An aerial photograph of a city grid with a winding river. The river flows from the top left towards the bottom right, curving through the urban landscape. The city blocks are clearly visible, and the river's path is highlighted by its light color against the darker urban areas.

Planning & Environmental Services

Edmonton

**Sanitary Servicing Strategy Fund
2022 Annual Report**

May 2023

Message from the Chair

This is the 23rd annual report of the Sanitary Servicing Strategy Fund (SSSF) program. Since the program's inception, it has successfully contributed to growth and development in Edmonton by financing the major remote offsite sanitary drainage system.

The economic landscape in 2022 was marked with opportunities and challenges. While many industries have resumed operations, concerns about inflation and supply chain issues persist. Nevertheless, the SSSF balance reflects enhanced economic and development activities and reduced expenditures.

Implementation of The City Plan continues and includes opportunities to reframe Edmonton's city building approach and growth which influences planning assumptions including SSSF-funded infrastructure. By example, EPCOR continues work on a Sanitary Integrated Resource Plan (SanIRP) to serve as a new system plan, taking into account new drainage standards, flow trends, and modern technologies. Future reports will reflect changes in projects, priorities and spending, as the SSSF program evolves. Completion of the SanIRP is expected to provide confirmation of short-to-mid term project timelines and cash flow requirements. These will be incorporated into a thorough review of the SSSF program and rate structure. The review is expected to be complete by the end of 2024. Regularly testing and reviewing the fund structure ensures the fund's stability, which will be particularly crucial in the next few years.

The SSSF fund had a closing balance of \$70.61 million at the end of 2022, compared to \$56.01 million at the end of 2021. Based on the current balance and revenue forecast, the SSSF is capable of meeting Edmonton's short-to-mid term development needs, with some capacity to be flexible if necessary. Due to lower projected spending, the cash flow model predicts an upward trend in the cash reserve in the short-to-mid term.

Looking ahead, the SSSF program serves as a microcosm of the challenges facing a growing Edmonton, with the next few years providing opportunities to make adjustments that will better serve residents and businesses in the future.

Howaida Hassan, P.Eng.

