REPORTS

Item No. 12 Proposed Surplus Declaration and Sale of 575 Larsen Avenue to the Ma Mawi Wi Chi Itata Centre Inc. (Elmwood-East Kildonan Ward)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That the declaration of surplus approved by Council on June 23, 2022, for the lands identified as "Proposed Lot 1" on Misc. Plan 12734/11 (attached as Schedule A to this report) be rescinded.

2. That, subject to approval of Recommendation 1 and approval of two-thirds of all Council members (pursuant to Subsection 4.4i of the Real Estate – Declaration as Surplus and Sale of Property Policy), the lands Identified as "Proposed Lot 1" Misc. Plan 12734/20 (attached as Schedule B to this report) be declared surplus to the City's needs.

3. That, subject to approval of Recommendation 2 and approval of two-thirds of all Council members (pursuant to Subsection 205(2) of The City of Winnipeg Charter), the sale of the lands identified as "Proposed Lot 1" on Misc. Plan 12734/20 (attached as Schedule B to this report) to Ma Mawi Wi Chi Itata Centre Inc. for $40,000.00, that is in accordance with the terms and conditions set out in Schedule D of this report, be approved.

4. That the City enter, execute and deliver an Offer to Purchase Agreement with Ma Mawi Wi Chi Itata Centre Inc., and such other agreements determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

5. That, in accordance with the Winnipeg Recreation Strategy, the net proceeds of the sale be credited to the Land Operating Reserve for reinvestment into other City recreation and library facilities or amenities.

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

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

Kat Kupca, on behalf of Ma Maw Wi Chi Itata, submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Proposed Surplus Declaration and Sale of 575 Larsen Avenue to the Ma Mawi Wi Chi Itata Centre Inc.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	M. McGinn (Acting)	T. Graham	J. Dunford

EXECUTIVE SUMMARY

On June 23, 2022, Council decided that a piece of City-owned land at 575 Larsen Avenue (called “Proposed Lot 1” on a map in Schedule A) was no longer needed by the City. The Public Service started talks to sell the land directly to the tenant, Ma Mawi Wi Chi Itata Centre Inc. (“Ma Mawi”). Now, Ma Mawi is asking for a larger piece of land than what was first offered.

The Public Service recommends that Council cancel the surplus decision and instead declare a slightly different area surplus (shown as “Proposed Lot 1” on a newer map in Schedule B). The rest of the land at 575 Larsen Avenue would still belong to the City of Winnipeg.

If Council agrees, the Public Service plans to sell the land to Ma Mawi for $40,000. The details of the sale are listed in Schedule D. Right now, Ma Mawi has temporary permission to use the building on the land.

The Public Service has advised the new Ward Councillor of their intentions on this matter.

RECOMMENDATIONS

1. That the declaration of surplus approved by Council on June 23, 2022, for the lands identified as “Proposed Lot 1” on Misc. Plan 12734/11 (attached as Schedule A to this report) be rescinded.

2. That, subject to approval of Recommendation 1 and approval of two-thirds of all Council members (pursuant to Subsection 4.4i of the Real Estate – Declaration as Surplus and Sale of Property Policy), the lands Identified as “Proposed Lot 1” Misc. Plan 12734/20 (attached as Schedule B to this report) be declared surplus to the City’s needs.

3. That, subject to approval of Recommendation 2 and approval of two-thirds of all Council members (pursuant to Subsection 205(2) of The City of Winnipeg Charter), the sale of

the lands identified as “Proposed Lot 1” on Misc. Plan 12734/20 (attached as Schedule B to this report) to Ma Mawi Wi Chi Itata Centre Inc. for $40,000.00, that is in accordance with the terms and conditions set out in Schedule D of this report, be approved.

4. That the City enter, execute and deliver an Offer to Purchase Agreement with Ma Mawi Wi Chi Itata Centre Inc., and such other agreements determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).

5. That, in accordance with the Winnipeg Recreation Strategy, the net proceeds of the sale be credited to the Land Operating Reserve for reinvestment into other City recreation and library facilities or amenities.

6. 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

Pursuant to the “Real Estate – Declaration as Surplus and Sale of Property” policy adopted by Council on September 29, 2021, and amended on July 22, 2024, Council approval is required to declare all City property surplus to the City’s needs and the sale of parkland requires approval from two-thirds of all members of Council.

IMPLICATIONS OF THE RECOMMENDATIONS

The City’s standard terms and conditions of sale include provisions to protect the City’s interests in the event that environmental contamination is discovered.

