Agenda – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

Item No. 3 Declaration of Surplus – 61 Princess Street, Part of 1220 Pacific Avenue and Pointe du Bois Bushland

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the City land identified as "Subject City Property" on Misc. Plan No. 11557/5 (attached as Schedule A to this report), Misc. Plan No. 15691 (attached as Schedule B to this report), and Misc. Plan No. 16130 (attached as Schedule C to this report), be declared surplus to the City's needs.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus – 61 Princess Street, Part of 1220 Pacific Avenue and Pointe du Bois Bushland

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	H. Borys	N/A	J. Dunford

EXECUTIVE SUMMARY

The 2002 sale of Winnipeg Hydro to Manitoba Hydro resulted in hundreds of property transactions. A small number of transactions are unresolved and in dispute. The Public Service has negotiated a land exchange which seeks to resolve the outstanding issues.

The Winnipeg Hydro Asset Purchase Agreement lacks clarity on three disputed properties:

- 61 Princess Street (parking lot);
- 1220 Pacific Avenue (storage yard); and
- Pointe du Bois bushland.

Manitoba Hydro believes all three properties should have transferred as part of the sale. The City does not have any evidence to suggest the transfers should have taken place.

The Public Service intends to recommend, through a separate report, that the three properties are sold as part of a land exchange with Manitoba Hydro. To complete the land exchange, the City properties must first be declared surplus.

The two affected Ward Councillors have been notified of the City's intention to sell the properties.

RECOMMENDATIONS

1. That the City land identified as "Subject City Property" on Misc. Plan No. 11557/5 (attached as Schedule A to this report), Misc. Plan No. 15691 (attached as Schedule B to this report), and Misc. Plan No. 16130 (attached as Schedule C to this report), be declared surplus to the City's needs.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Council approval is required to declare land surplus to the City's needs.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the report are approved, the Public Service intends to seek approval of a land exchange with Manitoba Hydro that involves the three surplus properties.

HISTORY/DISCUSSION

In 2002, the City approved the sale of Winnipeg Hydro to Manitoba Hydro. Hundreds of properties, leases and easements were transferred to Manitoba Hydro but a few of those properties either lacked clarity on intended ownership or intended ownership was outright disputed. The Winnipeg Hydro Asset Purchase Agreement included an arbitration provision to resolve disputes but the parties have continued to work in good faith.

The City and Manitoba Hydro have negotiated a land exchange agreement which includes three disputed properties. In order to recommend approval of the land exchange, the properties must first be declared surplus to the City's needs.

Part of 1220 Pacific Avenue (Misc. Plan No. 11557/5)

Around the time of the 2002 sale, the storage yard at Winnipeg Hydro's main site (1315 Notre Dame) required an expansion into the adjacent Public Works yard. The two departments agreed to the expansion and the City offered to lease the additional land to Manitoba Hydro post-sale. Since 2002, the land identified in Schedule A has been occupied by Manitoba Hydro.

The Public Service circulated the Subject City Property to City departments and no civic needs were identified.

The Ward Councillor has been notified of the proposed sale.

61 Princess Street (Misc. Plan No. 15691)

The Subject City Property was used as a parking lot by City departments. There has been a long-standing indecision of whether the parking lot was intended to be transferred to Manitoba Hydro. While ownership was being discussed, the City took steps to remediate the property as it was known to be contaminated.

The agreed upon Remedial Action Plan for the site was to manage the contamination at a parking lot standard. The Province allows for the contamination to remain in place provided it is monitored and no construction occurs.

If 61 Princess is transferred, it will allow Manitoba Hydro to package it with their adjacent building at 55 Princess and sell the entire holding for a downtown development.

The Public Service circulated the Subject City Property to City departments and no civic needs were identified.

The Ward Councillor has been notified of the proposed sale.

Pointe du Bois (Misc. Plan No. 16130)

Upon investigating Manitoba Hydro's land holdings, it was discovered that the City owned a 20-acre parcel of land near Pointe du Bois. A review of City files did not result in any information on the site or even knowledge that it was owned by the City. It was suggested that the land should have been part of the Winnipeg Hydro Asset Purchase Agreement since it contains a transmission line but due to the lack of a City record, the Public Service is unable to provide an opinion on this aspect.

The Public Service circulated the Subject City Property to City departments and no civic needs were identified.

No Ward Councillor is affected by this sale as the property is located outside of Winnipeg.

