

Non-market housing land sale application workshop Q&A

Question: Is there any possibility of turning City lands through this program into crown lands or reserve lands? This would provide a different status (taxation, powers etc.) that could be advantageous for indigenous housing operators. There are examples of small urban reserves within municipalities in Winnipeg, Saskatoon, and Vancouver as example. (Question from Blood Tribe - floydbh@bloodtribe.org or Kirby Smith for follow up questions).

Answer: Since this land sale is open to all non-profit non-market housing providers serving various needs across the affordable housing continuum, we have not looked into changing the tax status of the lands for a particular group. This is typically done by the non-profit entity once the housing is constructed and occupied by low-income residents, in a way that best meets their particular tax needs. Should the land be proposed to become an urban reserve, The City requires notice of that application.

Question: How do I connect with affordable housing providers if I'm a developer looking to partner?

Answer: Many of the non-profit housing organizations are part of a larger collective known as the Community Housing Affordability Collective (CHAC). Information about CHAC and their members can be found at www.chacollective.com.

Question: Can an organization apply for more than one land parcel?

Answer: Yes. Developers should consider their capacity to develop more than one site as all parcels must be fully constructed within three years of closing.

Question: Can this project have a mix of rental and homeownership units? If so, how do we calculate the score?

Answer: In scoring a proposal with both rental and homeownership, The City will consider the percentage that's rental versus homeownership and will apply each score on a prorated basis. For example, if 60% of the units on the site will be homeownership, then the homeownership score will count for 60% of the total score for that category and the rental score would be used for 40%. This will only apply where the scoring criteria are different for homeownership versus rental.

Question: What are you supporting, RGIs? Affordable Housing?

Answer: The City looks to each non-profit organization to identify the type of housing that's most needed for the clients they serve. Organizations may serve households making at or below 65% of median income for rental housing and at or below 80% of median income for homeownership

projects. For reference, review the Evaluation Criteria (see Slide 14, Minimum Criteria – Eligible Projects) for the maximum income levels, rents and mortgage payments.

Question: Will The City provide the various housing agreements / sales documents earlier in the process? What refinements have been made to the agreement?

Answer: The City developed standard housing agreements and options to repurchase as a part of the first non-market housing land sale which took place in 2017/2018. These agreements have not been modified since the first group of non-profits signed them in early 2019. Agreements will be provided in draft and customized to the successful non-profits once they have been identified for the sites. This should provide approximately six months for review and comment before the agreements require signing prior to closing.

Question: Does The City buy new land or use land they currently own for the non-market housing land program?

Answer: Land for the program is currently owned by The City and has been deemed surplus to other municipal needs. The City does not purchase land for use in this program.

Question: Does CMHC have basic terms going into agreements that can be shared earlier in the process?

Answer: There is a program website for the CMHC Co-Investment program where information on the standard Co-investment Terms and Conditions can be found:

www.cmhc-schl.gc.ca/en/nhs/co-investment-fund---new-construction-stream

If you have other questions related to CMHC, please direct them to Elena Salikhov, Specialist, Housing Solutions, Multi-Unit (Prairies) at esalikho@cmhc-schl.gc.ca.

Review of the sites

Community: Saddleridge

Address: 198-206 Saddleback Rd NE

- This community is under the Saddle Ridge Area Structure Plan (ASP) which identifies the site as residential and within a transit station planning area.
- There are three parcels on one development site with a current land use district of R-2, allowing for a maximum height of up to 11m if certain requirements are met, otherwise 10m given a parcel size of .303 acres.
- Given the proximity to the LRT station and sharing frontage with an arterial street (Saddletowne Circle NE), designation to a multi-residential district could be supported but would require appropriate consultation.
- In addition, the site is located near amenities such as parks, grocery and restaurants.

