Proposed Sale of City Property located south of Meadowcrest Bay and Knotwood Crescent - Lord Selkirk-West Kildonan Community

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3. The Standing Policy Committee on Property and Development has been advised that the Director of Planning, Property and Development has the authority to sell residential lands for consolidation with adjoining holdings, subject to the sale price being at market value or at one-half the assessed value in accordance with the Council Policy on Small Unbuildable Parcels. As these Offers are not in accordance with existing Policy, these proposed sales will require the consideration and approval of Council.

The subject City property was acquired in 1996 in tax sale from Draco Developments, the developer of the northerly adjoining subdivision. The City property is encumbered by a right-of-way in favour of John Whiteway who owns land southeast of the subject property. Draco Developments had been unsuccessful in negotiating with Mr. Whiteway for the removal of the right-of-way.

The property was circularized to all appropriate City departments and the utilities. No objections were received and no easements are required.

The matter was brought to the attention of the Lord Selkirk-West Kildonan Community Committee at its meeting held on September 15, 1998. The Committee advised it had no objections to the sale of the property.

Subsequently, the City entered into negotiations with the adjoining owners. The Planning, Property and Development Department recommended a sale price in accordance with the City Policy as applicable to the sale of small unbuildable parcels, i.e. one-half of the assessed value, which ranged from $420.00 to $926.00 depending on location. Given that the Purchasers would be unable to fence the property, there was insufficient interest in purchasing these lands at these prices and so the Real Estate Division of the Planning, Property and Development Department offered the property to the adjoining owners for $1.00, subject to approval by Council.

To date, eleven of the sixteen adjoining owners have agreed to purchase the said property. Particulars of the Offers, which are common to all are briefly outlined as follows:

Location:	South of Meadowcrest Bay and Knotwood Crescent, east of Main Street
Zoning:	"R1-20" Single-family Residential
Roll No.:	5-37203
Certificate of Title:	1475095
Terms:	$1.00 plus $250.00, deposited, towards Plan of Survey
Adjustments:	Date of approval by the City
Purpose:	Addition to residential holding
Property Description:	Vacant land

The following are the particulars relevant to each individual Officer to Purchase, namely:

Legal Description:	Part Parcel C, Plan 22052 shown as Parcel G on Misc. Plan No. 10197
Size:	5.24 metres x 6.096 metres (50 feet x 20 feet = 1,000 square feet)

Assessed Value:		$530.00
Applicant:		Lorena Wall, 52 Meadowcrest Bay
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel H on Misc. Plan No. 10197
Size:		Irregular - 120 square metres (1,292 square feet)
Assessed Value:		$680.00
Applicant:		Robert and Anita Viktoruk, 56 Meadowcrest Bay
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel J on Misc. Plan No. 10197
Size:		Irregular - 141.5 square metres (1,523 square feet)
Assessed Value:		$800.00
Applicant:		Gary and Moira Cole, 60 Meadowcrest Bay
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel K on Misc. Plan No. 10197
Size:		Irregular - 147.3 square metres (1,586 square feet)
Assessed Value:		$840.00
Applicant:		Stephen and Marion Hrab, 64 Meadowcrest Bay
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel L on Misc. Plan No. 10197
Size:		Irregular - 117.4 square metres (1,264 square feet)
Assessed Value:		$670.00
Applicant:		Stephen and Caroll Sukich, 32 Knotwood Crescent
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel M on Misc. Plan No. 10197
Size:		Irregular - 154.8 square metres (1,666 square feet)
Assessed Value:		$880.00
Applicant:		Richard and Rita Sukkau, 36 Knotwood Crescent
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel N on Misc. Plan No. 10197
Size:		Irregular - 114.1 square metres (1,228 square feet)
Assessed Value:		$650.00
Applicant:		Dave and Lori McMillan, 40 Knotwood Crescent
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel P on Misc. Plan No. 10197
Size:		15.612 metres x 6.096 metres (51.22 feet x 20 feet=1,025 square feet)
Assessed Value:		$540.00
Applicant:		Richard and Martha Cinch, 44 Knotwood Crescent
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel Q on Misc. Plan No. 10197
Size:		15.5 metres x 6.096 metres (50.85 feet x 20 feet=1,017 square feet)

Assessed Value:		$540.00
Applicant:		Tracy and Larry Blanchard, 48 Knotwood Crescent
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel R on Misc. Plan No. 10197
Size:		16 metres x 6.096 metres (52.5 feet x 20 feet=1,050 square feet)
Assessed Value:		$550.00
Applicant:		Larry W. Clark, 52 Knotwood Crescent
Price Offered:	$1.00	

Legal Description:		Part Parcel C, Plan 22052 shown as Parcel S on Misc. Plan No. 10197
Size:		16 metres x 6.096 metres (52.5 feet x 20 feet = 1,050 square feet)
Assessed Value:		$550.00
Applicant:		Andrew and Shirley Radawetz, 56 Knotwood Crescent
Price Offered:	$1.00	

The terms and conditions of the above eleven Offers to Purchase and for the five outstanding Offers are as contained in Appendix "A".

Given that the Purchasers cannot fence the property nor place any obstructions, e.g. a shed, on the property, the Real Estate Division of the Planning, Property and Development Department offered the property for $1.00 plus Plan of Survey costs of $250.00. This eliminates the need for the City to continue to maintain this property indefinitely. In addition, the Purchasers will have to consolidate the City property with their own and incur any and all costs associated therewith.

Therefore, the Planning, Property and Development Department is in favour of these sales for the following reasons:

- The property is not developable on its own.
- The property is encumbered, over the entire length and width, with a right-of-way.
- The property will be on the tax roll upon the closing of the sale.
- The Purchaser will pay his fair share of the cost of the necessary subdivision of the land.
- The Purchaser has agreed to consolidate title to the lands being acquired with title to his adjoining holding.
- The sale will eliminate the liability for the City associated with holding this parcel of vacant land.
- The sale will bring to a conclusion a long and difficult series of negotiations which started in 1998.

Further, the Planning, Property and Development Department recommends the delegation of authority to the Chief Administrative Officer or her designate to accept Offers to Purchase on the remaining surplus properties. As well, the Planning, Property and Development Department intends to seek a further delegation from the Chief Administrative Officer to the Director of Planning, Property and Development and to his designate.

The Standing Policy Committee on Property and Development recommends:

I. That Council's Policy of July 21, 1993 requiring that small unbuildable parcels be sold for one-half the assessed value be waived in this instance.

II. That the Offers to Purchase as outlined in the report and in accordance with the terms and conditions contained in Schedule "A, be accepted at the price of $1.00 per parcel.

III. That the Chief Administrative Officer or designate be delegated the authority to accept Offers to Purchase on the remaining surplus properties providing the terms and conditions are similar to those outlined in Schedule "A".

IV. 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.