A Development Application (DASZ) and a plan of subdivision at the sole cost of the purchaser will be required to satisfy sale conditions; the plan will need to be approved for registration by the Winnipeg Land Titles office (anticipated Winter 2026).

The Winnipeg Recreation Strategy states the following: *“Property sales: Where appropriate, and with Council concurrence, proceeds from property sales that may arise as a result of reconfiguring City-owned recreation and library assets will be reinvested in other City recreation and library facilities or amenities. The proceeds will be held in the Land Operating Reserve until they are reallocated.”*

It is noted that the net proceeds could also be credited to the Transformative Reserve Fund as the sale aligns with that policy as well. Since Council’s direction for recreation and library reinvestment predates the Transformative Reserve Fund, the Public Service has recommended that the Winnipeg Recreation Strategy be followed.

HISTORY/DISCUSSION

The building at 575 Larsen Avenue was originally constructed in 1930, with additions completed in 1971 and 1983 and is known as the East End Cultural and Leisure Centre. The site is approximately 113,423 square feet and is zoned PR2. The existing building is 8,305 square foot building.

In 2016, the City engaged architectural/engineering consultants to assess what would be required to bring the facility up to a reasonable condition and meet existing code and accessibility requirements. Estimates ranged from approximately $2.5 million to renovate the existing building to over $5 million for a complete replacement.

On April 18, 2019, Community Services notified the Planning, Property and Development Department that the building was surplus to their needs and that they only required seasonal use of the wading pool, pump room, and washrooms. Since that time, the wading pool at 575 Larsen Avenue was not required and was subsequently decommissioned in early 2025.

On June 23, 2022, Council declared surplus to the City needs the section of property located at 575 Larsen Avenue, identified as “Proposed Lot 1” on Misc. Plan 12734/11 (attached as Schedule A). Net proceeds of the sale were to be credited to the Land Operating Reserve Fund in accordance with the “Recreation, Leisure and Library Facilities” policy. It was the intention of the Public Service to negotiate a sale with the tenant, Ma Mawi Wi Chi Itata Centre Inc. (“Ma Mawi”), that operates a food bank / food security program at the subject facility on a short-term use agreement.

Ma Mawi has refined its redevelopment plans and requested the acquisition of a larger area shown as “Proposed Lot 1” on Misc. Plan No. 12734/20 (attached as Schedule B). Therefore, an amendment to the lands previously declared surplus is required.

The Public Service procured an appraisal as part of its due diligence for the sale of the Subject City Property, which indicates a market value range of $540,000 to $580,000 as improved. The highest and best use as improved is a form of community service. This includes uses such as a community centre, daycare or place of worship. If vacant, the highest and best use would be for low rise multi-family residential or subdivision into lower density residential lots.

The negotiated terms and conditions for this proposed sale align with Council’s decision of July 18, 2024, to offer leased City-owned buildings for sale to non-profit tenants at less than Market value. The Public Service has negotiated a sale price of $40,000 for the Subject City Property to the tenant, in accordance with the City’s sales policy. This pricing reflects consideration of the City’s inventory costs while supporting the proposed development of an Indigenous-led Family Care Centre, as outlined in the purchaser’s Letter of Intent (attached as Schedule C).

The Proposed Sale of Lot 1, Misc. Plan No. 12734/20 (attached as Schedule B), was circulated to all City Departments and no civic need was identified. The City will retain Proposed Lot 2. Ma Mawi will have the option to enter into a license agreement for the use of parking spaces located on Lot 2. Terms for the license agreement will be negotiated separately.

As a condition of the proposed sale, Ma Mawi shall at its sole cost, effort and expense, prepare a Plan of Subdivision to facilitate creation of “Proposed Lot 1” (the lands to be sold), “Proposed Lot 2” (the lands to be retained by the City) and to legally open the extension of Larsen Avenue “Proposed Opening” as identified on the attached Misc. Plan 12734/20 and register the same, along with any other required documentation, at the Winnipeg Land Titles Office on or immediately following the Date of Closing, Possession and Adjustments. Public Works identified

the “Proposed Opening Area” as a requirement to provide both lots with adequate frontage on a public street and for garbage and snow removal.

The Offer to Purchase includes a reversionary clause requiring that development be completed within five years of closing. If this condition is not met, the land will revert to City. The Public Service has negotiated proposed terms and conditions of a Sale Agreement in favor of Ma Mawi Wi Chi Itata Centre Inc. as set out in Schedule D of this report.

