Agenda - Executive Policy Committee - December 8, 2004

Report - Standing Policy Committee on Property and Development - November 30, 2004

Item No. 9 Acquisition by Tax Sale and Declaration as Surplus - Six Residential Dwellings and Two Vacant Lots
File FL-2.4

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2004, the Standing Policy Committee on Property and Development recommended to Council:

1. That, subject to no civic need being identified for the subject properties or any portion thereof, Council declare the lands described in the report from the Director of Planning, Property and Development dated November 16, 2004, surplus to the City's needs and made available for sale.

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

Agenda - Executive Policy Committee - December 8, 2004

Report - Standing Policy Committee on Property and Development - November 30, 2004

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2004, the Standing Policy Committee on Property and Development submitted to the Executive Policy Committee and Council that, subject to no civic need being identified for the subject properties or any portion thereof, Council declare the lands described in the report from the Director of Planning, Property and Development dated November 16, 2004, surplus to the City's needs and made available for sale.

STANDING COMMITTEE DECISION:

On November 30, 2004, the Standing Policy Committee on Property and Development received the administrative report as information.

Re: Report on the Acquisition by Tax Sale of Six Residential Dwellings and Two Vacant Lots

City Centre Community
Daniel McIntyre Ward
Assiniboia Community
St. James-Brooklands Ward
Lord Selkirk-West Kildonan Community
Point Douglas and Mynarski Wards

For submission to: **Standing Policy Committee on Property and Development**

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

Report date: November 16, 2004

Recommendation(s):

That the Standing Policy Committee on Property and Development be informed that the subject properties described herein have been acquired through the tax sale process.

REPORT SUMMARY

Key Issues:

- Eight properties have been acquired through the tax sale process. Completion of these tax sale acquisitions will result in expenditure from the Land Operating Reserve in the approximate amount of $ 151,906.91.

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):

- There are no environmental implications associated with the recommendation of this report.

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

Comment(s):

- An expenditure of $ 109,906.91 has already been incurred. In addition, demolition costs estimated at $ 42,000.00 are anticipated. These amounts will be charged to the Land Operating Reserve.

REASON FOR THE REPORT:

The Planning, Property and Development Department is required to report to the Standing Policy Committee on Property and Development on properties acquired by tax sale.

HISTORY:

Eight Residential Properties have been acquired through completion of the tax sale process.

Particulars of the subject properties are as follows:

Property No. 1

File No. 32/7519

Certificate of Title No. 2044273 for the subject property issued in the name of the City of Winnipeg on September 27, 2004, pursuant to Tax Sale No. 107/185.

Location: 371 Victor Street, between St. Matthews and Ellice Avenues as shown on the attached Misc. Plan No. 12316
Legal description: Lot 20, Plan 33566
Assessment: $10,600.00
Zoning: R2-T, Residential
Site size: 9.144 m x 26.123 m = +/-238.9 m2
(30 ft x 85.705 ft = +/-2,571 sq ft)
Property Description: The subject property is a vacant lot.

The former owner's estate administrator, Lorne Paul Kissick, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $ 2,876.71.

Property No. 2

File No. 32/7516

Certificate of Title No. 2044216 for the subject property issued in the name of the City of Winnipeg on September 27, 2004, pursuant to Tax Sale No. 107/76.

Location: 1826 William Ave. West, between Keewatin and Juba Streets as shown on the attached Misc. Plan No. 12317
Legal description: Lot 27-28, Block 4, Plan 774
Assessment: $33,400.00 (with previous building)
Zoning: R1-3.5A, Residential
Site size: 15.24 m x 32.278 m = +/-491.9 m2
(50 ft x 105.90 ft = +/-5,295 sq ft)
Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in July 2004.

The former owner, Allan Edward & Yvonne Lucille Penonzek, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $ 11,220.90.

Property No. 3

File No. 32/6307

Certificate of Title No. 2044138 for the subject property issued in the name of the City of Winnipeg on September 27, 2004, pursuant to Tax Sale No. 107/246.

Location: 151 & 153 Euclid Avenue, between Granville and Hallet Streets as shown on the attached Misc. Plan No. 12315
Legal description: Lot 4, Block 2, Plan 242
Assessment: $22,300.00
Zoning: R2, Residential

Site size: 10.912 m x 30.175 m = +/-329.2 m2
(35.8 ft x 99 ft = +/-3,544 sq ft)

Property Description: The subject property consists of a vacant, boarded, unheated, single detached, 1 & ¾ storey residential building built in 1908, attached to what is assumed to be a former grocery store and comprising 1709 sq. ft. on a full basement, and in poor condition.

The former owner, Sophie Boyko, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $6,640.27. The estimated cost of demolition is $ 7,000.00.

Property No. 4

File No. 32/7518

Certificate of Title No. 2044328 for the subject property issued in the name of the City of Winnipeg on September 27, 2004, pursuant to Tax Sale No. 107/290.

Location: 380 Burrows Avenue, between Salter and Aikins Streets as shown on the attached Misc. Plan No. 12321

Legal description: Lot 470, Plan 28

Assessment: $17,350.00

Zoning: R2-T, Residential

Site size: 10.058 m x 25.192 m = +/-253.4 m2
(33 ft x 82.65 ft = +/-2,727 sq ft)

Property Description: The subject property consists of a vacant, boarded, unheated, single detached, 2 storey residential building built in 1912, comprising 1432 sq. ft. on a full basement, and in poor condition.

The former owner, Brenda Jane Tomchuk, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $ 14,911.71. The estimated cost of demolition is $ 7,000.00.

