Agenda – Council – April 26, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 9, 2018

Item No. 7 Sale of Vacant Land – 992 Alexander Avenue (Point Douglas Ward)

STANDING COMMITTEE RECOMMENDATION:

On April 17, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the policy titled "Offers to Purchase City-Owned Property" approved by Council on December 6, 2006, be waived in this instance.

2. That the Public Service be directed to sell the vacant property to the property owner located at 988 Alexander Avenue at the appropriate fair market value.

3. That the City enter into, execute and deliver an Offer to Purchase and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements")

4. That the authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Offer to Purchase and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

Agenda – Council – April 26, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 9, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 17, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 9, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the following to the Executive Policy Committee and Council:

1. That the policy titled "Offers to Purchase City-Owned Property" approved by Council on December 6, 2006, be waived in this instance.

2. That the Public Service be directed to sell the vacant property to the property owner located at 988 Alexander Avenue at the appropriate fair market value.

3. That the City enter into, execute and deliver an Offer to Purchase and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements")

4. That the authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Offer to Purchase and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

Armando Martins submitted photographs in support of the matter.

Agenda – Council – April 26, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 9, 2018

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On March 13, 2018, the Lord Selkirk-West Kildonan Community Committee moved the following motion:

WHEREAS there is a City of Winnipeg vacant lot located at 992 Alexander Avenue, Roll No. 13080606000 (the "vacant property");

AND WHEREAS the vacant property has remained vacant for a number of years;

AND WHEREAS Mr. Armando Martins lives at 988 Alexander Avenue for over 43 years which his property is adjacent to the vacant property and has been voluntarily maintaining the vacant property;

AND WHEREAS Mr. Martins wants to combine his property at 988 Alexander Avenue and the vacant property to create a side yard and continue to maintain it;

AND WHEREAS Mr. Martins wishes to purchase 992 Alexander Avenue from the City of Winnipeg at fair market value;

AND WHEREAS this West Alexander area is currently zoned as an M3 – Manufacturing Heavy and new residential development is not permitted and the vacant property is too small for any practical industrial development;

AND WHEREAS the vacant property will sit in abeyance until larger industrial can be organized;

THEREFORE BE IT RESOLVED:

1. That the Winnipeg Public Service be directed to declare the vacant property located at 992 Alexander Avenue, Roll No. 13080606000 as surplus land; and

2. Sell the vacant property to Mr. Armando Martins at the appropriate fair market value,

and report back to the Standing Policy Committee of Property and Development, Heritage and Downtown Development within 60 days.