

**PLANNING & PAYING FOR**  
**GROWTH**  
**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.**

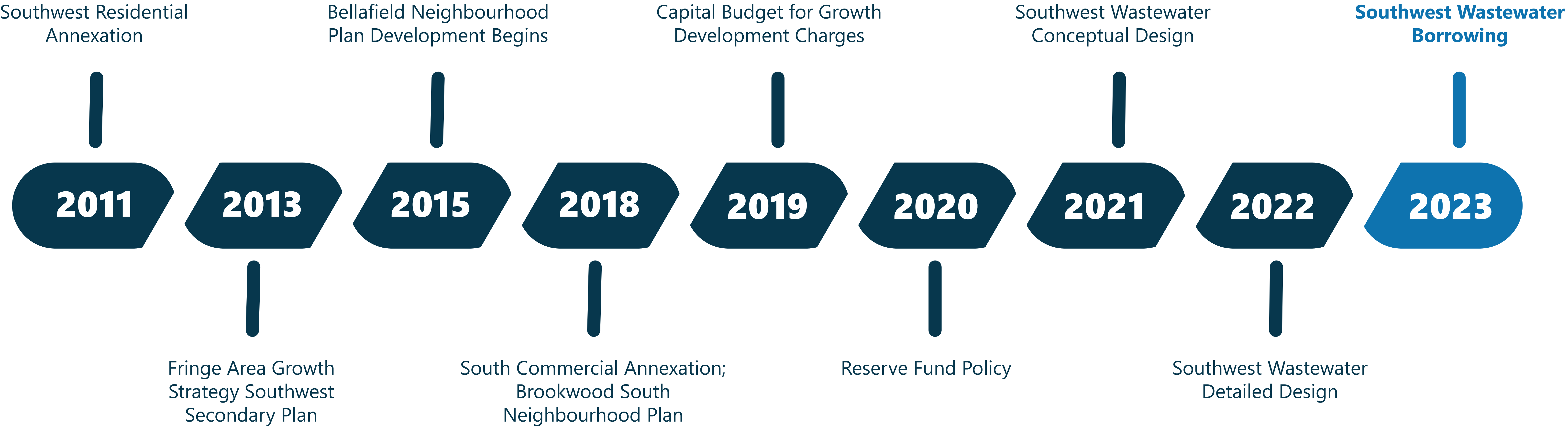
**\*For more information on the southwest waster project use the scan code below**



