

REAL PROPERTY BYLAW 49M2022

Table of Contents

PART 1 – GENERAL MATTERS	1
PART 2 – AUTHORIZATION OF TRANSACTIONS	9
ACQUISITIONS.....	9
DISPOSITIONS.....	10
LAND EXCHANGES	13
OCCUPATIONS	13
General Occupations.....	13
Occupations of Road.....	16
Occupations for a Telecommunication Installation.....	17
Occupations for Signs	18
Occupations for Film	19
Surrender of an Occupation	19
MAJOR REAL ESTATE UNDERTAKINGS.....	19
EXPROPRIATIONS.....	20
OTHER TRANSACTIONS	21
COMPENSATION	22
PART 3 – MISCELLANEOUS	22
MANAGEMENT REAL ESTATE REVIEW COMMITTEE	22
RECTIFICATIONS, COMPLETION OF AND ADMINISTRATION OF REAL PROPERTY TRANSACTIONS	23
LAND AUTHORIZATION FORMS AND REPORTING.....	26
APPROVALS BY EMAIL	27
LIMITATIONS.....	28
MANAGEMENT OF THE CITY’S REAL PROPERTY	29
Guidelines, Procedures and Standards	29
Land Titles Registration and General Administrative Authority.....	29
EXECUTION OF DOCUMENTS AND AGREEMENTS.....	31
GENERAL PROVISIONS	31
SCHEDULE “A” – LIST OF AUTHORIZED EMPLOYEES	33

PROPOSED

IP2022-1003
ATTACHMENT 2

BYLAW NUMBER 49M2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO DELEGATE CERTAIN POWERS, DUTIES
AND FUNCTIONS RELATING TO THE
AUTHORIZATION AND ADMINISTRATION OF
REAL PROPERTY TRANSACTIONS AND TO
THE ADMINISTRATION AND MANAGEMENT OF
THE CITY OF CALGARY'S REAL PROPERTY

WHEREAS the Municipal Government Act, RSA 2000 cM-26 empowers a Council to pass bylaws:

- (a) respecting services provided by or on behalf of the municipality;
- (b) the safety, health and welfare of people and the protection of people and property;
- (c) people, activities and things in, on or near a public place or place that is open to the public;
- (d) regulating or prohibiting activities; and
- (e) providing for a system of licenses, permits or approvals;

AND WHEREAS the City is a corporation that has natural person powers under section 6 of the Municipal Government Act, including the power to buy, sell, hold and own real property, and to enter into contracts in relation to such real property;

AND WHEREAS both Council and the City Manager may exercise and delegate the corporation's natural person powers to any employee of the City under sections 202, 203 and 209 of the Municipal Government Act;

AND WHEREAS it is expedient and appropriate to delegate to the authorized employees listed in this Bylaw certain powers, duties and functions relating to the authorization, documentation, execution, rectification and completion of real property transactions and relating to the administration and management of the City's real property;

AND WHEREAS the City is involved in transactions relating to the acquisition, disposition and occupation of real property which must be authorized, documented, executed, rectified and completed and is involved in the administration and management of the City's real property;

AND WHEREAS it is consistent with the purposes of providing good municipal governance to establish clear roles and responsibilities within City administration in the conduct of negotiating and entering into transactions on behalf of the City;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

PROPOSED

BYLAW NUMBER 49M2022

PART I GENERAL MATTERS

TITLE

1. This Bylaw may be cited as the “Real Property Bylaw”.

PURPOSE

2. (1) This Bylaw is limited to the authorization of *transactions* and the administration and management of the *City’s real property*, where the *City* is acting as vendor, purchaser, landlord, tenant, licensor, licensee, grantor or grantee.
- (2) All *transactions* for *real property* are governed by this Bylaw, except for the following:
 - (a) short term permits and temporary licenses of occupation with third parties for activities in Parks where the Parks & Pathways Bylaw 11M2019 applies and such activities align with the service provisions of Parks;
 - (b) short term permits for third parties for activities on *roads* where the Streets Bylaw 20M88 applies and such activities align with the service provisions of Roads;
 - (c) access agreements and licenses of occupations where the Environmental Agreements Bylaw 11M2010 applies;
 - (d) *transactions* where the Green Line Board Bylaw 21M2020 applies;
 - (e) rights-of-way governed under the Municipal Rights-of-Way Bylaw 17M2016;
 - (f) issuance of entry fee tickets and permits into a *City* facility, such as recreational facilities aligned with the service provided in such facilities;
 - (g) issuance of parking entry and user fees for parking on *City* owned lands, including *City* streets and *City* owned structures; and
 - (h) crossing agreements, grade separation agreements and other related agreements with the federal government, provincial government, railway companies or utility companies for the *City’s* construction or operation (or both) of roads or bridges over, under, or at grade with other transportation systems, railways, waterways and utilities.

DEFINITIONS AND INTERPRETATION

3. In this Bylaw, the following definitions apply:
 - (a) “*acquisition*” means the acquisition of *real property*, or any moveable building or structure, by any means, including its purchase, *land exchange*,

PROPOSED

BYLAW NUMBER 49M2022

dedication, gift, option, right of first refusal, right of first offer, easement, utility right of way or restrictive covenant *agreement*;

- (b) “*agreement*” means any written agreement documenting a *transaction* and any written agreements relating to the *transaction* including any amending, assignment, assumption, acknowledgement, renewal, extension, or consent agreement;
- (c) “*affiliate*” means any entity controlling, controlled by or under common control with a party (in each case whether directly or indirectly) where “control” means the ownership of greater than 50% of the equity or beneficial interest of the party or that entity or the right to vote for or appoint a majority of the board of directors or other governing body of the party or that entity;
- (d) “*authorized employee*” means the employee of the *City* who has been delegated the authority to exercise the powers, duties and functions under this Bylaw as listed in Schedule “A”;
- (e) “*business identification sign*” means a *sign* identifying a business and erected or to be erected by an owner or legal occupant of land adjacent to or adjoining *City* owned *real property*;
- (f) “*City*” means the municipal corporation of The City of Calgary;
- (g) “*City Manager*” means the Chief Administrative Officer of the *City*;
- (h) “*City associate*” means an entity that assists the *City* in its delivery of core social, recreational and community services to the citizens of Calgary;
- (i) “*civic partner*” means an independent organization registered in the City’s Partnership Inventory, as defined in the *Investing in Partnerships Policy*;
- (j) “*Committee*” means the Standing Policy Committee on Infrastructure and Planning or such other committee delegated the authority under the Procedure Bylaw 35M2017 to consider proposed *transactions* and other matters relating to the *City’s real property*;
- (k) “*community association*” means a non-profit organization representing a residential community or group of communities, but does not include a resident’s association;
- (l) “*community identification sign*” means a *sign* that states the name of a residential community, including but not limited to designating specific areas in such residential community, and may contain a logo or symbol that is associated with that residential community;
- (m) “*Coordinator, Land Administration*” means the *City* employee holding the position having the title of Coordinator, Land Administration;

PROPOSED

BYLAW NUMBER 49M2022

- (n) “*Coordinator, major real estate undertaking*” means the *City* employee holding the position of a Coordinator, or its equivalent, for a *major real estate undertaking*, and whose position requires coordinating or leading *transactions* related to such *major real estate undertaking*;
- (o) “*Coordinator, Real Estate Acquisitions*” means the *City* employee holding the position having the title of Coordinator, Real Estate Acquisitions;
- (p) “*Coordinator, Real Estate Client Services*” means the *City* employee holding the position having the title of Coordinator, Real Estate Client Services;
- (q) “*Coordinator, Real Estate Leasing & Property Management*” means the *City* employee holding the position having the title of Coordinator, Real Estate Leasing & Property Management;
- (r) “*Coordinator, Real Estate Sales*” means the *City* employee holding the position having the title of Coordinator, Real Estate Sales;
- (s) “*Coordinators*” means any one or more of the *City* employees holding the position having the title of *Coordinator, Real Estate Acquisitions, Coordinator, Real Estate Sales, Coordinator, Real Estate Leasing & Property Management, Coordinator, Land Administration* or *Coordinator, Real Estate Client Services* or having the position equivalent to *Coordinator, major real estate undertaking*;
- (t) “*Council*” means the Council for the *City*;
- (u) “*developer*” means the developer of a subdivision or development that has received land use and subdivision approval from the applicable government authority pursuant to Part 17 of the *Municipal Government Act*;
- (v) “*Director, Mobility*” means the *City* employee holding the position having the title of Director, Mobility;
- (w) “*Director, RE&DS*” means the *City* employee holding the position having the title of Director, Real Estate & Development Services;
- (x) “*disposition*” means the disposition of *real property*, or any moveable building or structure, by any means, including its sale, *land exchange*, option, right of first refusal, right of first offer, easement, utility right of way, restrictive covenant or reversioning pursuant to the *Expropriation Act*;
- (y) “*document*” means any form, instrument or document that may be required to complete a *transaction* or to maintain or administer the *City’s real property* registrations, including, but not limited to, any transfer, caveat, affidavit, declaration, certificate, plan, withdrawal, discharge, surrender, postponement, consent, order, form, notice, application or request;
- (z) “*due diligence*” means any inspection or investigation of *real property* including, but not limited to, any testing, geotechnical investigation, soil

PROPOSED

BYLAW NUMBER 49M2022

testing, survey, appraisal, non-invasive environmental investigation, including a phase I environmental site assessment, or hydrovac excavation that is not associated with any environmental investigation;

- (aa) “*election sign*” means any *sign* used to promote a candidate or party during a provincial or federal election or by-election, or any election or by-election held pursuant to the *Local Authorities Election Act*, RSA 2000 c L-21;
- (bb) “*Expropriation Act*” means the *Expropriation Act* RSA 2000 c E-13;
- (cc) “*Finance Leader*” means the *City* employee holding the position having the title of Finance Leader and assigned to the *Real Estate & Development Services* business unit;
- (dd) “*General Manager*” means the *City* employee holding the position having the title of General Manager, Infrastructure Services;
- (ee) “*Investing in Partnerships Policy*” means the *Council* policy number CP2017-01 adopted on February 13, 2017;
- (ff) “*land authorization form*” means an authorization form prescribed by *Real Estate & Development Services* that sets out the material terms and conditions of a proposed *transaction* including:
 - (i) a description of the *real property*;
 - (ii) the parties to the *transaction*;
 - (iii) the consideration;
 - (iv) any conditions precedent to completion of the *transaction*;
 - (v) any *transaction dates* or other material dates to the *transaction*; and
 - (vi) any other material terms and conditions respecting the *transaction*;
- (gg) “*land exchange*” means the *disposition* or *acquisition* of one (1) or more *City stand-alone parcels* or *remnant parcels* in exchange for the *disposition* or *acquisition* of one (1) or more *real property* owned by a third party;
- (hh) “*land report*” means a report that sets out the material terms and conditions of a proposed *transaction* including:
 - (i) a description of the *real property*;
 - (ii) the parties to the *transaction*;
 - (iii) the consideration;
 - (iv) any conditions precedent to completion of the *transaction*;
 - (v) any *transaction dates* or other material dates to the *transaction*; and

PROPOSED

BYLAW NUMBER 49M2022

- (vi) any other material terms and conditions respecting the *transaction*;
- (ii) “*Land Titles Officer*” means the *City* employee holding the position having the title of Land Titles Officer;
- (jj) “*major real estate undertaking*” means an undertaking that includes one (1) or more *acquisitions, dispositions, land exchanges* or *occupations* and that has been designated by *Council* as a *major real estate undertaking* in accordance with subsection 14(1);
- (kk) “*Management Real Estate Review Committee*” means the *City* administration committee established under this Bylaw to review and consider proposed *transactions* and other matters relating to the *City’s real property*;
- (ll) “*Manager, Land & Asset Management*” means the *City* employee holding the position having the title of Manager, Land & Asset Management;
- (mm) “*Manager, Litigation & Expropriation*” means the *City* employee holding the position having the title of Manager, Litigation & Expropriation within the Law, Legal Services business unit;
- (nn) “*Manager, major real estate undertaking*” means the *City* employee holding the position of a Manager, or its equivalent, for a *major real estate undertaking*, and whose position requires the management of *transactions* related to such *major real estate undertaking*;
- (oo) “*Manager, Planning & Real Estate*” means the *City* employee holding the position having the title of Manager, Planning & Real Estate within the Law, Legal Services business unit;
- (pp) “*Manager, Sales & Acquisitions*” means the *City* employee holding the position having the title of Manager, Sales & Acquisitions;
- (qq) “*Manager, Sales & Acquisitions – Green Line*” means the *City* employee holding the position having the title of Manager, Sales & Acquisitions – Green Line;
- (rr) “*market value*” means the market price, rent, fee or other consideration that would be paid by willing parties to a *transaction* as established by:
 - (i) an internal valuation performed by a *City* employee and reviewed and endorsed by the *Valuation Review Committee*; or
 - (ii) an external appraisal performed by an independent appraiser accredited by the Appraisal Institute of Canada and reviewed and endorsed by the *Valuation Review Committee*;
- (ss) “*method of disposition*” means any method for a *disposition* including:

