

Bylaw 19820

Amendment to the Capital City Downtown Community Revitalization Levy Bylaw 16521

Purpose

To amend the City of Edmonton Capital City Downtown Community Revitalization Levy Bylaw (16521) and Plan to include the 103A Avenue pedway as a catalyst project and other minor changes (as outlined in the June 22, 2021, Urban Planning and Economy report UPE00548)

Readings

Bylaw 19820 is ready for three readings after the public hearing has been held.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 19820 be considered for third reading.”

Advertising and Signing

This public hearing has been advertised in the Edmonton Journal on Friday, August 13, 2021 and Saturday, August 21, 2021. The Bylaw cannot be signed and thereby passed prior to August 31, 2021.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the June 22, 2021 City Council meeting, the following motion was carried:

That Administration prepare an amendment to the Capital City Downtown Community Revitalization Levy Bylaw 16521 and Plan, to add the 103A Avenue

Pedway as a catalyst project, and other minor changes, as outlined in the June 14, 2021, Urban Planning and Economy report UPE00548, and return to a City Council Public Hearing in Third Quarter 2021.

At the June 14, 2021, Executive Committee meeting, the June 14, 2021, Urban Planning and Economy report UPE00548 was considered.

Report Summary

This amendment to the Capital City Downtown Community Revitalization Levy (CRL) Bylaw 16521 and Plan adds the 103A Avenue Pedway as a separate catalyst project which allows it to be funded by CRL resources. The amendment also includes minor changes to existing catalyst projects to provide some flexibility and better support vibrancy and revitalization efforts.

Report

Administration has been working with Qualico (Station Lands Ltd.) on the Station Lands Development concept for a large site Downtown. Qualico (Station Lands Ltd.) is planning to invest up to \$840 million in the area. The developer approached the City seeking City investment in public (and publicly accessible) infrastructure to provide some certainty in their investment and to act as a catalyst to advance the project further.

At the June 22, 2021 City Council meeting, the Urban Planning and Economy report UPE00548 presented by Administration identified three projects that would help leverage the development potential and reinforce connections between the Station Lands site, Downtown and Chinatown:

1. Extending the LRT pedway from Churchill LRT Station to the Station Lands Site (103A Avenue Pedway)
2. Financial contributions to publicly accessible amenity spaces (Amenity Spaces)
3. Streetscape improvements to 103A Avenue (103A Streetscape)

The anticipated benefits of these projects are described in the June 22, 2021 report.

City Council approved funding for these three elements and directed Administration to enter into an agreement with Qualico (Station Lands Ltd.) to formalize the funding commitment. However, CRL funding cannot be spent on the 103A Avenue Pedway project as it is not listed in the original City of Edmonton Capital City Downtown Community Revitalization Levy Bylaw 16521.

At the June 22, 2021, City Council meeting, Council directed Administration to amend the City of Edmonton Capital City Downtown Community Revitalization Levy Bylaw 16521 and Plan to make the 103A Avenue Pedway a catalyst project and update minor changes to the text of the Plan, such as clarifying the scope of Catalyst projects and other 'housekeeping' items.

Bylaw 19820, which amends the existing City of Edmonton Capital City Downtown CRL Plan (Bylaw 16521) is included as Attachment 1 to this report.

The proposed changes to the City of Edmonton Capital City Downtown Community Revitalization Levy Bylaw 16521 and Plan include adding 103A Avenue Pedway as a catalyst project, updating existing catalyst projects to clarify their scope to provide better opportunities to help animate and activate the public realm and create more vibrancy and investment. The changes also allowed the City of Edmonton Capital City Downtown Community Revitalization Levy Bylaw 16521 and Plan to be simplified by removing duplication material already found in the Capital City Downtown Plan, updating existing Catalyst projects and financial projections. A summary of recommended amendments is available in Attachment 2.

Should Council amend this Bylaw, the proposed amended City of Edmonton Capital City Downtown Community Revitalization Levy Bylaw 19820 and Plan will be sent to the Government of Alberta for approval by the Lieutenant Governor in Council. Administration has been in contact with the provincial government in regards to amending the City of Edmonton Capital City Downtown CRL Bylaw and Plan. However, the timeline for provincial approval is unknown and not in the City's control.

Proposing a CRL Plan amendment to the provincial government is not without risk. The Province could reject the amendment, or propose other changes to the CRL Plan.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmonton is attractive and compact.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Amend Capital City Downtown Community Revitalization Levy Bylaw 16521 and Plan	Inclusion of 103A Avenue Pedway as a catalyst project and adoption of amendments and updates to plan	TBD	Three readings of Bylaw 19820 in 2021

Catalyze Development and Community Transformation	Number of net new Residential and commercial units in Community Revitalization Levy Areas	2019 Result: 21 2020 Result: 663	Increase over previous year
Catalyze Development and Community Transformation	Increased private investment in developing Downtown	2019 Result: \$161 million 2020 Result: \$181 million	Increase over previous year Development of Station Lands site

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Community Revitalization Levy (CRL) bylaws	Province does not support amendments	2- Unlikely	3 - minor	6 - low	Proactive communication with the province. Proposed CRL Bylaw has been shared with Municipal Affairs.	Continued open communication with the province.

Public Engagement

Public Engagement was not conducted for Bylaw 19820 prior to the Public Hearing. The required content of the CRL Plan is established in provincial regulation, and the scope of changes are limited by City Council’s direction at the June 22, 2021 City Council meeting.

Budget/Financial Implications

Amending the CRL Plan does not have any budget or financial implications. Any expenditure of CRL funds requires City Council budget approval. At the June 14, 2021 Executive Committee meeting, up to \$26.5 million of Downtown CRL debt was approved on the condition that Bylaw 16521 is amended to add the 103A Avenue Pedway as a catalyst project.

If the City of Edmonton Capital City Downtown CRL Plan is not amended, CRL funds may not be spent on the 103A Avenue Pedway (Capital Profile 21-50-9100).

CRL revenue is a function of the pace and volume of development, market value fluctuations, and property tax rates. Administration takes a conservative approach to CRL projections, and provides an update report to Council annually.

Legal Implications

The City of Edmonton Capital City Downtown Community Revitalization Levy Regulation (AR 141/2013) outlined the requirements for the Community Revitalization Levy Plan. These requirements include the costs associated with the plan including the amount and timing of projected redevelopment capital costs, as well as the amount and timings of borrowings.

A Community Revitalization Levy Bylaw may be amended by City Council but in accordance with section 5(2) of the regulation the amendments will have no effect until approved by the Lieutenant Governor in Council.

Attachments

1. Bylaw 19820
2. Summary of Changes

Others Reviewing this Report

- D. Croft, Acting Deputy City Manager, Financial and Corporate Services
- H. Rai, Acting Chief Financial Officer
- C. Owen, Deputy City Manager, Communications and Engagement
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- K. Fallis-Howell, Acting City Solicitor