

**SUMMARY OF REMNANT LAND SALES, STAND ALONE LAND SALES, ACQUISITIONS
AND OCCUPATIONS FOR THE THIRD QUARTER 2015 - FILE NO: (RC)**

SUMMARY/ISSUE

Summary of remnant land sales less than
\$2,000,000.00 for the Third Quarter 2015.

Summary of acquisitions less than
\$2,000,000.00 for the Third Quarter 2015.

Summary of occupations less than
\$500,000.00 for the Third Quarter 2015.

PREVIOUS COUNCIL DIRECTION/POLICY

On 2009 November 02 Council approved
Real Property Bylaw 52M2009 which granted
delegated authority to the Administration as
outlined in the Confirmation of Delegated
Authority by the City Manager.

On 2011 March 21 Council approved
LAS2011-017 and directed Administration to
report quarterly only on Closed Transactions.

ADMINISTRATION RECOMMENDATIONS:

The Land and Asset Strategy Committee
recommend that Council:

1. Receive this report for information; and
2. Request that the recommendation and
report remain confidential under sections
23(1)(b), 24(1)(a), 24(1)(g), and 25(1)(b)
of the *Freedom of Information and
Protection of Privacy Act* until the report
is published in the Council agenda.

INVESTIGATION

Pursuant to Bylaw 52M2009 Section 18 (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."*

IMPLICATIONS

General

The Real Property Bylaw is supported by the
business process review that has established
well-defined real estate processes in a
consistent, accountable and effective manner.
The redesigned processes, procedures and
forms ensure the necessary due diligence
and documentation to support Bylaw
52M2009. Delegated authority was only
exercised as defined in the Bylaw.

All of the attached Remnant Sales are less
than \$2,000,000.00 and are adjacent to the
property owner(s).

All of the attached Stand Alone Sales have
been the subject of Method of Disposition
reports and have been approved by Land and
Asset Strategy Committee (LASC) and
Council.

All of the attached Acquisitions are
requirements of Council approved projects or
otherwise authorized by Council and less than
\$2,000,000.00.

All of the attached Lease/Licenses have an
annual base rent or fee less than
\$500,000.00, the term does not exceed 5
years and there is no more than 2 options to
renew, as per Bylaw 52M2009 Section
8(1)(a).

Social

Bylaw 52M2009 provides a single point of
reference for Council, Administration and the
public concerning the authorities and
responsibilities for real estate transactions to
be undertaken by Corporate Properties &
Buildings and The Office of Land Servicing &
Housing. Staff was provided with training and
is supported in implementing business
processes and the bylaw for all real estate
transactions.

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Environmental

The real estate processes are in accordance with The City of Calgary's Sales, Acquisitions and Leases Environmental (S.A.L.E.) Policy.

Economic (External)

Where applicable, the changes to the processes and authorities for real estate transactions will streamline the transaction timeline by four to six weeks, thus reducing the time and financial costs associated with finalizing the transaction.

BUSINESS PLAN/BUDGET IMPLICATIONS

N/A

RISKS

The approval processes place additional decision-making responsibility on the Administration for The City's real estate transactions. The potential risks associated with giving Administration greater authority, is mitigated in several ways:

- Increased due diligence and documentation achieved by the clearly defined business processes for all real estate transactions;
- All proposed real estate transactions documented by a land report or land authorization form will be reviewed by the Management Real Estate Review Committee or authorized delegated authority position;
- Administrative approvals will only be exercised where the established guidelines are met;
- The Deputy City Manager can opt to forward any proposed sale, lease or acquisition under his authority on to LASC and Council for approval; and
- Quarterly reporting to the LASC and Council regarding transactions approved by the Administration.

VALUATION

The negotiated prices of any of the Properties were based on internal valuations or independent appraisals which are endorsed by Administration's Valuation Review Committee.

ATTACHMENTS

1. Summary of Remnant Sales less than \$2,000,000.00 -Third Quarter 2015
2. Summary of Land Exchange – Third Quarter 2015
3. Summary of Acquisitions less than \$2,000,000.00 -Third Quarter 2015
4. Summary of Occupations less than \$500,000.00 - Third Quarter 2015
5. Summary of Demolitions – Third Quarter 2015