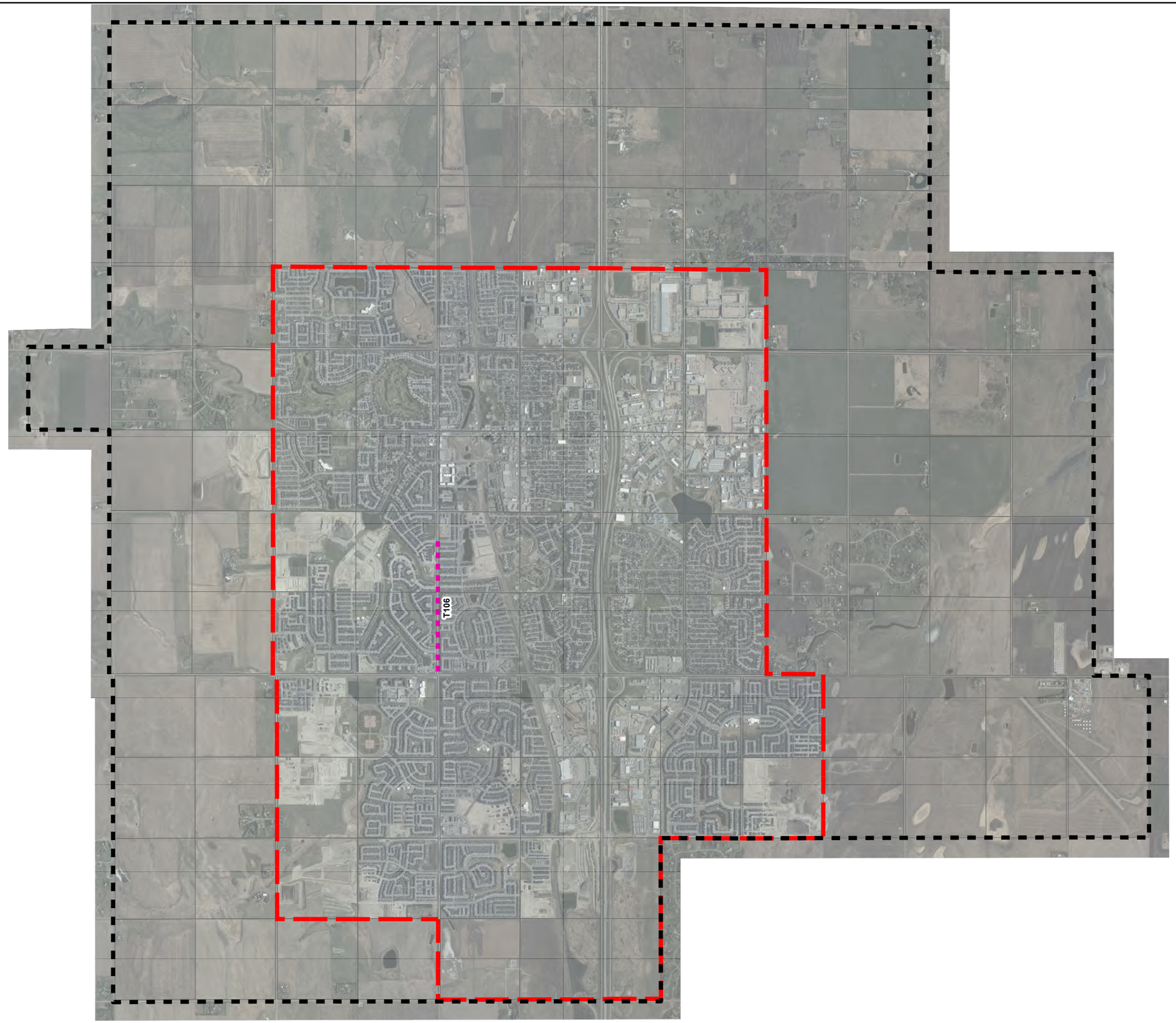
### Project Costs

| 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.

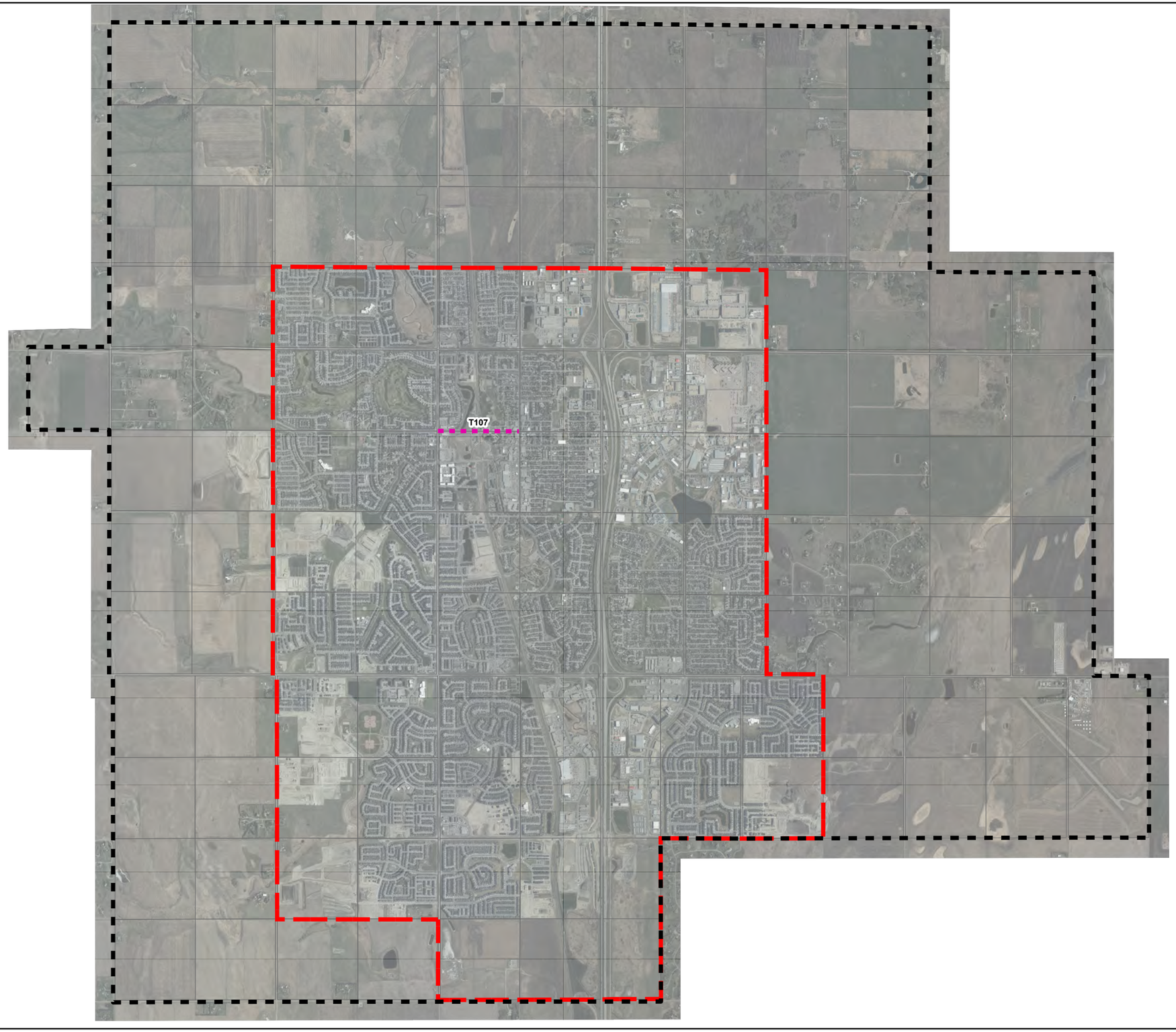
### Project Costs

| 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
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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.

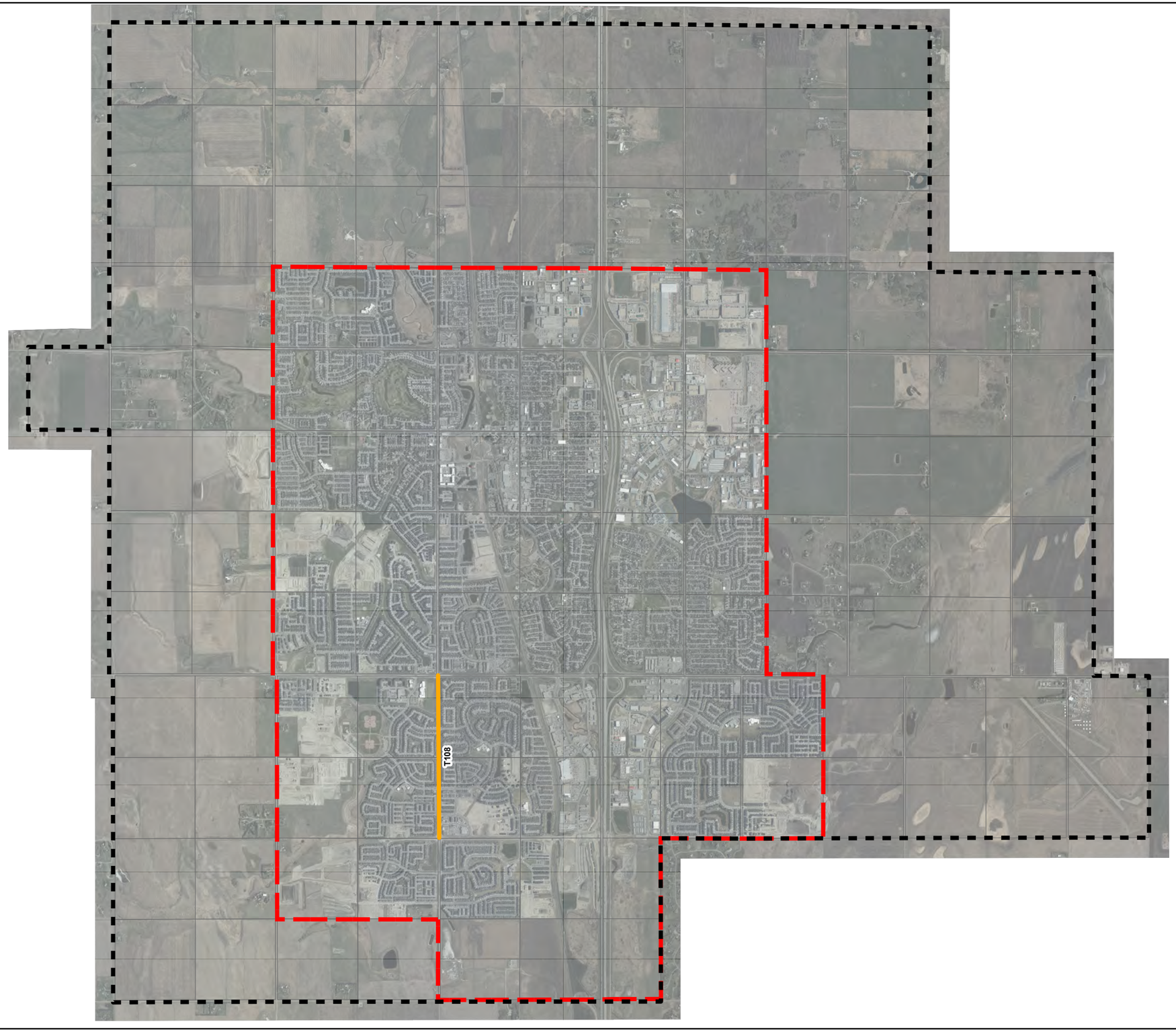
### Project Costs

| 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
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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.

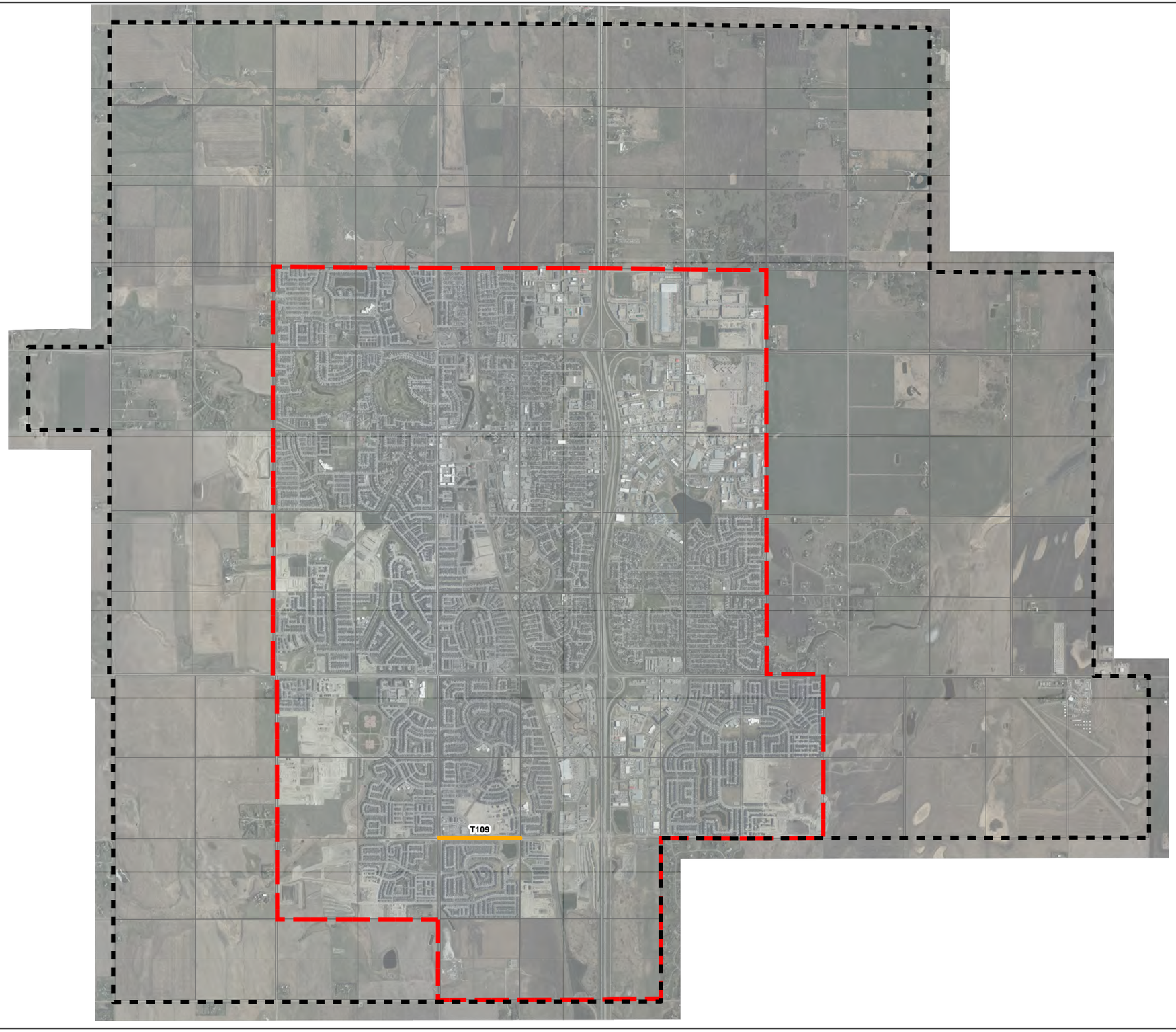
### Project Costs

| 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
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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.

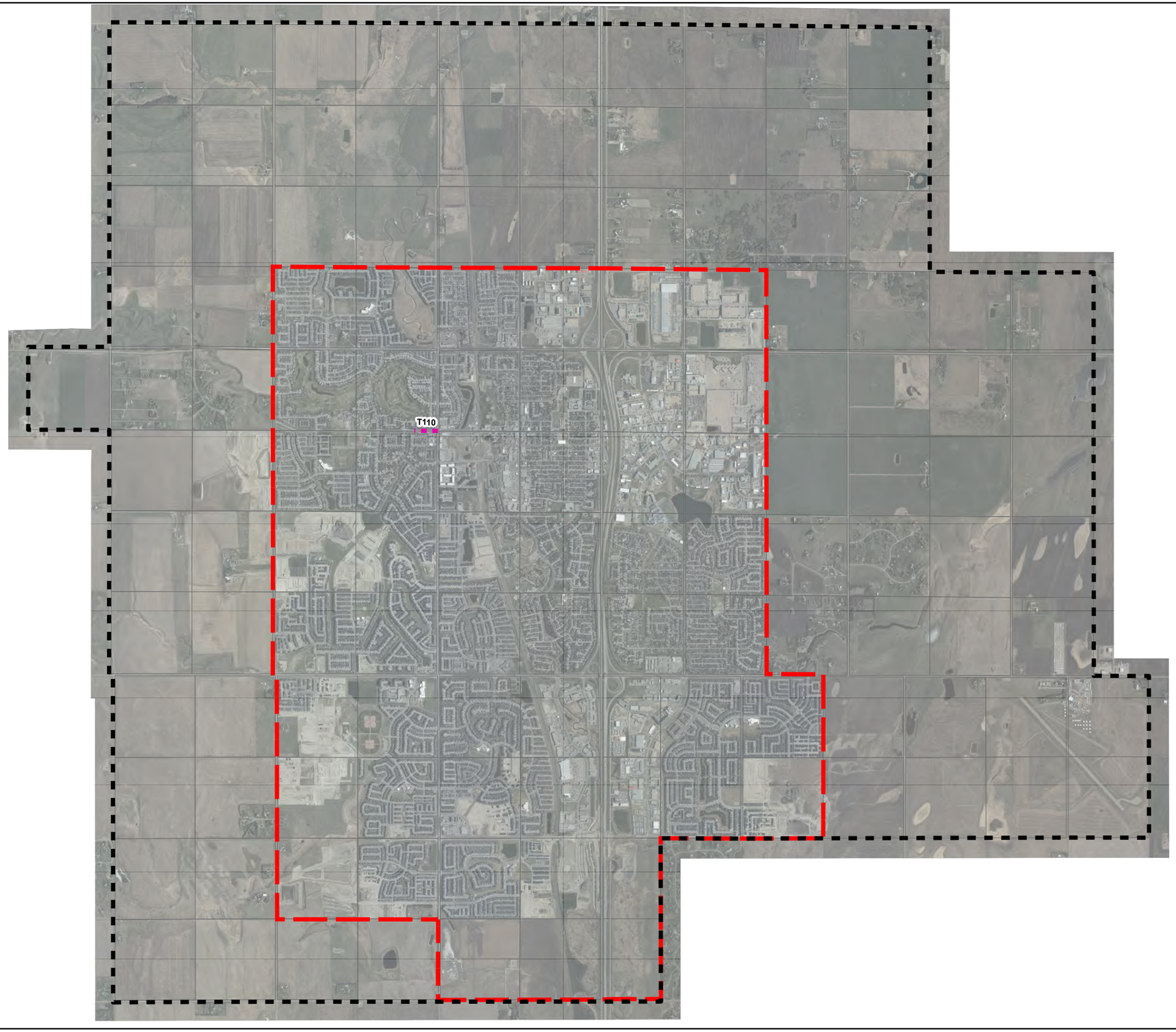
### Project Costs

| 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
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

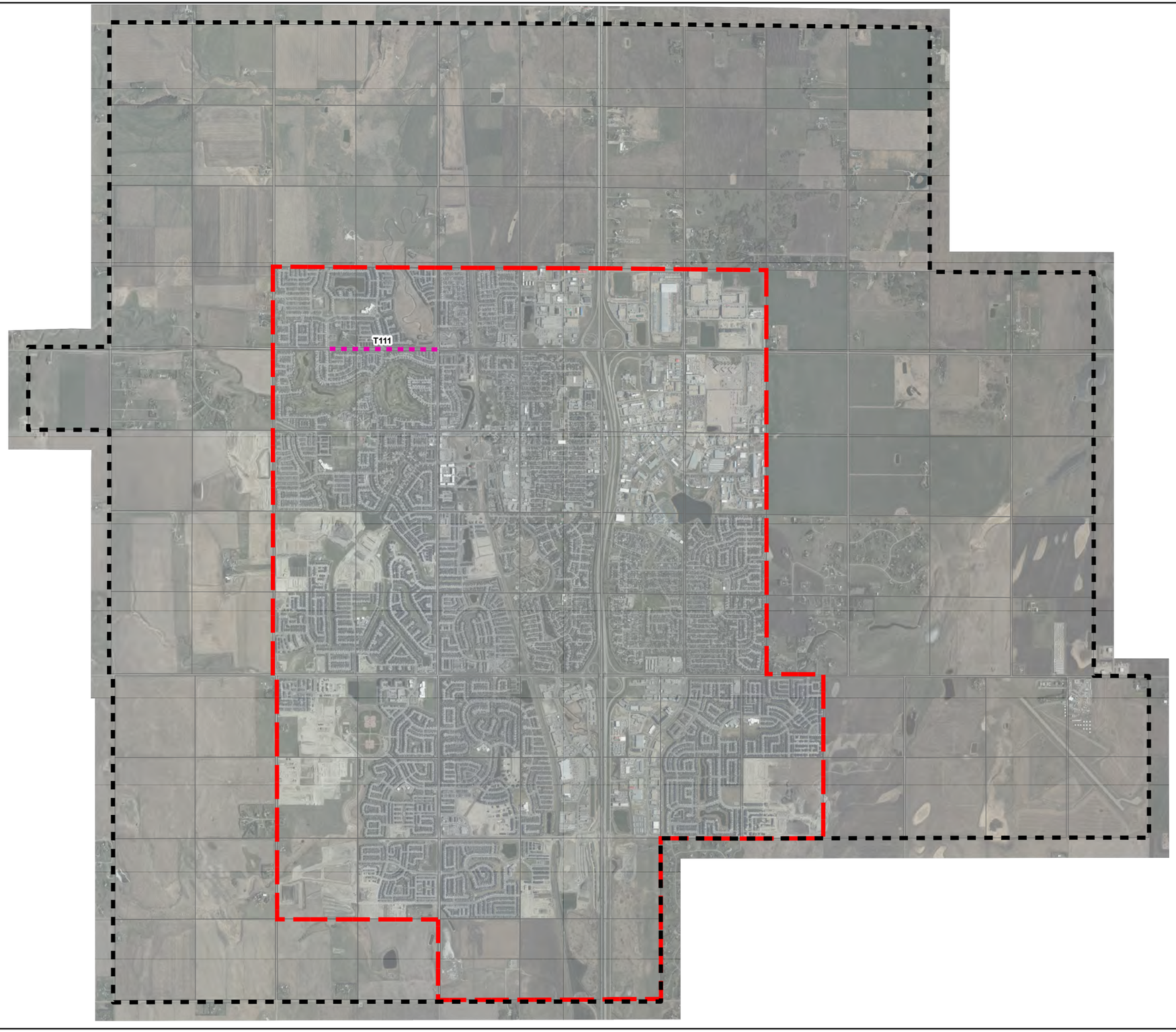
### Project Costs

| 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.

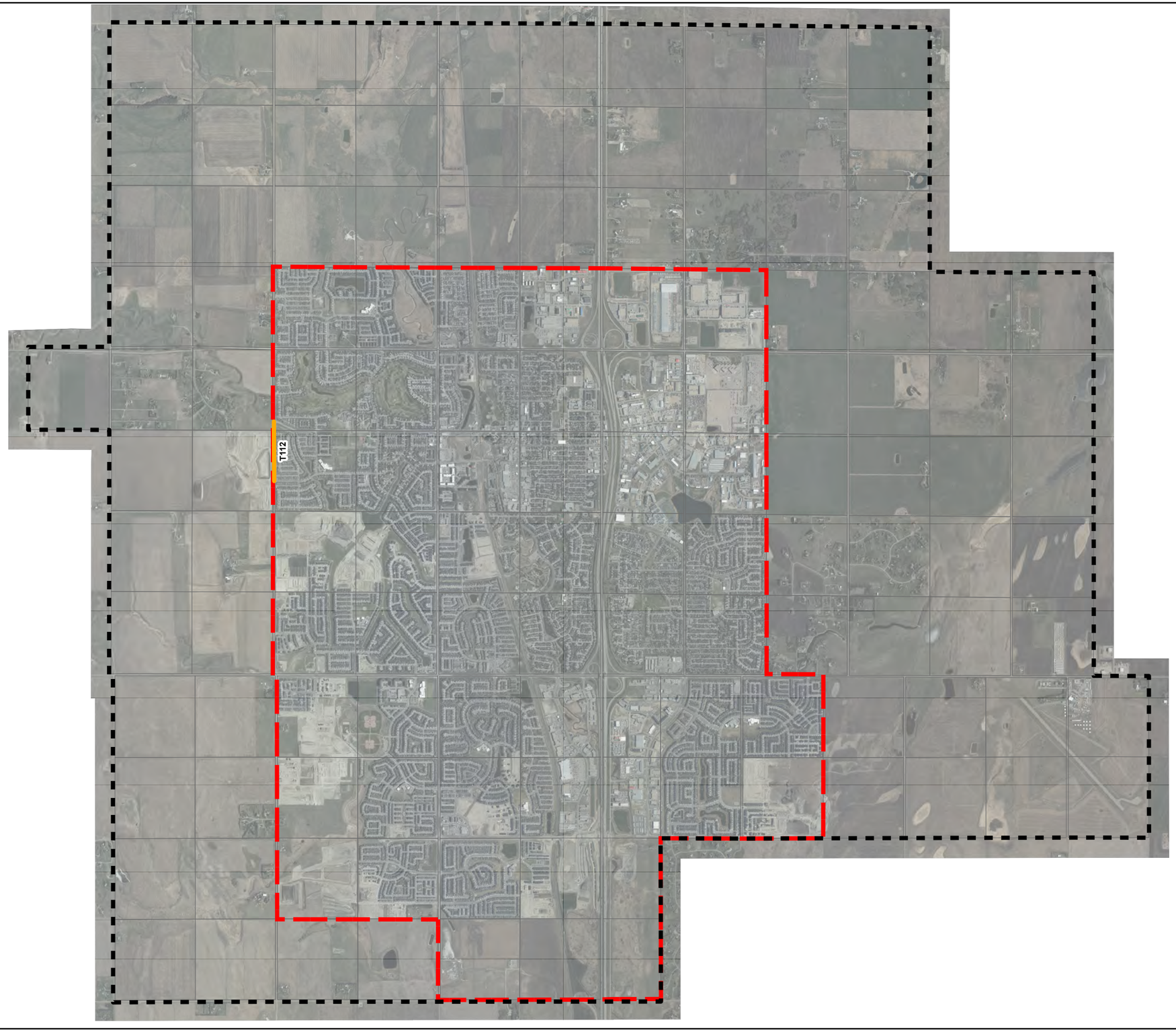
### Project Costs

| 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
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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.

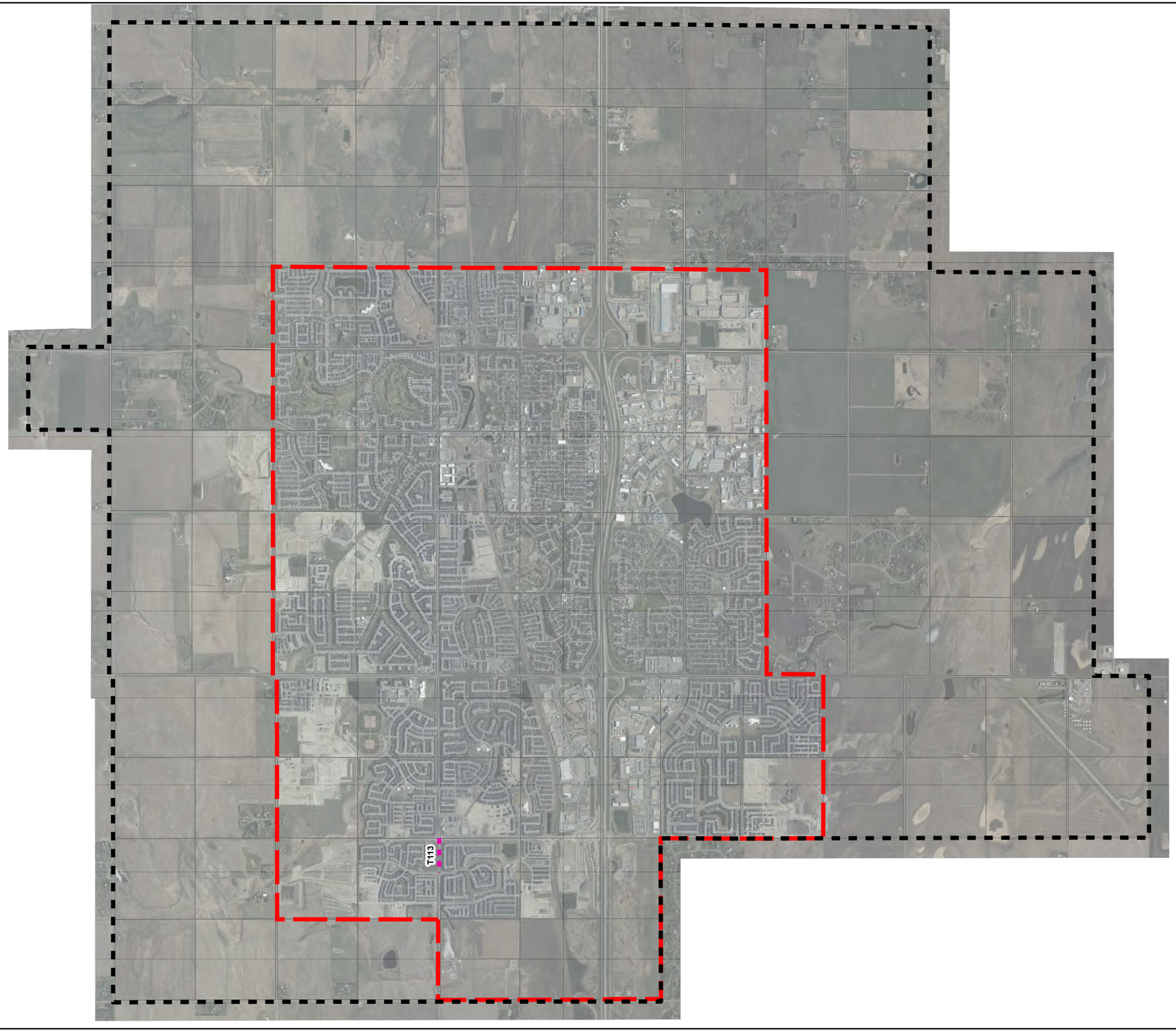
### Project Costs

| 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
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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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.

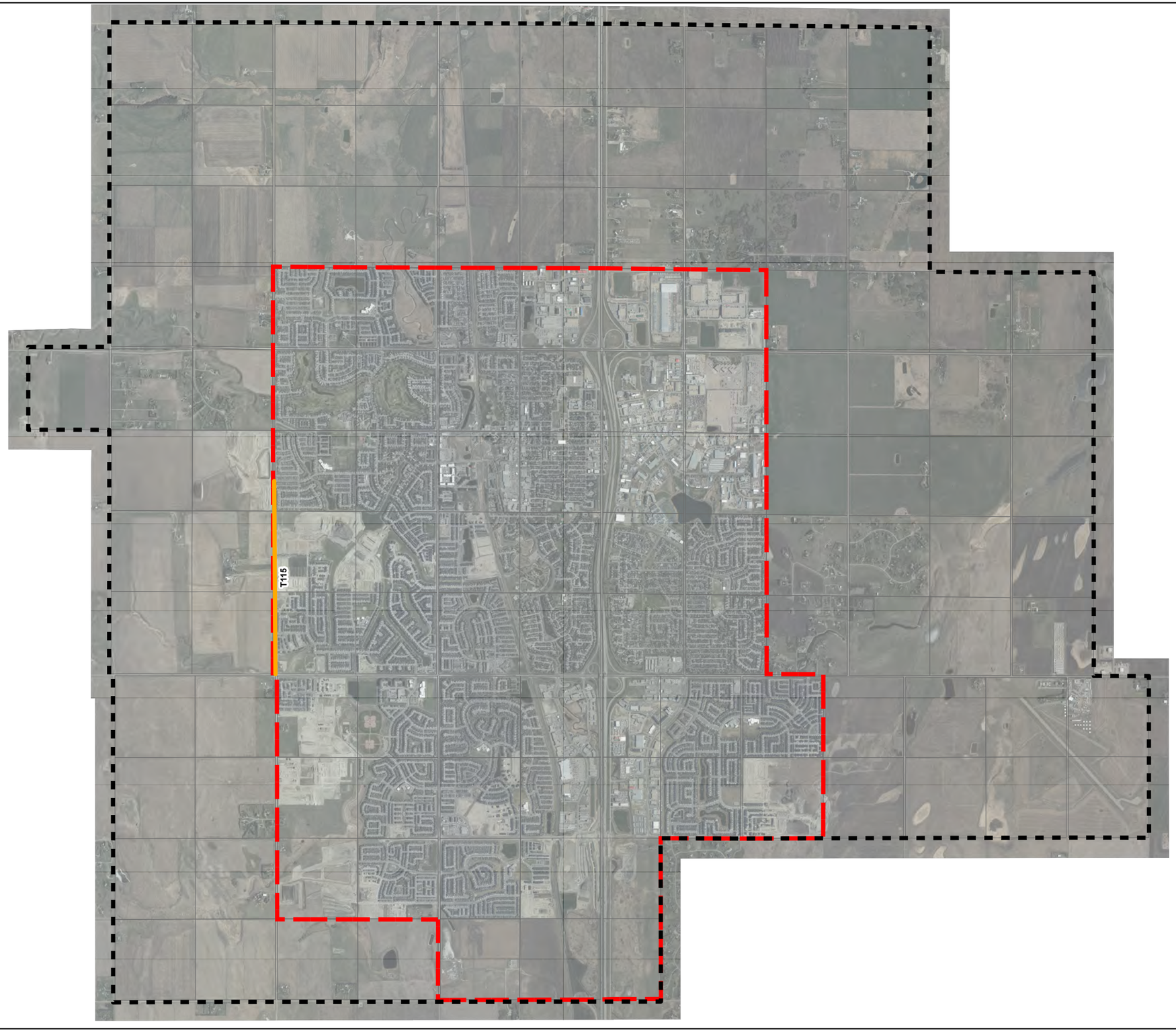
### Project Costs

| 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.

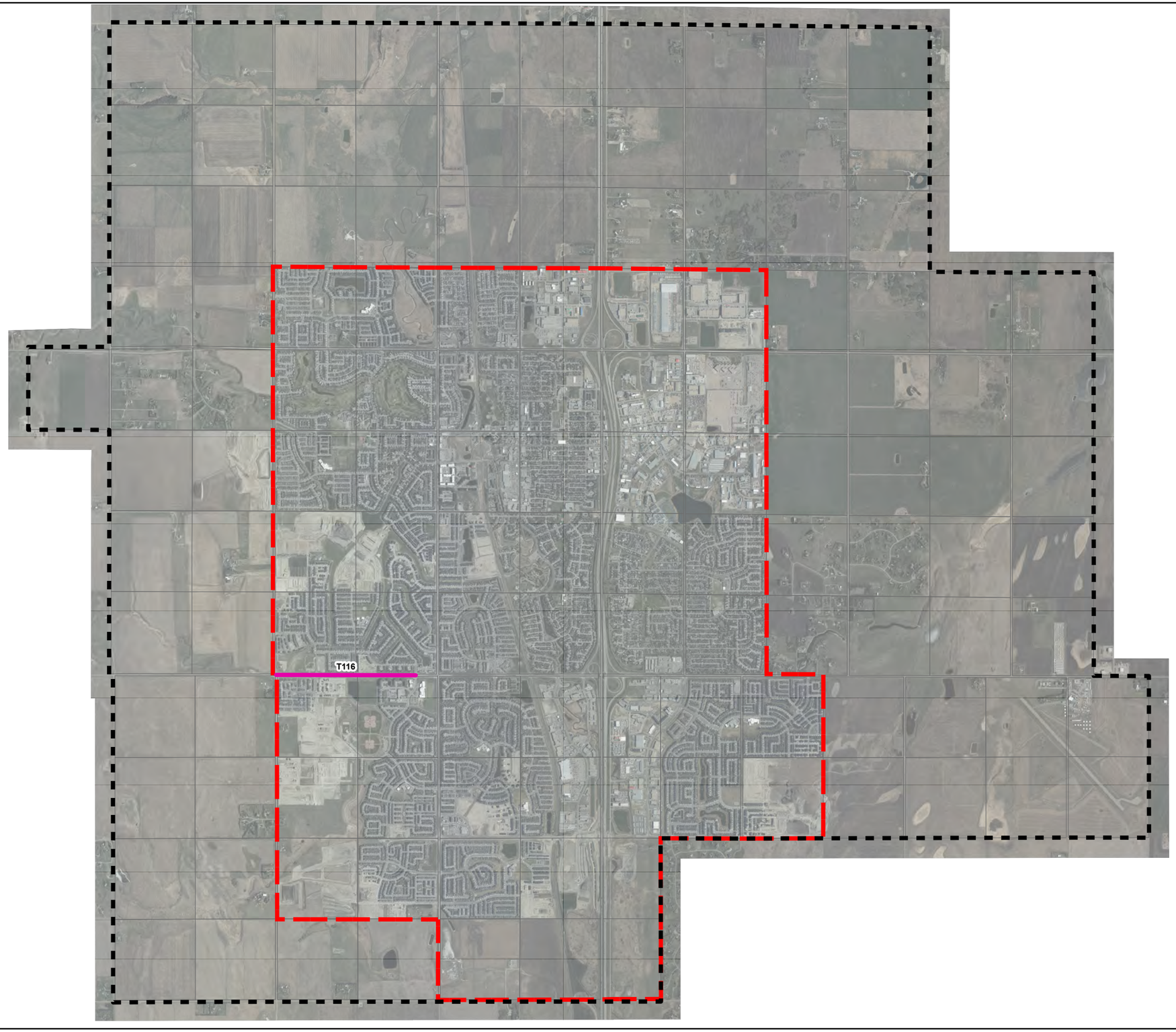
### Project Costs

| 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
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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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.

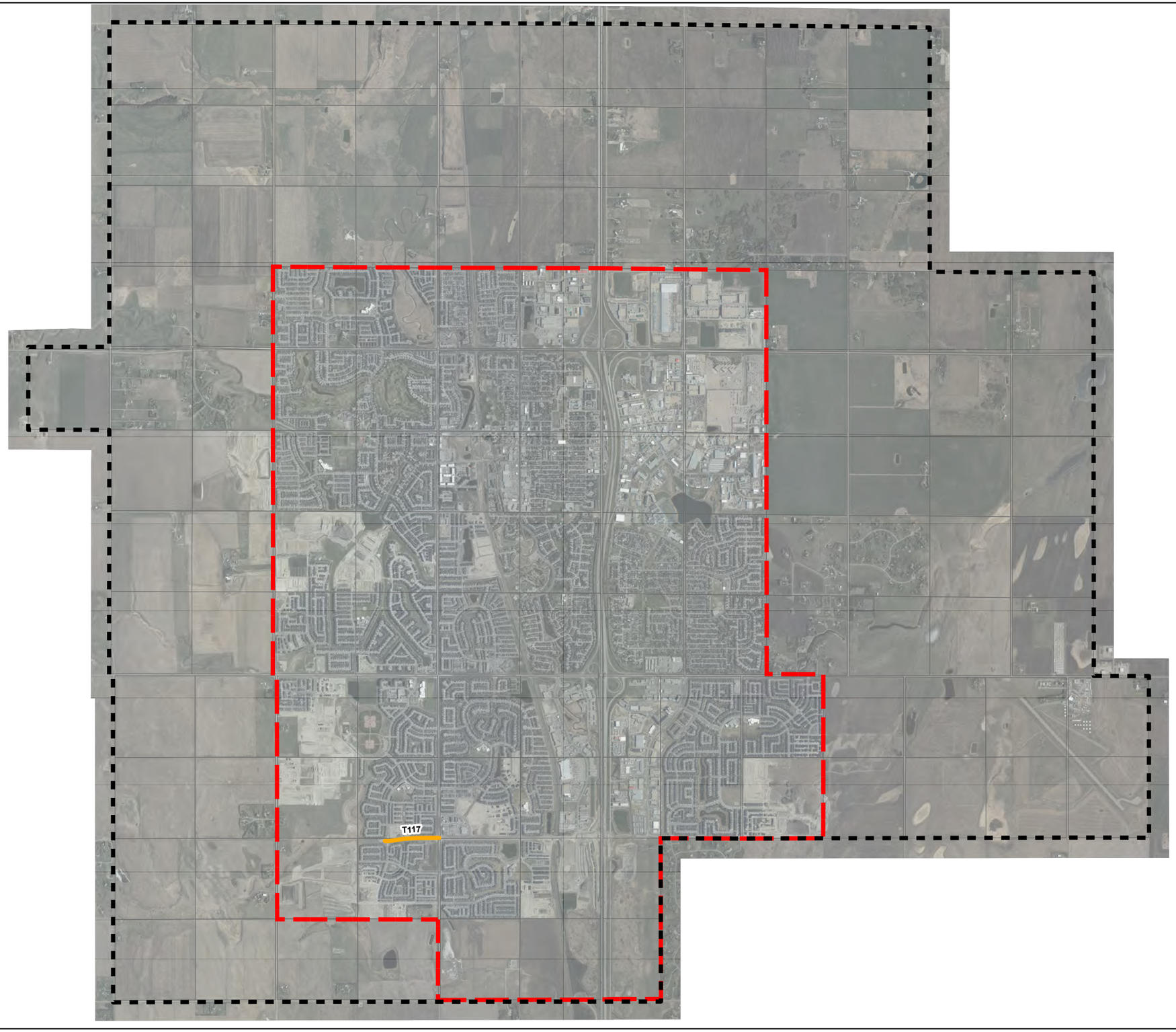
### Project Costs

| 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.

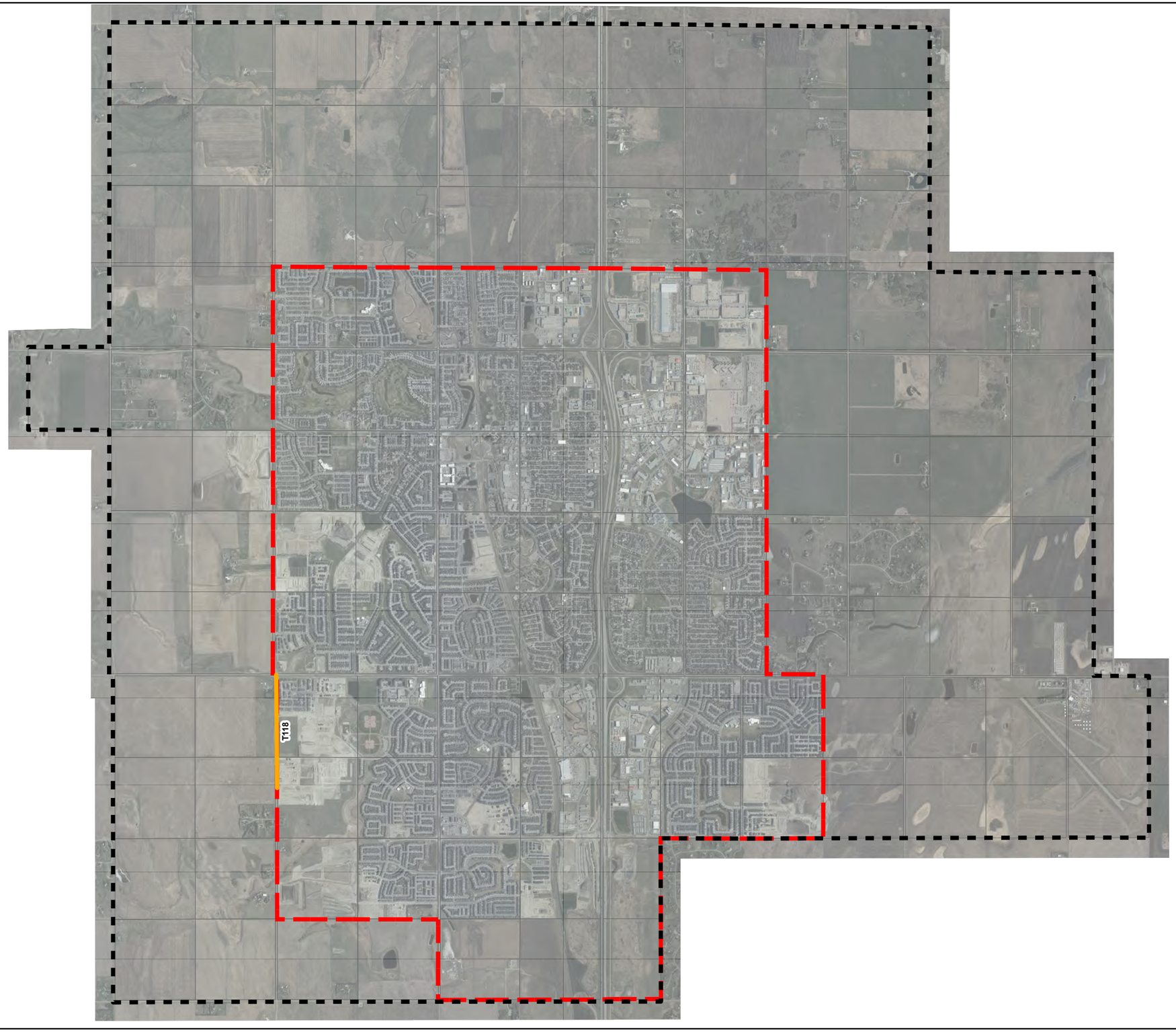
### Project Costs

| 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.