PROPOSED

BYLAW NUMBER 49M2022

- (i) public offering including, but not limited to, a request for proposal, an invitation to offer, tender or expression of interest;
 - (ii) listing with an independent real estate brokerage;
 - (iii) direct negotiation with one or more persons by *Real Estate & Development Services*; or
 - (iv) public marketing, targeted marketing or an offering administered by *Real Estate & Development Services*;
- (tt) “*Municipal Government Act*” means the *Municipal Government Act* RSA 2000 cM-26;
- (uu) “*net book value*” means the net book value as defined in the Supporting Procedures for TCA Reporting Policy FA-054;
- (vv) “*occupation*” means the use and occupation of *real property* by any means including lease, license or any other *agreement*;
- (ww) “*owner*” has the same meaning as in the *Expropriation Act*;
- (xx) “*proposed payment*” means a proposed payment as set out in the *Expropriation Act*;
- (yy) “*Real Estate & Development Services*” means the *City’s* Real Estate & Development Services business unit or its equivalent;
- (zz) “*real property*” means any legal or equitable estate, right, title or interest in land including buildings, structures and improvements constructed on the land and fixtures attached to the land;
- (aaa) “*rectification*” means a form requesting changes, additions or deletions to the terms and conditions of an approved *land authorization form, land report* or *Council* approval of a *transaction* or other matter approvable under this Bylaw;
- (bbb) “*remnant parcel*” means any land that:
- (i) is no longer required for municipal purposes;
 - (ii) is not developable on its own due to physical or financial constraints; and
 - (iii) for which the only potential purchasers are the adjoining land owners;
- (ccc) “*road*” means any public thoroughfare, street, road, trail, avenue, parkway, driveway, lane, alley, square, bridge, causeway owned by the City, or any portion of any of them, intended for vehicular traffic, and road right of ways, including sidewalks;

PROPOSED

BYLAW NUMBER 49M2022

- (ddd) “*sign*” means any free-standing inscribed board, bill, placard, poster, banner, flag or device that is intended for identification, or advertising, or to promote anything or inform anyone;
- (eee) “*stand-alone parcel*” means any land that:
- (i) is no longer required for municipal purposes; and
 - (ii) is developable on its own;
- (fff) “*temporary sign*” means a *sign* that is not permanently affixed to a building, other immovable structure, or the ground;
- (ggg) “*third party sign*” means a *sign* placed on *City* owned *real property* by a person other than the owner of an adjoining property;
- (hhh) “*transaction*” means an *acquisition, disposition, occupation or land exchange*;
- (iii) “*transaction date*” means any material date(s) to the *transaction*, including closing date, adjustment date, possession date, commencement date, expiry date, termination date, condition precedent date, exercise date, effective date, building commitment date or any other date contemplated in the *transaction*; and
- (jjj) “*Valuation Review Committee*” means the *City* administration committee established by the *City Manager* and which must consist of:
- (i) any one of the *Manager, Land & Asset Management*, the *Manager, Sales & Acquisitions* or the *Manager, major real estate undertakings*;
 - (ii) the *Coordinator, Real Estate Client Services*; and
 - (iii) any three (3) other employees of *Real Estate & Development Services* from Real Estate Sales & Acquisitions Division or Land & Asset Management Division;

provided that at least one person on this committee is an appraiser accredited by the Appraisal Institute of Canada.

4. (1) Each provision of this Bylaw is independent of all other provisions and if any provision is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw remain valid and enforceable.
- (2) Where this Bylaw refers to another Act, bylaw, regulation, agency, *City* policy, or *City* framework it includes references to any Act, bylaw, regulation, agency, *City* policy or *City* framework as amended or that may be substituted therefore.

PROPOSED

BYLAW NUMBER 49M2022

- (3) Wherever a word appears in italics the word is being used as it is defined in section 3 of this Bylaw and where the same word appears in ordinary font, its regularly applied meaning in the English language is intended.
- (4) A word or expression and grammatical forms of the same word or expression have corresponding meanings.
- (5) References to items and definitions in the plural includes the singular and the singular includes the plural, where applicable.
- (6) The words “include”, “including” and “includes” are not to be read as limiting the phrases or descriptions that precede them.
- (7) Any heading, sub-headings, or tables of contents in this Bylaw are included for guidance purposes and convenience only and shall not form part of this Bylaw.
- (8) All schedules attached to this Bylaw shall form a part of this Bylaw.

PART II AUTHORIZATION OF TRANSACTIONS

ACQUISITIONS

5. An *authorized employee* may approve the following:
 - (a) an *acquisition* of a fee simple interest at or below *market value* where:
 - (i) the purchase price for the *real property* is Ten Million (\$10,000,000.00) Dollars or less; and
 - (ii) funding for the *acquisition* is available in a budget approved by *Council*;
 - (b) an *acquisition* of an option, right of first refusal or right of first offer where:
 - (i) the initial term of the option, right of first refusal or right of first offer is ten (10) years or less;
 - (ii) the term for an option, right of first refusal or right of first offer may be extended for any number of extensions provided the total length of the term does not exceed a total of twenty (20) years;
 - (iii) the fee for the option, right of first refusal or right of first offer, if any, does not exceed ten (10%) percent of the current *market value* of the *real property*; and
 - (iv) the *acquisition* is otherwise in compliance with this Bylaw;
 - (c) an *acquisition* by exercise of an option, right of first refusal or right of first offer where:

PROPOSED

BYLAW NUMBER 49M2022

- (i) the purchase price is:
 - A. a set amount approved at the time of the *acquisition* of such option, right of first refusal or right of first offer; or
 - B. Ten Million (\$10,000,000.00) Dollars or less if such purchase price is not determined until the exercise of the option, right of first refusal or right of first offer; and
- (ii) funding for the *acquisition* is available in a budget approved by *Council*;
- (d) an *acquisition* by dedication for nominal value to the *City*, including that such *authorized employee* may authorize the *City* to relocate, repair or replace existing improvements on the donor's lands adversely impacted by the dedication provided funding for such relocation, repair, or replacement is available in a budget approved by Council;
- (e) an *acquisition* by way of gift to the *City*;
- (f) an *acquisition* of easements or utility rights of way where:
 - (i) the consideration is Five Million (\$5,000,000.00) Dollars or less and at or below *market value*; and
 - (ii) funding for the *acquisition* is available in a budget approved by *Council*;
- (g) an *acquisition* of a restrictive covenant that limits or restricts the use of land not owned by the *City* or land owned by the *City* for the benefit of the *City's* land;
- (h) an *acquisition* of any moveable building or structure including, but not limited to, a mobile home, a house, a commercial building or an ancillary structure, at or below *market value* where:
 - (i) the purchase price is Ten Million (\$10,000,000.00) Dollars or less; and
 - (ii) funding for the *acquisition* is available in a budget approved by *Council*;
- (i) an *acquisition* of a *stand-alone parcel* or remnant parcel with a title marked with 'tax forfeiture'; and
- (j) an *acquisition* of an encroachment on land not owned by the *City* for the benefit of the *City's* land.

DISPOSITIONS

- 6. (1) An *authorized employee* may approve the following *dispositions*:

PROPOSED

BYLAW NUMBER 49M2022

- (a) a *disposition* of the fee simple interest in a *stand-alone parcel* where:
 - (i) the *method of disposition* has been approved by *Council*;
 - (ii) the purchase price of the *stand-alone parcel* is the same as or more than the *market value*; and
 - (iii) the *disposition* complies with any terms and conditions imposed by *Council* in the *method of disposition*;
- (b) a *disposition* of the fee simple interest in a *stand-alone* or *remnant parcel* as part of the Framework - Transacting with Non-Profit Organizations and Registered Charities below Market Value where:
 - (i) the *method of disposition* has been approved by *Council*;
 - (ii) the purchase price of the *stand-alone* or *remnant parcel* complies with the parameters set out in the *method of disposition* approved by *Council*; and
 - (iii) the *disposition* complies with any other terms and conditions imposed by *Council* in the *method of disposition*;
- (c) a *disposition* of the fee simple interest in a *remnant parcel* where the purchase price for the *remnant parcel* is at or above *market value*;
- (d) a *disposition* of the fee simple interest in a *remnant parcel* for nominal value where:
 - (i) the *remnant parcel* was originally dedicated to the *City* as *road* pursuant to a subdivision or development application, or to a *dedication agreement*; and
 - (ii) the owner of the adjoining lands is the same person or entity that originally dedicated the *remnant parcel* to the *City*;
- (e) a *disposition* of an option, right of first refusal or right of first offer for a *remnant parcel* or a *stand-alone parcel* where:
 - (i) the purchase price for such option, right of first refusal or right of first offer is at or above *market value*;
 - (ii) the term of the option, right of first refusal or right of first offer is for:
 - A. five (5) years or less; or
 - B. twenty-five (25) years or less where the option, right of first refusal or right of first offer is for a school board;
 - (iii) if a fee is charged for the option, right of first refusal or right of first offer, such fee is in line with rates set by *Real Estate & Development Services* for options, rights of first refusal or rights of first offer; and

PROPOSED

BYLAW NUMBER 49M2022

- (iv) the *disposition* is otherwise in compliance with this Bylaw;
 - (f) a *disposition* of a right to encroach on the *City's real property* in accordance with the *City's Encroachment Bylaw 9M2020*;
 - (g) a *disposition* of an easement or utility right of way where:
 - (i) the consideration is at or above *market value*; and
 - (ii) the proposed easement or utility right of way will not materially impact the *City's* future use or development of the *City real property* as determined by *Real Estate & Development Services*;
 - (h) a *disposition* of a restrictive covenant that limits or restricts the use of the *City's* land for the benefit of land not owned by the *City* where the *disposition* is at or above *market value*; and
 - (i) a *disposition* of any moveable building or structure including a mobile home, a house, a commercial building or an ancillary structure, where the purchase price is at or above *market value*, without a *method of disposition* having been approved by *Council*.
- (2) Despite subsection 6(1), an *authorized employee* may approve a *disposition* of the fee simple interest in a *stand-alone parcel* without a *method of disposition* having been approved by *Council*, where the *stand-alone parcel*:
- (a) has been publicly marketed;
 - (b) is deemed surplus by the City; and
 - (c) the purchase price is at or above *market value*.
- (3) Despite subsection 6(1), an *authorized employee* may approve a *disposition* of the fee simple interest in a *stand-alone parcel* or a *remnant parcel* by direct negotiation to Calgary Municipal Land Corporation, Attainable Homes Calgary Corporation, Calgary Housing Company, Calhome Properties Ltd., the provincial government or its related entities, or the federal government or its related entities:
- (a) without a *method of disposition* approved by *Council* where the purchase price is Ten Million (\$10,000,000.00) Dollars or less and is at or above *net book value* or *market value*; or
 - (b) with a *method of disposition* or *land report* approved by *Council* where the purchase price is below *market value*.
- (4) Despite subsection 6(1), an *authorized employee* may approve a *disposition* of the fee simple interest in a *stand-alone parcel* without a *method of disposition* having been approved by *Council*, where:
- (a) the *disposition*:

PROPOSED

BYLAW NUMBER 49M2022

- (i) is directly negotiated with the owner of the adjoining lands;
 - (ii) satisfies or meets the objectives of the Area Redevelopment Plan or the Area Structure Plan; and
 - (iii) allows for the owner of the adjoining lands to assemble multiple parcels for a larger scale, comprehensive development;
- (b) the *disposition* of the *stand-alone parcel* cannot meet its desired highest and best use without being consolidated with an adjoining parcel; and
 - (c) the purchase price is Ten Million (\$10,000,000.00) Dollars or less and at or above *market value*.

LAND EXCHANGES

- 7. (1) An *authorized employee* may approve of a *land exchange* at or above *market value* without a *method of disposition* having been approved by *Council*, where:
 - (a) the *market value* of the *City stand-alone parcel* or *remnant parcel* is One Million (\$1,000,000.00) Dollars or less;
 - (b) the *market value* of the *real property* owned by a third party is Ten Million (\$10,000,000.00) Dollars or less;
 - (c) the *acquisition* of *real property* owned by a third party is for municipal purposes and the *City stand-alone parcel* or *remnant parcel* for *disposition* is deemed surplus to by the *City*; and
 - (d) funding for the *land exchange* is available in a budget approved by *Council*.
- (2) The *authorized employee* that may approve of a *land exchange* under subsection 7(1), under the Schedule A delegations, must be determined using the *real property* with the highest *market value*.

