

CAPITAL PROFILE REPORT

PROFILE NAME: **THE QUARTERS DOWNTOWN - PHASE II**
 PROFILE NUMBER: **15-74-4031**
 DEPARTMENT: **Community Revitalization Levies**
 LEAD BRANCH: **The Quarters Downtown CRL**
 PROGRAM NAME:
 PARTNER:
 BUDGET CYCLE: **2015-2018**

FUNDED

PROFILE STAGE:	Approved
PROFILE TYPE:	Standalone
LEAD MANAGER:	Mary Ann Debrinski
PARTNER MANAGER:	
ESTIMATED START:	January, 2015
ESTIMATED COMPLETION:	December, 2018

Service Category:	Economic Development	Major Initiative:	Quarters
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	19,666
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	19,666

PROFILE DESCRIPTION

The Quarters Downtown is a City-led initiative intended to provide the catalyst for private sector investment and redevelopment of the east side of Edmonton's downtown.

The revitalization efforts propose to transform The Quarters into a vibrant, healthy community comprised of five distinct areas, each with its own character, activities and feel, structured around a unique linear pedestrian oriented street running through the neighbourhood that provides a defining element for the community.

The Quarters Downtown Phase II is a continuation of redevelopment of the area which will continue implementation of The Quarters Downtown Urban Design Plan, including park land acquisition, development of New City Park Phase I, drainage and streetscape improvements on the avenues. Funds are required for infrastructure work, detailed engineering, landscape and streetscape design and land acquisition.

PROFILE BACKGROUND

The Quarters Downtown is a City-led initiative intended to provide the catalyst for private sector investment and redevelopment of the east side of Edmonton's downtown. The Quarters Downtown Community Revitalization Levy (CRL) Area Plan 2011, Bylaw 15800, was approved by the Province in 2011 and came into force and effect on January 1, 2012. The CRL outlines the urban design approved by City Council for The Quarters Downtown and the proposed phasing for implementation. The phasing was based on CRL revenue forecasts with the first phase providing \$56 million for infrastructure investments based on original CRL revenue projections. Updated CRL revenue projections are higher than originally forecasted and will cover the cost of Phase II. Phase II was identified in the CRL Area Plan as a Future Phase which included completing the armature streetscaping, drainage/streetscaping on all other streets/avenues, land, water and drainage improvements, Environmental Remediation and Contingency.

PROFILE JUSTIFICATION

Since the 1960's the east downtown area has been in decline and has not benefited from investment and redevelopment that has occurred in other areas of Edmonton. With its proximity to downtown, The Quarters redevelopment will help the City achieve it's vision of being more sustainable. Phased implementation of City Council approved urban design and statutory plans for redevelopment of The Quarters Downtown will continue the momentum of revitalizing the area through strategic infrastructure investments. The Quarters Downtown Phase II is a continuation of redevelopment of the area; the objective is to transform this underutilized part of the downtown area of the City of Edmonton into a vibrant, healthy, walkable community.

STRATEGIC ALIGNMENT

Strategic Alignment with:

- The Way We Grow: aids in the evolution to a sustainable, healthy and compact city.
- The Way We Live: Assist in "giving Edmonton a greater range of housing, living and work place choice".

ALTERNATIVES CONSIDERED

Alternative approaches to revitalizing portions of the The Quarters started in 1964. At this point, the only alternative is not do anything which would not contribute to the City of Edmonton's effort of a sustainable, urban/compact City.

COST BENEFITS

Tangible Benefits:

- Increased tax revenue and density within the City
- Stimulate private sector investment Increase in development.

Intangible Benefits:

- More people living in the area and improved perceived safety of the community
- Quality urban design
- Improved community attractiveness and quality of life

KEY RISKS & MITIGATING STRATEGY

- Contaminated soil; contingency on site-by-site basis
- Unable to acquire land; City's legal avenues (MGA)
- Rise in construction costs; contingency on site-by-site basis
- CRL revenues does not match forecast; adjust timing/implementation

RESOURCES

This project will be led by The Quarters Team (Urban Renewal) who is the client and Roads Design and Construction, who are the project manager, with support from Parks Planning. External consultants will be engaged as required through the process.

CONCLUSIONS AND RECOMMENDATIONS

The Quarters Downtown Phase II will achieve corporate/departamental goals by contributing to the creation of a sustainable/compact City and the revitalization of Edmonton's Downtown.

CHANGES TO APPROVED PROFILE

2017 Spring (#17-20) 2.1-10: Transfer to 17-74-4103 Jasper Ave New Vision Phase 2.

2017 Fall (#17-40) 2.1-05: Transfer \$6M to 17-28-1009 Kinistinaw Park

2017 Fall (#17-40) 2.2-13: Rehabilitation of vacant city-owned buildings replaces park land acquisition that is no longer required due to proposed Alldritt development, as well as drainage and streetscape improvements that are on hold until redevelopments on adjacent properties occurs (scope only).

