

LAS2009-49

PROPOSED METHOD OF DISPOSITION - (BRIDGELAND/RIVERSIDE)
- WARD 09 (ALD. CECI); FILE NO: 816

SUMMARY/ISSUE

Authorization for the disposition of The City owned surplus Property through Multiple Listing Service® (MLS®) and Commercial Listing Service® (CLS®).

ADMINISTRATION RECOMMENDATIONS

That the Land and Asset Strategy Committee recommend that Council:

1. Authorize the method of disposition recommendation as outlined in Attachment 2; and
2. Authorize the net proceeds of the sale to be transferred to the Corporate Housing Capital Reserve; and
3. Request that Attachments 4 and 5 be removed from this report prior to being forwarded to the 2009 May 25 Regular Meeting of Council and that Attachments 4 and 5 remain confidential pursuant to Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* and that Council consider Attachments 4 and 5 in camera if requested by Council; and
4. Request that the Recommendations, Report and Attachments remain confidential under Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* until the Report is published in the Agenda for the 2009 May 25 Regular Meeting of Council.

COMMITTEE RECOMMENDATIONS

1. That the Administration Recommendations contained in Report LAS2009-49 be approved;
2. Request that Attachments 4 and 5 be removed from this report prior to being forwarded to the 2009 May 25 Regular Meeting of Council and that Attachments 4 and 5 remain confidential pursuant to Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* and that Council consider Attachments 4 and 5 in camera if requested by Council; and
3. Request that the Recommendations, Report and Attachments remain confidential under Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* until the Report is published in the Agenda for the 2009 May 25 Regular Meeting of Council.

RECEIVED
CITY OF CALGARY
ENGINEERING DIVISION

CONSENT AGENDA, Moved by Alderman McIver, Seconded by Alderman Ceci,

**That the Recommendations contained in the following reports,
with the exception of LAS2009-51, be adopted:**

FCS2009-23,
LPT2009-31,
LPT2009-32,
PAC2009-18,
LAS2009-49,
LAS2009-52,
LAS2009-54, and
LAS2009-55

General Manager,
Corporate Services
&
General Manager,
Planning, Development
and Assessment
&
General Manager,
Asset Management and
Capital Works
&
General Manager,
Transportation
&
City Clerk's - LPT

CARRIED

**PROPOSED METHOD OF DISPOSITION – (BRIDGELAND/RIVERSIDE) – WARD 09
(ALD. CECI); FILE NO: 816 MCDOUGALL RD NE (MG)**

SUMMARY/ISSUE

Authorization for the disposition of The City owned surplus Property through Multiple Listing Service® (MLS®) and Commercial Listing Service® (CLS®).

PREVIOUS COUNCIL DIRECTION/POLICY
On 2008 May 12 Council approved C2008-31, Proposed Method of Disposition.

ADMINISTRATION RECOMMENDATIONS:

That the Land and Asset Strategy Committee recommend that Council:

1. Authorize the method of disposition recommendation as outlined in Attachment 2; and
2. Authorize the net proceeds of the sale to be transferred to the Corporate Housing Capital Reserve; and
3. Request that Attachments 4 and 5 be removed from this report prior to being forwarded to the 2009 May 25 Regular Meeting of Council and that Attachments 4 and 5 remain confidential pursuant to Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* and that Council consider Attachments 4 and 5 in camera if requested by Council; and
4. Request that the Recommendations, Report and Attachments remain confidential under Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* until the Report is published in the Agenda for the 2009 May 25 Regular Meeting of Council.

RECOMMENDATIONS OF THE LAND AND ASSET STRATEGY COMMITTEE, DATED 2009 MAY 12:

1. That the Administration Recommendations contained in Report LAS2009-49 be approved;
2. Request that Attachments 4 and 5 be removed from this report prior to being forwarded to the 2009 May 25 Regular Meeting of Council and that Attachments 4 and 5 remain confidential pursuant to Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* and that Council consider Attachments 4 and 5 in camera if requested by Council; and
3. Request that the Recommendations, Report and Attachments remain confidential under Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* until the Report is published in the Agenda for the 2009 May 25 Regular Meeting of Council.

INVESTIGATION

The subject Property is a vacant site in the Bridgeland/Riverside Community.

In the fall of 2007, the Administration was approached by the Children's Cottage Society of Calgary to acquire the site for development of a new facility that would compliment the existing Crisis Nursery. It was decided through subsequent discussions that the Children's Cottage expansion should include some transitional affordable housing built in partnership with The City of Calgary.

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Upon securing the land, the Children's Cottage Society intended to commence a capital building campaign, seeking \$10 million in donations from the public and private sector (C2008-31). Unfortunately, the Society was unsuccessful in raising the needed capital, which resulted in the Children's Cottage Society declining the opportunity to purchase the site.

IMPLICATIONS

General

No implications were identified.

Social

In the past, the land had been considered for the development of affordable housing. However, it has been established that there is a sufficient amount of non-market housing in the community. It was subsequently decided that land should be sold and the funds be reinvested into affordable housing elsewhere in the city.

Environmental

Environmental Management conducted an Environmental Review on 2007 April 30. Although, the S.A.L.E. policy says a Phase I Environmental Site Assessment (ESA) is required, since the Property has been historically residential, no further investigation is recommended.

Additionally, the Geotechnical Subsurface Investigation was conducted in August 2007 and the Slope Stability Assessment was conducted in May 2008. Both reports were approved by Roads.

Economic (External)

The proceeds from the sale will be reinvested in affordable housing projects in the City.

BUSINESS PLAN/BUDGET IMPLICATIONS

The site is in the Public Housing Inventory. Net proceeds of the sale will be transferred to the Corporate Housing Capital Reserve.