OCCUPATIONS

General Occupations

- 8. (1) Unless otherwise specified in this Bylaw, an *authorized employee* may approve the following:
 - (a) an *occupation* by lease at or above *market value* where:
 - (i) whether the *City* is the landlord or the tenant, the annual base rent or fee is One Million (\$1,000,000.00) Dollars or less;
 - (ii) whether the *City* is the landlord or the tenant, the initial term is:
 - A. month to month;
 - B. year to year; or

PROPOSED

BYLAW NUMBER 49M2022

- C. a fixed term of fifteen (15) years or less;
- (iii) the *City* is the landlord, for a fixed term *occupation*:
 - A. the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;
 - B. the renewal or extension rate is at or above *market value* if such rate is determined at the time of such renewal or extension or at the time the initial fixed term *occupation* was approved; and
 - (iv) the *City* is the tenant, for a fixed term *occupation*:
 - A. the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;
 - B. the renewal or extension rate is at or below *market value* if such rate is determined at the time of the renewal or extension or at the time the initial fixed term *occupation* was approved; and
 - C. funding is available in a budget approved by *Council*;
- (b) an *occupation* by license at or below *market value* where:
 - (i) whether the *City* is the licensor or the licensee, the annual license fee is One Million (\$1,000,000.00) Dollars or less and in line with rates set by *Real Estate & Development Services*;
 - (ii) whether the *City* is the licensor or the licensee, the initial term is:
 - A. month to month;
 - B. year to year; or
 - C. a fixed term of fifteen (15) years or less;
 - (iii) the *City* is the licensor, for a fixed term *occupation*:
 - A. the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and

PROPOSED

BYLAW NUMBER 49M2022

- B. the annual license fee for such renewal or extension is One Million (\$1,000,000.00) Dollars or less and in line with rates set by *Real Estate & Development Services*;
- (iv) the *City* is the licensee, for a fixed term *occupation*:
 - A. the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and
 - B. funding is available in a budget approved by *Council*; and
- (v) the license area is part of a *road*, then the license is subject to early termination on thirty (30) days' written notice;
- (c) a continued *occupation* of *real property* following its *acquisition* by the *City* where:
 - (i) the base rent or fee is at or above *market value* at the time the initial *occupation* was approved or is included in the total consideration payable for the *acquisition*;
 - (ii) the proposed occupant(s) are either the prior registered owners or prior legal occupants of the *real property*; and
 - (iii) the period of continued *occupation* is:
 - A. twenty-five (25) years or less; or
 - B. where a continued *occupation* is tied to a *major real estate undertaking* the period of continued *occupation* may be extended to accommodate the time frames of the *major real estate undertaking*; and
- (d) overholding by former legal occupants of the *City's real property*.
- (2) Despite subsection 8(1)(a), an *authorized employee* may approve:
 - (a) an *occupation* at or below *market value* for a term of 99 years or less by way of:
 - (i) a lease or license entered into with the provincial government or its related entities, the federal government or its related entities, school boards, non-profit wholly owned subsidiaries of the *City* and their subsidiaries;
 - (ii) a license entered into with other municipalities; or
 - (iii) a lease entered into with other municipalities where the *City* is the tenant;

PROPOSED

BYLAW NUMBER 49M2022

- (b) an *occupation* by lease or license entered into with a non-profit organization at or below *market value* where:
 - (i) the initial term is:
 - A. month to month;
 - B. year to year; or
 - C. a fixed term of fifteen (15) years or less; and
 - (ii) for a fixed term *occupation*, the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;
- (c) an *occupation* by lease or license entered into with a *civic partner* or a *City associate* where:
 - (i) the annual base rent is at or below *market value*;
 - (ii) for a fixed term *occupation* of twenty-five (25) years or less; and
 - (iii) the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of fifty (50) years;
- (d) an *occupation* by lease or license entered into with a *community association* or a social recreation group for a nominal fee for the same length of term or less as approved by *Council* for standard form leases and licenses for *community associations and* social recreation groups or organizations; and
- (e) an *occupation* by prospective purchasers, tenants or licensees of the *City's real property* for the purposes of conducting *due diligence*, where:
 - (i) the license fee is at or below *market value*; and
 - (ii) the term of the *occupation* is two (2) years or less.

Occupations of Road

- 9. (1) An *authorized employee* may approve an *occupation* by license of *road*, other than for the purposes of either a *sign* or a telecommunication installation, where:
 - (a) the annual fee is Five Hundred Thousand (\$500,000.00) Dollars or less and in line with rates set by *Real Estate & Development Services* for licenses of *road*;
 - (b) the *occupation* of the *road* is subject to early termination on thirty (30) days' written notice;

PROPOSED

BYLAW NUMBER 49M2022

- (c) the *road* is not required for public use; and
 - (d) the *occupation* is otherwise in compliance with this Bylaw.
- (2) An *authorized employee* may approve of an *occupation* by license over *road* for banners and decorative lights and elements on street posts, streetlights or other similar infrastructure where:
- (a) the license fee is at or below *market value*; and
 - (b) the *occupation* over the *road* is subject to early termination on thirty (30) days' written notice.

Occupations for a Telecommunication Installation

10. (1) An *authorized employee* may approve the *occupation* by license for a telecommunication installation where:
- (a) the annual fee is Five Hundred Thousand (\$500,000.00) Dollars or less or less and in line with rates set by *Real Estate & Development Services* for telecommunication installation licenses;
 - (b) the initial term is:
 - (i) month to month;
 - (ii) year to year; or
 - (iii) a fixed term of fifteen (15) years or less;
 - (c) for a fixed term *occupation*, the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;
 - (d) the licensee has obtained a letter of concurrence from the *City's* Community Planning business unit or such business unit that would provide these letters of concurrence; and
 - (e) the license area is part of a *road*, then the license is subject to early termination on thirty (30) days' written notice.
- (2) An *authorized employee* may approve the *occupation* by license for a telecommunications installation on streetlight installations stewarded by the *City's* Mobility business unit, where:
- (a) the annual fee is in compliance with the rates set out in the *City's* master license agreement with wireless service providers and at or above *market value*;
 - (b) the initial term is a fixed term of fifteen (15) years or less;

PROPOSED

BYLAW NUMBER 49M2022

- (c) the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;
- (d) the licensee has entered into the *City's* master license agreement; and
- (e) where the license area is part of a *road*, then the license is subject to early termination on thirty (30) days' written notice.

Occupations for Signs

- 11. (1) An *authorized employee* may approve the following *occupations* for signs:
 - (a) a license for a *business identification sign* or a *third party sign* where:
 - (i) the annual license fee is Five Hundred Thousand (\$500,000.00) Dollars or less and in line with rates set by *Real Estate & Development Services* for sign licenses;
 - (ii) the initial term is:
 - A. month to month;
 - B. year to year; or
 - C. a fixed term of ten (10) years or less; and
 - (iii) for a fixed term *occupation*, the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;
 - (b) a license granted to a *community association* or other non-profit organization for a *community identification sign* where:
 - (i) the license fee is at or below *market value*;
 - (ii) the initial term of a license is fifteen (15) years or less;
 - (iii) the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and
 - (iv) any *community identification sign* for which a license has been granted under this Bylaw is exempt from the application of the Temporary Signs on Highways Bylaw 29M97;
 - (c) a license granted to a *developer* or a resident's association for a *community identification sign* where:
 - (i) the license fee is at or below *market value*;

PROPOSED

BYLAW NUMBER 49M2022

- (ii) the *developer* or the resident's association, whichever is applicable, provides an irrevocable letter of credit or other type of security satisfactory to an *authorized employee*;
 - (iii) the initial term of a license is ten (10) years or less;
 - (iv) the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and
 - (v) any *community identification sign* for which a license has been granted under this Bylaw is exempt from the application of the Temporary Signs on Highways Bylaw 29M97;
- (d) a license for a *temporary sign* where the fee is at or below *market value*;
 - (e) a license for an *election sign* where the term and the fee are consistent with the applicable terms and rates approved by *Council*; and
 - (f) a license for banners on street posts, streetlights or other similar infrastructure where the fee is at or below the *market value*.
- (2) Where any license area for a *sign* is located within a *road*, the license must be terminable upon thirty (30) days' notice.

Occupations for Film

12. An *authorized employee* may approve an *occupation* by way of license for the purposes of filming or film production where:
- (a) the license fee is at or below *market value*; and
 - (b) the initial term and any renewals or extensions of the *occupation* does not exceed a total of five (5) years.

Surrender of an Occupation

13. An *authorized employee* may approve the surrender or partial surrender of an *occupation* prior to the end of the term, whether the *City* is the landlord or tenant, where consideration payable for the surrender or partial surrender is One Million (\$1,000,000.00) Dollars or less and funding is available in a budget approved by Council.

MAJOR REAL ESTATE UNDERTAKINGS

14. (1) An *authorized employee* may approve of:
- (a) any one (1) or more *transactions* and the total compensation for such *transactions*, which may include, but is not limited to *market value*, *market value* of exchange lands, incentive payments, non-cash items (such as construction activities or services) and any other payments or costs

PROPOSED

BYLAW NUMBER 49M2022

required to facilitate the negotiation and finalization of such *transaction* where:

- (i) the *transaction* is part of an undertaking designated by *Council* as a *major real estate undertaking*;
 - (ii) the *transaction* complies with any additional terms and conditions set out in the *Council* designation of the undertaking as a *major real estate undertaking*; and
 - (iii) funding for the *transaction* and compensation is available in a budget approved by *Council*.
- (2) Where the *transaction* being approved pursuant to subsection 14(1) involves a *land exchange*, the *authorized employee* that may approve of such *land exchange*, under the tiered list of amounts in Schedule "A", must be determined using the purchase price of the *real property* with the highest *market value*.

EXPROPRIATIONS

15. (1) Where *Council* has approved of the initiation of expropriation proceedings in respect of any *real property*, an *authorized employee* may approve:
- (a) the initiation of expropriation proceedings to acquire the same interest(s) in land over a smaller portion of the *real property* as that originally approved by *Council*;
 - (b) the initiation of expropriation proceedings to acquire any lesser interest(s) in land than that originally approved by *Council* in respect of such *real property*, whether by way of profit, easement, right, privilege or benefit in, over or derived from the *real property*;
 - (c) the initiation of expropriation proceedings to acquire any lesser interest(s) in land over a smaller portion of the *real property* as that originally approved by *Council* in respect of such *real property*, whether by way of profit, easement, right, privilege or benefit in, over or derived from the *real property*; and
 - (d) the exception or partial exception of the initiation of expropriation proceedings of any interest(s) in *real property* originally approved by *Council*.
- (2) Where *Council* has previously authorized the initiation of an expropriation of any estate or interest in *real property*, an *authorized employee* may approve an *acquisition* of any such party's interest in the *real property* by way of an *agreement* pursuant to section 30 of the *Expropriation Act*, provided that the *proposed payment* for the interest in the *real property* is:
- (a) the same or less than the original *proposed payment* approved by *Council*;
or

PROPOSED

BYLAW NUMBER 49M2022

- (b) Ten Million (\$10,000,000.00) Dollars or less if there was no original *proposed payment* approved by *Council*; and

the *proposed payment* is available in a budget or funding source approved by *Council* and reflects compensation that the *owner* could reasonably be entitled to receive under the *Expropriation Act*, provided the *proposed payment* is reviewed and endorsed by the *Valuation Review Committee*; and

- (3) Where *Council* has previously authorized the initiation of expropriation of any estate or interest in *real property*, an *authorized employee* may approve a negotiated settlement of any compensation that may be payable pursuant to the *Expropriation Act* where funding for the negotiated settlement is available in a budget or funding source approved by *Council* and the *owner* releases the *City* from any existing or future claims under the *Expropriation Act* or the *Municipal Government Act* for which the *owner* is being compensated for, provided the negotiated settlement has been reviewed and endorsed by the *Valuation Review Committee*.

OTHER TRANSACTIONS

16. (1) An *authorized employee* may approve of the following additional *transactions*:
- (a) resolutions related to the management of a condominium corporation in which the *City* owns one or more units, including the cancellation of such condominium corporation; and
 - (b) any other matter not specifically listed in this Bylaw where:
 - (i) the *market value* of the *real property* or the consideration for the *transaction* is Ten Million (\$10,000,000.00) Dollars or less;
 - (ii) the *City* is not subject to a financial obligation that exceeds One Million (\$1,000,000.00) Dollars;
 - (iii) the matter relates to *real property*; and
 - (iv) funding is available in a budget approved by *Council*.
- (2) Despite any other sections in this Bylaw, an *authorized employee* may approve of a disposition of an interest in the *City's real property*, including a *disposition* of a *stand-alone parcel*, *remnant parcel*, a *utility right of way*, an *easement*, a *restrictive covenant* and, an *occupation* by way of lease, to any third party below market value, without a *method of disposition* having been approved by *Council*, where:
- (a) the proposed *disposition* has been advertised where required by the *Municipal Government Act*;
 - (b) there is no opposition or objections to the proposed *disposition* raised by members of the public during any required advertising period; and

PROPOSED

BYLAW NUMBER 49M2022

- (c) the *market value* for the *City's real property* proposed for *disposition* is \$25,000 or less.

