Agenda – Standing Policy Committee on Property and Development – April 16, 2026

REPORTS

Item No. 6 Declaration of Surplus for the Sale of 558 Doucet Street, 310 Dufresne Avenue, and Harbison Avenue West (west of 577 Harbison Avenue West)

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the City-owned properties, located at 558 Doucet Street, 310 Dufresne Avenue, and Harbison Avenue West (west of 577 Harbison Avenue West), and identified as "Subject City Property" on Misc. Plan Nos. 16153, 9238/1, and 16149 (attached as Schedule A 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.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus for the Sale of 558 Doucet Street, 310 Dufresne Avenue, and Harbison Avenue West (west of 577 Harbison Avenue West)

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	H. Borys	T. Graham	J. Dunford

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned properties attached as Schedule A be declared surplus to the City's needs. The properties are identified as "Subject City Property" on Misc. Plans No. 16153, No. 9238/1 and No. 16149. If these properties are declared surplus by Council, the Public Service intends to sell the lots to support the development of affordable housing under the Housing Accelerator Fund Land Enhancement Office.

The Ward Councillors have been notified as to the intent of the Public Service.

RECOMMENDATIONS

1. That the City-owned properties, located at 558 Doucet Street, 310 Dufresne Avenue, and Harbison Avenue West (west of 577 Harbison Avenue West), and identified as "Subject City Property" on Misc. Plan Nos. 16153, 9238/1, and 16149 (attached as Schedule A 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

Pursuant to the "Real Estate – Declaration as Surplus and Sale of Property" adopted by Council on September 29, 2021, and amended on July 22, 2024, Council approval is required to declare City property that is buildable land, as surplus to the City's needs.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no direct financial implications to this report.

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

The City-owned properties have each been appraised for less than $300,000.00. The Director of Planning, Property and Development has delegated authority to approve any sale price of a property valued for less than $300,000.00 if the property is intended to be developed with affordable housing. Sale conditions will be placed on the properties to ensure that affordable housing is constructed and in place for a period of at least 20 years.

HISTORY/DISCUSSION

The Housing Accelerator Fund (HAF) Land Enhancement Office (LEO) facilitates the pre-development of affordable, supportive and mixed-income housing on strategic City-owned land. Its work includes preparing City owned properties for sale or lease to non-profits, Indigenous organizations, and housing developers for the purpose of creating more housing with a focus on affordable housing through large Priority Sites, Supportive Housing, and Small Lots.

The Small Lot for Affordable Housing initiative is intended to support the development of missing middle housing on City-owned lands. The strategy focuses on small-scale housing developments (one to four units) with density determined by existing zoning rights. This program also supports innovative ideas in the construction of infill development, including modular housing.

This initiative builds on past initiatives such as the Affordable Housing Opportunities in Housing Improvement Zones and amendments to the Real Estate – Declaration as Surplus and Sale of Property policy that supports the sale of land for affordable housing at reduced prices. This will help to rehabilitate vacant lots and improve health, safety, and neighbourhood revitalization.

The Subject City Properties identified in Schedule A were acquired for streets under the old transportation plans for the areas. Two properties – 558 Doucet Street and 310 Dufresne Avenue – were purchased for a proposed Marion-Dugald connection. Harbison Avenue was acquired via expropriation for public lane opening and widening of Gateway Road between Nottingham Avenue and Harbison Avenue.

On December 19, 2025, the Subject City Properties were circulated to all City departments for civic needs and comments. There were no objections to the sale of these properties. If the Subject City Properties are declared surplus by Council, it is the intention of the Public Service to sell the lots to support the development of affordable housing under the HAF LEO.

The LEO identified the Subject City Properties as suitable for the Small Lot for Affordable Housing initiative. The City released an Expression of Interest (EOI) posted on the City website and on Merx for nine City-owned small lots (including the subject properties) on January 15, 2026. Submission deadline, February 19, 2026.

Each lot is available for sale for $1.00 to a respondent, selected through the evaluation criteria, to develop housing with at minimum one affordable housing unit per lot. Successful respondents have the opportunity to be considered for a pre-development grant from the City, and for the City to share the EOI submissions (upon consent) with The Winnipeg Foundation and Manitoba Housing (MHRC) for consideration for funding and/or financing support.

An information session about the EOI was held on January 27, 2026, for interested respondents. Thirty-four people registered for the session and at least 26 people attended.

The Ward Councillors have been notified and concur with the sale of these properties.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 11, 2026

Project Name:

Declaration of Surplus for and Delegation of Authority for the Sale or Lease of 558 Doucet Street, 310 Dufresne Avenue, and Harbison Avenue West (west of 577 Harbison Avenue West)

COMMENTS:

There are no financial implications associated with the recommendations in this report.

