

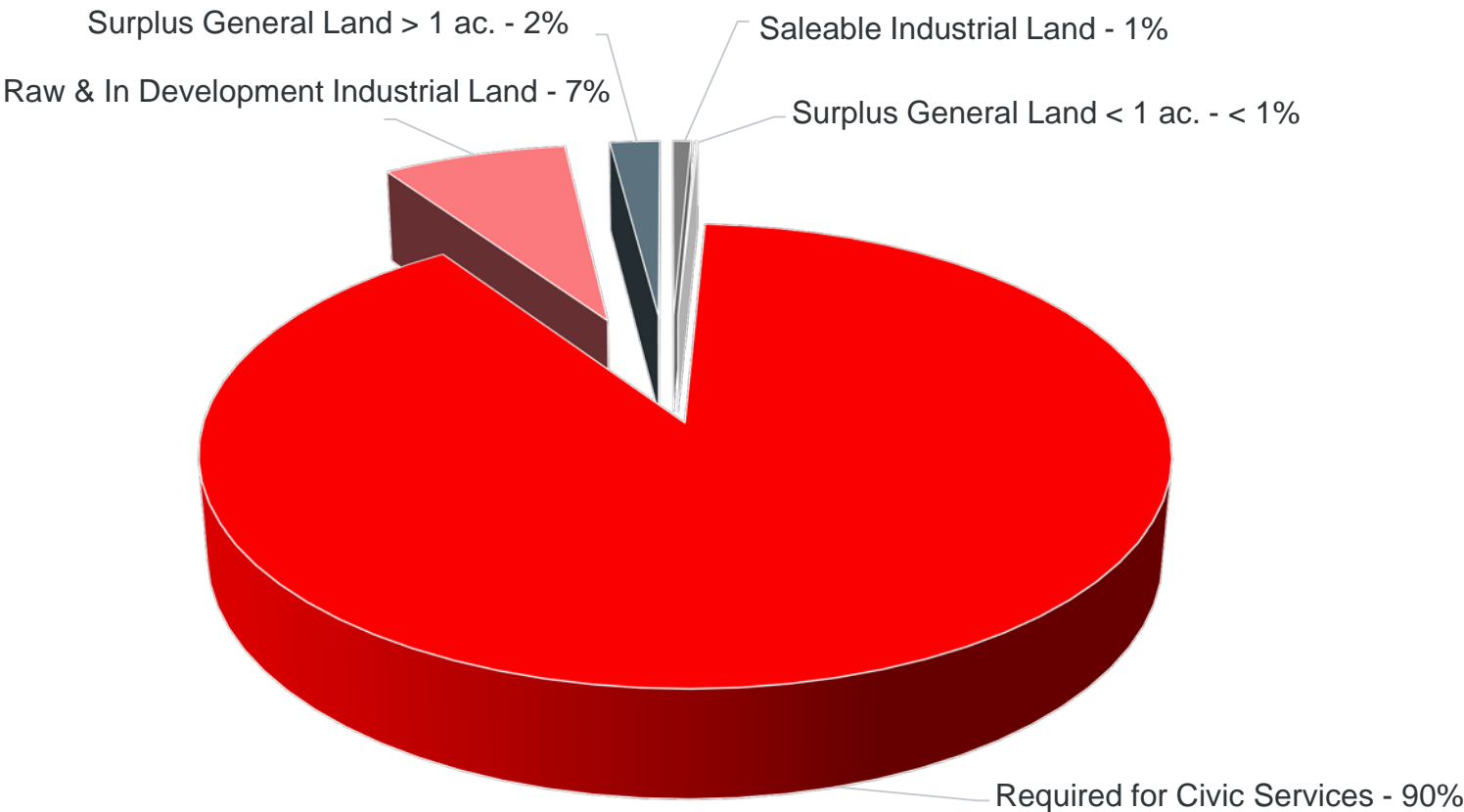


Corporate Land Administration

2019 Corporate Land Inventory Summary

Description: The City’s land asset portfolio is managed by fifteen land-stewarding Business Units providing unique services to Calgary’s citizens across **34,000 acres** and **8,300 parcels**. The Corporate Land Management Framework provides a set of standards considered foundational to effectively managing The City’s Land Inventory through improving governance, accountability, transparency, and collaboration.

Land Inventory Status (% in Ac.)