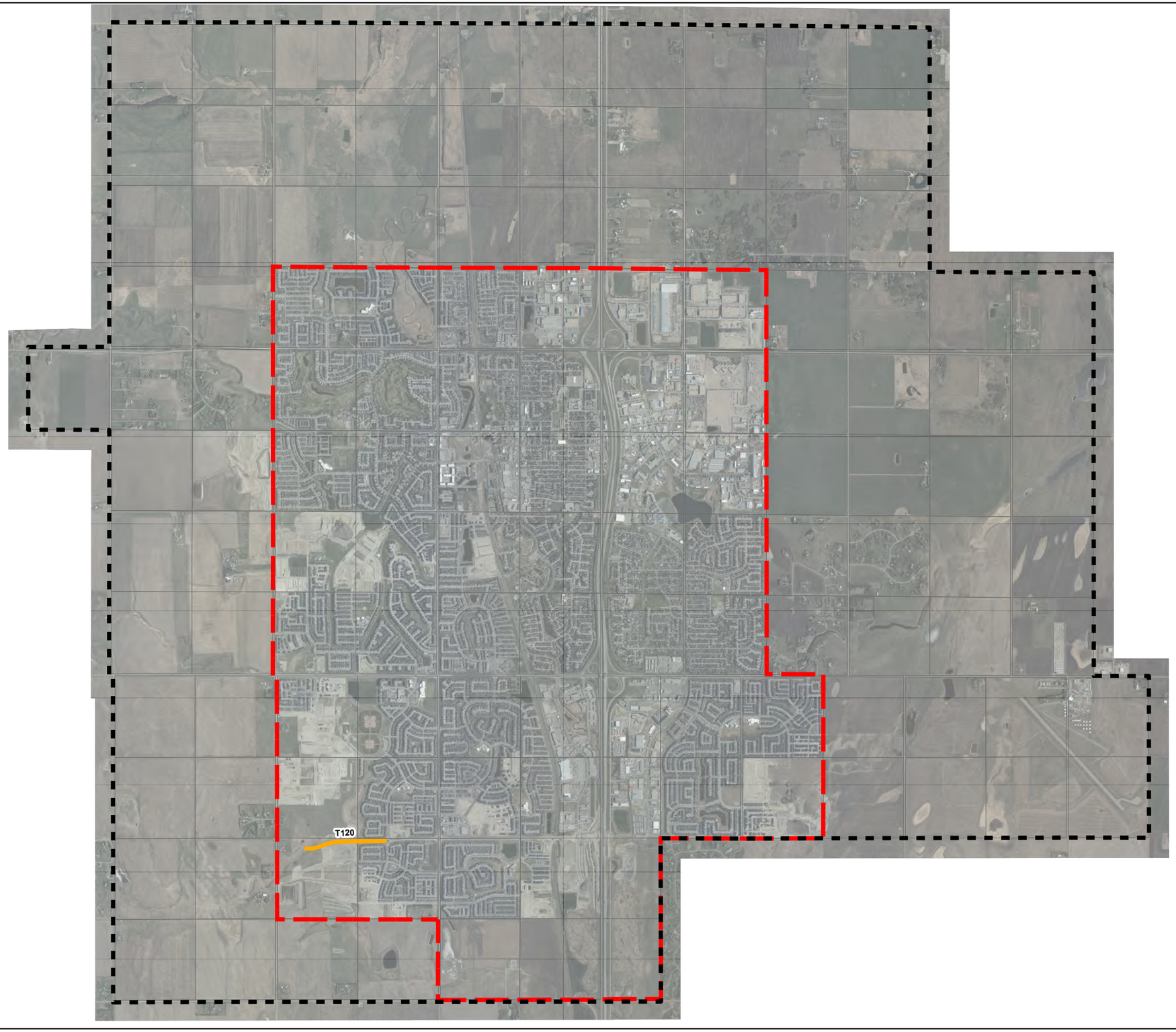
### Project Costs

| 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
TRANSPORTATION INFRASTRUCTURE
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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.

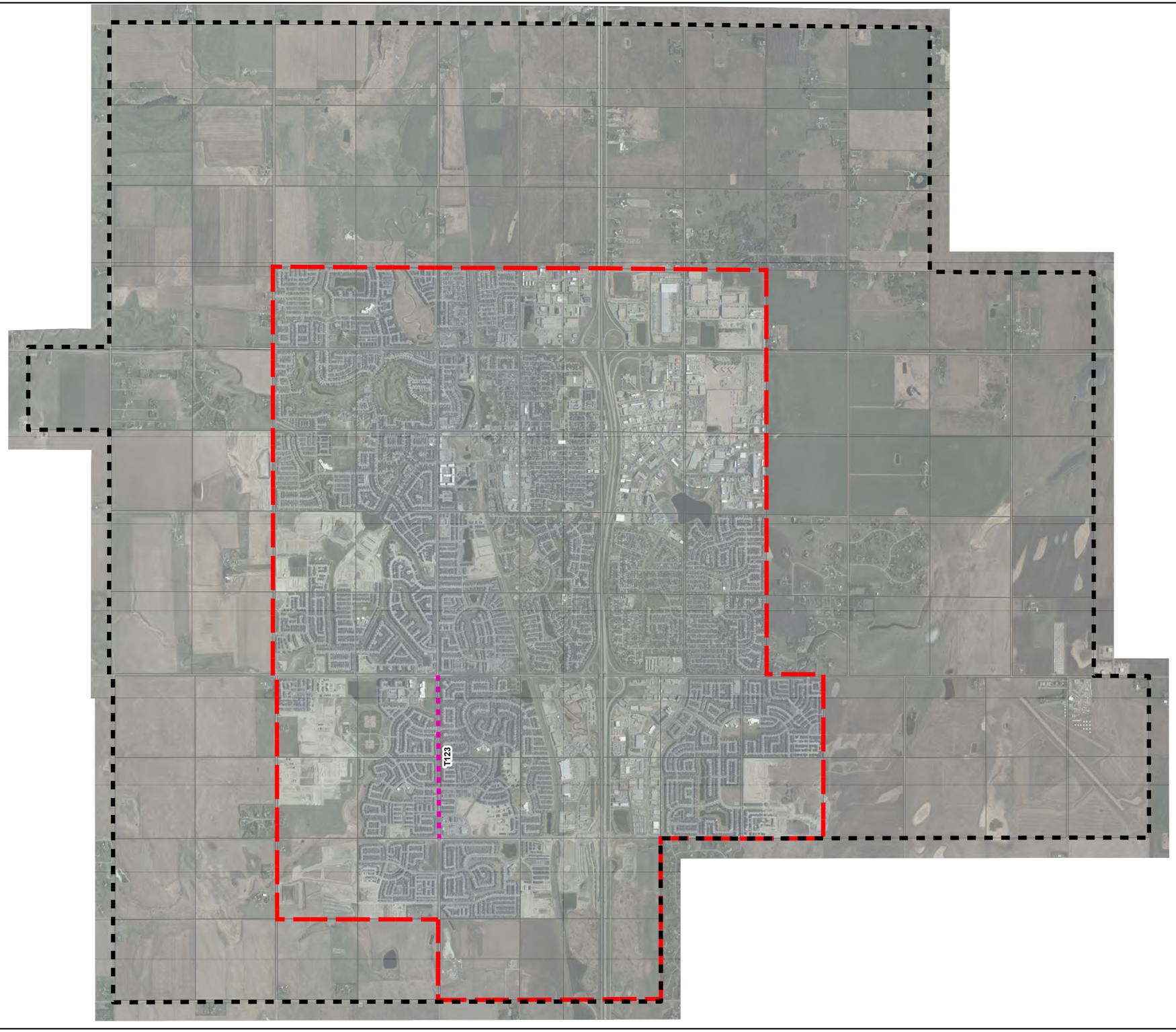
### Project Costs

| 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
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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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.

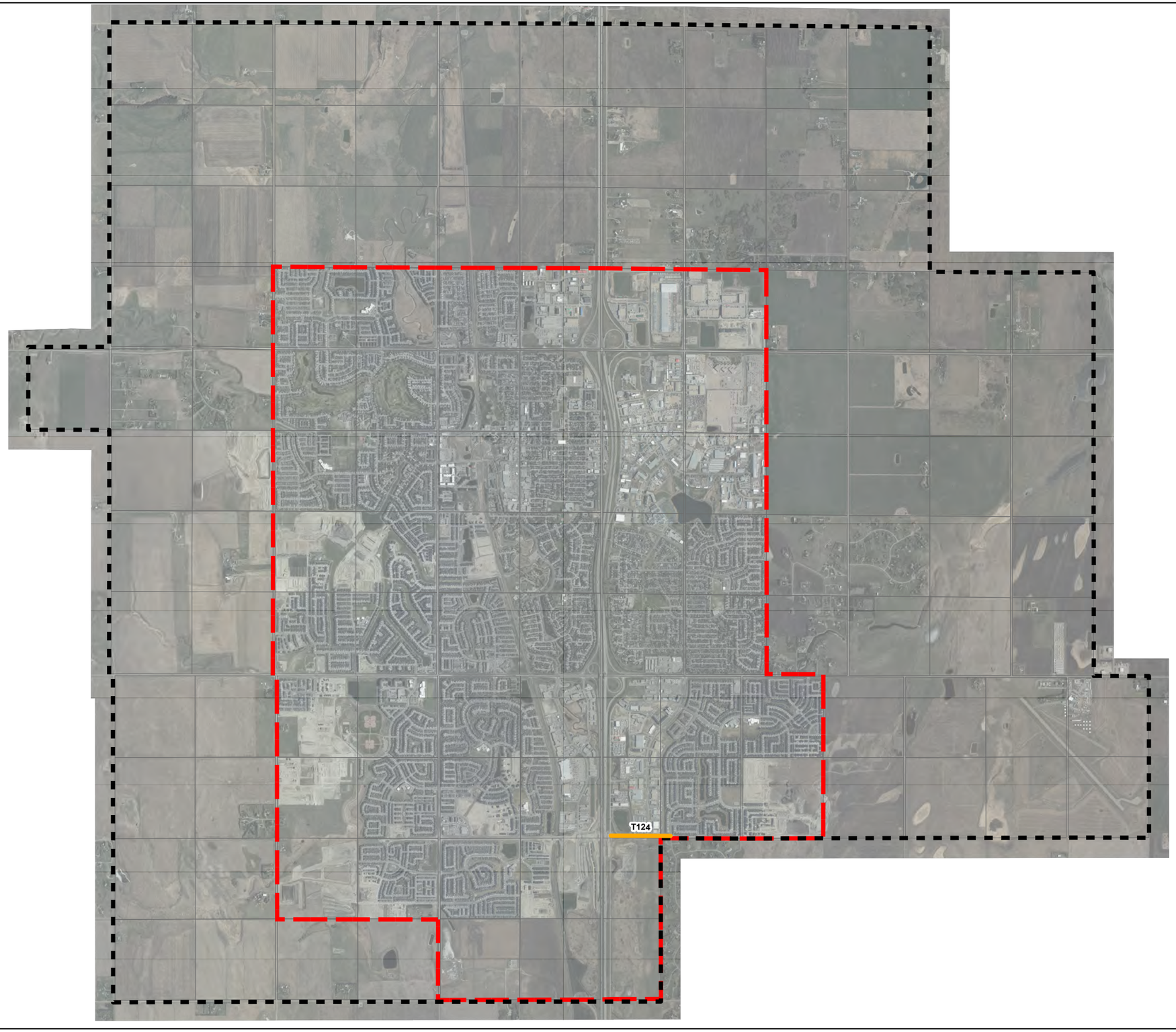
### Project Costs

| 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
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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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.

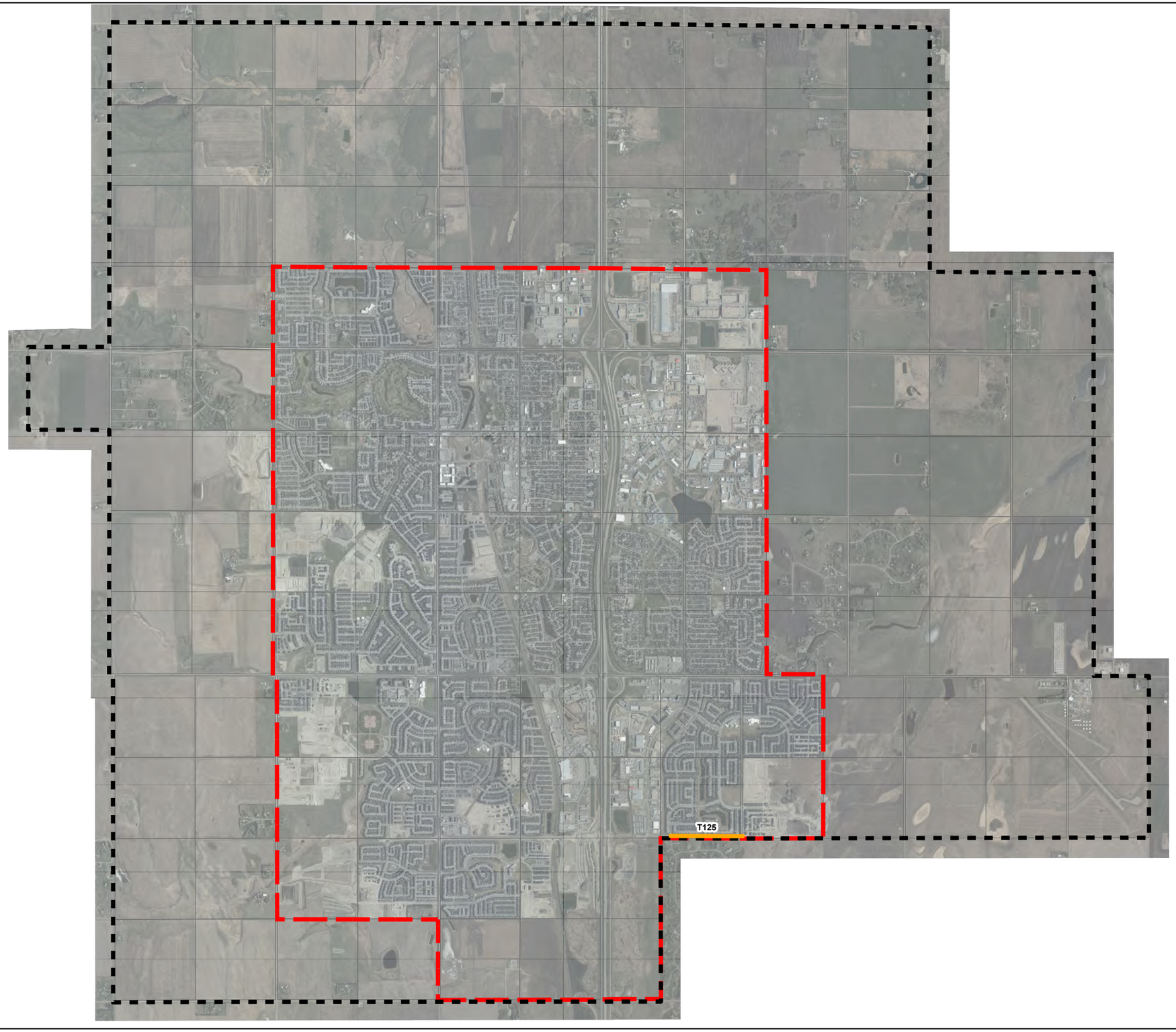
### Project Costs

| 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
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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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.

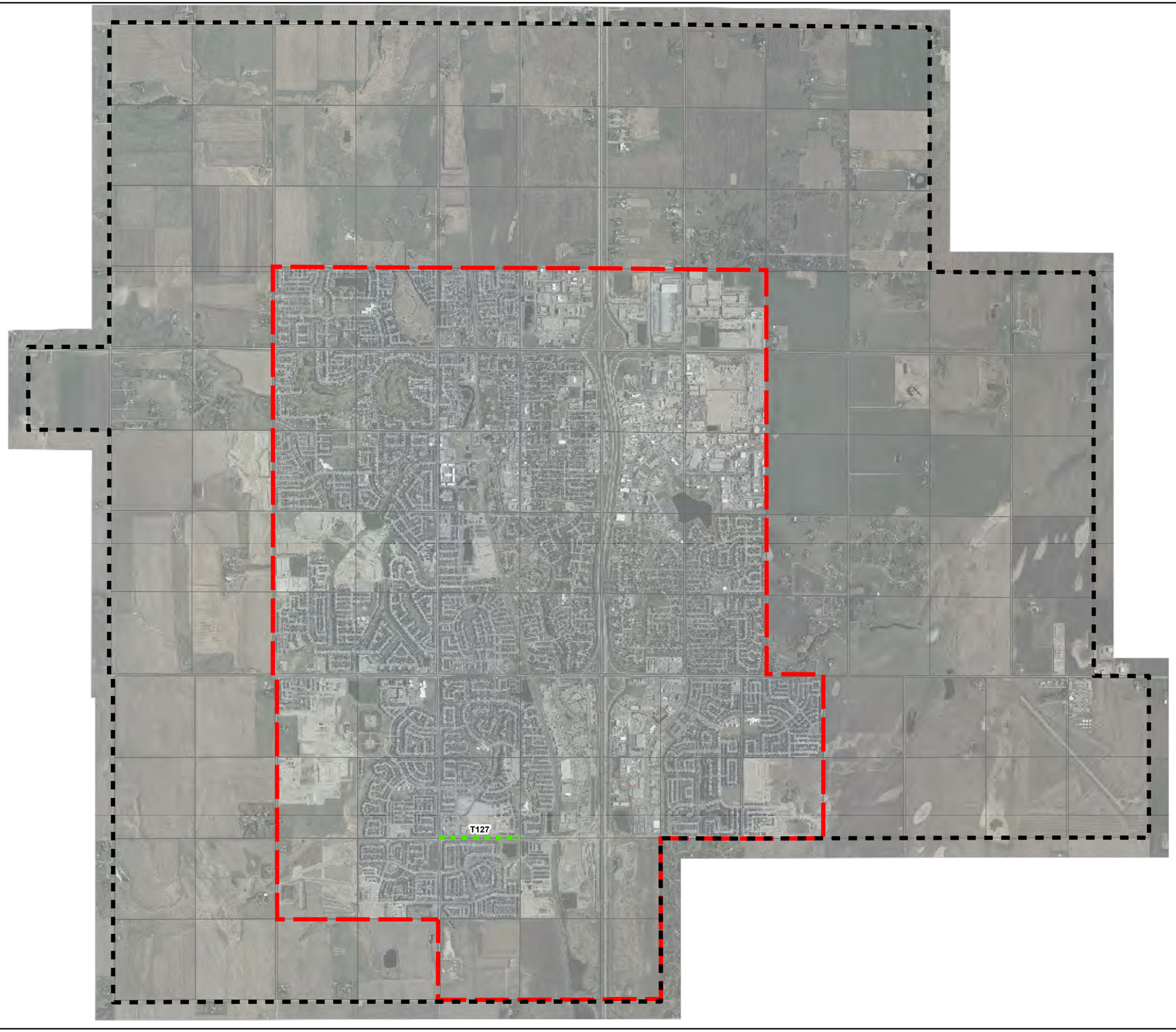
### Project Costs

| 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
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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.

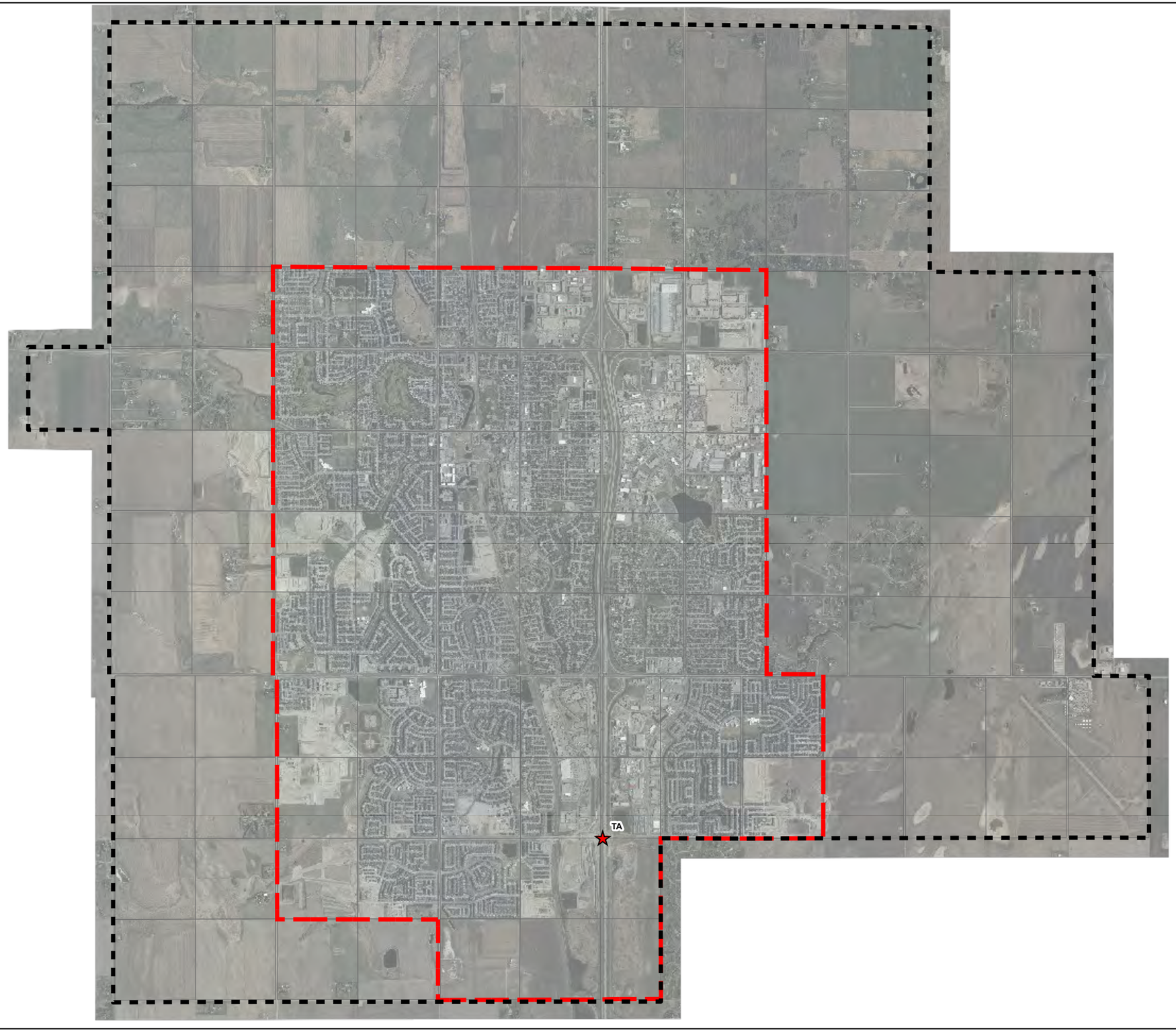
### Project Costs

| 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
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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.

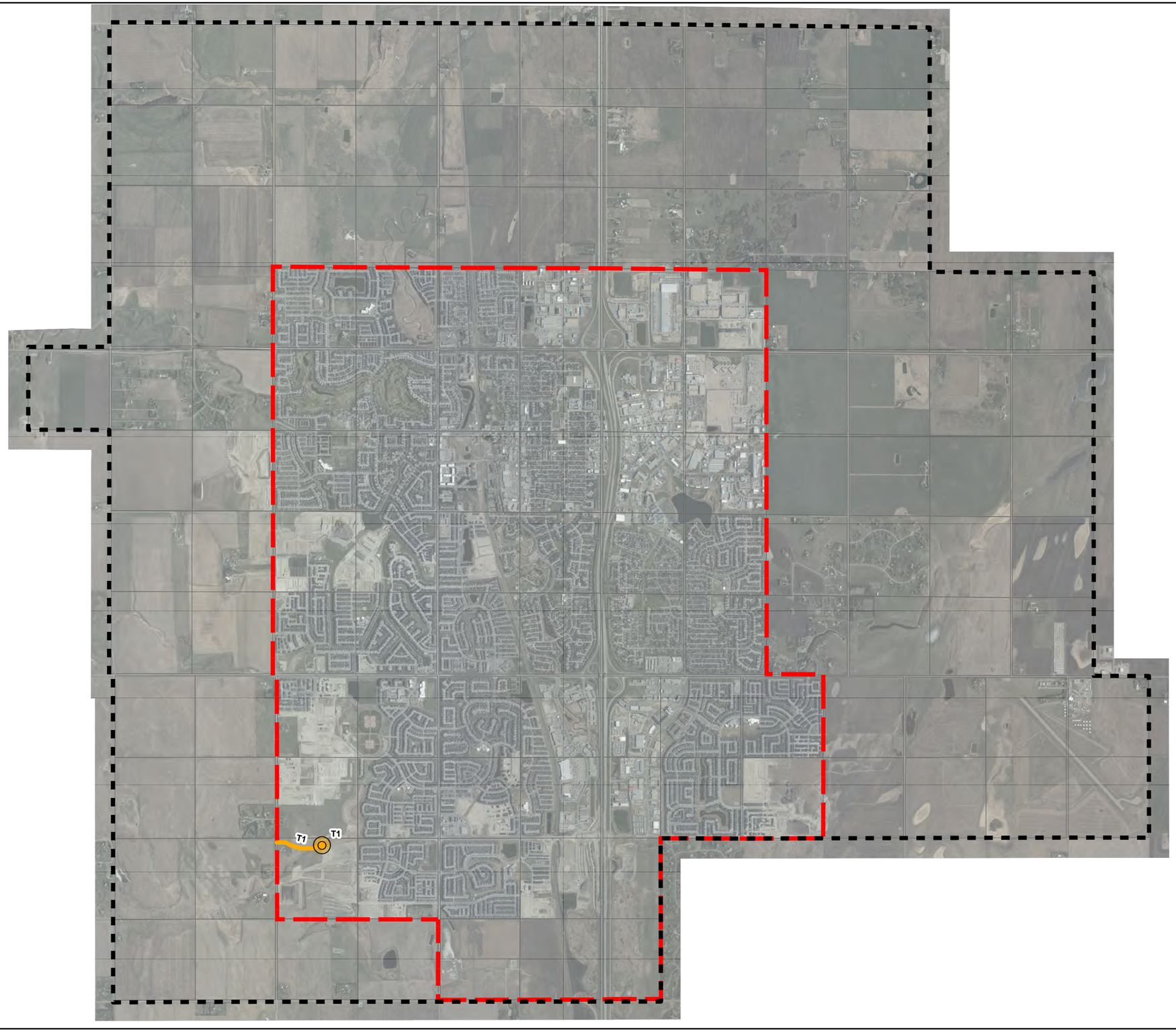
### Project Costs

| 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

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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.

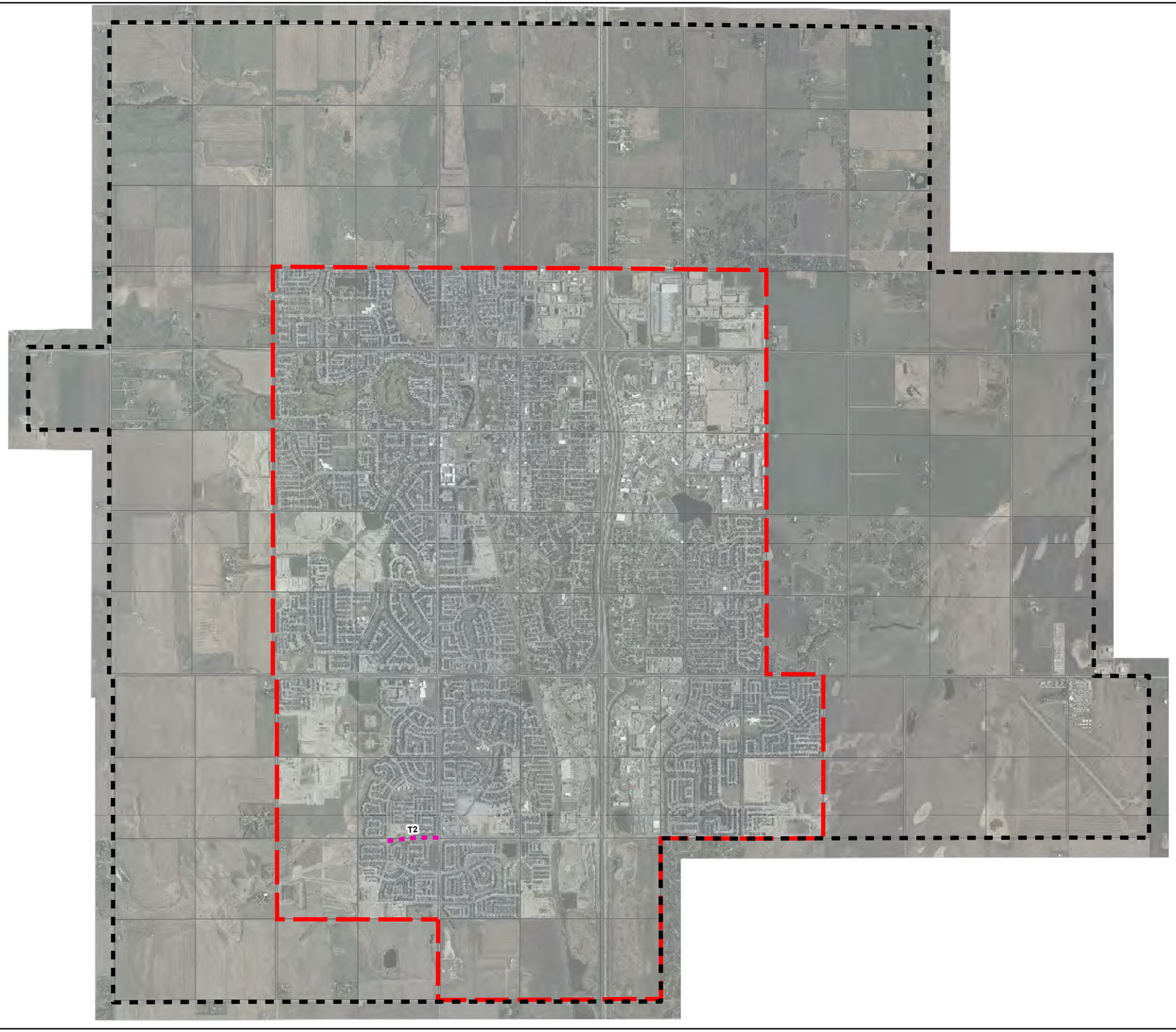
### Project Costs

| 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
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## 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.

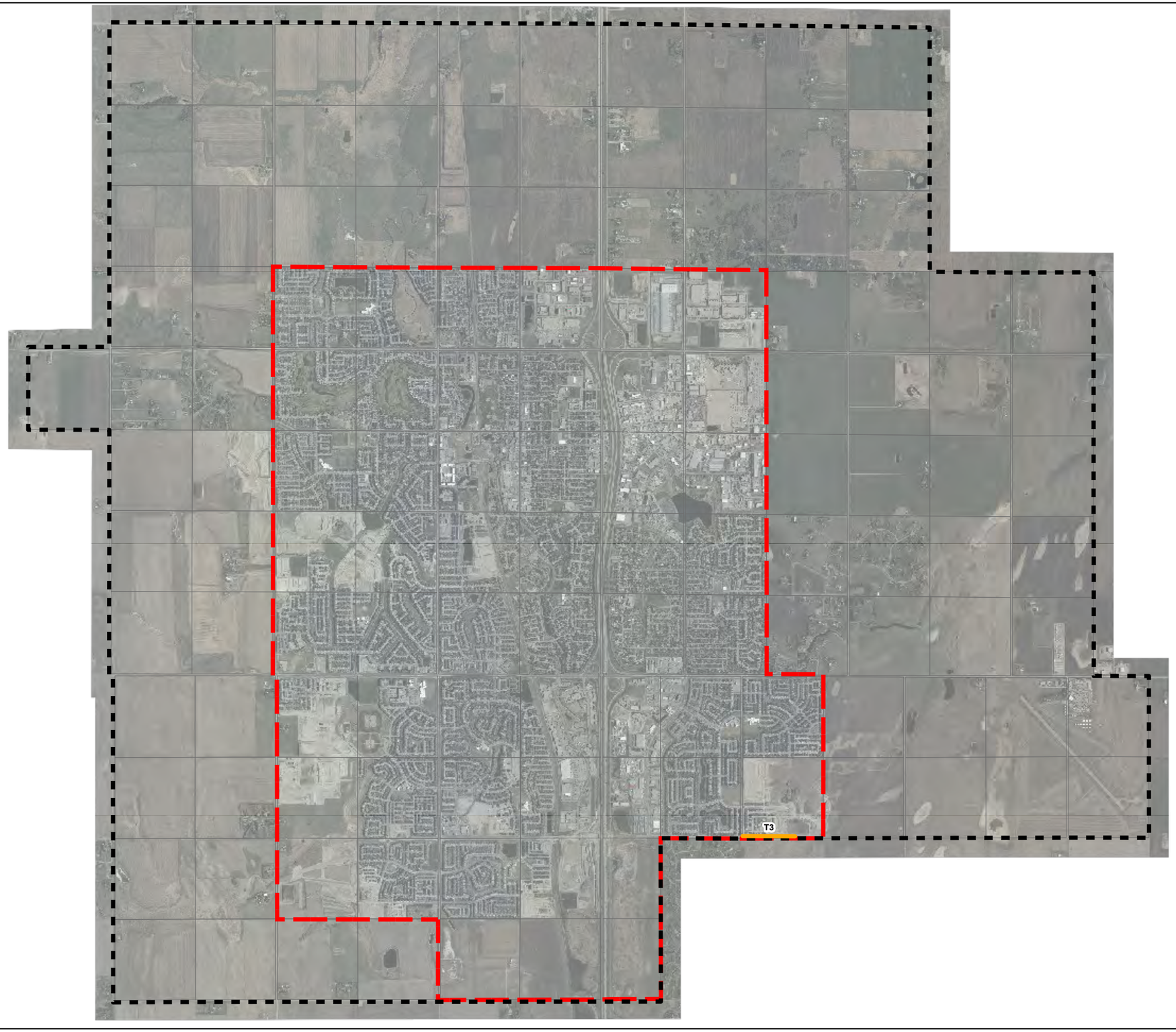
### Project Costs

| 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.

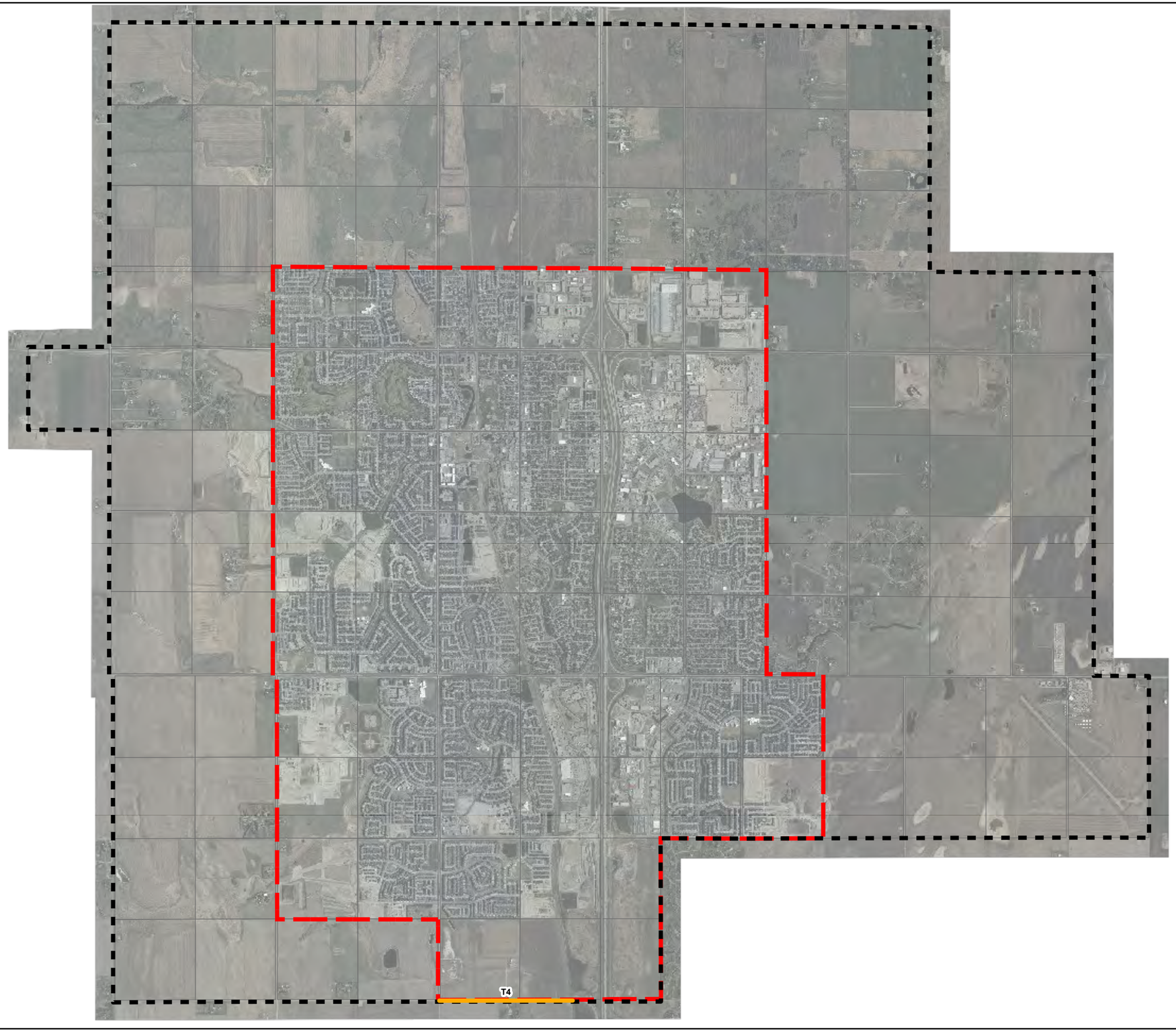
### Project Costs

| 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
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## 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.

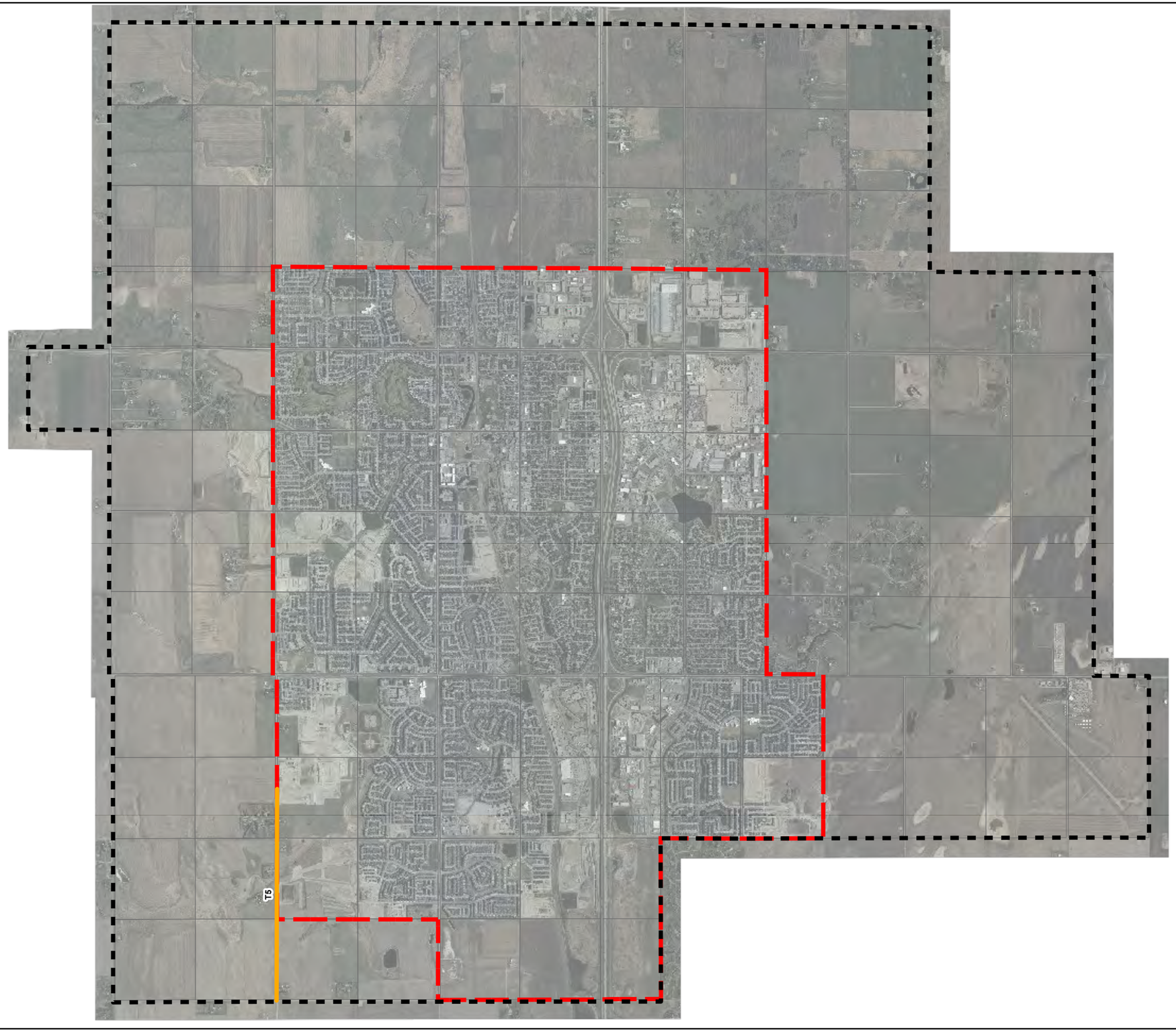
### Project Costs

| 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.

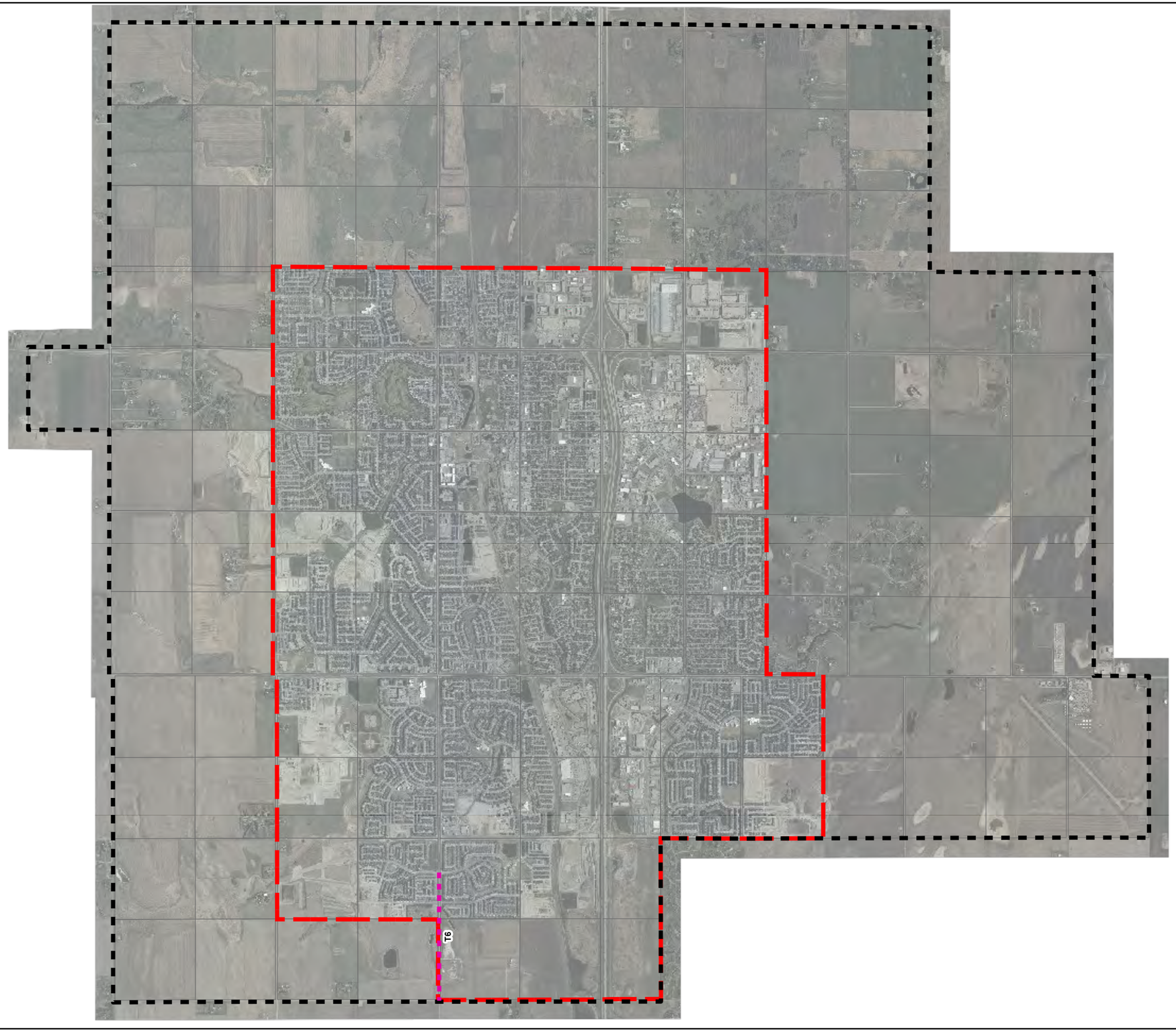
### Project Costs

| 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

ISL

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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.

