

CAPITAL PROFILE REPORT

PROFILE NAME:	THE QUARTERS - PHASE 1	FUNDED
PROFILE NUMBER:	11-17-0407	PROFILE STAGE: Approved
DEPARTMENT:	Urban Form & Corporate Strategic Development	PROFILE TYPE: Standalone
LEAD BRANCH:	The Quarters Downtown CRL (prior to 2020)	LEAD MANAGER: Trocenko W.
PROGRAM NAME:		PARTNER MANAGER:
PARTNER:		ESTIMATED START: January, 2012
BUDGET CYCLE:	2009-2011	ESTIMATED COMPLETION: December, 2015

Service Category: Economic Development**Major Initiative:****GROWTH****RENEWAL****100****PREVIOUSLY APPROVED:****47,059****BUDGET REQUEST:****-****TOTAL PROFILE BUDGET:****47,059****PROFILE DESCRIPTION**

The Quarters Downtown project is a City led redevelopment initiative intended to provide the catalyst for private sector investment and redevelopment of the east side of Edmonton's downtown. The proposed urban design plan for the area allows for an increase in population from the current 2,400 people to as many as 20,000 people when full build out is achieved. The City's strategic investments in major infrastructure upgrades and new public amenities will address development impediments in the downtown east with the goal of attracting private investment that will revitalize this area.

Redevelopment of The Quarters will be done in a phased approach. It is anticipated that Phase I redevelopment project costs will be covered by The Quarters Downtown Community Revitalization Levy (CRL). The focus of Phase I will be to complete the drainage work on 96th Street (Armature) which serves as the backbone for the area, complete a minimum of two full blocks of streetscaping on 96th Street north of Jasper Avenue, complete drainage and streetscaping around the site planned for the Five Corners Tower, and complete streetscaping in Boyle Renaissance. Phase I project costs also include relocating and where applicable putting lines underground for gas, power, water, telephone and cable lines, relocation of the Boyle Renaissance community garden, as well as environmental remediation of City owned lands.

The percent for art has been included in The Quarters Downtown Community Revitalization Levy Plan Service Package in the Operating Budget. The total budget for Phase I is \$560,000 and is split between 2013 and 2014.

#13-40: The non TCA portion of 2013 (\$3,575k) and 2014 (\$280) has been transferred to Operating.

PROFILE JUSTIFICATION

The Quarters Project Profiles (Phases 1-3) were developed to implement plans approved by City Council in 2009; specifically, The Quarters Area Redevelopment Plan, The Quarters Urban Design Plan, The Quarters Downtown Statutory Plan Overlay and the Boyle Street/McCauley Area Redevelopment Plan.

At the June 20th public hearing, City Council approved The Quarters Downtown Community Revitalization Levy Area Plan - Bylaw 15800

Alignment

The Quarters Downtown Plan aligns with the following 10-year Strategic Goals and Corporate Outcomes:

- Complete collaborative communities that are accessible, strong and inclusive with access to a full range of services
- Attractive and compact physical design with diverse neighbourhoods, amenities and public open spaces
- Citizens use public transit and active modes of transportation
- The City has balanced revenue streams that are sustainable

CHANGES TO APPROVED PROFILE

Spring 2016 (#16-22): Transfer budget for % for art to operating; which is not a Tangible Capital asset.

2019 Spring SCBA (#2.1-7): Transfer \$3.4M to 19-20-5001 Streetscape Improvements (97 St: Jasper Ave to 102 Ave) for or the design and construction of streetscape improvements on 97 street from Jasper avenue to 102 avenue needs approval as soon as possible for work to continue, due to the high profile project that will build a replacement for the original Harbin Gate located at 102 avenue that was dismantled due to the Valleyline LRT project.

2019 Fall SCBA (3.3.18C): CRL Funding in the amount of \$1.968M required for 19-20-5001 Streetscape Improvements (97 St: Jasper Ave to 102 Ave) to cover foundation and engineering costs in relation to the Harbin Gate installation, in addition to higher than expected bids for improvements to 97 Street. Funds to come from UFCSD profiles 11-17-0407 and 15-74-4109.