# PROCESS

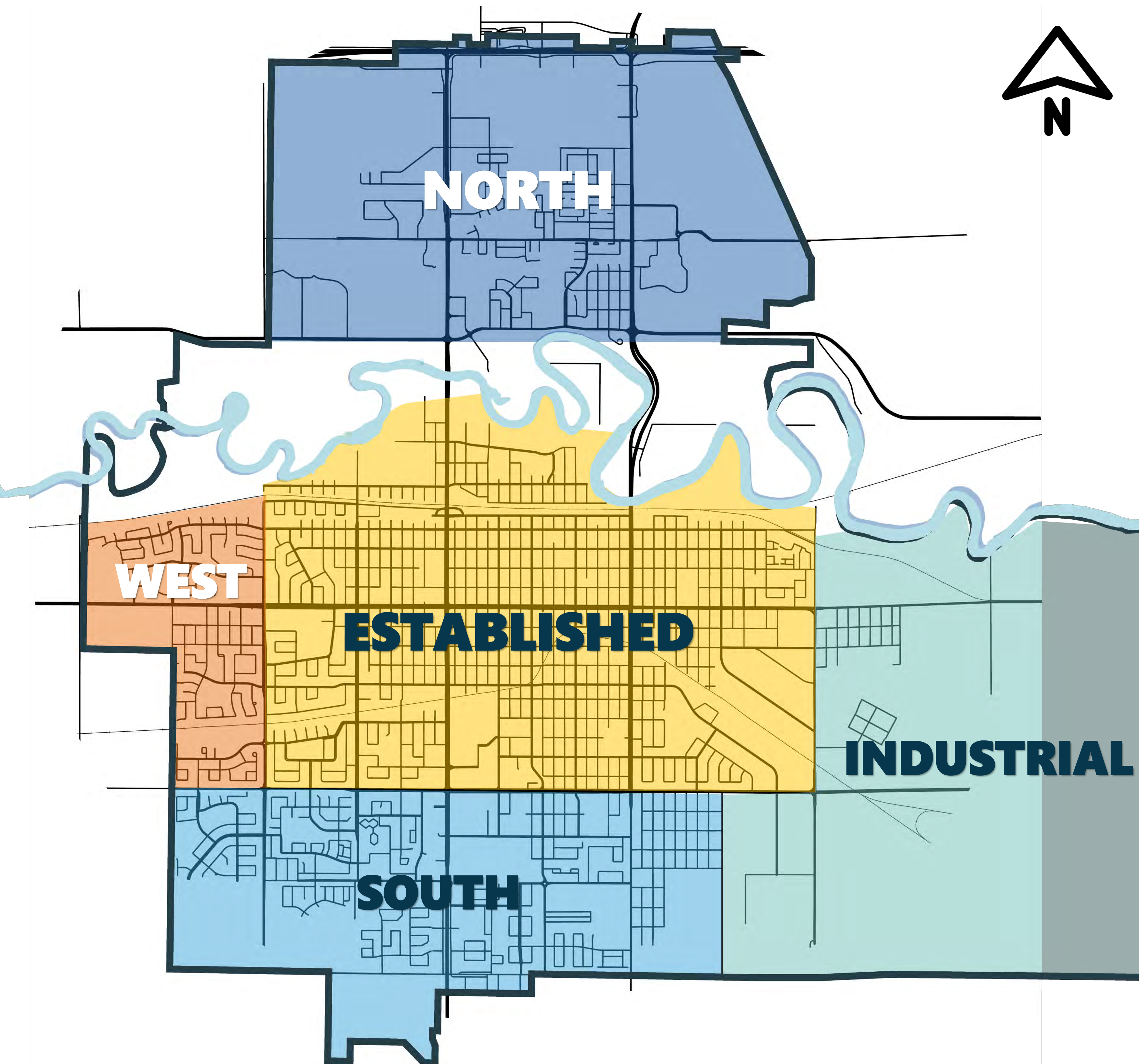


# HISTORY



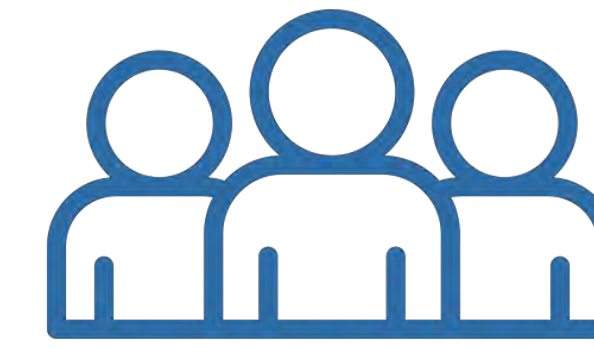


# PLANNING FOR GROWTH



## PROJECTIONS

*in the next 30 years...*



TOTAL POPULATION

**63,000 – 65,000**



TOTAL RESIDENTIAL

**7,700 – 8,000 units**



TOTAL COMMERCIAL

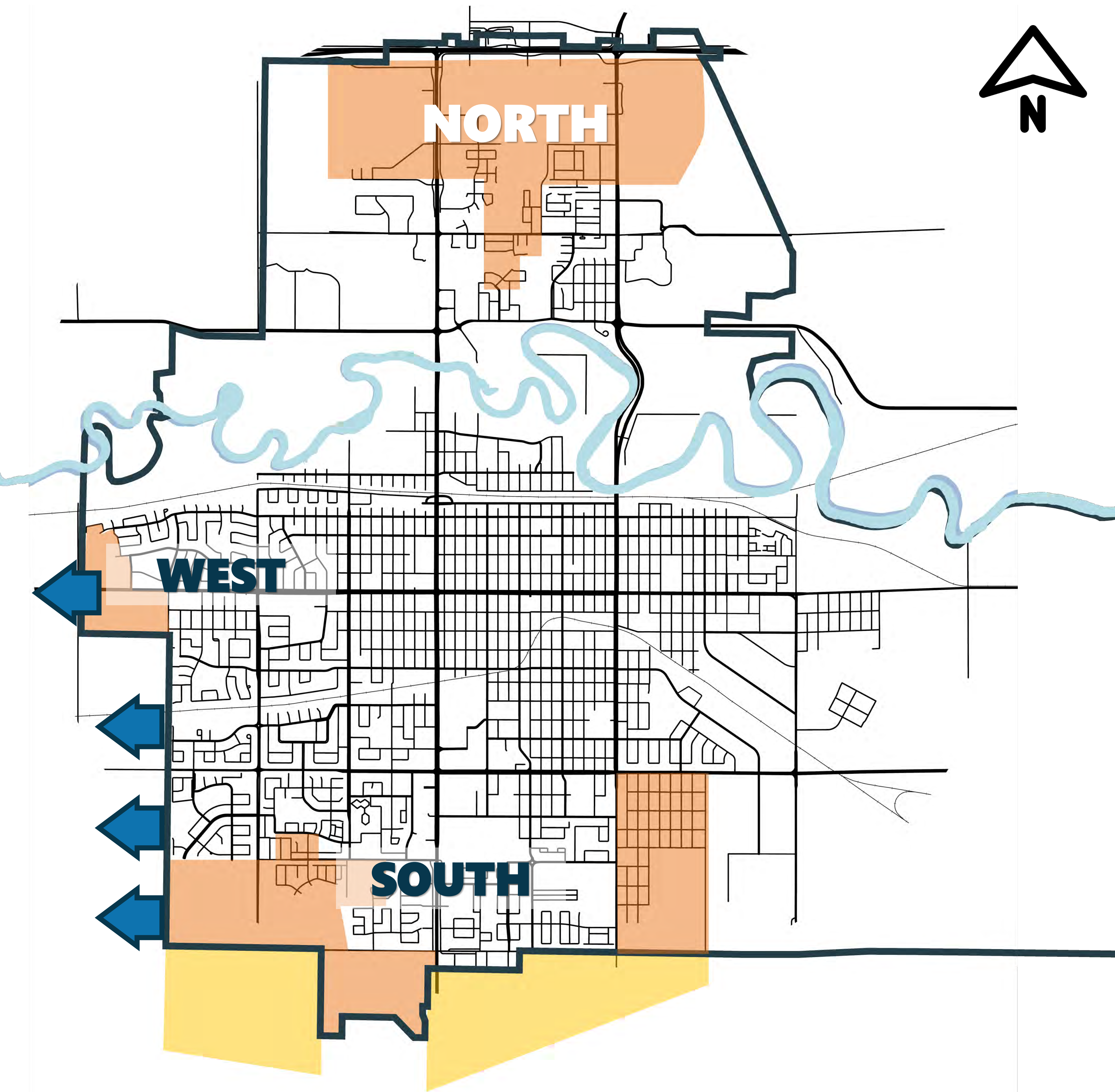
**2.5 to 2.75 million ft<sup>2</sup>**



TOTAL INDUSTRIAL

