

PLANNING & PAYING FOR
GROWTH WITH
PUBLIC OPEN HOUSE

Goals of Open House

To improve understanding of:

1) how we plan for new development.

1) the southwest wastewater project and the associated borrowing by-law.

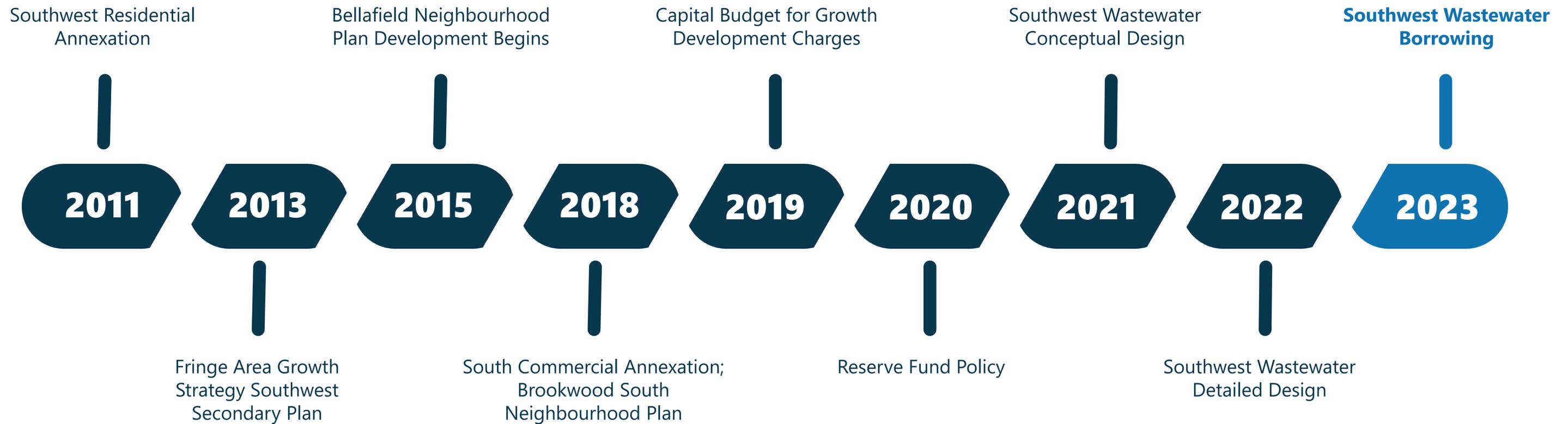
***For more information on the southwest waster project use the scan code below**



PROCESS



HISTORY



PLANNING FOR

GROWTH

NORTH



WEST

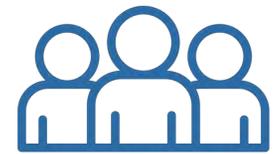
ESTABLISHED

INDUSTRIAL

SOUTH

PROJECTIONS

in the next 30 years...



