

Integrated Infrastructure Services
Blatchford Redevelopment Office

Downtown District Energy Initiative

Project Update

Executive Committee / City Council
June 23, 2023

IIS01386

- Council's Climate resilience objective and Community Energy Transition Strategy
- Create the foundation for the Downtown District Energy Initiative
- Phase 1 Update: Winspear, Century Place, Chancery Hall
- Partnership agreements with EPCOR and Winspear
- Feasibility work for growth



The Downtown District Energy Opportunity

Phase 1: Capital and Operating Cost Forecast

	Feb 2021	Jun 2023	
	CR8257	IIS 01386	
	CHP + Boilers	Boilers Only	
	Budget	Budget	
Capital Expenditures (\$ millions)	(Approved)	(Requested)	Change
District Energy Building	7.1	8.4	1.3
District Energy Infrastructure	20.8	27.2	6.4
Development Support	0.3	0.3	0.0
Total Capital Expenditures	28.2	35.9	7.7
Average GHG Reductions - Over 20 Years (tCO2/Year)	(1,154)	401	1,555
Operating Shortfall			
Year 1 (\$ millions)	(0.4)	(1.1)	







Financial Sustainability for the Utility

Capital Expenditures (\$ millions)	Infusion from City of Edmonton			EPCOR Financing	Total
	PAYG / FSR (Approved)	Tax Levy Debt (Request)	Total Infusion		
District Energy Building	7.1	1.3	8.4	0.0	8.4
District Energy Infrastructure	7.0	6.4	13.4	13.8	27.2
Development Support	0.3	0.0	0.3	0.0	0.3
Total	14.4	7.7	22.1	13.8	35.9

	2025	2026
	Year 1	Year 2
	(1/2 Year)	(Full Year)
Operating Shortfall (\$ millions)	(1.1)	(1.9)
Impact if Funded through Tax Levy	0.05%	0.04%

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Legend

-  Phase 1
-  Phase 1A
-  Phase 2
-  Phase 3
-  Phase 4
-  Proposed Energy Centre



Recommendations

1. That the agreements between the City of Edmonton and EPCOR Utilities Inc. (or an affiliate) for the design, build, financing, operation and maintenance of the Downtown District Energy System, be approved, and that the agreements be in form and content acceptable to the City Manager.
2. That the budget adjustments to capital profiles 20-83-9001 - Downtown District Energy Initiative and CM-83-0001 - District Energy Network Strategy and District Energy Nodes be approved.
3. That an amendment to the construction funding agreement between the City of Edmonton and the Francis Winspear Centre of Music be approved, and that the agreement be in form and content acceptable to the City Manager.

Thank you.

Questions?

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Edmonton