Agenda - Executive Policy Committee - January 22, 2003

Report - Standing Policy Committee on Property and Development - January 9, 2003

Item No. 2 Proposal to Declare as Surplus and to Market for Sale the City-owned property located at 808 Regent Avenue West
File FI-2.4(33) (Vol. 34)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the administrative recommendation as amended, and recommended:

1. That the subject City-owned property located at the southwest corner of Regent Avenue West and Plessis Road shown outlined on Misc. Plan No. 7655/5 be declared surplus to the City's requirements.

2. That the Director of Planning, Property and Development be authorized to commence with the marketing of the subject property for sale purposes.

3. That the proceeds resulting from the sale of the subject property be credited to the Land Operating Reserve Fund.

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

Agenda - Executive Policy Committee - January 22, 2003

Report - Standing Policy Committee on Property and Development - January 9, 2003

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 9, 2003, the Standing Policy Committee on Property and Development concurred in the administrative recommendation be concurred in as amended, namely:

- Amend Recommendation No. 1 by deleting the words “subject to favourable consideration by the East Kildonan-Transcona Community Committee”

- Add a third Recommendation as follows “That the proceeds resulting from the sale of the subject property be credited to the Land Operating Reserve Fund”

and forwarded to Executive Policy Committee and Council.

STANDING COMMITTEE RECOMMENDATION:

On November 21, 2002, the Standing Policy Committee on Property and Development laid over consideration of the matter to its January 2003 meeting.

Re: Proposal to Declare as Surplus and to Market for Sale the City-Owned Property Located at 808 Regent Avenue West
East Kildonan – Transcona Community
Transcona Ward

For submission to: Standing Policy Committee on Property and Development

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

Report date: November 8, 2002

Recommendation(s):

1. Subject to the favourable consideration of the East Kildonan-Transcona Community Committee, that the subject City-owned property located at the southwest corner of Regent Avenue West and Plessis Road shown outlined on Misc. Plan No. 7655/5, attached, be declared surplus to the City's requirements.

2. Subject to the approval of Recommendation 1., that the Director of the Planning, Property and Development Department be authorized to commence with the marketing of the subject property for sale purposes.

REPORT SUMMARY

KEY ISSUES:

- The subject City-owned property shown outlined on Misc. Plan No. 7655/5, attached, was acquired by the City in August 2001 from Imperial Oil Limited as part of a Council approved (April 25, 2001) settlement of Due Compensation in the Expropriation to facilitate the Regent Avenue widening project.
- The subject property is improved with a single story commercial building constructed in 1984.
- On September 6, 2001, the Standing Policy Committee on Property and Development approved a lease of 808 Regent Avenue West to Haber Motors Inc.
- As the City had also expropriated property from Haber Motors for the Regent Ave widening project, the Department entered into negotiations to convey 808 Regent Avenue to Haber as part of the resolution of the outstanding expropriation. The negotiations were not successful.
- A recent canvas of all City Departments by the Real Estate Division has concluded that there are no civic needs for all or a portion of the subject City-owned property and, as such, the Planning, Property and Development Department has requested the East Kildonan – Transcona Community Committee to advise the Department if it is prepared to support the recommendation to Council to declare the property as surplus to the City's requirements and made available for sale.

- The Community Committee will consider this matter at its scheduled meeting of December 12, 2002.
- Should the subject City-owned property be declared surplus by Council, the Department proposes to market the site for sale.
- The Department would report back to the Standing Policy Committee on Property and Development upon receipt of any Offers it received to purchase the subject property.

IMPLICATIONS

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: •

Policy implications

X	No (*There are no policy implications if the report is asking for a one-time decision.)*
	Yes *(There are policy implications if the recommendation(s) is/are asking for a decision that will be used to guide decisions over time.)*

Comment: •

Financial implications

	Within approved current and/or capital budget
	Current and/or capital budget adjustment required
X	No financial implications

Comment: •

REPORT

RECOMMENDATION(S):

1. Subject to the favourable consideration of the East Kildonan-Transcona Community Committee, that the subject City-owned property located at the southwest corner of Regent Avenue West and Plessis Road shown outlined on Misc. Plan No. 7655/5, attached, be declared surplus to the City's requirements.

