

Summary of Changes

The following table summarizes the changes to the Capital City Downtown Community Revitalization Levy Plan.

The following types of changes are not included on this list:

- Correction of spelling or typographical errors
- Instances where content is kept the same, but a proviso is added that the content is from 2013
- Changes in grammatical tense
- Removal of images

Original Section #	New Section #	Section Name	Proposed Change(s)	Rationale
		Executive Summary	-Added summary of and rationale for 2021 Amendment	Update to 2021 situation
1.0	-	Capital City Downtown Plan Highlights	Delete this section.	Section is not required. Content is available in the Downtown Plan.
-	1.0	Plan Objectives	Numbered Plan Objectives which were part of the Executive Summary to 1.0 and revised wording to reflect 4.0 as both were almost verbatim.	Duplication with Section 4.0
-	2.0	Catalyst Projects	-Numbered Catalyst Projects which were part of the Executive Summary. -Updated phasing of Catalyst Projects to reflect what has been completed and is in	Improve organization of the document.

			progress as of 2021.	
2.0	3.0	The Need for a CRL	Updated to reflect 2021	Update to 2021 situation
3.0	4.0	Legal Boundary Description	Mostly unchanged. -Correction to legal description of boundary to match regulation.	Correction of previous error.
4.0	-	Plan Objectives	Deleted	Duplication of new Section 1.0
5.0	5.0	Legislative Context	Updated to 2021	Update to 2021 situation
6.0	6.0	Alignment with Existing Policy	-Replaced with a table that identifies a) plans and policies in effect in 2013 when the Plan was first approved, and b) the updated versions in effect in 2021	Update to 2021 situation
7.1.1	7.1.1	Population	-Updated to 2016 Federal Census. -Removal of Tables and charts	Update to 2021 situation
7.1.2	7.1.2	Housing	-Updated to 2016 Federal Census. -Removal of Tables and charts	Update to 2021 situation
7.1.3	7.1.3	Homelessness	-Updated to 2016 Federal Census. -Removal of Tables and charts	Update to 2021 situation
7.1.4	7.1.4	Crime	Updated to 2020 figures	Update to 2021 situation
7.1.5	-	Community Services and Facilities	Delete this section	Section is not required.

7.2.1	7.2.1	Household Income	Updated to 2016 Federal Census	Update to 2021 situation
7.2.2	7.2.2	Employment	-Updated to 2016 Federal Census -Removal of Charts	Update to 2021 situation
7.2.3	7.2.3	Property Assessment and Taxes	Insertion of 2021 figures.	Update to 2021 situation
7.3	7.3.2	Existing Zoning	Largely unchanged.	N/A
7.4.1	7.4.1	Existing Land Uses	Added description of change between 2013 and 2021.	Updated to 2021 situation
7.4.2	7.3.1	Approved Land Uses	Deletion of most of this section. -Originally this section included large excerpts of the Downtown Plan, Boyle/McCauley ARP, and Central McDougall/Queen Mary Park ARP. -This version simply lists the plans in effect.	Excerpts from Plans may become out of date, particularly as District Planning progresses.
7.4.3	7.4.2	Development Activity	Updated with 2021 statistics	Updated to 2021 situation
7.5	7.5	Development Potential	Updated to 2021.	Updated to 2021 situation
8.1 - 8.4	-	Existing Infrastructure	Delete these sections.	Not required in a CRL Plan. Material may be out of date, or is available in other Plans.
8.5	7.6	Heritage Resources	Removal of map. Update to list of Heritage resources.	Updated to 2021 situation.

8.6	-	Environmental and Geotechnical	Delete this section	Not required - covered by other policy and procedures.
8.7	-	Additional Projects	Delete this section	Not required - duplicates the Downtown Plan
9.0	8.0	Catalyst Approach	Unchanged	N/A
10.0	9.0	Catalyst Projects	-The distinction between "Phase 1" and "Future Projects" has been removed. All projects are now in the same section. -Each project now includes a section explaining the current status of each project as of 2021.	Updated to 2021 Situation
10.1.1	9.1	Downtown Arena Building	Updated to 2021	Updated to 2021
10.1.2	9.2	Arena Related Public Infrastructure	Largely unchanged.	N/A
10.1.3	9.3	Downtown Arena Community Rink	Largely unchanged.	N/A
10.1.4	9.4	Green and Walkable Downtown	Project description is updated: -clarify that public spaces other than sidewalks contribute to a Green and Walkable Downtown and are eligible for CRL funding.	These changes clarify the scope of what is considered a Green and Walkable project. They also allow greater flexibility

