Proposed Sale of City-owned property located at 596 rue St. Jean Baptiste - Winnipeg Habitat for Humanity (Habitat Chez-soi)

File FI-2.4(35) (Vol.10)

3. The Standing Policy Committee on Property and Development has been advised that the Planning, Property and Development Department is reporting back on the completion of the negotiations to offer the subject City property at 596 rue St. Jean Baptiste to Habitat Chez-soi for $1.00.

Pursuant to the City Policy on Sale/Lease of City lands to non-profit organizations, any properties sold or leased at less than market value are to be approved by the Standing Policy Committee on Property and Development. Acceptance of this Offer to Purchase requires approval by Council in this instance to waive that part of the City Policy pertaining to the sale and lease of City-owned lands to non-profit organizations, which requires all properties to revert back to the City at the conclusion of the economic life of the project.

Certificate of Title No. 1845490 for the subject property issued in the name of the City of Winnipeg on January 3, 2002, pursuant to Tax Sale No. 104/72. The dwelling, which existed on this property, was demolished by the City in January 1999. The subject property is fully serviced and as of today's date no easements have been identified.

On November 5, 2001, the Planning, Property and Development Department was informed that Habitat Chez-soi (an affiliate of Winnipeg Habitat for Humanity) was interested in acquiring a vacant lot in the St. Boniface area in which to build a single family dwelling. As a result, Winnipeg Habitat for Humanity will take title in its name on behalf of Habitat Chez-soi.

On March 11, 2002, the Standing Policy Committee on Property and Development directed the Planning, Property and Development Department to offer the subject City property to Habitat Chez-soi for $1.00.

Habitat Chez-soi has now indicated that the subject property would be suitable for their needs.

The subject property was circulated to the appropriate City Departments and to the outside utilities to identify if they had any requirements for the subject property. As at April 3, 2002, no requirements have been identified, although the City Departments were given until April 5, 2002 to provide a response.

On April 22, 2002, the Riel Community Committee is to consider an informational administrative report on the proposed sale.

Habitat Chez-soi requested to purchase this property in order to build, within the next few months, a new home, which they then intend to convey to a third party. Particulars of the property are, in brief, as follows:

Location: 596 rue St. Jean Baptiste, east side of rue St. Jean Baptiste, between avenue de la Cathedrale and boulevard Provencher, as shown on Misc. Plan No. 11360.
Legal Description: Lot 14, Plan 29349
Certificate of Title: 1845490
Owner: The City of Winnipeg
Assessment: $20,100.00

Zoning: "R2-T" – Residential Two-family Transitional
Site Size: 7.62 metres x 35.42 metres = 269.9 square metres±
(25 feet x 116.21 feet = 2,905.1 square feet±)

The sale has been negotiated in accordance with the City's standard terms and conditions. Winnipeg Habitat for Humanity advised on March 28, 2002, that it is in agreement with these terms.

Under the present City Policy regarding sale at $1.00 to non-profit groups, the property is to return to the City at the end of its economic life. As the eventual owner of the property will be a third party, this portion of the Policy cannot apply and that particular clause must be removed.

As well, the intent of the sale would be to facilitate new construction by Habitat. However, the Planning, Property and Development Department suggested that in the event that substantial construction is not completed on the property within two years from the date of sale, then the certificate of title would revert back to the City.

The Real Estate Division of the Planning, Property and Development Department is supportive of the proposed sale of the property to Habitat for the following reasons:

1. there is limited demand for this type of in-fill residential building lot because of its relatively narrow frontage;
2. the sale of the subject property would increase the City's realty tax base.

The Standing Policy Committee on Property and Development recommends:

I. That Council in this instance waive that portion of the City Policy on sale or lease of City lands to non-profit organizations (Council authority October 31, 1990) which requires that properties sold at less than market value revert back to the City at the conclusion of the economic life of the project.

II. That Winnipeg Habitat for Humanity's (Habitat Chez-soi) Offer to Purchase the "subject City property", as shown on Misc. Plan No. 11360, be approved, at a price of $1.00 in accordance with the terms and conditions as negotiated (and contained in Schedule "A"), with an additional condition requiring substantial completion of the construction upon the property within two years from the date of sale, failing which, title to the property will revert back to the City.

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.