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

Item No. 7 Sale - Property located between 725 and 731 Regent Avenue West (Transcona Ward)
eFile FI-2.4 (33)

STANDING COMMITTEE RECOMMENDATION:

On May 20, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the vacant City-owned property located between 725 and 731 Regent Avenue West shown outlined on the Misc. Plan No. 11563/1, be declared surplus to the City's requirements.

2. That the sale of the City-owned property, shown outlined on Misc. Plan No. 11563/1 to the owners of 725 and 731 Regent Avenue West, be approved in accordance with the terms and conditions of the Offers to Purchase contained in the report from the Director of Planning, Property and Development dated April 20, 2009.

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

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 20, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 5, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

RE: **Proposed Sale of City-owned Property Located Between 725 and 731 Regent Avenue West**

REPORT DATE: **April 20, 2009**

AUTHORIZATION

Author	Department Head	CAO
Ray Klassen	Deepak Joshi	Glen Laubenstein

RECOMMENDATION

1. That Council declare the vacant City-owned property located between 725 and 731 Regent Avenue West shown outlined on the attached Misc. Plan No. 11563/1, surplus to the City's requirements.

2. That subject to the approval of Recommendation No. 1, approval be given for the sale of the City-owned property, shown outlined on Misc. Plan No. 11563/2, to the owners of 725 and 731 Regent Avenue West in accordance with the terms and conditions of the attached Offers to Purchase.

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

- The subject City-owned property would appear to be originally owned by the "old" City of Transcona and retained by the City because of the Imperial Oil pipeline running through the middle of the property, deeming the property unbuildable. The pipeline right of way was placed on the subject property in 1950.
- Adjacent property owners have leased parts of this property over the years and the most recent owners have expressed interest in purchasing the subject property subject to consolidation with their holdings.
- The Planning, Property and Development Department are in receipt of their Offers to Purchase the subject City-owned property shown outlined on Misc. Plan No. 11563/1.

- Council approval is required to declare City-owned property surplus to the City's requirements.
- Approval by the Standing Policy Committee on Property and Development is required for the sale of the subject City-owned property.

KEY ISSUES

- In keeping with City policy, one half of the subject City-owned property was offered to each adjoining owner, with them being responsible for all costs associated with a plan of subdivision.
- Imperial Oil Limited advised that they had no objection to the proposed sale of the subject City property to both adjoining owners providing the existing easement is maintained and no permanent structures are placed over this easement area.
- No other Civic need was identified.
- The Planning, Property and Development Department have concluded its negotiations for the sale of the subject City-owned property and is recommending that the sale be approved to the adjoining owners of 725 and 731 Regent Avenue West for a price of $3,500.00 each, as well as the Purchasers being responsible for all costs associated with a plan of subdivision, subject to Council declaring the property surplus to the City's requirements. The Offers to Purchase can be seen attached.

IMPACT OF THE RECOMMENDATIONS

IMPACT	YES	NO	COMMENTS
Policy		**X**	The recommended sale of the subject City-owned property is in accordance with the City's *"Offer to Purchase City-owned Property Policy"*. The property is not developable as a stand-alone site.
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**	

FINANCIAL IMPACT

Financial Impact Statement

Date: April 17, 2009

Project Name:

Proposed Sale of City-owned Property Located Between 725 and 731 Regent Avenue West

First Year of Program **2009**

	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	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	7,000	-	-	-	-
Net Cost/(Benefit)	$ (7,000)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(7,000)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Proceeds of disposition totaling $7,000 (i.e. $3,500 per offer) will be credited to the Land Operating Reserve. The municipal property tax implications of the proposed sale have been excluded as the amounts are immaterial.

