



Edmonton

CAPITAL CITY DOWNTOWN COMMUNITY REVITALIZATION LEVY PLAN

END DATE EXTENSION
UPE03001

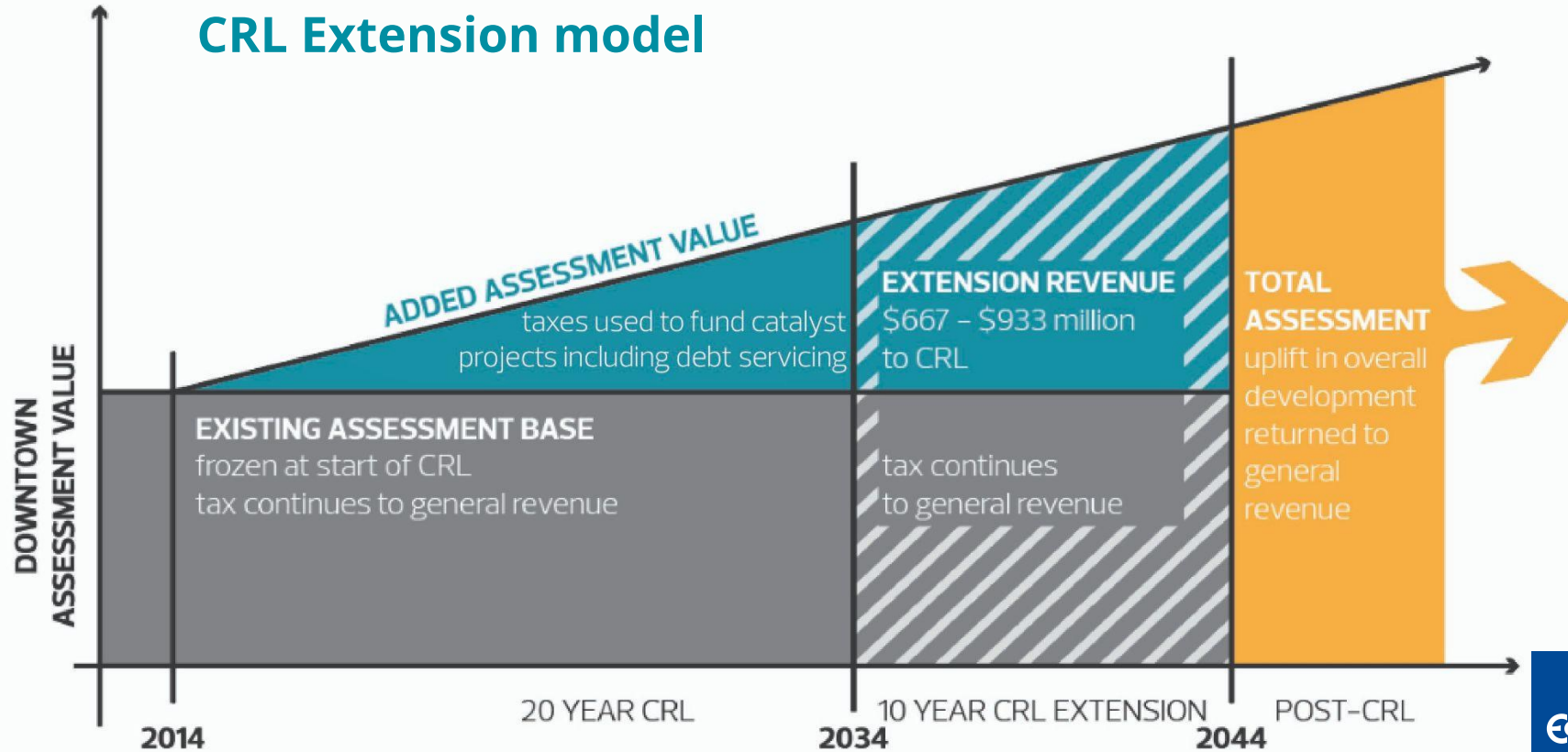
[EDMONTON.CA/DOWNTOWN](https://edmonton.ca/downtown)

Council Direction

At the March 19, 2025, Council continuation meeting, the following motions were passed:

1. That Administration apply to the Province to extend the Capital City Downtown Community Revitalization Levy by 10 years to 2044 to incorporate the projects listed in Attachment 3 of the March 5, 2025, Urban Planning and Economy report UPE02445, with the addition of the Winspear Center Expansion project, and, if approved, **prepare an amended Community Revitalization Levy Bylaw and return to a future City Council Public Hearing.**
2. That Administration provide an independent (as determined by Administration) analysis of the existing OEG study for the Event Park and Site Servicing as part of the Public Hearing process and that the analysis include what current projects could be enhanced to provide the best overall revitalization of our downtown as well as the high-level modeling of the timing of the Community Revitalization Levy funding for the projects listed in Attachment 3 of the March 5, 2025, Urban Planning and Economy report UPE02445.

