

The Acquisition Process

The City's intent in acquiring real estate for any purpose is to be both fair and reasonable with the property owner. These are the steps you can expect during the acquisition process.

1. Letter delivered to impacted property owners
 - Identifies the property impact and contact details for a land agent to communicate directly with you
2. Land agent will arrange for an initial meeting and discussion with you, the property owner
 - this is an opportunity to ask questions, identify issues and opportunities, and to discuss the next steps
3. Property valuation (market value)
 - this is conducted on each property to help The City prepare a proposal for further discussion between the property owner and the land agent
 - renovations, quality of improvements, landscaping, etc., are all considered
 - the initial proposal may not necessarily coincide with the assessed value placed on the property by The City's Assessment department
4. Negotiation commences between the property owner and The City
 - the negotiation process allows for an open dialogue between the property owner and the land agent to discuss the specific terms and conditions of the proposed purchase
 - market value, possession date, damages, tenancies, etc, may all form part of the negotiation
5. Corporate approval
 - all negotiated transactions between property owners and The City are subject to corporate approval

Frequently Asked Questions

When will The City know if my property is going to be impacted by the updated Stage 1 alignment?

Administration will be bringing forward a recommendation to City Council in June 2020 to seek approval of the updated Stage 1 alignment. If approved, some property requirements will be known at that time, while others will require additional design work to identify property requirements. Property owners will be contacted directly.

Green Line Property Acquisition Information Sheet

Can you provide details about the acquisition process?

The City of Calgary has established a process for property acquisition which is based upon the following principles:

- *fairness throughout the process*
- *respect for the privacy and confidentiality of all negotiations*
- *compensation based on market value*
- *minimization of disruption, dislocation and inconvenience when reasonably possible*
- *negotiation of agreements whenever reasonably possible*

These principles are applied to the process referenced on the previous page.

What is the timeline for The City to acquire properties needed for construction?

The construction start date for the Centre City segment of the updated Stage 1 alignment has not been finalized. It is The City's intention to set aside time in the project schedule to allow for negotiations with property owners.

Will The City offer compensation to address relocation expenses?

These expenses will form part of the individual negotiations between The City and impacted property owners.

How is market value determined and who will determine that for these properties?

The City will work with property owners on the basis that each property is unique and distinct, with market value forming the basis of all negotiations. The City relies on qualified staff to perform valuations to determine market value with consideration to current market activity, the individual property characteristics and standard industry practices. Where appropriate, The City also consults independent third-party appraisers to help establish market value.

In performing the valuations, is consideration given to improvements that have been made to the property?

Yes, this is one of the reasons why The City requires access to each of the properties.

What is the difference between assessed value and the values determined by the property valuations described above?

The process of determining assessed values is carried out using mass appraisal, mass review of sales data, and typical value as of a specific valuation date. Valuations conducted for property acquisition are specific to each property and include a recent site visit and more direct analysis of comparable sales to determine market value.

As a tenant of an impacted property, will The City be contacting me as well?

The type of impact to the property and specific details related to the lease agreement will assist in determining if you will be contacted. The City will initially contact the owner (landlord) and work with them to determine the impact of property requirements to their tenants.