

~~OFFICE CONSOLIDATION~~ Proposed Wording for a Bylaw to Repeal and Replace

~~BYLAW NUMBER~~
Real Property Bylaw 52M2009

~~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~~

~~*****~~

~~(Amended by 32M2017)~~

~~WHEREAS~~ The City of Calgary 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 of Calgary's real property;

~~AND WHEREAS~~ the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended, provides that Council of The City of Calgary may delegate by bylaw any of its powers, duties or functions to its Chief Administrative Officer;

~~AND WHEREAS~~ it is expedient and appropriate to delegate to the Chief Administrative Officer 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 of Calgary's real property;

**PART I
GENERAL MATTERS**

TITLE

1. ~~The bylaw~~ This Bylaw may be ~~referred to~~ cited as the "Real Property Bylaw".

PURPOSE

2. ~~The bylaw~~ (1) This Bylaw is limited to the authorization of *transactions* and the administration and management of the *City's real property* ~~undertaken by Real Estate & Development Services, where the City is acting as vendor, purchaser, landlord, tenant, licensor, licensee, grantor or grantee.~~

~~(32M2017, 2017 September 13)~~

- 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. ~~(1)~~ ~~The~~ In this Bylaw, the following definitions apply ~~in the bylaw~~:
- (a) "acquisition" means the acquisition of *real property*, or any moveable building or structure, by any means, including its purchase, land exchange, dedication, gift, option, right of first refusal, right of first offer, easement, utility right of way

or restrictive covenant *agreement*;

~~(32M2017, 2017 September 13)~~

- (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) ~~“*bylaw*” means the *Real Property Bylaw* described in Section 1, as it may be amended from time to time;~~ “*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) ~~(d)~~ “*City*” means the municipal corporation of The City of Calgary;
- (g) ~~(e)~~ “*City Manager*” means the ~~person appointed by Council as the City’s~~ Chief Administrative Officer ~~or that person’s designate~~ of the *City*;
- ~~(f) — DELETED BY 32M2017, 2017 SEPTEMBER 13;~~
- (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) ~~(g)~~ “*Committee*” means the Standing Policy Committee on ~~Utilities~~ Infrastructure and ~~Corporate Services~~ Planning or such other committee ~~designated by Council~~ delegated the authority under the Procedure Bylaw 35M2017 to consider proposed *transactions* and other matters relating to the *City’s real property*;
- (k) ~~(h)~~ ~~“*community association*” means~~ ~~ana~~ non-profit organization representing a residential community or group of communities, but does not include a resident’s association;
- (l) ~~(i)~~ “*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) ~~(j)~~ “*Coordinator, Real Estate Client Services*” means the *City* employee ~~appointed to~~ holding the position having the title of Coordinator, Land Administration;
- (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*;

~~(32M2017, 2017 September 13)~~

- (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—~~or that person’s designate~~”](#) 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;](#)

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~~(k) — DELETED BY 32M2017, 2017 SEPTEMBER 13;~~

- (r) [“Coordinator, Real Estate Sales”](#) means the [City employee holding the position having the title of Coordinator, Real Estate Sales;](#)
- (s) ~~(l) —~~ [“Coordinators”](#) means any one or more of the [City employees appointed to holding the positions position having the title of Coordinator, Real Estate Acquisitions, Coordinator, Real Estate Sales, ~~Coordinator, Real Estate~~ Coordinator, Real Estate Leasing & Property Management, Coordinator, Land Administration or ~~Coordinator, Real Estate~~ Coordinator, Real Estate Client Services or ~~that person’s designate~~ having the position equivalent to Coordinator, major real estate undertaking;](#)

(32M2017, 2017-September 13)

- (t) ~~(m) —~~ [“Council”](#) means the Council for the City;

~~(n) — “Deputy City Manager” means the City employee appointed to the position of Deputy City Manager or that person’s designate;~~

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- (u) ~~(e)~~ “*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) ~~(p)~~ “*Director, RE&DS*” means the City employee ~~appointed to~~holding the position having the title of Director, Real Estate & Development Services, ~~or that person’s designate~~;
- (x) ~~(q)~~ “*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 ~~or~~, utility right of way, restrictive covenant or vesting pursuant to the *Expropriation Act*;
- (y) ~~(r)~~ “*document*” means any form, instrument or document ~~to be registered in the Land Titles Office~~ 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) ~~(s)~~ “*due diligence*” means any inspection or investigation of *real property* including, but not limited to, any ~~environmental site assessment or~~ testing, geotechnical investigation, soil testing, survey, appraisal, non-invasive environmental investigation, including a phase I environmental site assessment, or hydrovac excavation, ~~survey or appraisal~~ that is not associated with any environmental investigation;
- (aa) ~~(t)~~ “*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*, R.S.A. RSA 2000, c. L-21;
- (bb) ~~(u)~~ “*Expropriation Act*” means the *Expropriation Act* R.S.A. RSA 2000, c. E-13;
- (cc) ~~(v)~~ “*Finance Leader*” means the City employee ~~with~~holding the position having the title of Finance Leader and assigned to the Real Estate & Development Services ~~appointed to the position of Finance Leader or that person’s designate~~business unit;
- ~~(w) — DELETED BY 32M2017, 2017 SEPTEMBER 13;~~
- (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) ~~(x)~~—“*land authorization form*” means an authorization form ~~developed~~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*; ~~(32M2017, 2017 September 13)~~

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- (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) ~~(y)~~ "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
 - (vi) any other material terms and conditions respecting the *transaction*;
- ~~(z) — DELETED BY 32M2017, 2017 SEPTEMBER 13;~~
- ~~(aa) —~~
- (ii) "Land Titles Officer" means the City employee appointed to holding the position having the title of Land Titles Officer ~~or that person's designate~~;
- ~~(32M2017, 2017 September 13)~~
- ~~(bb) —~~
- (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 ~~Management Real Estate Review Committee that reviews~~ City administration committee established under this Bylaw to review and ~~considers~~ consider proposed *transactions* and other matters relating to the *City's real property*;
- (ll) ~~(cc)~~ "Manager, Land & Asset Management" means the City employee appointed to holding the position having the title of Manager, Land & Asset Management ~~or that person's designate~~;
- ~~(32M2017, 2017 September 13)~~
- ~~(cc.1)~~
- (mm) "Manager, ~~Real Estate~~ Litigation & Expropriation" means the City employee appointed to holding the position having the title of Manager, ~~Real Estate~~ Litigation & Expropriation within the Law ~~and Legislative~~ 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 ~~or that person's designate;~~

(32M2017, 2017 September 13)

~~(cc.2)~~

(pp) “Manager, Sales & Acquisitions” means the City employee ~~to~~ holding the position having the title of Manager, Sales & Acquisitions; ~~appointed~~

(qq)

"Manager, Sales & Acquisitions – Green Line" means the City employee holding the position having the title of Manager, Sales & Acquisitions ~~or that person's designate~~ Green Line;

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~~(dd)~~—

(rr) "market value" means the ~~fair~~ 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) ~~(i)~~ an external appraisal performed by an independent appraiser accredited by the Appraisal Institute of Canada and reviewed and endorsed by the Valuation Review Committee; ~~or~~

~~(ii)~~ an internal valuation performed by a City employee and reviewed and verified by the Valuation Review Committee;

(32M2017, 2017 September 13)

~~(ee)~~—

(ss) "*method of disposition*" means any method for a *disposition* including:

- (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*;

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~~(ff)~~—

(tt) "*Municipal Government Act*" means the *Municipal Government Act*, ~~R.S.A.~~ RSA 2000, c. M cM-26;

(uu) "*net book value*" means the *net book value as defined in the Supporting Procedures for TCA Reporting Policy FA-054*;

(vv) ~~(gg)~~ "*occupation*" means the use and occupation of *real property* by any means including lease, license or any other ~~tenancy~~ agreement;

~~(hh)~~— "*owner sign*" means a *sign erected or to be erected by an owner of land adjoining City-owned real property*;

(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) ~~(ii)~~ "*Real Estate & Development Services*" means the *City's Real Estate & Development Services business unit or its equivalent*;

(32M2017, 2017 September 13)

~~(jj)~~—

(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) ~~(kk)~~ “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

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- (iii) for which the only potential purchasers are the adjoining land owners;

~~(ll) “reserve e consideration” means the minimum price, base rent, fee or other consideration as established by Council for an acquisition, disposition or occupation;~~

