Agenda - Council - October 27, 2004

Report - Standing Policy Committee on Downtown Development - October 14, 2004

Item No. 1 Declare City-owned Properties Surplus - Add Properties to the CentreVenture Asset Agreement
File EP-1.2.3

STANDING COMMITTEE RECOMMENDATION:

On October 20, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submits the following to Council:

1. That the following City-owned properties be declared surplus to the City's requirements, namely:

   A. East side of Balmoral Street between Sargent and Cumberland Avenues as outlined on Misc. Plan No. 12329

   B. 136, 136½ and 138 Higgins Avenue as outlined on Misc. Plan No. 11556

   C. North side Cumberland Avenue between Carlton and Edmonton Streets as outlined on Misc. Plan No. 11092.

2. That the subject properties be added to Category "A" of the CentreVenture Asset Agreement.

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

Agenda - Council - October 27, 2004

Report - Standing Policy Committee on Downtown Development - October 14, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 20, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 14, 2004, the Standing Policy Committee on Downtown Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: Proposal to Declare City-owned Properties Within the CentreVenture Mandated Area Surplus to the City's Requirements and to Add These Properties to the City/CentreVenture Asset Agreement

1. **East side of Balmoral Street between Sargent and Cumberland Avenues (Three Lots shown outlined on attached Misc. Plan No. 12329)**
2. **136, 136 ½ and 138 Higgins Avenue**
3. **North side Cumberland Avenue between Carlton and Edmonton Streets**

City Centre Community
Point Douglas Ward
Daniel McIntyre Ward

For submission to: **Standing Policy Committee on Downtown Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: September 29, 2004

Recommendation(s):

1. That the City-owned properties shown as "Subject City Property" on the attached Misc. Plan Nos. 12329, 11556, and 11092 be declared surplus to the City's requirements;

2. Subject to approval of Recommendation No. 1, that the subject properties be added to Category "A" of the CentreVenture Asset Agreement;

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

REPORT SUMMARY

Key Issues:

- The subject properties were acquired through the tax sale process.
- The subject properties are in the CentreVenture mandated area and according to Clause B.(b) of the CentreVenture Asset Agreement that (for the duration of the Asset Agreement), upon receipt of title and possession of future tax sale properties within the Downtown, each property be processed through the City's normal procedure to declare properties surplus and that each property be optioned to CentreVenture for the last three years of realty taxes, prior to its having become a City-owned property, net of interest and penalties.
- All of the subject properties were circulated to City Department's and no civic needs were identified except for a widening of Balmoral Street as identified on the attached Misc. Plan No. 12329.

Implications of the Recommendation(s):

General implications:

X	**None**
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

- The Subject Properties are not listed on the Manitoba Environmental Impacted Sites List. The Real Estate Division has not carried out an Environmental Site Assessment for these properties.

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

REASON FOR THE REPORT:

According to Clause B.(b) of the CentreVenture Asset Agreement that (for the duration of the Asset Agreement), upon receipt of title and possession of future tax sale properties within the Downtown, each property be processed through the City's normal procedure to declare properties surplus and that each property be optioned to CentreVenture for the last three years of realty taxes, prior to its having become a City-owned property, net of interest and penalties.

In order for these properties to be made available to CentreVenture Development Corporation, they must first be declared surplus by Council.

HISTORY:

1. **East side of Balmoral Street between Sargent and Cumberland Avenues (Three Lots shown outlined on attached Misc. Plan No. 12329)**

   Lot No. 1

   Certificate of Title No. 1976797 for the subject property issued in the name of the City of Winnipeg on October 22, 2003.

Legal Description:	Lot 14, Plan 24412
Certificate of Title:	1976797
Roll Number:	13052019000
Assessment:	$8,600.00
Zoning:	Rb NRa PL S-1 P/L1 BR-1
Site Size:	7.556 m x 21.853 m = ± 165.1m²
	(24.79 ft. x 99 ft. = ±1,777 sq. ft.)

   A dwelling, which existed on this property, was demolished by the City in April 1999. The costs incurred by the City pursuant to the tax sale process are in the amount of $17,619.41.

   The Land Operating Reserve will recover $2,439.25 (last three years of realty taxes, prior to it having become a City-owned property, net of interest and penalties).

   In the event of sale of this property, the Public Works Department will require the retention of 2.835 metres for the widening of Balmoral Street.

Lot No. 2

Certificate of Title No. 1976874 for the subject property issued in the name of the City of Winnipeg on October 22, 2003.