2017 Fall (#17-40) 2.3-15: Debt is not an eligible funding source for Art. A request of \$150K (\$55K in 2017 and \$95K in 2018) of Pay-as-you-Go funding source is required to fund Art expenditure for Quarters Phase II 15-74-4031.

2017 Fall (#17-40) 2.7-16 This adjustment is required to transfer the budget related to % of Art from Capital to Operating. Transfer \$150K from Quarters Phase II 15-74-4031 to operating over the span of 2017 and 2018 (\$55K in 2017 and \$95K in 2018).

Spring SCBA 2018: (2.2-03) Move \$50K CRL funding from 15-74-4031 to fund an environmental assessmetn in 17-28-1009 Kinistinaw Park.

Spring SCBA 2018: (2.4-26) To reduce the profile's Debt CRL Quarters funding by \$55K in 2017 and \$95K in 2018. The adjustment is to reflect the increase in PayGo funding in the 2017 Fall SCBA to cover the % for Art expenditures. Without this budget adjustment, the amount of Debt CRL Quarters funding would be overstated.

#19-04: Transfer the amount of \$440,000 from profile 15-74-4031 to profile 17-28-1009. Consequences of not doing the transfer are that the Kinistinaw Project will not have enough project funding to award the construction contract.

Spring 2019 Administrative Budget Adjustment (#19-11): To reflect changes in the sources of funding. The \$1.5M adjustments result in no increased budget expenditures and no overall impact on budget within a specific program, a result of successful approval of Canada Cultural Spaces Fund (CCSF) federal grant contributions, to replace current CRL funding.

2019 Fall SCBA (3.3.19B): A transfer of \$500.6k CRL from UFCSD profile 15-74-4031 - The Quarters Downtown - Phase 2 is required to address both concept design and preliminary design for Phase 2 of Kinistinaw Park. This will not result in an overall change to the scope of the project.

2020 Fall SCBA (#20-30, CA 3.5-2): This Funding Source Adjustment is to swap \$743,084 of Quarters CRL Debt funding, with \$743,084 of Quarters CRL Reserve funding. This adjustment is required in order to fund a grant payment related to the Brighton Block which is operating in nature, and therefore debt is not an eligible funding source.

The Brighton Block is a designated Municipal Historic Resource that has undergone extensive rehabilitation. The property owner is seeking a grant for eligible costs under the Heritage Fund's Maintenance Incentive Program. The eligible costs exceed the program's \$50,000 limit and this transfer makes it possible for the grant to be funded by the Quarters CRL as a development incentive while being administered by the Heritage Fund program.

The related adjustment to transfer this \$743,084 from the capital to the operating budget can be found in the "Transfers from Capital to Operating" section of this report under Ref# 3.7-1 (change request number "SCBA-C-2020-00129").

2020 Fall SCBA (#20-30, CA 3.5-3): This Funding Source Adjustment is to swap \$412,000 of Quarters CRL Debt funding, with \$412,000 of Quarters CRL Reserve funding. This adjustment is required in order to fund a grant towards the GWG building leasehold improvements for the Edmonton Downtown Farmers Associations. This grant payment is operating in nature, and therefore debt is not an eligible funding source.

As the sub-tenant, the Association is seeking a grant to cover renovation costs that enable the tenant to operate. The Quarters CRL can fund the request as a development incentive as the farmer's market achieves major goals of the CRL Area Plan including activation of a vacant space, attraction of thousands of Edmontonians to the area and revival of a historic building.

The related adjustment transfer this \$412,000 from the capital to the operating budget can be found in the "Transfers from Capital to Operating" section of this report under Ref# 3.7-2 (change request number "SCBA-C-2020-00134").

2020 Fall SCBA (#20-30, CA 3.7-1): This Transfer from Capital to Operating is required due to the accounting treatment of grant expenditures related to the Brighton Block - Heritage Fund being operating in nature.

Additional details regarding this request are included in Ref#3.5-3 (change request "SCBA-C-2020-00130") listed under the "Funding Source Adjustment" category of this report.

2020 Fall SCBA (#20-30, CA 3.7-2): This Transfer from Capital to Operating is required due to the accounting treatment of grant expenditures related to the leasehold improvements for the GWG Building being operating in nature. Additional details regarding this request are included in Ref# 3.5-4 (change request "SCBA-C-2020-00133") listed under the "Funding Source Adjustment" category of this report.

2021 Spring SCBA (#21-20, 3.1-29): The Iron Works Building Rehabilitation Phase 1 project has reached Checkpoint 3 of the PDDM and requires approval for delivery within a new stand-alone profile as the project is over the \$5 million threshold for renewal. The total funding request for this profile is \$6,047,930, with all requested funds being a transfer from existing approved budgets (\$2.5M).