~~(mm) —~~

(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;

~~(32M2017, 2017 September 13)~~

~~(nn) —~~

(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) ~~(ee)~~ “stand alone parcel” means any land that:

- (i) is no longer required for municipal purposes; and
(ii) is developable on its own;

(fff) ~~(ff)~~ “temporary sign” means a sign that is not permanently affixed to a building, other ~~irremovable~~ immovable structure, or the ground;

(ggg) ~~(gg)~~ “third party sign” means a sign placed on City owned real property by a person other than the owner of an adjoining property;

(hhh) ~~(rr)~~ “transaction” means an acquisition, disposition, or occupation or land exchange;

(iii) ~~(ss)~~ “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) ~~(tt)~~ “Valuation Review Committee” means the ~~Valuation Review Committee that is comprised~~ City administration committee established by the City Manager and which must consist of:

- (i) any one of the Manager, Land & Asset Management ~~or,~~ the Manager, Sales & Acquisitions or the Manager, major real estate undertakings;
(ii) the Coordinator, Real Estate Client Services; and
(iii) any ~~two~~ three (23) other employees of Real Estate & Development Services; from Real Estate Sales & Acquisitions Division or Land & Asset Management Division;

and provided that at least one person on ~~the Valuation Review Committee~~ must be this committee is an appraiser accredited by the Appraisal Institute of Canada.

~~(32M2017, 2017 September 13)~~

4. (1) ~~In the bylaw:~~ 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.
- (3) ~~(a) wherever~~ Wherever a word appears in italics the word is being used as it is defined in ~~Section 3(1)~~ section 3 of ~~the bylaw~~ this Bylaw and where the same word appears in ordinary font, its regularly applied meaning in the English language is intended;.
- (4) ~~(b) a~~ A word or expression and grammatical forms of the same word or expression have corresponding meanings;.
- ~~(c) — wherever the bylaw refers to a person with reference to gender or is gender neutral, the intention is to read the bylaw with the gender applicable in the circumstances;~~
- (5) ~~(d) references~~ References to items and definitions in the plural ~~include~~ includes the singular and the singular includes the plural, where applicable;.
- (6) ~~(e) the~~ The words “include”, “including” and “includes” are not to be read as limiting the phrases or descriptions that precede them;.
- ~~(f) — any reference to statutes of Alberta includes any amendments, related regulations or any enactments substituted for the referenced statute;~~
- ~~(g) — any reference to City bylaws includes any amendments or replacements to the referenced bylaw; and~~
- (7) ~~(h) Any heading, sub-headings, or tables of contents in this Bylaw are inserted~~ included for ~~ease of reference~~ guidance purposes and convenience only and ~~are~~ shall not ~~to be used as interpretation aids~~ form part of this Bylaw.
- ~~5. — If a court or tribunal of competent jurisdiction declares any portion of the bylaw to be illegal or unenforceable, that portion of the bylaw will be considered to be severed from the balance of the bylaw, which will continue to operate in full force.~~
- (8) All schedules attached to this Bylaw shall form a part of this Bylaw.

**PART II
AUTHORIZATION OF TRANSACTIONS**

ACQUISITIONS

5. ~~6. (1) The City Manager~~ An authorized employee may approve the following ~~acquisitions:~~
- (a) an acquisition of a fee simple interest at or below *market value* ~~if~~ where:
 - (i) the purchase price for the real property is ~~Five~~ Ten Million (~~\$5,000,000.00~~ 10,000,000.00) Dollars or less; and
 - (ii) funding for the acquisition is available in a budget approved by ~~Council~~; (32M2017, 2017-September 13)
 - (b) an acquisition of ~~either~~ an option ~~or~~ right of first refusal ~~if~~ for right of first offer where:

- (i) the initial term of the option, right of first refusal or right of first refusal fee offer is ~~no more than~~ ten (10%) percent of the purchase price for the ~~real property~~;
- ~~(ii) — the term of~~ 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 or the right of first refusal is one (1) year or less right of first offer, if any, does not exceed ten (10%) percent of the current market value of the real property; and
- (iv) ~~(iii) the acquisition~~ is otherwise in compliance with ~~the bylaw~~ this Bylaw;
- (c) an *acquisition* by exercise of an option ~~or~~ right of first refusal ~~at or below market value if~~ right of first offer where:
- (i) the purchase price is ~~Five~~:
- 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 (\$5,000,000.00-10,000,000.00) 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
- ~~(32M2017, 2017 September 13)~~
- (ii) funding for the *acquisition* is available in a budget approved by Council;
- (d) an *acquisition* by dedication for nominal value to the City. ~~In addition, the City Manager, 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 ~~if~~ where:
- (i) the consideration is Five Million (\$5,000,000.00) Dollars or less and at or below market value; and
- ~~(32M2017, 2017 September 13)~~
- (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; ~~and~~
- (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* ~~if~~ where:
- (i) the purchase price is ~~Five~~ Ten Million (\$5,000,000.00-10,000,000.00) Dollars or less; and
- ~~(ii) — Funding~~

(ii) funding for the *acquisition* is available in a budget approved by ~~Council~~.

~~(32M2017, 2017 September 13)~~

~~(2) Any acquisition described in Subsection 6(1) must meet all applicable policies, procedures, standards and guidelines approved by Council and/or Real Estate & Development Services;~~

(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.

(32M2017, 2017-September 13)

DISPOSITIONS

6. ~~7.~~(1) ~~The City Manager~~An authorized employee may approve the following dispositions:
- (a) a disposition of the fee simple interest in a stand-alone parcel ~~if~~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 ~~reserve consideration~~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 ~~if~~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 ~~for~~of the stand-alone or remnant parcel ~~is Five Million (\$5,000,000.00) Dollars or less~~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) ~~(e)~~ ~~a disposition of the fee simple interest in a remnant parcel, to the owner of the adjoining lands,~~ ~~for nominal value~~ ~~if~~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) ~~(d)~~ a disposition of an option, right of first refusal or right of first offer for a remnant parcel or a stand-alone parcel ~~by option or right of first refusal~~ ~~if~~where:
 - (i) the purchase price for such option ~~or the~~ right of first refusal fee or right of first offer is at ~~least ten (10%) percent of the purchase price of the remnant parcel or stand-alone parcel~~or above market value;
 - (ii) the term of the option, right of first refusal or right of first refusal offer is for ~~one~~:
 - A. five (15) yearyears 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
 - (iv) ~~(iii)~~ the disposition is otherwise in compliance with ~~the bylaw~~this Bylaw;

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- (f) ~~(e)~~ a *disposition* of a right to encroach on the *City's real property* in accordance with the *City's* ~~corporate policy on encroachments~~ Encroachment Bylaw 9M2020;
- (g) ~~(f)~~ a *disposition* of an easement or utility right of way if where:

 - (i) the consideration ~~is Five Million (\$5,000,000.00) Dollars or less~~ ~~and~~ is at or above *market value*; and

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(ii) the proposed easement or utility right of way will not materially impact the City's future use or development of the City ~~lands~~real property as determined by *Real Estate & Development Services*;

(h) ~~(g)~~ 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 ~~if~~where the *disposition* is at or above *market value*; and

(i) ~~(h)~~ a *disposition* of any moveable building or structure including, ~~but not limited to,~~ a mobile home, a house, a commercial building or an ancillary structure, ~~if~~where the purchase price is ~~Five Million (\$5,000,000.00) Dollars or less~~at or above market value, without a *method of disposition* having been approved by *Council*.

~~(2) — Notwithstanding section 7(1), the City Manager~~
(2) Despite subsection 6(1), an *authorized employee* may approve a *disposition* of the fee simple interest in a *stand-alone parcel* ~~or a *remnant*~~without a *method of disposition* having been approved by *Council*, where the *stand-alone* parcel ~~if~~:

- (a) has been publicly marketed;
- (b) is deemed surplus by the City; and
- (c) the purchase price is at or above *market value*.

~~(a) — the *disposition* is directly negotiated with~~(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; ~~and or its related entities:~~

- ~~(b) — the purchase price is Five Million (\$5,000,000.00) Dollars or less and is at or above book value,~~
- (a) without a *method of disposition* ~~having been~~ 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*.

