

**Downtown CRL Catalyst Project Priorities**

Several of the following Downtown CRL Catalyst projects are in design and are actively incurring costs. Additionally, there may be costs associated with delaying a contract or in bringing the ongoing design work to a practical stopping point, such as at the conclusion of a design phase. Therefore, the remaining budget amounts identified are not exact, but represent the rough magnitude of reductions that could be achieved. In general, the budget reduction that would result from delaying is anticipated to be somewhat less than the figures listed.

The potential budget reductions listed below represent the total budget allocated for the project, reduced by the amount of expenditures incurred to the end of 2023. Should Council opt to reprioritize any of these projects, Administration will identify a precise number at a subsequent budget adjustment.

Project Name:	<b>1) Warehouse Park</b>
Recommended Priority:	NOT Recommended for Reprioritization
Project Cost:	Original budget: \$44.8 million (\$43.9 million CRL Debt)  2023 Annual Spend: \$2.1 million  Remaining Budgeted CRL Debt as of year end 2023: \$41.8 <sup>1</sup> million  Total borrowing costs for Remaining CRL Debt: \$54.2 million
Description:	Construction of major new park space in Warehouse District. Includes removal of 107 Street within the park area, and streetscaping of surrounding streets and lanes.
Current Project Status:	The project is planned for tender in early 2024. Can be delayed prior to award with no financial implications. Once awarded, there will be costs if delayed.
Implications of Delaying:	<ul style="list-style-type: none"> <li>● Commitment to community and industry not honoured. One development already underway as a result of park investment</li> <li>● Sunk costs in land acquisition and design</li> <li>● Public washroom does not proceed</li> </ul>

<sup>1</sup> This figure does not account for expenditures incurred in 2024, costs associated with cancelling the project or concluding the current design stage.

## Attachment 3

Project Name:	<b>2) Harbin Gate</b>
Recommended Priority:	NOT Recommended for Reprioritization
Project Cost:	Original budget: \$6.0 million of CRL Debt  2023 Annual Spend: \$0.04 million  Remaining Budgeted CRL Debt as of year end 2023: \$6.0 <sup>2</sup> million  Total borrowing costs for Remaining CRL Debt: \$7.8 million
Description:	Design and construction of a new Chinese gate across 97 Street, north of Jasper Avenue. Recognizes the long history of the Chinese community in the area and replaces the original gate that was removed for Valley Line LRT construction.
Current Project Status:	The project has been initiated, design consultant has been engaged.
Implications of Delaying:	<ul style="list-style-type: none"> <li>• Commitment to the community and Harbin to replace the gate not honoured.</li> </ul>

Project Name:	<b>3) Station Lands - 103A Avenue Pedway</b>
Recommended Priority:	NOT Recommended for Reprioritization
Project Cost:	Original budget: \$30.8 million (\$26.3 <sup>3</sup> million in CRL Debt)  2023 Annual Spend: \$1.3 million  Remaining Budgeted CRL Debt as of year end 2023: \$25.0 <sup>4</sup> million

<sup>2</sup> This figure does not account for expenditures incurred in 2024, costs associated with cancelling the project or concluding the current design stage.

<sup>3</sup> \$26.5 million originally approved, reduced by a transfer to Operating for Percent for Art.

<sup>4</sup> This figure does not account for expenditures incurred in 2024, costs associated with cancelling the project or concluding the current design stage.

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	Total borrowing costs for Remaining CRL Debt: \$32.4 million
Description:	Construction of an underground Pedway from Churchill Station to the Station Lands site.  CRL funding is capped at \$26.5 million, remainder will be funded by Local Improvement.
Current Project Status:	Project is construction-ready for 2024.
Implications of Delaying:	<ul style="list-style-type: none"> <li>• The Project has been awarded to a contractor. There would be costs associated with delaying.</li> <li>• Sunk costs for design</li> <li>• Failed commitment to a private developer that has made investments based on this project proceeding (legal risk)</li> </ul>

Project Name:	<b>4) Station Lands - Private Amenity Spaces</b>
Recommended Priority:	NOT Recommended for Reprioritization
Project Cost:	Original budget: \$17.8 million (Operating Budget - not Debt funded)  2023 Annual Spend: \$0  Remaining Budgeted CRL Operating Budget as of year end 2023: \$17.8 million
Description:	Contribution to the development of publicly-accessible, privately owned amenity spaces on Station Lands site.  \$7.2 million is contingent on Qualico beginning construction of a second phase by the end of 2024.
Current Project Status:	The project will be delivered by the developer and reimbursed by the CRL.
Implications of Delaying:	<ul style="list-style-type: none"> <li>• Failed commitment to a private developer that has made investments based on this project proceeding (legal risk)</li> </ul>

