Agenda – Council – April 26, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 9, 2018

Item No. 9 Completed Real Property Sale & Lease Transactions – 2017

STANDING COMMITTEE RECOMMENDATION:

On April 17, 2018, 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 – April 9, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 17, 2018, 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 April 9, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Completed Real Property Sale & Lease Transactions - 2017

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 2017. 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 2017 (included in the appendix of this report as Schedule "A" (sale transactions) and Schedule "B" & "C" (lease transactions).

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 2017 and noted the price/rent and authority level for each transaction.

It is important to note one key difference between the reporting of sales and leases, namely:

- completed sale transactions will be reported in the year in which the revenue is received; and
- 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 2017 transactions is included in Schedule “A” (sale transactions) and Schedule “B” & “C” (lease transactions).

FINANCIAL IMPACT

Financial Impact Statement Date: February 9, 2018

Project Name:

Completed Real Property Sale & Lease Transactions - 2017

COMMENTS:

As this report is for information only, there is no associated financial impact.

"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 and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Administrator
Date: February 12, 2018
File No: 4225/10-B-B V2

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	Purchaser	Sale Price	Authority
496 Manitoba Avenue	31-Mar-17	Majid Salih and Saif Fayyadh	65,000.00	Manager, R/E
30 Gallagher Avenue	4-Aug-17	7551909 Manitoba Inc.	85,750.00	Manager, R/E
132 Stephens Street	8-Aug-17	Trooper Antony Inc.	30,500.00	Manager, R/E
659 Furby Street	9-Aug-17	Strathcona Homes Ltd.	55,000.00	Manager, R/E
Rear of 2110 Notre Dame Avenue	16-Aug-17	Artis Wpg. Industrial Ltd.	1,900.00	Manager, R/E
Rear of 2130 Notre Dame Avenue	16-Aug-17	Artis Wpg. Industrial Ltd.	5,000.00	Manager, R/E
1006 Banning Street	23-Oct-17	5578214 Manitoba Ltd.	81,000.00	Manager, R/E
279 Ferry Road	23-Oct-17	Garg Brothers Property Management Inc.	92,100.00	Manager, R/E
74 Kate Street	23-Oct-17	Paradizo Properties Inc.	95,000.00	Manager, R/E
North of 57 Westbrook Street	24-Oct-17	Richardson Centre Limited	71,700.00	Manager, R/E
Rear of 80 Westbrook Avenue	24-Oct-17	J K May Investments Ltd.	59,100.00	Manager, R/E
South of 624 Balmoral Street	27-Dec-17	5553165 Manitoba Ltd.	90,000.00	Manager, R/E
South of 124 Bournais Drive	8-Aug-17	ABComp Holdings Ltd.	72,000.00	Director, PP&D
Rear of 1687 Dugald Road	9-Aug-17	3068533 Manitoba Ltd.	19,000.00	Director, PP&D
North of 255 Redonda Street	24-Oct-17	Park Manor Care Inc.	120,000.00	Director, PP&D
North of 692 St. Anne's Road	8-Aug-17	Marie Jan Mackenzie	40,000.00	Director, PP&D
685 Camiel Sys Street	8-Aug-17	7352477 Manitoba Ltd.	798,000.00	Director, PP&D
279 Toronto Street	24-Oct-17	Sharma, Kala Ram & Manjinder S Brar	71,000.00	Director, PP&D
East of 29 Speers Road	27-Dec-17	Qualico Developments (Winnipeg) Ltd.	300,000.00	CAO
South of 330 Mazenod Road	31-Dec-17	Newmark Properties Inc.	1,400,000.00	CAO
1460 Dublin Avenue	31-Mar-17	7446366 Manitoba Ltd.	4,000,000.00	SPCPD
North Perimeter Park, RM of West St. Paul	8-Aug-17	6515151 Manitoba Ltd.	2,500,000.00	SPCPD
280 William Avenue	31-Aug-17	4315490 Manitoba Ltd.	1,700,000.00	SPCPD
51 Mankato Crescent	31-Mar-17	Tejinderjit Khela	230,000.00	SPCPDHDD
Exchange of Togo Street and 421 Glasgow Avenue	11-Aug-17	6690395 Manitoba Ltd	190,000.00	Council
Rear of 661 Argue Street	23-Oct-17	GEM Equities Inc.	270,000.00	Council
North of 2525 Pembina Highway	24-Oct-17	2467136 Ontario Inc.	550,000.00	Council
Rear of 977 Maginot Street	27-Dec-17	Qualico Developments (Winnipeg) Ltd.	65,000.00	Council
Exchange of Springfield Spur and 90 Lexington Park	28-Dec-17	Palliser Furniture (Canada) Corporation	209,200.00	Council