CRL Extension model



Capital City Downtown CRL

Rogers Place
and Associated
Infrastructure

Warehouse
Park

Alex Decoteau
Park

Green and
Walkable
Downtown

Beaver Hills
House Park +
Michael Phair
Park

Chinatown
Gate

103A Avenue
Pedway

Stormwater
Drainage
Servicing

Jasper Avenue
New Vision

100 Street
Pedestrian
Bridge

complete and ongoing catalyst
projects - **existing**

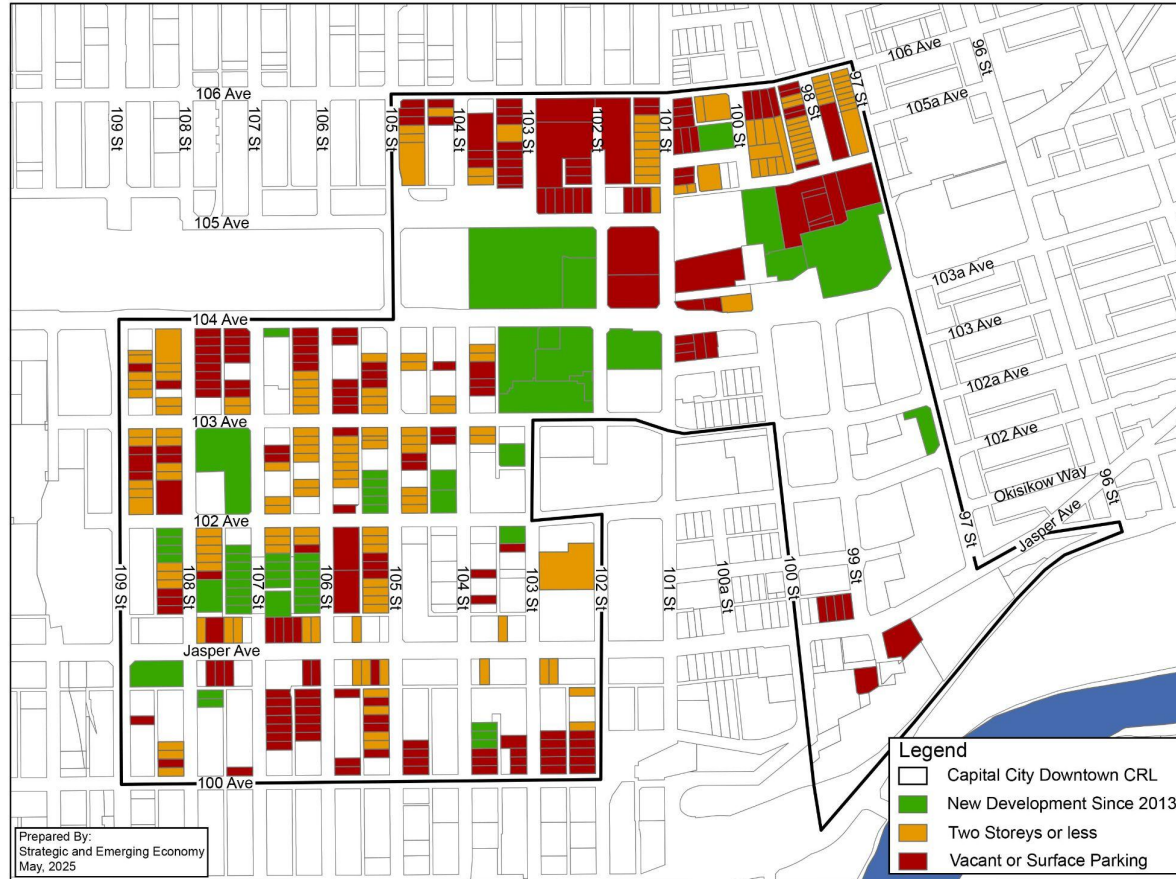


3,500 new
residential units



\$4.7 billion
in new
development

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CRL Extension Benefits

- Estimated Education Tax Equivalent
 - \$127M - \$178M (2035-44)
- New and improved public spaces
- More investment in downtown Edmonton:
 - Economic / Business Growth
 - Residential Growth
 - Vibrancy
- Demonstrates a long-term commitment to downtown