The negotiated sale price of $40,000 to Ma Mawi Wi Chi Itata Centre Inc. represents the best overall value to the City under the current Sales Policy. The policy allows for below-market sales to non-profit Indigenous organizations that advance community service objectives and contribute to the City’s Reconciliation commitments. The proposed sale eliminates significant repair liabilities for the City, ensures the continuation of vital community programming, and provides social, cultural, and financial benefits consistent with Council directions.

The sale is expected to close in the last quarter of 2026.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 15, 2025

Project Name:

Proposed Surplus Declaration and Sale of 575 Larsen Avenue to the Ma Mawi Wi Chi Itata Centre Inc. for the Construction of an Indigenous-led Family Care Centre

First Year of Program **2025**

	2025	2026	2027	2028	2029
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 33,901	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	40,000	-	-	-	-
Net Cost/(Benefit)	$ (6,099)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(6,099)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct costs consist of the net book value of the property ($25,646) + inventoried costs of $8,255 while revenue is the proposed sale price of $40,000. There is also an opportunity cost of between $500,000 and $540,000 associated with the proposed sale. This is based on the estimated market value of the property of $540,000 to $580,000.

Mike McGinn Oct. 15, 2025

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Finance (as to financial implications)
- Legal Services (as to legal issues)
- Community Services Department
- Parks and Open Spaces, Public Works Department

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045 Development Plan:

Economic Prosperity

Objective 3:
Address poverty as an unacceptable and costly outcome of systemic barriers, through collaboration with the community and government bodies

Policy 3.10:
Indigenous Economic Development Prioritize support of Indigenous-led opportunities for land, heritage, culture, art, entrepreneurial and tourism related economic development for the benefit of Indigenous Peoples

Good Health and Well-Being

Objective 2:
Support positive health outcomes through the built and natural environments.

Policy 4.1:
Health Equity Provide municipal services through a health equity lens, to fully leverage desired health and safety outcomes through proactive community development opportunities

Social Equity

Objective 3:
Build social cohesion through community development solutions, coordinated, effective partnerships, and responsive service delivery

Policy 5.6:
Equitable Service Access Welcome and support Indigenous Peoples, newcomers, and those who migrate from rural communities, through strategic collaboration and action that expedites service access and sense of belonging for residents.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #5 – Low Carbon and Energy Efficient Buildings

5.1 Increase Energy Performance of Existing Buildings.

To extend the life of the former leisure center, the purchaser will make significant capital improvements to the building which will improve its efficiency.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021 – 2031) as follows:

Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

Goal 6: All City Services are Equitable, Inclusive and Accessible

Goal 7: Food Security and Food System Resilience is Expanded

A direct sale to Ma Mawi ensures that the tenant remains in the building and continues to offer programming to vulnerable residents

SUBMITTED BY

Department: Planning Property and Development
Division: Real Estate
Prepared by: Darcy Staszkiewicz
Date: October 27, 2025
File No: 6204

Attachments:

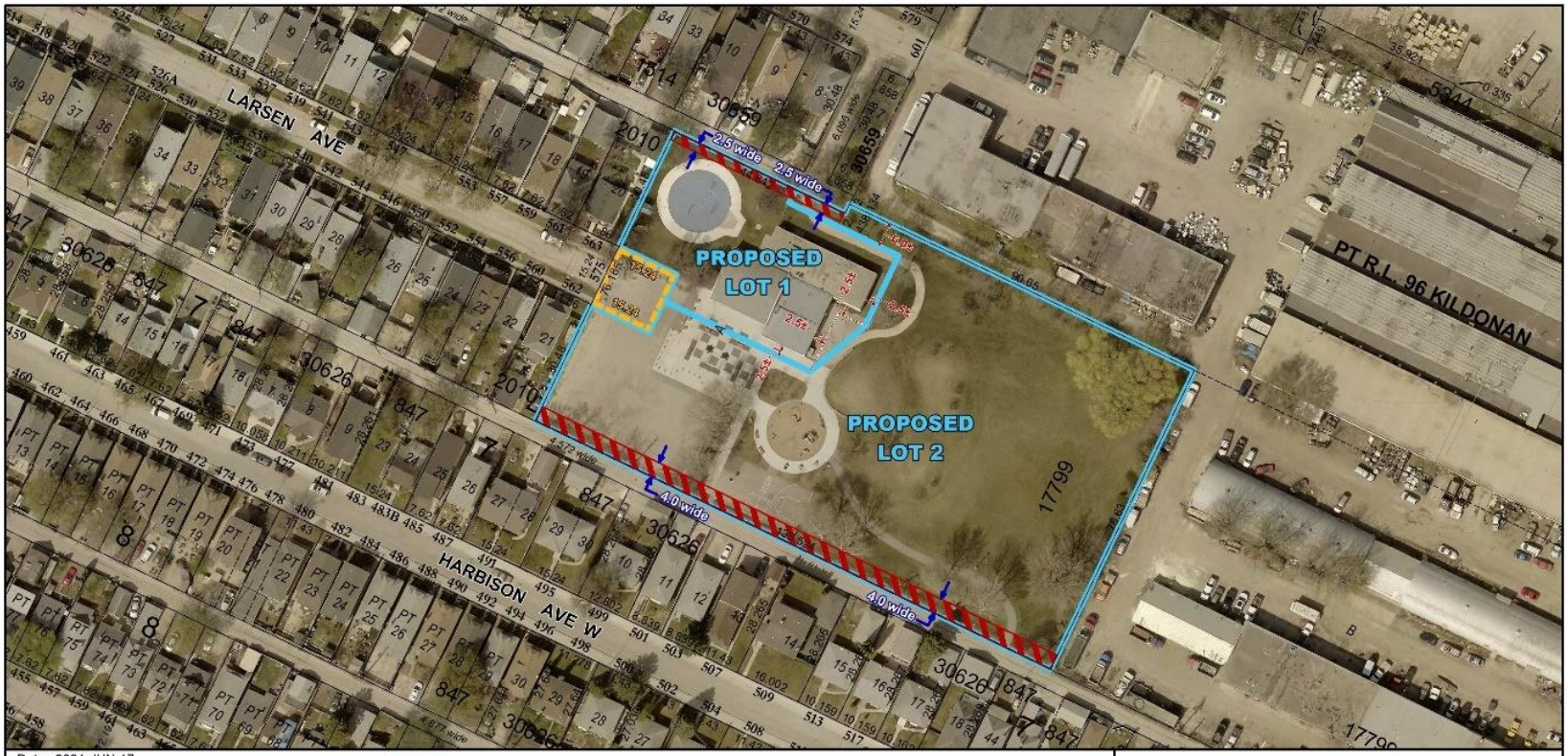
Schedule A: Misc Plan 12734/11

Schedule B: Misc Plan 12734/20

Schedule C: Letter of Intent

Schedule D: Term Sheet

Schedule A



Date: 2021-JUN-17
District: EKT
File: 6204
Scale: 1:1100
Requested by: LF
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 12734/6
2019-0636-01 Hydro Signed Sketch.pdf

NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

SUBJECT CITY PROPERTY
PROPOSED LOT 1 Area: 2,000.8± m² (21,540± ft²)
PROPOSED LOT 2 Area: 8,312.6± m² (89,480± ft²)

PROPOSED OPENING Area: 232.3± m² (2,500± ft²)