2. Subject to the approval of Recommendation 1., that the Director of the Planning, Property and Development Department be authorized to commence with the marketing of the subject property for sale purposes.

REASON FOR THE REPORT:

In accordance with the Council Order of July 18, 1979, once Council has declared land surplus to the City's requirements the Standing Policy Committee on Property and Development shall finalize all sales, including terms and conditions, for which the Director of the Planning, Property and Development Department has no authority. In this regard, the Planning, Property and Development Department, Real Estate Division, has determined that there are no civic needs for all or a portion of the subject City-owned property shown outlined on Misc. Plan No. 7655/5, attached, and the Department is, therefore, recommending that Council declare same as surplus to the City's requirements.

HISTORY:

The subject City-owned property shown outlined on Misc. Plan No. 7655/5, attached, was acquired by the City in August 2001 from Imperial Oil Limited as part of a Council approved (April 25, 2001) settlement of Due Compensation in the Expropriation to facilitate the Regent Avenue widening project.

Details of the subject property are as follows:

Location:	808 Regent Avenue West – southwest corner of Regent Avenue West and Plessis Road
Legal Description:	Part of OTM Lot 92A Parish of Kildonan excepting Regent Avenue West Plan 25494
Certificate of Title:	1821479
Roll Number:	09-007550100
Total Assessment (2002):	$213,000.00
Realty Taxes (2002):	$9,958.46
Zoning:	"C3-1" – Commercial District
Servicing:	All typical services are available
Site Size:	1,145.1 m^2 (12,326.0 ft^2)

Building Size:	140.5 m² (1,512.0 ft²)
Comments:	The subject property is improved with a single story commercial building constructed in 1984.

At the time the City was negotiating the acquisition of the subject property, Imperial Oil Limited had leased the site to the adjacent property owner to the west, Haber Motors Inc., for the purpose of a vehicle sales business operation.

In the interests of facilitating the resolution of the outstanding expropriation with Haber Motors, and to ensure the uninterrupted operation of that business operation, the City accepted possession of the property purchased from Imperial subject to the tenancy with Haber Motors. On September 6, 2001, the Standing Policy Committee on Property and Development approved a lease of 808 Regent Avenue West to Haber Motors Inc.. For Committee's information, the said lease is on a month-to-month basis at a rental rate of $2,430.00 per month and is cancelable upon 30 days notice by either party.

DISCUSSION:

Once the Imperial Oil Limited settlement was concluded, the Department initiated discussions with Mr. Ben Haber with regard to the potential sale of the subject property to him as part of a resolution of the outstanding Due Compensation owing by virtue of the prior expropriation. The negotiations were not successful. As such, the Department advised Mr. Haber that it would be doing all things necessary to proceed to actively market the subject property for sale.

In this regard, a recent canvas of all City Departments by the Real Estate Division has concluded that there are no civic needs for all or any portion of the subject City-owned property and, as such, the Planning, Property and Development Department has requested the East Kildonan – Transcona Community Committee to advise the Department if it is prepared to support the recommendation to Council to declare the property surplus to the City's requirements and made available for sale. The Community Committee will consider this matter at its scheduled meeting of December 12, 2002.

Should the subject City-owned property be declared surplus by Council, the Department proposes to market the site for sale

The Department would report back to the Standing Policy Committee on Property and Development upon receipt of any Offers it received to purchase the subject property.

Financial Impact Statement **Date:** 6-Nov-02

Proposal to Declare as Surplus and to Market for Sale the City-Owned Property Located at 808 Regent Avenue West

COMMENTS:

There are no financial implications associated with the recommendation(s) of this report.

