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

REPORTS

Item No. 8 Request for Proposals for the Sale of City-Owned Property Located at 1887 Pacific Ave. West (Eldon Ross Pool) – RFP No. 429-2024 (Point Douglas Ward)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development did not concur in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That the declaration of surplus for the City-owned property located at 1887 Pacific Avenue West, approved by Council on March 20, 2024, and identified as "Subject City Property" on Misc. Plan 15969/15, be rescinded.

2. That the Public Service be directed to initiate a feasibility study in 2026 for the Eldon Ross Indoor Pool site (including the existing wading pool) located at 1887 Pacific Avenue West to determine the viability of either:

    A. repurposing the existing building into an indoor recreational amenity; or

    B. decommissioning the existing building and wading pool allowing for development of the site to encompass outdoor recreational amenities, including but not limited to consideration of a unique water playground/spray pad.

3. That the feasibility study include an assessment of:

    A. capital and operating costs associated with each option;

    B. potential partnership, sponsorship, and grant opportunities;

    C. community needs and recreational gaps within the surrounding area;

    D. existing building condition assessment;

    E. regulatory and zoning, site servicing, accessibility, parking, drainage, and environmental considerations;

    F. alignment with the City's recreation, poverty reduction, climate action, and equitable access objectives; and

    G. public engagement.

STANDING COMMITTEE RECOMMENDATION (continued):

4. That the following eligibility criteria for the Land Dedication Reserve Fund be waived in this instance, namely:

    A. Funds may be utilized for:

        i. the acquisition of land for parks or recreation facilities;

        ii. the development of properties for parks and recreation purposes including such ancillary equipment and structures as may be necessary to that development;

        iii. the construction or renovation of recreation facilities on parks and recreation properties.

    B. The expenditures of Reserve funds will be limited by the following exclusions for use. Specifically, funds will not be utilized for:

        i. Acquisition of equipment not directly related to the development or renovation of parks properties;

    C. The use of funds will result in the creation or continuation of a physical legacy of parks and recreation facilities for the citizens of the City of Winnipeg.

5. That funding to a maximum of $250,000.00, from the Lord Selkirk-West Kildonan Land Dedication Reserve (Point Douglas Ward allocation), be approved to the City of Winnipeg to assist with the cost of the feasibility study and public engagement, subject to the following condition:

    A. Approval of final plans and specifications for the project by the City of Winnipeg.

    B. That all eligibility criteria for the Land Dedication Reserve Fund be waived in this instance, and that any remaining funds be returned to the Point Douglas allocation of the Land Dedication Reserve Fund.

6. That the Public Service report back in July 2027 to the appropriate Standing Committee with the results of the feasibility study, including a recommended option, and preliminary Class 5 cost estimate.

7. 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 not be concurred in, and the following be recommended to the Executive Policy Committee and Council:

1. That the declaration of surplus for the City-owned property located at 1887 Pacific Avenue West, approved by Council on March 20, 2024, and identified as "Subject City Property" on Misc. Plan 15969/15, be rescinded.

2. That the Public Service be directed to initiate a feasibility study in 2026 for the Eldon Ross Indoor Pool site (including the existing wading pool) located at 1887 Pacific Avenue West to determine the viability of either:

    A. repurposing the existing building into an indoor recreational amenity; or

    B. decommissioning the existing building and wading pool allowing for development of the site to encompass outdoor recreational amenities, including but not limited to consideration of a unique water playground/spray pad.

3. That the feasibility study include an assessment of:

    A. capital and operating costs associated with each option;

    B. potential partnership, sponsorship, and grant opportunities;

    C. community needs and recreational gaps within the surrounding area;

    D. existing building condition assessment;

    E. regulatory and zoning, site servicing, accessibility, parking, drainage, and environmental considerations;

    F. alignment with the City's recreation, poverty reduction, climate action, and equitable access objectives; and

    G. public engagement.

4. That the following eligibility criteria for the Land Dedication Reserve Fund be waived in this instance, namely:

    A. Funds may be utilized for:

DECISION MAKING HISTORY (continued):

i. the acquisition of land for parks or recreation facilities;

ii. the development of properties for parks and recreation purposes including such ancillary equipment and structures as may be necessary to that development;

iii. the construction or renovation of recreation facilities on parks and recreation properties.

B. The expenditures of Reserve funds will be limited by the following exclusions for use. Specifically, funds will not be utilized for:

i. Acquisition of equipment not directly related to the development or renovation of parks properties;

C. The use of funds will result in the creation or continuation of a physical legacy of parks and recreation facilities for the citizens of the City of Winnipeg.

5. That funding to a maximum of $250,000.00, from the Lord Selkirk-West Kildonan Land Dedication Reserve (Point Douglas Ward allocation), be approved to the City of Winnipeg to assist with the cost of the feasibility study and public engagement, subject to the following condition:

A. Approval of final plans and specifications for the project by the City of Winnipeg.

B. That all eligibility criteria for the Land Dedication Reserve Fund be waived in this instance, and that any remaining funds be returned to the Point Douglas allocation of the Land Dedication Reserve Fund.

