Agenda - Council – February 24, 2010

Report - Standing Policy Committee on Property and Development – February 2, 2010

Item No. 8 Transfer of the Property Title for 1048 Redwood Avenue to Habitat for Humanity
(Point Douglas Ward)
eFile FI-2.4.4.1

STANDING COMMITTEE RECOMMENDATION:

On February 17, 2010, 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 property shown and identified as "Subject City of Winnipeg Property" on Exhibit "A" as 1048 Redwood Avenue, recently acquired by the City through the "taking title" provisions of The City of Winnipeg Charter and The Vacant and Derelict Buildings By-law No. 35/2004, be declared surplus to the City's requirements.

2. That the Winnipeg Public Service be authorized to transfer Title for the property located at 1048 Redwood Avenue to Habitat for Humanity for the sum of one dollar on the condition that the property be redeveloped and utilized for housing within a period of two years.

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

Report - Standing Policy Committee on Property and Development – February 2, 2010

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2010, 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 February 2, 2010, 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

ISSUE: **Transfer of the Property Title for 1048 Redwood Avenue to Habitat For Humanity**

For Submission to: **SPC Property and Development - Executive Policy Committee - Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Saj	D. Joshi	N/A	G Laubenstein

RECOMMENDATIONS

1. That the property shown attached and identified as "Subject City of Winnipeg Property" on attached Exhibit "A" as 1048 Redwood Avenue, recently acquired by the City through the "taking title" provisions of *The City of Winnipeg Charter* and The Vacant and Derelict Buildings By-Law 35/2004, be declared surplus to the City's requirements.

2. That the Public Service be authorized to transfer Title for the property located at 1048 Redwood Avenue to Habitat for Humanity for the sum of one dollar on the condition that the property be redeveloped and utilized for housing within a period of two years.

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

IMPLICATIONS OF THE RECOMMENDATIONS

The property at 1048 Redwood is the first to have been acquired by the City of Winnipeg under the provisions of the Vacant and Derelict Buildings By-Law 35/2004. Habitat for Humanity's proposal to redevelop this property for housing was considered satisfactory by the Standing Policy Committee on Property and Development as part of the taking title process. However, no

authority has been delegated by Council to any Council Committee or to the Public Service to transfer title to this property.

Authorizing the transfer of Title for the property at 1048 Redwood Avenue to Habitat for Humanity meets the intent of the taking title process in that a property that has contained a vacant and derelict building will be redeveloped for housing. Once transferred, the existing vacant and derelict building will be demolished by Habitat and a new infill single family home will be constructed.

HISTORY

As a condition and prerequisite to the application of the taking title provisions, a property owner must first be convicted in Court. Only then, can the taking title process be initiated. Even before the laying of a charge to bring non-compliance before the Court, inspection staff will have followed an established enforcement protocol whereby the property owner is served with an Order requiring the property be brought into compliance within specified time frames. Orders contain information on the process to exercise an appeal, should the property owner chose to do so.

After a conviction in Court, the taking title process itself involves a further lengthy process, requiring several subsequent notifications to the property owner and any party having a registered interest in the property. Each step provides additional time frames for the owner to bring the property into compliance. The entire process is terminated as soon as the building is brought into compliance with the By-law. Not until all the steps and notifications have been completed can the City take title.

The property at 1048 Redwood Avenue has been acquired by the City through the taking title process. One step in this process involves the Standing Policy Committee on Property and Development approving a satisfactory plan for redevelopment of the property. In the case of 1048 Redwood Avenue, the Public Service formally sought Expressions of Interest from any and all parties that might be interested in redeveloping the property. Four proposals were received and evaluated against pre-determined criteria, with the proposal from Habitat for Humanity selected. The proposal is attached as Attachment 1 to this Report. In brief, Habitat for Humanity proposed to take title to the property upon payment of half the taxes owing at the time and would then demolish the existing vacant dwelling in order to construct a new single family dwelling on the property. Payment of the taxes is no longer relevant, as the arrears have since been paid. At its meeting of March 3, 2009, the Standing Policy Committee on Property and Development considered this proposal to be a satisfactory plan for redeveloping the property.

