

**CAPITAL PROFILE REPORT**

PROFILE NAME:	<b>WAREHOUSE CAMPUS NEIGHBOURHOOD CENTRAL PARK LAND ACQUISITION</b>	<b>FUNDED</b>
PROFILE NUMBER:	<b>15-74-4104</b>	<b>PROFILE STAGE: Approved</b>
DEPARTMENT:	<b>Community Revitalization Levies</b>	<b>PROFILE TYPE: Standalone</b>
LEAD BRANCH:	<b>Capital City Downtown CRL</b>	LEAD MANAGER: <b>Mary Ann Debrinski</b>
PROGRAM NAME:		PARTNER MANAGER: <b>Walter Trocenko</b>
PARTNER:	<b>Real Estate, Housing &amp; Economic Sustainability</b>	ESTIMATED START: <b>January, 2016</b>
BUDGET CYCLE:	<b>2015-2018</b>	ESTIMATED COMPLETION: <b>December, 2022</b>

**Service Category: Economic Development****Major Initiative:**

<b>GROWTH</b>
<b>100</b>

<b>RENEWAL</b>

<b>PREVIOUSLY APPROVED:</b>	<b>37,647</b>
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<b>BUDGET REQUEST:</b>	<b>-</b>
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<b>TOTAL PROFILE BUDGET:</b>	<b>37,647</b>
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**PROFILE DESCRIPTION**

Land acquisition for a large park of up to 1.4 hectares (approximately one block) within the Warehouse Campus area in Downtown (bounded by 105 St, 104 Ave, 109 St, and the east-west laneway north of Jasper Ave). Funding for park construction will be requested in a future capital budget cycle. The precise location of land to be acquired has not been determined. Which lots are acquired will depend on market availability and suitability for a large park development.

The park will create an amenity space to support existing residential and employee populations, and in conjunction with the other catalyst projects, will encourage private investment and residential development in the Downtown. It will create a green, attractive, and livable public space which will provide opportunities for outdoor recreation, formal and informal gatherings and events, and will be a central gathering place for the emerging Warehouse Campus residential community.

**PROFILE BACKGROUND**

The Warehouse Campus Neighbourhood Central Park was identified as a Catalyst Project in the Capital City Downtown Plan (Bylaw 15200, approved July 2010). Also, the Capital City Downtown Community Revitalization Levy Plan (Bylaw 16521, approved September 2013) included the park as a "Future Catalyst Project" for implementation depending on the level of CRL revenues actually realized or as otherwise reprioritized by Council.

A large, high-quality park space will contribute to having more people live, work, and play Downtown, and will help transform the Warehouse area into a vibrant, safe, and enjoyable community. The current lack of park space in the area is a barrier to new development and is a deterrent for people considering living in the area, particularly families.

Some park space will be provided by the proposed 105St/102Ave park, but this larger park will have a greater transformative effect on the Downtown.

**PROFILE JUSTIFICATION**

Attractive park spaces are an essential building block of a vibrant Downtown where people will want to live, work, and play. The Warehouse area currently lacks park space, and the proposed 105 St/102 Ave park will not satisfy future needs. This second, larger park is essential to building an attractive community, and is particularly important for attracting families with children to the Downtown.

As a Future Catalyst Project in the Downtown Community Revitalization Levy (CRL) Plan, project implementation depends on the level of CRL revenues actually realized or as otherwise re-prioritized by Council. Recent events in the Warehouse area have advanced the urgency of acquiring land for this project. Land prices in the area are expected to increase as land in the area is purchased for redevelopment, so delaying this project will lead to significantly higher land costs. Additionally, as parcels are redeveloped, acquiring a contiguous area for park development will become impractical.

**STRATEGIC ALIGNMENT**

10 Year Strategic Plans: "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 and CRL Plan.

**ALTERNATIVES CONSIDERED**

Alternative approaches to improving the Downtown were contemplated during the consultation phase of the Downtown Plan. Delaying land acquisition would make it difficult or impossible to assemble adequate park space.

## **COST BENEFITS**

### Benefits:

- Increase in park space
- Stimulate private sector residential and commercial investment
- Increased tree canopy
- Reduced stormwater runoff
- Improved downtown attractiveness and quality of life

### Assumptions:

Budget is based on land price estimates provided by the Appraisal unit, and will be sufficient to acquire approximately one block. Land assembly is expected to take several years as multiple individual parcels will be acquired.

