**Minute No. 403**
**Report - Standing Policy Committee on Property and Development - June 24, 2008**

**Item No. 17** **Completed Real Property Sales Transactions**
**January 1, 2008 – June 30, 2008**
**File FI-2.5**

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 the report from the Director of Planning Property and Development dated June 12, 2008, be received as information.

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 - July 9, 2008**

**Report - Standing Policy Committee on Property and Development - June 24, 2008**

DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 24, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

**RE: Report on Completed Real Property Sales Transactions**
**January 1, 2008 – June 30, 2008**

**FOR SUBMISSION TO: Standing Policy Committee on Property and Development**

**ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development**

**REPORT DATE: June 12, 2008**

**RECOMMENDATION:**

That this report be received as information.

## Report Summary

**Key Issues:**

- In accordance with policy, the Planning, Property and Development Department is reporting Real Property sales transactions completed within the first half of 2008.

**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
( ) Involves a multi-year contract

Comment(s):

**Policy Implications**

(x) No
( ) Yes
Comment(s):

**Regulatory Implications**

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

**Environmental Implications**

(x) No

( ) Yes

Comment(s):

**Human Resources Implications**

(x) No

( ) Yes

Comment(s):

**Financial Implications**

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

## Report

**REASON FOR THE REPORT:**

In accordance with policy, the Planning, Property and Development Department is reporting Real Property sales transactions completed within the first half of 2008.

**HISTORY:**

The Planning, Property and Development Department has developed a process to disclose certain information pertaining to the sale of City-owned property to the public, as recommended in the Audit of "Winnipeg Arena" Request for Proposals.

At its meeting held on September 26, 2007, Council adopted the process of disclosing to the public the name(s) of Purchasers and the price paid for real estate transactions, which requires the Planning, Property and Development Department to produce a semi annual report to Council on all sales of City-owned property.

**DISCUSSION:**

In this regard, a listing of all sales of City-owned property completed within the first half of 2008 is attached as Schedule "A".

To be clear, the attached does not contain approved sales in progress, but rather completed sales, where title has been transferred. This type of information is presently public and can be obtained at The Property Registry of the Province of Manitoba.

## Financial Impact Statement **Date:** June 11, 2008

# Project Name:

**Report on Completed Real Property Sale Transactions: January 1, 2008 – June 30, 2008**

**COMMENTS:**

As this report is to be received as information only, there are no associated financial implications.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

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**IN PREPARING THIS REPORT THERE WAS:**

**Internal Consultation With and Concurrence By:**

N/A

**External Consultation With:**

N/A

**THIS REPORT SUBMITTED BY:**

Department: Planning, Property and Development
Division: Real Estate
Prepared by: John S. Zabudney
PPD File No. 4225/10-B-B