2021 Spring SCBA (#21-20, 3.1-32): The Kinistinaw Park Phase 2 project has reached Checkpoint 3 of the PDDM and requires approval for delivery within a new stand-alone profile as the project is over the \$2 million threshold for growth. The total funding request for this profile is \$2,499,400, with all requested funds being a transfer from existing approved budgets.

2021 Fall SCBA (#21-30, 3.2-9): This scope change is required to add phase 2 construction and phase 3 design to standalone capital profile "21-10-9103 - Iron Works Building Rehabilitation Phase 1". The current approved budget for this profile only covered Phase 1 of the project (Building shell & Envelope Systems (curtain wall, windows, structural steel, roofing - basically building shell)). This funding request is for the Phase 2 construction (Base Building & interior works (mechanical, Electrical, life saving systems, party walls and common areas) and Phase 3 design (Tenant fit-out). The total funding request for this scope change is \$7,952,070, with all requested funds being a transfer from existing composite profile "15-74-4031 - The Quarters Downtown - Phase II".

* The estimated completion date of the Iron Works Building Rehabilitation capital profile will be changed from "December, 2022" to "December, 2023" upon approval of this scope change.

2022 Spring SCBA (#22-10, 3.2-5): This scope change is required to complete the construction of Stage 2 Building upgrade and allow Stage 3 Tenant Fitup. Significant additional hazardous material abatement, structural modifications and required improvements and unforeseen scope, as well as supply chain and Covid-19, has affected the schedule and costs for the project. The scope of work will be funded with a transfer from existing capital profile "15-57-4031 - The Quarters Downtown - Phase II" (\$2,500,000), with the remaining additional funding being new Quarters Community Revitalization Levy Debt (\$7,000,000) and Canada Cultural Spaces Fund (CCSF) Grant (\$308,159).

The estimated completion date of the Iron Works Building Rehabilitation capital profile will be changed from December 2023 to April 1, 2024 upon approval of this scope change.

2022 Spring SCBA (#22-10, 3.3-12): This recosting adjustment is to transfer remaining funds from capital profile "19-20-5001 - Streetscape Improvements (97 St: Jasper Ave to 102 Ave)" to other existing Community Revitalization Levy funded profiles "15-74-4031 - The Quarters Downtown - Phase II" (\$999,262) and "15-74-4109 - Future Phase Green and Walkable - Other Streets" (\$999,262). The funding is being transferred because the profile is substantially complete and is no longer required.

2022 Spring SCBA (#22-10, 3.5-3): This funding source adjustment is required to transfer \$100,000 of Community Revitalization Levy (CRL) Quarters debt funding from capital profile "15-74-4031 - The Quarters Downtown - Phase II" to capital profile "17-28-1009 - Kinistinaw Park" for additional construction expenses and to complete project close out requirements.

CAPITAL PROFILE REPORT

PROFILE NAME: **The Quarters Downtown - Phase II**

FUNDED

PROFILE NUMBER: **15-74-4031**

PROFILE TYPE: **Standalone**

BRANCH: **The Quarters Downtown CRL**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond 2030	Total	
APPROVED BUDGET	Approved Budget												
	Original Budget Approved	43,200	-	-	-	-	-	-	-	-	-	-	43,200
	2015 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2016 Cap Capital Budget Adj (one-off)	-	-	-	-	-	-	-	-	-	-	-	-
	2016 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2017 Cap Council	-6,725	-	-	-	-	-	-	-	-	-	-	-6,725
	2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2018 Cap Council	-200	-	-	-	-	-	-	-	-	-	-	-200
	2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2019 Cap Administrative	-	-	-	-	-	-	-	-	-	-	-	-
	2019 Cap Council	-501	-	-	-	-	-	-	-	-	-	-	-501
	2019 Cap Capital Budget Adj (one-off)	-440	-	-	-	-	-	-	-	-	-	-	-440
	2019 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2020 Cap Council	-1,155	-	-	-	-	-	-	-	-	-	-	-1,155
	2020 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2021 Cap Council	-12,913	-	-	-	-	-	-	-	-	-	-	-12,913
	2021 Cap Carry Forward	-3,399	3,399	-	-	-	-	-	-	-	-	-	-
	2022 Cap Council	-	-1,601	-	-	-	-	-	-	-	-	-	-1,601
	Current Approved Budget	17,868	1,798	-	-	-	-	-	-	-	-	-	19,666
	Approved Funding Sources												
Debt CRL Quarters	16,368	1,798	-	-	-	-	-	-	-	-	-	18,166	
Other Grants - Federal	1,500	-	-	-	-	-	-	-	-	-	-	1,500	
Current Approved Funding Sources	17,868	1,798	-	-	-	-	-	-	-	-	-	19,666	