Next Steps

PROCESS FOR EXTENDING CRL PLANS



Capital City Downtown CRL

NEW CATALYST PROJECTS

Six new projects:

- Event Park
- Village at Ice District Site Servicing
- Brownfield Remediation
- Transit Infrastructure
- Francis Winspear Centre for Music Expansion
- Downtown Infrastructure Fund

One modified project:

- Attainable Housing Incentive Program

New investment:
\$514 - \$624M
spent between
2026 - 2041

New Catalyst Projects

BROWNFIELD REMEDiation

*Addressing barriers to
redevelopment*

- Funds testing, remediation of soil contamination for redevelopment

WINSPEAR EXPANSION

*Expanding landmark
performance venue*

- Contribution toward completion of the Expansion project
- New 550 seat performance hall

TRANSIT INFRASTRUCTURE LRT ENTRANCES

*Aesthetic, functional, safety
improvements*

- Creating well-designed and safe transit station and LRT entrances
- Prioritizes Downtown as a focal point for transit
- Spur transit-oriented development

New/Modified Catalyst Projects

DOWNTOWN INFRASTRUCTURE FUND

Infrastructure upgrades for redevelopment

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

ATTAINABLE HOUSING PROGRAM

Modified from Downtown Incentive Program

- Enabled by changes to CRL regulations
- Program design to be developed

GREEN AND WALKABLE - 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

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

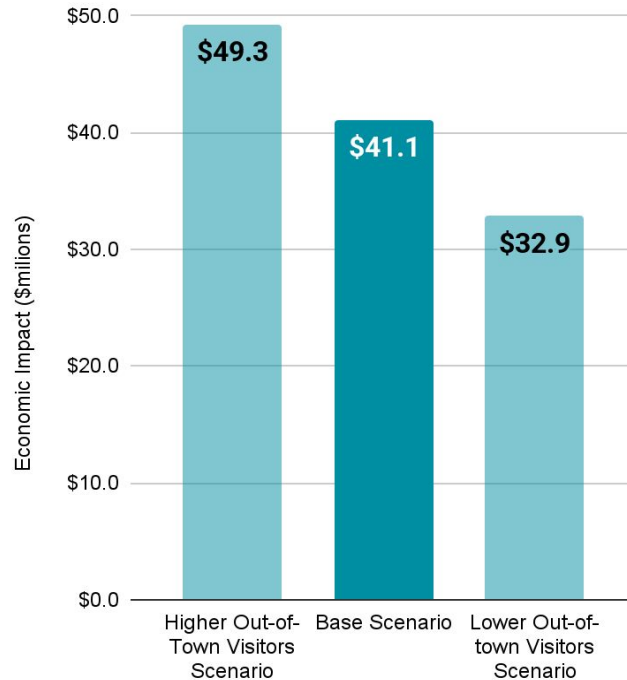


PROJECT HIGHLIGHTS

- 2,500 seat venue
- Estimated economic impact of construction is
 - \$270.9 million
 - 430 jobs
- OEG estimated ongoing economic impact
 - \$37.1 million
 - 220 jobs

