

Urban Planning and Economy

Edmonton

**UPE02445 Capital City Downtown  
Revitalization Levy Extension**

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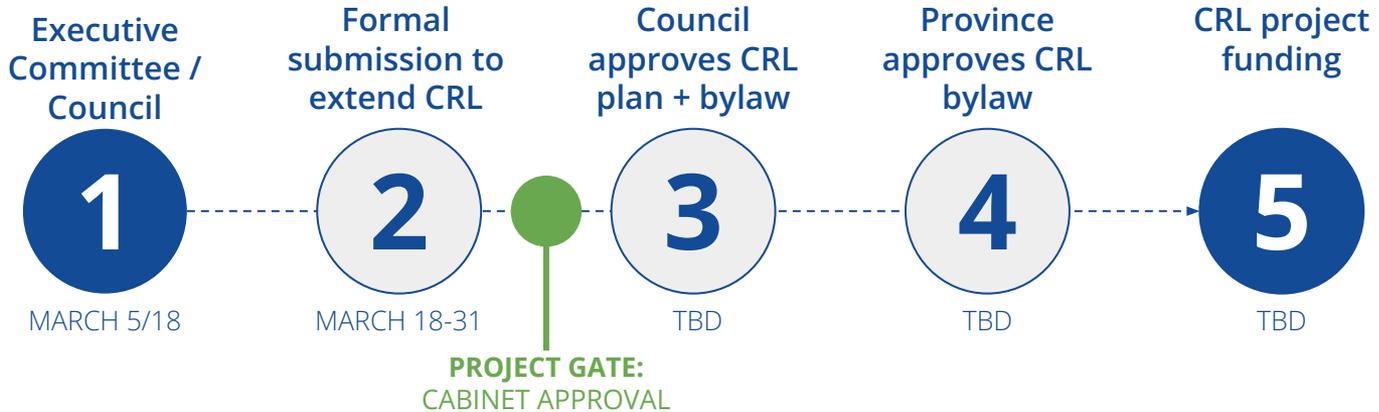
## Decision

- Accept for Information, or
- That Executive Committee recommend to City Council:

“That Administration apply to the province to extend the Capital City Downtown Community Revitalization Levy (CRL) by 10 years to 2044 to incorporate the projects listed in Attachment 3 of the March 5, 2025, Urban Planning and Economy Report UPE02445 and, if approved, prepare an amended CRL bylaw and return to a future City Council Public Hearing.”

# Next Steps

## PROCESS FOR EXTENDING CRL PLANS



COE ADMIN  
TIMELINE:

TODAY

2-9 DAYS

1-30 DAYS  
INCLUDING  
NOTIFICATION  
PERIOD

0 DAYS

NEXT  
BUDGET  
UPDATE  
(SCBA)

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# Extending Downtown investment

Community Revitalization Levy extension

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# Capital City Downtown CRL

## PROPOSED EXTENSION

Capital City  
Downtown CRL

Expires 2034

Recommended  
approach:  
**10 year extension**



high priority  
catalysts



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# Community Revitalization Levy Extension

## A SUMMARY OF ENGAGEMENT WITH PROVINCE

- Approval process and timelines
- Potential catalyst projects
- Extension length considerations
- Planned changes to CRL program (Attainable Housing)

# Capital City Downtown CRL

## ENGAGEMENT AND LESSONS LEARNED

Engagement with interested parties:

- Need for investment
- Focus on residential growth
- Safety and security
- Infrastructure quality and appearance
- Amenities, activity, vibrancy

Lessons Learned from previous projects:

- Projects tied to specific development
- Flexibility
- Clustering
- City building takes time

# Capital City Downtown CRL

## **RECOMMENDED APPROACH: 10-YEAR EXTENSION**

Five new projects:

- Event Park
- Village at Ice District Site Servicing
- Brownfield Remediation
- Public Open Space Amenities and Placemaking
- Transit Infrastructure (LRT Entrances)

Two modified projects:

- Downtown Infrastructure Fund
- Attainable Housing Incentive Program

## Non-Binding Memorandum of Understanding (MOU)

The City, the Government of Alberta and OEGSE have signed a Memorandum of Understanding (MOU) regarding the Event Park, the Village at Ice District, and the Coliseum demolition and redevelopment.

