Minute No. 128
Report - Standing Policy Committee on Property and Development - January 10, 2005

Item No. 14 **Tax Sale Acquisition and Declaration as Surplus - Five Vacant Parcels and Two Residential Buildings**
File FL-2.4

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That subject to no civic need being identified for the subject properties or any portion thereof, the lands described in the report from the Director of Planning, Property and Development dated December 29, 2004, be declared 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.

Minutes - Executive Policy Committee – January 19, 2005

Report - Standing Policy Committee on Property and Development – January 10, 2005

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,
That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On January 10, 2005, 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 December 29, 2004, surplus to the City's needs and made available for sale.

STANDING COMMITTEE DECISION:

On January 10, 2005, the Standing Policy Committee on Property and Development received the administrative report as information.
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Re: **Report on the Tax Sale Acquisition of Five Vacant Parcels and Two Residential Buildings**
Assiniboia Community
Charleswood-Tuxedo Ward
City Centre Community
Daniel McIntyre 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: December 29, 2004

Recommendation(s):

1. 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.

2. That, subject to no civic need being identified for the subject properties or any portion thereof, Council declare the lands described herein to be surplus to the City's needs and made available for sale.

REPORT SUMMARY

Key Issues:

- Seven properties have been acquired through the tax sale process. Completion of these tax sale acquisitions will result in an expenditure from the Land Operating Reserve in the currently determined amount of $74,941.23. Routinely, miscellaneous costs may possibly remain to be processed.

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:

☒ **No**

☐ **Yes**

Comment(s):

- There are no environmental implications associated with this recommendation.

Human resources implications:

☒ **No**

☐ **Yes**

Comment(s):

-

Financial implications:

☒ **Within approved current and/or capital budget**

☐ **Current and/or capital budget adjustment required**

Comment(s):

- A currently determined expenditure of $74,941.23 has already been incurred. This amount 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. Properties acquired by tax sale within the boundaries of the Downtown Winnipeg Zoning By-law 4800/88, however, are reported to the Standing Policy Committee on Downtown Development.

Council must declare lands to be surplus to the City's needs before any such lands may be sold.

HISTORY:

Seven properties have been acquired through completion of the tax sale process.

Particulars of the subject properties are as follows:

Property No. 1
File No. 32/7535

Certificate of Title No. 2056410 for the subject property issued in the name of the City of Winnipeg on November 29, 2004, pursuant to Tax Sale No. 107/28.

Location:	Vacant land in Whyte Ridge, south of Southbend Crescent as shown on the attached Misc. Plan No. 12414
Legal description:	Lot 67, Plan 1939
Assessment:	$7,350.00
Zoning:	A, Agriculture
Site size:	24.811 m x 133.39 m = +/-3,309.5 m2 (81.40 ft x 437.63 ft = +/-35,624 sq ft)
Property Description:	The subject property is a vacant parcel, and is situated amongst many other vacant parcels and larger holdings, most of which appear to be used for the growing of hay.

The former owner, the Royal Bank of Canada, 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 $825.82.

Property No. 2
File No. 32/7533

Certificate of Title No. 2056525 for the subject property issued in the name of the City of Winnipeg on November 30, 2004, pursuant to Tax Sale No. 107/166.

Location:	335 Lipton Street, between Portage and Ellice Avenues as shown on the attached Misc. Plan No. 12415
Legal description:	Lot 26, Block 12, Plan 3074
Assessment:	$9,950.00
Zoning:	R2, Residential
Site size:	7.62 m x 28.773 m = +/-219.3 m2 (25 ft x 94.4 ft = +/-2,360 sq ft)
Property Description:	The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in January 2004.

The former owner, Leslie George Stewart, 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 $16,661.83.

Property No. 3
File No. 32/7534

Certificate of Title No. 2056511 for the subject property issued in the name of the City of Winnipeg on November 30, 2004, pursuant to Tax Sale No. 107/219.

Location:	527 Pacific Avenue, between Sherbrook and Isabel Streets as shown on the attached Misc. Plan No. 12413
Legal description:	Lot 2, Plan 3655
Assessment:	$8,000.00 (with previous building)
Zoning:	RML, Residential
Site size:	10.067 m x 23.87 m = +/-240.3 m2 (33.028 ft x 78.317 ft = +/-2,586 sq ft)
Property Description:	The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in April 2004.

