



CITY POLICY

POLICY NUMBER: C435

REFERENCE:

City Council 1987 09 08
The Alberta Mortgage and Housing Corp. Act
The National Housing Act (Canada)

ADOPTED BY:

City Council

SUPERSEDES:

C115

PREPARED BY: Social Services

DATE: 1987 08

TITLE: The Identification and Acquisition of Land for Social Housing

Policy Statement:

The City of Edmonton will identify the need for sites and will negotiate for the acquisition of sites for family social housing in all new residential neighbourhoods to provide an area of net residential land sufficient to provide family social housing for 5% of the population of that residential neighbourhood at appropriate densities subject to City Council approval.

The City of Edmonton Will identify the need for sites and will negotiate for the acquisition of sites for social housing in developed neighbourhoods and for sites for non-family social housing in new neighbourhoods as required subject to City Council approval.

The purpose of this policy is to:

Ensure the availability of land for social housing developments in all residential neighbourhoods.

Define: "social housing" as rental and continuing co-operative housing made available at below market rates through the provision of governmental or municipal capital and/or operating subsidies.

"net residential land" as the gross land area proposed for residential purposes less all statutory requirements for roadways, schools, parks and so on.

"appropriate densities" as those densities which comply with program requirements including maximum land cost per housing unit developed.

This policy is subject to any specific provisions of the Municipal Government Act or other relevant legislation or Union Agreement.



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1. DEFINITIONS

- 1.01 Edmonton Social Services: the City department assigned responsibility to coordinate the development and implementation of City Council Policy on social housing.
- 1.02 Real Estate and Supply Services Department: the City department assigned responsibility to coordinate the implementation of City Council Policy on Land Management.
- 1.03 Planning and Building Department: the City department assigned responsibility for land use plans.

2. RESPONSIBILITIES

2.01 City Council

- (a) To approve amendments to this Policy.
- (b) To approve departmental budgets related to the acquisition of land for social housing.
- (c) To approve social housing land acquisitions, including funding sources.
- (d) To approve land use plans and land use districting which accommodate social housing site requirements.

2.02 Executive Committee

- (a) To review and recommend the acquisition of land for social housing, including funding sources.
- (b) To review and recommend to City Council amendments to this Policy.

2.03 Budget Committee

- (a) To recommend to Council budgets related to the acquisition of land for social housing.

2.04 City Manager

- (a) To review and recommend for approval all submissions made to the Executive Committee and City Council.

2.05 General Manager, Edmonton Social Services

- (a) To administer City Council Policy on the identification and acquisition of land for social housing.



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2.06 General Manager, Planning and Building

- (a) To recommend for City Council approval sites for social housing for senior citizens and families in the process of preparing and/or approving statutory plans and redistricting applications, based on advice provided by Edmonton Social Services.

2.07 General Manager, Real Estate and Supply Services

- (a) To negotiate for and acquire social housing sites as requested by Edmonton Social Services.
- (b) To prepare annual budgets for the Budget Committee for social housing land acquisition requirements provided by Edmonton Social Services.

2.08 General Manager, Finance

- (a) To approve all social housing land requisitions to confirm budget and financing and submit these to Real Estate and Supply Services for processing.

3. PROCEDURES

3.01 The Identification of Land for Social Housing

- (a) Edmonton Social Services will determine the demand for new site acquisitions for social housing following the review of the existing inventory of City-owned land in consultation with Real Estate and Supply Services as per the Land Management Policy.
- (b) Edmonton Social Services as part of its review of area plans, neighbourhood plans and subdivision plans, will advise Planning and Building of the requirements for future social housing sites. The number, size and location of sites will be based on the Site Selection Guidelines for Senior Citizen and Family Social Housing Policy, social housing demand, the densities prescribed by program requirements and, in new areas, the 5% of total population guideline.
- (c)
 - i) Planning and Building will on the instruction of Edmonton Social Services include in the objectives of area-level plans for new areas, and for plans for developed, inner-city areas, statements regarding the potential for future development of social housing in that area.
 - ii) Planning and Building will, on the instruction of Edmonton Social Services, ensure that neighbourhood -level plans in new areas identify multiple housing sites, in appropriate locations consistent with the Site Selection Guidelines for Senior Citizens and Family Social Housing



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Policy. Sites in these new areas will be of a size, or sizes sufficient to accommodate 5% of the neighbourhood population. The text of the plan shall include a statement to the effect that some multiple housing sites could be developed for social housing, pending further negotiation.

3.02 The Acquisition of Land for Social Housing

- (a) Edmonton Social Services will advise Real Estate and Supply Services of its annual budget for social housing land acquisition and of the maximum purchase prices for requested land acquisitions.
- (b) Edmonton Social Services will advise Real Estate and Supply Services of its wish to acquire land by forwarding a justification report and an interdepartmental requisition approved by the Finance Department. Real Estate and Supply Services will negotiate and acquire social housing sites on terms and conditions as requested by Edmonton Social Services and will transfer the and to the Social Housing Land Inventory of Edmonton Social Services.