Independent Analysis - Event Park

Annual Economic Impact of Event Park



Village at Ice District

CRL Funds support

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

Improvements extend beyond the Village to surrounding properties

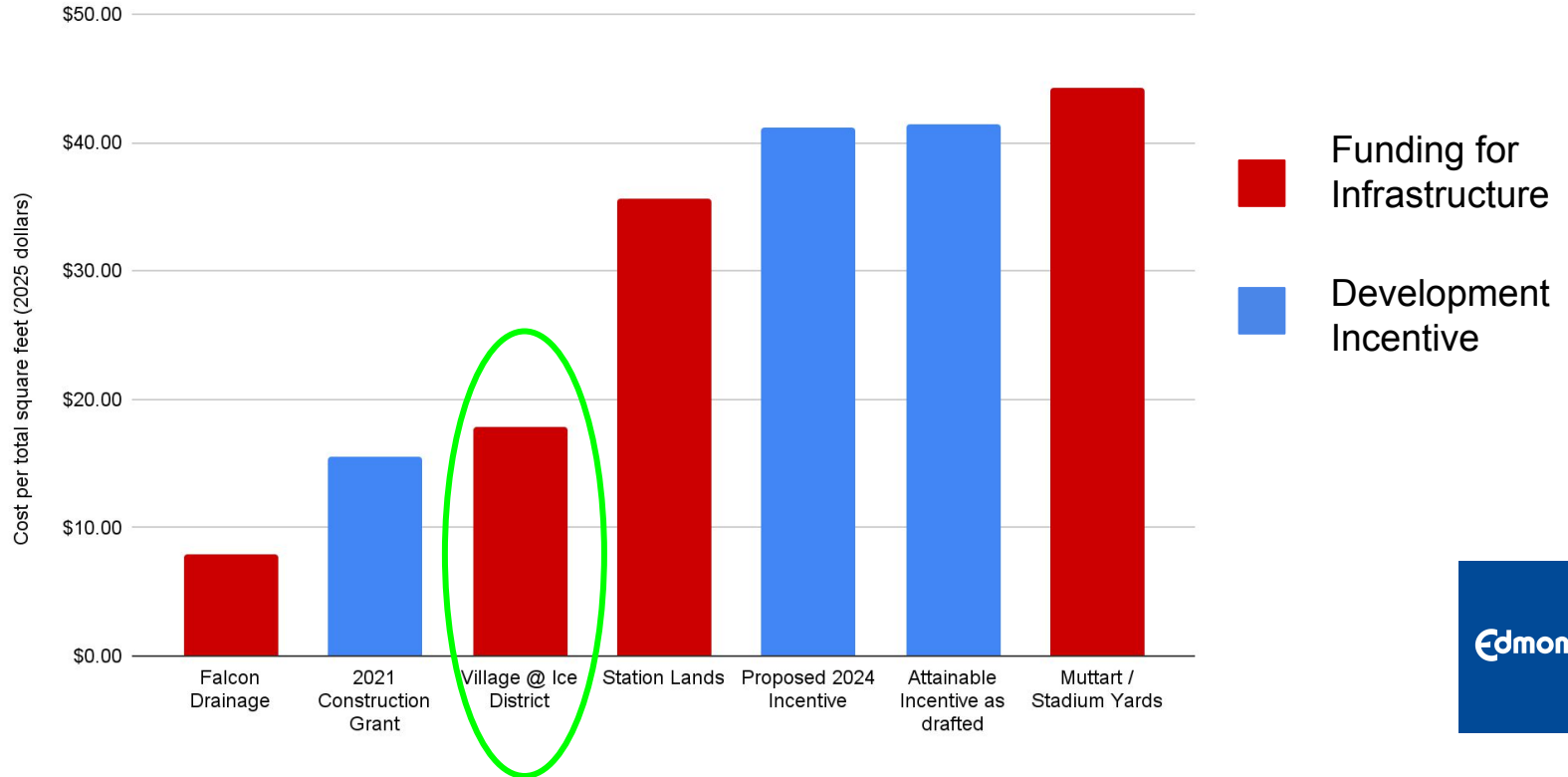


PROJECT HIGHLIGHTS

- 2,500 units
- Up to 260,000 sqft commercial space
- 14 buildings (mid and high-rise)
- \$1.1 billion assessment growth

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Independent Analysis - Village



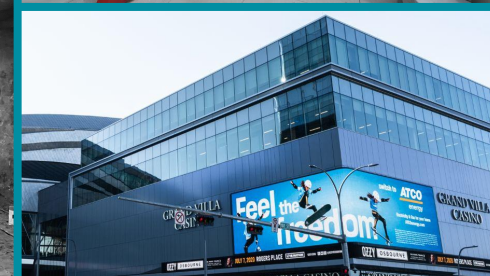
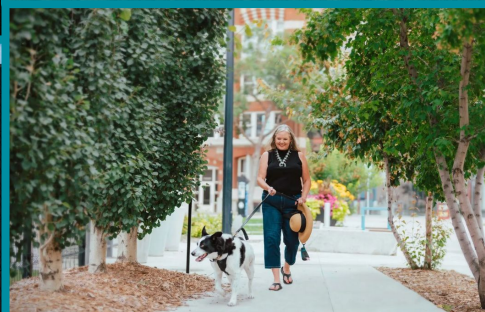
Project Funding Process

