

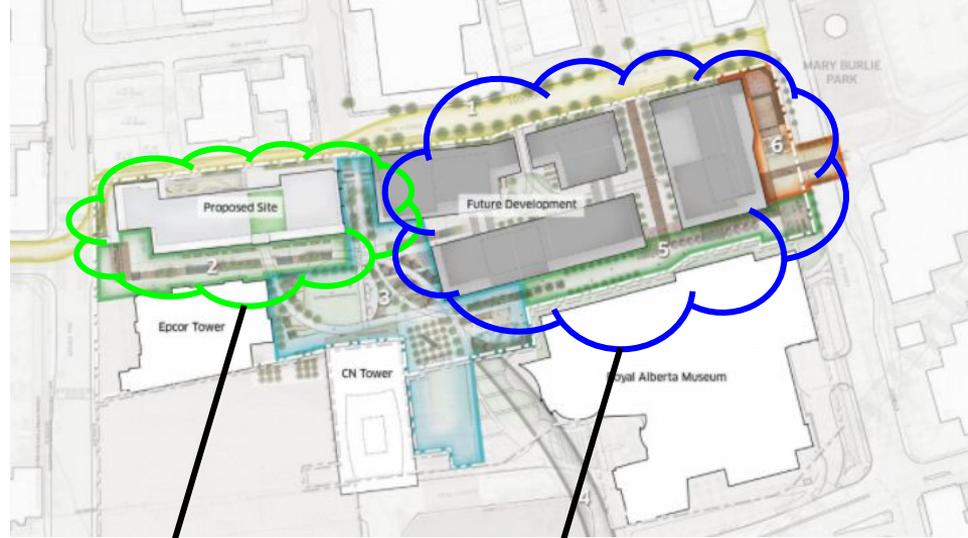
Urban Planning and Economy
UPE00548

Edmonton

Station Lands

Executive Committee
June 14, 2021

Station Lands Proposed Development



Current Phase
(485 units, \$184 million)

Future Phases
(\$657 million)

Station Lands Recommended City Contributions

AMENITY SPACES

- 1) Multiple publicly-accessible privately-owned open amenity spaces on the Station Lands Site (in multiple phases)
- 2) Improvements to 105 Avenue (future phases)

103A AVENUE PEDWAY

Underground Pedway from Churchill LRT Station to Station Lands site, with connection to RAM

103A AVENUE STREETScape

Admin-recommended improvements to 103A Avenue in conjunction with Pedway

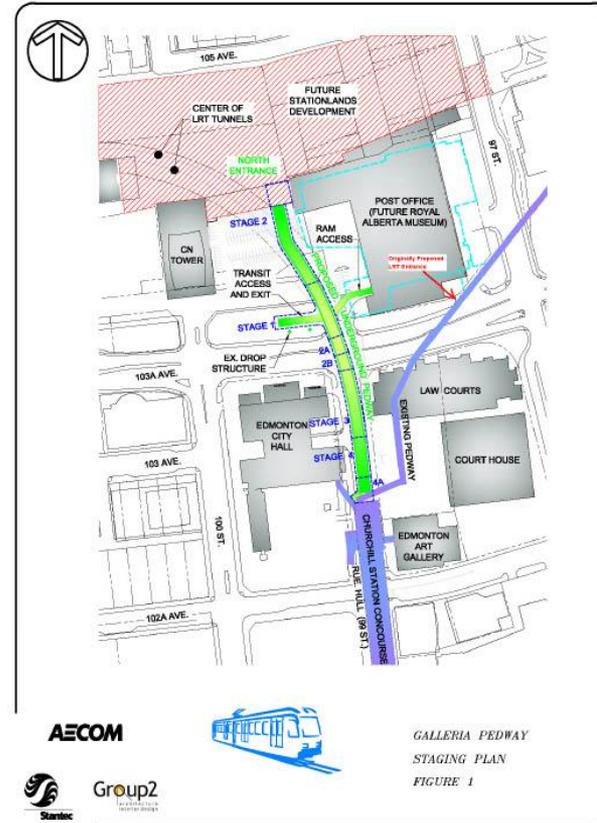
Green and Walkable Amenity Spaces

- Enhanced publicly accessible open spaces
- Could include landscaping, children's play area, performance stage, water features
- \$10.6 million cost estimate for current phase
- \$13.7 million cost estimate for future phases
- Maximum total contribution of \$24.3 million



103A Avenue Pedway

- Convenient, weather protected link supports transit use
- District Energy expansion
- Total Estimated Cost: \$26.5 million
- Downtown CRL funded, subject to Plan Amendment



103A Avenue Streetscape

- Administration recommends Green and Walkable improvements to 103A Avenue to balance impact of the Pedway, enhance prominent corridor
- Not part of Qualico's proposal
- Cost estimate: up to \$20 million
- Eligible for CRL funding



CRL Plan Amendment

- The amenity areas and 103A Avenue streetscape *are* eligible CRL expenses
- The pedway is not currently eligible for Downtown CRL funding
- CRL Plan and Bylaw Amendment would be required
 - ◆ Administration would include additional minor changes to clarify scope of other projects and 'housekeeping' items
 - ◆ Provincial response and timeline for review is unknown and not within City control

CRL Financial Impact

- Qualico develops Phase I plus one additional building:
CRL Revenue +\$51 Million
- Maximum City contribution is spent:
CRL Expenses +\$78 Million
- Reduction in allowance for future projects (to reflect cost of 103A and 105 Ave streetscaping):
Future CRL Expenses -\$28 Million
- **Net change to CRL at end of 20 years: +\$1 Million**

Thank You

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Estimated Costs - Current Phase

Phase 1			
Report Recommendation	Private Lands	Public Lands	Total maximum potential City Contribution
(A) 103 Avenue Pedway		\$26.5 m	\$26.5 m
(B) Public Amenities (Green and Walkable)	\$10.6 m		\$10.6 m
(C) Streetscape improvements on 103A Ave between 97 and 101 St (Green and Walkable)		\$20 m	\$20 m

Estimated Costs - Future Phases

Future Phases			
Report Recommendation	Private Lands	Public Lands	Total maximum potential City Contribution
(A) 103 Avenue Pedway	0	0	0
(B) Public Amenities	\$7.2 m	\$6.5 m	\$13.7 m
(C) Streetscape improvements on 103A Ave between 97 and 101 St	0	0	0