Director

Urban Growth & Open Space



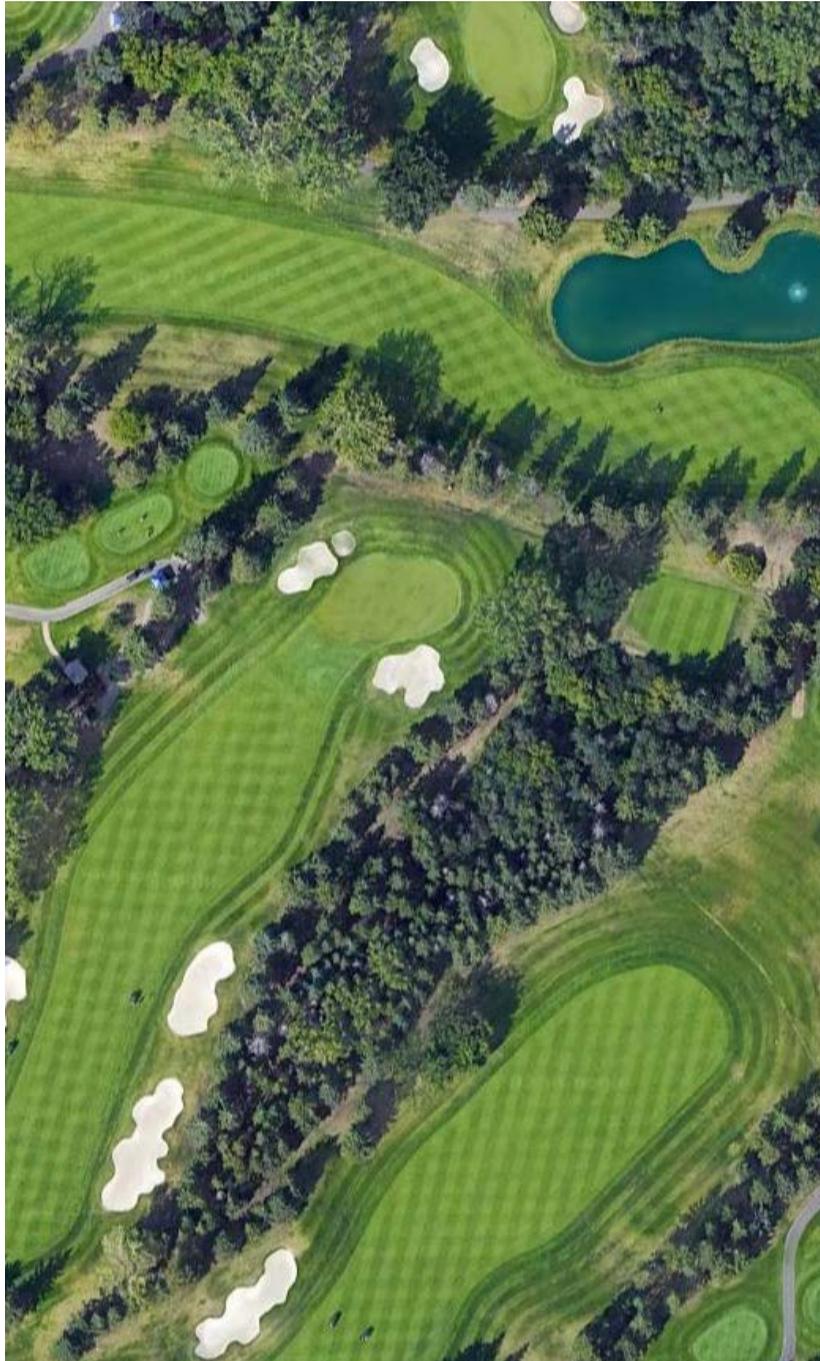


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Executive Summary

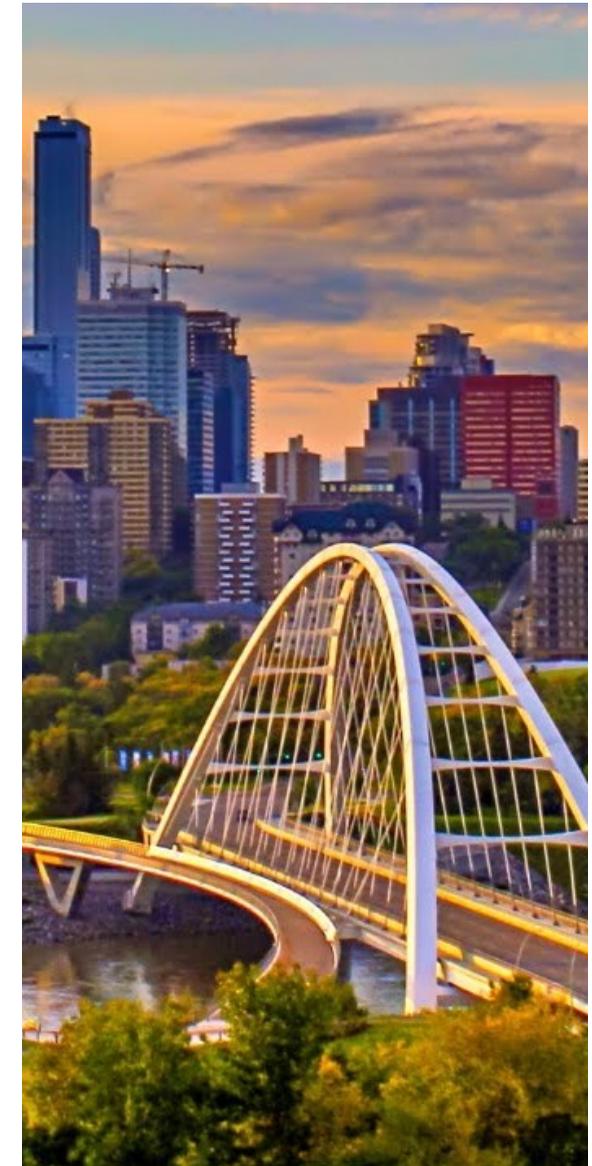
The Sanitary Servicing Strategy Fund (SSSF) is a program managed by the City of Edmonton that pays for some of the deepest and largest sanitary sewer infrastructure in Edmonton. For 23 years, the fund has played a crucial role in supporting growth by enabling the construction of major sanitary trunks in Edmonton. It is primarily funded through fees from developers and builders (with some contributions from EPCOR), and is overseen by a committee consisting of representatives from the City, the development industry and EPCOR. This representation ensures the committee is well-equipped to make informed recommendations to City Council.

Since the inception of the program in 1998, the fund has been remarkably successful in its mandate to support growth and facilitate new development in Edmonton. To date, the SSSF has funded the construction of over 43 km of sanitary trunks at a cost of \$352 million. This report provides details about various planning and construction activities completed in the past year. In 2022, the SSSF continued to provide funding to construct the following projects:

- A tunnel segment in the south (SW4) to support growth in southwest
- The NC2/NC3 tunnel in north Edmonton
- The SA10a tunnel to support industrial development in the south east
- The SW1 pump station to optimize the conveyance capacity in the south system

EPCOR completed a review of servicing concepts for the Riverview area which led to a recommendation to service this area through the West Edmonton Sanitary System (WESS), rather than through the South Edmonton Sanitary System (SESS). This eliminated the need for the previously planned SW6 and SW7 segments; however, a pump station and forcemain are required instead. In addition, EPCOR reviewed the servicing plan of the Windermere area and concluded that the previously planned SW5 segment is no longer required. The reviews were influenced by lower than anticipated water consumption rates and the impact of future measures to minimize inflow and infiltration (I&I). These two factors will reduce infrastructure needed to service growth. EPCOR is working on a Sanitary Integrated Resource Plan (SanIRP) including development of trunk master plans (TMPs) that will provide an opportunity to revisit the long-term system plan while considering the new drainage standards, flow trends and modern technologies. City administration has initiated a comprehensive review of the SSSF program including the rate structure to align with the City's strategic growth objectives and EPCOR's planning approach. This work could result in changes to the development charges for future developments.

The SSSF Oversight Committee recommended that no changes be made to the SSSF rates for 2023, which remain the same as last year. The fund's closing balance at the end of 2022 was \$70.61 million, a significant increase from the 2021 year-end balance of \$56.01 million. The SSSF Committees will continue to monitor the fund to ensure that the program is able to achieve its intended objectives.



1.0 Planning & Construction Activities in 2022

The following section outlines the planning and construction activities that were completed or underway in 2022.

1.1 Planning Projects

Riverview Area Servicing Plan Review

EPCOR re-evaluated the sanitary servicing plan for the Riverview Area and concluded that the WESS system is sufficient to meet the needs of this area. This change avoids a complex river crossing previously planned to connect the area to the SESS system, and eliminates the need for two planned trunk segments (SW6 and SW7), resulting in cost savings. In lieu of these segments, a pump station and a force main need to be added to the system plan as seen in Figure 1. The system would also use the existing Edgemont pump station to discharge flow to the downstream sanitary trunk.

The SSSF Oversight Committee reviewed and concurred with the new servicing plan. A report was prepared for presentation to Utility Committee in January 2023. The recommended changes will not only result in reduced environmental risks associated with the construction and operation of a river crossing, but also lead to significant cost savings to the fund.

South Edmonton Sanitary Sewer (SESS) – Stage SW5 Design

SESS Stage SW5 is a 1,810m long trunk that was planned to service developments in the south (specifically the Windermere area) and to convey flows from the Riverview area. Subsequent to the proposed changes in the Riverview servicing plan, EPCOR also revisited the Windermere servicing plan and made a recommendation to the Oversight Committee to eliminate the SW5 segment. An existing force main would need be to upgraded to convey flows from the Windermere area directly to the recently completed SW4 trunk.

The review recommended that the Riverview Area be serviced through the WESS system, which eliminates the environmental risks associated with a complex river crossing and impacts the fund positively.

The project has been canceled due to the changes in the Windermere and Riverview servicing plan.