2020 Spring SCBA (#20-10, 3.7-10): A funding request from the developer of Brighton Block, which is within the scope of profile 11-17-0407 - The Quarters Phase I, requires a transfer of the Capital budget to Operating, as the costs for a transformer, storm, sanitary, water, gas and Telus related to redevelopment of the Brighton Block are deemed non-capital in nature. The Quarters Downtown CRL Plan identifies that CRL funds may be used for development costs, including funding partnerships with developers. This transfer has no material impact to the projected milestones for repayment and break-even dates of the Quarters CRL.

2020 Spring SCBA (#20-10, 3.5-6): Administration has been aware of a forthcoming funding request from the developer of Brighton Block. The request includes servicing costs for a transformer, storm, sanitary, water, gas and Telus related to redevelopment of the Brighton Block. Through an allowance for infrastructure requirements for new developments in the Quarters CRL area approved for Phase I, the Quarters Downtown CRL Plan identifies that CRL funds may be used for development costs, including funding partnerships with developers. A transfer of funding from Debt to Reserve is required, as these costs are operating in nature. An adjustment is also being put forward to reallocate funds and expenses from capital to operating in this SCBA (refer to transfers from capital to operating).

CAPITAL PROFILE REPORT

PROFILE NAME: **The Quarters - Phase 1**
 PROFILE NUMBER: **11-17-0407**
 BRANCH: **The Quarters Downtown CRL (prior to 2020)**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total	
APPROVED BUDGET	Approved Budget												
	Original Budget Approved	56,000	-	-	-	-	-	-	-	-	-	56,000	
	2012 CBS Budget Adjustment	-3,729	-	-	-	-	-	-	-	-	-	-3,729	
	2013 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2013 CBS Budget Adjustment	-126	-	-	-	-	-	-	-	-	-	-126	
	2014 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2015 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2016 Cap Council	-191	-	-	-	-	-	-	-	-	-	-	-191
	2016 Cap Capital Budget Adj (one-off)	-	-	-	-	-	-	-	-	-	-	-	-
	2016 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2019 Cap Council	-4,408	-	-	-	-	-	-	-	-	-	-	-4,408
	2019 Cap Carry Forward	-4,151	4,151	-	-	-	-	-	-	-	-	-	-
	2020 Cap Council	-	-487	-	-	-	-	-	-	-	-	-	-487
Current Approved Budget	43,395	3,664	-	-	-	-	-	-	-	-	-	47,059	
Approved Funding Sources													
Debt CRL Quarters	43,395	3,664	-	-	-	-	-	-	-	-	-	47,059	
Tax-Supported Debt	-	-	-	-	-	-	-	-	-	-	-	-	
Current Approved Funding Sources	43,395	3,664	-	-	-	-	-	-	-	-	-	47,059	

BUDGET REQUEST												
Budget Request	-	-	-	-	-	-	-	-	-	-	-	-

REVISED BUDGET (IF APPROVED)												
Revised Budget (if Approved)	43,395	3,664	-	-	-	-	-	-	-	-	-	47,059
Requested Funding Source												
Debt CRL Quarters	43,395	3,664	-	-	-	-	-	-	-	-	-	47,059
Tax-Supported Debt	-	-	-	-	-	-	-	-	-	-	-	-
Requested Funding Source	43,395	3,664	-	-	-	-	-	-	-	-	-	47,059

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

REVISED BUDGET (IF APPROVED)	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Land	-8,559	3,664	-	-	-	-	-	-	-	-	-	-4,895
	Other Costs	51,954	-	-	-	-	-	-	-	-	-	-	51,954
	Total	43,395	3,664	-	-	-	-	-	-	-	-	-	47,059

OPERATING IMPACT OF CAPITAL

Type of Impact:

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

CAPITAL PROFILE REPORT

PROFILE NAME:	TOD STADIUM STATION PLAN STREET NETWORK	FUNDED
PROFILE NUMBER:	15-17-3117	PROFILE STAGE: Approved
DEPARTMENT:	Urban Form & Corporate Strategic Development	PROFILE TYPE: Standalone
LEAD BRANCH:	City Planning	LEAD MANAGER: Jason Meleifste
PROGRAM NAME:		PARTNER MANAGER: Peter Ohm
PARTNER:	City Planning	ESTIMATED START: January, 2016
BUDGET CYCLE:	2015-2018	ESTIMATED COMPLETION: December, 2018

