



# Off-site Levy Bylaw Review

## Water Resources Session #10

October 6, 2022



# Today's Agenda

1. **Welcome, Introductions & Agenda Overview**
2. **Meeting Norms (Hybrid)**
3. **Refresher on Methodology & Formula**
4. **Current Stormwater Rates**
5. **Proposed Changes & Stormwater Rates**
6. **Stormwater Project List Updates**
7. **Next Steps**
8. **Discussion**



## Meeting Norms (Hybrid)

- **Presentations:** Hold questions until the end.
- **Tone:** Keep a positive tone. Discuss ideas on addressing issues.
- **Listen & Respect:** Every voice is an important voice. Everyone participates, no one dominates.
- **Sounds:** Mute your mic when you are not talking (online). Speak-up so that those online can hear (in-person).
- **Sights:** You are encouraged to turn on your camera (online) and face the camera (in-person).
- **Discussion:** If you would like to comment or have a question, please raise your hand (in-person and online). We will get you in order as best as we can.



# Formula – Greenfield Linear Water, Wastewater, Stormwater



**Capital Costs (\$)**

NPV of forecasted principal & interest costs

x



**Benefit (%)**

**Levy Rate per Hectare**

**Approved, Leviable Land (ha)**

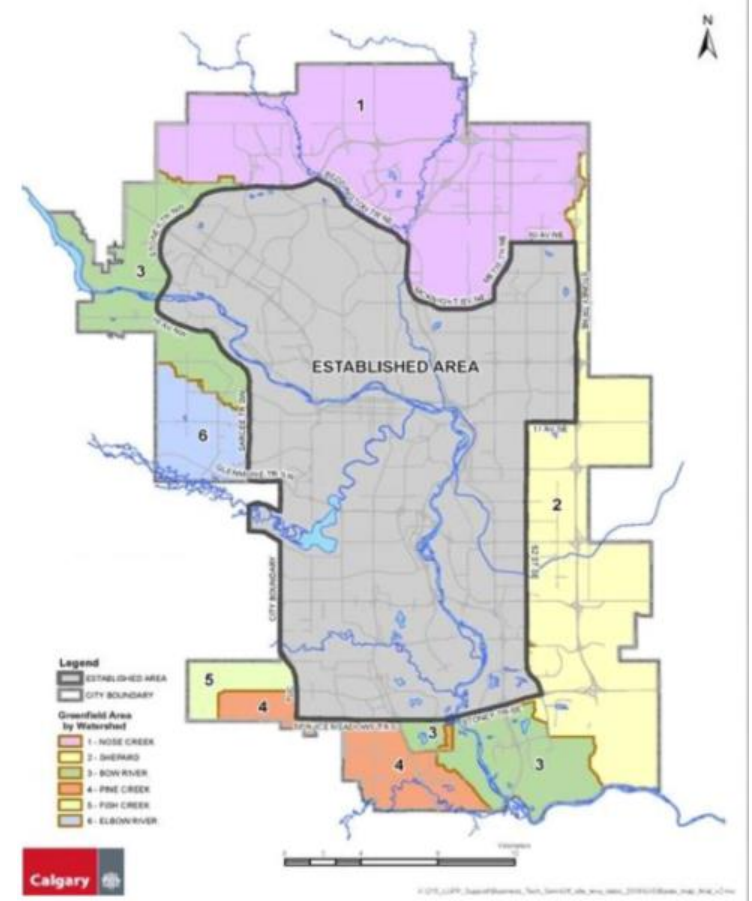




# Stormwater Levy and Rates

- Catchment based levy rate

2022 Rates	\$/ha
Bow River	9,946
Nose Creek	19,208
Shepard	50,228
Fish Creek	24,494
Elbow River	N/A
Pine Creek	21,570





# Proposed New Methodology

- The City is proposing moving to a City-wide catchment flat rate calculation

PROS	CONS
Flexibility to use levy funds City-wide	Benefit is pool City-wide
Rate predictability	Some catchments will see a large increase going to a City-wide approach
Same cost City-wide	
Less sensitive to large projects on small catchments	



# Preliminary Stormwater Rate Comparison

Drainage Catchment	Published 2022 Rates (\$/ha)	Current Methodology (\$/ha) (260ha denominator)	Updated New Methodology (\$/ha)	Updated New Methodology – Assuming Council Recommendation on NCBC (\$/ha)
Nose Creek	19,208	821	4,066	3,852
Shepard	50,228	130,050	46,943	46,579
Bow River	9,496	5,077	7,580	5,656
Pine Creek	21,570	14,500	13,483	13,483
Fish Creek	24,493	239,350	120,022	120,022
Elbow River	0	0	0	0
City Wide	N/A	25,312	19,066	17,437

Discussion: Do we stay with the catchment specific levy, or move to a City-wide rate?



# Stormwater Projects

Project	Catchment	2018 OSL Amendment Cost	Updated Cost	Comments
North Ridge Macdonald Trunk	Nose Creek	\$7.5M	\$22.1M	Completed
Redevelopment	N/A	\$20.8M	N/A	Removed from OSL list, 0% OSL funded
Priddis Storm Trunk Outfall	Pine Creek	\$23.8M	\$14.9M	Completion 2022
144 Ave NE Storm Trunk Outfall	Nose Creek	\$10.4M	\$22.7M	Completion 2023
North Beddington Storm Trunk	Nose Creek	\$1.7M	\$0.96M	Completed
Riverbend Trunk Pond	N/A	\$2.6M	N/A	Removed from OSL list, 0% OSL funded
Seton Storm Trunk	Bow River	\$8.0M	\$17.6M	Completion 2023
Seton Storm Trunk Phase 2	Bow River	\$3.5M	N/A	Scope merged with Phase 1
Glacier Ridge West Basin Storm Trunk and Outfall	Nose Creek	\$3.8M	N/A	Revised to be developer sized, removed from OSL
Haskayne Storm Outfall	Bow River	\$2.0M	\$0.89M	Completed





# Stormwater Projects

Project	Catchment	2018 OSL Amendment Cost	Updated Cost	Comments
Providence Storm Trunk and Outfall	Fish Creek	\$7.8M	\$25.4M	Stage 1 Completed, Stage 2 Completion 2024
Co-operative Stormwater Management Initiative	Shepard	New (not on 2018 list)	\$19.9M	Multi-Stage project, completion 2032
Forest Lawn Creek Improvements	Shepard	New (not on 2018 list)	\$3.5M	Completion 2025



## Next Steps

- Next session planned for October 20
- One more session planned for Linear Infrastructure
- Finalize project costs, denominator & rates



# Questions & Answers

**Thank you for attending, we appreciate your time!**