



Report Number: EC2022-0359
Meeting: Executive Committee
Meeting Date: 2022 March 15

NOTICE OF MOTION

RE: Ramsay TOD Direct Land Sale Negotiation

Sponsoring Councillor(s): Councillor Carra

WHEREAS the City of Calgary owns property at 1005, 1013, and 1017 9 street SE, comprising roughly 1.06 acres of well situated, vacant, residential development land (“City Property”); and.

AND WHEREAS Administration has identified the City Property as a key site for disposition pursuant to Council Policy CP2019-02 the Non-Market Housing Land Disposition Policy; and.

AND WHEREAS the City of Calgary Transit-Oriented Development Program has embarked on the Ramsay-Inglewood Station Area Improvements project (“The Project”) to better connect the future LRT Station to destinations in the surrounding communities; and

AND WHEREAS The Project includes the design and eventual construction of a Greenway that will connect the future LRT Station with the Elbow River pathway using residual City-owned land to the south of the future Green Line alignment; and

AND WHEREAS a local developer (“The Developer”) has assembled multiple properties located at 1016, 1018, 1020, 1022 1024 and 1026 8 Street SE (“Developer’s Property”), with the intention of developing a multi-residential rowhouse development project called Maclean Court; and

AND WHEREAS the privately owned property at 1026 8 Street SE contains the MacLean Residence, identified on the City of Calgary’s Inventory of Evaluated Historic Resources, though it is undesignated; and

AND WHEREAS through the Project design process and a pre-application review circulation of MacLean Court (PE2021-01861), the design team identified an opportunity for a safe, efficient and convenient connection between the Greenway and the Elbow River pathway via a portion of the City Property at 1017 9 Street SE and a portion of the Developer’s Property; and

AND WHEREAS The Developer identified that they may consider the identified public midblock connection through their land assembly, but only as part of a comprehensive development opportunity, which would include the sale of the City Property to The Developer; and

AND WHEREAS faced with competing municipal priorities, the Project design team, Real Estate and Development Services, Calgary Housing, The Developer and their consultants, entered into preliminary discussions to assess the viability of achieving a number of goals related to the provision of affordable housing, preservation of the MacLean Residence historic resource, creation of a new mobility connection between the future LRT Station and the Elbow River pathway, and construction of a high-quality transit-oriented development; and

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AND WHEREAS the preliminary discussions have resulted in the parties mutually agreeing to further explore the following:

- Direct negotiations for a sale of the City Property at market value, to the Developer, with the proceeds of the sale being directed to Calgary Housing.
- Direct negotiations for a sale of the City Property at market value, to the Developer with requirement for a mixed-market housing development where Calgary Housing purchases and wholly owns/operates a predetermined number of housing units.
- Direct negotiations for a sale of the City Property to the Developer with requirement for a mixed-market housing development where a smaller non-profit housing provider owns/operates a predetermined number of units, with an agreement on title by The City for the affordable component to stay in place for a period of time

NOW THEREFORE BE IT RESOLVED that Real Estate and Development Services be directed to:

- a) Enter into direct negotiations with the Developer regarding a potential sale of the City Property, in alignment with any of the three options identified above, and in pursuit of achieving the aforementioned goals of affordable housing, creation of a new mobility connection between the future LRT Station and the Elbow River pathway, and construction of a high-quality transit-oriented development; and
- b) Report back to Council through the Standing Policy Committee on Infrastructure if a negotiated agreement is reached.