Property No. 5

File No. 8312

Certificate of Title No. 2044299 for the subject property issued in the name of the City of Winnipeg on September 27, 2004, pursuant to Tax Sale No. 107/278.

Location: 276 & 278 Manitoba Avenue, between Main and Charles Streets as shown on the attached Misc. Plan No. 12320

Legal description: Lot 5, Plan 31635

Assessment: $18,050.00

Zoning: R2-T, Residential

Site size: 17.983 m x 32.156 m = +/-578.3 m2
(59 ft x 105.5 ft = +/-6,224 sq ft)

Property Description: The subject property consists of a vacant, boarded, unheated, one & ½ storey side-by-side duplex residential building built in 1903, comprising 2138 sq. ft. on a full basement, and in poor condition.

The former owner, Kenneth Lavern Heinrichs, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $ 12,725.59. The estimated cost of demolition is $ 7,000.00.

Property No. 6

File No. 32/7517

Certificate of Title No. 2044310 for the subject property issued in the name of the City of Winnipeg on September 27, 2004, pursuant to Tax Sale No. 107/279.

Location: 174-180 Akins Street, between Manitoba and Pritchard Avenues as shown on the attached Misc. Plan No. 12323
Legal description: Lot 2, Plan 31624
Assessment: $45,600.00
Zoning: R2-T, Residential
Site size: 19.355 m x 20.117 m = +/-389.4 m2
(63.5 ft x 66 ft = +/-4,191 sq ft)

Property Description: The subject property consists of a vacant, boarded, unheated, four unit row-house style, 2 storey residential building built in 1908, comprising 3,482 sq. ft. on a part basement, and in poor condition.

The former owner, Bae and Woo Construction Ltd., showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $ 9,367.97. The estimated cost of demolition is $ 7,000.00.

Property No. 7

File No. 32/6649

Certificate of Title No. 2045432 for the subject property issued in the name of the City of Winnipeg on October 04, 2004, pursuant to Tax Sale No. 106/277.

Location: 1067 Alfred Avenue, between McPhillips and Sgt Tommy Prince Streets as shown on the attached Misc. Plan No. 12165
Legal description: Part Lot 76, Block 2, Plan 267
Assessment: $21,900.00
Zoning: R1-2.5, Residential

Site size: 7.62 m x 27.743 m = +/-211.4 m2
(25 ft x 91 ft = +/-2,275.1 sq ft)

Property Description: The subject property consists of a vacant, boarded, unheated, single detached, one storey residential building built in 1909, comprising 684 sq. ft. on a part basement, and in poor condition.

The former owner, Edward Edmund Wegner, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $ 10,734.08. The estimated cost of demolition is $ 7,000.00.

Property No. 8

File No. 32/6957

Certificate of Title No. 2045469 for the subject property issued in the name of the City of Winnipeg on October 04, 2004, pursuant to Tax Sale No. 102/173.

Location: 672 McGee Street, between Wellington and Sargent Streets as shown on the attached Misc. Plan No. 12262

Legal description: Lot 45, Plan 33247

Assessment: $35,600.00

Zoning: R2-T, Residential

Site size: 12.07 m x 29.879 m = +/-360.6 m2
(39.6 ft x 98.028 ft = +/-3,882 sq ft)

Property Description: The subject property consists of a vacant, boarded, unheated, single detached, 2 & ½ storey residential building built in 1907, comprising 3,564 sq. ft. on a full basement, and in poor condition.

The former owner, Edmund Wegner, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $ 41,429.68. The estimated cost of demolition is $ 7,000.00.

DISCUSSION:

Notice of the property acquisitions will be circulated among various City Departments to identify any possible civic need. In the event that no civic need is identified (and in accordance with current practice), notice of these property acquisitions will be given to the Winnipeg Housing and Homelessness Initiative to determine whether any of these properties can be used in conjunction with that Program.

In the event these properties are of no interest to the Winnipeg Housing and Homelessness Initiative, they will be available for purchase by the general public. These properties, however, are not considered highly marketable and, therefore, it is likely that the costs incurred by the Land Operating Reserve Account will not be recoverable.

Financial Impact Statement — Date: November 12, 2004

Project Name: — **First Year of Program** 2004

Report on the acquisition by Tax Sale of Two Vacant Lots and Six Residential Dwellings.

	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	$ 151,907	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 151,907	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	151,907	-	-	-	-
Net Budget Adjustment Required	$ (0)	$ -	$ -	$ -	$ -

Additional Comments:

Costs in the amount of $ 109,906.91 have been incurred. In addition, demolition costs estimated at $ 42,000.00 are anticipated. These costs will be charged to the Land Operating Revenue.

