



Integrated Infrastructure Services
Infrastructure Planning and Design

Edmonton

Review of Potential Public/Private City Building Opportunities

City Council
November 18, 2025

IIS03133

Council Motion

Subsequent Motion - June 25, 2025 Special Infrastructure Committee / Infrastructure Program - Delivery Model Overview

1. That Administration review priority capital investments, in consideration of currently available infrastructure growth plans, as well as City land holdings, and provide a report with a recommendation on potential future unfunded capital investments that may be suitable for collaboration with public and/or private partners.

Partnership Opportunity

- **Land:** A partnership could develop land owned by the City to meet the City's needs, as well as be leverage by a partner to meet additional goals.
- **Redevelopment:** A partnership could replace a facility and redevelop the land owned by the City incorporating additional amenities.
- **Service Replacement:** Opportunities for partners to meet the needs of Edmontonians for a service where the City is no longer able to provide the necessary infrastructure to support the service level.
- **Non-Profit Housing Development:** Working with the City's non-profit sector to deliver infrastructure that meets the needs of the City within a housing development.

Priority Capital Investments

Based on a review of unfunded capital priorities, ten initial investments were identified, targeting facilities required to support City services.

Further selection criteria were applied:

- Land availability
- Service delivery and resident needs
- Asset Rationalization Framework
- Opportunities for housing development

Priority Capital Investments

Four investments were selected for consideration for the next steps:

- Woodcroft Library Replacement
- Cumberland Fire Station Development
- Windermere North Transit Centre
- Arenas

Opportunities, Challenges and Risks

Aspects of the partnership that must be considered, evaluated and mitigated prior to a decision to ensure public value and benefit is preserved, including:

- Funding
- Geotechnical conditions or contamination
- City policies and standards
- Change in service level

Risks to be considered before moving ahead with a partnership, such as:

- Equity
- Public Benefit
- Total Cost of Ownership

Market Interest

- Attractive location, including colocation with public amenities, for a private/non-profit development.
- Cost savings related to shared development or land provided by the City.
- Access to financing.
- Profits associated with unlocking additional value in land reserved for municipal amenities development.
- Profits associated with operating a service replacement.

Proposed Approach and Next Steps

Partnership decisions will depend on various factors, such as:

- Value for Edmontonians offered by the partnership proposal.
- Equity of available amenities within the 15-minute districts.
- Strategic alignment with City strategies, policies and standards.

Administration will conduct Requests for Expression of Interest (RFEOI) for the four investments selected for consideration

Next Step - Related Motion

2. That Administration, following the presentation of the report required by Part 1, conduct a Request for Expressions of Interest (RFEOI) to solicit market interest for any land holdings or capital investments identified through Part of 1 and provide a report on the evaluation of RFEOI submissions received, including any potential constraints, challenges, and alignment with the growth of City services and other City-Building objectives.

Due Date: Second Quarter 2026, Infrastructure Committee

Thank you.

Questions?

Integrated Infrastructure Services
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Pascale Ladouceur, Branch Manager

Edmonton