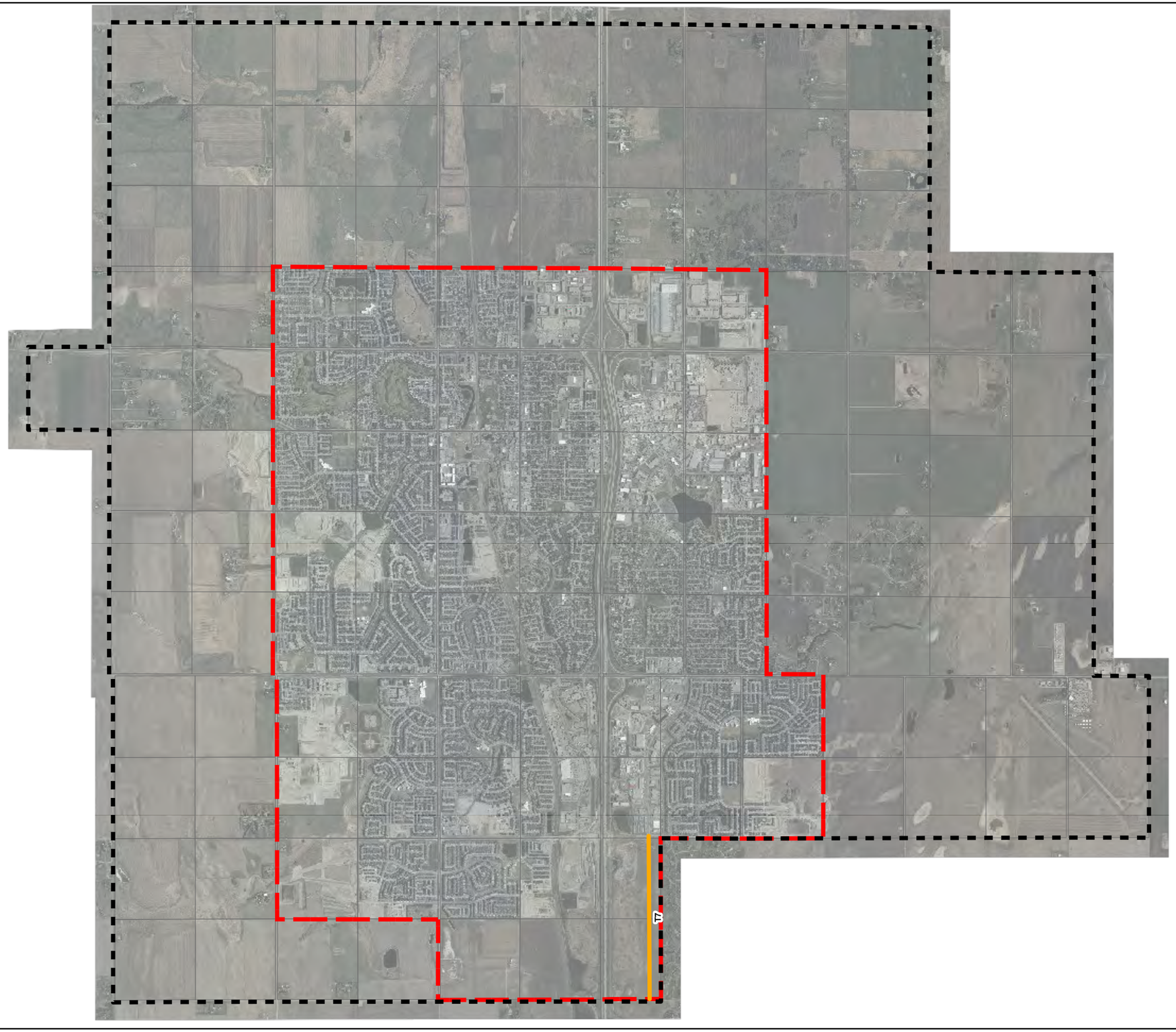
### Project Costs

| 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.

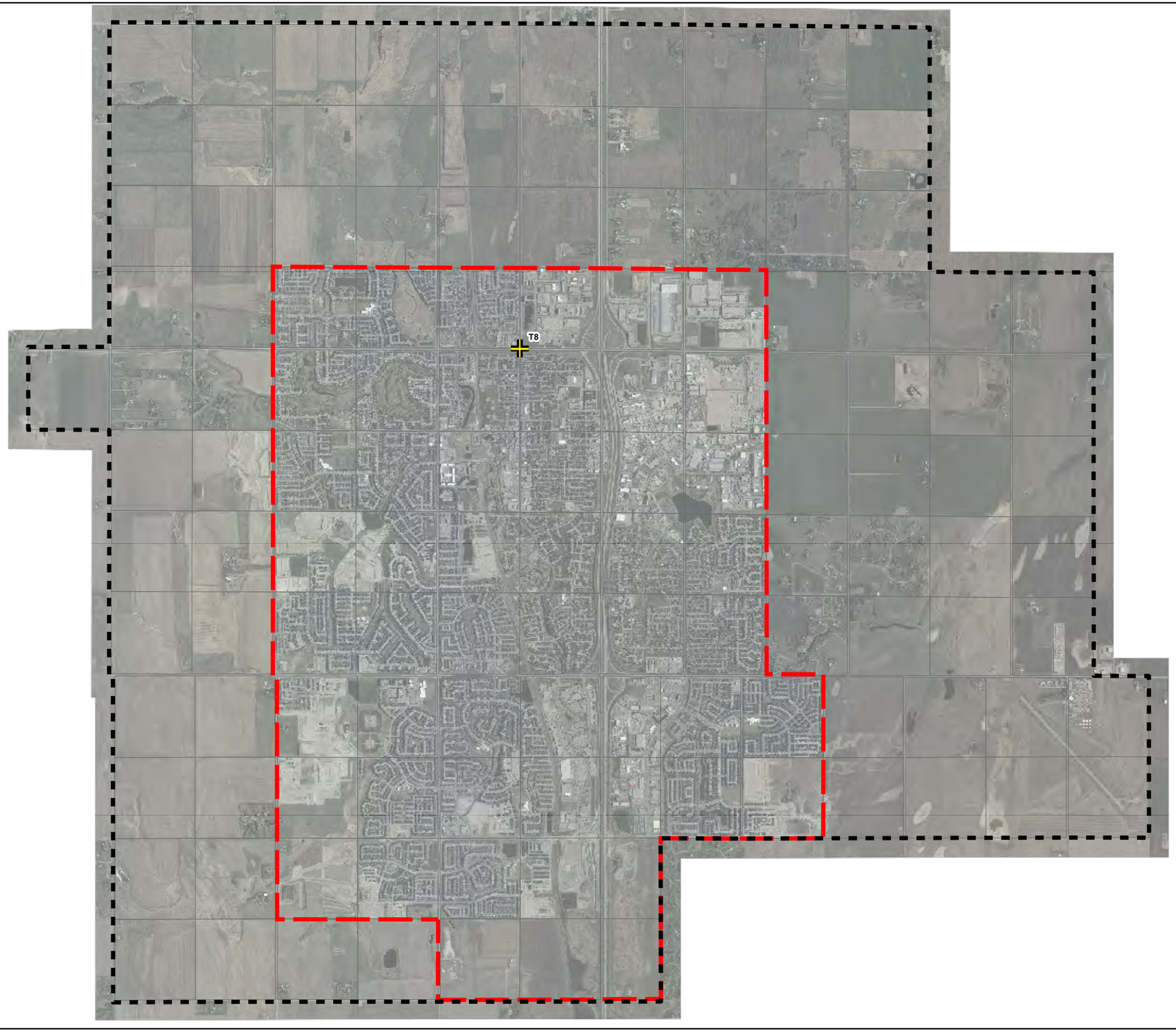
### Project Costs

| 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.

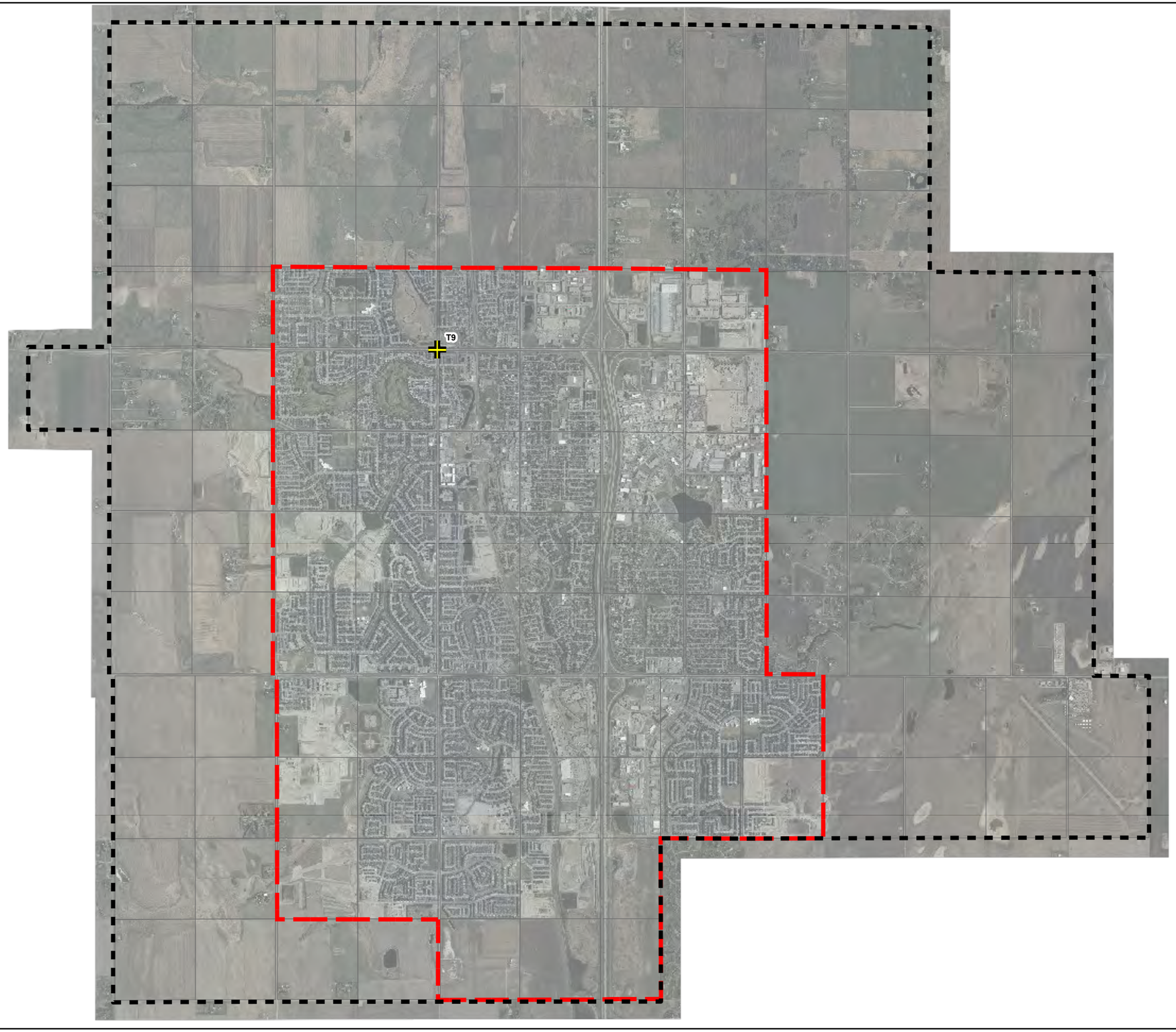
### Project Costs

| 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

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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.

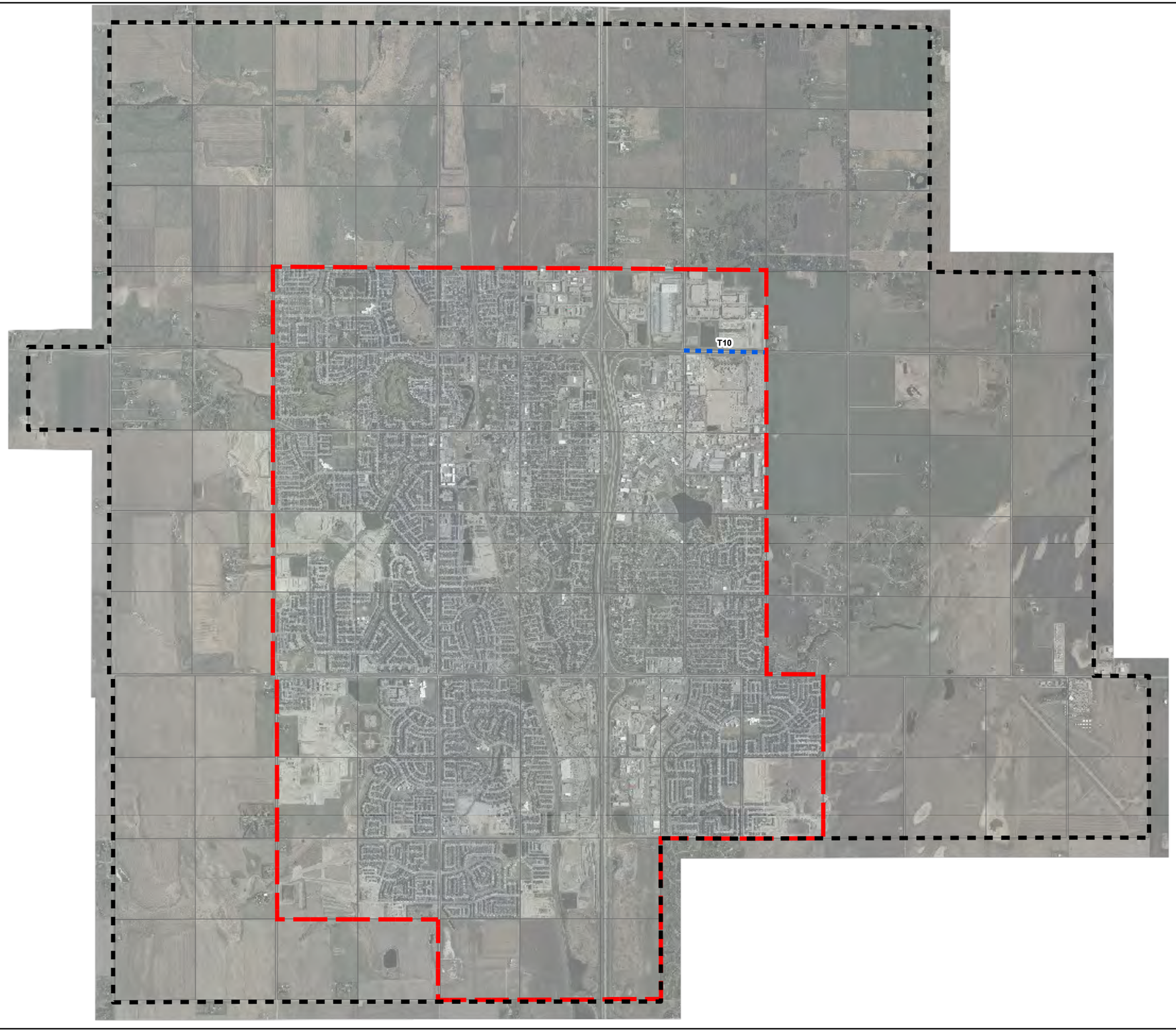
### Project Costs

| 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
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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.

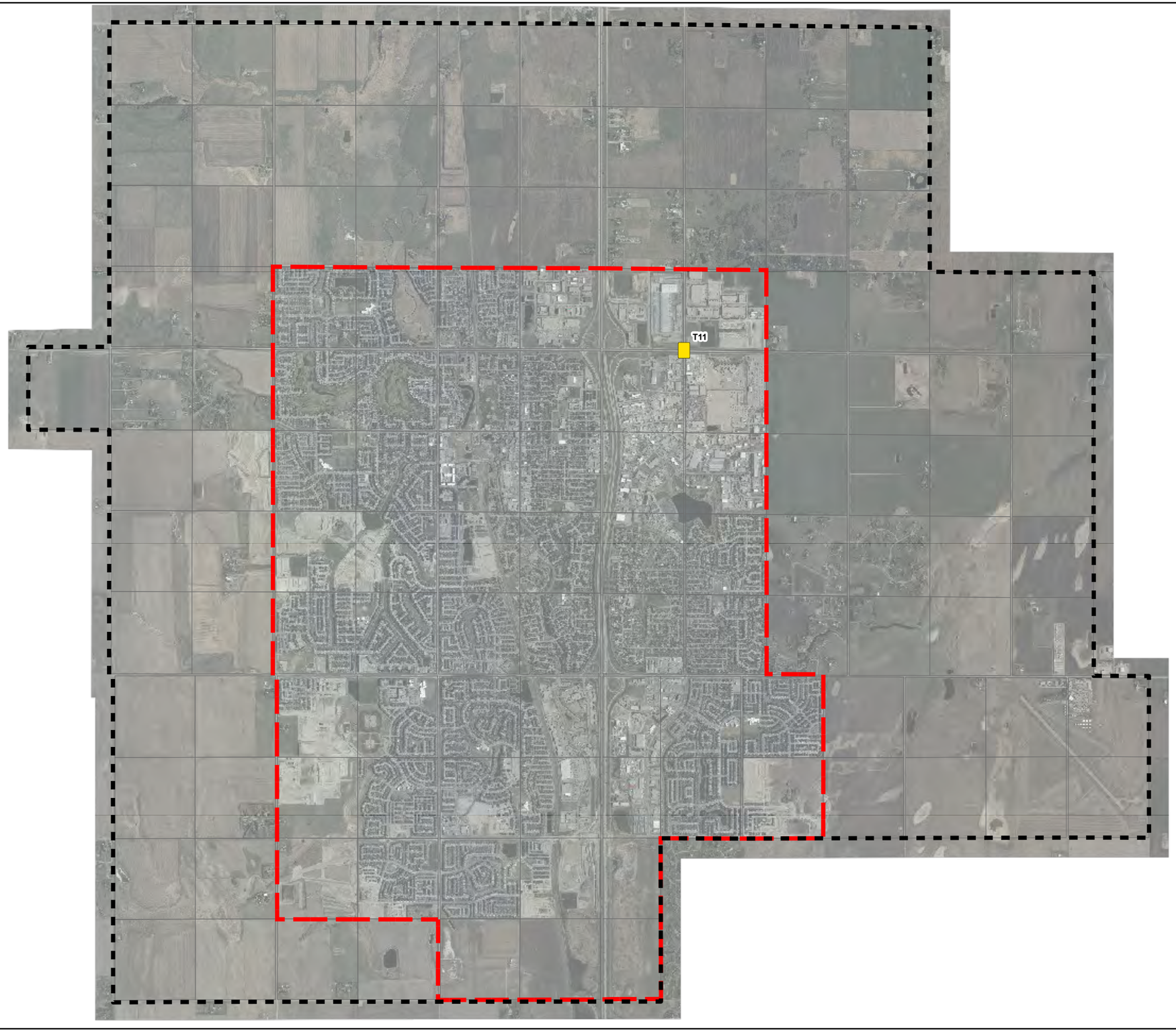
### Project Costs

| 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
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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.

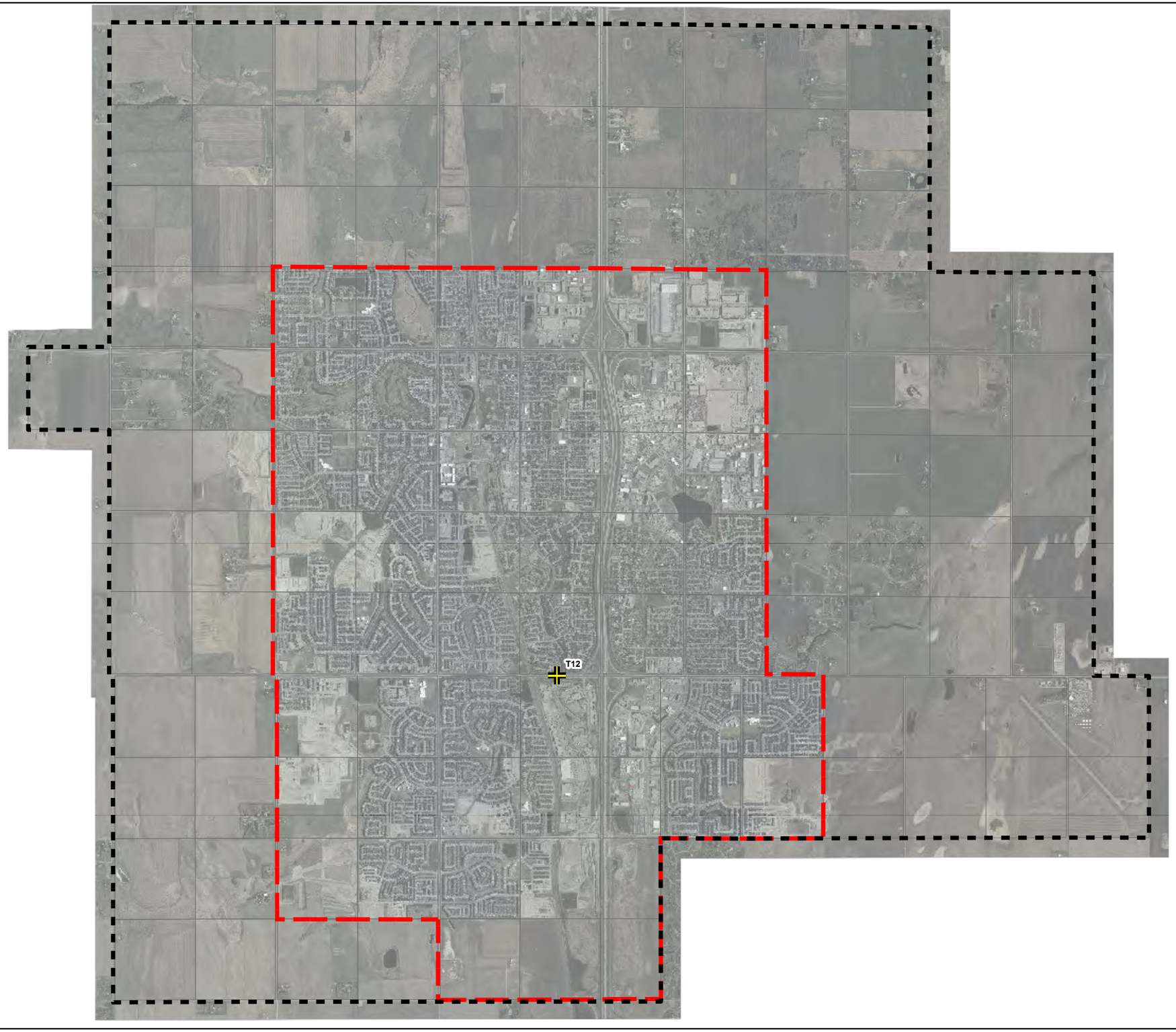
### Project Costs

| 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.

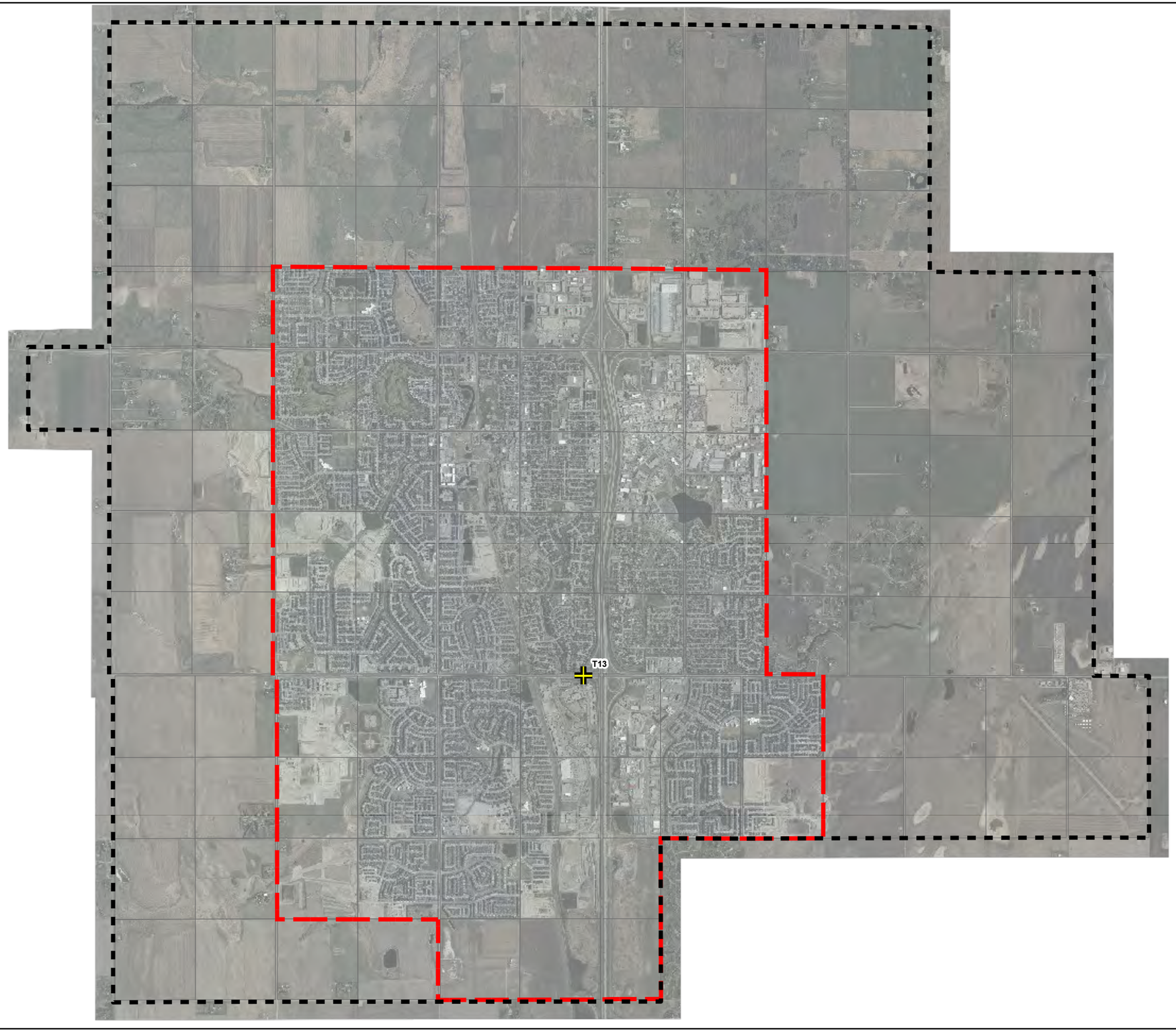
### Project Costs

| 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
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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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.

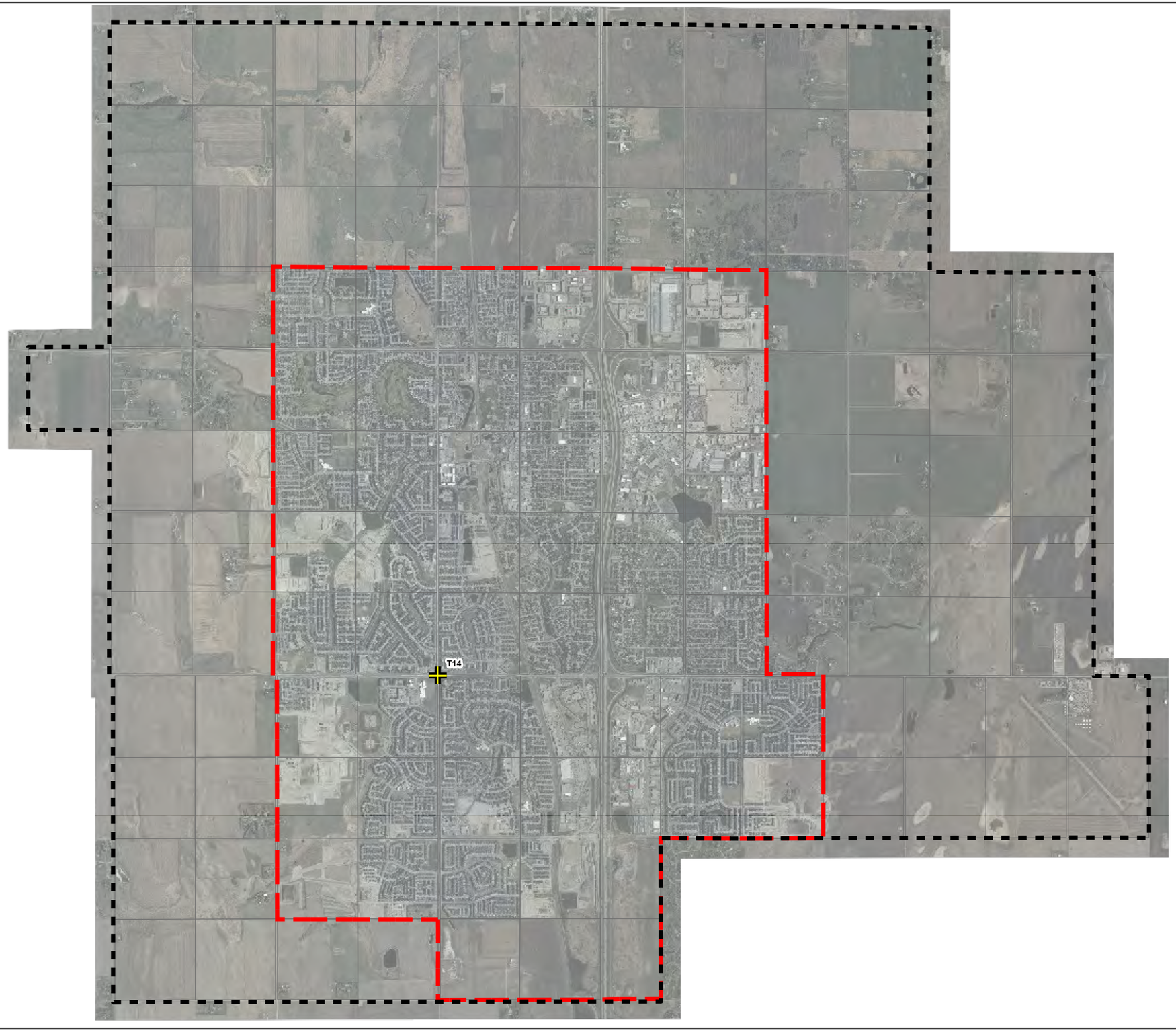
### Project Costs

| 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.

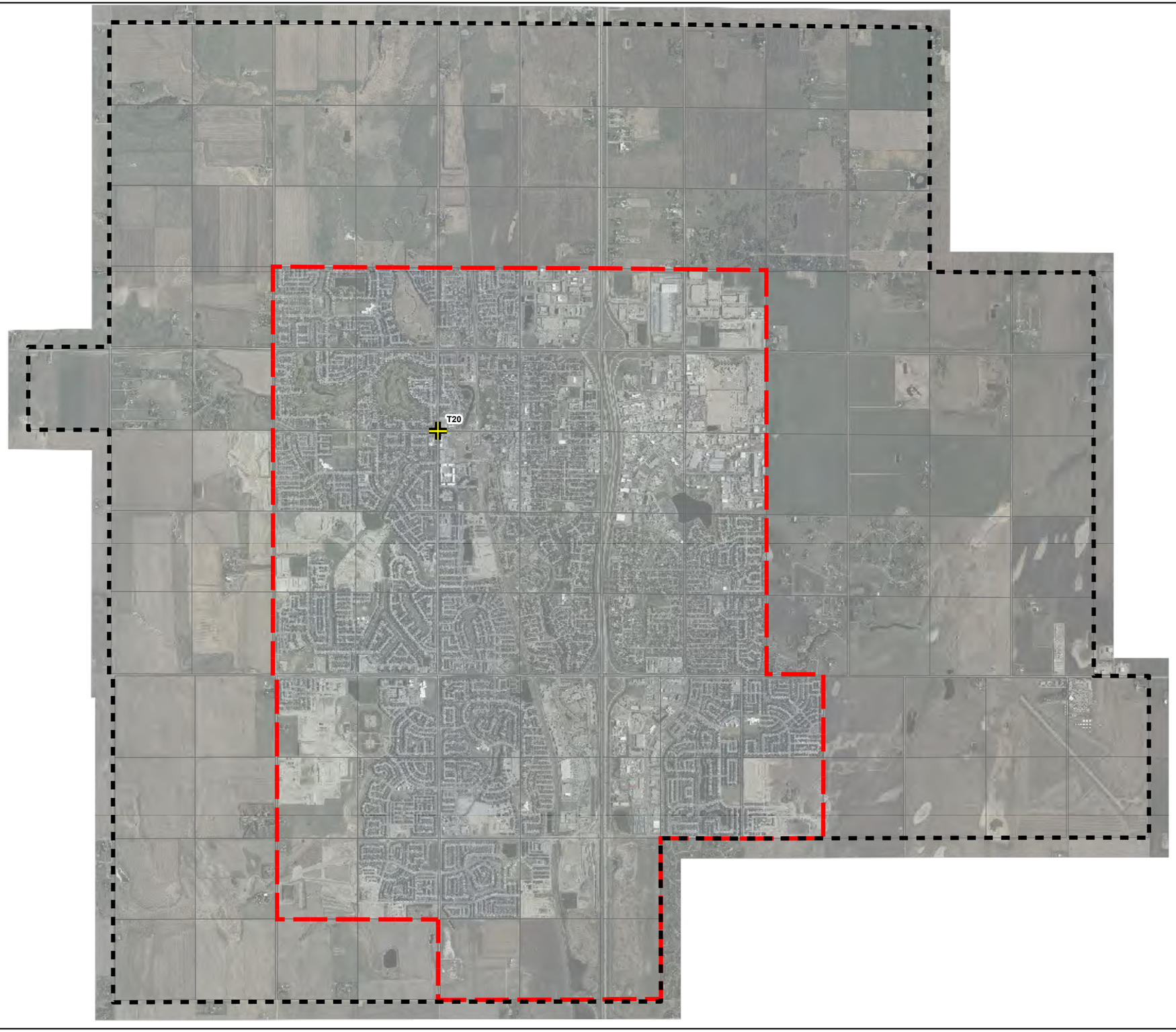
### Project Costs

| 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
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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.

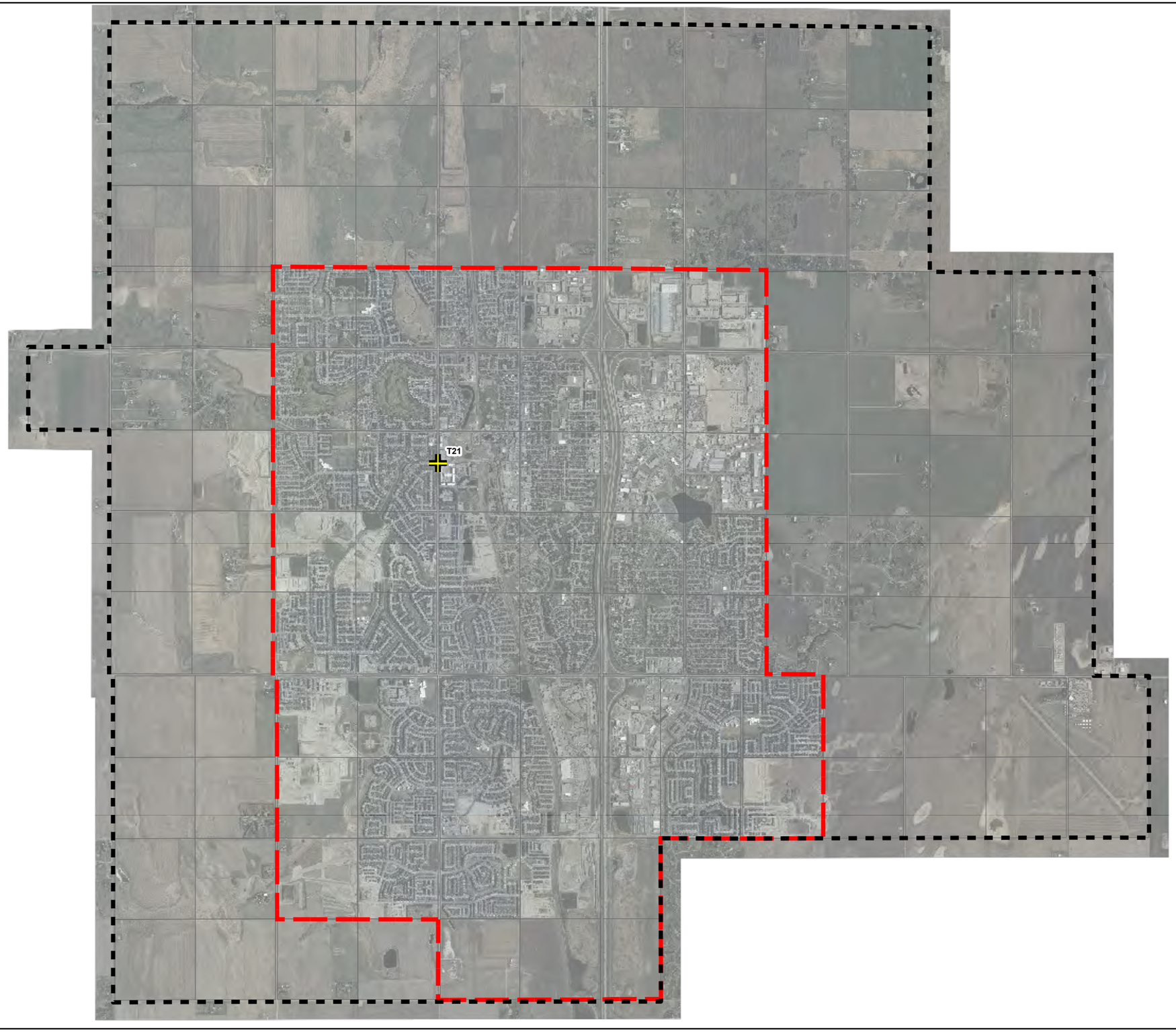
### Project Costs

| 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
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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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.

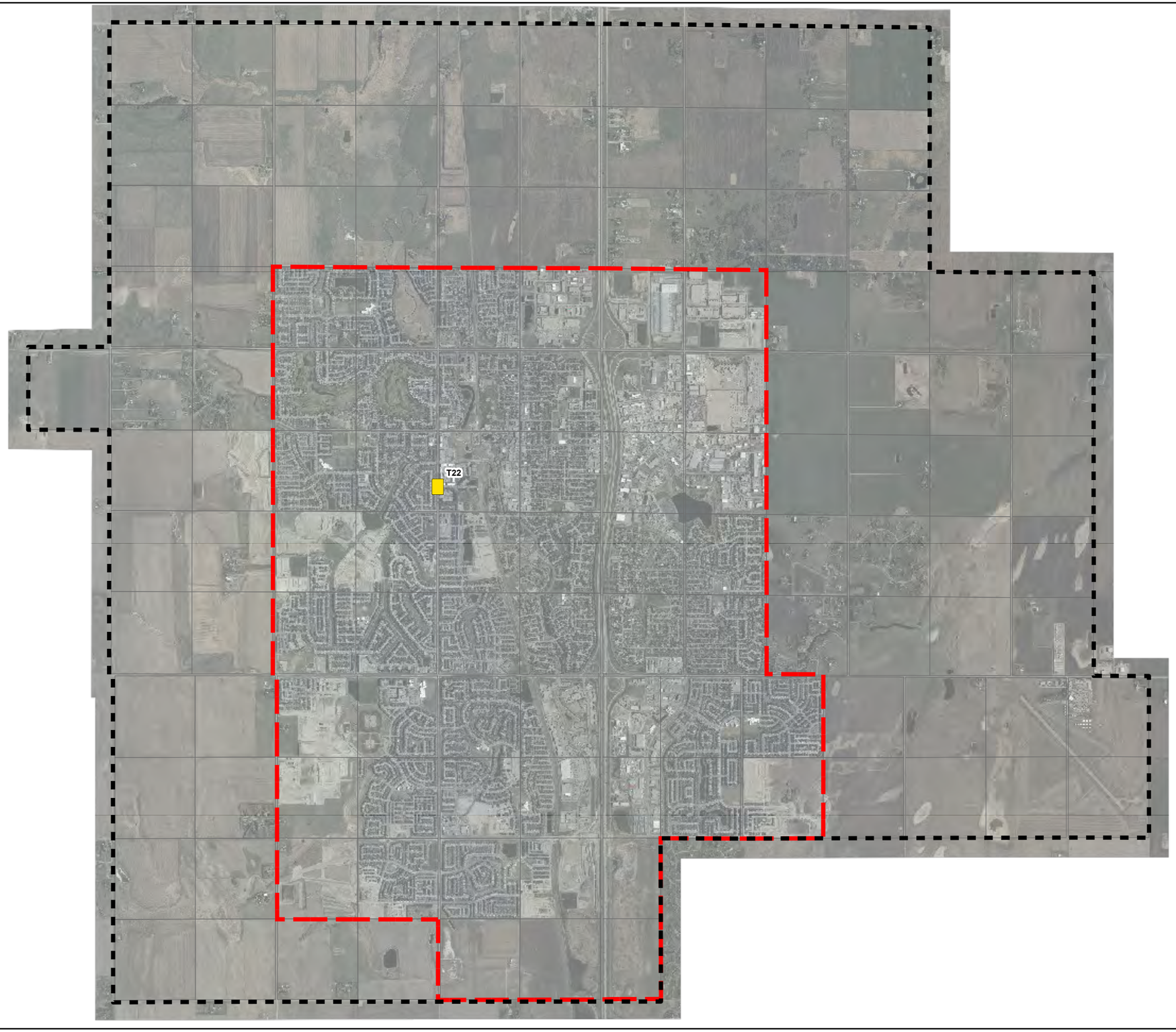
### Project Costs

| 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
CITY OF AIRDRIE
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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.

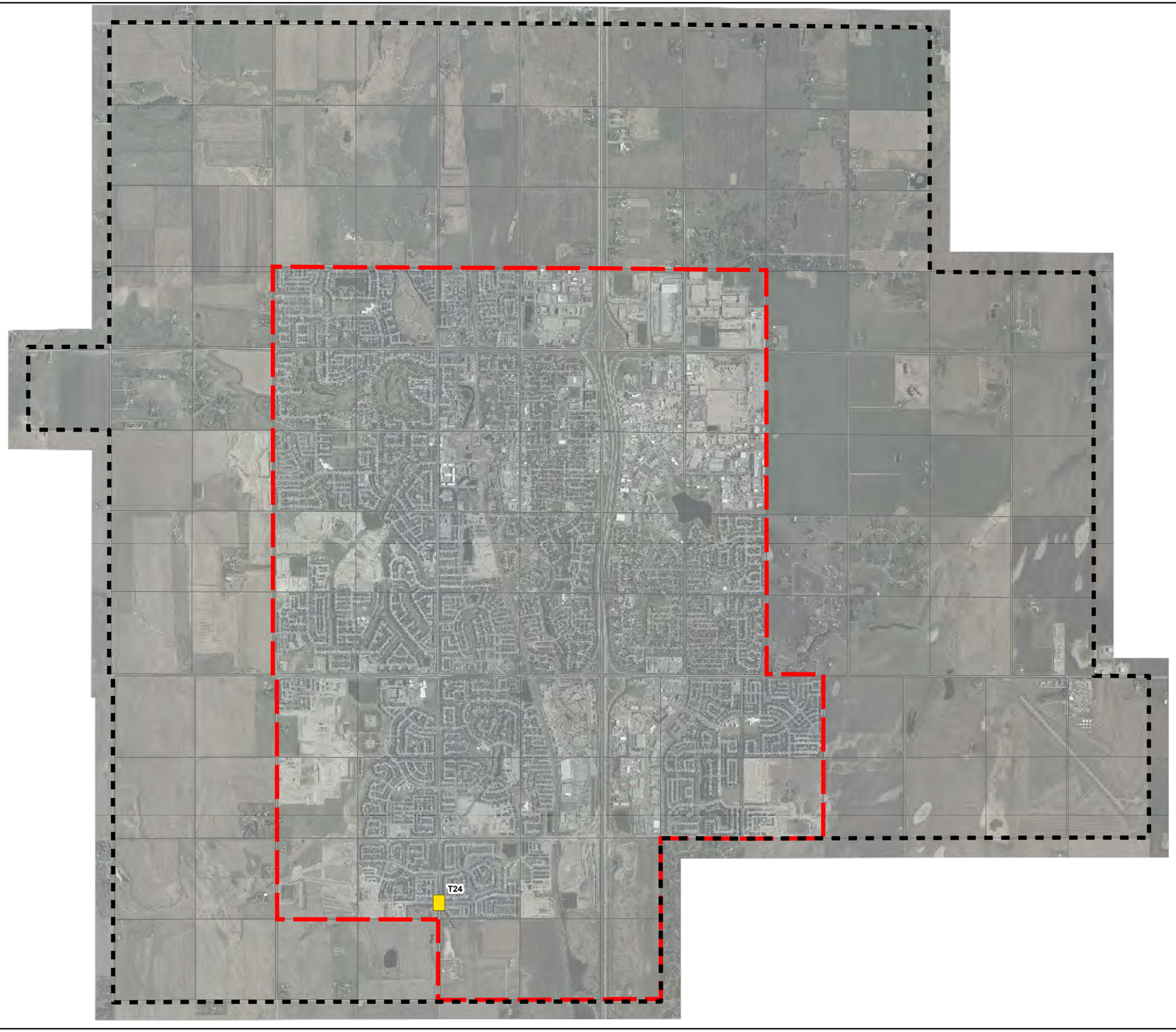
### Project Costs

| 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
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

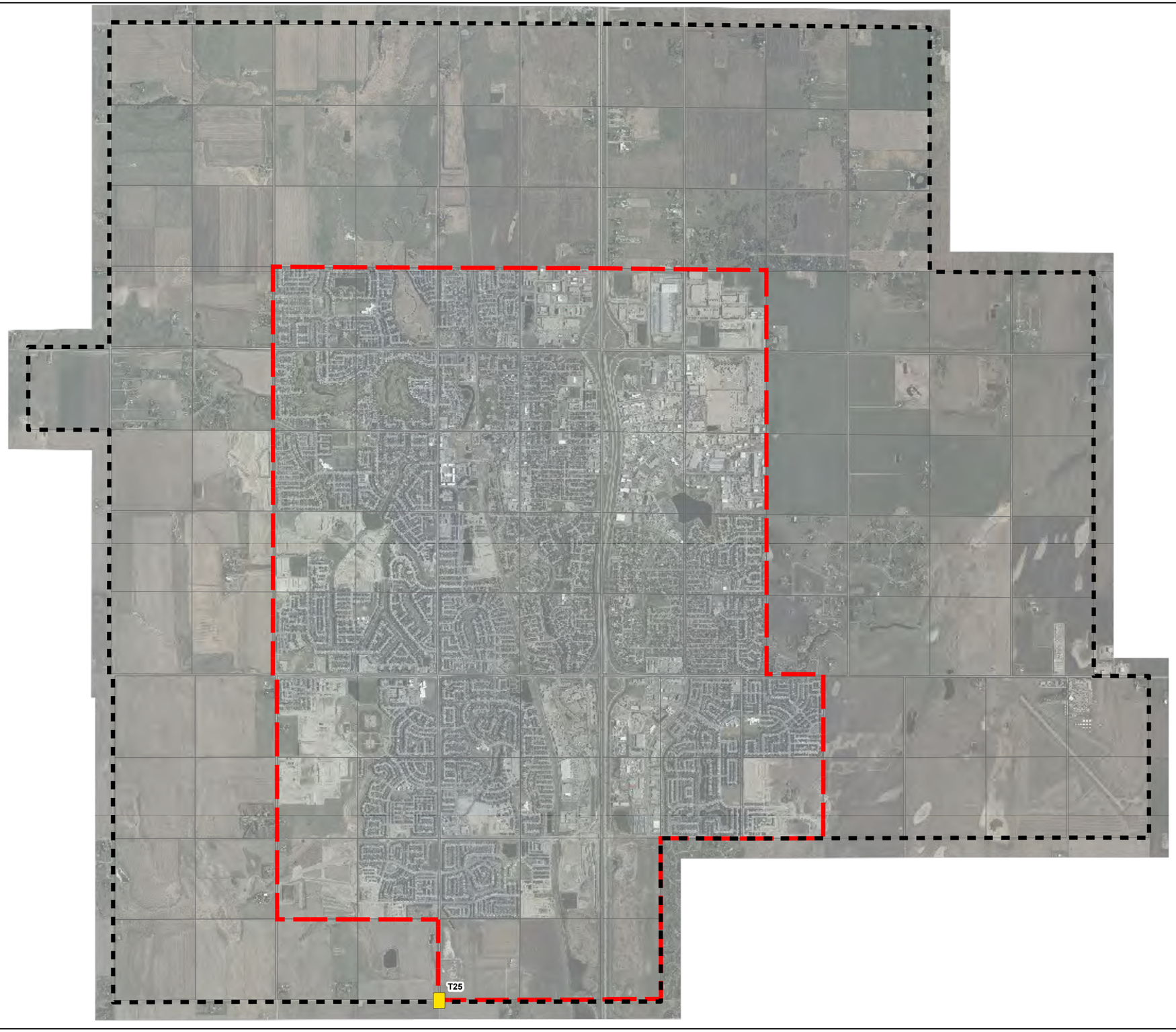
### Project Costs

| 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
STAGED 2040 SCENARIO
CITY OF AIRDRIE
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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.

