

City of St. Albert
2019 Off-Site Levy Update

March 9, 2020

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2 INTRODUCTION

The City of St. Albert adopted Bylaw 30/2013 (“Off-Site Levy Bylaw”) on September 3, 2013. The previous Off-Site Levy Bylaw, Bylaw 30/2009 was repealed at that time. The rates were last updated when the bylaw was consolidated in March 2019 through Bylaw 10/2019.

The Off-Site Levy Bylaw requires that the City prepare an update report annually, which includes the following:

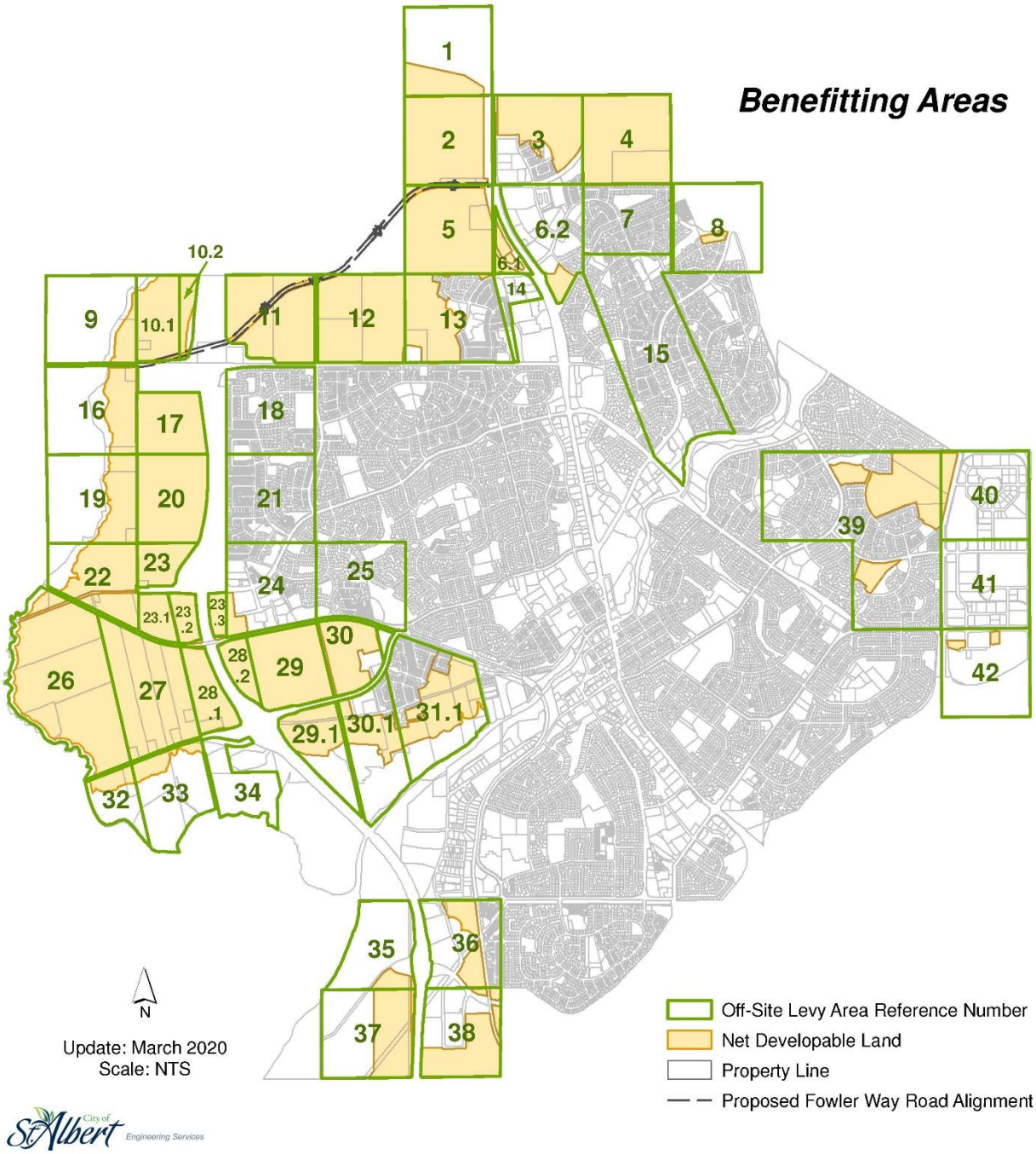
- Municipal infrastructure constructed during the previous calendar year.
- Construction costs of such municipal infrastructure.
- Amounts paid by the City from the off-site levy funds as construction costs for the municipal infrastructure and details as to whom the payment have been made by.
- Estimated construction costs for the municipal infrastructure yet to be constructed and an explanation as to any adjustments to the estimates since the previous annual report.
- Details as to the amounts collected in off-site levies by the City.
- Specifics as to the total value of off-site levy funds being held by the City which are yet to be expended on the construction of municipal infrastructure, including specifics as to the amount of interest earned on such off-site levy funds and information regarding any commitments made for the expenditure of monies in the off-site levy funds that have not yet been paid out.
- Information regarding any changes to the assumptions related to the staging or timing of development and the projected construction date for the municipal infrastructure.

3 OFF-SITE LEVY DEVELOPMENT LANDS

Off-Site Levy Areas –

Figure 1 shows the off-site levy benefitting areas in St. Albert remain unchanged.

Figure 1: Off-Site Levy Areas



Net Development Area –

The calculation of Net Development Area, shown in Table 1, has been amended from the 2019 Off-Site Levy Bylaw/Rate Update. Changes to the Net Development Area were based on areas included in executed development agreements.

The Net Development Area used to determine the off-site levy rates is outlined in Table 1: Off-Site Levy Net Development Area Amendment. In determining the net development area calculations, only those lands remaining to be developed within the corporate boundary that have not previously paid off-site levies have been considered.

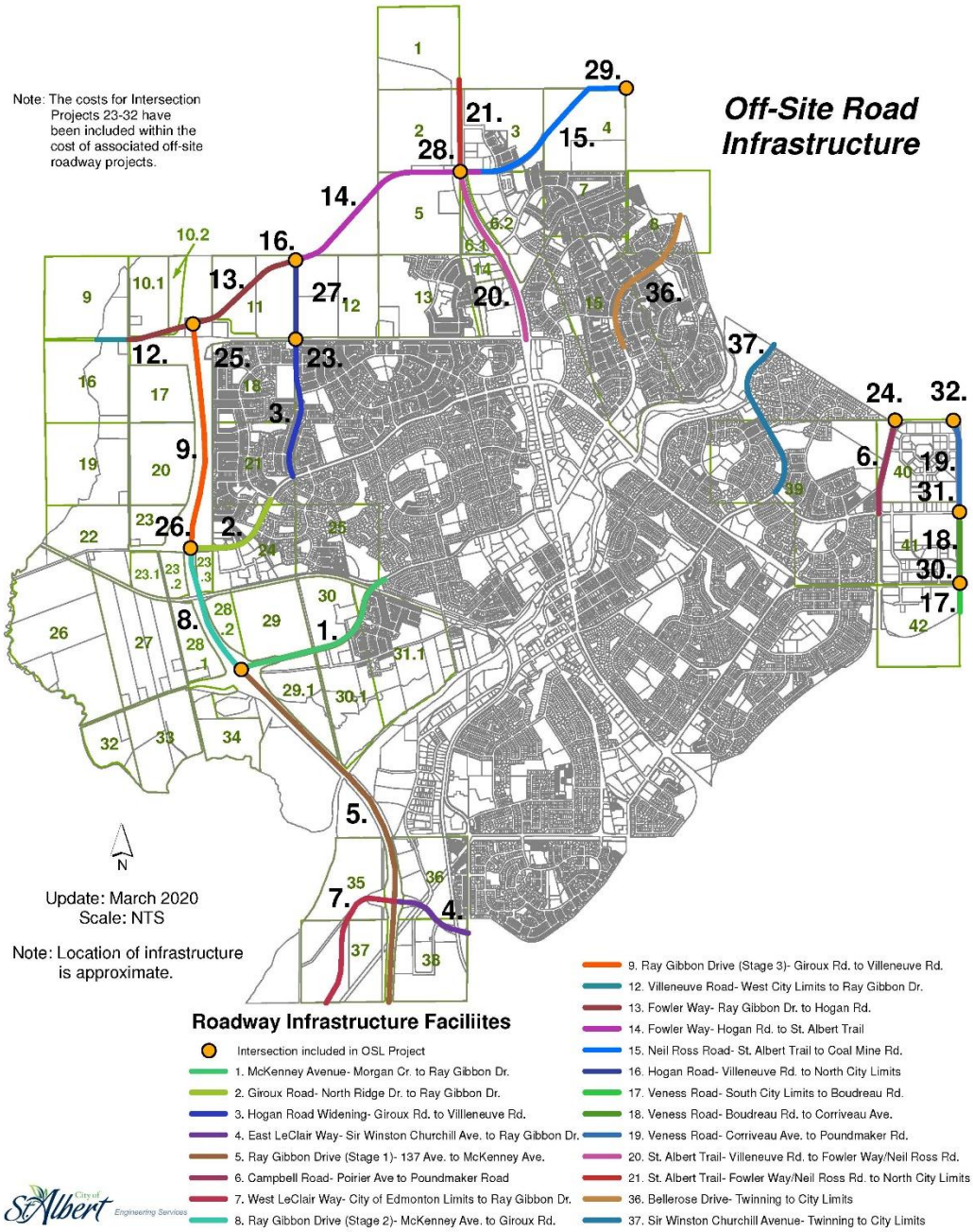
Table 1: Off-Site Levy Net Development Area Amendment

Description	2019 Area (ha)	2020 Area (ha)
Gross Area	1766.75	1766.75
Environmental Reserves	159.95	159.95
Arterial ROW	90.81	90.81
Municipal Reserves	148.98	148.98
Net Development Area	1363.87	1363.87
Less Area Developed	305.42	314.83
Less Projected Stormwater Pond	82.08	81.49
Remaining Net Development Area	**975.53**	**966.85**

4 ROAD OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2020, no additional projects were added to the bylaw. The bylaw includes 34 road infrastructure projects, as shown below in Figure 2. The scope of each project was amended previously to include the relevant intersection within the cost of the road.

Figure 2: Roads – Off-Site Levy Projects



Total Project Cost –

The overall cost of projects is comprised of "Cost of Work Completed" plus "Debenture Interest" (if any) plus the "Estimated Cost of Work Yet to Be Completed". The overall cost of the road infrastructure projects has increased from $261.4 Million to $287.4 Million as shown in Table 2. This increase can be attributed to the updated project estimate cost for St. Albert Trail and increases in costs of completed work for projects under construction.

Table 2: Roads – Off-Site Levy Project Costs

		2019				2020			
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	$11,180,038	-	$5,460,000	$16,640,038	$13,469,621	-	$3,939,000	$17,408,621
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	$5,333,813	-	$1,170,000	$6,503,813	$5,333,813	-	$1,170,000	$6,503,813
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	$6,227,000	$6,227,000	-	-	$6,227,000	$6,227,000
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	$9,832,750	-	$325,000	$10,157,750	$9,832,750	-	$325,000	$10,157,750
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	$30,283,200	$8,726,176	-	$39,009,376	$30,283,200	$8,726,176	-	$39,009,376
6	Campbell Road - From Poirier Ave to Poundmaker Road	$2,645,950	-	$1,980,000	$4,625,950	$2,645,950	-	$1,980,000	$4,625,950
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	$11,391,000	$11,391,000	-	-	$11,391,000	$11,391,000
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	$16,073,600	$3,439,318	$500,000	$20,012,918	$16,073,600	$3,439,318	$500,000	$20,012,918
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	$25,806,700	$4,141,771	-	$29,948,472	$25,806,700	$4,141,771	-	$29,948,472
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	-	-	-	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	-	-	-	-

		2019				2020			
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	$7,099,500	$7,099,500	-	-	$7,099,500	$7,099,500
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	-	-	$17,310,277	$17,310,277	-	-	$17,310,277	$17,310,277
14	Fowler Way - from Hogan Road to St. Albert Trail	-	-	$21,661,265	$21,661,265	-	-	$21,661,265	$21,661,265
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	$4,381,470	-	$9,404,500	$13,785,970	$4,581,747	-	$9,404,500	$13,986,247
16	Hogan Road - Villeneuve Road to North City Limits	-	-	$6,681,000	$6,681,000	-	-	$6,681,000	$6,681,000
17	Veness Road - From South City Limit to Boudreau Road	$1,009,150	-	-	$1,009,150	$1,009,150	-	-	$1,009,150
18	Veness Road - From Boudreau Road to Corriveau Avenue	$2,161,700	-	-	$2,161,700	$2,161,700	-	-	$2,161,700
19	Veness Road - From Corriveau Avenue to Poundmaker Road	$3,526,945	-	-	$3,526,945	$3,526,945	-	-	$3,526,945
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	$7,340,928	-	$6,857,500	$14,198,428	$7,340,928	-	$30,900,433	$38,241,361
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	$1,318,401	-	$8,400,651	$9,719,052	$2,282,863	-	$8,400,651	$10,683,514
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	-	-	-	-
23	Intersection - Hogan Road @ Villeneuve Road	-	-	-	-	-	-	-	-
24	Intersection - Campbell Road @ Poundmaker Road	-	-	-	-	-	-	-	-
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	-	-	-	-	-	-	-	-
26	Intersection - Ray Gibbon Drive @ Giroux Road	-	-	-	-	-	-	-	-
27	Intersection - Northeast Sector Arterial @ Hogan Road	-	-	-	-	-	-	-	-

		2019				2020			
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**
28	Intersection - Northeast Sector Arterial @ St. Albert Trail	-	-	-	-	-	-	-	-
29	Intersection - Northeast Sector Arterial @ Coal Mine Road (Sturgeon County)	-	-	-	-	-	-	-	-
30	Intersection - Veness Road @ Boudreau Road	-	-	-	-	-	-	-	-
31	Intersection - Veness Road @ Corriveau Avenue	-	-	-	-	-	-	-	-
32	Intersection - Veness Road @ Poundmaker Road	-	-	-	-	-	-	-	-
33	Intersection - LeClair Way @ Ray Gibbon Drive	-	-	-	-	-	-	-	-
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	-	-	-	-	-	-	-	-
35	Intersection Ray Gibbon Drive @ McKenney Avenue	-	-	-	-	-	-	-	-
36	Bellerose Drive - Twinning from Oakmont to City Limits	$2,101,350	-	$8,840,000	$10,941,350	$2,101,350	-	$8,840,000	$10,941,350
37	Sir Winston Churchill Twinning to City Limits	-	-	$8,840,000	$8,840,000	-	-	$8,840,000	$8,840,000
	Total	$122,995,995	$16,307,265	$122,147,693	$261,450,953	$126,450,317	$16,307,265	$144,669,626	$287,427,208

*Total Project Costs shown do not include adjustments made for developer agreement contributions

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2020 was $126.4 Million. Of this amount, the developer/off-site levy share is $59.8Million (not including developer agreement contributions), as shown in Table 3.

