

Urban Planning and Economy
UPE00880

Edmonton

**Community Revitalization Levy
Update - Downtown, Quarters,
Belvedere**

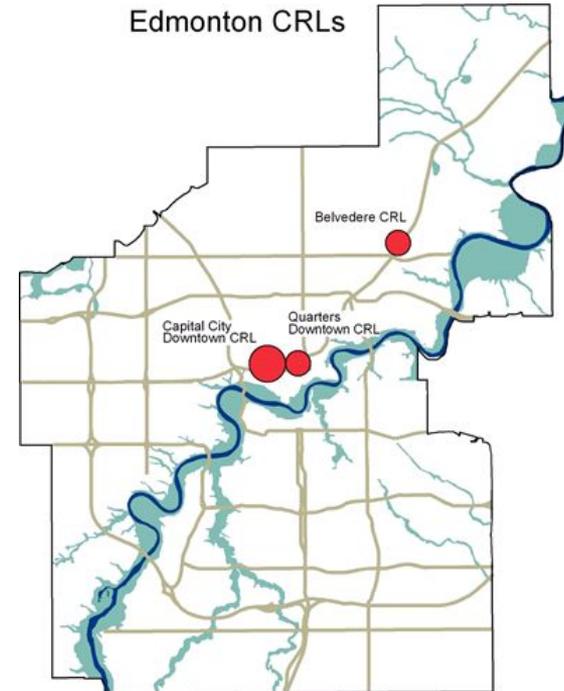
City Council
February 22, 2022

Community Revitalization Levy Areas in Edmonton

**Capital City Downtown:
2015-2034**

**The Quarters Downtown:
2012-2031**

**Belvedere:
2013-2032**



The City Plan Implementation Approach



Planning, Policy & Regulation

Examples

- District Planning
- City Planning Framework
- Zoning Bylaw Renewal



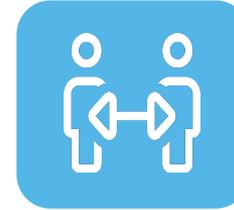
Process & Service Delivery

- Prioritized budgeting
- Business planning
- Operational service delivery



Data & Measurement

- Measures and targets
- Transparent reporting



People, Partnerships & Change Management

- Organizational change management
- External relationships and partnership

CRL Update: Capital City Downtown

Capital City Downtown: Amended Bylaw

- Bylaw 19820 to amend the Capital City Downtown CRL Plan approved by City Council at Public Hearing on August 31, 2021.
- Approved by Provincial Order-in-Council on January 26, 2022.

Capital City Downtown: Catalyst Projects

Complete:

- Rogers Place and associated infrastructure
- Alex Decoteau Park

Partially Complete:

- Stormwater Drainage Servicing

In Progress:

- Warehouse Park
- Jasper Avenue New Vision
- Green and Walkable Downtown
- Centennial Plaza (Projects in the Civic Precinct)
- McDougall Hill Bridge (River Valley Promenades)
- 103A Avenue Pedway

Capital City Downtown: What's Driving the Projection?

- Pace and volume of new developments
- Weakness across multiple property classes (exacerbated by COVID-19)
- CRL Revenue overall is stable



Capital City Downtown CRL

Revenue Scenarios (\$ millions)

2015-2034

	HIGH (\$M)	MEDIUM (\$M)	LOW (\$M)
Current	\$882	\$764	\$704
Q1 2021	\$825	\$754	\$710
Original (2013)	\$1,156	\$941	\$597

CRL Update: The Quarters Downtown



The Quarters Downtown

Revenue Scenarios (\$ millions)

2012-2031

	HIGH (\$M)	MEDIUM (\$M)	LOW (\$M)
Current			\$132
<i>Q1 2021</i>			<i>\$156</i>
<i>Original (2011)</i>	<i>\$150.5</i>	<i>\$143.5</i>	<i>\$139.5</i>

CRL Update: Belvedere



Belvedere

Revenue Scenarios (\$ millions)

2013-2032

Includes Land Sales and CRL Revenue

	HIGH (\$M)	MEDIUM (\$M)	LOW (\$M)
Current			\$46.4
<i>Q1 2021</i>			<i>\$42.3</i>
<i>Original (2012)</i>	<i>\$106.5</i>	<i>\$76.2</i>	<i>\$53.2</i>

Thank You.

City Council
February 22, 2022

The logo for the City of Edmonton, featuring the word "Edmonton" in a white, sans-serif font on a dark blue square background.

