



RECEIVED NM 2017-25

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THE CITY OF CALGARY
CITY CLERK'S

NOTICE OF MOTION
CC 661 (R2009-05)

EQUITABLE TRANSIT ORIENTED DEVELOPMENT IN INGLEWOOD

COUNCILLOR GIAN-CARLO CARRA

WHEREAS the previous right of way of Blackfoot Trail SE runs as an unbuilt series of City-owned vacant lots and one built-upon lot through an area within the community of Inglewood south of the Blackfoot Truck Stop Lands (where the City is building the west-most station of the SE17 Transitway);

AND WHEREAS those lands comprise two parcels designated S-SPR with the remainder designated as AVPA-exempted M-CG;

AND WHEREAS Council has recently supported the swap of these S-SPR parcels with the M-CG parcels in order to protect lands more suitable for (and currently used by the community for recreation purposes) through a previous notice of motion;

AND WHEREAS through a second previous notice of motion Council has also endorsed the sale of one of these parcels to the Jack Long Foundation to build Elder House, an affordable seniors co-housing "mansion apartment";

AND WHEREAS in conjunction with this sale, Council has also directed Administration to undertake a design exercise with the community of Inglewood to explore the developability of the remaining parcels, the desirability of developing the remaining parcels as a mix of market-rate and affordable projects, and to undertake the development of a plan that strikes the right balance between development and recreation space retention (with the intention that profits from market-rate land sales would fund the development of the retained park space);

AND WHEREAS the opportunity for a family-oriented, equitable TOD multi-family development on the parcel that borders Colonel Walker School yard has for years been identified by the Community of Inglewood as an ideal site for affordable housing, perfectly aligns with the City of Calgary's affordable housing strategy, and has been assessed by the CMHC as a top-ranking site for family-oriented affordable housing;

Signature of Member(s) of Council



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AND WHEREAS in consultation with the CMHC regarding the high-ranking of this site it was made clear that 2017 funds to advance this project are available if this parcel sold to a not-for-profit developer by September 30, 2017, and that those funds will be lost to other Canadian markets if a sale is not secured by that time;

AND WHEREAS The City's Corporate Affordable Housing Strategy contains a strategic objective to leverage appropriate City-owned land for affordable housing development, including a target to dispose of 10 parcels of City-owned land at below-market value by 2018 to support non-profit organizations with strong track records as affordable housing developers;

NOW THEREFORE BE IT RESOLVED that Council directs Administration to undertake marketing for sale, the selection of a suitable not-for-profit development partner, and the sale of this parcel to that partner by September 30, 2017.

Signature of Member(s) of Council