Minute No. 276
Report - Standing Policy Committee on Property and Development - May 5, 2009

Item No. 8 730 Pandora Avenue West - Results of Expression of Interest (Transcona Ward)
eFile FI-2.4(33)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and submits the following to Council:

1. That the sale of the subject City property shown shaded on Misc. Plan No. 11979/1 to Grace Canadian Reformed Church, be approved for the price of $450,000.00

2. That $150,000.00 of the net proceeds of the sale of the subject City property be assigned to City of Winnipeg costs associated with capital projects for the Transcona Centennial Celebrations, to be approved by the Executive Policy Committee.

3. That authority be delegated to the Chief Administrative Officer to finalize the terms and conditions of the agreement of purchase and sale that the Director of Planning, Property and Development and the Acting City Solicitor/Manager of Legal Services consider necessary to protect the interest of the City.

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

Minutes - Executive Policy Committee - May 20, 2009

Report - Standing Policy Committee on Property and Development - May 5, 2009

DECISION MAKING HISTORY:

Moved by Councillor Fielding,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in, with the following amendment, namely:

- Amend Recommendation 2 by inserting the words "capital projects for" after the words "City of Winnipeg costs associated with"

and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On May 5, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service with the following amendment, namely:

- Add the following Recommendation 2. and renumber the remaining recommendations accordingly:

    2. That $150,000.00 of the net proceeds of the sale of the subject City property be assigned to City of Winnipeg costs associated with the Transcona Centennial Celebrations, to be approved by the Executive Policy Committee,

and forwarded to Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

RE: **730 Pandora Avenue West – Results of Expression of Interest No. 938 - 2008**
East Kildonan – Transcona Community
Transcona Ward

REPORT DATE: **April 20, 2009**

AUTHORIZATION

Author	Department Head	CAO
Barry Lucyk	Deepak Joshi	Glen Laubenstein

RECOMMENDATION

1. That the sale of the subject City property shown shaded on the attached Misc. Plan No. 11979/1 to Grace Canadian Reformed Church, be approved for the price of $450,000.00

2. Subject to the approval of Recommendation 1, that authority be delegated to the Chief Administrative Officer to finalize the terms and conditions of the agreement of purchase and sale that the Director of Planning, Property and Development and the City Solicitor/Manager of Legal Services consider necessary to protect the interest of the City.

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

REASON FOR THE REPORT

- On April 23, 2008, Council declared the subject City property surplus excepting the 12.3 metre widening along the Plessis Road frontage and a corner cut on the northwest corner of the subject City property required to accommodate future transportation purposes.
- On April 23, 2008, Council directed that the Director of Planning, Property and Development Department be authorized to market the subject property for sale via an expression of interest, for the purpose of the establishment of a multiple family housing project with a strong green space component.

- On April 23, 2008, Council directed that upon the successful conclusion of the Expression of Interest process the Winnipeg Police Service Canine Unit be notified that they will be required to vacate the premises.
- In accordance with the Council direction, an Expression of Interest was developed and advertised for 730 Pandora Avenue West, which closed on February 13, 2009.

KEY ISSUES

The Expression of Interest (EOI No. 938 – 2008) process resulted in two submissions; one proposing a redevelopment of the existing building as a full service Pre-owned Vehicle Sales and Service Center at a price of $425,000.00 and the second proposing the redevelopment of the existing building for use as a church at a price of $300,000.00.

An EOI review process was conducted by an Administrative Review Committee. The Grace Canadian Reformed Church proposal for $300,000.00 was identified as the preferred submission as its use was the most compatible with the neighbourhood. The Winnipeg Public Service was instructed to negotiate an acceptable sale price in accordance with the appraised value of the subject City property.

The Winnipeg Public Service has negotiated a proposed purchase price of $450,000.00 with The Grace Canadian Reformed Church, which is supported by an internal appraisal.

The Ward Councillor is supportive of the sale.

The Winnipeg Police Service Canine Unit is occupying a portion of the building and the outdoor kennel area. The submission received from the Church includes a provision for discussions with the Winnipeg Police Service to accommodate its exiting of the property. Further discussions are on-going with the Church in this regard.

IMPACT OF THE RECOMMENDATIONS

IMPACT	YES	NO	COMMENTS
Policy		**x**	
Regulatory		**x**	
Environmental		**x**	**The City's standard terms and conditions of sale include provisions to protect the City's interests in the event that environmental contamination is discovered.**
Human Resources		**x**	
Financial		**x**	
Legal (Contracts)		**x**	
Communications		**x**	
Council Priorities Direction		**x**	
Other, e.g. Organizational, community, etc. (Specify)	**x**		**The Winnipeg Police Service Canine Unit will be required to vacate a part of the premises upon sale.**

FINANCIAL IMPACT

Financial Impact Statement **Date:** April 8, 2009

Project Name: **First Year of Program** **2009**

Sale of 730 Pandora Avenue West - Grace Canadian Reformed Church

	2009	2010	2011	2012	2013
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 2,000	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	450,000	-	-	-	-
Net Cost/(Benefit)	$ (448,000)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(448,000)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Net proceeds of $448,000 (i.e. proceeds of $450,000 net of approximately $2,000 in costs incurred to date with respect to the property) will be credited to the Land Operating Reserve. The municipal property taxes implications associated with this proposed sale are not material and have been excluded.

