

# CAPITAL PROFILE REPORT

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PROFILE NAME: **COLISEUM DEMOLITION AND SITE IMPROVEMENTS**

PROFILE NUMBER: **25-10-9550**

DEPARTMENT: **Integrated Infrastructure Services**

LEAD BRANCH: **Infrastructure Delivery**

PARTNER: **Real Estate**

BUDGET CYCLE: **2023-2026**

**RECOMMENDED**

PROFILE STAGE:	Council Review
PROFILE TYPE:	Standalone
LEAD MANAGER:	Jason Meliefste
PARTNER MANAGER:	Chris Hodgson
ESTIMATED START:	September, 2025
ESTIMATED COMPLETION:	December, 2030

Service Category: **Recreation & Culture**

Major Initiative:

<b>GROWTH</b>
<b>100</b>

<b>RENEWAL</b>

PREVIOUSLY APPROVED:

-

BUDGET REQUEST:

55,000

TOTAL PROFILE BUDGET:

55,000

## PROFILE DESCRIPTION

This profile will fund the demolition of the Coliseum. Inclusive of this will be planning, hazardous material abatement, building demolition and decommissioning of relevant site utilities. In addition, this profile will fund the changes required to redevelop the space into an interim outdoor site that is able to host outdoor festivals and events. When not supporting festivals and events, the site will be accessible to the public. This project will be planned and delivered by the City of Edmonton.

Funding will come from a provincial grant of \$55 million. This funding is included in a signed MOU and draft master agreement between the Province of Alberta, OEG Sports and Entertainment Inc. and the City of Edmonton.

## PROFILE BACKGROUND

The Coliseum first opened in 1974. The Edmonton Oilers finished playing in the building in 2016. With the building vacant, a wide variety of options for future use were explored, involving many different user groups. In each case, the expenses associated with making necessary improvements were proven to be cost prohibitive. In December 2022, City Council approved funding of \$35 million for the demolition of the Coliseum as part of the 2023-2026 Capital Budget. In January 2025, a Memorandum of Understanding (MOU) was signed between the City of Edmonton, OEG Sports and Entertainment Inc. and the Province of Alberta. Within the MOU, it was identified that the Province of Alberta intends to contribute grant funding up to a maximum of \$55 million towards the demolition of the Coliseum, including site remediation and subsequent site improvements. In addition, the MOU identified that the City must then contribute a minimum of \$35 million towards the demolition of the Coliseum or other public infrastructure investments within Exhibition Lands. The terms of the MOU have been translated into a draft master agreement that will be finalized by all three parties in 2025.

## PROFILE JUSTIFICATION

The demolition of the Coliseum will be a major city building project in the redevelopment of the Edmonton Exhibition Lands, formerly known as the Northlands Grounds. The Exhibition Lands is an incredible opportunity for sustainable, transit-oriented city building in the heart of north Edmonton. In this redevelopment, the City of Edmonton is serving as a land development facilitator, overseeing the construction of infrastructure and transportation networks, and then selling land parcels to private industry for further development. Demolition of the Coliseum will support the land preparation process. The grant funding from the Province of Alberta for the Coliseum's demolition enables the City's approved \$35 million funding to be redirected towards supporting additional Exhibition Lands redevelopment, specifically, upgrading of on-site infrastructure and the transportation network.

## STRATEGIC ALIGNMENT

This project aligns with the mandate/principles of The City Plan to activate growth and change in priority redevelopment areas through strategizing and investing to stimulate area readiness of (re)development. This project aligns with the Exhibition Lands Planning Framework (2020) and Implementation Strategy (2021), emphasizing sustainability, transit-orientation and aspirational redevelopment.

## ALTERNATIVES CONSIDERED

The parameters for funding of this project are established in a signed MOU, and are in alignment with a draft master agreement. Any alternatives to the profile, as presented, would not be in alignment with the MOU or master agreement. If the master agreement does not proceed, the City will be unable to leverage the provincial funding for the demolition of the Coliseum. City funding that would be redirected towards additional Exhibition Lands redevelopment would be utilized for the demolition of the Coliseum.

## COST BENEFITS

Costs: The project will be fully funded by the Province of Alberta grant. The previously approved City funding will be redirected to additional Exhibition Lands redevelopment.

Tangible Benefits: Opportunity to accelerate redevelopment in Exhibition Lands and improve City services with a potential interim festival and event space that will animate the space and contribute to area vibrancy.

Intangible Benefits: Contributing to the development of a new urban community in Edmonton.

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## KEY RISKS & MITIGATING STRATEGY

Delayed project completion

Mitigation: Follow Integrated Infrastructure Services' project development and delivery process. Utilize the project delivery method which maximizes efficiencies.

Neighbourhood disruption (dust, debris, and vibration from the demolition could impact the neighbourhood at specific times)

Mitigation: Utilize a robust and proactive communication strategy that keeps surrounding neighbourhoods aware of the project progress and upcoming impacts; ensure contractor follows best practices during abatement and demolition to minimize dust and debris

## RESOURCES

All procurement and purchasing for the initiative will follow standard administrative directions and policies, including the Administrative Directive A1439 Purchasing Goods Services and Construction.

The interim outdoor site will result in Operating impacts of Capital similar to comparable open space projects. These costs will be identified later in the design process.

## CONCLUSIONS AND RECOMMENDATIONS

Recommend approval of this profile with \$55 million in funding from the Province of Alberta. Funding this profile will result in demolition of the Coliseum and potential redevelopment of this site into an interim festival and event space that will be publically accessible when not in use. The demolition of the Coliseum will be a major city building project in the redevelopment of the Edmonton Exhibition Lands. It will contribute to the creation of new urban neighbourhood that is sustainable and transit-oriented in the heart of north Edmonton. The grant funding from the Province of Alberta for the Coliseum's demolition is a tremendous opportunity as it enables the City's previously approved \$35 million funding for the Coliseum demolition to be redirected towards supporting additional Exhibition Lands redevelopment (specifically the on-site infrastructure & transportation network).

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PROFILE NAME: **Coliseum Demolition and Site Improvements****RECOMMENDED**PROFILE NUMBER: **25-10-9550**PROFILE TYPE: **Standalone**BRANCH: **Infrastructure Delivery**

## CAPITAL BUDGET AND FUNDING SOURCES (000's)

APPROVED BUDGET		Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	Beyond 2033	Total
	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
	Current Approved Budget	-	-	-	-	-	-	-	-	-	-	-	-

BUDGET REQUEST	Budget Request	-	750	16,400	19,250	9,600	8,500	500	-	-	-	-	55,000
	Revised Funding Sources (if approved)												
	Provincial Grant	-	750	16,400	19,250	9,600	8,500	500	-	-	-	-	55,000
	Requested Funding Source	-	750	16,400	19,250	9,600	8,500	500	-	-	-	-	55,000

REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	-	750	16,400	19,250	9,600	8,500	500	-	-	-	-	55,000
	Requested Funding Source												
	Provincial Grant	-	750	16,400	19,250	9,600	8,500	500	-	-	-	-	55,000
	Requested Funding Source	-	750	16,400	19,250	9,600	8,500	500	-	-	-	-	55,000

## CAPITAL BUDGET BY ACTIVITY TYPE (000's)

REVISED BUDGET (IF APPROVED)	Activity Type	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	Beyond 2033	Total
	Construction	-	750	16,400	17,250	600	-	-	-	-	-	-	35,000
	Land Improvements	-	-	-	2,000	9,000	8,500	500	-	-	-	-	20,000
	Total	-	750	16,400	19,250	9,600	8,500	500	-	-	-	-	55,000

## OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:																
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-