

BRIEFING

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Item # 11.3

**Infrastructure Services Briefing to
Infrastructure and Planning Committee
2022 October 14**

**ISC: UNRESTRICTED
IP2022-1142**

Corporate Land Strategy - Update

PURPOSE OF BRIEFING

The purpose of this briefing note is to provide an update on the Corporate Land Strategy (CLS) scope of work as per UCS2020-1307 and a motion arising directed to CLS at the 2021 July 26 Combined Meeting of Council on Bylaw 125D2021.

SUPPORTING INFORMATION

UCS2020-1307 – Corporate Land Strategy Update

- RE&DS has completed the development and implementation of a portfolio-based approach to making land decisions under a defined corporate governance structure, aligned implementation standards and data-driven decision methodologies that balance corporate and community objectives with financial sustainability of The City's land management and land development operations. Application of this framework has achieved the following outcomes:
 - Created a Non-Market Land Sale opportunity for Affordable Housing, that enabled the inclusion of an additional property for a total of 2 in the Non-Market Land Disposition Program, and provided funding for enhancing community Park amenities while generating revenue for the Revolving Fund. There will be a continued focus on creating Non-Market Land Sale opportunities as a result of the program impact and in alignment with Council policy and related business unit objectives.
 - Completed three pilots projects under the application of the Decision-Making Models (Cash Flow Model and Corporate Benefits Model) created within the program which demonstrated increased consistency, transparency and collaboration of data driven land decisions; and,
 - Effectively applied these Decision-Making Models and processes to acknowledge City owned land as a valuable public asset and balance Social, Environmental and Economic objectives to optimize value for The City and Calgarians.

Motion Arising - 2021 July 26 Combined Meeting of Council on Bylaw 125D2021

- RE&DS is currently working with Parks to complete a comprehensive evaluation of all non-reserve parcels within Parks' stewardship inventory, as part of the Parks Project in the Enhanced Rationalization Program. The project team works collaboratively with subject matter experts in Parks to apply criteria established with Parks based on information such as: the Municipal Development Plan, the Open Space Plan, and other relevant Council/Administrative direction, to identify underutilized parcels surplus to the municipal need of Parks.
 - Completion of Phase 1 of this project will produce a report on Enhanced Rationalization's findings and a Director approved list of Parks Stewarded parcels surplus to their municipal needs and available for sale or alternate use.

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- This report is anticipated to complete in 2023 and will inform Parks' ongoing review and update of the existing Open Space Plan.
- RE&DS' approach to the sale of Open Space aligns with the existing Open Space Plan adopted by Council 2002 July 22, and amended 2003 March 3, as well as other relevant Open Space policies and direction. Where Open Space policies or direction are in conflict with other Council approved policies or direction, such as planning polices, Transportation Plans, Affordable Housing policies etc.; RE&DS applies the Decision-Making Models and Processes approved by Corporate Land Committee, to inform optimal land decisions for The City and all Calgarians. These recommended decisions are vetted and approved by the approved governance structure including the Director led Corporate Land Committee and ultimate approval through Council.