Legal Description:	Lot 15 & 16, Plan 24412
Certificate of Title:	1976894
Roll Number:	13052015000
Assessment:	$7,000.00
Zoning:	Rb NRa PL S-1 P/L1 BR-1
Site Size:	7.556 m x 21.194 m = ± 160.1m²
	(24.79 ft. x 69.534 ft. = ±1,723.8 sq. ft.)

A dwelling, which existed on this property, was demolished by the City in January 2000. The costs incurred by the City pursuant to the tax sale process are in the amount of $22,229.03.

The Land Operating Reserve will recover $13,300.45 (last three years of realty taxes, prior to it having become a City-owned property, net of interest and penalties).

In the event of sale of this property, the Public Works Department will require the retention of 2.835 metres for the widening of Balmoral Street.

Lot No. 3

Certificate of Title No. 1845459 for the subject property issued in the name of the City of Winnipeg on January 2, 2002.

Legal Description:	Lot 29, Part Lot 30, Plan 24412
Certificate of Title:	1845459
Roll Number:	13052130000
Assessment:	$12,600.00
Zoning:	Rb NRa PL S-1 P/L1 BR-1
Site Size:	Irregular shape, ± 244.60m² (±2632.90 sq. ft.)

A dwelling, which existed on this property, was demolished by the City in June 2000. The costs incurred by the City pursuant to the tax sale process are in the amount of $12,693.85

The Land Operating Reserve will recover $7,823.63 (last three years of realty taxes, prior to it having become a City-owned property, net of interest and penalties).

In the event of sale of this property, the Public Works Department will require the retention of 2.835 metres for the widening of Balmoral Street.

2. 136, 136 ½ and 138 Higgins Avenue (shown outlined on attached Misc. Plan No. 11556)

Certificate of Title No. 1905452 for the subject property issued in the name of the City of Winnipeg on September 30, 2002.

Legal Description:	Lot 14, Plan 32229
Certificate of Title:	1905452
Roll Number:	130911361000
Assessment:	$54,800.00
Zoning:	M – "Multiple-Use Sector"
Site Size:	487.96±m² (5252.4± sq. ft.)

The property was improved with two buildings – a residential side-by-side duplex and a restaurant, which previously was used as a dwelling. These structures were subsequently demolished during the period of July 13 through July 16, 2004. The costs incurred by the City prior to this property going into the tax sale process are in the amount of $13,042.25.

The Land Operating Reserve will recover $8,051.51 (last three years of realty taxes, prior to it having become a City-owned property, net of interest and penalties).

3. North side Cumberland Avenue between Carlton and Edmonton Streets
File No. 4452/A

Certificate of Title No. 1783634 for the subject property transferred to the City of Winnipeg on February 27, 2001.

Legal Description:	East ½ Lot 56, Block 4, Plan 129
Certificate of Title:	1783634
Roll Number:	1305741000
Assessment:	$37,500.00
Zoning:	D – "Downtown Living Sector"
Site Size:	7.62m x 36.585m = 278.8m² (25 ft x 120.029 ft = 3000.7 sq. ft.)

The costs incurred by the City pursuant to the tax sale process are in the amount of $14,390.73.

The Land Operating Reserve will recover $5,809.58 (last three years of realty taxes, prior to it having become a City-owned property, net of interest and penalties).

DISCUSSION:

The subject properties were circulated in the usual manner and no civic need was identified for the subject properties except for a widening of Balmoral Street as identified on the attached Misc. Plan No. 12329.

The subject properties are located in an area in which the Asset Agreement, between the City of Winnipeg and CentreVenture Development Corporation, specifies that CentreVenture has the option to purchase all future City-owned property acquired in tax sale and required for City purposes.

A sale of these properties as a result of CentreVenture exercising its Option will:

- cause the properties to be reinstated on the active realty tax roll;
- remove the City's responsibility for on-going maintenance of the properties;
- provide an additional opportunity for redevelopment, enhancement and rejuvenation of Winnipeg's downtown.

Financial Impact Statement

Date: Sept. 21, 2004

Project Name:

First Year of Program 2004

Proposal to Declare City-owned properties within the CentreVenture mandated area surplus to the City's needs and to add these properties to the CentreVenture Asset Agreement.

	2004	2005	2006	2007	2008
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 79,975	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	37,623	1,192	1,192	1,192	1,192
Net Cost/(Benefit)	$ 42,352	$ (1,192)	$ (1,192)	$ (1,192)	$ (1,192)
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required					

Additional Comments:

Should Council adopt the recommendation, and assuming CentreVenture exercises its option to purchase all the subject properties effective Nov. 1, 2004, the anticipated cost to the City (purchase cost of subject properties less recovery of the three years of back taxes plus municipal realty taxes the City would receive) is $42,352 in 2004. The back taxes total $37,424 while the municipal component of realty taxes is estimated at $199 for Nov. & Dec. 2004. Recoveries of $1,192 in years 2005 through to 2008 represent municipal realty taxes the City would receive and assumes no increases in the assessed value of the subject properties, no change to the current mill rate, portioning rate, or zoning. Annual cost savings to the City resulting from not having to maintain the properties are not material and have not been taken into account.