COMPENSATION

- 17. Provided that funding is available in a budget approved by Council, an *authorized employee* may, in order to facilitate the negotiation, completion and administration of *transactions* or other matters approved under this Bylaw, approve of any one or more of the following:
 - (a) the payment of reasonable legal, appraisal, engineering, broker/realty fees and other professional or consulting fees and disbursements incurred by parties to *transactions* or other matters approved under this Bylaw;
 - (b) the payment or reimbursement for or performance of additional services, including landscaping, fencing, construction of other improvements, moving expenses, tenant improvement allowances and incentive payments provided such payment or performance does not exceed Five Hundred Thousand (\$500,000.00) Dollars; or
 - (c) a payment of Five Hundred Thousand (\$500,000.00) Dollars or less for other types of compensation to facilitate the negotiation, completion, and administration of *transactions*.

PART III MISCELLANEOUS

MANAGEMENT REAL ESTATE REVIEW COMMITTEE

- 18. *Management Real Estate Review Committee* must have a quorum of six persons comprised of the parties listed below or their representatives:
 - (a) at least one of the following:
 - (i) the *General Manager*, or
 - (ii) the *Director, RE&DS*;
 - (b) the *Manager, Sales & Acquisitions*;
 - (c) the *Manager, Land & Asset Management*;
 - (d) the *Finance Leader*;
 - (e) *Manager, Planning & Real Estate*;
 - (f) at least one or more of the *Coordinators*;and at least four persons forming the quorum must be employees of *Real Estate & Development Services*;

PROPOSED

BYLAW NUMBER 49M2022

RECTIFICATIONS, COMPLETION OF AND ADMINISTRATION OF REAL PROPERTY TRANSACTIONS

19. An *authorized employee* may approve the following corrections and changes of *land reports, land authorization forms, agreements and documents*:
- (a) the correction of unintentional errors in the *land report, land authorization form, agreement or document* provided that the corrections are consistent with the intent of the *transaction*;
 - (b) any changes to the description of the *real property* or moveable buildings or structures in the *land report, land authorization form, agreement or document*;
 - (c) the correction of spelling mistakes and errors in transposition of legal descriptions, municipal descriptions, names of parties, letters, figures and serial numbers for moveable buildings or structures; and
 - (d) the correction of minor changes to an *agreement* that do not impact material terms and conditions of an *agreement*, where such *agreement* was approved as a direct attachment to a *land authorization form or land report*.
20. An *authorized employee* may, in order to facilitate the negotiation, completion and administration of *transactions*, approve by *rectification* the following:
- (a) the addition, amendment or deletion of terms and conditions that are consistent with the intent of the *transaction* and that do not subject the *City*:
 - (i) to any further material obligations; or
 - (ii) to any financial obligations exceeding the sum of One Million (\$1,000,000.00) Dollars;
 - (b) the reduction or increase in the purchase price of an *acquisition of real property* provided that where there is an increase in the purchase price, such increase does not exceed the original maximum amount set out in this Bylaw for such *acquisition*;
 - (c) the reduction or increase in the purchase price of a *disposition of real property* provided that where there is a reduction in the purchase price, the purchase price for such *disposition* must not be reduced below *market value*;
 - (d) the reduction or increase in the base rent or license fee of an occupation provided where:
 - (i) there is a reduction to the base rent, the base rent must not be reduced below *market value*; or

PROPOSED

BYLAW NUMBER 49M2022

- (ii) there is an increase in the base rent or license fee, such increase in the base rent or license fee does not exceed the original maximum amount set out in this Bylaw for such *occupation*;
- (e) subject to subsections 20(h) and 20(i), the extension(s) of any *transaction date* where the extension(s) does not exceed a total period of five (5) years from that original *transaction date* and for greater certainty an extension to an expiry date which impacts the length of term of any *occupations*, option, right of first refusal or right of first offer term must be rectified under subsections 20(h) or 20(i);
- (f) the moving up of any *transaction date*;
- (g) the splitting up of any *transaction date* into two or more *transaction dates* where:
 - (i) the earliest *transaction date* is extended no more than five (5) years from the *original transaction date*; and
 - (ii) the last *transaction date* is extended no more than five (5) years from the *original transaction date*.
- (h) an amendment to the length of term of an *occupation* where the amendment to the length of the term is otherwise in compliance with this Bylaw;
- (i) an amendment to the length of an option, right of first refusal or right of first offer term or an extension of an option, right of first refusal or right of first offer term where the amendment or extension is otherwise in compliance with this Bylaw;
- (j) where the *City* is the tenant or licensee, the exercise of a renewal or extension of an *occupation* provided such renewal or extension complies with this Bylaw;
- (k) adding a renewal or extension term to an *occupation* provided such renewal or extension term complies with this Bylaw;
- (l) the charging or paying of fees for the extension of closing or exercise dates for *dispositions* or *acquisitions* and administrative fees for assignment and assumption *agreements*, amending *agreements* and administering *occupation agreements* in accordance with rates established by *Real Estate & Development Services*;
- (m) any changes to the base rent or fee payable upon the exercise of either an option or a right to renew or extend an *occupation*, where the new base rent or fee payable is at or above *market value* or more;
- (n) rent forgiveness, temporary rent relief or change in base rent:

PROPOSED

BYLAW NUMBER 49M2022

- (i) to match new prevailing market conditions and address conditions if there is a rapid onset crisis with material impacts on economic conditions;
- (ii) to address temporary construction or other projects which impact or limit the viability of tenants' businesses or operations; or
- (iii) where directed by *Council*;
- (o) a change in the permitted use of an *occupation*;
- (p) the substitution, addition or deletion of parties to *transactions* approved by *Council* or pursuant to this Bylaw;
- (q) adjustments made to the:
 - (i) *market value* purchase price, base rent or fee as a result of a change in the property area upon completion of a survey; or
 - (ii) area for an *occupation* to include any additional rental areas or the reduction of any rental area;
- (r) an increase to any *proposed payment* approved by *Council* to facilitate the completion of an *agreement* pursuant to section 30 of the *Expropriation Act* where such an increase is available in a budget or funding source approved by *Council* and the increase to the *proposed payment* reflects compensation that the *owner* could reasonably be entitled to receive under the *Expropriation Act*, provided such increase is reviewed and endorsed by the *Valuation Review Committee*;
- (s) an increase to any *proposed payment* for an expropriation approved by *Council* where such an increase is available in a budget or funding source approved by *Council* and the increase to the *proposed payment* reflects compensation that the *owner* could reasonably be entitled to receive under the *Expropriation Act*, provided such increase is reviewed and endorsed by the *Valuation Review Committee*;
- (t) a decrease to any *proposed payment* approved by *Council* where such decrease reflects compensation the *owner* could reasonably be entitled to receive under the *Expropriation Act*, provided such decrease is reviewed and endorsed by the *Valuation Review Committee*;
- (u) the payment of additional compensation provided such additional compensation complies with section 17;
- (v) the charging or paying of any deposit or security to be taken or given by the *City* to secure the performance of obligations under any *agreement* and the terms and conditions pursuant to which the deposit or security is to be paid, held and released;

PROPOSED

BYLAW NUMBER 49M2022

- (w) the increase, reduction, or waiver of any interest payable and the imposition or acceptance of alternate terms and conditions relating to payment of interest in consideration of the extension or advancement of any *transaction date* where the increase, reduction or waiver of the interest payable is Fifty Thousand (\$50,000.00) Dollars or less;
- (x) the waiver of conditions precedent;
- (y) the assignment and assumption of any *agreement* including the charging of or paying of fees for the assignment and assumption of any *agreement*;
- (z) amendment to any terms and conditions of an *occupation* for film purposes under section 12 provided such amendments complies with this Bylaw; and
- (aa) any additions of any terms and conditions to a *land report* or any corrections, changes, additions, amendments or deletions of any terms and conditions set out in a *land report*, which are necessary in order to facilitate the negotiation, finalization and administration of a *transaction* or other matter where a *land report* approved by *Council* authorizes the use of the powers set out in this section.

LAND AUTHORIZATION FORMS AND REPORTING

- 21. (1) The approval of the following *transactions* pursuant to this Bylaw may be documented in a *land authorization form*:
 - (a) an *acquisition* or *disposition* of an easement, utility right of way or a restrictive covenant;
 - (b) an *occupation* for the purpose of landscaping, crop and pasture use, a residential tenancy, or shoring;
 - (c) an *occupation* with a term of five (5) years or less;
 - (d) an *acquisition* of a dedication pursuant to subsection 5(1)(d);
 - (e) a *disposition* of a *remnant parcel* pursuant to subsections 6(1)(c) or (d);
 - (f) a *land exchange* pursuant to subsection 7(1) that only involves the exchange of a *City remnant parcel* for a remnant parcel owned by a third party and for greater certainty, a remnant parcel owned by a third party is one that is not developable on its own and for which the *City* is likely the only purchaser;
 - (g) an *occupation* pursuant to subsection 8(2)(a);
 - (h) an *occupation* for *due diligence* pursuant to subsection 8(2)(e);
 - (i) an *occupation* of a *road* pursuant to section 9(1) and 9(2);

PROPOSED

BYLAW NUMBER 49M2022

- (j) an *occupation* for telecommunication installations pursuant to subsection 10(1);
 - (k) an *occupation* for a *sign* pursuant to section 11(1)(a) to 11(1)(f);
 - (l) an *occupation* for film purposes pursuant to section 12;
 - (m) a surrender of an *occupation* pursuant to section 13; and
 - (n) a *transaction* required to facilitate a *major real estate undertaking* pursuant to subsection 14(1).
- (2) The *Manager, Land & Asset Management* must on a quarterly basis prepare and submit to the *Management Real Estate Review Committee* a report listing all the *transactions* approved pursuant to this Bylaw, including all *transactions* approved pursuant to subsection 14(1), that are documented in a *land authorization form*.
- (3) The approval of other *transactions* pursuant to this Bylaw that are not included in subsection 21(1) and section 22 must be documented in a *land report* and reviewed and considered at *Management Real Estate Review Committee*.
- (4) Minutes of the *Management Real Estate Review Committee* meetings must be taken and members of *Council* may request such minutes provided that such minutes are kept confidential as required pursuant to section 21 of the Code of Conduct For Elected Officials Bylaw 26M2018.
- (5) The *Manager, Land & Asset Management* must on a quarterly basis prepare and submit to *Management Real Estate Review Committee* a report listing all *transactions* completed pursuant to this Bylaw commencing when this Bylaw comes into effect and such quarterly reports must be available to members of *Council* upon request.

APPROVALS BY EMAIL

22. The approval of the following *transactions* and *rectifications* pursuant to this Bylaw may be documented by way of email:
- (a) *occupations* pursuant to subsections 8(1)(c) or 8(1)(d);
 - (b) *occupations* by way of license with a term of thirty (30) days or less;
 - (c) *occupations* for telecommunications installations on streetlights pursuant to subsection 10(2);
 - (d) *occupations* by way of license for film purposes pursuant to section 12 with a term of ninety (90) days or less and for greater certainty, multiple email approvals may be approved for the same *occupation* by way of license for film purposes provided the total number of approvals does not exceed a total of ninety (90) days;

PROPOSED

BYLAW NUMBER 49M2022

- (e) resolutions related to the management of a condominium corporation in which the *City* owns one or more units, including the cancellation of such condominium corporation, pursuant subsection 16(1)(a);
- (f) any corrections and changes of *land reports*, *land authorization forms*, *agreements* and *documents* pursuant to section 19;
- (g) the extension(s) or moving up of a *transaction date* under subsections 20(e), (f) or (g) by one (1) year or less and for greater certainty, multiple extensions or moving up of a *transaction date* may be approved by email provided the total number of such extension(s) or moving up of a *transaction date* does not exceed a total of one (1) year;
- (h) where the *City* is the tenant or licensee, the exercise of a renewal or extension of an *occupation* pursuant to subsection 20(j);
- (i) an increase, waiver or reduction of any interest payable pursuant to subsection 20(w); and
- (j) amendment to the terms and conditions of an *occupation* for film purposes pursuant to subsection 20(z) provided such amendment complies with this Bylaw.

