

## Branch - Social Development

Program - Community Initiatives  
 Title - Edmonton Community Development  
 Company

New or Enhanced Service  
 Unfunded  
 Multi-Year

### Results to be Achieved

Although the various business plans required for this initiative are not finalized, current projected social and economic impacts include:

- 78 units of housing for artists with incomes of \$3 million per year
- 50 to 60 full and part-time jobs earning \$1.25 million per year
- School of music: free music lessons to 500 low income youth per year
- 13 other businesses/organizations plus artist pop up market spaces with revenues of \$7 to \$10 million
- \$1.25 million ECDC AC118 annual operating budget (includes more than \$400,000 in property taxes)
- 50,000 patrons of markets, galleries, stores, and programs per year
- ArtsCommon 118 will be a major venue and gathering place for 100,000 people attending the annual Kaleido Family Arts Festival and Deep Freeze: Byzantine Winter Festival

### Description

ArtsCommon 118 is a community driven, mixed-use development that will help drive economic and social revitalization through the provision of 78 units of affordable housing, performance and event space seating up to 300, retail and indoor/outdoor market space, a school of music, a roof top farm, industrial kitchen, office space for non-profits, and two dozen community programs.

The intent is to be a site for artistic exchange, innovation, and imagination, as well as house a cohesive, collaborative working community - that energetically catalyzes urban renewal, while retaining the social and economic diversity of the existing community.

Highlights:

Partners: Edmonton CDC & Arts of the Ave

Architect: Vivian Manasc

Location: two buildings on the south side of 118 Avenue on either side of 92 St.

Sq. Footage: 94,000

Capital Costs: \$43 million

Parking: 43 stalls underground, 24 surface

Land Secured: 6 lots from the City of Edmonton and 5 lots from the ECDC

Funding Secured to Date: \$4 million from City of Edmonton

Proposals submitted to the Provincial (\$13.4 million) and Federal (\$19.2 million) governments and \$6 million to the City of Edmonton for a total of \$10 million

### Justification

ArtsCommon 118 will increase local economic activity, social inclusion and the community development efforts of area stakeholders. AC118 will stimulate the local economy through business and job reaction and be a catalyst for additional development.

Envisioned 10 years ago as a smaller project in the Alberta Cycle buildings, AC118 was stalled for several years after the Cycle buildings were demolished. In 2017, the ECDC saw the potential for scaling up the project into a sustainable creative hive and community hub, housing 78 artists.

Current design/program concepts reflect the ideas/feedback of 800 stakeholders via design charrettes, engagement meetings and reviews of city, provincial and other plans and reports. In Fall 2018, 320 engagement participants indicated a 91% "happiness" ranking, reflecting their happiness with the elements of AC118.

Additional city support for "a community in transition" will not only pay off economically, it will contribute to the district's desire to make their neighbourhood economically robust, safer, more inclusive, and a more desirable place to live. The City's additional funding of \$6 million will leverage other governments' funding.

incremental (\$000)	2019				2020				2021				2022			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	\$2,500	-	\$2,500	-	\$1,000	-	\$1,000	-	(\$3,500)	-	(\$3,500)	-
<b>Total</b>	-	-	-	-	\$2,500	-	\$2,500	-	\$1,000	-	\$1,000	-	(\$3,500)	-	(\$3,500)	-