## SCHEDULE "A"

| Address | Legal Description | Purchaser | Purchase Price | C. T. No. | Reg. Date |
|---|---|---|---|---|---|
| 1102 Colby Avenue (adjoining) | Parcel U, Plan 45713 | Amir and Nancy Youssef | $233.93 | 2225339 | 5/18/2007 |
| 1098 Colby Avenue (adjoining) | Parcel V, Plan 45713 | Sukhdev and Surinder Johal | $233.93 | 2225341 | 5/18/2007 |
| 1114 Colby Avenue (adjoining) | Parcel R, Plan 45713 | Lester Beaton and James Butler | $223.76 | 2232405 | 6/18/2007 |
| 1090 Colby Avenue (adjoining) | Parcel X, Plan 45713 | David and Sharon Schritt | $97.74 | 2232752 | 6/19/2007 |
| 1094 Colby Avenue (adjoining) | Parcel W, Plan 45713 | Sohan and Kirpal Jassal | $233.93 | 2233443 | 6/25/2007 |
| Fairfield Avenue/Shore Street | Parcel U, Plan 45714 | Manothay and Sengmany Vongkhamchanh | $76,900.00 | 2226446 | 5/18/2007 |
| Comdale Avenue/Shore Street | Parcel C, Plan 46415 | Roger and Kellee Scott | $1.00 | 2245685 | 8/31/2007 |
| Fairfield Avenue | Parcels D/D1, Plan 45714 | Randall Homes Ltd. | $72,900.00 | 2251956 | 9/24/2007 |
| 229 Semple Avenue | SP Lot 51, Plan 24517 | Richard Lizak | $29,900.00 | 2263853 | 11/14/2007 |
| 481 Spence Street | SP Lot 10, Plan 33109 | Travis and Stephanie Unger | $10,000.00 | 2270804 | 12/17/2007 |
| 60 Grove Street | Parcel A, 45079 | Winnipeg Habitat for Humanity Inc. | $1.00 | 2271260 | 12/19/2007 |
| 219 Point West Drive (adjoining) | Parcel A, 36877 | Cyril and Cheryl Horsfall | $650.00 | 2271781 | 12/21/2007 |
| 205 Ridgecrest Ave. (adjoining) | Parcel X, Plan 20258 | Richard and Kathleen Kraychuk | $25.00 | 2272865 | 12/31/2007 |
| 499 Dufferin Avenue | Lot 19, Block 38, Plan 331 | Capstone Construction (1998) Ltd. | $20,002.00 | 2272456 | 1/2/2008 |
| 742 Stella Avenue | Lot 2, Block 58, Plan 331 | Albert and Margitta Hayda | $12,300.00 | 2273288 | 1/3/2008 |
| 960 Winnipeg Avenue | Lot 36, Plan 4876 | Cosmin Cacea | $75,000.00 | 2273854 | 1/7/2008 |
| 572 Alexander Avenue | Lot 67, Plan 3655 | Winnipeg Housing Rehabilitation Corporation | $1.00 | 2275241 | 1/11/2008 |
| 648 Alexander Avenue | Lot 44, Plan 3655 | Winnipeg Housing Rehabilitation Corporation | $1.00 | 2275155 | 1/11/2008 |

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|---|---|---|---|---|---|
| 447 Alexander Avenue | Lot 7, Plan 449 | Winnipeg Housing Rehabilitation Corporation | $1.00 | 2275299 | 1/14/2008 |
| 598 Alexander Avenue | Lot 59, 3655 | Winnipeg Housing Rehabilitation Corporation | $1.00 | 2275205 | 1/14/2008 |
| 563 Alexander Avenue | Lot 13, Plan 3655 | Winnipeg Housing Rehabilitation Corporation | $1.00 | 2276051 | 1/17/2008 |
| 122 Sadler Avenue | SP Lot 29, Plan 22023 | Roger Gobeil | $81,500.00 | 2276604 | 1/21/2008 |
| 42 River Point Drive (adjoining) | Parcel C, Plan 36140 | Marc and Cindy Sylvestre | $1.00 | 2277605 | 1/31/2008 |
| 1727 King Edward St. (adjoining) | SP Lots 18/19, Plan 24791 | Winnipeg Habitat for Humanity Inc. | $350.00 | 2271247 | 1/31/2008 |
| 1373 Main Street | SP Lot 52, Plan 24677 | Tangerine Properties Ltd. | $35,000.00 | 2279987 | 2/7/2008 |
| 468 St. Anne's Road (adjoining) | Parcel B, Plan 47028 | Sobering Investments Ltd. | $35,000.00 | 2277743 | 2/2/2008 |
| McDermot Avenue@Ship Street | Parcel A, Plan 46938 | 4310951 Canada Ltd. | $22,098.92 | 2271989 | 2/8/2008 |
| 1164 Main Street | Lots 9/10, Plan 483 | Kobi's Auto Ltd. | $40,500.00 | 2281216 | 2/14/2008 |
| 220 Pritchard Avenue | Long Legal | Union Gospel Mission | $1.00 | 2208551 | 2/16/2008 |
| 155 Rue Darveau | Lot 217, Plan 64 | Qualico Developments (Winnipeg) Ltd. | $17,289.00 | 2282225 | 2/26/2008 |
| Rue Darveau | SP Lot 7, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,645.00 | 2282213 | 2/26/2008 |
| Rue Darveau | Lot 211, Plan 64 | Qualico Developments (Winnipeg) Ltd. | $17,289.00 | 2282899 | 2/26/2008 |
| Ave Tache | SP Lot 10, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $17,289.00 | 2282289 | 2/26/2008 |
| Rue Darveau | SP Lots 4 and 8, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $25,934.00 | 2282291 | 2/26/2008 |
| Rue Darveau | SP Lot 6, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,645.00 | 2282293 | 2/26/2008 |
| Ave Tache | SP Lot 19, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $7,335.00 | 2282297 | 2/26/2008 |
| 150 Rue Hebert | SP Lot 23, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $10,478.00 | 2282302 | 2/26/2008 |
| 162 Rue Hebert | SP Lot 28, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $10,478.00 | 2282306 | 2/26/2008 |
| 835 Rue St. Joseph | SP Lot 29, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $34,644.00 | 2282363 | 2/26/2008 |