~~(3) — Notwithstanding Section 7(1), the City Manager~~(4) Despite subsection 6(1), an *authorized employee* may approve a *disposition* of the fee simple interest in a *stand-alone parcel* ~~or~~without a *remnant parcel* if *method of disposition* having been approved by *Council*, where:

- (a) the *disposition*:
 - (i) is directly negotiated with the owner of the adjoining lands;
 - ~~(ii) — meets the City's triple bottom line objectives;~~
 - (ii) ~~(iii)~~ satisfies or meets the objectives of the Area Redevelopment Plan or the Area Structure Plan; and
 - (iii) ~~(iv)~~ 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 or the remnant parcel~~ cannot meet its desired highest and best use without being consolidated with an adjoining parcel; and
- (c) the purchase price is ~~Five~~Ten Million (~~\$5,000,000.00~~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:

(32M2017, 2017-September 13)

~~(4) Any disposition described in Subsections 7(1), (2) or (3) must meet all applicable policies, procedures, standards and guidelines approved by Council and/or Real Estate & Development Services.~~

(32M2017, 2017-September 13)

- (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) ~~The City Manager~~ Unless otherwise specified in this Bylaw, an authorized employee may approve

the following occupations:

- (a) an occupation by lease at or ~~license if~~ above market value where:
 - (i) whether the City is the landlord or the tenant, the annual base rent or fee is ~~Five Hundred Thousand (\$500,000.00)~~ 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
 - C. a fixed term of ~~five~~ fifteen (15) years or less;
 - (iii) the City is the landlord, for a fixed term occupation, ~~there are no more than two:~~
 - A. the renewal(2s) or extension(s) may be for any number of options to renew, ~~each renewal term being~~ or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a ~~period~~ total of ~~twenty-five (25)~~ years ~~or less~~; and
 - B. the renewal or extension rate is at or above market value if such rate is determined at the time of such renewal or

- (iv) extension or at the time the initial fixed term occupation was approved; and
~~if the City is the tenant, funding for the operating costs~~ 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;

~~(32M2017, 2017 September 13)~~

~~(a.1) an occupation by lease or license, for a food service establishment on lands which are under either Parks or Recreation's stewardship, if:~~

~~(i) the annual base rent or fee is Five Hundred Thousand (\$500,000.00) Dollars or less; and~~

~~(ii) the occupation is for a fixed term of fifteen (15) years or less, with no options to renew;~~

~~(32M2017, 2017 September 13)~~

(b) ~~an amendment or extension of an occupation if the occupation~~ by license at or below market value where:

~~is otherwise in compliance with the bylaw;~~

~~(32M2017, 2017 September 13)~~

~~(c) — an exercise of an option or a right to renew or extend an occupation,
where the City is a tenant pursuant to an occupation,
if:~~

~~(32M2017, 2017 September 13)(i) —~~

(i) whether the City is the licensor or the licensee, the annual ~~base~~
~~rent or license~~ fee is ~~Five Hundred Thousand (\$500,000.00)~~ One
Million (\$1,000,000.00) Dollars or less;

~~(ii) — the renewal or extension 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:

~~(32M2017, 2017-September 13)~~

- A. month to month;
 - B. year to year; or
 - C. a fixed term of ~~five~~fifteen (~~5~~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
 - 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. ~~(iii) funding for the operating costs~~ is available in a budget approved by Council; and

~~(d) notwithstanding Subsection 8(1)(a), an occupation by lease or license entered into with the provincial or federal government for a nominal fee and for a term of any length;~~

~~(32M2017, 2017-September 13)~~

- (v) the license area is part of a road, then the license is subject to early termination on thirty (30) days' written notice;
- (c) ~~(e)~~ a continued occupation of real property following its acquisition by the City ~~if~~ 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 ~~one~~;
 - A. twenty-five (~~1~~25) ~~year~~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

~~(32M2017, 2017-September 13)~~

(d) ~~(f)~~ overholding by former legal occupants of the City's real property ~~if the period of overholding is one (1) year or less.~~

~~(2) Any occupation described in Subsection 8(1) must meet all applicable policies, procedures, standards and guidelines approved by Council and/or Real Estate & Development Services.~~

(32M2017, 2017 September 13)

- (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;
 - (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) ~~The City Manager~~An authorized employee may approve an occupation by license of road, other than for the purposes of either a sign or a telecommunication installation, ~~if~~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;
- (c) the *road* is not required for public use; and
- (d) the *occupation* is otherwise in compliance with ~~the bylaw~~ this Bylaw.

~~(2) Any occupation described in Subsection 9(1) must meet all applicable policies, procedures, standards and guidelines approved by Council and/or Real Estate & Development Services.~~

~~(32M2017, 2017 September 13)~~

(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) ~~The City Manager~~ An authorized employee may approve the *occupation* by license for a telecommunication installation ~~at or above market value if~~ 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) A-~~ (i) A- month to month;
 - ~~(ii) B-~~ (ii) B- year to year; or
 - ~~(iii) C-~~ (iii) C- a fixed term of ~~ten~~ fifteen (15) years or less;
- (c) for a fixed term *occupation*, ~~there are no more than two~~ the renewal(2s) or extension(s) may be for any number of options to renew, ~~with each renewal term being or extend and any length of term provided the initial fixed term and any renewal(s) or extension(s) does not exceed a periodtotal of twenty-five (525) years or less;~~
- ~~(d) DELETED BY 32M2017, 2017 SEPTEMBER 13;~~
- (d) (e) the licensee has obtained a letter of concurrence from the City's Community Planning and Development business unit or such business unit that would provide these letters of concurrence; and

~~(32M2017, 2017 September 13)~~

- ~~(f) DELETED BY 32M2017, 2017 SEPTEMBER 13;~~
- ~~(g) if~~
- (e) the license area is part of a road, then the license is subject to early termination on thirty (30) days' written notice;

~~(2) Any occupation described in Subsection 10(1) must meet all applicable policies, procedures, standards and guidelines approved by Council and/or Real Estate & Development Services.~~

~~(32M2017, 2017 September 13)~~

(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;

(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) ~~The City Manager~~An authorized employee may approve the following occupations for signs:
- (a) a license for ~~an owner~~a business identification sign or a third party sign ~~if~~where:
- (i) the annual license fee is ~~at or above the market value~~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 ~~five~~ten (~~5~~10) years or less; and
- (iii) for a fixed term ~~license for third party signs, there are no more than two (2) options to renew, with each renewal term being~~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 periodtotal of ~~twenty-five~~ (~~25~~525) years ~~or less~~;
- ~~(32M2017, 2017 September 13)~~
- (b) a license granted to a community association ~~or other non-profit organization~~ for a community identification sign ~~if~~where:
- (i) the license fee is at or ~~above the~~below market value;
- (ii) the initial term of a license is fifteen (15) years or less; ~~and~~
- (iii) ~~the community identification sign is located on road and the license is satisfactory to the person appointed to the position of Director, Roads or that person's designate;~~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
- ~~(32M2017, 2017 September 13)~~
- (iv) any community identification sign for which a license has been granted under this ~~bylaw~~Bylaw is exempt from the application of the Temporary Signs on Highways Bylaw 29M97;
- ~~(32M2017, 2017 September 13)~~
- (c) a license granted to a developer ~~or a resident's association~~ for a community identification sign ~~if~~where:
- (i) the license fee is at or ~~above the~~below market value;
- (ii) the developer ~~or the resident's association, whichever is applicable~~, provides an irrevocable letter of credit or other type of security satisfactory to ~~the City Manager~~an authorized employee;
- (iii) the initial term of a license ~~granted to a developer~~ is ~~five~~ten (~~5~~10) years or less;
- ~~(32M2017, 2017 September 13)~~

(iv)

~~the community identification sign is not located on road; and~~¹³⁾
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

~~(32M2017, 2017 September 13)~~

- (v) any *community identification sign* for which a license has been granted under this ~~bylaw~~Bylaw is exempt from the application of the Temporary Signs on Highways Bylaw 29M97;

(32M2017, 2017 September 13)

- (d) a license for a *temporary sign* ~~if~~where the fee is at or ~~above the~~below *market value*;
- (e) a license for an *election sign* ~~if~~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) ~~if~~Where any license area for a *sign* is located within a *road*, the license must be terminable upon thirty (30) days' notice ~~and the occupation must meet all applicable policies, procedures, standards and guidelines approved by Council and/or Real Estate & Development Services.~~

(32M2017, 2017 September 13)

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. ~~12. The City Manager~~An authorized employee may approve the surrender or partial surrender of an *occupation* prior to the end of the term ~~if, whether~~ the City is the landlord or tenant, where consideration payable for the surrender or partial surrender is ~~Five Hundred Thousand (\$500,000.00)~~One Million (\$1,000,000.00) Dollars or less and funding is available in a budget approved by Council.