	Prior Years	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond 2030	Total
BUDGET REQUEST	Budget Request	-	-	-	-	-	-	-	-	-	-	-

	Prior Years	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond 2030	Total
REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	17,868	1,798	-	-	-	-	-	-	-	-	19,666
	Requested Funding Source											
	Debt CRL Quarters	16,368	1,798	-	-	-	-	-	-	-	-	18,166
	Other Grants - Federal	1,500	-	-	-	-	-	-	-	-	-	1,500
Requested Funding Source	17,868	1,798	-	-	-	-	-	-	-	-	-	19,666

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

	Activity Type	Prior Years	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond 2030	Total
REVISED BUDGET (IF APPROVED)	Construction	21,454	-	-	-	-	-	-	-	-	-	-	21,454
	Design	-50	-	-	-	-	-	-	-	-	-	-	-50
	Land	-3,537	1,798	-	-	-	-	-	-	-	-	-	-1,738
	Total	17,868	1,798	-	-	-	-	-	-	-	-	-	19,666

OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:																
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

CAPITAL PROFILE REPORT

PROFILE NAME: **KINISTINAW PARK**
 PROFILE NUMBER: **17-28-1009**
 DEPARTMENT: **Integrated Infrastructure Services**
 LEAD BRANCH: **Building Great Neighbourhoods**
 PROGRAM NAME:
 PARTNER: **Parks & Roads Services**
 BUDGET CYCLE: **2015-2018**

FUNDED

PROFILE STAGE:	Approved
PROFILE TYPE:	Standalone
LEAD MANAGER:	Craig Walbaum
PARTNER MANAGER:	Anna Dechamplain
ESTIMATED START:	November, 2017
ESTIMATED COMPLETION:	December, 2020

Service Category:	Major Initiative:
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GROWTH
100

RENEWAL

PREVIOUSLY APPROVED:	6,591
BUDGET REQUEST:	-
TOTAL PROFILE BUDGET:	6,591

PROFILE DESCRIPTION

As part of The Quarters Downtown redevelopment, the City of Edmonton is developing a new park for the neighbourhood. The vision for this park is to create a community space for people to gather and to attract further redevelopment to the area.

PROFILE BACKGROUND

The armature which extends along 96 Street from Jasper Avenue to 103 A Avenue will be a pedestrian friendly street and is expected to be the heart of the Quarters Downtown redevelopment. This profile is for Phase 1 of the project which is 0.35ha at 96 St & 102 Ave for concept, design & build of a new park development. It also includes the concept design for Phase 2 located at 96 St & 103 Ave.

PROFILE JUSTIFICATION

It supports corporate and departmental goals of an attractive Downtown with residential growth. Downtown is severely deficient in park space, even compared to the modest target of 1.1 hectares per 1000 residents contained in the Downtown Plan. Residential development on the scale envisioned in the Downtown plan is unlikely if park space is not provided. As such, this project will be an important catalyst for residential development in the area.

STRATEGIC ALIGNMENT

10 Year Strategic Goals: "Transform Edmonton's Urban Form" and "Improve Edmonton's Livability". The Way We Grow goals: "Urban Design" and "Complete, Healthy, and Livable Communities. Also aligned with the Capital City Downtown Plan.

ALTERNATIVES CONSIDERED

Alternative approaches to improving the Downtown were contemplated during the consultation phase of the Capital City Downtown Plan. At this point, the only alternative is the "do nothing" option, which contributes nothing to Downtown revitalization.

COST BENEFITS

Tangible Benefits:

- Increase downtown park space, value of nearby properties, tree canopy, surface permeability
- Stimulate private sector residential and commercial investment
- Reduced stormwater runoff

Intangible Benefits:

- Improve Downtown attractiveness and quality of life
- Provide space for gatherings and events
- Community involvement in park planning will strengthen community links and create a sense of 'ownership'

KEY RISKS & MITIGATING STRATEGY

A preliminary risk analysis has been completed. The risk management framework will be applied to all aspects of the project and will continue to develop and evolve as the project is further defined

RESOURCES

City of Edmonton seeks to purchase goods, services, construction fairly and based on best value.

CONCLUSIONS AND RECOMMENDATIONS

This park will advance key corporate and departmental goals by creating park space and encouraging investment in an underdeveloped area.

CHANGES TO APPROVED PROFILE

Spring SCBA 2018: (2.2-03) Move \$50K CRL funding from 15-74-4031 to fund an environmental assessmetn in 17-28-1009 Kinistinaw Park.

Spring SCBA 2018: (2.9-01) The schedule and cash flow for this project was set prior to the implementation of the Project Development and Delivery Model and is being adjusted to reflect its implementation. The cashflow reflects what is expected to be spent through the lifecycle of the project

2019 Budget Adjustment 19-04: Transfer of \$440K from 15-74-4031 The Quarters Downtown - Phase II to help fund this profile.

