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

STANDING COMMITTEE RECOMMENDATION:

On July 9, 2008, 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.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

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

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

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

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
TOTAL			**$3,797,574.92**		