**Minute No. 279**
**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**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development 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 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 adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 16, 2019, 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 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 |