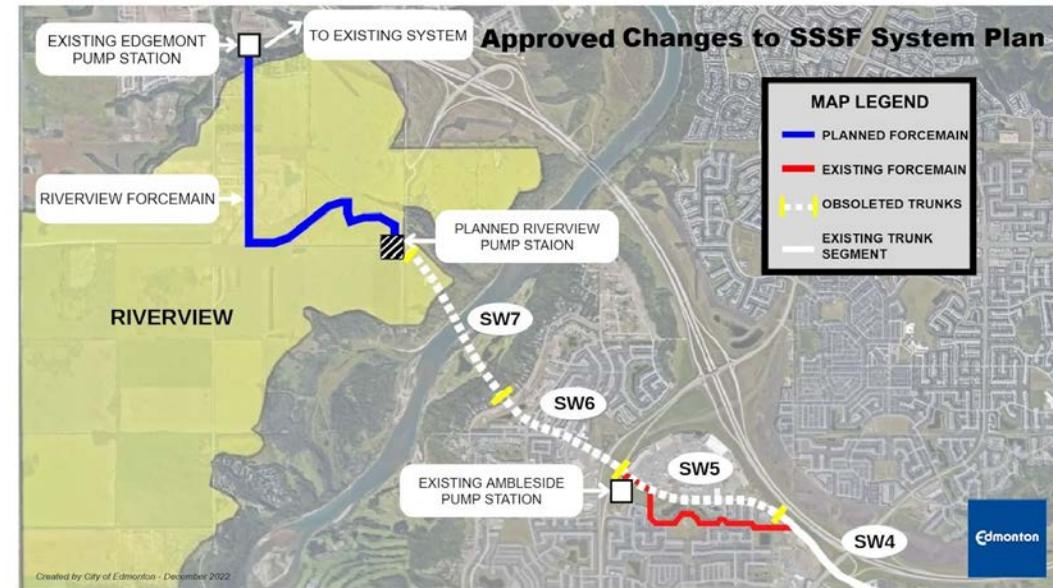


Figure 1: Approved Changes to SSSF System Plan Map.

The SSSF Oversight Committee reviewed and agreed with the deletion of SW5 from the approved plan. The recommendations were included in the report prepared for Utility Committee for approval in January 2023 with proposed changes to the Riverview servicing plan. The changes will result in significant cost savings to the fund.

EPCOR is undertaking the SanIRP project to review servicing needs in consideration of the updated standards and recent flow trends.

Sanitary Integrated Resource Plan (SanIRP)

EPCOR continued to develop the Sanitary Integrated Resource Plan (SanIRP) project to review the servicing needs for the entire city, taking into account updated standards, new flow trends and expected decrease in inflow/infiltration resulting from implementation of the Stormwater Integrated Resource Plan (SIRP). EPCOR plans to present the SanIRP results before the end of 2023. Although the cost of preparing the SanIRP is not funded by the SSSF, its results may impact the SSSF servicing plan.

SSSF Transformation Project

City Administration initiated the SSSF Transformation Project, which will explore opportunities to align the fund with The City Plan goals related to development patterns (e.g. nodes and corridors) and EPCOR's new planning approach. The project will seek to identify a rate structure that complies with regulations, meets updated funding needs, and aligns with The City Plan's vision for accommodating another million residents within the current boundary. The project is expected to be completed by the end 2024.

The project's aim is to review servicing needs by considering the updated standards and new flow trends.



1.2 Construction Projects

NEST - Stage NC2/NC3

NEST NC2/NC3 will connect the existing NC1 and NL1 trunk sections and will facilitate growth in north Edmonton.

The NEST NC2/NC3 tunnel was designed to facilitate growth in north Edmonton and improve the existing NEST system. The construction of NC2 & NC3 is a two-phase project. Phase 1 was completed in 2017. Phase 2 includes construction of a 2400m tunnel parallel to 153rd Avenue, extending from Castle Downs Road to 88th Street. The purpose of these segments is to provide additional storage, improve conveyance and regulate flows in the existing system. Phase 2 was completed and put into service in 2022. However, there are still some auxiliary works remaining including decommissioning an existing pump station and carrying out surface restorations. The project is anticipated to be fully completed by mid-2023.

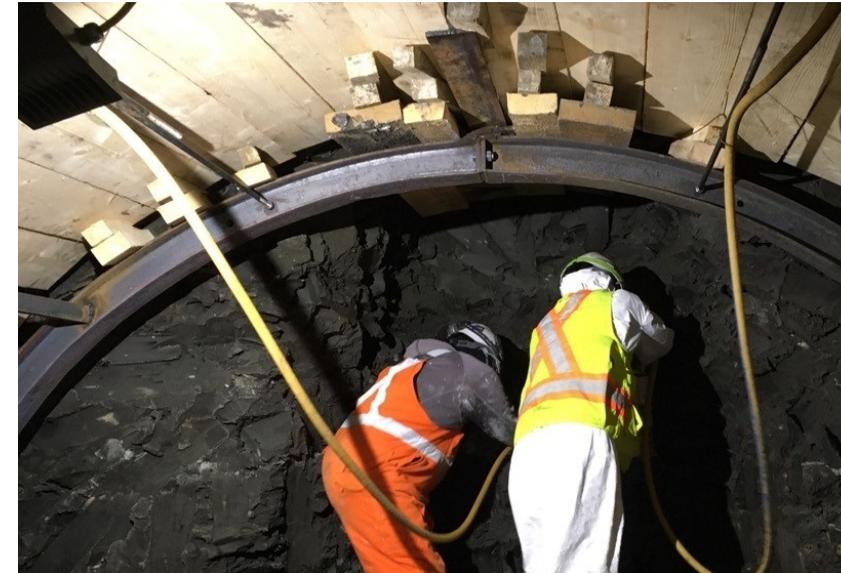


Figure 2a: NEST NC2/NC3, Undercut Excavation



Figure 2b: SESS SW4 Completed Tunnel with Liner

SESS - Stage SW4

SESS SW4 will convey flows and provide wet weather storage for new development areas in south Edmonton.

SESS Stage SW4 involves construction of a 1550m long, 2.94m diameter tunnel. The tunnel starts upstream of the existing SW3 segment at Ellerslie Road (southwest at Whitemud Creek) and extends west toward Windermere Boulevard (west of the Rabbit Hill Road interchange on Anthony Henday Drive). The primary objective of the trunk is to enhance conveyance and increase wet weather storage to accommodate the growth of south Edmonton. The original scope of the project was completed in 2021. However, a change request of \$1.42 million was approved in 2022 to connect the Ambleside pump station directly to the SW4 segment. This additional scope is expected to be completed by the end of 2023.

