

# CAPITAL PROFILE REPORT

PROFILE NAME: **CENTENNIAL PLAZA RENEWAL**  
 PROFILE NUMBER: **21-10-9104**  
 DEPARTMENT: **Integrated Infrastructure Services**  
 LEAD BRANCH: **Building Great Neighbourhoods**  
 PROGRAM NAME:  
 PARTNER:  
 BUDGET CYCLE: **2019-2022**

**FUNDED**

|                       |               |
|-----------------------|---------------|
| PROFILE STAGE:        | Approved      |
| PROFILE TYPE:         | Standalone    |
| LEAD MANAGER:         | Craig Walbaum |
| PARTNER MANAGER:      |               |
| ESTIMATED START:      | June, 2021    |
| ESTIMATED COMPLETION: | October, 2023 |

|                   |       |                   |
|-------------------|-------|-------------------|
| Service Category: | Parks | Major Initiative: |
|-------------------|-------|-------------------|

|               |                |                              |        |
|---------------|----------------|------------------------------|--------|
| <b>GROWTH</b> | <b>RENEWAL</b> | <b>PREVIOUSLY APPROVED:</b>  | 16,153 |
| 87            | 13             | <b>BUDGET REQUEST:</b>       | -      |
|               |                | <b>TOTAL PROFILE BUDGET:</b> | 16,153 |

## PROFILE DESCRIPTION

This capital profile is to complete the design and construction for the renewal of the Centennial Plaza project area. This project will redevelop the Centennial Plaza, the Post Office Clock Tower Plaza and Judy Padua Way. This includes adding new seating, tree and landscape planting, lighting, canopies, a child friendly percent for art piece and the addition of a new secure outdoor playspace licensed to the Edmonton Public Library. The outdoor amphitheatre and the existing statues will be removed. Additional renewal elements includes the replacement of the exterior cladding of the two stair and elevator pavilions, the two parkade entrance ramps, the replacement of the library parkade, road right of way waterproof membrane and parkade structure reinforcement upgrades to support new load requirements due to design.

This project will renew aging infrastructure and capitalize on the revitalization of the library itself. The improvements will enhance the attractiveness of the area, and improve the usability and vibrancy of the space, which is currently underutilized.

## PROFILE BACKGROUND

The Project is located within the City of Edmonton's Civic Precinct. The Civic Precinct forms the heart of the Core Commercial Arts District and is the vibrant heart of Downtown's civic life. The 2013 Civic Precinct Master Plan noted that the Civic Precinct area faced a number of challenges preventing it from reaching its potential, and identified a number of improvements to the physical infrastructure in the Civic Precinct that could promote its vibrancy. When the Capital City Downtown Community Revitalization Levy Plan (Bylaw 16521) was approved in 2013, projects in the Civic Precinct was included as a Catalyst Project.

With the redevelopment of the Stanley A. Milner Library, there is an opportunity to leverage the impact of the new library by improving the public spaces around it, creating more attractive spaces for library events, informal gatherings and other festivals. Together with the City Hall Plaza renewal, and Valley Line LRT, the result will be a more attractive Civic Precinct at the heart of the City.

## PROFILE JUSTIFICATION

The current Centennial Plaza is one that has developed in small stages over the last 60 years. It currently sits on top of the three level parkade structure that services the Stanley A. Milner Library and surrounding Civic Precinct. The project also includes the Post Office Clock Tower Plaza. Originally, the clock tower was a part of Edmonton's first post office and was considered an important landmark following Edmonton's incorporation as a City in 1904. The adjacent Judy Padua Way currently serves as a connector to the Westin Hotel's entry operations and back of house, as well as a drop off location for plaza access. It is considered to be a signature street within the Capital City Downtown Plan. As development happened over a number of stages, over different eras, the current plaza is characterized by an inconsistent palette both in material selection and in form. This project seeks to reconcile these disparate elements into a more cohesive whole

Centennial Plaza has long been under-utilized relative to its prominent location in the Civic Precinct. An initial concept of Centennial Plaza was completed as part of the library renewal and upgrade project for the Edmonton Design Committee. With the renovations of the Stanley A. Milner Library completed, this has provided more opportunities for openness and movement between the Plaza and the library. Revitalization of the Plaza will leverage the investment in the library to create a more vibrant space, that will include child-friendly amenities which are lacking in this area of Downtown.