LIMITATIONS

23. (1) The following limitations apply to all *land authorization forms*, *land reports*, *Council approvals*, *rectifications* and email approvals:
- (a) any *method of disposition* approved by *Council*:
 - (i) after this Bylaw comes into effect expires five (5) years after the *Council* approval date; and
 - (ii) prior to this Bylaw coming into effect does not expire unless otherwise provided in that *method of disposition*;
 - (b) an approval of a *land authorization form*, *land report* or *Council* approval of a *transaction* expires:
 - (i) five (5) years from the latest original *transaction date* set out in such approval;
 - (ii) five (5) years after any *Council* approved extension to the latest original *transaction date* if *Council* approval is required to extend an original *transaction date* beyond the maximum permitted under this Bylaw; or
 - (iii) when a subsequent approval occurs for the same *real property*;
 - (c) an email approval or *rectification* for an extension(s), moving up or splitting up of a *transaction date*, may be completed after the original *transaction*

PROPOSED

BYLAW NUMBER 49M2022

date being rectified has passed, but prior to execution of an *agreement* or *document* for the *transaction* related to such original *transaction date*, where:

- (i) the email approval or *rectification* is obtained within five (5) years of the original *transaction date*; and
 - (ii) the new *transaction date* being approved is within the maximum permitted under this Bylaw; and
 - (d) despite subsection 23(1)(b), once an *agreement* for a *transaction* has been fully executed, the *land authorization form*, *land report* or *Council* approval no longer expires and may be rectified to further accommodate other *transactions* related to the original *transaction*;
- (2) Despite any other sections in this Bylaw:
- (a) extending or moving up a time frame for a *transaction date* and replacing such time frame with an actual date may be rectified under subsections 20(e), (f) and (g) and does not trigger approval under subsection 20(a); and
 - (b) a *rectification* is not required where the party being substituted, added or deleted is an *affiliate* of the original party from the approved *transaction*.

MANAGEMENT OF THE CITY'S REAL PROPERTY

Guidelines, Procedures and Standards

24. (1) The *General Manager, Infrastructure Services* may establish guidelines, procedures, and standards for *Real Estate & Development Services* for the negotiation and administration of *transactions* for the *City*.
- (2) The *General Manager, Infrastructure Services* may at any time amend or revoke all or any part of the guidelines, procedures, and standards established under subsection 24(1).

Land Titles Registration and General Administrative Authority

25. (1) An *authorized employee* may, in order to facilitate the management of the *City's real property*:
- (a) notify the Registrar of the Land Titles Office that the requirements for the removal of municipal reserve or municipal and school reserve designations have been complied with;
 - (b) file with the Registrar of the Land Titles Office all required certificates and documentation accompanying road plans of survey;
 - (c) authorize the Registrar of the Land Titles Office to remove public utility lot (PUL) designations from certificates of title registered in the name of the *City*;

PROPOSED

BYLAW NUMBER 49M2022

- (d) authorize or consent to the Registrar of the Land Titles Office registering or correcting plans of survey;
 - (e) request the Registrar of the Land Titles Office to take the appropriate action(s) pursuant to the tax recovery procedures set out in the *Municipal Government Act*;
 - (f) include the *City's real property* in applications for land use, subdivision or development approvals under Part 17 of the *Municipal Government Act*, building permit applications, if such inclusion will not restrict the *City's* ability to negotiate, approve and complete related *transactions*;
 - (g) enter into and complete any *agreements* or documents required for the subdivision and development of the *City's real property* under Part 17 of the *Municipal Government Act*;
 - (h) withdraw, discharge, surrender or postpone any instrument registered at the Land Titles Office by or on behalf of the *City* or any instrument registered at the Personal Property Registry related to any moveable building or structures;
 - (i) request to include the estate or interest in mines or minerals in an *acquisition* pursuant to the *Municipal Government Act*;
 - (j) enter into an *acquisition* or a *disposition* of a restrictive covenant, utility right of way or an easement that limits or restricts the use of land owned by the *City* for the benefit of other land owned by the *City*;
 - (k) place tenders for the demolition or removal (or both) of buildings and improvements constructed on the *City's real property* where:
 - (i) the buildings or improvements are no longer habitable, are structurally unsound or unsafe;
 - (ii) the buildings or improvements are required to be demolished or removed (or both) for a project approved by *Council*; or
 - (iii) it is economically advantageous to demolish or remove (or both) buildings or improvements to prepare the *City's real property* for *disposition*; and
 - (l) where the *City* is the landlord or the licensor, consent to a renewal or extension of an *occupation* exercised by the tenant or licensee, provided the terms of the *agreement* for the renewal or extension of such *occupation* have been complied with and the base rent or license fee complies with this Bylaw.
- (2) Despite subsection 21(3), the actions and *transactions* listed in section 25(1) do not require approval by way of email, *rectification*, *land authorization form*, *land report* or *Council*.

PROPOSED

BYLAW NUMBER 49M2022

EXECUTION OF DOCUMENTS AND AGREEMENTS

26. (1) Despite the provisions of the Execution of Contracts Bylaw 43M99:
- (a) the *City Manager*, the *General Manager*, the *Director*, *RE&DS*, the *Manager*, *Sales & Acquisitions*, the *Manager*, *major real estate undertaking*, or the *Manager*, *Land & Asset Management* may execute any *agreement* or *documents* relating to the *City's real property* or a *transaction*;
 - (b) the *Manager*, *Sales & Acquisitions – Green Line* may execute any *agreements* or *documents* relating subsections 15(1) to (3) and 20(r) to (t) in addition to the *City Manager* and the *authorized employees* listed in subsection 26(1)(a);
 - (c) the *Manager*, *Land & Asset Management*, the *Coordinator*, *Land Administration* or the *Land Titles Officer* may execute any *agreement* or *document* listed in subsections 25(1)(a) to (i); and
 - (d) the following *agreements* and *documents* may be duly executed by the *authorized employee* without affixing the *City's corporate seal* to the *agreement* or *document*:
 - (i) any *document* to be registered at the Land Titles Office as required by subsection 25(1)(h) of this Bylaw or any *document* approved by *Council* to be registered at the Land Titles Office pursuant to the *Expropriation Act*;
 - (ii) any *occupation* for the purpose of landscaping, crop and pasture use, a residential tenancy, a mobile home tenancy, shoring, a telecommunication installation, a *sign*, film purposes, an *occupation* having a term of less than five (5) years, inclusive of any renewals or extensions or any *occupation* for the purposes set out in subsection 8(2)(a); and
 - (iii) letter amending *agreements*.
- (2) An *authorized employee's* signature may be digital, electronic, printed, scanned, photocopied or otherwise reproduced on *agreements* or *documents* and if such signature is done by digital, electronic, scanned, photocopied or other such similar methods, such signature has the same legal effect as an original signature.

GENERAL PROVISIONS

City Manager Authorized Employee

27. The *City Manager* is an *authorized employee* for all the powers, duties and functions listed in Schedule A.

PROPOSED

BYLAW NUMBER 49M2022

Repeal

28. Bylaw 52M2009, the Real Property Bylaw, is hereby repealed on the date this Bylaw comes into effect.

Conflict Between this and Other Bylaws

29. In the event of a conflict between this Bylaw and any other bylaw previously passed by *Council*, this Bylaw shall prevail.

Transitional Provision

30. (1) This Bylaw applies to all *transactions, rectifications*, approvals, authorizations or actions relating to *real property* from and after the date this Bylaw comes into effect.
- (2) For greater certainty, this Bylaw applies to any *transactions, rectifications*, approvals, authorizations or actions relating to *real property* approved by delegated authority under Bylaw 52M2009 or by Council prior to this Bylaw coming into effect.
- (3) For further greater certainty, any delegations authorized by *Council* prior to this Bylaw coming into effect are hereby ratified and continued and where such delegations were previously made to the Deputy City Manager position and the General Manager for the Deputy City Manager's Office position, they may be exercised going forward by the *General Manager, Infrastructure Services*.

PROPOSED

BYLAW NUMBER 49M2022

Effective Date

31. This Bylaw comes into effect on November 1, 2022.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 49M2022

Schedule "A"

List of Authorized Employees

Legend:

GMIS	General Manager, Infrastructure Services
DREDS	Director, Real Estate & Development Services
DM	Director, Mobility
LTO	Land Titles Officer
MLAM	Manager, Land & Asset Management
MMREU	Manager, major real estate undertaking
MSA	Manager, Sales & Acquisitions
MSA-GL	Manager, Sales & Acquisitions – Green Line
MMO	Manager, Mobility Operations
CLA	Coordinator, Land Administration
CMREU	Coordinator, major real estate undertaking
CREA	Coordinator, Real Estate Acquisitions
CRECS	Coordinator, Real Estate Client Services
CRELPM	Coordinator, Real Estate Leasing & Property Management
CRES	Coordinator, Real Estate Sales

PROPOSED

BYLAW NUMBER 49M2022

Section	Power, Duty or Function	Position(s)
ACQUISITIONS		
5(a)	<p>(a) an acquisition of a fee simple interest at or below market value where:</p> <p>(i) the purchase price for the real property is Ten Million (\$10,000,000.00) Dollars or less; and</p> <p>(ii) funding for the acquisition is available in a budget approved by Council;</p>	<p>For acquisitions with a purchase price of \$10,000,000.00 or less – GMIS</p> <p>For acquisitions with a purchase price of \$5,000,000.00 or less: GMIS DREDS</p> <p>For acquisitions with a purchase price of \$1,000,000.00 or less – GMIS DREDS MLAM MMREU MSA</p>
5(b)	<p>(b) an acquisition of an option, right of first refusal or right of first offer where:</p> <p>(i) the initial term of the option, right of first refusal or right of first offer is ten (10) years or less;</p> <p>(ii) the term for an option, right of first refusal or right of first offer may be extended for any number of extensions provided the total length of the term does not exceed a total of twenty (20) years;</p> <p>(iii) the fee for the option, right of first refusal or right of first offer, if any, does not exceed ten (10%) percent of the current <i>market value</i> of the <i>real property</i>; and</p> <p>(iv) the acquisition is otherwise in compliance with this Bylaw;</p>	<p>GMIS DREDS</p>
5(c)	<p>(c) an <i>acquisition</i> by exercise of an option, right of first refusal or right of first offer where:</p>	<p>GMIS DREDS</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>(i) the purchase price is:</p> <p>A. a set amount approved at the time of the <i>acquisition</i> of such option, right of first refusal or right of first offer; or</p> <p>B. Ten Million (\$10,000,000.00) Dollars or less if such purchase price is not determined until the exercise of the option, right of first refusal or right of first offer; and</p> <p>funding for the <i>acquisition</i> is available in a budget approved by <i>Council</i>;</p>	
5(d)	<p>(d) an <i>acquisition</i> by dedication for nominal value to the <i>City</i>, including that such <i>authorized employee</i> may authorize the <i>City</i> to relocate, repair or replace existing improvements on the donor's lands adversely impacted by the dedication provided funding for such relocation, repair, or replacement is available in a budget approved by Council;</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
5(e)	<p>(e) an <i>acquisition</i> by way of gift to the <i>City</i>;</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
5(f)	<p>(f) an <i>acquisition</i> of easements or utility rights of way where:</p> <p>(i) the consideration is Five Million (\$5,000,000.00) Dollars or less and at or below <i>market value</i>; and</p> <p>(ii) funding for the <i>acquisition</i> is available in a budget approved by <i>Council</i>;</p>	<p>For acquisitions where the consideration is \$5,000,000.00 or less – GMIS</p> <p>For acquisitions where the consideration is \$2,000,000.00 or less: DREDS MLAM MMREU MSA</p>
5(g)	<p>(g) an <i>acquisition</i> of a restrictive covenant that limits or restricts the use of land not owned by the <i>City</i> or land owned by the <i>City</i> for the benefit of the <i>City's</i> land;</p>	<p>GMIS DREDS MLAM MMREU MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

5(h)	<p>(h) an <i>acquisition</i> of any moveable building or structure including, but not limited to, a mobile home, a house, a commercial building or an ancillary structure, at or below <i>market value</i> where:</p> <p>(i) the purchase price is Ten Million (\$10,000,000.00) Dollars or less; and</p> <p>(ii) funding for the <i>acquisition</i> is available in a budget approved by <i>Council</i>;</p>	<p>For acquisitions where the purchase price is \$10,000,000.00 or less – GMIS</p> <p>For acquisitions where the purchase price is \$5,000,000.00: GMIS DREDS</p> <p>For acquisitions where the purchase price is \$1,000,000.00 or less: GMIS DREDS MLAM MMREU MSA</p>
5(i)	<p>(i) an <i>acquisition</i> of a <i>stand-alone parcel</i> or remnant parcel with a title marked with ‘tax forfeiture’; and</p>	<p>GMIS DREDS</p>
5(j)	<p>(j) an <i>acquisition</i> of an encroachment on land not owned by the <i>City</i> for the benefit of the <i>City’s</i> land.</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
DISPOSITIONS		
6(1)	<p>An <i>authorized employee</i> may approve the following <i>dispositions</i>:</p>	
6(1)(a)	<p>(a) a <i>disposition</i> of the fee simple interest in a <i>stand-alone parcel</i> where:</p> <p>(i) the <i>method of disposition</i> has been approved by <i>Council</i>;</p> <p>(ii) the purchase price of the <i>stand-alone parcel</i> is the same as or more than the <i>market value</i>; and</p> <p>(iii) the <i>disposition</i> complies with any terms and conditions imposed by <i>Council</i> in the <i>method of disposition</i>;</p>	<p>GMIS</p>
6(1)(b)	<p>(b) a <i>disposition</i> of the fee simple interest in a <i>stand-alone</i> or <i>remnant parcel</i> as part of the Framework - Transacting with Non-Profit</p>	<p>GMIS</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>Organizations and Registered Charities below Market Value where:</p> <ul style="list-style-type: none"> (i) the <i>method of disposition</i> has been approved by <i>Council</i>; (ii) the purchase price of the <i>stand-alone</i> or <i>remnant parcel</i> complies with the parameters set out in the <i>method of disposition</i> approved by <i>Council</i>; and (iii) the <i>disposition</i> complies with any other terms and conditions imposed by <i>Council</i> in the <i>method of disposition</i>; 	
6(1)(c)	(c) a <i>disposition</i> of the fee simple interest in a <i>remnant parcel</i> where the purchase price for the <i>remnant parcel</i> is at or above <i>market value</i> ;	GMIS DREDS
6(1)(d)	<p>(d) a <i>disposition</i> of the fee simple interest in a <i>remnant parcel</i> for nominal value where:</p> <ul style="list-style-type: none"> (i) the <i>remnant parcel</i> was originally dedicated to the <i>City</i> as <i>road</i> pursuant to a subdivision or development application, or to a dedication <i>agreement</i>; and (ii) the owner of the adjoining lands is the same person or entity that originally dedicated the <i>remnant parcel</i> to the <i>City</i>; 	GMIS DREDS MLAM MMREU MSA
6(1)(e)	<p>(e) a <i>disposition</i> of an option, right of first refusal or right of first offer for a <i>remnant parcel</i> or a <i>stand-alone parcel</i> where:</p> <ul style="list-style-type: none"> (i) the purchase price for such option, right of first refusal or right of first offer is at or above <i>market value</i>; 	GMIS DREDS