			<ul style="list-style-type: none"> -Clarify a wider range of improvements that constitute Green and Walkable improvements, which may include land acquisition. -Establish that CRL funds may be used outside the CRL boundary in specific instances where required for project success. 	in using Green and Walkable funds (e.g. in cases where the CRL boundary runs down the centreline of a road)
10.1.6	9.5	Downtown Stormwater Drainage Servicing	<ul style="list-style-type: none"> -Some material explaining the rationale for Drainage improvements was relocated here from Section 8.0. -Added clarification about the status of CRL-funded Drainage work in light of the city's Drainage infrastructure being transferred to EPCOR -Added clarification that drainage infrastructure may be delivered by EPCOR, the City, or a third party (e.g. a developer) 	Update to 2021 Situation.
10.1.7	9.6	Jasper Avenue New Vision + Underground Infrastructure Allowance	<ul style="list-style-type: none"> -Removal of outdated references. 	Update to 2021 Situation.
10.1.8	9.7	Projects in the Civic Precinct	<ul style="list-style-type: none"> -Removal of outdated references 	Update to 2021 Situation.
10.1.9	9.8	River Valley Promenades	Project description has been revised to allow greater flexibility in funding connections between Downtown and the River Valley	Provide greater flexibility to support emerging opportunities and reflect the emphasis placed on River Valley connections in the Downtown Public Places Plan.

10.1.10	9.9	105 Street/102 Avenue Park	-Removal of outdated references -Update to reflect completion of this project	Update to 2021 Situation.
10.2.1	-	Downtown Stormwater Drainage Servicing	Deleted, and consolidated in new section 9.5.	Simplifies the document. With no distinction between “Phase 1” and “Future” projects, two separate entries are no longer required.
10.2.2	9.10	Central Warehouse Housing Incentive Program	Project description has been revised to allow greater flexibility in designing a potential incentive program. Project name has been changed to “Downtown Incentive Program”	The incentive program included in the 2013 Plan had very narrow yet imprecise criteria, that do not necessarily reflect current market conditions or identified needs.
10.2.3	9.11	Warehouse Campus Neighbourhood Central Park	-Removal of outdated references	Update to 2021 Situation.
10.2.4	-	Green and Walkable Downtown - Other Streetscape Improvements	Section is deleted, and consolidated in new section 9.4	Simplifies the document. With no distinction between “Phase 1” and “Future” projects, two separate entries are no longer required.
10.2.5	9.12	Edmonton Downtown Academic and Cultural Centre	Addition of the more commonly used “Galleria” name.	Update to 2021 Situation.

-	9.13	103a Avenue Pedway	New Catalyst Project added.	New Catalyst project as directed by City Council at the June 22, 2021 meeting.
10.3	-	Catalyst Projects not funded by this CRL	Section is deleted.	Section lists projects <i>not</i> included in the CRL. It is not required, and may be confusing.
10.4	-	Concurrent Catalyst Projects funded by other means	Section is deleted.	Section lists projects <i>not</i> included in the CRL. It is not required, and may be confusing.
11.0	10.0	Plan Risks	Minor updates to reflect 2021 situation.	Update to 2021 Situation.
12.0	11.0	Redevelopment Phasing	Distinction between “Phase 1” and “Future” projects included in 2013 Plan is removed, and replaced with a table summarizing the status of each project as of 2021, and anticipated timing of remaining projects	Update to 2021 Situation.
13.0	12.0	Redevelopment Impacts and Proposed Mitigation Measures	Unchanged.	N/A
14.0	13.0	Role of the Private Sector	Minor update to reflect 2021 situation.	Update to 2021 Situation.
15.0	14.0	The Community Revitalization Levy	Update to timeline to reflect approval process of the 2013 Plan, and the 2021 amendment.	Update to 2021 Situation.

16.0	15.0	Financial Assumptions	Wording and figures updated to reflect 2021 situation.	Update to 2021 Situation.
17.0	16.0	Plan Costs	Updated to reflect approved budgets, and estimated remaining costs as of 2021.	Update to 2021 Situation.
18.0	17.0	Plan Revenues	Updated to current revenue projections.	Update to 2021 Situation.
19.0	18.0	Projected Borrowings and Repayment	Updated to reflect actual borrowings, and projected borrowings as of 2021.	Update to 2021 Situation.
20.0	19.0	Funding Shortfall	Section has been replaced with by “CRL Reserve/Funding Shortfall” which explains the creation and use of the CRL reserve.	Update to 2021 Situation.
21.0	20.0	Community Revitalization Levy Fund	Unchanged	N/A