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

Location	Commencement	Lessee	TERM OF AGREEMENT	BASIC RENT	AUTHORITY LEVEL
61 Sherbrook Street	1-Aug-17	6828206 Manitoba Ltd.	Annually Continuing	$155.00	Manager, M/A
595 Wall Street	1-Aug-17	Barn Hammer Brewing Company	Annually Continuing	$285.00	Manager, M/A
288 William Avenue	1-Jan-18	Miss Browns Hot Pressed Sandwich and Coffee Co.	Annually Continuing	$300.00	Manager, M/A
720 Corydon Avenue	1-Jul-17	7305924 Manitoba Ltd.	Annually Continuing	$362.25	Manager, M/A
2037 Portage Avenue	1-May-17	7133945 Manitoba Ltd.	Annually Continuing	$442.50	Manager, M/A
456 Main Street	12-Jun-17	La Carnita Exchange	Annually Continuing	$625.00	Manager, M/A
171 Mcdermot Avenue	Nov-17	Forth Projects Ltd.	Annually Continuing	$1,072.50	Manager, M/A
300 Tache Avenue	1-Dec-17	82524369 Manitoba Holdings Inc.	Annually Continuing	$1,325.00	Manager, M/A
2609 Portage Avenue	1-Dec-17	Jack and Jills Inc.	Annually Continuing	$1,510.00	Manager, M/A
1697 Corydon Avenue	1-Apr-18	M.C.G Enterprises	Annually Continuing	$1,902.50	Manager, M/A
110 Market Avenue	1-Jun-17	7375639 Manitoba Ltd.	Annually Continuing	$2,165.00	Manager, M/A
365 Murdoch Road	6-Jan-18	Winnipeg Sports Car Club	5 years	$1.00	Director, PP&D
206 Princess Street	31-Dec-17	CentreVenture Development Corporation	Annual Continuing	$1.00	Director, PP&D
151 Princess Street	24-Jul-17	Centre Venture	1 day	$1.00	Director, PP&D
510 Main Street	24-Jul-17	Plug In Inc.	2 months, 6 days	$1.00	Director, PP&D
151 Princess Street	4-Aug-17	Bike Winnipeg Inc.	1 day	$1.00	Director, PP&D
City of Winnipeg Caboose	7-Sep-17	Canadian National Railway Company	6 days	$1.00	Director, PP&D
510 Main Street	26-Oct-17	Canadian Jewish Experience	14 Days	$1.00	Director, PP&D
510 Main Street	20-Nov-17	Ukrainian Canadian Congress	6 days	$1.00	Director, PP&D
510 Main Street	1-Dec-17	University of Manitoba	1 day	$1.00	Director, PP&D
27 Watt Street	27-Jan-17	Metric Machine	Expires May 31, 2020	$1,037.00	Director, PP&D
RM Of Springfield	23-Jun-17	Manitoba Hydro	Annually Continuing	$25,200.00	Director, PP&D
210 Lyle Street	1-Apr-17	Winnipeg Habitat for Humanity Inc.	6 months	$1.00	SPCPDHDD
Various Sites	28-Jul-17	2017 Canada Summer Games Host Society Inc.	15 Days	$1.00	SPCPDHDD
20 Churchill Drive	1-Jun-17	Redboine Boating Club	5 years	$1.00	SPCPDHDD
510 Main Street	19-Sep-17	Plug In Inc.	1 year	$1.00	SPCPDHDD
6363 Rannock	20-Sep-17	Pembina Trails School Division	5 years	$1.00	SPCPDHDD
687 Minto Street	1-Jan-17	Harstone Children’s Centre Inc.	5 years	$1.00	SPCPDHDD
625 Provencher Boulevard	1-Jun-16	Archers &Bowhunters Association of Manitoba Inc.	5 years	$1.00	SPCPDHDD
50 Cass Street	1-Jan-17	Charleswood Historical Society Inc.	5 years	$1.00	SPCPDHDD
535 Oakdale Drive	1-Jul-17	Charleswood Broncos Football Club Inc.	5 years	$1.00	SPCPDHDD
910 Maginot Street	1-Jan-18	Falcons Football Club Inc.	5 years	$1.00	SPCPDHDD
900 Waverley Street	15-Nov-17	Winnipeg Soccer Federation	Sublease	n/a	Council
1360 Waverley Street	Amendment	Mondo Foods Co. Ltd.	Annually Continuing	$1.00	Council
3448 Pembina Highway	15-Apr-17	St. Norbert Children’s centre Inc.	5 years	$1.00	Council
100 Sunset Boulevard	1-Aug-17	Louis Riel School Division	5 years	$1.00	Council
121-123 Princess Street	1-Apr-17	Winnipeg Condominium Corporation No. 434	Annually Continuing	$700.00	Council
225 Carlton Street	1-Aug-17	TN Square Inc.	75 years	$2,560.00	Council
225 Carlton Street	1-Dec-17	TN Square Inc.	Annually Continuing	$2,762.50	Council
Academy and Kenaston Blvd	1-Jun-17	MTS (now Bell Canada)	5 years, no renewal	$22,500.00	Council
745 Kingsbury Avenue	1-Apr-15	NRG Athletes Therapy Fitness Inc.	5 years	$51,623.36	Council

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

Location	Department	Commencement	Term	Annual Rent	Authority Level
50 Myrtle Street	Archives	1-Apr-16	5 years	$86,688.00	Superintendent, M/A
290 Vaughan Street	Transit	1-Jan-15	5 years	$1.00	CAO
Unit 5 – 1450 Mountain Ave	Archives	1-Nov-17	3 years	$195,235.50	Superintendent, M/A
603 St. Mary’s Road	PPD	15-Nov-17	15 years	$1.00	Council
2050 Warde Avenue	City	1-Aug-17	5 years	$1,800.00	Superintendent, M/A
Hangar 16, CFB – 17 Wing	Police	15-Oct-17	1 year	$52,308.96	Superintendent, M/A
Fort Garry Place	PPD	1-Dec-18	10 years	$1,112,193.50	Council
Unit 18 – 30 Fort St	PPD	1-Apr-16	1 year	$41,571.50	Superintendent, M/A
495 Portage Avenue	WPA	1-Jan-18	7 years	$13,505.00	Superintendent, M/A