The SESS SW1 Pump Station Upgrade supports the needs of a growing population for the next 8-10 years.

SESS SA10a will provide sanitary storage and conveyance for south eastern industrial areas.

SESS - SW1 Pump Station Upgrade

The pump station is responsible for discharging the flow from the SW trunks to the SA trunks. Upgrades were required to address increased flows. The expansion project, estimated to cost \$3.72 million, is intended to support additional growth for eight to 10 years. The majority of construction work was completed in 2021. However, the pump station was commissioned in 2022 and is currently in operation.

SESS - Stage SA10a with Pump Station and Force Main

SESS SA10a is located in southeast Edmonton along 34 Street between 68 Avenue to 76 Avenue. The project includes a 745m long, 3.05m diameter sanitary trunk, a pump station and a sanitary force main. The project is planned to provide sanitary storage and conveyance to facilitate new growth in Maple Ridge, Pylypow and Southeast Industrial areas. The tunnel boring work was completed in 2021; however, the completion of the tunnel was postponed due to a delay in the fiberglass liner caused by global supply chain issues. The tunnel was finished and put into service in 2022. Some outstanding landscaping and surface restoration work remains, which is expected to be completed by mid-2023.

The location of all the projects under construction are depicted in Figure 3. SSSF Major Sanitary Trunk Map.

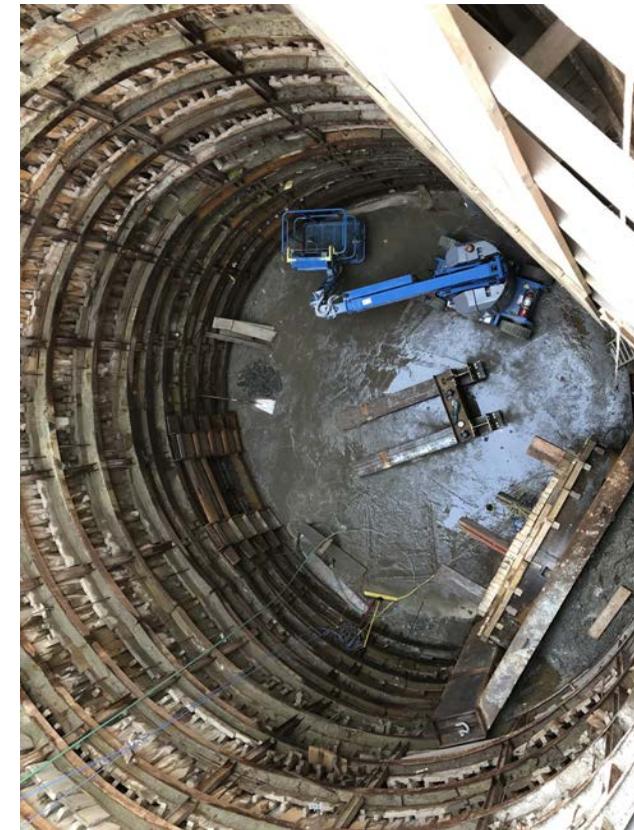


Figure 2c: SESS SA10a, Retrieval Shaft



Figure 3: SSSF Major Sanitary Trunk Map (updated February 2023)

Notes:

1. Two potential alignments for the SESS system and associated waste water treatment plant destinations are indicated as directed by City Council in May 2021.
2. Some trunk segments are under review and may be removed pending technical analysis and Council approval.

2.0 SSSF Oversight and Sub-Committees

City Administration is authorized to manage and steward the SSSF as delegated by Council. The SSSF is governed through a structure that consists of the SSSF Oversight Committee (OC) and two sub-committees as shown in Figure 4 .

SSSF Oversight Committee

The Oversight Committee acts as a strategic decision-making body and ensures the appropriate management of the fund. In 2022 the Oversight Committee consisted of the following members:

Members	Role	Organization
Lindsey Butterfield/ Howaida Hassan (Chair)	Director, Urban Growth & Open Space	City of Edmonton
Mike Kohl	Representative Urban Development Institute (UDI)	UDI-Edmonton Region (ER)
David Kinders	Representative UDI	UDI-ER
Wade Zwicker/ Susan Keating	Representative UDI	UDI-ER
Susan Ancel	Director, One Water Planning	EPCOR
Don Hawkes	Director, Project Management and Engineering	EPCOR
Howaida Hassan	General Supervisor, Urban Growth	City of Edmonton
Oliver Zakoc/ Bonnie Bryks	Director, Financial & Corporate Services	City of Edmonton
Khalid Aziz (Ex-Officio Member)	SSSF Program Manager	City of Edmonton

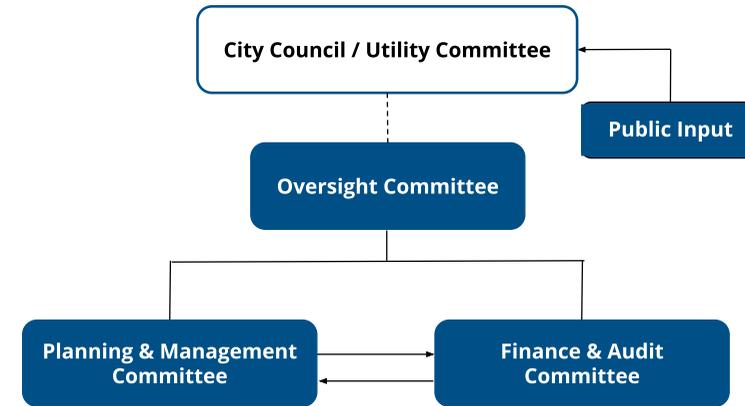


Figure 4: SSSF Governance Structure

The SSSF Oversight Committee had five virtual meetings in 2022. The following major decisions were made by the Oversight Committee:

- Approved servicing the Riverview area through WESS system instead of previously planned SESS system.
- Approved the deletion of SESS segments SW5, SW6, and SW7 and recommended that these changes be presented to Council for approval.
- Approved the addition of Riverview pump station and Riverview force main (in lieu of segments SW6 and SW7) and recommended bringing this infrastructure to Council for approval.
- Approved maintaining 2023 SSSF annual rates at the same level as 2022.
- Approved the SSSF 2021 Annual Report.