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

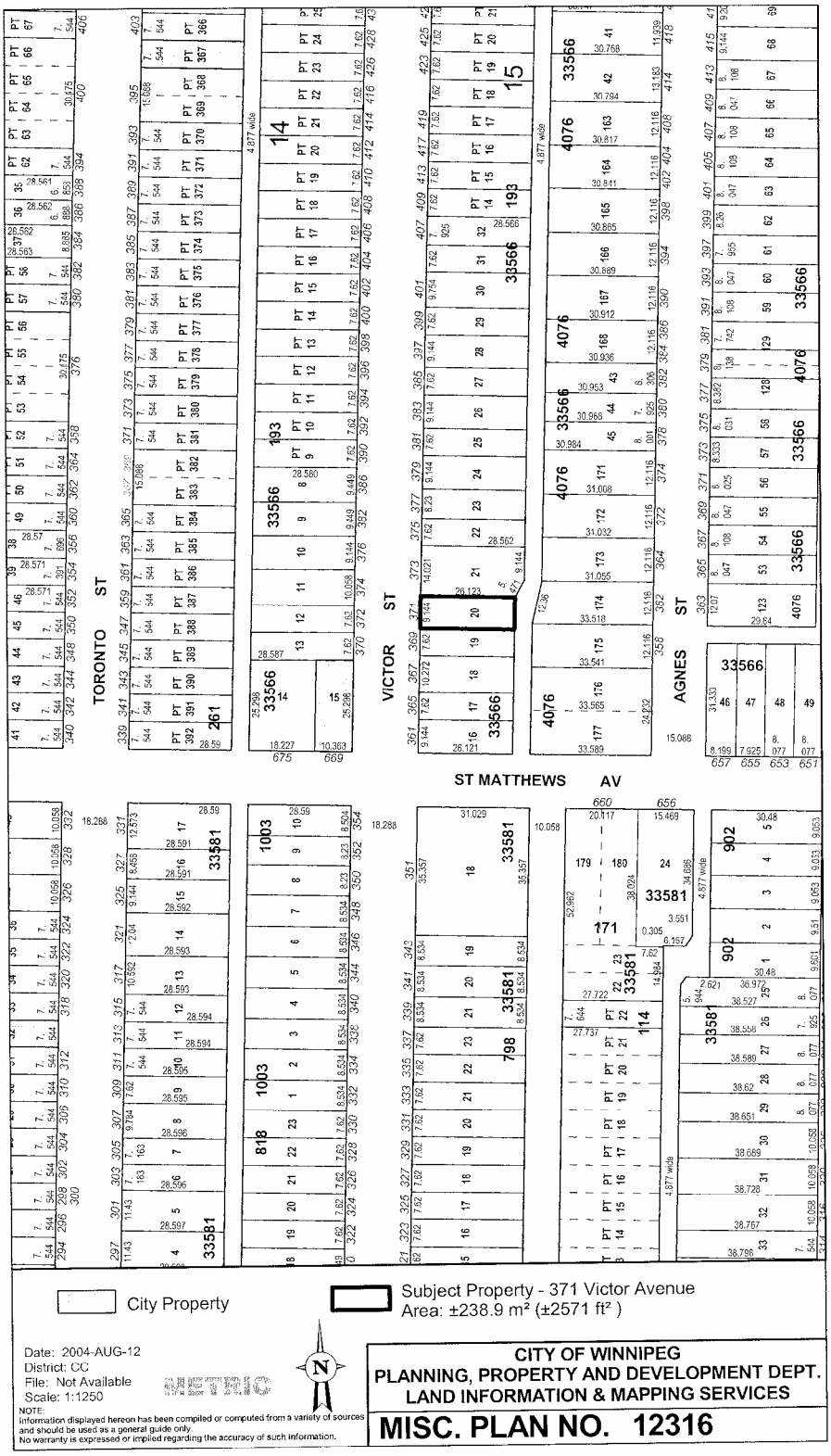
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

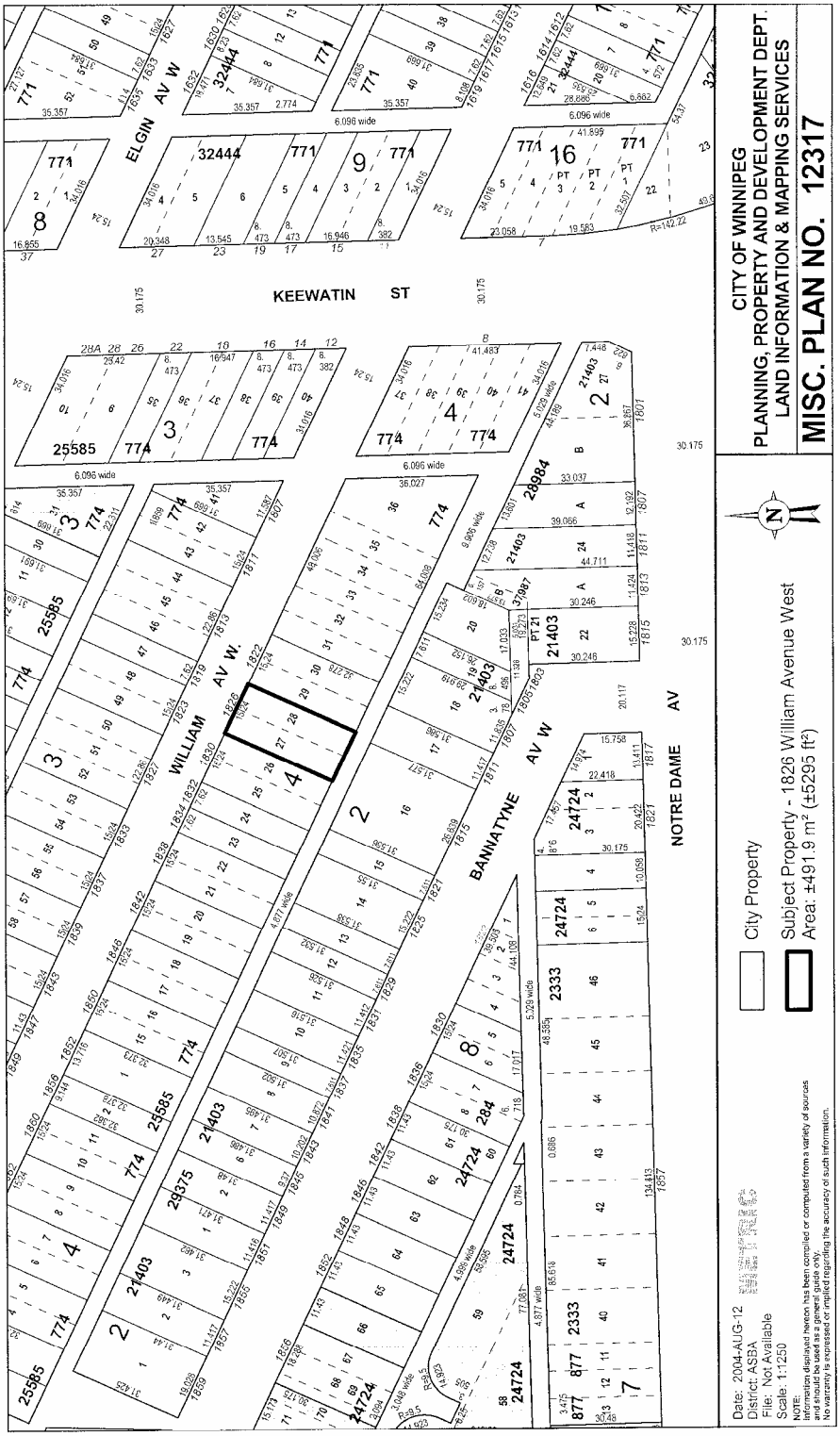
No consultation was required.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Tan Nguyen
PPD File #: 32/7519, 32/7516, 32/6307, 32/7518, 8312, 32/7517, 32/6649, 32/6957