The library parkade, which extends underneath Centennial Plaza, 99 Street, and the adjacent sidewalks, requires repairs to its waterproofing system in the coming years. Those repairs will disturb the existing surface of Centennial Plaza and the adjacent areas. This has presented an opportunity for coordination, the waterproofing renewal and surface improvements can take place together, minimizing costs and disruption.

To prepare a design that re-envision the Centennial Plaza project area that includes renewal of existing infrastructure and identification of growth elements. The design will address current and future demands within the geographic boundaries of the project identified by meeting the four main goals including a space that is child-friendly, considers safety and security, embraces and remains vibrant through all seasons and supports the everyday life of visitors with a variety of ways to engage and gather.

## STRATEGIC ALIGNMENT

Re-envisioning the Centennial Plaza project area will align the City's priorities by supporting the City Plan's goal of A ReBuildable City and A Community of Communities, by providing open space infrastructure to encourage healthy living and fosters wellbeing. The addition of informal and formal play spaces encourages intergenerational use and aligns with Child Friendly Edmonton. Additional seating, lighting, trees, and higher quality paving, as well as improvements to Judy Padua Way aligns with Green and Walkable Spaces vision.

## ALTERNATIVES CONSIDERED

Various design alternatives have been explored through the Concept Design and Preliminary Design stages.

Alternatives include:

1. The project does not advance to delivery and the Plaza stays as it. Delaying the project would risk further water infiltration to the Westin Pedway and Library Parkade, the Plaza would continue to detract from the recently renovated Milner Library, continue to frustrate the Westin Hotel, perpetuate the absence of permanent child-friendly amenities, and fail to deliver on a commitment to provide secure outdoor play space for the Library's Daycare tenant.
2. Reducing scope to exclude Judy Padua Way which would be a missed opportunity to unite the two plazas through design, but would still require the waterproof membrane to be replaced over the pedestrian passageway, resulting in road repairs.

## COST BENEFITS

Tangible Benefits

- Infrastructure renewal of Centennial Plaza, Judy Padua Way, Post Office Clock Plaza, and associated structures.
- Improved Accessibility.
- Increase to tree canopy and planted areas.

Intangible Benefits

- Improved perception of security.
- Updated aesthetics, improved aesthetic integration with Milner Library.
- A more functional, interesting, and appealing space, creating a better impression to Downtown visitors.

## KEY RISKS & MITIGATING STRATEGY

A risk identification, analysis and mitigation framework has been applied to this project.

Key risks include:

1. The condition of the infrastructure below surface is unknown. Various studies were conducted, but the state of the structure will not be known until construction begins.
2. Adjacent projects construction may impact the project schedule. Coordination and good communication with project managers from the adjacent projects will support an integrated implementation plan and governance structure.

Construction funding, accurate scoping and scheduling, and continued stakeholder communication and engagement, in conjunction with the Project Development & Delivery Model, will allow for the completion of the plaza renewal to City standards and stakeholder expectations.

## RESOURCES

IIS is providing project management, landscape architecture, architecture, and engineering services to support this project, supported by representatives from UFCSD, Parks and Roads Services, Civic Events, Real Estate, and the Edmonton Public Library.

## CONCLUSIONS AND RECOMMENDATIONS

Conclusion

The Centennial Plaza project will renew and enhance a prominent public space in Downtown Edmonton that has languished in under-use for decades. The project will install child-friendly amenities, offer 4-season appeal, improve safety, accessibility, and functionality, while extending the lifespan of sensitive underground infrastructure.

The recommendation is to proceed with Detailed Design of Delivery of the Centennial Plaza Project, with a targeted completion of 2023.

## CHANGES TO APPROVED PROFILE

2021 Fall SCBA (#21-30, 3.6-4): This transfer is required to move \$500,000 of funding from the Milner Library Renewal & Upgrades standalone capital profile, to the Centennial Plaza Renewal standalone capital profile. This funding had originally been added to the Milner Library profile during the Fall 2016 Supplemental Capital Budget Adjustment to be spent on design for Centennial Plaza. The Centennial Plaza Redevelopment project now has its own standalone profile and all project expenses and funding will be captured within it.

2022 Spring SCBA (#22-10, 3.3-6): This recosting adjustment is required to fund higher than expected costs for capital profile "21-10-9104 - Centennial Plaza Renewal". This \$1,950,000 adjustment will be funded with a transfer from the existing capital profile "CM-74-4100 - Downtown CRL".