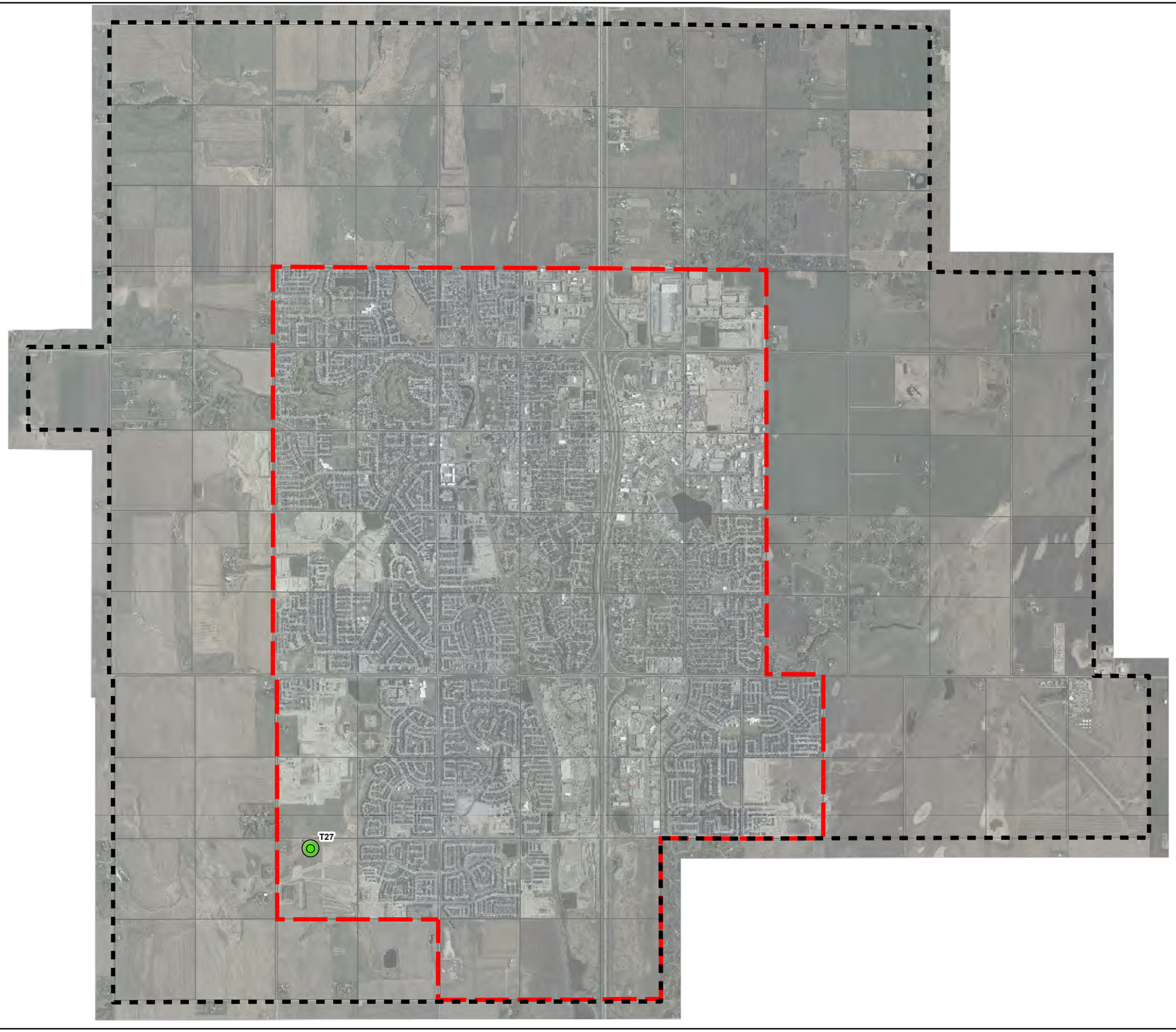
### Project Costs

| 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
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## 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.

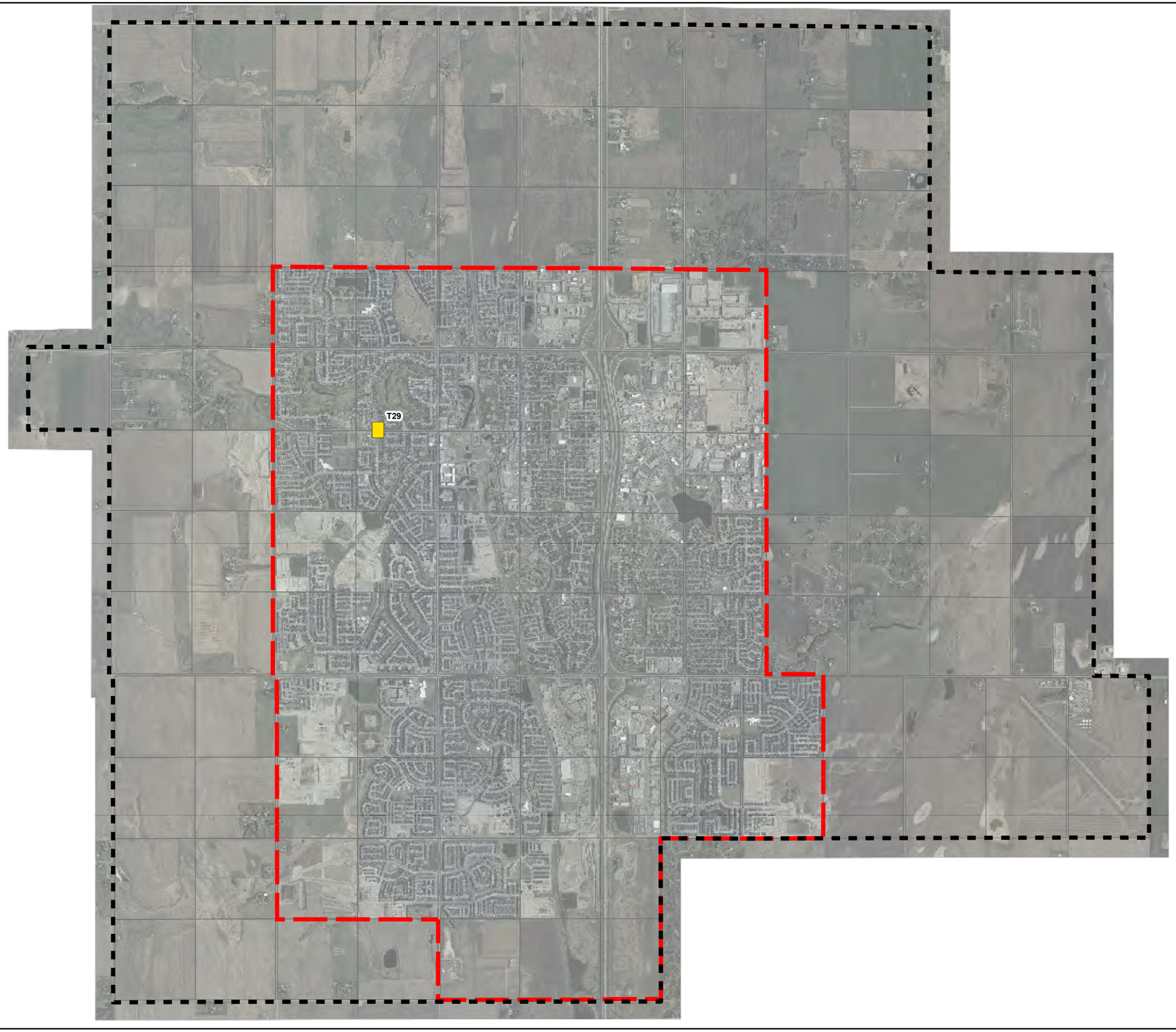
### Project Costs

| 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
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## 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.

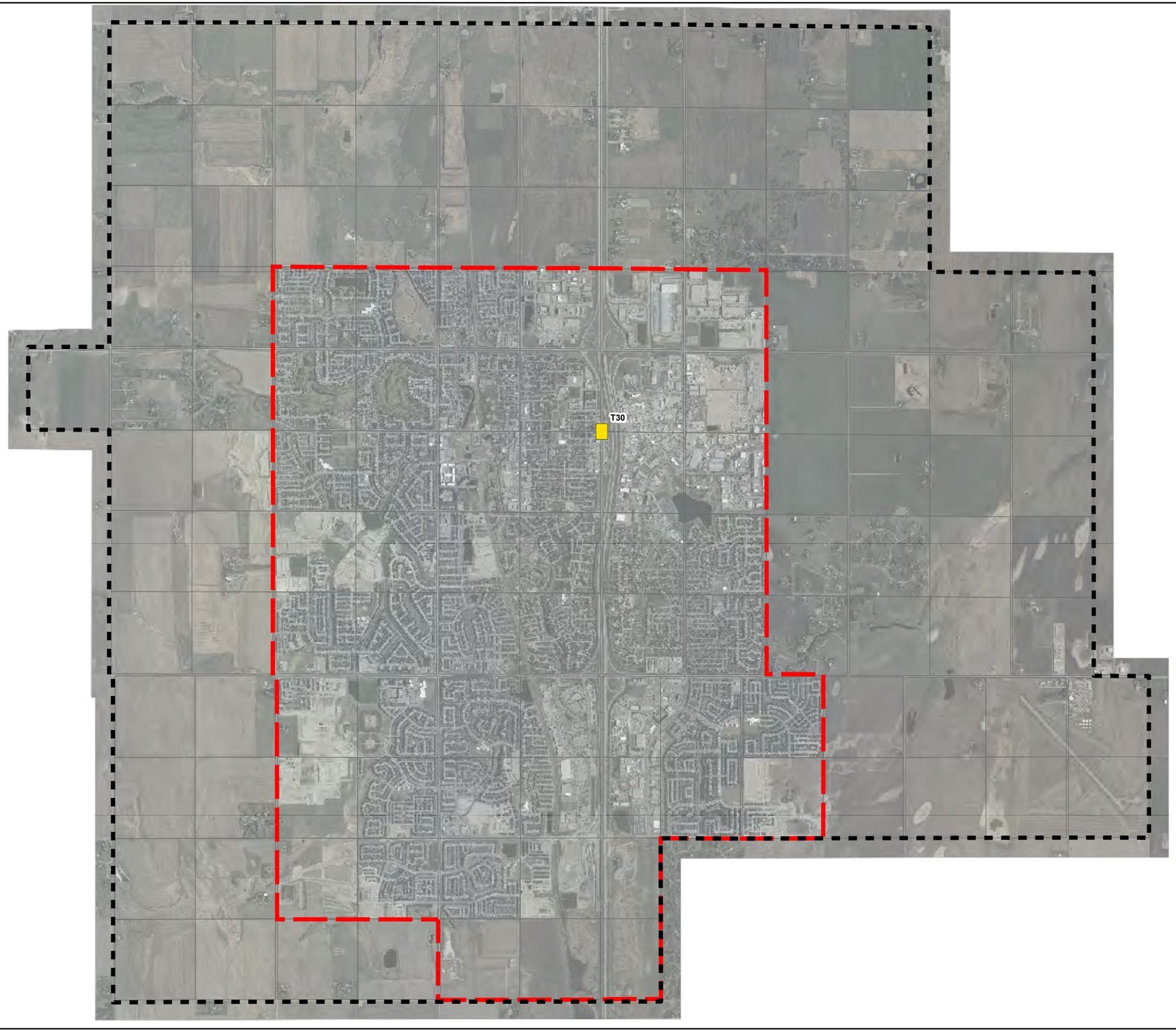
### Project Costs

| 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.

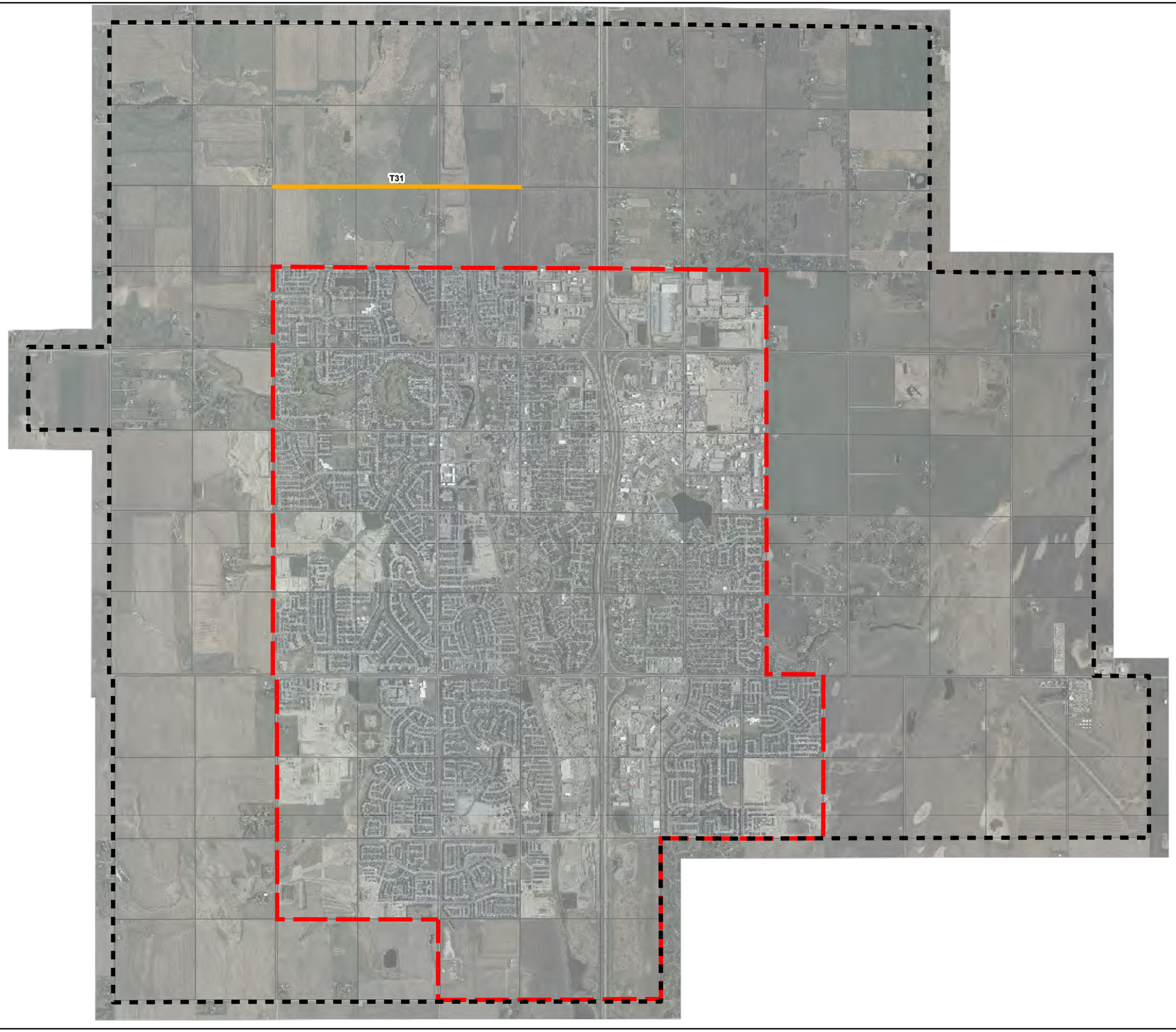
### Project Costs

| 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.

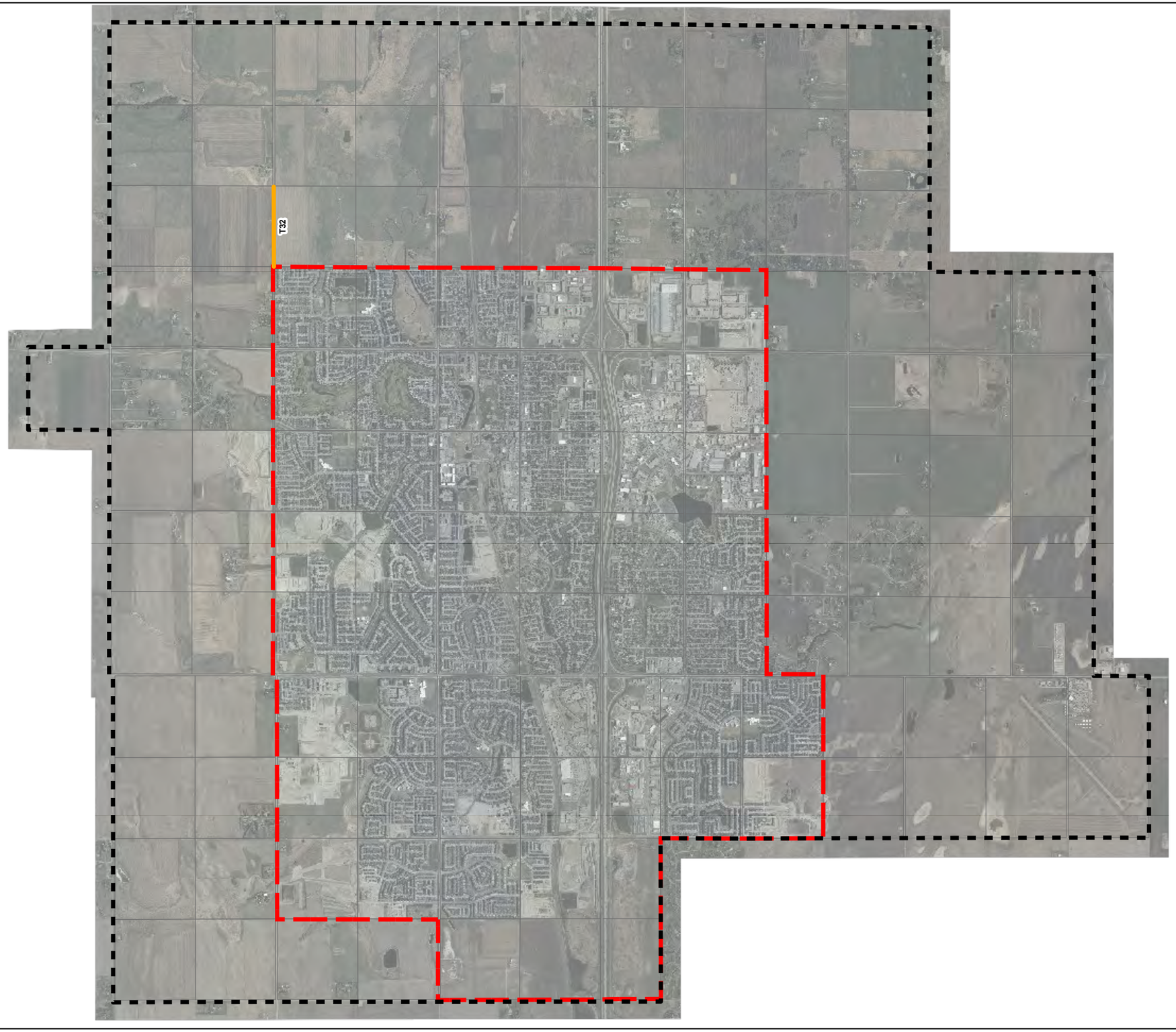
### Project Costs

| 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.

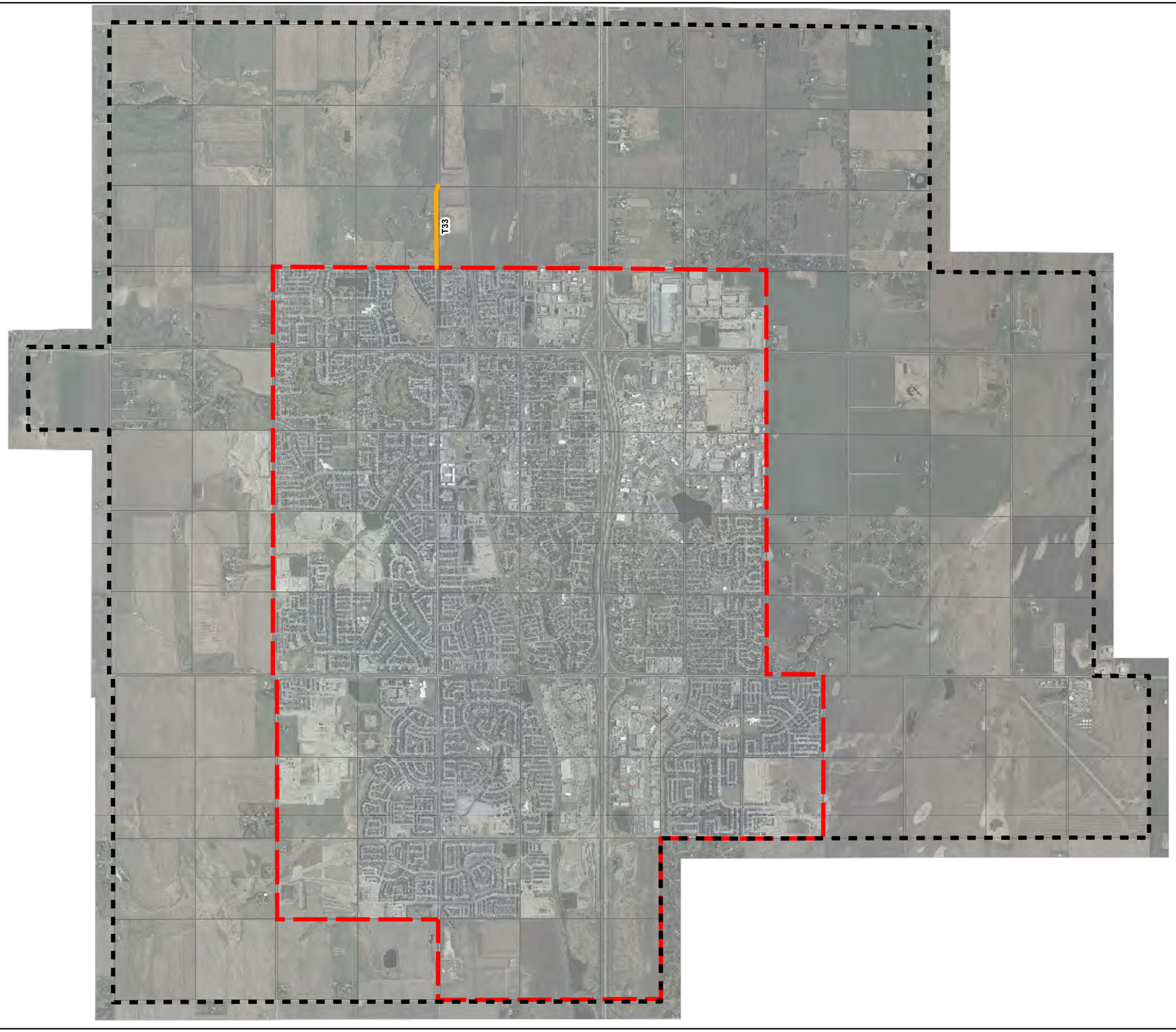
### Project Costs

| 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.

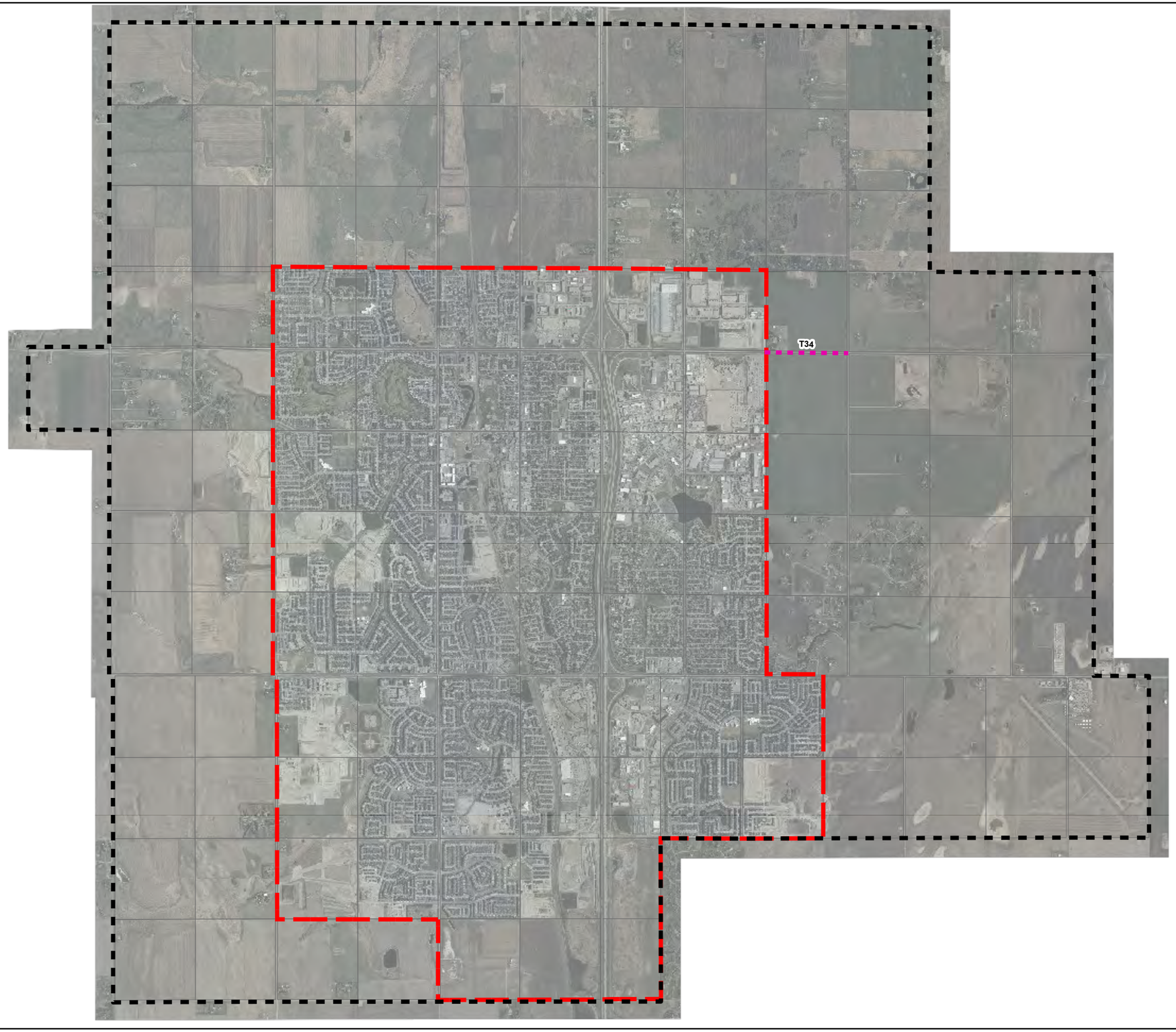
### Project Costs

| 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
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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.

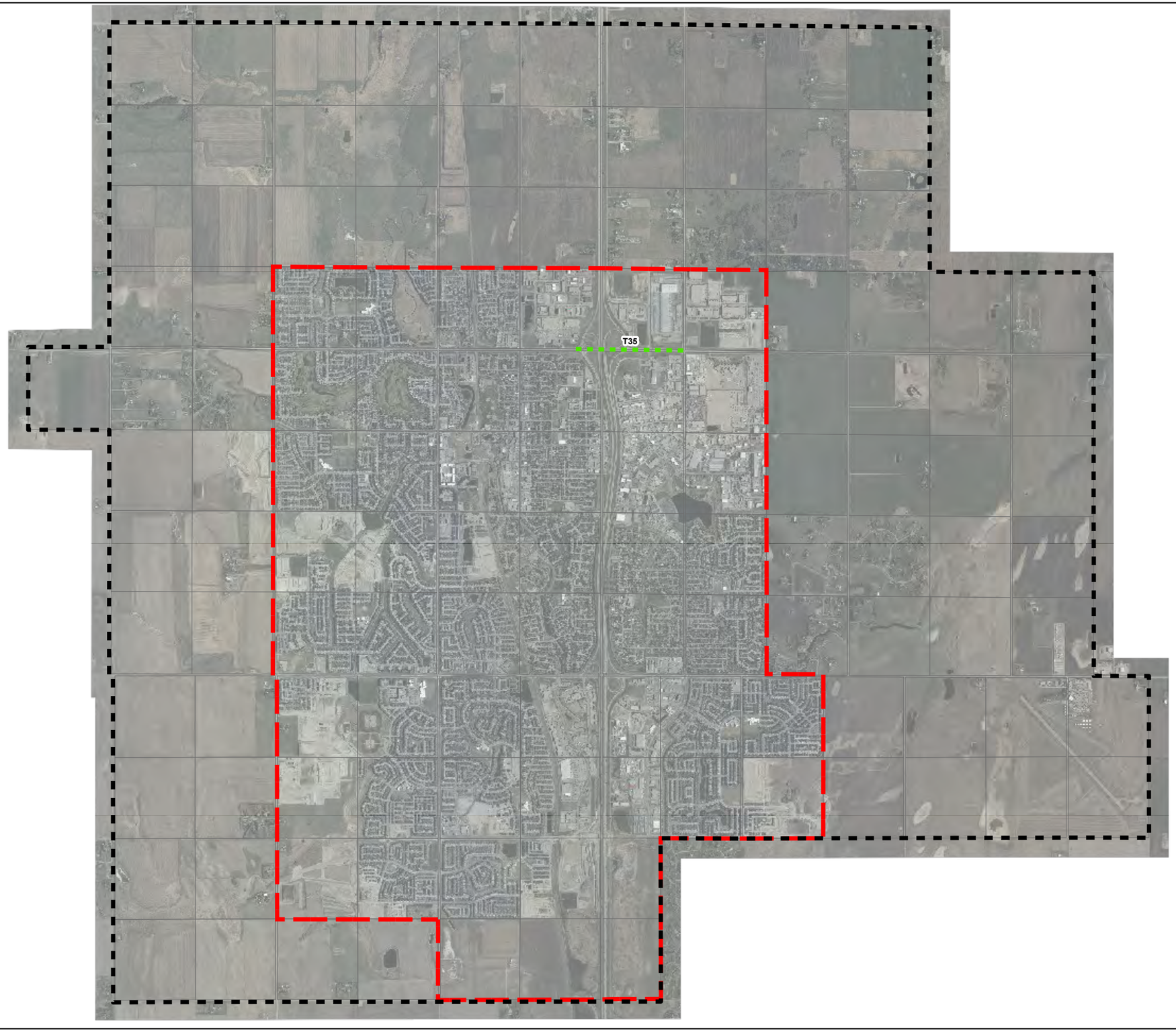
### Project Costs

| 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.

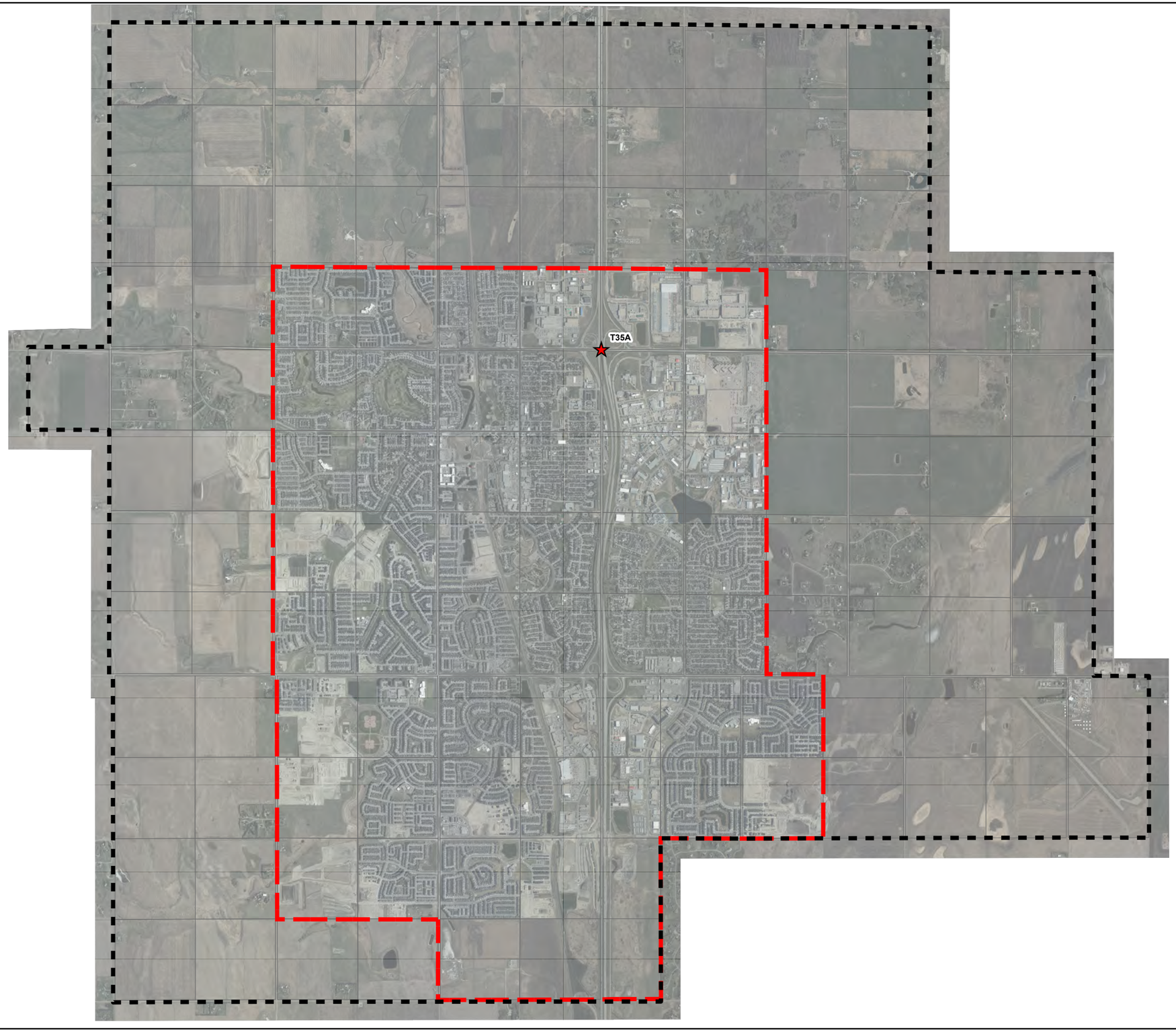
### Project Costs

| 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
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## 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.

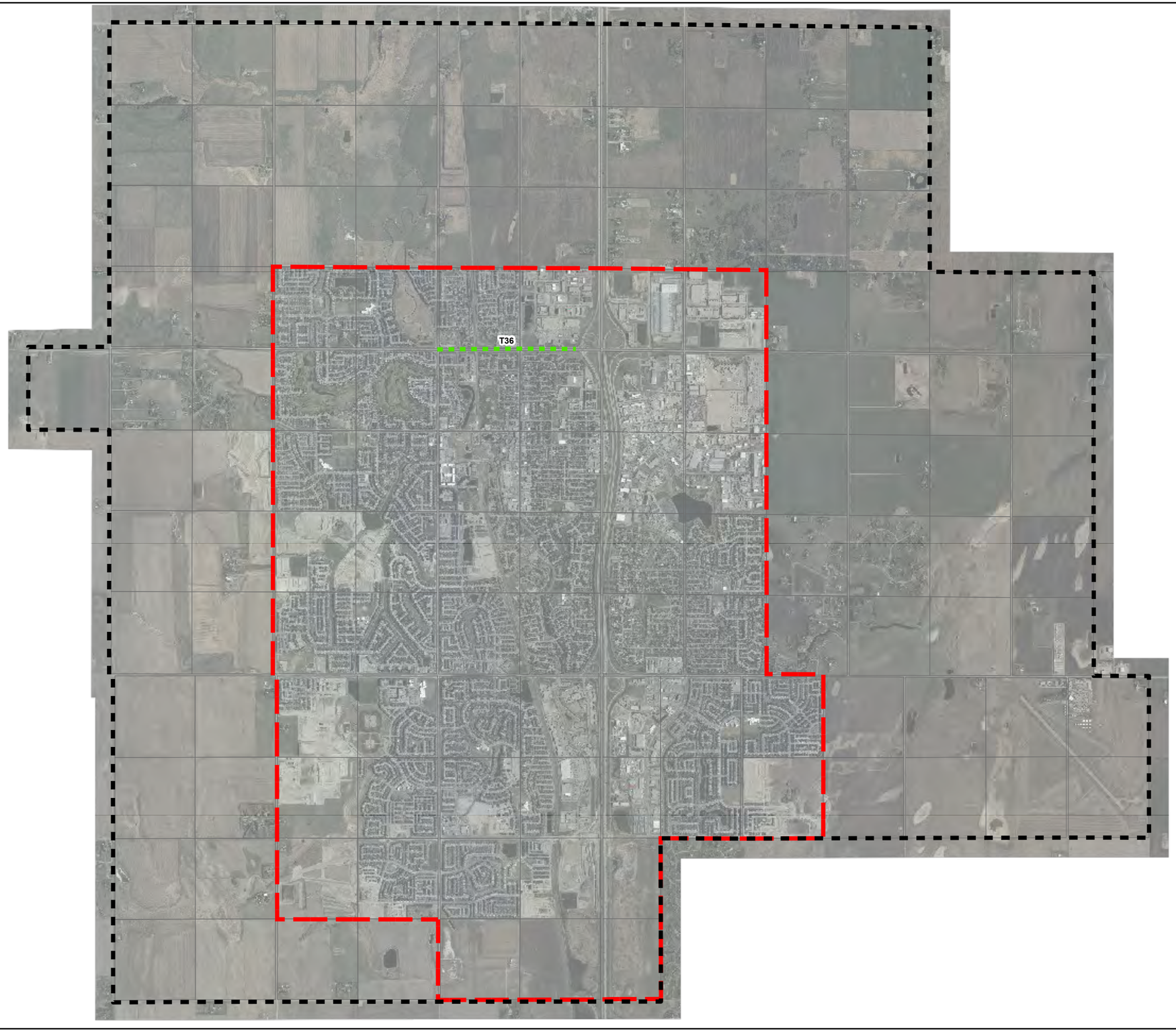
### Project Costs

| 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.

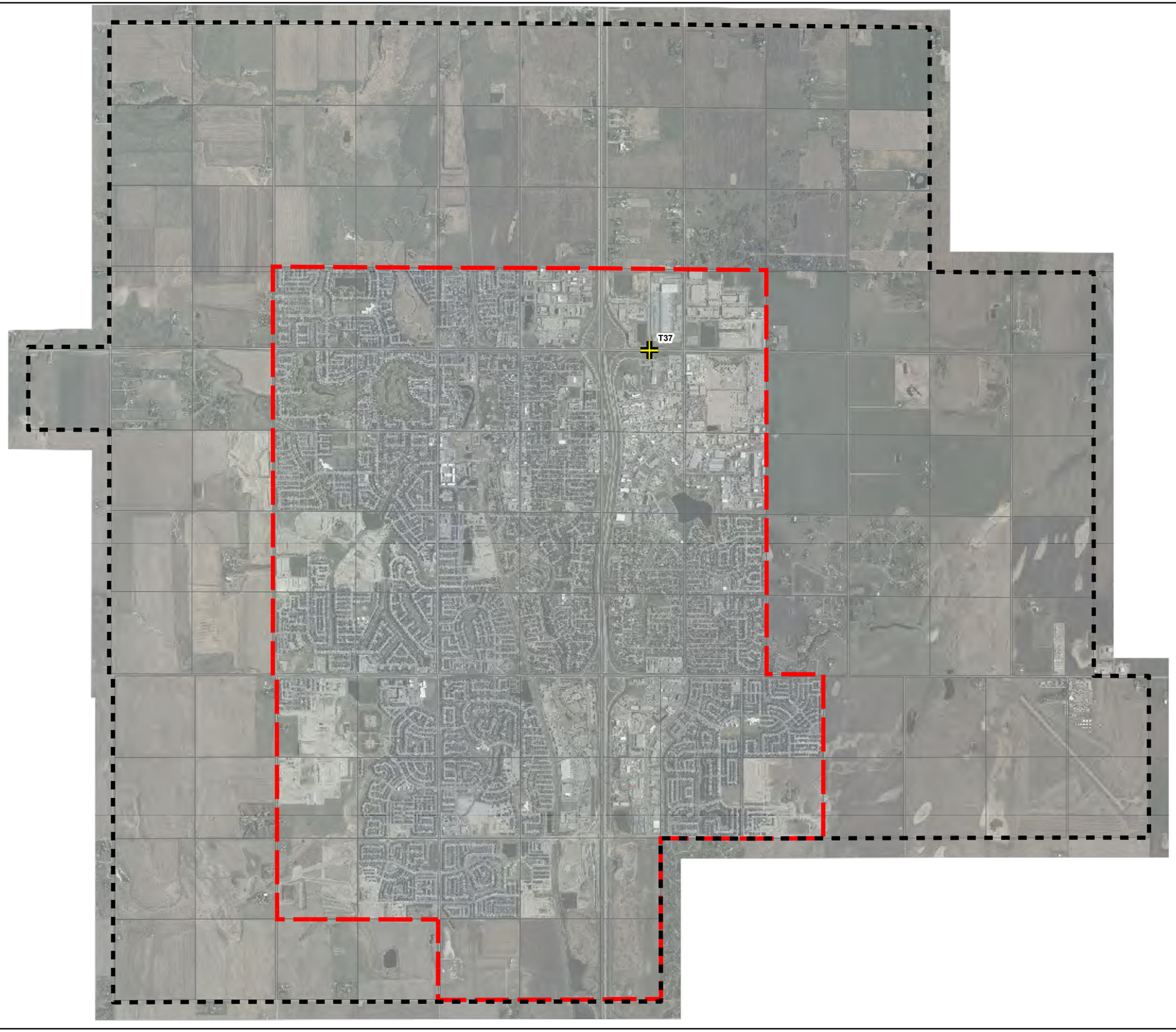
### Project Costs

| 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
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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.