Expropriations

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 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*.

~~12.1~~ ~~(12)~~ ~~If~~ Where *Council* has previously authorized the initiation of an expropriation of any estate or interest in *real property*, ~~the *City Manager*~~ an *authorized employee* may approve an *acquisition* of any ~~parties~~ such party's interest in the *real property* by way of an *agreement* pursuant to ~~Section~~ section 30 of the ~~*Expropriation Act*~~; ~~if:~~ (a) ~~the proposed payment for the fee simple interest in the *real property* is:~~

- ~~(i) the same or less than the original proposed payment approved by *Council*; or~~
- ~~(ii) if there was no original proposed payment approved by *Council*, the sum of Five Million (\$5,000,000.00) Dollars or less; and~~

~~in either case~~ Expropriation Act, provided that the *proposed payment* ~~reflects the current market value~~ for the ~~lands as approved by the Valuation Review Committee~~;

~~(b)~~ ~~the consideration for any other~~ interest in the *real property* is:

~~(i)~~

(a) the same or less than the original *proposed payment* approved by Council; or

~~(ii)~~
(b) Ten Million (\$10,000,000.00) Dollars or less if there was no original *proposed payment* approved by Council; ~~the sum of Five Million (\$5,000,000.00) Dollars or less~~; and

~~in either case, provided that~~
the ~~proposed payment price reflects the current market value for the lands as approved~~ 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

- ~~funding for the acquisition is available in a budget approved by Council.~~
(23) If/Where Council has previously authorized the initiation of expropriation of any estate or interest in real property, the City Manager an authorized employee may approve a negotiated settlement of any compensation that may be payable pursuant to the Expropriation Act if/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.

~~(32M2017, 2017 September 13)~~

- (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
- (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. ~~13.-(1)~~ *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 ~~Deputy City~~*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* ~~& Expropriation~~;
 - (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*;

~~(32M2017, 2017 September~~

~~13)~~

**RECTIFICATIONS, COMPLETION OF AND ADMINISTRATION OF REAL PROPERTY
TRANSACTIONS**

19.

~~14. (1) The City Manager~~An authorized employee may approve the following corrections and changes of *land reports, land authorization forms, agreements and documents*:

~~(32M2017, 2017 September
13)~~

- (a) the correction of ~~obvious~~unintentional errors in the *land report, land authorization form, agreement or document* ~~if~~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*; ~~and~~
- (c) the correction of spelling mistakes and errors in transposition of legal descriptions, municipal descriptions, names of parties, letters ~~and~~, 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.

~~15. (1) The City Manager~~ 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 ~~Five Hundred Thousand (\$500,000.00)~~ One Million (\$1,000,000.00) Dollars;
- (b) ~~the extension(s) or advancement(s) of any transaction date if:~~ ^(32M2017, 2017 September 13) 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
 - (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) ~~(i)~~ 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 ~~one five~~ ⁽¹⁵⁾ ~~year~~ 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) ~~(ii)~~ the advancement(s) splitting up of any transaction date ~~does not exceed a period of one (1) year from that original transaction date; and~~
- ~~(iii)~~ any transaction date may be split into two or more transaction dates if where:

- (i) ~~A.~~ the earliest *transaction date* is ~~advanced~~extended no more than ~~one~~ five (5) years from the *original transaction date*; and
- (ii) ~~B.~~ the last *transaction date* is extended no more than ~~one~~five (5) ~~year~~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) ~~(e)~~ the charging or paying of fees for the extension of closing or exercise dates for *dispositions* or *acquisitions* if; and administrative fees for assignment and assumption agreements, amending agreements and administering *occupation agreements* in accordance with rates established by *Real Estate & Development Services*;
- (i) ~~the fee for the extension of closing or exercise dates for one (1) year or less is at least one (1%) percent of the purchase price per month; and~~
- (ii) ~~the fee for the extension of closing or exercise dates for periods greater than one (1) year is at least one (1%) percent of the purchase price per month for the first year and at least five (5%) percent of the purchase price per month during subsequent years;~~
- (d) ~~DELETED BY 32M2017, 2017 SEPTEMBER 13;~~

- (m) ~~(e) where the City is the landlord,~~ 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, if where the new base rent or fee payable is at ~~least~~ or above market value or more;
- (n) rent forgiveness, temporary rent relief or change in base rent:
- (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) ~~(f)~~ the substitution, addition or deletion of parties to *transactions* approved by *Council* or pursuant to ~~the bylaw~~ this Bylaw;
- (q) ~~(g)~~ adjustments made to the:
- (i) to 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) ~~to the~~ area for an *occupation* to include any additional rental areas or the reduction of any rental area; ~~or~~
- (32M2017, 2017 September 13)
- (iii) ~~to the market value purchase price, base rent or fee to reflect encumbrances or other title impediments if the total adjustments is thirty (30%) percent, or less, of the purchase price, base rent or fee for the acquisition or disposition;~~
- (r) ~~(h)~~ an increase to the any proposed purchase price payment approved by *Council* ~~of up to thirty (30%) percent of the original proposed purchase price,~~ to facilitate the completion of an *agreement* pursuant to Section section 30 of the Expropriation Act if: (i) ~~where such an increase is available in a budget or funding source approved by Council and~~ the increase to the proposed purchase price payment reflects ~~the current market value for the lands as approved by the Valuation Review Committee; or~~
- (ii) ~~the increase to the proposed purchase price reflects additional compensation that the owner of the lands could reasonably be entitled to receive under the Expropriation Act and the owner of the lands releases the City from any future claims under the Expropriation Act or the Municipal Government Act for which the owner is being compensated for as approved, provided such increase is reviewed and endorsed by the Valuation Review Committee;~~
- (s) (i) an increase to the any proposed payment for an expropriation approved by *Council* ~~of up to thirty (30%) percent of the original proposed payment,~~ if: (i) ~~where such an increase is available in a budget or funding source approved by Council and~~ the increase to the proposed purchase price payment reflects ~~the current market value for the lands as approved by the Valuation Review Committee; or~~
- (ii) ~~the increase to the proposed purchase price reflects additional compensation that the owner of the lands could reasonably be entitled to~~

| receive under the *Expropriation Act*, provided such increase is reviewed and endorsed by the Valuation Review Committee;

| ~~(j) — the payment of reasonable legal fees (subject to the approval of the City~~

- ~~Solicitor), appraisal and other consulting fees and disbursements incurred by parties to transactions;~~
- (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) ~~(k)~~ 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 that pursuant to which the deposit or security is to be paid, held and released; ~~and~~

(32M2017, 2017 September 13)

~~(l) the waiver of conditions precedent;~~

~~(m) DELETED BY 32M2017, 2017 SEPTEMBER 13;~~

~~(n) DELETED BY 32M2017, 2017 SEPTEMBER 13.~~

- ~~(2) Any rectification or approval described in Subsection 15(1) must meet all applicable policies, procedures, standards or guidelines approved by Council and/or Real Estate & Development Services.~~

(32M2017, 2017 September 13)

MANAGEMENT OF THE CITY'S REAL PROPERTY

General Approvals

- ~~16. (1) The City Manager may, in order to facilitate the management of the City's real property, approve the following:~~

- ~~(w) (a) 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 if where the increase, reduction or waiver of the interest payable is Fifty Thousand (\$50,000.00) Dollars or less;~~

(32M2017, 2017 September 13)

~~(b) access by prospective purchasers, tenants or licensees of the City's real property for the purposes of conducting due diligence;~~

(32M2017, 2017 September 13)

~~(b.1) an agreement for the access by City employees or agents to lands not owned by the City for the purposes of conducting due diligence~~

~~for a proposed acquisition or occupation;~~

~~(32M2017, 2017 September 13)~~

~~(c) tenders for the demolition and/or removal of buildings and improvements constructed on the City's real property if the buildings or improvements are no longer habitable, are structurally unsound or unsafe, or are required to be demolished and/or removed for a project approved by Council;~~

(x) ~~the waiver of conditions precedent;~~

(y) ~~(d) the assignment and assumption of any agreement including the charging of or paying of fees for the assignment and assumption of any agreement;~~

|

and

|

~~(32M2017, 2017 September 13)~~

~~(e) DELETED BY 32M2017, 2017 SEPTEMBER 13;~~

~~(f) DELETED BY 32M2017, 2017 SEPTEMBER 13;~~

~~(g) the entering into any agreement relating to the clean up or management of any environmental contamination of the City's lands in connection~~

(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* ~~or~~ 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);
- (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) Any approval described in Subsection 16(1) must meet all applicable policies, procedures, standards and guidelines approved by Council and/or~~
- (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;
- (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 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.