FINANCIAL IMPACT

Financial Impact Statement Date: August 19, 2025

Project Name:

Declaration of Surplus – 61 Princess Street, Part of 1220 Pacific Avenue & Pointe du Bois Bushland

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Aug. 19, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

Economic Prosperity

3.2 Strategic Enterprise Supports
Incorporate municipal asset investment and divestment criteria into decision-making that promotes sustainable economic growth, through the evaluation of long-term economic impact and community return on investment.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

4.4 Support Redevelopment of Former Commercial and Industrial Lands into Active Use

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy, as well as the corresponding 2021-2023 Implementation Plan, and it was determined that the Strategy is not applicable to this specific report.

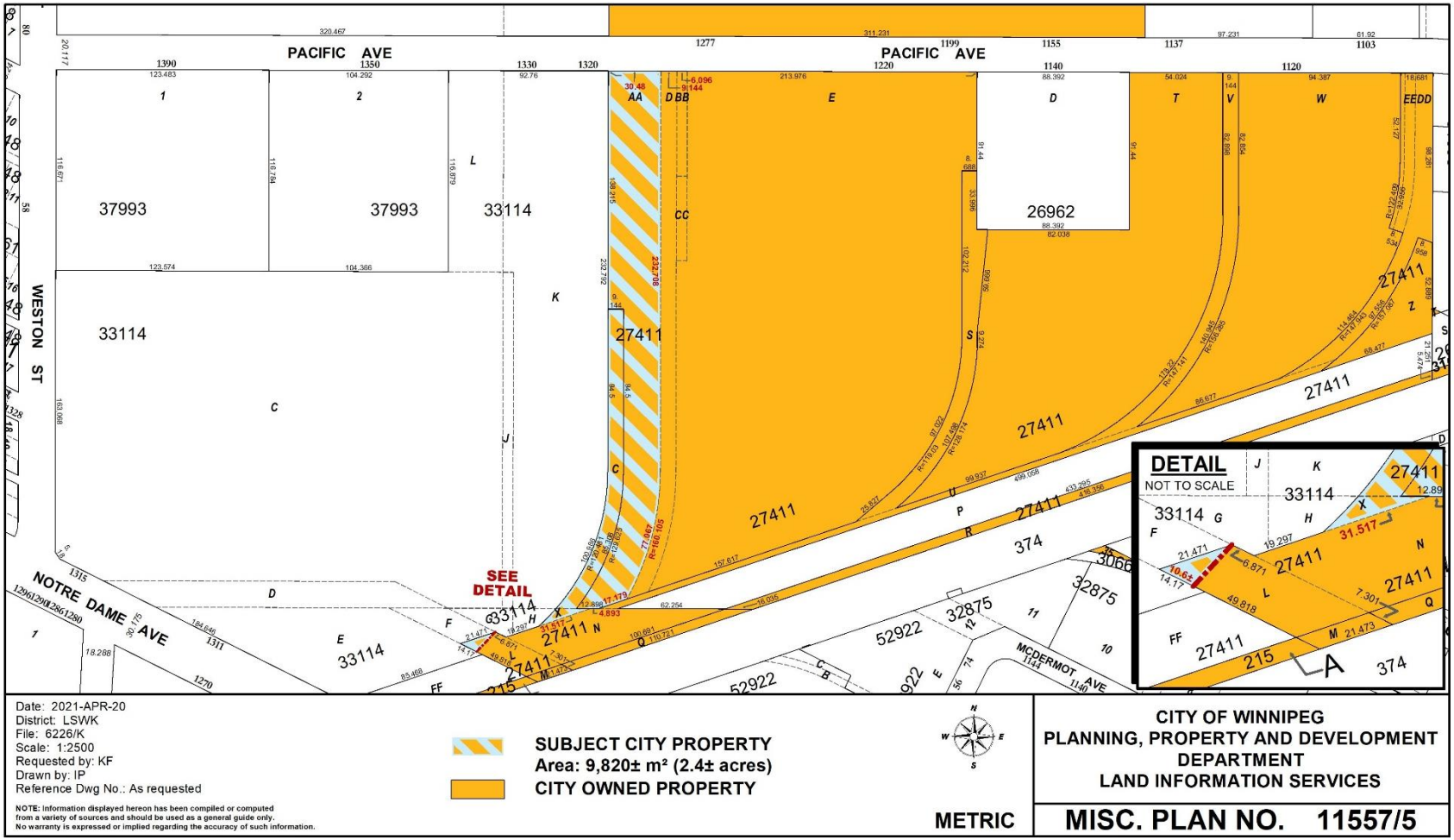
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell
Date: August 20, 2025
File No: 9232, 6226-K, 211/8(V2)

