Minute No. 399
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

Item No. 13 Completed Real Property Sale and Lease Transactions – 2020

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 19, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

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 21, 2021, 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 19, 2021, 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 and Lease Transactions - 2020

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 2020.

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 Public Service has compiled all completed sales and leases (including monetary and non-monetary transactions) during 2020; these are outlined in Schedule A (sale transactions) and Schedules B & C (lease transactions).

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications associated with this report.

HISTORY/DISCUSSION

The Public Service has disclosed all sale transactions and lease transactions which were completed during 2020 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 in 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, licenses or short-term use agreements.

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 Public Service 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 2020 transactions is included in Schedule A (sale transactions) and Schedule B and C (lease transactions).

FINANCIAL IMPACT

Financial Impact Statement Date: March 2, 2021

Project Name:

Completed Real Property Sale & Lease Transactions - 2020

COMMENTS:

As this report is to be received as informtion, there is no associated financial impact.

Mike McGinn March 2, 2021
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

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: March 3, 2021
File No:

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
Portion of 311 Avalon Road	29-Jul-20	Eric Andre St-Jean and Arianne Genevieve Breton	$1	Manager, R/E
Portion of 315 Avalon Road	7/29/2020.	Vlasta Nesetova Lajtai	$1	Manager, R/E
South of Blantyre Avenue	17-Nov-20	7576901 Manitoba Ltd.	$1	Manager, R/E
DAOC for Timberline Drive	17-Nov-20	Concordia Wellness Projects Inc	$3,000	Manager, R/E
Rear of 152 Macaulay Crescent	12-Aug-20	Bryan Narciso	$3,900	Manager, R/E
West of 44 Higgins Avenue	31-Mar-20	SMC Holdings Ltd.	$5,225	Manager, R/E
West of Penningham Street	31-Dec-20	Burke Alexander Ratte	$12,000	Manager RE
361 Pritchard Avenue	31-Dec-20	Maqsood, Ahmed and Asma	$45,300	Manager R/E
486/488 Selkirk Avenue	12-Aug-20	Habteghebriel, Tewolde H & Belay, Tsgereda	$50,000	Manager R/E
349 Magnus Avenue	31-Dec-20	Maqsood, Ahmed and Asma	$60,000	Manager R/E
527 Victor Street	31-Dec-20	Nagpal, Ashwani Kumar	$60,000	Manager R/E
761 Selkirk Avenue	31-Dec-20	McGregor, Katherine	$60,000	Manager R/E
295 McKelvey Street	31-Dec-20	4469667 Manitoba Ltd.	$61,500	Manager R/E
711 Pacific Avenue	24-Jul-20	V R Homes Ltd.	$65,000	Manager R/E
262-264 Burrows Avenue	09-Sep-20	2173395 Alberta Ltd.	$65,500	Manager R/E
256 Martin Avenue West	31-Mar-20	Synergy Homes Inc.	$67,000	Manager R/E
510 Langside Street	31-Dec-20	Maqsood, Ahmed and Asma	$73,000	Manager R/E
160 Osborne Street	31-Dec-20	7196386 Manitoba Ltd.	$83,000	Manager, R/E
281 Selkirk Avenue	22-Jul-20	Wanda Trading Inc.	$88,000	Manager R/E
461 Lipton Street	20-Nov-20	Machula, Julian and Trudeau, Joel	$96,000	Manager R/E
595 Beecher Avenue	20-Sep-20	A2A Homes & Infrastructure Inc.	$118,000	Manager R/E
28 Bannerman Avenue	31-Dec-20	Ziobrowski, Andrew Stanislaw	$120,000	Manager R/E
406 Sherbrook Street	24-Aug-20	Nagpal, Sunita	$196,000	Manager R/E
649 Cordova Street	23-Jul-20	Volpe, Michael	$200,000	Manager R/E
East of Fultz Boulevard	24-Jul-20	7314290 Manitoba Ltd.	$1	Director, PP&D
667 Garwood Avenue	29-Sep-20	The Public Guardian & Trustee of MB	$20,884	CAO
481 Melbourne Avenue	23-Jul-20	Blair Mackin	$125,000	CAO
254 Talbot Avenue	31-Dec-20	Juan, Margaret	$165,000	CAO
22 Hull Avenue	12-Aug-20	Bra, Nirmal Singh & Ilyas Muhammad	$165,000	CAO
126 King Street	31-Dec-20	Asan Corporation Inc.	$401,000	CAO
St. Boniface Industrial Park	30-Nov-20	Newmark Properties Inc./TEAMS	$1,000,000	CAO
235 Isabel Street	10-Nov-20	Viner, Pinhas Piter	$240,000	SPCPD
311 Ross Avenue	31-Dec-20	CentreVenture Dev. Corp. / 10042061 Manitoba Ltd.	$1	Council
346 Pacific Avenue	31-Dec-20	CentreVenture Dev. Corp. / 10042061 Manitoba Ltd.	$1	Council
East of St. John Ambulance Way	26-Aug-20	St. John Ambulance	$1	Council
West of 499 Madison Street	31-Mar-20	Daad Holdings Inc.	$270,000	Council
Portion of Normand Avenue	24-Dec-20	10032862 Manitoba Ltd.	$441,000	Council
WW Neigbourhood B Lots	31-Dec-20	Southeast Lands Corp	$1,023,000	Council