Table 3: Roads – Project Expenditures

	Prior to 2008	2008-2015	2016	2017	2018	2019	Total
Total Expenditure	$58,399,901	$62,458,510	$497,438	$399,493	$1,240,652	$3,454,322	**$126,450,317**
Interim Financing	$26,543,455	$25,878,839	$497,438	$399,493	$1,240,652	$3,454,322	**$58,014,198**
Final Financing							
Special Provincial Grant	$17,260,264	$15,555,428	-	-	-	-	**$32,815,692**
Developer Agreement Contribution	$700,400	$4,534,496	-	-	-	-	**$5,234,896**
City Financing	$13,769,268	$10,768,168	-	-	-	-	**$24,537,436**
Other Stakeholder Share	-	$3,918,663	-	-	-	-	**$3,918,663**
Offsite Levy	$26,543,455	$27,681,755	$497,438	$399,493	$1,240,652	$3,454,322	**$59,817,115**

Grants and Contributions –

Prior to allocating costs to benefitting parties, Special ("ear-marked") Grants and Developer Agreement Contributions are removed from the Total Project Cost, as shown in Table 4.

Table 4: Roads – Special Grants and Developer Agreement Contributions

		2019			2020		
Item	**Project Description**	**Special Grant (Ear-Marked)**	**PAC-Offsites or Dev Agreement Contributions Received Prior to 2008**	**PAC-Offsites or Dev Agreement Contributions Received Since 2008**	**Special Grant (Ear-Marked)**	**PAC-Offsites or Dev Agreement Contributions Received Prior to 2008**	**PAC-Offsites or Dev Agreement Contributions Received Since 2008**
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	$1,512,260	-	-	$1,512,260
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	-	$683,000	$817,000	-	$683,000	$817,000
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	-	-	-	-
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	-	$17,400	$2,938,286	-	$17,400	$2,938,286
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	$11,379,600	-	-	$11,379,600	-	-
6	Campbell Road - From Poirier Ave to Poundmaker Road	-	-	-	-	-	-
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	-	-	-	-
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	$8,675,000	-	-	$8,675,000	-	-
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	$16,725,300	-	-	$16,725,300	-	-
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	-	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	-	-
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	-	-	-	-

		2019			2020		
Item	**Project Description**	**Special Grant (Ear-Marked)**	**PAC-Offsites or Dev Agreement Contributions Received Prior to 2008**	**PAC-Offsites or Dev Agreement Contributions Received Since 2008**	**Special Grant (Ear-Marked)**	**PAC-Offsites or Dev Agreement Contributions Received Prior to 2008**	**PAC-Offsites or Dev Agreement Contributions Received Since 2008**
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	-	-	-	-	-	-
14	Fowler Way - from Hogan Road to St. Albert Trail	-	-	-	-	-	-
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	-	-	-	-
16	Hogan Road - Villeneuve Road to North City Limits	-	-	-	-	-	-
17	Veness Road - From South City Limit to Boudreau Road	-	-	-	-	-	-
18	Veness Road - From Boudreau Road to Corriveau Avenue	-	-	-	-	-	-
19	Veness Road - From Corriveau Avenue to Poundmaker Road	-	-	-	-	-	-
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	-	-	-	-	-	-
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	-	-	-	-	-	-
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	-	-
23	Intersection - Hogan Road @ Villeneuve Road	-	-	-	-	-	-
24	Intersection - Campbell Road @ Poundmaker Road	-	-	-	-	-	-
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	-	-	-	-	-	-
26	Intersection - Ray Gibbon Drive @ Giroux Road	-	-	-	-	-	-
27	Intersection - Fowler Way @ Hogan Road	-	-	-	-	-	-
28	Intersection - Fowle Way @ St. Albert Trail	-	-	-	-	-	-
29	Intersection - Neil Ross Road @ Coal Mine Road (Sturgeon County)	-	-	-	-	-	-

		2019			2020		
Item	**Project Description**	**Special Grant (Ear-Marked)**	**PAC-Offsites or Dev Agreement Contributions Received Prior to 2008**	**PAC-Offsites or Dev Agreement Contributions Received Since 2008**	**Special Grant (Ear-Marked)**	**PAC-Offsites or Dev Agreement Contributions Received Prior to 2008**	**PAC-Offsites or Dev Agreement Contributions Received Since 2008**
30	Intersection - Veness Road @ Boudreau Road	-	-	-	-	-	-
31	Intersection - Veness Road @ Corriveau Avenue	-	-	-	-	-	-
32	Intersection - Veness Road @ Poundmaker Road	-	-	-	-	-	-
33	Intersection - LeClair Way @ Ray Gibbon Drive	-	-	-	-	-	-
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	-	-	-	-	-	-
35	Intersection Ray Gibbon Drive @ McKenney Avenue	-	-	-	-	-	-
36	Bellerose Drive - Twinning from Oakmont to City Limits	-	$2,084,400	-	-	$2,084,400	-
37	Sir Winston Churchill Twinning to City Limits	-	-	-	-	-	-
38	PAC East Basin Account Balance	-	$847,666	-	-	$847,666	-
39	PAC West Basin Account Balance	-	-$1,031,534	-	-	-$685,724	-
40	OLD PAC Account Balance	-	$1,625,020	-	-	$1,625,020	-
	Total	$36,779,900	$4,225,952	$5,267,546	$36,779,900	$4,571,762	$5,267,546

*The Special Grant associated with Ray Gibbon Drive reconciles to the most recent project report provided to Council and by Grant approvals approved by Alberta Transportation.

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for roads infrastructure is shown in Table 5.

Table 5: Roads – Allocations to Benefitting Parties

Item	Project Description	City Share	Future Contribution	Developer Share
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	100%
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	-	-	100%
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	100%
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	-	-	100%
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Ave	50%	-	50%
6	Campbell Road - From Poirier Ave to Poundmaker Road	-	-	100%
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	100%
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	50%	-	50%
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	50%	-	50%
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	100%
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	50%	-	50%
14	Fowler Way - from Hogan Road to St. Albert Trail	50%	-	50%
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	100%
16	Hogan Road - Villeneuve Road to North City Limits	-	-	100%
17	Veness Road - From South City Limit to Boudreau Road	50%	50%	-
18	Veness Road - From Boudreau Road to Corriveau Avenue	38.844%	61.156%	-
19	Veness Road - From Corriveau Avenue to Poundmaker Road	40.683%	59.317%	-
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	-	-	100%
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	-	-	100%
23	Intersection - Hogan Road @ Villeneuve Road	-	-	100%
24	Intersection - Campbell Road @ Poundmaker Road	-	-	100%
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	-	-	100%
26	Intersection - Ray Gibbon Drive @ Giroux Road	-	-	100%
27	Intersection - Fowler Way @ Hogan Road	-	-	100%
28	Intersection - Fowler Way @ St. Albert Trail	-	-	100%
29	Intersection - Neil Ross Road @ Coal Mine Road (Sturgeon County)	-	-	100%
30	Intersection - Veness Road @ Boudreau Road	50%	50%	-
31	Intersection - Veness Road @ Corriveau Avenue	50%	50%	-
32	Intersection - Veness Road @ Poundmaker Road	50%	50%	-
33	Intersection - LeClair Way @ Ray Gibbon Drive	-	-	100%
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	-	-	100%
35	Intersection Ray Gibbon Drive @ McKenney Avenue	-	-	100%
36	Bellerose Drive -Twinning from Oakmont to City Limits	-	-	100%
37	Sir Winston Churchill Twinning to City Limits	-	-	100%

Table 6 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has increased from $162.9 Million to $188.5 Million.

Table 6: Roads – Cost Allocation to Benefitting Parties

		2019			2020		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share**
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	$15,127,778	-	-	$15,896,361
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	-	-	$5,003,813	-	-	$5,003,813
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	$6,227,000	-	-	$6,227,000
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	-	-	$7,202,064	-	-	$7,202,064
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	$13,814,888	-	$13,814,888	$13,814,888	-	$13,814,888
6	Campbell Road - From Poirier Ave to Poundmaker Road	-	-	$4,625,950	-	-	$4,625,950
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	$11,391,000	-	-	$11,391,000
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	$5,668,959	-	$5,668,959	$5,668,959	-	$5,668,959
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	$6,611,586	-	$6,611,586	$6,611,586	-	$6,611,586
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	-	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	-	-
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	$7,099,500	-	-	$7,099,500
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	$8,655,139	-	$8,655,139	$8,655,139	-	$8,655,139
14	Fowler Way - from Hogan Road to St. Albert Trail	$10,830,633	-	$10,830,633	$10,830,633	-	$10,830,633

		2019			2020		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share**
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	$13,785,970	-	-	$13,986,247
16	Hogan Road - Villeneuve Road to North City Limits	-	-	$6,681,000	-	-	$6,681,000
17	Veness Road - From South City Limit to Boudreau Road	$504,575	$504,575	-	$504,575	$504,575	-
18	Veness Road - From Boudreau Road to Corriveau Avenue	$839,687	$1,322,013	-	$839,687	$1,322,013	-
19	Veness Road - From Corriveau Avenue to Poundmaker Road	$1,434,851	$2,092,094	-	$1,434,851	$2,092,094	-
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	-	-	$14,198,428	-	-	$38,241,361
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	-	-	$9,719,052	-	-	$10,683,514
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	-	-
23	Intersection - Hogan Road @ Villeneuve Road	-	-	-	-	-	-
24	Intersection - Campbell Road @ Poundmaker Road	-	-	-	-	-	-
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	-	-	-	-	-	-
26	Intersection - Ray Gibbon Drive @ Giroux Road	-	-	-	-	-	-
27	Intersection - Fowler Way @ Hogan Road	-	-	-	-	-	-
28	Intersection - Fowler Way @ St. Albert Trail	-	-	-	-	-	-
29	Intersection - Neil Ross Road @ Coal Mine Road (Sturgeon County)	-	-	-	-	-	-
30	Intersection - Veness Road @ Boudreau Road	-	-	-	-	-	-
31	Intersection - Veness Road @ Corriveau Avenue	-	-	-	-	-	-
32	Intersection - Veness Road @ Poundmaker Road	-	-	-	-	-	-

		2019			2020		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share**
33	Intersection - LeClair Way @ Ray Gibbon Drive	-	-	-	-	-	-
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	-	-	-	-	-	-
35	Intersection Ray Gibbon Drive @ McKenney Avenue	-	-	-	-	-	-
36	Bellerose Drive - Twinning from Oakmont to City Limits	-	-	$8,856,950	-	-	$8,856,950
37	Sir Winston Churchill Twinning to City Limits	-	-	$8,840,000	-	-	$8,840,000
	PAC East Basin Account Balance	-	-	-$847,666	-	-	-$847,666
	PAC West Basin Account Balance	-	-	$1,031,534	-	-	$685,724
	OLD PAC Account Balance	-	-	-$1,625,020	-	-	-$1,625,020
	Total	$48,360,316	$3,918,683	$162,898,556	$48,360,316	$3,918,683	$188,529,002

Off-Site Levy Receipts –

$41.9 Million has been collected to date for roads off-site levies as shown in Table 7.

Table 7: Roads – Off-Site Levy Receipts

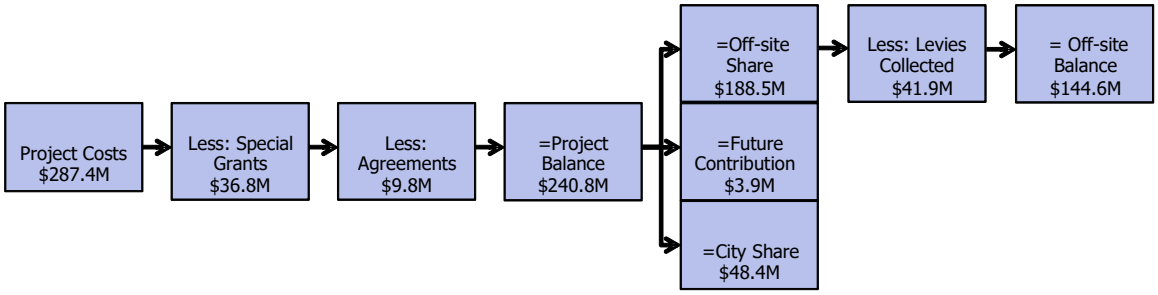
Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
8	May 13, 2010	Erin Ridge 38 - Melcor	3.02	
18	July 5, 2010	North Ridge 20 - Genstar	3.51	$422,305.65
15	August 5, 2010	Erin Ridge 20 - Qualico	2.78	$254,058.64
24	August 31, 2010	North Ridge 17A - Genstar	1.49	$179,269.35
7	August 11, 2010	Erin Ridge North Stages 1 & 2 - Landrex	16.61	$2,941,043.99
18	December 22, 2010	North Ridge 22 - Genstar	1.10	$0.00
24	March 16, 2011	North Ridge 17B - Genstar	1.17	$140,768.55
24	April 11, 2011	North Ridge 17C - Genstar	2.06	$247,848.90
18	July 12, 2011	North Ridge 24 - Genstar	4.58	$570,489.38
25	July 15, 2011	Lacombe Park 21A - Genstar	1.69	$210,508.09
25	September 23, 2011	Lacombe Park 21B - Genstar	2.58	$321,367.38
24	May 16, 2012	Lacombe Park 19 - Genstar	1.90	$236,665.90
24	May 22, 2012	Northwest Urban Village Centre Stage 2 - Genstar	4.81	$599,138.41
15	June 28, 2012	100 Orchard Court - Sarasota	3.02	$208,778.64
18	July 17, 2012	North Ridge 23A - Genstar	2.80	$349,144.48
18	July 17, 2012	North Ridge 23B - Genstar	2.63	$327,595.43
24	August 30, 2012	Lacombe Park 22A - Genstar	4.82	$600,384.02
25	August 30, 2012	Lacombe Park 22A - Genstar	0.61	$76,231.33
31.1	August 30, 2012	Riverside Stage 8 - Reid World	6.86	$854,488.46
3	July 31, 2012	Erin Ridge 3-6	3.83	$649,211.18
6.2	July 31, 2012	Erin Ridge 3-6	32.85	$5,568,304.94
7	July 31, 2012	Erin Ridge 3-6	3.00	$508,521.00
18	April 30, 2013	North Ridge 25A	4.20	$523,156.20
3	August 2, 2013	Erin Ridge North 7	0.30	$50,682.59
6.2	August 2, 2013	Erin Ridge North 7	3.84	$650,906.88
7	August 2, 2013	Erin Ridge North 7	7.52	$1,275,201.16
24	August 1, 2013	North Ridge 17D	2.86	$358,237.44
3	December 3, 2013	Erin Ridge North 7	0.00	-$6,435.38
6.2	December 3, 2013	Erin Ridge North 7	0.00	-$82,648.32
7	December 3, 2013	Erin Ridge North 7	0.00	-$161,917.53
24	April 24, 2014	Lacombe Park 22B	2.46	$328,425.67
25	April 24, 2014	Lacombe Park 22B	7.56	$1,009,594.94
24	February 3, 2014	Ville Giroux (prepayment)	0.00	$264,404.00
24	September 29, 2014	Ville Giroux (remainder)	2.56	$77,650.40
25	April 10, 2014	Lacombe Park 23	1.03	$137,623.45
25	July 17, 2014	Lacombe Park 24	1.98	$264,557.70
18	April 10, 2014	North Ridge 25B	5.12	$684,643.26
42	April 18, 2014	Campbell South 4 (AGLC)	21.10	$1,684,462.00
6.1	November 19, 2014	Jensen Lakes 1	0.15	$22,789.54
13	November 19, 2014	Jensen Lakes 1	10.58	$1,565,522.74
14	November 19, 2014	Jensen Lakes 1	2.08	$307,806.72
15	October 15, 2014	Oakmont 34/35	2.15	$163,491.90
6.2	December 9, 2014	875 St. Albert Trail (Honda Site)	2.21	$327,044.64
24	February 25, 2015	Ville Giroux 6A	0.74	$98,607.87
24	February 25, 2015	Ville Giroux 6B	6.26	$849,657.79
18	March 31, 2015	North Ridge 25C	0.71	$94,733.04

Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
30	March 31, 2015	Riverside 2	3.77	$503,728.55
31	March 31, 2015	Riverside 2	1.76	$235,162.40
36	March 31, 2015	South Riel 4	2.57	$379,735.49
38	March 31, 2015	South Riel 4	22.63	$3,343,740.91
30	June 11, 2015	Riverside 11	1.15	$178,212.38
31	June 11, 2015	Riverside 11	0.00	$155.63
31.1	July 30, 2015	Riverside IB	1.51	$235,022.44
30.1	August 26, 2015	Riverside 1A	0.01	$1,556.44
31.1	August 26, 2015	Riverside 1A	2.26	$351,599.80
31.1	July 13, 2016	Riverside 9A and 5	4.41	$687,677.09
3	August 8, 2016	Erin Ridge North 8	7.78	$1,213,538.63
36	November 15, 2016	151 Riel Drive (South Riel 3B)	5.49	$856,670.58
14	November 25, 2016	Jensen Lakes 2	6.76	$1,054,843.92
13	May 17, 2017	Jensen Lakes 3A	0.472	$57,091.23
3	August 4, 2017	Erin Ridge North 9	3.575	$432,417.70
25	July 4, 2017	Lacombe Park 28A	1.47	$177,805.32
13	June 7, 2017	Jensen Lakes 3B	4.18	$505,596.08
14	June 7, 2017	Jensen Lakes 3B	0	$0.00
13	June 7, 2017	Jensen Lakes 4	4.7	$568,493.20
31.1	September 7, 2017	Riverside 1C	1.53	$185,062.68
6.2	August 29, 2017	Erin Ridge North 10A	4.128	$499,306.37
25	September 14, 2017	Lacombe Park 28B	1.99	$240,702.44
30.1	September 14, 2017	Riverside 20	3.22	$389,478.32
31.1	September 14, 2017	Riverside 20	1.416	$171,273.70
31.1	October 10, 2017	Riverside 18	1.35	$163,290.60
24	November 20, 2017	Ville Giroux 6B	5.681	$687,151.04
24	January 1, 2018	Ville Giroux 6B (2015 DA not finalized)	-6.26	-$849,657.79
13	May 30, 2018	Jensen Lakes 3C	0.673	$81,699.51
14	May 30, 2018	Jensen Lakes 3C	2.079	$252,382.28
30.1	June 4, 2018	Riverside 14	4.94	$599,696.24
30.1	May 23, 2018	Riverside 16	0.63	$76,479.48
31.1	May 23, 2018	Riverside 16	1.14	$138,391.44
13	June 28, 2018	Jensen Lakes 7	2.606	$316,357.98
3	July 5, 2018	Erin Ridge North 13	5.59	$678,603.64
30.1	August 2, 2018	Riverside 23	0.265	$32,169.94
31.1	August 2, 2018	Riverside 23	0.387	$46,980.25
31.1	October 5, 2018	Riverside 15	3.286	$398,907.26
30.1	August 27, 2018	Riverside 10 & 12A	0.48	$58,270.08
31.1	August 27, 2018	Riverside 10 & 12A	1.89	$229,438.44
7	September 21, 2018	Erin Ridge North 12	0.097	$11,775.41
13	July 26, 2019	Jensen Lakes 6	3.25	$407,862.16
31.1	June 18, 2019	Riverside 15 (Change in Boundary)	-2.42	-$293,535.53
31.1	June 18, 2019	Riverside 25A	1.98	$248,837.37
31.1	June 18, 2019	Riverside RL 21/22 to be offset against future OSL contributions		$44,698.16
36	August 30, 2019	South Riel 7	2.75	$345,809.84
36	August 30, 2019	South Riel 7- Transportation Levy Credit		-$345,809.84
12	October 7, 2019	200 Villeneuve Road (DP)	0.33	$41,075.12
13	October 7, 2019	200 Villeneuve Road (DP)	2.30	$289,284.44
36	September 17, 2019	South Riel 8	0.05	$6,192.67
13	September 25, 2019	Jensen Lakes 8A	1.86	$233,261.48
Total			314.83	$41,922,805.40

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $144.6 Million for road off-site levies.

Figure 3: Roads – Off-Site Levy Balance



Allocations to Benefitting Areas –

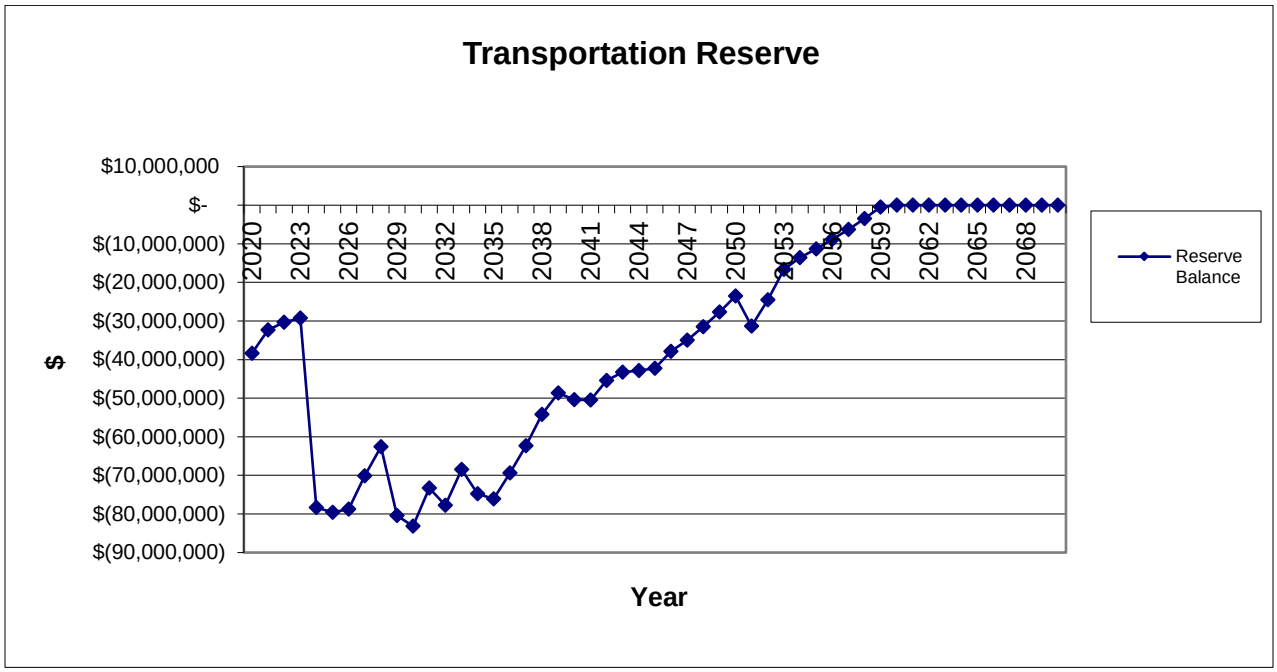
The 2015 update collapsed the transportation basins allocating all projects over the entire undeveloped lands throughout St. Albert. The 2020 update maintains this functionality.

Off-Site Levy Reserve –

Construction staging has been updated with road projects being constructed over a 35-year period. As shown in the diagram below, at times off-site levy fund balances will not be sufficient to fund road construction. During these times, “front ending” will be required. When the reserve balance is in a positive position, it earns interest at ~3.0% (2019 rate). When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~3.0%.

(note: This assumes that all receipts collected to date are withdrawn and used to repay front-ending parties).

Figure 4: Roads – Projected Reserve Balances



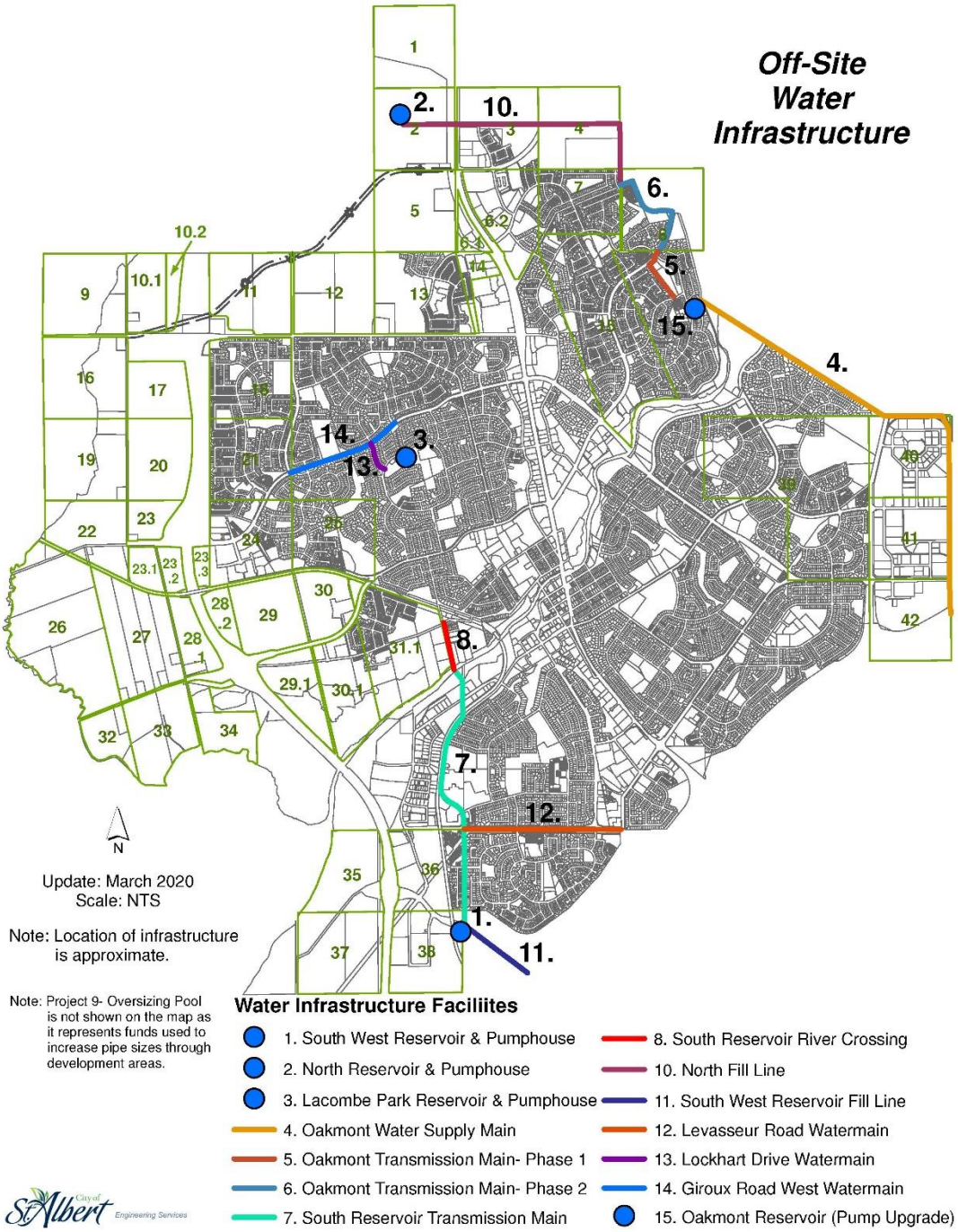
Off-Site Levy Rates –

The Off-site Levy transportation rate throughout the City of St. Albert is **$152,366.**

5 WATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2020, no additional projects were added to the bylaw. The bylaw includes 15 water infrastructure projects, as shown below in Figure 5.

Figure 5: Water – Off-Site Levy Projects



Total Project Cost –

The overall cost of projects is comprised of "Cost of Work Completed" plus "Debenture Interest" (if any) plus the "Estimated Cost of Work Yet to Be Completed". The overall cost of these 15 water infrastructure projects has remained the same at $148.9 Million as shown in Table 8.

