Agenda – Council – May 28, 2026

Report – Standing Policy Committee on Property and Development – May 6, 2026

Item No. 1 Amendment to the Community Groups Occupying City-owned Facilities By-law No. 89/2005

STANDING COMMITTEE RECOMMENDATION:

On May 19, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and submitted the following to Council:

1. That the Community Groups Occupying City-owned Facilities By-law No. 89/2005 be amended per the draft amending by-law attached to this Report as Appendix A, with the following amendments:

    A. Delete "Bourkvale Community Centre, 131 Chelsea Place" and replace with "Bourkevale Community Centre, 100 Ferry Street"

    B. Delete "Varsity View Sportsplex, 911 Oakdale Drive" and replace with "Varsity View Sportsplex, 4230 Ridgewood Avenue"

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

Agenda – Council – May 28, 2026

Report – Standing Policy Committee on Property and Development – May 6, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 19, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, with the following amendment:

- In Recommendation 1, delete the period after the words "Appendix A" and replace with the following:

  ", with the following amendments:

  A. Delete "Bourkvale Community Centre, 131 Chelsea Place" and replace with "Bourkevale Community Centre, 100 Ferry Street"

  B. Delete "Varsity View Sportsplex, 911 Oakdale Drive" and replace with "Varsity View Sportsplex, 4230 Ridgewood Avenue""

and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 6, 2026, 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: Amendment to the Community Groups Occupying City-owned Facilities By-law No. 89/2005

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 Public Service recommends changes to the Community Groups Occupying City-owned Facilities By-law No. 89/2005 (the "By-law"). The By-law allows groups that use City-owned property to not pay property tax.

The changes include:

- an updated list of non-profit groups that use City properties; and
- clarification that the Director of Planning, Property and Development must update the list when needed.

RECOMMENDATIONS

1. That the Community Groups Occupying City-owned Facilities By-law No. 89/2005 be amended per the draft amending by-law attached to this Report as Appendix A.

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

REASON FOR THE REPORT

In accordance with By-law 89/2005, this report is being submitted to Council for consideration.

Council approval is required to amend City by-laws.

IMPLICATIONS OF THE RECOMMENDATIONS

Subject to approval of these recommendations, the list of occupiers in Section 2 of the By-law will be current and consistent to the intent of the By-law.

HISTORY/DISCUSSION

Properties owned and occupied by the City are exempt from municipal and school taxes pursuant to the Provincial Municipal Assessment Act (the “MAA”).

In 2000, the City requested the Province of Manitoba amend the MAA to provide exemptions for City-owned properties that were occupied by non-profit groups operating community centres.

In 2004, the Province of Manitoba amended the MAA to allow for tax exemptions for City-owned properties where a community hall, community recreation area, community centre or community rink is occupied by a non-profit organization. The amendment is only applicable where the organization and properties are identified by a municipal by-law. The Public Service prepared a list of properties and occupiers for exemption, which was initially approved by Council on April 27, 2005. The Community Groups Occupying City-owned Facilities By-law No. 89/2005 (the “By-law”) has not been updated for several years as additions to the City’s rental portfolio have been limited. The majority of the By-law changes are a result of expired leases and corrections to the names of organizations. In some cases, satellite facilities were not originally named in the By-law.

The draft amending By-law, attached to this report as Appendix A, contains the proposed revisions. The proposed revisions include the removal of museums as they are already exempt through different sections of the MAA.

On a go forward basis, the By-law list of properties and occupiers for exemption will continue to be updated by the Director of the Planning, Property and Development Department each time a new lease or license is approved to keep the list current.

FINANCIAL IMPACT

Financial Impact Statement

Date: February 23, 2026

Project Name:

Amendments to Community Groups Occupying City-owned Facilities – By-Law No. 89/2005

COMMENTS:

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

Mike McGinn Feb. 23, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)
- Assessment and Taxation Department

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045 Development Plan:

Goal: Leadership and Good Governance

Objective: 1. Establish and implement priority actions through evidence-informed decision-making processes.

Policy: 1.16 Equitable Funding Distribution
Decisions on external requests for public funding and resources must be determined using predictable and transparent criteria to prioritize community-led organizations that respond to the needs of systemically disadvantaged groups, and demonstrate long-term community benefit through this Plan's goals.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the Strategic Opportunities and Key Directions in the Climate Action Plan and it was determined that the Plan is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the Poverty Reduction Strategy goals 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: Bridget Peterson, Senior Property Manager
Date: March 25, 2026

Attachments:

Appendix A – Draft amending by-law
Appendix B – Section 2 Comparisons