**900,000 to 1 million ft<sup>2</sup>**





# PROJECTIONS

## *Emerging Area Growth Strategy*

 **Designated Lands in the City**

 **Potential Expansion Lands**  
(in 30 – 50 years)

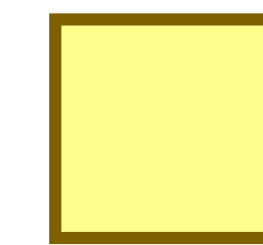
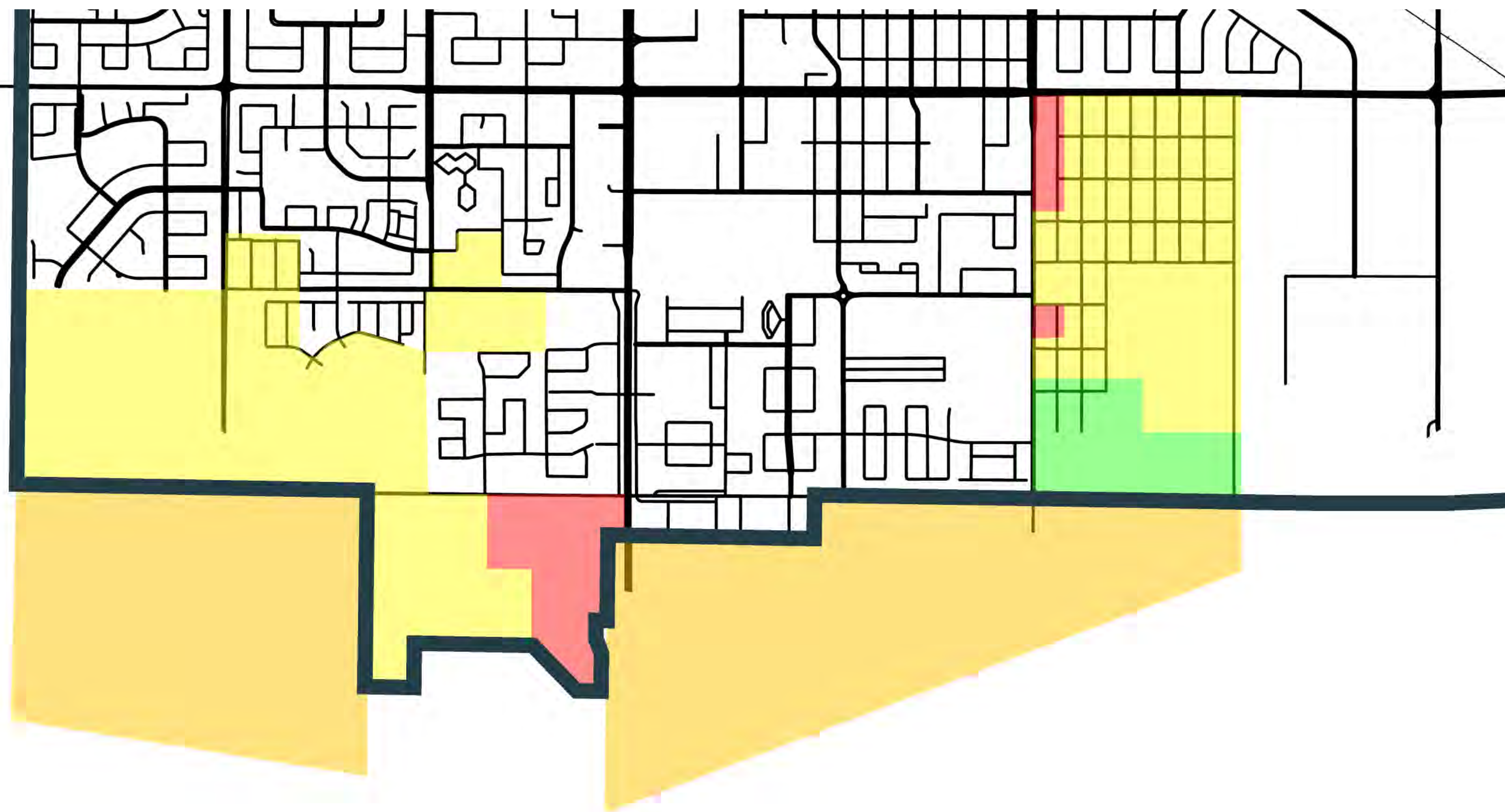
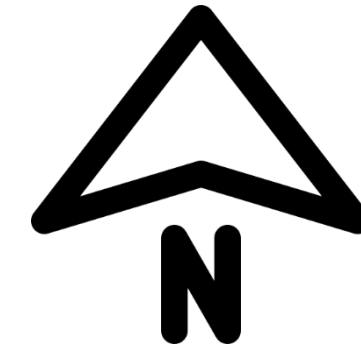
 **Expansion Direction**  
(in 50+ years)

