Report of the Standing Policy Committee on Property and Development dated January 10, 2002

Proposed Acquisition of 72 Inkster Boulevard for the expansion of the Luxton Community Centre
File FI-2(32) (Vol. 6)

1. The Standing Policy Committee on Property and Development has been advised that the subject property at 72 Inkster Boulevard is one of three remaining properties required for the Phase I expansion of the Luxton Community Club. The Planning, Property and Development Department has negotiated the purchase of the subject property and is recommending the price and associated terms of sale for its acquisition.

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. 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 subject property was first offered to the City for $75,000.00 in January 2001. In December 2001, the owner was prepared to sell the subject property to the City for $57,500.00 and in accordance with the terms and conditions as negotiated. The particulars of the subject property are as follows:

Location:	72 Inkster Boulevard
Legal Description:	Lot 34, Block D, Plan 728
Certificate of Title:	1484437
Registered Owner:	Beverly J. Traverse
Realty Roll No.:	14-070144000
Assessment:	$53,700.00 (1999)
Zoning:	"R-2" Residential District
Description:	A two-storey single-family dwelling with a full basement and in fair condition.

The subject property is one of three remaining properties required along Inkster Boulevard for the expansion of the Luxton Community Centre. Until the last property is acquired and development of the expansion is scheduled, the subject property may be placed in a rental program.

The proposed purchase price of $57,500.00 includes $550.00 that is required to discharge the owner's mortgage. Although the proposed purchase price is at the high range of the City's appraised market value, it is supported by external and in-house appraisals. The Real Estate Division of the Planning, Property and Development Department considers the proposed purchase price to be fair and reasonable.

Funding for this acquisition has been allocated from the Land Acquisition for General Unspecified Purposes Account.

The Standing Policy Committee on Property and Development recommends:

I. That the proposed acquisition of 72 Inkster Boulevard, identified as subject property on Misc. Plan No. 11100, be approved at a purchase price of $57,500.00, and in accordance with the terms and conditions as negotiated.

II. 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.