

Community Revitalization Levy Capital Projects Update

Downtown CRL Projects

City Council approved two Capital Profiles for the Downtown CRL as part of the 2023-2026 Capital Budget:

CM-50-5050 - CRL Projects - Planning and Design

This composite profile provides funding for design of each project, through the preliminary design phase, to the Project Development and Delivery Model (PDDM) Checkpoint 3.

CM-74-4100 - Downtown Community Revitalization Levies Delivery

This composite profile provides funding for delivery of projects (to PDDM Checkpoint 5).

At PDDM Checkpoint 3, each project with a total cost of more than \$2 million will require Council approval of a standalone Capital Profile. Funding for the standalone profile will be transferred from the CM-74-4100 Downtown Community Revitalization Levies Delivery profile, so no new funding will be required.

Projects with a total cost of more than \$2 million are profiled here.

Warehouse Park
<p>Scope:</p> <ul style="list-style-type: none">• Design and delivery of a new 1.47 hectare (ha) park and washroom facility in the Warehouse District of Downtown, between 106 Street and 108 Street and Jasper Avenue to 102 Avenue.• Project development includes the application for closure of 107 Street between Jasper Avenue and 102 Avenue.• Design and delivery of the renewal of 106 Street between Jasper Avenue and 102 Avenue.
<p>Budget:</p> <ul style="list-style-type: none">• This project is funded through PDDM Checkpoint 5 by standalone profile 23-30-9321 Warehouse Park.• The total budget is \$46.1 million.<ul style="list-style-type: none">○ Standalone profile 23-30-9321 holds \$44.8 million, of which \$43.9 million is CRL funding.○ An additional \$1.3 million was incurred in 2022 and prior years under profile CM-50-5050 CRL Projects - Planning and Design.

Attachment 1

<p>Progress Update:</p> <ul style="list-style-type: none">• Preliminary design is complete as of August 2023.• Detailed design is in progress and will be complete in Q1 2024.• Utility abandonment and realignment work has been confirmed with a completion date of June 30, 2024.
<p>Engagement:</p> <ul style="list-style-type: none">• Public and Stakeholder engagement to inform the concept design and preliminary design was completed in two phases over 2022, and included key stakeholders such as the local community league, business association, educational institutions, developers, children and youth, and marginalized and hard-to-reach Edmontonians with lived experience.
<p>Schedule:</p> <ul style="list-style-type: none">• Detailed Design is anticipated for completion in Q1 2024 followed by construction tendering for Contract 1. Contract 2 will be tendered in Q1 2025.• Construction is anticipated as follows:<ul style="list-style-type: none">○ Contract 1 - Pavilion & Park<ul style="list-style-type: none">■ Construction starts spring 2024 and concludes fall 2025○ Utility abandonments & Relocation<ul style="list-style-type: none">■ Concludes by June 30, 2024○ Contract 2 - 106 Street, 107 Street stubs, laneways<ul style="list-style-type: none">■ Construction starts spring 2025 and concludes fall 2025

<h3>Centennial Plaza Renewal</h3>
<p>Scope:</p> <ul style="list-style-type: none">• The Centennial Plaza Redevelopment project provides an opportunity to create a more attractive downtown open space for the public to gather and for small events, with child friendly elements.• The Centennial Plaza project is located at 9904-9924 101A Avenue, immediately south of the Stanley Milner library.
<p>Budget:</p> <ul style="list-style-type: none">• This project is funded for delivery through PDDM Checkpoint 5 by standalone profile 21-10-9104 Centennial Plaza Renewal.• The approved budget is \$16.853 million, of which \$14.194 million is CRL funding.
<p>Progress Update:</p> <ul style="list-style-type: none">• Planning and Design is complete.• Project transitioned to Delivery in August 2021• Construction is 90 percent complete
<p>Engagement:</p> <ul style="list-style-type: none">• Engagement was conducted as part of the concept and preliminary design completed between 2018 and 2020• What We Heard Reports are posted on the project webpage