FINANCIAL IMPACT

Financial Impact Statement Date: December 31, 2009

Project Name:

Transfer of the Property Title for 1048 Redwood Avenue to Habitat For Humanity

COMMENTS:

There are no financial implications associated with the recommendations contained in this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this Report there was consultation with:

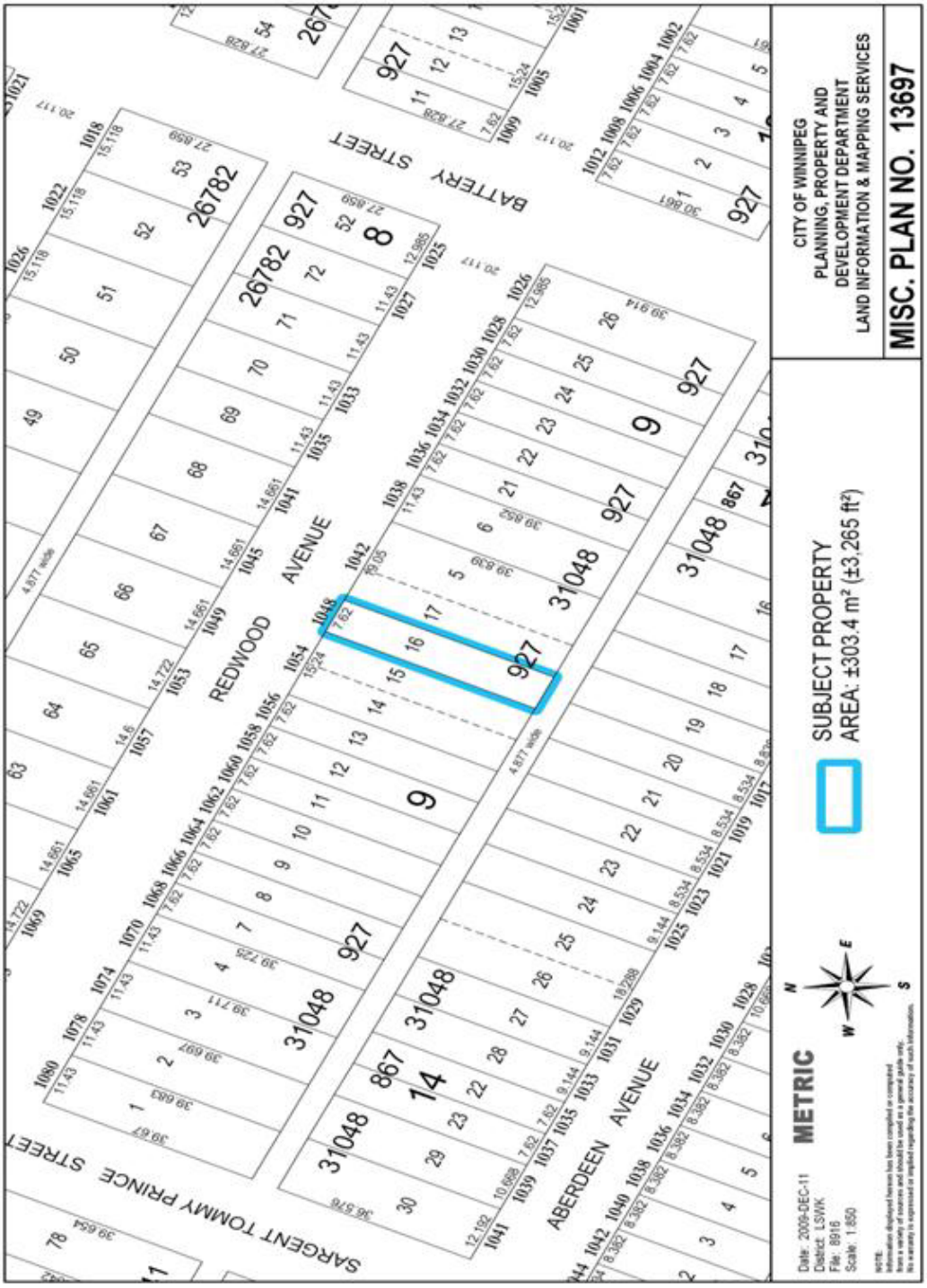
Legal Services

SUBMITTED BY

Department: Planning, Property and Development
Division: Development and Inspections
Prepared by: Garry Solkoski
Date: January 7, 2010
File No.

o:\reports directive\development and inspections\housing-existing buildings\1048 redwood transfer title authorization 12 31 2009.doc

Exhibit “A”
Subject City of Winnipeg Property



ATTACHMENT 1

Redevelopment Proposal by Habitat For Humanity

Winnipeg Habitat for Humanity Inc.

