

Real Estate Sector Advisory Committee Recommendation – Downtown Vibrancy One-pager



RESAC: 3 FOCUS AREAS

Vibrant Downtown, Low Tax Base, Ease To Do Business

A VIBRANT DOWNTOWN MAKES FOR A VIBRANT CITY!



Residential will bring vitality and vibrancy to the downtown.



Amenities are critical to make residential projects viable and economic to attract investment and make downtown a desirable place to live.



Suitable Office Buildings for Residential Conversions are rare. Conversions are uneconomic without meaningful incentives.

29.5%

2021 VACANCY RATE

Since 2015 The City has lost **\$16 Billion** in Downtown Office value and over **\$320 Mill** in Property Tax.



"REGULAR GROWTH ALONE WILL NOT ABSORB THE EXISTING VACANCY IN ANY MEANINGFUL WAY FOR 10+ YEARS"

24.5%

2031 VACANCY RATE

TAKE ACTION VS. NO ACTION

TAKE ACTION

Eliminate **6M SF** of downtown office.



Vacancy Rate from **29.5%** to **14.32%** in 10 years

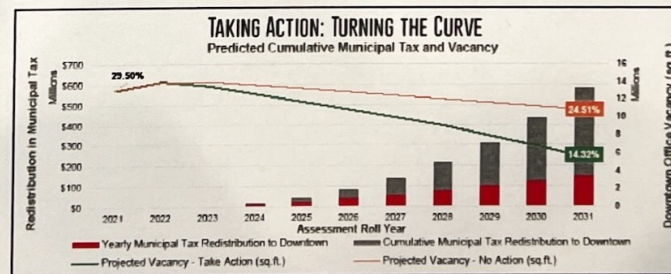
\$450 Mill

2021 → 2031
INVESTMENT INCENTIVES/GRANTS \$450 M
TAX REVENUE CREATED \$594 M

NO ACTION

Will not attract new investment capital for commercial real estate of any kind in the downtown making it difficult to convince current building owners to invest in their assets to make them more attractive for companies and talent.

44 Residential, Education, Talent, Amenities (Parks, Art and Culture, Entertainment). 11



"THE TAKE ACTION APPROACH ALONG WITH A CLEAR VISION AND BRANDING OF CALGARY'S DOWNTOWN WILL NOT ONLY CREATE VIBRANCY AND GROWTH BUT IT WILL STIMULATE PRIVATE INVESTMENT AND LURE COMPANIES AND MOST IMPORTANTLY TALENT INTO OUR CITY SETTING US FOR AN EXCITING, DIVERSIFIED ECONOMY"