



Urban Planning and Economy

Edmonton

UPE02445 Capital City Downtown Revitalization Levy Extension

Alisa Laliberte and Brett Latchford, Economic Investment Services
edmonton.ca/downtown

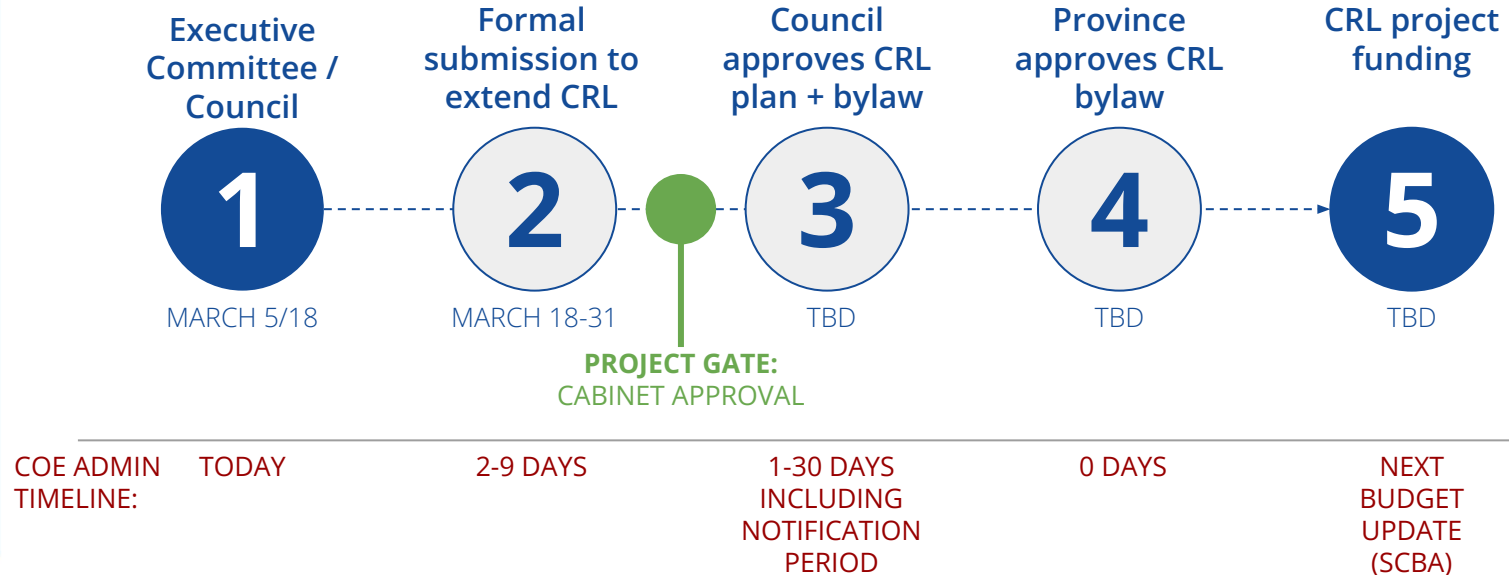
Decision

- 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



Extending Downtown investment

Community Revitalization Levy extension

Edmonton

Capital City Downtown CRL

PROPOSED EXTENSION

**Capital City
Downtown CRL**

Expires 2034

Recommended
approach:
10 year extension



high priority
catalysts



Edmonton

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

Edmonton

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



HIGH
SCENARIO



MEDIUM
SCENARIO



LOW
SCENARIO

Revenue from extension

PROV: \$170	MUNICIPAL: \$806	TOTAL: \$976
PROV: \$149	MUNICIPAL: \$699	TOTAL: \$848
PROV: \$128	MUNICIPAL: \$577	TOTAL: \$705

Projected surplus

	TOTAL: \$204
	SURPLUS: \$33
	DEFICIT: \$164

Questions and Thank You

Alisa Laliberte and Brett Latchford, Economic Investment Services
edmonton.ca/downtown

Edmonton