Agenda – Council – October 23, 2013

Report – Standing Policy Committee on Property and Development – October 8, 2013

Item No. 9 Sale of the City-owned Property - East side of Shaftesbury Boulevard between Grant Avenue and West Taylor Boulevard

STANDING COMMITTEE RECOMMENDATION:

On October 16, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the sale of the City-owned property shown shaded on the attached Misc. Plan No. 14397/3, in favour of 6755781 Manitoba Ltd. for the purchase price of $650,000.00 be approved in accordance with the terms and conditions of the Offer to Purchase dated August 9, 2013, and upon such additional terms and conditions that the Director of the Planning, Property and Development Department and the Director of Legal Services/City Solicitor consider necessary to protect the interests of the City.

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

Pursuant to Section 205(2) of The City of Winnipeg Charter, disposal of land owned or acquired by the City for park or cemetery purposes requires approval by two-thirds of all Members of Council.

Report – Standing Policy Committee on Property and Development – October 8, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 16, 2013, 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 October 8, 2013, 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

Title: **To seek Council Approval of the Sale of the City-owned Property, Public Reserve, Plan 38839 - East side of Shaftesbury Boulevard between Grant Avenue and West Taylor Boulevard**

Critical Path: **Standing Policy Committee on Property and Development, EPC, Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	B. Thorgrimson	M. Ruta	D. Joshi

RECOMMENDATIONS

1. That the sale of the City-owned property shown shaded on the attached Misc. Plan No. 14397/3, in favour of 6755781 Manitoba Ltd. for the purchase price of $650,000.00 be approved in accordance with the terms and conditions of the Offer to Purchase dated August 9, 2013, and upon such additional terms and conditions that the Director of the Planning, Property and Development Department and the Director of Legal Services/City Solicitor consider necessary to protect the interests of the City.

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

REASON FOR THE REPORT

- The Planning, Property and Development Department is in receipt of an Offer to Purchase the subject City-owned property shown shaded on the attached Misc. Plan No. 14397/3 and known as Public Reserve, Plan 38839.
- All sales of property designated or acquired for park or cemetery purposes require approval of at least two-thirds of the members of Council pursuant to Section 205(2) of The City of Winnipeg Charter.

IMPLICATIONS OF THE RECOMMENDATIONS

- The recommended sale of the subject City-owned property is in accordance with the City's *"Offers to Purchase City-owned Property Policy"*. The subject property was marketed for sale to the general public.
- The City's standard terms and conditions of sale will include provisions to protect the City's interests in the event that environmental contamination is discovered.
- There are no regulatory or human resources implications associated with this report.

HISTORY

At its meeting of April 24, 2013, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the City-owned property located South of Bower Boulevard, south of Grant Avenue and East of Shaftesbury Boulevard shown as Parcel "A" and Parcel "B", on the attached Misc. Plan No. 14397, be declared surplus to the needs of the City.

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

The Property was circulated to City Departments and the following conditions of sale were identified:

- Rezoning from PR-I "Parks" to suitable zoning for intended development.
- The Purchaser will be required, as a condition of closing, to enter into a caveat and/or Easement Agreement with Manitoba Hydro for its plant, facilities and access to the adjacent hydro sub-station, on terms and conditions acceptable to both parties for the area shown as "Manitoba Hydro Easement Area" and "Manitoba Hydro Access Requirement" on Misc. Plan No. 14397/3, hereto attached.
- The Purchaser's intended development has been identified as "A bare land condominium containing 10 or 11 single family dwellings." The Urban Planning Division would be supportive of "A bare land condominium development containing 10 or 11 single family dwellings", in principle, pending the submission and review of actual plan and construction details for the subject site.
- There are no watermains or sewers in Shaftesbury Boulevard fronting this property. Sewer, water and land drainage will need to be extended north from Bard Place, subject to a feasibility study all being provided at the purchaser's effort and expense.
  .

The Department placed the property on the open market and received 2 offers on August 9th, 2013.

The Department has concluded its review of the submitted bids and is recommending that the sale of the subject City-owned property to 6755781 Manitoba Ltd. be approved at a purchase price of $650,000.00 and in accordance with the terms and conditions of the Offer to Purchase dated August 9, 2013. Mr. Sidney Soronow is the Director of 6755781 Manitoba Ltd.

The Department supports and recommends approval of the proposed sale of the subject City-owned property to 6755781 Manitoba Ltd. for the following reasons:

- The Property would be placed on the tax roll at the closing of the sale.
- The proposed purchase price is in accordance with the estimated market value of the property as determined by an internal appraisal report.
- The sale will eliminate the liability for the City associated with holding this property.
- Ward councillor has been consulted.