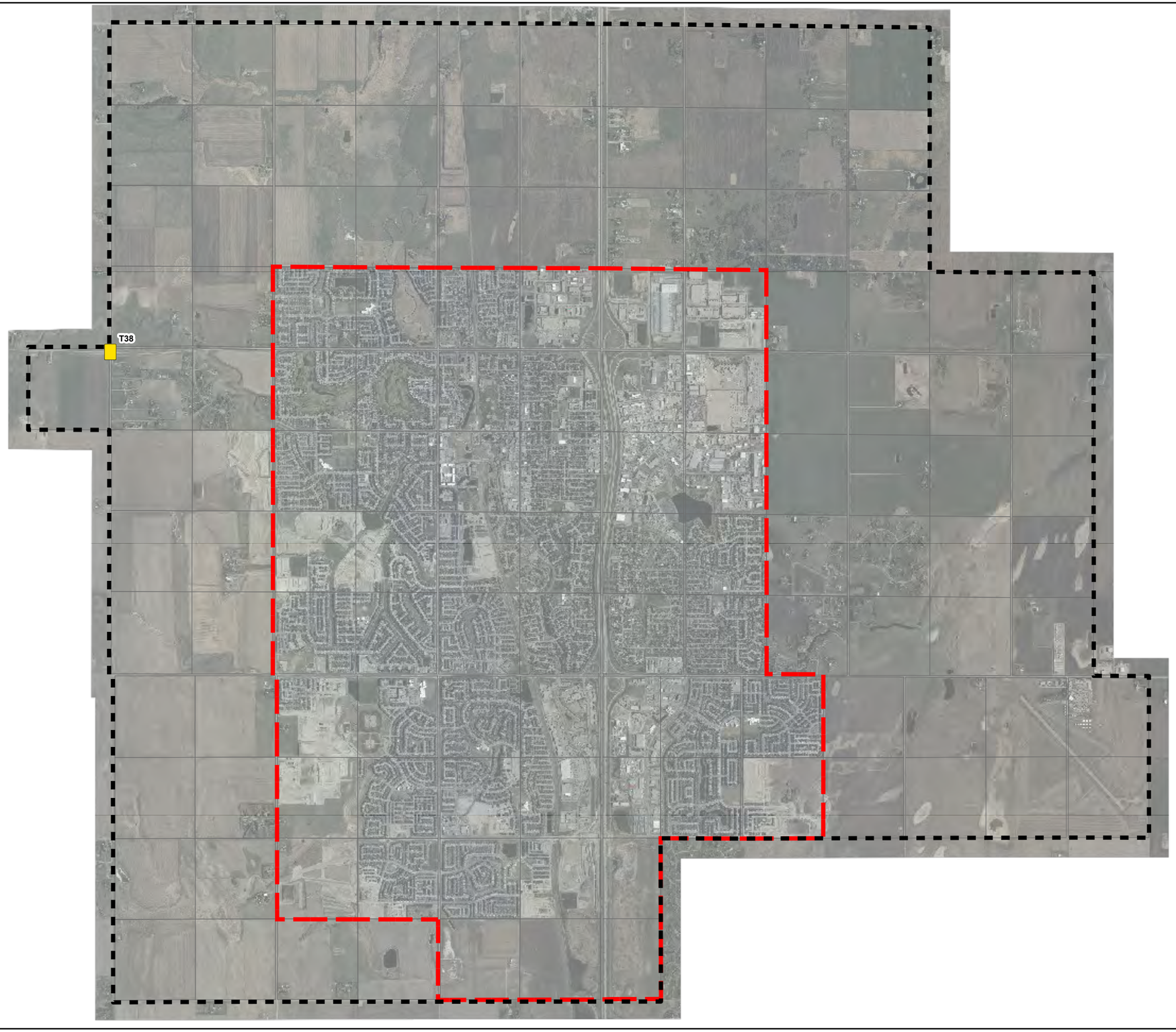
### Project Costs

| 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.

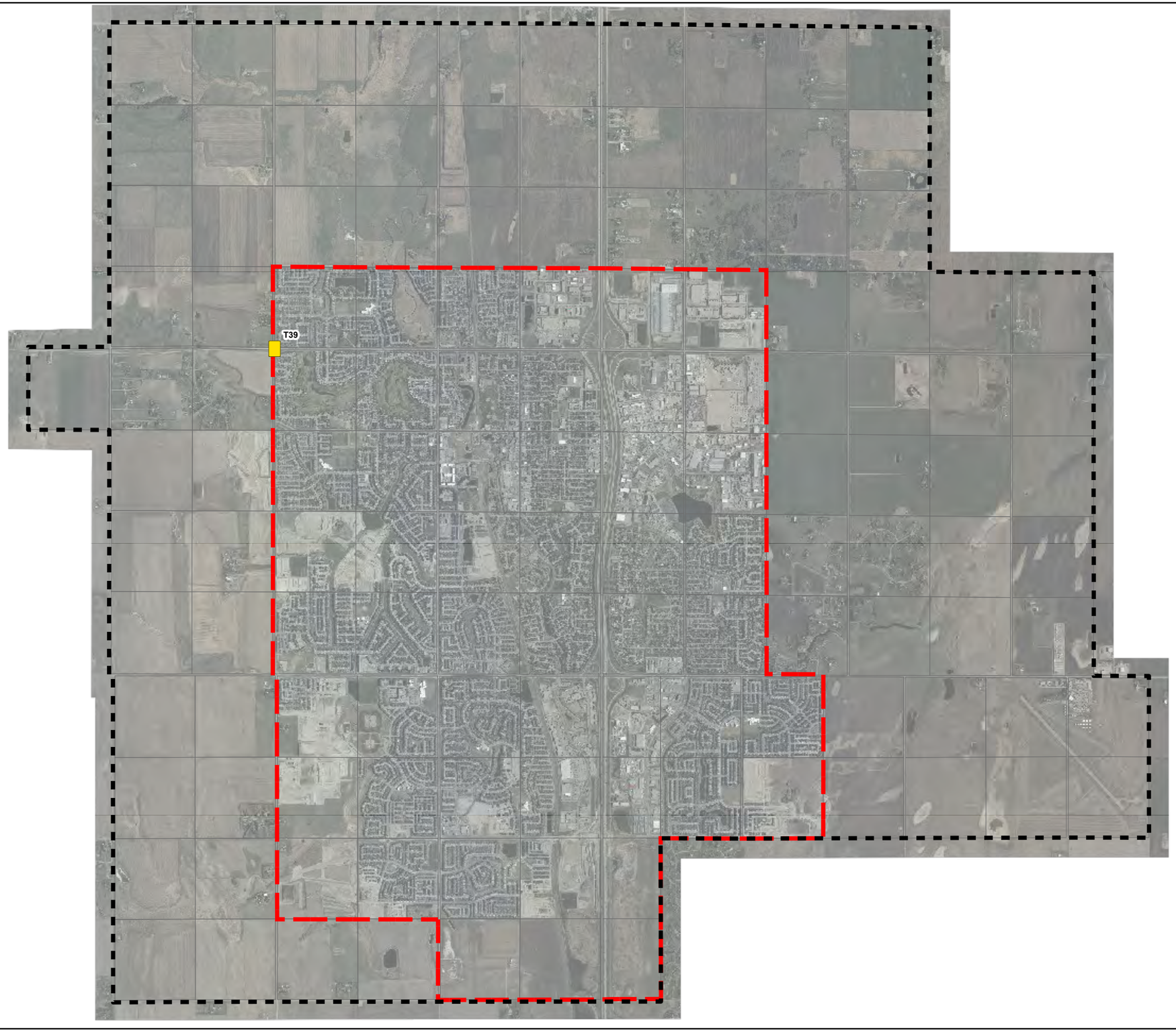
### Project Costs

| 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.

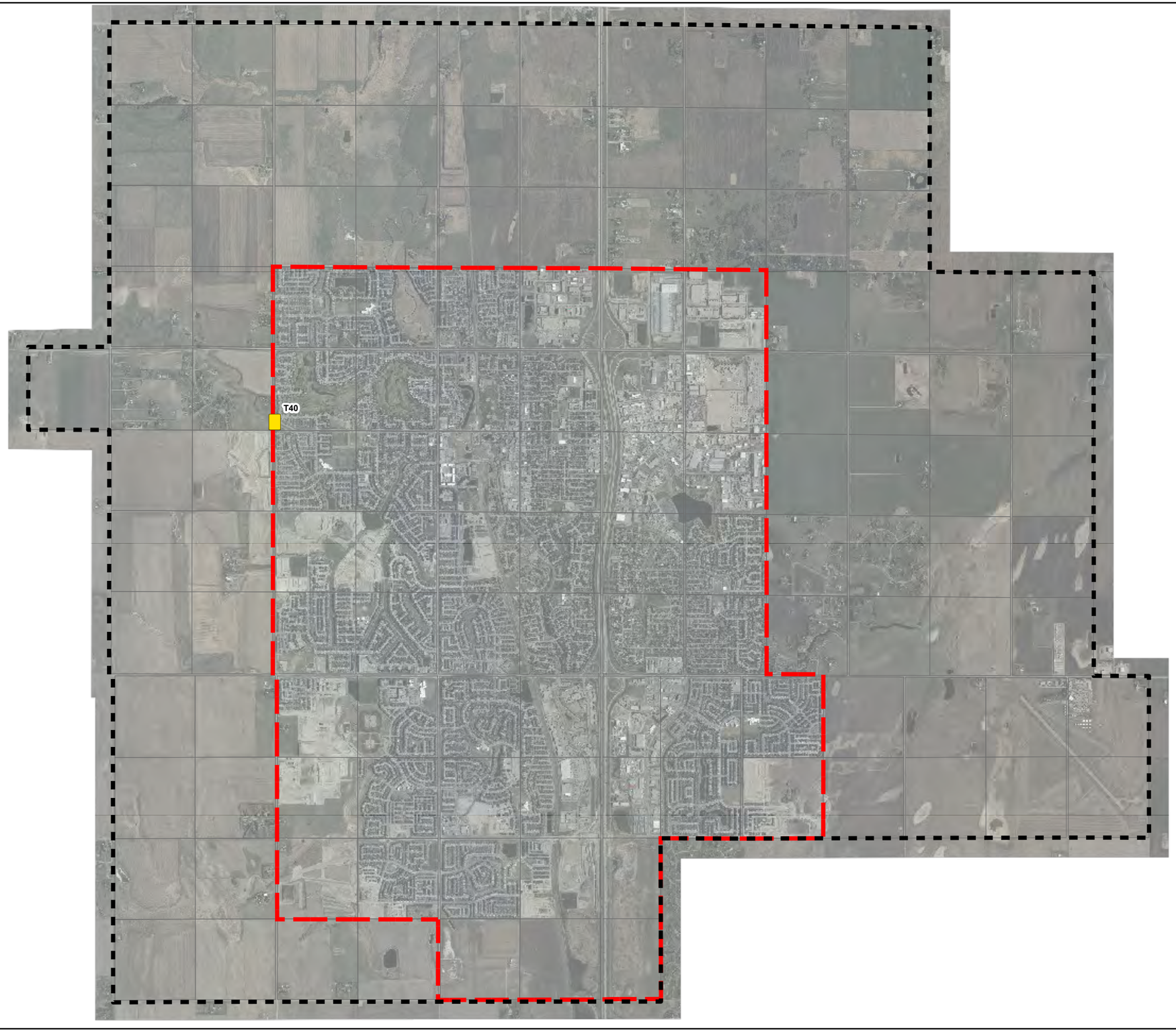
### Project Costs

| 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.

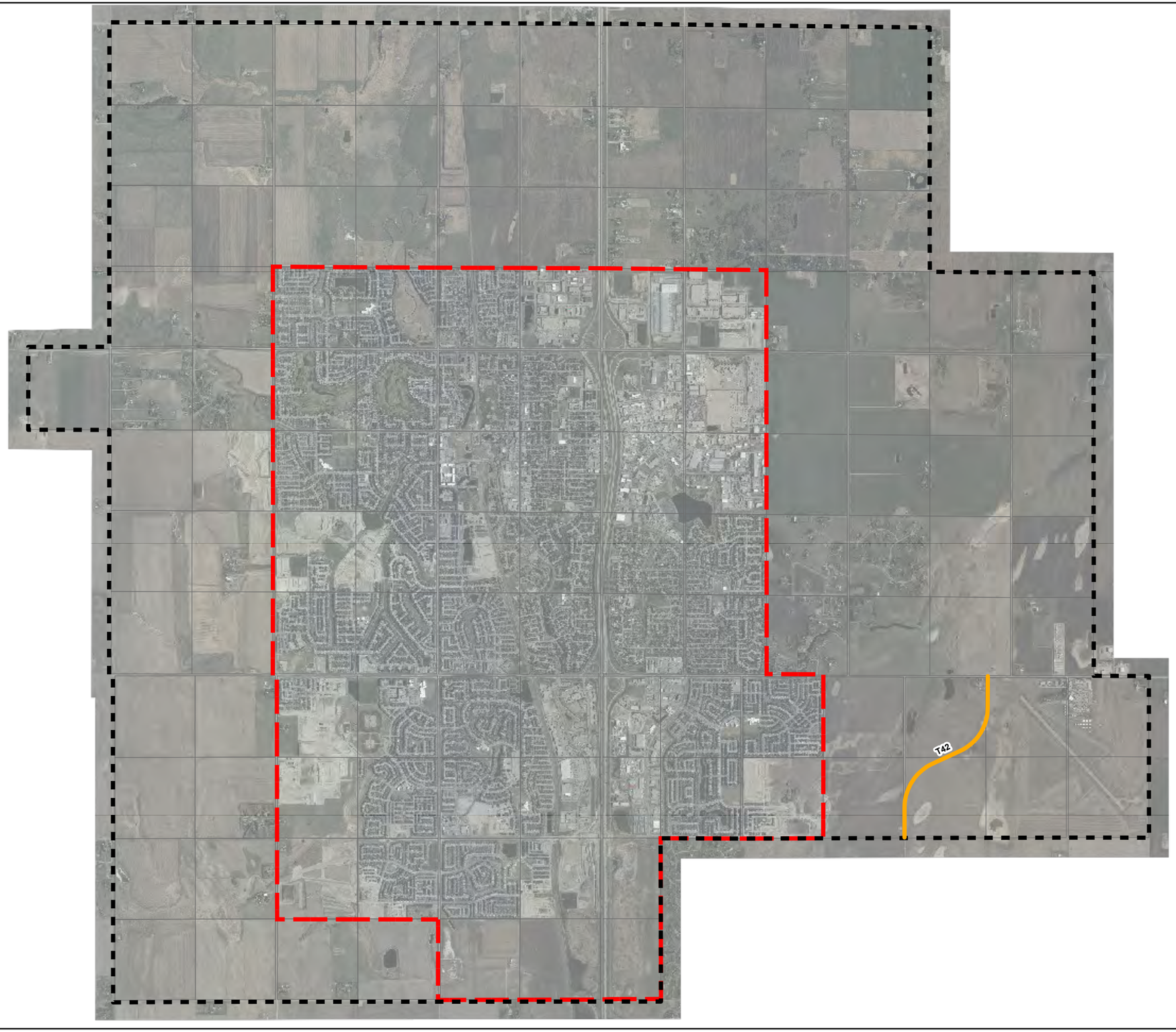
### Project Costs

| 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
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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.

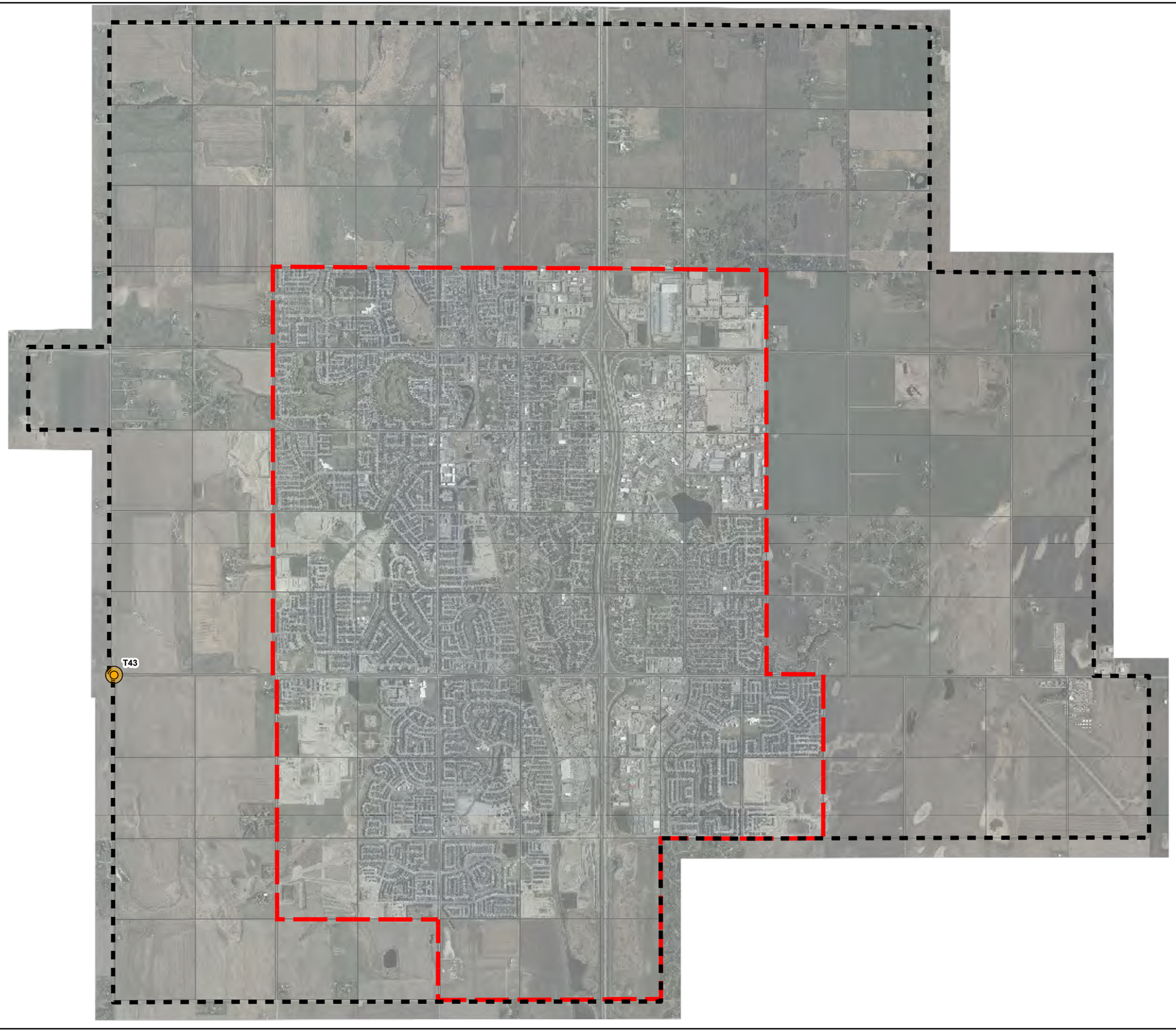
### Project Costs

| 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
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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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.

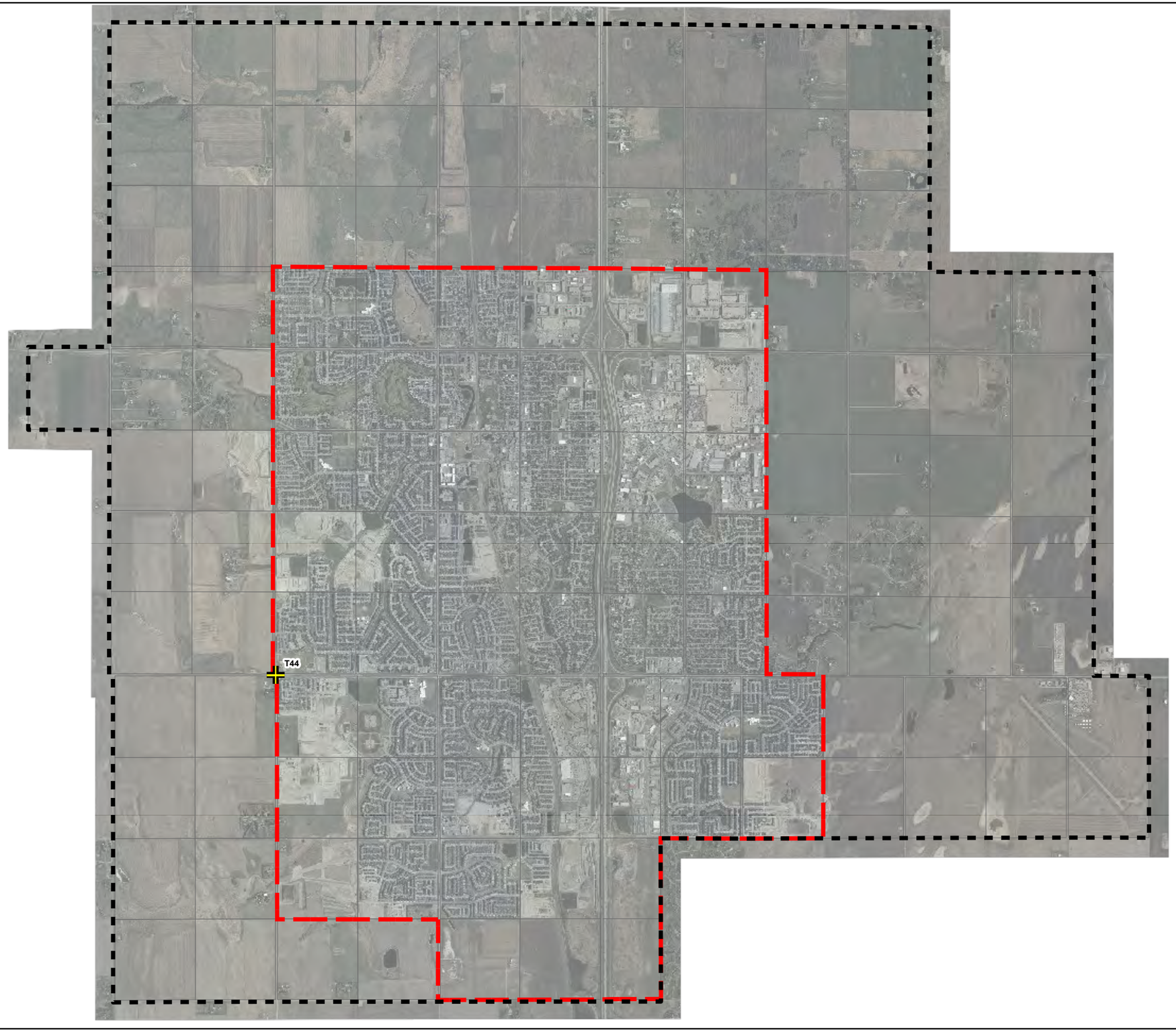
### Project Costs

| 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
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

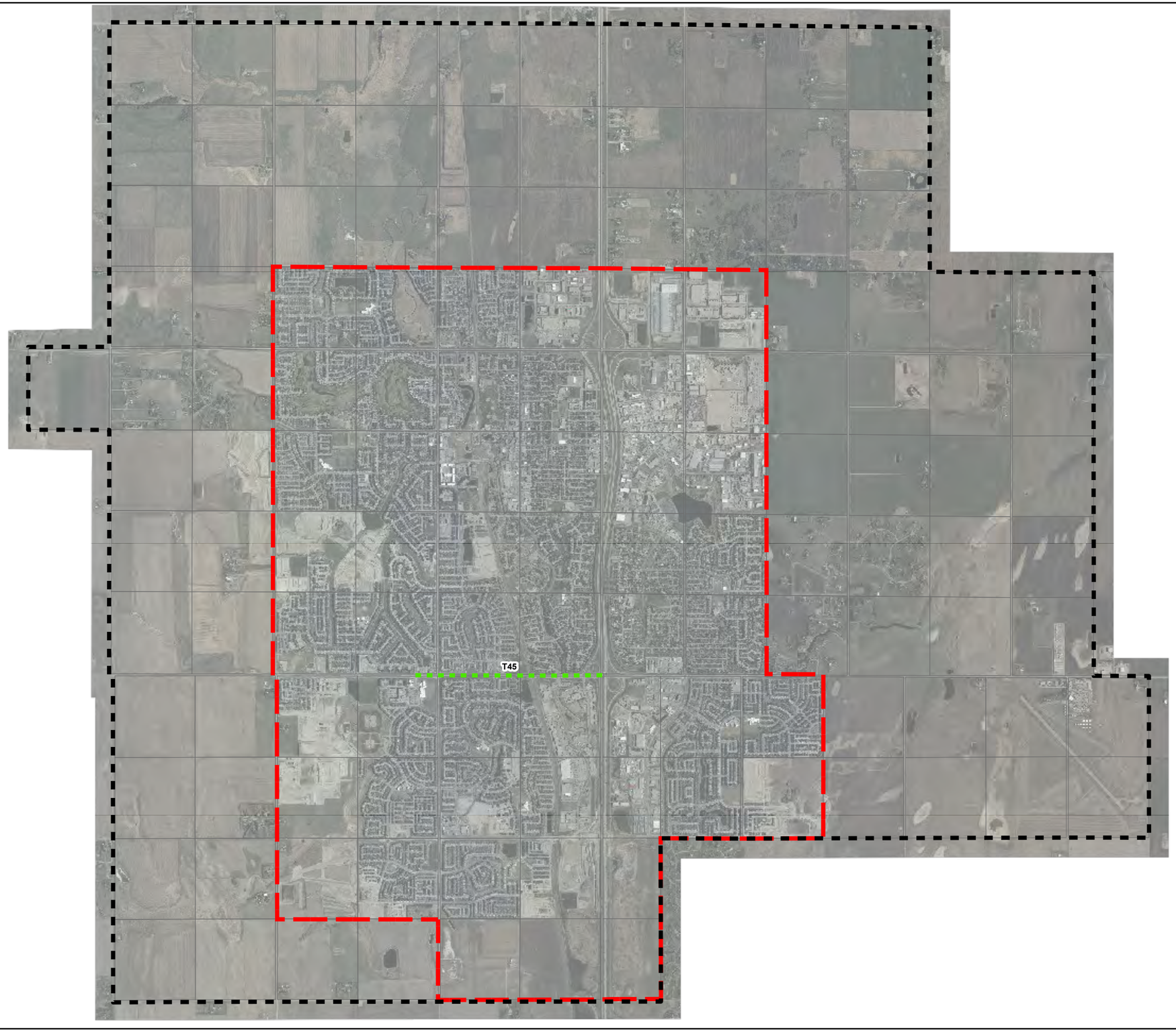
### Project Costs

| 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
STAGED 2040 SCENARIO
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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.

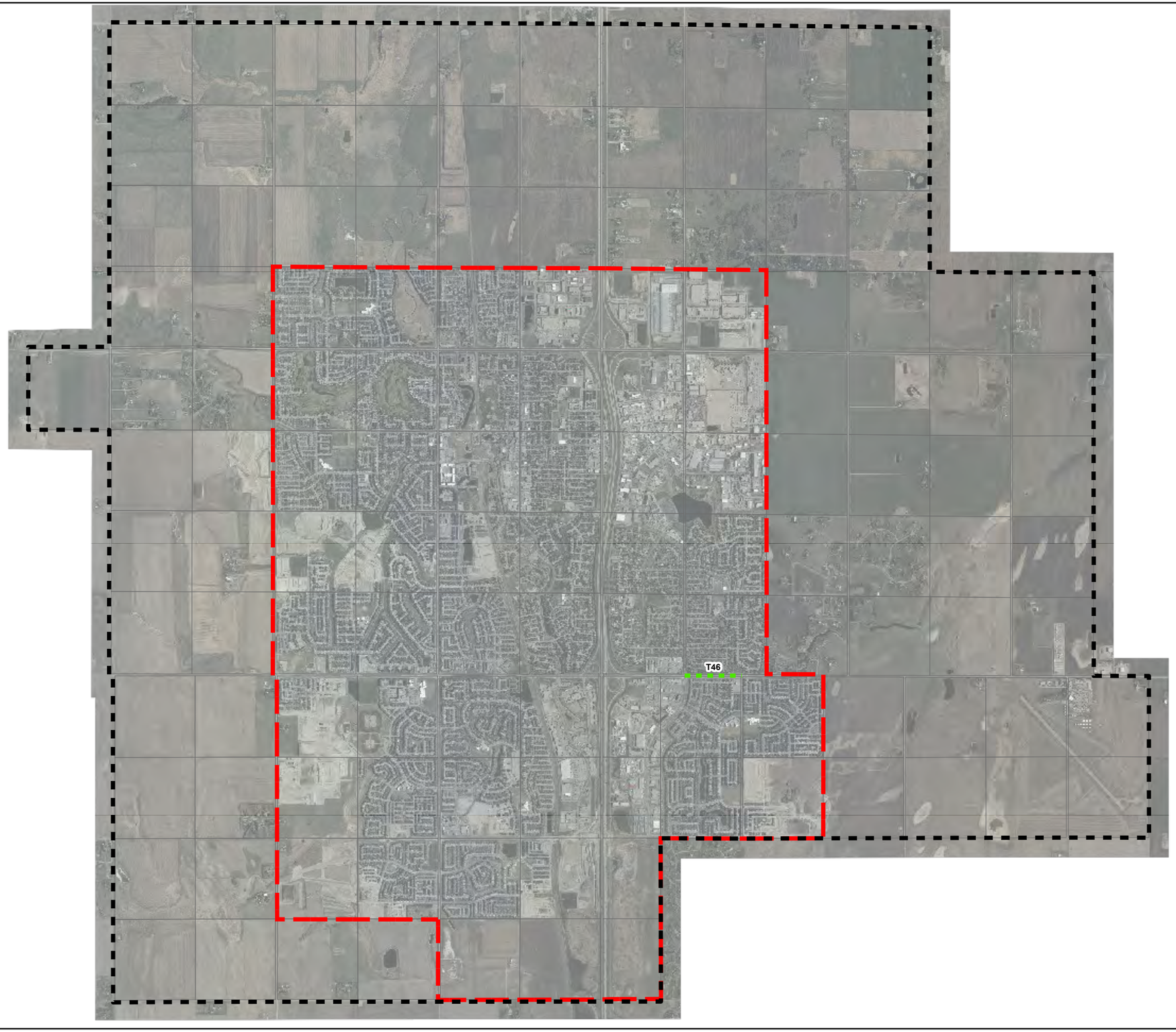
### Project Costs

| 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
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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.

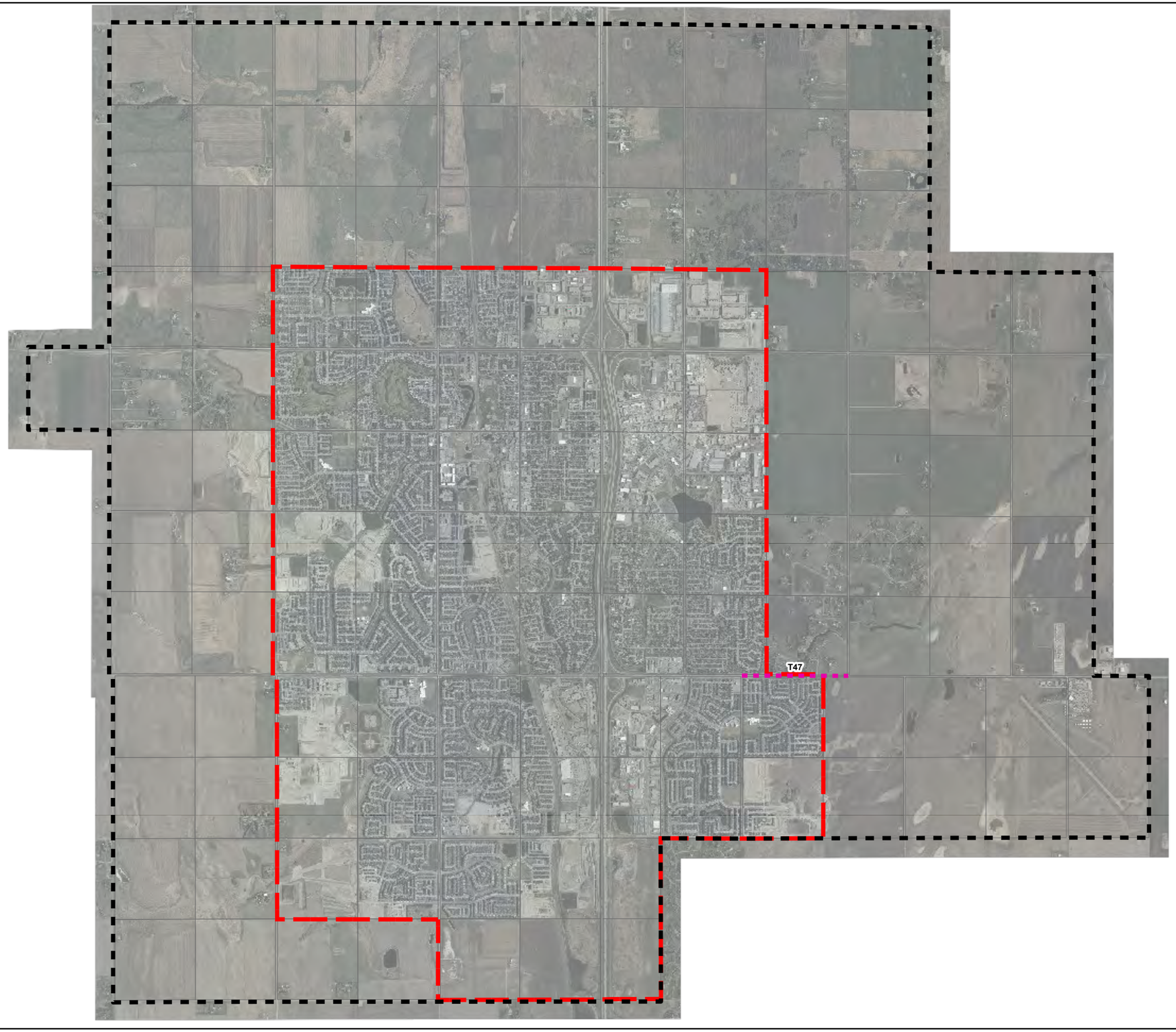
### Project Costs

| 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
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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.

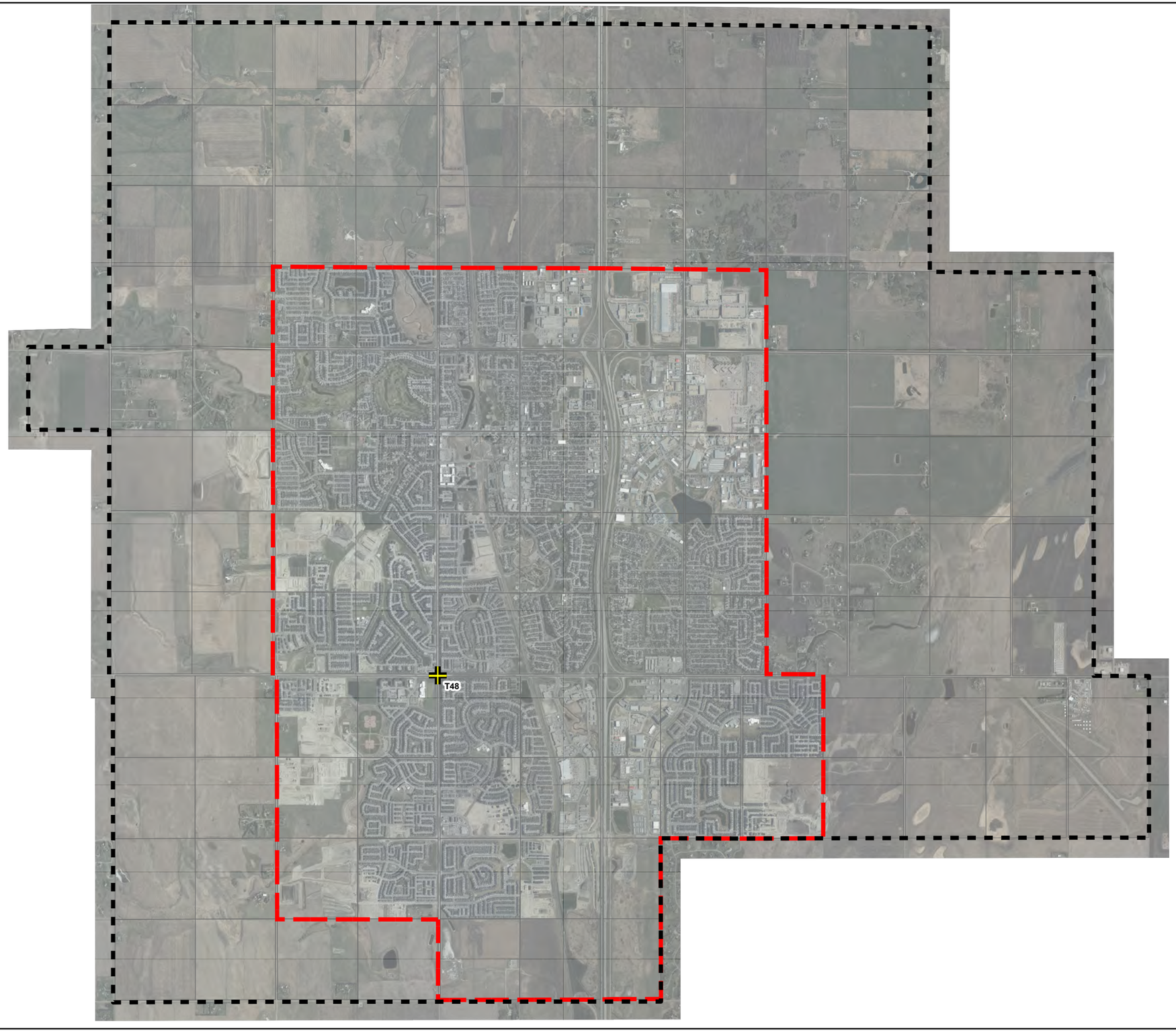
### Project Costs

| 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
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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.

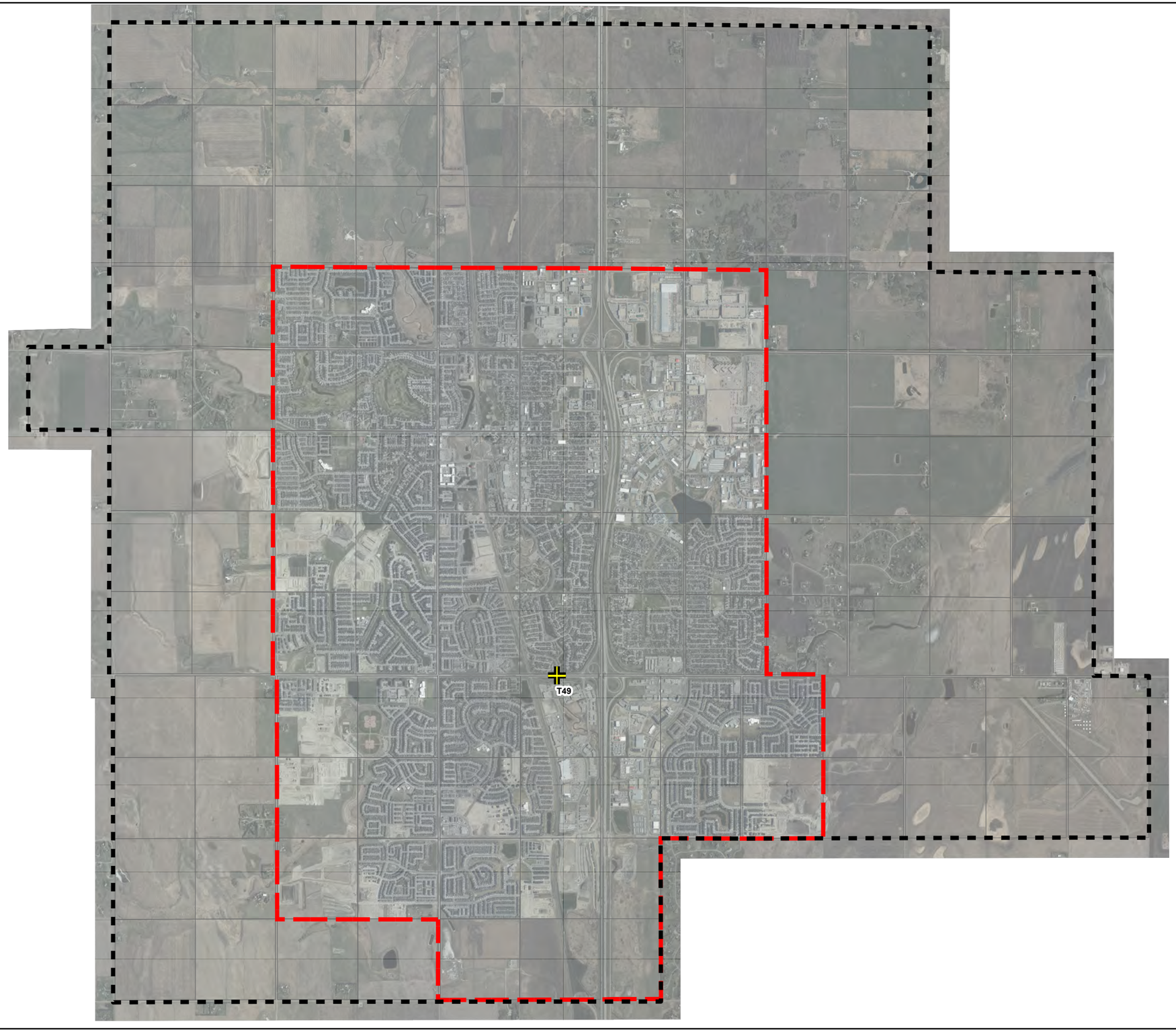
### Project Costs

| 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
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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.

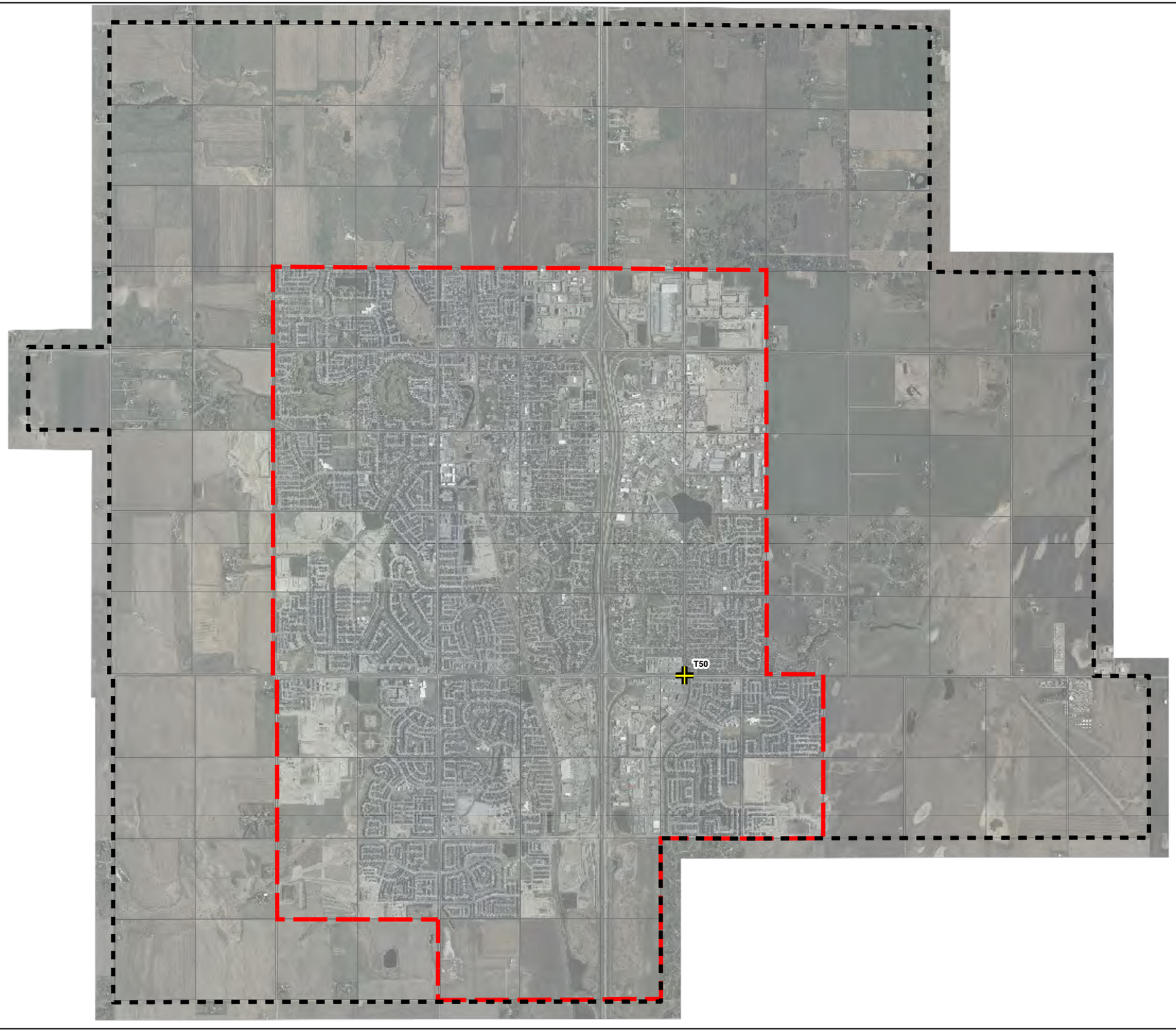
### Project Costs

| 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
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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.