Contact: Steve Dick

Email: sdick@habitat.mb.ca

Phone: 235-2187

Fax: 233-5271

EOI: 767-2008

5.1.1 Proposal Submission for EOI: 767-2008

a) Habitat For Humanity Winnipeg was incorporated in 1987 as a Christian based and oriented non-profit organization with its office in the basement of a church on Church Street. We have built more than 160 homes since that time with the Jimmy Carter build in 1993 producing 19 homes, the largest number in any single year.

Our mission statement is stated: "By mobilizing volunteers and community partners, Habitat for Humanity Winnipeg works with people from all walks of life to build safe, decent, affordable housing for low-income working families."

b) Winnipeg Habitat for Humanity Inc. will offer one dollar for the purchase of the property at 1048 Redwood Avenue

c) Our intent is to demolish the house and garage that are currently on the site. We plan on building an approximately 800 square foot bungalow with a parking pad at the back. Our intent is to commence construction in 2009 or by May of 2010 depending on when we receive the property.

d) Upon completion of the home we will sell the home to a Habitat for Humanity partner family. Habitat families go through a rigorous screening process in order that we choose applicants which meet our mandate. In the case of 1048 Redwood Avenue, we already have an approved family that wants to live there.

Additional information received via email on November 26, 2008 from Steve Dick, Director of People Services, Habitat for Humanity:

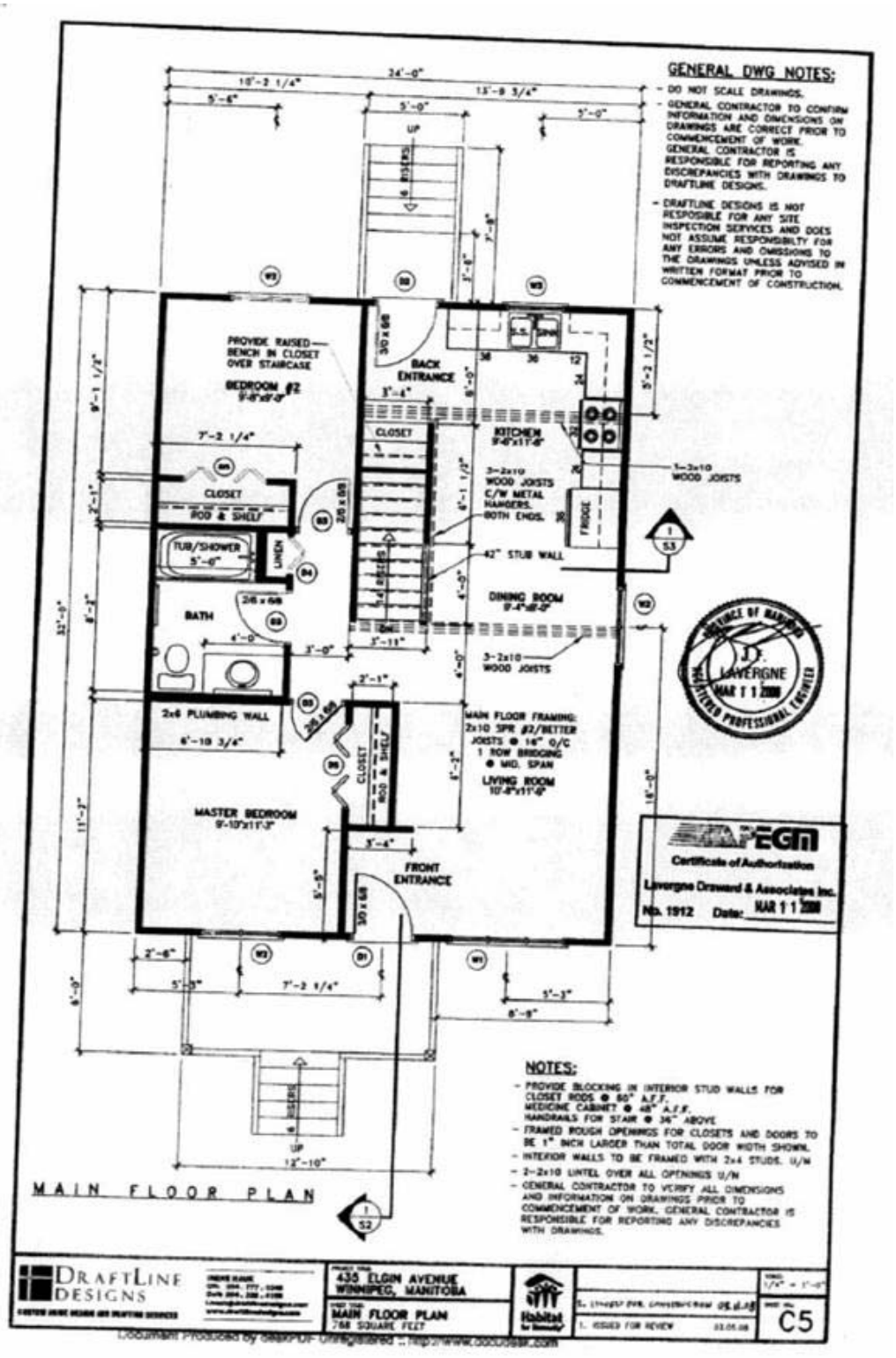
1) Habitat is willing to pay 50% of the outstanding property taxes, up to a limit of $1500.