FINANCIAL IMPACT

Financial Impact Statement

Date: August 23, 2013

Project Name: **First Year of Program** **2013**

Approval of the Sale of the City-owned Property, Public Reserve, Plan 38839 - East side of Shaftesbury Boulevard between Grant Avenue and West Taylor Boulevard

	2013	2014	2015	2016	2017
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	650,000	-	-	-	-
Net Cost/(Benefit)	$ (650,000)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(650,000)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Revenues consist of the proposed purchase price, which will be credited to the Land Dedication Reserve Fund. The incremental property taxes have been excluded from the analysis as the amount is not material.

"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:	Michelle Granger, RPA
Date:	August 23, 2013
File No.	4823/E (V3)

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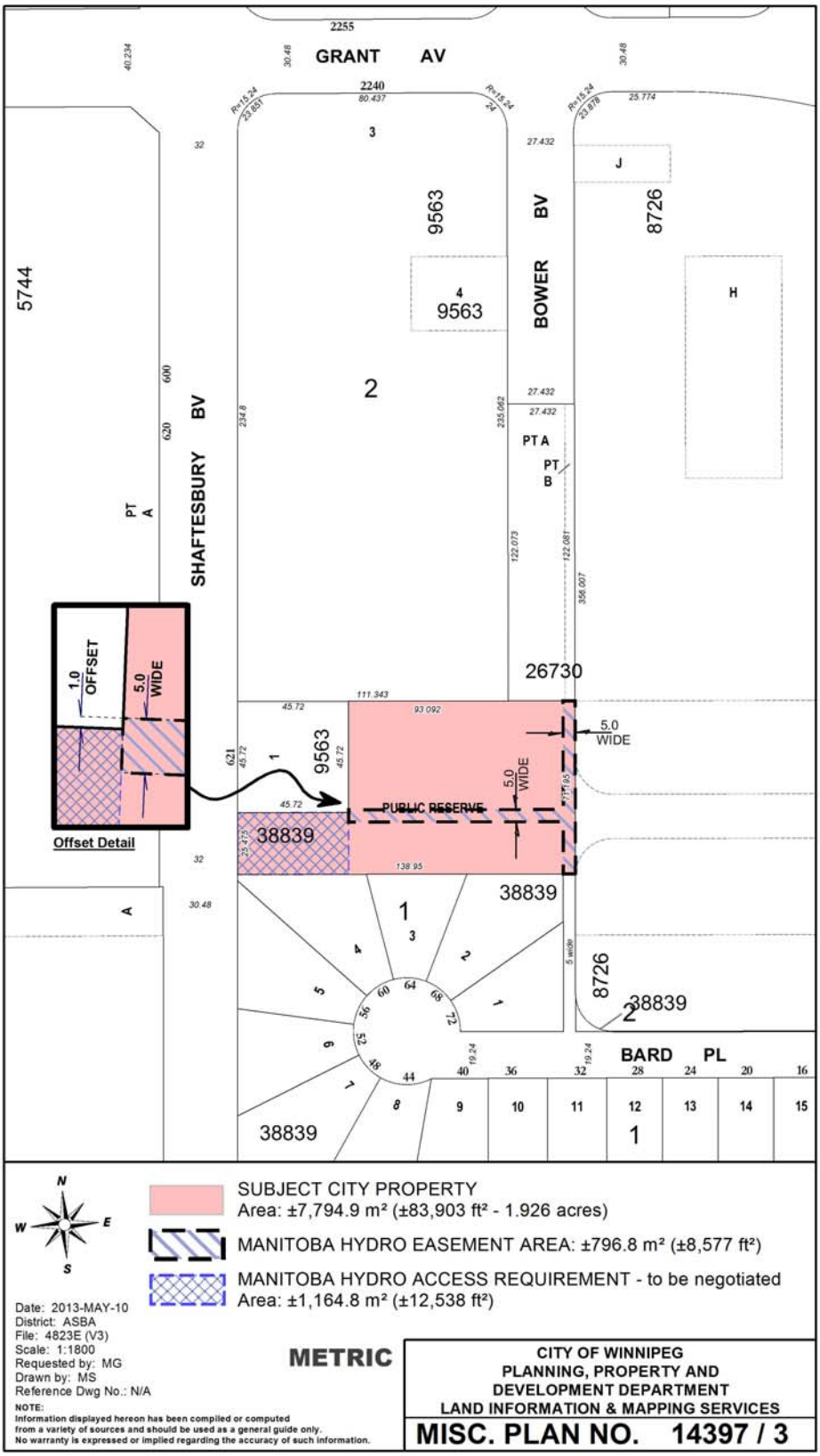
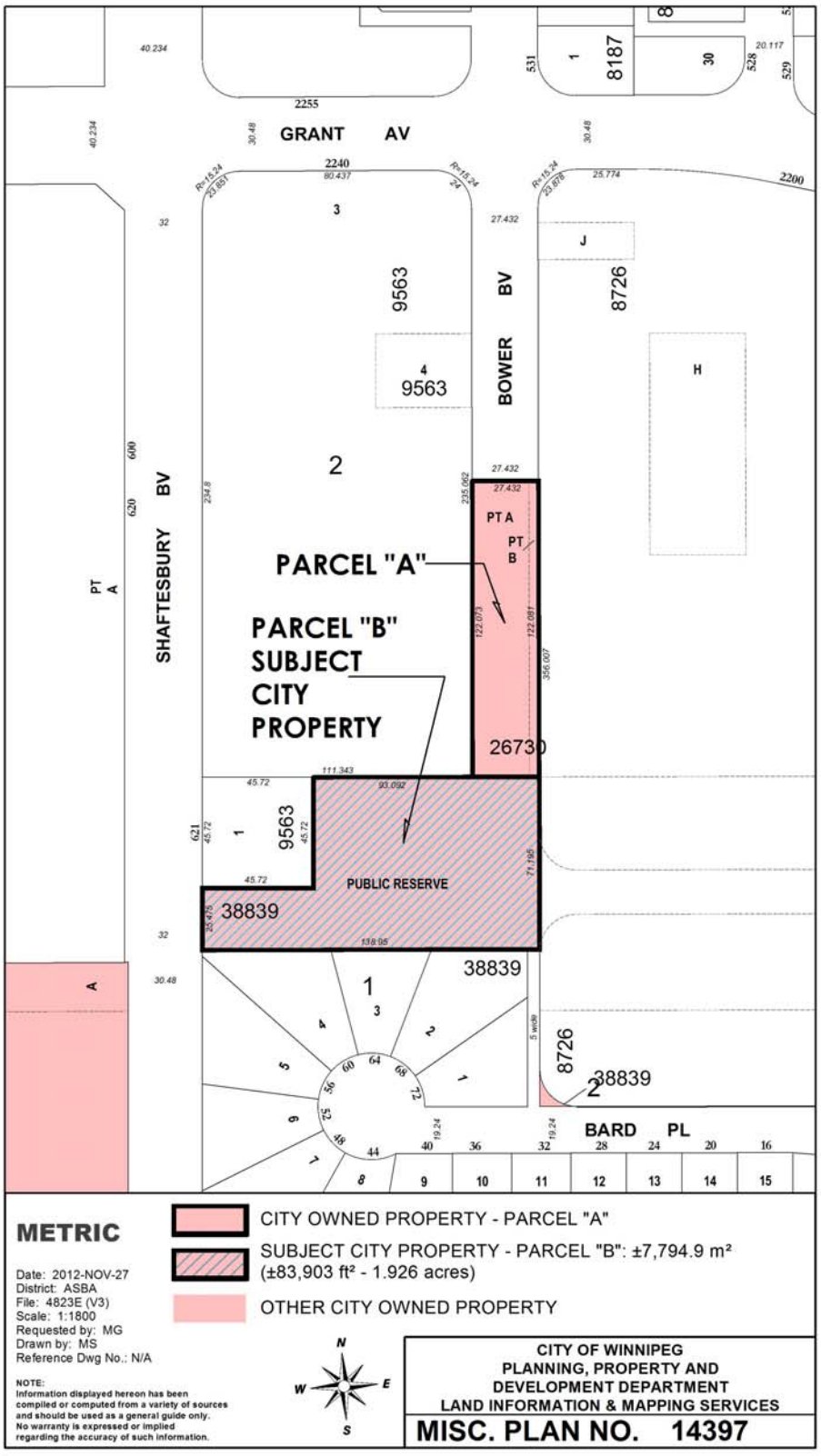