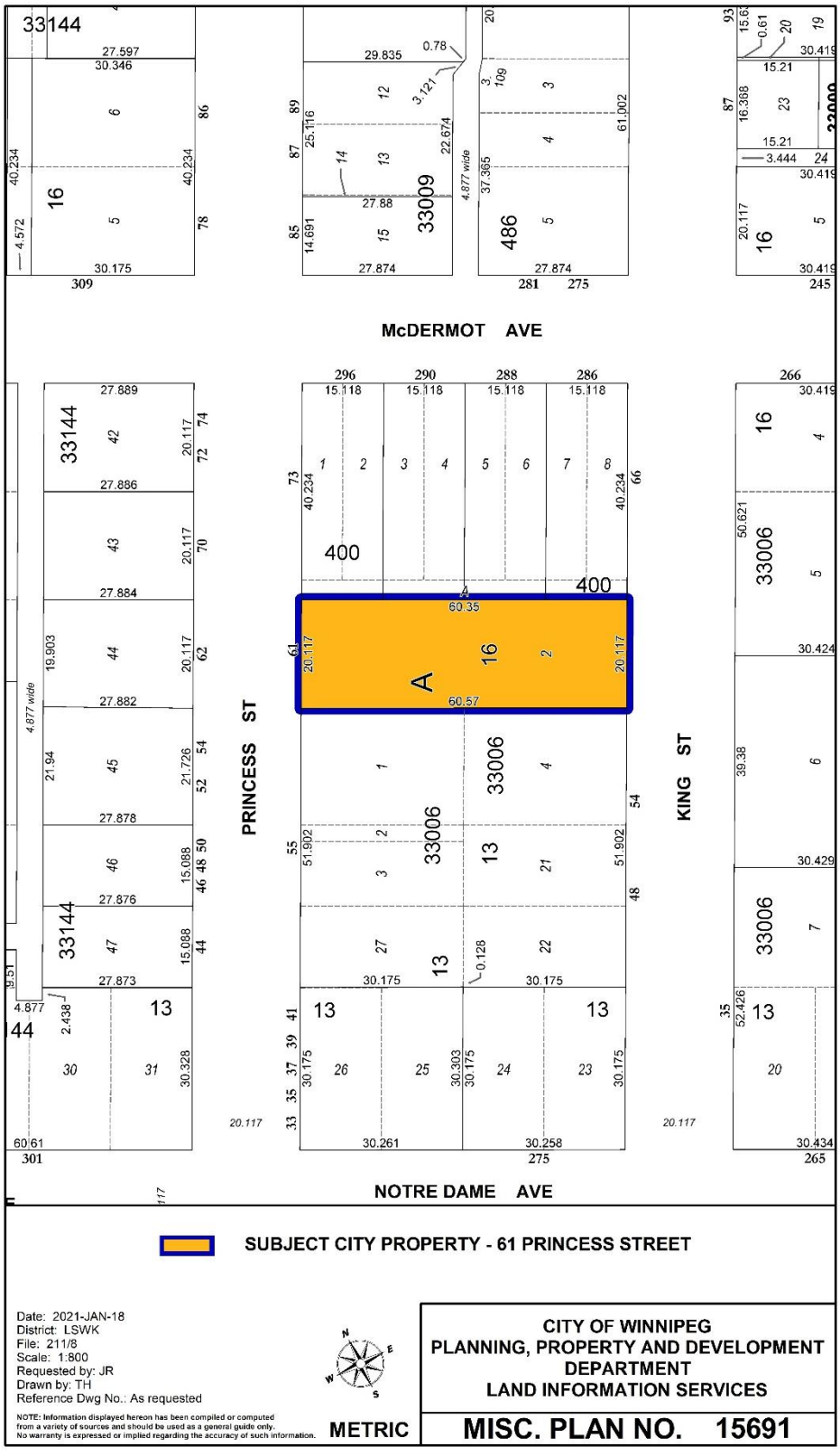
Attachments:

Schedule A – Misc. Plan No. 11557/5 – Part of 1220 Pacific Avenue
Schedule B – Misc. Plan No. 15691 – 61 Princess Street
Schedule C – Misc. Plan No. 16130 – Pointe Du Bois

Schedule A – Misc. Plan No. 11557/5 - Part of 1220 Pacific Avenue



Schedule B – Misc. Plan No. 15691 - 61 Princess Street



Schedule C – Misc. Plan No. 16130 - Pointe du Bois