Edmonton

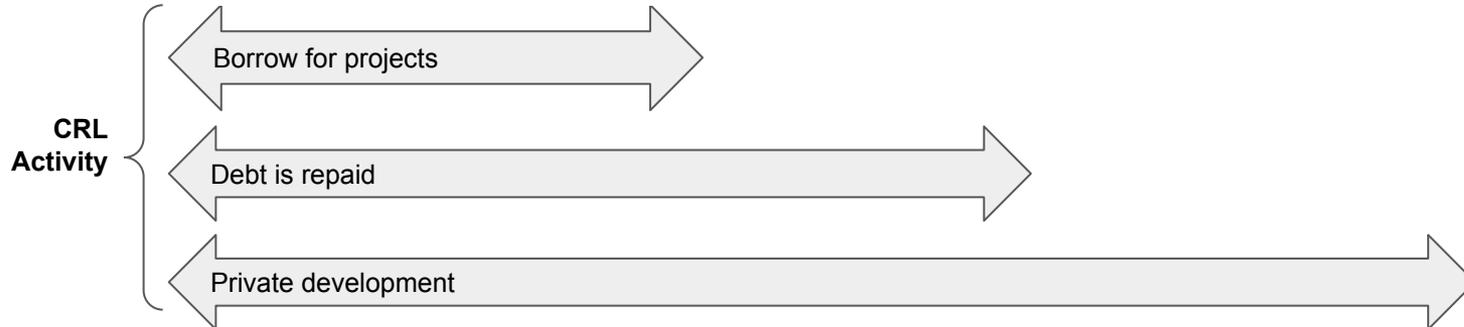
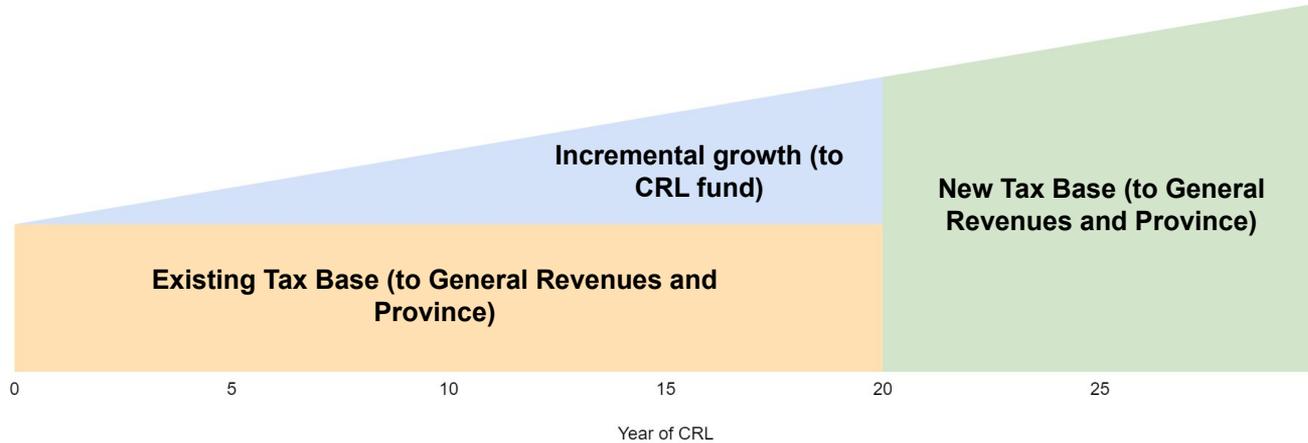
About Community Revitalization Levies

Community Revitalization Levies

- Use of CRL funds are established in a CRL Bylaw
- A municipality is authorized to pass a CRL Bylaw when the Province approves a CRL Regulation
- A CRL Bylaw is approved by City Council at a Public Hearing
- CRL Bylaw must also be approved by the Province

Community Revitalization Levies

Basic CRL Model



Community Revitalization Levies

- Use of CRL funds must be:
 - ◆ Consistent with the CRL Plan
 - ◆ Located within the CRL Area
 - ◆ Approved by City Council (Budget)

Capital City Downtown

20-year Revenue

	HIGH	MEDIUM	LOW	STRESS TEST
Funds Sufficient to cover all approved costs	YES	YES	NO	NO
Future Revenue for unfunded projects	\$ 166 M	\$ 48 M	Nil	Nil

High-level cost estimate for all remaining projects: \$146 million