

# Infrastructure and Planning Committee REAL ESTATE INTRODUCTION November 10, 2021





# Infrastructure and Planning Committee

#### **Real Estate Matters**

- Legislative Framework
- Real Property Bylaw & Delegated Authority
- Roles
- Transaction Types
- Unique Scenarios





# **Legislative Framework**

# **Provincial Legislation**

- Municipal Government Act
- Land Titles Act
- Law of Property Act
- Expropriation Act

# Municipal Bylaw

Bylaw 52M2009 – Real Property Bylaw

# Real Estate & Development Services

Process and procedures



# Real Property Bylaw

## Bylaw 52M2009

- Governs The City's real estate decision-making
- Allows for the delegation of authority
- Reporting requirements

## **Delegated Authority Benefits**

- Committee and Council review largest transactions
- Less 'red tape' and faster transactions



### **Real Estate Roles**

#### Management Real Estate Review Committee

- Reviews proposed real estate activities requiring Department and Council approval
- Recommends real estate transactions in accordance with the delegated authority as outlined in Bylaw 52M2009

# Infrastructure and Planning Committee

- Reviews and recommends to Council on <u>transactions</u>
- Reviews and recommends to Council on <u>strategies</u>

#### Council

- Decides on transactions based on Council approved policy
- Decides on real estate strategies that direct activities in the acquisition, disposition and leasing of land





# Calgary Transactions Types

# **Acquisitions**

Buy land or an interest in land for municipal purposes

# **Dispositions**

Sell City land, or an interest in real property

## <u>Leases</u>

Lease City land, or an interest in real property



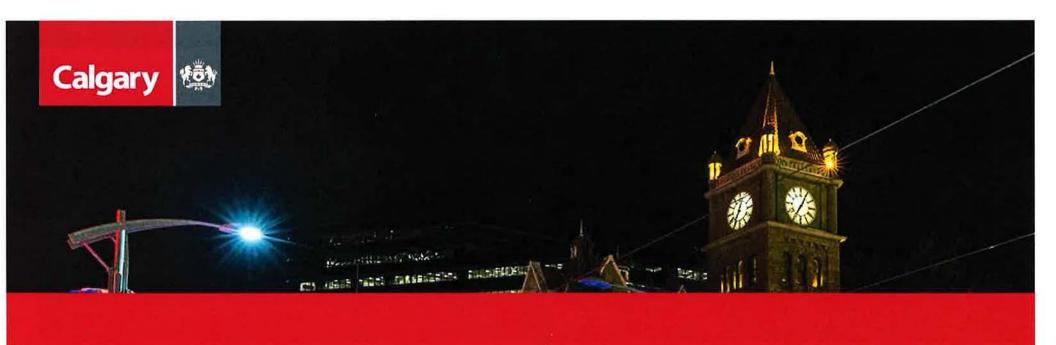
# **Unique Scenarios**

# Direct Negotiation / Sole Sourced Dispositions

- Administration seeks Council direction
- Very limited circumstances
- Different from private sector real estate firms

# Dispositions below Market: Non-Profit Organizations

- Non-Market Housing Land Disposition Policy (2019)
- Non-Profit Method of Disposition (2018)



# **THANK YOU**