Service Category:	Economic Development	Major Initiative:	Quarters
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	14,127
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	14,127

PROFILE DESCRIPTION

This project will construct roads required to support transit oriented development at Stadium Station. It represents an induced market approach based on public/private partnership that leverages the access provided by a new "main street" connection and rail crossing between Jasper Avenue and Stadium Road to support higher density mixed-use development. A new main street will connect Jasper Avenue to Stadium Road, across the LRT tracks, and an additional road will parallel the LRT tracks.

PROFILE BACKGROUND

This project proposes new streets and pedestrian improvements that will transform the Stadium Station area into a walkable, vibrant, mixed-use transit-oriented community.

PROFILE JUSTIFICATION

This project will implement the Stadium Station ARP (to be approved by City Council, pending decision to confirm a development concept for City-owned ETS and Muttart lands) through an induced market approach. This is based on an anticipated public/private partnership that leverages the access provided by a new Main Street connection and rail crossing between Jasper Avenue and Stadium Road to support higher density mixed-use development and create a strong public realm.

STRATEGIC ALIGNMENT

This project is well aligned with the strategic goals of the City of Edmonton 'The Ways', TOD City Policy C565 and Guidelines, and Sustainable Development work program to implement transit oriented development planning.

ALTERNATIVES CONSIDERED

Alternatives: The only alternative contemplated at this point is the "Do Nothing" option.

COST BENEFITS

Land assembly, roadway, servicing and streetscaping costs are typical of providing a high quality pedestrian oriented main street and LRT crossing.

Benefits of this project include: new roadway network, enhanced streetscaping, increased property values, tax revenue, attraction of private sector investment, transit ridership and active modes of travel, community pride, improved sense of safety and security, and connection to the river valley.

KEY RISKS & MITIGATING STRATEGY

Roadway improvements are anticipated to impact local residences. Traffic control measures and effective communication with stakeholders will be required to mitigate short term congestion and associated impacts.

RESOURCES

Staff will implement this project by coordinating work with City departments, engaging key stakeholders, ensuring funds are well managed, policies adhered to, and public expectations addressed. Where required, external consultants may be necessary.

CONCLUSIONS AND RECOMMENDATIONS

Construction of a new main street and roadways will leverage investment and stimulate development around Stadium LRT station, improve pedestrian safety and accessibility, transit ridership, connection to existing recreation centre and river valley.

CONTINGENCY OF APPROVAL

December 11, 2014 - City Council Meeting

That Capital Profile TOD Stadium Station Plan Street Network #15-17-3117 be added and funded in the amount of \$14.127 million, with \$9.127 million funding from an increase in use of Pay-As-You-Go and \$5 million funding from the Quarters Phase 2 Community Revitalization Levy, with the expenditure of funds being subject to a report with an update on projects for the Quarters, Phase 2 and on the availability of cash flow from the Quarters Phase 2 Community Revitalization Levy.

Contingency met: dd/mm/yyyy

CAPITAL PROFILE REPORT

PROFILE NAME: **TOD Stadium Station Plan Street Network**
 PROFILE NUMBER: **15-17-3117**
 BRANCH: **City Planning**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total	
APPROVED BUDGET	Approved Budget												
	Original Budget Approved	14,127	-	-	-	-	-	-	-	-	-	14,127	
	2016 Cap Capital Budget Adj (one-off)	-	-	-	-	-	-	-	-	-	-	-	
	2016 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2019 Cap Carry Forward	-8,737	8,737	-	-	-	-	-	-	-	-	-	
	Current Approved Budget	5,390	8,737	-	-	-	-	-	-	-	-	-	14,127
	Approved Funding Sources												
	Debt CRL Quarters	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Pay-As-You-Go	5,390	3,737	-	-	-	-	-	-	-	-	-	9,127	
Current Approved Funding Sources	5,390	8,737	-	-	-	-	-	-	-	-	-	14,127	