Table 8: Water – Off-Site Levy Project Costs

		2019				2020			
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**
1	R1 - Southwest Reservoir & Pumphouse	-	-	$31,025,000	$31,025,000	-	-	$31,025,000	$31,025,000
2	R2 - North Reservoir & Pumphouse	-	-	$61,075,000	$61,075,000	-	-	$61,075,000	$61,075,000
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	$10,048,497	-	-	$10,048,497	$10,048,497	-	-	$10,048,497
4	W1 - Oakmont Water Supply Main	$9,510,210	-	-	$9,510,210	$9,510,210	-	-	$9,510,210
5	W2 - Oakmont Transmission Main - Phase 1	$1,205,745	-	-	$1,205,745	$1,205,745	-	-	$1,205,745
6	W3 - Oakmont Transmission Main - Phase 2	-	-	$2,489,376	$2,489,376	-	-	$2,489,376	$2,489,376
7	W4 - South Reservoir Transmission Main	-	-	$5,616,000	$5,616,000	-	-	$5,616,000	$5,616,000
8	W5 - South Reservoir River Crossing	-	-	$2,340,000	$2,340,000	-	-	$2,340,000	$2,340,000
9	Oversizing Pool	$62,477	-	-	$62,477	$62,477	-	-	$62,477
10	W6 - North Fill Line	-	-	$16,988,400	$16,988,400	-	-	$16,988,400	$16,988,400
11	W7 - Southwest Reservoir Fill Line	-	-	$1,404,000	$1,404,000	-	-	$1,404,000	$1,404,000
12	W8 - Levesseur Road Watermain	-	-	$3,159,000	$3,159,000	-	-	$3,159,000	$3,159,000
13	W9 - Lockhart Drive Watermain	-	-	$702,000	$702,000	-	-	$702,000	$702,000
14	W10 - Giroux Road West Watermain	-	-	$2,808,000	$2,808,000	-	-	$2,808,000	$2,808,000
15	W11 - Oakmont Reservoir (Growth Upgrade)	-	-	$500,000	$500,000	-	-	$500,000	$500,000
	Total	$20,826,930		$128,106,776	$148,933,706	$20,826,930		$128,106,776	$148,933,706

*Total Project Costs shown do not include adjustments made for development agreement contributions.

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2020 is $20.8 Million. Of this amount, the developer/off-site levy share is $9.5 Million.

Table 9: Water – Project Expenditures

	Prior to 2008	2008-2015	2016	2017	2018	2019	Total
Total Expenditure	$10,048,497	$10,739,085	-	$39,348	-	-	**$20,826,930**
Interim Financing	$3,745,084	$6,874,061	-	$29,511	-$1,244,157	-	**$9,404,499**
Final Financing							
Special Provincial Grant	$3,071,813	-	-	-	-	-	**$3,071,813**
Developer Agreement Contribution	-	-	-	-	-	-	**-**
City Financing	$3,231,600	$3,802,548	-	$9,837	$1,244,157	-	**$8,288,142**
Other Stakeholder Share	-	-	-	-	-	-	**-**
Offsite Levy	$3,745,084	$6,936,538	-	$29,511	-$1,244,157	-	**$9,466,976**

*The negative interim financing (credit) amounts in 2018 resulted from correcting a cost allocation recording error made in earlier years.

Grants and Contributions –

Prior to allocating costs to benefitting parties, Special ("ear-marked") Grants and Developer Agreement Contributions are removed from the Total Project Cost (see table below).

Table 10: Water – Special Grants and Developer Agreement Contributions

		2019			2020		
Item	**Project Description**	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**
1	R1 - Southwest Reservoir & Pumphouse	-	-	-	-	-	-
2	R2 - North Reservoir & Pumphouse	-	-	-	-	-	-
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	$ 3,071,812	-	-	$ 3,071,812	-	-
4	W1 - Oakmont Water Supply Main	-	-	-	-	-	-
5	W2 - Oakmont Transmission Main - Phase 1	-	-	-	-	-	-
6	W3 - Oakmont Transmission Main - Phase 2	-	-	-	-	-	-
7	W4 - South Reservoir Transmission Main	-	-	-	-	-	-
8	W5 - South Reservoir River Crossing	-	-	-	-	-	-
9	Oversizing Pool	-	-	-	-	-	-
10	W6 - North Fill Line	-	-	-	-	-	-
11	W7 - Southwest Reservoir Fill Line	-	-	-	-	-	-
12	W8 - Levasseur Road Watermain	-	-	-	-	-	-
13	W9 - Lockhart Drive Watermain	-	-	-	-	-	-
14	W10 - Giroux Road West Watermain	-	-	-	-	-	-
15	W11 – Oakmont Reservoir (Growth Pump Upgrade)	-	-	-	-	-	-
	Total	$ 3,071,812			$ 3,071,812		

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for water infrastructure has not changed this year and is shown in Table 11.

Table 11: Water – Allocations to Benefitting Parties

Item	Project Description	City Share	Future Contribution	Developer Share
1	R1 - Southwest Reservoir & Pumphouse		29%	71%
2	R2 - North Reservoir & Pumphouse		47%	53%
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	46.32%		53.68%
4	W1 - Oakmont Water Supply Main	50%		50%
5	W2 - Oakmont Transmission Main - Phase 1	25%		75%
6	W3 - Oakmont Transmission Main - Phase 2	25%		75%
7	W4 - South Reservoir Transmission Main	25%		75%
8	W5 - South Reservoir River Crossing	25%		75%
9	Oversizing Pool			100%
10	W6 - North Fill Line			100%
11	W7 - Southwest Reservoir Fill Line			100%
12	W8 - Levasseur Road Watermain	25%		75%
13	W9 - Lockhart Drive Watermain	25%		75%
14	W10 - Giroux Road West Watermain	25%		75%
15	W11 - Oakmont Reservoir (Growth Upgrade)			100%

Table 12 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share remained the same at $95.6 Million.

Table 12: Water – Cost Allocation To Benefitting Parties

		2019			2020		
Item	Project Description	City Share	Future Development Share	Developer Share (Off-Site Levy)	City Share	Future Development Share	Developer Share (Off-Site Levy)
1	R1 - Southwest Reservoir & Pumphouse	-	$8,997,250	$22,027,750	-	$8,997,250	$22,027,750
2	R2 - North Reservoir & Pumphouse	-	$28,705,250	$32,369,750	-	$28,705,250	$32,369,750
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	$3,231,601	-	$3,745,085	$3,231,601	-	$3,745,085
4	W1 - Oakmont Water Supply Main	$4,755,105	-	$4,755,105	$4,755,105	-	$4,755,105
5	W2 - Oakmont Transmission Main - Phase 1	$301,436	-	$904,309	$301,436	-	$904,309
6	W3 - Oakmont Transmission Main - Phase 2	$622,344	-	$1,867,032	$622,344	-	$1,867,032
7	W4 - South Reservoir Transmission Main	$1,404,000	-	$4,212,000	$1,404,000	-	$4,212,000
8	W5 - South Reservoir River Crossing	$585,000	-	$1,755,000	$585,000	-	$1,755,000
9	Oversizing Pool	-	-	$62,477	-	-	$62,477

		2019			2020		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**
10	W6 - North Fill Line	-	-	$16,988,400	-	-	$16,988,400
11	W7 - Southwest Reservoir Fill Line	-	-	$1,404,000	-	-	$1,404,000
12	W8 - Levasseur Road Watermain	$789,750	-	$2,369,250	$789,750	-	$2,369,250
13	W9 - Lockhart Drive Watermain	$175,500	-	$526,500	$175,500	-	$526,500
14	W10 - Giroux Road West Watermain	$702,000	-	$2,106,000	$702,000	-	$2,106,000
15	W11 - Oakmont Reservoir (Growth Upgrade)	-	-	$500,000	-	-	$500,000
	Total	$12,566,736	$37,702,500	$95,592,658	$12,566,736	$37,702,500	$95,592,658

* Developer Share does not include credits for development agreement contributions or off-site levies collected.

Off-Site Levy Receipts –

$18.9 Million has been collected to date for water off-site levies as shown in Table 13.

Table 13: Water – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Water
8	May 13, 2010	Erin Ridge 38 - Melcor	3.02	$168,929.74
18	July 5, 2010	North Ridge 20 - Genstar	3.51	$196,338.87
15	August 5, 2010	Erin Ridge 20 - Qualico	2.78	$155,504.86
24	August 31, 2010	North Ridge 17A - Genstar	1.49	$83,346.13
7	August 11, 2010	Erin Ridge North Stages 1 & 2 - Landrex	16.61	$1,036,941.68
18	December 22, 2010	North Ridge 22 - Genstar	1.10	$61,530.70
24	March 16, 2011	North Ridge 17B - Genstar	1.17	$65,446.29
24	April 11, 2011	North Ridge 17C - Genstar	2.06	$115,230.22
18	July 12, 2011	North Ridge 24 - Genstar	4.58	$192,868.38
25	July 15, 2011	Lacombe Park 21A - Genstar	1.69	$71,167.59
25	September 23, 2011	Lacombe Park 21B - Genstar	2.58	$108,646.38
24	May 16, 2012	Lacombe Park 19 - Genstar	1.90	$80,010.90
24	May 22, 2012	Northwest Urban Village Centre Stage 2 - Genstar	4.81	$202,553.91
15	June 28, 2012	100 Orchard Court - Sarasota	3.02	$127,175.22
18	July 17, 2012	North Ridge 23A - Genstar	2.80	$118,037.13
18	July 17, 2012	North Ridge 23B - Genstar	2.63	$110,751.93
24	August 30, 2012	Lacombe Park 22A - Genstar	4.82	$202,975.02
25	August 30, 2012	Lacombe Park 22A - Genstar	0.61	$25,771.93
31.1	August 30, 2012	Riverside Stage 8 - Reid World	6.86	$288,881.46
3	July 31, 2012	Erin Ridge 3-6	3.83	$187,179.76
6.2	July 31, 2012	Erin Ridge 3-6	32.85	$1,605,445.20

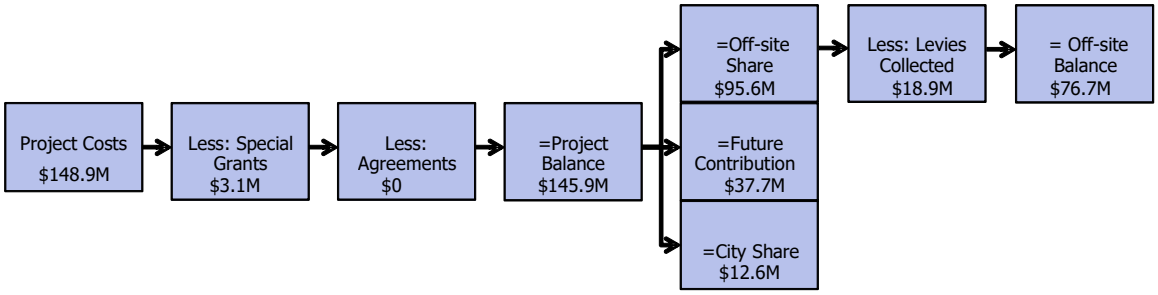
Area Ref. #	Date	Description	Net Development Area (ha.)	Water
7	July 31, 2012	Erin Ridge 3-6	3.00	$146,616.00
18	April 30, 2013	North Ridge 25A	4.20	$176,866.20
3	August 2, 2013	Erin Ridge North 7	0.30	$14,612.73
6.2	August 2, 2013	Erin Ridge North 7	3.84	$187,668.48
7	August 2, 2013	Erin Ridge North 7	7.52	$367,664.06
24	August 1, 2013	North Ridge 17D	2.86	$121,111.24
3	December 3, 2013	Erin Ridge North 7	0.00	$1,712.67
6.2	December 3, 2013	Erin Ridge North 7	0.00	$21,995.52
7	December 3, 2013	Erin Ridge North 7	0.00	$43,091.74
24	April 24, 2014	Lacombe Park 22B	2.46	$119,188.42
25	April 24, 2014	Lacombe Park 22B	7.56	$366,390.44
24	February 3, 2014	Ville Giroux (prepayment)	0.00	-
24	September 29, 2014	Ville Giroux (remainder)	2.56	$124,134.40
25	April 10, 2014	Lacombe Park 23	1.03	$49,944.70
25	July 17, 2014	Lacombe Park 24	1.98	$96,010.20
18	April 10, 2014	North Ridge 25B	5.12	$248,462.76
42	April 18, 2014	Campbell South 4 (AGLC)	21.10	$1,071,629.00
6.1	November 19, 2014	Jensen Lakes 1	0.15	$8,408.40
13	November 19, 2014	Jensen Lakes 1	10.58	$577,613.40
14	November 19, 2014	Jensen Lakes 1	2.08	$113,568.00
15	October 15, 2014	Oakmont 34/35	2.15	$104,011.05
6.2	December 9, 2014	875 St. Albert Trail (Honda Site)	2.21	$120,666.00
24	February 25, 2015	Ville Giroux 6A	0.74	$35,785.62
24	February 25, 2015	Ville Giroux 6B	6.26	$308,347.91
18	March 31, 2015	North Ridge 25C	0.71	$34,379.41
30	March 31, 2015	Riverside 2	3.77	$182,807.30
31	March 31, 2015	Riverside 2	1.76	$85,342.40
36	March 31, 2015	South Riel 4	2.57	$124,619.30
38	March 31, 2015	South Riel 4	22.63	$1,097,328.70
30	June 11, 2015	Riverside 11	1.15	$107,177.73
31	June 11, 2015	Riverside 11	0.00	$93.61
31.1	July 30, 2015	Riverside IB	1.51	$141,343.55
30.1	August 26, 2015	Riverside 1A	0.01	$936.05
31.1	August 26, 2015	Riverside 1A	2.26	$211,453.70
31.1	July 13, 2016	Riverside 9A and 5	4.41	$372,581.00
3	August 8, 2016	Erin Ridge North 8	7.78	$657,490.91
36	November 15, 2016	151 Riel Drive (South Riel 3B)	5.49	$464,141.07
14	November 25, 2016	Jensen Lakes 2	6.76	$571,510.68
13	May 17, 2017	Jensen Lakes 3A	0.47	$38,136.18