## **KEY RISKS & MITIGATING STRATEGY**

A key risk is the missed opportunity to assemble parkland at reasonable prices. To mitigate this risk land needs to be acquired as quickly as possible.

## **RESOURCES**

This project will be led by the existing Downtown Plan Implementation unit, with support from other branches as required, in particular Parks Planning and Land Services.

## **CONCLUSIONS AND RECOMMENDATIONS**

Downtown Parkland acquisition advances key corporate and departmental goals by facilitating future park space that stimulates investment in an underdeveloped area. It will be led by Sustainable Development and will involve other branches as required.

## **CHANGES TO APPROVED PROFILE**

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.

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, 3.3-7): 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".

# CAPITAL PROFILE REPORT

PROFILE NAME: Warehouse Campus Neighbourhood Central Park Land Acquisition

**FUNDED**

PROFILE NUMBER: 15-74-4104

PROFILE TYPE: Standalone

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	28,047	-	-	-	-	-	-	-	-	-	-	28,047
2015 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2016 Cap Capital Budget Adj (one-off)	-	-	-	-	-	-	-	-	-	-	-	-
2016 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2019 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2020 Cap Council	8,000	-	-	-	-	-	-	-	-	-	-	8,000
2020 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2021 Cap Council	600	-	-	-	-	-	-	-	-	-	-	600
2021 Cap Carry Forward	171	-171	-	-	-	-	-	-	-	-	-	-
2022 Cap Council	-	1,000	-	-	-	-	-	-	-	-	-	1,000
<b>Current Approved Budget</b>	<b>36,819</b>	<b>829</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>37,647</b>
Approved Funding Sources												
Debt CRL Downtown	36,819	829	-	-	-	-	-	-	-	-	-	37,647
<b>Current Approved Funding Sources</b>	<b>36,819</b>	<b>829</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>37,647</b>

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

<b>REVISED BUDGET (IF APPROVED)</b>												
Revised Budget (if Approved)	36,819	829	-	-	-	-	-	-	-	-	-	37,647
Requested Funding Source												
Debt CRL Downtown	36,819	829	-	-	-	-	-	-	-	-	-	37,647
Requested Funding Source	36,819	829	-	-	-	-	-	-	-	-	-	37,647

## 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
	Land	36,819	829	-	-	-	-	-	-	-	-	-	37,647
	<b>Total</b>	<b>36,819</b>	<b>829</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>37,647</b>

## OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:																
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
<b>Total Operating Impact</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

# CAPITAL PROFILE REPORT

PROFILE NAME:	<b>FUTURE PHASE GREEN AND WALKABLE - OTHER STREETS</b>	<b>FUNDED</b>
PROFILE NUMBER:	<b>15-74-4109</b>	<b>PROFILE STAGE: Approved</b>
DEPARTMENT:	<b>Community Revitalization Levies</b>	<b>PROFILE TYPE: Standalone</b>
LEAD BRANCH:	<b>Capital City Downtown CRL</b>	LEAD MANAGER: <b>Mary Ann Debrinski</b>
PROGRAM NAME:		PARTNER MANAGER: <b>Paul Ross</b>
PARTNER:	<b>Economic Investment Services</b>	ESTIMATED START: <b>January, 2018</b>
BUDGET CYCLE:	<b>2015-2018</b>	ESTIMATED COMPLETION: <b>December, 2019</b>

<b>Service Category:</b>	<b>Economic Development</b>	<b>Major Initiative:</b>
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<b>GROWTH</b>	<b>RENEWAL</b>	<b>PREVIOUSLY APPROVED:</b>	<b>4,535</b>
<b>100</b>		<b>BUDGET REQUEST:</b>	<b>-</b>
		<b>TOTAL PROFILE BUDGET:</b>	<b>4,535</b>

## PROFILE DESCRIPTION

The Capital City Downtown Community Revitalization Levy (CRL) Plan (as approved by Council and the Province) has identified "Green and Walkable Downtown" as a Catalyst Project. 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, etc. As a "Future Catalyst Project", this project will proceed if adequate CRL revenues are available or as otherwise prioritized by Council.

The specific streets or avenues to be improved will be selected after approval of funding. Criteria for selecting streets for improvements are included in the CRL Plan (Section 10.1.4). The funding proposed in this capital profile would allow for improvements to two to three blocks of a roadway.

## PROFILE BACKGROUND

Green and Walkable Downtown was identified as a Catalyst Project in the Downtown Plan. The Downtown Community Revitalization Levy (CRL) Plan identified \$62 million for Green and Walkable Downtown as a "Future Project" for implementation depending on the level of revenues generated.

