

# HART LAND ASSESSMENT TOOL

## Adding other sources of land

### Introduction

HART's Land Assessment Tool was broadly envisioned as a tool for all levels of government and housing advocates to help identify opportunities to build affordable non-profit housing where essential services like health care and schools are already located, or to identify what services need to be added to make an area more suitable for housing.

HART's work on identifying land has only extended to lands held by federal, provincial and municipal governments thus far, but the land assessment tool can also apply to other sources of land that may be available. This may include, for example, land owned by charities, non-profit community organizations like churches and places of worship, as well as non-profit or co-op housing providers. This document can help you to identify and map these other sources of land in your community.

To use proprietary or localized data with the Land Assessment Tool, you will need to collect the following types of data:

#### 1. A set of land parcels

##### a. Essential data elements:

##### i. Location of land

- **Ideal option:** Parcel Boundaries as created and saved as a Shapefile or other GIS-compatible digital file format. Parcel boundaries allow you to exclude parcels that fail to meet criteria relevant to your community, such as minimum lot width or size. Boundaries also help to identify and remove corridors and paths.
- **Alternative option:** Parcel geographic coordinates, latitude and longitude.

##### ii. Parcel identifier

##### iii. A unique code to identify the parcel

##### b. Recommended but optional elements

##### i. Civic address

## ii. Current use of the land

- Is the land occupied by a building(s) or is it vacant?
- Has the land been leased? If so, until when?
- Density (if the land already contains housing)

## iii. Details of the building(s) on the land

- Age
- Condition
- Build form
- Parking footprint

## iv. Owner name or Owner type

- Land title records are usually publicly available. The owner of the land may be one or more individuals, a corporation, partnership, or trust.

## 2. Exclusionary criteria

- a. These criteria generally represent areas that are not suitable for housing for some reason. This will vary by community, but here are some examples:
  - i. **Areas serviced (or not) by utilities** (power, water, sewage). Particularly important for rural communities that may only be able to build in areas with existing utility connections.
  - ii. **Floodplains & environmentally sensitive areas.** Conservation authorities usually have maps of these areas.
  - iii. **Heavily polluted sites/areas.**
  - iv. **Areas already set aside for future development** (although it is important to note where future development may impact the surrounding area, ie transit development).

## 3. Amenities

- a. HART uses CMHC's "Proximity Measures Database" (PMD) to evaluate how close parcels are to a given amenity.
- b. Communities may wish to add their own data on the location of amenities (e.g. schools, child care providers, parks, recreation centres, grocery stores, medical centres, pharmacies, transit stops) to check against the PMD.

The PMD is freely available to the public, but we recommend checking against a current dataset – maybe from the municipality or Google Maps – since the PMD is not perfect. We also recommend adding some of the broad exclusionary criteria identified above if you have a large number of land parcels to evaluate; a small number can be reviewed individually by a knowledgeable individual.

The most critical data elements to collect are those on the land parcels you wish to evaluate. In the next section, we will identify those data elements that are essential versus those that are useful but not necessarily essential.

Once you establish the evaluation area, exclusionary criteria and amenity measures, you can begin to add additional datasets which may not be publicly or widely available in the HART tool. Accessing this data varies across Canada; we've compiled information on where to find some of this information by province or territory below.

## Who owns the land?

Province/ Territory	Land Title search	Non-profit housing associations & provincial housing organizations
BC	<p>Land Title and Survey Authority of British Columbia (LTSA) allows the public to search for land titles. Searches are charged a fee.</p> <p>A free search on <a href="#">ParcelMapBC</a> will return, in part, an "Owner Type" which will be listed as "Private" if owned by a place of worship or non-profit organization.</p> <p>The paid search through LTSA will list the name of registered owner, which should identify the name of the organization. If not, the LTSA also maintains a public Land Owner Transparency Registry (LOTR) which allows searches by parcel identifier to discover additional details on the owner.</p>	<p>The BC Non-Profit Housing Association (BCNPHA).</p> <p>BC Housing Management Commission (crown corporation).</p>
AB	<p>The Alberta Land Title Office (LTO) allows the public to search for Land Titles for a fee. These searches will return the current owner of the land title.</p> <p>In Edmonton, one can find a complete list of places of worship on City's <a href="#">open data portal</a> by selecting Sites of Interest under "I'm looking for", followed by "places of worship".</p>	<p>The Alberta Public Housing Administrators' Association (APHAA) publishes their member list which contains many non-profit housing providers.</p>
SK	<p>The <a href="#">Information Services Corporation of Saskatchewan</a> has a search function. You need to create a free account but can run basic searches without fee. Use the Map Search to find the parcel number which you can use in the Quick Search to find the parcel owner.</p>	<p>The Network of Non-Profit Housing Providers Saskatchewan.</p>

