Agenda – Council – July 19, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 4, 2017

Item No. 6 Completed Real Property Sale & Lease Transactions – 2016

STANDING COMMITTEE RECOMMENDATION:

On July 12, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That this report be received as information.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 4, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 12, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Completed Real Property Sale & Lease Transactions - 2016

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	D. McNeil

EXECUTIVE SUMMARY

This report includes all sales and leases (including monetary and non-monetary) completed during 2016. Upon receipt of this report, the Planning, Property and Development Department (PP&D) will have complied and implemented Recommendation No. 6 of the 2013 Non-Monetary Real Estate Grants Audit.

RECOMMENDATIONS

That this report be received as information

REASON FOR THE REPORT

The 2013 Non-Monetary Real Estate Grants Audit recommended "…that the Manager of Real Estate work with the Director of PP&D to prepare a report for the consideration of Council making delegated authority usage reporting for Winnipeg Housing and Homelessness Initiative (WHHI) transactions an annual requirement, report the usage in the annual report of non-monetary real estate grants, and document the process in the Division's policies and procedures manual, conditional upon Council's reissuance of the delegated authority."

Although the WHHI has been disbanded, the intent of the recommendation was to report annual usage of delegated authority. In order to comply with the audit recommendation and provide full disclosure to Council, the Planning, Property and Development Department (PP&D) has compiled all completed sales and leases (including monetary and non-monetary transactions) during 2016 (included in the appendix of this report as Schedule "A" (sale transactions) and Schedule "B" & "C" (lease transactions).

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IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications arising from receiving this report as information.

HISTORY/DISCUSSION

The Department has disclosed all sale transactions and lease transactions which were completed during 2016 and noted the price/rent and authority level for each transaction.

However, it is important to note one key difference between the reporting of sales and leases.

- Completed sale transactions will be reported in the year in which the revenue is received.
- Completed lease transactions will be reported in the year which the appropriate authority approves the transaction.

The difference in reporting between the two transaction types is due to the fact that approval of a sale transaction does not necessarily result in a closing, while the approval of a lease transaction typically results in tenant occupancy.

For clarity, lease transactions referred to in this report can include leases, encroachments and licenses.

It is noted that in any case where a non-monetary transaction is approved by the appropriate authority, the City of Winnipeg incurs a potential financial loss. This report has not identified any potential financial losses associated with non-monetary transactions. The analysis of potential financial losses should be completed when seeking approval of specific non-monetary transactions rather than the annual reporting of Completed Real Property Sale & Lease Transactions.

A list of the relevant 2016 transactions is included in Schedule “A” (sale transactions) and Schedule “B” & “C” (lease transactions).

FINANCIAL IMPACT

Financial Impact Statement

Date: June 5, 2017

Project Name:

Completed Real Property Sale & Lease Transactions - 2016

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

This Report has been prepared in consultation with:

Legal Services, as to legal issues

OURWINNIPEG POLICY ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property & Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Senior Negotiator
Date: June 5, 2017
File No: 4225/10-B-B V2

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Attachments:

Schedule “A” – Completed Sale Transactions

Schedule “B” – Completed Lease Transactions (City as Landlord)

Schedule “C” – Completed Lease Transactions (City as Tenant)

Schedule “A” – Completed Sale Transactions

Location	Recognition Date	Sale Price	Authority Level
Rear of 76 Vanscoy Road	25-Oct-16	$1,135	Manager, R/E
Rear of 2110 Notre Dame Avenue	7-Mar-16	$1,500	Manager, R/E
Rear of 72 Vanscoy Road	25-Oct-16	$8,665	Manager, R/E
Rear of 1240 Sherwin Road	7-Mar-16	$18,000	Manager, R/E
Rear of 5 Scurfield Boulevard	31-Dec-16	$30,000	Manager, R/E
465 Dufferin Avenue	7-Sep-16	$30,000	Manager, R/E
603 Washington Avenue	12-Sep-16	$30,000	Manager, R/E
580 Pritchard Avenue	8-Sep-16	$31,600	Manager, R/E
445 Burrows Avenue	6-Sep-16	$37,000	Manager, R/E
669 Burrows Avenue	8-Mar-16	$41,553	Manager, R/E
379 Manitoba Avenue	8-Sep-16	$43,000	Manager, R/E
898 Redwood Street	8-Mar-16	$51,008	Manager, R/E
260 Chambers Street	7-Sep-16	$61,300	Manager, R/E
1902 Pacific Ave	30-Mar-16	$81,000	Manager, R/E
Closing 11/2009 on Martha Street	12-Sep-16	$172,000	Acting CAO
24 Morier Avenue	7-Mar-16	$207,000	CAO
258 Harvard Avenue	8-Sep-16	$375,000	CAO
516 Alexander Avenue	22-Sep-16	$23,000	SPCPDHDD
Camiel Sys Street	7-Sep-16	$225,000	SPCPDHDD
210 Lyle Street	31-Oct-16	$650,200	SPCPDHDD
33 Warnock Street	8-Mar-16	$751,000	SPCPDHDD
670/690 Hugo Street South	7-Mar-16	$1,315,000	SPCPDHDD
Selkirk Avenue	8-Sep-16	$1	Council
681/683 Selkirk Avenue	8-Mar-16	$2	Council
Closing 2/2015 at 761 North Drive	8-Sep-16	$180,000	Council
330 Mazenod Road	18-Mar-16	$2,625,000	Council

