

Summary of the City's Building Portfolio

The City of Edmonton owns approximately 900 buildings and miscellaneous building-like structures, with a gross area of approximately 1.5 million square meters. Of the 900 buildings and structures, approximately 590 buildings (covered by Categories 1 to 3), accounting for approximately 1.23 million square metres, are intended for human occupation and utility-tied buildings (e.g. this excludes a number of historic, non-utility tied Fort Edmonton buildings, buildings used to house zoo animals, footbridges, substations, pump houses, cold storage, temporary quonsets, and structures that only house electrical and mechanical equipment).

- **Category 1: City-owned buildings** (that are occupied, operated and maintained by the City): This category comprises 417 buildings totalling approximately 1 million square meters (81.4% of the gross floor area of City-owned buildings). Examples include: recreation centres, fire halls, police stations, library facilities in City-owned buildings¹, Chancery Hall, Century Place, City Hall, mixed office, industrial buildings, EcoStations, majority of buildings at the Edmonton Waste Management Centre, Kennedale and Westwood complexes, LRT stations, and pedways and parks buildings.
- **Category 2: City-owned buildings** (that are leased / licensed to non City entities to serve various community purposes): This category comprises 71 buildings totalling 213,000 square meters:
 - Commercial leases totalling 35,000 square meters (examples include Boyle Street Renaissance Community Centre, some buildings within Edmonton Research Park, Bonnie Doon Health Centre);
 - Non profit commercial leases totalling 109,000 square meters (examples include senior centres, soccer centres, Varscona Theatre, Strathcona Farmers Market, Whitemud Equine Centre, and Shaw Conference Centre); and
 - Non profit residential leases totalling 69,000 square meters

¹ Edmonton Public Library (EPL) is a separate entity and responsible for creating its own capital budgets. However, through its lease agreement with the City, the City may require certain policies, such as C532, to be met. Historically, all new libraries have been funded and constructed to meet C532. Many libraries are located in City owned buildings, which are subsequently leased to the EPL. There are also a number of libraries that are leased spaces in privately owned buildings. These leases are either held by the EPL or by the City, on behalf of EPL.

(examples include various affordable housing projects).

- **Category 3: Miscellaneous, Temporarily held, City-owned buildings:** This includes miscellaneous buildings acquired when land is appropriated for various municipal purposes (e.g., LRT right of way). The category comprises approximately 100 buildings totalling approximately 15,000 square meters.
- **Category 4: City-leased buildings** (that are privately owned and operated, and used to carry out City operations): This category comprises approximately 90 buildings totalling approximately 170,000 square meters. Examples include: Edmonton Tower, CN Tower, HSBC Bank Place, field offices for City operations, various community police stations, libraries and spaces to carry community programs (e.g. Argyll Reuse Centre).
- **Category 5: City-funded building** (that are privately owned, operated and occupied by non-City organizations to serve various community purposes): This category includes (but is not limited to) approximately 75 tenant-built buildings totalling approximately 255,000 square metres located on City-owned land plus 157 community league buildings - all of which have likely received City funding over time. Examples include tenant-built facilities on City-owned land such as Citadel, Royal Glenora, Winspear, Northlands and Rexall Place, some buildings at Edmonton Research Park and some non-City owned affordable housing complexes. It also includes various sports-related clubhouses such as Millwoods and Highlands Golf Clubhouses, Tiger Rugby Clubhouse, Snow Valley Clubhouse and Shamrock and Jasper Place Curling Clubs.

Table 1 below provides a breakdown of the portfolio composition of the 590 buildings.

The data also shows that half of all City owned buildings (273 out of 587) are considered larger buildings - greater than 500 square meter² in gross floor area, and these larger buildings collectively account for 96% in gross floor area of the City's owned building portfolio.

Table A1.1: Breakdown of City owned building portfolio composition.

Category				Large Buildings (over 500 square
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² 500 square meter in gross floor area is the typical size trigger used by various public sector agencies to determine when a third party green building rating system should apply to a new construction capital building project.