All Land-Stewarding Business Units are required to fully rationalize their land once per business cycle to conform with the Corporate Land Management Framework and best asset management practices. The Corporation performed this for the first time in 2018 finding roughly 97% of the City’s inventory is operationally required for current or future municipal purposes. Of those that are identified as surplus the majority are small parcels less than an acre in size with limited development potential which reduces their market attractiveness for disposition.

Prepared by: RE&DS – Corporate Land Administration April 2019

Rationalization Statistics *

Status	Acres	Parcel Count
Required for Civic Services	30,950	8000
Raw & In Development Industrial Land	2480	45
Surplus General Land > 1 ac.	700	50
Surplus General Land < 1 ac.	40	190
Saleable Industrial Land	250	35

* All rationalization values are rounded

Surplus Analysis

3% of Total Inventory
990 acres
275 parcels
70% parcels < 1 acre
>120 parcels assigned to sales agents
\$407M in Assessed Value**

** Actual land sale revenue that may be generated is subject to significant variance from the identified assessed value. Many surplus properties are remnant, meaning they cannot be developed on their own, and may only be sold to a willing adjoining owner. While remnant properties have an assessed value prepared in accordance with assessment standards, there may not necessarily be a market value because they cannot be sold on the open market.

Inventory Management

Action Plan: (2015-2018)

>**8300** parcels reviewed in Action Plan
>**1000** circulations for Lease or Disposition in Action Plan
>**120** land sales bringing \$250M in revenue to the Corporation

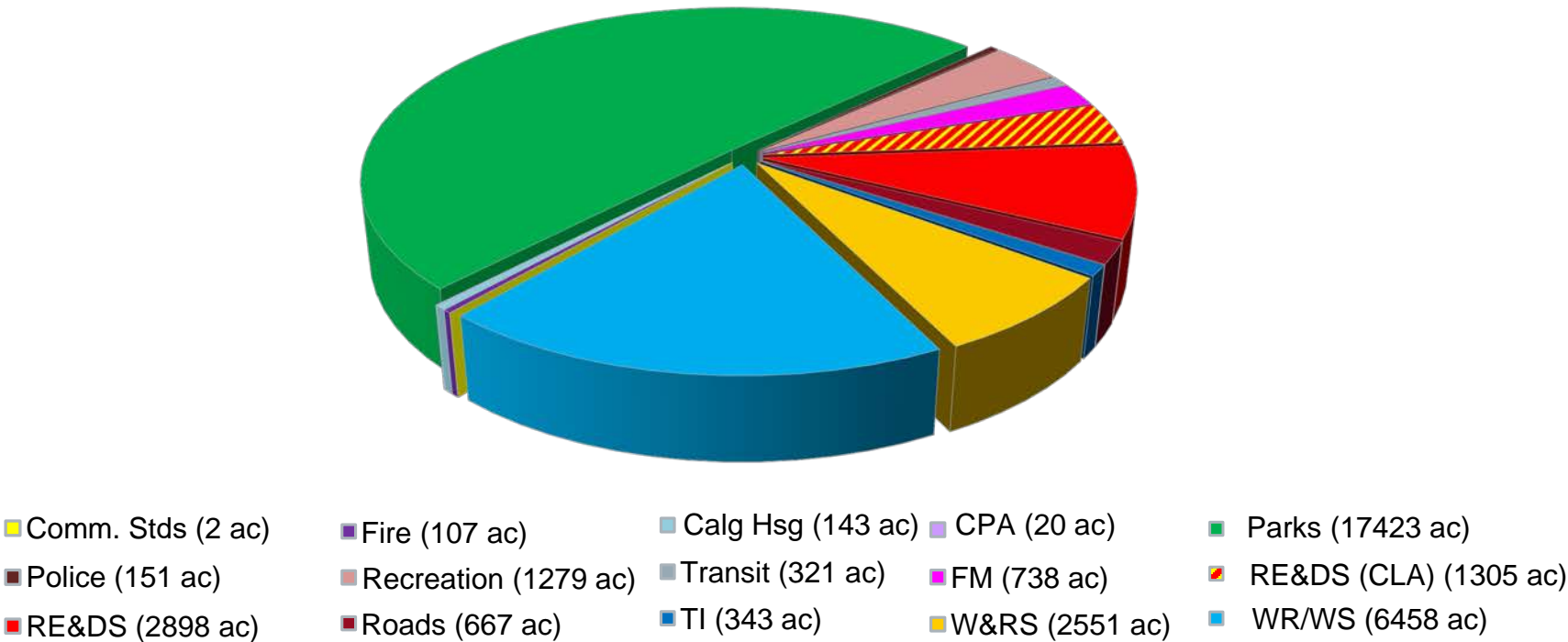
One Calgary: (2019-2022)