# CAPITAL PROFILE REPORT

PROFILE NAME: **Centennial Plaza Renewal**

**FUNDED**

PROFILE NUMBER: **21-10-9104**

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               | 2,840  | 11,363 | -     | -    | -    | -    | -    | -    | -    | -    | -      | 14,203 |        |
|                                  | 2021 Cap Carry Forward         | -2,635 | 2,635  | -     | -    | -    | -    | -    | -    | -    | -    | -      | -      |        |
|                                  | 2022 Cap Council               | -      | -      | 1,950 | -    | -    | -    | -    | -    | -    | -    | -      | 1,950  |        |
|                                  | Current Approved Budget        | 205    | 13,998 | 1,950 | -    | -    | -    | -    | -    | -    | -    | -      | 16,153 |        |
|                                  | Approved Funding Sources       |        |        |       |      |      |      |      |      |      |      |        |        |        |
|                                  | Corporate Tree Reserve         | -      | 60     | -     | -    | -    | -    | -    | -    | -    | -    | -      | -      | 60     |
|                                  | Debt CRL Downtown              | -      | 11,894 | 1,950 | -    | -    | -    | -    | -    | -    | -    | -      | -      | 13,844 |
|                                  | Munc Sustain. Initiative - MSI | 189    | 987    | -     | -    | -    | -    | -    | -    | -    | -    | -      | -      | 1,176  |
| Pay-As-You-Go                    | 16                             | 556    | -      | -     | -    | -    | -    | -    | -    | -    | -    | -      | 572    |        |
| Tax-Supported Debt               | -                              | 500    | -      | -     | -    | -    | -    | -    | -    | -    | -    | -      | 500    |        |
| Current Approved Funding Sources | 205                            | 13,998 | 1,950  | -     | -    | -    | -    | -    | -    | -    | -    | -      | 16,153 |        |

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

| REVISED BUDGET (IF APPROVED) | Revised Budget (if Approved)   | 205 | 13,998 | 1,950 | - | - | - | - | - | - | - | - | 16,153 |
|------------------------------|--------------------------------|-----|--------|-------|---|---|---|---|---|---|---|---|--------|
|                              | Requested Funding Source       |     |        |       |   |   |   |   |   |   |   |   |        |
|                              | Corporate Tree Reserve         | -   | 60     | -     | - | - | - | - | - | - | - | - | 60     |
|                              | Debt CRL Downtown              | -   | 11,894 | 1,950 | - | - | - | - | - | - | - | - | 13,844 |
|                              | Munc Sustain. Initiative - MSI | 189 | 987    | -     | - | - | - | - | - | - | - | - | 1,176  |
|                              | Pay-As-You-Go                  | 16  | 556    | -     | - | - | - | - | - | - | - | - | 572    |
|                              | Tax-Supported Debt             | -   | 500    | -     | - | - | - | - | - | - | - | - | 500    |
|                              | Requested Funding Source       | 205 | 13,998 | 1,950 | - | - | - | - | - | - | - | - | 16,153 |

## 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  | -731  | 11,725 | 1,950 | -    | -    | -    | -    | -    | -    | -    | -      | 12,944 |
|                              | Design        | 936   | 2,273  | -     | -    | -    | -    | -    | -    | -    | -    | -      | 3,209  |
|                              | Total         | 205   | 13,998 | 1,950 | -    | -    | -    | -    | -    | -    | -    | -      | 16,153 |

## OPERATING IMPACT OF CAPITAL

Type of Impact:

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

# CAPITAL PROFILE REPORT

|  |   |
|--|---|
| PROFILE NAME: <b>DOWNTOWN CRL</b>                  | <b>FUNDED</b>                               |
| PROFILE NUMBER: <b>CM-74-4100</b>                  | <b>PROFILE STAGE: Approved</b>              |
| DEPARTMENT: <b>Community Revitalization Levies</b> | <b>PROFILE TYPE: Composite</b>              |
| LEAD BRANCH: <b>Capital City Downtown CRL</b>      | LEAD MANAGER: <b>Paul Ross</b>              |
| PROGRAM NAME:                                      | PARTNER MANAGER:                            |
| PARTNER:   | ESTIMATED START: <b>January, 2020</b>       |
| BUDGET CYCLE: <b>2019-2022</b>                     | ESTIMATED COMPLETION: <b>December, 2026</b> |

|   |                          |
|---|--------------------------|
| <b>Service Category: Economic Development</b> | <b>Major Initiative:</b> |
|---|--------------------------|

|               |                |                              |               |
|---------------|----------------|------------------------------|---------------|
| <b>GROWTH</b> | <b>RENEWAL</b> | <b>PREVIOUSLY APPROVED:</b>  | <b>91,775</b> |
| <b>54</b>     | <b>46</b>      | <b>BUDGET REQUEST:</b>       | <b>-</b>      |
|               |                | <b>TOTAL PROFILE BUDGET:</b> | <b>91,775</b> |