MB	<p><u>Property assessment tool</u>: First you will need the address, or approximate location, of the land you wish to identify. You can search the "Property_Address" field with the street address to find the assessment entry. Copy and paste the "Asmt_Rpt_Url" field into your browser.</p> <p>This will give you the Property Assessment Report for the land parcel including Tax Status. To identify the owner, one needs to use the Certificate of Title in the Property Assessment Report to order a copy of the title from <u>Teranet Manitoba</u> for a fee</p>	<p>Manitoba Non-profit Housing Association (MNPHA).</p> <p>Manitoba Housing (crown corporation).</p>
ON	<p><u>Ontario Land Registry</u> allows you to search for land titles by address, but you need to pay a fee to view the ownership details</p>	<p>Ontario Non-Profit Housing Association</p> <p>The Ontario Nonprofit Network has a <u>registry for nonprofits</u> to get priority access to bid on properties that Infrastructure Ontario is looking to divest.</p>
QC	<p>Each municipality collects property assessments, and one would need to go to the relevant municipalities' website to find the municipal assessment roll. The full directory is <u>here</u>.</p> <p>Some municipalities make their assessment rolls available online, while others do not. Likewise, ownership information is only available in some municipalities.</p>	<p>Le Réseau québécois des OSBL d'habitation (RQOH).</p> <p>Front d'action populaire en réaménagement urbain (FRAPRU).</p>
NB	<p>This <u>web search</u> allows you to find the Property Account Number for a given land parcel. It does not give the Ownership nor the Parcel Identifier Number. Further information on Ownership of land, through the Land Registry records, must be done with through a Land Registry Kiosk Service in New Brunswick, or through their online tool PLANET which requires a client account and a minimum \$10 charge.</p>	<p>New Brunswick Non-Profit Housing Association Inc.</p>

NS	Land Titles are inaccessible for query without a monthly subscription to Nova Scotia's <u>Property Online (POL)</u> you must sign a Property Online user agreement with Service Nova Scotia (SNS)	Nova Scotia Non-Profit Housing Association (NSNPHA)
PEI	It appears that municipalities can access PEI's <u>MAPCO system</u> to identify property ownership.  Anyone can pay to access <u>PEI Property Lines and Property Assessment Data</u> .  You can pay an \$18/month fee for access to PEI's GeoLinc Plus service which allows for searches on parcel owner.	The Provincial Ministry for Social Development and Housing oversees the PEI Housing Corporation which oversees 9 local housing authorities.
NFLD	The <u>Registry of Deeds/Companies and Deeds Online</u> has the ability to search for land titles for a fee. It recommends using a private search firm.	The NL Housing and Homelessness Network (non-profit network).  Newfoundland and Labrador Housing Corporation (crown corporation).
YK	The <u>Yukon Land Title Office</u> has an online portal to search for land titles for a fee	Yukon Housing Corporation (crown corporation).
NWT	The <u>NWT Land Titles System</u> allows for title searches for a fee.	NWT Housing Corporation (crown corporation).
NV	Nunavut has an <u>online system</u> for land title searches accessible to the public after registering.	Nunavut Association for Non-Profit Organizations (non-profit network).  Nunavut Housing Corporation (provincial government).

## Canada

- The National Social Affordable Housing Registry
  - o Maintained by Statistics Canada for internal use – they may be willing to share externally
- National associations:
  - o Chartered Institute of Housing Canada
  - o Canadian Housing and Renewal Association
  - o Co-operative Housing Federation of Canada
- Places of Worship
  - o Archdiocese (Catholic) should have a complete record of their real estate portfolio.
  - o The United Church has established a development company to re-develop their portfolio of properties to include housing.

A national foundation dedicated to transforming churches to affordable housing and community hubs.