Document name: o:\reports directive\real estate\acquisition(tn)tax sale 371 Victor & 7


TORONTO ST
VICTOR ST
AGNES ST
ST MATTHEWS AV
City Property
Subject Property - 371 Victor Avenue
Area: ±238.9 m² (±2571 ft²)
Date: 2004-AUG-12
District: CC
File: Not Available
Scale: 1:1250
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. 12316


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12317
KEEWATIN ST
ELGIN AV W
WILLIAM AV W.
BANNATYNE AV W
NOTRE DAME AV
City Property
Subject Property - 1826 William Avenue West
Area: ±491.9 m² (±5295 ft²)
Date: 2004-AUG-12
District: ASBA
File: Not Available
Scale: 1:1250
NOTE:
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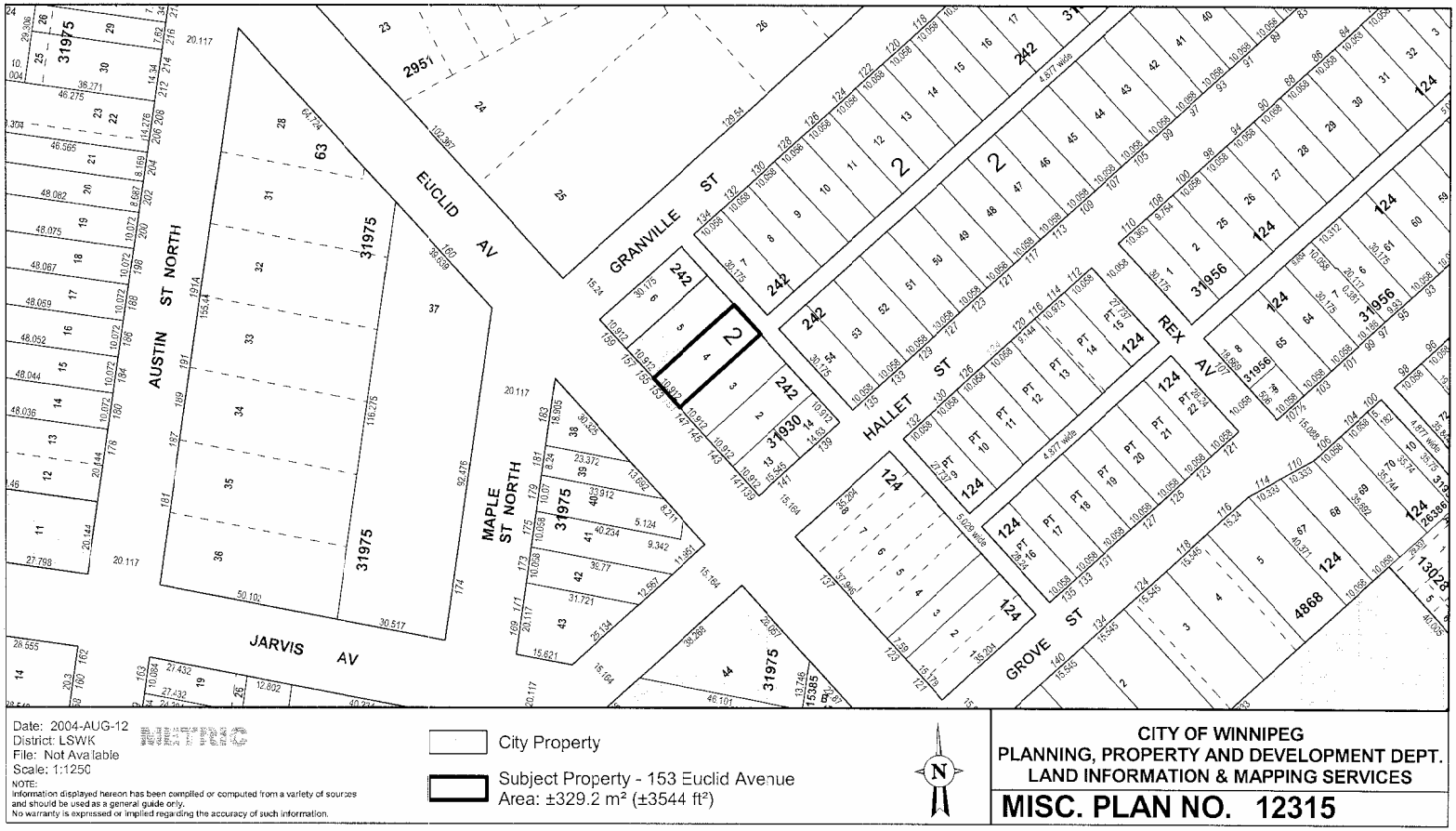
AUSTIN ST NORTH
EUCLID AV
GRANVILLE ST
HALLET ST
REX AV
MAPLE ST NORTH
JARVIS AV
GROVE ST
31975
31956
31930
4868
242
124
Date: 2004-AUG-12
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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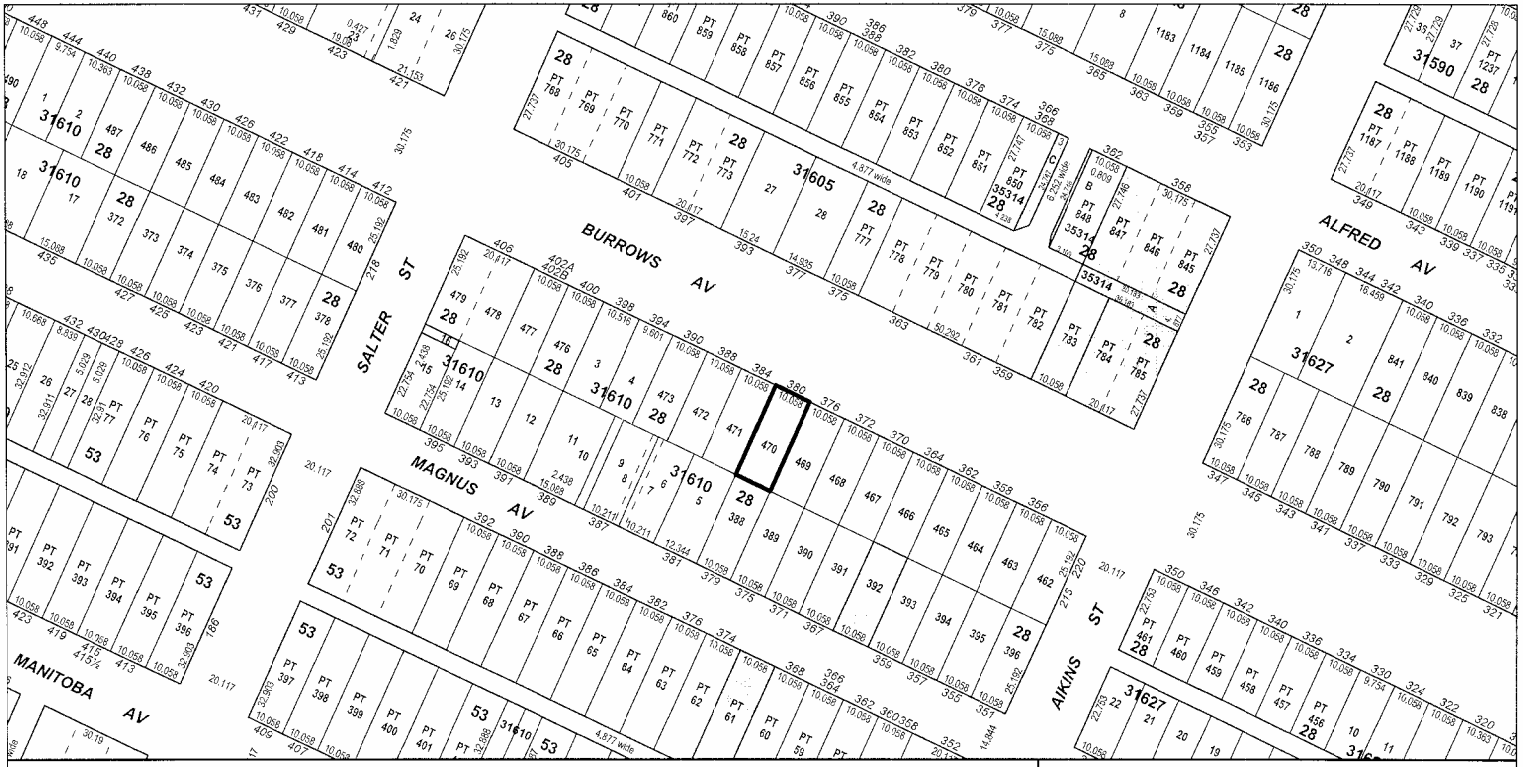
City Property
Subject Property - 153 Euclid Avenue
Area: ±329.2 m² (±3544 ft²)
N
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12315