BUDGET REQUEST	Budget Request	-	-	-	-	-	-	-	-	-	-	-
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REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	5,390	8,737	-	-	-	-	-	-	-	-	14,127
	Requested Funding Source											
	Debt CRL Quarters	-	5,000	-	-	-	-	-	-	-	-	5,000
	Pay-As-You-Go	5,390	3,737	-	-	-	-	-	-	-	-	9,127
Requested Funding Source	5,390	8,737	-	-	-	-	-	-	-	-	-	14,127

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
REVISED BUDGET (IF APPROVED)	Construction	-8,737	8,737	-	-	-	-	-	-	-	-	-	-
	Design	3,320	-	-	-	-	-	-	-	-	-	-	3,320
	Land	2,310	-	-	-	-	-	-	-	-	-	-	2,310
	Land Improvements	8,497	-	-	-	-	-	-	-	-	-	-	8,497
	Total	5,390	8,737	-	-	-	-	-	-	-	-	-	14,127

OPERATING IMPACT OF CAPITAL

Type of Impact:

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

CAPITAL PROFILE REPORT

PROFILE NAME:	THE QUARTERS DOWNTOWN - PHASE II	FUNDED
PROFILE NUMBER:	15-74-4031	PROFILE STAGE: Approved
DEPARTMENT:	Urban Form & Corporate Strategic Development	PROFILE TYPE: Standalone
LEAD BRANCH:	The Quarters Downtown CRL (prior to 2020)	LEAD MANAGER: Mary Ann Debrinski
PROGRAM NAME:		PARTNER MANAGER: Walter Trocenko
PARTNER:	Real Estate, Housing & Economic Sustainability	ESTIMATED START: January, 2015
BUDGET CYCLE:	2015-2018	ESTIMATED COMPLETION: December, 2018

Service Category:	Economic Development	Major Initiative:	Quarters
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	35,334
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	35,334

PROFILE DESCRIPTION

The Quarters Downtown is a City-led initiative intended to provide the catalyst for private sector investment and redevelopment of the east side of Edmonton's downtown.

The revitalization efforts propose to transform The Quarters into a vibrant, healthy community comprised of five distinct areas, each with its own character, activities and feel, structured around a unique linear pedestrian oriented street running through the neighbourhood that provides a defining element for the community.

The Quarters Downtown Phase II is a continuation of redevelopment of the area which will continue implementation of The Quarters Downtown Urban Design Plan, including park land acquisition, development of New City Park Phase I, drainage and streetscape improvements on the avenues. Funds are required for infrastructure work, detailed engineering, landscape and streetscape design and land acquisition.

PROFILE BACKGROUND

The Quarters Downtown is a City-led initiative intended to provide the catalyst for private sector investment and redevelopment of the east side of Edmonton's downtown. The Quarters Downtown Community Revitalization Levy (CRL) Area Plan 2011, Bylaw 15800, was approved by the Province in 2011 and came into force and effect on January 1, 2012. The CRL outlines the urban design approved by City Council for The Quarters Downtown and the proposed phasing for implementation. The phasing was based on CRL revenue forecasts with the first phase providing \$56 million for infrastructure investments based on original CRL revenue projections. Updated CRL revenue projections are higher than originally forecasted and will cover the cost of Phase II. Phase II was identified in the CRL Area Plan as a Future Phase which included completing the armature streetscaping, drainage/streetscaping on all other streets/avenues, land, water and drainage improvements, Environmental Remediation and Contingency.

PROFILE JUSTIFICATION

Since the 1960's the east downtown area has been in decline and has not benefited from investment and redevelopment that has occurred in other areas of Edmonton. With its proximity to downtown, The Quarters redevelopment will help the City achieve it's vision of being more sustainable. Phased implementation of City Council approved urban design and statutory plans for redevelopment of The Quarters Downtown will continue the momentum of revitalizing the area through strategic infrastructure investments. The Quarters Downtown Phase II is a continuation of redevelopment of the area; the objective is to transform this underutilized part of the downtown area of the City of Edmonton into a vibrant, healthy, walkable community.

STRATEGIC ALIGNMENT

Strategic Alignment with:

- The Way We Grow: aids in the evolution to a sustainable, healthy and compact city.
- The Way We Live: Assist in "giving Edmonton a greater range of housing, living and work place choice".