PROPOSED

BYLAW NUMBER 49M2022

	<p>(ii) the term of the option, right of first refusal or right of first offer is for:</p> <p>A. five (5) years or less; or</p> <p>B. twenty-five (25) years or less where the option, right of first refusal or right of first offer is for a school board;</p> <p>(iii) if a fee is charged for the option, right of first refusal or right of first offer, such fee is in line with rates set by <i>Real Estate & Development Services</i> for options, rights of first refusal or rights of first offer; and</p> <p>(iv) the <i>disposition</i> is otherwise in compliance with this Bylaw;</p>	
6(1)(g)	<p>(g) a <i>disposition</i> of an easement or utility right of way where:</p> <p>(i) the consideration is at or above <i>market value</i>; and</p> <p>(ii) the proposed easement or utility right of way will not materially impact the <i>City's</i> future use or development of the <i>City real property</i> as determined by <i>Real Estate & Development Services</i>;</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
6(1)(h)	<p>(h) a <i>disposition</i> of a restrictive covenant that limits or restricts the use of the <i>City's</i> land for the benefit of land not owned by the <i>City</i> where the <i>disposition</i> is at or above <i>market value</i>; and</p>	<p>GMIS</p>
6(1)(i)	<p>(i) a <i>disposition</i> of any moveable building or structure including a mobile home, a house, a commercial building or an ancillary structure, where the purchase price is at or above <i>market value</i>, without a <i>method of disposition</i> having been approved by <i>Council</i>.</p>	<p>GMIS DREDS MLAM MMREU MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

6(2)	<p>Despite subsection 6(1), an <i>authorized employee</i> may approve a <i>disposition</i> of the fee simple interest in a <i>stand-alone parcel</i> without a <i>method of disposition</i> having been approved by <i>Council</i>, where the <i>stand-alone parcel</i>:</p> <p>(a) has been publicly marketed;</p> <p>(b) is deemed surplus by the City; and</p> <p>(c) the purchase price is at or above <i>market value</i>.</p>	<p>For dispositions where the purchase price is greater than \$5,000,000.00 – GMIS</p> <p>For dispositions where the purchase price is \$5,000,000.00 or less: GMIS DREDS</p> <p>For dispositions where the purchase price is \$1,000,000.00 or less: GMIS DREDS MLAM MMREU MSA</p>
6(3)	<p>Despite subsection 6(1), an <i>authorized employee</i> may approve a <i>disposition</i> of the fee simple interest in a <i>stand-alone parcel</i> or a <i>remnant parcel</i> by direct negotiation to Calgary Municipal Land Corporation, Attainable Homes Calgary Corporation, Calgary Housing Company, Calhome Properties Ltd., the provincial government or its related entities, or the federal government or its related entities:</p>	
6(3)(a)	<p>(a) without a <i>method of disposition</i> approved by <i>Council</i> where the purchase price is Ten Million (\$10,000,000.00) Dollars or less and is at or above <i>net book value</i> or <i>market value</i>; or</p>	<p>For dispositions where the purchase price is \$10,000,000.00 or less – GMIS</p> <p>For dispositions where the purchase price is \$5,000,000.00 or less: GMIS DREDS</p>
6(3)(b)	<p>(b) with a <i>method of disposition</i> or <i>land report</i> approved by <i>Council</i> where the purchase price is below <i>market value</i>.</p>	<p>For dispositions where the purchase price is below <i>market value</i> with a <i>method of disposition</i> or <i>land report</i> approved by <i>Council</i>: GMIS DREDS MLAM MMREU MSA</p>
6(4)	<p>Despite subsection 6(1), an <i>authorized employee</i> may approve a <i>disposition</i> of the fee simple interest in a <i>stand-alone parcel</i> without a <i>method of disposition</i> having been approved by <i>Council</i>, where:</p>	<p>For dispositions where the purchase price is \$10,000,000.00 or less – GMIS</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>(a) the <i>disposition</i>:</p> <ul style="list-style-type: none"> (i) is directly negotiated with the owner of the adjoining lands; (ii) satisfies or meets the objectives of the Area Redevelopment Plan or the Area Structure Plan; and (iii) allows for the owner of the adjoining lands to assemble multiple parcels for a larger scale, comprehensive development; <p>(b) the <i>disposition</i> of the <i>stand-alone parcel</i> or the <i>remnant parcel</i> cannot meet its desired highest and best use without being consolidated with an adjoining parcel; and</p> <p>(c) the purchase price is Ten Million (\$10,000,000.00) Dollars or less and at or above <i>market value</i>.</p>	<p>For dispositions where the purchase price is \$5,000,000.00 or less: GMIS DREDS</p>
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LAND EXCHANGES

<p>7(1)</p>	<p>An <i>authorized employee</i> may approve of a <i>land exchange</i> at or above <i>market value</i> without a <i>method of disposition</i> having been approved by <i>Council</i>, where:</p> <ul style="list-style-type: none"> (a) the <i>market value</i> of the <i>City stand-alone parcel</i> or <i>remnant parcel</i> is One Million (\$1,000,000.00) Dollars or less; (b) the <i>market value</i> of the <i>real property</i> owned by a third party is Ten Million (\$10,000,000.00) Dollars or less; (c) the <i>acquisition of real property</i> owned by a third party is for municipal purposes and the <i>City stand-alone parcel</i> or <i>remnant parcel</i> for <i>disposition</i> is deemed surplus to by the <i>City</i>; and (d) funding for the <i>land exchange</i> is available in a budget approved by <i>Council</i>. 	<p>For <i>land exchanges</i> where the <i>market value</i> of the <i>real property</i> owned by a third party is \$10,000,000.00 or less – GMIS</p> <p>For <i>land exchanges</i> where the <i>market value</i> of the <i>real property</i> owned by a third party is \$5,000,000.00 or less: GMIS DREDS</p> <p>For <i>land exchanges</i> approved where the <i>market value</i> of the <i>real property</i> owned by a third party is \$1,000,000.00 or less: GMIS DREDS MLAM MMREU MSA</p>
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PROPOSED

BYLAW NUMBER 49M2022

OCCUPATIONS – GENERAL OCCUPATIONS		
8(1)	Unless otherwise specified in this Bylaw, an <i>authorized employee</i> may approve the following:	
8(1)(a)	<p>(a) an <i>occupation</i> by lease at or above <i>market value</i> where:</p> <p style="margin-left: 40px;">(i) whether the <i>City</i> is the landlord or the tenant, the annual base rent or fee is One Million (\$1,000,000.00) Dollars or less;</p> <p style="margin-left: 40px;">(ii) whether the <i>City</i> is the landlord or the tenant, the initial term is:</p> <p style="margin-left: 80px;">A. month to month;</p> <p style="margin-left: 80px;">B. year to year; or</p> <p style="margin-left: 80px;">C. a fixed term of fifteen (15) years or less;</p> <p style="margin-left: 40px;">(iii) the <i>City</i> is the landlord, for a fixed term occupation:</p> <p style="margin-left: 80px;">A. the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and</p> <p style="margin-left: 80px;">B. the renewal or extension rate is at or above market value if such rate is determined at the time of such renewal or extension or at the time the initial fixed term occupation was approved; and</p> <p style="margin-left: 40px;">(iv) the <i>City</i> is the tenant, for a fixed term occupation:</p> <p style="margin-left: 80px;">A. the renewal(s) or extension(s) may be for any number of</p>	<p>GMIS</p> <p>DREDS</p> <p>MLAM</p> <p>MMREU</p> <p>MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;</p> <p>B. the renewal or extension rate is at or below market value if such rate is determined at the time of the renewal or extension or at the time the initial fixed term occupation was approved; and</p> <p>C. funding is available in a budget approved by Council;</p>	
<p>8(1)(b)</p>	<p>(b) an <i>occupation</i> by license at or below market value where:</p> <p>(i) whether the <i>City</i> is the licensor or the licensee, the annual license fee is One Million (\$1,000,000.00) Dollars or less and in line with rates set by <i>Real Estate & Development Services</i>;</p> <p>(ii) whether the <i>City</i> is the licensor or the licensee, the initial term is:</p> <p>A. month to month;</p> <p>B. year to year; or</p> <p>C. a fixed term of fifteen (15) years or less;</p> <p>(iii) the <i>City</i> is the licensor, for a fixed term occupation:</p> <p>A. the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and</p> <p>B. the annual license fee for such renewal or extension is One</p>	<p>GMIS DREDS MLAM MMREU MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>Million \$1,000,000.00) Dollars or less and in line with rates set by Real Estate & Development Services;</p> <p>(iv) the City is the licensee, for a fixed term occupation:</p> <p>A. the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and</p> <p>B. funding is available in a budget approved by Council; and</p> <p>(v) the license area is part of a road, then the license is subject to early termination on thirty (30) days' written notice;</p>	
<p>8(1)(c)</p>	<p>(c) a continued <i>occupation of real property</i> following its <i>acquisition</i> by the <i>City</i> where:</p> <p>(i) the base rent or fee is at or above <i>market value</i> at the time the initial <i>occupation</i> was approved or is included in the total consideration payable for the <i>acquisition</i>;</p> <p>(ii) the proposed occupant(s) are either the prior registered owners or prior legal occupants of the <i>real property</i>; and</p> <p>(iii) the period of continued <i>occupation</i> is:</p> <p>A. twenty-five (25) years or less; or</p> <p>B. where a continued <i>occupation</i> is tied to a <i>major real estate undertaking</i> the period of continued <i>occupation</i> may be extended to accommodate the</p>	