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Project Name:	<b>5) Green and Walkable - 99 Street (Jasper Avenue to 102 Avenue)</b>
Recommended Priority:	NOT Recommended for Reprioritization
Project Cost:	Original budget: \$16.3 million (\$7.8 million in CRL Debt) 2023 Annual Spend: \$0 million <sup>5</sup> Remaining Budgeted CRL Debt as of year end 2023: \$7.8 <sup>6</sup> million Total borrowing costs for Remaining CRL Debt: \$10.1 million
Description:	Streetscape improvements on 99 Street between Jasper Avenue and 102 Avenue. Also Judy Padua Way (99 Street to 100 Street).  Project is driven by lifecycle renewal of the waterproofing membrane on the roof of the library parkade (which is under the roadway). These repairs are being funded separately from the CRL.
Current Project Status:	The project is planned for tender in early 2024. The tender can be delayed prior to award with no financial implications. Once awarded, there will be costs if delayed.
Implications of Delayed:	<ul style="list-style-type: none"> <li>• Parkade Membrane under the road requires rehabilitation. Renewal project could proceed without streetscape improvements, but would require redesign, including additional design costs and delay. The next opportunity for streetscaping would be delayed by ~50 years.</li> </ul>

Project Name:	<b>6) Beaver Hills House Park/Michael Phair Park</b>
Recommended Priority:	Could be reprioritized (greater implications of delaying)
Project Cost:	Original budget: \$9.6 million (\$7.8 million in CRL Debt)

<sup>5</sup> Spend to date has been from non-CRL funding sources.

<sup>6</sup> This figure does not account for expenditures incurred in 2024, costs associated with cancelling the project, or concluding the current design stage.

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	<p>2023 Annual Spend: \$0.2 million</p> <p>Remaining Budgeted CRL Debt as of year end 2023: \$7.6<sup>7</sup> million</p> <p>Total borrowing costs for Remaining CRL Debt: \$9.8 million</p>
Description:	Upgrades to Beaver Hills House Park/Michael Phair Park. Renew failing infrastructure, improve accessibility, safety, and usability of the space. The project will include a public washroom.
Current Project Status:	The project is planned for tender in early 2024. The tender can be delayed prior to award with no financial implications. Once awarded, there will be costs if delayed.
Implications of delaying:	<ul style="list-style-type: none"> <li>• Parks are not renewed</li> <li>• Public Washroom does not proceed</li> <li>• Sunk costs related to design</li> </ul>

Project Name:	<b>7) Design for Jasper Avenue New Vision (102 Street to 109 Street)</b>
Recommended Priority:	Could be reprioritized (greater implications of delaying)
Project Cost:	<p>Original budget: \$5.0 million in CRL Debt</p> <p>2023 Annual Spend: \$0</p> <p>Remaining Budgeted CRL Debt as of year end 2023: \$5.0 million</p> <p>Total borrowing costs for Remaining CRL Debt: \$6.5 million</p>
Description:	Design only for streetscape improvements on Jasper Avenue from 102 Street to 109 Street.
Current Project Status:	Project has not yet been initiated.
Implications of Delaying:	<ul style="list-style-type: none"> <li>• Design work would not begin in the 2023-2026 budget cycle, delaying implementation of the streetscape project.</li> <li>• Renewal will be aligned with streetscaping; renewal</li> </ul>

<sup>7</sup> This figure does not account for expenditures incurred in 2024, costs associated with cancelling the project, or concluding the current design stage.

### Attachment 3

	would be deferred until such a time that streetscaping advances.
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Project Name:	<b>8) Green and Walkable - 103A Avenue Project (99 Street portion)</b>
Recommended Priority:	Could be reprioritized (moderate implications of delaying)
Project Cost:	Original budget: \$5.5 million in CRL Debt ( <i>\$5.5 million was allocated from 10. Green and Walkable - 103A Avenue Project</i> )  2023 Annual Spend: \$0 <sup>8</sup> million  Remaining Budgeted CRL Debt as of year end 2023: \$5.5 million  Total borrowing costs for Remaining CRL Debt: \$7.2 million
Description:	Streetscape improvements to 99 Street south of 103a Avenue and improvements to Homeless Memorial Plaza
Current Project Status:	Project is undergoing preliminary design.
Implications of Delaying:	<ul style="list-style-type: none"> <li>• Preliminary Design would proceed to completion and be paused.</li> <li>• Moderate Disruption (Design underway)</li> <li>• Project is closely linked with 103A Avenue Pedway.</li> </ul>

Project Name:	<b>9) Green and Walkable - Emerging Opportunities</b>
Recommended Priority:	Could be reprioritized (moderate implications of cancellation)
Project Cost:	Original budget: \$5.0 million

<sup>8</sup> Costs incurred in design are captured under “Green and Walkable - 103A Avenue Project (103 Avenue portion). The figure here is an estimate for the cost completing the 99 Street portion of this project.