TOTAL POPULATION

63,000 – 65,000



TOTAL RESIDENTIAL

7,700 – 8,000 units



TOTAL COMMERCIAL

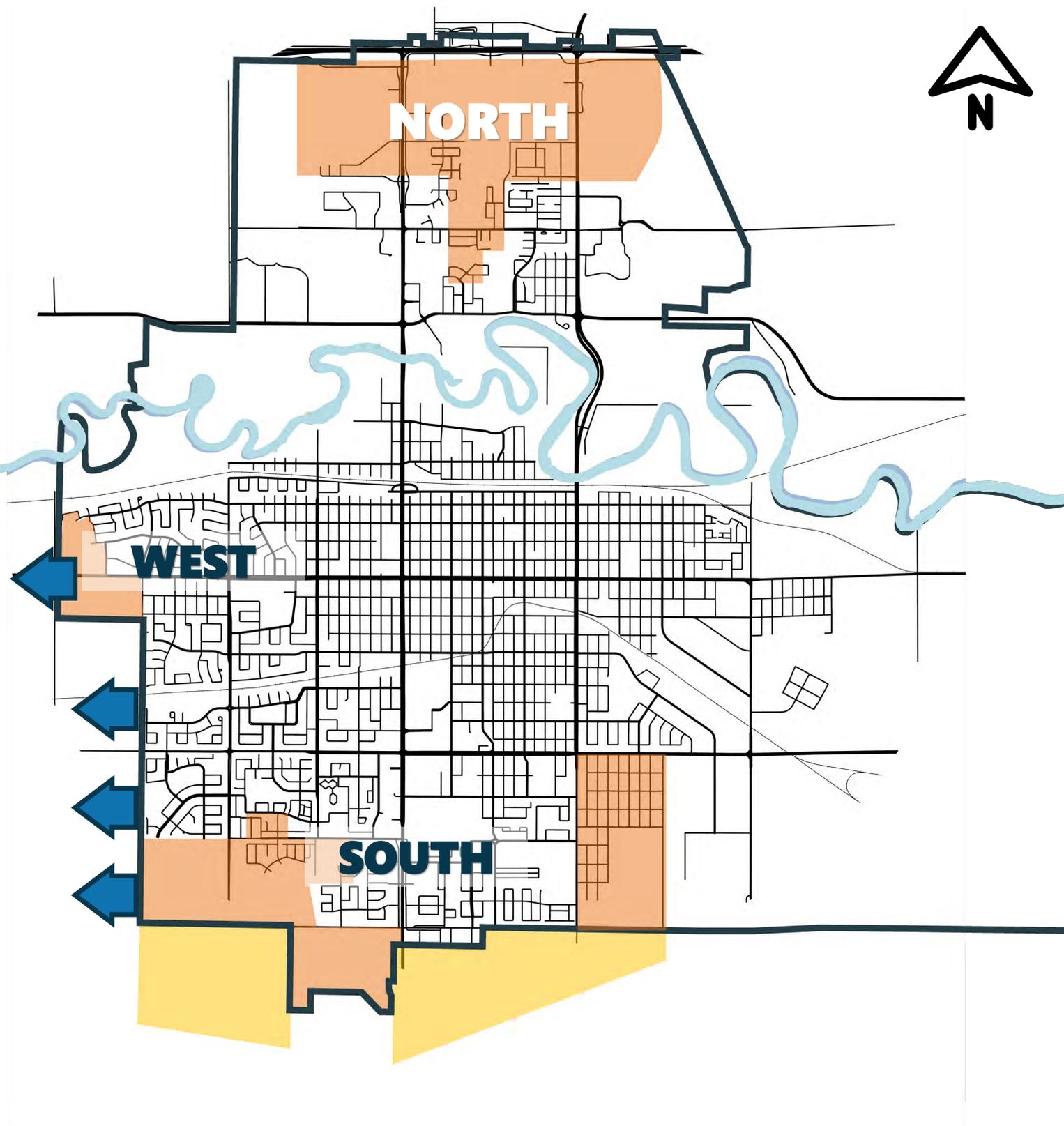
2.5 to 2.75 million ft²



TOTAL INDUSTRIAL

900,000 to 1 million ft²

PLANNING FOR GROWTH



PROJECTIONS