Date: 2004-AUG-13
District: LSWK
File: Not Available
Scale: 1:1250

NOTE:
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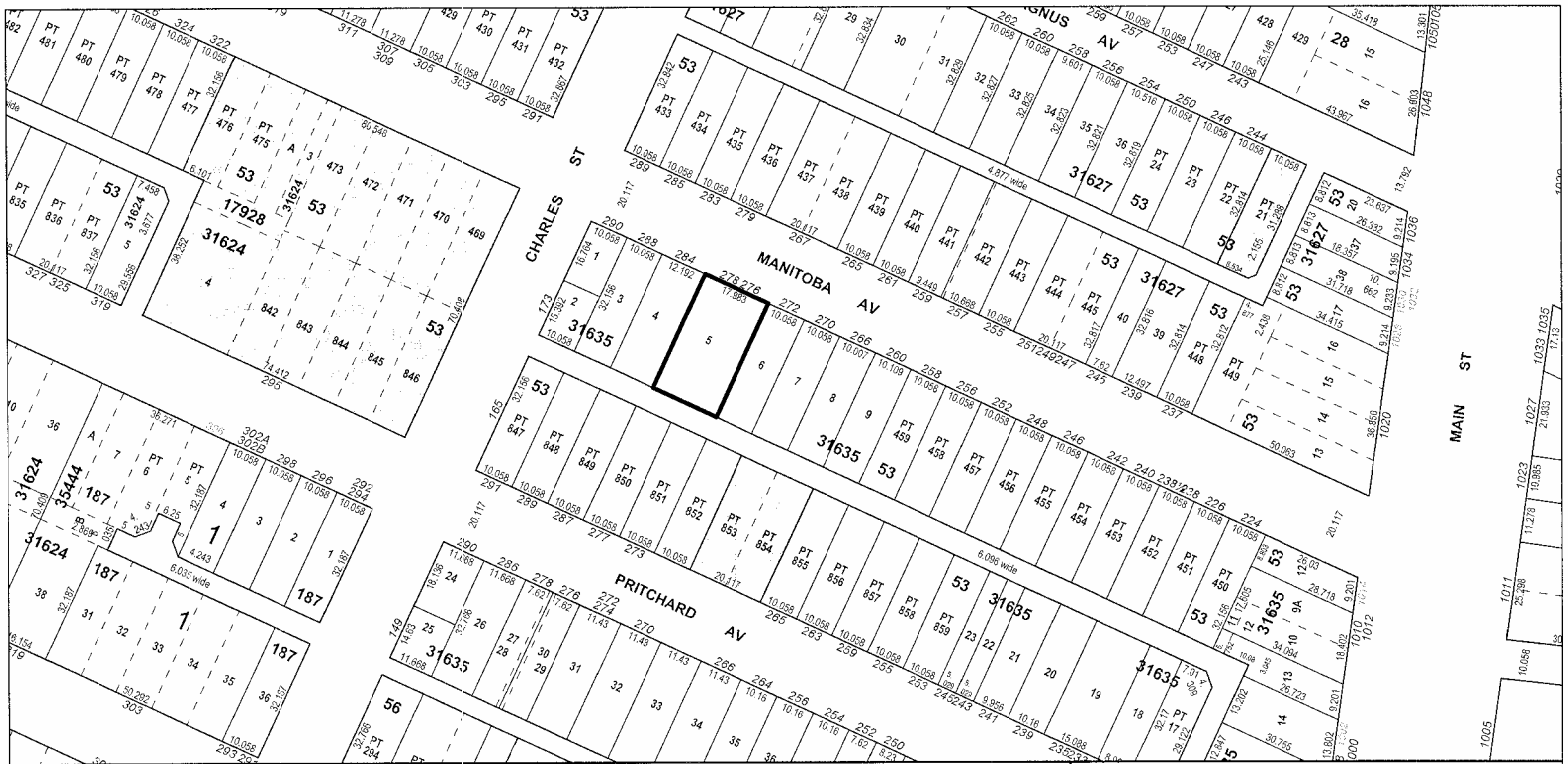
City Property

Subject Property - 380 Burrows Avenue
Area: ±253.4 m² (±2727 ft²)

