

Options Summary

Table 1: Potential Tax Uplift for Centre City (as identified in City Plan)

	2 Years	4 Years	5 Years	10 Years	Projects
OUTSIDE Downtown CRL*	\$1,900,000	\$5,700,000	\$7,600,000	\$17,200,000	5
INSIDE Downtown CRL*	\$5,700,000	\$17,200,000	\$22,900,000	\$51,600,000	5
	\$7,600,000	\$22,900,000	\$30,600,000	\$68,800,000	10

*Community Revitalization Levy (CRL)

Table 2: Potential Tax Uplift for Invest and Nurture Nodes and Corridors

	2 Years	4 Years	5 Years	10 Years	Projects
Invest Nodes and Corridors*	\$4,800,000	\$14,300,000	\$19,000,000	\$42,800,000	5
Nurture Nodes and Corridors*	\$600,000	\$2,000,000	\$2,600,000	\$5,800,000	1
	\$5,400,000	\$16,300,000	\$21,600,000	\$48,600,000	6

*Invest and Nurture Nodes and Corridors are identified in the City Plan Activation Approach (from 1 - 1.25 million people).

Table 3: Potential Tax Uplift for Centre City plus Invest and Nurture Nodes and Corridors

	2 Years	4 Years	5 Years	10 Years	Projects
Centre City	\$7,600,000	\$22,900,000	\$30,600,000	\$68,800,000	10
Nodes and Corridors*	\$5,400,000	\$16,300,000	\$21,600,000	\$48,600,000	6
	\$13,000,000	\$39,200,000	\$52,200,000	\$117,400,000	16

*Invest and Nurture Nodes and Corridors are identified in the City Plan Activation Approach (from 1 - 1.25 million people).

Administration compiled a list of projects that could potentially begin construction in 2021 to gain an understanding of the financial impact. The list was based on properties that either had a development permit in place or were in the process of development permit approval.

The list was subsequently subdivided between properties in the Centre City and properties in all nodes and corridors (including Centre City). Node projects were further subdivided between those identified as “Invest” and “Nurture” of the City Plan for Activation Approach from 1 - 1.25 Million people. These projects were then evaluated to determine a projected final assessment value upon completion.

Centre City is Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses in which we need to continue to reimagine and rebuild areas and spaces with a wide diversity of buildings and public spaces.

Nodes and Corridors require deliberate urban intensification to provide places for living and need to leverage the investment in the Capital Line, Valley Line West, Valley Line Southeast and Metro Line Northwest.

Levers are critical to achieving market transition and may be required to stimulate intentional growth in priority areas. The City Plan recognizes that the City will help activate growth and changes through invest (activation activities to prioritize target investment by applying incentives, grants and fiscal tools) and nurture (activation to support ongoing momentum).