~~(32M2017, 2017 September 13)~~

- 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. ~~16.1~~(1) ~~The City Manager~~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;
 - (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) ~~(a)~~ 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) ~~(b)~~ 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) ~~(c)~~ 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) ~~(d)~~ request to include the estate or interest in mines or minerals in an *acquisition* pursuant to the *Municipal Government Act*;

- (j) ~~(e)~~ 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*;

~~(32M2017, 2017 September 13)~~

Land Titles Registrations

- (k) ~~17. (1) The *Land Titles Officer* may, in order to facilitate management of~~ place tenders for the demolition or removal (or both) of buildings and improvements constructed on the *City's real property* where:

- ~~(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~~

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;~~

~~(d) authorize or consent to the Registrar of the Land Titles Office registering or correcting plans of survey; and~~

~~(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.~~

~~(2) Any actions described in Subsection 17(1) must meet all applicable policies, procedures, standards and guidelines approved by Council and/or Real Estate & Development Services.~~

~~(32M2017, 2017 September 13)~~

REPORTING

~~18. (1) The approval of the following transactions pursuant to the bylaw must be documented in a land authorization form:~~

~~(a) an acquisition or disposition of an easement or utility right of way or a restrictive covenant;~~

~~(32M2017, 2017 September 13)~~

~~(b) an occupation for the purpose of landscaping, crop and pasture use, a residential tenancy, shoring, a telecommunication installation or a sign;~~

~~(32M2017, 2017 September 13)~~

~~(c) an occupation having a term of one (1) year or less;~~

~~(32M2017, 2017 September 13)~~

~~(d) an occupation of a road;~~

~~(e) an exercise of an option or a right to renew or extend an occupation or a right to renew or extend an occupation pursuant to Section 8(1)(b) or (c);~~

~~(32M2017, 2017 September 13)~~

~~(f) a surrender of an occupation pursuant to Section 12;~~

~~(g) a disposition of a remnant parcel pursuant to Sections 7(1)(b) or (c); and~~

~~(h) an authorization for the demolition of any buildings or improvements.~~

~~(2) The Manager, Land & Asset Management must prepare and submit to the Management Real Estate Review Committee a report listing all the~~

~~transactions approved pursuant to the bylaw that are documented in a land authorization form every month, or as otherwise directed by Committee or Council.~~

~~(32M2017, 2017 September 13)~~

- ~~(3) — The approval of other transactions pursuant to the bylaw that are not included in Section 18(1) must be documented in a land report and reviewed and considered at Management Real Estate Review Committee.~~
(32M2017, 2017 September 13)
- ~~(4) — Minutes of the Management Real Estate Review Committee meetings must be taken and be available to members of Council upon request.~~
- ~~(5) — The City Manager must prepare and submit to Council a report listing all transactions approved pursuant to the bylaw every three (3) months, or as otherwise directed by Committee or Council, commencing January, 2010.~~
- ~~(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.

EXECUTION OF DOCUMENTS AND AGREEMENTS

26. ~~19.~~(1) Despite the provisions of the Execution of Contracts Bylaw 43M99:

- ~~(a) the Deputy 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 or the Land Titles Officer Management may execute any agreement or documents relating to the City's real property or a transaction;~~

(32M2017, 2017 September 13)

- (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);

(32M2017, 2017 September 13)

- (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) ~~(b)~~ the following *agreements* and *documents* may be duly executed by the *authorized signing officers* 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 ~~Section 16.1(1)~~ subsection 25(1)(eh) of ~~the bylaw~~ this Bylaw or any *document* approved by *Council* to be registered at the Land Titles Office pursuant to the *Expropriation Act*;

(32M2017, 2017 September 13)

~~(ii) any encroachment agreement; and~~

(ii) ~~(iii)~~ any *occupation* for the purpose of landscaping, crop and pasture use, a residential tenancy, a mobile home tenancy, shoring, a telecommunication installation, a *sign*, ~~or for film purposes~~, an *occupation* having a term of less than ~~one five~~ (15) ~~year~~ 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.

(32M2017, 2017 September 13)

(2) ~~The City Manager~~ An authorized employee's signature ~~and the signature of any person to whom the City Manager further delegates~~ 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

~~Delegations by~~ City Manager ~~Authorized Employee~~

27. ~~20. (1) The authority delegated to the City Manager as described in the bylaw, may only be further delegated by the City Manager to:~~

~~(a) — the Deputy City Manager;~~

~~(b) — the Director;~~

~~(c) — the Manager, Sales & Acquisitions;~~

~~(d) — the Manager, Land & Asset Management;~~

~~(e) — the Manager, Real Estate & Expropriation and any of lawyers or solicitors in the Real Estate & Expropriation section of the Law business Unit;~~

~~(f) — any General Manager of any City department; or~~

~~(g) — the Land Titles Officer.~~

~~(32M2017, 2017 September 13)~~

~~(2) Any further concurrent or sub-delegation of any other~~ is an authorized employee for all the powers, duties or and functions under the bylaw must be approved by the City Manager listed in Schedule A.

Repeal

28. ~~21.~~ Bylaw ~~4252M20052009~~, the Real Property ~~Transactions~~ Bylaw, is hereby repealed.
~~22. Bylaw 10M98, on the Real Property Transactions Bylaw, is hereby repealed~~ date this Bylaw comes into effect.

Conflict Between this and Other Bylaws

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

Transitional Provision

30. ~~24. The bylaw will apply~~ (1) This Bylaw applies to all transactions, rectifications, approvals, authorizations or actions relating to real property from and after the date it is passed 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.

Effective Date

31. ~~25. The bylaw~~ This Bylaw comes into effect on ~~the date it is passed.~~
~~READ A FIRST TIME THIS 2ND-DAY OF NOVEMBER, November 1, 2009~~ 2022.

~~READ A SECOND TIME, AS AMENDED, THIS 2ND-DAY OF NOVEMBER, 2009.~~

~~READ A THIRD TIME, AS AMENDED, THIS 15TH-DAY OF NOVEMBER, 2009.~~

~~(Sgd.) D. Bronconnier~~
~~MAYOR~~

~~(Sgd.) D.~~
~~Garner~~
~~CITY~~
~~CLERK~~

Schedule "A"**List of Authorized Employees****Legend:**

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

<u>Section</u>	<u>Power, Duty or Function</u>	<u>Position(s)</u>
<u>ACQUISITIONS</u>		
<u>5(a)</u>	<p><u>(a) an acquisition of a fee simple interest at or below market value where:</u></p> <p><u>(i) the purchase price for the real property is Ten Million (\$10,000,000.00) Dollars or less; and</u></p> <p><u>(ii) funding for the acquisition is available in a budget approved by Council;</u></p>	<p><u>For acquisitions with a purchase price of \$10,000,000.00 or less –</u> <u>GMIS</u></p> <p><u>For acquisitions with a purchase price of \$5,000,000.00 or less:</u> <u>GMIS</u> <u>DREDS</u></p> <p><u>For acquisitions with a purchase price of \$1,000,000.00 or less –</u> <u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>5(b)</u>	<p><u>(b) an acquisition of an option, right of first refusal or right of first offer where:</u></p> <p><u>(i) the initial term of the option, right of first refusal or right of first offer is ten (10) years or less;</u></p> <p><u>(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;</u></p> <p><u>(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</u></p> <p><u>(iv) the acquisition is otherwise in compliance with this Bylaw;</u></p>	<p><u>GMIS</u> <u>DREDS</u></p>
<u>5(c)</u>	<u>(c) an acquisition by exercise of an option, right of first refusal or right</u>	<u>GMIS</u> <u>DREDS</u>