The pedestrian realm in the Downtown requires improvement. Sidewalks are often narrow and in poor condition, and street trees often suffer from poor planting conditions. Thus, many areas Downtown are not an attractive place to walk, or invest. The Green and Walkable Project will improve Downtown streetscapes to spark a rejuvenation of the area.

## PROFILE JUSTIFICATION

Streetscape improvements have been an integral component of Downtown revitalizations across North America. Sidewalks and streets form a major 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 15 years since the street was rebuilt, nearly 1300 new units have been constructed within 100 metres of the street, with nearly 800 additional 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 today and in the future.

## ALTERNATIVES CONSIDERED

Alternative approaches to revitalizing the Downtown were considered during the development of the Capital City Downtown Plan. Today, the only alternative in this situation is to do nothing.

## COST BENEFITS

### Tangible Benefits:

- Improved streetscape on 2-3 blocks of downtown
- Increased tree canopy
- Increased property values and development activity

### Intangible Benefits:

- Creation of an attractive, vibrant pedestrian realm
- Create a positive impression for visitors to the City

## KEY RISKS & MITIGATING STRATEGY

Potential Risks for which mitigation strategies are in place include:

- CRL Revenues insufficient
- Unforeseen cost escalation
- Short-term traffic congestion

## RESOURCES

It is not anticipated that additional Full Time Employees will be required to implement this project. Implementation teams will retain external consultants and contractors as appropriate through the process.

## CONCLUSIONS AND RECOMMENDATIONS

Recommend approval of the Future Projects Green and Walkable Downtown - Other Streets project for the 2015-2018 Capital Budget. Implementation will proceed in 2018 as long as incoming Community Revitalization Levy (CRL) Revenues are sufficient.

## CHANGES TO APPROVED PROFILE

2019 Spring SCBA (#2.1-7): Transfer \$3.4M to 19-20-5001 Streetscape Improvements (97 St: Jasper Ave to 102 Ave) for or the design and construction of streetscape improvements on 97 street from Jasper avenue to 102 avenue needs approval as soon as possible for work to continue, due to the high profile project that will build a replacement for the original Harbin Gate located at 102 avenue that was dismantled due to the Valleyline LRT project.

2019 Fall SCBA (3.3.18A): CRL Funding in the amount of \$1.968M required for 19-20-5001 Streetscape Improvements (97 St: Jasper Ave to 102 Ave) to cover foundation and engineering costs in relation to the Harbin Gate installation, in addition to higher than expected bids for improvements to 97 Street. Funds to come from UFCSD profiles 11-17-0407 and 15-74-4109.

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.

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.

# CAPITAL PROFILE REPORT

PROFILE NAME: **Future Phase Green and Walkable - Other Streets**  
 PROFILE NUMBER: **15-74-4109**  
 BRANCH: **Capital City Downtown CRL**

**FUNDED**  
 PROFILE TYPE: **Standalone**

## 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	8,672	-	-	-	-	-	-	-	-	-	8,672	
	2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2019 Cap Council	-4,408	-	-	-	-	-	-	-	-	-	-4,408	
	2019 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2020 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2021 Cap Council	-729	-	-	-	-	-	-	-	-	-	-	-729
	2021 Cap Carry Forward	-1,214	1,214	-	-	-	-	-	-	-	-	-	-
	2022 Cap Council	-	999	-	-	-	-	-	-	-	-	-	999
Current Approved Budget	2,322	2,213	-	-	-	-	-	-	-	-	-	4,535	
Approved Funding Sources													
Debt CRL Downtown	2,322	2,213	-	-	-	-	-	-	-	-	-	4,535	
Current Approved Funding Sources	2,322	2,213	-	-	-	-	-	-	-	-	-	4,535	

BUDGET REQUEST	Budget Request	-	-	-	-	-	-	-	-	-	-	-
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REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	2,322	2,213	-	-	-	-	-	-	-	-	4,535
	Requested Funding Source											
	Debt CRL Downtown	2,322	2,213	-	-	-	-	-	-	-	-	4,535
Requested Funding Source	2,322	2,213	-	-	-	-	-	-	-	-	-	4,535

## 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	1,495	2,213	-	-	-	-	-	-	-	-	-	3,708
	Design	827	-	-	-	-	-	-	-	-	-	-	827
	Total	2,322	2,213	-	-	-	-	-	-	-	-	-	4,535

## 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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-