Planning & Management Committee

The purpose of this committee is to review technical and planning matters and provide recommendations to the Oversight Committee for decision. In 2022 the Planning & Management Committee was composed of following members:

Members	Role	Organization
Howaida Hassan (Chair)	General Supervisor, Urban Growth	City of Edmonton
Jim Wood	General Supervisor, Development Coordination	City of Edmonton
Steve Jensen/ Filip Dundur	Manager, Growth Coordination	EPCOR
Don Hawkes	Director, Project Management & Engineering	EPCOR
Leo Levasseur/ Ryan Thomas	Representative UDI	UDI-ER
Otto Hedges	Representative UDI	UDI-ER
Khalid Aziz (Ex-Officio Member)	SSSF Program Manager	City of Edmonton

Finance & Audit Committee

This committee acts in an advisory capacity and provides supervision and transparency to the financial management of the SSSF program. The Finance & Audit Committee is composed of the following members:

Members	Role	Organization
Mike Kohl (Chair)	Representative UDI	UDI-ER
Oliver Zakoc/ Bonnie Byrks	Director, Financial & Corporate Services	City of Edmonton
Corine Donnenworth/ Nancy Chow	Finance Manager, Financial & Corporate Services	City of Edmonton
Don Hawkes/ Paul Gauthier	Senior Manager, Capital Drainage Services	EPCOR
Khalid Aziz (Ex-Officio Member)	SSSF Program Manager	City of Edmonton

3.0 Five-Year Construction Plan

Table 1 summarizes the proposed SSSF construction projects for the next five years (2023-2027). The proposed projects support development throughout Edmonton in a cost effective manner based on the city’s population and employment projections, as well as input from the development industry. Projects also strive to meet the objective of maintaining a positive balance for the SSSF. The locations of the construction projects are shown in Figure 3.

Table 1 – SSSF Five Year Construction Plan

Project	Start Date	Anticipated Completion Date	Estimated Cost (Million)
SESS SW4	2015	2023	\$35.83
SESS SA10a	2017	2022	\$42.37
NEST NC2/NC3	2017	2022	\$50.04
Riverview Pump Station & Force Main System	2023	2025	\$26.00

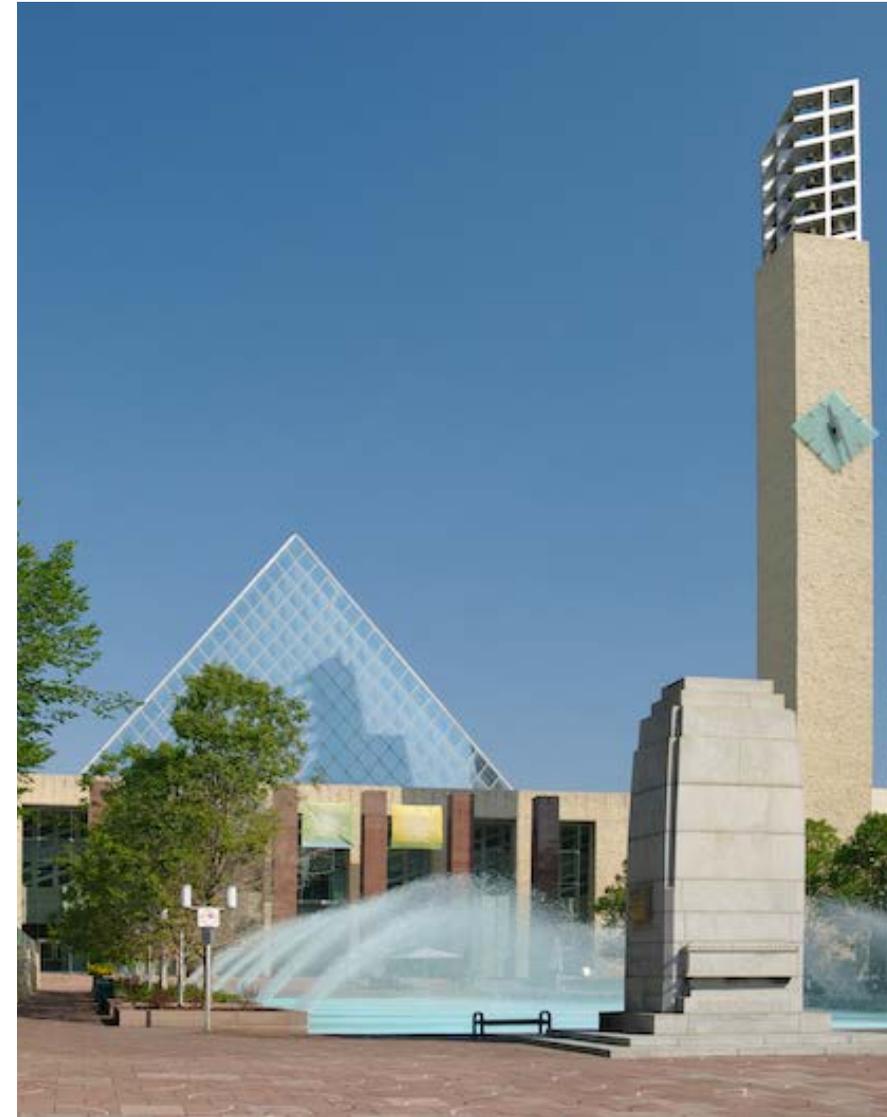
4.0 Fund Balance

The SSSF is currently in good financial health and anticipated to fulfill its long-term objectives.

At the end of 2022, the SSSF balance was \$70.61 million, which was a significant increase compared to the previous year due to reduced expenditures. Program expenses were \$4.35 million lower than the budget of \$12.46 million, primarily due to the elimination of the SESS SW5 segment as explained in Section 1.1. The revenues were \$0.69 million less than the original forecast of \$23.41 million, which is considered to be in close alignment with the initial forecast. The fund had a net positive cash flow of \$14.61 million, which was deposited into the reserve account. The original forecast was for a net positive cash flow of \$10.95 million.

EPCOR's ongoing planning project, SanIRP, is anticipated to reduce infrastructure needs and potentially impact the fund positively.