2) Demolition would proceed within 60 days of title to the property. Construction would begin no later than the spring of 2010. Several factors may speed up the commencement of construction such as the rate at which the selected family completes their mandatory volunteer work (families must do 500 hours of volunteer work prior to moving into the home). Another variable is when we receive title to the property. It is difficult to plan until we know we own the property.

3) Financial Summary:

Estimated cost to build, including sewer and water connection, landscaping and fencing	$110,000
Construction overhead	$ 20,000
Estimated Total Cost (not including demolition costs)	**$130,000**

4) Attached are the proposed house plans.



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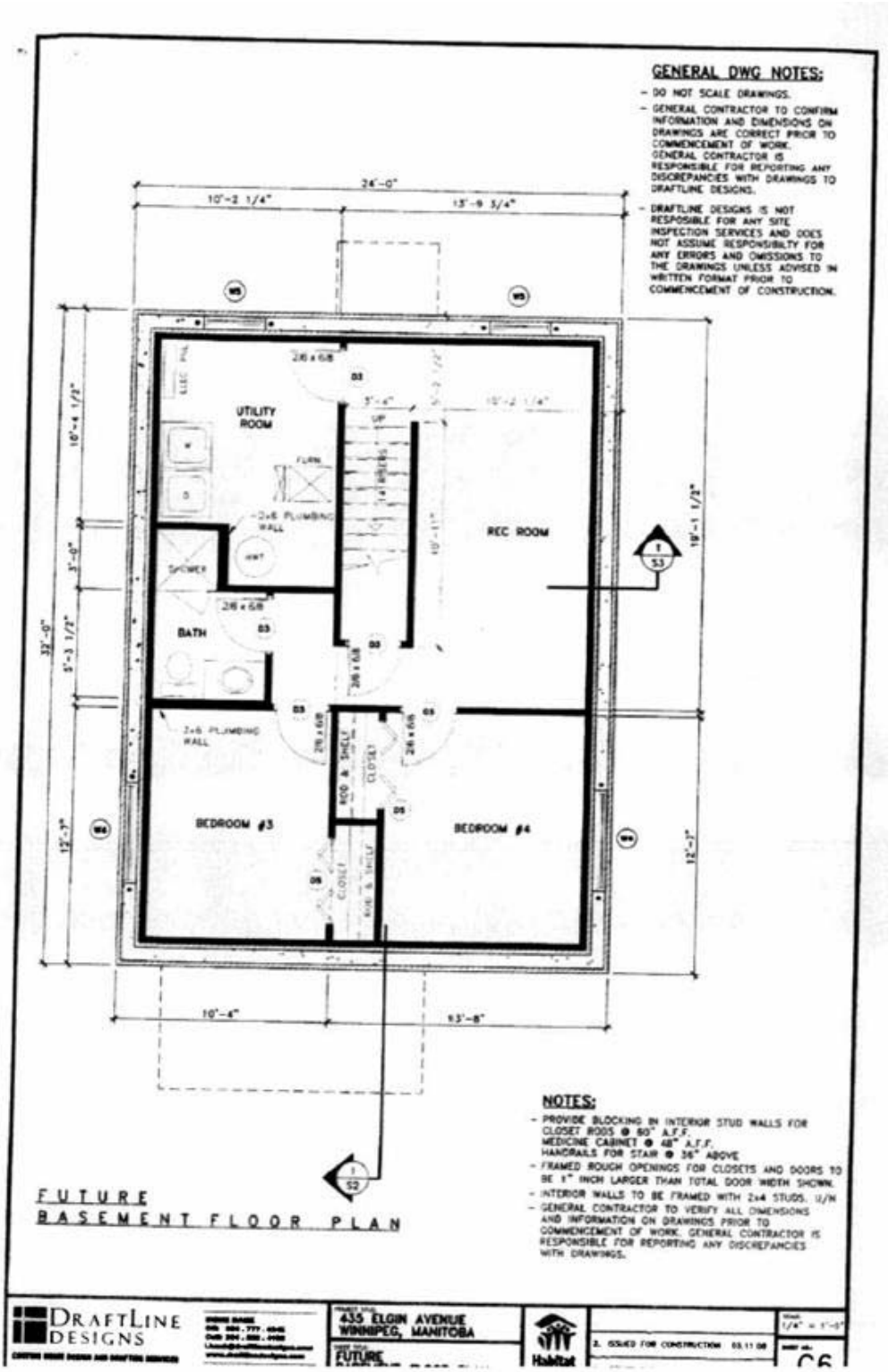
GENERAL DWG NOTES:
- DO NOT SCALE DRAWINGS.
- GENERAL CONTRACTOR TO CONFIRM INFORMATION AND DIMENSIONS ON DRAWINGS ARE CORRECT PRIOR TO COMMENCEMENT OF WORK. GENERAL CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES WITH DRAWINGS TO DRAFTLINE DESIGNS.
