

BELOW MARKET VALUE SALE TO METIS CAPITAL HOUSING CORPORATION - BLATCHFORD

Recommendation

That the below-market and direct sale of land in Blatchford, located at 7103 Fane Mews NW (Lot 1, Block 8, Plan 212 0299), as outlined in Attachment 1 of the September 16, 2025, Financial and Corporate Services report FCS03146, to Metis Capital Housing Corporation, on the terms and conditions outlined in Attachment 3 of the September 16, 2025, Financial and Corporate Services report FCS03146, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.

Requested Action		Council decision required	
ConnectEdmonton's Guiding Principle		ConnectEdmonton Strategic Goals	
CONNECTED This unifies our work to achieve our strategic goals.		Healthy City, Urban Places	
City Plan Values	LIVE.		
City Plan Big City Move(s)	A community of communities Inclusive and compassionate	Relationship to Council's Strategic Priorities	Community safety and well-being
Corporate Business Plan	Serving Edmontonians		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> • Public Engagement Policy (C593A) • City Land Assets for Non-Profit Affordable Housing (C437A) • Affordable Housing Investment Guidelines (C601A) • Disposal of City-Owned Interests in Land Administrative Standard • City of Edmonton's Affordable Housing Strategy, 2023-2026 • Edmonton Affordable Housing Needs Assessment, 2023 • Indigenous Affordable Housing Strategy Final Report Recommendations (2022) • City of Edmonton Indigenous Framework 		

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	<ul style="list-style-type: none">• Memorandum of Shared Recognition and Understanding
Related Council Discussions	<ul style="list-style-type: none">• October 27, 2015, Sustainable Development report CR_2334 Blatchford Affordable Housing• July 4, 2017, Sustainable Development report CR_2334rev Blatchford Affordable Housing - Further Consultation• July 4, 2017, Sustainable Development report CR_4625 City Policy - City Wide Affordable Housing Framework• June 24, 2022, Community Services report CS00433 - Indigenous Affordable Housing Strategy• November 1, 2023, Community Services report CS01798 - Indigenous-led Supportive Housing Projects

Executive Summary

- Metis Capital Housing Corporation (MCHC) has approached the City of Edmonton with a proposal to purchase the site at 7103 Fane Mews NW, in the Blatchford neighbourhood, at below market value for the development of affordable housing.
- This site was not listed in a competitive public offering per the City's Administrative Standard for the Disposal of City-Owned Interests in Land. However, it was listed in Blatchford's land sale marketing brochure as an available site before being allocated as an Affordable Housing development site.
- The recommended disposition to MCHC will be the first affordable housing development in Blatchford and aligns with the goals of the City of Edmonton's Affordable Housing Strategy (2023-2026).
- As a condition of the below-market sale, MCHC will be required to enter into a 40-year Affordable Housing Agreement.
- Council approval is required as the proposed below-market-value sale is outside of Administration's delegated authority. If the recommendation is approved, Administration will execute the land sale agreement with closing anticipated in June 2026, along with the Affordable Housing Agreement.

REPORT

The site is located at 7103 Fane Mews NW, within the Blatchford neighbourhood, and is legally described as Lot 1, Block 8, Plan 2120299. The site comprises 0.723 hectares of land that is bounded on the north by Fane Road, on the east by Control Tower Way and partially on the west by Airport Road (Attachment 1). The site is zoned BLMR - Blatchford Low to Medium Rise Residential, which includes health services, office, multi-unit and supportive housing as permitted uses.

Background Information

MCHC approached the City of Edmonton in May 2024 for assistance with a transitional housing development. This initiative aims to offer post-treatment, affordable and accessible housing to serve Métis individuals and families. MCHC has already secured approximately \$27.35 million in funding from other levels of government, but requires suitable land for the project.

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MCHC, an Alberta-registered not-for-profit private company, and its sister company, Métis Urban Housing Corporation, own over 800 rental homes across Alberta. Since 1982, they have provided affordable housing and property management services, including home repairs, downpayment assistance and rental supplements, to Métis Albertans.