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12321



Date: 2004-AUG-13
District: LSWK
File: Not Available
Scale: 1:1250

NOTE:
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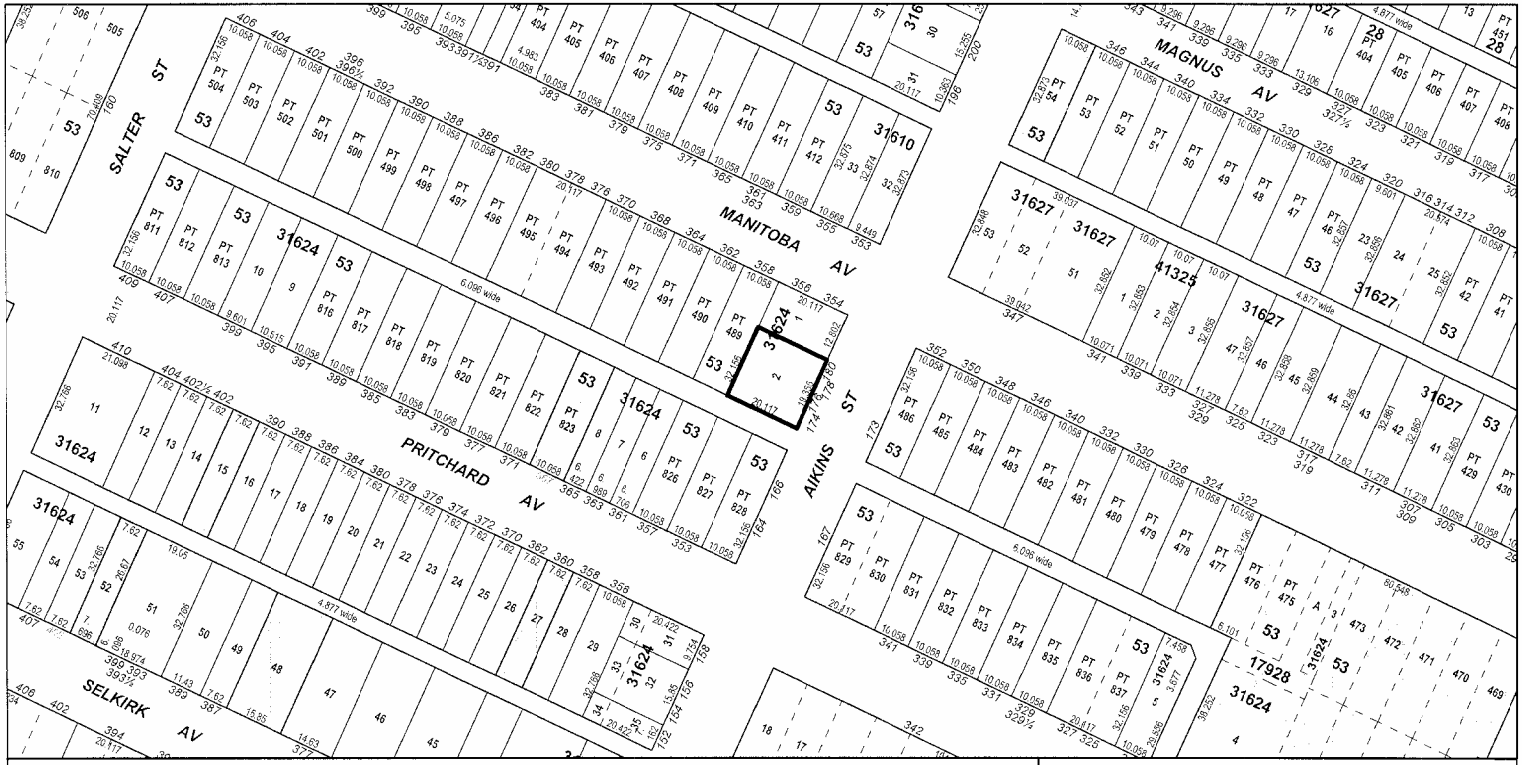
City Property

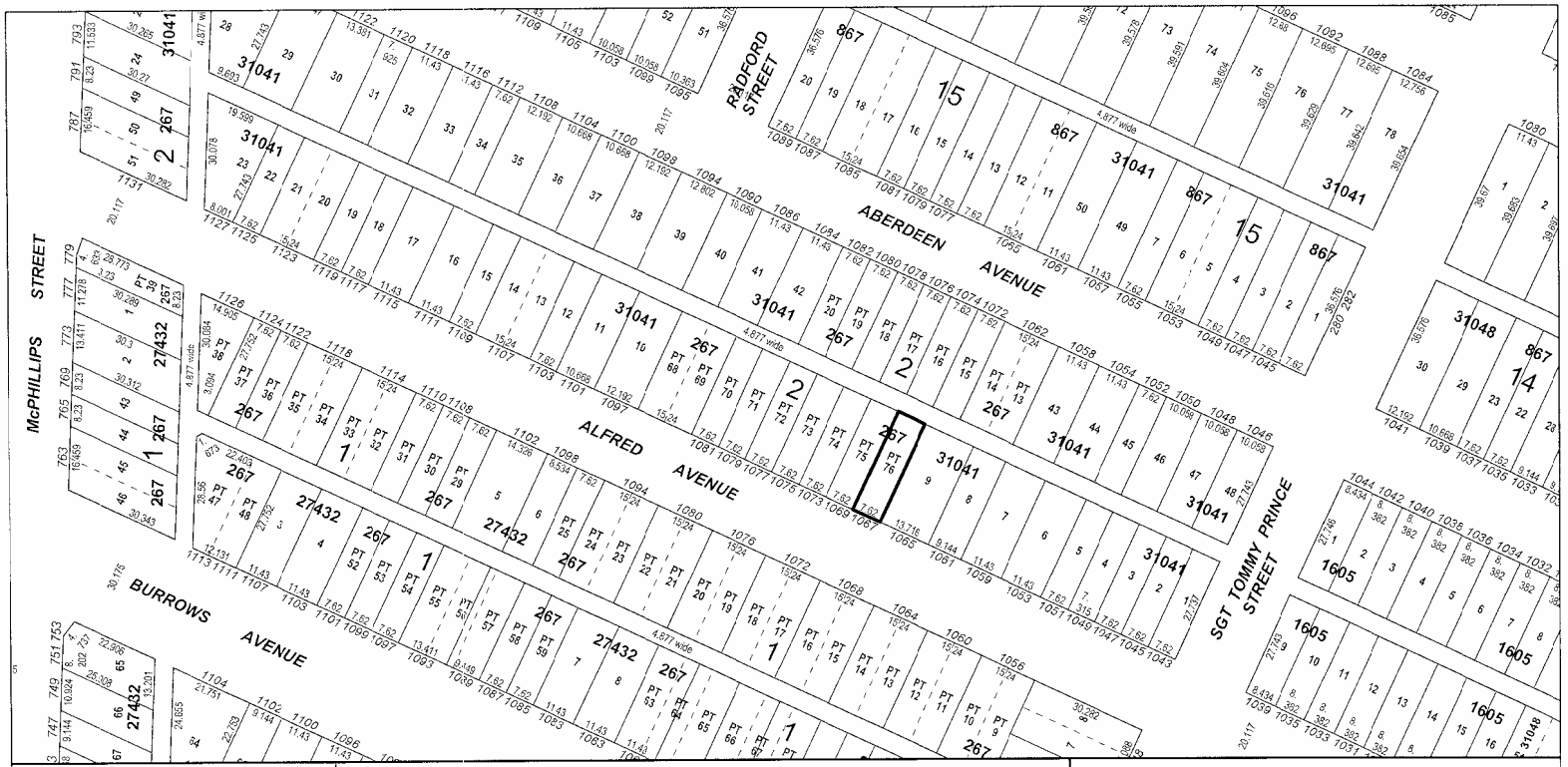
Subject Property - 276 & 278 Manitoba Avenue
Area: ±578.3 m² (±6224 ft²)