240 general land parcels declared surplus and available for lease or disposition

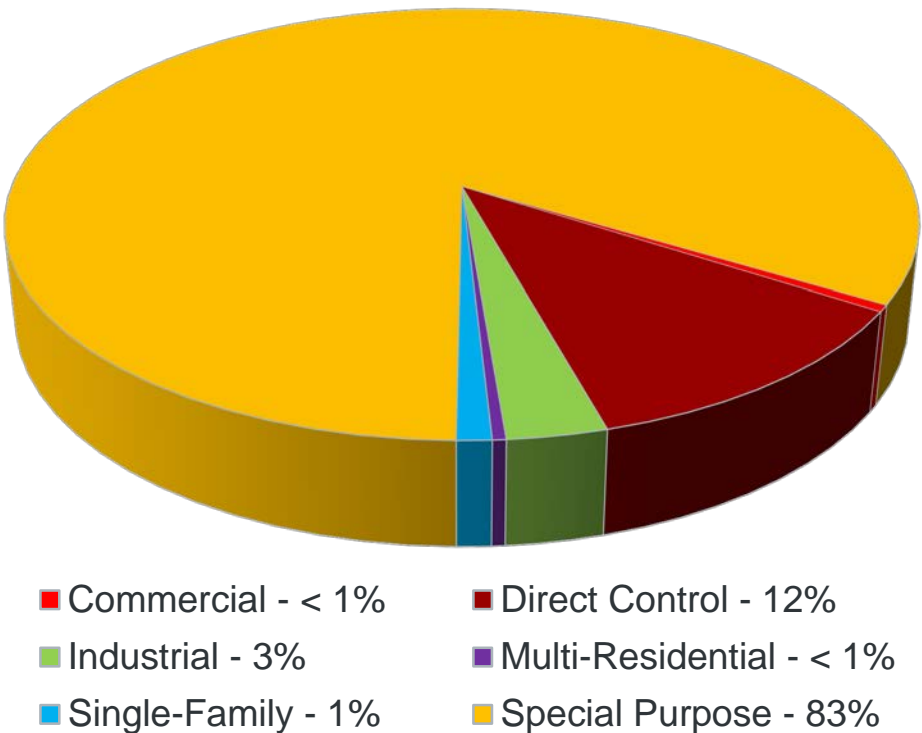


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Stewardship Breakdown (34,000 Total Acres)

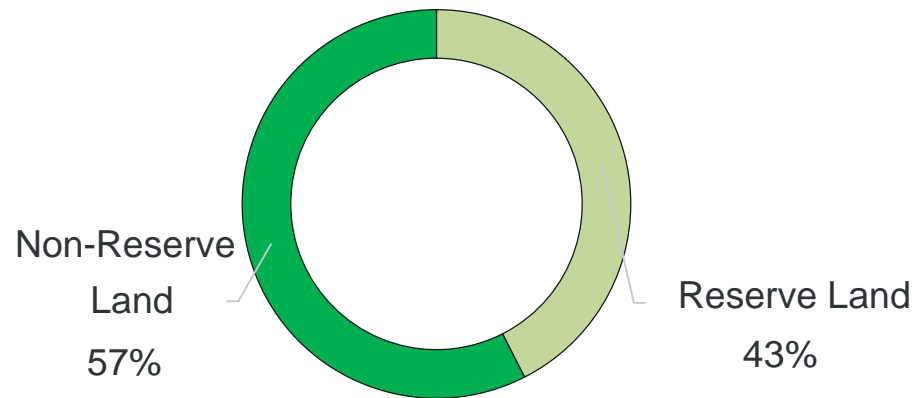


Land Use Districts (% in Ac.)



The majority of City-Owned land has a Special Purpose land use designation. Special purpose land use designations are likely to require significant resource investment in order to prepare the parcels for disposition and realize an optimal return for The City.

Reserve Status of Parks
Stewarded Inventory (Ac.)



The largest Steward of Calgary’s City-Owned land is Calgary Parks, providing open-space and recreation areas to Calgary citizens. Calgary Parks stewards 51% (17,400 ac) of all City-Owned land, and roughly 43% of all Parks land has a reserve designation limiting development.

570

Leases administered by RE&DS Leasing & Property Management



For more information on the Corporate Land Inventory go to

mycity/linda

