

Submission to Council Regular Meeting, September 26, 2024

REPORT OF THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT DATED SEPTEMBER 13, 2024

Agenda item #16. Amendments to the Real Estate Policy Framework in Support of Affordable Housing

Written submission by D. J. Green, Resident of West Kildonan and Co-chair OURS-Winnipeg.

I request that City Council:

1. To vote **not** to put the property at 825 Taché Avenue on the surplus list,
2. Remove 45 Archibald Street from the surplus properties list, and
3. Revise criteria for assessment of city-owned land being considered surplus would target to retain natural areas and properties adjacent to waterways.

The property at 825 Taché Avenue is 0.67 acres (Image 1A). Based upon the City Assessment and Taxation website information, it appears that the property from the Red River to the west side of 825 Taché Avenue (1.4 acres) may also be owned by the City of Winnipeg (blue outline on Image 1A). If so, this should also be considered not be put on the surplus list. A Google Earth image shows the two properties (Image 1B).

The property at 45 Archibald Street is 0.88 acres and was put on the surplus list in April 2024 (Image 1C).

These properties are prime lands for the city to add to the 1000 acres of new greenspace by 2045 that is a target noted in the adoption of revised planning documents OURWinnipeg 2025 and Complete Communities 2.0 in 2022. The city should be keeping riverside properties because they are prime areas for biodiversity, wildlife habitat, retaining trees and vegetation to help stabilize the river banks, as well as choice locations for people to visit, relax, and view the water. These particular parcels occur within the area proposed for the National Urban Park and would be part of important connecting corridors along the river (Image 1D). Adding development this close to the river would diminish the goals of an urban national park.

The city should not be divesting itself of prime pieces of riverside properties. The city struggles to acquire land for greenspace, especially adjacent to rivers as was seen in 1993 and 2007 under the Riverbank Land Strategy. Winnipeg is the only major Western city that does not set aside the majority of the banks of its waterways for public use. Because something done in the past seemed okay then, new knowledge should mean we do not keep doing it now.

The city is in the process of developing a Greenspace Master Plan and Natural Corridor Plan by-law and Biodiversity Policy that were initiated in the adopted planning documents in 2022. It would be short-sighted to convert these lands to development now when we are in the process of developing new, broader plans that focus on greenspace and health of the natural urban environment.



Image 1A. 825 Taché Avenue in red outline from City Assessment Map. Drawn in blue outline appears to be city owned and should also be considered not for the surplus list in future.

Source: from City Assessment and Taxation website.



Image 1B. Google Earth image of 825 Taché Avenue and adjoining property abutting the Red River.

Source: from Google Earth maps.



Image 1C. Property at 45 Archibald Street. Source: from City Assessment and Taxation website.

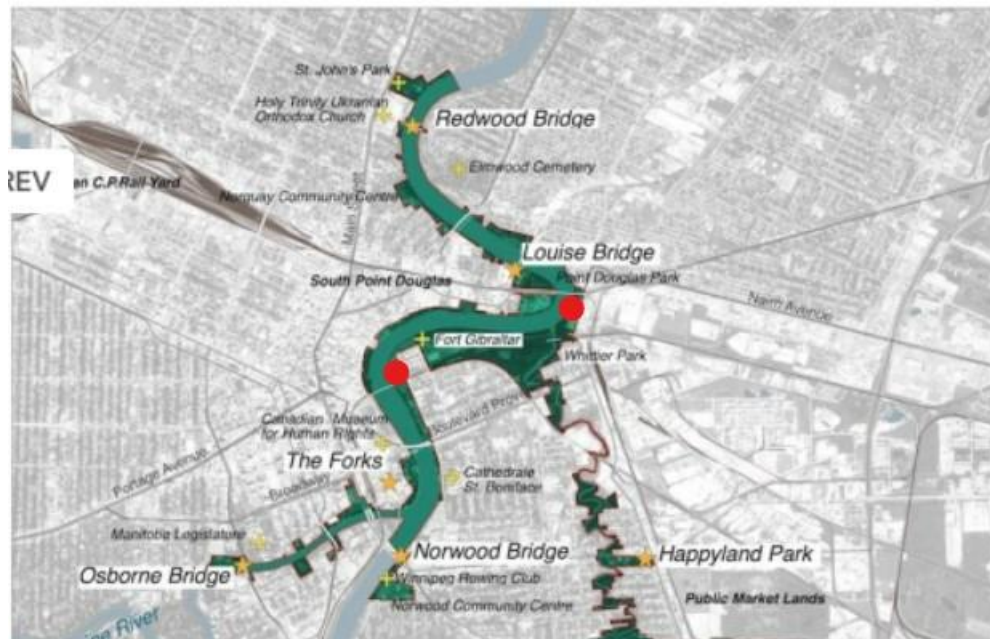


Image D. Map of proposal/concept for National Urban Park called 'Little Forks' and approximate Locations of 825 Taché Avenue (left red dot) and 45 Archibald Street (right red dot). Source: CSLA Website – Jean Trottier, Ryan Coates