N

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12320


SALTER ST
MANITOBA AV
PRITCHARD AV
AIKINS ST
MAGNUS AV
SELKIRK AV
6.096 wide
4.877 wide
Date: 2004-AUG-13
District: LSW<
File: Not Available
Scale: 1:1250
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 Property
Subject Property: 174-180 Aikins Street
Area: ±389.4 m² (±4191 ft²)
N
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12323



Date: 2004-JAN-21
District: LSWK
File: Not Available
Scale: 1:1250

NOTE:
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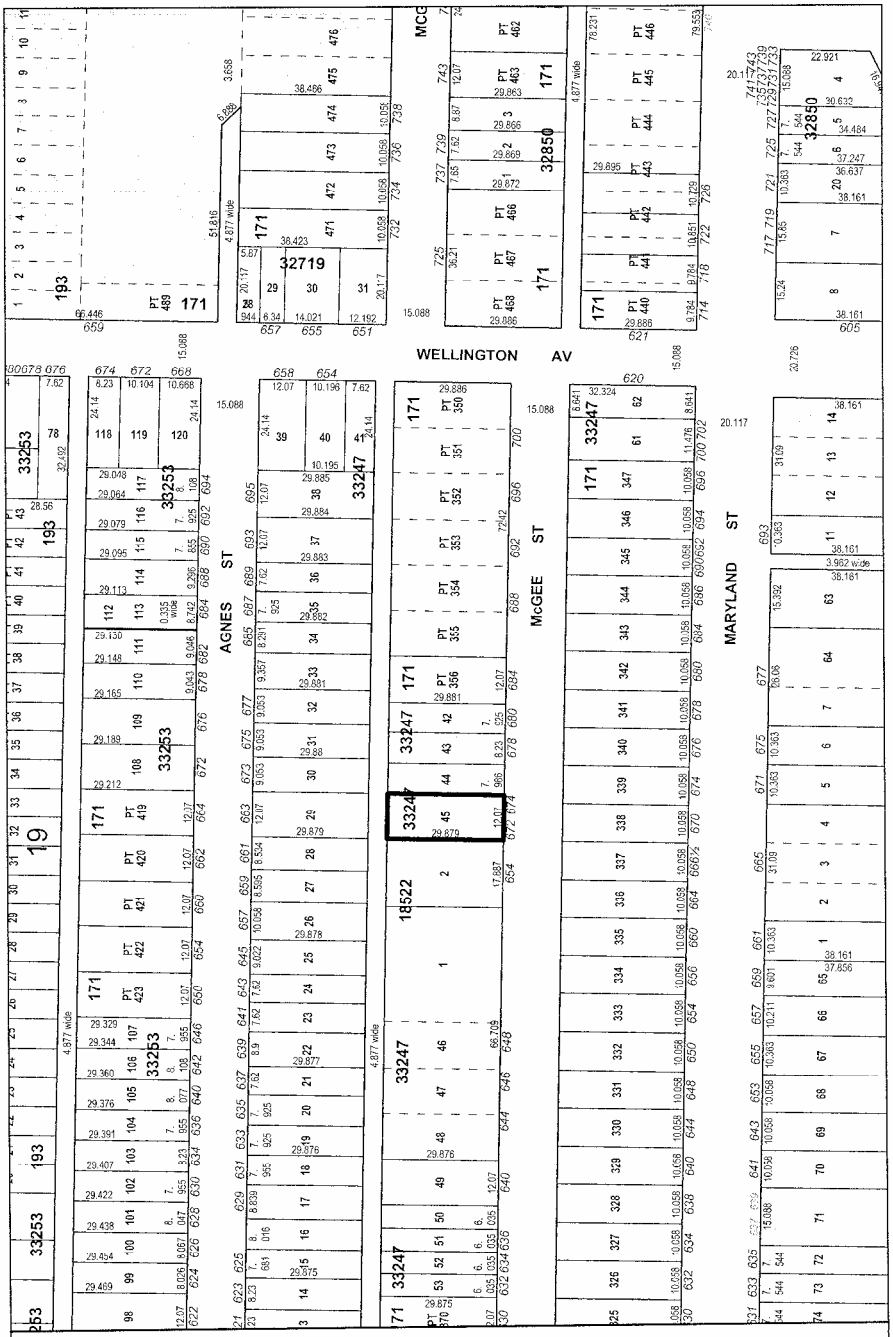
City Property

Subject Property - 1067 Alfred Avenue
Area: ±211.4 m² (±2275.1 ft²)

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12165


WELLINGTON AV
AGNES ST
McGEE ST
MARYLAND ST
City Property
Subject Property - 672 & 674 McGee Street
Area: ±360.6 m² (±3882 ft²)
Date: 2004-JUNE-02
District: CC
File: Not Available
Scale: 1:1250
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12262