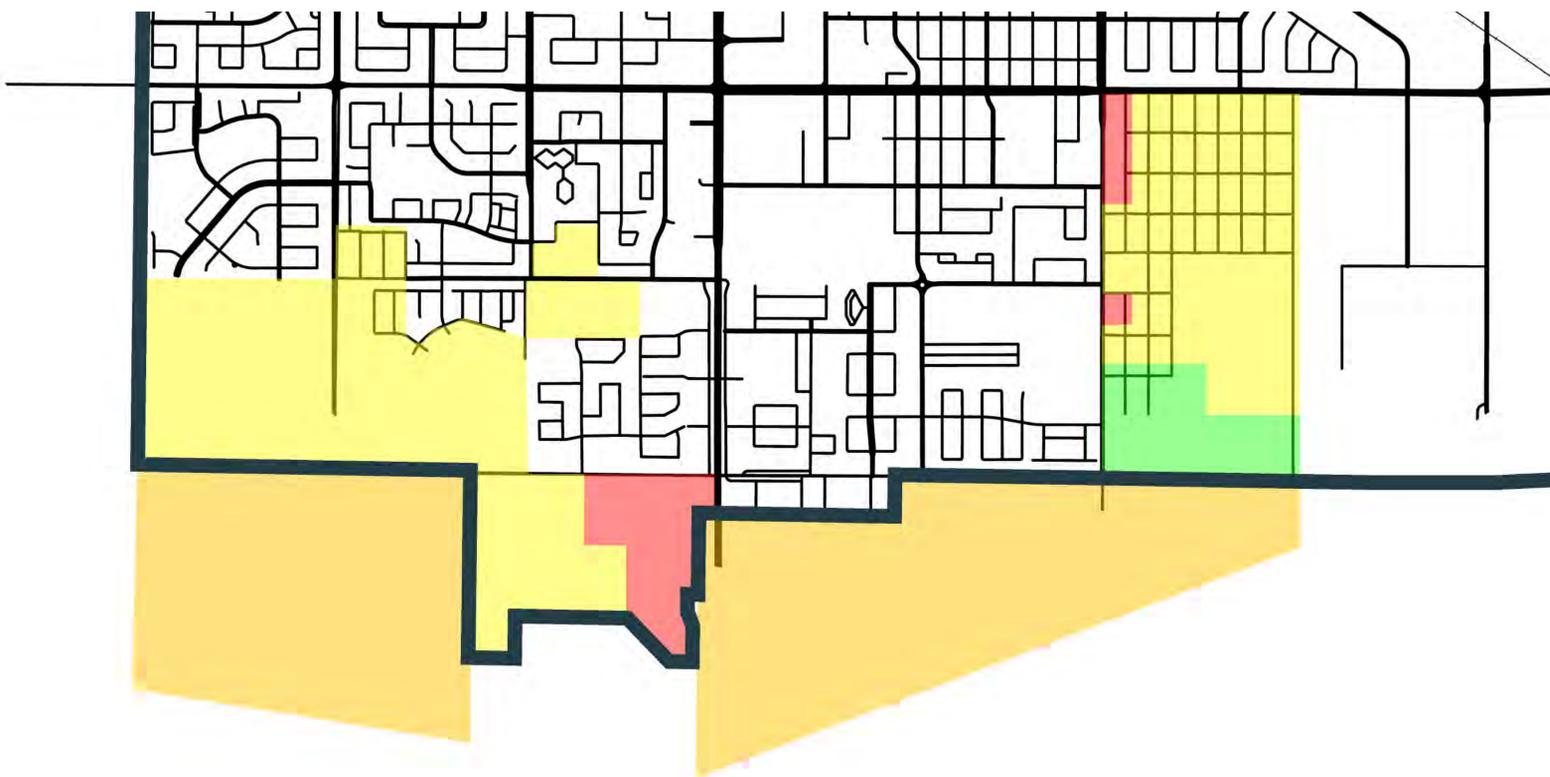
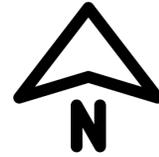
Emerging Area Growth Strategy

- Designated Lands in the City**
- Potential Expansion Lands**
(in 30 – 50 years)
- Expansion Direction**
(in 50+ years)