original signed by
Chief Financial Officer

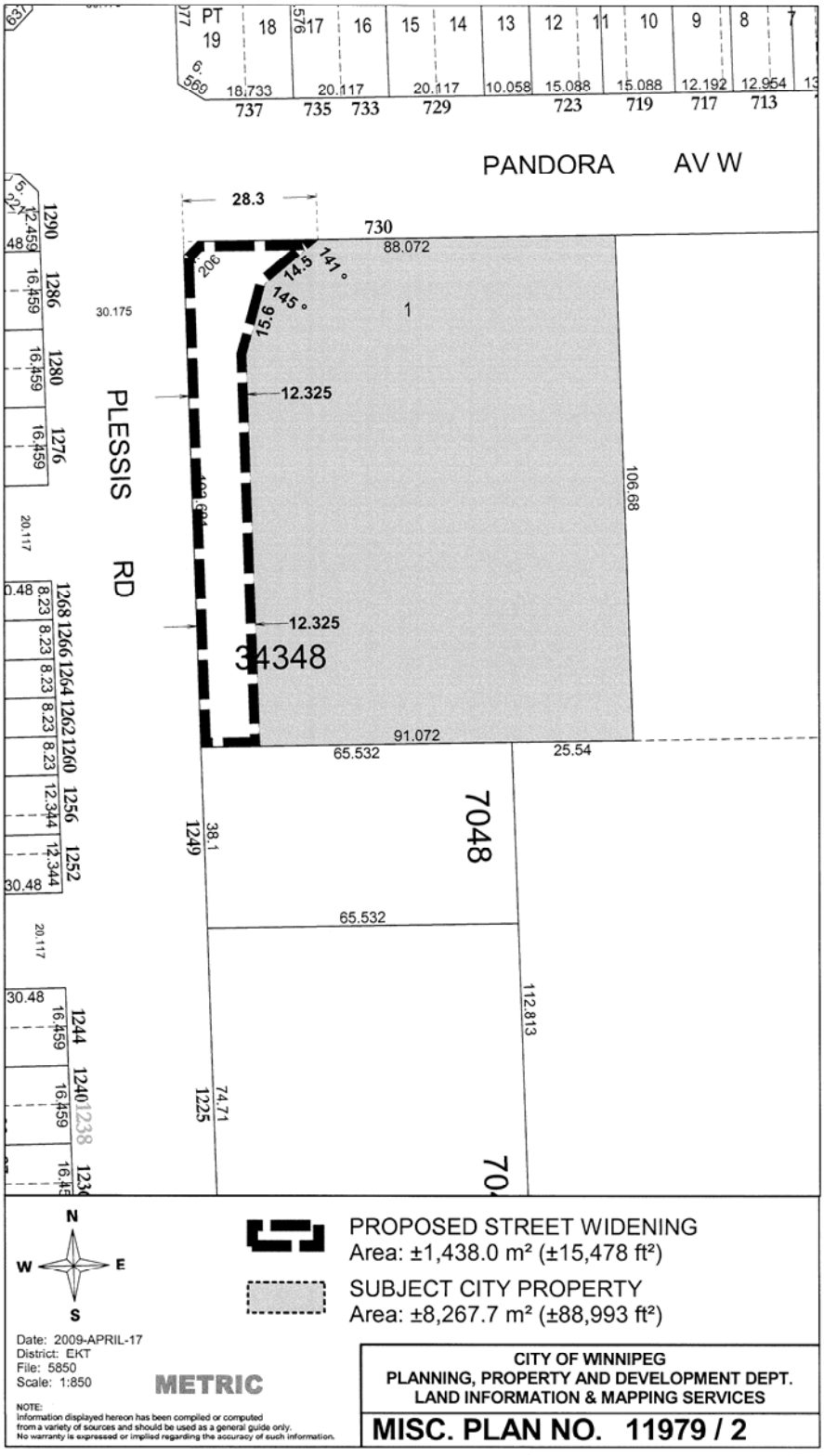
CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Real Estate
Prepared by:	Barry Lucyk
File No.	5850


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15.088
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12.954
737
735
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729
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717
713
PANDORA AV W
28.3
730
88.072
14.5
141 °
15.6
145 °
1
30.175
PLESSIS RD
12.325
106.68
12.325
34348
91.072
65.532
25.54
7048
38.1
1249
65.532
112.813
74.71
1225
1290
1286
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1276
1268
1266
1264
1262
1260
1256
1252
1244
1240
1238
PROPOSED STREET WIDENING
Area: ±1,438.0 m² (±15,478 ft²)
SUBJECT CITY PROPERTY
Area: ±8,267.7 m² (±88,993 ft²)
N
W
E
S
Date: 2009-APRIL-17
District: EKT
File: 5850
Scale: 1:850
METRIC
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11979 / 2