## PROFILE DESCRIPTION

This composite profile includes funding for delivery of four Catalyst Projects included in the Downtown Community Revitalization Levy Plan, to occur between 2019 and 2023. Funding for the design costs of these projects is included in Capital Profile CM-50-5050. As each project progresses through the design process, standalone Capital Profiles for each project will be created, drawing on CRL funding approved as part of this profile. The projects are: Warehouse Campus Neighbourhood Central Park: Construction of a large, urban park within the Warehouse Campus area in Downtown. The park will accelerate residential development in the area by providing needed amenity space, and will be a high-quality park easily accessible to all Edmontonians. The program and design of the park will be developed in 2019-2021 in consultation with Edmontonians, with construction expected to occur in 2022-23. Jasper Avenue New Vision, Phase 3 This includes streetscape upgrades to Jasper Avenue, building upon work that has been funded through previous Capital budget cycles. Similar to the initial phase, future improvements to Jasper Avenue will include a widened sidewalk, narrowed roadway, high quality materials, street furniture, lighting, trees, planters, and public art. This project will support a vibrant, pedestrian-oriented "Main Street" for Downtown Edmonton. Streetscaping and roadworks will be coordinated with necessary rehabilitative work on underground infrastructure. This phase will include streetscape improvements from 102 Street westward to 105 or 106 Streets (the construction scope will be confirmed through the design process), as well as recommended repairs to Bay/Enterprise Square LRT station. Concept design for this section was completed in 2018. Green and Walkable Downtown, Phase 2 This project includes streetscape upgrades throughout the CRL area to be implemented gradually over the CRL term. Streetscape improvements may include improved paving, street furniture, lighting, trees, planters, pedestrian wayfinding, etc. Several street segments in Downtown Edmonton are expected to be improved, including, but not limited to: 107 Street south of Jasper Avenue, 106 Street (100 Ave-104 Ave), 103 Avenue (100-101 Streets), 99 Street (Jasper Avenue-102 Avenue). This project may also include opportunistic streetscape improvements in conjunction with roadway reconstruction, tactical projects to improve walkability and beauty, and partnerships with other organizations to improve Downtown's streets. Some of these projects may be funded in whole or in part by other profiles carried over from the 2015-2018 Capital Budget. Projects in the Civic Precinct (Centennial Plaza) Projects in the Civic Precinct as defined in the Capital City Downtown Community Revitalization Levy Plan will include aesthetic and functional improvements to the Civic Precinct area surrounding City Hall, Churchill Square and the Stanley A. Milner Library. This project includes improvements to Centennial Plaza located immediately south of the Stanley A. Milner Library, the adjacent sidewalk and roadway areas, Post Office Clock Tower Park, and structures therein. The improvements may include, but are not limited to, high quality surface materials, street furnishings, lighting, planting, alterations to or removal of the bandshell and other structures, play elements, and public art. This project will renew aging infrastructure and capitalize on the revitalization of the library itself. The improvements will enhance the attractiveness of the area, and improve the usability and potential for vibrancy of the space, which is currently underutilized.

## PROJECT LIST

The projects that will be funded by the Downtown CRL in this budget cycle are:  
 Warehouse Campus Neighbourhood Central Park Construction  
 Jasper Avenue New Vision, Phase 3 (102 Street to 106 Street)  
 Projects in the Civic Precinct (Centennial Plaza and adjacent sidewalks)  
 Green and Walkable Downtown, Phase 2

## PROFILE BACKGROUND

The Capital City Downtown Plan (Bylaw 15200) was approved by City Council in 2010. It acknowledged that a thriving Downtown is an essential component of any city, and that a prosperous Downtown where people choose to live, do business, shop, and study benefits the entire city. It laid out a vision of Downtown Edmonton as Well-Designed, Accessible, Sustainable, and Vibrant, and described a bold plan to achieve that vision. Central to the plan are a series of Catalyst Projects - strategic public investments in infrastructure that will make the area more attractive to private development and investment. The Capital City Downtown Community Revitalization Levy (CRL) Plan (Bylaw 16521) was approved by City Council in 2013 and came into effect on January 1, 2015. The CRL provides a dedicated funding source for implementation of the Catalyst Projects included in the CRL Plan. To date, the CRL has funded Rogers Place and associated infrastructure, Alex Decoteau Park, major Downtown Stormwater Servicing upgrades, Green and Walkable Streetscaping, Jasper Avenue New Vision, and acquisition of land for a major new park in the Warehouse area.