The former owner, Amarjit Panchhi, 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 $11,937.10.

Property No. 4
File No. 32/7537

Certificate of Title No. 2056445 for the subject property issued in the name of the City of Winnipeg on November 29, 2004, pursuant to Tax Sale No. 107/272.

Location:	616 Magnus Avenue, between McGregor and McKenzie Streets as shown on the attached Misc. Plan No. 12429
Legal description:	Part Lot 134, Plan 53
Assessment:	$5,750.00
Zoning:	R2-T, Residential
Site size:	10.058 m x 32.993 m = +/-331.8 m2 (33 ft x 108.247 ft = +/-3,572 sq ft)
Property Description:	The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in February 2003.

The former owners, Alfred & Nona Harder, 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 $13,805.06.

Property No. 5
File No. 32/7538

Certificate of Title No. 2056473 for the subject property issued in the name of the City of Winnipeg on November 30, 2004, pursuant to Tax Sale No. 107/273.

Location:	620 Magnus Avenue, between McGregor and McKenzie Streets as shown on the attached Misc. Plan No. 12430
Legal description:	Lot 9, Plan 31454
Assessment:	$6,750.00
Zoning:	R2-T, Residential
Site size:	15.088 m x 32.994 m = +/-497.8 m2 (49.50ft x 108.248 ft = +/-5,358 sq ft)
Property Description:	The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in February 2003.

The former owner, Gary John Stillson, 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 $10,717.19.

Property No. 6

File No. 32/7541

Certificate of Title No.2056468 for the subject property issued in the name of the City of Winnipeg on November 29, 2004, pursuant to Tax Sale No. 107/275.

Location:	441 Manitoba Ave., between Salter and Powers Streets as shown on the attached Misc. Plan No. 12412
Legal description:	Part Lot 387, Plan 53
Assessment:	$20,750.00
Zoning:	R2-T, Residential
Site size:	10.058 m x 32.92 m = 331.1 m2 (33 ft x 108.675 ft = +/-3,564 sq ft)
Property Description:	The subject property consists of a vacant, unheated, boarded and secured, single detached, one and one half-storey residential building built in 1915, comprising 1125 sq. ft. on a part basement, and in poor condition.

The former owners, James D. & Janet L. Gilroy, did not redeem this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $7,879.68.

Property No. 7

File No. 32/7542

Certificate of Title No.2056495 for the subject property issued in the name of the City of Winnipeg on November 30, 2004, pursuant to Tax Sale No. 107/265.

Location:	273 Selkirk Ave., between Main and Charles Streets as shown on the attached Misc. Plan No. 12407

Legal description:	Part Lot 298, Plan 56
Assessment:	$32,900.00
Zoning:	C1.5, Commercial
Site size:	13.716 m x 32.766 m = 449.4 m2 (45 ft x 107.5 ft = +/-4,838 sq ft)
Property Description:	The subject property consists of a vacant, unheated, boarded and secured, single detached, one-storey residential building built in 1906, comprising 976 sq. ft. on a full basement, and in poor condition. The subject building was last used for commercial purposes.

The former owner, Biindiigiin Books Training Program Inc., did not redeem this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $13,114.55.

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 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: December 17, 2004

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

Report on the Tax Sale Acquisition of Five Vacant Parcels and Two Residential Buildings

	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	$ 74,941	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 74,941	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	74,941	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Currently determined costs in the amount of $74,941.00 have been incurred. These costs will be charged to the Land Operating Reserve.

"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 Division
Prepared by: Tan Nguyen
PPD File #: 32/7535, 32/7533, 32/7534, 32/7537, 32/7538, 32/7541,32/7542