PROPOSED

BYLAW NUMBER 49M2022

	time frames of the <i>major real estate undertaking</i> ; and	
8(1)(d)	(d) overholding by former legal occupants of the <i>City's real property</i> .	
8(2)	Despite subsection 8(1)(a), an <i>authorized employee</i> may approve:	
8(2)(a)	<p>(a) an <i>occupation</i> at or below <i>market value</i> for a term of 99 years or less by way of:</p> <ul style="list-style-type: none"> (i) a lease or license entered into with the provincial government or its related entities, the federal government or its related entities, school boards, non-profit wholly owned subsidiaries of the <i>City</i> and their subsidiaries; (ii) a license entered into with other municipalities; or (iii) a lease entered into with other municipalities where the <i>City</i> is the tenant; 	<p>GMIS DREDS MLAM MMREU MSA</p>
8(2)(b)	<p>(b) an <i>occupation</i> by lease or license entered into with a non-profit organization at or below <i>market value</i> where:</p> <ul style="list-style-type: none"> (iv) the initial term is: <ul style="list-style-type: none"> A. month to month; B. year to year; or C. a fixed term of fifteen (15) years or less; and (v) for a fixed term <i>occupation</i>, the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; 	<p>GMIS DREDS MLAM MMREU MSA</p>
8(2)(c)	(c) an <i>occupation</i> by lease or license entered into with a <i>civic partner</i> or a <i>City associate</i> where:	<p>GMIS DREDS MLAM MMREU</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>(vi) the annual base rent is at or below <i>market value</i>;</p> <p>(vii) for a fixed term <i>occupation</i> of twenty-five (25) years or less; and</p> <p>(viii) the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of fifty (50) years;</p>	<p>MSA</p>
<p>8(2)(d)</p>	<p>(d) an <i>occupation</i> by lease or license entered into with a <i>community association</i> or a social recreation group for a nominal fee for the same length of term or less as approved by <i>Council</i> for standard form leases and licenses for <i>community associations and</i> social recreation groups or organizations; and</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
<p>8(2)(e)</p>	<p>(e) an <i>occupation</i> by prospective purchasers, tenants or licensees of the <i>City's real property</i> for the purposes of conducting <i>due diligence</i>, where:</p> <p>(i) the license fee is at or below <i>market value</i>; and</p> <p>(ii) the term of the <i>occupation</i> is two (2) years or less.</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
<p>OCCUPATIONS - ROAD</p>		
<p>9(1)</p>	<p>An <i>authorized employee</i> may approve an <i>occupation</i> by license of <i>road</i>, other than for the purposes of either a <i>sign</i> or a telecommunication installation, where:</p> <p>(a) the annual fee is Five Hundred Thousand (\$500,000.00) Dollars or less and in line with rates set by <i>Real Estate & Development Services</i> for licenses of <i>road</i>;</p>	<p>GMIS DREDS MLAM MMREU MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>(b) the <i>occupation</i> of the <i>road</i> is subject to early termination on thirty (30) days' written notice;</p> <p>(c) the <i>road</i> is not required for public use; and</p> <p>(d) the <i>occupation</i> is otherwise in compliance with this Bylaw.</p>	
<p>9(2)</p>	<p>An <i>authorized employee</i> may approve of an <i>occupation</i> by license over <i>road</i> for banners and decorative lights and elements on street posts, streetlights or other similar infrastructure where:</p> <p>(a) the license fee is at or below <i>market value</i>; and</p> <p>(b) the <i>occupation</i> over the <i>road</i> is subject to early termination on thirty (30) days' written notice.</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
<p>OCCUPATIONS – TELECOMMUNICATION INSTALLATION</p>		
<p>10(1)</p>	<p>An <i>authorized employee</i> may approve the <i>occupation</i> by license for a telecommunication installation where:</p> <p>(a) the annual fee is Five Hundred Thousand (\$500,000.00) Dollars or less and in line with rates set by <i>Real Estate & Development Services</i> for telecommunication installation licenses;</p> <p>(b) the initial term is:</p> <p style="padding-left: 40px;">(iii) month to month;</p> <p style="padding-left: 40px;">(iv) year to year; or</p> <p style="padding-left: 40px;">(v) a fixed term of fifteen (15) years or less;</p> <p>(c) for a fixed term <i>occupation</i>, the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not</p>	<p>GMIS DREDS MLAM MMREU MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>exceed a total of twenty-five (25) years;</p> <p>(d) the licensee has obtained a letter of concurrence from the <i>City's</i> Community Planning business unit or such business unit that would provide these letters of concurrence; and</p> <p>(e) the license area is part of a <i>road</i>, then the license is subject to early termination on thirty (30) days' written notice.</p>	
<p>10(2)</p>	<p>An <i>authorized employee</i> may approve the <i>occupation</i> by license for a telecommunications installation on streetlight installations stewarded by the <i>City's</i> Mobility business unit, where:</p> <p>(a) the annual fee is in compliance with the rates set out in the <i>City's</i> master license agreement with wireless service providers and at or above <i>market value</i>;</p> <p>(b) the initial term is a fixed term of fifteen (15) years or less;</p> <p>(c) the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;</p> <p>(d) the licensee has entered into the <i>City's</i> master license agreement; and</p> <p>(e) where the license area is part of a <i>road</i>, then the license is subject to early termination on thirty (30) days' written notice.</p>	<p>GMIS DREDS MLAM MMREU MSA DM MMO</p>

PROPOSED

BYLAW NUMBER 49M2022

OCCUPATIONS - SIGNS		
11(1)	An <i>authorized employee</i> may approve the following <i>occupations</i> for signs:	
11(1)(a)	<p>(a) a license for a <i>business identification sign</i> or a <i>third party sign</i> where:</p> <p>(i) the annual license fee is Five Hundred Thousand (\$500,000.00) Dollars or less and in line with rates set by <i>Real Estate & Development Services</i> for sign licenses;</p> <p>(ii) the initial term is:</p> <p style="margin-left: 40px;">A. month to month;</p> <p style="margin-left: 40px;">B. year to year; or</p> <p style="margin-left: 40px;">C. a fixed term of ten (10) years or less; and</p> <p>(iii) for a fixed term <i>occupation</i>, the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years;</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
11(1)(b)	<p>(b) a license granted to a <i>community association</i> or other non-profit organization for a <i>community identification sign</i> where:</p> <p>(i) the license fee is at or below <i>market value</i>;</p> <p>(ii) the initial term of a license is fifteen (15) years or less;</p> <p>(iii) the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the</p>	<p>GMIS DREDS MLAM MMREU MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and</p> <p>(iv) any <i>community identification sign</i> for which a license has been granted under this Bylaw is exempt from the application of the Temporary Signs on Highways Bylaw 29M97;</p>	
<p>11(1)(c)</p>	<p>(c) a license granted to a <i>developer</i> or a resident's association for a <i>community identification sign</i> where:</p> <p>(i) the license fee is at or below <i>market value</i>;</p> <p>(ii) the <i>developer</i> or the resident's association, whichever is applicable, provides an irrevocable letter of credit or other type of security satisfactory to an <i>authorized employee</i>;</p> <p>(iii) the initial term of a license is ten (10) years or less;</p> <p>(iv) the renewal(s) or extension(s) may be for any number of options to renew or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a total of twenty-five (25) years; and</p> <p>(v) any <i>community identification sign</i> for which a license has been granted under this Bylaw is exempt from the application of the Temporary Signs on Highways Bylaw 29M97;</p>	<p>GMIS DREDS MLAM MMREU MSA</p>
<p>11(1)(d)</p>	<p>(d) a license for a <i>temporary sign</i> where the fee is at or below <i>market value</i>;</p>	<p>GMIS DREDS MLAM MMREU MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

11(1)(e)	(e) a license for an <i>election sign</i> where the term and the fee are consistent with the applicable terms and rates approved by <i>Council</i> ; and	GMIS DREDS MLAM MMREU MSA
11(1)(f)	(f) a license for banners on street posts, streetlights or other similar infrastructure where the fee is at or below the <i>market value</i> .	GMIS DREDS MLAM MMREU MSA
OCCUPATIONS - FILM		
12	<p>An <i>authorized employee</i> may approve an <i>occupation</i> by way of license for the purposes of filming or film production where:</p> <p>(a) the license fee is at or below <i>market value</i>; and</p> <p>(b) the initial term and any renewals or extensions of the <i>occupation</i> does not exceed a total of five (5) years.</p>	GMIS DREDS MLAM MMREU MSA
OCCUPATIONS - SURRENDER		
13	An <i>authorized employee</i> may approve the surrender or partial surrender of an <i>occupation</i> prior to the end of the term, whether the <i>City</i> is the landlord or tenant, where consideration payable for the surrender or partial surrender is One Million (\$1,000,000.00) Dollars or less and funding is available in a budget approved by Council.	GMIS DREDS MLAM MMREU MSA
MAJOR REAL ESTATE UNDERTAKINGS		
14(1)	<p>An <i>authorized employee</i> may approve of:</p> <p>(a) any one (1) or more <i>transactions</i> and the total compensation for such <i>transactions</i>, which may include, but is not limited to <i>market value</i>, <i>market value</i> of exchange lands, incentive payments, non-cash items (such as construction activities or services) and any other payments or costs required to facilitate the negotiation</p>	<p>For transactions \$0 to greater than \$10,000,000.00: City Manager <u>and</u> GMIS</p> <p>For transactions \$0 to \$10,000,000.00 million: GMIS</p> <p>For transactions \$0 to \$5,000,000.00: GMIS DREDS</p>

PROPOSED

BYLAW NUMBER 49M2022

	<p>and finalization of such <i>transaction</i> where:</p> <ul style="list-style-type: none"> (i) the <i>transaction</i> is part of an undertaking designated by <i>Council</i> as a <i>major real estate undertaking</i>; (ii) the <i>transaction</i> complies with any additional terms and conditions set out in the <i>Council</i> designation of the undertaking as a <i>major real estate undertaking</i>; and (iii) funding for the <i>transaction</i> and compensation is available in a budget approved by <i>Council</i>. 	<p>For transactions \$0 to \$1,000,000.00: GMIS DREDS MLAM MMREU MSA</p>
EXPROPRIATIONS		
15(1)	Where <i>Council</i> has approved of the initiation of expropriation proceedings in respect of any <i>real property</i> , an <i>authorized employee</i> may approve:	
15(1)(a)	(a) the initiation of expropriation proceedings to acquire the same interest(s) in land over a smaller portion of the <i>real property</i> as that originally approved by <i>Council</i> ;	GMIS
15(1)(b)	(b) the initiation of expropriation proceedings to acquire any lesser interest(s) in land than that originally approved by <i>Council</i> in respect of such <i>real property</i> , whether by way of profit, easement, right, privilege or benefit in, over or derived from the <i>real property</i> ;	GMIS
15(1)(c)	(c) the initiation of expropriation proceedings to acquire any lesser interest(s) in land over a smaller portion of the <i>real property</i> as that originally approved by <i>Council</i> in respect of such <i>real property</i> , whether by way of profit, easement, right, privilege or benefit in, over or derived from the <i>real property</i> ; and	GMIS
15(1)(d)	(d) the exception or partial exception of the initiation of expropriation proceedings of any interest(s) in <i>real</i>	GMIS

PROPOSED

BYLAW NUMBER 49M2022

	<p style="text-align: center;"><i>property</i> originally approved by <i>Council</i>.</p>	
<p>15(2)</p>	<p>Where <i>Council</i> has previously authorized the initiation of an expropriation of any estate or interest in <i>real property</i>, an <i>authorized employee</i> may approve an <i>acquisition</i> of any such party's interest in the <i>real property</i> by way of an <i>agreement</i> pursuant to section 30 of the <i>Expropriation Act</i>, provided that the <i>proposed payment</i> for the fee simple interest in the <i>real property</i> is:</p> <p>(a) the same or less than the original <i>proposed payment</i> approved by <i>Council</i>; or</p> <p>(b) Ten Million (\$10,000,000.00) Dollars or less if there was no original <i>proposed payment</i> approved by <i>Council</i>; and</p> <p>the <i>proposed payment</i> is available in a budget or funding source approved by <i>Council</i> and reflects compensation that the <i>owner</i> could reasonably be entitled to receive under the <i>Expropriation Act</i>, provided the <i>proposed payment</i> is reviewed and endorsed by the <i>Valuation Review Committee</i>; and</p>	<p>GMIS</p>
<p>15(3)</p>	<p>Where <i>Council</i> has previously authorized the initiation of expropriation of any estate or interest in <i>real property</i>, an <i>authorized employee</i> may approve a negotiated settlement of any compensation that may be payable pursuant to the <i>Expropriation Act</i> where funding for the negotiated settlement is available in a budget or funding source approved by <i>Council</i> and the <i>owner</i> releases the <i>City</i> from any existing or future claims under the <i>Expropriation Act</i> or the <i>Municipal Government Act</i> for which the <i>owner</i> is being compensated for, provided the negotiated settlement has been reviewed and endorsed by the <i>Valuation Review Committee</i>.</p>	<p>For settlements \$0 to greater than \$10,000,000.00: City Manager and GMIS</p> <p>For settlements \$0 to \$10,000,000.00 million: GMIS</p> <p>For settlements \$0 to \$5,000,000.00: GMIS DREDS</p> <p>For settlements \$0 to \$1,000,000.00: GMIS DREDS MLAM MMREU MSA</p>

PROPOSED

BYLAW NUMBER 49M2022

		MSA-GL
OTHER TRANSACTIONS		
16(1)	An <i>authorized employee</i> may approve of the following additional <i>transactions</i> :	
16(1)(a)	(a) resolutions related to the management of a condominium corporation in which the <i>City</i> owns one or more units, including the cancellation of such condominium corporation; and	GMIS DREDS MLAM MMREU MSA
16(1)(b)	(b) any other matter not specifically listed in this Bylaw where: <ul style="list-style-type: none"> (i) the <i>market value</i> of the <i>real property</i> or the consideration for the <i>transaction</i> is Ten Million (\$10,000,000.00) Dollars or less; (ii) the <i>City</i> is not subject to a financial obligation that exceeds One Million (\$1,000,000.00) Dollars; (iii) the matter relates to <i>real property</i>; and (iv) funding is available in a budget approved by <i>Council</i>. 	For transactions \$10,000,000.00 or less – GMIS For transactions \$5,000,000.00 or less: GMIS DREDS
16(2)	Despite any other sections in this Bylaw, an <i>authorized employee</i> may approve of a disposition of an interest in the <i>City's real property</i> , including a <i>disposition</i> of a <i>stand-alone parcel</i> , <i>remnant parcel</i> , a <i>utility right of way</i> , an <i>easement</i> , a <i>restrictive covenant</i> and, an <i>occupation</i> by way of lease, to any third party below market value, without a <i>method of disposition</i> having been approved by <i>Council</i> where: <ul style="list-style-type: none"> (a) the proposed <i>disposition</i> has been advertised where required by the <i>Municipal Government Act</i>; (b) there is no opposition or objections to the proposed <i>disposition</i> raised by members of the public during any required advertising period; and 	GMIS DREDS