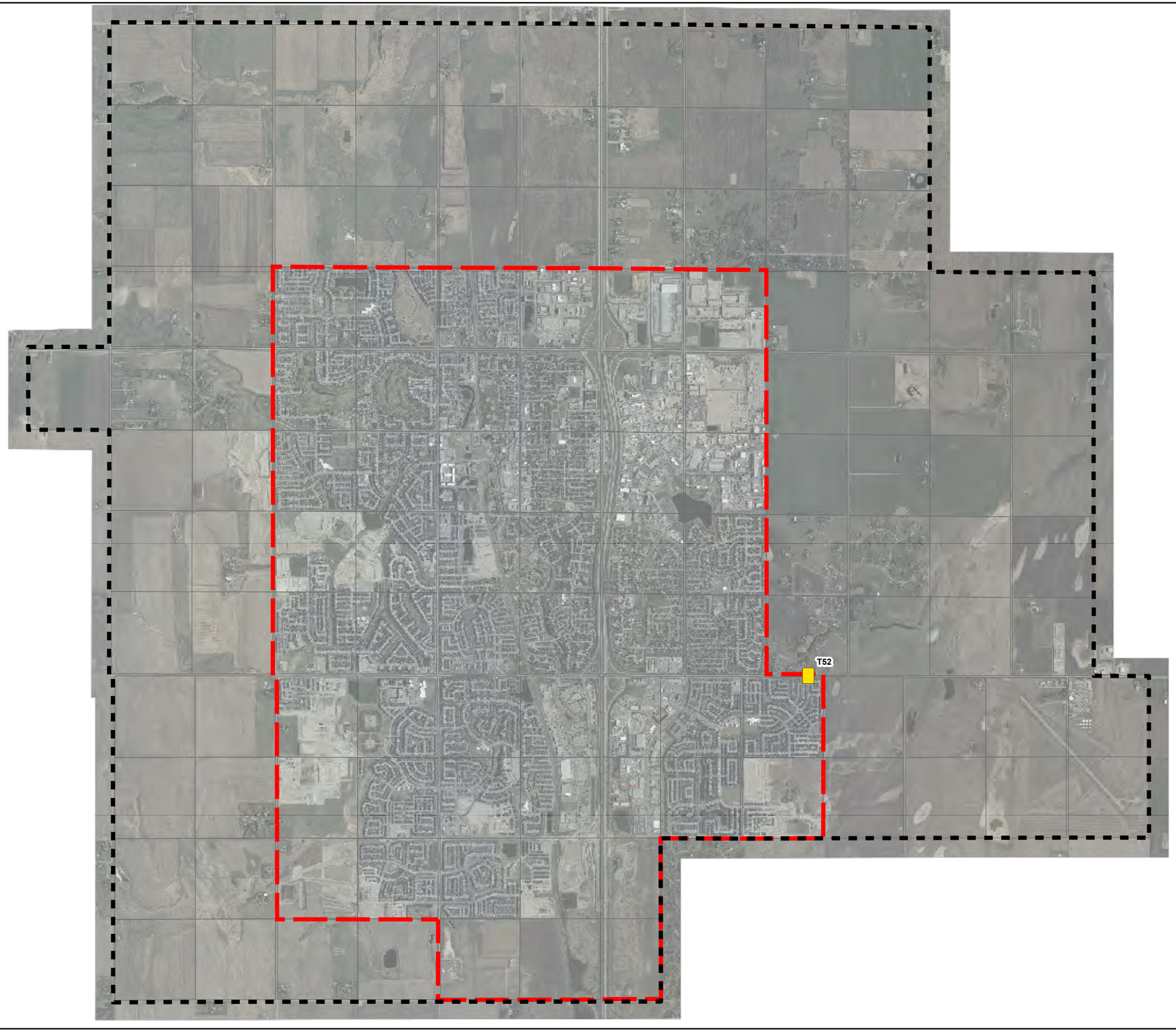
### Project Costs

| 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
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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.

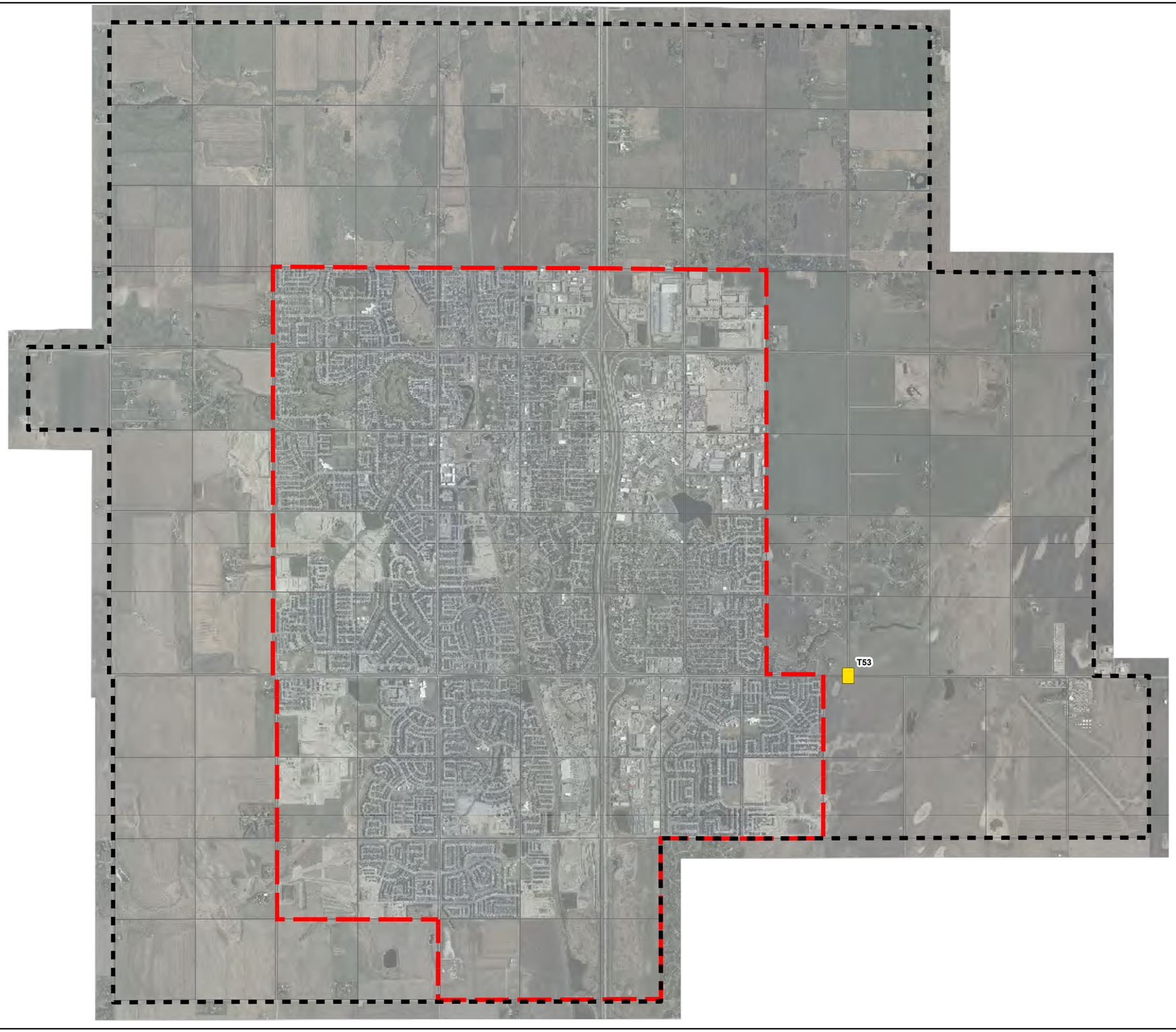
### Project Costs

| 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.

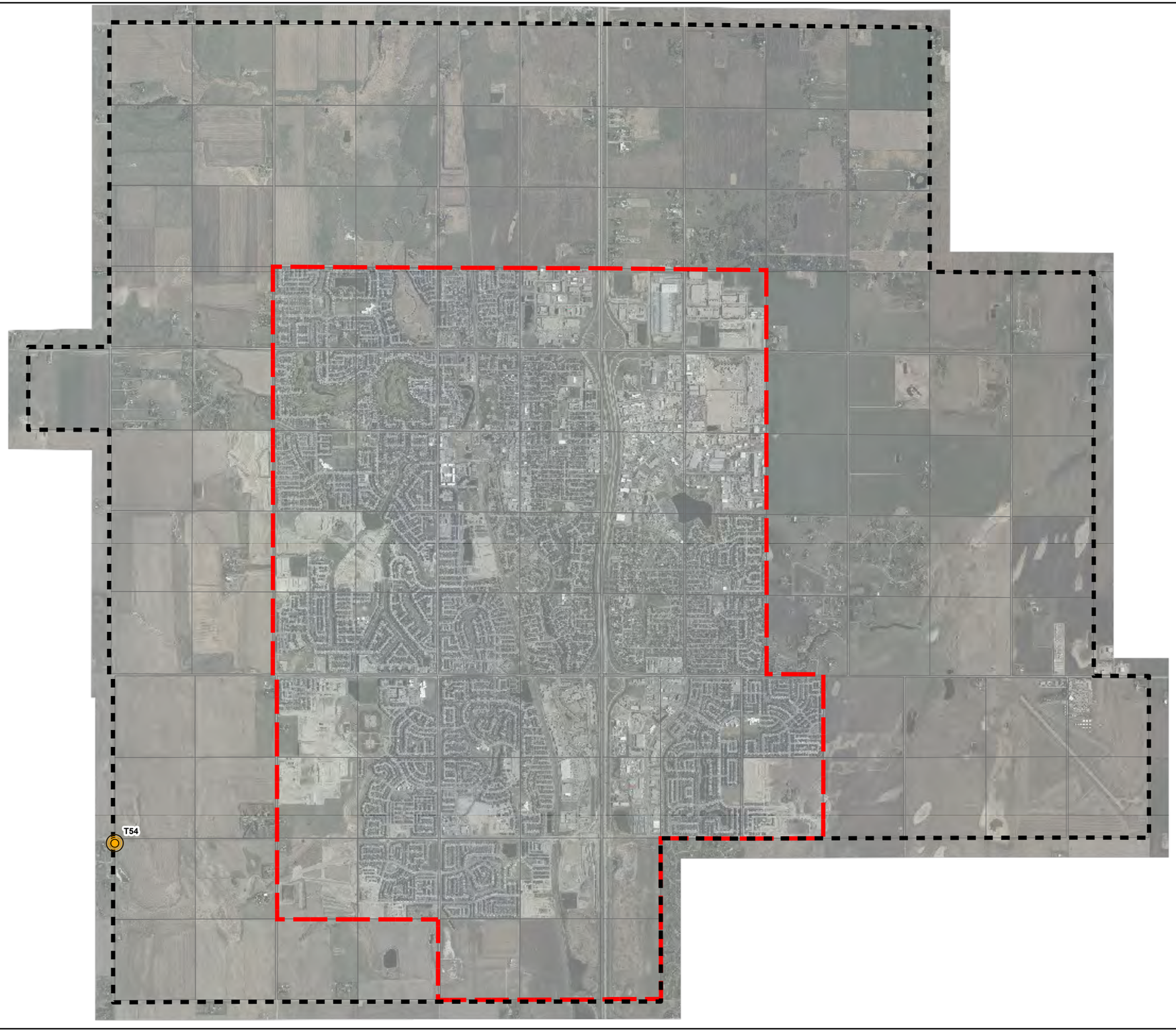
### Project Costs

| 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
OFF-SITE LEVY REVIEW

ISL

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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.

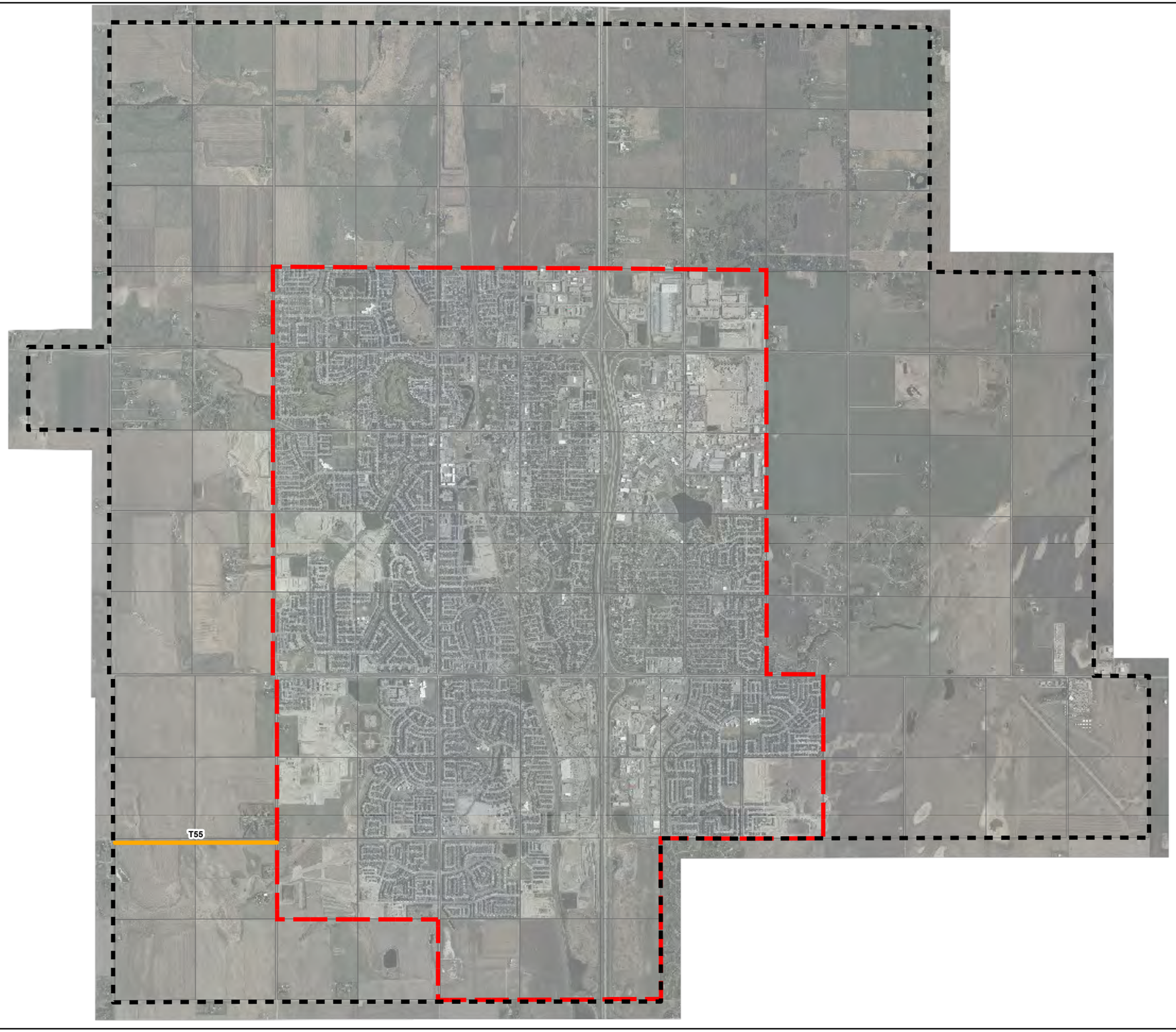
### Project Costs

| 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
OFF-SITE LEVY REVIEW

ISL

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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.

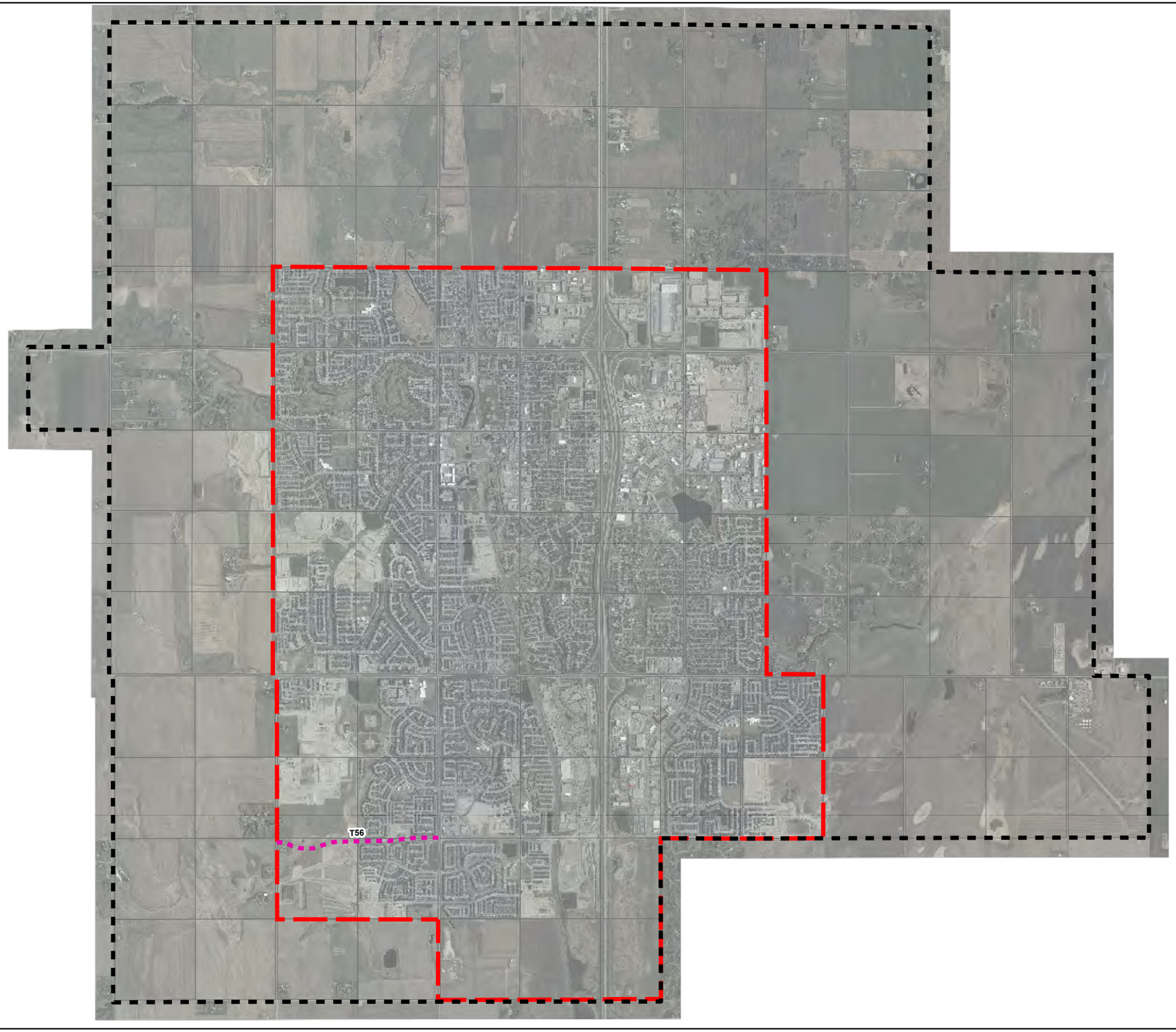
### Project Costs

| 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
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

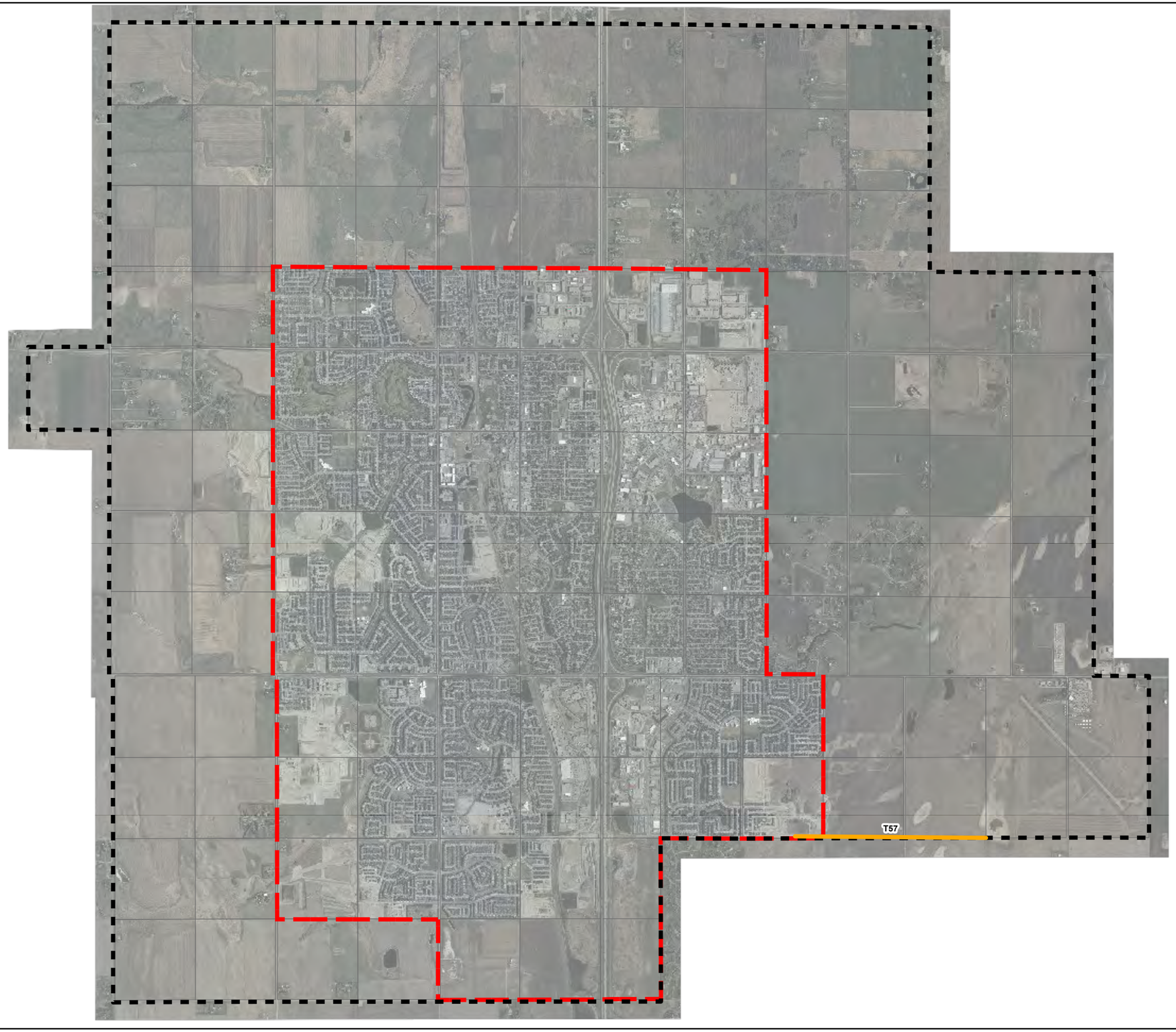
### Project Costs

| 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
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

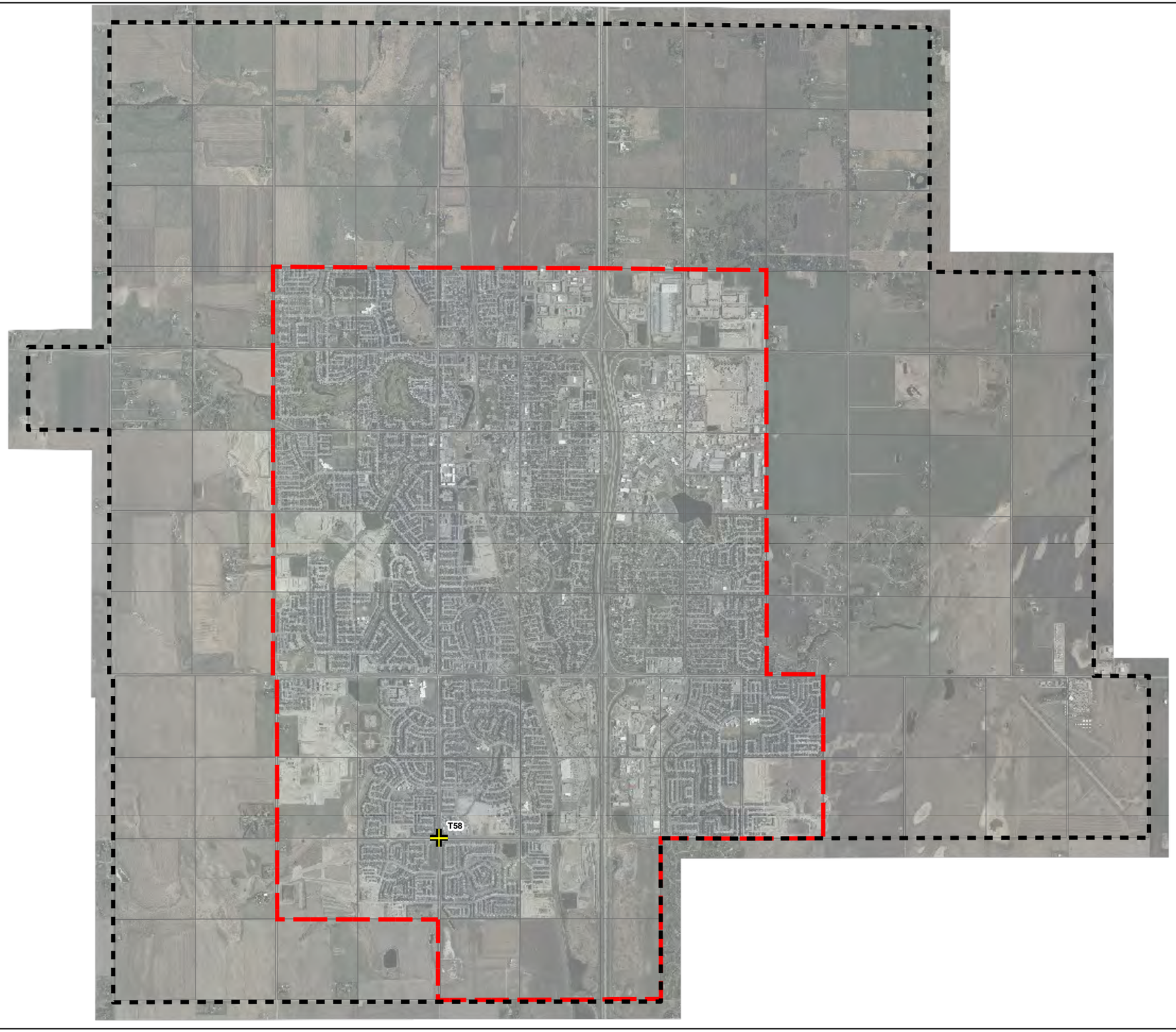
### Project Costs

| 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
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

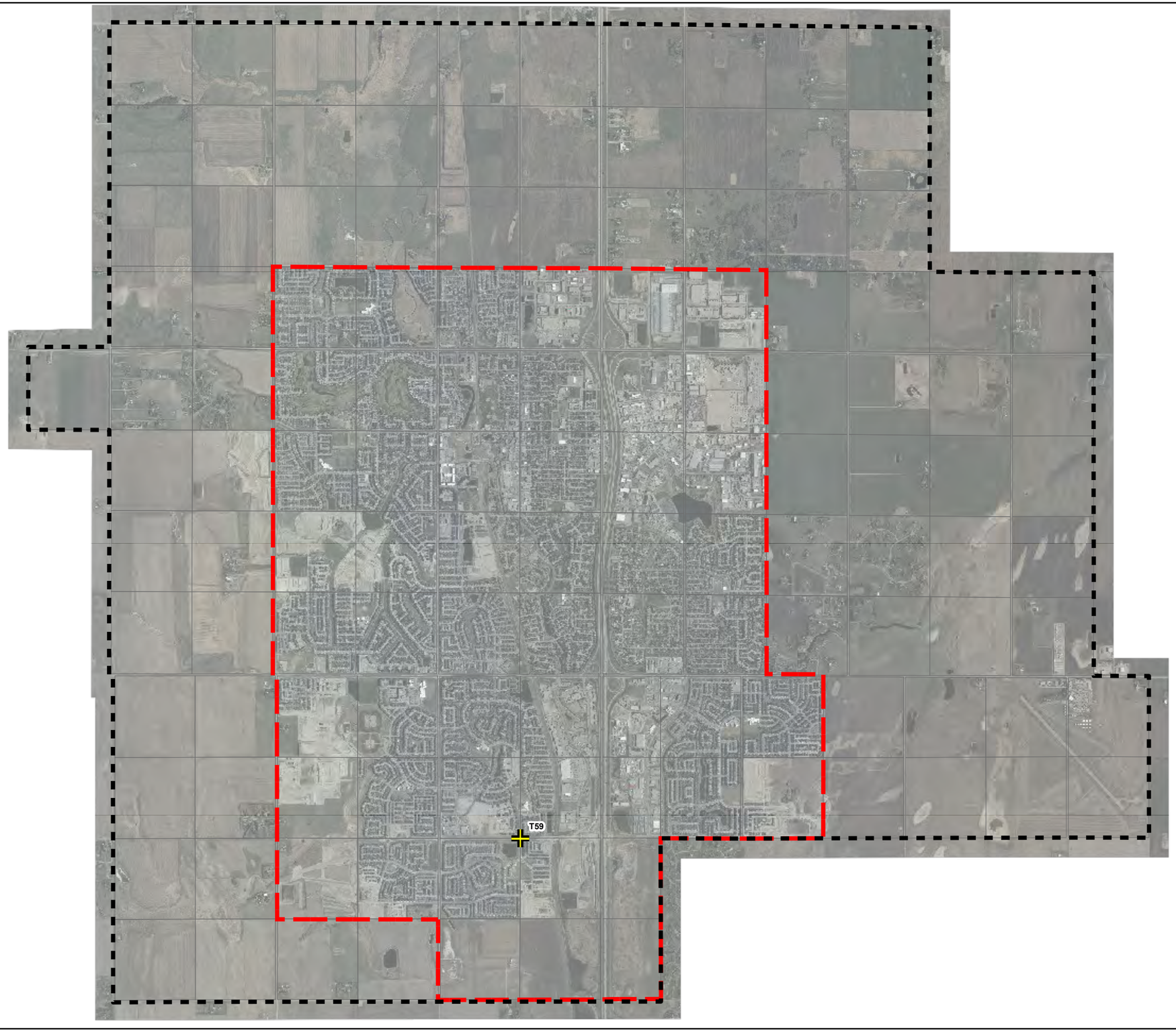
### Project Costs

| 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
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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.

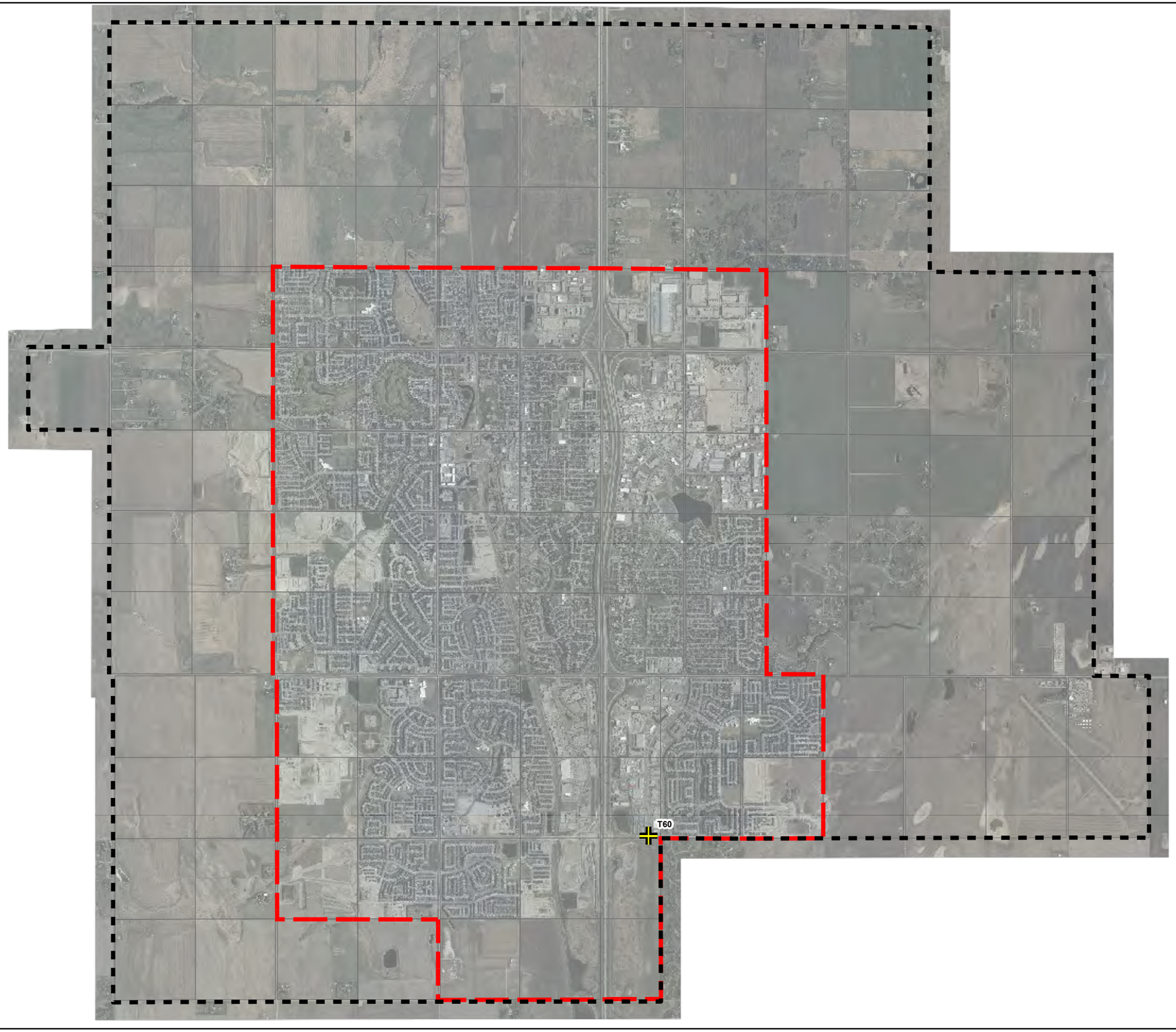
### Project Costs

| 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.

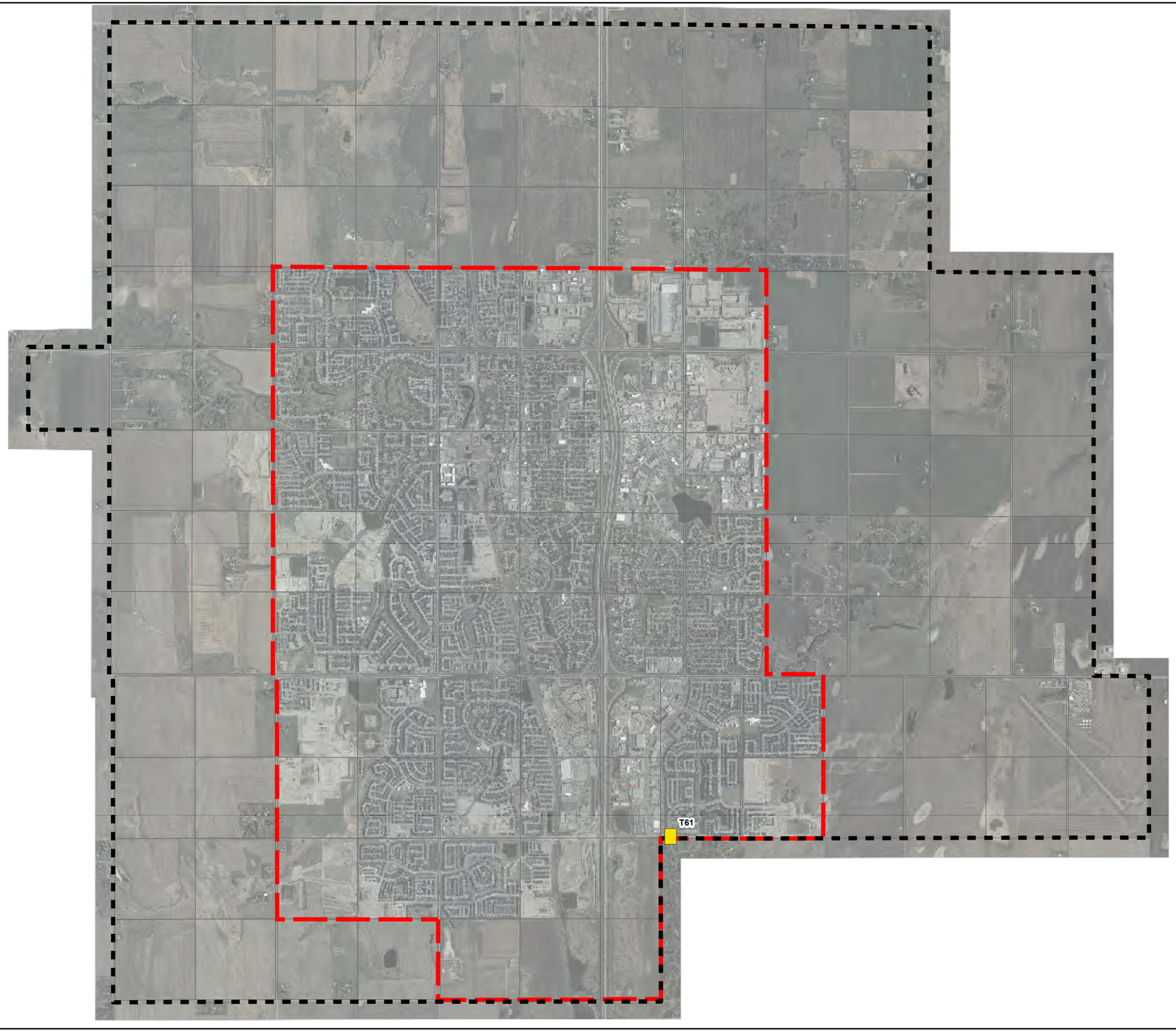
### Project Costs

| 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
OFF-SITE LEVY REVIEW

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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.

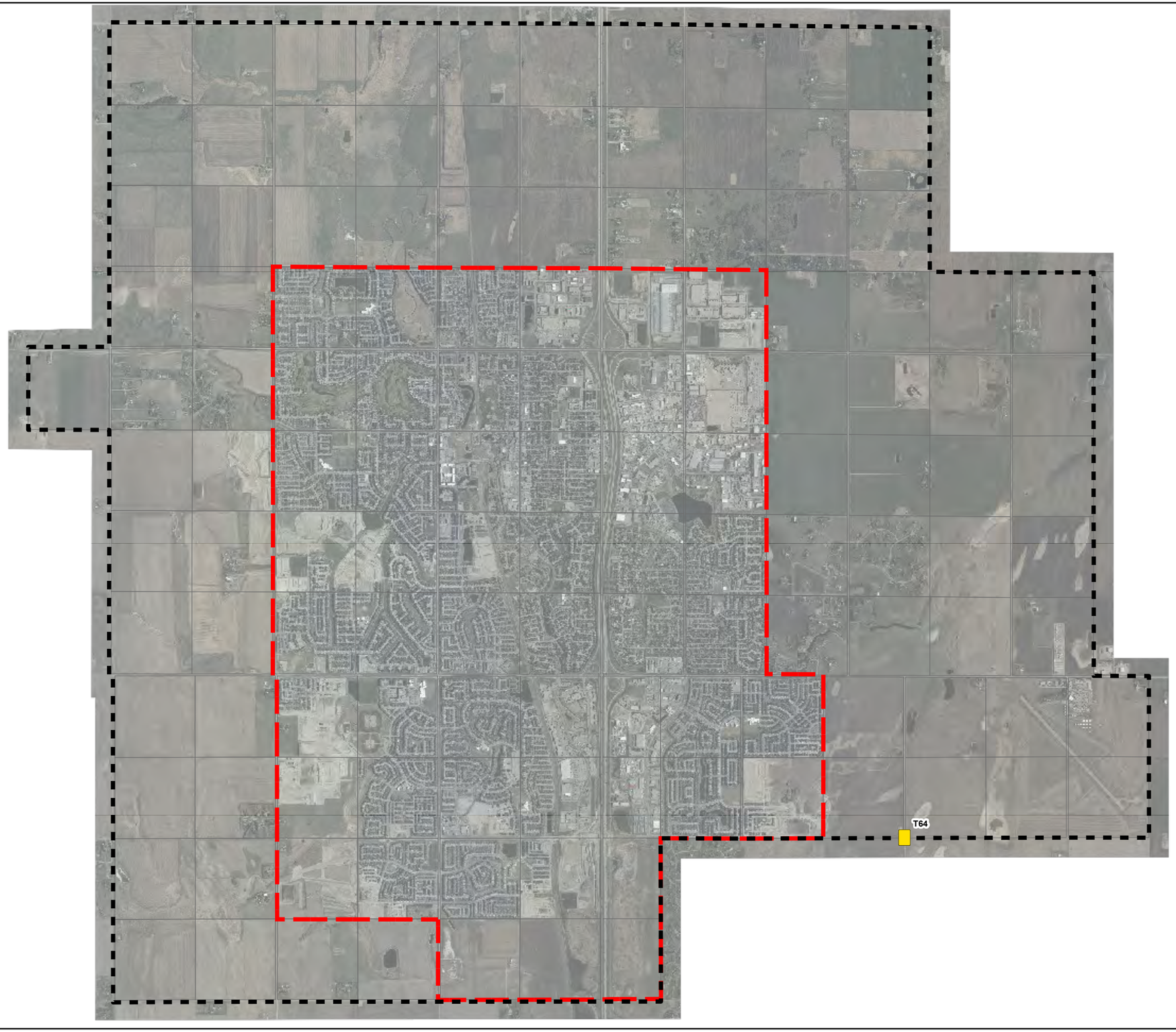
### Project Costs

| 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.

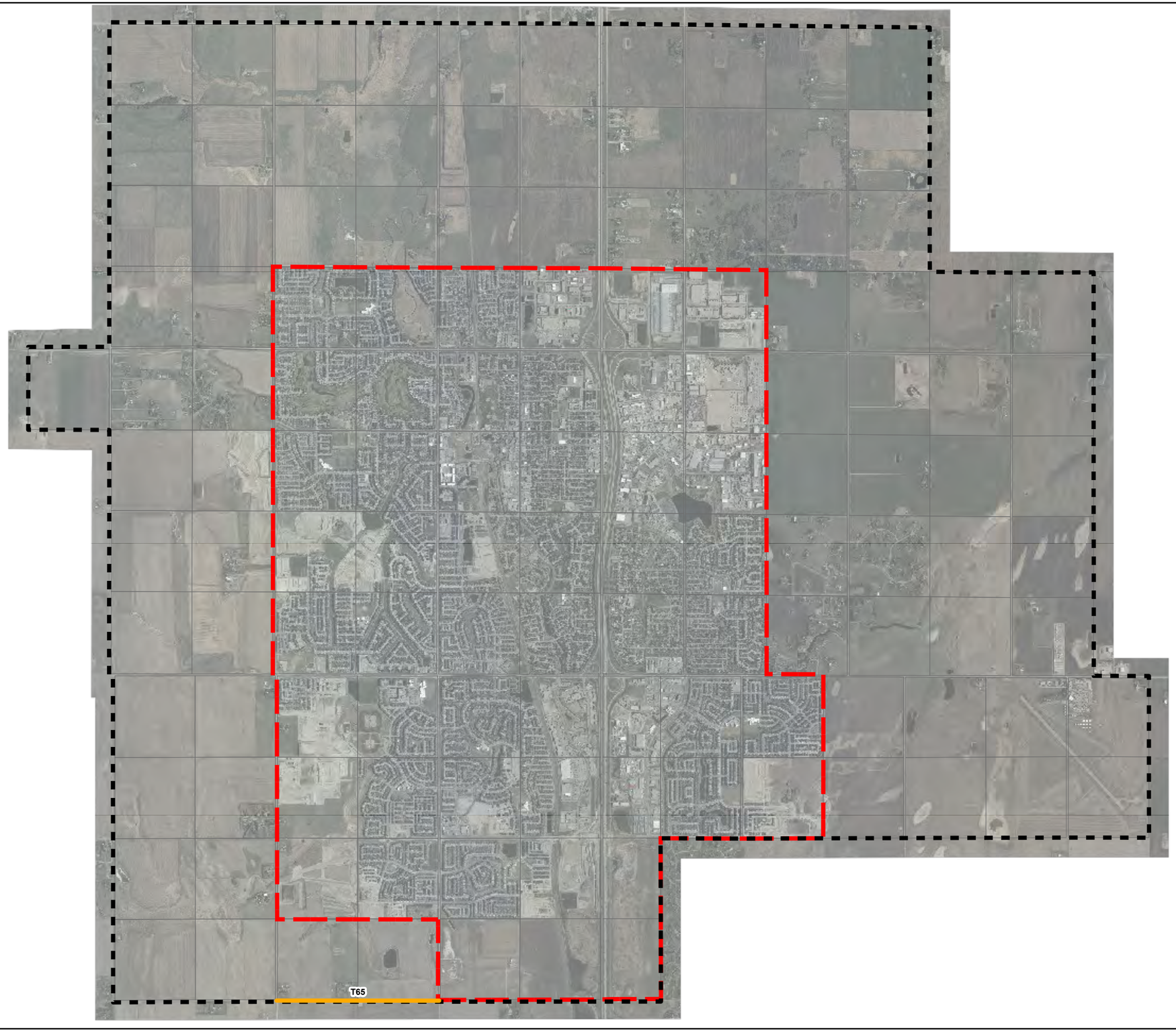
### Project Costs

| 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
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

CITY OF AIRDRIE COMMUNITY & OPPORTUNITY

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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.