## PROFILE JUSTIFICATION

All Catalyst Projects were developed in consultation with the public and industry stakeholders who confirmed the potential for these projects to accelerate the transformation of Downtown Edmonton, attract private investment, encourage more people to live and do business Downtown, and to make it a more vibrant and beautiful community for all Edmontonians to enjoy. The Catalyst Projects that have been made to date are demonstrating the potential returns to these investments. Since the CRL began in 2015, there has been more than \$3.0 billion in investment in Downtown Edmonton (completed or under construction), not including City-led projects. That includes more than 3,000 new residential units and close to 2 million square feet of new office space. As a result of this new development, there is projected to be sufficient revenue over the 20-year life of the CRL to fund these projects. Other benefits have included new community amenities like Alex Decoteau Park and the environmental benefits of improved stormwater servicing. The projects selected for 2019-2022 will continue to advance the transformation of Downtown, building upon the momentum created in 2015-2018. Specific to each project, other justifications are:

**Projects in the Civic Precinct:** The 2019-2022 budget cycle is the ideal period to complete this work, because:

a) The renovations to the Stanley A Milner Library will finish, providing more opportunities for openness and movement between the Plaza and the library. Revitalization of the Plaza will leverage the investment in the library to create a more vibrant space, and one that may include child-friendly amenities which are lacking in this area of Downtown.

b) The library parkade, which extends underneath Centennial Plaza, 99 Street, and the adjacent sidewalks, requires a lifecycle review of the waterproofing system to determine if repairs are required. It is timely for this assessment, as the repairs will disturb the existing surface of Centennial Plaza and the adjacent areas. This presents synergies such that the waterproofing renewal and surface improvements can take place together, minimizing costs and disruption.

**Warehouse Campus Neighbourhood Central Park:** Attractive park spaces are an essential building block of a vibrant Downtown where people will want to live, work, and play. The Warehouse area, which is the Downtown district with the greatest potential for redevelopment, currently lacks park space. This is a deterrent to investment and development. This park is essential to creating an attractive community, and is particularly important for attracting families with children to the Downtown.

**Jasper Avenue New Vision:** The streetscape of Jasper Avenue, constructed in the 1980s, is dilapidated and in need of improvement. Existing infrastructure like streetlights are deteriorating, and the wide roadway and narrow sidewalks do not reflect Council's vision of Downtown as pedestrian-friendly and vibrant. The initial phase of construction between 100 and 102 Streets has created an attractive, more pedestrian-friendly corridor. Concurrent improvements have been made to multiple abutting properties, demonstrating that the streetscaping has brought renewed private sector investment to the area. Continuing the reconstruction of Jasper Avenue westward will improve the appearance of Edmonton's original Main Street, facilitate use of the street by patios and other vibrant activities, improve safety and accessibility for all road users, and encourage private investment. This project also presents an opportunity to extend the service life of underground infrastructure including Bay/Enterprise Square LRT station by undertaking recommended rehabilitation works.

**Green and Walkable Downtown:** Streetscape improvements have been an integral component of Downtown revitalizations across North America. Sidewalks and streets form an essential part of the public realm Downtown and therefore are critical to the attractiveness of Downtown to residents, workers, visitors, and investors. Along with the aesthetic improvements to Edmonton's Downtown, streetscape improvements are expected to generate increased property values, to increase pedestrian traffic and vibrancy, and to spark additional investment in the Downtown core. The 104th Street Promenade is an example of the positive effect streetscaping can have. In the 17 years since the street was rebuilt, nearly 1700 new residential units have been constructed within 100 metres of the street, with nearly 400 more units proposed or under construction.

## STRATEGIC ALIGNMENT

This profile primarily supports maintaining or improving service levels to advance ongoing transformation of Edmonton's downtown. The profile supports downtown community development to connect people to what matters to them.