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

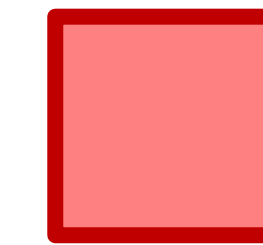


# PROJECTIONS

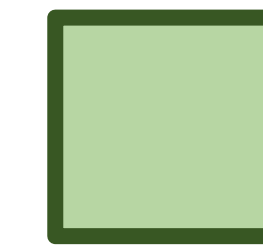
*South Growth Area*



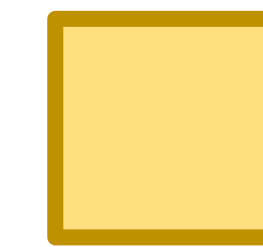
**Residential Lands**



**Commercial Lands**



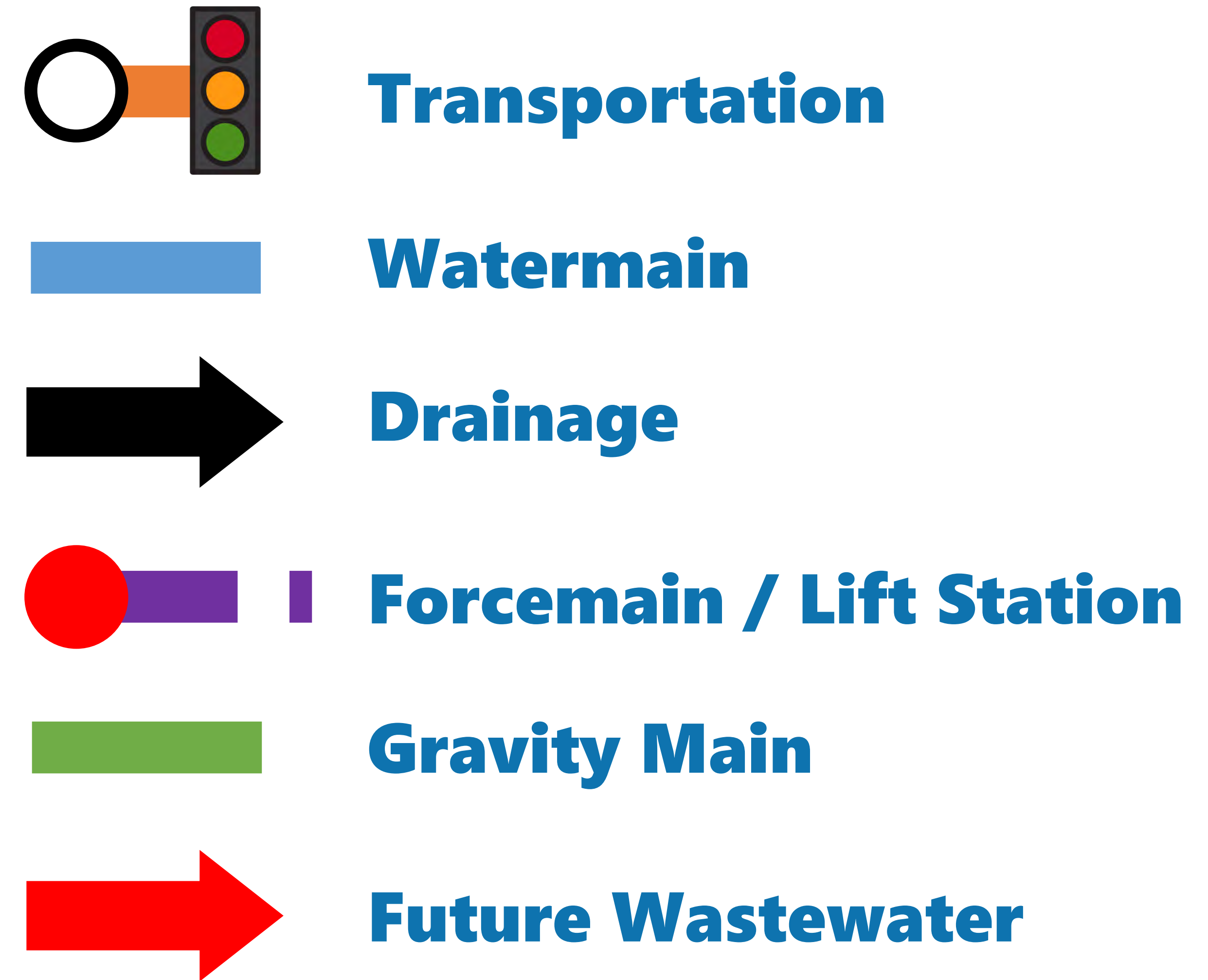
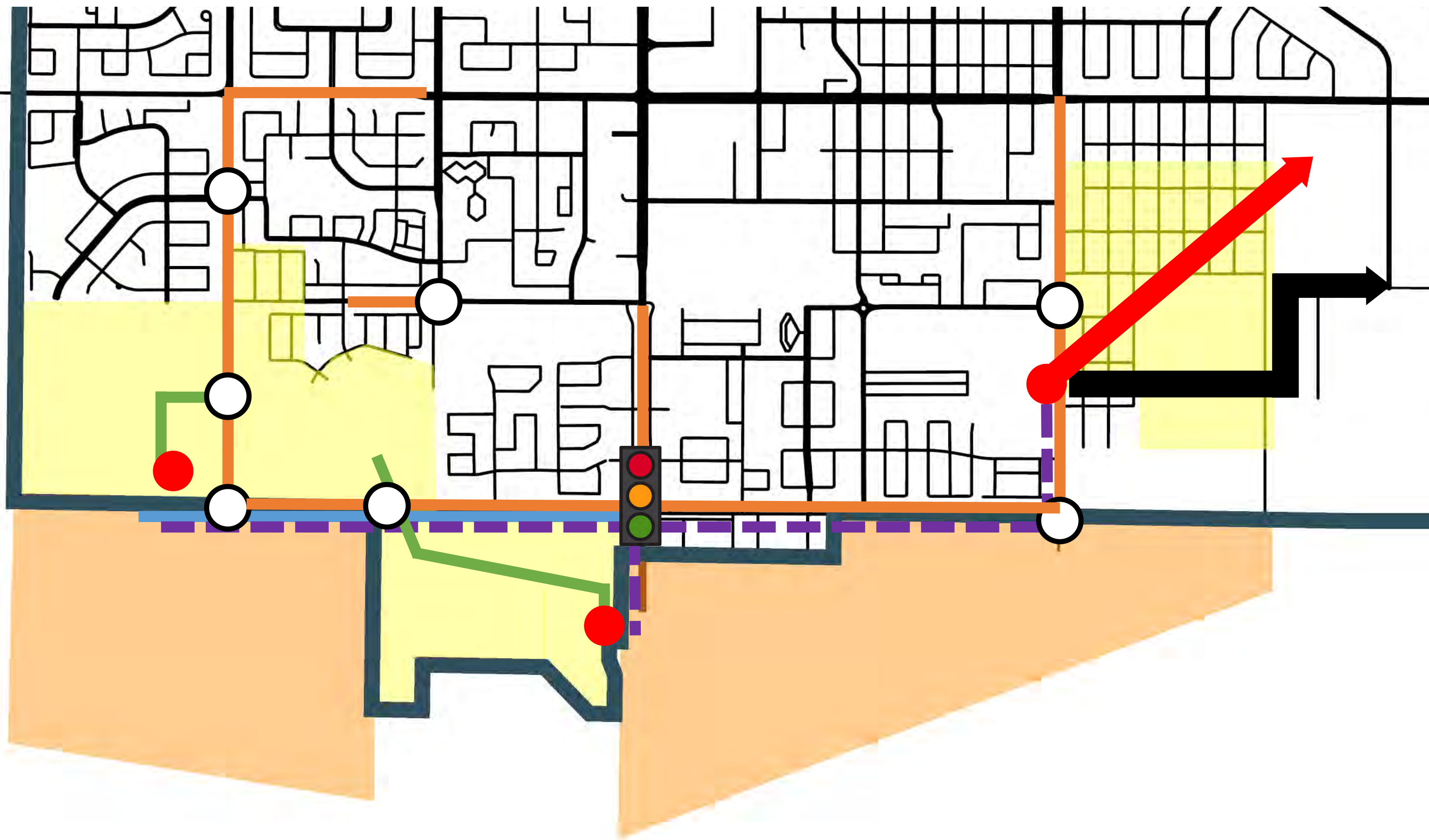
**Greenspace Lands**



