

February 12, 2013

To: Members,
Finance and Administration Committee

Re: Sale of City Property Portion of S.E.1/4 Section 12, Township 18, Range 20, W2M

RECOMMENDATION

1. That the sale of the City Property Portion of S.E.1/4 Section 12, Township 18, Range 20, W2M to Hawkstone Developments Ltd. be approved under the terms and conditions shown in the body of this report;
2. That the Administration be authorized to finalize the terms and conditions of the legal sale documents;
3. That the City Clerk be authorized to execute the legal sale documents, as prepared by the City Solicitor; and
4. That this report be forwarded to the February 25, 2013 City Council meeting to allow time for public notice to be given.

CONCLUSION

When considering the sale of any City-owned land, the Administration typically ensures that the land for sale is made available publicly. In this case, the subject land is to be sold to Hawkstone Developments Ltd. without any public process. Hawkstone Developments Ltd. has approached the City, advising that some additional land is required to accommodate their proposed apartment building development. Parcel T1 requires an additional 0.665 acres, and Parcel X1 requires 0.581 acres (see attached Appendix C). In addition, the purchaser will be required to purchase the land area between these two parcels then dedicate a 0.264 acre area to continue the Elgaard Drive road right-of-way.

BACKGROUND

The subject land is proposed to be divided into two parcels plus a portion of land that must be dedicated as a roadway and the total area being considered for sale is 1.5 acres. The subject land is part of a parcel of land that is approximately 215 acres in size owned by the City of Regina. The Real Estate Branch is currently preparing to submit an application to amend the Concept Plan, and determined that the land being requested by Hawkstone Developments Ltd. will not adversely affect the City's long term planning of these lands. Subsection 101 (1) of *The Cities Act* stipulates that "No council shall delegate: (k) the sale or lease of land for less than fair market value and without a public offering". Accordingly, since the subject property has never been made publicly available for sale, City Council's approval of this sale is required and is the subject of this report.

DISCUSSION

Hawkstone Developments Ltd. requires additional land adjacent to their parcels to accommodate two new rental apartment developments with a total of 172 units. Without the additional land the project for the 172 rental apartment projects would not proceed. Hawkstone Developments Ltd. is prepared to purchase the subject property with the following terms and conditions:

Purchaser:	Hawkstone Developments Ltd.
Land Area:	1.5 acres
Purchase Price:	\$165,000.00 net as per appraised value August 14, 2012
Payment Terms:	Cash on closing
Possession Date:	Closing Date
Closing Date:	Within 30 days following all necessary approvals
Other Terms:	Conditional upon the approval of City Council, Zoning Amendment and Subdivision approval

RECOMMENDATION IMPLICATIONS

Financial Implications

If recommendations in this report are approved the net revenue would be \$165,000.

Environmental Implications

None with respect to this report.

Strategic Implications

If the recommendations in this report are approved the sale will enable Hawkstone Developments Ltd. to proceed with the 172 rental apartment unit development.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Hawkstone Developments Ltd. will be provided a copy of this report and will be informed on the progress of the sale, and subdivision process. Public notice as required by *The Cities Act* will be provided before this report is considered by City Council.

DELEGATED AUTHORITY

The sale of City-owned property without a public offering requires the approval of City Council.

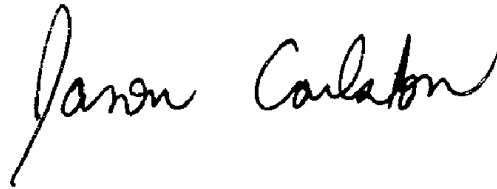
Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Don Barr". The signature is stylized with a large, looping initial "D" and a cursive "Barr".

Don Barr, Director
Assessment/Taxation/Real Estate

DB/mt

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Jason Carlston". The signature is written in a cursive, flowing style.

Jason Carlston, Deputy City Manager
Community Planning and Development