	<p><u>of first offer where:</u></p> <p><u>(i) the purchase price is:</u></p> <p><u>A. a set amount approved at the time of the acquisition of such option, right of first refusal or right of first offer; or</u></p> <p><u>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</u></p> <p><u>funding for the acquisition is available in a budget approved by Council;</u></p>	
<u>5(d)</u>	<p><u>(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;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>5(e)</u>	<p><u>(e) an acquisition by way of gift to the City;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>5(f)</u>	<p><u>(f) an acquisition of easements or utility rights of way where:</u></p> <p><u>(i) the consideration is Five Million (\$5,000,000.00) Dollars or less and at or below market value; and</u></p> <p><u>(ii) funding for the acquisition is available in a budget approved by Council;</u></p>	<p><u>For acquisitions where the consideration is \$5,000,000.00 or less – <u>GMIS</u></u></p> <p><u>For acquisitions where the consideration is \$2,000,000.00 or less:</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>5(g)</u>	<p><u>(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;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>

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

	<p><u>where:</u></p> <p>(i) <u>the <i>method of disposition</i> has been approved by <i>Council</i>;</u></p> <p>(ii) <u>the purchase price of the <i>stand-alone or remnant parcel</i> complies with the parameters set out in the <i>method of disposition</i> approved by <i>Council</i>; and</u></p> <p>(iii) <u>the <i>disposition</i> complies with any other terms and conditions imposed by <i>Council</i> in the <i>method of disposition</i>;</u></p>	
<u>6(1)(c)</u>	<p>(c) <u>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>;</u></p>	<u>GMIS</u> <u>DREDS</u>
<u>6(1)(d)</u>	<p>(d) <u>a <i>disposition</i> of the fee simple interest in a <i>remnant parcel</i> for nominal value where:</u></p> <p>(i) <u>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</u></p> <p>(ii) <u>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>;</u></p>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>6(1)(e)</u>	<p>(e) <u>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:</u></p> <p>(i) <u>the purchase price for such option, right of first refusal or right of first offer is at or above <i>market value</i>;</u></p> <p>(ii) <u>the term of the option, right of first refusal or right of first offer is for:</u></p> <p><u>A. <i>five (5) years</i> or less; or</u></p> <p><u>B. <i>twenty-five (25) years</i> or less where the option, right of first refusal or right of first offer is for a school board;</u></p> <p>(iii) <u>if a fee is charged for the</u></p>	<u>GMIS</u> <u>DREDS</u>

	<p><u>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</u></p> <p>(iv) <u>the <i>disposition</i> is otherwise in compliance with this Bylaw;</u></p>	
6(1)(g)	<p>(g) <u>a <i>disposition</i> of an easement or utility right of way where:</u></p> <p>(i) <u>the consideration is at or above <i>market value</i>; and</u></p> <p>(ii) <u>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>;</u></p>	<p>GMIS DREDS MLAM MMREU MSA</p>
6(1)(h)	<p>(h) <u>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</u></p>	<p>GMIS</p>
6(1)(i)	<p>(i) <u>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>.</u></p>	<p>GMIS DREDS MLAM MMREU MSA</p>
6(2)	<p>Despite subsection 6(1), an <u><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>:</u></p> <p>(a) <u>has been publicly marketed;</u></p> <p>(b) <u>is deemed surplus by the <i>City</i>; and</u></p> <p>(c) <u>the purchase price is at or above <i>market value</i>.</u></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</p>

		<p><u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>6(3)</u>	<p><u>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:</u></p>	
<u>6(3)(a)</u>	<p><u>(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</u></p>	<p>For dispositions where the purchase price is \$10,000,000.00 or less – <u>GMIS</u></p> <p>For dispositions where the purchase price is \$5,000,000.00 or less: <u>GMIS</u> <u>DREDS</u></p>
<u>6(3)(b)</u>	<p><u>(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>.</u></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>: <u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>6(4)</u>	<p><u>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:</u></p> <p><u>(a) the <i>disposition</i>:</u></p> <p><u>(i) is directly negotiated with the owner of the adjoining lands;</u></p> <p><u>(ii) satisfies or meets the objectives of the Area Redevelopment Plan or the Area Structure Plan; and</u></p> <p><u>(iii) allows for the owner of the adjoining lands to assemble multiple parcels for a larger scale, comprehensive development;</u></p> <p><u>(b) the <i>disposition</i> of the <i>stand-alone</i></u></p>	<p>For dispositions where the purchase price is \$10,000,000.00 or less – <u>GMIS</u></p> <p>For dispositions where the purchase price is \$5,000,000.00 or less: <u>GMIS</u> <u>DREDS</u></p>

	<p><u>parcel or the remnant parcel cannot meet its desired highest and best use without being consolidated with an adjoining parcel; and</u></p> <p>(c) <u>the purchase price is Ten Million (\$10,000,000.00) Dollars or less and at or above market value.</u></p>	
LAND EXCHANGES		
<p><u>7(1)</u></p>	<p><u>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:</u></p> <p>(a) <u>the market value of the City stand-alone parcel or remnant parcel is One Million (\$1,000,000.00) Dollars or less;</u></p> <p>(b) <u>the market value of the real property owned by a third party is Ten Million (\$10,000,000.00) Dollars or less;</u></p> <p>(c) <u>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</u></p> <p>(d) <u>funding for the land exchange is available in a budget approved by Council.</u></p>	<p><u>For land exchanges where the market value of the real property owned by a third party is \$10,000,000.00 or less – GMIS</u></p> <p><u>For land exchanges where the market value of the real property owned by a third party is \$5,000,000.00 or less:</u> GMIS DREDS</p> <p><u>For land exchanges approved where the market value of the real property owned by a third party is \$1,000,000.00 or less:</u> GMIS DREDS MLAM MMREU MSA</p>
OCCUPATIONS – GENERAL OCCUPATIONS		
<p><u>8(1)</u></p>	<p><u>Unless otherwise specified in this Bylaw, an authorized employee may approve the following:</u></p>	
<p><u>8(1)(a)</u></p>	<p>(a) <u>an occupation by lease at or above market value where:</u></p> <p>(i) <u>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;</u></p> <p>(ii) <u>whether the City is the landlord or the tenant, the initial</u></p>	<p>GMIS DREDS MLAM MMREU MSA</p>

	<p><u>term is:</u> <u>A. month to month;</u> <u>B. year to year; or</u> <u>C. a fixed term of fifteen (15) years or less;</u></p> <p><u>(iii) the City is the landlord, for a fixed term occupation:</u> <u>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</u> <u>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</u></p> <p><u>(iv) the City is the tenant, for a fixed term occupation:</u> <u>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;</u> <u>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</u> <u>C. funding is available in a budget approved by Council;</u></p>	
<p><u>8(1)(b)</u></p>	<p><u>(b) an occupation by license at or below market value where:</u> <u>(i) whether the City is the licensor or the licensee, the annual license fee is One Million</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>

	<p><u>(\$1,000,000.00) Dollars or less and in line with rates set by <i>Real Estate & Development Services</i>;</u></p> <p><u>(ii) whether the City is the licensor or the licensee, the initial term is:</u></p> <p><u>A. month to month;</u> <u>B. year to year; or</u> <u>C. a fixed term of fifteen (15) years or less;</u></p> <p><u>(iii) the City is the licensor, for a fixed term occupation:</u></p> <p><u>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</u></p> <p><u>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 <i>Real Estate & Development Services</i>;</u></p> <p><u>(iv) the City is the licensee, for a fixed term occupation:</u></p> <p><u>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</u></p> <p><u>B. funding is available in a budget approved by Council; and</u></p> <p><u>(v) the license area is part of a road, then the license is subject to early termination on thirty (30) days' written notice;</u></p>	
<p><u>8(1)(c)</u></p>	<p><u>(c) a continued occupation of real property following its acquisition by the City where:</u></p> <p><u>(i) the base rent or fee is at or</u></p>	

	<p><u>above market value at the time the initial occupation was approved or is included in the total consideration payable for the acquisition;</u></p> <p><u>(ii) the proposed occupant(s) are either the prior registered owners or prior legal occupants of the real property; and</u></p> <p><u>(iii) the period of continued occupation is:</u> <u>A. twenty-five (25) years or less; or</u> <u>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</u></p>	
<u>8(1)(d)</u>	<u>(d) overholding by former legal occupants of the City's real property.</u>	
<u>8(2)</u>	<u>Despite subsection 8(1)(a), an authorized employee may approve:</u>	
<u>8(2)(a)</u>	<p><u>(a) an occupation at or below market value for a term of 99 years or less by way of:</u></p> <p><u>(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;</u></p> <p><u>(ii) a license entered into with other municipalities; or</u></p> <p><u>(iii) a lease entered into with other municipalities where the City is the tenant;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>8(2)(b)</u>	<p><u>(b) an occupation by lease or license entered into with a non-profit organization at or below market value where:</u></p> <p><u>(iv) the initial term is:</u> <u>A. month to month;</u> <u>B. year to year; or</u> <u>C. a fixed term of fifteen (15)</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>

