



JUL 31 2017

ITEM: 11.1.4 NM2017-25
DISTRIBUTION
CITY CLERK'S DEPARTMENT

NOTICE OF MOTION

CC 661 (R2009-05)

EQUITABLE TRANSIT ORIENTED DEVELOPMENT IN INGLEWOOD

COUNCILLOR GIAN-CARLO CARRA

WHEREAS the previous right of way of Blackfoot Trail SE runs as an unbuilt series of City-owned vacant lots and one built-upon lot through an area within the community of Inglewood south of the Blackfoot Truck Stop Lands (where the City is building the west-most station of the SE17 Transitway);

AND WHEREAS those lands comprise two parcels designated SP-R with the remainder designated as (AVPA exempted) MCG;

AND WHEREAS Council has recently supported the consideration of swapping these SP-R parcels with the MCG parcels in order to protect lands more suitable for (and currently used by the community for recreation purposes) through a previous notice of motion;

AND WHEREAS through a second previous notice of motion Council has also endorsed the sale of one of these parcels to the locally-based not-for-profit Jack Long Foundation to build Elder House, an affordable seniors co-housing "mansion apartment;"

AND WHEREAS in conjunction with this sale, Council has also directed Administration to undertake a design exercise with the Community of Inglewood to explore the developability of the remaining parcels, the desirability of developing the remaining parcels as a mix of market-rate and affordable projects, and to undertake the development of a plan that achieves the right balance between development and recreation space retention (with the intention that profits from market-rate land sales would fund the development of the retained park space);

Signature of Member(s) of Council



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AND WHEREAS the opportunity for a family-oriented, equitable TOD multi-family development on the parcel (1851 9th Avenue SE) that borders Colonel Walker School Yard and that's across the street from the under-construction west-most station of the SE17 Transitway has for some time been identified by the Community of Inglewood as an ideal site for affordable housing, perfectly aligns with the City of Calgary's affordable housing strategy, and has been in the process of review by CMHC as a top-ranking site for family-oriented affordable housing in Canada;

AND WHEREAS in consultation with CMHC regarding the high ranking of the application for developing this site by the local not-for-profit developer Equitable Housing Ltd. it was made clear that 2017 funds to advance an affordable family-oriented multifamily project on this site are available if the City commits to developing this site for such a purpose with an identified not-for-profit development partner forthwith;

AND WHEREAS The City's Corporate Affordable Housing Strategy contains a strategic objective to leverage appropriate City-owned land for affordable housing development, including a target to dispose of 10 parcels of City-owned land at below-market value by 2018 to support non-profit organizations with strong track records as affordable housing developers;

NOW THEREFORE BE IT RESOLVED that Administration be directed to:

- a) Reconfirm Council's previous direction to undertake a comprehensive review and planning exercise of the parcels located at 1851 9 AV SE (8311674;1;5MR), 2255 15A ST SE (8311674;1;1MR), and 2230 16 ST SE (8311674;1;3) that takes into account potential for saleable lots, opportunities for affordable housing and market housing, and the potential to reconfigure and enhance the open space; and
- b) enter into direct negotiations with Equitable Housing Ltd. regarding the sale of 1851 9 Avenue SE (8311674;1;5MR) for the purpose of an affordable housing development, on the basis of market value, taking into account any restrictions placed on the sale of the land, and upon reasonable terms for a period not to exceed two (2) years from Council approval; and

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- c) undertake a circulation in accordance with the Corporate Land Management Framework to determine if 1851 9 AV SE (8311674;1;5MR), 2255 15A ST SE (8311674;1;1MR), and 2230 16 ST SE (8311674;1;3) can be declared surplus to municipal requirements, determine the technical and legislative obligations related to the disposition of reserve and the request for exemption from the Airport Vicinity Protection Area (AVPA) for 1851 9 AV SE (8311674;1;5MR) to allow for a sale and residential development to occur, and explore the potential for reallocation of reserve on portions of 2255 15A ST SE and 2230 16 ST SE in support of a more functional and better distributed open space; and
- d) report back to Council with an update report no later than end of Q2 2018.

Signature of Member(s) of Council

NOTICES OF MOTION

Sections 119 and 50(2) and (3), of the Procedure Bylaw 44M2006 states as follows:

- 119(1) A Member, wishing to introduce a new matter for consideration, shall submit the motion in writing to the City Clerk in accordance with section 50(2) of this Bylaw. A Notice of Motion must stand on its own and cannot have attachments. Supporting documents may be distributed at the meeting with approval of the Mayor
- (2) On a Two-Thirds (10) Vote, the requirement for Notice contained in subsection (1) may be waived. However, the matter would then be considered as Urgent Business.
- (3) Subject to subsection 50(2), all Notices of Motion received by the City Clerk shall be added to the Agenda of the next Regular Business Meeting.

SUBMISSION DEADLINE - See City Clerk's website for deadline dates.

- 50(2) all submissions in response to advertised Public Hearing matters, the titles and report numbers of all administrative reports **and the signed Notices of Motion from Members for the Agenda of a Regular Business Meeting shall be in the Office of the City Clerk no later than 10:00 a.m. on the Thursday, two (2) Thursdays before the Meeting.** No late submissions from the public shall be accepted and Reports or **Notices of Motion not received by the stated deadline can only be added to the Agenda as Urgent Business.**
- (3) when the date for receipt of submissions falls on a statutory holiday, the date for receipt shall be the following business day.

LATE NOTICES OF MOTION (URGENT BUSINESS - GREEN SHEET)

Late Notices of Motion are distributed to Council the Friday before the Council meeting as a "Green Sheet" Urgent Business item for information only, and require Two-Thirds affirmative vote to be added to the Agenda.

PROCEDURE AND FORMAT

Notices of Motion received by the deadline will be numbered and forwarded in the Agenda to the next Regular Business Meeting of Council.

The format for Notices of Motion is as follows:

TITLE OF NOTICE OF MOTION

SPONSORING ALDERMAN/MEN NAME(S)

WHEREAS

AND WHEREAS

NOW THEREFORE BE IT RESOLVED

AND FURTHER BE IT RESOLVED

- e-mail copy to City Clerk's, Secretariat Clerk
- no justification to right-hand margin
- font Arial 11 pt.
- no attachments