Report of the Standing Policy Committee on Property and Development dated September 12, 2002

Proposed Acquisition of 72 Inkster Boulevard for the expansion of the Luxton Community Centre
File FI-2(34) (Vol. 8)

6. The Standing Policy Committee on Property and Development has been advised that the subject property at 74 Inkster Boulevard is the last remaining property required for the Phase I expansion of the Luxton Community Club. The Planning, Property and Development Department has negotiated the purchase of this property and is recommending the price and associated terms of acquisition for approval by Council.

On April 6, 2000, the Standing Policy Committee on Property and Development considered the recommendation from the Lord Selkirk-West Kildonan Community Committee and subsequently instructed the Director of Planning, Property and Development to negotiate offers to purchase the remaining required properties on Inkster Boulevard, to enable the expansion of the Luxton Community Centre field, subject to the identification of funding.

The proposed expansion of the Luxton Community Centre Phase I, Phase II and the future lane closure is outlined on Misc. Plan No. 11100/2. The plan also indicates the existing City-owned property in this area, as well as the subject property.

On September 9, 1992, the former Committee on Finance and Administration considered the recommendation from the former Committee on Protection, Parks and Culture advising that it had approved as to need the acquisition of lands for expansion of the Luxton Community Centre and recommended that Phase I and Phase II as outlined on the Misc. Plan 11100 be considered by the former Committee on Finance and Administration. The former Committee on Finance and Administration recommended approval of this design for the expansion of the Luxton Community Centre. Subsequently, the Planning, Property and Development Department negotiated, and Council approved, the acquisition of three properties along Inkster Boulevard for Phase I.

The Planning and Land Use Division of the Planning, Property and Development Department advised "the Luxton neighbourhood is in a serious deficit situation in regards to open space and is one of the most deficient neighbourhoods in the City in regards to open space".

The owners have advised they would be prepared to sell the subject property to the City for $56,000.00 and in accordance with the negotiated terms and conditions. The particulars of the subject property are as follows:

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Location:	74 Inkster Blvd.
Legal Description:	Lot 33, Block D, Plan 728
Certificate of Title:	1339667
Registered Owners:	Miguel and Clara Aravena
Realty Roll Number:	14-070143000
Assessment:	$45,000.00 (1999)
Zoning:	"R-2" (Residential)
Description:	A two-storey single family dwelling with a full basement in fair condition.

The subject property is the last remaining property required along Inkster Boulevard for the Phase I expansion of the Luxton Community Centre.

It should be noted that the subject property was not offered for sale to the City prior to the Real Estate Division approaching the owners to determine whether or not they would be prepared to sell.

After several discussions with the owners, they have reluctantly agreed to sell their home to the City for an all inclusive purchase price of $56,000.00 and in accordance with negotiated terms and conditions. The proposed purchase price includes an amount for market value, plus expenses the owner will incur to relocate i.e. legal costs for a new home purchase, utility hook-ups, mortgage discharge fees, moving costs, etc.

The Planning and Land Use Division advised that the lot has to be vacant in order to accommodate the expansion of the Luxton Community Club and therefore recommends that the site be cleared of the structures either by way of demolition or relocation.

Funding for this acquisition has been allocated from the Land Acquisition for General Unspecified Purposes Account. The total budget amount required in order to complete this transaction and demolish/remove the building is $74,000.00.

The Standing Policy Committee on Property and Development recommends:

I. That the proposed acquisition of 74 Inkster Boulevard, identified as "subject property" on Misc. Plan No. 11100/2, be approved at a purchase price of $56,000.00 and in accordance with the terms and conditions as negotiated.

II. That the Director of Planning, Property and Development be authorized to clear the site by removal or demolition of the structures.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.