Area Ref. #	Date	Description	Net Development Area (ha.)	Water
3	August 4, 2017	Erin Ridge North 9	3.58	$288,849.28
25	July 4, 2017	Lacombe Park 28A	1.47	$118,771.59
13	June 7, 2017	Jensen Lakes 3B	4.18	$337,731.46
14	June 7, 2017	Jensen Lakes 3B	0.00	-
13	June 7, 2017	Jensen Lakes 4	4.70	$379,745.90
31.1	September 7, 2017	Riverside 1C	1.53	$123,619.41
6.2	August 29, 2017	Erin Ridge North 10A	4.13	$333,530.02
25	September 14, 2017	Lacombe Park 28B	1.99	$160,786.03
30.1	September 14, 2017	Riverside 20	3.22	$260,166.34
31.1	September 14, 2017	Riverside 20	1.42	$114,408.55
31.1	October 10, 2017	Riverside 18	1.35	$109,075.95
24	November 20, 2017	Ville Giroux 6B	5.68	$459,007.76
24	January 1, 2018	Ville Giroux 6B (2015 DA not finalized)	-6.26	-$308,347.91
13	May 30, 2018	Jensen Lakes 3C	0.67	$53,549.94
14	May 30, 2018	Jensen Lakes 3C	2.08	$165,423.95
30.1	June 4, 2018	Riverside 14	4.94	$393,070.86
30.1	May 23, 2018	Riverside 16	0.63	$50,128.47
31.1	May 23, 2018	Riverside 16	1.14	$90,708.66
13	June 28, 2018	Jensen Lakes 7	2.61	$207,356.81
3	July 5, 2018	Erin Ridge North 13	5.59	$444,790.71
30.1	August 2, 2018	Riverside 23	0.27	$21,085.79
31.1	August 2, 2018	Riverside 23	0.39	$30,793.20
31.1	October 5, 2018	Riverside 15	3.29	$261,463.73
30.1	August 27, 2018	Riverside 10 & 12A	0.48	$38,193.12
31.1	August 27, 2018	Riverside 10 & 12A	1.89	$150,385.41
7	September 21, 2018	Erin Ridge North 12	0.10	$7,718.19
13	July 26, 2019	Jensen Lakes 6	3.25	$259,461.28
31.1	June 18, 2019	Riverside 15 (Change in Boundary)	-2.42	-$192,397.84
31.1	June 18, 2019	Riverside 25A	1.98	$158,297.75
31.1	June 18, 2019	Riverside RL 21/22 to be offset against future OSL contributions		$34,100.09
36	August 30, 2019	South Riel 7	2.75	$219,986.72
12	October 7, 2019	200 Villeneuve Road (DP)	0.33	$26,129.92
13	October 7, 2019	200 Villeneuve Road (DP)	2.30	$184,028.12
36	September 17, 2019	South Riel 8	0.05	$3,939.46
13	September 25, 2019	Jensen Lakes 8A	1.86	$148,389.16
Total			314.83	$18,853,521.71

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $76.7 Million for water off-site levies.

Figure 6: Water – Off-Site Levy Balance



Allocations to Benefitting Areas –

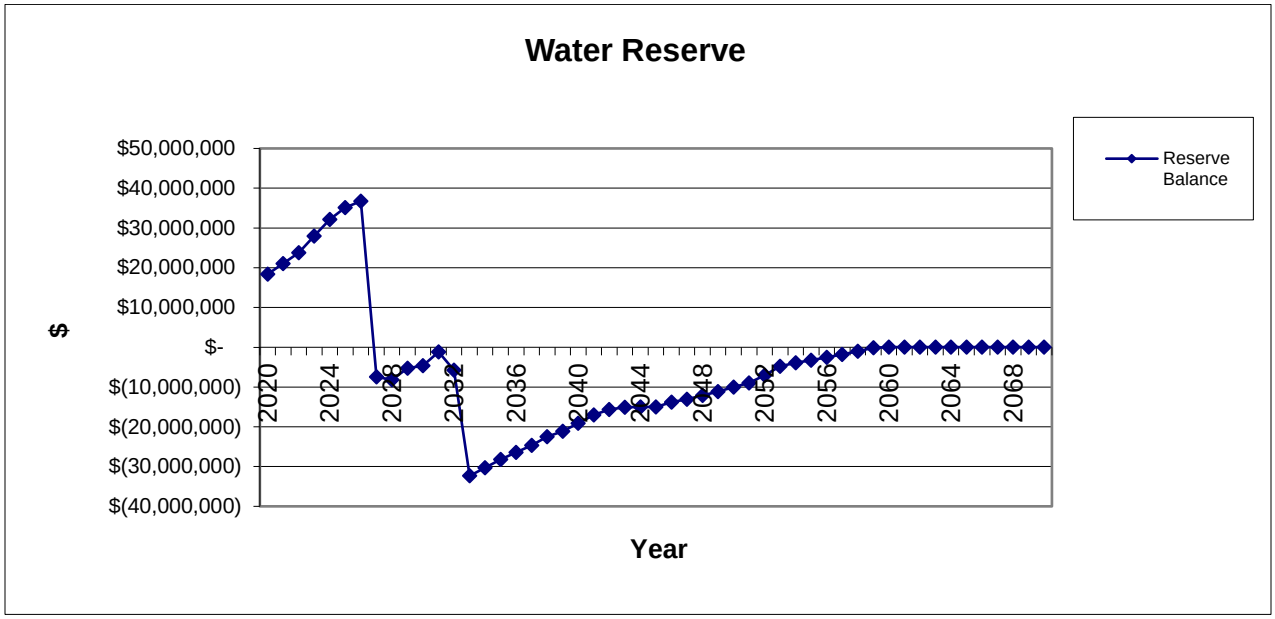
The 2015 update collapsed the water basin allocating all projects over the entire undeveloped area throughout St. Albert. The 2020 update maintains this functionality.

Off-Site Levy Reserve –

Construction staging has been updated with water projects being constructed over a 35-year period. As shown in the diagram below, at times off-site levy fund balances will not be sufficient to fund water construction. During these times, “front ending” will be required. When the reserve balance is in a positive position, it earns interest at ~3.0% (2019 rate). When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~3.0%.

(note: This assumes that all receipts collected to date are withdrawn and used to repay front-ending parties).

Figure 7: Water – Reserve Balance



Off-Site Levy Rates –

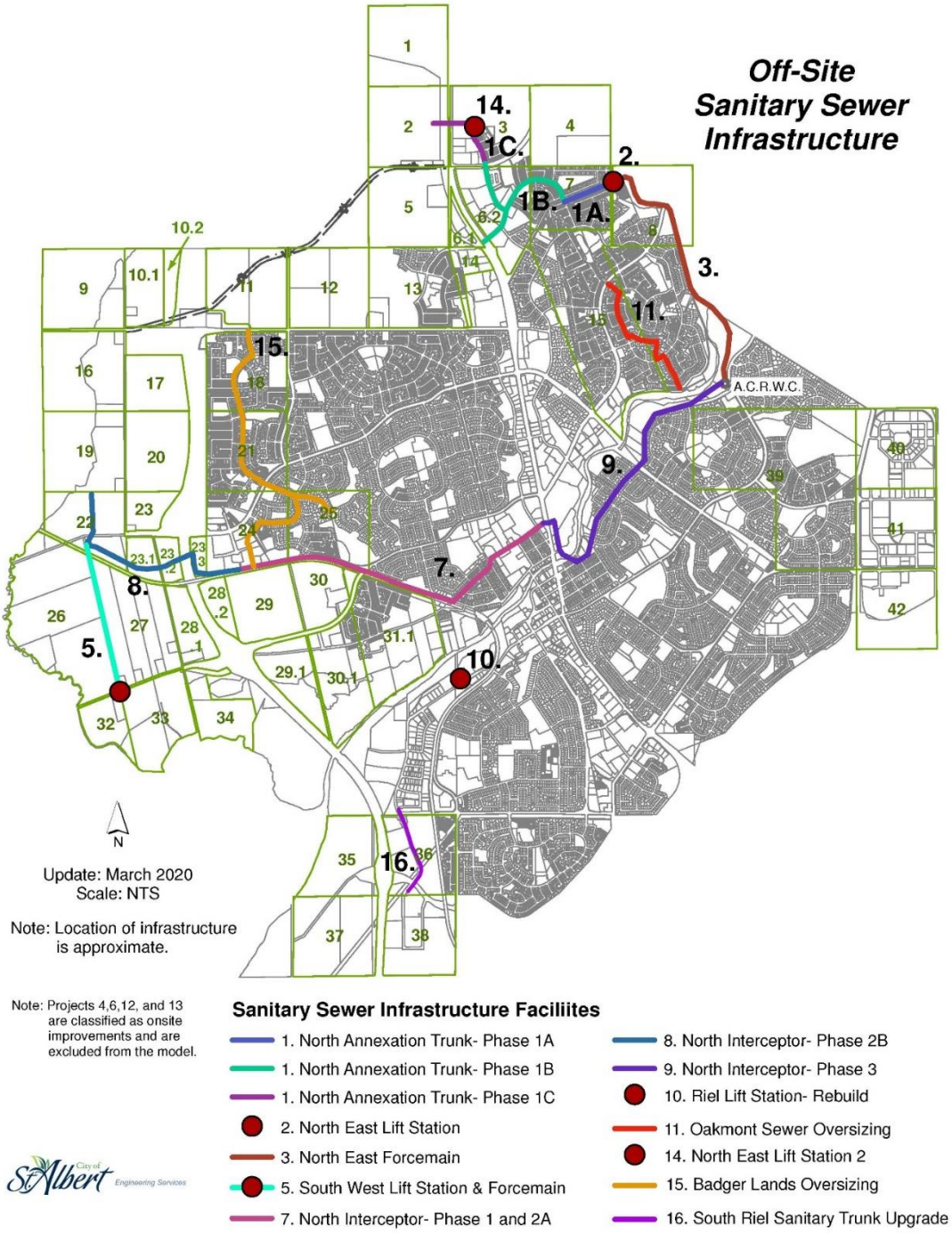
The Off-site Levy water rate throughout the City of St. Albert is **$79,754/ha**.

6 SANITARY OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2020, no additional projects were added to the bylaw.

The bylaw includes 16 sanitary infrastructure projects, as shown in Figure 8.

Figure 8: Sanitary – Off-Site Levy Projects



Total Project Cost –

The overall cost of projects is comprised of "Cost of Work Completed" plus "Debenture Interest" (if any) plus the "Estimated Cost of Work Yet to Be Completed". The overall cost of the sanitary infrastructure projects has decreased from $107.5 Million to $101.7 Million as shown in Table 14. This decrease can be attributed mainly to the final construction and debenture costs related to Sanitary Project 9- S4 - Phase 3 North being lower than originally estimated.

Table 14: Sanitary – Off-Site Levy Project Costs

		2019				2020			
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**
1	S1 - North Annexation Trunk - Phase 1	$6,316,332	-	$409,500	$6,725,832	$6,353,052	-	$409,500	$6,762,552
2	L1 - North East Lift Station	-	-	$19,500,000	$19,500,000	-	-	$19,500,000	$19,500,000
3	F1 - North East Forcemain	$150,000	-	$13,000,000	$13,150,000	$150,000	-	$13,000,000	$13,150,000
4	LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-	-	-
5	LF2 - South West Lift Station & Forcemain	-	-	$7,083,336	$7,083,336	-	-	$7,083,336	$7,083,336
6	LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-	-	-
7	S2 - Phase 1 - North Interceptor	$10,452,590	-	-	$10,452,590	$10,452,590	-	-	$10,452,590
8	S3 - Phase 2b - North Interceptor	$377,182	-	$9,906,000	$10,283,182	$377,182	-	$9,906,000	$10,283,182
9	S4 - Phase 3 North Interceptor	$19,862,105	$3,635,900	$10,137,895	$33,635,900	$24,041,000	$3,708,936	-	$27,749,936
10	L2 - Riel Lift Station - Rebuild	$2,488,768	-	-	$2,488,768	$2,488,768	-	-	$2,488,768
11	S5 - Oakmont Sewer Oversizing	$864,022	-	-	$864,022	$864,022	-	-	$864,022
12	S6 - North Annexation Trunk Phase 2	-	-	-	-	-	-	-	-
13	S7 - North Annexation Trunk Phase 3	-	-	-	-	-	-	-	-
14	L3 - NE Lift Station 2	-	-	$2,860,000	$2,860,000	-	-	$2,860,000	$2,860,000
15	S8 - Badger Lands Oversizing	$284,421	-	-	$284,421	$339,171	-	-	$339,171
16	South Riel Sanitary Trunk Upgrade	$158,097	-	-	$158,097	$158,097	-	-	$158,097
	Total	$40,953,516	$3,635,900	$62,896,731	$107,486,147	$45,223,881	$3,708,936	$52,758,836	$101,691,653

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2020 was $45.2 Million. Of this amount, the developer/off-site levy share is $30.7 Million (not including developer agreement contributions).

Table 15: Sanitary – Project Expenditures

	Prior to 2008	2008-2015	2016	2017	2018	2019	Total
Total Expenditure	$10,452,590	$9,780,700	$367,225	$8,796,188	$11,556,813	$4,270,365	**$45,223,881**
Interim Financing	-	$5,758,185	$367,225	$8,796,188	$11,502,436	$4,270,365	**$30,694,399**
Final Financing							
Special Provincial Grant	$6,474,250	-	-	-	-		**$6,474,250**
Developer Agreement Contribution	$3,978,340	-	-	-	$54,376		**$4,032,716**
City Financing	-	$1,244,384	-	-	-		**$1,244,384**
Other Stakeholder Share	-	$2,778,133	-	-	-		**$2,778,133**
Offsite Levy	-	$5,758,185	$367,225	$8,796,188	$11,502,436	$4,270,365	**$30,694,399**

Grants and Contributions –

Prior to allocating costs to benefitting parties, Special ("ear-marked") Grants and Developer Agreement Contributions are removed from the Total Project Cost (see table below).

Table 16: Sanitary – Special Grants and Developer Agreement Contributions

		2019			2020		
Item	**Project Description**	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**
1	S1 - North Annexation Trunk - Phase 1	-	-	-	-	-	-
2	L1 - North East Lift Station	-	-	-	-	-	-
3	F1 - North East Forcemain		-	-	-	-	-
4	LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-
5	LF2 - South West Lift Station & Forcemain	-	-	-	-	-	-
6	LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-
7	S2 - Phase 1 - North Interceptor	$6,474,250	-	$3,978,340.00	$6,474,250.00	-	$3,978,340.00
8	S3 - Phase 2b - North Interceptor	-	-	-	-	-	-
9	S4 - Phase 3 North Interceptor	-	-	-	-	-	-
10	L2 - Riel Lift Station - Rebuild	-	-	-	-	-	-
11	S5 - Oakmont Sewer Oversizing	-	-	-	-	-	-
12	S6 - North Annexation Trunk Phase 2	-	-	-	-	-	-
13	S7 - North Annexation Trunk Phase 3	-	-	-	-	-	-
14	L3 - NE lift Station 2	-	-	-	-	-	-
15	S8 – Badger Lands Oversizing	-	-	-	-	-	-
16	South Riel Sanitary Trunk Upgrade	-	-	$54,376.24	-	-	$54,376.24
	Total	$6,474,250		$4,032,716	$6,474,250		$4,032,716

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for sanitary infrastructure was updated in 2015 to reflect the technical servicing information provided in the Utility Master Plan Update approved in 2014. This allocation continues to remain the servicing schematic.