Document name: o:\reports directive\real estate\acquisition(tn)335 Lipton & 6



Date: 2004-OCT-29
District: RIEL
File: Not Available
Scale: 1:2500

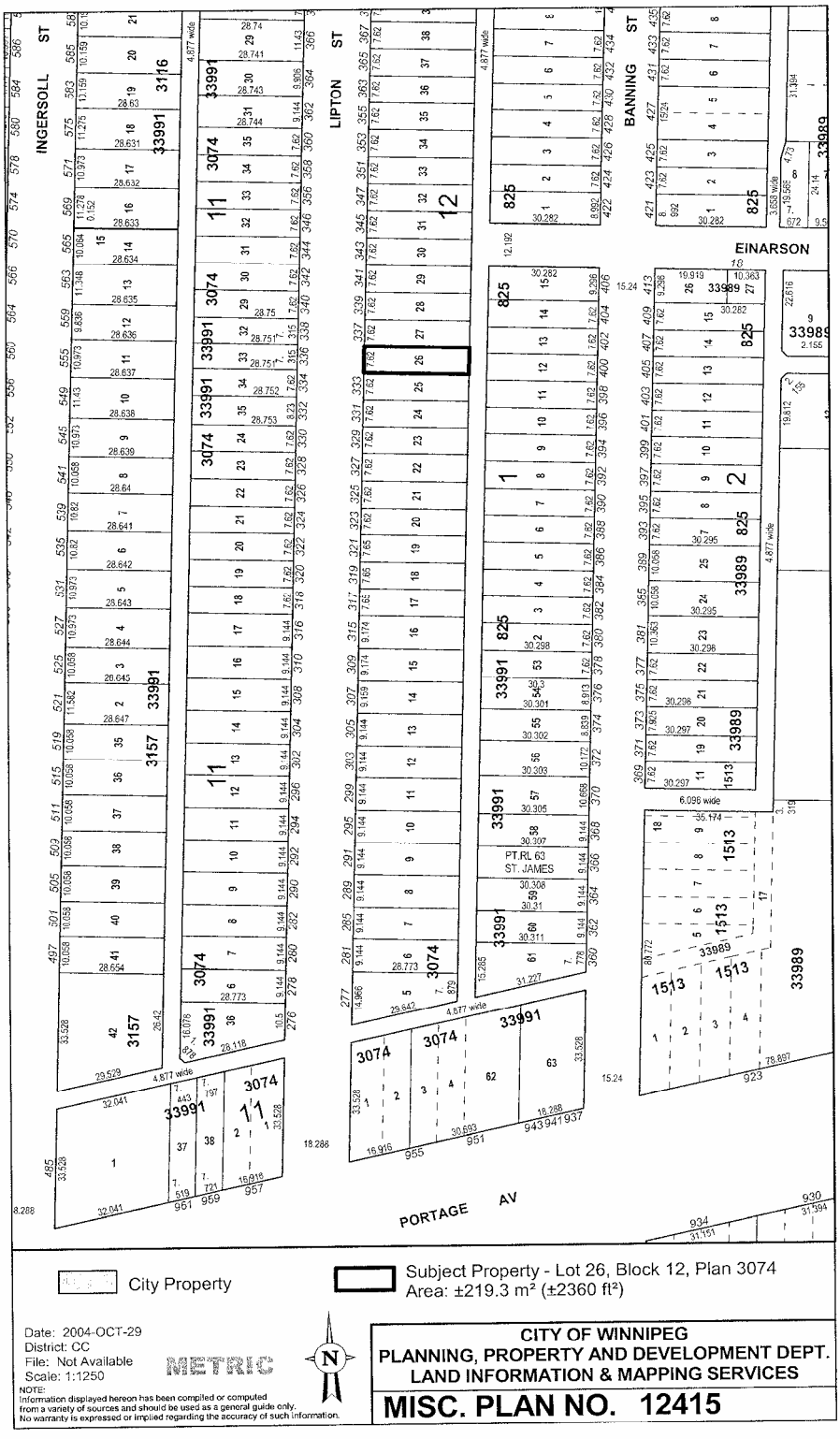
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

City Property

Subject Property - Part Lot 67, Plan 1939
Area: ±3309.5 m² (±35624 ft²)