	Residential	Non-Residential
North	20%	35%
South	75%	60%
West	5%	5%

PROJECTIONS

South Growth Area



Residential Lands



Commercial Lands



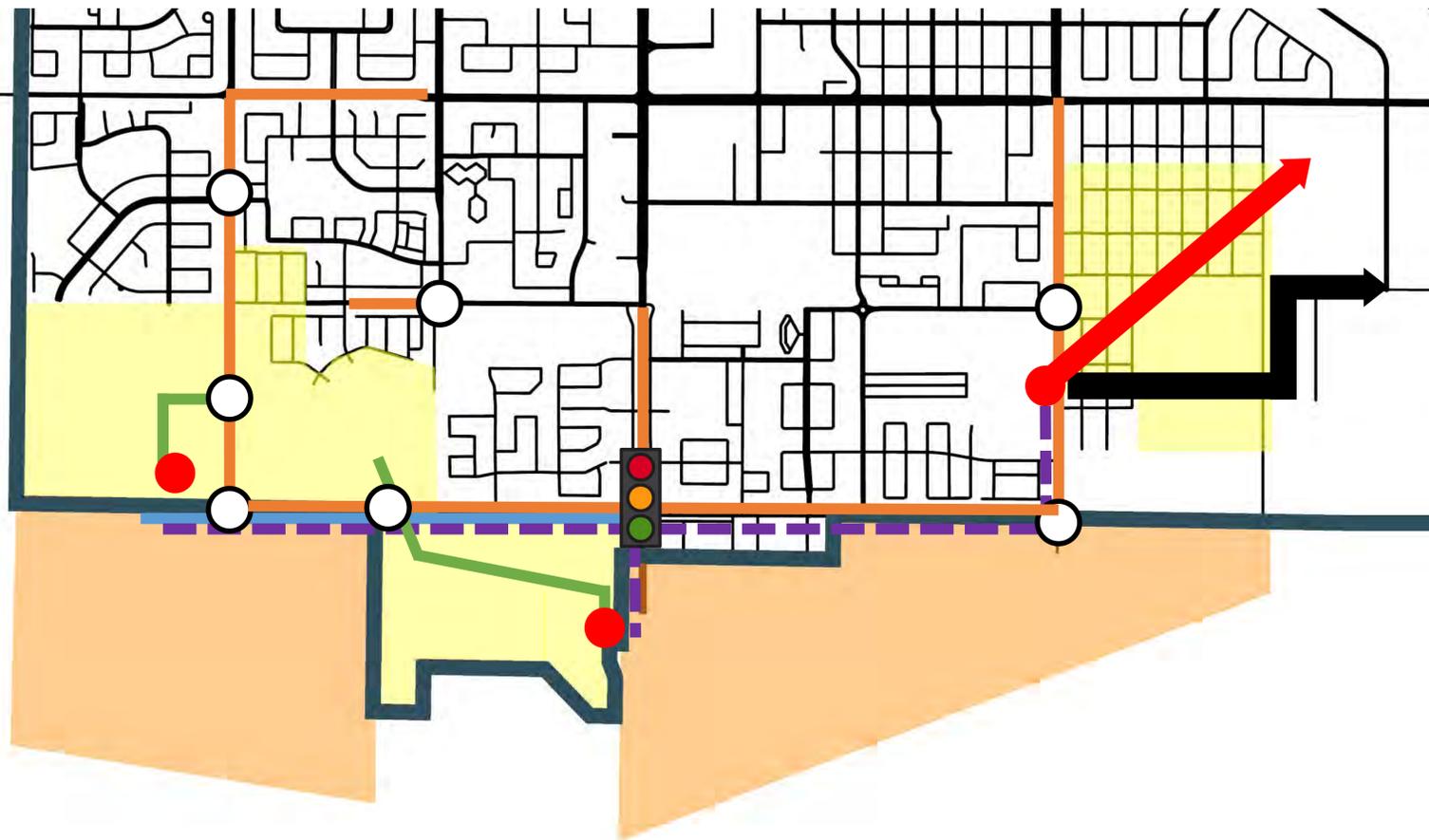
Greenspace Lands



Potential Expansion Lands

PAYING FOR
GROWTH
Future Infrastructure

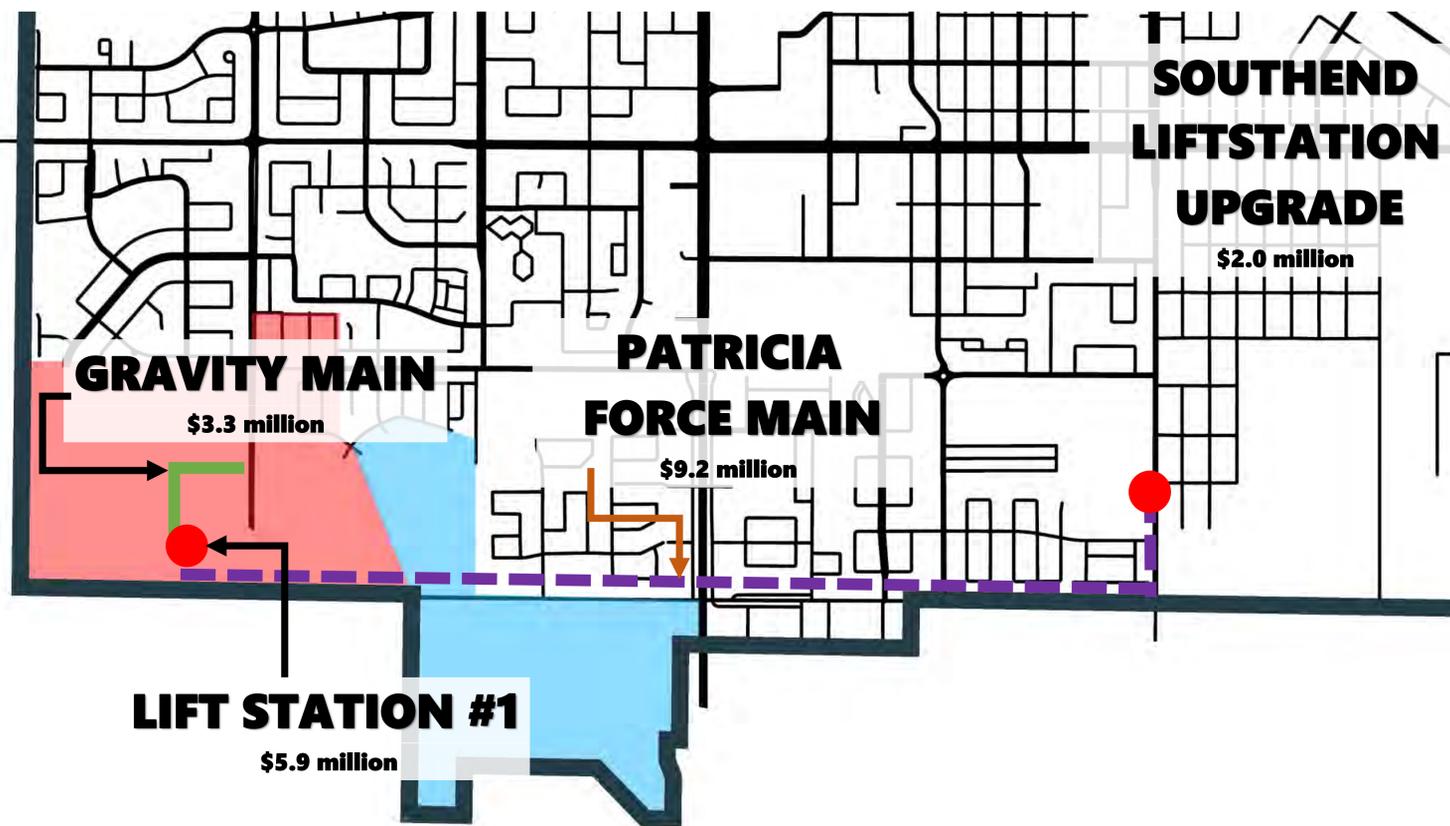
Future Infrastructure



-  **Transportation**
-  **Watermain**
-  **Drainage**
-  **Forcemain / Lift Station**
-  **Gravity Main**
-  **Future Wastewater**