Table 17: Sanitary – Allocations to Benefitting Parties

Item	Project Description	City Share	Future Contribution	Developer Share
1	S1 - North Annexation Trunk - Phase 1			100%
2	L1 - North East Lift Station		75%	25%
3	F1 - North East Forcemain		75%	25%
4	LF1 - South West Lift Station & Forcemain			100%
5	LF2 - South East Lift Station & Forcemain			100%
6	LF3 - North West Lift Station & Forcemain		75%	25%
7	S2 - Phase 1 - North Interceptor			100%
8	S3 - Phase 2b - North Interceptor			100%
9	S4 - Phase 3 North Interceptor			100%
10	L2 - Riel Lift Station - Rebuild	50%		50%
11	S5 - Oakmont Sewer Oversizing			100%
12	S6 - North Annexation Trunk Phase 2		84%	16%
13	S7 - North Annexation Trunk Phase 3		41%	59%
14	L3 - NE Lift Station 2		41%	59%
15	S8 – Badger Lands Oversizing			100%
16	South Riel Sanitary Trunk Upgrade			100%

Table 18 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from $70.1 Million to $64.3 Million.

Table 18: Sanitary – Cost Allocation To Benefitting Parties

		2019			2020		
Item	Project Description	City Share	Future Development Share	Developer Share (Off-Site Levy)	City Share	Future Development Share	Developer Share (Off-Site Levy)
1	S1 - North Annexation Trunk - Phase 1	-	-	$6,725,832	-	-	$6,762,552
2	L1 - North East Lift Station	-	$14,625,000	$4,875,000	-	$14,625,000	$4,875,000
3	F1 - North East Forcemain	-	$9,862,500	$3,287,500	-	$9,862,500	$3,287,500
4	LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-
5	LF2 - South West Lift Station & Forcemain	-	-	$7,083,336	-	-	$7,083,336

		2019			2020		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**
6	LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-
7	S2 - Phase 1 - North Interceptor	-	-	-	-	-	-
8	S3 - Phase 2b - North Interceptor	-	-	$10,283,182	-	-	$10,283,182
9	S4 - Phase 3 North Interceptor	-	-	$33,635,900	-	-	$27,749,936
10	L2 - Riel Lift Station - Rebuild	$1,244,384	-	$1,244,384	$1,244,384	-	$1,244,384
11	S5 - Oakmont Sewer Oversizing	-	-	$864,022	-	-	$864,022
12	S6 - North Annexation Trunk Phase 2	-	-	-	-	-	-
13	S7 - North Annexation Trunk Phase 3	-	-	-	-	-	-
14	L3 - NE Lift Station 2	-	$1,172,600	$1,687,400	-	$1,172,600	$1,687,400
15	S8 - Badger Lands Oversizing	-	-	$284,421	-	-	$339,171
16	South Riel Sanitary Trunk Upgrade			$103,720	-	-	$103,720
	Total	$1,244,384	$25,660,100	$70,074,697	$1,244,384	$25,660,100	$64,280,203

*Developer Share does not include credits for off-site levies collected.

Off-Site Levy Receipts – $10.0 Million has been collected to date for sanitary off-site levies as shown in the table below.

Table 19: Sanitary – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
8	May 13, 2010	Erin Ridge 38 - Melcor	3.02	$1,739.52
18	July 5, 2010	North Ridge 20 - Genstar	3.51	$147,883.32
15	August 5, 2010	Erin Ridge 20 - Qualico	2.78	$1,601.28
24	August 31, 2010	North Ridge 17A - Genstar	1.49	$62,776.68
7	August 11, 2010	Erin Ridge North Stages 1 & 2 - Landrex	16.61	$496,436.35
18	December 22, 2010	North Ridge 22 - Genstar	1.10	$46,345.20
24	March 16, 2011	North Ridge 17B - Genstar	1.17	$49,294.44
24	April 11, 2011	North Ridge 17C - Genstar	2.06	$86,791.92
18	July 12, 2011	North Ridge 24 - Genstar	4.58	$127,795.74
25	July 15, 2011	Lacombe Park 21A - Genstar	1.69	$47,156.07
25	September 23, 2011	Lacombe Park 21B - Genstar	2.58	$71,989.74
24	May 16, 2012	Lacombe Park 19 - Genstar	1.90	$53,015.70

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
24	May 22, 2012	Northwest Urban Village Centre Stage 2 - Genstar	4.81	$134,213.43
15	June 28, 2012	100 Orchard Court - Sarasota	3.02	$1,189.88
18	July 17, 2012	North Ridge 23A - Genstar	2.80	$78,212.11
18	July 17, 2012	North Ridge 23B - Genstar	2.63	$73,384.89
24	August 30, 2012	Lacombe Park 22A - Genstar	4.82	$134,492.46
25	August 30, 2012	Lacombe Park 22A - Genstar	0.61	$17,076.64
31.1	August 30, 2012	Riverside Stage 8 - Reid World	6.86	$191,414.58
3	July 31, 2012	Erin Ridge 3-6	3.83	$85,857.11
6.2	July 31, 2012	Erin Ridge 3-6	32.85	$736,398.45
7	July 31, 2012	Erin Ridge 3-6	3.00	$67,251.00
18	April 30, 2013	North Ridge 25A	4.20	$117,192.60
3	August 2, 2013	Erin Ridge North 7	0.30	$6,702.68
6.2	August 2, 2013	Erin Ridge North 7	3.84	$86,081.28
7	August 2, 2013	Erin Ridge North 7	7.52	$168,643.09
24	August 1, 2013	North Ridge 17D	2.86	$80,249.02
3	December 3, 2013	Erin Ridge North 7	0.00	$2,640.47
6.2	December 3, 2013	Erin Ridge North 7	0.00	$33,911.04
7	December 3, 2013	Erin Ridge North 7	0.00	$66,435.61
24	April 24, 2014	Lacombe Park 22B	2.46	$60,550.36
25	April 24, 2014	Lacombe Park 22B	7.56	$186,132.51
24	February 3, 2014	Ville Giroux (prepayment)	0.00	-
24	September 29, 2014	Ville Giroux (remainder)	2.56	$63,063.04
25	April 10, 2014	Lacombe Park 23	1.03	$25,373.02
25	July 17, 2014	Lacombe Park 24	1.98	$48,778.32
18	April 10, 2014	North Ridge 25B	5.12	$126,224.62
42	April 18, 2014	Campbell South 4 (AGLC)	21.10	-
6.1	November 19, 2014	Jensen Lakes 1	0.15	$4,812.19
13	November 19, 2014	Jensen Lakes 1	10.58	$378,135.78
14	November 19, 2014	Jensen Lakes 1	2.08	$74,347.52
15	October 15, 2014	Oakmont 34/35	2.15	$755.04
6.2	December 9, 2014	875 St. Albert Trail (Honda Site)	2.21	$69,058.08
24	February 25, 2015	Ville Giroux 6A	0.74	$18,179.89
24	February 25, 2015	Ville Giroux 6B	6.26	$156,647.61
18	March 31, 2015	North Ridge 25C	0.71	$17,465.51
30	March 31, 2015	Riverside 2	3.77	$92,870.18
31	March 31, 2015	Riverside 2	1.76	$43,355.84
36	March 31, 2015	South Riel 4	2.57	$65,933.35
38	March 31, 2015	South Riel 4	22.63	$580,572.65
30	June 11, 2015	Riverside 11	1.15	$40,758.57

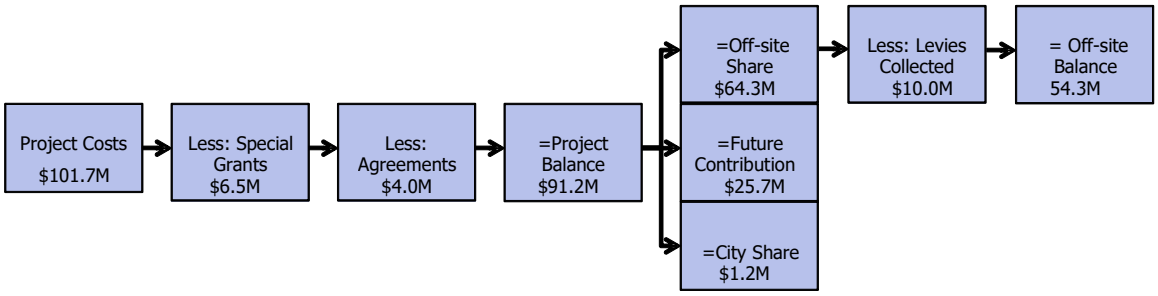
Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
31	June 11, 2015	Riverside 11	0.00	$35.60
31.1	July 30, 2015	Riverside IB	1.51	$53,751.41
30.1	August 26, 2015	Riverside 1A	0.01	$355.97
31.1	August 26, 2015	Riverside 1A	2.26	$80,413.62
31.1	July 13, 2016	Riverside 9A and 5	4.41	$330,961.29
3	August 8, 2016	Erin Ridge North 8	7.78	$382,107.34
36	November 15, 2016	151 Riel Drive (South Riel 3B)	5.49	$378,963.72
14	November 25, 2016	Jensen Lakes 2	6.76	$274,679.08
13	May 17, 2017	Jensen Lakes 3A	0.47	$27,122.06
3	August 4, 2017	Erin Ridge North 9	3.58	$175,847.10
25	July 4, 2017	Lacombe Park 28A	1.47	$80,304.63
13	June 7, 2017	Jensen Lakes 3B	4.18	$240,191.16
14	June 7, 2017	Jensen Lakes 3B	0.00	-
13	June 7, 2017	Jensen Lakes 4	4.70	$270,071.40
31.1	September 7, 2017	Riverside 1C	1.53	$83,582.37
6.2	August 29, 2017	Erin Ridge North 10A	4.13	$67,174.94
25	September 14, 2017	Lacombe Park 28B	1.99	$108,711.71
30.1	September 14, 2017	Riverside 20	3.22	$175,905.38
31.1	September 14, 2017	Riverside 20	1.42	$77,354.66
31.1	October 10, 2017	Riverside 18	1.35	$73,749.15
24	November 20, 2017	Ville Giroux 6B	5.68	$310,347.35
24	January 1, 2018	Ville Giroux 6B (2015 DA not finalized)	-6.26	-$156,647.61
13	May 30, 2018	Jensen Lakes 3C	0.67	$27,619.25
14	May 30, 2018	Jensen Lakes 3C	2.08	$85,320.08
30.1	June 4, 2018	Riverside 14	4.94	$270,208.12
30.1	May 23, 2018	Riverside 16	0.63	$34,459.74
31.1	May 23, 2018	Riverside 16	1.14	$62,355.72
13	June 28, 2018	Jensen Lakes 7	2.61	$106,947.63
3	July 5, 2018	Erin Ridge North 13	5.59	$242,421.53
30.1	August 2, 2018	Riverside 23	0.27	$14,494.97
31.1	August 2, 2018	Riverside 23	0.39	$21,168.13
31.1	October 5, 2018	Riverside 15	3.29	$179,737.63
30.1	August 27, 2018	Riverside 10 & 12A	0.48	$26,255.04
31.1	August 27, 2018	Riverside 10 & 12A	1.89	$103,379.22
7	September 21, 2018	Erin Ridge North 12	0.10	$2,322.76
13	July 26, 2019	Jensen Lakes 6	3.25	$137,536.43
31.1	June 18, 2019	Riverside 15 (Change in Boundary)	-2.42	-$132,259.77
31.1	June 18, 2019	Riverside 25A	1.98	$118,580.68
31.1	June 18, 2019	Riverside RL 21/22 to be offset against future OSL contributions		$13,679.09

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
36	August 30, 2019	South Riel 7	2.75	$161,033.98
12	October 7, 2019	200 Villeneuve Road (DP)	0.33	$13,851.07
13	October 7, 2019	200 Villeneuve Road (DP)	2.30	$97,550.47
36	September 17, 2019	South Riel 8	0.05	$2,883.75
13	September 25, 2019	Jensen Lakes 8A	1.86	$78,658.81
Total			314.83	$10,030,373.04

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $54.3 Million for sanitary off-site levies.

Figure 9: Sanitary – Off-Site Levy Balance



Allocations to Benefitting Areas –

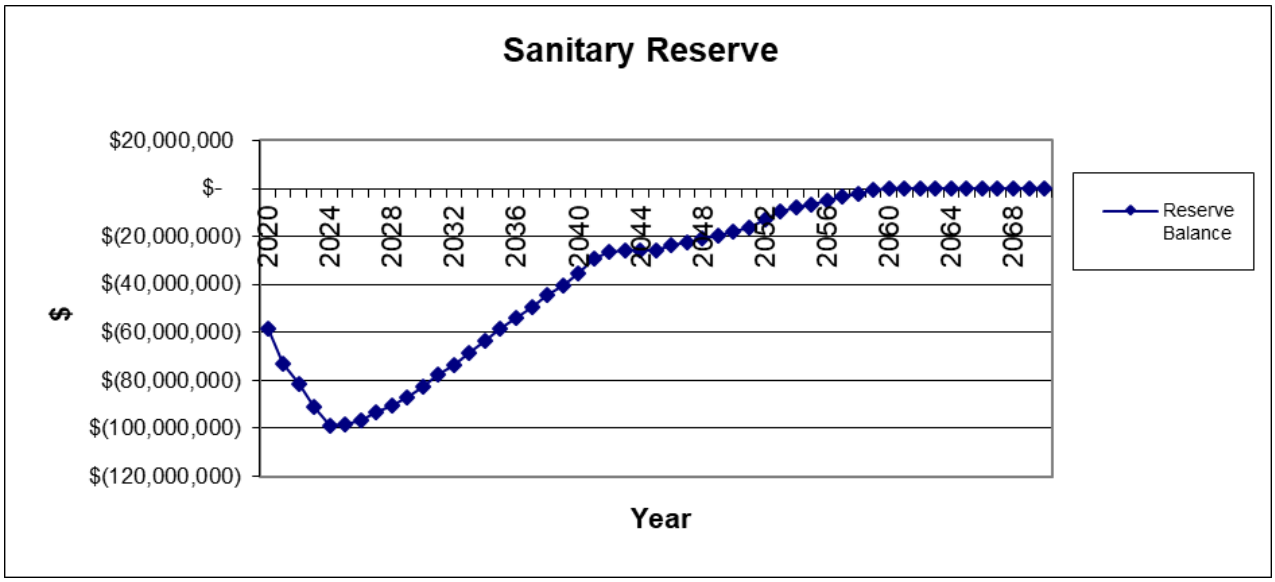
Allocation of off-site levy costs for sanitary infrastructure has been updated to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014. The 2019 update maintains this functionality.