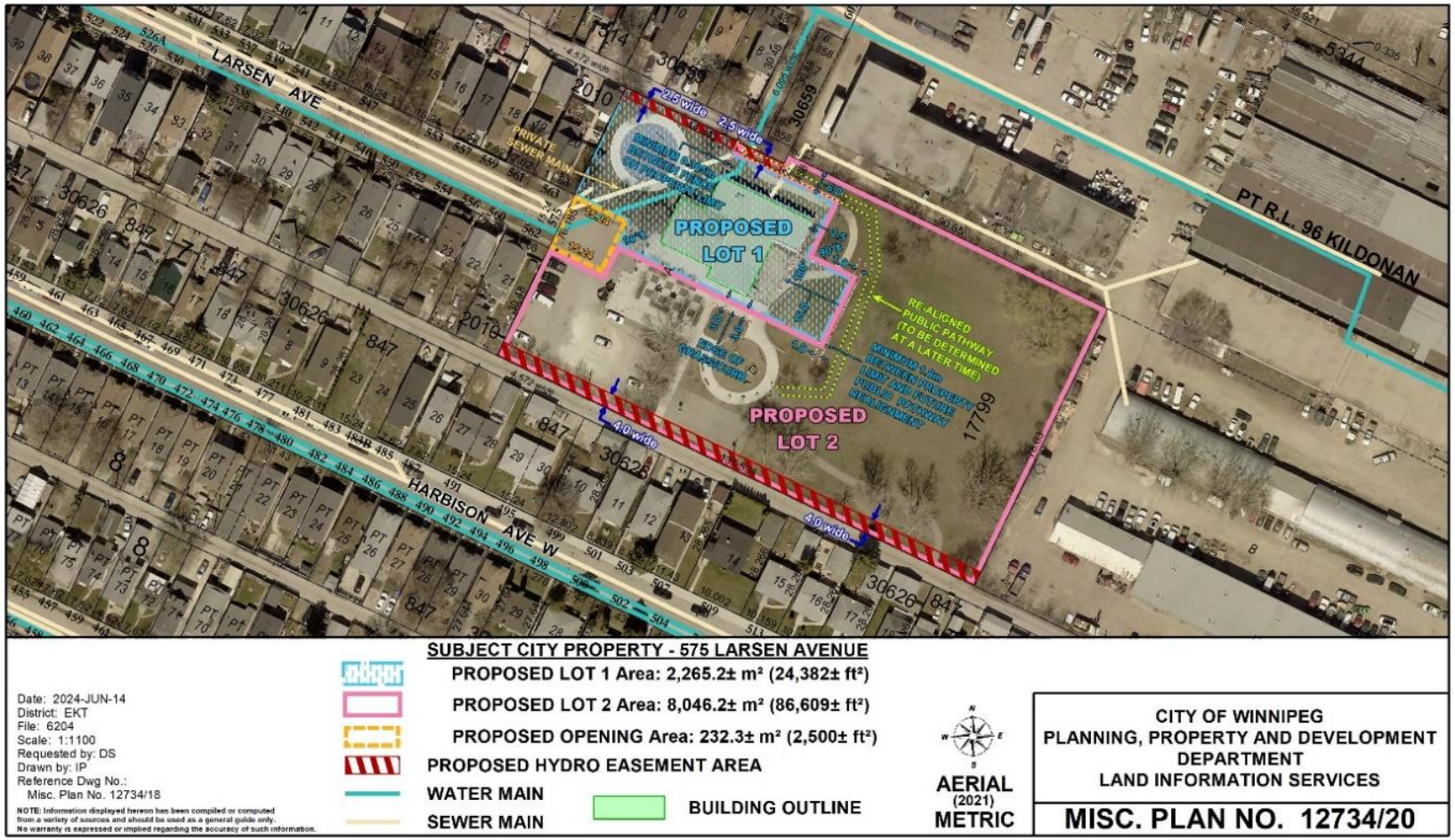
PROPOSED HYDRO EASEMENT AREA

AERIAL (2018) METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES

MISC. PLAN NO. 12734/11

Schedule B



SUBJECT CITY PROPERTY - 575 LARSEN AVENUE

PROPOSED LOT 1 Area: 2,265.2± m² (24,382± ft²)

PROPOSED LOT 2 Area: 8,046.2± m² (86,609± ft²)

PROPOSED OPENING Area: 232.3± m² (2,500± ft²)

PROPOSED HYDRO EASEMENT AREA

WATER MAIN

SEWER MAIN

BUILDING OUTLINE

Date: 2024-JUN-14
District: EKT
File: 6204
Scale: 1:1100
Requested by: DS
Drawn by: IP
Reference Dwg No.:
Misc. Plan No. 12734/18

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AERIAL (2021) METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES

MISC. PLAN NO. 12734/20

Schedule D

Terms Sheet

Vendor:	City of Winnipeg
Purchaser:	Ma Mawi Wi Chi Itata Centre
Sale Area:	24,382 square feet in accordance with Misc. Plan 12734/20
Legal Description:	Parcel A Plan 17799
Sale Price:	$40,000.00
Appraised Value:	$540,000.00 - $ 580,000.00 as currently improved.
The highest and best use:	Current Use – Community Center
Terms and conditions:	A Development Application (DASZ) and a plan of subdivision at the sole cost of the purchaser will be required to satisfy sale conditions; the plan will need to be approved for registration by the Winnipeg Land Titles office. (anticipated Winter 2026) Legally open the extensions of Larsen Avenue 'Proposed Opening" as identity on Misc Plan 12734/20 Reconstruct to the satisfaction of the Director of Public Works the public pathway identified on Misc Plan 12734/20 Manitoba Hydro will require an easement registered on title which will require an easement plan at the expense of the purchaser. Water and Waste Department will require an easement over the watermain and sewer main for maintenance access. If development does not commence within five (5) years of the Date of Closing, Possession and Adjustments, then the Lands will revert back to the City, free and clear of all exceptions, registrations, and encumbrances expressed or implied on title save for any utility easements.
Closing Date:	Anticipated Winter 2026