

Calgary



Proposed Real Property Bylaw IP2022-1003

2022 September 09

Recommendation



That the Infrastructure and Planning Committee recommend that Council REPEAL Bylaw 52M2009 and give Three Readings to the proposed Bylaw (Attachment 2).

Purpose of Real Property Bylaw



Internally focused Bylaw

Defines Council's delegated authorities to Administration to deliver real property transactions

Real Property Transactions include:

- Acquisitions
- Dispositions
- Occupations (Leases and Licenses)

Challenges



- Customers need quicker transaction approvals and speed of business
- Customers are seeking longer occupations to finance business investments
- Process inefficiencies
- Delegated authorities drive Council approvals – extend timelines

Opportunities



- Expand Council's authorities to Administration to approve and complete transactions
- Clarify directions to Administration and provide flexibility to execute
- Tiered delegation framework for approvals
- New tools and procedures
- Reduce Council time on reports and approvals

High Impact Solutions



- Increase acquisition limits from \$5 to \$10 Million
- Increase rent limits from \$500,000 to \$1 Million
- Eliminate certain Method of Dispositions
- Limited below-market value approvals
- Increase length of term for all Occupations
- Accommodate needs of Film industry
- Major Real Estate Undertaking
- Ability to provide rent forgiveness/relief

Outcomes



- Create efficiencies and streamline processes to provide ***speed of business***
- More Administration authorities and ***reduced Council time*** on approvals
- Flexibility for Administration to manage, accommodate changes and ***increase speed of transactions***
- **Clarity** for Administration to deliver its services that achieve Council priorities

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