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

MISC. PLAN NO. 12414


INGERSOLL ST
LIPTON ST
BANNING ST
EINARSON
PORTAGE AV
PT.RL 63
ST. JAMES
City Property
Subject Property - Lot 26, Block 12, Plan 3074
Area: ±219.3 m² (±2360 ft²)
Date: 2004-OCT-29
District: CC
File: Not Available
Scale: 1:1250
METRIC
NOTE:
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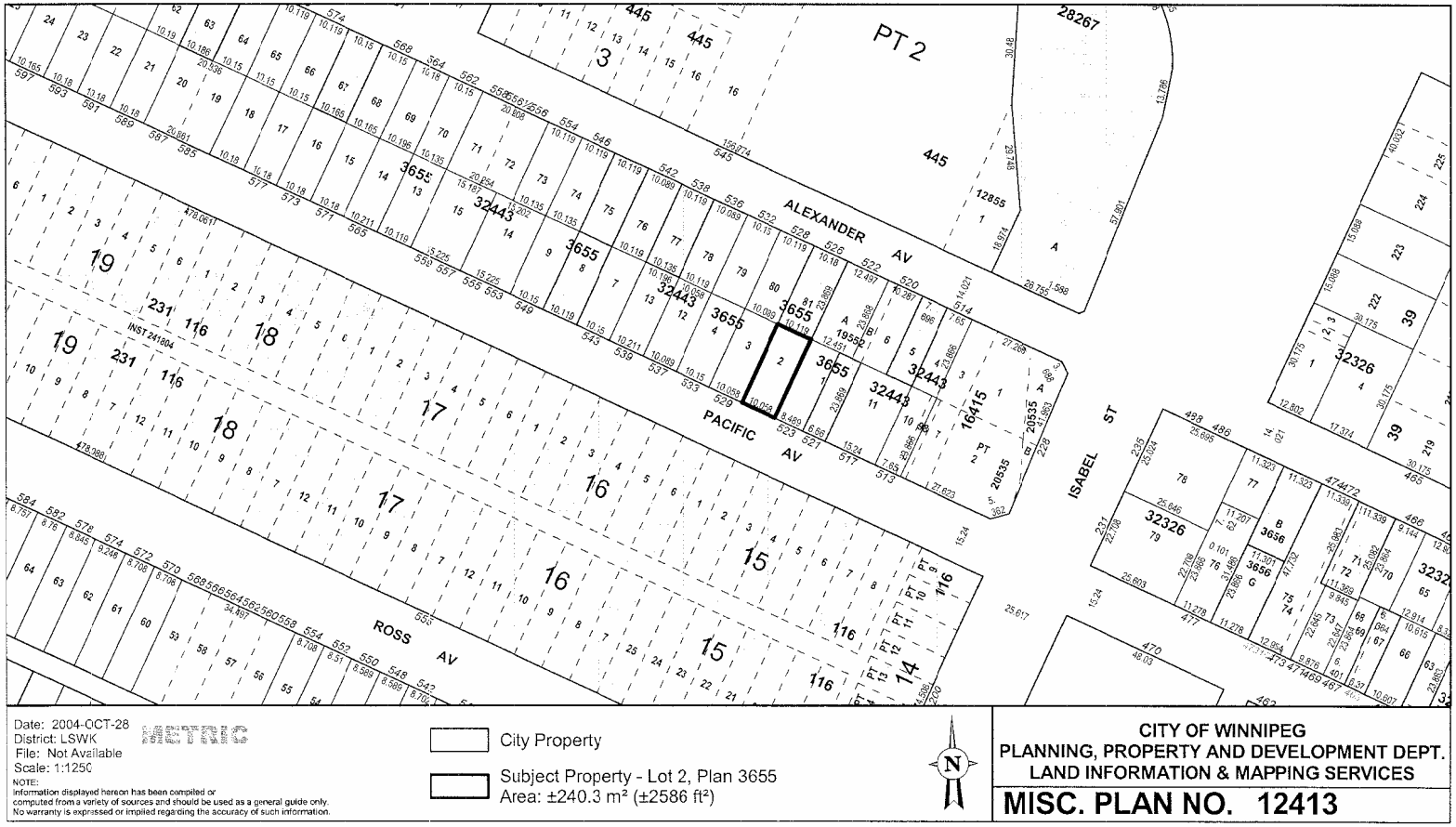
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12415