2019 Fall SCBA (3.3.19A): A transfer of \$500.6k CRL from UFCSD profile 15-74-4031 - The Quarters Downtown - Phase 2 is required to address both concept design and preliminary design for Phase 2 of Kinistinaw Park. This will not result in an overall change to the scope of the project.

2020 Spring SCBA (#20-10, 3.6-2): The scope of the Kinistinaw Phase 2 project is being separated from Kinistinaw Park (Phase 1). The funding will be transferred to CM-30-3030 to better align with the PDDM model of project delivery.

2022 Spring SCBA (#22-10, 3.5-3): This funding source adjustment is required to transfer \$100,000 of Community Revitalization Levy (CRL) Quarters debt funding from capital profile "15-74-4031 - The Quarters Downtown - Phase II" to capital profile "17-28-1009 - Kinistinaw Park" for additional construction expenses and to complete project close out requirements.

CAPITAL PROFILE REPORT

PROFILE NAME: **Kinistinaw Park**

FUNDED

PROFILE NUMBER: **17-28-1009**

PROFILE TYPE: **Standalone**

BRANCH: **Building Great Neighbourhoods**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond 2030	Total
APPROVED BUDGET												
Approved Budget												
Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
2017 Cap Council	6,000	-	-	-	-	-	-	-	-	-	-	6,000
2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2018 Cap Council	50	-	-	-	-	-	-	-	-	-	-	50
2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2019 Cap Council	501	-	-	-	-	-	-	-	-	-	-	501
2019 Cap Capital Budget Adj (one-off)	440	-	-	-	-	-	-	-	-	-	-	440
2019 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2020 Cap Council	-500	-	-	-	-	-	-	-	-	-	-	-500
2020 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2021 Cap Carry Forward	-38	38	-	-	-	-	-	-	-	-	-	-
2022 Cap Council	-	100	-	-	-	-	-	-	-	-	-	100
Current Approved Budget	6,453	138	-	-	-	-	-	-	-	-	-	6,591
Approved Funding Sources												
Debt CRL Quarters	6,453	138	-	-	-	-	-	-	-	-	-	6,591
Current Approved Funding Sources	6,453	138	-	-	-	-	-	-	-	-	-	6,591

BUDGET REQUEST												
Budget Request	-	-	-	-	-	-	-	-	-	-	-	-

REVISED BUDGET (IF APPROVED)												
Revised Budget (if Approved)	6,453	138	-	-	-	-	-	-	-	-	-	6,591
Requested Funding Source												
Debt CRL Quarters	6,453	138	-	-	-	-	-	-	-	-	-	6,591
Requested Funding Source	6,453	138	-	-	-	-	-	-	-	-	-	6,591

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

	Activity Type	Prior Years	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond 2030	Total
REVISED BUDGET (IF APPROVED)													
Construction		6,403	138	-	-	-	-	-	-	-	-	-	6,541
Design		50	-	-	-	-	-	-	-	-	-	-	50
Total		6,453	138	-	-	-	-	-	-	-	-	-	6,591

OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:																
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

CAPITAL PROFILE REPORT

PROFILE NAME: **IRON WORKS BUILDING REHABILITATION**
 PROFILE NUMBER: **21-10-9103**
 DEPARTMENT: **Integrated Infrastructure Services**
 LEAD BRANCH: **Infrastructure Delivery**
 PROGRAM NAME:
 PARTNER: **Economic Investment Services**
 BUDGET CYCLE: **2019-2022**

FUNDED

PROFILE STAGE: **Approved**
 PROFILE TYPE: **Standalone**
 LEAD MANAGER: **Jason Meliefste**
 PARTNER MANAGER: **Jeff Chase**
 ESTIMATED START: **June, 2021**
 ESTIMATED COMPLETION: **April, 2024**

Service Category: **Building Renewal** Major Initiative: **Quarters**

GROWTH	RENEWAL	PREVIOUSLY APPROVED:	21,308
50	50	BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	21,308

PROFILE DESCRIPTION

The Iron Works Building Rehabilitation is an adaptive re-use project that renovates the 1909 Iron Works Foundry and the north and south annexes into a facility that can be leased to tenants. As a cornerstone of the overall Boyle Renaissance revitalization effort, the building architecture will be maintained and infrastructure and services reestablished to suit a number of potential uses and includes the historical designation of the original Foundry building. Phase 1 of the project includes design and construction of repairs to the building envelope. Phase 2 includes design for full building rehabilitation and other work as necessary to facilitate future Phases.

