



# 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



## 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





# Transactions Types

## Acquisitions

Buy land or an interest in land for municipal purposes

## Dispositions

Sell City land, or an interest in real property

## Leases

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)

A nighttime photograph of the Calgary Clock Tower, illuminated against a dark sky. In the foreground, a street scene is visible with a tram in motion, creating a blurred light trail. The ground is wet and reflects the colorful lights from the tram and streetlights. A person is standing on the sidewalk to the left.

**THANK YOU**