ALEXANDER AV
PACIFIC AV
ROSS AV
ISABEL ST
PT 2
INST 241804
Date: 2004-OCT-28
District: LSWK
File: Not Available
Scale: 1:1250
METRIC
NOTE:
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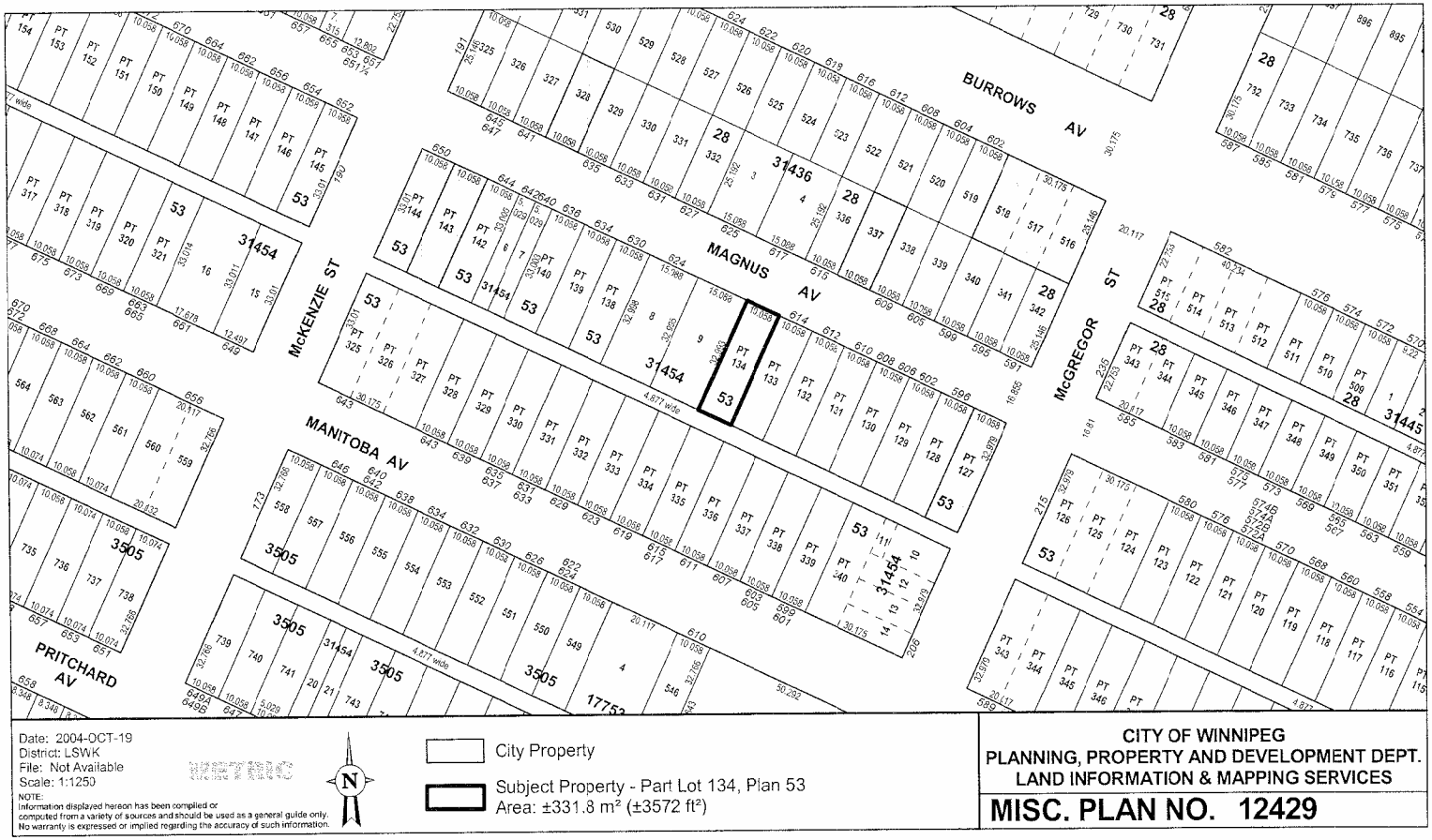
City Property
Subject Property - Lot 2, Plan 3655
Area: ±240.3 m² (±2586 ft²)
N
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12413


