



2019-2022

LETHBRIDGE LAND

WORK PLAN + PROJECT EXPENDITURES





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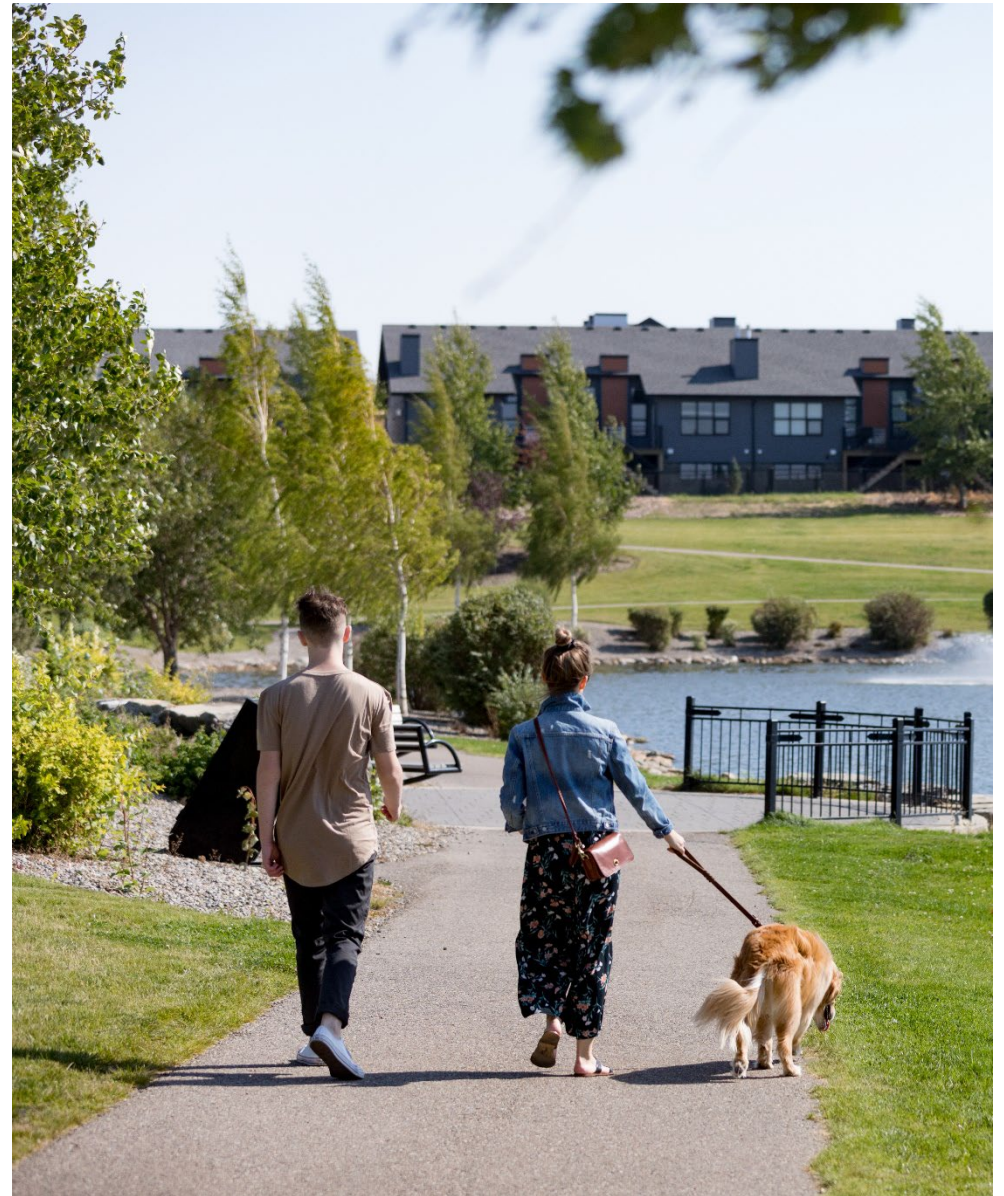


WORKPLAN + PROJECT EXPENDITURE APPROVAL PROCESS

Lethbridge Land has prepared a work plan for the following four years. This work plan and related project costs will be based upon market demand and market construction costs.

