**Minute No. 320**
**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**

COUNCIL DECISION:

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

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:

Moved by Councillor Orlikow,

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

Carried

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 |