## ALTERNATIVES CONSIDERED

Alternative approaches to improving the Downtown were contemplated during the consultation phase of the Downtown Plan. At this point, the alternative would be to do nothing. Doing nothing at this point would limit the attractiveness of the Downtown to new development (particularly the Warehouse Campus area), and fail to meet the needs of a growing number of Downtown residents and workers. There would be significant reputational impact and loss of trust with the community, stakeholders, and developers.

## COST BENEFITS

Benefits of these projects include:

- Increase in park space
- Stimulate private sector residential and commercial investment
- Increased tree canopy
- Improved Downtown attractiveness, vibrancy, and quality of life
- Improved streetscape on multiple Downtown streets
- Improved Safety and Universal Accessibility
- Public health benefits
- Opportunity for Child-friendly facilities in the heart of Downtown
- Positive impression for visitors to the City

## KEY RISKS & MITIGATING STRATEGY

Each component project of this profile has unique risks that will be assessed and mitigated as an essential part of each project. In general, key risks for projects of these types are:

- Discovery of environmental contamination
- Coordination with nearby infrastructure projects and private developments
- Coordination with utilities
- Discovery of unexpected underground structures

These risks will be mitigated by following Integrated Infrastructure Services project management practices, proactively meeting with utility agencies and other stakeholders, and carrying adequate contingency allowances within each project budget.

## RESOURCES

Implementation teams in Integrated Infrastructure Services and Urban Renewal will retain external consultants and contractors as appropriate through the process.

## CONCLUSIONS AND RECOMMENDATIONS

Recommend implementation of four Catalyst Projects identified in the Downtown Community Revitalization Levy Plan during the 2019-2022 Capital Budget Cycle:

- Jasper Avenue New Vision Phase 3
- Green and Walkable Downtown Phase 2
- Projects in the Civic Precinct (Centennial Plaza)
- Warehouse Campus Neighbourhood Central Park Construction

Design work for these projects is funded separately through CM-50-5050. As each project progresses through the design process, standalone Capital Profiles for each project will be created, drawing on CRL funding approved as part of this profile.

## CHANGES TO APPROVED PROFILE

2019 Fall SCBA (3.2.6B): Additional funds required to cover Phase 2 of the Jasper Avenue New Vision Project, including streetscape and roadway reconstruction of Jasper Avenue from 97 Street to 100 Street. Note that this work is tied to the Edmonton Convention Centre structure renewal, but is separately funded. Funds to come from UFCS Profile CM-74-4100. Revised completion date is Dec 2023. Related to IIS change request SCBA-C-2019-00174.

2020 Spring SCBA (#20-10, 3.2-10): The \$8M transfer from CM-74-4100 "Downtown CRL" to 15-74-4104 "Warehouse Campus Neighbourhood Central Park Land Acquisition", is to acquire land to expand the size of the Warehouse Campus Neighbourhood Central Park, to improve the design and functionality of the park, and enhance opportunities for complementary development in addition to addressing the 2019 one-time over expenditure and the expected 2020 litigation expenses. Funding is available as streetscaping for Jasper Avenue New Vision will be deferred until the downtown portion of the Valley Line LRT is substantially complete.

2020 Fall SCBA (#20-30, CA 3.2-6): This change in scope is to include \$1.5 million of work related to Downtown Stormwater Drainage Servicing to the currently approved Downtown CRL Capital Profile. This project will include delivery of a new section of storm sewer on 104th Street south of Jasper Avenue. No additional funding is required to deliver this project, as the current profile has sufficient funds available due to the deferral of Jasper Avenue New Vision Phase 3.

2021 Spring SCBA (#21-20, 3.1-17): The Centennial Plaza Redevelopment 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 \$13,702,572, with \$13,642,434 being funded with a transfer from existing capital profiles (\$11.2M) and the remaining \$60,138 being a request for new funding from the Corporate Tree Reserve.

2021 Spring SCBA (#21-21, CFO-3): Transfer of \$338K Percent for Art budget from capital to operating as Art expense is deemed operating in nature.

2021 June 22, Council Minutes Item# 6.10 (#21-17): 3. That amendments to capital profile CM-74-4100 Downtown Community Revitalization Levy, as outlined in Attachment 7 of the June 14, 2021, Urban Planning and Economy report UPE00548, be approved. Attachment #7 Capital Profile Amendments:

- New Funding for Green and Walkable Downtown Projects

- \$17.8 million (\$10.6 million for Phase I in 2024 and \$7.2 million for Phase II in 2026) for public amenity spaces. Relates to operating grants that will

be reallocated to the operating budget in future years and funded by the Downtown CRL Reserve.