GRANT AV
BOWER BV
SHAFTESBURY BV
BARD PL
PUBLIC RESERVE
5.0 WIDE
1.0 OFFSET
Offset Detail
9563
8726
5744
26730
38839
SUBJECT CITY PROPERTY
Area: ±7,794.9 m² (±83,903 ft² - 1.926 acres)
MANITOBA HYDRO EASEMENT AREA: ±796.8 m² (±8,577 ft²)
MANITOBA HYDRO ACCESS REQUIREMENT - to be negotiated
Area: ±1,164.8 m² (±12,538 ft²)
Date: 2013-MAY-10
District: ASBA
File: 4823E (V3)
Scale: 1:1800
Requested by: MG
Drawn by: MS
Reference Dwg No.: N/A
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14397 / 3


GRANT AV
BOWER BV
SHAFTESBURY BV
PARCEL "A"
PARCEL "B"
SUBJECT
CITY
PROPERTY
PT A
PT B
PUBLIC RESERVE
26730
38839
9563
8726
8187
BARD PL
METRIC
Date: 2012-NOV-27
District: ASBA
File: 4823E (V3)
Scale: 1:1800
Requested by: MG
Drawn by: MS
Reference Dwg No.: N/A
NOTE:
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CITY OWNED PROPERTY - PARCEL "A"
SUBJECT CITY PROPERTY - PARCEL "B": ±7,794.9 m²
(±83,903 ft² - 1.926 acres)
OTHER CITY OWNED PROPERTY
N
W
E
S
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14397