- Suitable land use districts include M-G, M-1/M-2. M-G would provide between 4-9 units while M-1 would allow for 6-18 units. M-2 has a maximum FAR of 3.0 which would allow for up to approximately 3,600 m² of buildable area. Depending on unit size, this is estimated to yield between 35-40 units.
 - Site considerations: existing fire hall can be incorporated into the design or removed by the non-profit.
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Community: Highland Park

Address: 352 34 AVE NE

- The parcel is in the community of Highland Park in which 2% of housing units are defined as affordable.
 - Currently designated R2, a suitable land use of MC-1 could be supported as a multi-residential development of up to 10 units and would be similar to other parcels near the site.
 - The current land use permits maximum height of up to 10m and 2-3 storeys given the parcel size of .1745 acres.
 - Site considerations: access to the site will need to come from 34 AV NE as the lane is closed and will be incorporated into the site.
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Community: Banff Trail

Address: 1711 20 ST NW

- The current land use is R-C1 and is situated in a medium density low-rise community within the Banff Trail Area Redevelopment Plan (ARP).
 - The current land use allows for a maximum height of up to 10m under certain requirements, allowing for 2-3 storey buildings. The maximum height would be 12m given a parcel size of .156 acres.
 - Suitable land use changes are M-C1/M-CG districts. Could produce up to 9 units of affordable housing, however the M-CG district is less flexible in terms of height (maximum 12 metres) and density (maximum 7 units).
 - Site considerations: this parcel has an existing restrictive covenant that hinders development beyond a single-family home. Owners of active land use applications in the area are working to discharge the caveat on their specific properties. The City will work with the successful non-profit to seek removal of the caveat, if necessary, after a successful land use change and prior to closing.
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Community: North Hill

Address: 1730 16 AVE NW

- Currently zoned as C-COR2 with FAR of 3.0 and maximum height of 46m
- This is a commercial district situated in a medium density low-rise community within the North Hill Area Redevelopment Plan (ARP).

- This site could provide a great opportunity for medium to high-density housing with a maximum height of 16 meters, given a parcel size of .21 acres, and produce 10-50+ units of affordable housing depending on the design and size of the units.
- Under the current C-COR2 district, a minimum 20% commercial use would be required at the podium level with no residential at grade. If the applicant does not want to pursue the option to have commercial on the main floor, then an ARP amendment would be required.
- Planning may support a residential land use district with no commercial on the podium level.
 - Note: a new local area plan called the North Hill Communities Local Growth Plan is currently being drafted and is anticipated to go to Council on April 3 for approval. This plan would likely be in effect by the time the land application goes through.
 - The draft currently identifies the site as within a neighbourhood commercial – major area, and within an area that allows for a building of 12 storeys or less. However, this could change.
- Site considerations: this parcel is located directly in front of a pedestrian overpass that provides access over 16th Avenue NW. The setback for the residential building from the pedestrian ramp and easement will need to be considered at the development permit stage. This parcel will be encumbered by access / utility easement as noted in the package (for pedestrian bridge). A survey of this site and the proposed easement can be found on the website at <http://www.calgary.ca/nonmarketland>
- The maximum FAR may be used for the full development of the site including the easement area.
- Phase two Environmental Site Assessment (ESA) will be requested at LOC and / or DP stage due to proximity to gas station.
- An infrastructure requirement of a storm main extension will likely be required from site to the east via Utility Right of Way.

Community: Seton

Address: 3790 Seton DR SE

- Currently designated S-CRI and within an 'employment precinct' in the Southeast Centre Area Structure Plan (ASP). The purpose of the employment precinct is to provide employment intensive development such as offices, research & development facilities, laboratories and medical clinics, clean manufacturing, post-secondary institutions etc. Residential development will be seen as part of a mixed-use proposal on this parcel, with higher residential densities encouraged given the location of the future Green Line station.
- This site presents opportunities for non-profit developers to collaborate and engage in partnerships to further enhance the 1.89 acres development of the site.
- The precinct can accommodate medium to high density-housing with possible land use redesignations of mixed-use district of MU-1/MU-2 or DC, encouraging development opportunities for 100+ units to promote transit supportive development, given the parcel area of 1.89 acres.
- Site considerations:
 - Access to the property will be provided off Seton Link (no access to Seton Way or Seton Dr).

- Should a future subdivision occur on this property, access and servicing may need to be protected via mutual access and/or utility easements through the property.
- The developer will need to collaborate with Fire and Household Hazardous Waste Management (HHW) to ensure operational and access requirements are accommodated.