Schedule: <ul style="list-style-type: none">• Construction commenced in Q3 2022• Construction scheduled to be complete in Q1 2024
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Green and Walkable - Downtown Streetscapes <i>107 Street (99 Avenue to Jasper Avenue)</i>
Scope: <ul style="list-style-type: none">• The Capital City Downtown Plan calls for improvements to Downtown roadways and streetscapes. This project includes streetscaping on 107 Street from 99 Avenue to Jasper Avenue, support for safe and comfortable pedestrian movement, sidewalk vibrancy, quality urban design and more trees and greenery. The condition of this street requires rehabilitation.
Budget: <ul style="list-style-type: none">• Approved funding for project development is through CM-50-5050 (CRL Projects - Planning and Design) in the amount of \$975,000.• Project delivery to PDDM Checkpoint 5 will require Council approval of a standalone capital profile.• Funding for the project will be from a combination of available road renewal funding and streetscape enhancements funded through the Downtown CRL.
Progress Update: <ul style="list-style-type: none">• Conceptual planning work was conducted in 2019 and 2020.• Concept plan validation and preliminary engineering are anticipated to be undertaken during the 2023-2026 capital budget cycle.
Engagement: <ul style="list-style-type: none">• Public and stakeholder engagement was completed and informed the concept planning phase of the project in 2019 and 2020. Based on feedback, the City increased the number of street trees, added pedestrian level lighting and increased the number of benches, among other elements.• Further engagement will be conducted during the next stages of design.
Schedule: <ul style="list-style-type: none">• Conceptual planning work was conducted in 2019 and 2020.• Further design is anticipated to begin tentatively in 2025.• If funded, construction is anticipated toward the end of the 2023 to 2026 budget cycle or early in the 2027-2030 capital budget cycle.

Green and Walkable - Downtown Streetscapes <i>99 Street (Jasper Avenue - 102 Avenue) and Judy Padua Way</i>
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Attachment 1

<p>Scope:</p> <ul style="list-style-type: none">• This project includes streetscaping on 99 Street between Jasper Avenue and 102 Avenue, supporting safe and comfortable pedestrian movement, sidewalk vibrancy, quality urban design, and more greenery. It will also include Judy Padua Way (101A Avenue) between 99 Street and 100 Street.• This project will include necessary lifecycle repairs (considered renewal) to the Stanley Milner Library Parkade roof and waterproofing membrane, which is underneath the roadway, as well as associated reconstruction of road and sidewalk over the roof. Repairs to the roof slab and waterproofing membrane on the Westin Pedway will be completed. This renewal scope is not funded by the CRL.
<p>Budget:</p> <ul style="list-style-type: none">• The project is approaching tender and a standalone profile for the work was approved as part of the Fall 2023 SCBA (Profile 23-12-9202 99 Street and Judy Padua Way Streetscape & Waterproofing).• The approved project budget is \$16.272 million, of which \$7.826 million is CRL funding.
<p>Progress Update:</p> <ul style="list-style-type: none">• Design is nearing completion with the project anticipated to be tendered in spring 2024.
<p>Engagement:</p> <ul style="list-style-type: none">• Public engagement activities have been completed. Communications about project construction can be expected to take place prior to construction commencement.
<p>Schedule:</p> <ul style="list-style-type: none">• The project is planned for tender in spring 2024, with construction anticipated to occur in 2024 and 2025.

<p>Green and Walkable - Downtown Streetscapes <i>103A Avenue (97 Street - 101 Street) / 99 Street (103A Avenue - North end of Churchill Station) / 99 Street (North end of Churchill Station - 102 Avenue)</i></p>
<p>Scope:</p> <ul style="list-style-type: none">• This project includes streetscaping on 103A Avenue and 99 Street, supporting safe and comfortable pedestrian movement, sidewalk vibrancy, quality urban design, and more trees and greenery. The section of 99 Street (North end of Churchill Station - 102 Avenue) work is only approved to the end of concept design, future work (preliminary, detailed design and construction) are subject to future approval.• This project will be designed in coordination with the <i>103A Avenue Pedway</i> project described below. Construction will take place following the Pedway construction.