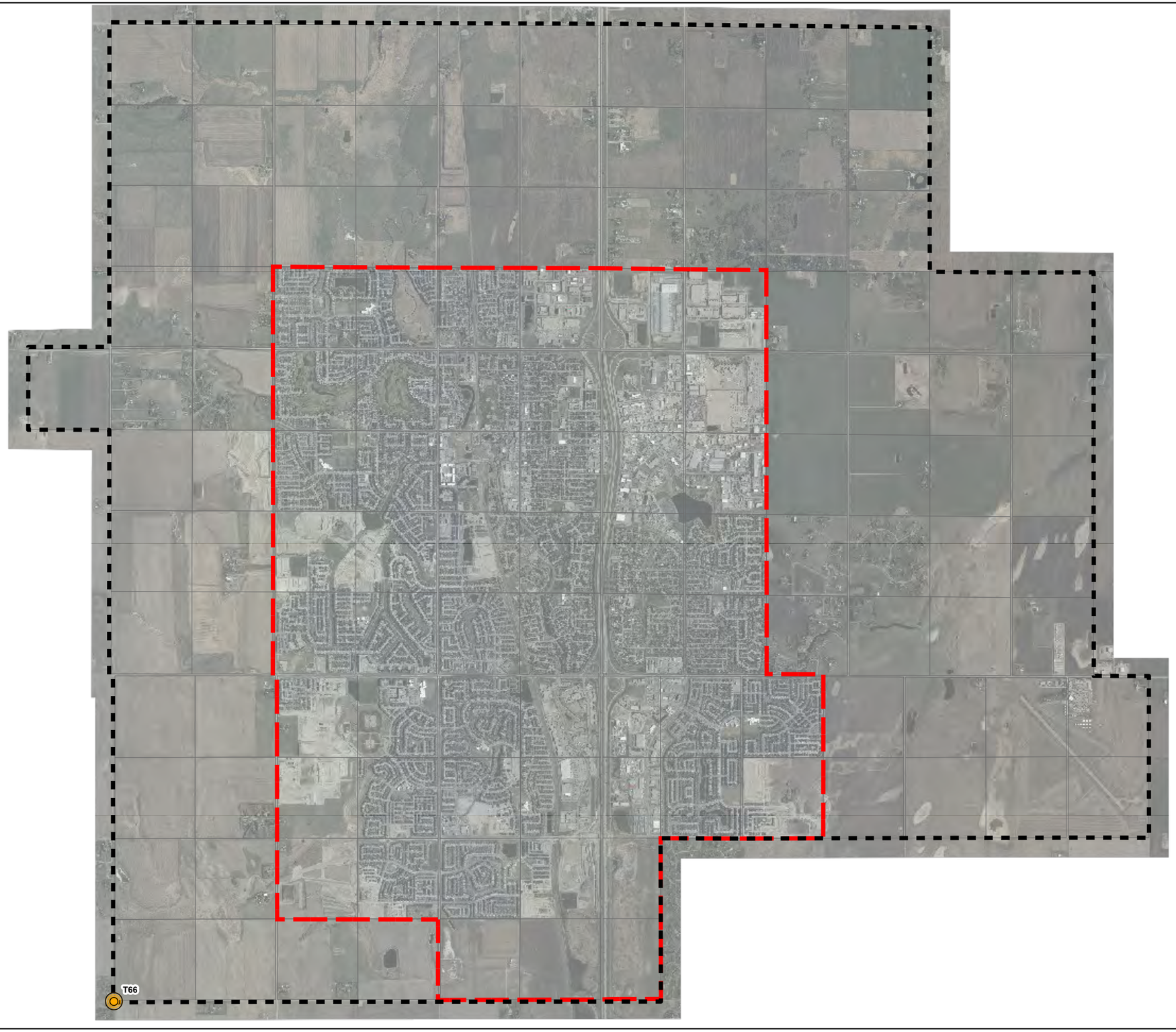
### Project Costs

| 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

ISL

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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.

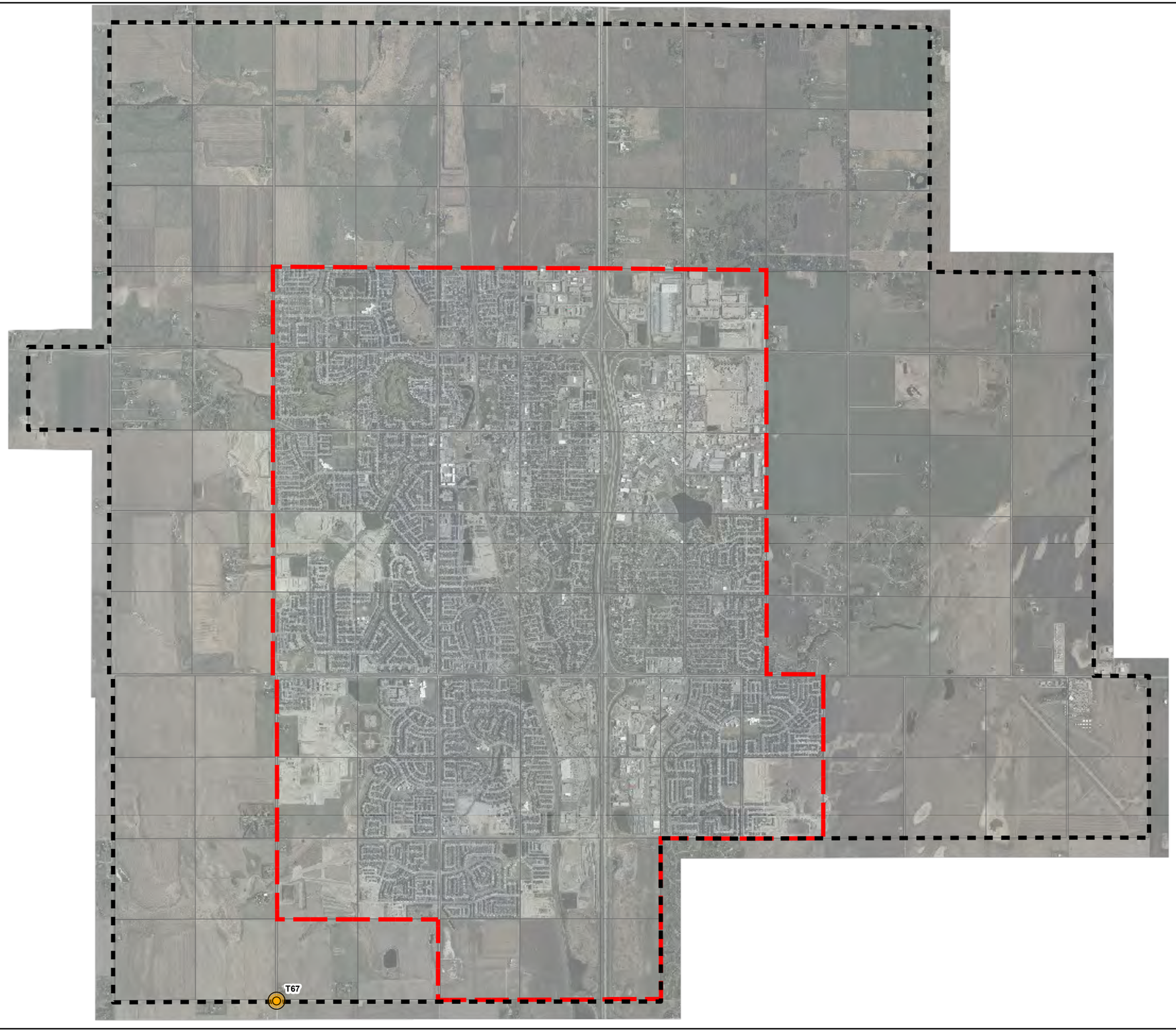
### Project Costs

| 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
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 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.

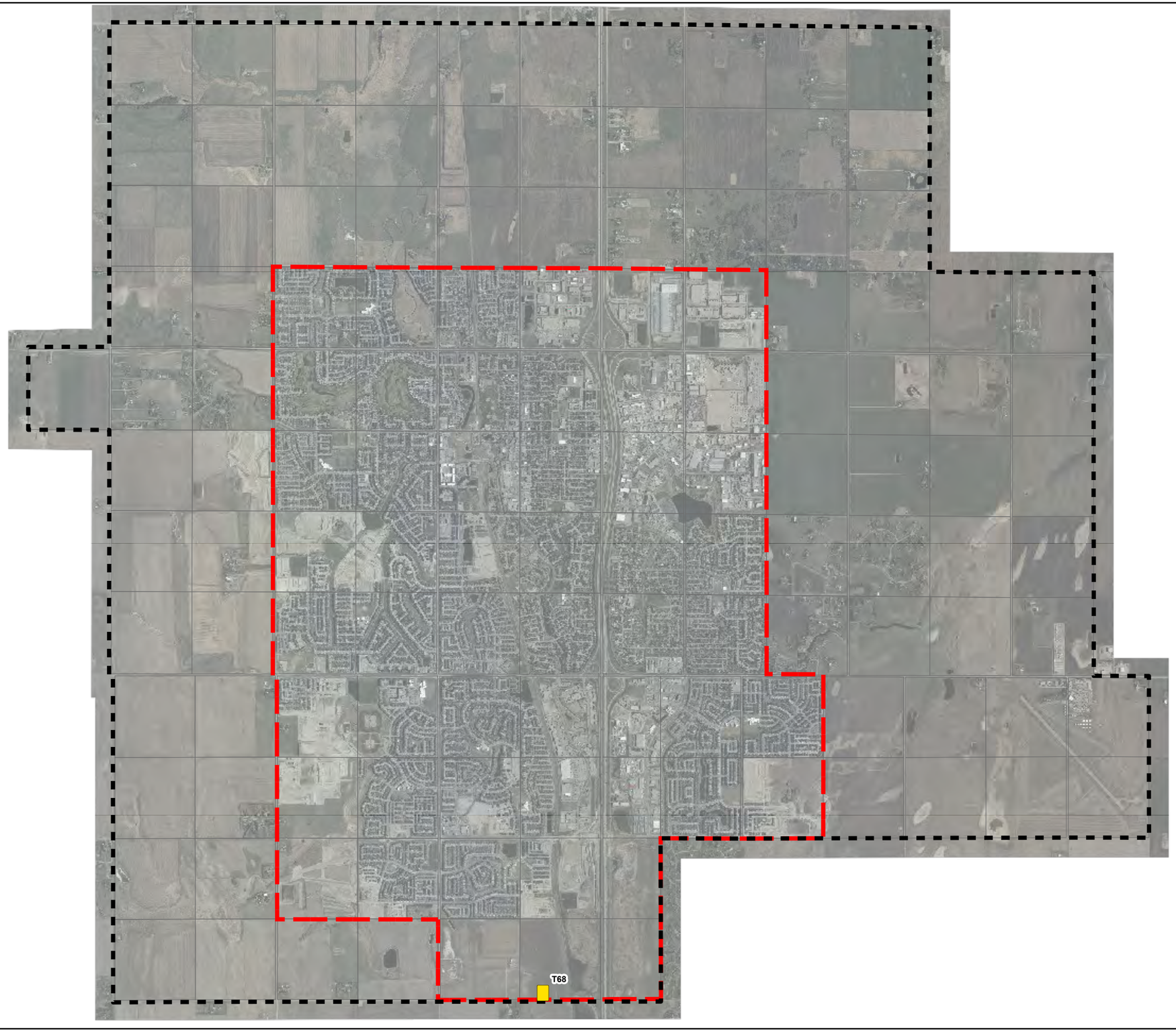
### Project Costs

| 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
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 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.

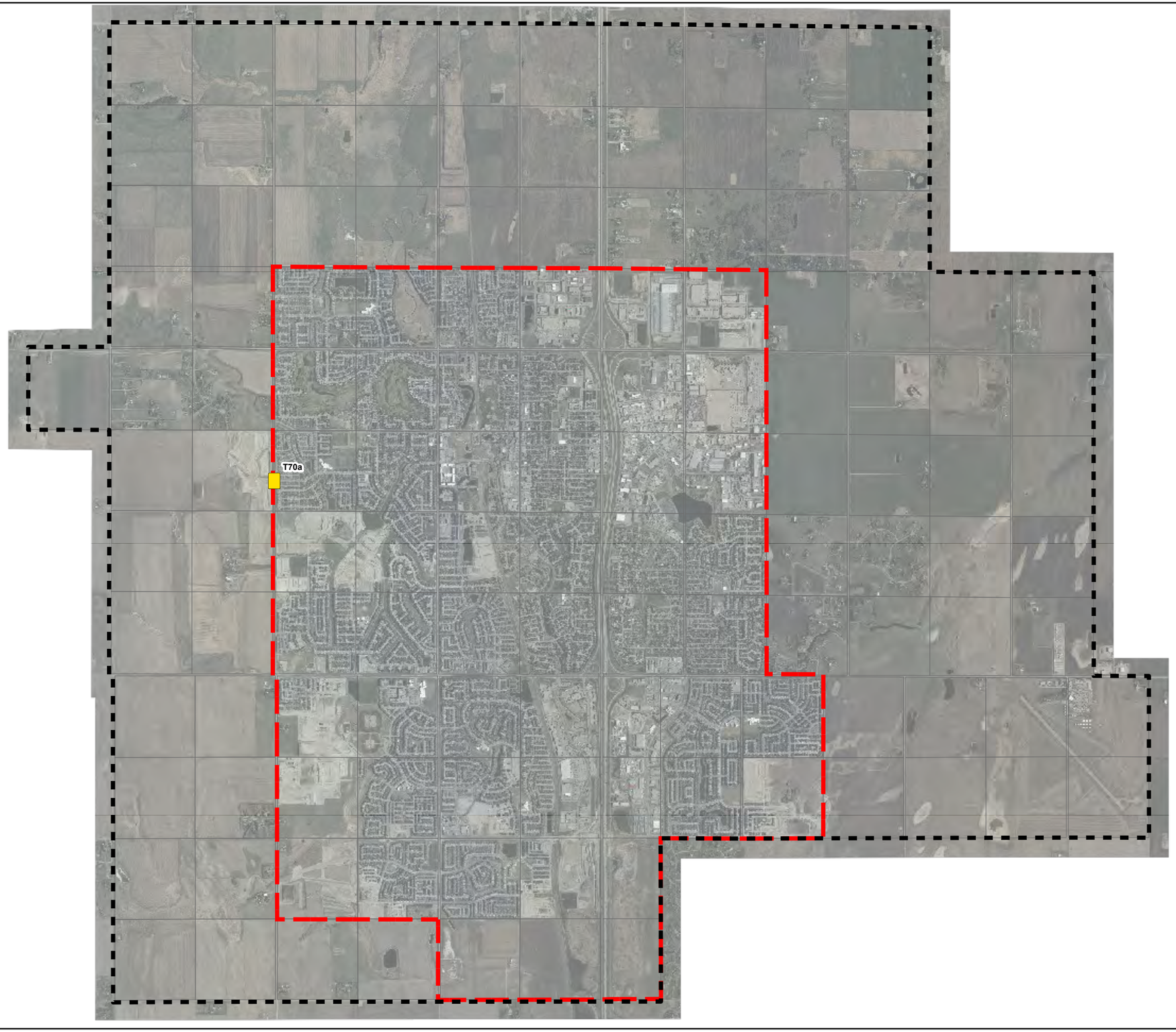
### Project Costs

| 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
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

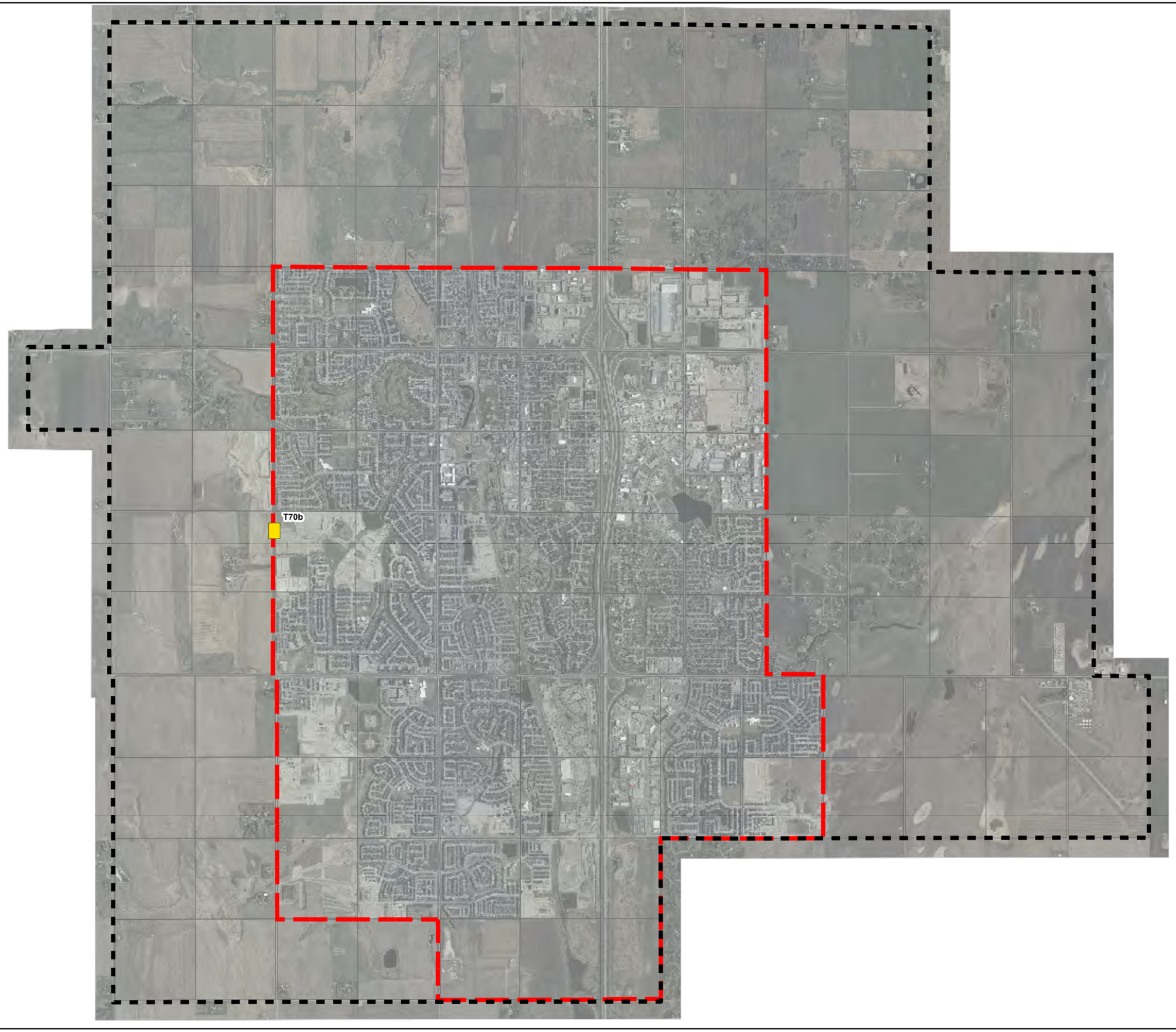
### Project Costs

| 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.

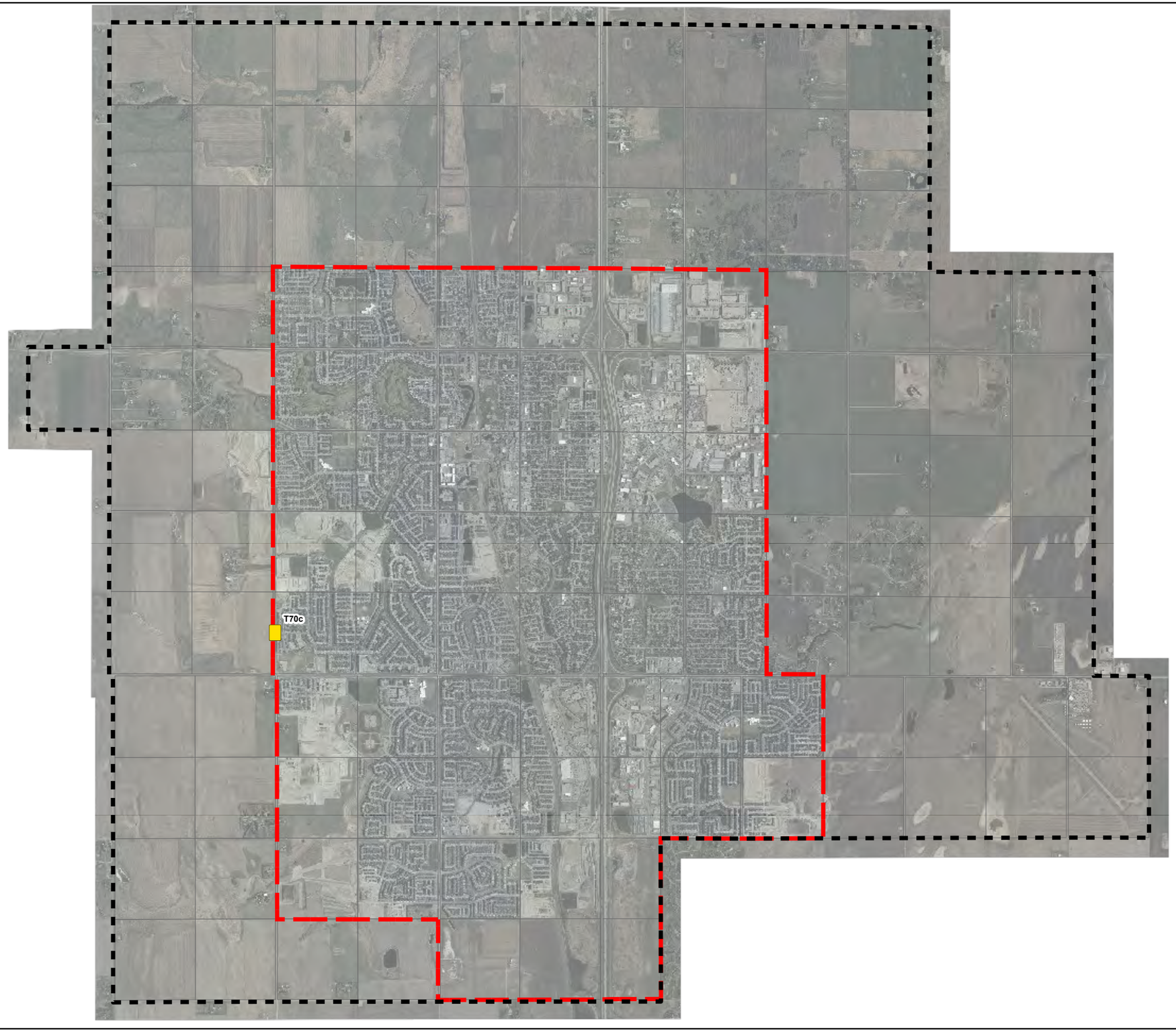
### Project Costs

| 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
CITY OF AIRDRIE
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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.

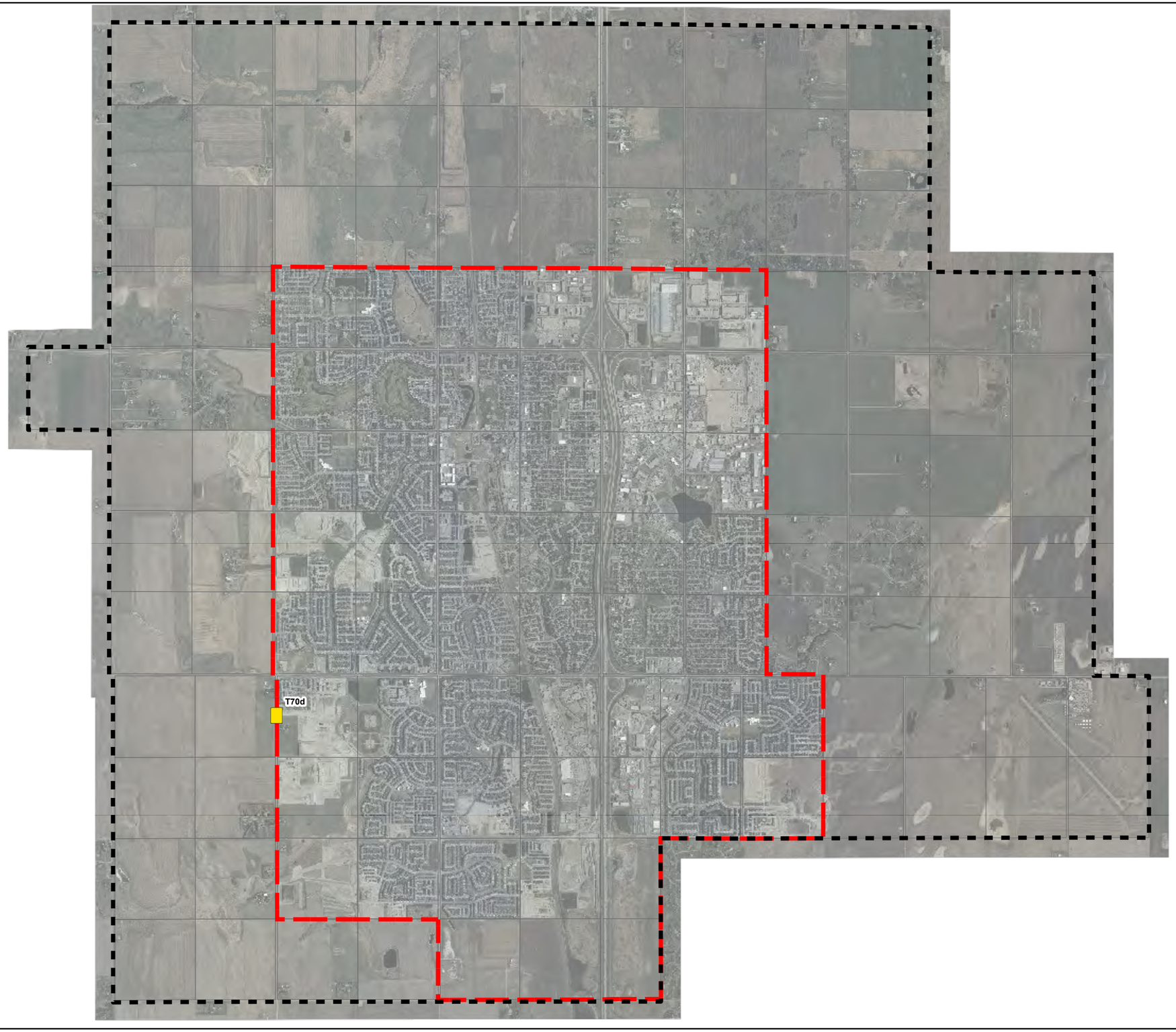
### Project Costs

| 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

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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.

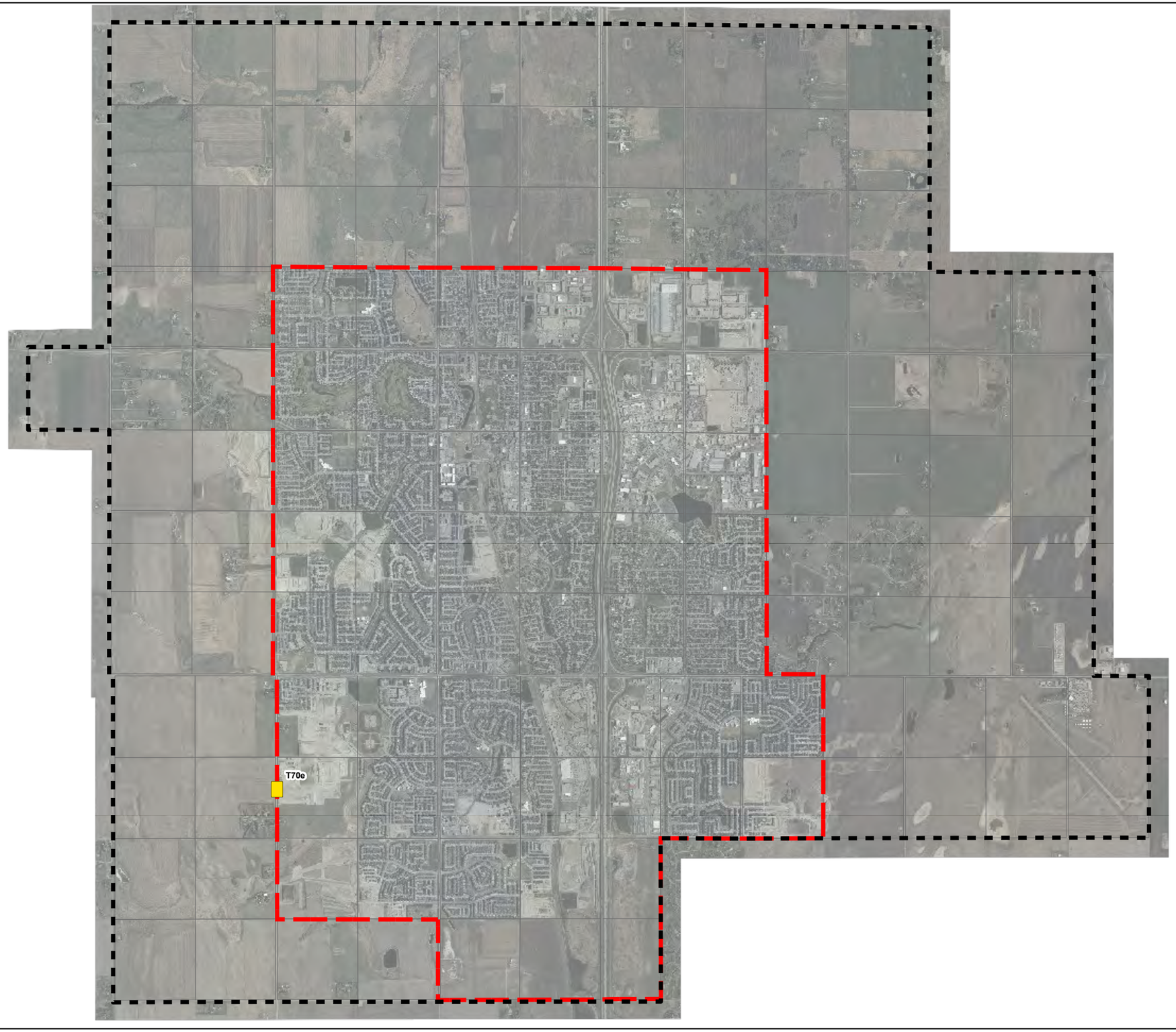
### Project Costs

| 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

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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.

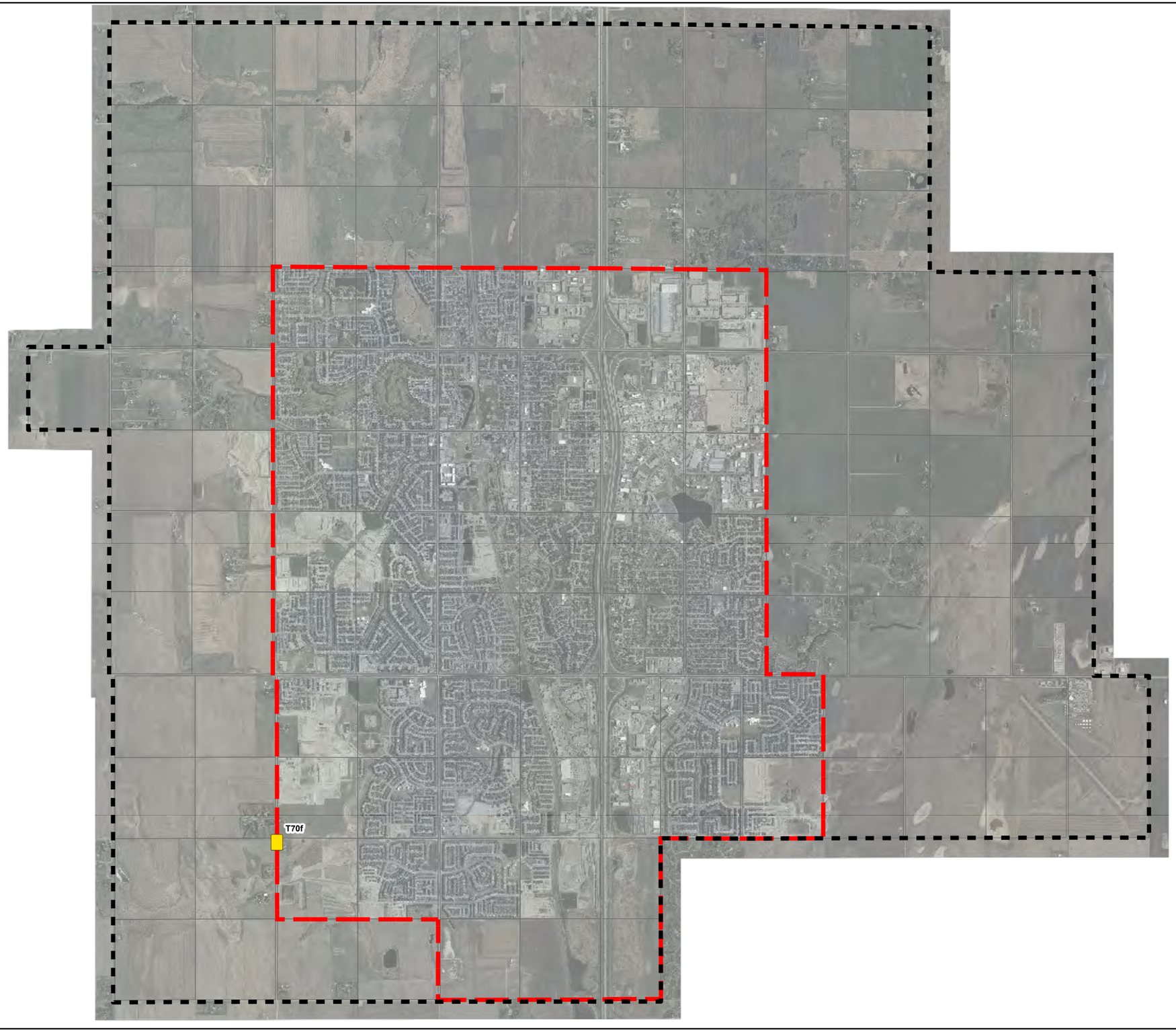
### Project Costs

| 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.

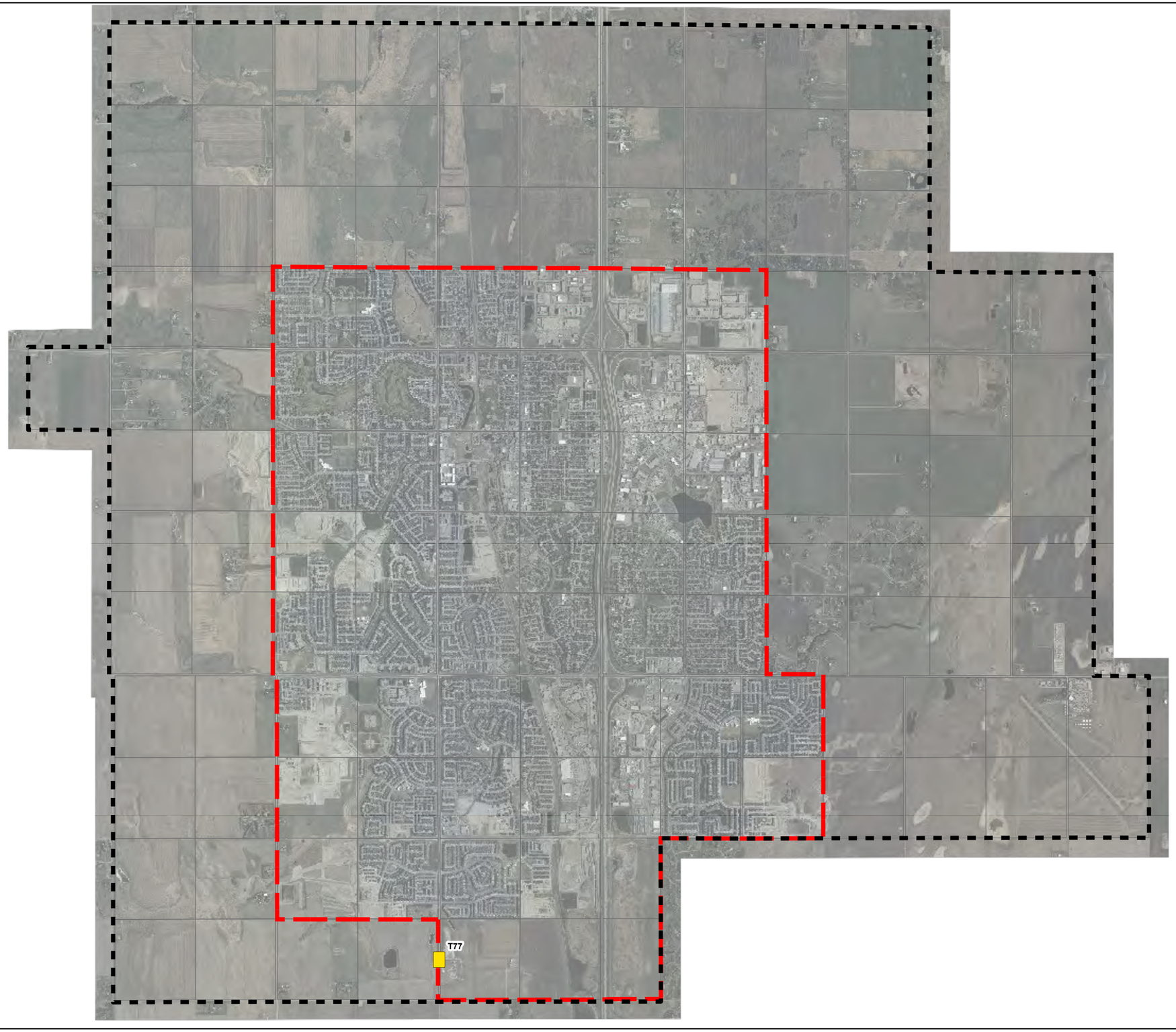
### Project Costs

| 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

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## 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.

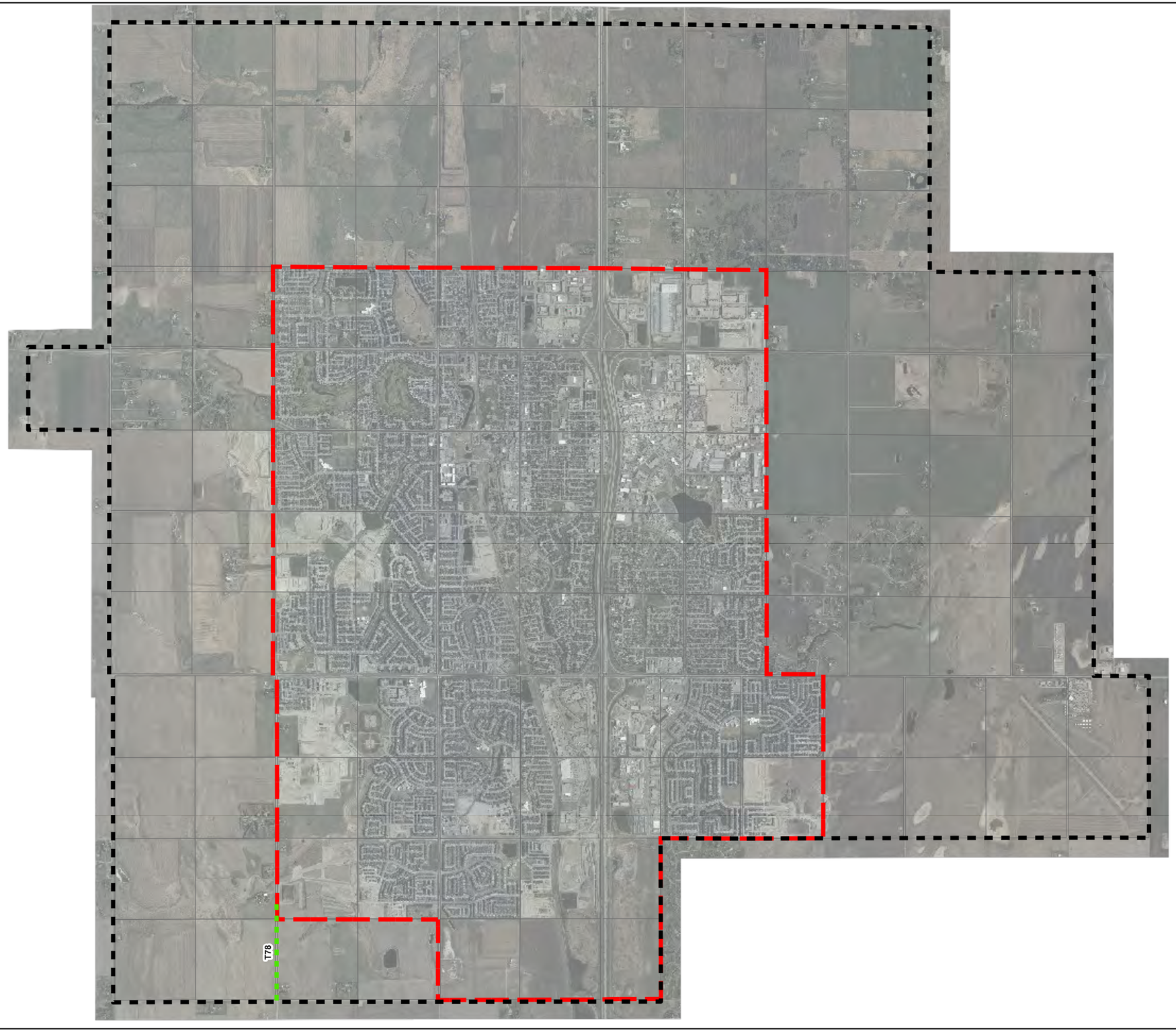
### Project Costs

| 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
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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.

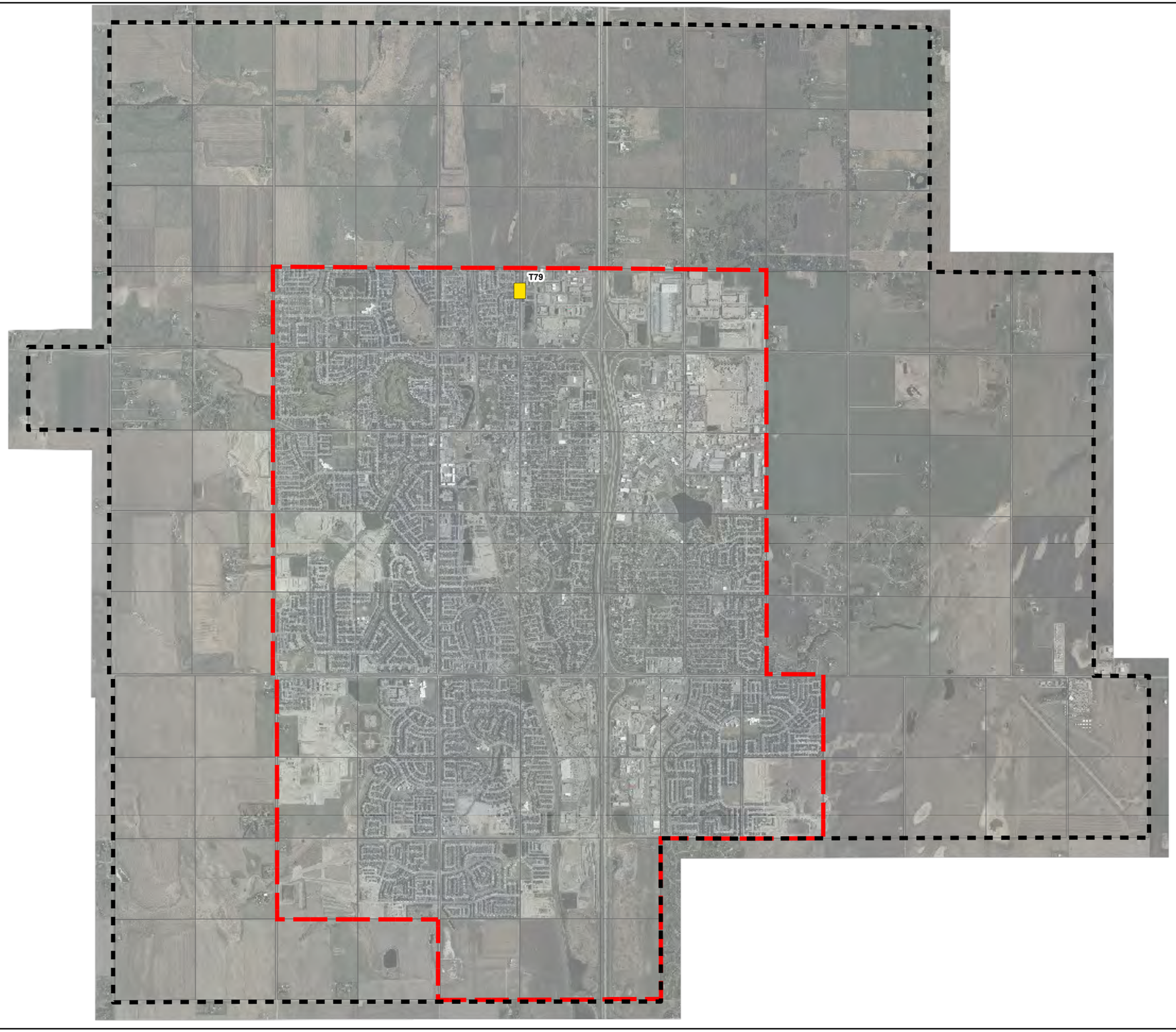
### Project Costs

| 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
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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.

