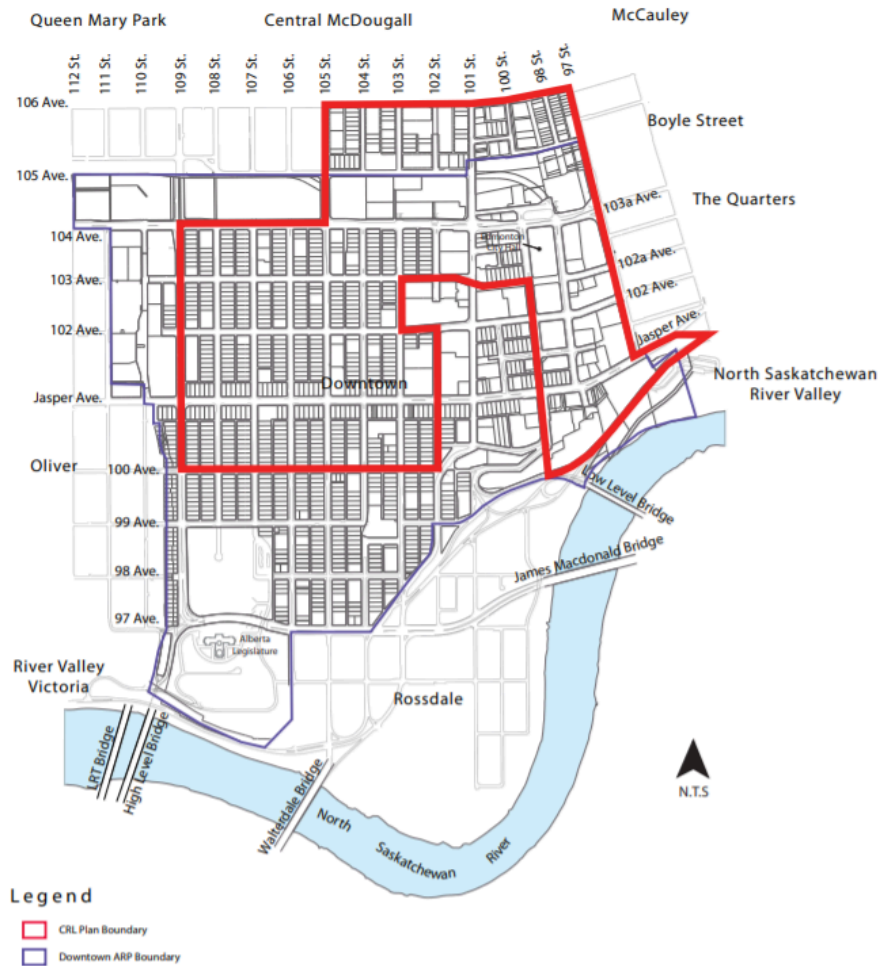


Capital City Downtown Community Revitalization Levy (CRL)

Capital City Downtown CRL Boundary



Community Revitalization Levy Information

Community Revitalization Levies (CRLs) are a financing tool created by the *Municipal Government Act* (MGA) to help municipalities by investing in infrastructure that addresses barriers to redevelopment and attracts private investment. They are intended to be used in areas that require unique approaches to catalyze development where all other redevelopment efforts have failed. They also provide long-term investment certainty, which the development industry favours.

Attachment 1

The MGA requires that every CRL have a bylaw and a plan. The plan lays out the need for a CRL, identifies specific projects, provides estimated costs and includes a range of revenue projection scenarios. Only projects identified within a CRL plan may be funded by the CRL. Including a project in a CRL plan does not ensure its funding. Because a CRL involves provincial school taxes, all CRL plans require authorization and approval from the provincial government. A municipality may adopt a CRL bylaw if the provincial government creates a Regulation authorizing it. A CRL bylaw and plan are approved at a public hearing, but they do not take effect until they receive provincial government approval.

When a plan is approved, a baseline property assessment is established for each property in the CRL area. The CRL revenue consists of increases in property tax revenue above the baseline (both municipal and equivalent provincial school taxes) that result from new development and property value growth, for a period of 20 or 30 years. In essence, the infrastructure investments are repaid by the tax uplift of new developments in the CRL area. Administration gives Council an annual update on the state of the CRL.

Downtown CRL Projects from the Plan

The Capital City Downtown Community Revitalization Levy Plan was updated on June 26, 2025. City Council and the Government of Alberta have approved this plan. The plan went to a public hearing to extend the CRL deadline by 10 years. And the new CRL end date is 2044. The catalyst projects are:

- Downtown Arena/Arena Related Public Infrastructure/ Community Rink
- Alex Decoteau Park (105 St/102 Ave Park)
- Downtown Stormwater Drainage Servicing
- Projects in the Civic Precinct (Centennial Plaza)
- Warehouse Campus Neighbourhood Central Park (O-day'min Park)
- Green and Walkable Downtown
- Jasper Avenue New Vision
- River Valley Promenade
- 103A Avenue Pedway
- Edmonton Downtown Academic and Cultural Centre
- Attainable Housing Program
- Downtown Infrastructure Fund
- Village at Ice District Infrastructure
- Event Park
- Brownfield Remediation
- Transit Infrastructure
- Francis Winspear Centre for Music Expansion Project