Mike McGinn Mar. 11, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- The Housing Accelerator Fund Office
- Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The development of the Subject Property will align with OurWinnipeg 2045 policies listed below:

4.4 Affordable and Supportive Housing Options
Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life cycle.

6.2 Complete Communities Characteristics
The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goals.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Land Use

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

Explore measures to encourage the re-purpose of surface parking lots in existing built areas

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 2: The City actively plans for and partners in affordable housing
“Housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life.”

Goal 4: Community well-being supports for those in greatest need are increased
“Life circumstances, including economic and social circumstances, have a direct correlation with physical and mental health.”.

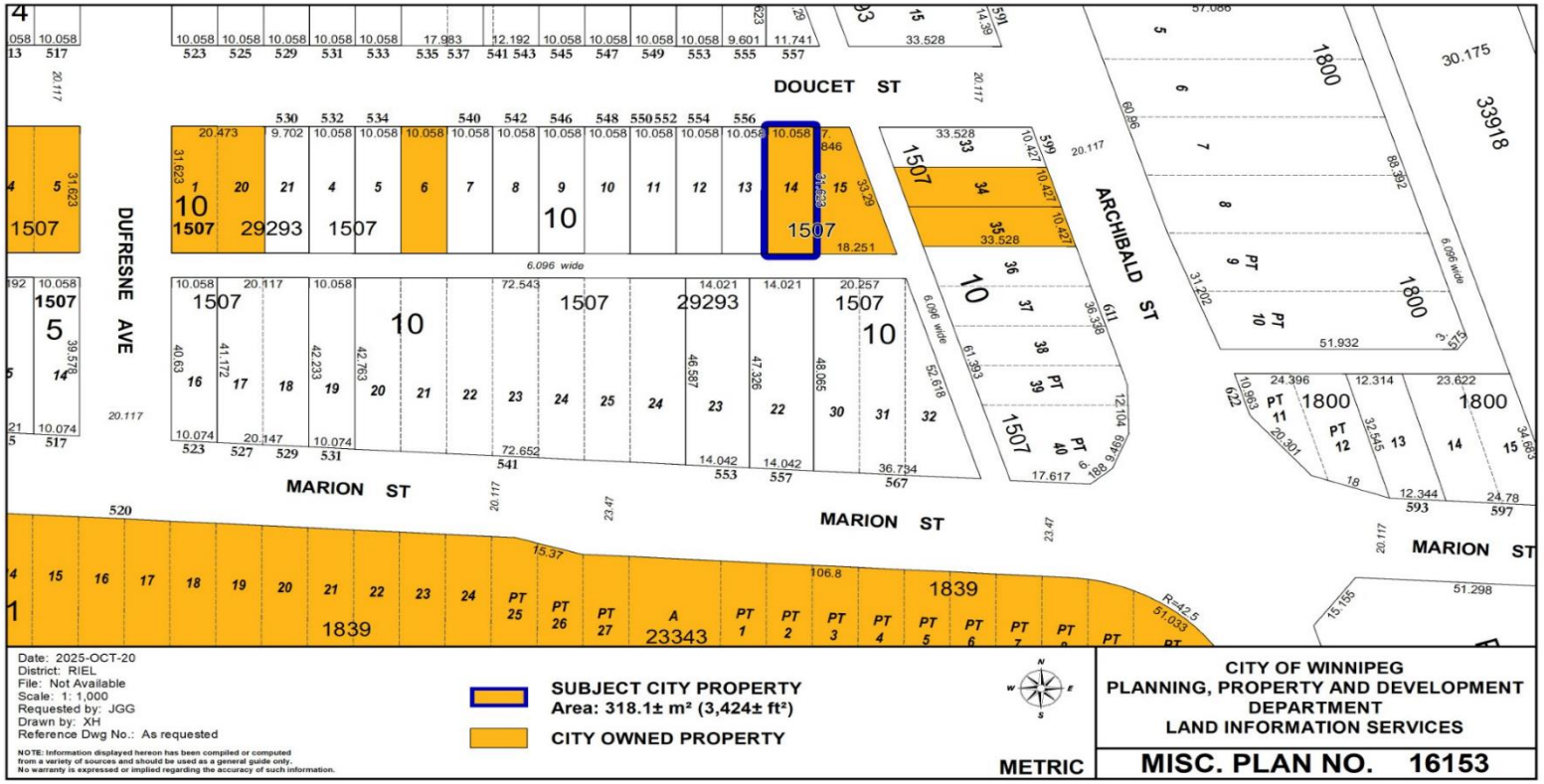
SUBMITTED BY

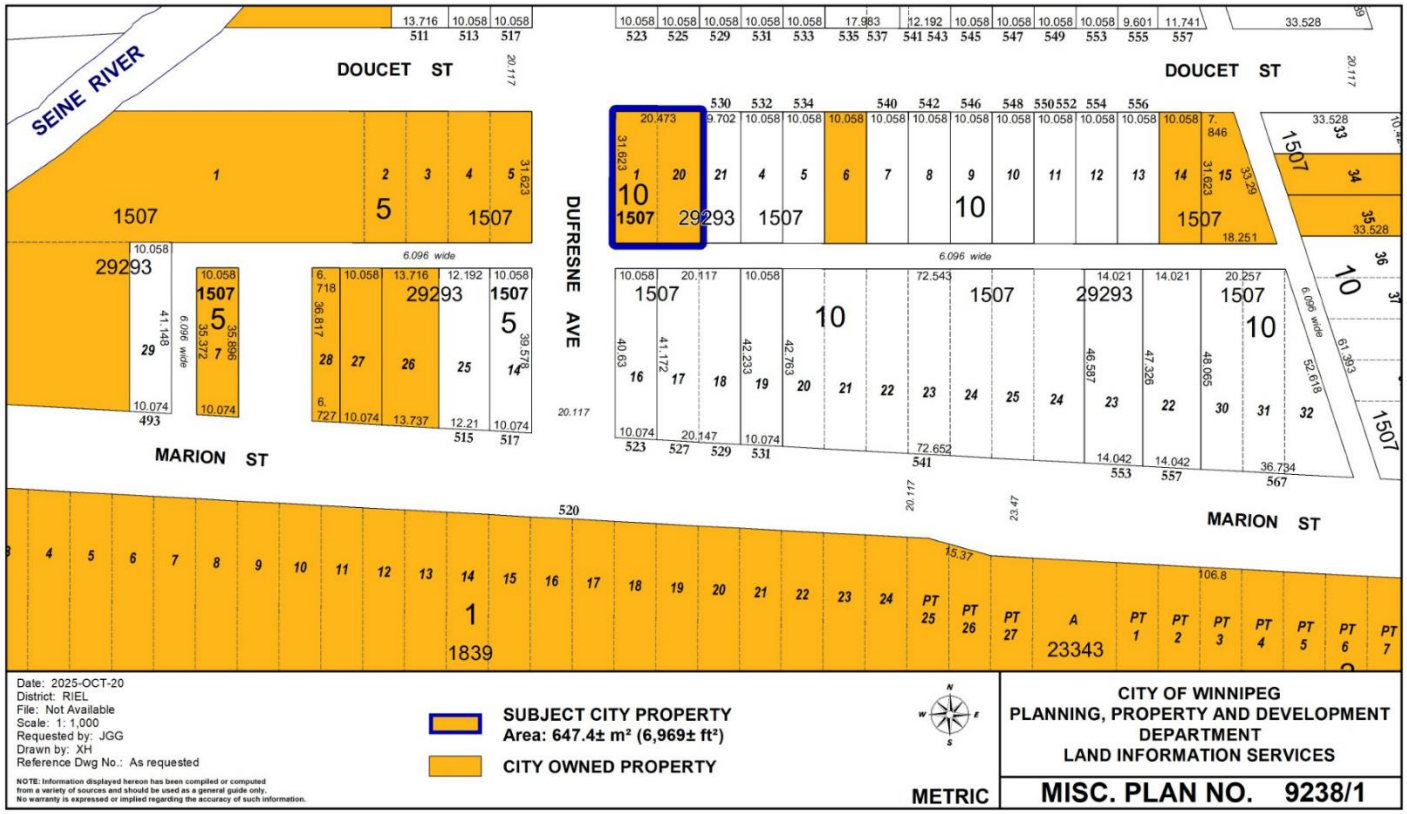
Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Clifford Bignall, Supervisor of Sales and Acquisitions
Date: March 12, 2026
File No: File No. 5036/2 (V2), File No. 32/7136, File No. 4353 (V2)