	<p><u>years or less; and</u> (v) <u>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;</u></p>	
<u>8(2)(c)</u>	<p>(c) <u>an occupation by lease or license entered into with a civic partner or a City associate where:</u> (vi) <u>the annual base rent is at or below market value;</u> (vii) <u>for a fixed term occupation of twenty-five (25) years or less; and</u> (viii) <u>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;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>8(2)(d)</u>	<p>(d) <u>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</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>8(2)(e)</u>	<p>(e) <u>an occupation by prospective purchasers, tenants or licensees of the City's real property for the purposes of conducting due diligence, where:</u> (i) <u>the license fee is at or below market value; and</u> (ii) <u>the term of the occupation is two (2) years or less.</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>OCCUPATIONS - ROAD</u>		
<u>9(1)</u>	<p><u>An authorized employee may approve an occupation by license of road, other than for the purposes of either a sign or a</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u></p>

	<p><u>telecommunication installation, where:</u></p> <p>(a) <u>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 road;</u></p> <p>(b) <u>the <i>occupation</i> of the road is subject to early termination on thirty (30) days' written notice;</u></p> <p>(c) <u>the road is not required for public use; and</u></p> <p>(d) <u>the <i>occupation</i> is otherwise in compliance with this Bylaw.</u></p>	<p><u>MMREU</u> <u>MSA</u></p>
<p><u>9(2)</u></p>	<p><u>An <i>authorized employee</i> may approve of an <i>occupation</i> by license over road for banners and decorative lights and elements on street posts, streetlights or other similar infrastructure where:</u></p> <p>(a) <u>the license fee is at or below <i>market value</i>; and</u></p> <p>(b) <u>the <i>occupation</i> over the road is subject to early termination on thirty (30) days' written notice.</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<p><u>OCCUPATIONS – TELECOMMUNICATION INSTALLATION</u></p>		
<p><u>10(1)</u></p>	<p><u>An <i>authorized employee</i> may approve the <i>occupation</i> by license for a telecommunication installation where:</u></p> <p>(a) <u>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;</u></p> <p>(b) <u>the initial term is:</u></p> <p>(iii) <u>month to month;</u></p> <p>(iv) <u>year to year; or</u></p> <p>(v) <u>a fixed term of fifteen (15) years or less;</u></p> <p>(c) <u>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)</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>

	<p><u>years;</u></p> <p><u>(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</u></p> <p><u>(e) the license area is part of a road, then the license is subject to early termination on thirty (30) days' written notice.</u></p>	
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<p><u>10(2)</u></p>	<p><u>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:</u></p> <p>(a) <u>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;</u></p> <p>(b) <u>the initial term is a fixed term of fifteen (15) years or less;</u></p> <p>(c) <u>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;</u></p> <p>(d) <u>the licensee has entered into the City's master license agreement;</u> <u>and</u></p> <p>(e) <u>where the license area is part of a road, then the license is subject to early termination on thirty (30) days' written notice.</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u> <u>DM</u> <u>MMO</u></p>
<p><u>OCCUPATIONS - SIGNS</u></p>		
<p><u>11(1)</u></p>	<p><u>An authorized employee may approve the following occupations for signs:</u></p>	
<p><u>11(1)(a)</u></p>	<p>(a) <u>a license for a business identification sign or a third party sign where:</u></p> <p>(i) <u>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</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>

	<p><u>for sign licenses;</u></p> <p><u>(ii) the initial term is:</u></p> <p><u>A. month to month;</u></p> <p><u>B. year to year; or</u></p> <p><u>C. a fixed term of ten (10) years or less; and</u></p> <p><u>(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;</u></p>	
<p><u>11(1)(b)</u></p>	<p><u>(b) a license granted to a <i>community association</i> or other non-profit organization for a <i>community identification sign</i> where:</u></p> <p><u>(i) the license fee is at or below <i>market value</i>;</u></p> <p><u>(ii) the initial term of a license is fifteen (15) years or less;</u></p> <p><u>(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</u></p> <p><u>(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;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<p><u>11(1)(c)</u></p>	<p><u>(c) a license granted to a <i>developer</i> or a resident's association for a <i>community identification sign</i> where:</u></p> <p><u>(i) the license fee is at or below <i>market value</i>;</u></p> <p><u>(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>;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>

	<p>(iii) <u>the initial term of a license is ten (10) years or less;</u></p> <p>(iv) <u>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</u></p> <p>(v) <u>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;</u></p>	
<u>11(1)(d)</u>	<u>(d) a license for a <i>temporary sign</i> where the fee is at or below <i>market value</i>;</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>11(1)(e)</u>	<u>(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</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>11(1)(f)</u>	<u>(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>.</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
OCCUPATIONS - FILM		
<u>12</u>	<p><u>An <i>authorized employee</i> may approve an <i>occupation</i> by way of license for the purposes of filming or film production where:</u></p> <p><u>(a) the license fee is at or below <i>market value</i>; and</u></p> <p><u>(b) the initial term and any renewals or extensions of the <i>occupation</i> does not exceed a total of five (5) years.</u></p>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
OCCUPATIONS - SURRENDER		
<u>13</u>	<u>An <i>authorized employee</i> may approve the surrender or partial surrender of an <i>occupation</i> prior to the end of the term,</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u>

	<u>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.</u>	<u>MMREU</u> <u>MSA</u>
MAJOR REAL ESTATE UNDERTAKINGS		
<u>14(1)</u>	<u>An authorized employee may approve of:</u> <u>(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 and finalization of such <i>transaction</i> where:</u> <u>(i) the <i>transaction</i> is part of an undertaking designated by Council as a <i>major real estate undertaking</i>;</u> <u>(ii) the <i>transaction</i> complies with any additional terms and conditions set out in the Council designation of the undertaking as a <i>major real estate undertaking</i>; and</u> <u>(iii) funding for the <i>transaction</i> and compensation is available in a budget approved by Council.</u>	<u>For transactions \$0 to greater than \$10,000,000.00:</u> <u>City Manager and GMIS</u> <u>For transactions \$0 to \$10,000,000.00 million:</u> <u>GMIS</u> <u>For transactions \$0 to \$5,000,000.00:</u> <u>GMIS</u> <u>DREDS</u> <u>For transactions \$0 to \$1,000,000.00:</u> <u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
EXPROPRIATIONS		
<u>15(1)</u>	<u>Where Council has approved of the initiation of expropriation proceedings in respect of any <i>real property</i>, an authorized employee may approve:</u>	
<u>15(1)(a)</u>	<u>(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 Council;</u>	<u>GMIS</u>
<u>15(1)(b)</u>	<u>(b) the initiation of expropriation proceedings to acquire any lesser interest(s) in land than that originally approved by Council in respect of such <i>real property</i>, whether by way of</u>	<u>GMIS</u>

	<u>profit, easement, right, privilege or benefit in, over or derived from the real property;</u>	
<u>15(1)(c)</u>	<u>(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</u>	<u>GMIS</u>
<u>15(1)(d)</u>	<u>(d) the exception or partial exception of the initiation of expropriation proceedings of any interest(s) in real property originally approved by Council.</u>	<u>GMIS</u>
<u>15(2)</u>	<p><u>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 fee simple interest in the real property is:</u></p> <p><u>(a) the same or less than the original proposed payment approved by Council; or</u></p> <p><u>(b) Ten Million (\$10,000,000.00) Dollars or less if there was no original proposed payment approved by Council; and</u></p> <p><u>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</u></p>	<u>GMIS</u>
<u>15(3)</u>	<u>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</u>	<p><u>For settlements \$0 to greater than \$10,000,000.00:</u> <u>City Manager and GMIS</u></p> <p><u>For settlements \$0 to</u></p>