The SSSF fund is based on a reserve model with a mandate to maintain a positive balance. Based on the existing long-term construction plan, the SSSF program is anticipated to be completed by 2052 with a fund balance of zero. However, the fund balance is expected to grow significantly in the short term due to the elimination and/or delayed construction of previously planned segments. EPCOR is currently reviewing the infrastructure requirements, timeline and cost estimates through the SanIRP project as discussed in Section 1.1. SanIRP could lead to the elimination or delay of some segments and the advancement of others, which will impact the cash flow and may reduce funding needs. The completion of the SanIRP is expected to result in major revisions to the capital spending outlook.



4.1 Statement of Fund Activities & Balance

The Statement of Fund Activities and Balance for 2022 is shown in Table 2. In addition, Figure 5 shows each revenue component as a percentage of the total 2022 revenue. Figure 6 depicts the historical SSSF revenue breakdown, and Figure 7 shows the historical SSSF revenue and expenditures.

Table 2 – Statement of Fund Activities and Balance (ending December 2022)

Description	2021 Actual	2022 Actual	2022 Budget	2022 Variance
Revenue (\$)				
Sanitary Sewer Trunk Charges (SSTC)				
• Single/Duplex Revenue	9,760,219	10,065,517	10,013,458	52,059
• Multi Family Revenue	5,751,280	3,928,179	5,188,218	(1,260,039)
• Commercial/Industrial/Institutional Revenue	1,921,159	1,707,628	1,656,466	51,162
Expansion Assessment	4,154,237	4,306,014	4,467,433	(161,419)
Sanitary Utility Contribution	1,300,000	1,300,000	1,300,000	0
Interest	136,560	1,405,661	781,480	624,181
Total Revenue (\$)	23,023,454	22,712,999	23,407,055	(694,056)
EXPENDITURES (\$)				
NEST NC2 & NC3	10,469,540	3,035,246	3,960,000	924,754
N1 RTC Gate	3,526	0	0	0
SESS SA10A	7,838,861	3,867,829	3,960,000	92,171
SESS SW4	2,531,869	977,060	800,000	(177,060)
SESS SW5	68,518	0	3,589,034	3,589,034
SW1 PS Upgrade	2,661,323	227,728	150,000	(77,728)
NEST Staging Plan	24,629	0	0	0
Total Expenditures (\$)	23,598,265	8,107,863	12,459,034	4,351,171
Opening Balance	56,584,053	56,009,243	56,009,243	0
Excess/(Deficit) of Revenues over Expenditures	(574,811)	14,605,136	10,948,021	3,657,116
Ending Balance (\$)	56,009,243	70,614,379	66,957,263	3,657,116

REVENUE

Total revenue for 2022 was \$22,712,999 compared to \$23,023,454 collected in 2021.

*Total Revenue-
\$22.71M*

- *SSTC Revenue-
\$15.70M*
- *EA Revenue-
\$4.31M*
- *Utility Revenue-
\$1.30M*
- *Interest -
\$1.41M*

- **Sanitary Sewer Trunk Charge (SSTC)** – In 2022, SSTC revenues amounted to \$15.70 million, with around 80% of that amount coming from the developing areas, and 20% from the redeveloping areas of the city. The 2022 SSTC revenue was \$1.73 million lower than the \$17.43 million SSTC revenue collected in 2021.

Single-family/duplex developments contributed \$10.06 million in 2022 which is \$0.30 million higher than 2021. Multi-family residential developments contributed \$3.92 million, which is \$1.82 million less than in 2021. The remaining SSTC revenue, \$1.70 million, was collected from commercial, industrial, and institutional development, which is \$0.21 million lower than in 2021.

- **Expansion Assessment (EA)** - For 2022, the total EA collected was \$4.30 million, which is \$0.15 million higher than the amount collected in 2021.
- **Utility Contribution** – The Utility Contribution in 2022 was \$1.30 million, consistent with previous years.
- **Interest Earned** – Total interest earned during 2022 was \$1.40 million, which is \$1.26 million higher than the amount collected in 2021. This large increase in the rate of return is due to the impacts that COVID-19 had on the investment market in 2021.