PROPOSED

BYLAW NUMBER 49M2022

	(c) the <i>market value</i> for the <i>City's real property</i> proposed for <i>disposition</i> is \$25,000 or less.	
COMPENSATION		
17	Provided that funding is available in a budget approved by Council, an <i>authorized employee</i> may, in order to facilitate the negotiation, completion and administration of <i>transactions</i> or other matters approved under this Bylaw, approve of any one or more of the following:	
17(a)	(a) the payment of reasonable legal, appraisal, engineering, broker/realty fees and other professional or consulting fees and disbursements incurred by parties to <i>transactions</i> or other matters approved under this Bylaw;	<p>For any amounts: GMIS DREDS</p> <p>For amounts between \$0 to \$50,000.00 GMIS DREDS MLAM MMREU MSA</p>
17(b)	(b) the payment or reimbursement for or performance of additional services, including landscaping, fencing, construction of other improvements, moving expenses, tenant improvement allowances and incentive payments provided such payment or performance does not exceed Five Hundred Thousand (\$500,000.00) Dollars; and	<p>For amounts between \$0 to \$500,000.00: GMIS DREDS</p> <p>For amounts between \$0 to \$50,000.00: GMIS DREDS MLAM MMREU MSA</p>
17(c)	(c) a payment of Five Hundred Thousand (\$500,000.00) Dollars or less for other types of compensation to facilitate the negotiation, completion, and administration of <i>transactions</i> .	GMIS DREDS
RECTIFICATIONS		
19(a) – (d)	<p>An <i>authorized employee</i> may approve the following corrections and changes of <i>land reports, land authorization forms, agreements and documents</i>:</p> <p>(a) the correction of unintentional errors in the <i>land report, land authorization form, agreement or document</i></p>	GMIS DREDS MLAM MMREU MSA CLA CMREU CREA

PROPOSED

BYLAW NUMBER 49M2022

	<p>provided that the corrections are consistent with the intent of the <i>transaction</i>;</p> <p>(b) any changes to the description of the <i>real property</i> or moveable buildings or structures in the <i>land report, land authorization form, agreement</i> or <i>document</i>;</p> <p>(c) the correction of spelling mistakes and errors in transposition of legal descriptions, municipal descriptions, names of parties, letters, figures and serial numbers for moveable buildings or structures; and</p> <p>(d) the correction of minor changes to an <i>agreement</i> that do not impact material terms and conditions of an <i>agreement</i>, where such <i>agreement</i> was approved as a direct attachment to a <i>land authorization form</i> or <i>land report</i>.</p>	<p>CRECS CRELPM CRES</p>
<p style="text-align: center;">20</p>	<p>An <i>authorized employee</i> may, in order to facilitate the negotiation, completion and administration of <i>transactions</i>, approve by <i>rectification</i> the following:</p>	
<p style="text-align: center;">20(a)</p>	<p>(a) the addition, amendment or deletion of terms and conditions that are consistent with the intent of the <i>transaction</i> and that do not subject the <i>City</i>:</p> <p>(i) to any further material obligations; or</p> <p>(ii) to any financial obligations exceeding the sum of One Million (\$1,000,000.00) Dollars;</p>	<p>GMIS</p>
<p style="text-align: center;">20(b)</p>	<p>(b) the reduction or increase in the purchase price of an <i>acquisition</i> of <i>real property</i> provided that where there is an increase in the purchase price, such increase does not exceed the original maximum amount set out in this Bylaw for such <i>acquisition</i>;</p>	<p>Increases that will bring the purchase price up to \$10,000,000.00 – GMIS</p> <p>Increases that will bring the purchase price up to \$5,000,000.00: GMIS DREDS</p>

PROPOSED

BYLAW NUMBER 49M2022

		Increases that will bring the purchase price up to \$1,000,000.00: GMIS DREDS MLAM MMREU MSA
20(c)	(c) the reduction or increase in the purchase price of a <i>disposition of real property</i> provided that where there is a reduction in the purchase price, the purchase price for such <i>disposition</i> must not be reduced below <i>market value</i> ;	GMIS DREDS MLAM MMREU MSA
20(d)	(d) the reduction or increase in the base rent or license fee of an occupation provided where: (i) there is a reduction to the base rent, the base rent must not be reduced below <i>market value</i> ; or (ii) there is an increase in the base rent or license fee, such increase in the base rent or license fee does not exceed the original maximum amount set out in this Bylaw for such <i>occupation</i> ;	GMIS DREDS MLAM MMREU MSA
20(e)	(e) subject to subsections 20(h) and 20(i), the extension(s) of any <i>transaction date</i> where the extension(s) does not exceed a total period of five (5) years from that original <i>transaction date</i> and for greater certainty an extension to an expiry date which impacts the length of term of any <i>occupations</i> , option, right of first refusal or right of first offer term must be rectified under subsections 20(h) or 20(i);	For extensions up to a total 5 years: GMIS DREDS MLAM MMREU MSA For extensions up to a total of 1 year: GMIS DREDS MLAM MMREU MSA CLA CMREU CREA CRECS CRELPM CRES

PROPOSED

BYLAW NUMBER 49M2022

20(f)	(f) the moving up of any <i>transaction date</i>	<p>For moving up a <i>transaction date</i> any amount of time: GMIS DREDS MLAM MMREU MSA</p> <p>For moving up a <i>transaction date</i> up to a total of 1 year: GMIS DREDS MLAM MMREU MSA CLA CMREU CREA CRECS CRELPM CRES</p>
20(g)	<p>(g) the splitting up of any <i>transaction date</i> into two or more <i>transaction dates</i> where:</p> <p>(i) the earliest <i>transaction date</i> is extended no more than five (5) years from the <i>original transaction date</i>; and</p> <p>(ii) the last <i>transaction date</i> is extended no more than five (5) years from the <i>original transaction date</i>.</p>	<p>For extension of the earliest or the last <i>transaction date</i> by up to a total of 5 years for each: GMIS DREDS MLAM MMREU MSA</p> <p>For extension of the earliest or the last <i>transaction date</i> by up to a total of 1 year for each: GMIS DREDS MLAM MMREU MSA CLA CMREU CREA CRECS CRELPM CRES</p>
20(h)	(h) an amendment to the length of term of an <i>occupation</i> where the amendment to the length of the term is otherwise in compliance with this Bylaw;	GMIS DREDS MLAM MMREU MSA

PROPOSED

BYLAW NUMBER 49M2022

20(i)	(i) an amendment to the length of an option, right of first refusal or right of first offer term or an extension of an option, right of first refusal or right of first offer term where the amendment or extension is otherwise in compliance with this Bylaw;	GMIS DREDS MLAM MMREU MSA
20(j)	(j) where the <i>City</i> is the tenant or licensee, the exercise of a renewal or extension of an <i>occupation</i> provided such renewal or extension complies with this Bylaw;	GMIS DREDS MLAM MMREU MSA
20(k)	(k) adding a renewal or extension term to an <i>occupation</i> provided such renewal or extension term complies with this Bylaw;	GMIS DREDS MLAM MMREU MSA
20(l)	(l) the charging or paying of fees for the extension of closing or exercise dates for <i>dispositions</i> or <i>acquisitions</i> and administrative fees for assignment and assumption <i>agreements</i> , amending <i>agreements</i> and administering <i>occupation agreements</i> in accordance with rates established by <i>Real Estate & Development Services</i> ;	GMIS DREDS MLAM MMREU MSA
20(m)	(m) any changes to the base rent or fee payable upon the exercise of either an option or a right to renew or extend an <i>occupation</i> , where the new base rent or fee payable is at or above <i>market value</i> or more;	GMIS DREDS MLAM MMREU MSA
20(n)	<p>(n) rent forgiveness, temporary rent relief or change in base rent:</p> <p style="margin-left: 20px;">(i) to match new prevailing market conditions and address conditions if there is a rapid onset crisis with material impacts on economic conditions;</p> <p style="margin-left: 20px;">(ii) to address temporary construction or other projects which impact or limit the viability of tenants' businesses or operations; or</p> <p style="margin-left: 20px;">(iii) where directed by <i>Council</i>;</p>	GMIS DREDS

PROPOSED

BYLAW NUMBER 49M2022

20(o)	(o) a change in the permitted use of an <i>occupation</i> ;	GMIS DREDS MLAM MMREU MSA
20(p)	(p) the substitution, addition or deletion of parties to <i>transactions</i> approved by <i>Council</i> or pursuant to this Bylaw;	GMIS DREDS MLAM MMREU MSA
20(q)	(q) adjustments made to the: (i) <i>market value</i> purchase price, base rent or fee as a result of a change in the property area upon completion of a survey; or (ii) area for an <i>occupation</i> to include any additional rental areas or the reduction of any rental area;	GMIS DREDS MLAM MMREU MSA
20(r)	(r) an increase to any <i>proposed payment</i> approved by <i>Council</i> to facilitate the completion of an <i>agreement</i> pursuant to section 30 of the <i>Expropriation Act</i> where such an increase is available in a budget or funding source approved by <i>Council</i> and the increase to the <i>proposed payment</i> reflects compensation that the <i>owner</i> could reasonably be entitled to receive under the <i>Expropriation Act</i> , provided such increase is reviewed and endorsed by the <i>Valuation Review Committee</i> ;	For increases greater than \$10,000,000.00: City Manager and GMIS For increases \$0 to \$10,000,000.00 million: GMIS For increases \$0 to \$5,000,000.00: GMIS DREDS
20(s)	(s) an increase to any <i>proposed payment</i> for an expropriation approved by <i>Council</i> where such an increase is available in a budget or funding source approved by <i>Council</i> and the increase to the <i>proposed payment</i> reflects compensation that the <i>owner</i> could reasonably be entitled to receive under the <i>Expropriation Act</i> , provided such increase is reviewed and endorsed by the <i>Valuation Review Committee</i> ;	For increases greater than \$10,000,000.00: City Manager and GMIS For increases \$0 to \$10,000,000.00 million: GMIS For increases \$0 to \$5,000,000.00: GMIS DREDS
20(t)	(t) a decrease to any <i>proposed payment</i> approved by <i>Council</i> where such decrease reflects compensation the <i>owner</i> could reasonably be entitled to	GMIS DREDS

PROPOSED

BYLAW NUMBER 49M2022

	receive under the <i>Expropriation Act</i> , provided such decrease is reviewed and endorsed by the <i>Valuation Review Committee</i> ;	
20(u)	(u) the payment of additional compensation provided such additional compensation complies with section 17;	<p><u>17(a):</u> For any amounts: GMIS DREDS</p> <p>For amounts between \$0 to \$50,000.00 GMIS DREDS MLAM MMREU MSA</p> <p><u>17(b):</u> GMIS DREDS</p> <p><u>17(c):</u> For amounts between \$0 to \$500,000.00: GMIS DREDS</p> <p>For amounts between \$0 to \$50,000.00: GMIS DREDS MLAM MMREU MSA</p>
20(v)	(v) the charging or paying of any deposit or security to be taken or given by the <i>City</i> to secure the performance of obligations under any <i>agreement</i> and the terms and conditions pursuant to which the deposit or security is to be paid, held and released;	GMIS DREDS MLAM MMREU MSA
20(w)	(w) the increase, reduction, or waiver of any interest payable and the imposition or acceptance of alternate terms and conditions relating to payment of interest in consideration of the extension or advancement of any <i>transaction date</i> where the increase, reduction or waiver of the interest	GMIS DREDS MLAM MMREU MSA

PROPOSED

BYLAW NUMBER 49M2022

	payable is Fifty Thousand (\$50,000.00) Dollars or less;	
20(x)	(x) the waiver of conditions precedent;	GMIS DREDS MLAM MMREU MSA
20(y)	(y) the assignment and assumption of any <i>agreement</i> including the charging of or paying of fees for the assignment and assumption of any <i>agreement</i> ;	GMIS DREDS MLAM MMREU MSA
20(z)	(z) amendment to any terms and conditions of an <i>occupation</i> for film purposes under section 12 provided such amendments complies with this Bylaw; and	GMIS DREDS MLAM MMREU MSA
20(aa)	(aa) any additions of any terms and conditions to a <i>land report</i> or any corrections, changes, additions, amendments or deletions of any terms and conditions set out in a <i>land report</i> , which are necessary in order to facilitate the negotiation, finalization and administration of a <i>transaction</i> or other matter where a <i>land report</i> approved by <i>Council</i> authorizes the use of the powers set out in this section.	As set out in the <i>land report</i> approved by <i>Council</i> : GMIS or DREDS