RISKS

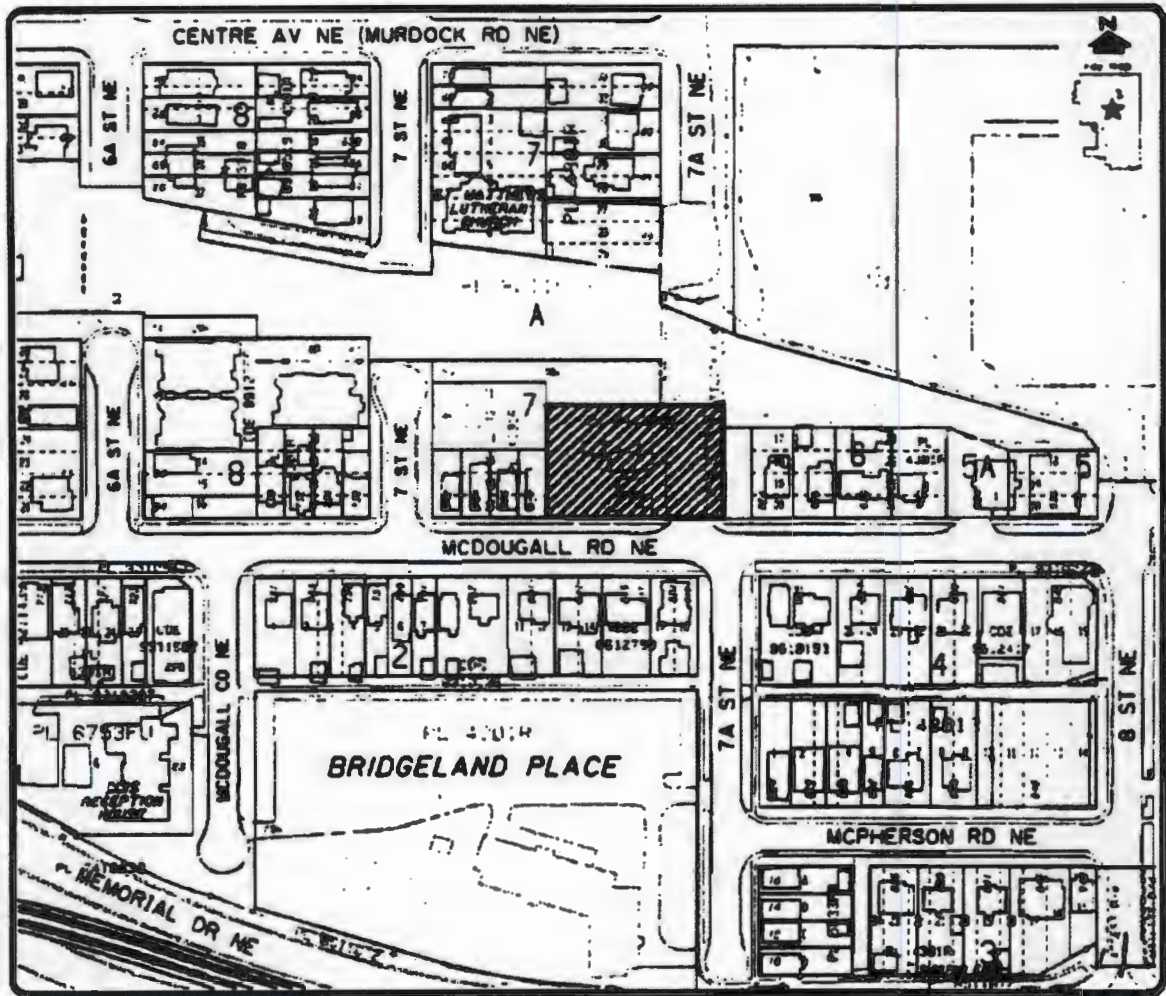
The proceeds from the sale will be transferred to the Corporate Housing Capital Reserve and used to provide additional housing sites in other areas of the city. If this sale does not proceed financing of other affordable housing initiatives will be jeopardized.

VALUATION

The reserve price of the Property was based on an external appraisal and has been approved by Corporate Properties & Buildings Valuations Committee comprised of accredited appraisers. The comparable sales analyzed are included in Attachment 4.

ATTACHMENTS

1. Site Map
2. Recommendations
3. Summary of Additional Property Information
4. Removed as per Committee direction.
5. Removed as per Committee direction.



File No: 016 McDUGALL RD NE (160)



Subject Area



City Owned Lands

RECOMMENDATIONS:

- (1) That the Land & Asset Strategy Committee authorize the proposed Method of Disposition of the following:
- (a) **PROPERTY:**
- PLAN 8410451
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
- Municipally known as 816 McDougall Road NE
- (b) **METHOD OF DISPOSITION:**
- Public Marketing on Multiple Listing Service® (MLS®) by The City of Calgary.
Public Marketing on Commercial Listing Service® (CLS®) by The City of Calgary.
- (c) **RESERVE PRICE:**
- As per Attachment 5
- (d) **LIST PRICE:**
- \$1,775,000.00**

SITE DETAILS FOR: 816 MCDOUGALL RD NE

Land:

Area: 2,170 sq. m.
(23,358 sq. ft.)
Topography: Level
L.U. Designation: M-C1 Multi-
Residential - Contextual Low Profile

Improvements:

Type: None
Size: N/A
Age: N/A

Assessment:

Roll No: 069104800
Property: \$2,460,00.00 (2008)
Assessment Comments: Property is
assessed as land only with value
representing assessment as of 2008 July
01.

Taxes:

Current Year: Exempt
Arrears: None
L.I. Levy: None

This report and the resulting decision are solely recommendations and authorizations communicated between the Administration. It is not intended to provide representations or warranties to be acted upon by any other party or to be deemed or construed as an offer and an acceptance by The City.