

## 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 the 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 the delivery of projects (to PDDM Checkpoint 5).

At PDDM Checkpoint 3, each project with a total cost of more than \$10 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.

<b>Warehouse Park</b>
<p>Scope:</p> <ul style="list-style-type: none"><li>• Design and delivery of a new 1.47 ha park and washroom facility in the Warehouse District of Downtown, between 106 Street and 108 Street and Jasper Avenue to 102 Avenue.</li><li>• The project includes the closure of 107 Street between Jasper Avenue and 102 Avenue as well as the renewal of 106 Street between Jasper Avenue and 102 Avenue.</li></ul>
<p>Budget:</p> <ul style="list-style-type: none"><li>• This project is funded through PDDM Checkpoint 5 by standalone profile 23-30-9321 Warehouse Park.</li><li>• The total budget is \$48.6 million.<ul style="list-style-type: none"><li>○ Standalone profile 23-30-9321 holds \$47.3 million, of which \$46.4 million is CRL funding.</li><li>○ An additional \$1.3 million was incurred in 2022 and prior years under profile CM-50-5050 CRL Projects - Planning and Design.</li></ul></li></ul>

## Attachment 1

### Progress Update:

- Excavation, sub-cut and underground drainage activities are complete.
- EPCOR has completed inspections for storm, sanitary, and LID infrastructure.
- Electrical conduit installation is complete, with final cabling and power connection planned for spring 2025.
- ATCO gas servicing is in progress.
- Pavilion piling and structural work is complete, with the majority of park light pole piles complete.
- Winter priorities include completing the fabrication of the Northern Lights feature, construction of the pavilion structure & envelope, and tendering of the roadway contract.

### Engagement:

- 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.

### Schedule:

- Contract 1 - Pavilion & Park
  - Construction started in the summer 2024 and will conclude in the fall 2025
- Contract 2 - 106 Street, 107 Street stubs, laneways
  - Construction is planned for 2025.

## Centennial Plaza Renewal

### Scope:

- 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 above the parkade's roof repairs.
- The Centennial Plaza project is located at 9904-9924 101A Avenue, immediately south of the Stanley Milner Library.

### Budget:

- 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.

### Progress Update:

- Project is in-service.
- Construction of minor repairs to the parkade structure is ongoing.

### Engagement:

- The 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.

<p>Schedule:</p> <ul style="list-style-type: none"><li>• Construction commenced in Q3 2022</li><li>• Construction of the main plaza is complete and is in service as of Q2, 2024</li><li>• Minor repairs to the parkade beams to be completed by Q1, 2025</li></ul>
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<p><b>Green and Walkable - Downtown Streetscapes</b> <b><i>107 Street (99 Avenue to Jasper Avenue)</i></b></p>
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<p>Scope:</p> <ul style="list-style-type: none"><li>• 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, to support safe and comfortable pedestrian movement, sidewalk vibrancy, quality urban design and more trees and greenery. The street's current condition requires rehabilitation.</li></ul>
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<p>Budget:</p> <ul style="list-style-type: none"><li>• Approved funding for project development is through CM-50-5050 (CRL Projects - Planning and Design) in the amount of \$975,000.</li><li>• When advanced for delivery to PDDM Checkpoint 5, the budget required will be reviewed and validated. Depending on the total value anticipated at that time, Council approval of a standalone capital profile may be required.</li><li>• Funding for the project will be from a combination of available road renewal funding and streetscape enhancements funded through the Downtown CRL.</li></ul>
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<p>Progress Update:</p> <ul style="list-style-type: none"><li>• Conceptual planning work was conducted in 2019 and 2020.</li><li>• Concept plan validation and preliminary engineering are anticipated to be undertaken during the 2023-2026 capital budget cycle in combination with the design for Jasper Avenue New Vision Phase 3.</li></ul>
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<p>Engagement:</p> <ul style="list-style-type: none"><li>• 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 design elements.</li><li>• Further engagement will be conducted during the next stages of design.</li></ul>
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<p>Schedule:</p> <ul style="list-style-type: none"><li>• Conceptual planning work was conducted in 2019 and 2020.</li><li>• Further design is anticipated to begin tentatively in 2025.</li><li>• If funded, construction is anticipated in the 2027-2030 capital budget cycle.</li></ul>
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<p><b>Green and Walkable - Downtown Streetscapes</b>  <b><i>99 Street (Jasper Avenue - 102 Avenue) and Judy Padua Way</i></b></p>
<p>Scope:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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 the 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.</li> </ul>
<p>Budget:</p> <ul style="list-style-type: none"> <li>• 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 &amp; Waterproofing).</li> <li>• The project has been tendered and awarded. Construction will begin in spring 2025.</li> <li>• The approved project budget is \$16.272 million, of which \$7.826 million is CRL funding.</li> </ul>
<p>Progress Update:</p> <ul style="list-style-type: none"> <li>• The construction contract has been tendered and awarded.</li> </ul>
<p>Engagement:</p> <ul style="list-style-type: none"> <li>• Public engagement activities have been completed. Communications about project construction can be expected to take place prior to construction commencement.</li> </ul>
<p>Schedule:</p> <ul style="list-style-type: none"> <li>• Construction is to begin in April 2025 and be completed in October 2026.</li> </ul>