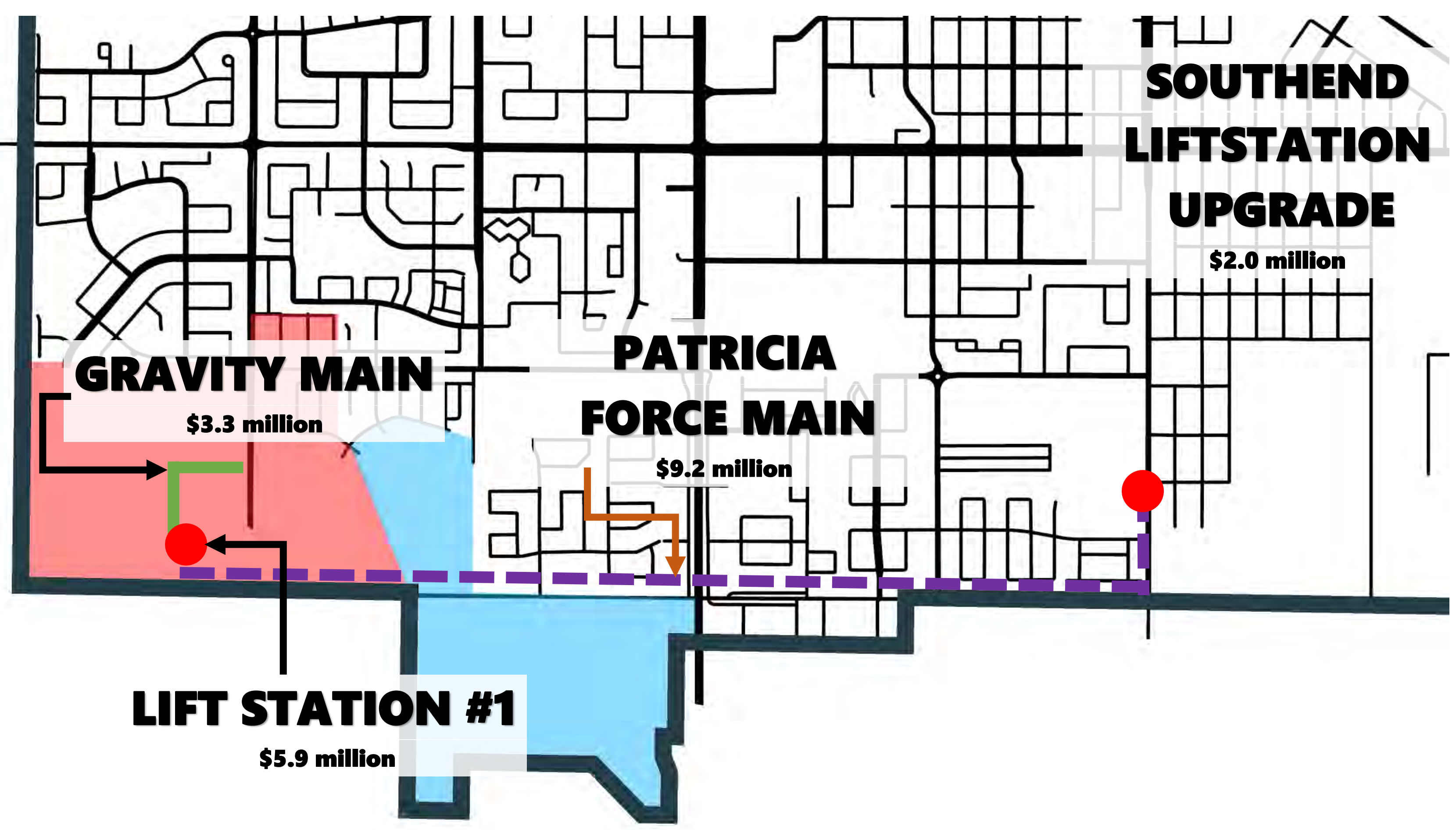
**Potential Expansion Lands**



# Future Infrastructure





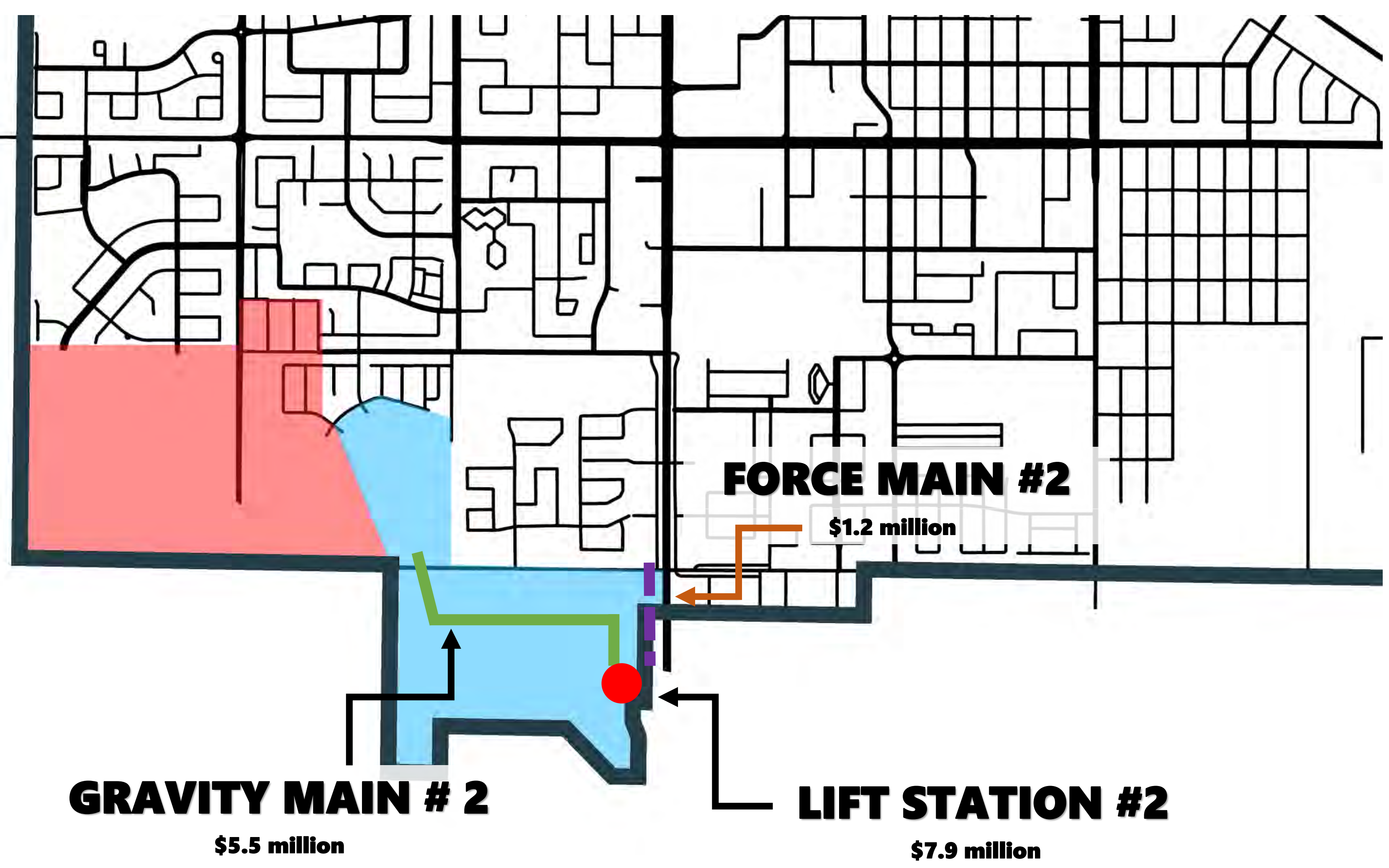


# WASTEWATER

Phase 1

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