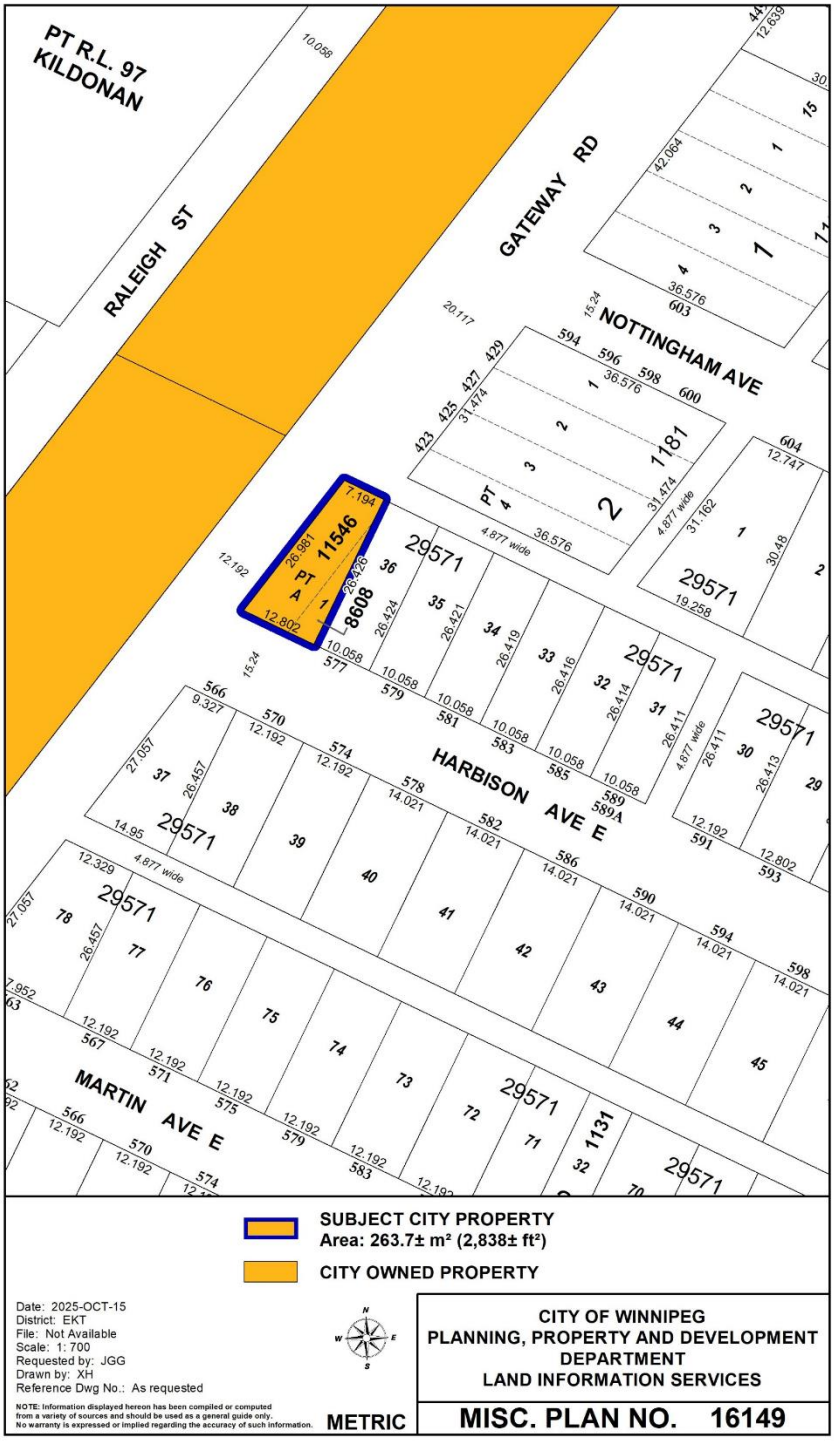
Attachments: Schedule A:

1. Misc. Plan No. 16153
2. Misc. Plan No. 9238/1
3. Misc. Plan No. 16149

SCHEDULE A


DOUCET ST
MARION ST
MARION ST
MARION ST
DUFRESNE AVE
ARCHIBALD ST
6.096 wide
SUBJECT CITY PROPERTY
Area: 318.1± m² (3,424± ft²)
CITY OWNED PROPERTY
Date: 2025-OCT-20
District: RIEL
File: Not Available
Scale: 1: 1,000
Requested by: JGG
Drawn by: XH
Reference Dwg No.: As requested
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 16153


SEINE RIVER
DOUCET ST
DUFRESNE AVE
MARION ST
Date: 2025-OCT-20
District: RIEL
File: Not Available
Scale: 1: 1,000
Requested by: JGG
Drawn by: XH
Reference Dwg No.: As requested
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
Area: 647.4± m² (6,969± ft²)
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 9238/1


PT R.L. 97
KILDONAN
RALEIGH ST
GATEWAY RD
NOTTINGHAM AVE
HARBISON AVE E
MARTIN AVE E
PT A
11546
8608
29571
1181
1131
SUBJECT CITY PROPERTY
Area: 263.7± m² (2,838± ft²)
CITY OWNED PROPERTY
Date: 2025-OCT-15
District: EKT
File: Not Available
Scale: 1: 700
Requested by: JGG
Drawn by: XH
Reference Dwg No.: As requested
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 16149