"Original signed by"
Mike McGinn, CA
Manager of Finance

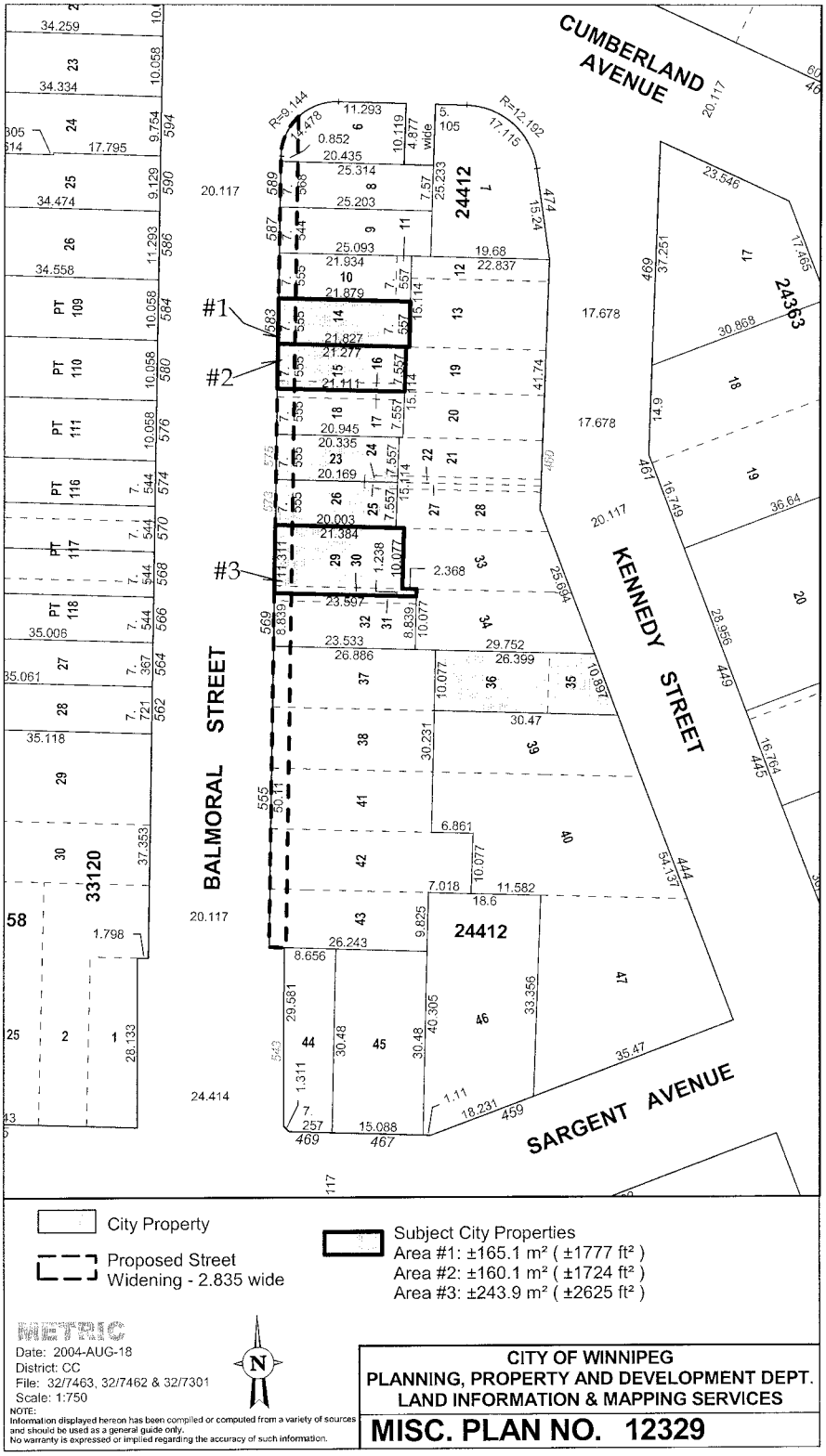
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

