

Land for Affordable Housing – Cross Corporate Work Underway

Collaborative work across the Organization is already underway to advance the identification, preparation and disposition of City-owned land in broad consideration of the Non-Market Land Sale program:

| Policy, Practices & Programs | Task | Status |
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| Community Sites | Broad consideration of community sites and their assets is a program of work that is advancing in the 2023-2026 business cycle. Community sites and their assets are unique and require a tailored approach dependent on the community, asset and title and land use restrictions. | Initial exploratory work will begin in Q4 2023. |
| Transit Oriented Development Park and Ride Sites | Amendments to the existing Park and Ride policy are underway to prepare underutilized park and rides for development. | Policy amendments are scheduled to go forward in Q2 2023 with updates to the Route Ahead Report. |
| Parcel Viability along Transit Corridors | Surplus lands along transit corridors and at station areas provide an opportunity for the development of affordable housing units. | Transit has examined all surplus lands through The City's Enhanced Rationalization program in 2020-2021 and provided a list to business units to further investigate. Currently, there is minimal opportunity to produce additional lands to support Non-Market Land Sale. |
| Local Area Planning Program | Through the Local Area Planning program, several mechanisms exist to identify land for affordable housing and land use density bonusing provisions to create affordable housing units or to pool funds for affordable housing. | This work is an ongoing process, in conjunction with the Local Area Planning process. |

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| Integrated Civic Facility Planning Program and Implementation of the Corporate Facility Planning & Delivery Policy and Framework | Calgary's integrated approach to planning and managing facilities is designed to optimize the facility portfolio and identify opportunities to deliver multi-service sites and facilities and maximize value from our investments. As part of this process, internal direct delivered services, community and major partnerships, as well as the private sector, are all considered. This includes the opportunity for both City developed, and partnership delivered non-market housing being considered either within the facility or on the site. | In 2023 Administration will present The City's Portfolio Management Strategy which will outline key policy changes and actions for delivering on multi-service facilities including the inclusion of non-market housing. This strategy will include actions for implementing enabling land-uses for the inclusion of non-market housing through the updates to land-use by-law. |
| Corporate Land Management Framework and Supporting Programs | In 2022, a sustainment plan was approved by the Corporate Land Committee that merged the Enhanced Rationalization and Corporate Land Strategy programs into a single portfolio of work, with a shared vision and mission. The portfolio has been conditionally branded "Rethink Land" to align with Administration's Rethink to Thrive Strategy. The sustainment plan is about completing projects and activities designed to advance the maturity and effectiveness of our land management and decision-making systems. | Work planned for the coming business cycle, in the Rethink Land portfolio, is a review and update of the Corporate Land Management Framework in response to the recently completed corporate re-alignment. The shared vision and mission for this portfolio is to satisfy all municipal requirements for the efficient and effective provision of services to Calgarians while acknowledging that City-owned land must be optimized for the benefit of The City and all Calgarians. |

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| Parks Open Space Policy | There may be an opportunity to repurpose surplus Parks and Open Spaces stewarded properties or portions of properties for affordable housing. | This work is being led by Parks & Open Spaces, supported by the Enhanced Rationalization program, and scheduled to be completed by Q4 2023. |
| Undeveloped Road Right-of-Way Project – Enhanced Rationalization Program | Examine the option of disposing existing surplus road right-of-way lands to accommodate future residential uses, and to include the potential for affordable housing units. | Comprehensive work is planned to commence in 2023. |
| Provincial/Federal Lands | Continued work with the provincial and federal governments regarding their land holdings and possible release of surplus land to support development of affordable housing. | On-going collaboration. |
| Calgary Housing Company (CHC) Real Estate Plan for City-Owned Assets | CHC will be working with Housing Solutions to develop a real estate plan as it relates to City-owned assets. If there are City-owned assets deemed redundant or outside of CHC's strategic capital asset management plan for City-owned assets, Housing Solutions will work with CHC to identify opportunities for possible land dispositions of those assets. | Working with Housing Solutions to begin developing real estate plans for City owned assets. This will be multi-year work. |