Report - Standing Policy Committee on Downtown Development - October 31, 2005

Item No. 4 388 Hargrave Street and 386 Hargrave Street - CentreVenture Asset Agreement
File EP-1.2.3

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 16, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development, and submits the following to Council:

1. That 388 Hargrave Street and 386 Hargrave Street be added to Category 'A' of the CentreVenture Asset Agreement.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Downtown Development - October 31, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 16, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 31, 2005, the Standing Policy Committee on Downtown Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: **Proposal to Add 388 Hargrave Street and 386 Hargrave Street to the CentreVenture Asset Agreement**
City Centre Community
Daniel McIntyre Ward

For submission to: **Standing Policy Committee on Downtown Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: October 21, 2005

Recommendation(s):

1. That 388 Hargrave Street and 386 Hargrave Street be added to Category 'A' of the CentreVenture Asset Agreement.

2. That the property officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REPORT SUMMARY

Key Issues:

- The subject properties were acquired through the tax sale process.
- The City-owned properties shown as 'Subject City Property' on attached Misc. Plan Nos. 12017/1 and 12509/1 have been declared surplus to the City's requirements on April 18, 2005.
- The subject properties are in the CentreVenture mandated area and according to Clause B.(b) of the CentreVenture Asset Agreement "that, for the duration of the Asset Agreement, upon receipt of title and possession of future tax sale properties within the Downtown, each property be processed through the City's normal procedure to declare properties surplus and that each property be optioned to CentreVenture for the last three years of realty taxes, prior to its having become a City-owned property, net of interest and penalties."
- The subject properties were circulated to City Departments and no civic needs were identified.

Implications of the Recommendation(s):

General implications:

X	**None**
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg

	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

- The Real Estate Division has not carried out an Environmental Site Assessment for the properties, shown as 'Subject City Property' on Misc. Plan Nos. 12017/1 and 12509/1, therefore, it is not aware of any environmental implications. Should any environmental issues be identified, according to the Asset Agreement, CentreVenture may withdraw from the transaction.

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

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REASON FOR THE REPORT:

CentreVenture has requested that the properties located at 388 Hargrave Street and 386 Hargrave Street be added to Schedule A of the Asset Agreement. In accordance with existing policy, this request requires Council approval.

HISTORY:

Lot No. 1

The subject property has been acquired through completion of the tax sale process. Particulars of the subject property are as follows:

Certificate of Title No. 2020539 for the subject property issued in the name of the City of Winnipeg on June 8, 2004

Location:	388 Hargrave Street between Cumberland and Qu'appelle Avenues, as shown on the attached Misc. Plan No. 12017/1
Legal Description:	Lot 47, Plan 24208
Certificate of Title:	2020539
Assessment:	$60,500.00
Zoning:	RB NRA BR1 PL1 S1 PLO
Site Size:	7.62 m x 36.576 m = ± 278.7 m² (25 ft. x 120 ft. = ±3000 sq.ft.)
Historical Status:	The property presently does not have a historical designation. It is however, listed on an inventory of properties that have the potential to be so designated. Consequently in the event a demolition should be recommended, the required permit application would be held in abeyance pending a decision from the Historical Buildings Committee as to whether the building has merit for designation or alternatively to be removed from the inventory listing.
Property Description:	The subject property consists of a two-storey single family type dwelling built in 1891 and comprising 2358 sq.ft. on a part basement and apparently in poor condition.

Lot No. 2

The subject property has been acquired through completion of the tax sale process. Particulars of the subject property are as follows:

Certificate of Title No. 2076497 for the subject property issued in the name of the City of Winnipeg on April 28, 2005, pursuant to Tax Sale No. 107/29.

Location:	386 Hargrave Street, between Qu'appelle and Cumberland Avenues as shown on the attached Misc. Plan No., 12509/1
Legal Description:	Lot 48, Plan 24208
Certificate of Title:	2076497
Assessment:	$37,500.00
Zoning:	D, Downtown Living Sector
Site Size:	7.62 m x 36.576 m = ±278.7 m² (25 ft. x 120 ft. = ±3,000.00 sq.ft.)
Property Description:	The subject property is a vacant lot.

DISCUSSION:

The subject properties were circulated in the usual manner and no civic need was identified for the subject properties; nor are any easements required.

The subject properties are located in an area in which the Asset Agreement, between the City of Winnipeg and CentreVenture Development Corporation, specifies that CentreVenture has the option to purchase all future City-owned property acquired in tax sale.