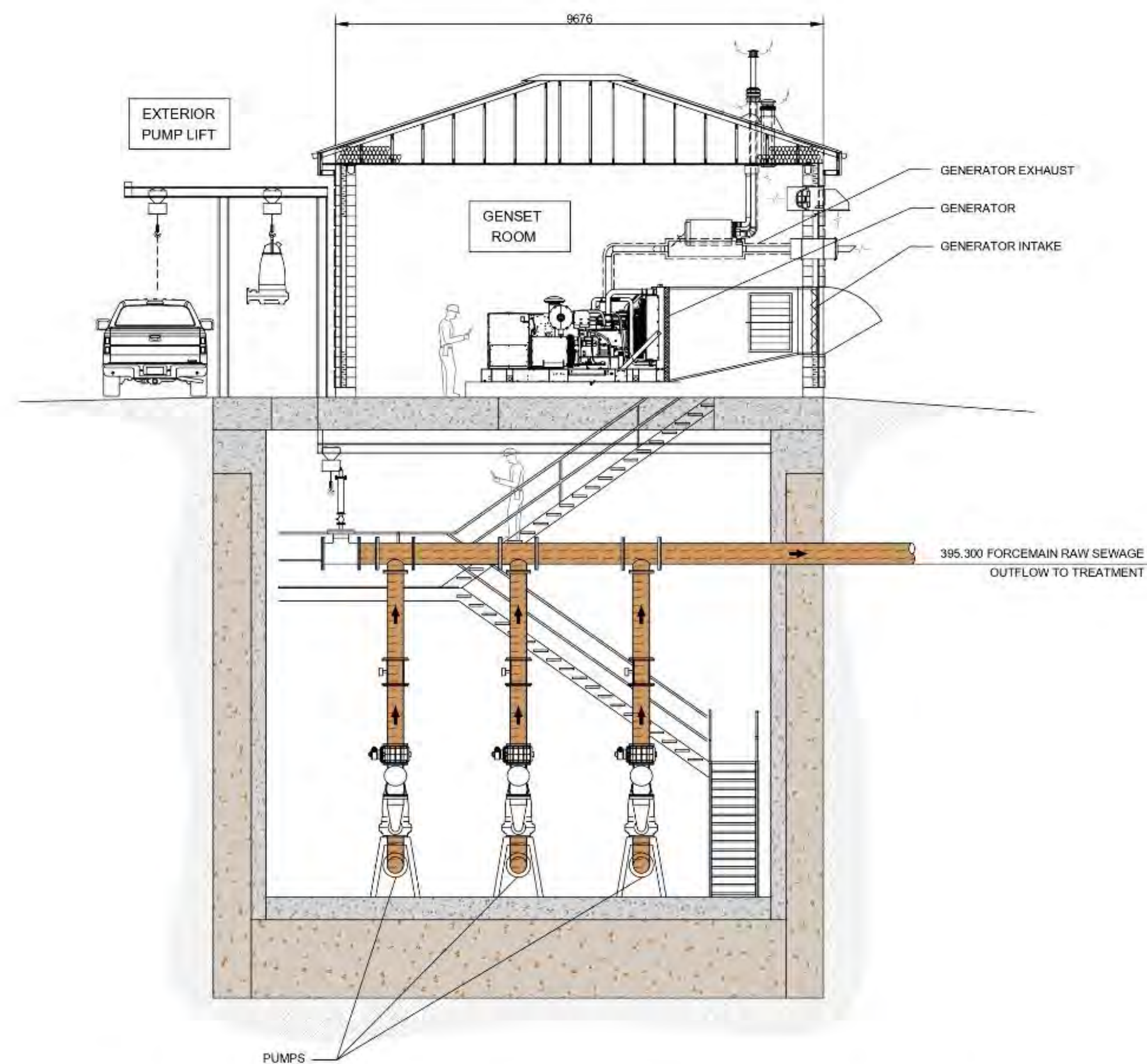
# WASTEWATER

Phase 2

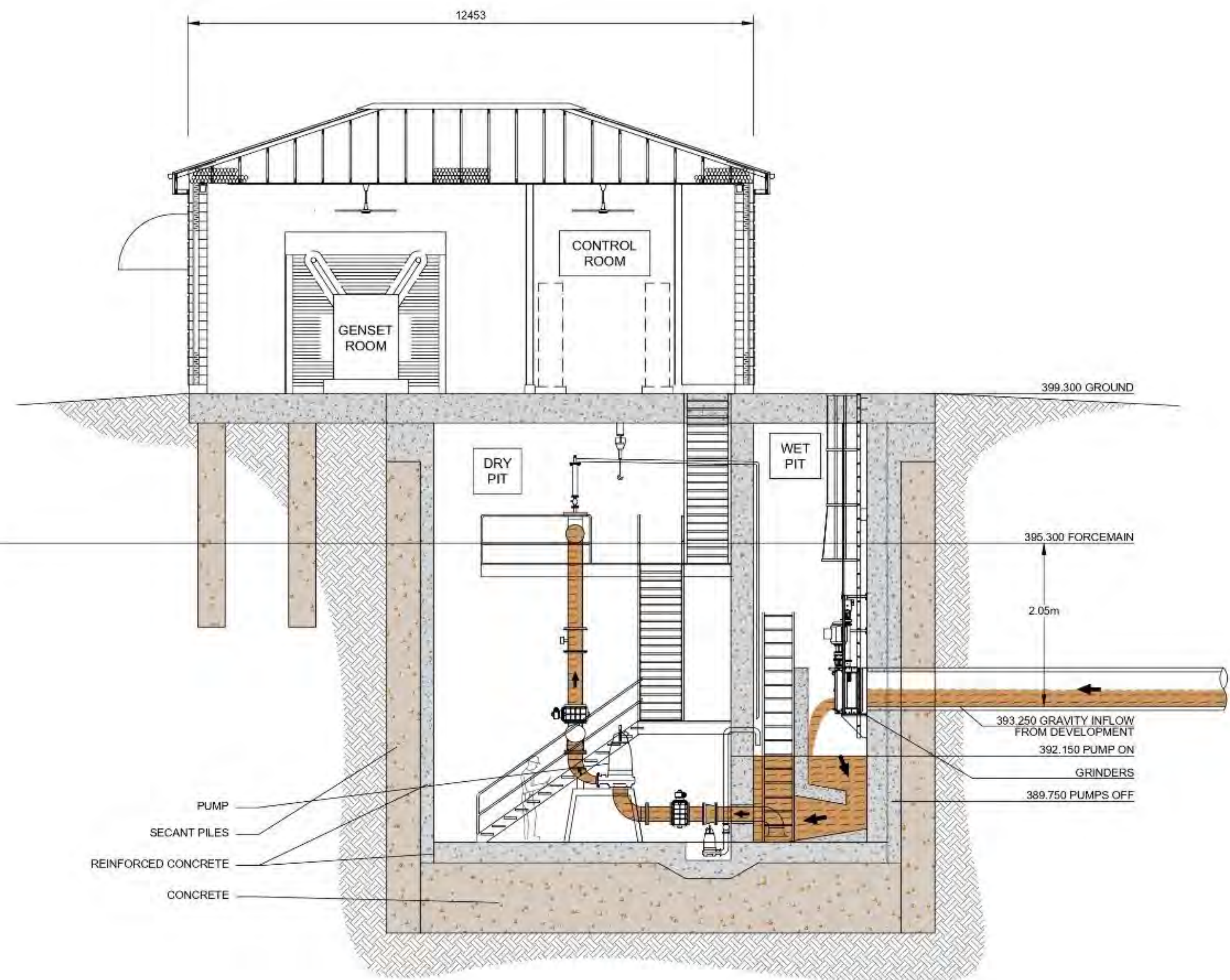
	Cost (in \$Million)
Lift Station	7.9
Force Main	1.2
Gravity Main	5.5
<b><u>TOTAL</u></b>	<b>14.6</b>