ALTERNATIVES CONSIDERED

Alternative approaches to revitalizing portions of the The Quarters started in 1964. At this point, the only alternative is not do anything which would not contribute to the City of Edmonton's effort of a sustainable, urban/compact City.

COST BENEFITS

Tangible Benefits:

- Increased tax revenue and density within the City
- Stimulate private sector investment Increase in development.

Intangible Benefits:

- More people living in the area and improved perceived safety of the community
- Quality urban design
- Improved community attractiveness and quality of life

KEY RISKS & MITIGATING STRATEGY

- Contaminated soil; contingency on site-by-site basis
- Unable to acquire land; City's legal avenues (MGA)
- Rise in construction costs; contingency on site-by-site basis
- CRL revenues does not match forecast; adjust timing/implementation

RESOURCES

This project will be led by The Quarters Team (Urban Renewal) who is the client and Roads Design and Construction, who are the project manager, with support from Parks Planning. External consultants will be engaged as required through the process.

CONCLUSIONS AND RECOMMENDATIONS

The Quarters Downtown Phase II will achieve corporate/departamental goals by contributing to the creation of a sustainable/compact City and the revitalization of Edmonton's Downtown.

CHANGES TO APPROVED PROFILE

2017 Spring (#17-20) 2.1-10: Transfer to 17-74-4103 Jasper Ave New Vision Phase 2.

2017 Fall (#17-40) 2.1-05: Transfer \$6M to 17-28-1009 Kinistinaw Park

2017 Fall (#17-40) 2.2-13: Rehabilitation of vacant city-owned buildings replaces park land acquisition that is no longer required due to proposed Alldritt development, as well as drainage and streetscape improvements that are on hold until redevelopments on adjacent properties occurs (scope only).

2017 Fall (#17-40) 2.3-15: Debt is not an eligible funding source for Art. A request of \$150K (\$55K in 2017 and \$95K in 2018) of Pay-as-you-Go funding source is required to fund Art expenditure for Quarters Phase II 15-74-4031.

2017 Fall (#17-40) 2.7-16 This adjustment is required to transfer the budget related to % of Art from Capital to Operating. Transfer \$150K from Quarters Phase II 15-74-4031 to operating over the span of 2017 and 2018 (\$55K in 2017 and \$95K in 2018).

Spring SCBA 2018: (2.2-03) Move \$50K CRL funding from 15-74-4031 to fund an environmental assessmetn in 17-28-1009 Kinistinaw Park.

Spring SCBA 2018: (2.4-26) To reduce the profile's Debt CRL Quarters funding by \$55K in 2017 and \$95K in 2018. The adjustment is to reflect the increase in PayGo funding in the 2017 Fall SCBA to cover the % for Art expenditures. Without this budget adjustment, the amount of Debt CRL Quarters funding would be overstated.

#19-04: Transfer the amount of \$440,000 from profile 15-74-4031 to profile 17-28-1009. Consequences of not doing the transfer are that the Kinistinaw Project will not have enough project funding to award the construction contract.

Spring 2019 Administrative Budget Adjustment (#19-11): To reflect changes in the sources of funding. The \$1.5M adjustments result in no increased budget expenditures and no overall impact on budget within a specific program, a result of successful approval of Canada Cultural Spaces Fund (CCSF) federal grant contributions, to replace current CRL funding.

2019 Fall SCBA (3.3.19B): A transfer of \$500.6k CRL from UFCSD profile 15-74-4031 - The Quarters Downtown - Phase 2 is required to address both concept design and preliminary design for Phase 2 of Kinistinaw Park. This will not result in an overall change to the scope of the project.