WASTEWATER

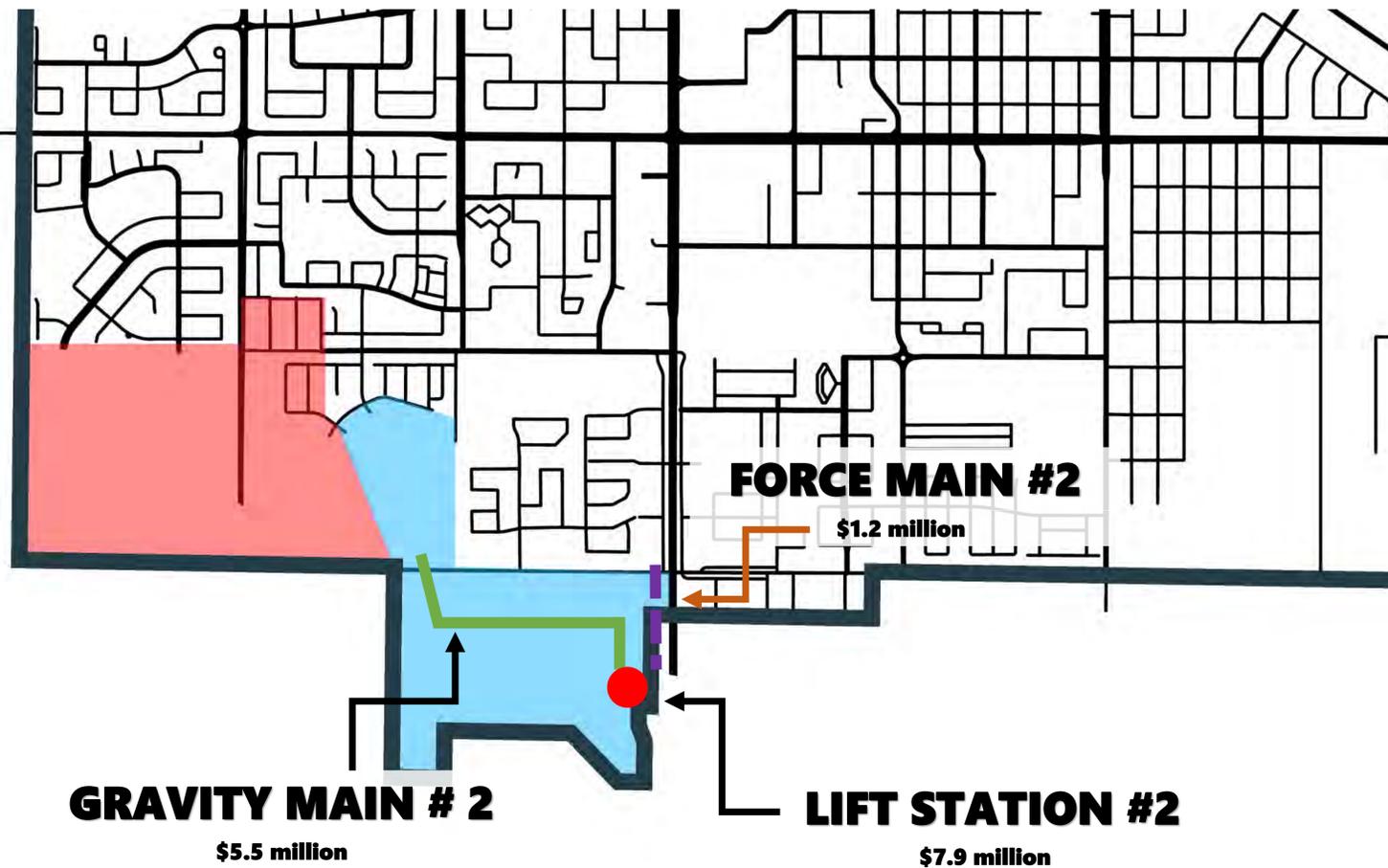
Phase 1



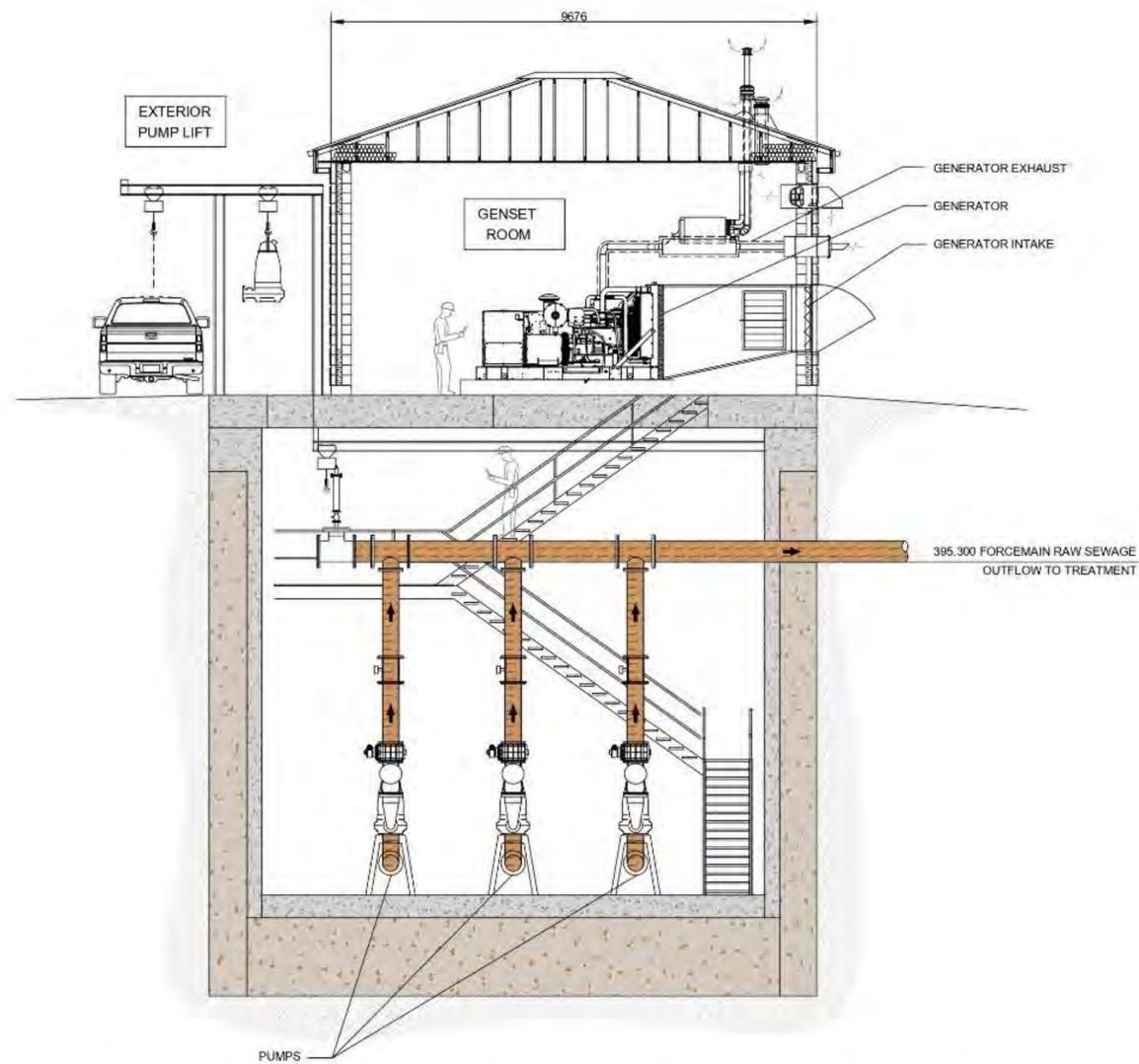
	Cost (in \$Million)
Lift Station Upgrade	2.0
New Lift Station	5.9
Force Main	9.2
Gravity Main	3.3
<u>TOTAL</u>	20.4