City staff provided MCHC with a selection of potential sites, aligning with the city's goal of enabling affordable housing development across all neighbourhoods. MCHC ultimately chose the site at 7103 Fane Mews in the Blatchford neighbourhood. This location was selected due to its proximity to daily amenities and services, making it the most suitable option for their tenants' needs.

Though this site was not publicly offered broadly, affordable housing has been considered in Blatchford since 2015¹. Administration is recommending a direct sale to MCHC as an exception to the Disposal of City-Owned Interests in Land Administrative Standard, which will help welcome the first affordable housing development in the neighbourhood. Typically, the City encourages transparency and fairness by publicly listing all developable properties. However, a direct sale to MCHC is recommended due to the project's alignment with City priorities, readiness, and access to time-sensitive federal and provincial funding (Urban, Rural and Northern Indigenous Housing Strategy, Housing Accelerator Fund, and Affordable Housing Partnership Program). Delaying MCHC's shovel-ready project to allow for a competitive process may jeopardize its ability to move forward.

The City's contribution of land to MCHC supports the Affordable Housing Strategy, 2023 - 2026 (Goal One: Edmontonians have access to affordable housing in all areas of the city). This also supports the June 24, 2022, Community Services report CS00433 - Indigenous Affordable Housing Strategy recommendation number two to improve awareness, transparency and access to available City-owned land and properties and provide sites to Indigenous providers. The City's contribution of land to MCHC supports Indigenous Framework roles of Advocate (we stand with Indigenous Peoples to create a safe and inclusive city where everyone is treated with dignity and respect) and Partner (we work in partnership with Indigenous Peoples on initiatives to improve the physical, mental, spiritual and emotional well-being of Indigenous Peoples in Edmonton).

Proposed Development

MCHC's Pakoshayimoooh (Hope) Village will include a minimum of 55-unit mixed-use development that includes commercial bays on the ground floor and offers post-treatment, affordable and accessible housing, specifically tailored for vulnerable families requiring supportive recovery. The concept plan for Pakoshayimoooh Village is provided as Attachment 2. This affordable housing project is distinct due to its inclusivity, affordability and significant social impact, incorporating Métis approaches to post-treatment care. Pakoshayimoooh Village is set to improve the long-term sobriety rates of Métis Albertans within their first five years post-treatment, and its development

¹ Inclusion of affordable housing in Blatchford was discussed in the following reports: October 27, 2015, Sustainable Development report CR_2334 Blatchford Affordable Housing; July 4, 2017, Sustainable Development report CR_2334rev Blatchford Affordable Housing - Further Consultation; and July 4, 2017 Sustainable Development report CR_4625 City Policy - City Wide Affordable Housing Framework.

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aligns with Edmonton's broader housing strategy to expand affordable and diverse housing options across the city.

The proposed development will include a mix of one- and two-bedroom units, rented to eligible households for 40 years at a maximum of 80 per cent of the average market rental rate.

Next Steps

If the recommendation is approved, Administration will execute the sale agreement (Attachment 3). The City and MCHC will work toward fulfilling the conditions precedent, including executing the Affordable Housing Agreement and closing the transaction in June 2026. MCHC anticipates construction to commence within one year of closing.

Budget/Financial Implications

The site's market value is approximately \$2 million. Since 2015, City Council has approved below-market-value land sales to non-profit housing providers with cumulative market values totalling approximately \$71 million. The sale of land below market value will result in a net loss in Blatchford Redevelopment operations in the title transfer year. The loss on sale is recorded at the time of the transfer.

In October 2015 (CR_2334 Blatchford Affordable Housing), City Council earmarked \$10 million for affordable housing from the proceeds of future land sales at Blatchford to offset the market value of land. The foregone sales proceeds resulting from this below market sale are considered to be an allocation of these funds.

