Minute No. 328
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

Item No. 4 Completed Real Property Sale & Lease Transactions – 2019

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.

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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 May 22, 2020, 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 May 21, 2020, 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 - 2019

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	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

This report provides a summary of all sales and leases (including monetary and non-monetary) completed during 2019.

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 for the Public Service 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 2019; 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 2019 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 the closing of a sale, 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 may incur a 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 and is not included in the annual reporting of Completed Real Property Sale & Lease Transactions.

A list of the relevant 2019 transactions is included in Schedule A (sale transactions) and Schedule B & C (lease transactions).

FINANCIAL IMPACT

Financial Impact Statement Date: March 27, 2020

Project Name:

Completed Real Property Sale & Lease Transactions - 2019

COMMENTS:

As this report is to be received as information only, there are no financial implications.

"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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Real Estate Administrator
Date: April 1, 2020

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
East of 29 Shadyside Drive	31-Oct-19	Ziegfried and Rebecca Froese	602.00	Manager, RE&LD
East of 281 Selkirk Avenue	31-Mar-19	Sunshine Records Ltd.	27,000.00	Manager, RE&LD
254 Austin St N	24-Sep-19	MCD Investments Inc.	35,000.00	Manager, RE&LD
West of 355 Sutton Avenue	31-Mar-19	Manitoba Housing & Renewal Corporatiion	45,000.00	Manager, RE&LD
NW Memorial Boulevard and St. Mary Avenue (lane)	31-Mar-19	The Winnipeg Art Gallery	65,000.00	Manager, RE&LD
50 Regal Avenue	24-Sep-19	Ileana & Ion Ursatanu	135,000.00	Manager, RE&LD
59 Heaton Avenue	30-Aug-19	Stratford Price Capital Inc.	136,000.00	Manager, RE&LD
853 & 857 Alexander Avenue	23-Dec-19	Balbir Chand VIJ & Sons Ltd.	145,000.00	Manager, RE&LD
365 Black Diamond Boulevard	30-Nov-19	Scannell Properties #390, LLC.	7,048,500.00	Director PPD
365 Manitoba Avenue	24-Sep-19	Housing Opportunity Partnership Inc.	21,500.00	Director, PP&D
551 Manitoba Avenue	24-Sep-19	Housing Opportunity Partnership Inc.	21,500.00	Director, PP&D
273 Pritchard Avenue	30-Nov-19	Housing Opportunity Partnership Inc.	21,500.00	Director, PP&D
239 Manitoba Avenue	24-Sep-19	Housing Opportunity Partnership Inc.	22,000.00	Director, PP&D
624 Magnus Avenue	31-Mar-19	Housing Opportunity Partnership Inc.	25,500.00	Director, PP&D
160 Battery Street	30-Aug-19	Amarjeet Purewal	55,000.00	Director, PP&D
1809 Ross Avenue W	31-Oct-19	3761241 Manitoba Ltd	11,559.77	CFO
1049 Magnus Avenue	30-Nov-19	M & J Builders Inc.	140,000.00	CAO
335 Mazenod Road	31-Mar-19	Arrow Holdings Manitoba Inc.	1,200,650.00	CAO
404 Powers Street	31-Mar-19	VS Homes & Construction Ltd.	46,200.00	SPCPDHDD
393 Machray Avenue	31-Mar-19	Trembita Enterprises Inc.	57,000.00	SPCPDHDD
353 Elgin Avenue	26-Nov-19	Theorem Works Inc.	75,000.00	SPCPDHDD
90 Whiteshell Avenue	31-Mar-19	Oliveira Construction Ltd.	131,000.00	SPCPDHDD
461 Perth Avenue	30-Aug-19	Lesieliza and Kim Lyssa Bunyi	225,000.00	SPCPDHDD
1400 Henderson Highway	25-Nov-19	A2A Homes Limited	1,550,000.00	SPCPDHDD
255 Hamilton Avenue	4-Dec-19	Manitoba Housing & Renewal Corporation	1.00	Council
992 Alexander Avenue	30-Nov-19	Armando Martins	10,000.00	Council
SE Stradbrook Avenue and Queen Elizabeth Way	31-Dec-19	Canadian National Railway Company	243,892.00	Council
Optimist Park Expropriation	29-Oct-19	Province of Manitoba	685,630.00	Council

Schedule B – Completed Lease Transactions (City as Landlord)