CRL projects require the same budget approvals as any other project (once CRL Plan is fully approved)

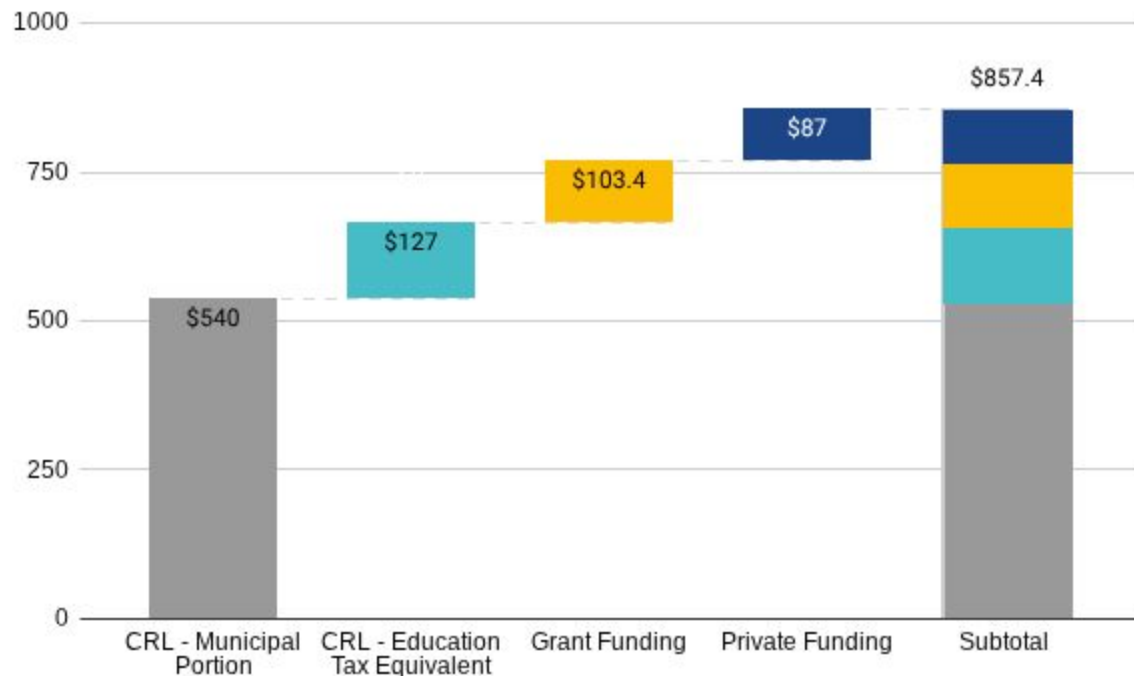
Publicly-Owned Capital Project	Not Publicly Owned
Most projects - Green and Walkable Jasper Avenue New Vision, Event Park, Transit Infrastructure, etc.	Attainable Housing Program, Brownfield Remediation, Winspear Expansion
Eligible for Borrowing	NOT Eligible for Borrowing
Costs spread over many years	Immediate draw on reserve

Cumulative Impact

The downtown catalyst projects, through their combined effect, have improved the city's core as a more vibrant, desirable, and functional place.



Capital City Downtown CRL - Extension, Grants and Private Funding



- CRL captures equivalent of education tax - approximately 19% or \$127 million in the scenario presented

- Direct Grant Funding from the Government of Alberta will add \$103.4 million:
 - \$80.5M for Event Park
 - \$22.9M for Village at Ice District Infrastructure

- \$87M in Private Funding:
 - \$84M for Event Park
 - \$3M for Village at Ice District Infrastructure

Capital City Downtown CRL - Extension

Event Park	Village at Ice District Infrastructure	Brownfield Remediation
Transit Infrastructure	Downtown Infrastructure Fund	Attainable Housing Program
Jasper Avenue New Vision	Green and Walkable Downtown	Winspear Expansion

new and amended catalyst
projects - **extension**



4,000 - 6,000 new
residential units



\$2.9 - \$5.4 billion
in new development
and increased
assessment

Summary

- Downtown that is Vibrant, Accessible, Sustainable and Well-Designed
- For downtown, and the economic prosperity of the whole City
- Signals long-term commitment to investors
- Necessary to unlock major provincial investment in downtown



Questions and Thank You

Urban Planning and Economy
edmonton.ca/downtown

The logo for the City of Edmonton, featuring the word "Edmonton" in white sans-serif font on a dark blue square background.