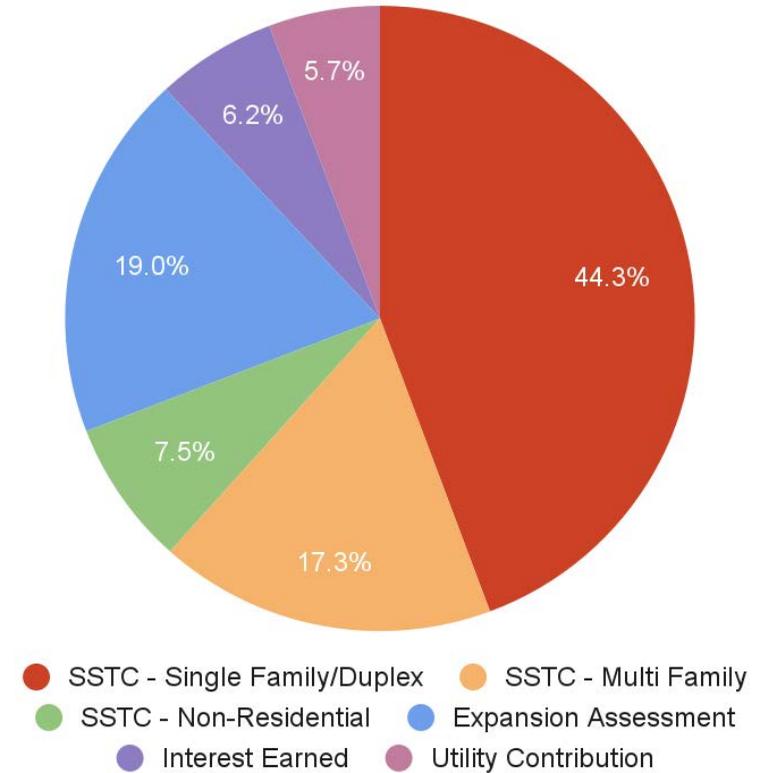


Figure 5: SSSF 2022 Revenue Breakdown

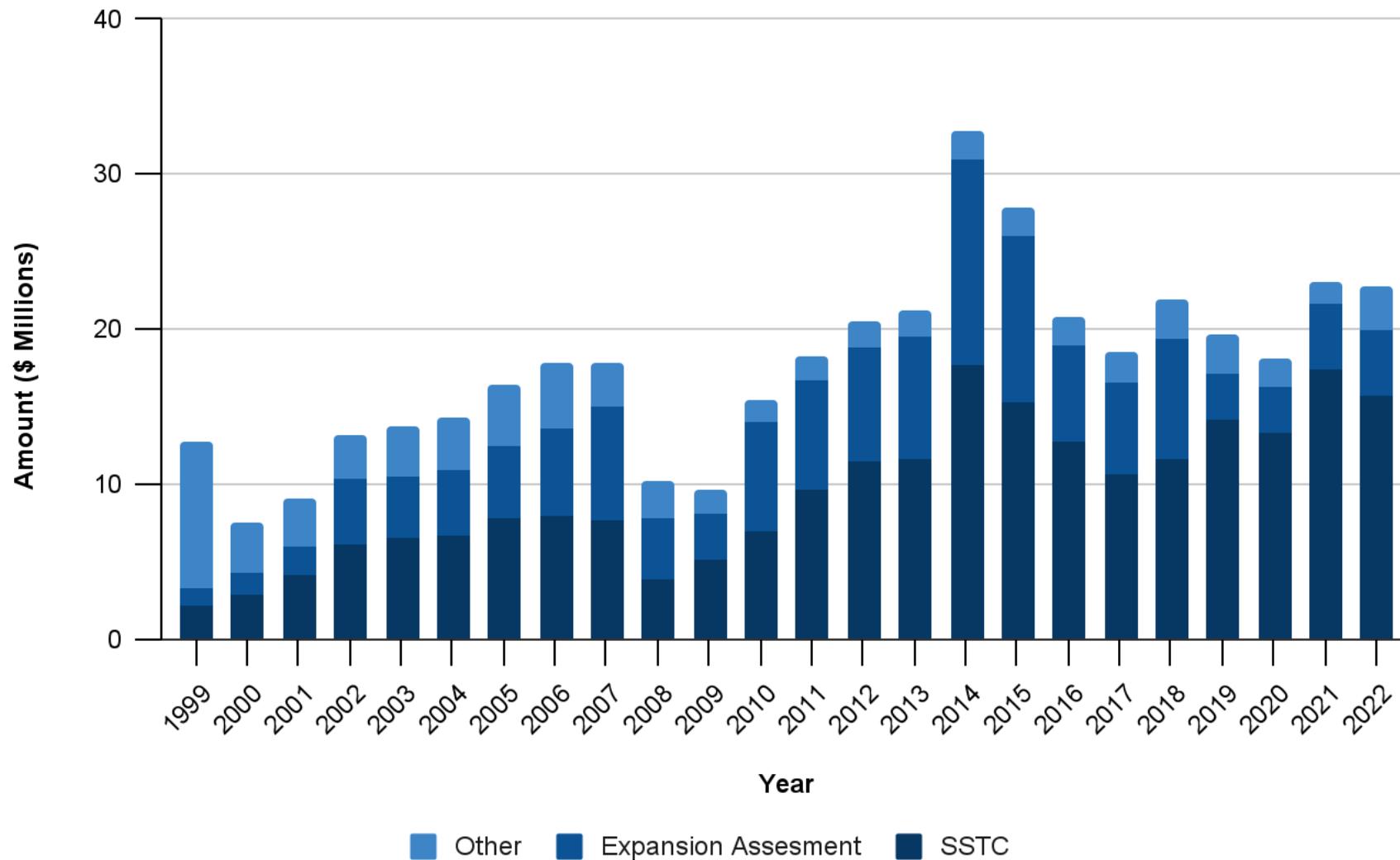


Figure 6: SSSF Historical Revenue Breakdown

EXPENDITURES

In 2022, the largest expenditure was incurred for the construction of SESS SA10a (\$3.86 million), followed by \$3.03 million for the construction of NEST NC2 & NC3. The remaining expenses were mainly related to SESS Stage SW4 and SW1 PS Upgrade. As of December 2022, the fund is committed to completing three ongoing projects, which are SW4, NC2 & NC3, and SA10a. The total remaining cost for these three projects is \$4.11 million, which will be spent in 2023. Furthermore, a new project, Riverview pump station and forcemain, is scheduled to commence design in 2023. Construction costs are not yet known, but construction is expected to be finished in 2025. The projected annual revenue is expected to cover the cost, and as a result, the balance will remain positive for the next five years. The complete expenditure projection can be found in Table 3.

Figure 7 displays the yearly revenue and expenditures of the fund since its inception. Notably, 2022 marks the first year since 2017 in which expenditures were below the revenue level. This is largely attributed to the removal of SW5 and EPCOR’s ongoing review of sanitary servicing needs as described in Section 1.1.