- DRAFTLINE DESIGNS IS NOT RESPOSIBLE FOR ANY SITE INSPECTION SERVICES AND DOES NOT ASSUME RESPONSIBILITY FOR ANY ERRORS AND OMISSIONS TO THE DRAWINGS UNLESS ADVISED IN WRITTEN FORMAT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
24'-0"
10'-2 1/4"
13'-9 3/4"
UTILITY ROOM
REC ROOM
BATH
BEDROOM #3
BEDROOM #4
2x6 PLUMBING WALL
SHOWER
CLOSET
10'-4"
13'-8"
NOTES:
- PROVIDE BLOCKING IN INTERIOR STUD WALLS FOR CLOSET RODS @ 60" A.F.F. MEDICINE CABINET @ 48" A.F.F. HANDRAILS FOR STAIR @ 36" ABOVE
- FRAMED ROUGH OPENINGS FOR CLOSETS AND DOORS TO BE 1" INCH LARGER THAN TOTAL DOOR WIDTH SHOWN.
- INTERIOR WALLS TO BE FRAMED WITH 2x4 STUDS. U/N
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION ON DRAWINGS PRIOR TO COMMENCEMENT OF WORK. GENERAL CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES WITH DRAWINGS.
FUTURE
BASEMENT FLOOR PLAN
DRAFTLINE DESIGNS
435 ELGIN AVENUE
WINNIPEG, MANITOBA
Habitat
2. ISSUED FOR CONSTRUCTION 03.11.08
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