Agenda – Council – March 24, 2010

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

Item No. 10 Land Donation to the City – Lot 3/4, Block 19, Plan 1505 – East side of Webster Avenue, South of Taggart Street (Transcona Ward) eFile G-7

STANDING COMMITTEE RECOMMENDATION:

On March 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 "Subject Property" shown outlined on Misc. Plan No. 13549 be accepted as a donation.

2. That the Corporate Finance Department issue a Tax Receipt to Ms. Alma Acheson in the amount of $26,525.00.

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 – March 2, 2010

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 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 March 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: **To Seek Council Approval to Accept Land Donation - Lot 3/4, Block 19, Plan 1505 – East side of Webster Avenue, South of Taggart Street**

Critical Path: **The Standing Policy Committee on Property & Development**
Executive Policy Committee
Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Klassen	D. Joshi	N/A	P. Sheegl Deputy CAO

RECOMMENDATIONS

1. That the "Subject Property" shown outlined on the attached Misc. Plan No. 13549 be accepted as a donation.

2. That the Corporate Finance Department issue a Tax Receipt to Ms. Alma Acheson in the amount of $26,525.00.

IMPLICATIONS OF THE RECOMMENDATIONS

- Council approval is required in order to accept the land donation.

- The Planning and Land Use Division of the Planning, Property and Development Department is supportive of acquiring the subject property as it is located to adjacent City-owned vacant lands.

- The Department has determined that there are no general policies, regulatory, environmental or human resource implications in regard to this transaction.

HISTORY

In March 2009, the Public Service received a letter from the owner (Ms. Alma Acheson) of the subject property sent advising that she would like to donate her property to the City in exchange for a Revenue Canada Tax Receipt.

The Planning and Land Use Division of the Planning, Property and Development Department is supportive of acquiring the subject property as it is located to adjacent City-owned vacant lands and would facilitate long range development in the area.

In January 2010, the land owner submitted a market value appraisal in the amount of $26,000.00 for the land to be donated.

Particulars of the Subject Property are as follow:

Title Number:	2247958
Owner:	Alma Acheson
Location:	East of Webster Avenue, as shown on the attached Misc. Plan No. 13549
Legal description:	Lot 3-4, Block 19, Plan 1505
Assessment:	$47,900.00
Zoning:	R1L, Residential, Single Family
Site size:	15.24 m x 33.955 m = 517.47 m2 (50 ft x 111.40 ft = +/-5,570 sq ft)
Property Description:	The subject property consists of vacant land with no services

The costs incurred by the City pursuant to this transaction process will be approximately $4,836.00 as follows:

Legal:	$ 1,500.00
Appraisal:	$ 525.00
Land Transfer Tax:	$ 70.00
Contingency @ 10%:	$ 2,600.00
Sub-Total:	$ 4,695.00
Finance & Administration costs – 3%:	$ 141.00
Total:	$ 4,836.00

FINANCIAL IMPACT

Financial Impact Statement

Date: February 5, 2010

Project Name: **First Year of Program** **2010**

Approval to accept land donation of Lot 3-4, Block 19, Plan 1505 on Webster Avenue

	2010	2011	2012	2013	2014
Capital					
Capital Expenditures Required	$ 4,836	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	4,836	-	-	-	-
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	$ -	$ 460	$ 460	$ 460	$ 460
Less: Incremental Revenue/Recovery	26,141	-	-	-	-
Net Cost/(Benefit)	$ (26,141)	$ 460	$ 460	$ 460	$ 460
Less: Existing Budget Amounts	(141)	460	460	460	460
Net Budget Adjustment Required	$ (26,000)	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures in 2010 include such items as legal fees, appraisal costs, land transfer tax as well as a contingency of 10% for other expenses totaling $4,695 + short-term financing and admin fees of $141, the latter amount being recovered by the Corporate Finance Department. These costs will be charged to the Land Acquisition For General Unspecified Purposes capital account. Incremental revenue in 2010 represents the appraised market value of the land being donated to the City. Direct costs from 2011 onward represent debt & finance charges on the 2010 capital expenditures and will be charged to the current budget of P,P & D.

"Original signed by"

Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

Department	Planning Property and Development
Division	Real Estate
Prepared by	Tan Nguyen
Date:	February 12, 2010
File No.	8855

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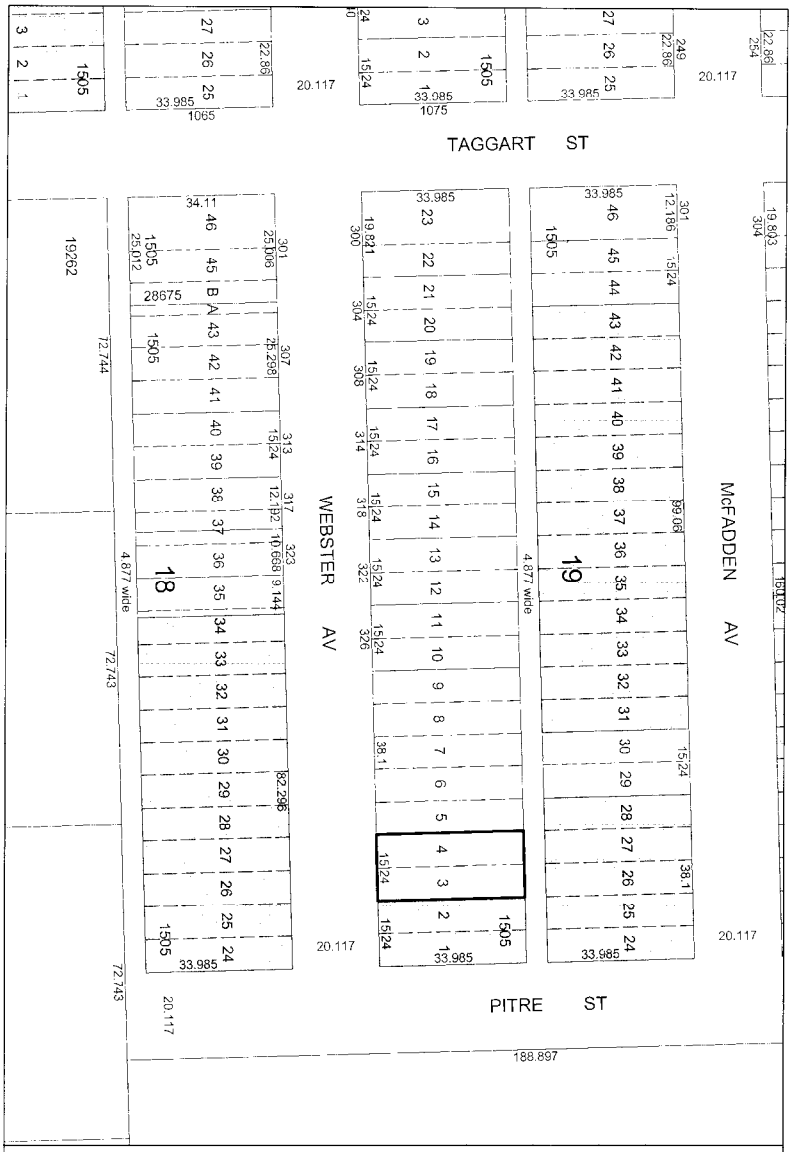
TAGGART ST
PITRE ST
WEBSTER AV
McFADDEN AV
18
19
19262
72.744
72.743
4.877 wide
20.117
188.897
Subject Property
City Property
Date: 2005-APR-02
District: RIEL
File: 8855
Scale: 1:1000
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13549