PROFILE BACKGROUND

The redevelopment of the Quarters Downtown is guided by the Quarters Downtown Area Redevelopment Plan and a Community Revitalization Levy (CRL) Area Plan that outlines the public infrastructure program necessary to encourage private sector investment. The Quarters CRL area is located in the Boyle Street community, which is immediately east of the downtown, and is one of the oldest neighbourhoods in Edmonton. The Quarters Downtown CRL Area Plan identifies Boyle Renaissance as a special planning area where redevelopment will meet the housing, social, recreation and service needs of current and future residents. Implementation of the Boyle Renaissance plan is substantially guided by recommendations from the community-led Boyle Renaissance Advisory Committee summary report of 2010. This profile focuses on the rehabilitation and redevelopment of the Iron Works Building, which was acquired by the City in 2016.

PROFILE JUSTIFICATION

The Iron Works Building Rehabilitation is a continuation of the redevelopment of the area; the objective is to transform an underutilized part of the downtown area into a vibrant, healthy, walkable community. By leading this rehabilitation as an adaptive reuse project, the City's investment in infrastructure will increase vibrancy in the downtown area, retain and designate a significant heritage building and embed an active cultural asset in the Boyle Renaissance community.

STRATEGIC ALIGNMENT

This profile aligns with the strategic objective of making transformational impacts in our community by making a discrete and measurable impact on Council's four strategic goals: healthy city, urban places, regional prosperity, and climate resilience; by creating a community to connect people to what matters to them.

ALTERNATIVES CONSIDERED

Not funding this profile would allow the buildings to further degrade and create risks of not being able to salvage the building for a future use and the loss of an historical asset. This work will ensure the facility is viable for future use.

COST BENEFITS

Tangible Benefits:

- Increased tax revenue and density within the City.
- Stimulate private sector investment, increase in development.

Intangible Benefits:

- More people living and accessing amenities in the area and improved perceived safety of the community.
- Quality urban design.
- Improved community attractiveness and quality of life.

KEY RISKS & MITIGATING STRATEGY

Completing envelope construction as a first phase of the project stops ongoing degradation created by lack of occupancy. It also creates a risk of rework due to unknown services entrances and location of interior infrastructure (mechanical and electrical rooms). This risk is mitigated through acceleration of design for future phases to inform envelope design and construction.

RESOURCES

The project will be delivered by Integrated Infrastructure Services utilizing a combination of internal and external resources.

CONCLUSIONS AND RECOMMENDATIONS

The funding requested through this profile supports the CRL program and creates a facility that anchors Boyle Renaissance Phase III by providing lease and not-for-profit space for future tenants.

Growth projects funded through composite profiles and over \$2 million become a standalone profile at Checkpoint 3. The recommendation of the attached business case is that Checkpoint 3 Authorization for capital expenditure be approved by City Council to complete the scope of work as outlined.

CHANGES TO APPROVED PROFILE

2021 Fall SCBA (#21-30, 3.2-9): This scope change is required to add phase 2 construction and phase 3 design to standalone capital profile "21-10-9103 - Iron Works Building Rehabilitation Phase 1". The current approved budget for this profile only covered Phase 1 of the project (Building shell & Envelope Systems (curtain wall, windows, structural steel, roofing - basically building shell)). This funding request is for the Phase 2 construction (Base Building & interior works (mechanical, Electrical, life saving systems, party walls and common areas) and Phase 3 design (Tenant fit-out). The total funding request for this scope change is \$7,952,070, with all requested funds being a transfer from existing composite profile "15-74-4031 - The Quarters Downtown - Phase II".

* The estimated completion date of the Iron Works Building Rehabilitation capital profile will be changed from "December, 2022" to "December, 2023" upon approval of this scope change.

2022 Spring SCBA (#22-10, 3.2-5): This scope change is required to complete the construction of Stage 2 Building upgrade and allow Stage 3 Tenant Fitup. Significant additional hazardous material abatement, structural modifications and required improvements and unforeseen scope, as well as supply chain and Covid-19, has affected the schedule and costs for the project. The scope of work will be funded with a transfer from existing capital profile "15-57-4031 - The Quarters Downtown - Phase II" (\$2,500,000), with the remaining additional funding being new Quarters Community Revitalization Levy Debt (\$7,000,000) and Canada Cultural Spaces Fund (CCSF) Grant (\$308,159).

The estimated completion date of the Iron Works Building Rehabilitation capital profile will be changed from December 2023 to April 1, 2024 upon approval of this scope change.