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<p>Budget:</p> <ul style="list-style-type: none">• Approved funding to PDDM Checkpoint 3 is provided through CM-50-5050 (CRL Projects - Planning and Design) in the amount of \$2,334,000• Project delivery to PDDM Checkpoint 5 will require Council approval of a standalone capital profile at a future date.
<p>Progress Update:</p> <ul style="list-style-type: none">• The preliminary design has been completed in Q4 2023.• Detailed design has been paused pending deliberation of March 20, 2024, Urban Planning and Economy report 02298. This pause will not affect timing of delivery.
<p>Engagement:</p> <ul style="list-style-type: none">• Engagement activities with stakeholders for the preliminary design has ended. What We Heard Summary Report is being finalized. Engagement is coordinated with the 103A Avenue Pedway and 99 Street (Jasper Avenue - 102 Avenue) project.
<p>Schedule:</p> <ul style="list-style-type: none">• Initiation of Detailed Design has been paused until funding is confirmed for construction

<p>Green and Walkable - Public Open Spaces <i>Beaver Hills House Park/Michael Phair Park</i></p>
<p>Scope:</p> <ul style="list-style-type: none">• Design and construction of enhancements to the parks to make them safer, more accessible, and to open up vibrancy opportunities within the parks and adjacent properties. A public washroom is included in the project scope.
<p>Budget:</p> <ul style="list-style-type: none">• Approved funding through PDDM Checkpoint 5 is provided by standalone profile 23-30-9322 Beaver Hills House/Michael Phair Parks Upgrades.• The approved project budget is \$9.633 million, of which \$7.813 is CRL funding.
<p>Progress Update:</p> <ul style="list-style-type: none">• The Concept Phase was completed in Q4 2022, and the Development Design phase began in Q1 2023.
<p>Engagement:</p> <ul style="list-style-type: none">• Public and stakeholder engagement to inform the concept design and preliminary design was completed in 2023, and was inclusive of key stakeholders, such as the local community league, business association, educational institutions, developers, children and youth, and marginalized and hard-to-reach Edmontonians with lived experience.• The designated artist is hosting a workshop in early 2024 to inform the public art design.

<p>Schedule:</p> <ul style="list-style-type: none">• Completion of detailed design is scheduled for Q1 2024 with the project anticipated to go to tender at that time.• Construction is anticipated to start in Q2 2024 with construction activities expected to take place over two years; throughout 2024, and 2025.• The project is expected to be in service in Q4 2025, followed by a one year (12 month) warranty and maintenance period.

<p>River Valley Promenades - 100 Street Pedestrian Bridge</p>
<p>Scope:</p> <ul style="list-style-type: none">• Design of a pedestrian bridge over McDougall Hill Road to connect MacDonald Drive to the 100 Street Funicular Upper Plaza. Sitting above McDougall Hill Road, the pedestrian bridge would provide a safe passageway for active modes of transportation and create a new public place for Edmontonians and visitors alike to enjoy the river valley edge.
<p>Budget:</p> <ul style="list-style-type: none">• Approved funding for project development to PDDM Checkpoint 3 is provided through CM-50-5050 (CRL Projects - Planning and Design).• Project delivery to PDDM Checkpoint 5 is not funded.
<p>Progress Update:</p> <ul style="list-style-type: none">• The preliminary design has been completed for the selected option, the steel suspension bridge. The project has now been put on pause until funding for the next phase is available.
<p>Engagement:</p> <ul style="list-style-type: none">• Stakeholder meetings were held in early winter 2021/2022 that included adjacent landowners and user groups.<ul style="list-style-type: none">◦ An online survey in April 2022 was the primary tool used to gather feedback from the public, including 900 survey respondents, 2700 text responses and 3500 project video views.
<p>Schedule:</p> <ul style="list-style-type: none">• PDDM Checkpoint 3 (preliminary design) is complete.• The project remains on hold pending future funding.

<p>103A Avenue Pedway</p>
<p>Scope:</p> <ul style="list-style-type: none">• Design and construction of an underground pedway from Churchill LRT Station to the Station Lands site.• This project is being coordinated with the <i>Green and Walkable Downtown Streetscapes - 103A Avenue (97 Street to 101 Street)</i> project described above.