Off-Site Levy Reserve –

Construction staging has been updated with sanitary projects being constructed over a 35-year period. As shown in the diagram below, at times off-site levy fund balances will not be sufficient to fund road construction. During these times, “front ending” will be required. When the reserve balance is in a positive position, it earns interest at ~3.0% (2019 rate). When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~3.0%.

(note: This assumes that all receipts collected to date are withdrawn and used to repay front-ending parties).

Figure 10: Sanitary – Reserve Balance



Off-Site Levy Rates – Table 20 highlights the sanitary off-site levy rate in each of the basins.

Table 20: Sanitary – Off-Site Levy Rates

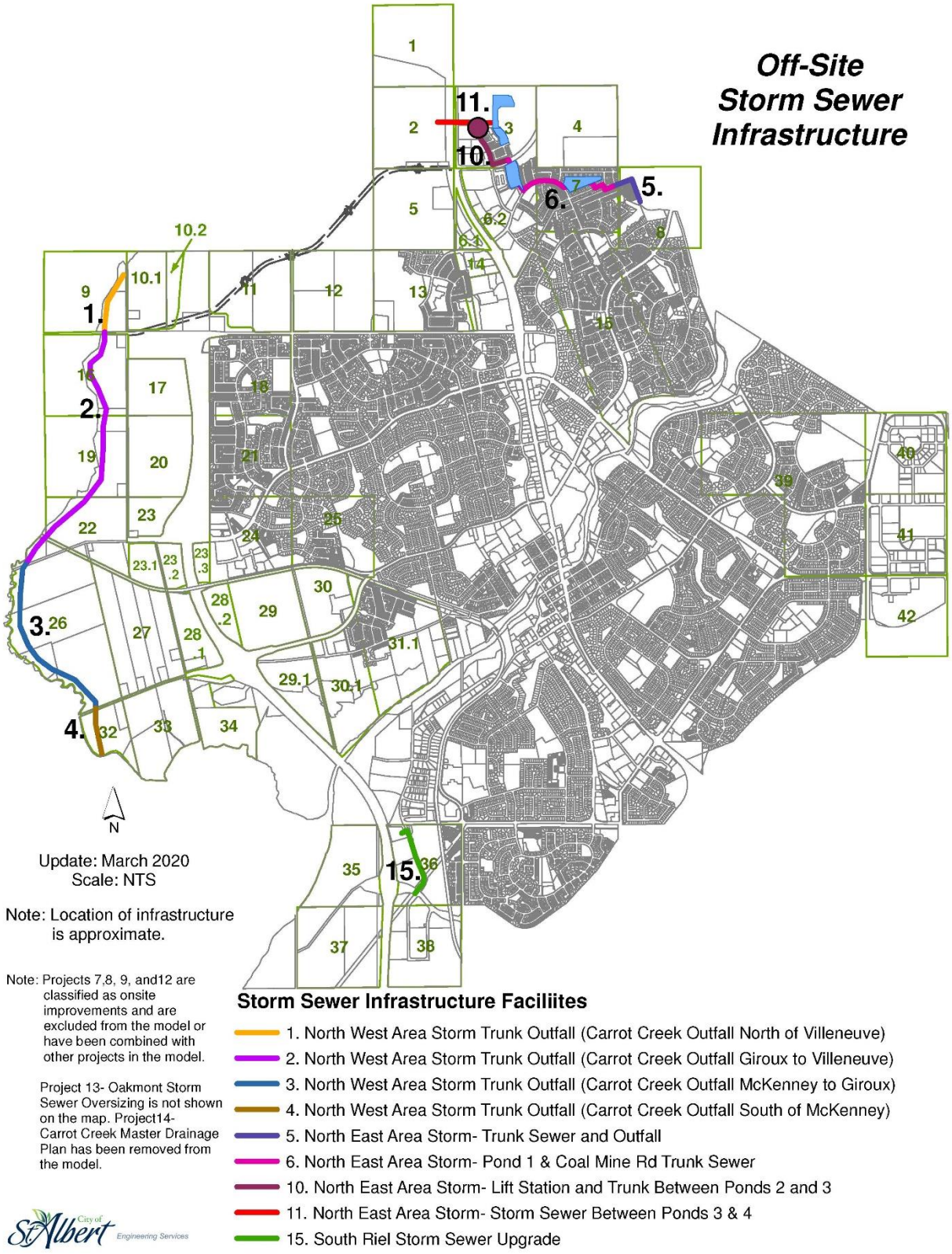
Area Ref. #	Sanitary Infrastructure Levy	Area Ref. #	Sanitary Infrastructure Levy	Area Ref. #	Sanitary Infrastructure Levy
1.0	$58,220	17.0	$51,067	29.0	$51,067
2.0	$58,220	17.2	-	29.1	$51,067
3.0	$44,582	18.0	$51,067	29.2	-
4.0	$42,465	19.0	$51,067	30.0	$51,067
5.0	$42,465	20.0	$51,067	30.1	$51,067
6.1	$42,465	20.2	-	31.0	$51,067
6.2	$10,333	21.0	-	31.1	$51,067
7.0	$23,972	22.0	$51,067	32.0	$89,879
8.0	$34,603	23.0	$51,067	33.0	$89,879
9.0	$51,067	23.1	$51,067	34.0	$38,813
10.1	$51,067	23.2	$51,067	35.0	$49,714
10.2	$51,067	23.3	$51,067	36.0	$49,714
11.0	$58,047	24.0	$51,067	37.0	$49,714
12.0	$42,465	25.0	$51,067	38.0	$49,714
13.0	$42,465	26.0	$89,879	39.0	$35,410
14.0	$42,465	27.0	$89,879	40.0	-
15.0	-	28.1	$89,879	41.0	-
16.0	$51,067	28.2	$51,067	42.0	$35,410

7 STORMWATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2020, no additional projects were added to the bylaw.

The bylaw includes 14 stormwater infrastructure projects, as shown in Figure 11, although Projects 7, 8, 9, and 12 have been classified as onsite improvements and are excluded from the model or have been combined with other projects in the model.

Figure 11: Stormwater – Off-Site Levy Projects



Total Project Cost –

The overall cost of projects is comprised of "Cost of Work Completed" plus "Debenture Interest" (if any) plus the "Estimated Cost of Work Yet to Be Completed". The overall cost estimate of the stormwater projects has remained relatively the same at $75.5 Million as shown in Table 21.

Table 21: Stormwater – Off-Site Levy Project Costs

		2019				2020			
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	-	$13,097,500	$13,097,500	-	-	$13,097,500	$13,097,500
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	-	$18,525,000	$18,525,000	-	-	$18,525,000	$18,525,000
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	-	$20,247,500	$20,247,500	-	-	$20,247,500	$20,247,500
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	-	$6,370,000	$6,370,000	-	-	$6,370,000	$6,370,000
5	NE Area Storm - Trunk Sewer and Outfall	-	-	$5,681,000	$5,681,000	-	-	$5,681,000	$5,681,000
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	$1,248,097	-	-	$1,248,097	$1,248,097	-	-	$1,248,097
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	-	-	-	-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	-	-	-	-	-	-	-
9	NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-	-	-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	$622,317	-	$7,174,700	$7,797,017	$625,619	-	$7,174,700	$7,800,319
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	$390,518	-	$1,287,000	$1,677,518	$416,679	-	$1,287,000	$1,703,679

		2019				2020			
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Total Project Estimated Cost**
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	-	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	$383,623	-	-	$383,623	$383,623	-	-	$383,623
14	Carrot Creek Master Drainage Plan	-	-	-	-	-	-	-	-
15	South Riel Storm Sewer Upgrade	$464,990	-	-	$464,990	$464,990	-	-	$464,990
	Total	$3,109,545		$72,382,700	$75,492,245	$3,139,008		$72,382,700	$75,521,708

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2020 was $3.1 Million. Of this amount, the developer/off-site levy share is $2.3 Million (not including developer agreement contributions).

Table 22: Stormwater – Project Expenditures

	Prior to 2008	**2008-2015**	**2016**	**2017**	**2018**	**2019**	**Total**
Total Expenditure	-	$1,616,504	$346,764	$209,062	$937,215	$29,463	**$3,139,008**
Interim Financing	-	$983,719	$346,764	$209,062	$777,285	$29,463	**$2,346,293**
Final Financing							
Special Provincial Grant	-	-	-	-	-	-	**-**
Developer Agreement Contribution	-	-	-	-	$159,930	-	**$159,930**
City Financing	-	-	-	-	-	-	**-**
Other Stakeholder Share	-	$632,785	-	-	-	-	**$632,785**
Offsite Levy	-	$983,719	$346,764	$209,062	$777,285	$29,463	**$2,346,293**

Grants and Contributions –

Prior to allocating costs to benefitting parties, Special ("ear-marked") Grants and Developer Agreement Contributions are removed from the Total Project Cost as shown in Table 23.

Table 23: Stormwater – Special Grants and Developer Agreement Contributions

		2019			2020		
Item	**Project Description**	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	-	-	-	-	-
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	-	-	-	-	-
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	-	-	-	-	-
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	-	-	-	-	-
5	NE Area Storm - Trunk Sewer and Outfall	-	-	-	-	-	-
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	-	-	-	-	-	-
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	-	-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	-	-	-	-	-
9	NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	-	-	-	-	-
11	NE Area Storm - Storm Sewer Between Ponds 3 & 4	-	-	-	-	-	-
12	NE Area Storm - Storm Sewer Between Ponds 4 & 5	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	-	-	-	-	-	-
14	Carrot Creek Master Drainage Plan	-	-	-	-	-	-
15	South Riel Storm Sewer Upgrade	-	-	$159,930	-	-	$159,930
	Total			$159,930			$159,930

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for stormwater infrastructure was updated in 2015 to reflect the servicing schematic within the Utility Master Plan approved in 2014. This allocation continues to remain the servicing schematic.

Table 24: Stormwater – Allocations to Benefitting Parties

Item	Project Description	City Share	Future Contribution	Developer Share
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)		49%	51%
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)		49%	51%
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney to Giroux)		49%	51%
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney South)		49%	51%
5	NE Area Storm - Trunk Sewer and Outfall		49%	51%
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer		49%	51%
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1		49%	51%
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2		49%	51%
9	NE Area Storm - St Albert Trail Storm Sewer		49%	51%
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3		49%	51%
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4		49%	51%
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5		49%	51%
13	Oakmont Storm Sewer Oversizing			100%
15	South Riel Storm Sewer Upgrade			100%

Table 25 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has remained relatively the same at $38.8 Million.

Table 25: Stormwater – Cost Allocation To Benefitting Parties

		2019			2018		
Item	Project Description	City Share	Future Contribution	Developer Share (Off-Site Levy)	City Share	Future Contribution	Developer Share (Off-Site Levy)
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	$6,417,775	$6,679,725	-	$6,417,775	$6,679,725
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	$9,077,250	$9,447,750	-	$9,077,250	$9,447,750

		2019			2018		
Item	**Project Description**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	$9,921,275	$10,326,225	-	$9,921,275	$10,326,225
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	$3,121,300	$3,248,700	-	$3,121,300	$3,248,700
5	NE Area Storm - Trunk Sewer and Outfall	-	$2,783,690	$2,897,310	-	$2,783,690	$2,897,310
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	-	$611,568	$636,529	-	$611,568	$636,529
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	-	-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	-	-	-	-	-
9	NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	$3,820,538	$3,976,479	-	$3,822,156	$3,978,163
11	NE Area Storm - Storm Sewer Between Ponds 3 & 4	-	$821,984	$855,534	-	$834,803	$868,876
12	NE Area Storm - Storm Sewer Between Ponds 4 & 5	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	-	-	$383,623	-	-	$383,623
14	Carrot Creek Master Drainage Plan	-	-	-	-	-	-
15	South Riel Storm Sewer Upgrade	-	-	$305,060	-	-	$305,060
	Total		$36,575,380	$38,756,935		$36,589,816	$38,771,961

Off-Site Levy Receipts – $2.5 Million has been collected to date for storm off-site levies as shown in Table 26.