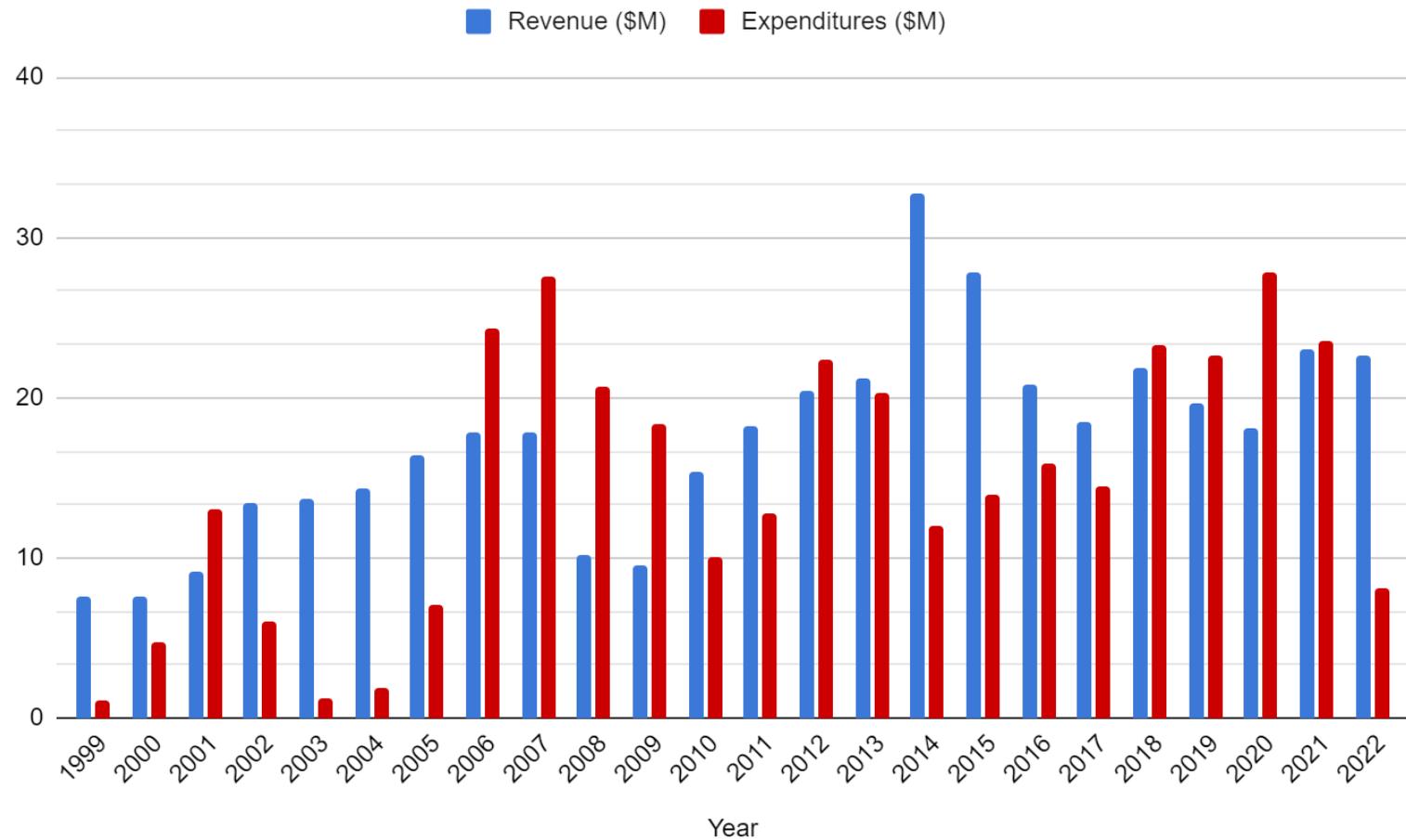


Figure 7: SSSF Historical Revenue and Expenditures



4.2 Three-Year Cash Flow Projection

Table 5 shows the three-year revenue and expenditure (2023-2025) projections for the SSSF fund based on the current cash flow model.

Revenues

Balance for 2022 - The SSSF closing reserve balance as of December 31, 2022 was \$70.61 million.

Revenues and Expenditures for 2022 - These are based on actual values recorded.

Interest (2023 - 2025) - The interest rate was assumed at one percent per annum.

Utility Contribution - This amount represents contributions from EPCOR for diversion of sanitary flows from the existing areas to the new trunk system constructed under the SSSF. These lands are located in Mill Woods and Castle Downs. The amount is calculated based on an estimate of the SSTC these lands would have to pay. Based on the results of the lot counts conducted in 2000, EPCOR would make annual contributions of \$2.60 million to the SSSF until 2014. In March 2006, City Council approved the recommendation to change the Utility Contribution amount to \$1.30 million commencing on January 1, 2007 with the last payment to be made in 2023. The contributions will be in place until 2023 per the current assessment.

Sanitary Sewer Trunk Charge (SSTC) - These charges are collected when an application is made for a development permit or sanitary service connection. This charge applies to all new development and redevelopment in the city. It is recommended that there be no increase in SSTC rates from 2022 to 2023. The SSTC rates for 2022 and 2023 are shown in Table 3.

Expansion Assessment (EA) - This charge is an area-based assessment that is collected at the time of subdivision. The EA applies to those areas of the city that did not have an approved Neighborhood Structure Plan (NSP) before January 1, 1999. It is recommended that there be no increase in EA rates from 2022 to 2023. The 2022 and 2023 rates are as shown in Table 4.

Table 3 - SSTC Rates

Type of Development	2022 Rates	Recommended 2023 Rates
Single-family/Duplex Residential	\$1,764/dwelling	\$1,764/dwelling
Secondary, garage & garden suite	\$781/dwelling	\$781/dwelling
Multi-family residential	\$1,259/dwelling	\$1,259/dwelling
Commercial, Industrial & Institutional	\$8,818/ha	\$8,818/ha

Table 4 - EA Rates

Contributing Areas	2022 Rates	Recommended 2023 Rates
North Edmonton Sanitary Trunk (NEST)	\$25,186/ha	\$25,186/ha
South Edmonton Sanitary Trunk (SESS)	\$25,186/ha	\$25,186/ha
West Edmonton Sanitary Sewer (WESS)	\$31,486/ha	\$31,486/ha

Expenditures

Estimated Construction Costs – Estimates for 2023 to 2025 were based on the updated segment costs provided as a result of recent planning studies and 2% inflation rate.

Table 5 - Three-Year Revenue and Expenditure Projection

	2022 (Actual)	2023	2024	2025
Opening Balance	56.00	70.61	78.92	88.30
Total Revenues	22.70	23.13	21.53	21.26
Total Expenditures	8.10	14.82	12.15	8.00
Closing Reserve Balance	\$70.61	\$78.92	\$88.30	\$101.56

	Total 2023 - 2027	2023	2024	2025
SA10a	0.54	0.54	-	-
SW4	2.61	2.61	-	-
NC2/NC3	0.96	0.96	-	-
Planning Studies	0.20	0.05	0.15	-
Riverview PS and Forcemain ³	26.00	6.00	12.00	8.00
Edgemont Over Expenditure ⁴	4.66	4.66	-	-
Total	\$34.97	\$14.82	\$12.15	\$8.00

All values are in millions of dollars

1. Committed costs for projects under construction.
2. The construction timing and cost are subject to change and the outcomes of the Sanitary Integrated Resource Plan.
3. The estimated construction cost is based on the preliminary information provided by EPCOR (2021). The cost and the schedule are subject to change based upon the actual bids and detailed project plan.
4. A one-time over expenditure payment to developers for tying in existing infrastructure to the SSSF system.
5. The revenue and expenditure forecasts are limited to a three year period due to uncertainties related to the ongoing review of the servicing plan. The revised servicing plan may impact the rate structure, as discussed in Section 1.1.

For more information, visit our website:

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