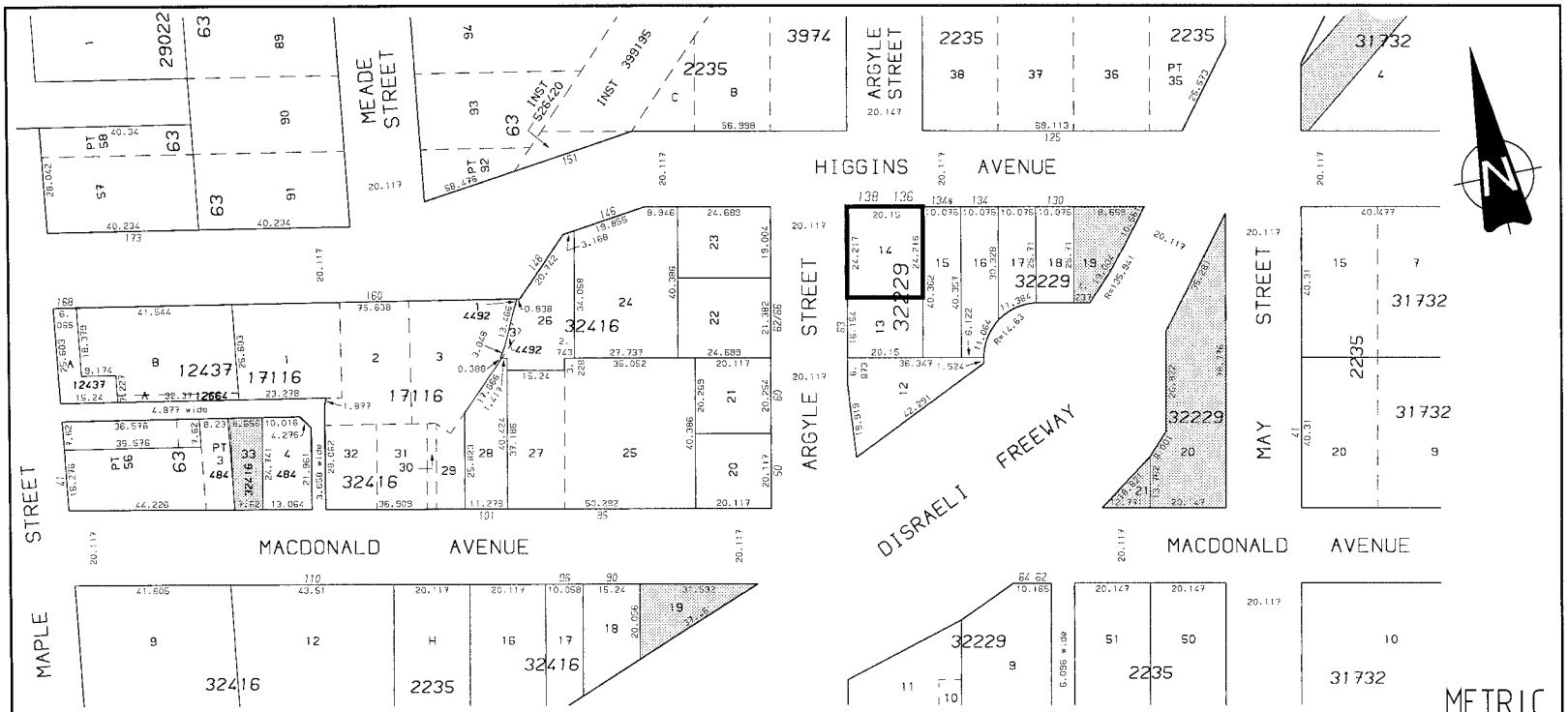
No consultation was required in the preparation of this report.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Joedi Pruden
PPD Files #: 32/7463, 32/7462, 32/7301, 8307, 4452/A

Document name: o:\reports directive\real estate\sales\(jp)taxsales-centreventure.doc


CUMBERLAND AVENUE
KENNEDY STREET
BALMORAL STREET
SARGENT AVENUE
#1
#2
#3
24412
24363
33120
City Property
Proposed Street Widening - 2.835 wide
Subject City Properties
Area #1: ±165.1 m² (±1777 ft²)
Area #2: ±160.1 m² (±1724 ft²)
Area #3: ±243.9 m² (±2625 ft²)
METRIC
Date: 2004-AUG-18
District: CC
File: 32/7463, 32/7462 & 32/7301
Scale: 1:750
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. 12329


