

Deputy City Manager's Office Report to
SPC on Utilities and Corporate Services
2020 June 17

ISC: UNRESTRICTED
UCS2020-0653
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Summary of Green Line Real Property Transactions for the First Quarter 2020

EXECUTIVE SUMMARY

This report for information is a summary of closed real property transactions for the Green Line LRT project that occurred in the First Quarter 2020.

ADMINISTRATION RECOMMENDATION:

Review Date: 2029 February 12

The Standing Policy Committee on Utilities and Corporate Services recommends that Council:

1. Direct that the Report be held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, until the report is published in the Council Agenda; and
2. Direct that the Attachments be held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* unless The City is required to disclose pursuant to the *Expropriation Act (Alberta)*, to be reviewed 2029 February 12.

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON THE UTILITIES AND CORPORATE SERVICES, 2020 JUNE 17:

That Council:

1. Receive the Report for the Corporate Record; and
2. Direct that the Attachments be held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* unless The City is required to disclose pursuant to the *Expropriation Act (Alberta)*, to be reviewed 2029 February 12.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 March 21, Council approved the recommendations contained in C2018-0333 Proposed Delegated Authority, Stage 1 Green Line LRT Project, authorizing, amongst other matters, the Approval Process which granted authority for approval of all real property transactions pursuant to Attachments 1 and 2; replaces the approval process previously approved in LAS2015-53; and directed Administration to report quarterly to Council through the Standing Policy Committee on Utilities and Corporate Services regarding all proposed transactions completed and approved through the Approval Process.

On 2016 February 08, Council approved LAS2016-05 to LAS2016-40, authorizing, amongst other matters, the proposed purchase(s) of the Property(s).

On 2016 January 11, Council approved LAS2015-53 Proposed Acquisition Strategy for the southeast leg of the Green Line 4 Street/10 Avenue SE – Douglas Glen, authorizing, amongst other matters, the Approval Process which granted delegated authority for approval of Green Line proposed transactions pursuant to the criteria outlined in Attachment 1; and directed

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Administration to report quarterly to the Land and Asset Strategy Committee and Council regarding all proposed transactions approved through the Approval Process.

BACKGROUND

Pursuant to C2018-0333, Administration must report quarterly to Council through the SPC on Utilities and Corporate Services regarding all transactions completed and approved through the Approval Process.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Refer to the Attachments for a summary of closed transactions for the Green Line LRT project that occurred in the First Quarter 2020.

To date, the total spend on Green Line transactions is approximately \$210 million, which represents 73 closed transactions.

Valuation

The total compensation associated with each real property transaction may include, but is not limited to market value, market value of any exchange lands, non-cash items (such as construction activities or services) and any other payments/costs required to facilitate the negotiation and finalization of a proposed real property transaction. The final terms and conditions of each transaction have been endorsed by Administration's Valuation Review Committee.

Stakeholder Engagement, Research and Communication

Not applicable.

Strategic Alignment

Not applicable.

Social, Environmental, Economic (External)

Social

Not applicable.

Environmental

The real estate processes are in accordance with The City of Calgary's Sales, Acquisitions and Leases Environmental (S.A.L.E.) Policy.

Economic (External)

Not applicable.

Financial Capacity

Current and Future Operating Budget:

Not applicable

Current and Future Capital Budget:

Not applicable.

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Risk Assessment

Not applicable.

REASON(S) FOR RECOMMENDATION(S):

Report for information.

ATTACHMENT(S)

1. Attachment 1 – Summary of Green Line Acquisitions for the First Quarter 2020
2. Attachment 2 – Summary of Green Line Occupations for the First Quarter 2020