

Calgary



# Proposed Real Property Bylaw IP2022-1003

2022 September 09

# Recommendation



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

# Purpose of Real Property Bylaw



## Internally focused Bylaw

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

Real Property Transactions include:

- Acquisitions
- Dispositions
- Occupations (Leases and Licenses)

# Challenges



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

# Opportunities



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

# High Impact Solutions



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

# Outcomes



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

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