6. That the Public Service report back in July 2027 to the appropriate Standing Committee with the results of the feasibility study, including a recommended option, and preliminary Class 5 cost estimate.

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

Carried

ADMINISTRATIVE REPORT

Title: Request for Proposals for the Sale of City-Owned Property Located at 1887 Pacific Ave. West (Eldon Ross Pool) – RFP No. 429-2024

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

On September 23, 2024, the Public Service posted a Request for Proposals (RFP) to sell and continue public use of the Eldon Ross Indoor Pool. This was done under RFP No. 429-2024.

The RFP required that the indoor pool and wading pool remain open to the public at low or no cost. It also included other requirements such as the offer price, funding plan, relevant experience, and alignment with the Winnipeg Climate Action Plan.

One proposal was received and reviewed, but it was not accepted because it did not meet the requirements in Schedule B.

As a result, the Public Service recommends a report back to Council with disposition options for the Pool.

RECOMMENDATIONS

1. That the Public Service be directed to report back to the Standing Policy Committee on Property and Development in 180 days with dispositions options for the Eldon Ross Indoor Pool.

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

The sale of the Eldon Ross Indoor Pool through a RFP, as directed by Council, was unable to be completed. The Public Service requires approval from Council to explore other disposition options for the property.

IMPLICATIONS OF THE RECOMMENDATIONS

Eldon Ross Indoor Pool – 1887 Pacific Avenue West will require continued mothballing by the City until disposed. Mothball costs are not material and are included in the adopted budget.

HISTORY/DISCUSSION

On March 20, 2024, as part of the adoption of the multi-year budget (2024-2027), Council declared 1887 Pacific Avenue West (Eldon Ross Indoor Pool) as surplus to the City's needs and directed the Public Service to report back in 120 days with evaluation criteria for a Request for Proposals (RFP) to sell the Pool.

On July 4, 2024, the Standing Policy Committee on Property and Development approved the evaluation criteria for the RFP of the sale of Eldon Ross Indoor Pool identified on Misc. Plan 15969/3 (Schedule A). The RFP criteria are identified in Schedule B of this report.

Eldon Ross was closed effective September 3, 2024. The asset is no longer supported through the Community Services Department's operating budget and has been mothballed since fall 2024.

On September 23, 2024, the RFP was posted to MERX and was made available until January 31, 2025. The Public Service held two open houses for the property on October 1 and 30, 2024. There was a total of zero attendees for both open houses.

The Public Service received a single bid in response to the RFP.

A selection committee comprised of five representatives from Community Services, and the Planning, Property and Development Department reviewed the proposal using the Purchasing Standard Scoring Matrix.

Upon review, the submission was found to be significantly deficient in meeting the evaluation criteria outlined in the RFP. Specifically, the proposal lacked a comprehensive plan to ensure continued public access to the pool, did not adequately address pricing, and failed to provide sufficient evidence of available funding or relevant experience. Pursuant to D3.1.1 of the RFP, the City reserves the right to reject any proposal. This procurement is not subject to any Trade Agreement, as it was for real property.

Since the rejection of the RFP bid, the Public Service has evaluated whether issuing another RFP would prove to be successful. Given the tepid response to the first RFP, the Public Service recommends exploring other disposition options for the Eldon Ross Indoor Pool which could include a sale or lease for an alternative use, or a sale for its continued use with fewer conditions.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 5, 2026

Project Name:

Request for Proposal for the Sale of City-Owned Property Located at 1887 Pacific Ave. West (Eldon Ross Pool) – RFP No. 429-2024

COMMENTS:

Mothball costs are not material and are included in the adopted budget. As such, there are no financial implications associated with the recommendations in this report.

Mike McGinn Mar. 5, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services Department (as to legal issues)
- Community Services
- Purchasing

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045 states the following:

Good Health and Well-Being

4.11 Equitable Service Access
Prioritize equitable access to recreation and parks systems, services, and infrastructure, in order to: enable active living; connect people and nature; create supportive environments; build community capacity; and achieve desired health outcomes, with a focus on children and youth.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 - Facilitate Compact, Complete Development and Increase Density

Maintaining the function of the pool for access by the public supports the use of “amenities within close proximity to where people live and work and equalize[s] opportunities, especially amongst people disadvantaged by income or other barriers”.

