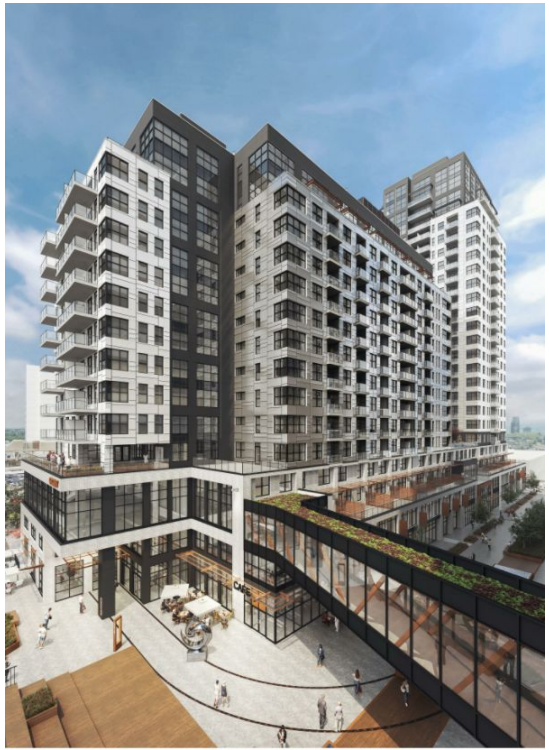
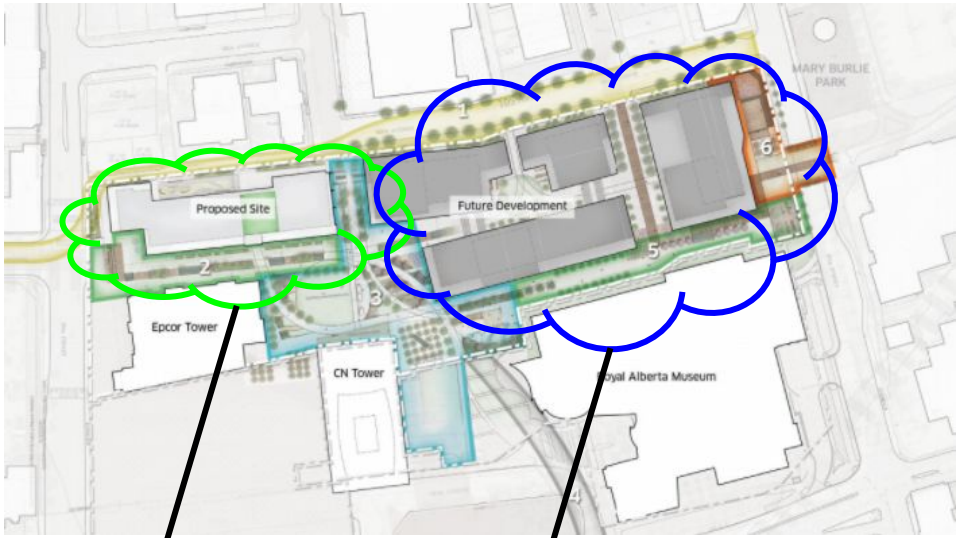
Urban Planning and Economy
UPE00548

Station Lands

Executive Committee
June 14, 2021

Station Lands Proposed Development





Current Phase (485 units, $184 million)

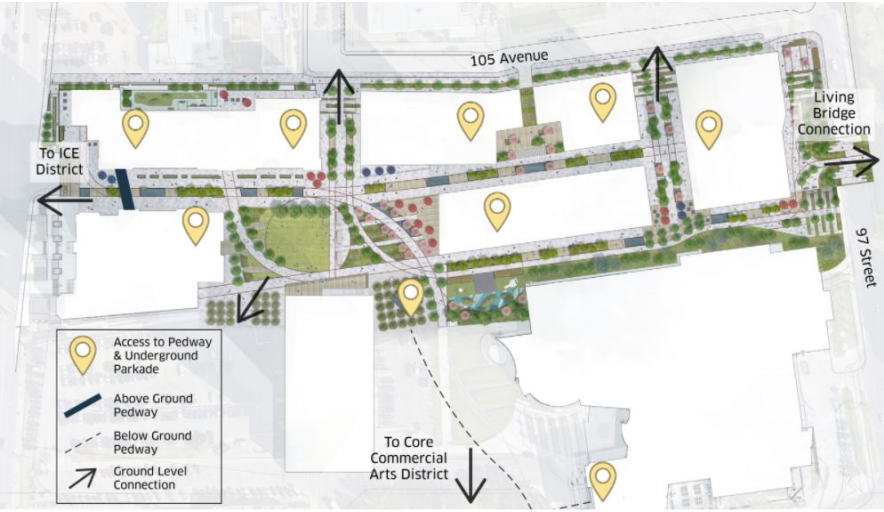
Future Phases ($657 million)