- Streetscape improvements - \$6.5 million for 105 Avenue between 97 Street and 101 Street in 2022 - funded by Downtown CRL Debt
- Streetscape improvements - \$20 million for 103A Avenue between 97 Street and 101 Street in 2022 - funded by Downtown CRL Debt

- Change in Completion Date

- Estimated completion date 2026

2021 Fall SCBA (#21-30, 3.1-14): The 103 Avenue Streetscape project has reached Checkpoint 3 of the PDDM and requires approval for delivery within a new stand-alone profile. The total funding request for this profile is \$5,827,024, with \$5,257,324 being funded with a transfer from existing capital profiles "15-74-4101 - Initial Phase Green and Walkable Downtown" (\$1,850,000), "15-74-4109 - Future Phase Green and Walkable - Other Streets" (\$728,524), and "CM-74-4100 - Downtown CRL" (\$2,678,800). The remaining \$569,700 is being requested as new Developer Financing funding.

2021 Fall SCBA (#21-30, 3.3-4): This recosting adjustment is to transfer \$600,000 from "CM-74-4100 - Downtown CRL" to "15-74-4104 - Warehouse Campus Neighbourhood Central Park Land Acquisition" for land acquisition, environmental and legal costs. Funds are available for this transfer due to changes in the implementation timeline for Jasper Avenue New Vision, as explained in the March 30, 2020 Council Report CR\_8137.

2022 Spring SCBA (#22-10, 3.3-6): This recosting adjustment is required to fund higher than expected costs for capital profile "21-10-9104 - Centennial Plaza Renewal". This \$1,950,000 adjustment will be funded with a transfer from the existing capital profile "CM-74-4100 - Downtown CRL".

2022 Spring SCBA (#22-10, 3.3-7): This recosting adjustment is required to fund higher than expected costs for capital profile "15-74-4104 - Warehouse Campus Neighbourhood Central Park Land Acquisition". This \$1,000,000 adjustment will be funded with a transfer from the existing capital profile "CM-74-4100 - Downtown CRL".

2022 Spring SCBA (#22-11, CFO-1): Transfer of \$246K Percent for Art budget from capital profile CM-74-4100 Downtown CRL to operating cost center 123310 as Art expense is deemed operating in nature.

# CAPITAL PROFILE REPORT

PROFILE NAME: **Downtown CRL**

**FUNDED**

PROFILE NUMBER: **CM-74-4100**

PROFILE TYPE: **Composite**

BRANCH: **Capital City Downtown CRL**

## CAPITAL BUDGET AND FUNDING SOURCES (000's)

|   | Prior Years | 2022          | 2023     | 2024          | 2025     | 2026         | 2027     | 2028     | 2029     | 2030     | Beyond 2030 | Total         |
|---|-------------|---------------|----------|---------------|----------|--------------|----------|----------|----------|----------|-------------|---------------|
| <b>APPROVED BUDGET</b>                  |             |               |          |               |          |              |          |          |          |          |             |               |
| Approved Budget                         |             |               |          |               |          |              |          |          |          |          |             |               |
| Original Budget Approved                | 35,783      | 47,720        | -        | -             | -        | -            | -        | -        | -        | -        | -           | 83,503        |
| 2019 Cap Council                        | -9,000      | -1,022        | -        | -             | -        | -            | -        | -        | -        | -        | -           | -10,022       |
| 2019 Cap Carry Forward                  | -           | -             | -        | -             | -        | -            | -        | -        | -        | -        | -           | -             |
| 2020 Cap Council                        | -8,000      | -             | -        | -             | -        | -            | -        | -        | -        | -        | -           | -8,000        |
| 2020 Cap Carry Forward                  | -           | -             | -        | -             | -        | -            | -        | -        | -        | -        | -           | -             |
| 2021 Cap Administrative                 | -338        | -             | -        | -             | -        | -            | -        | -        | -        | -        | -           | -338          |
| 2021 Cap Council                        | -3,779      | -10,694       | -        | -             | -        | -            | -        | -        | -        | -        | -           | -14,473       |
| 2021 Cap Capital Budget Adj (one-off)   | -           | 26,500        | -        | 10,600        | -        | 7,200        | -        | -        | -        | -        | -           | 44,300        |
| 2021 Cap Carry Forward                  | -13,845     | 13,845        | -        | -             | -        | -            | -        | -        | -        | -        | -           | -             |
| 2022 Cap Administrative                 | -           | -246          | -        | -             | -        | -            | -        | -        | -        | -        | -           | -246          |
| 2022 Cap Council                        | -           | -2,950        | -        | -             | -        | -            | -        | -        | -        | -        | -           | -2,950        |
| <b>Current Approved Budget</b>          | <b>821</b>  | <b>73,154</b> | <b>-</b> | <b>10,600</b> | <b>-</b> | <b>7,200</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b>    | <b>91,775</b> |
| Approved Funding Sources                |             |               |          |               |          |              |          |          |          |          |             |               |
| Debt CRL Downtown                       | 821         | 72,718        | -        | -             | -        | -            | -        | -        | -        | -        | -           | 73,539        |
| Downtown CRL Reserve                    | -           | 435           | -        | 10,600        | -        | 7,200        | -        | -        | -        | -        | -           | 18,235        |
| <b>Current Approved Funding Sources</b> | <b>821</b>  | <b>73,154</b> | <b>-</b> | <b>10,600</b> | <b>-</b> | <b>7,200</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b>    | <b>91,775</b> |

