



Integrated Infrastructure Services

Infrastructure Planning and Design



Edmonton

Orange Hub Phase II Rehabilitation Project

City Council
January 24, 2022

IIS00937



The Orange Hub, acquired by the City in 2017, is a centre for non-profit groups focused on offering program and services in the arts, recreation, wellness and learning.

The Orange Hub Rehabilitation Phase II

Background

Due to aging building systems, The Orange Hub has critical facility renewal needs.

Phase I rehabilitation was completed in 2018 and Phase II rehabilitation is included in the 2019-2022 Capital Budget.

Phase II Critical Scope: Parkade Reconstruction

- Must be demolished or permanently closed in Q1 2022 due to structural issues
- Does not meet current National Building Code Standards

Parkade Reconstruction

Site and Context



Parking Impact Assessment

Stakeholder Engagement

Integration with Valley Line West LRT

Open Option Parking

Crime Prevention Through Environmental Design

Accessibility

Historical Significance

Current Proposed Design

A new, naturally ventilated above-ground, three level parking garage with 181 parking spaces for vehicles, bicycles and motorcycles. Includes an elevator for accessibility.

Estimated Cost: \$14.7 Million (-15% to +20%) Completion: Q2 2023



Inclusion of housing or other development on site

Requires an Alternative Approach to Current Design

Underground Parkade

Parking Provision:

Minimum of 200 parking stalls

\$35 Million (-50% to +100%)

Estimated completion date: Q4 2025

Concerns:

- *Cost Premium*
- *Long disruption to tenants*
- *May reduce overall accessibility of facility*
- *Additional future parkade closures during construction of development above it.*
- *Alignment with historical considerations*

Surface Parking Lot

Parking Provision:

Maximum of 60 Parking Stalls due to footprint

\$5 Million (-50% to +100%)

Estimated completion date: Q1 2024

Concerns:

- *Significant reduction in parking supply*
- *Will reduce accessibility of facility*
- *Safety and security issues hard to mitigate*
- *Unlikely to be approved for a Development Permit.*
- *Future development will eliminate all on site parking*
- *Alignment with historical considerations*

Recommendation

Administration recommends that the funds currently held in abeyance for capital profile 21-12-0340 Orange Hub Phase II Rehabilitation be released and that the project continues with the reconstruction of the parkade per the current design to support the current and future needs of the tenants and users of the facility.

Parking demand at the facility is anticipated to exceed 200 spaces, both pre- and post-LRT opening. The current site zoning does not allow more than 200 stalls to fully meet this need. The provision of parking on-site is supported by the tenants, surrounding communities and businesses.

Thank you.

Questions?

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