Gord Courage, Manager
Support Services Division

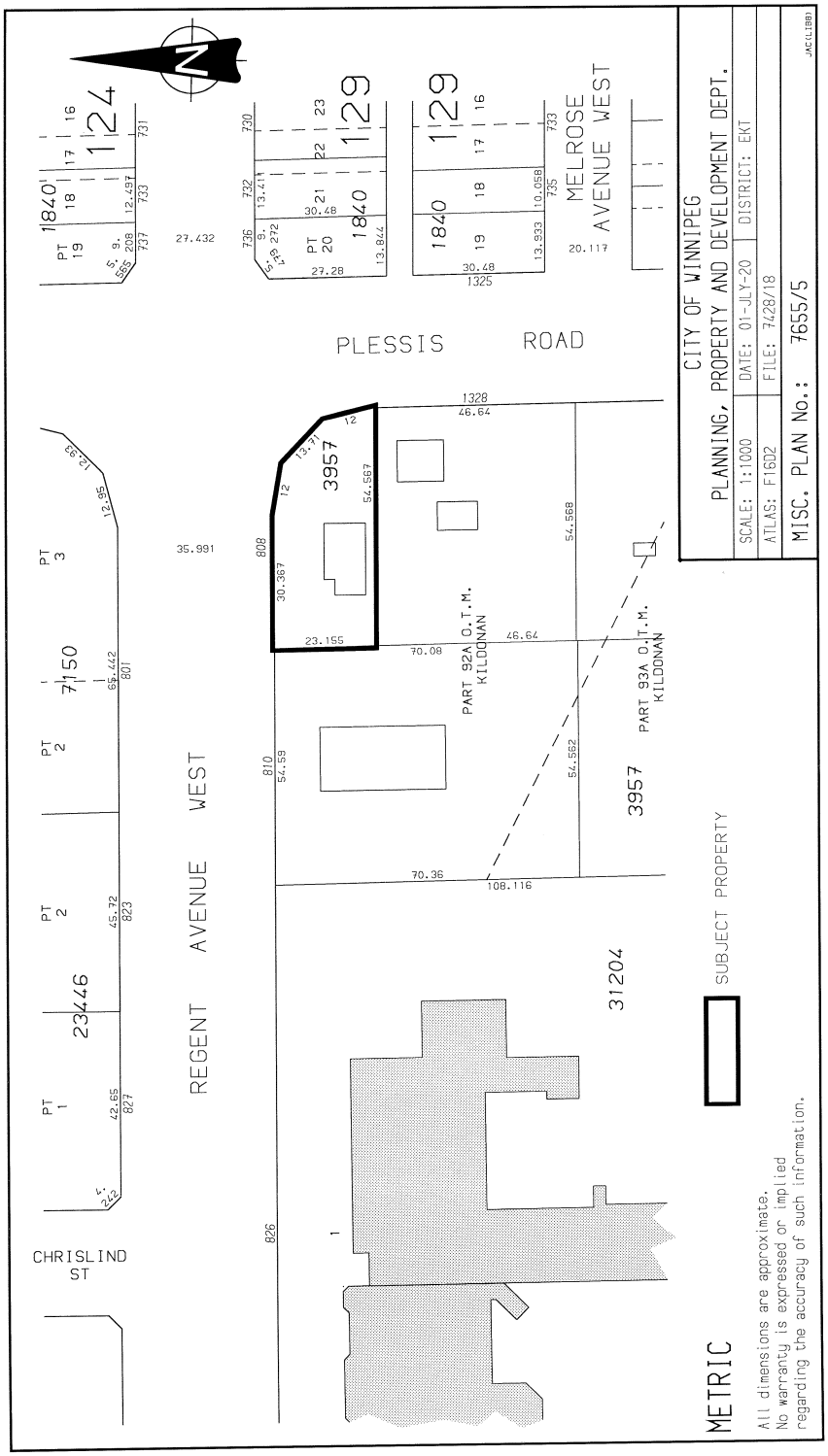
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

No consultation was required in preparing this report.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: John S. Zabudney
PPD File #: 7428/18

Document name: o:\reports directive\real estate\sales\(jz)808 regent avenue.doc


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1000
DATE: 01-JLY-20
DISTRICT: EKT
ATLAS: F16D2
FILE: 7428/18
MISC. PLAN No.: 7655/5
JAC(LIB8)
PLESSIS ROAD
MELROSE AVENUE WEST
REGENT AVENUE WEST
CHRISLIND ST
PART 92A O.T.M. KILDONAN
PART 93A O.T.M. KILDONAN
SUBJECT PROPERTY
METRIC
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.