Table 26: Stormwater – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
8	May 13, 2010	Erin Ridge 38 - Melcor	3.02	-
18	July 5, 2010	North Ridge 20 - Genstar	3.51	-
15	August 5, 2010	Erin Ridge 20 - Qualico	2.78	-
24	August 31, 2010	North Ridge 17A - Genstar	1.49	-
7	August 11, 2010	Erin Ridge North Stages 1 & 2 - Landrex	16.61	-
18	December 22, 2010	North Ridge 22 - Genstar	1.10	-
24	March 16, 2011	North Ridge 17B - Genstar	1.17	-
24	April 11, 2011	North Ridge 17C - Genstar	2.06	-
18	July 12, 2011	North Ridge 24 - Genstar	4.58	-

Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
25	July 15, 2011	Lacombe Park 21A - Genstar	1.69	-
25	September 23, 2011	Lacombe Park 21B - Genstar	2.58	-
24	May 16, 2012	Lacombe Park 19 - Genstar	1.90	-
24	May 22, 2012	Northwest Urban Village Centre Stage 2 - Genstar	4.81	-
15	June 28, 2012	100 Orchard Court - Sarasota	3.02	-
18	July 17, 2012	North Ridge 23A - Genstar	2.80	-
18	July 17, 2012	North Ridge 23B - Genstar	2.63	-
24	August 30, 2012	Lacombe Park 22A - Genstar	4.82	-
25	August 30, 2012	Lacombe Park 22A - Genstar	0.61	-
31.1	August 30, 2012	Riverside Stage 8 - Reid World	6.86	-
3	July 31, 2012	Erin Ridge 3-6	3.83	$103,157.22
6.2	July 31, 2012	Erin Ridge 3-6	32.85	$884,781.90
7	July 31, 2012	Erin Ridge 3-6	3.00	$80,802.00
18	April 30, 2013	North Ridge 25A	4.20	-
3	August 2, 2013	Erin Ridge North 7	0.30	$8,053.27
6.2	August 2, 2013	Erin Ridge North 7	3.84	$103,426.56
7	August 2, 2013	Erin Ridge North 7	7.52	$202,624.48
24	August 1, 2013	North Ridge 17D	2.86	-
3	December 3, 2013	Erin Ridge North 7	0.00	$301.39
6.2	December 3, 2013	Erin Ridge North 7	0.00	$3,870.72
7	December 3, 2013	Erin Ridge North 7	0.00	$7,583.18
24	April 24, 2014	Lacombe Park 22B	2.46	-
25	April 24, 2014	Lacombe Park 22B	7.56	-
24	February 3, 2014	Ville Giroux (prepayment)	0.00	-
24	September 29, 2014	Ville Giroux (remainder)	2.56	-
25	April 10, 2014	Lacombe Park 23	1.03	-
25	July 17, 2014	Lacombe Park 24	1.98	-
18	April 10, 2014	North Ridge 25B	5.12	-
42	April 18, 2014	Campbell South 4 (AGLC)	21.10	-
6.1	November 19, 2014	Jensen Lakes 1	0.15	$4,303.07
13	November 19, 2014	Jensen Lakes 1	10.58	-
14	November 19, 2014	Jensen Lakes 1	2.08	-
15	October 15, 2014	Oakmont 34/35	2.15	-
6.2	December 9, 2014	875 St. Albert Trail (Honda Site)	2.21	$61,751.82
24	February 25, 2015	Ville Giroux 6A	0.74	-
24	February 25, 2015	Ville Giroux 6B	6.26	-
18	March 31, 2015	North Ridge 25C	0.71	-
30	March 31, 2015	Riverside 2	3.77	-
31	March 31, 2015	Riverside 2	1.76	-

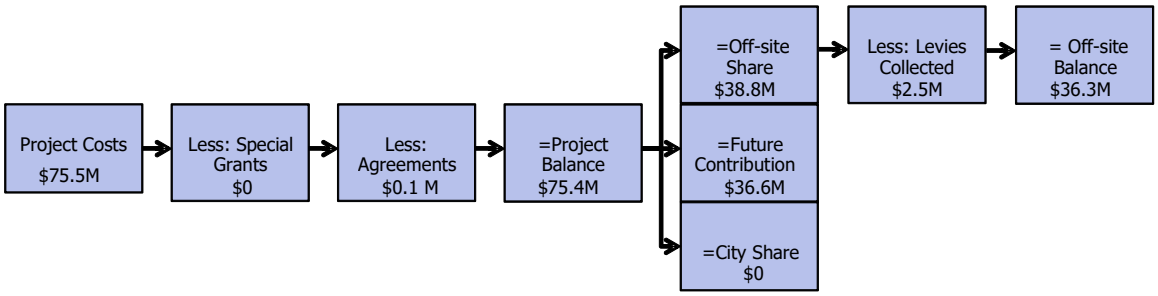
Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
36	March 31, 2015	South Riel 4	2.57	-
38	March 31, 2015	South Riel 4	22.63	-
30	June 11, 2015	Riverside 11	1.15	-
31	June 11, 2015	Riverside 11	0.00	-
31.1	July 30, 2015	Riverside IB	1.51	-
30.1	August 26, 2015	Riverside 1A	0.01	-
31.1	August 26, 2015	Riverside 1A	2.26	-
31.1	July 13, 2016	Riverside 9A and 5	4.41	-
3	August 8, 2016	Erin Ridge North 8	7.78	$402,716.39
36	November 15, 2016	151 Riel Drive (South Riel 3B)	5.49	-
14	November 25, 2016	Jensen Lakes 2	6.76	-
13	May 17, 2017	Jensen Lakes 3A	0.47	-
3	August 4, 2017	Erin Ridge North 9	3.58	$172,593.85
25	July 4, 2017	Lacombe Park 28A	1.47	-
13	June 7, 2017	Jensen Lakes 3B	4.18	-
14	June 7, 2017	Jensen Lakes 3B	0.00	-
13	June 7, 2017	Jensen Lakes 4	4.70	-
31.1	September 7, 2017	Riverside 1C	1.53	-
6.2	August 29, 2017	Erin Ridge North 10A	4.13	$165,590.59
25	September 14, 2017	Lacombe Park 28B	1.99	-
30.1	September 14, 2017	Riverside 20	3.22	-
31.1	September 14, 2017	Riverside 20	1.42	-
31.1	October 10, 2017	Riverside 18	1.35	-
24	November 20, 2017	Ville Giroux 6B	5.68	-
24	January 1, 2018	Ville Giroux 6B (2015 DA not finalized)	-6.26	-
13	May 30, 2018	Jensen Lakes 3C	0.67	-
14	May 30, 2018	Jensen Lakes 3C	2.08	-
30.1	June 4, 2018	Riverside 14	4.94	-
30.1	May 23, 2018	Riverside 16	0.63	-
31.1	May 23, 2018	Riverside 16	1.14	-
13	June 28, 2018	Jensen Lakes 7	2.61	-
3	July 5, 2018	Erin Ridge North 13	5.59	$269,840.48
30.1	August 2, 2018	Riverside 23	0.27	-
31.1	August 2, 2018	Riverside 23	0.39	-
31.1	October 5, 2018	Riverside 15	3.29	-
30.1	August 27, 2018	Riverside 10 & 12A	0.48	-
31.1	August 27, 2018	Riverside 10 & 12A	1.89	-
7	September 21, 2018	Erin Ridge North 12	0.10	$1,810.21
13	July 26, 2019	Jensen Lakes 6	3.25	-

Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
31.1	June 18, 2019	Riverside 15 (Change in Boundary)	-2.42	-
31.1	June 18, 2019	Riverside 25A	1.98	-
31.1	June 18, 2019	Riverside RL 21/22 to be offset against future OSL contributions		-
36	August 30, 2019	South Riel 7	2.75	$11,614.91
12	October 7, 2019	200 Villeneuve Road (DP)	0.33	-
13	October 7, 2019	200 Villeneuve Road (DP)	2.30	-
36	September 17, 2019	South Riel 8	0.05	$208.00
13	September 25, 2019	Jensen Lakes 8A	1.86	-
Total			314.83	$2,485,030.04

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $36.3 Million for storm water off-site levies.

Figure 12: Stormwater – Off-Site Levy Balance



Allocations to Benefitting Areas –

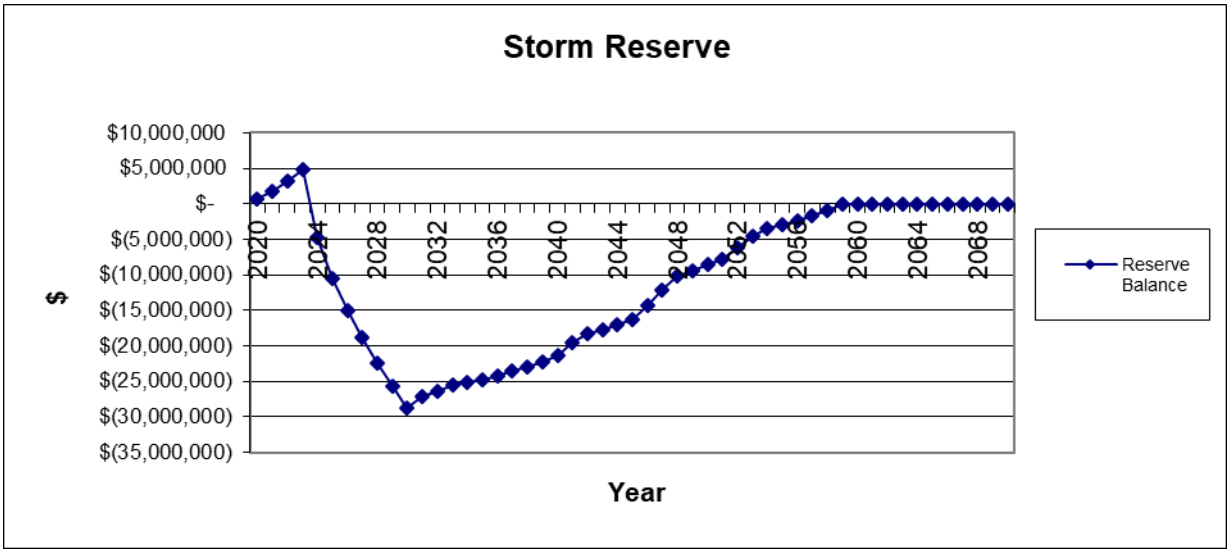
Allocation of off-site levy costs for stormwater infrastructure has been updated to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014.

Off-site Levy Reserve –

Construction staging has been updated with storm water projects being constructed over a 35-year period. As shown in the diagram below, at times off-site levy fund balances will not be sufficient to fund road construction. During these times, “front ending” will be required. When the reserve balance is in a positive position, it earns interest at ~3.0% (2019 rate). When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~3.0%.

(note: This assumes that all receipts collected to date are withdrawn and used to repay front-ending parties).

Figure 13: Stormwater – Reserve Balance



Off-Site Levy Rates – Table 27 highlights the storm water off-site levy rate in each of the basins.

Table 27: Stormwater – Off-Site Levy Rates

Area Ref. #	Storm Water Infrastructure Levy	Area Ref. #	Storm Water Infrastructure Levy	Area Ref. #	Storm Water Infrastructure Levy
1.0	$46,946	17.0	$121,980	29.0	-
2.0	$46,946	17.2	-	29.1	-
3.0	$46,946	18.0	-	29.2	-
4.0	$46,946	19.0	$71,546	30.0	-
5.0	-	20.0	$71,546	30.1	-
6.1	$18,594	20.2	-	31.0	-
6.2	$41,751	21.0	-	31.1	-
7.0	$18,594	22.0	$71,546	32.0	-
8.0	$41,751	23.0	$71,546	33.0	-
9.0	$121,980	23.1	$31,088	34.0	-
10.1	$121,980	23.2	$31,088	35.0	$4,219
10.2	$121,980	23.3	-	36.0	$4,219
11.0	$121,980	24.0	-	37.0	$4,219
12.0	-	25.0	-	38.0	$4,219
13.0	-	26.0	$31,088	39.0	-
14.0	-	27.0	$31,088	40.0	-
15.0	-	28.1	$31,088	41.0	-
16.0	$121,980	28.2	-	42.0	-

8 SUMMARY OF RATES

The following table shows the updated rates for 2020 in each of the 42 development areas. On average, rates have increased since 2019.

Table 28: Summary – Off-Site Levy Rates

Area Ref. # (A)	Roadway Infrastructure Levy (B)	Water Infrastructure Levy (C)	Sanitary Infrastructure Levy (D)	Storm Infrastructure Levy (E)	Total (F)
1.0	$152,366	$79,754	$58,220	$46,946	$337,287
2.0	$152,366	$79,754	$58,220	$46,946	$337,287
3.0	$152,366	$79,754	$44,582	$46,946	$323,649
4.0	$152,366	$79,754	$42,465	$46,946	$321,532
5.0	$152,366	$79,754	$42,465	-	$274,586
6.1	$152,366	$79,754	$42,465	$18,594	$293,180
6.2	$152,366	$79,754	$10,333	$41,751	$284,205
7.0	$152,366	$79,754	$23,972	$18,594	$274,686
8.0	$152,366	$79,754	$34,603	$41,751	$308,475
9.0	$152,366	$79,754	$51,067	$121,980	$405,167
10.1	$152,366	$79,754	$51,067	$121,980	$405,167
10.2	$152,366	$79,754	$51,067	$121,980	$405,167
11.0	$152,366	$79,754	$58,047	$121,980	$412,148
12.0	$152,366	$79,754	$42,465	-	$274,586
13.0	$152,366	$79,754	$42,465	-	$274,586
14.0	$152,366	$79,754	$42,465	-	$274,586
15.0	$152,366	$79,754	-	-	$232,121
16.0	$152,366	$79,754	$51,067	$121,980	$405,167
17.0	$152,366	$79,754	$51,067	$121,980	$405,167
17.2	-	-	-	-	-
18.0	$152,366	$79,754	$51,067	-	$283,187
19.0	$152,366	$79,754	$51,067	$71,546	$354,733
20.0	$152,366	$79,754	$51,067	$71,546	$354,733
20.2	-	-	-	-	-
21.0	-	-	-	-	-
22.0	$152,366	$79,754	$51,067	$71,546	$354,733
23.0	$152,366	$79,754	$51,067	$71,546	$354,733
23.1	$152,366	$79,754	$51,067	$31,088	$314,275
23.2	$152,366	$79,754	$51,067	$31,088	$314,275
23.3	$152,366	$79,754	$51,067	-	$283,187

Area Ref. # (A)	Roadway Infrastructure Levy (B)	Water Infrastructure Levy (C)	Sanitary Infrastructure Levy (D)	Storm Infrastructure Levy (E)	Total (F)
24.0	$152,366	$79,754	$51,067	-	$283,187
25.0	$152,366	$79,754	$51,067	-	$283,187
26.0	$152,366	$79,754	$89,879	$31,088	$353,088
27.0	$152,366	$79,754	$89,879	$31,088	$353,088
28.1	$152,366	$79,754	$89,879	$31,088	$353,088
28.2	$152,366	$79,754	$51,067	-	$283,187
29.0	$152,366	$79,754	$51,067	-	$283,187
29.1	$152,366	$79,754	$51,067	-	$283,187
29.2	-	-	-	-	-
30.0	$152,366	$79,754	$51,067	-	$283,187
30.1	$152,366	$79,754	$51,067	-	$283,187
31.0	$152,366	$79,754	$51,067	-	$283,187
31.1	$152,366	$79,754	$51,067	-	$283,187
32.0	$152,366	$79,754	$89,879	-	$322,000
33.0	$152,366	$79,754	$89,879	-	$322,000
34.0	$152,366	$79,754	$38,813	-	$270,933
35.0	$152,366	$79,754	$49,714	$4,219	$286,053
36.0	$152,366	$79,754	$49,714	$4,219	$286,053
37.0	$152,366	$79,754	$49,714	$4,219	$286,053
38.0	$152,366	$79,754	$49,714	$4,219	$286,053
39.0	$152,366	$79,754	$35,410	-	$267,531
40.0	-	-	-	-	-
41.0	-	-	-	-	-
42.0	$152,366	$79,754	$35,410	-	$267,531