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	<p>Adjustment to project budget as of year end 2023: \$0.2 million<sup>9</sup></p> <p>2023 Annual Spend: \$0</p> <p>Remaining Budgeted CRL Debt as of year end 2023: \$4.8 million</p> <p>Total borrowing costs for Remaining CRL Debt: \$6.2 million</p>
Description:	Funds allocated to smaller-scale, opportunistic streetscape improvements across the CRL area. Can include partnerships with developers to improve the pedestrian realm as part of new construction.
Current Project Status:	Project is not initiated.
Implications of Delaying:	<ul style="list-style-type: none"> <li>Funds no longer available to partner with developers or projects like the Winspear Centre</li> </ul>

Project Name:	<b>10) Green and Walkable - 103A Avenue Project (103A Avenue portion)</b>
Recommended Priority:	Could be reprioritized (moderate implications of cancellation)
Project Cost:	<p>Original budget: \$19.4 million in CRL Debt</p> <p>Allocated to Project 8 (99 Street portion): \$5.5 million</p> <p>2023 Annual Spend: \$0.6 million</p> <p>Remaining Budgeted CRL Debt as of year end 2023: \$13.3<sup>10</sup> million</p> <p>Total borrowing costs for Remaining CRL Debt: \$17.3 million</p>
Description:	Streetscape improvements to 103A Avenue between 97 Street and 101 Street.

<sup>9</sup> Supplemental Capital Budget Adjustments that have created standalone profiles have overdrawn the composite profiles CM-74-4100 and CM-50-5050 by approximately \$0.2 million. As the scope of this project is adaptable, the remaining budget has been adjusted downward by \$0.2 million.

<sup>10</sup> This figure does not account for expenditures incurred in 2024, costs associated with cancelling the project, or concluding the current design stage.

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Current Project Status:	Project is undergoing preliminary design.
Implications of Delaying:	<ul style="list-style-type: none"> <li>• Streetscape design would be paused at the end of preliminary design (PDDM Checkpoint 3).</li> <li>• Roadway would undergo normal renewal when required, no streetscaping would take place.</li> <li>• Sunk costs related to design.</li> </ul>

Project Name:	<b>11) Green and Walkable - 107 Street</b>
Recommended Priority:	Could be reprioritized (fewer implications of cancellation)
Project Cost:	<p>Original budget: \$6.5 million in CRL Debt</p> <p>2023 Annual Spend: \$0</p> <p>Remaining Budgeted CRL Debt as of year end 2023: \$6.5 million</p> <p>Total borrowing costs for Remaining CRL Debt: \$8.4 million</p>
Description:	Streetscape improvements to 107 Street between 99 Street and Jasper Avenue. Roadway is in need of renewal.
Current Project Status:	Project is not initiated.
Implications of Delaying:	<ul style="list-style-type: none"> <li>• Project is linked with renewal of the road. Due to deteriorating road condition, roadway renewal would proceed without streetscape improvements (next opportunity in ~30 years).</li> </ul>

Project Name:	<b>12) Green and Walkable - 105 Avenue</b>
Recommended Priority:	Could be reprioritized (fewer implications of cancellation)
Project Cost:	<p>Original budget: \$6.5 million in CRL Debt</p> <p>2023 Annual Spend: \$0</p> <p>Remaining Budgeted CRL Debt as of year end 2023: \$6.5 million</p>



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	Total borrowing costs for Remaining CRL Debt: \$8.5 million
Description:	Streetscape improvements to 105 Avenue between 97 Street and 101 Street that forms part of the package of Station Lands-related improvements that the City is committed to. However, improvements to this roadway are planned for delivery through the Neighbourhood Renewal program in the current budget cycle.
Current Project Status:	Project is planned for delivery through Neighbourhood Renewal.
Implications of Delaying:	<ul style="list-style-type: none"><li>• The City is committed to improving 105 Avenue conditional on Qualico beginning construction of a second phase of Station Lands by December 31, 2024.</li><li>• This commitment can be met through the McCauley Neighbourhood Renewal project within its existing budget. As long as McCauley Neighbourhood Renewal proceeds, this project does not require CRL funding.</li></ul>