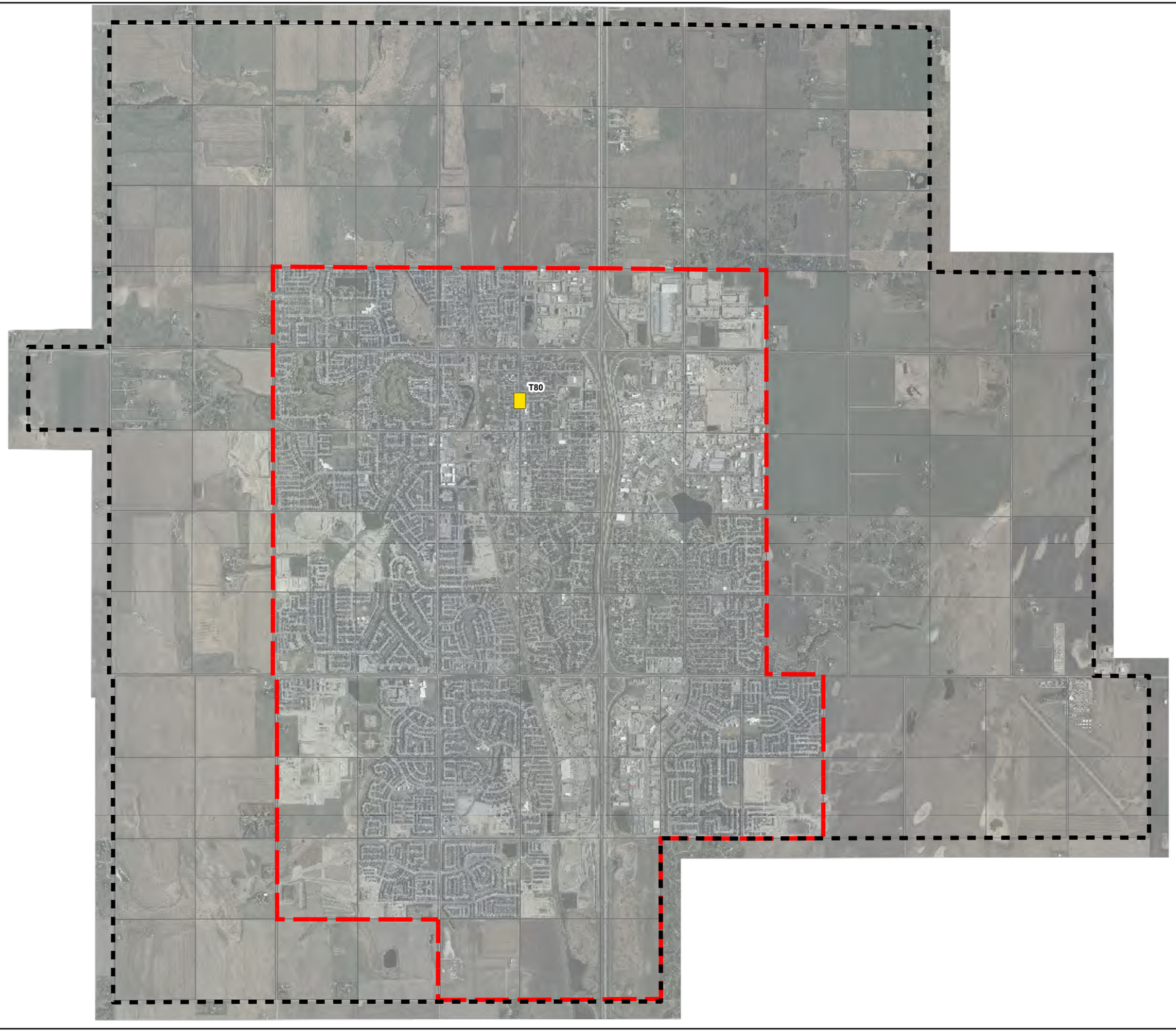
### Project Costs

| 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
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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.

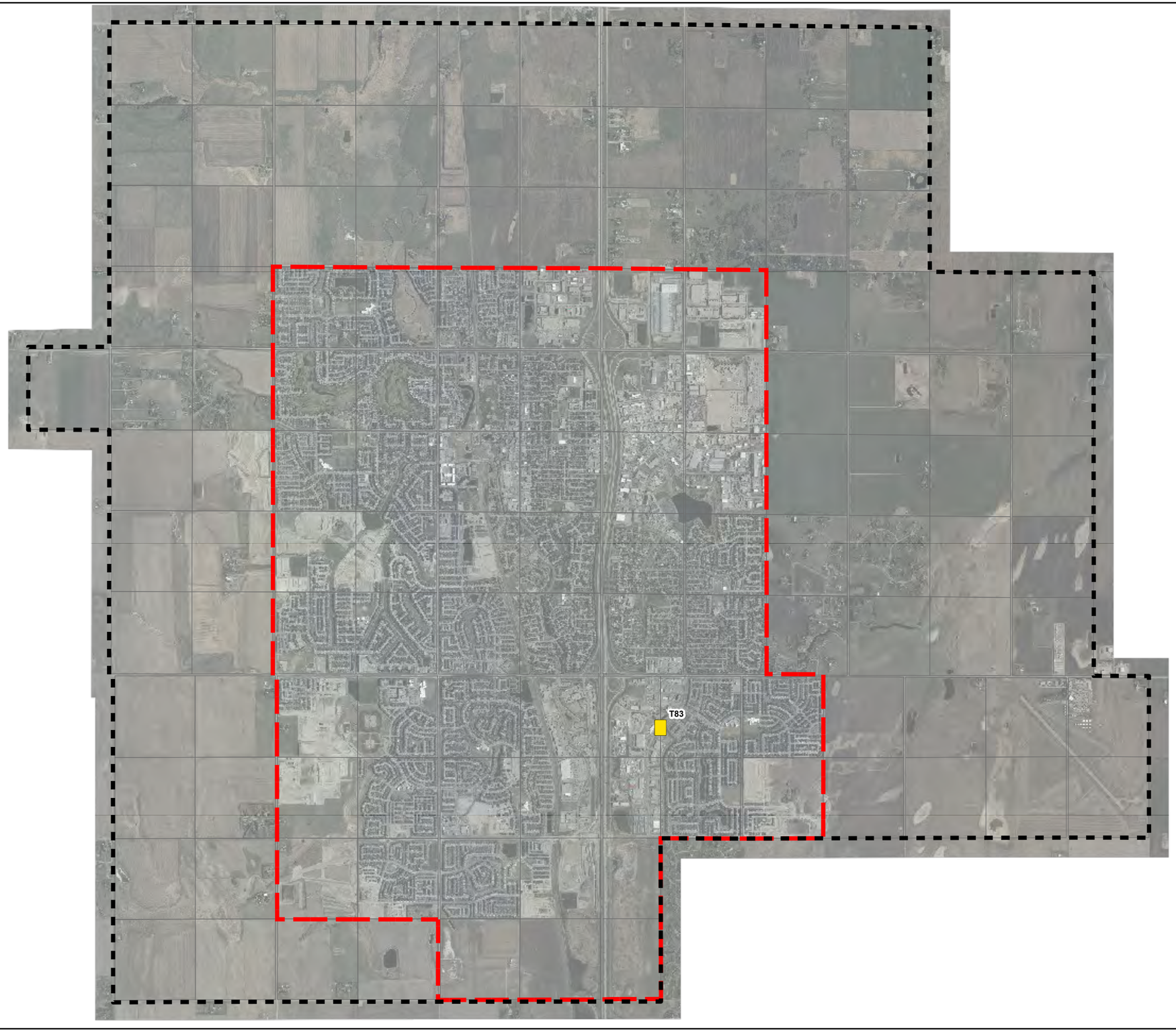
### Project Costs

| 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
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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.

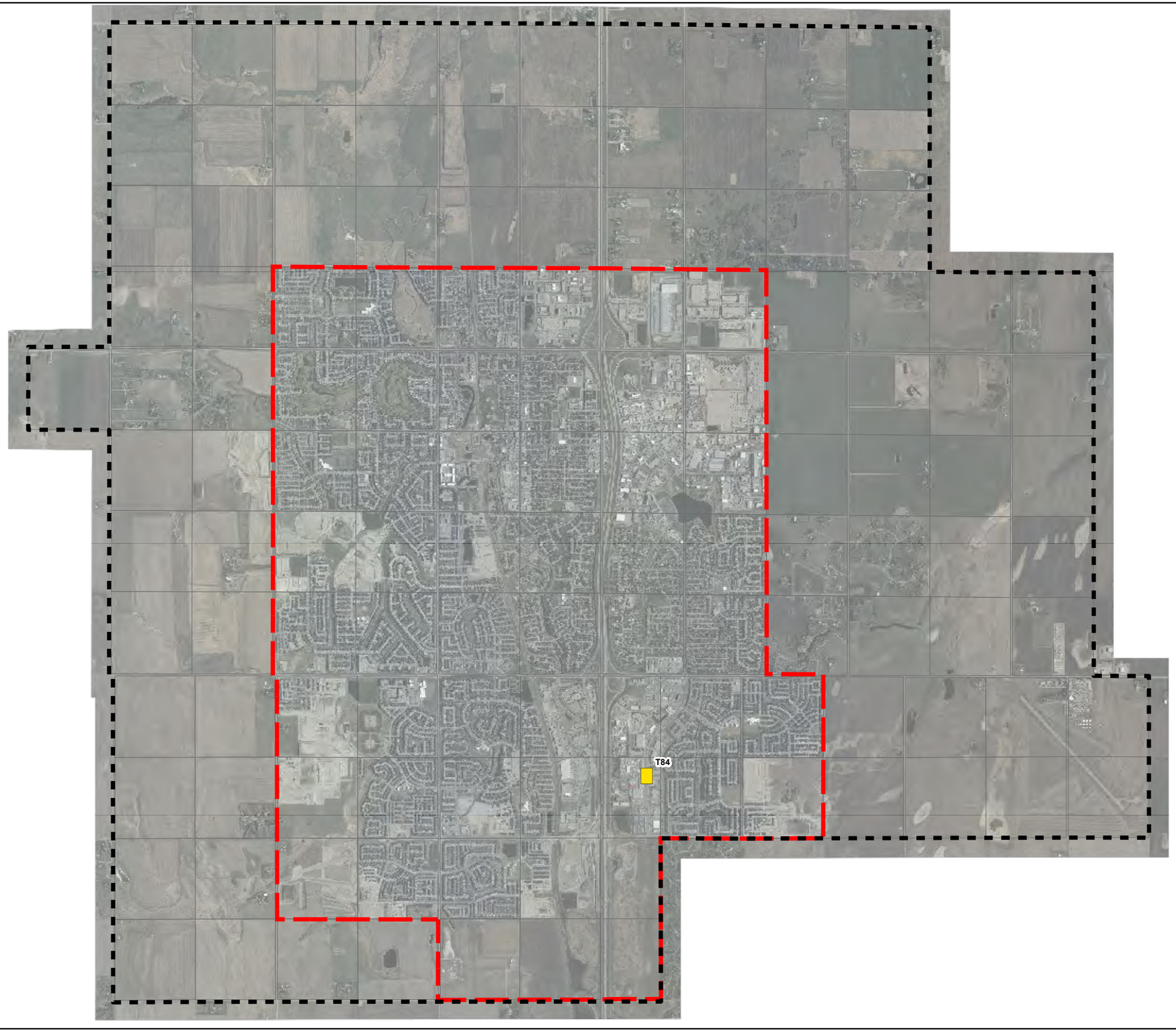
### Project Costs

| 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
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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.

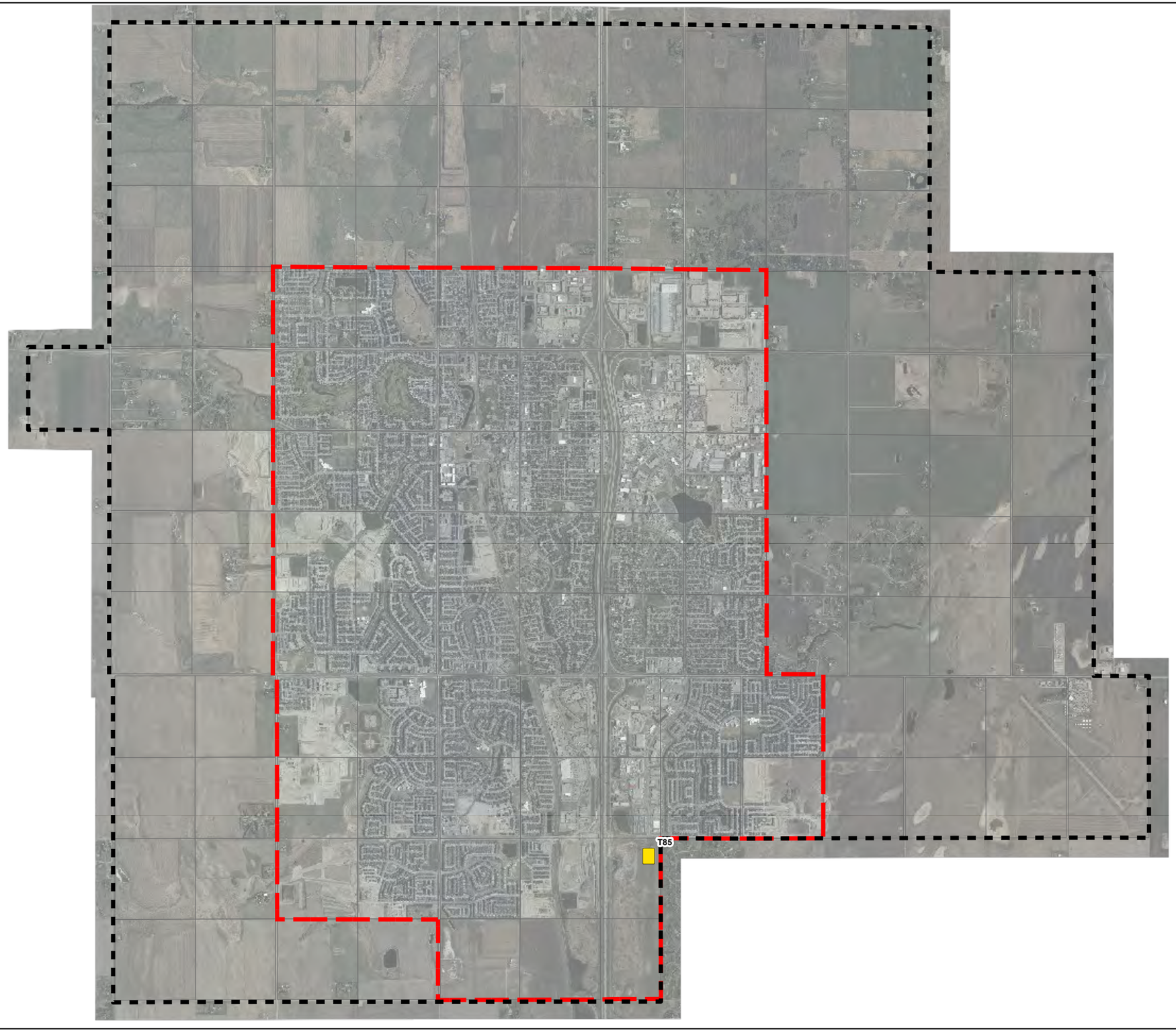
### Project Costs

| 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
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## 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.

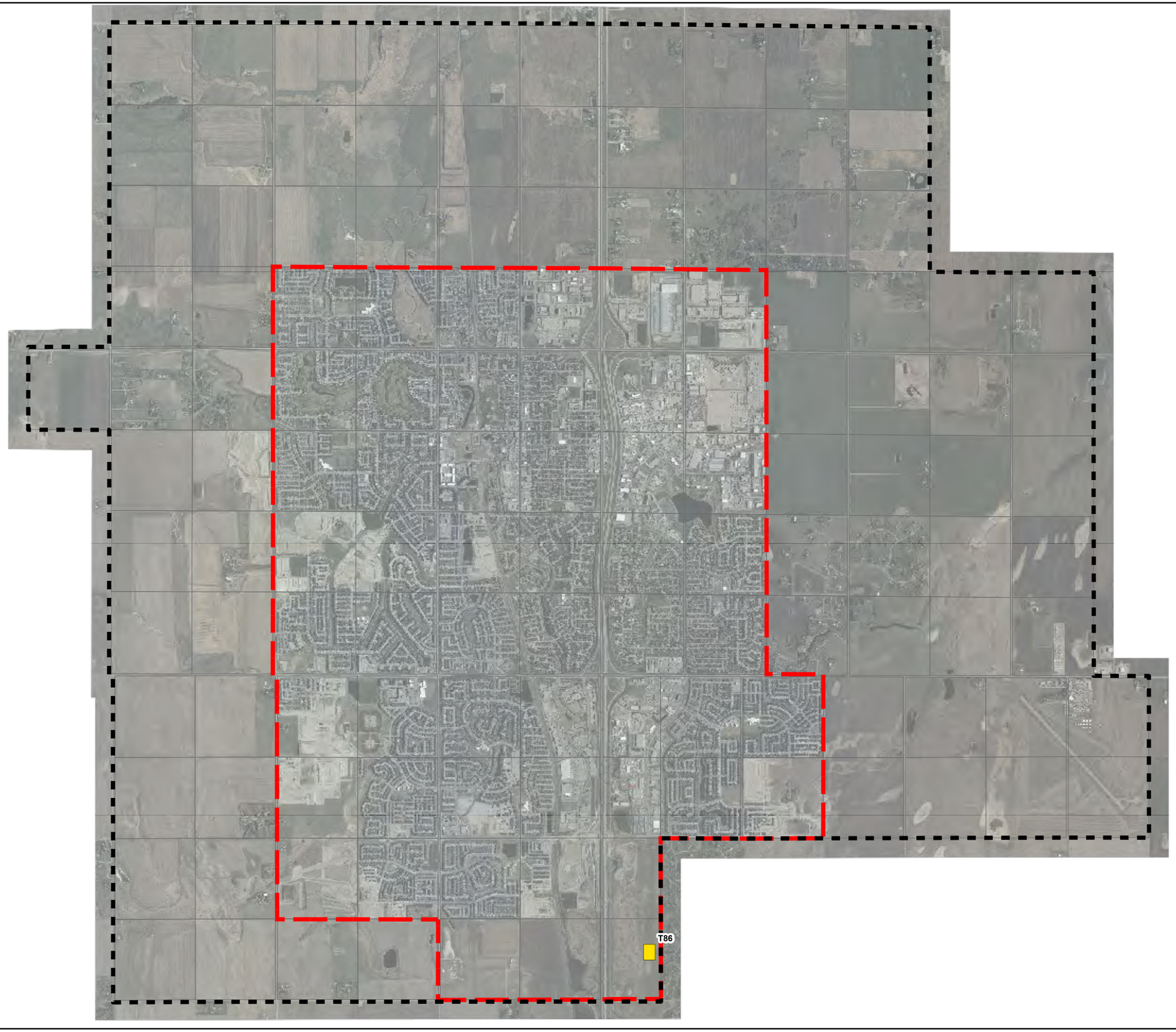
### Project Costs

| 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
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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.

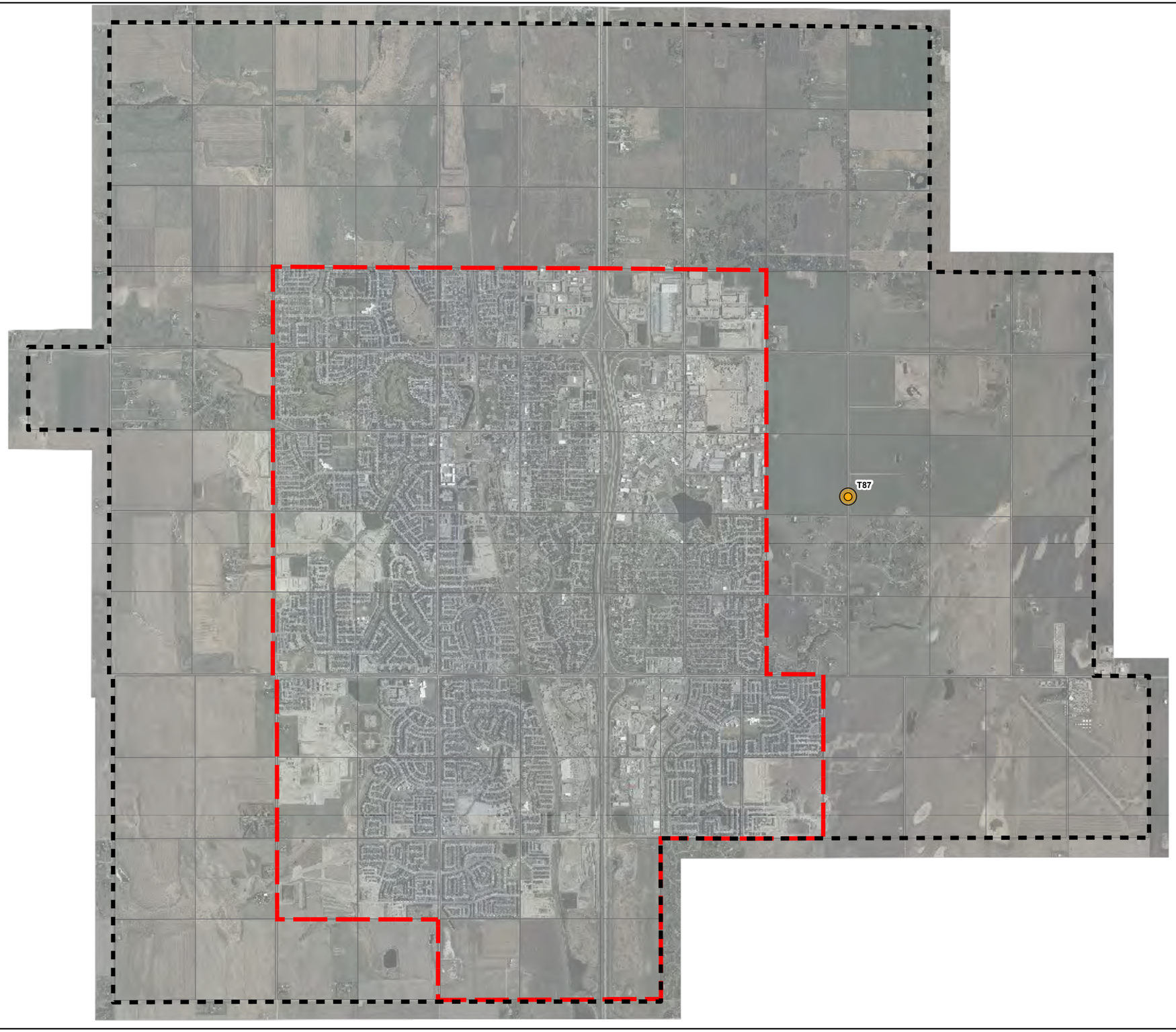
### Project Costs

| 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

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PROJECT T87
TRANSPORTATION INFRASTRUCTURE
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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.

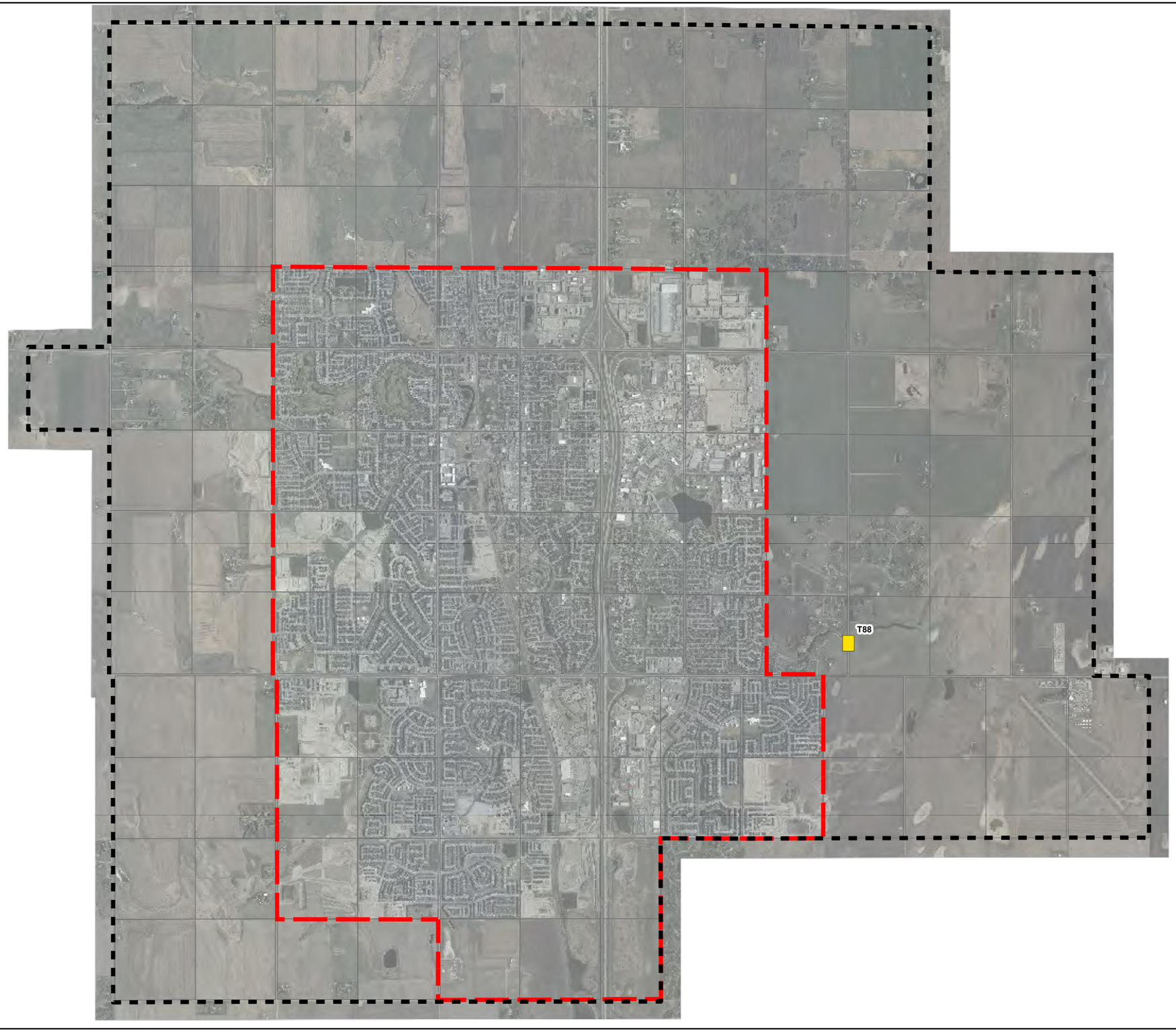
### Project Costs

| 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
- 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 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.

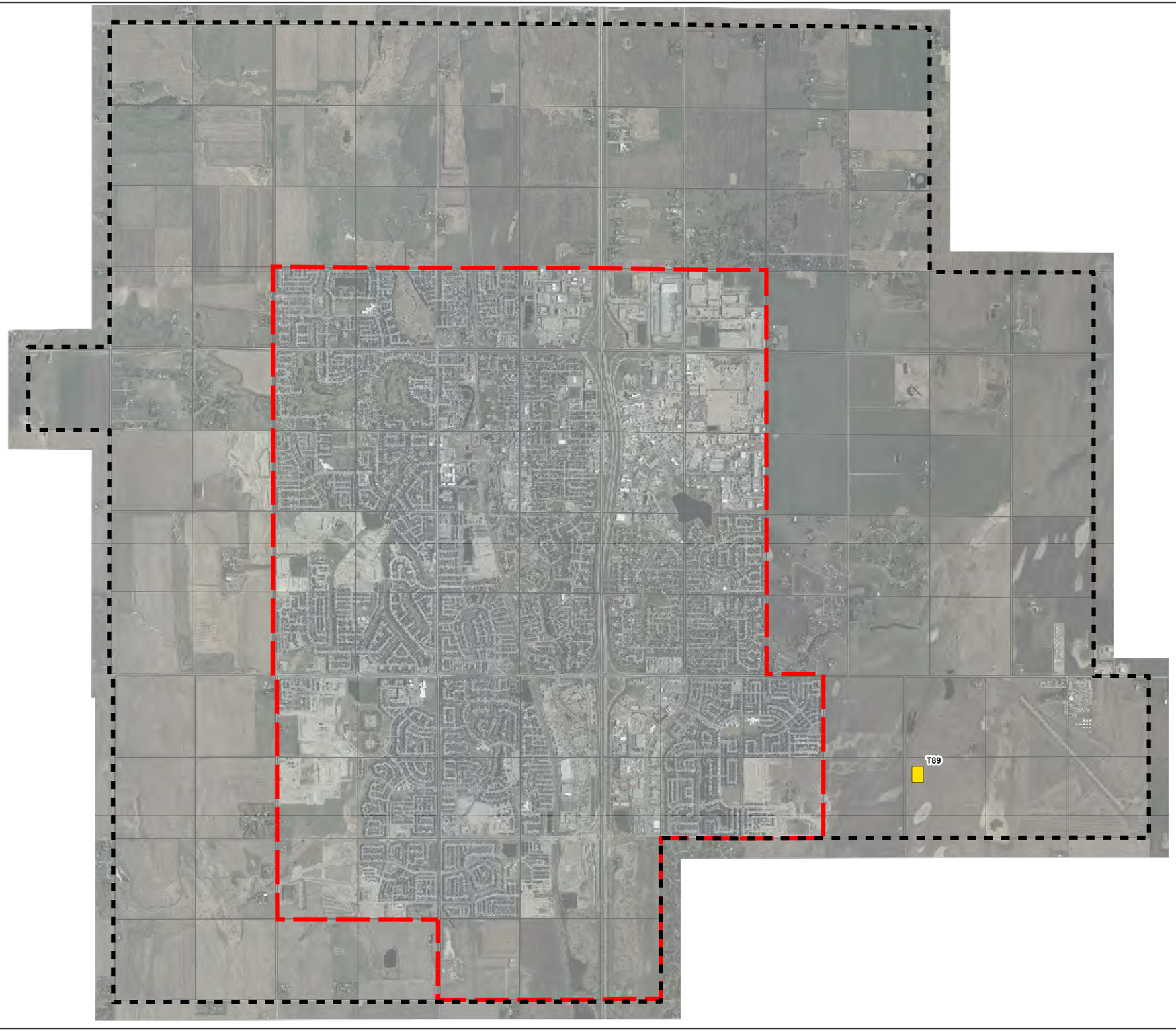
### Project Costs

| 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
- 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 T89
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

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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.

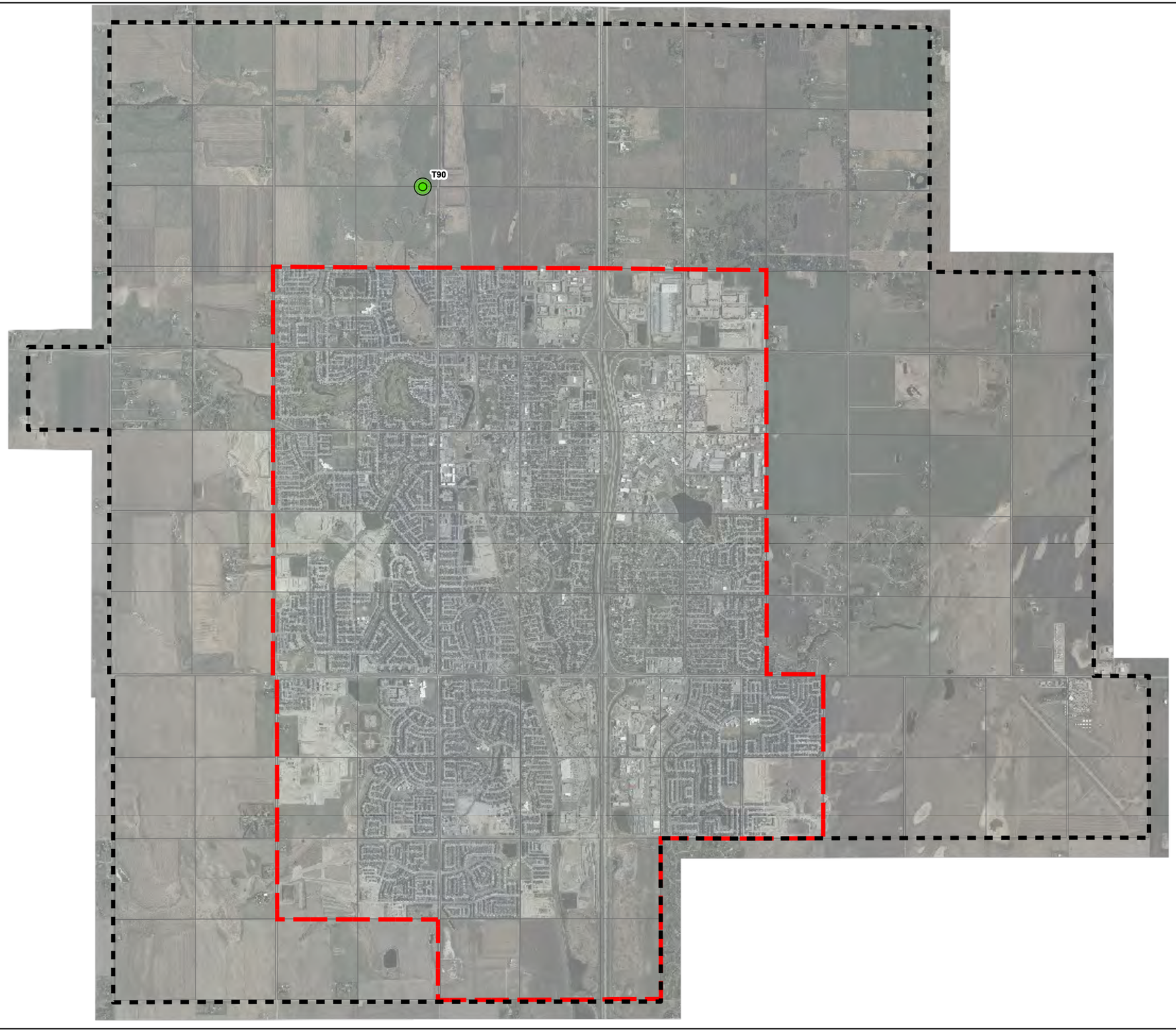
### Project Costs

| 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
- 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 T90
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
CITY OF AIRDRIE
OFF-SITE LEVY REVIEW

ISL

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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.

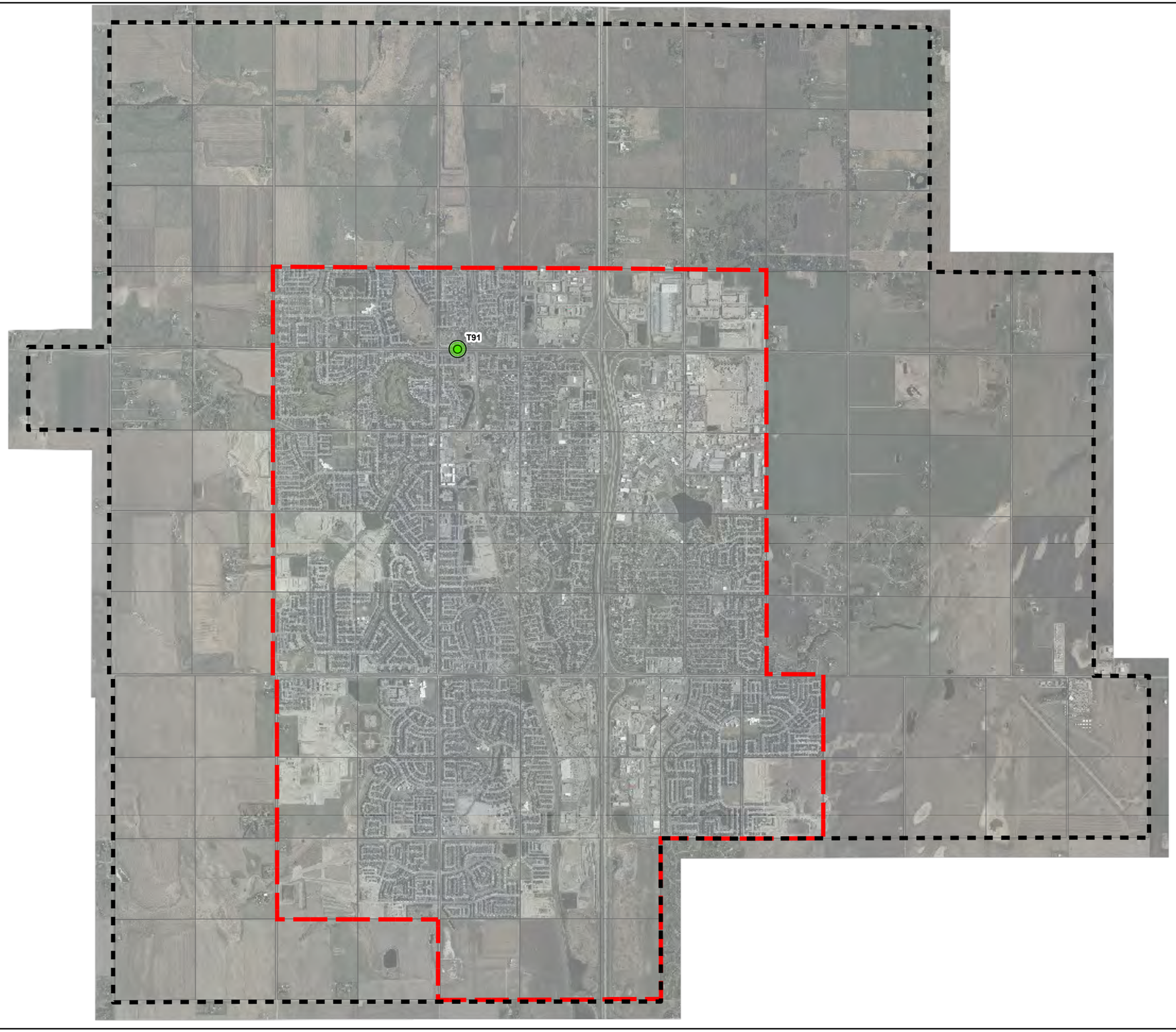
### Project Costs

| 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
- 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 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.

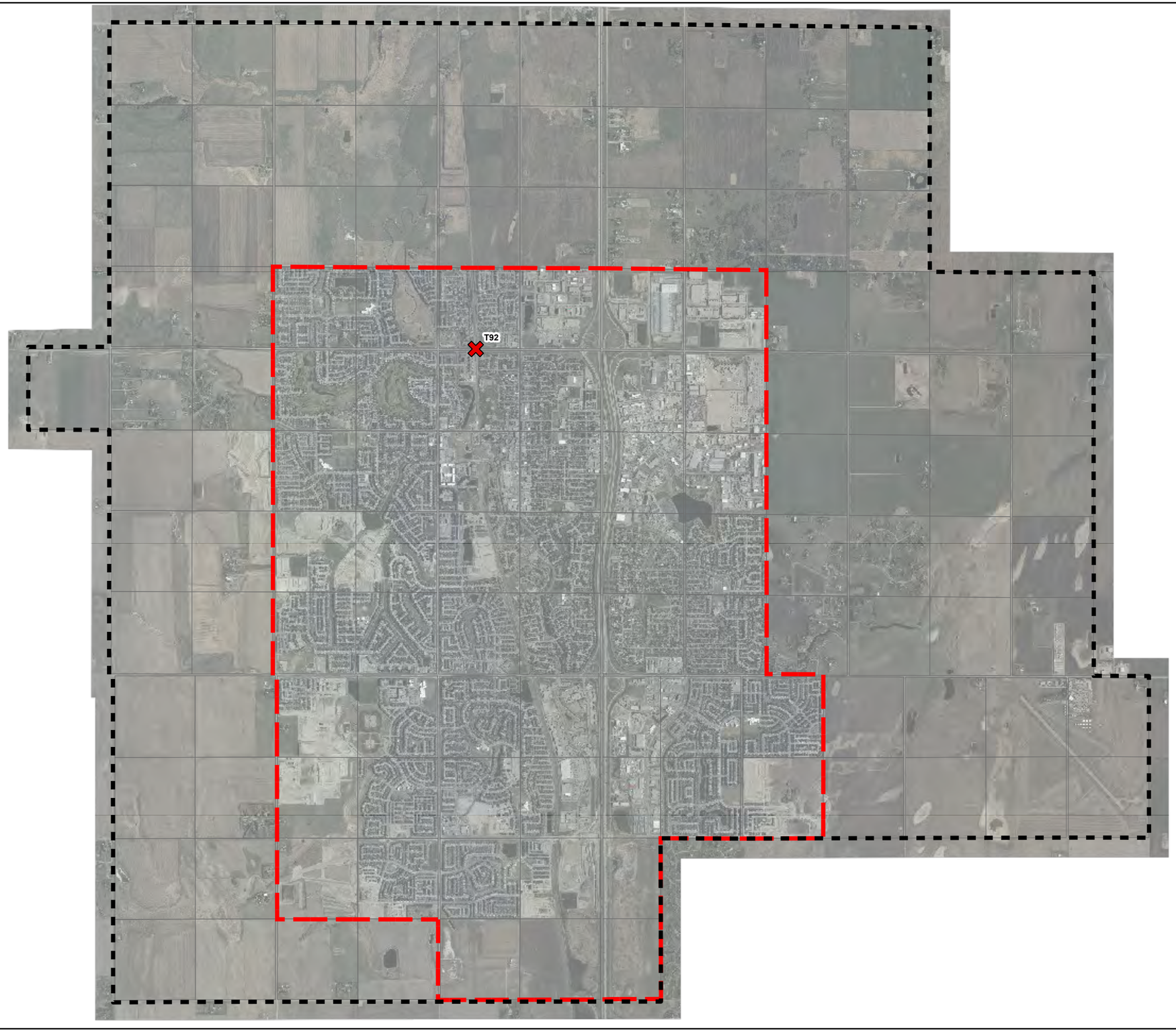
### Project Costs

| 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

- 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

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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.

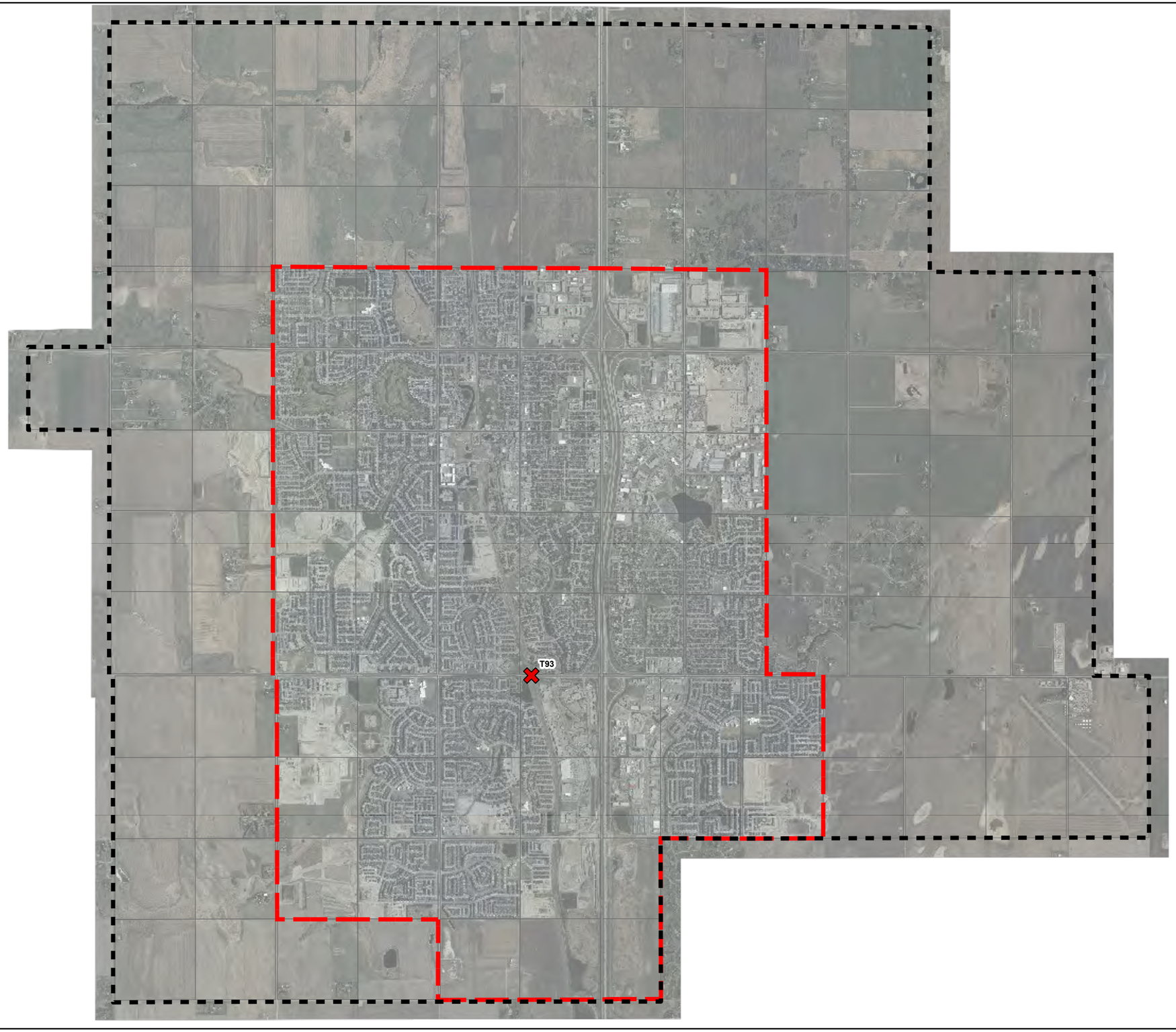
### Project Costs

| 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
- 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 T93
TRANSPORTATION INFRASTRUCTURE
STAGED 2040 SCENARIO
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