Schedule “B” – Completed Lease Transactions (City as Landlord)

Location	Commencement	Term	Annual Rent	Authority
Adjacent to 19 Watt	1-Jun-10	5 Years	$1,200.00	Superintendent, P/M
50 Provencher	-	existing	Lease Amendment	Manager, M/A
Adjacent to 301 Victoria	1-Jan-16	5 Years	$1.00	Manager, M/A
Adjacent to 392 Graham	1-Apr-16	Annually Continuing	$462.00	Manager, M/A
Adjacent to 685 Westminister	1-Apr-16	Annually Continuing	$485.63	Manager, M/A
Adjacent to 314 Donald	1-Aug-16	Annually Continuing	$835.00	Manager, M/A
Adjacent to 100 King	1-Sep-16	Annually Continuing	$880.00	Manager, M/A
Adjacent to 100 King	1-Sep-16	Annually continuing	$950.00	Manager, M/A
Adjacent to 80 Wiebe`s	1-Nov-15	5 Years	$1.00	Director, PPD
266 Graham Avenue- Rooftop	10-May-16	1 Year (then month to month)	$323.50	Director, PPD
Adjacent to 165 McDermott	1-May-16	5 Years	$343.75	Director, PPD
180 Market	1-Jun-15	1 Year	$50,000.00 paid	Director, PPD
65 Granville	1-Jul-16	Annual Continuing	$1.00	SPCPDHDD
Summer Games (multiple locations)	1-Jul-17	60 Days	$1.00	SPCPDHDD
999 Sargent	1-Jul-17	60 Days	$1.00	SPCPDHDD
145 Osborne	1-Aug-16	Annual Continuing	$1.00	SPCPDHDD
725 Kylemore	1-Jan-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
346 Perth	1-Jan-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
545 Watt	1-Jan-16	5 years (plus 2 x 5 year option)	$1.00	SPCPDHDD
112 Ashland	8-Apr-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
219 Provencher	1-Jan-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
219 Provencher	1-Jan-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
219 Provencher	1-Jan-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
219 Provencher	1-Jan-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
430 Langside	1-Jan-16	3 years (plus 3 year option)	$1.00	SPCPDHDD
282 Niverville	1-Jan-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
1885Chancellor	1-Apr-15	5 years (plus 5 year option)	$1.00	SPCPDHDD
220 Antrim	1-Jan-12	5 years (plus 5 year option)	$1.00	SPCPDHDD
491 Salter	1-Jan-16	5 years (plus 5 year option)	$1.00	SPCPDHDD
25 Poseidon	1-Oct-14	50 Years	$1.00	Council
Adjacent to 1425 Regent W	1-Jun-16	Annually Continuing	$62.50	Council
145 Osborne	1-Aug-16	Annual Continuing	$131.25	Council
Adjacent to 1685 Corydon	1-Jul-16	Annually Continuing	$750.00	Council

Schedule “C” – Completed Lease Transactions (City as Tenant)

Address	Department	Commencement	Term	Annual Rent	Authority Level
Tache & Darveau	W&W	18-Dec-16	4 years	$1.00	Manager, M/A
360 Main	Corp. Services	30-Nov-16	5 years	$23,196 Sub-License Rate: $18,750.00 Sub-Lease Rate: $3,900.00 Admin Fee: $546	Manager, M/A
Hangar 16 - 17 Wing	WPS	15-Oct-16	1 Year	$49,963.45	Manager, M/A
170 Goulet	Cmty Serv.	1-May-16	5 years	$8,084.71	Manager, M/A
120 Eugenie	Frank Digital	7-Sep-16	5 Days	$1.00	Manager, M/A
50 Garry & 70 Garry	PP&D	1-Jul-16	1 Year	N/A	Manager, M/A
2520 Portage	Corp Serv.	1-Sep-16	10 Years	Yr. 1-5: $20,000.00 6-10: $22,000.00	Manager, M/A
491 Portage	WPA	1-Jul-16	4.5 Years	$50,096.00	Manager, M/A
180 King St.	Corp. Services	1-Jan-17	6 Years	$156,490.00	Manager, M/A
969 St. Matthews	WPS	10-Nov-16	8 Days	$2,040.00	Manager, M/A
321 Garry	Transit	1-Oct-16	7 Years	Yr. 1-2: $6,202.50 Yr. 3-5: $6,616.00 Yr. 6-7: $7,029.50	Manager, M/A
10 Fermor	Library		5 Years	$1,200.00	Manager, M/A
1981 Plessis	WPS	1-May-16	5 Years	$30,000.00	Manager, M/A
Season's Outlet Mall Loop & Bus shelter	Transit	1-May-17	10 years	$1.00	Manager, M/A
925 Watt	Transit		10 Years	$1,000.00	Manager, M/A
St. Charles Rifle Range	WPS	1-Mar-16	5 Years	$204.00 per day	Manager, M/A
900 Waverley				Renaming	Manager, M/A