<p><b>Green and Walkable - Downtown Streetscapes</b>  <b><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></b></p>
<p>Scope:</p> <ul style="list-style-type: none"> <li>• 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 to 102 Avenue) is only approved to the end of concept design; future work (preliminary, detailed design and construction) are subject to future approval.</li> <li>• This project will be designed in coordination with the <i>103A Avenue Pedway</i> project described below. Streetscape construction will take place following the pedway construction.</li> </ul>

## Attachment 1

<p><b>Budget:</b></p> <ul style="list-style-type: none"><li>• Approved funding to PDDM Checkpoint 3 is provided through CM-50-5050 (CRL Projects - Planning and Design) in the amount of \$2,334,000.</li><li>• Project delivery to PDDM Checkpoint 5 will require Council approval of a standalone capital profile at a future date.</li></ul>
<p><b>Progress Update:</b></p> <ul style="list-style-type: none"><li>• The preliminary design was completed in Q4 2023.</li><li>• As of Q1 2025, the consultant is working on the detailed design.</li></ul>
<p><b>Engagement:</b></p> <ul style="list-style-type: none"><li>• Engagement activities with stakeholders for the preliminary design has ended. A What We Heard Summary Report is being finalized. Engagement is coordinated with the 103A Avenue Pedway and 99 Street (Jasper Avenue - 102 Avenue) project.</li></ul>
<p><b>Schedule:</b></p> <ul style="list-style-type: none"><li>• The detailed design is underway as of Q1 2025.</li><li>• Construction is planned to begin in 2026 following the completion of the Pedway project.</li></ul>

<p><b>Green and Walkable - Public Open Spaces</b> <b><i>Beaver Hills House Park/Michael Phair Park</i></b></p>
<p><b>Scope:</b></p> <ul style="list-style-type: none"><li>• Design and construction of enhancements to Beaver Hills House Park and Michael Phair Park 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 within Beaver Hills House Park.</li></ul>
<p><b>Budget:</b></p> <ul style="list-style-type: none"><li>• Approved funding through PDDM Checkpoint 5 is provided by standalone profile 23-30-9322 Beaver Hills House/Michael Phair Parks Upgrades.</li><li>• The approved project budget is \$9.901 million, of which \$7.828 is CRL funding.</li></ul>
<p><b>Progress Update:</b></p> <ul style="list-style-type: none"><li>• Construction started in the summer of 2024.</li><li>• Earthworks and removals, including the partial wall removal between Beaver Hills House Park and Michael Phair Park.</li><li>• Gabion basket wall, retaining wall and grade beams were poured.</li><li>• Drainage scope is 90% complete and LID has started and will be complete in 2025.</li><li>• The old washroom building was removed and new piles have been installed for the new washroom building.</li></ul>
<p><b>Engagement:</b></p> <ul style="list-style-type: none"><li>• Public and stakeholder engagement to inform the concept design and preliminary design was completed in 2023 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</li></ul>

experience.
<p>Schedule:</p> <ul style="list-style-type: none"> <li>• Construction started Q2 2024 with construction activities and concludes in fall 2025.</li> <li>• The project is expected to be in service in Q4 2025, followed by a one-year (12-month) warranty and maintenance period.</li> </ul>

<b>River Valley Promenades - 100 Street Pedestrian Bridge</b>
<p>Scope:</p> <ul style="list-style-type: none"> <li>• 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 destination for Edmontonians and visitors alike to enjoy the river valley edge. It also completes a missing east west active transportation mobility link.</li> </ul>
<p>Budget:</p> <ul style="list-style-type: none"> <li>• Approved funding for project development to PDDM Checkpoint 3 is provided through CM-50-5050 (CRL Projects - Planning and Design).</li> <li>• Project delivery to PDDM Checkpoint 5 is not currently scheduled.</li> <li>• A grant application was submitted for funding to support the delivery of this project under the Federal Active Transportation Fund.</li> </ul>
<p>Progress Update:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p>Engagement:</p> <ul style="list-style-type: none"> <li>• Stakeholder meetings were held in early winter 2021/2022 that included adjacent landowners and user groups. <ul style="list-style-type: none"> <li>◦ 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.</li> </ul> </li> </ul>
<p>Schedule:</p> <ul style="list-style-type: none"> <li>• PDDM Checkpoint 3 (preliminary design) is complete.</li> <li>• The project remains on hold pending future funding decisions.</li> </ul>

