Proposed Purchase of 76 Inkster Boulevard for Luxton Community Club Expansion

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3. The Standing Policy Committee on Property and Development, at its meeting on April 6, 2000, instructed the Director of Planning, Property and Development to negotiate offers to purchase for the remaining required properties on Inkster Boulevard, to enable the expansion of the Luxton Community Centre field, subject to the identification of funding.

Misc. Plan No. 11100/1 shows the proposed expansion of the Luxton Community Centre as Phase I and Phase II and the future lane closure. It also indicates the existing City-owned property in this area, as well as the subject property.

On September 9, 1992, the former Committee on Finance and Administration was advised that the former Committee on Protection, Parks and Culture approved the need for the acquisition of lands for expansion of the Luxton Community Centre, and recommended that Phase I and Phase II on the Misc. Plan 11100/1 be considered by the former Committee on Finance and Administration. The former Committee on Finance and Administration recommended approval of this design for the expansion of the Luxton Community Centre.

The Planning and Land Use Division of the Planning, Property and Development Department currently advises that "the Luxton neighbourhood is in a serious deficit situation in regards to open space and is one of the most deficient neighbourhoods in the City in regards to open space".

After several rounds of negotiations, the owners of 76 Inkster Boulevard are now prepared to sell the subject property to the City for $49,000.00 and in accordance with the terms and conditions as negotiated.

The particulars of the subject property are as follows:

Location:	76 Inkster Boulevard
Legal Description:	Lot 32, Block D, Plan 728
Certificate of Title:	1017823
Registered Owner:	Arnel and Maxima Amarila
Realty Roll No.:	14-070142000
Assessment:	$32,835.00 (1999)
Zoning:	"R-2" (Residential)
Description:	A one-storey, single-family dwelling with a full basement in average condition. The subject property is one of two remaining properties required along Inkster Boulevard for the expansion of the Luxton Community Centre. The City received possession of 72 Inkster Boulevard on April 2, 2001. Negotiations for the last remaining property at 74 Inkster Boulevard are currently ongoing.

The Administration advised that it should be noted that the subject property was not offered for sale to the City prior to the Real Estate Division of the Planning, Property and Development Department approaching the owners to determine whether or not they would be prepared to sell.

After several discussions with the owners, they have reluctantly agreed to the sell their home to the City for an all inclusive purchase price of $49,000.00. The owners have advised that they are very comfortable in their home and this area; however, they did not want to stand in the way of the expansion of the Luxton Community Club and therefore were prepared to sell their property.

The all-inclusive proposed purchase price of $49,000.00 includes an amount for market value, plus all expenses that will be incurred by the owner in order to relocate e.g. legal costs for a purchase of new home, utility hook-ups, mortgage discharge fees, moving costs, etc. An in-house appraisal was completed that indicated a market value range of $35,000.00 to $40,000.00. The owners just refinanced their mortgage in December 2001 for $42,000.00. The lender had an appraisal completed at that time that indicated a market value of $50,000.00.

The Real Estate Division is of the opinion that the all-inclusive proposed purchase price of $49,000.00 is fair and reasonable given the circumstances, and recommended that the purchase be concluded at this proposed purchase price.

The Planning, Property and Development Department advised that this house should not be included in a rental program upon possession, and that the site should be cleared of the structures. The Department advised that the dwelling would require substantial renovations and repair which costs will not likely be recoverable prior to the expansion of the Luxton Community Club.

Funding for this acquisition and clearing of the site has been allocated from the Land Acquisition for General Unspecified Purposes Account.

The Standing Policy Committee on Property and Development recommends:

I. That the acquisition of 76 Inkster Boulevard, identified as “subject property” on the Misc. Plan No. 11100/1, be approved at a purchase price of $49,000.00 and in accordance with the terms and conditions as negotiated.

II. That the Director of Planning, Property and Development be authorized to clear the site by removal or demolition of the structures.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.