The site is also eligible for a portion (up to \$800,000) of the Housing Accelerator Fund grant under the District Energy Infrastructure Rebate action. The funds are intended to encourage multi-unit housing development in Blatchford by providing rebates for District Energy Sharing System infrastructure and connection fees. The funding depends on the site's purchaser meeting progress milestones associated with the overall Housing Accelerator Fund deadlines and grant funding parameters.

Legal Implications

As per section 70(2) of the *Municipal Government Act*, a disposition of land for below market value does not need to be advertised if it is to be used by a non-profit organization as defined in section 241(f) of the *Municipal Government Act*. As the proposed approval is for the disposition of the land to a non-profit organization, advertising is not required.

Section 35 of Bylaw 16620 - City Administration Bylaw enables the City Manager to approve agreements for disposition of a fee simple interest in land for fair market value or more, up to certain monetary limits. Approval is needed as this disposition will be below fair market value.

Section 651.3 of the *Municipal Government Act*, as modified by the City of Edmonton Charter Regulation, enables the City to enter into an Affordable Housing Agreement and register the agreement by way of caveat on title.

Community Insight

The City shared information about this report with the Blatchford Society and neighbours within a 120 metre radius at the time of its publication. This practice is not a regulatory requirement but part of the City's commitment to transparency and open communication with communities where City-owned land is being proposed for affordable or supportive housing.

The sale agreement is conditional on MCHC providing a Community Communications Plan, to the City's satisfaction, to share information about the proposed development.

GBA+

GBA+ is embedded in all planning work for affordable housing and homelessness initiatives. For many Edmontonians, cost is a major barrier to safe and adequate housing. Those experiencing intersecting identity factors tend to experience additional barriers and discrimination. These groups include Indigenous peoples, racialized people, 2SLGBTQ+, recent immigrants, women and children fleeing domestic violence, female heads of households, adults aged 18-29, seniors aged 65+, people with physical health or mobility challenges, people with developmental disabilities, people dealing with mental health and addiction issues, veterans and people experiencing homelessness.

Nearly one third (27 per cent) of Indigenous renter households are living in Core Housing Need². Indigenous people are also overrepresented among those experiencing homelessness in Edmonton. Despite making up only five per cent of Edmonton's population, 55 per cent of individuals experiencing homelessness identify as Indigenous. Engagement to inform the Edmonton Housing Needs Assessment revealed that Indigenous peoples are likely to face issues of discrimination and racism which impact their ability to access and maintain rental housing. The creation of spaces for traditional ceremonies and community interactions was emphasized as important to support successful housing outcomes for Indigenous people.

Housing is a significant barrier for anyone who lacks personal references, employment or has limited resources, compelling them to stay in living situations that do not meet their needs for safe, stable and secure housing. This issue is especially acute for Indigenous peoples who have experienced or are currently experiencing homelessness, as they face compounded barriers due to intergenerational trauma that make finding and maintaining suitable housing extremely difficult. In the 2024 Point-In-Time homeless count, a national survey of people experiencing homelessness in major cities across Canada, 50 per cent of the 3,902 surveyed self-identified as Indigenous despite making up 6.2 per cent of Edmonton's population. Culturally-appropriate affordable housing options for Indigenous peoples, provided by Indigenous-led organizations like MCHC, are essential for those experiencing homelessness with complex needs who need stable and dignified housing solutions with specialized support services.

² Core Housing Need is defined by the Canada Mortgage and Housing Corporation as housing that falls below at least one of the adequacy, affordability or suitability standards. It also considers if income levels are such that they could not afford alternative, suitable and adequate housing in their community.

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Environment and Climate Review

The environmental impacts of development are dependent on the private developer and will be considered as part of the planning and permitting process. Metis Capital Housing Corporation must meet Blatchford's specific sustainability requirements, including adherence to the community's custom Green Building Standards and connection to the District Energy Sharing System.

Attachments

1. Site Plan - 7103 Fane Mews - Blatchford
2. MCHC's Pakoshayimoooh (Hope) Village Concept Plan
3. Blatchford - Sales Agreement Terms and Conditions