<b>103A Avenue Pedway</b>
<p>Scope:</p> <ul style="list-style-type: none"> <li>• Design and construction of an underground pedway from Churchill LRT Station to the Station Lands site.</li> </ul>

## Attachment 1

<ul style="list-style-type: none"><li>This project is being coordinated with the <i>Green and Walkable Downtown Streetscapes - 103A Avenue (97 Street to 101 Street)</i> project described above.</li></ul>
<p>Budget:</p> <ul style="list-style-type: none"><li>Funding for this project was approved on June 22, 2021 (Capital Profile 21-50-9100 103A Avenue Pedway).</li><li>The project budget was amended at the Spring 2024 Supplemental Capital Budget Adjustment to increase the budget by \$5.7 million, of which \$5.6 million is Local Improvement Levy and \$0.1 million is Public Transit Renewal funding.</li><li>The approved budget is \$36.5 million, of which \$26.3 million is CRL funding.</li></ul>
<p>Progress Update:</p> <ul style="list-style-type: none"><li>Construction started in 2024 with anticipated completion of April 2026.</li><li>Hoarding and heating system has been installed to allow for continued construction through the winter season.</li><li>Current construction underway for the open cut sections of the southern half of 99 Street; as well as the northern half of 103A Avenue.</li></ul>
<p>Engagement:</p> <ul style="list-style-type: none"><li>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.</li></ul>
<p>Schedule:</p> <ul style="list-style-type: none"><li>Construction completion anticipated for April 2026.</li></ul>

<b>Harbin Gate</b>
<p>Scope:</p> <ul style="list-style-type: none"><li>Design and Delivery of new Harbin Gate at 97 Street/101A Avenue.</li></ul>
<p>Budget:</p> <ul style="list-style-type: none"><li>Approved funding to PDDM Checkpoint 5 is provided by standalone profile 24-20-9340 Harbin Gate.</li><li>The approved project budget is \$6.0 million, which is entirely CRL funding.</li></ul>
<p>Progress Update:</p> <ul style="list-style-type: none"><li>The Construction Manager has been awarded to EllisDon.</li><li>The project team is currently working on different design options and their associated costs.</li><li>Additional funding will likely be required to construct the gate as it was originally envisioned.</li></ul>

Engagement:	
<ul style="list-style-type: none"><li>• The City is continuing to meet with key stakeholders including the Chinese Benevolent Association (CBA) to share design options and the overall status of the project.</li><li>• City of Edmonton is continuing to communicate with the Harbin Foreign Affairs Office as they have affirmed their interest in collaborating as the project progresses.</li><li>• City of Harbin has previously (2018) provided the City of Edmonton with a high level plan of the Gate which has formed the basis of the current Gate design.</li></ul>	
Schedule:	
• Detailed Design:	August 2025 [tentative]
• Construction Start:	September 2025 [tentative]
• Construction completion:	2027

### 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 Phase 3 (102-109 Street) Design
- Green and Walkable Downtown - Emerging Opportunities (Administration is exploring the possibility of funding public space improvements associated with the Winspear Centre Expansion)

### 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 scope is being delivered instead by Neighbourhood Renewal)

## The Quarters Downtown Projects

<b>Iron Works Building Rehabilitation</b>
Scope:
<ul style="list-style-type: none"><li>• Phased rehabilitation of the Iron Works complex</li><li>• Phase 1 - Envelope rehabilitation, roof replacement and envelope stabilization</li><li>• Phase 2 - Base Building, Design and Rehabilitation</li><li>• Phase 3 - Base Building Shell completion</li></ul>
Budget:
<ul style="list-style-type: none"><li>• Funding is approved through PDDM Checkpoint 5 for Phases 1, 2, and 3, through Profile 21-10-9103 Iron Works Building Rehabilitation.</li><li>• Approved budget of \$26.4 million, of which \$21.0 million is Quarters CRL Debt funding.</li></ul>



## Attachment 1

<p>Progress Update:</p> <ul style="list-style-type: none"><li>• Design and construction work is underway. Administration is working to find suitable tenants.</li></ul>
<p>Engagement:</p> <ul style="list-style-type: none"><li>• Public engagement was completed as part of planning for the Boyle Renaissance Master Plan, which was updated in 2019.</li></ul>
<p>Schedule:</p> <ul style="list-style-type: none"><li>• Phase 1 (100% complete) - Construction began Q3, 2021 and will be complete in 2024</li><li>• Phase 2 (28% complete) - Construction 2022 - 2024</li><li>• Phase 3 (75% complete) - Construction Base Building Shell and will be complete in Q2 - 2025</li></ul>

### 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
- Sale of City holdings for redevelopment