A sale of these properties, as a result of CentreVenture exercising its Option, will:

- cause the properties to be reinstated on the active realty tax roll;
- remove the City's responsibility for on-going maintenance of the properties;
- provide an additional opportunity for redevelopment, enhancement and rejuvenation of Winnipeg's downtown.

Financial Impact Statement Date: October 20, 2005

COMMENTS:

The recommendation in this report is that the subject properties be added to the CentreVenture Asset Agreement. The financial implications include potential incremental municipal realty tax revenues and the avoidance of maintenance costs related to these properties. Given the amounts involved, there are no material financial implications associated with this report.

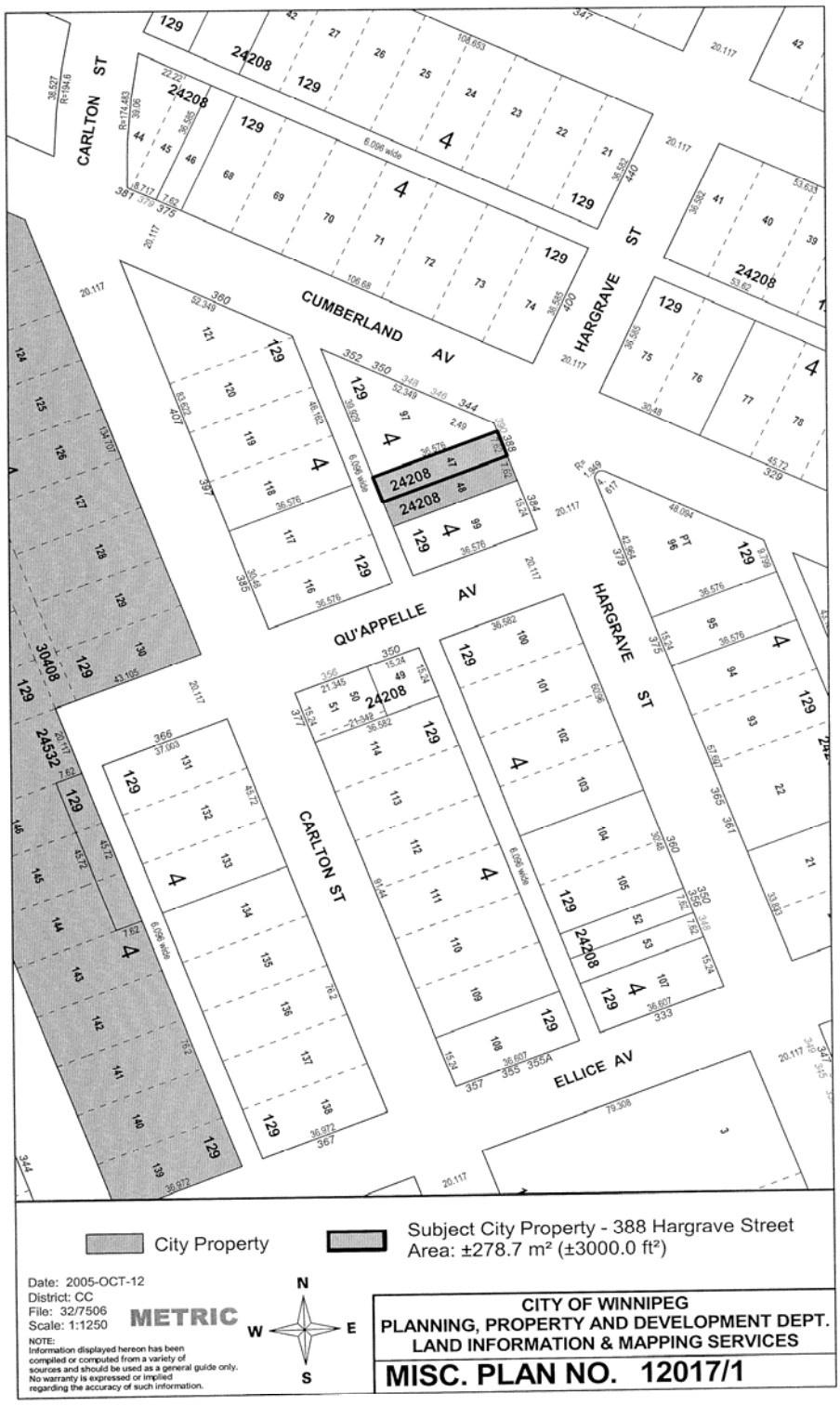
"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

No consultation was required in the preparation of this report.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Maxine Clayton
PPD File #: 32/7506, 8235


