

Recommended Catalyst Projects

Catalyst Project Parameters

The province has adopted guidelines for the CRL program which place limitations on what CRL funds can be used for:

- Municipal capital infrastructure within the CRL Area
- Debt financing related to improvements in the CRL Area
- Remediation of contaminated areas
- Addressing Housing needs and community design
- Area beautification to attract people and investments
- Planning requirements including consultation with Indigenous communities and analysis of broader impacts

CRL Funds are not to be used for:

- Private Property
- Operation and routine maintenance of private or municipal facilities or services

Recommended Catalyst Projects

The following tables include Catalyst projects recommended for inclusion in an extended CRL Plan.

Table 1: Projects included for funding in an extended CRL

Project	Description	New or Existing	Estimated Cost
Event Park	Contribution to a mid-size entertainment venue and outdoor recreation/event space at Ice District that provides a public benefit (ie. one-third of the available time or space within the Event Park be made available to the public at below market rates).	New Project	\$85.5 million (fixed contribution)
Village at Ice District Site Servicing	Contribution to infrastructure requirements to develop the “Village at Ice District”, a proposed mixed-use project north of Rogers Place that is planned to include up to 2,500 residential units. CRL funds may be used toward: -Underground Infrastructure (power, water, drainage)	New Project	\$42.3 million (fixed contribution)

Attachment 3

	<ul style="list-style-type: none"> -Streetscape development -Park development -Brownfield remediation 		
Brownfield Remediation	Several sites in the CRL area are known to be contaminated. Remediation can be a costly process that deters development. The sites within the CRL areas are eligible for the Brownfield Redevelopment Grant Program, but the grants must be funded by general revenue. Including Brownfield Remediation in the CRL would allow grants within the CRL area to be paid by their uplift in property taxes. All other restrictions of CRL funding would still apply.	New Project	\$10-15 million (estimate, 2024 dollars)
Transit Infrastructure (LRT Entrances)	Each day, thousands of people enter Downtown through the LRT entrances. These entrances are old and detract from a positive first impression of Downtown. This project would involve aesthetic and functional improvements to transit stations.	New Project	\$20-30 million (estimate, 2024 dollars)
Public Open Space Amenities and Placemaking	A program for small-scale, 'tactical' improvements to public spaces in the Downtown CRL area. Examples could include but are not limited to, small-scale recreation amenities, lighting programs, infrastructure to support events and festivals, etc.	New Project	\$15-25 million (estimate, 2024 dollars)
Downtown Infrastructure Fund	A program to fund shared public infrastructure to support new construction, including market housing, non-market housing, mixed-use, and commercial development. This would include District Energy. Program details would be developed if funding is approved, but could resemble the Infill Infrastructure Fund.	Expanded Scope	\$75-100 million (estimate, 2024 dollars)
Attainable Housing Incentive Program	This is an existing project where a financial incentive program for creating new attainable housing units, whether by new construction or the conversion of commercial/office space could be developed.	Amended Scope	\$30-50 million (estimate, 2024 dollars)

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	The province has publicly announced that they are updating the CRL program to allow for support for private housing developments (whereas previously only a publicly owned asset would be eligible for CRL funds) as such program details would be subject to forthcoming provincial guidelines, and could be developed in accordance with Council direction.		
Jasper Avenue New Vision	Streetscaping of Jasper Avenue between 102 Avenue and 109 Street.	Existing Project	\$70 million (estimate, 2024 dollars)
Green and Walkable Downtown	Phased program of improvements to streetscapes and public realm.	Existing Project	\$80-120 million (estimate, 2024 dollars)
River Valley Promenades (100 Street Pedestrian Bridge)	Completion of the 100 Street Pedestrian Bridge	Existing Project	\$27 million (estimate, 2024 dollars)
Total:			\$454.8 - \$584.8

Table 2: Projects recommended for retention in the CRL Plan with no change or additional spending anticipated:

Project	Description	Status
Projects in the Civic Precinct (Centennial Plaza)	Redevelopment of Centennial Plaza.	The project is complete
Warehouse Park	Land acquisition, design, and construction of a major new park in the Central Warehouse area of downtown.	The project is fully funded
Alex Decoteau Park	Design and construction of Alex Decoteau Park	The project is complete

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Edmonton Downtown Academic and Cultural Centre	Also known as the Galleria, this project would include new theatres and commercial and retail development north of 103A Avenue.	The project has been suspended but MOU condition dates have not yet passed.
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