Minutes – Executive Policy Committee – April 16, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 1, 2019

Item No. 3 Completed Real Property Sale and Lease Transactions – 2018

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 1, 2019

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On April 1, 2019, 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 - 2018

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 provides a summary of all sales and leases (including monetary and non-monetary) completed during 2018. Upon Council consideration of this report, the Planning, Property and Development Department will have complied with 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 (the "Department") has compiled all completed sales and leases (including monetary and non-monetary transactions) during 2018; these are outlined in Schedule "A" (sale transactions) and Schedules "B" & "C" (lease transactions).

IMPLICATIONS OF THE RECOMMENDATIONS

There are no environmental, regulatory, operational, human resources, or other implications associated with this report.

HISTORY/DISCUSSION

The Department has disclosed all sale transactions and lease transactions which were completed during 2018 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. An analysis of potential financial losses is completed when the Department seeks approval of specific non-monetary transactions rather than the annual reporting of Completed Real Property Sale & Lease Transactions.

A list of the relevant 2018 transactions is included in Schedule A (sale transactions) and Schedule B & C (lease transactions).

FINANCIAL IMPACT

Financial Impact Statement Date: February 15, 2019

Project Name:

Completed Real Property Sale & Lease Transactions - 2018

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:

N/A

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 15, 2019
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
North of 1399 Buffalo Place	28-May-18	Church of the Rock	$27,000	Manager, RE&LD
South of 1540 Seel Avenue	31-Oct-18	5645442 Manitoba Ltd.	$28,000	Manager, RE&LD
747 Dufferin Avenue	13-Mar-18	Zinoviy Medvid	$37,200	Manager, RE&LD
565 Simcoe Street	14-Mar-18	J B Zenith Developments Inc.	$66,125	Manager, RE&LD
498 Polson Avenue	28-May-18	Winnipeg Habitat for Humanity Inc.	$70,000	Manager, RE&LD
774 Victor Street	28-May-18	JB Zenith Developments Inc.	$81,125	Manager, RE&LD
537 Jamison Avenue	12-Oct-18	Advantage Homes Ltd.	$85,118	Manager, RE&LD
South of 2555 Saskatchewan	16-Oct-18	MacDon Industries Ltd.	$3,250,000	Director, PP&D
303 Burrin Avenue	24-Aug-18	Winnipeg Habitat for Humanity Manitoba Inc.	$1	CAO
628 Elgin Avenue	31-Aug-18	Winnipeg Habitat for Humanity Manitoba Inc.	$1	CAO
526 Flora Avenue	31-Aug-18	Winnipeg Habitat for Humanity Manitoba Inc.	$1	CAO
804 Arlington Street	28-Nov-18	Winnipeg Habitat for Humanity Manitoba Inc.	$1	CAO
1499 Logan Avenue	29-Nov-18	Winnipeg Habitat for Humanity Manitoba Inc.	$1	CAO
652 Dallenlea Avenue	28-May-18	Trademarks Properties Inc.	$126,500	CAO
611 Beecher Avenue	23-Aug-18	Kala R. Sharma & Guriqbal S. Dhillon	$138,000	CAO
West of 200 Park Lane	16-Oct-18	Allied Auto Parts Ltd.	$10	SPCPDHDD
North of 40 Otter Street	22-Aug-18	De Nardi Properties Ltd.	$33,750	SPCPDHDD
590 St. Anne's Road	24-Aug-18	6313248 Manitoba Ltd	$3,600,000	SPCPDHDD
East of 761 North Drive	13-Mar-18	6981420 Manitoba Ltd.	$40,000	Council

Schedule B – Completed Lease Transactions (City as Landlord)