original signed by

Chief Financial Officer

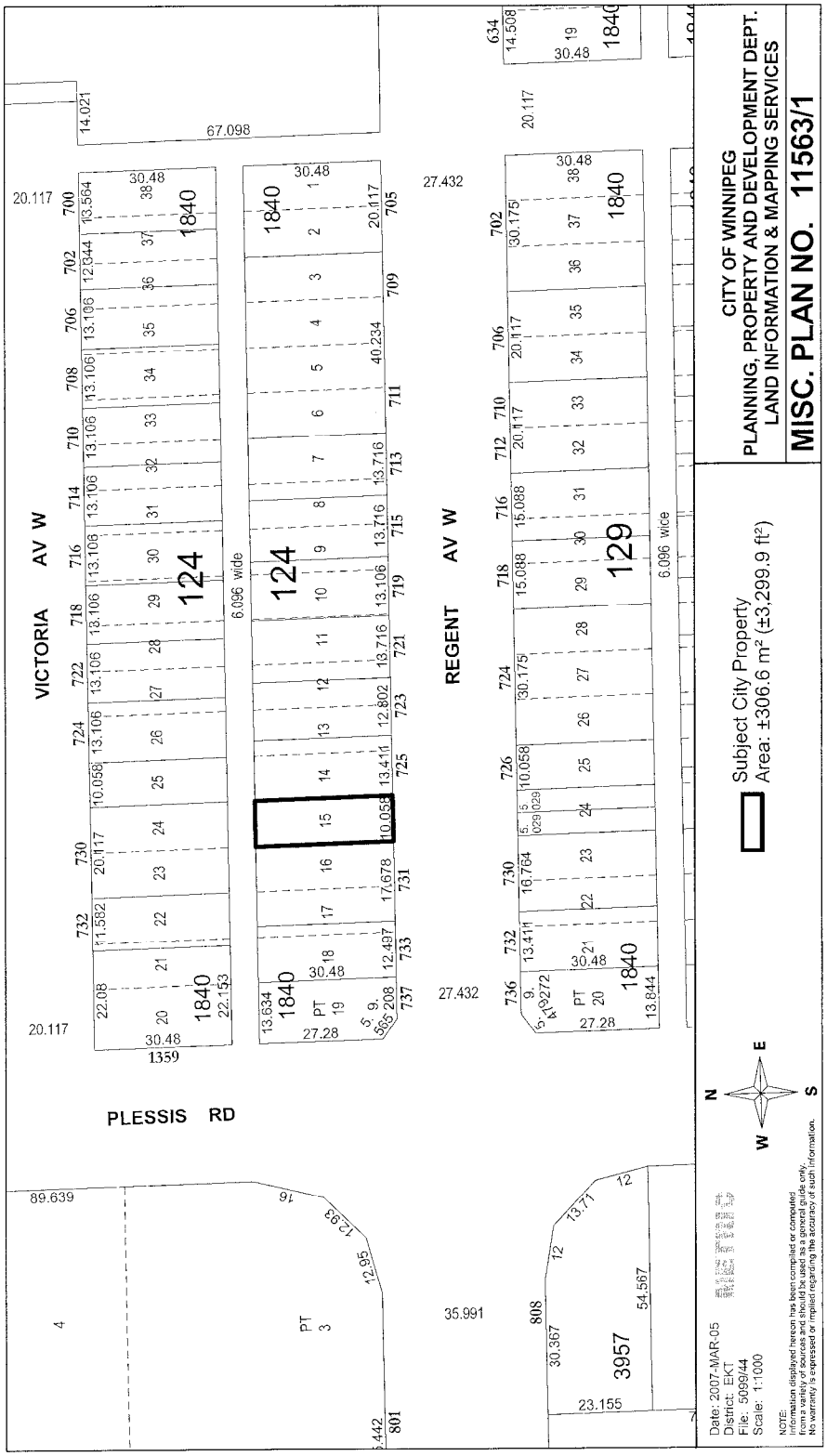
CONSULTATION

In preparing this Report there was consultation with:

Imperial Oil Limited

SUBMITTED BY

Department Planning, Property and Development Department
Division Real Estate
Prepared by: Joedi Pruden
PPD File No. 5099/44


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11563/1
Subject City Property
Area: ±306.6 m² (±3,299.9 ft²)
VICTORIA AV W
REGENT AV W
PLESSIS RD
6.096 wide
Date: 2007-MAR-05
District: EKT
File: 5099/44
Scale: 1:1000
NOTE:
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