Schedule B – Completed Lease Transactions (City as Landlord)

Location	Commence	Lessee	Term	Rent	Authority
United Way Koats for Kids	23-Sep-20	United Way of Winnipeg	4 months	$1.00	Manager, R/E
66 Charing Cross Cres	1-Nov-20	Louis Riel School Division	5 months	$1.00	Manager, R/E
265 Sage Creek Blvd	1-Nov-20	Louis Riel School Division	5 months	$1.00	Manager, R/E
Unit 9-365 Main St	6-Jan-20	Mennonite Central Committee Manitoba Inc.	2 days	$1.00	Manager, R/E
604 St. Mary's Road	23-Mar-20	Manito Edgar 1Inc.	5 days	$250.00	Manager, R/E
951Portage Ave	6-Nov-20	10041736 Manitoba Ltd.	Annual Continuing	$391.68	Manager, R/E
510 Main Street	27-Oct-20	10057434 Manitoba Inc.	11days	$550.00	Manager, R/E
Springfield MB (quarry)	6-Mar-20	North Road Productions Inc.	17 days	$900.00	Manager, R/E
242 Hargrave	22-Dec-20	Lake of the Woodw Brewing Co	Annual Continuing	$1,720.50	Manager, R/E
1525 Dakota Street	3-Dec-20	Bell Canada	2 months	$2,950.00	Manager, R/E
185 Young Street	1-Mar-20	Mis Ko Mune Dous/Miko Manitosis Incorporated	1year, less a day	$13,200.00	Manager, R/E
604 St. Mary's Road	24-Jul-20	Winnipeg Regional Health Authority	6 months	$22,982.46	Manager, R/E
604 St. Mary's Road	24-Oct-20	Winnipeg Regional Health Authority	6 months	$41,562.54	Manager, R/E
25 Furby	1-Jun-20	25 Furby	5 Years w/renewal	$1.00	SPCPD
58 Manila	1-Jun-20	Seven Oaks School Division	5 Years w/renewals	$1.00	SPCPD
500 Nathaniel	16-Jun-20	South End United	5 Years w/renewal	$1.00	SPCPD
999 Sargent	1-Aug-20	MB Speed Skating	5 Years w/renewals	$1.00	SPCPD
285 Lindenwood	1-Aug-20	Pembina Trails	5 Years w/renewals	$1.00	SPCPD
4403 Waverley	1-Dec-20	Manitoba Cricket Association Inc.	2 Year	$1.00	SPCPD
119 Kirkbridge	1-Jan-21	Manitoba Bangladesh Bhaban Corp	5 Year Term	$1.00	SPCPD
80 Sherbrook	1-Mar-20	7463601Manitoba Ltd.	Annual Continuing	$97.50	SPCPD
Centennial Street	1-Apr-20	Condo Corp 847	Annual Continuing	$795.60	SPCPD
691Corydon	1-Aug-20	Chaise Café	Annual Continuing	$877.00	SPCPD
Elgin Ave & Adelaid St	1-Apr-20	Red River College	50 Years	$2,103.75	SPCPD
1000 - 1717 Waverley	1-Dec-20	WBG Auto	Annual Continuing	$3,102.77	SPCPD
404 Desalaberry	1-Oct-20	Columbus Centennial Seniors	40 Years	$15,000.00	SPCPD
160 Princess	1-Aug-20	Red River College	Annual Continuing	$41,155.60	SPCPD
745 Kingsbury	1-Aug-20	The Hockey Rink	7 years w/renewals	$43,672.08	SPCPD
2045 Ness Ave	1-Feb-20	Assiniboine Golf Club	No Change	$1.00	Council
1Portage	28-Jul-23	Winnipeg Goldeyes	15 Years	$25,000.00	Council

Schedule C – Completed Lease Transactions (City as Tenant)

Location	Commence	Term	Rent	Authority	Lessor
188 Worthington- Transit Shelter	1-Mar-20	5 years	$100	Superintendent, P/M	Riverside Lions Non-Profit Housing
41 Clayton Drive- Transit Shelter	1-Sep-19	5 years	$100	Superintendent, P/M	Seine River Gardens Ltd.
Bishop Grandin and River – Red Light Camera	1-Sep-20	5 years	$1,200	Superintendent, P/M	Manitoba Hydro
10 Fermor Avenue – St. Vital Library Parking	1-Jan-21	5 years	$1,200	Superintendent, P/M	Manitoba Hydro
136 Market Street	1-Jul-20	3 years	$32,550	Superintendent, P/M	3870902 Manitoba Ltd
1168 Dakota Street - Library	1-Jun-19	5 years	$232, 525.00	Council	Southwood Enterprises Limited