MEADE STREET
ARGYLE STREET
HIGGINS AVENUE
MACDONALD AVENUE
MAPLE STREET
DISRAELI FREEWAY
MAY STREET
METRIC
CITY PROPERTY
SUBJECT PROPERTY
AREA= 487.96± sq.m.(5252.4± sq.ft.)
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
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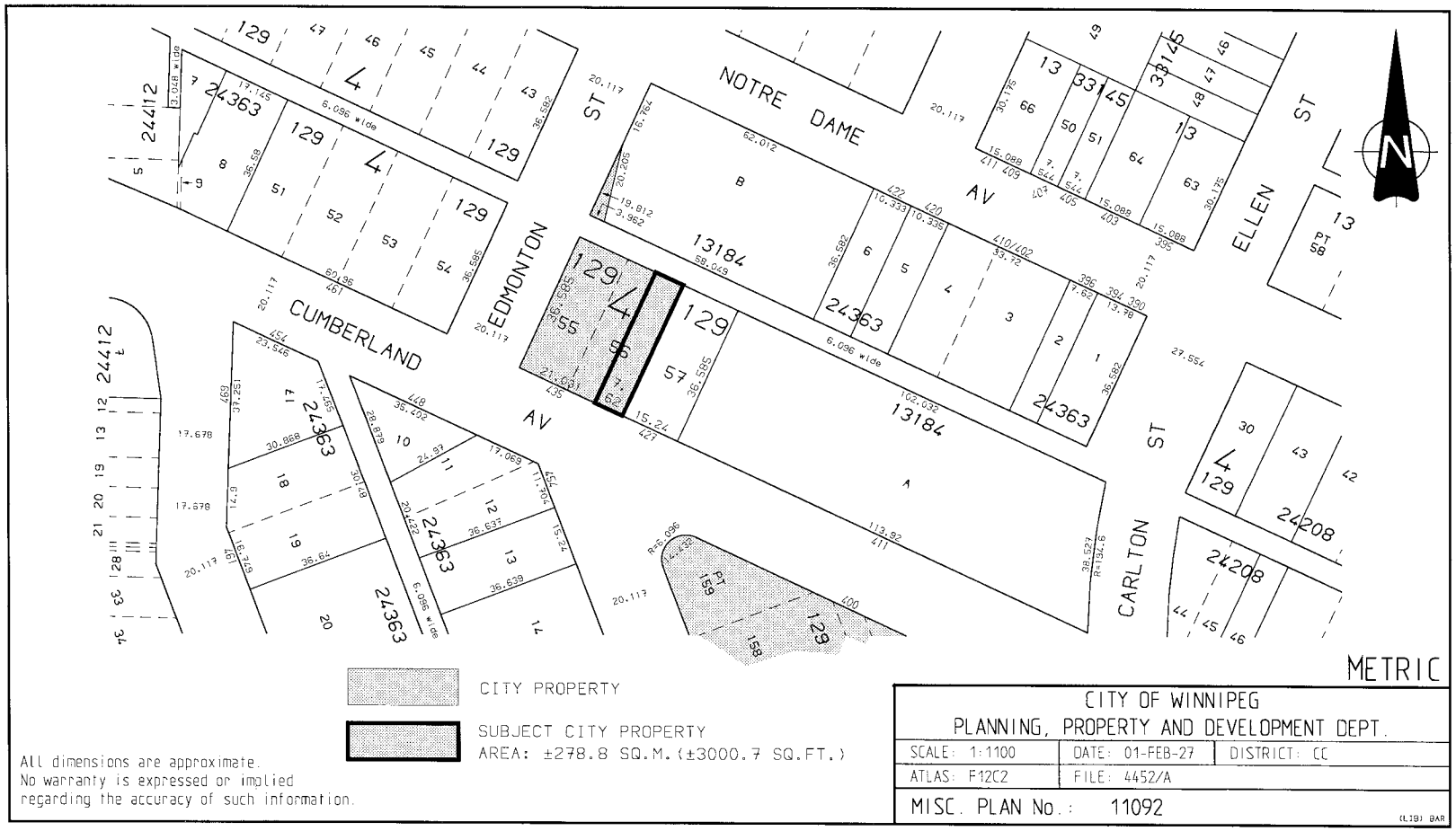
DATE: 02-MAY-17
DISTRICT: LSWK
ATLAS: F13A1
FILE: NOT AVAILABLE
MISC. PLAN No.: 11556


NOTRE DAME AV
EDMONTON ST
ELLEN ST
CUMBERLAND AV
CARLTON ST
24412
24363
13184
33145
24208
CITY PROPERTY
SUBJECT CITY PROPERTY
AREA: ±278.8 SQ.M.(±3000.7 SQ.FT.)
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1100
DATE: 01-FEB-27
DISTRICT: CC
ATLAS: F12C2
FILE: 4452/A
MISC. PLAN No.: 11092