Location	Commencement	Lessee	Term	Rent	Authority
61 Sherbrook Street	1-Apr-19	Handsome Daughter	Annual Continuing	$155	Manager, RE&LD
100-283 Bannatyne Ave	1-Apr-19	Peasant Cookery	Annual Continuing	$277	Manager, RE&LD
595 Wall Street	1-Apr-19	Barn Hammer Brewing Company Limited	Annual Continuing	$285	Manager, RE&LD
288 William Ave	1-Apr-19	Miss Browns Hot Pressed Sandwich	Annual Continuing	$300	Manager, RE&LD
685 Westminister	1-Apr-19	The Tallest Poppy	Annual Continuing	$486	Manager, RE&LD
93 Albert Street	1-Apr-19	Cordova Tapas & Wine	Annual Continuing	$517	Manager, RE&LD
456 Main Street	1-Apr-19	La Carnita Exchange Inc.	Annual Continuing	$625	Manager, RE&LD
211 – 103 Bannatyne Ave	1-Apr-19	7376040 Manitoba Ltd.	Annual Continuing	$737	Manager, RE&LD
283 Bannatyne Ave	1-Apr-19	Peasant Cookery	Annual Continuing	$834	Manager, RE&LD
314 Donald Street	1-Apr-19	Merchant Kitchen and Bar Partnership Ltd.	Annual Continuing	$835	Manager, RE&LD
100 King Street	1-Apr-19	Chosabi Asian Eatery Inc.	Annual Continuing	$880	Manager, RE&LD
100 King Street	1-Apr-19	Burnley Place Restaurant Inc.	Annual Continuing	$950	Manager, RE&LD
788 Corydon Ave	1-Apr-19	Kenko Sushi	Annual Continuing	$958	Manager, RE&LD
1697 Corydon	1-Apr-19	Mona Lisa	Annual Continuing	$1,071	Manager, RE&LD
171 McDermot	1-Apr-19	Forth Projects Ltd.	Annual Continuing	$1,073	Manager, RE&LD
625 Portage Ave	1-Apr-19	The Goodwill Social Club	Annual Continuing	$1,099	Manager, RE&LD
2069 Portage	1-Apr-19	Jack & Jill's Inc. o/a Underdog's	Annual Continuing	$1,510	Manager, RE&LD
120 King Street	1-Apr-19	King's Head Pub And Eatery Ltd.	Annual Continuing	$1,628	Manager, RE&LD
179-A Bannatyne Ave	1-Apr-19	FB Hospitality Inc.	Annual Continuing	$1,745	Manager, RE&LD
114 Market	1-Apr-19	The Saddlery on Market	Annual Continuing	$2,165	Manager, RE&LD
137 Bannatyne Ave	1-Apr-19	Corrientes Argentine	Annual Continuing	$2,453	Manager, RE&LD
1350 Pembina Highway	13-Jun-19	Flag Day Manitoba Inc.	to August 6, 2019	$3,750	Manager, RE&LD
180 Market Road	27-May-19	Christmas in Vermont Inc.	to June 22, 2019	$10,000	Manager, RE&LD
Unit 5 - 365 Main	13-May-19	Ga Hee Lee & Brad Park	5 Years	$20,964	Manager, RE&LD
50 Dunkirk Drive	1-May-19	Canoe Club	2 Years 7 Months	$31,500	Manager, RE&LD
200 Warman	1-Sep-19	Reimer Soils Ltd	5 Years	$50,080	Manager, RE&LD
In Camera	1-Apr-19	Expropriated Owner	Month to Month	$1	SPCPDHD
455 Tache	1-Oct-19	Catholic Health Association of Manitoba	10 Years	$1	SPCPDHD
880 Oakenwald	1-Oct-19	Pembina Trails (Scoreboard)	5 Years	$1	SPCPDHD
703 St. Annes Road	1-Mar-19	703 St. Anne's Rd Inc.	Annual Continuing	$133	Council
West Side of Brookside	1-Feb-19	RM of Rosser	Annual Continuing	$15,823	Council

Schedule C – Completed Lease Transactions (City as Tenant)

Location	Department	Commencement	Term	Rent	Authority
1485 Portage Avenue	Transit	1-Jan-17	10 Years	$1.00	Superintendent, P&PM
375 Main Street - Generator License	Corp Communications	1-Mar-20	6 Years	$1	Superintendent, P&PM
London @ Simpson	Transit	1-Oct-16	5 Years	$420	Superintendent, P&PM
Shilo Detachment - DND	WPS	13-Oct-19	10 days	$1,500	Superintendent, P&PM
Mountain Ave. B/w McPhillips & Fife	Transit	1-May-17	5 Years	$2,584	Superintendent, P&PM
Leila w/ of McPhillips	Transit	1-Oct-16	5 Years	$13,850	Superintendent, P&PM
457 Main Street	Assessment & Taxation	1-Jan-20	5 Years	$63,360	Superintendent, P&PM
235 McPhillips St.	WFPS	1-Feb-20	5 Years	$90,390	Superintendent, P&PM
136 Market Avenue	WPS	1-Jul-19	1 year	$30,225	Superintendent, P&PM
Letellier Transit Corridor	Transit	1-Jan-18	71 Years	$1.00	Council
491 Portage Avenue	WPA	1-Mar-20	5 Years	303,136	Council