BURROWS AV
MAGNUS AV
MANITOBA AV
McKENZIE ST
McGREGOR ST
PRITCHARD AV
4.877 wide
Date: 2004-OCT-19
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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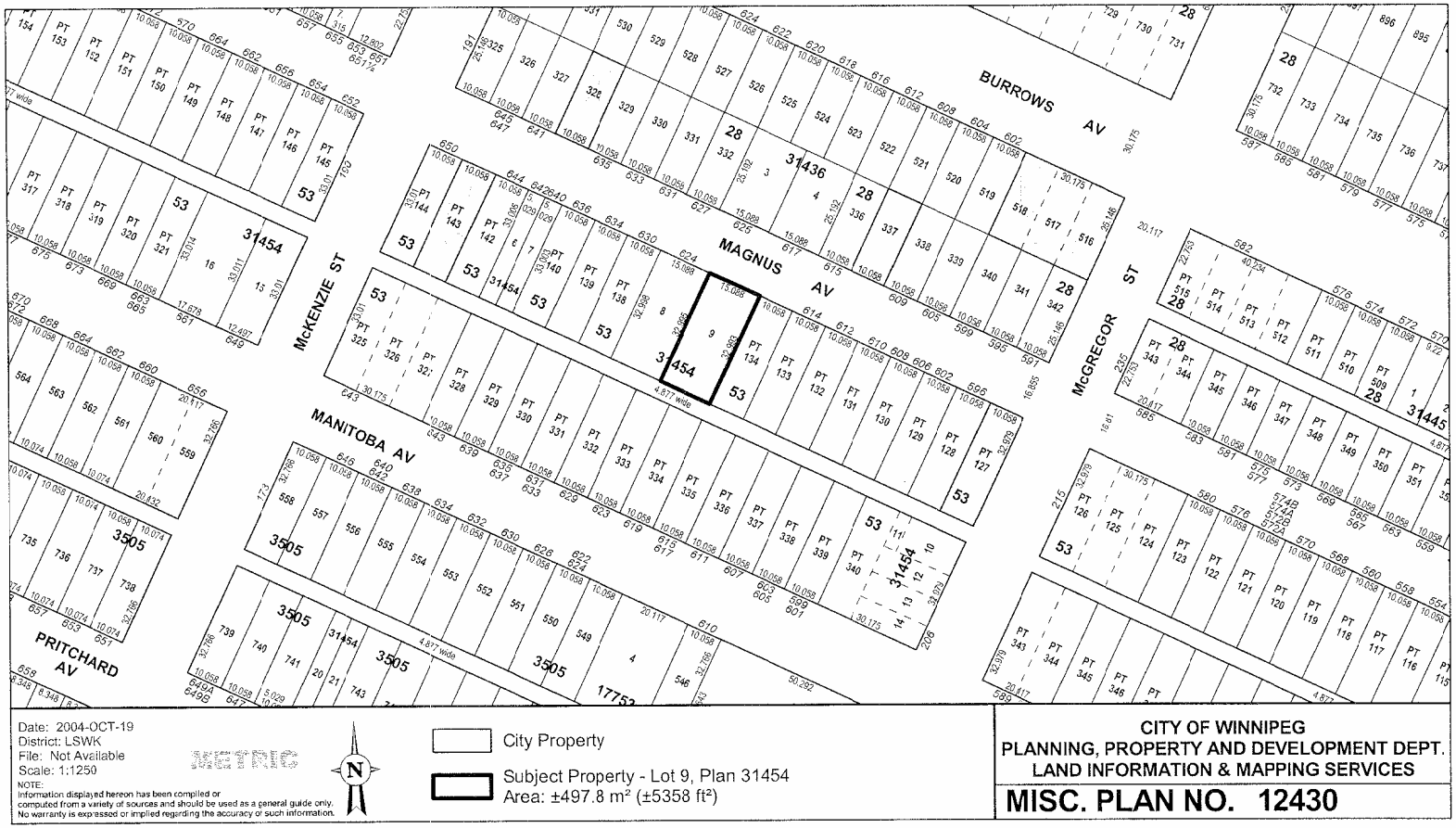
City Property
Subject Property - Part Lot 134, Plan 53
Area: ±331.8 m² (±3572 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12429