WASTEWATER

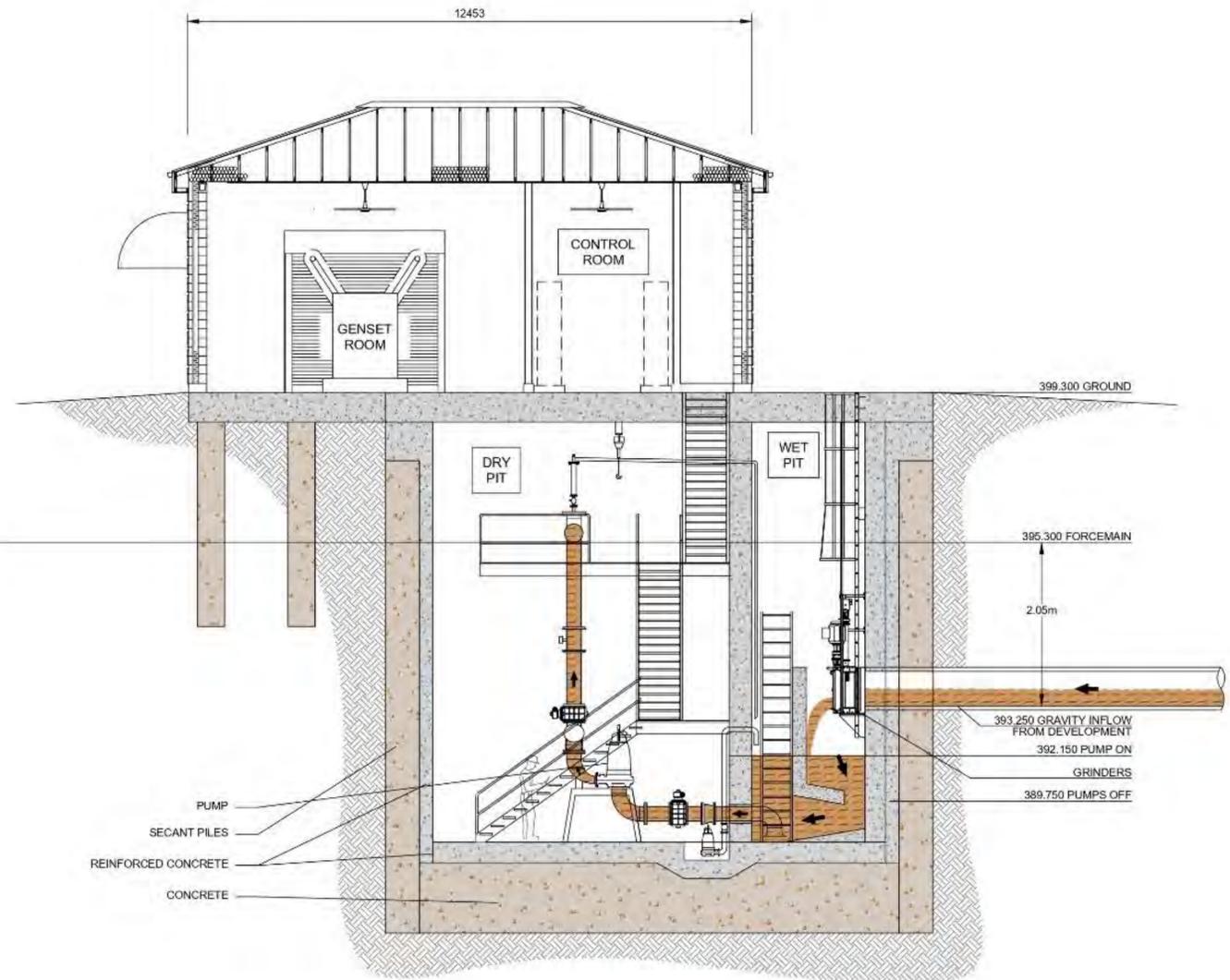
Phase 2



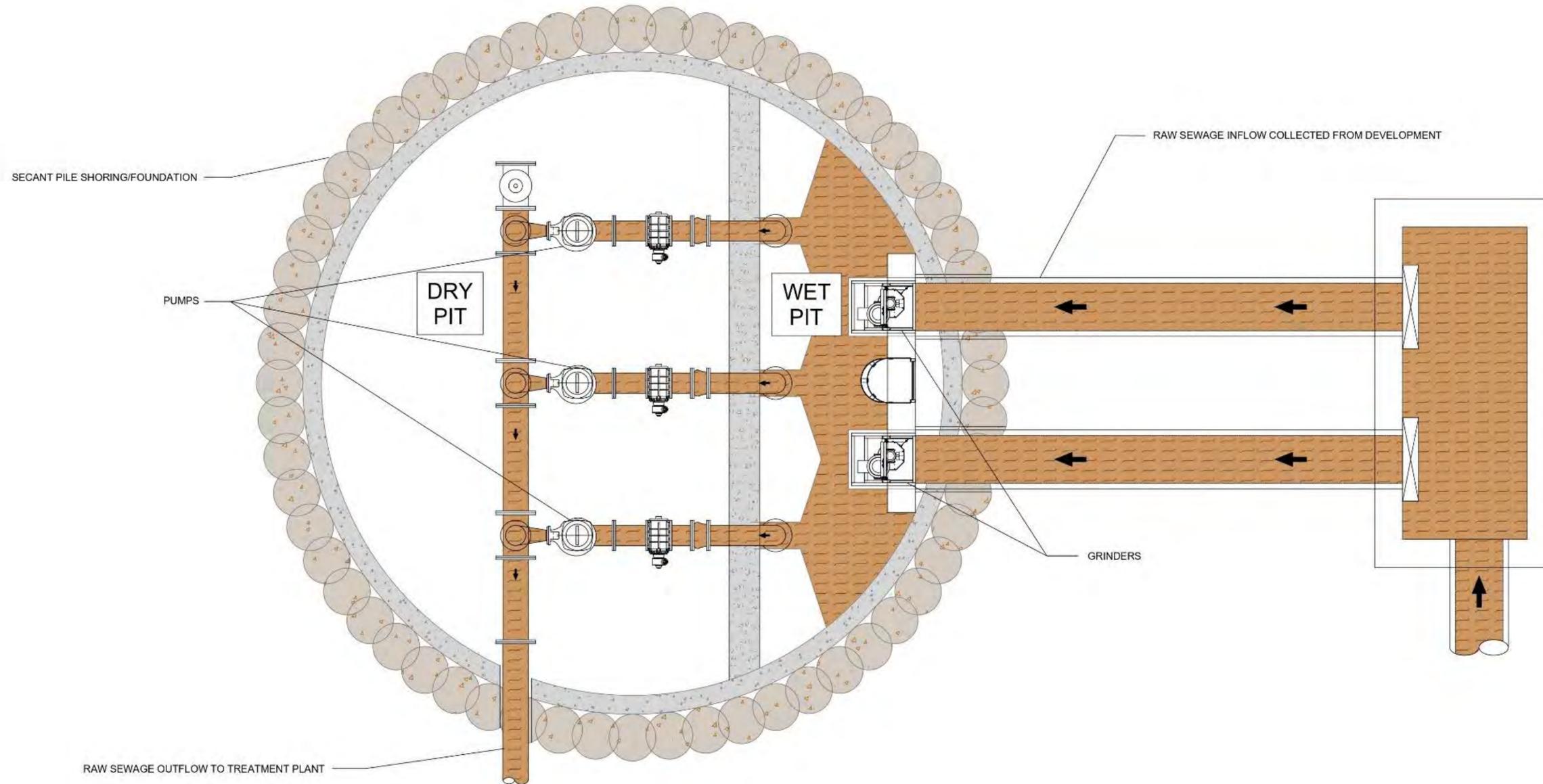
	Cost (in \$Million)
Lift Station	7.9
Force Main	1.2
Gravity Main	5.5
<u>TOTAL</u>	14.6