# PAYING FOR GROWTH

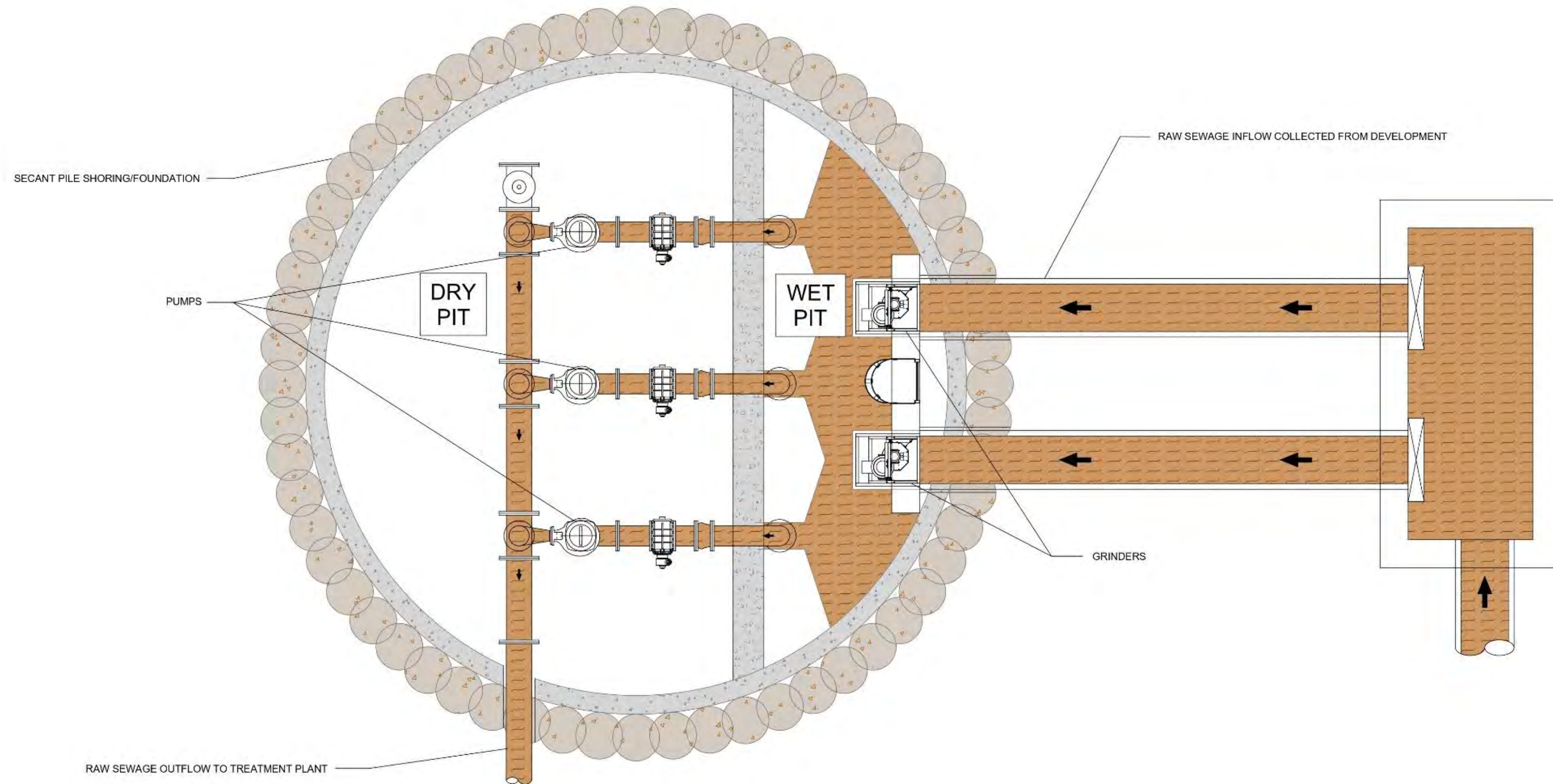


DETAIL A - LIFT STATION SECTION - LOOKING WEST



DETAIL B - LIFT STATION SECTION - LOOKING NORTH



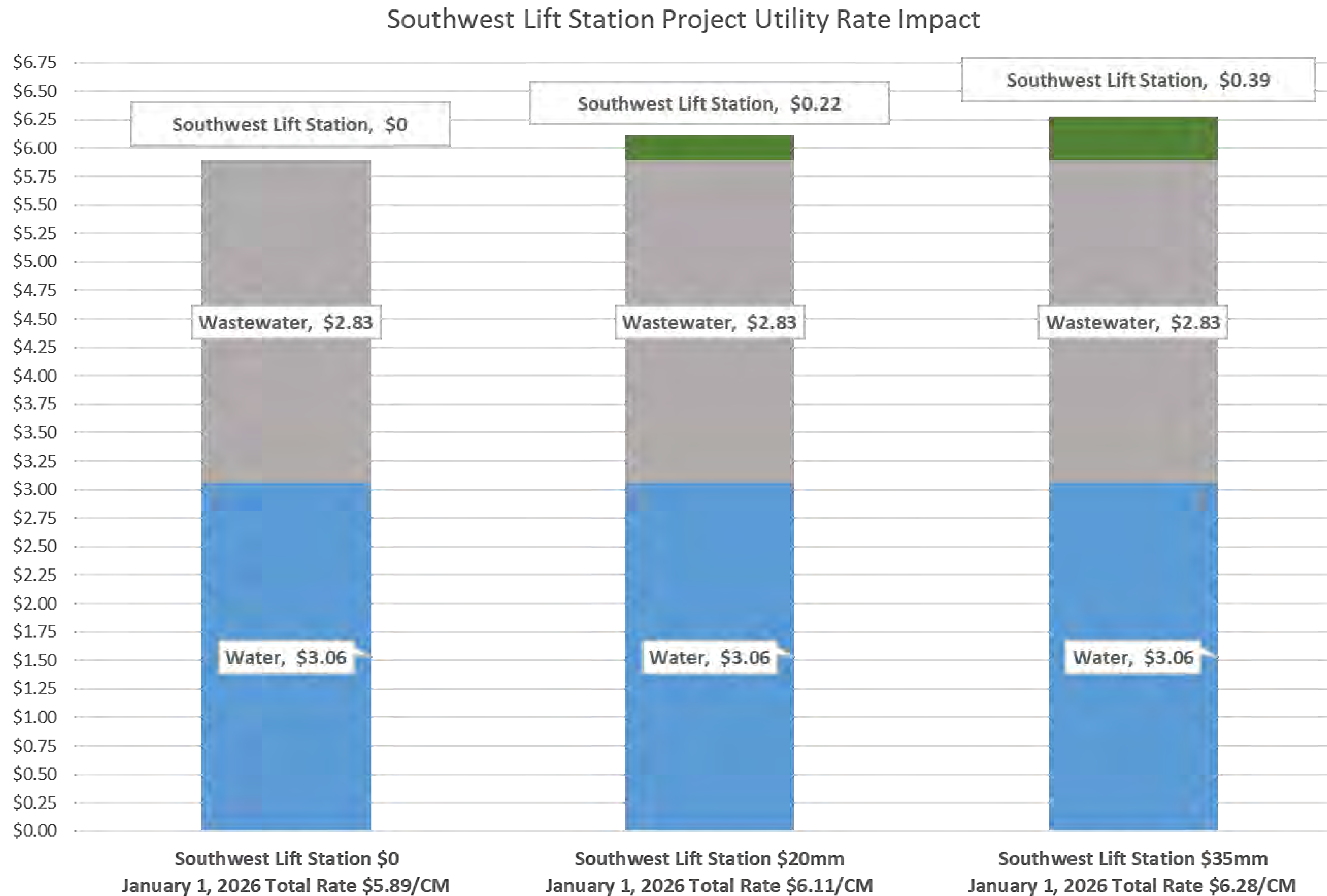


DETAIL C - DRY PIT / WET PIT



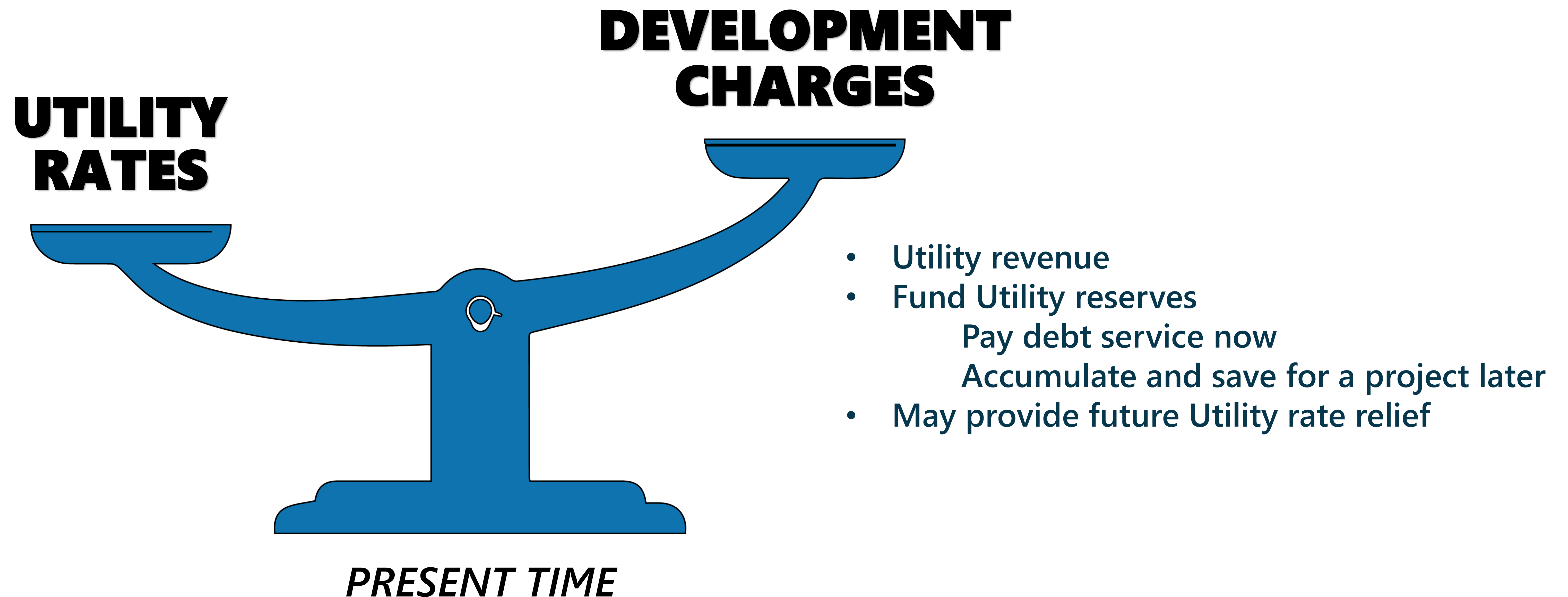
# PAYING FOR GROWTH

## UTILITY RATE IMPACTS





PAYING FOR  
**GROWTH**  
*FINANCIAL BALANCE*





PAYING FOR  
**GROWTH**  
*FINANCIAL BALANCE*

**UTILITY  
RATES**

**DEVELOPMENT  
CHARGES**

- Timing of Growth
- Development Charge Rates

*FUTURE TIME*



# NEXT STEPS

**Southwest Borrowing Public Hearing: January, 2023, 5:30 at City Council Chambers, 410 9<sup>th</sup> Street**

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