BURROWS AV
MAGNUS AV
MANITOBA AV
PRITCHARD AV
McKENZIE ST
McGREGOR ST
Date: 2004-OCT-19
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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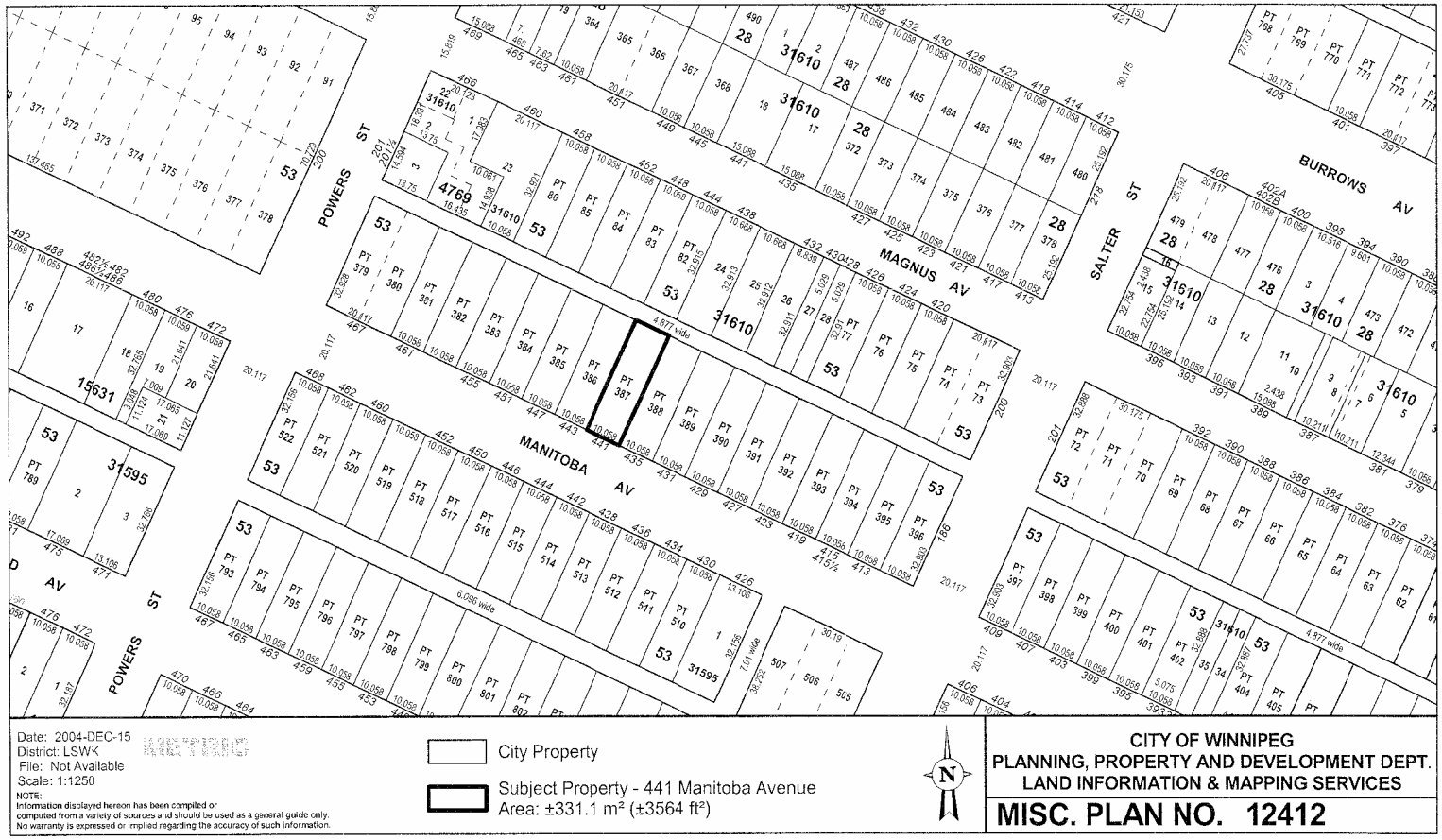
City Property
Subject Property - Lot 9, Plan 31454
Area: ±497.8 m² (±5358 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12430