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 6: All City Services are Equitable, Inclusive and Accessible

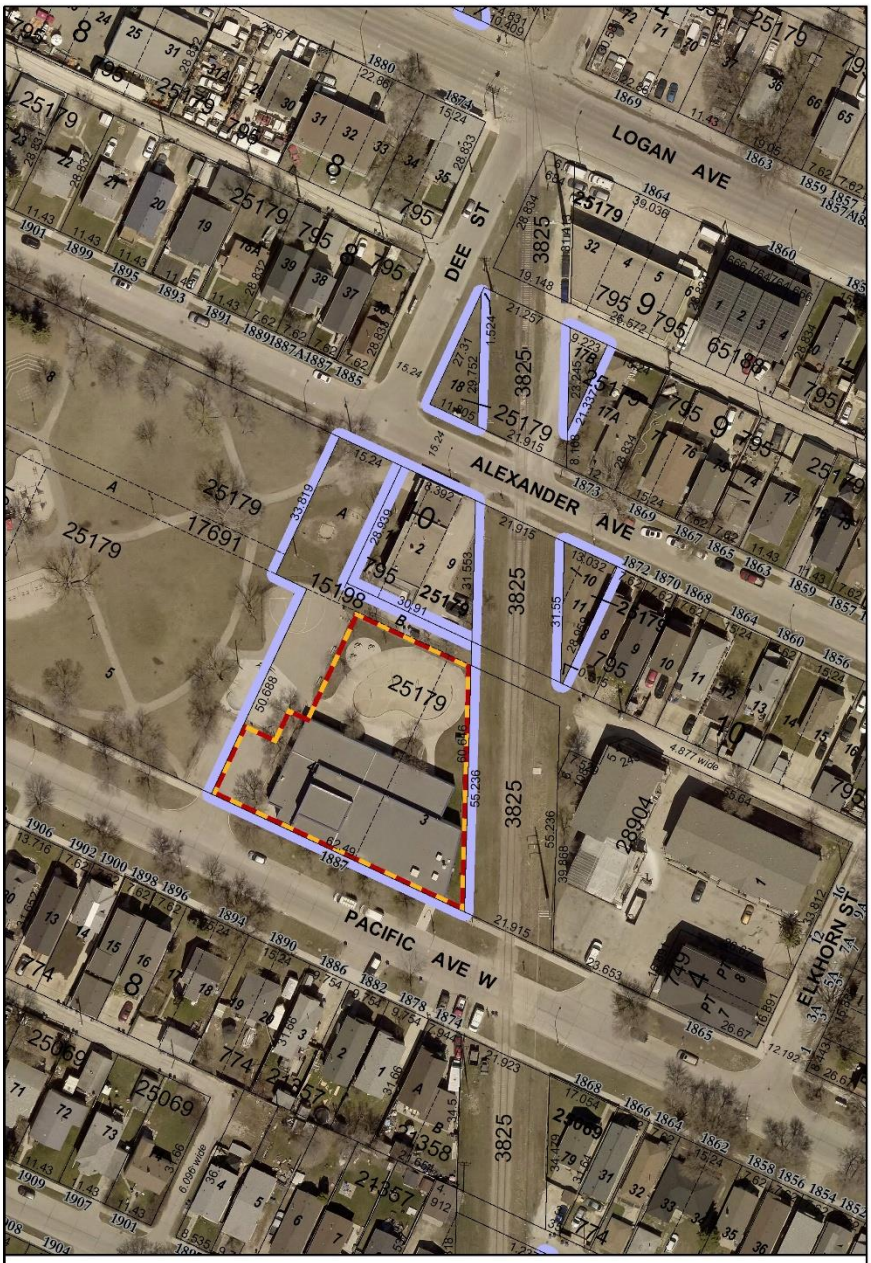
The City has an important responsibility to ensure that services are equitable, inclusive, and accessible, particularly for those living in poverty. Many current City services are important for people living in poverty and can be expanded or improved to achieve better outcomes for those who most rely on them. At the same time, other services are not affordable or accessible enough and have not been equitably accessed by Winnipeggers living in poverty.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Nikola Vujadin, Senior Negotiator
Date: March 6, 2026
File No: 5367

Attachments:
Schedule A: Misc. Plan 15969/3
Schedule B: RFP Requirements

Schedule A


LOGAN AVE
DEE ST
ALEXANDER AVE
PACIFIC AVE W
ELKHORN ST
SUBJECT CITY PROPERTY
Area: 2,253± m² (24,250± ft²)
CITY OWNED PROPERTY
Date: 2024-MAY-21
District: LSWK
File: 5367
Scale: 1:1000
Requested by: NV
Drawn by: IP
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.
AERIAL (2021) METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15969/3

Schedule B

Evaluation of Proposal shall be based on the following criteria:

Proponent intends to operate the building as a pool - Yes (pass)/No (fail)

(a) Public access to the indoor pool and wading pool at reduced or no cost, as evidenced by an operating plan. (40%)

(b) Total offering price, financial terms, and potential tax revenue generated by the proposed development (30%);

(c) Evidence of available funding to complete the proposal (10%);

(d) Experience and/or history of successful projects and endeavors carried out by the Proponent (10%);

(e) Proposed development being in alignment with the Winnipeg Climate Action Plan (10%).