

Summary of Proposed Amendments to Current Real Property Bylaw 52M2009

Section #s	Transaction Type	Summary of Change	Reason for the Change
All	All	Outdated business unit names, committee name and position titles need to be updated to current.	Business unit reorganization, committee name changes, and position name changes.
3	Definitions	Various definitions revised, expanded and/or deleted.	Clarity and/or accuracy.
6 & 7	Acquisitions & Dispositions	- Increased to the delegated authority amount from \$2 million (\$2,000,000.00) or less to \$5 million (\$5,000,000.00) or less. - New sub-sections proposed for the authority to acquire or dispose of moveable structures or buildings (i.e. mobile homes, residential or commercial structures).	- Increase is required to reflect changes in real estate market and to align with best practices of other major municipalities in Canada such as The City of Edmonton. - The addition of this section provides Administration with clearer authority to acquire or dispose of moveable structures.
7	Dispositions	- Added wording regarding the sale of remnant parcels and easements or utility rights of way at or above market value. - New sub-sections proposed for the authority to dispose of a stand alone parcel or a remnant parcel by direct negotiation to certain wholly City owned subsidiaries or the provincial or federal government, without a method of disposition having been approved by Council. - New sub-sections proposed for the authority to dispose of a stand alone parcel or a remnant parcel by direct negotiation to the	- Clarity. - The addition of this section will streamline the real estate approval process for these types of transactions. - The addition of this section will streamline the real estate approval process for these types of transactions.

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8	General Occupations	owner of the adjoining lands, without a method of disposition having been approved by Council, if the disposition meets certain criteria. • Added wording to clarify that lease operating costs that are available in a budget approved by Council are only required when the City is the tenant, not the landlord. • Added wording to allow for the extension of an occupation in addition to the ability to renew an occupation. • Added wording to clarify that the authority to enter into occupations with the provincial or federal government can be for a term of any length. • Added wording to clarify that continued occupations of real property following its acquisition should have base fees that are either at or above market value or that are included in the total consideration payable for the acquisition. • New sub-sections proposed for the authority to enter into a lease or license for a food service establishment on lands stewarded by Parks or Recreation for a fixed term of fifteen (15) years or less.	• Clarity. • To align with Council approved LAS2012-19, Proposed Amendment to Parks and Recreation Restaurant Lease Terms, authorizing the former Land Division in Corporate Properties & Buildings to approve restaurant leases on lands under both Parks and Recreation stewardship up to a maximum term of fifteen (15) years.

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10	Occupations for Telecommunications Installation	Removed both the requirements for the telecommunication provider (tenant) to enter into a master telecommunications agreement with The City and the requirement for the telecommunication provider (tenant) to submit an annual structural assessment to RE&DS every year for RE&DS to review and be satisfied with.	Requirements can be covered in lease or license agreement.
11	Occupations for Signs	- Added an additional option to renew a sign license from one (1) option to two (2) options to renew. - Added wording to clarify that authority for community identification signs does not include those located on road. - Added wording regarding The City's Temporary Signs on Highways Bylaws 29M97.	- To align with current authority term lengths under Section 8, General Occupations. - Amendments required for clarity and to ensure alignment with other City bylaws.
<i>New proposed section</i>	<i>Expropriations</i>	New full section proposed for authority to approved Section 30 Agreements and expropriation settlements if Council has previously authorized the initiation of expropriation of any estate or interest subject to certain criteria.	The addition of this section will streamline the real estate approval process for these types of transactions.
14 & 15	Rectifications, Completion of and Administration of Real Property Transactions	- Minor wording changes. - Increase to the delegated authority amount from up to \$250,000.00 to up to \$500,000.00 with respect to amendments to special terms and conditions consistent with the intent of the original transaction.	- Clarity. - Administration has more flexibility to make amendments to approved real estate transactions.
16	General Approvals	Minor wording updates/amendments	Clarity.

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14 & 15	Rectifications, Completion of and Administration of Real Property Transactions	Various sub-sections moved between these sections to the section that was most appropriate for the applicable authority.	Clarity.
16	General Approvals		
<i>New proposed section</i>	<i>General Administrative Authority</i>		
18	Reporting	Minor wording updates/amendments.	Clarity.
19	Execution of Documents and Agreements	Minor wording updates/amendments.	Clarity.