- Demonstrates **public benefit** and value for taxpayers
- Provides public infrastructure as a **catalyst** for downtown safety, security and community well being
- Supports investment to build more attainable **housing**
- Encourages **revitalization**, economic diversification and growth in Downtown/Central Edmonton
- Enhances the **visitor economy** through a robust sports, entertainment and events attraction

## Event Park

- Generate significant positive publicity for Edmonton and Downtown as a destination
- Increase downtown visitation and vibrancy
- One-third of available booking time / space will be accessible to community
- Economic impact



### PROJECT HIGHLIGHTS

- 2,500 seat venue
- Estimated economic impact of construction is
  - \$73.5 million
  - Up to 1,400 jobs
- Estimated ongoing economic impact
  - \$18.4 million
  - 216 FTEs

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# Village at Ice District

CRL Funds support

- Water
- Stormwater
- Sanitary
- Streetscapes (Green and Walkable)
- Public Park

Improvements extend beyond the Village to surrounding properties



## PROJECT HIGHLIGHTS

- 2500 units
- Up to 260,000 sqft commercial space
- 14 towers

# Other New Catalyst Projects

## **BROWNFIELD REMEDICATION**

*Current Brownfield Program  
not eligible in a CRL Zone*

- Removes financial barrier to redevelopment
- Several known sites Downtown

## **PUBLIC OPEN SPACE AND AMENITIES**

*Enables small scale public  
realm improvements*

- Small-scale, 'tactical' improvements to public open-space
- Enhances existing spaces
- Supports residential growth

## **LRT ENTRANCES TRANSIT INFRASTRUCTURE**

*Aesthetic, functional, safety  
improvements*

- Creating well-designed and safe transit station and LRT entrances
- Prioritizes Downtown as Edmonton's transit hub
- Spur transit-oriented development

# Modified Existing Catalyst Projects

## DOWNTOWN INFRASTRUCTURE FUND

*Expansion of Downtown  
Stormwater Drainage  
Servicing*

- Address barriers to development
- Could include District Energy
- Similar to *Infill Infrastructure Fund*

## ATTAINABLE HOUSING INCENTIVE PROGRAM

*Modified from Downtown  
Incentive Program*

- Pending amendment to provincial CRL rules
- Program design to be developed



## Winspear Centre not included

### **Winspear Centre Expansion has not been included in the list of proposed catalyst projects**

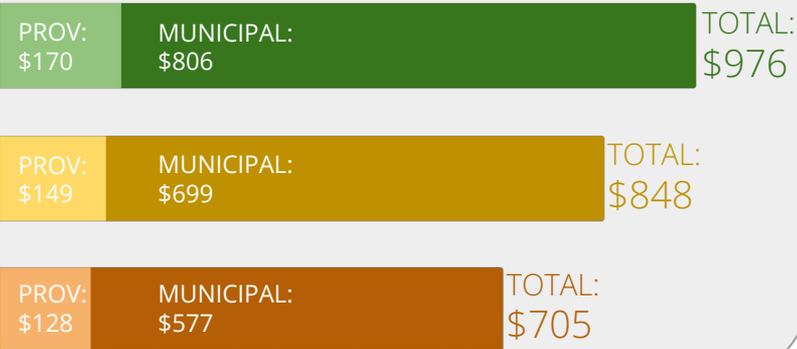
- The building is not City-owned meaning:
  - Wouldn't align with provincial CRL rules
  - Ineligible for debt funding
- January 22, 2025 Executive Committee meeting
  - Directed Administration to look at other sources of funding
- Public realm improvements may be eligible under the existing Green and Walkable catalyst project

# Capital City Downtown CRL

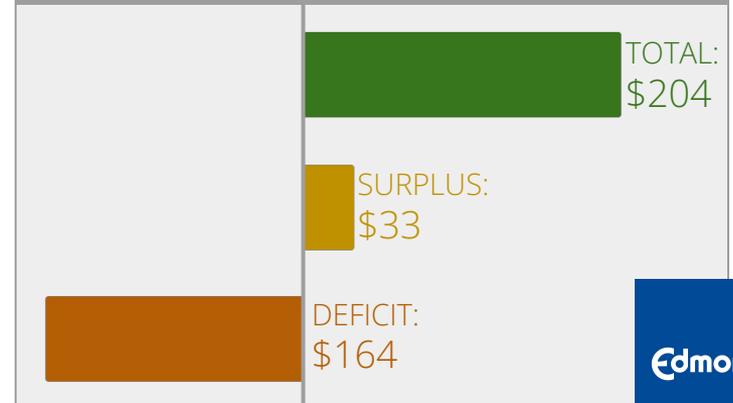
## FINANCIAL PROJECTIONS



### Revenue from extension



### Projected surplus



# Questions and Thank You

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