

Corporate Strategic Alignment Analysis

List of Tools/Options and Incentives for Securing Contributions from Developers

Tool	Description	Status
New tax subclass	Creation of a new residential tax subclass throughout the city	DISMISSED  Other Residential Subclass is in the process of being phased out; Tax classification may be subject to legal challenges; Tax system software does not presently allow new residential subclasses to be developed as proposed; Does not secure contributions through the development process
New Local Improvement Fee	Fees applied to a specific neighbourhood; fees are charged to property owners living within the neighbourhood who receive benefit from the improvement	DISMISSED  Would apply to specific areas of the city, rather than a city-wide approach; Property owners have the option to object through petition - NIMBYism increases the likelihood that fees could be rejected
Community Revitalization Levy (CRL)	Borrow against future property tax revenues to help pay for infrastructure development required in a specific area	DISMISSED  Requires provincial approval; This only applies to specific areas of the city, instead of a city-wide approach to generating revenue for affordable housing

### Attachment 3

Community Amenity Contributions	Public benefits or amenities provided by private developers through certain forms of redevelopment	DISMISSED  Already have Policy C599 in Edmonton; Zoning bylaw renewal will reduce reliance on direct control zones
Direct Control Zones	Establish requirements for developers when applications are submitted for Direct Control zones	DISMISSED  Previous policy utilized DC zones proved to be ineffective; Zoning bylaw renewal will reduce reliance on direct control zones
Cash contribution	Requirement of a financial contribution after the development permit stage, perhaps as a percentage of new housing units constructed	DISMISSED  No mechanism to collect or enforce
Off-site levies	Administer an additional levy, either at the subdivision or development permit stage	UNDER CONSIDERATION
Inclusionary zoning	The provision of dwelling units or land, or money in place of dwelling units or land, for the purpose of affordable housing as a condition of subdivision approval or of being issued a development permit	UNDER CONSIDERATION