

Extension and Recommended Catalyst Projects

This new list of catalyst projects will enable strategic investment that reflects the needs of today and the next 28 years.

The five catalyst projects proposed are:

- Hierarchy of Streets - enhancements to key streets
- Rescale the Grid - a mid-block pedestrian connection
- System of Parks and Paths - public open space improvements
- Pulse Points - strategic improvements based on development interest
- Attainable Housing Incentive Program

Extending the Quarters Downtown Community Revitalization Plan for 20 years would enable dedicated funding for these improvements. An extension would require an updated CRL plan to be approved by Council and the Province. This would require a public hearing.

The current CRL plan was approved before the current provincial CRL guidelines. At the time, the guidelines did not require a list of catalyst projects. The current guidelines include this requirement and therefore any extension request would follow the catalyst structure in the extended CRL plan.

The 2011 CRL Plan includes a broad range of improvements that seek to achieve the overall vision for the area. This vision represents the implementation of the Area Redevelopment Plan and the Urban Design Plan. Generally, any improvement that achieves this vision is included in the scope of CRL funding for the Quarters Downtown.

Catalyst Project Parameters

The province has guidelines for the CRL program to limit what CRL funds can be used for. 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 (*exception for attainable housing)
- Operation and routine maintenance of private or municipal facilities or services

Attachment 2

* The province is amending the guidelines to allow CRL financial contributions for privately owned, attainable housing. At the time of report writing, these guidelines were not finalized.

Recommended Catalyst Projects

These catalyst projects have new names and budgets. They address current opportunities.

The existing CRL plan, Area Redevelopment Plan and the associated Urban Design Plan were transformative and broad. The plans all contained a common vision which defined the future physical framework. These projects have been prioritized out of the existing physical framework vision. Many of these improvements were already envisioned in some form as part of comprehensive and area-wide improvements. Many of these projects could be approved under the existing broad scope of the Quarters Downtown CRL Plan. However, there is not enough time remaining in the Plan to fund all these improvements. A ten-year extension would allow this CRL area to regain ground lost during the COVID pandemic and subsequent addiction epidemic, which had a profound impact on the Quarters.

The following list of projects prioritizes the remaining work for the Quarters and includes the recommended catalyst projects for inclusion in an extended CRL Plan.

Table 1: Projects Included For Funding in an Extended CRL

Project	Description	New or Existing	Estimated Cost
Hierarchy of Streets	Upgrade key corridors to and around the Quarters to provide active edge conditions, a sense of arrival into the district and stronger connections to neighbouring districts. <ul style="list-style-type: none">- Jasper Avenue (97 Street east)- 97 Street- 95 Street- 103A Avenue	Existing	\$90 - 120 million
Rescale the Grid	By breaking up large blocks in The Quarters, more opportunities are created for north-south access while adding opportunities for active corners and businesses. Smaller blocks also provide for easier land consolidation and development.	Existing	\$5 - 20 million
System of	Construct remaining open spaces previously	Existing	\$20 - 80

Attachment 2

Parks and Paths	identified, including: <ul style="list-style-type: none"> - River Gate Park - Boyle Renaissance Open Space - River Valley Promenade - Alex Taylor Open Space 		million
Pulse Points	“Pulse Points” are areas with immediate development potential. Funding will be available to focus improvements on areas where future development occurs. These improvements include: <ul style="list-style-type: none"> - Infill Infrastructure - Environmental and Geotechnical Improvements - Development Support/Incentives - Green and walkable streetscape - Semi-Permanent Placemaking 	Existing, Revised	\$20 - 60 million
Attainable Housing Incentive Program	An incentive program for new attainable housing units, whether by new construction or conversion of commercial space. Program details would be subject to proposed forthcoming provincial guidelines, and would be developed in accordance with Council direction.	Existing, Revised	\$5-30 million
Total:			\$140 - \$310 million

Table 2: Projects Recommended For Retention in The CRL Plan With No Change or Additional Spending Anticipated

Project	Description	
The Quarters	Rebranding, rezoning, area-wide infrastructure improvements	Complete
The Armature	96 Street streetscaping and infrastructure improvements to support future development. Kinistinaw Park.	Complete