MAGNUS AV
MANITOBA AV
POWERS ST
SALTER ST
BURROWS AV
4.877 wide
6.096 wide
7.01 wide
Date: 2004-DEC-15
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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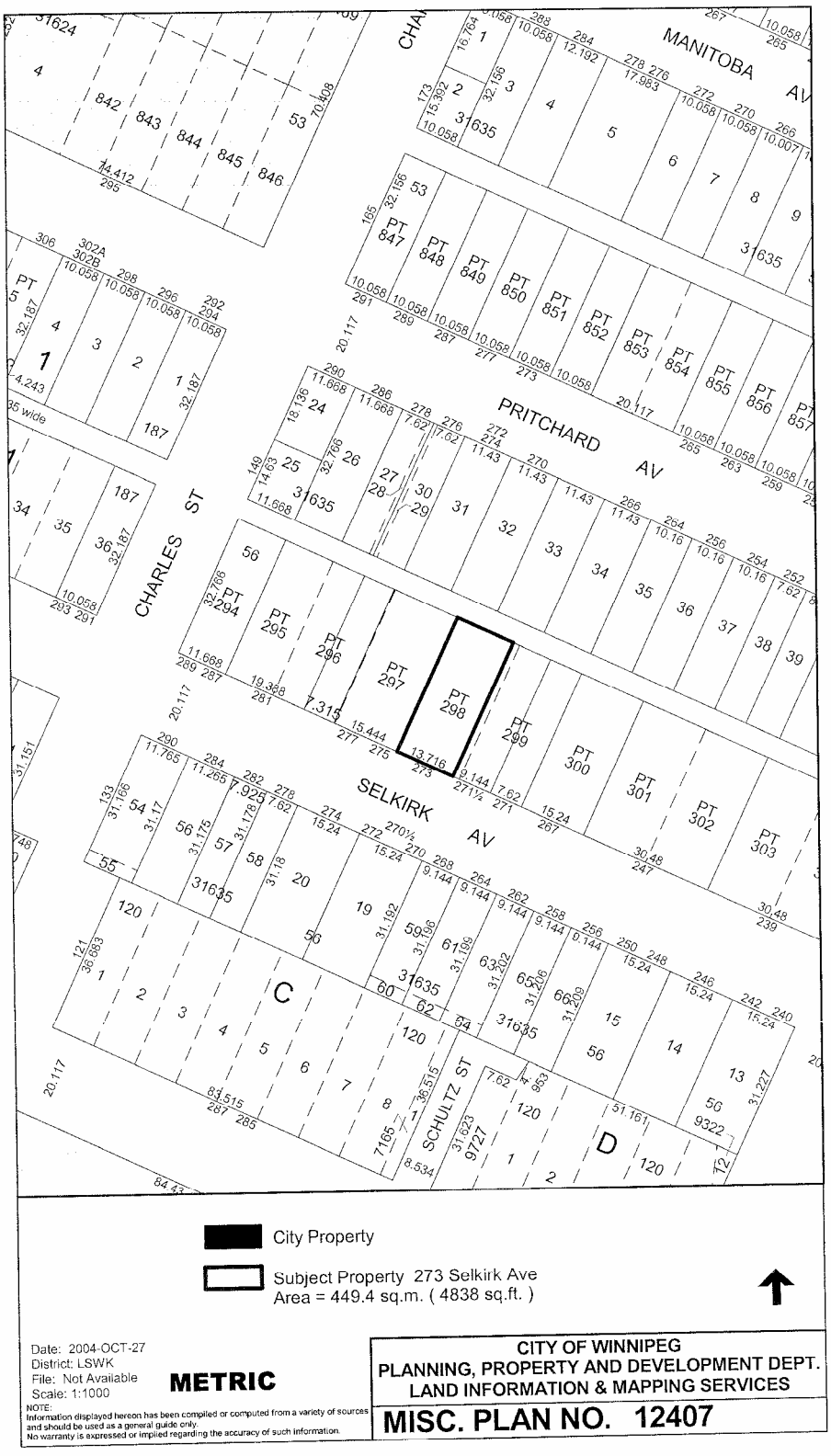
City Property
Subject Property - 441 Manitoba Avenue
Area: ±331.1 m² (±3564 ft²)
N
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12412


MANITOBA AV
PRITCHARD AV
SELKIRK AV
CHARLES ST
SCHULTZ ST
PT 298
City Property
Subject Property 273 Selkirk Ave
Area = 449.4 sq.m. (4838 sq.ft.)
Date: 2004-OCT-27
District: LSWK
File: Not Available
Scale: 1:1000
METRIC
NOTE:
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LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12407