

# Background

The City of Calgary undertakes transactions relating to the acquisition, disposition and occupation of real property (land and buildings) to support the delivery of infrastructure projects and services to citizens. The City also manages its real property assets to ensure timely availability of land, minimize operating costs, and leverage its holdings to support business and civic partners. Under Provincial legislation of the Municipal Government Act (MGA), City Council is authorized to approve real property transactions. Council is also provided authority, by way of Bylaw, to delegate its authorities to the Chief Administrative Officer (City Manager) relating to the authorization, documentation, execution, rectification and completion of real property transactions and the administration and management of The City's real property. The City Manager may further delegate specific authorities to defined employees identified in a Bylaw or through a Delegation of Authority letter.

## Context

The Real Property Bylaw (Bylaw 52M2009) defines the powers, duties and functions granted by Council to the City Manager to administer real property transactions on behalf of The City. It is one of The City's most complex bylaws, evolving from a series of early Bylaws (see table below), land management frameworks and policies into its comprehensive, current form. It is supported by a Delegation of Authority letter identifying the specific authorities that the City Manager has delegated to the GM of Infrastructure Services and positions within Real Estate & Development Services (RE&DS). The Bylaw establishes Council's direction and defines the operating limits that guide RE&DS management and approval of a variety of real property transactions, while ensuring oversight is maintained with the General Manager and Council.

## Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2017 July 26	UCS2017-0606	<p><b>Proposed Amendments to Real Property Bylaw Number 52M2009 - STAGE 1</b></p> <p>Bylaw 32M2017, to amend Real Property Bylaw 52M2009 to include minor process efficiencies and update the Bylaw as a result of reorganization to create the new Real Estate &amp; Development Services Business Unit.</p>
2009 November 02	LAS2009-84	<p><b>Proposed Repeal/Replacement of Bylaw Number 12M2005: Real Property Transactions Bylaw</b></p> <p>Bylaw 52M2009 repealed The Real Property Transactions Bylaw and replaced it with the Real Property Bylaw. This effectively updated previous Council direction and delegated authorities to Administration.</p>
2005 February 22	LAS2005-27	<p><b>Proposed Real Estate Transaction Bylaw: Bylaw Number 12M2005</b></p> <p>Bylaw 12M2005 consolidated and updated a number of transaction frameworks existing in six (6) Bylaws and policies into a single Bylaw to provide a comprehensive source and transparent direction to Administration to undertake real estate transactions for The City and ensure necessary due diligence and documentation is exercised, as defined in the Bylaw.</p>

## Bylaws, Regulations, Council Policies

### **Municipal Government Act (MGA) R.S.A 2000, c.M-26, as amended**

Provides that Council of The City of Calgary may delegate by bylaw any of its powers, duties or functions to its Chief Administrative Officer. The MGA permits the Chief Administrative Officer to further delegate matters to positions and support delivery of services aligned with the Bylaw.