CAPITAL PROFILE REPORT

PROFILE NAME: **Iron Works Building Rehabilitation**

FUNDED

PROFILE NUMBER: **21-10-9103**

PROFILE TYPE: **Standalone**

BRANCH: **Infrastructure Delivery**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

APPROVED BUDGET		Prior Years	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond 2030	Total
	Approved Budget												
Original Budget Approved		-	-	-	-	-	-	-	-	-	-	-	-
2021 Cap Council		4,599	7,449	1,952	-	-	-	-	-	-	-	-	14,000
2021 Cap Carry Forward		-3,264	3,264	-	-	-	-	-	-	-	-	-	-
2022 Cap Council		-	308	7,000	-	-	-	-	-	-	-	-	7,308
Current Approved Budget		1,335	11,021	8,952	-	-	-	-	-	-	-	-	21,308
Approved Funding Sources													
Canada Cultural Spaces Fund Grant		-	308	-	-	-	-	-	-	-	-	-	308
Debt CRL Quarters		1,335	10,713	8,952	-	-	-	-	-	-	-	-	21,000
Current Approved Funding Sources		1,335	11,021	8,952	-	-	-	-	-	-	-	-	21,308

BUDGET REQUEST													
Budget Request		-	-	-	-	-	-	-	-	-	-	-	-

REVISED BUDGET (IF APPROVED)													
Revised Budget (if Approved)		1,335	11,021	8,952	-	-	-	-	-	-	-	-	21,308
Requested Funding Source													
Canada Cultural Spaces Fund Grant		-	308	-	-	-	-	-	-	-	-	-	308
Debt CRL Quarters		1,335	10,713	8,952	-	-	-	-	-	-	-	-	21,000
Requested Funding Source		1,335	11,021	8,952	-	-	-	-	-	-	-	-	21,308

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

REVISED BUDGET (IF APPROVED)	Activity Type	Prior Years	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond 2030	Total
	Construction	415	10,731	8,952	-	-	-	-	-	-	-	-	20,099
	Design	920	290	-	-	-	-	-	-	-	-	-	1,210
	Total	1,335	11,021	8,952	-	-	-	-	-	-	-	-	21,308

OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:																
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PROFILE NAME: KINISTINAW PARK PHASE II	FUNDED
PROFILE NUMBER: 21-30-9301	PROFILE STAGE: Approved
DEPARTMENT: Integrated Infrastructure Services	PROFILE TYPE: Standalone
LEAD BRANCH: Building Great Neighbourhoods	LEAD MANAGER: Craig Walbaum
PROGRAM NAME:	PARTNER MANAGER: Mary Ann Debrinski
PARTNER: Economic Investment Services	ESTIMATED START: June, 2021
BUDGET CYCLE: 2019-2022	ESTIMATED COMPLETION: December, 2022

Service Category: Parks	Major Initiative: Great Neighbourhoods
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	2,999
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	2,999

PROFILE DESCRIPTION

This project will complete remaining design work and the construction of Kinistinaw Park Phase II on City-owned property, east of 96 Street between 103 Avenue and 103a Avenue. The project is sponsored by Urban Form and Corporate Strategic Development with implementation and project management by Integrated Infrastructure Services.

This profile will support the second phase of a park on public property in the Quarters Downtown area. Continuing the phased build out of the park space will make a significant contribution to the Quarters Downtown revitalization. As identified in the Quarters Downtown Area Redevelopment Plan this amenity will improve the quality of life for existing residents and workers, and will increase the attractiveness of the area for prospective residents. It will be a green, attractive space that will catalyze future development.

PROFILE BACKGROUND

The Quarters Downtown Area Redevelopment Plan and the Quarters Downtown Community Revitalization Levy Area Plan both identify the need to build a park as part of the open space network adjacent to, and making up part of, the Armature district. The Plan's vision for this park is to serve as year round focal point, gathering place and to catalyze private redevelopment and investment. Land acquisition and consolidation to facilitate Phase I park development was completed in 2016 and construction was completed in 2020. Land acquisition and consolidation for Phase II was completed in 2019 with construction scheduled for 2021.

The Quarters Downtown Area Redevelopment Plan and associated Zoning Bylaw updates were adopted by City Council in 2009. Together, the documents provide the regulatory and policy foundation for the redevelopment of The Quarters Downtown, which is planned to be a vibrant urban village with a mix of uses and upwards of 18,000 residents over a 20-year build out.

PROFILE JUSTIFICATION

A high quality amenity area is currently absent in the Quarters. Developing Phase II of Kinistinaw Park completes the concept plan for a new amenity for current and future residents and businesses, making the Quarters a more attractive place to live, work, play and invest.

Anticipated Outcomes:

- Completion of a new park space in the Quarters Downtown within the next two years.
- Completion of an amenity space that is designed to host events that animate the area and invite people to visit.
- Increased property values in the surrounding areas.
- Increase in foot traffic to the Quarters area

Urgency:

The City acquired and consolidated the land for the purpose of building a park in accordance with the Quarters Downtown Community Revitalization Levy Area Plan. Not constructing the second phase will mean the City's land asset sits undeveloped, contributing little to the Quarters area.

Success Factors:

- Collaboration between departments and to establish the final design.
- A public park space that is well used and loved by the community and Edmontonians.

STRATEGIC ALIGNMENT

The project contributes to corporate/departmental goals of a revitalized Downtown. This profile will facilitate transformational impacts in the community by aligning with Council's strategic goals: healthy city, urban places, regional prosperity, and climate resilience.

