

**Infrastructure Services Deferral Request to
Infrastructure and Planning Committee
2026 March 11**

Item # 7.2
**ISC: UNRESTRICTED
IP2026-0213**

Deferral Request – Bridgeland Properties in response to IP2023-0508 from Q1 2026 to Q1 2028

PREVIOUS COUNCIL DIRECTION

On 2023 June 06, Council requested that Attainable Homes Calgary lead detailed engagement and design of two City-owned sites that will enable The City's long-term vision, and report back to Council with a recommendation for a detailed plan and strategy for implementation on the sites by the end of 2023 Q4 (IP2023-0508).

STATUS UPDATE

Council has directed Attainable Homes Calgary ("AHC") to redevelop two City-owned properties in East Bridgeland. The approved Council vision for these properties prioritizes both the continuity of current tenant operations and the potential to accommodate them within future redevelopment. AHC is also mandated to deliver non-market affordable housing on development-ready land on behalf of The City and its citizens. Delivering these outcomes concurrently increases project complexity, and AHC's 2026 Business Plan reflects the time required to advance mixed-use affordable housing in alignment with Council direction.

To meet both Council's vision and AHC's mandate, potential approaches include redevelopment with tenants remaining on-site or permanent relocation to alternative vacant properties within Bridgeland. AHC and The City have established constructive working relationships with both tenants and are focused on preserving the services they provide to Calgarians. AHC considers the sites viable for factory-built workforce housing, with redevelopment potentially delivering several hundred affordable housing units in support of the City's goal of creating 3,000 affordable housing units annually, building on recent developments in the Downtown West End and the upcoming Hillhurst Sunnyside project anticipated for summer 2026.

AHC continues to engage tenants through in-person meetings, with further detailed engagement required. AHC has respected the tenant's request for additional time to engage its Board of Directors and membership to determine organizational priorities. This collaborative and respectful approach supports Council's long-term vision for the properties.

OUTSTANDING WORK

Next steps involve the continued exploration of project development financing options and partnership opportunities with one of the tenants and the Province. Progress on the second site is contingent on the current tenant's decision regarding organizational needs and willingness to relocate, with the AHC Business Plan 2026 identifying a land use redesignation submission milestone in Q4 2026.

REPORT BACK TIMELINES

The first site-specific business plan and implementation strategy is scheduled to be presented by AHC in Q3 2026 for Council approval. This will lay the groundwork for the potential development of factory-built workforce housing and social service space within Calgary's first mixed-use development of its kind.

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General Manager Michael Thompson concurs with the information in this deferral request.