CARLTON ST
HARGRAVE ST
CUMBERLAND AV
QU'APPELLE AV
ELLICE AV
City Property
Subject City Property - 388 Hargrave Street
Area: ±278.7 m² (±3000.0 ft²)
Date: 2005-OCT-12
District: CC
File: 32/7506
Scale: 1:1250
METRIC
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
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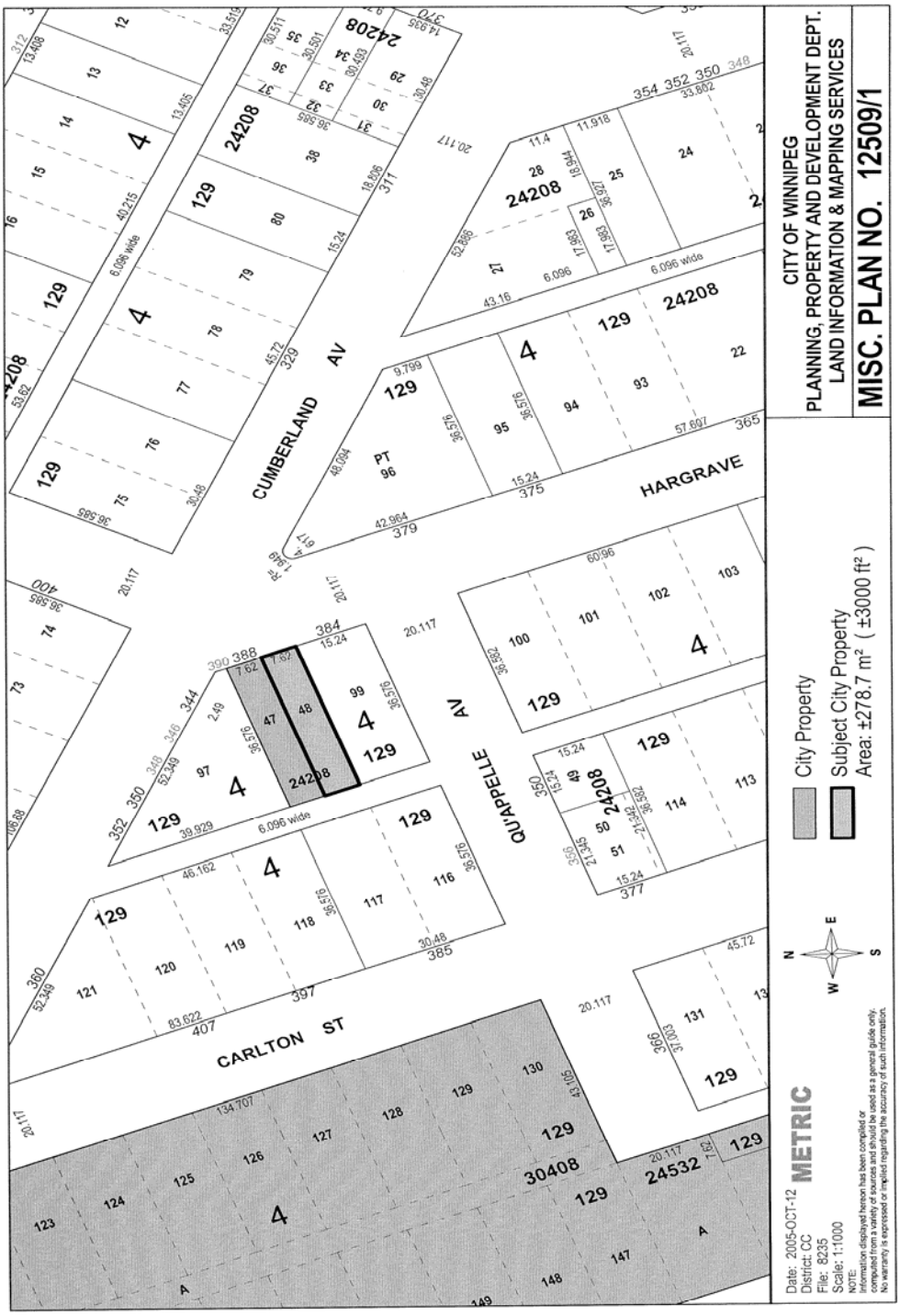
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12017/1


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12509/1
City Property
Subject City Property
Area: ±278.7 m² (±3000 ft²)
Date: 2005-OCT-12
District: CC
File: 8235
Scale: 1:1000
METRIC
CUMBERLAND AV
HARGRAVE
QU'APPELLE AV
CARLTON ST