Station Lands Recommended City Contributions

AMENITY SPACES	103A AVENUE PEDWAY	103A AVENUE STREETSCAPE
1) Multiple publicly-accessible privately-owned open amenity spaces on the Station Lands Site (in multiple phases) 2) Improvements to 105 Avenue (future phases)	Underground Pedway from Churchill LRT Station to Station Lands site, with connection to RAM	Admin-recommended improvements to 103A Avenue in conjunction with Pedway

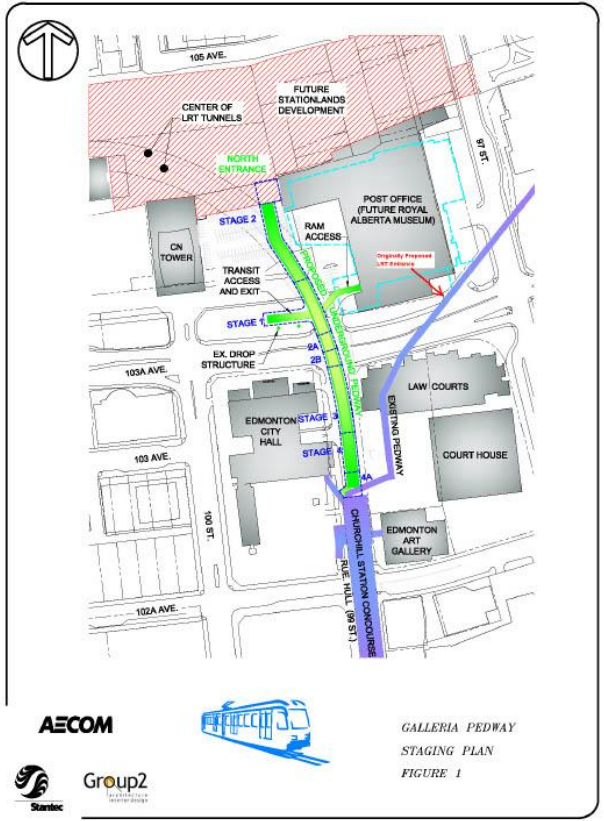
Green and Walkable Amenity Spaces

- Enhanced publicly accessible open spaces
- Could include landscaping, children's play area, performance stage, water features
- $10.6 million cost estimate for current phase
- $13.7 million cost estimate for future phases
- Maximum total contribution of $24.3 million



103A Avenue Pedway

- Convenient, weather protected link supports transit use
- District Energy expansion
- Total Estimated Cost: $26.5 million
- Downtown CRL funded, subject to Plan Amendment



103A Avenue Streetscape

- Administration recommends Green and Walkable improvements to 103A Avenue to balance impact of the Pedway, enhance prominent corridor
- Not part of Qualico's proposal
- Cost estimate: up to $20 million
- Eligible for CRL funding

CRL Plan Amendment

- The amenity areas and 103A Avenue streetscape *are* eligible CRL expenses
- The pedway is not currently eligible for Downtown CRL funding
- CRL Plan and Bylaw Amendment would be required
  - Administration would include additional minor changes to clarify scope of other projects and 'housekeeping' items
  - Provincial response and timeline for review is unknown and not within City control

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CRL Financial Impact

- Qualico develops Phase I plus one additional building: **CRL Revenue +$51 Million**
- Maximum City contribution is spent:
  CRL Expenses +$78 Million
- Reduction in allowance for future projects (to reflect cost of 103A and 105 Ave streetscaping):
  Future CRL Expenses -$28 Million
- **Net change to CRL at end of 20 years: +$1 Million**

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Thank You

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Estimated Costs - Current Phase

Phase 1			
Report Recommendation	Private Lands	Public Lands	Total maximum potential City Contribution
(A) 103 Avenue Pedway		$26.5 m	$26.5 m
(B) Public Amenities (Green and Walkable)	$10.6 m		$10.6 m
(C) Streetscape improvements on 103A Ave between 97 and 101 St (Green and Walkable)		$20 m	$20 m

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Estimated Costs - Future Phases

Future Phases			
Report Recommendation	Private Lands	Public Lands	Total maximum potential City Contribution
(A) 103 Avenue Pedway	0	0	0
(B) Public Amenities	$7.2 m	$6.5 m	$13.7 m
(C) Streetscape improvements on 103A Ave between 97 and 101 St	0	0	0

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