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| 167 Rue Hebert | SP Lot 32, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,645.00 | 2282364 | 2/26/2008 |
| 165 Rue Hebert | SP Lot 33, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,645.00 | 2282366 | 2/26/2008 |
| 153 Rue Hebert | SP Lot 36, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,123.00 | 2282367 | 2/26/2008 |
| 149 Rue Hebert | SP Lot 38, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,645.00 | 2282369 | 2/26/2008 |
| 137 Rue Hebert | SP Lot 41, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $11,526.00 | 2282370 | 2/26/2008 |
| Rue Messager | SP Lot 50, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,645.00 | 2282371 | 2/26/2008 |
| Rue Messager | SP Lot 51, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,645.00 | 2282373 | 2/26/2008 |
| Rue Messager | SP Lot 52, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $8,645.00 | 2282375 | 2/26/2008 |
| Rue Messager | SP Lot 53, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $13,360.00 | 2282376 | 2/26/2008 |
| Rue Messager | SP Lot 54, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $9,955.00 | 2282378 | 2/26/2008 |
| Rue Darveau | SP Lot 9, Plan 29652 | Qualico Developments (Winnipeg) Ltd. | $17,289.00 | 2282293 | 2/26/2008 |
| 161 Rue Hebert | Lot 119, Plan 64 | Qualico Developments (Winnipeg) Ltd. | $17,289.00 | 2282380 | 2/26/2008 |
| Rue Messager | Long Legal | Qualico Developments (Winnipeg) Ltd. | $72,562.00 | 2282383 | 2/26/2008 |
| 1196 Alexander Avenue | Lot 47, Plan 31687 | Cosmin Cacea | $38,000.00 | 2286761 | 3/19/2008 |
| 435/437 Elgin Avenue | Lot 11, Plan 70 | Winnipeg Habitat for Humanity Inc. | $1.00 | 2289018 | 4/7/2008 |
| 1600 Regent Avenue (adjoining) | Long Legal | Iroquois Developments Ltd. | $300,000.00 | 2279833 | 4/7/2008 |
| Marion Avenue/Archibald Street | Long Legal | The Great Canadian Oil Change | $43,600.00 | 2290851, 2290852, 2290853 | 4/16/2008 |
| De Baets Street | Long Legal | St. Boniface Industrial Property Holdings Ltd. | $646,510.00 | 2291441, 2291443, 2291445, 2291446 | 4/17/2008 |
| De Baets Street | Long Legal | 2113686 Manitoba Ltd. | $1,892,976.00 | 2293505, 2290852, 2290853 | 4/29/2008 |

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|---|---|---|---|---|---|
| 270 Benn Avenue (adjoining) | Lot 3, Plan 47239 | Cameron and Corrina Kroeker | $1.00 | 2290790 | 5/2/2008 |
| 274 Benn Avenue (adjoining) | Lot 2, Plan 47239 | Mira Zubin | $1.00 | 2290788 | 5/2/2008 |
| 278 Benn Avenue (adjoining) | Lot 1, Plan 47239 | Todd Kundel | $1.00 | 2290778 | 5/2/2008 |
| 1469 Lincoln Avenue (adjoining) | Lot 7, 2233 | George and Valerie Adair | $1,050.00 | 2296473 | 5/9/2008 |
| Buckingham Road | Lot 143, Plan 20351 | Luc and Carol St. Mars | $3,300.00 | 2297753 | 5/20/2008 |
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| **TOTAL** | | | **$3,797,574.92** | | |