Within the Quarters Downtown Area Redevelopment Plan, it advances the guiding principles for an environmentally-sustainable, accessible, year-around, walkable, diverse community with inclusive green spaces for recreation and activity for people of all ages and Policy 5.0 (Parks and Public Spaces).

ALTERNATIVES CONSIDERED

- Consider only constructing Phase I and leaving the northern Phase II parcels which will consist of vacant lots that are not aesthetically pleasing or vibrant.
- Consider delaying the construction. This may limit the interest of developers and will contribute to a loss of momentum.

COST BENEFITS

Tangible Benefits:

- Increase in park space in the Quarters Downtown
- Stimulate private sector residential and commercial investment
- Increased assessments of nearby properties
- Increased tree canopy
- Increased surface permeability
- Reduced stormwater runoff

Intangible Benefits:

- Improve the Quarters Downtown attractiveness and quality of life
- Provide space for gatherings and events

KEY RISKS & MITIGATING STRATEGY

A preliminary risk analysis has been completed. The risk management framework will be applied to all aspects of the project and will continue to develop and evolve as the project is further defined.

Risks associated with this project currently include:

- Delays in permits and other approvals - Mitigate by being proactive and develop relationships with approval bodies
- Impact by surrounding projects such as future LRT Construction - Mitigation through information sharing and coordination prior to construction

RESOURCES

The project is sponsored by the Urban Renewal unit and managed by Integrated Infrastructure Services. External design consultants and the construction contractor will be selected through public proposal/tender following Corporate procurement procedures to complete the delivery of the project.

CONCLUSIONS AND RECOMMENDATIONS

Constructing Kinistinaw Park Phase II will complete a key catalyst project identified in the statutory plans for the area and is recommended to be undertaken as an initial project within the Quarters Downtown Community Revitalization Levy Area Plan.

Recommendation:

Kinistinaw Park Phase II should advance to detailed design and construction. It is recommended that this standalone profile request is fully funded in order to complete construction of Kinistinaw Park Phase II on time as per the approved project schedule, and to comply with the City financial procedures regarding profile value threshold requirements for standalone profiles.

CHANGES TO APPROVED PROFILE

2022 Spring SCBA (#22-10, 3.5-2): This funding source adjustment is required to transfer \$500,000 of Community Revitalization Levy (CRL) Quarters debt funding from composite profile "CM-30-3030 - Open Space: Planning and Design - Growth" to the stand alone profile "21-30-9301 - Kinistinaw Park Phase II". This represents the planning and development funding for this project to be transferred to the stand alone profile where the expenditures are captured.

CAPITAL PROFILE REPORT

PROFILE NAME: **Kinistinaw Park Phase II**

FUNDED

PROFILE NUMBER: **21-30-9301**

PROFILE TYPE: **Standalone**

BRANCH: **Building Great Neighbourhoods**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

		Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond	Total
		Years										2030	
APPROVED BUDGET	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
	2021 Cap Council	2,349	150	-	-	-	-	-	-	-	-	-	2,499
	2021 Cap Carry Forward	-1,357	1,357	-	-	-	-	-	-	-	-	-	-
	2022 Cap Council	-	500	-	-	-	-	-	-	-	-	-	500
	Current Approved Budget	993	2,007	-	-	-	-	-	-	-	-	-	2,999
APPROVED FUNDING SOURCES	Approved Funding Sources												
	Debt CRL Quarters	993	2,007	-	-	-	-	-	-	-	-	-	2,999
	Current Approved Funding Sources	993	2,007	-	-	-	-	-	-	-	-	-	2,999

BUDGET REQUEST													
Budget Request	-	-	-	-	-	-	-	-	-	-	-	-	-

REVISED BUDGET (IF APPROVED)													
Revised Budget (if Approved)	993	2,007	-	-	-	-	-	-	-	-	-	-	2,999
Requested Funding Source													
Debt CRL Quarters	993	2,007	-	-	-	-	-	-	-	-	-	-	2,999
Requested Funding Source	993	2,007	-	-	-	-	-	-	-	-	-	-	2,999

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

	Activity Type	Prior	2022	2023	2024	2025	2026	2027	2028	2029	2030	Beyond	Total
		Years										2030	
REVISED BUDGET (IF APPROVED)	Construction	687	1,894	-	-	-	-	-	-	-	-	-	2,581
	Contingency	235	8	-	-	-	-	-	-	-	-	-	242
	Design	70	23	-	-	-	-	-	-	-	-	-	93
	Follow Up Warranty	-	45	-	-	-	-	-	-	-	-	-	45
	Other Costs	-	38	-	-	-	-	-	-	-	-	-	38
	Total	993	2,007	-	-	-	-	-	-	-	-	-	2,999

OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:																
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-