| <b>BUDGET REQUEST</b> |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Budget Request        | - | - | - | - | - | - | - | - | - | - | - | - |

| <b>REVISED BUDGET (IF APPROVED)</b> |            |               |          |               |          |              |          |          |          |          |          |               |
|-------------------------------------|------------|---------------|----------|---------------|----------|--------------|----------|----------|----------|----------|----------|---------------|
| Revised Budget (if Approved)        | 821        | 73,154        | -        | 10,600        | -        | 7,200        | -        | -        | -        | -        | -        | 91,775        |
| Requested Funding Source            |            |               |          |               |          |              |          |          |          |          |          |               |
| Debt CRL Downtown                   | 821        | 72,718        | -        | -             | -        | -            | -        | -        | -        | -        | -        | 73,539        |
| Downtown CRL Reserve                | -          | 435           | -        | 10,600        | -        | 7,200        | -        | -        | -        | -        | -        | 18,235        |
| <b>Requested Funding Source</b>     | <b>821</b> | <b>73,154</b> | <b>-</b> | <b>10,600</b> | <b>-</b> | <b>7,200</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>91,775</b> |

## CAPITAL BUDGET BY ACTIVITY TYPE (000's)

| <b>REVISED BUDGET (IF APPROVED)</b> | Activity Type   | Prior Years | 2022          | 2023     | 2024          | 2025     | 2026         | 2027     | 2028     | 2029     | 2030     | Beyond 2030 | Total         |
|-------------------------------------|-----------------|-------------|---------------|----------|---------------|----------|--------------|----------|----------|----------|----------|-------------|---------------|
|                                     | Construction    | 532         | 70,718        | -        | 10,600        | -        | 7,200        | -        | -        | -        | -        | -           | 89,051        |
|                                     | Design          | -           | 2,000         | -        | -             | -        | -            | -        | -        | -        | -        | -           | 2,000         |
|                                     | Percent for Art | 289         | 435           | -        | -             | -        | -            | -        | -        | -        | -        | -           | 724           |
|                                     | <b>Total</b>    | <b>821</b>  | <b>73,154</b> | <b>-</b> | <b>10,600</b> | <b>-</b> | <b>7,200</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b>    | <b>91,775</b> |

## OPERATING IMPACT OF CAPITAL

Type of Impact: Personnel

| Branch:                       | 2021     |          |          |          | 2022     |           |           |          | 2023     |           |           |          | 2024     |           |           |          |
|-------------------------------|----------|----------|----------|----------|----------|-----------|-----------|----------|----------|-----------|-----------|----------|----------|-----------|-----------|----------|
|                               | Rev      | Exp      | Net      | FTE      | Rev      | Exp       | Net       | FTE      | Rev      | Exp       | Net       | FTE      | Rev      | Exp       | Net       | FTE      |
| Parks & Roads Services        | -        | -        | -        | -        | -        | 34        | 34        | -        | -        | 73        | 73        | -        | -        | 73        | 73        | -        |
| <b>Total Operating Impact</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>34</b> | <b>34</b> | <b>-</b> | <b>-</b> | <b>73</b> | <b>73</b> | <b>-</b> | <b>-</b> | <b>73</b> | <b>73</b> | <b>-</b> |