Attachment 3

				meters)		
	Building Type	By Number	By Gross Floor Area	By Number	By Gross Area	By % of Total Building Type Gross Floor Area
1	Libraries	11	36,541	11	36,541	100%
	Large Office Buildings	3	63,437	3	63,437	100%
	Ops / Service (All departments)	163	424,630	82	410,465	97%
	Recreational Facilities	49	230,501	44	229,049	99%
	Social / Cultural / Parks Facilities (public use)	89	79,279	26	70,419	89%
	Transit Facilities (public use)	44	58,408	15	54,134	93%
	Police	10	58,605	8	58,005	99%
	Fire / Ambulance	37	38,979	31	36,861	95%
	Historic (All types, not counted above)	11	12,481	2	10,706	86%
2	Non Profit Lease (to others)	25	109,384	18	107,771	99%
	Commercial Lease (to others)	25	34,793	12	30,352	87%
3	Residential	99	15,204	2	1,655	11%
	Total	587	1,231,251	273	1,178,292	96%

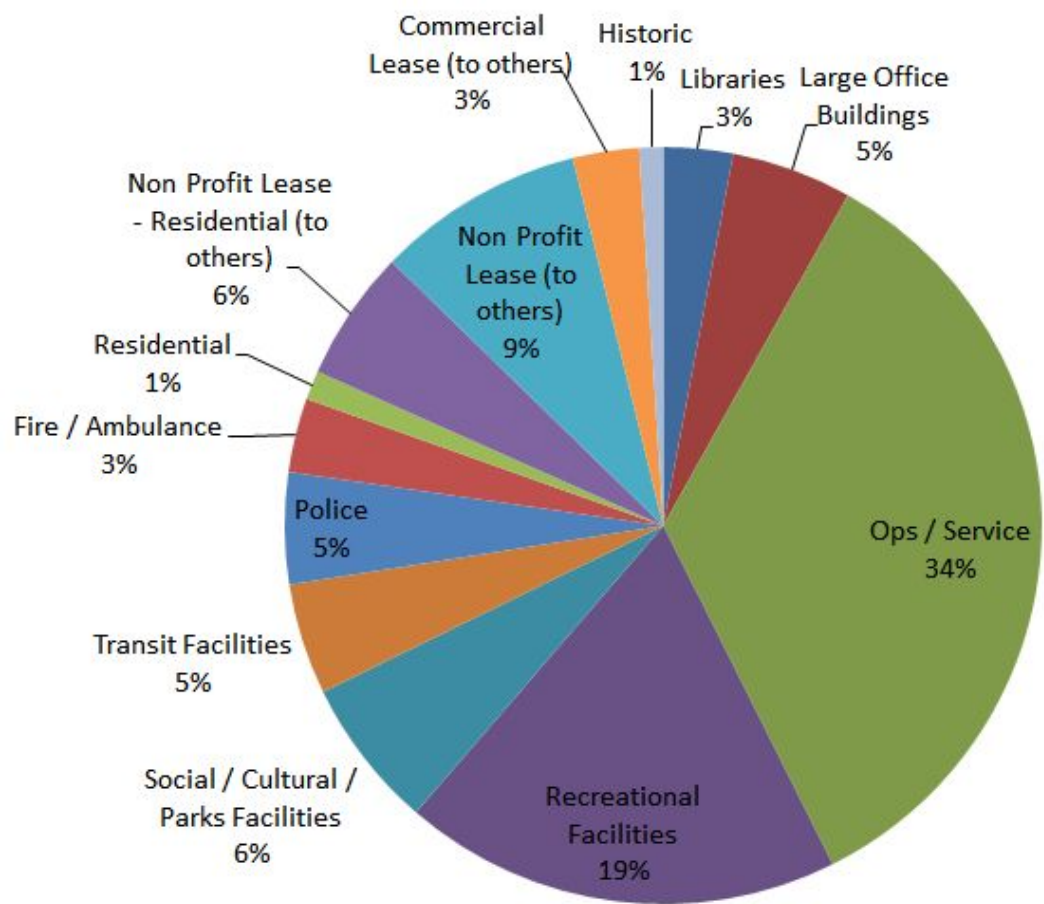


Figure A1.1: City Owned Building Portfolio - Gross Floor Area by Type