DETAIL A - LIFT STATION SECTION - LOOKING WEST



DETAIL B - LIFT STATION SECTION - LOOKING NORTH

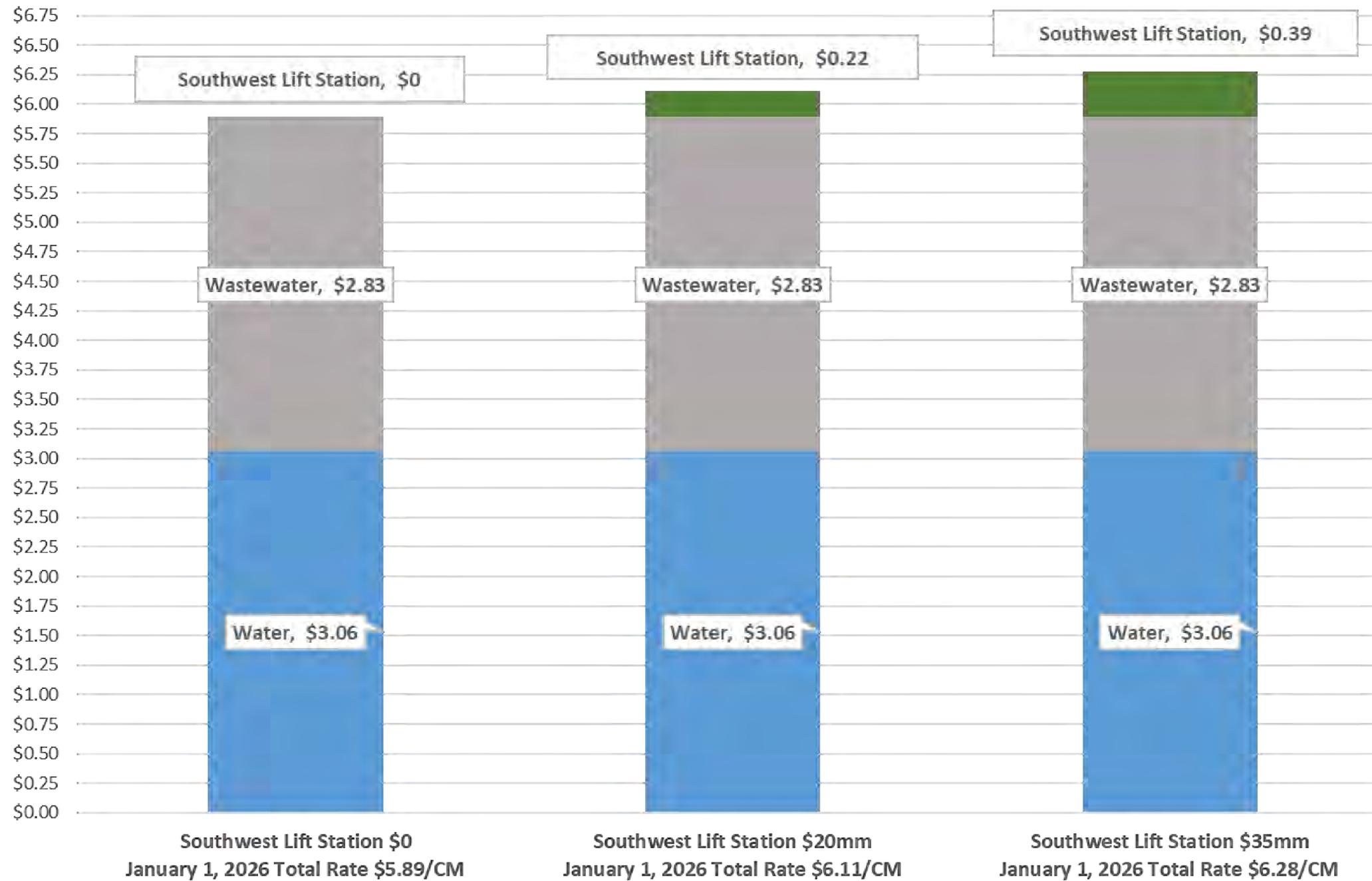


DETAIL C - DRY PIT / WET PIT

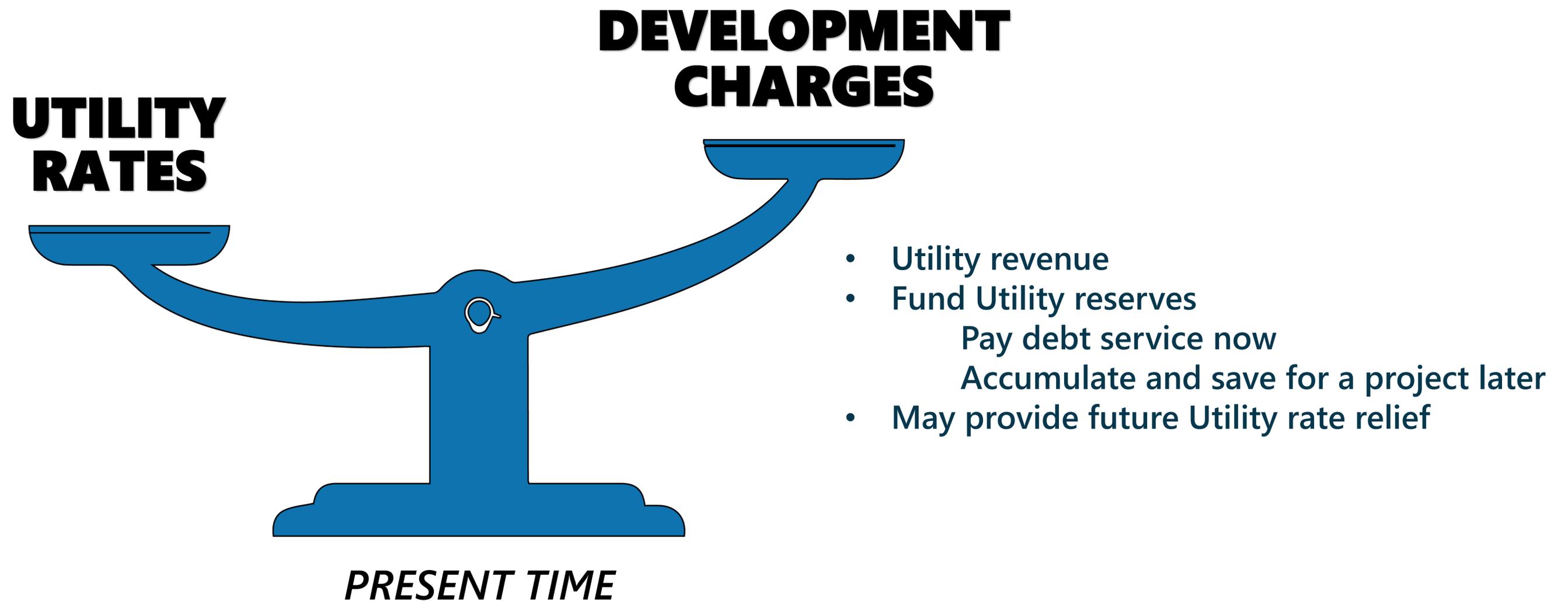
PAYING FOR GROWTH

UTILITY RATE IMPACTS

Southwest Lift Station Project Utility Rate Impact



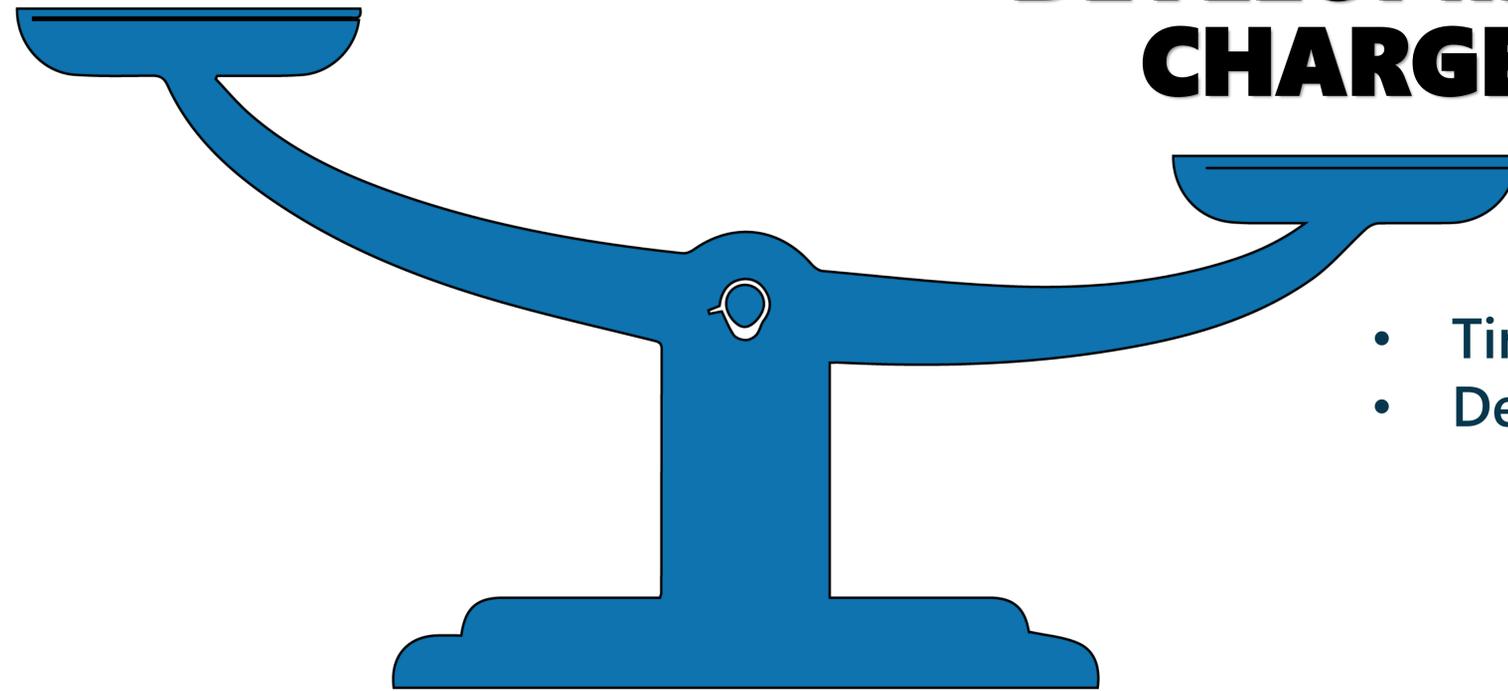
PAYING FOR
GROWTH
FINANCIAL BALANCE



PAYING FOR
GROWTH
FINANCIAL BALANCE

**UTILITY
RATES**

**DEVELOPMENT
CHARGES**



FUTURE TIME

- Timing of Growth
- Development Charge Rates

NEXT STEPS

Southwest Borrowing Public Hearing: January, 2023, 5:30 at City Council Chambers, 410 9th Street

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