Minute No. 171
Report – Standing Policy Committee on Property and Development – January 8, 2008

Item No. 7 **Completed Real Property Sales Transactions**
July 1, 2007 – December 31, 2007
File FI-2.5

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the report from the Director of Planning Property and Development, dated December 13, 2007, 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 – January 8, 2008

DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 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 January 8, 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 July 1, 2007 – December31, 2007

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

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

REPORT DATE: December 13, 2007

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 second half of 2007.

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 second half of 2007.

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 second half of 2007 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: December 12, 2007

Project Name:

Report on Completed Real Property Sale Transactions: July 1, 2007 – December 31, 2007

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

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
67 Hindley Avenue (adjoining)	Parcel EE, Plan 37645	Ron Moulden	$140.00	2235000	03/07/2007
1122 Comdale Avenue	Parcels A/B, Plan 46098	Legacy Property Management Inc.	$65,000.00	2234934	03/07/2007
Pandora Avenue West	DASZ 39/2006	Waterside Development Corporation	$805,000.00	N/A	04/07/2007
31 Powers Street	SP Lot 26, Plan 31666	Eleni Alexopoulos & Paul Michael Lord	$6,000.00	2235428	04/07/2007
610 Bonner Avenue (adjoining)	N/A	Raymond and Marlene Algera	$3,000.00	2235199	11/07/2007
531 Toronto Street	SP Lot 51, Plan 33414	Housing Opertunity Partnership Inc.	$1.00	2237290	12/07/2007
627 Toronto Street	SP Lot 52, Plan 33253	Housing Opertunity Partnership Inc.	$1.00	2237491	12/07/2007
Taylor Ave. @ Campbell Street	Parcel B, Plan 43496	The Manitoba Hyrdo-Electric Board	$138,530.00	2244291	14/08/2007
717 Bonner Avenue (adjoining)	Parcel B, Plan 45496	Mary and Alfred Lambrecht	$550.00	2244469	16/08/2007
37 Powers Street	SP Lot 28, Plan 31666	Jose abd Rosa Alves	$6,000.00	2244688	16/08/2007
1147 Fairfield Avenue	Parcels C & E1, Pl 45714	Gurvinder Bhandal	$76,100.00	2246586	27/08/2007
211 McDermot Avenue	Long Legal	Oggi Investments Ltd.	$480,000.00	2249509	11/09/2007
984 Main Street	SP Lot 44, Plan 31365	5538964 Manitoba Ltd.	$28,500.00	2252707	24/09/2007
821 Charleswood Road (adj.)	Parcel K, Plan 17920	Kenneth and Christine McDonald	$200.00	2254891	04/10/2007
541/545 William Avenue	SP Lot 59, Plan 32356	Winnipeg Housing Rehabilitation Corporation	$1.00	2256467	12/10/2007
54 Blackmore Avenue (adjoining)	Parcel B, Plan 36140	Louise Jo-Anne Lemay	$1.00	2260133	30/10/2007
TOTAL			**$1,609,024.00**		