Location	Commencement	Lessee	Term	Rent	Authority
510 Main Street	19-Jun-18	Canadian Centre for Policy Alternatives	1 Day	$1.00	Manager, RE&LD
251 Donald Street	22-Oct-18	Winnipeg Regional Healthy Authority	1 Day	$1.00	Manager, RE&LD
155 Carlton	1-Sep-18	155 Carlton LTD.	5 Years	$1,000.00	Manager, RE&LD
Unit 10 - 365 Main Street	1-Aug-18	Andrew Ryu & Julia Heekyung Ryu	5 Years	$4,355.00	Manager, RE&LD
Unit 4 - 365 Main Street	1-May-18	Thom Bargan Coffee & Tea	5 Years	$7,420.00	Supt PM
266 Graham Avenue	1-May-18	James Shaen Limited	5 Years	$36,300.00	Supt PM
95 Arrowwood Drive	1-Jun-18	Tammy Glucki	Annually Continuing	$1.00	Director, PP&D
1397 Kildonan Drive	1-Jun-18	Cara McDougall and Micheal Bruce	Annually Continuing	$1.00	Director, PP&D
100-283 Bannatyne	1-Apr-18	5392790 Manitoba Inc.	Annually Continuing	$400.00	Director, PP&D
93 Albert Street	1-Apr-18	Cordova Tapas & Wine	Annually Continuing	$517.12	Director, PP&D
103-211 Bannatyne	1-Apr-18	7376040 Manitoba Ltd.	Annually Continuing	$737.28	Director, PP&D
625 Portage Avenue	1-Apr-18	6861521 Manitoba Ltd.	Annually Continuing	$901.12	Director, PP&D
120 King Street	1-Apr-18	King's Head Pub And Eatery Ltd.	Annually Continuing	$1,627.60	Director, PP&D
811 St. Paul Avenue	1-Jun-18	Wild Honey Children's Centre Inc.	5 Years	$1.00	SPCPDHDD
2286 Inkster Boulevard	1-Oct-18	Winnipeg School Division	5 years	$1.00	SPCPDHDD
1880 Alexander	1-Jul-18	Nor'West Co-Op Community and Health Centre Inc.	5 Years	$1.00	SPCPDHDD
999 Sargent Avenue	1-May-18	Volley Ball Manitoba	5 Years	$1.00	SPCPDHDD
Storm Retention Basin Lands	1-Jun-18	The Fort Whyte Foundation	5 Years	$1.00	SPCPDHDD
Various Locations	1-Feb-18	National Diabetes Trustee Corporation	5 Years	$1.00	SPCPDHDD
1100 College Avenue	1-Jul-18	Pan Am Boxing Club Inc.	5 years	$1.00	Council
West Side of Brookside Blvd.	1-Jul-18	RM of Rosser	Annually Continuing	$14.08	Council
121-123 Princess Street	1-Aug-18	Winnipeg Condominium Corporation No. 434	Month to Month	$700.00	Council
99 Shahi/3003 Waverley Street	1-Jul-18	6558098 Manitoba Ltd.	Annually Continuing	$416.00	Council
109 James Avenue	1-Jan-19	109 James Avenue Ltd.	Annually Continuing	$3,699.20	Council
Adjacent to 1615 Regent Ave. West	1-Apr-18	Kildonan Crossing Shopping Centre Ltd.	5 Years	$36,000.00	Council

Schedule C – Completed Lease Transactions (City as Tenant)

Location	Department	Commencement	Term	Annual Rent	Authority Level
500-234 Donald Street	311 Call Centre Offices	1-Aug-18	10 Years	$397,766.40	Council
5930 Roblin Boulevard	Transit Shelter	January 1, 2018	5 Years	$1.00	Manager, M/A
St. Vital Centre	WPS	March 29, 2019	1 Day	$1.00	Manager, M/A
55 Nassau Street	Communications	January 1, 2019	5 Years	$20.500.00	Manager, M/A
505-514 – 180 King Street	Corporate Support Services	September 14, 2018	5 Years	$57,490.00	Manager, M/A
489 London Street	Community Services	1-Sep-18	10 Years	$186,590.28	Council
River lot 25, Parish of Kildonan	Water & Waste	August 1, 2015	5 Years	$955.00	Manager, M/A
Unit 55 – 81 Garry Street	Transit	1-Jun-18	1 Year	$8,700.00	Manager, M/A
1450 Mountain Avenue	City Clerks – Archives	1-May-18	3 Years	$290,551.90	Council
Transit Bus Loop – Mountain Avenue	Transit	May 1, 2018	5 Years	$2,583.60	Manager, M/A
Transit Bus Loop – Leila Avenue	Transit	October 1, 2016	5 Years	$13,850.00	Manager, M/A
Transit Bus Shelter – McPhillips Street & Kingsbury Avenue	Transit	May 1, 2018	5 Years	$220.00	Manager, M/A
495 Archibald Street	Public Works	15-May-18	5 Years	$194,120.00	Council
Unit 301 – 491 Portage Avenue	WPA	1-Jan-19	2 Years + 2 Months	$13,505.00	Manager, M/A
136 Market Avenue	WPS	1-Jul-18	1 Year	$27,900.00	Manager, M/A
Hangar 16 – 17 Wing DND	WPS	15-Oct-18	5 Years	$4,301.67	Manager, M/A