

**SUMMARY OF REMNANT LAND SALES, STAND ALONE LAND SALES, ACQUISITIONS
AND OCCUPATIONS FOR THE FOURTH QUARTER 2015 - FILE NO: (RC)**

SUMMARY/ISSUE

Summary of Remnant Land Sales less than \$2,000,000.00 for the Fourth Quarter 2015.

Summary of Stand Alone Sales for the Fourth Quarter 2015.

Summary of Other Dispositions for the Fourth Quarter 2015.

Summary of Land Exchanges for the Fourth Quarter 2015.

Summary of Acquisitions less than \$2,000,000.00 for the Fourth Quarter 2015.

Summary of Occupations less than \$500,000.00 for the Fourth Quarter 2015.

Summary of Demolitions for the Fourth Quarter 2015.

PREVIOUS COUNCIL DIRECTION/POLICY

On 2009 November 16 Council approved Real Property Bylaw 52M2009 which granted delegated authority to the City Manager who sub delegates to the Administration as outlined in the Confirmation of Delegated Authority by the City Manager.

On 2011 March 21 Council approved LAS2011-017 and directed Administration to report quarterly only on Closed Transactions.

ADMINISTRATION RECOMMENDATIONS:

The Land and Asset Strategy Committee recommend that Council authorize:

1. Receive this Report for information; and
2. Request that the Recommendations, Report and Attachments remain confidential under Sections 23(1)(b), 24(1)(a), 24(1)(g), and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* until the report is published in the Council agenda.

RECOMMENDATION OF THE LAND AND ASSET STRATEGY COMMITTEE, DATED 2016 JULY 28:

That Council receive Report LAS2016-74 for information.

INVESTIGATION

Pursuant to Bylaw 52M2009 Section 18 (5) *"The City Manager must prepare and submit to Council a report listing all Transactions approved pursuant to the bylaw, every three (3) months, or as otherwise directed by Committee or Council, commencing January, 2010."*

IMPLICATIONS

General

The Real Property Bylaw is supported by the business process review that has established well-defined real estate processes in a consistent, accountable and effective manner. The redesigned processes, procedures and forms ensure the necessary due diligence and documentation to support Bylaw

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52M2009. Delegated authority was only exercised as defined in the Bylaw.

the time and financial costs associated with finalizing the transaction.

All of the attached Remnant Land Sales are less than \$2,000,000.00 and are adjacent to the property owner(s).

BUSINESS PLAN/BUDGET IMPLICATIONS
N/A

All of the attached Stand Alone Sales have been the subject of Method of Disposition reports and have been approved by Land and Asset Strategy Committee (LASC) and Council.

RISKS

The approval processes place additional decision-making responsibility on the Administration for The City's real estate transactions. The potential risks associated with giving Administration greater authority, are mitigated in several ways:

All of the attached Acquisitions are requirements of Council approved projects or otherwise authorized by Council and less than \$2,000,000.00.

- Increased due diligence and documentation achieved by the clearly defined business processes for all real estate transactions;
- All proposed real estate transactions documented by a land report or land authorization form will be reviewed by the Management Real Estate Review Committee or authorized delegated authority position;
- Administrative approvals will only be exercised where the established guidelines are met;
- The Deputy City Manager can opt to forward any proposed sale, lease or acquisition under his authority on to LASC and Council for approval; and
- Quarterly reporting to the LASC and Council regarding transactions approved by the Administration.

All of the attached Leases/Licenses have an annual base rent or fee less than \$500,000.00, the term does not exceed five (5) years and there are no more than two (2) options to renew, as per Bylaw 52M2009 Section 8(1)(a).

Social

Bylaw 52M2009 provides a single point of reference for Council, Administration and the public concerning the authorities and responsibilities for real estate transactions to be undertaken by Real Estate & Development Services. Staff were provided with training and are supported in implementing business processes and the bylaw for all real estate transactions.

VALUATION

The negotiated prices of any of the Properties were based on internal valuations or independent appraisals which are endorsed by Administration's Valuation Review Committee.

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)

Where applicable, the changes to the processes and authorities for real estate transactions will streamline the transaction timeline by four to six weeks, thus reducing

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ATTACHMENTS

1. Summary of Remnant Land Sales less than \$2,000,000.00 for the Fourth Quarter 2015.
2. Summary of Stand Alone Sales for the Fourth Quarter 2015.
3. Summary of Other Dispositions for the Fourth Quarter 2015.
4. Summary of Land Exchanges for the Fourth Quarter 2015.
5. Summary of Acquisitions less than \$2,000,000.00 for the Fourth Quarter 2015.
6. Summary of Occupations less than \$500,000.00 for the Fourth Quarter 2015.
7. Summary of Demolitions for the Fourth Quarter 2015.