Minutes – Standing Policy Committee on Property and Development – March 5, 2026

REPORTS

Item No. 10 Conversion of the Former Aubrey Bus Loop to Community Park Space and Urban Dog Park

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development considered the recommendation of the City Centre Community Committee and directed the Winnipeg Public Service to undertake a formal circulation of the former Aubrey bus loop lands (139 Aubrey Street) to determine interest in site and use, and provide a verbal report back to the Standing Committee in 90 days.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

WHEREAS the former Aubrey bus loop site generally known as 139 Aubrey Street is no longer in service for Winnipeg Transit operations;

AND WHEREAS the City's usual process prior to any decision on the disposition or change in use of a City-owned property is for the Real Estate Branch of the Planning, Property and Development Department to circulate the subject lands to relevant civic departments and stakeholders to confirm whether there is any current or foreseeable civic/program interest in the lands;

AND WHEREAS it is understood at this time that Winnipeg Transit does not anticipate requiring the site after the end of 2026;

AND WHEREAS residents in the surrounding neighbourhood, including the Wolseley community, have identified interest in a number of uses including additional accessible green space and/or other community-serving uses for under-utilized municipal lands;

THEREFORE BE IT RESOLVED that the Winnipeg Public Service be directed to undertake a formal circulation of the former Aubrey bus loop lands (139 Aubrey Street) to determine interest in site and use, and provide a verbal report back to the Standing Policy Committee on Property and Development in 90 days.

Carried

Councillor Wyatt was absent from the vote on the above motion.

Melissa Bowman-Wilson submitted a communication in opposition to the matter.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 23, 2026, the City Centre Community Committee passed the following motion:

WHEREAS the former Aubrey bus loop at 139 Aubrey street is no longer in service for transit operations;

AND WHEREAS residents in the surrounding neighbourhood, including the Wolseley community, have consistently identified the need for additional accessible green space to conserve existing natural environments per the Montreal Pledge, that Winnipeg is a signatory of;

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS this centrally located site presents a unique opportunity to increase urban park space and provide a walkable, community-focused amenity that could look at increasing park space and or potential dog park.

AND WHEREAS established urban neighbourhoods such as Wolseley face significant challenges in identifying and acquiring suitable land for new park development and dog park spaces due to density and limited vacant parcels.

AND WHEREAS re-purposing under-utilized municipal land aligns with the principles of sustainable city-building, efficient land use, and enhancing quality of life for residents.

THEREFORE BE IT RESOLVED that the Standing Policy Committee on Property and Development be requested to direct the Winnipeg Public Service to report back on whether the former Aubrey bus loop lands are required for any current or future transit purposes, and include the cost associated with rezoning this space to parkland and the additional cost for remediation, for community consultation.