	<p><u>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>.</u></p>	<p><u>\$10,000,000.00 million:</u> <u>GMIS</u></p> <p><u>For settlements \$0 to \$5,000,000.00:</u> <u>GMIS</u> <u>DREDS</u></p> <p><u>For settlements \$0 to \$1,000,000.00:</u> <u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u> <u>MSA-GL</u></p>
OTHER TRANSACTIONS		
<u>16(1)</u>	<u>An authorized employee may approve of the following additional transactions:</u>	
<u>16(1)(a)</u>	<p><u>(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</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<u>16(1)(b)</u>	<p><u>(b) any other matter not specifically listed in this Bylaw where:</u></p> <p><u>(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;</u></p> <p><u>(ii) the <i>City</i> is not subject to a financial obligation that exceeds One Million (\$1,000,000.00) Dollars;</u></p> <p><u>(iii) the matter relates to <i>real property</i>; and</u></p> <p><u>(iv) funding is available in a budget approved by <i>Council</i>.</u></p>	<p><u>For transactions \$10,000,000.00 or less – <u>GMIS</u></u></p> <p><u>For transactions \$5,000,000.00 or less:</u> <u>GMIS</u> <u>DREDS</u></p>
<u>16(2)</u>	<p><u>Despite any other sections in this Bylaw, an authorized employee 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</u></p>	<p><u>GMIS</u> <u>DREDS</u></p>

	<p><u>restrictive covenant and, an occupation by way of lease, to any third party below market value, without a <i>method of disposition</i> having been approved by Council where:</u></p> <p><u>(a) the proposed <i>disposition</i> has been advertised where required by the <i>Municipal Government Act</i>;</u></p> <p><u>(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</u></p> <p><u>(c) the <i>market value</i> for the <i>City's real property</i> proposed for <i>disposition</i> is \$25,000 or less.</u></p>	
COMPENSATION		
<p><u>17</u></p>	<p><u>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:</u></p>	
<p><u>17(a)</u></p>	<p><u>(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;</u></p>	<p><u>For any amounts:</u> <u>GMIS</u> <u>DREDS</u></p> <p><u>For amounts between \$0 to \$50,000.00</u> <u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<p><u>17(b)</u></p>	<p><u>(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</u></p>	<p><u>For amounts between \$0 to \$500,000.00:</u> <u>GMIS</u> <u>DREDS</u></p> <p><u>For amounts between \$0 to \$50,000.00:</u> <u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<p><u>17(c)</u></p>	<p><u>(c) a payment of Five Hundred Thousand (\$500,000.00) Dollars or</u></p>	<p><u>GMIS</u> <u>DREDS</u></p>

	<u>less for other types of compensation to facilitate the negotiation, completion, and administration of transactions.</u>	
RECTIFICATIONS		
<u>19(a) – (d)</u>	<p><u>An authorized employee may approve the following corrections and changes of land reports, land authorization forms, agreements and documents:</u></p> <p>(a) <u>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;</u></p> <p>(b) <u>any changes to the description of the real property or moveable buildings or structures in the land report, land authorization form, agreement or document;</u></p> <p>(c) <u>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</u></p> <p>(d) <u>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.</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u> <u>CLA</u> <u>CMREU</u> <u>CREA</u> <u>CRECS</u> <u>CRELPM</u> <u>CRES</u></p>
<u>20</u>	<u>An authorized employee may, in order to facilitate the negotiation, completion and administration of transactions, approve by rectification the following:</u>	
<u>20(a)</u>	<p>(a) <u>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:</u></p> <p>(i) <u>to any further material obligations; or</u></p>	<u>GMIS</u>

	<u>(ii) to any financial obligations exceeding the sum of One Million (\$1,000,000.00) Dollars;</u>	
<u>20(b)</u>	<u>(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;</u>	<p><u>Increases that will bring the purchase price up to \$10,000,000.00 – GMIS</u></p> <p><u>Increases that will bring the purchase price up to \$5,000,000.00:</u> GMIS DREDS</p> <p><u>Increases that will bring the purchase price up to \$1,000,000.00:</u> GMIS DREDS MLAM MMREU MSA</p>
<u>20(c)</u>	<u>(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;</u>	GMIS DREDS MLAM MMREU MSA
<u>20(d)</u>	<p><u>(d) the reduction or increase in the base rent or license fee of an occupation provided where:</u></p> <p><u>(i) there is a reduction to the base rent, the base rent must not be reduced below market value;</u> <u>or</u></p> <p><u>(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;</u></p>	GMIS DREDS MLAM MMREU MSA
<u>20(e)</u>	<u>(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</u>	<u>For extensions up to a total 5 years:</u> GMIS DREDS MLAM MMREU

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

		MLAM MMREU MSA CLA CMREU CREA CRECS CRELPM CRES
20(h)	(h) <u>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;</u>	GMIS DREDS MLAM MMREU MSA
20(i)	(i) <u>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;</u>	GMIS DREDS MLAM MMREU MSA
20(j)	(j) <u>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;</u>	GMIS DREDS MLAM MMREU MSA
20(k)	(k) <u>adding a renewal or extension term to an <i>occupation</i> provided such renewal or extension term complies with this Bylaw;</u>	GMIS DREDS MLAM MMREU MSA
20(l)	(l) <u>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>;</u>	GMIS DREDS MLAM MMREU MSA
20(m)	(m) <u>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;</u>	GMIS DREDS MLAM MMREU MSA

<p><u>20(n)</u></p>	<p><u>(n) rent forgiveness, temporary rent relief or change in base rent:</u></p> <p><u>(i) to match new prevailing market conditions and address conditions if there is a rapid onset crisis with material impacts on economic conditions;</u></p> <p><u>(ii) to address temporary construction or other projects which impact or limit the viability of tenants' businesses or operations; or</u></p> <p><u>(iii) where directed by Council;</u></p>	<p><u>GMIS</u> <u>DREDS</u></p>
<p><u>20(o)</u></p>	<p><u>(o) a change in the permitted use of an occupation;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<p><u>20(p)</u></p>	<p><u>(p) the substitution, addition or deletion of parties to transactions approved by Council or pursuant to this Bylaw;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<p><u>20(q)</u></p>	<p><u>(q) adjustments made to the:</u></p> <p><u>(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</u></p> <p><u>(ii) area for an occupation to include any additional rental areas or the reduction of any rental area;</u></p>	<p><u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p>
<p><u>20(r)</u></p>	<p><u>(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</u></p>	<p><u>For increases greater than \$10,000,000.00:</u> <u>City Manager and GMIS</u></p> <p><u>For increases \$0 to \$10,000,000.00 million:</u> <u>GMIS</u></p> <p><u>For increases \$0 to \$5,000,000.00:</u> <u>GMIS</u> <u>DREDS</u></p>

	<u>increase is reviewed and endorsed by the <i>Valuation Review Committee</i>;</u>	
<u>20(s)</u>	<u>(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>;</u>	<p>For increases greater than \$10,000,000.00: <u>City Manager and GMIS</u></p> <p>For increases \$0 to \$10,000,000.00 million: <u>GMIS</u></p> <p>For increases \$0 to \$5,000,000.00: <u>GMIS</u> <u>DREDS</u></p>
<u>20(t)</u>	<u>(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 receive under the <i>Expropriation Act</i>, provided such decrease is reviewed and endorsed by the <i>Valuation Review Committee</i>;</u>	<u>GMIS</u> <u>DREDS</u>
<u>20(u)</u>	<u>(u) the payment of additional compensation provided such additional compensation complies with section 17;</u>	<p><u>17(a):</u> For any amounts: <u>GMIS</u> <u>DREDS</u></p> <p>For amounts between \$0 to \$50,000.00 <u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u></p> <p><u>17(b):</u> <u>GMIS</u> <u>DREDS</u></p> <p><u>17(c):</u> For amounts between \$0 to \$500,000.00: <u>GMIS</u> <u>DREDS</u></p> <p>For amounts between \$0 to \$50,000.00: <u>GMIS</u> <u>DREDS</u></p>

		<u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>20(v)</u>	<u>(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;</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>20(w)</u>	<u>(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;</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>20(x)</u>	<u>(x) the waiver of conditions precedent;</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>20(y)</u>	<u>(y) the assignment and assumption of any agreement including the charging of or paying of fees for the assignment and assumption of any agreement;</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>20(z)</u>	<u>(z) amendment to any terms and conditions of an occupation for film purposes under section 12 provided such amendments complies with this Bylaw; and</u>	<u>GMIS</u> <u>DREDS</u> <u>MLAM</u> <u>MMREU</u> <u>MSA</u>
<u>20(aa)</u>	<u>(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</u>	As set out in the <i>land report</i> approved by <i>Council</i> : <u>GMIS</u> or <u>DREDS</u>

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<u>Insertion</u>	
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Split/Merged cell	
Padding cell	

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Deletions	692
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Moved to	39
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Format changes	0
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