CAPITAL PROFILE REPORT

PROFILE NAME: **The Quarters Downtown - Phase II**
 PROFILE NUMBER: **15-74-4031**
 BRANCH: **The Quarters Downtown CRL (prior to 2020)**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total	
APPROVED BUDGET	Approved Budget												
	Original Budget Approved	43,200	-	-	-	-	-	-	-	-	-	43,200	
	2015 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2016 Cap Capital Budget Adj (one-off)	-	-	-	-	-	-	-	-	-	-	-	
	2016 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2017 Cap Council	-6,725	-	-	-	-	-	-	-	-	-	-6,725	
	2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2018 Cap Council	-200	-	-	-	-	-	-	-	-	-	-200	
	2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2019 Cap Administrative	-	-	-	-	-	-	-	-	-	-	-	
	2019 Cap Council	-501	-	-	-	-	-	-	-	-	-	-501	
	2019 Cap Capital Budget Adj (one-off)	-440	-	-	-	-	-	-	-	-	-	-440	
	2019 Cap Carry Forward	-22,107	22,107	-	-	-	-	-	-	-	-	-	
	Current Approved Budget	13,227	22,107	-	-	35,334							
	Approved Funding Sources												
Debt CRL Quarters	11,877	21,957	-	-	-	-	-	-	-	-	-	33,834	
Other Grants - Federal	1,350	150	-	-	-	-	-	-	-	-	-	1,500	
Current Approved Funding Sources	13,227	22,107	-	-	-	-	-	-	-	-	-	35,334	

BUDGET REQUEST	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
Budget Request	-	-	-	-	-	-	-	-	-	-	-

REVISED BUDGET (IF APPROVED)	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
Revised Budget (if Approved)	13,227	22,107	-	-	-	-	-	-	-	-	35,334
Requested Funding Source											
Debt CRL Quarters	11,877	21,957	-	-	-	-	-	-	-	-	33,834
Other Grants - Federal	1,350	150	-	-	-	-	-	-	-	-	1,500
Requested Funding Source	13,227	22,107	-	35,334							

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

REVISED BUDGET (IF APPROVED)	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Construction	18,482	4,127	-	-	-	-	-	-	-	-	-	22,609
	Design	-50	-	-	-	-	-	-	-	-	-	-	-50
	Land	-5,205	17,980	-	-	-	-	-	-	-	-	-	12,775
	Total	13,227	22,107	-	35,334								

OPERATING IMPACT OF CAPITAL

Type of Impact:

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

CAPITAL PROFILE REPORT

PROFILE NAME:	KINISTINAW PARK	FUNDED
PROFILE NUMBER:	17-28-1009	PROFILE STAGE: Approved
DEPARTMENT:	Integrated Infrastructure Services	PROFILE TYPE: Standalone
LEAD BRANCH:	Building Great Neighbourhoods and Open Spaces	LEAD MANAGER: Craig Walbaum
PROGRAM NAME:		PARTNER MANAGER: Anna Dechamplain
PARTNER:	Parks & Roads Services	ESTIMATED START: November, 2017
BUDGET CYCLE:	2015-2018	ESTIMATED COMPLETION: December, 2020

Service Category:

Major Initiative:

GROWTH
100

RENEWAL

PREVIOUSLY APPROVED:	6,491
BUDGET REQUEST:	-
TOTAL PROFILE BUDGET:	6,491

PROFILE DESCRIPTION

As part of The Quarters Downtown redevelopment, the City of Edmonton is developing a new park for the neighbourhood. The vision for this park is to create a community space for people to gather and to attract further redevelopment to the area.

PROFILE BACKGROUND

The armature which extends along 96 Street from Jasper Avenue to 103 A Avenue will be a pedestrian friendly street and is expected to be the heart of the Quarters Downtown redevelopment. This profile is for Phase 1 of the project which is 0.35ha at 96 St & 102 Ave for concept, design & build of a new park development. It also includes the concept design for Phase 2 located at 96 St & 103 Ave.

PROFILE JUSTIFICATION

It supports corporate and departmental goals of an attractive Downtown with residential growth. Downtown is severely deficient in park space, even compared to the modest target of 1.1 hectares per 1000 residents contained in the Downtown Plan. Residential development on the scale envisioned in the Downtown plan is unlikely if park space is not provided. As such, this project will be an important catalyst for residential development in the area.

STRATEGIC ALIGNMENT

10 Year Strategic Goals: "Transform Edmonton's Urban Form" and "Improve Edmonton's Livability". The Way We Grow goals: "Urban Design" and "Complete, Healthy, and Livable Communities. Also aligned with the Capital City Downtown Plan.