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<p>Budget:</p> <ul style="list-style-type: none">• Funding for this project was approved on June 22, 2021 (Capital Profile 21-50-9100 103A Avenue Pedway).• The project budget was amended at the Spring 2023 Supplemental Capital Budget Adjustment to increase the budget by \$4.5 million, funded by Local Improvement Levy.• The approved budget is \$30.8 million, of which \$26.3 million is CRL funding.• Current estimates of completed design at the start of construction exceed the approved budget. Project team reviewing options to address the discrepancy.
<p>Progress Update:</p> <ul style="list-style-type: none">• Detailed design has been completed Q1 2024.• The construction contract has been awarded and construction commenced in Q1 2024.
<p>Engagement:</p> <ul style="list-style-type: none">• Engagement activities have been completed. What We Heard Summary Report is being finalized. Engagement for the 103A Avenue Pedway is coordinated with the streetscape 103A Avenue (97 Street - 101 Street) project.
<p>Schedule:</p> <ul style="list-style-type: none">• All design components (completion of detailed design) for this project is complete and tendering of sub-trade packages is underway. Construction is starting in Q1 2024 and is planned to be substantially complete by the end of 2025.

<p>Harbin Gate</p>
<p>Scope:</p> <ul style="list-style-type: none">• Design and Delivery of new Harbin Gate at 97 Street/101A Avenue
<p>Budget:</p> <ul style="list-style-type: none">• Approved funding to PDDM Checkpoint 3 is provided through CM-50-5050 (CRL Projects - Planning and Design) in the amount of \$700,000.• Project delivery to PDDM Checkpoint 5 will require Council approval of a standalone capital profile at a future date.
<p>Progress Update:</p> <ul style="list-style-type: none">• Procurement for Design Consultant is complete and design is underway.

Engagement:
<ul style="list-style-type: none">• City met with representatives of the Chinese Benevolent Association (CBA) in November 2023 with a follow up in January 2024 to provide a project status update. The City committed to keeping CBA up to date on project progress. CBA provided the City with a conceptual plan for the replacement Gate that the City will take into consideration when undertaking Gate Design.• City of Edmonton sent the Harbin Foreign Affairs Office a letter in December 2023 advising of the Harbin Gate proceeding with the Design in 2024. A response was received in January 2024 affirming their interest in collaborating as the project progresses.• City of Harbin has previously (2018) provided the City of Edmonton with a high level plan of the Gate which will form the basis of the current Gate design.
Schedule:
<ul style="list-style-type: none">• Concept Design: August 2024• Detailed Design: November 2024• Construction Start: 2025• Construction completion 2026

Capital City Downtown CRL-funded projects not yet underway

Funding for these projects was approved as part of the 2023-2026 Capital Budget, but work is not yet underway:

- Jasper Avenue New Vision (102-109 Street) Design
- Green and Walkable Downtown - Emerging Opportunities

Capital City Downtown CRL-funded projects to be delivered by a third party

- Station Lands Private Amenity Spaces
- Stormwater Drainage Servicing (104 Street)
- Green and Walkable - 105 Avenue (part of the Station Lands projects. This is subject to Station Lands beginning construction of an additional phase before December 31, 2024)

The Quarters Downtown Projects

Iron Works Building Rehabilitation
Scope: <ul style="list-style-type: none">• Phased rehabilitation of the Iron Works complex• Phase 1 - Envelope Rehabilitation, roof replacement and envelope stabilization• Phase 2 - Base Building, design and construction• Phase 3 - Tenant Fit-Up (Administration is securing an anchor tenant)

Attachment 1

<p>Budget:</p> <ul style="list-style-type: none">• Funding is approved through PDDM Checkpoint 5 for Phases 1, 2, and 3, through Profile 21-10-9103 Iron Works Building Rehabilitation.• Approved budget of \$26.4 million, of which \$21.0 million is Quarters CRL Debt funding.
<p>Progress Update:</p> <ul style="list-style-type: none">• Design and construction work is underway. Administration is working with the Edmonton Arts Council to establish them as the anchor tenant for the Iron Works Foundry space and is currently looking for a compatible tenant for the North Annex.
<p>Engagement:</p> <ul style="list-style-type: none">• Public engagement was completed as part of planning for the Boyle Renaissance Master Plan, which was updated in 2019.
<p>Schedule:</p> <ul style="list-style-type: none">• Phase 1 (98% complete) - Construction began Q3, 2021 and will be complete in 2024• Phase 2 (28% complete) - Construction 2022 - 2024• Phase 3 (0% complete) - Construction to begin Q2, 2024 and will be complete in 2024

Belvedere CRL Projects

All CRL funded projects are complete in the Belvedere area. These included:

- Land Acquisition and Remediation
- Underground Services
- Internal Roads
- Open space and Streetscape Development
- CN Rail Safety Wall
- Spartan Park Relocation