

Request for Decision

City-owned Land Inventory

Presented To: Policy Committee

Presented: Wednesday, Aug 10,
2011

Report Date Friday, Jul 29, 2011

Type: Presentations

Recommendation

That the Electronic Version of City-owned Land Inventory be placed on the City's website for information, and

That the Real Estate Section continue to market fully marketable surplus properties identified in this Electronic Version on the open market, and limited marketable properties to abutting owners when feasible, all in accordance with Property By-Law 2008-174.

City-owned Land Inventory

The GIS Mapping department, with the assistance of the City's Real Estate Section, has recently completed a comprehensive mapping of City-owned buildings and properties. The mapping will allow the Real Estate Section to be more proactive in identifying and marketing surplus properties. The procedures for declaration of surplus property and the acquisition and disposal of City-owned property are governed by the City's Property By-Law #2008-174 discussed further below.

The GIS mapping also provides staff and Council with a comprehensive overview of the City's land and buildings inventory. A compact disc entitled 'City Owned Properties and Facilities' dated August 2011 is provided to members of Council as part of this report. This information will be posted on the City's website and maintained on an on-going basis.

This GIS mapping divides the City-owned properties into 8 different categories. The maps are recorded and

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viewed by Township. Within each Township all 8 categories of City-owned properties which appear in that Township are colour coded and named. All City-owned properties in that particular Township can be searched and viewed.

The following is a summary of the inventory and the number of properties in each category:

Cemeteries	20
Facilities	311
Infrastructure	212
Landfill Sites - (includes capped landfills)	8
Parks	343
Roads - (includes one foot reserves)	5,570
Unoccupied Limited	552
Unoccupied Full	57

These maps also identify City-owned buildings and leased buildings. A review of our building inventory is currently underway and staff will further report to Council in the fall on findings and strategies for reducing the number of buildings owned and maintained.

The Real Estate Section has reviewed the maps and has categorized the various unoccupied properties as having either 'limited' or 'full' marketability.

Limited Marketability Properties

The City owns an abundance of limited marketability vacant parcels of land. Limited marketability properties are those properties which would be of limited interest to potential purchasers due to size, shape, location, topography, environmental condition, land use restrictions, or any other factor considered relevant. Examples of limited marketability property are footpaths, lanes and properties with no road frontage. Limited marketability properties can only be sold to the abutting land owners. Generally, limited marketability sales are processed when an abutting property owner contacts the City and expresses an interest in purchasing the property.

Full Marketability Properties

Full marketability properties include lands which can be developed as single entities within the requirements of the Planning Act and that are of interest to potential purchasers on the open market.

The Real Estate Section circulates all 'proposed disposals' of City-owned property to the General Managers of the City, local boards, utilities and public bodies, in order to determine if there is a municipal need or public body requirement for the property. This process allows for all parties to provide their input on a proposed disposition.

If there is a departmental need for the property, as determined through the circulation process, the property will be retained and the mapping will be modified accordingly to reflect this status.

The Real Estate Section compiles all of the responses and, if appropriate, makes a recommendation to declare the property surplus to the City's Planning Committee. Part of the recommendation classifies the property as having either full or limited marketability.

Once a property is declared surplus, it is appraised by an accredited appraiser in order to determine the market value of the property.

Properties that have full marketability are advertised for sale to the general public by placing an ad in the local newspapers, advertising the property for sale on the City's website, installing a 'For Sale' sign on site, or by any other means considered appropriate for the type of property being marketed. The City allows the property to be advertised for sale for a minimum of 14 days before considering any offers. Once the advertising period has passed, the City will consider any and all offers presented. An appropriate recommendation is presented to the Planning Committee based on the appraised value and the offers received.

Sales History

Since 2004 the City's Real Estate Section has been annually reporting to the Planning Committee on the sales (and acquisitions) for each calendar year.

A brief summary of the annual sales from 2004 to 2010 is outlined below:

Year	Properties Sold	Net Sales Proceeds	Industrial Park Properties Sold	Net Industrial Park Sales Proceeds	TOTAL NET PROCEEDS
2004	11	\$272,759.62	10	\$552,970.44	\$825,730.06
2005	11	\$373,472.00	4	\$214,719.30	\$588,191.30
2006	14	\$222,630.61	7	\$632,466.40	\$855,097.01
2007	25	\$545,840.34	6	\$352,560.66	\$898,401.00
2008	21	\$1,440,896.69	3	\$238,881.78	\$1,679,778.47
2009	20	\$223,216.79	1	\$1,953.30	\$225,170.09
2010	22	\$385,572.56	2	\$54,958.00	\$440,530.56
TOTAL	124	\$3,464,388.61	33	\$2,048,509.88	\$5,512,898.49

It is recommended that the Electronic Version of City-owned Land Inventory be placed on the City's website for information, and that the Real Estate Section continue to market fully marketable surplus properties identified in this Electronic Version on the open market, and limited marketable properties to abutting owners when feasible, all in accordance with Property By-Law 2008-174.