ALTERNATIVES CONSIDERED

Alternative approaches to improving the Downtown were contemplated during the consultation phase of the Capital City Downtown Plan. At this point, the only alternative is the "do nothing" option, which contributes nothing to Downtown revitalization.

COST BENEFITS

Tangible Benefits:

- Increase downtown park space, value of nearby properties, tree canopy, surface permeability
- Stimulate private sector residential and commercial investment
- Reduced stormwater runoff

Intangible Benefits:

- Improve Downtown attractiveness and quality of life
- Provide space for gatherings and events
- Community involvement in park planning will strengthen community links and create a sense of 'ownership'

KEY RISKS & MITIGATING STRATEGY

A preliminary risk analysis has been completed. The risk management framework will be applied to all aspects of the project and will continue to develop and evolve as the project is further defined

RESOURCES

City of Edmonton seeks to purchase goods, services, construction fairly and based on best value.

CONCLUSIONS AND RECOMMENDATIONS

This park will advance key corporate and departmental goals by creating park space and encouraging investment in an underdeveloped area.

CHANGES TO APPROVED PROFILE

Spring SCBA 2018: (2.2-03) Move \$50K CRL funding from 15-74-4031 to fund an environmental assessmetn in 17-28-1009 Kinistinaw Park.

Spring SCBA 2018: (2.9-01) The schedule and cash flow for this project was set prior to the implementation of the Project Development and Delivery Model and is being adjusted to reflect its implementation. The cashflow reflects what is expected to be spent through the lifecycle of the project

2019 Budget Adjustment 19-04: Transfer of \$440K from 15-74-4031 The Quarters Downtown - Phase II to help fund this profile.

2019 Fall SCBA (3.3.19A): A transfer of \$500.6k CRL from UFCSD profile 15-74-4031 - The Quarters Downtown - Phase 2 is required to address both concept design and preliminary design for Phase 2 of Kinistinaw Park. This will not result in an overall change to the scope of the project.

2020 Spring SCBA (#20-10, 3.6-2): The scope of the Kinistinaw Phase 2 project is being separated from Kinistinaw Park (Phase 1). The funding will be transferred to CM-30-3030 to better align with the PDDM model of project delivery.

CAPITAL PROFILE REPORT

PROFILE NAME: **Kinistinaw Park**

FUNDED

PROFILE NUMBER: **17-28-1009**

PROFILE TYPE: **Standalone**

BRANCH: **Building Great Neighbourhoods and Open Spaces**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total	
APPROVED BUDGET	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
	2017 Cap Council	6,000	-	-	-	-	-	-	-	-	-	-	6,000
	2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2018 Cap Council	-502	552	-	-	-	-	-	-	-	-	-	50
	2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
	2019 Cap Council	501	-	-	-	-	-	-	-	-	-	-	501
	2019 Cap Capital Budget Adj (one-off)	440	-	-	-	-	-	-	-	-	-	-	440
	2019 Cap Carry Forward	-2,701	2,701	-	-	-	-	-	-	-	-	-	-
	2020 Cap Council	-	-500	-	-	-	-	-	-	-	-	-	-500
Current Approved Budget	3,737	2,753	-	6,491									
Approved Funding Sources													
Debt CRL Quarters	3,737	2,753	-	-	-	-	-	-	-	-	-	6,491	
Current Approved Funding Sources	3,737	2,753	-	6,491									

BUDGET REQUEST	Budget Request	-	-	-	-	-	-	-	-	-	-	-	-
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REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	3,737	2,753	-	-	-	-	-	-	-	-	-	6,491
	Requested Funding Source												
	Debt CRL Quarters	3,737	2,753	-	-	-	-	-	-	-	-	-	6,491
	Requested Funding Source	3,737	2,753	-	-	-	-	-	-	-	-	-	6,491

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
REVISED BUDGET (IF APPROVED)	Construction	4,240	2,201	-	-	-	-	-	-	-	-	-	6,441
	Design	-502	552	-	-	-	-	-	-	-	-	-	50
	Total	3,737	2,753	-	6,491								

OPERATING IMPACT OF CAPITAL

Type of Impact:

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