Due to the nature of market fluctuations, there may be some variance in estimated costs from year to year.

Project variances and timing changes will be presented to City Council for approval.



2019-2022 WORK PLAN + PROJECT EXPENDITURES

	Community	Scope	2019	2020	2021	2022
CROSSINGS	Crossings Phases 6 + 7	Construction	\$6,100,000			
	Crossings School Site Development (Playground + Sportsfields)	Design	\$200,000			
		Construction		\$1,400,000 CIP D18: \$425,000 \$1,825,000		
	Crossings Phase 5	Design	\$125,000			
		Construction		\$3,100,000		
	Crossings North Costing + Pro Forma Development	Consulting		\$500,000		
	Crossings Landscaping + Wayfinding Signage	Design	\$90,000			
		Construction		\$850,000		
	Roadway Surface Refurbishment	Construction		\$410,000		
	Crossings North Site Preparation (Rough Grading + Basement Dump Management)	Construction			\$1,140,000	
	Crossings Phase 9 + Park	Design		\$320,000		
		Construction			\$7,800,000	
	Crossings Phase 10	Design			\$200,000	
		Construction				\$3,900,000
	Crossings Phase 11	Design				\$200,000

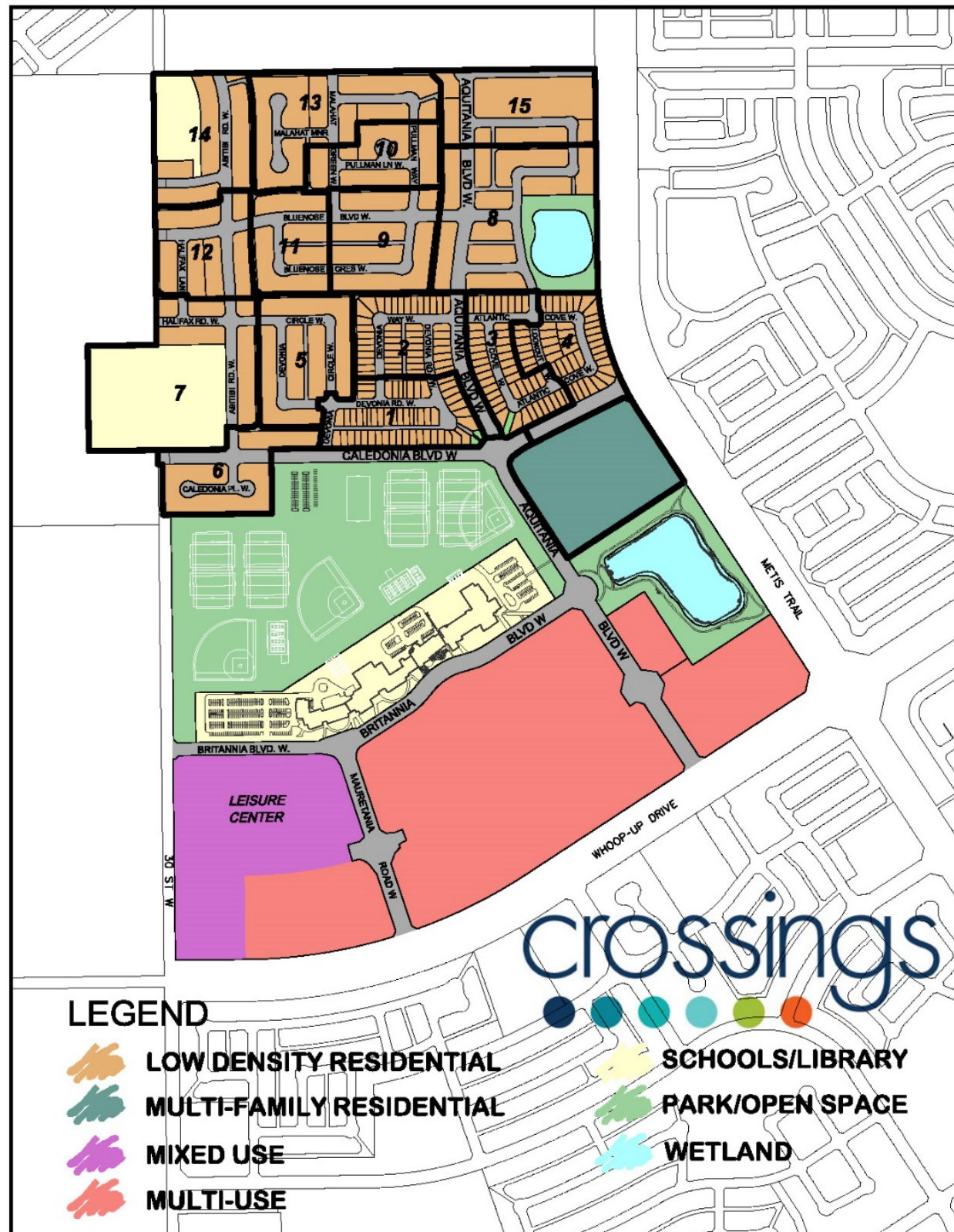
	Community	Scope	2019	2020	2021	2022
RIVERSTONE	RiverStone Phase 18	Design		\$175,000		
		Construction			\$4,200,000	
	RiverStone Phase 19	Design		\$125,000		
		Construction			\$2,400,000	
WATERMARK	Great Bear Blvd (Roadway)	Construction	\$3,950,000			
	Great Bear Blvd Landscaping	Construction		\$250,000		
	Outline Plan Amendment + Costing and Pro Forma Development	Design		\$500,000		
	Watermark Phase 2	Design			\$200,000	
		Construction				\$3,900,000
	Watermark Phase 3	Design				\$200,000
SHERRING	Rail	Design/Construction				\$7,000,000
	Consulting Services	Consulting		\$1,300,000		
	Roadway Overlays	Construction		\$1,990,000		
	Grading	Construction		\$480,000		\$2,880,000
	Topsoil Removal	Construction		\$4,000,000	\$2,000,000	
	Landscaping	Construction		\$1,380,000		
AIRPORT	Area Structure Plan	Consulting		\$150,000		
	Energy Generation Feasibility Studies	Consulting		\$150,000		
TOTAL			\$10,465,000	\$17,425,000	\$17,940,000	\$18,080,000





COMMUNITY MAPS

CROSSINGS

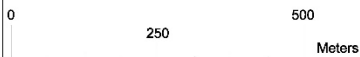


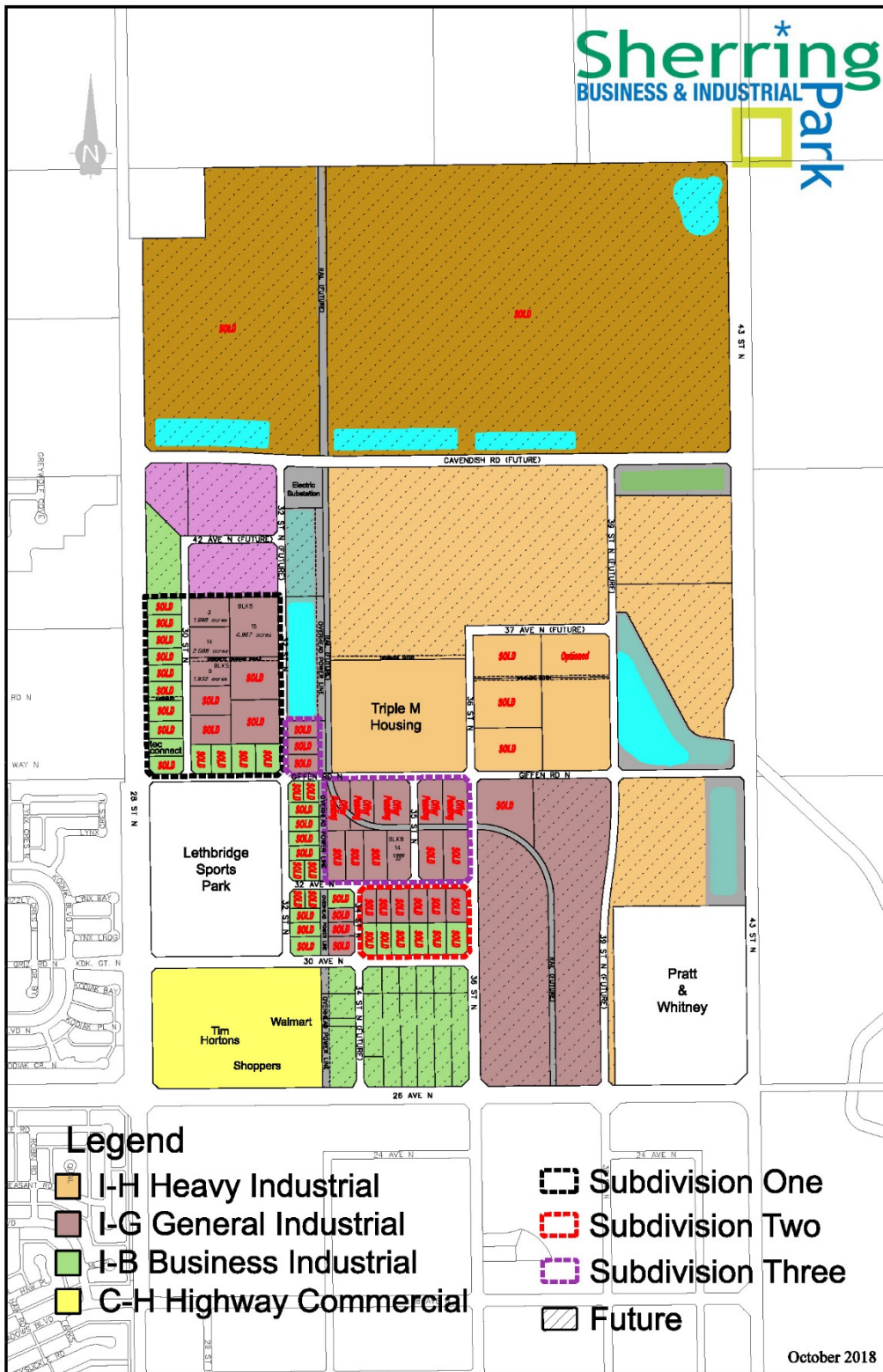
LEGEND

- OUTLINE PLAN BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- OPEN SPACE
- SCHOOL SITE
- NEIGHBOURHOOD NODE
- NON-CREDIT OPEN SPACE
- FIRE/EMS
- STORMWATER MANAGEMENT AREA
- EXISTING UTILITY SUBSTATION









OUTLINE PLAN STATISTICS

	HECTARES	% OF OPA	% OF NDA
OUTLINE PLAN AREA	140.80	100	
OPEN SPACE	16.15	11.54	
SCHOOL SPACE (MR)	6.09	0.43	
PARK SPACE (MR)	10.09	7.16	
STORM WATER MANAGEMENT	6.01	4.27	
CIRCULATION	39.29	27.83	
NON-CREDIT PATH	0.23	0.16	
ROADS/LANES	39.06	27.74	
NET DEVELOPABLE AREA	79.35	56.36	100
NET DEVELOPABLE AREA			
LDR	68.77	48.84	86.68
MDR	8.49	6.02	10.69
FIRE/EMS	1.11	0.79	1.40
COMMERCIAL	0.95	0.67	1.20





Legend

-  I-H Heavy Industrial
-  I-G General Industrial
-  I-B Business Industrial
-  C-H Highway Commercial
-  Subdivision One
-  Subdivision Two
-  Subdivision Three
-  Future

PREPARED BY



LETHBRIDGE LAND
REAL ESTATE & LAND DEVELOPMENT DEPARTMENT
CITY OF LETHBRIDGE

Approved by Lethbridge City Council on October 7, 2019