**Agenda – Council – June 25, 2026**

**Report – Standing Policy Committee on Property and Development – June 11, 2026**

**Item No. 1** **Surplus Declaration and Sale of Property Adjacent to 180 Market Avenue (Point Douglas Ward)**

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That, subject to the City acquiring the Subject Property, the Subject Property shown as "Proposed Acquisition Area" on Misc. Plan No. 13916/5 be declared surplus to the City's needs.

2. That section 3.2(B) of the Real Estate – Declaration as Surplus and Sale of Property Policy be waived, to enable a direct sale to Performing Arts Consortium of Winnipeg, Inc. as contemplated herein.

3. That, subject to the approval of Recommendations 1 and 2, the direct sale of the Subject Property to the Performing Arts Consortium of Winnipeg, Inc. for $1.00, be approved.

4. That, subject to the approval of Recommendations 1, 2 and 3, the City enter into, execute and deliver an Offer to Purchase Agreement with Performing Arts Consortium of Winnipeg, Inc. and any such other agreement determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

**Agenda – Council – June 25, 2026**

**Report – Standing Policy Committee on Property and Development – June 11, 2026**

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 11, 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.

EXECUTIVE POLICY COMMITTEE DECISION:

On May 19, 2026, the Executive Policy Committee passed the following motion:

WHERAS the Performing Arts Consortium of Winnipeg, Inc. ("PAC") has a full redevelopment plan for the Pantages Playhouse Theatre which would revitalize a key Downtown cultural facility,

AND WHEREAS the PAC has a design plan for the redevelopment of the Pantages valued at $62million, has received a commitment of $750,000 from the City of Winnipeg from the Downtown Arts Capital Grant and a recent contribution of $15million from the Province of Manitoba to go with previously-pledged funding from private donors,

AND WHEREAS the City of Winnipeg has acquired the Pantages Annex Parcel through a previously-approved Council program,

AND WHEREAS the City has been made aware that the addition of the Annex Parcel to the Pantages redevelopment plan could enhance and fully revitalize the iconic cultural property potential,

THEREFORE BE IT RESOLVED that the Winnipeg Public Service be directed to report back to the Standing Policy Committee on Property and Development in 30 days, including a report by the Independent Fairness Commissioner, to declare the subject parcel surplus (upon the legal transfer of the parcel for $1) and transfer it to the Performing Arts Consortium of Winnipeg, Inc. ("PAC") for $1 as an additional City contribution to this major Downtown cultural redevelopment project.

# ADMINISTRATIVE REPORT

**Title:** Surplus Declaration and Sale of Property Adjacent to 180 Market Avenue

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

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| G. Chappell (Acting) | G. Chappell (Acting) | T. Graham | J. Dunford |

## EXECUTIVE SUMMARY

The City is in the process of reacquiring the site which is commonly known as the Pantages Playhouse Theatre Annex (the "Annex"). Upon taking title to the Annex, it is recommended that the Annex be declared surplus to the City's needs. If Council approves the declaration, the Annex will be transferred to the Performing Arts Consortium of Winnipeg, Inc. ("PAC").

The subject property is affected by several easements and restrictions in favour of PAC. These include limits on building in certain areas related to 180 Market Avenue (Pantages Playhouse Theatre). PAC owns the Pantages Playhouse Theatre. Because of the limitations, the Annex is difficult to develop. The best use for the Annex is consolidation with 180 Market Avenue.

The Ward Councillor has been notified of the Public Service's intent.

## RECOMMENDATIONS

1. That, subject to the City acquiring the Subject Property, the Subject Property shown as "Proposed Acquisition Area" on Misc. Plan No. 13916/5 be declared surplus to the City's needs.

2. That section 3.2(B) of the Real Estate – Declaration as Surplus and Sale of Property Policy be waived, to enable a direct sale to Performing Arts Consortium of Winnipeg, Inc. as contemplated herein.

3. That, subject to the approval of Recommendations 1 and 2, the direct sale of the Subject Property to the Performing Arts Consortium of Winnipeg, Inc. for $1.00, be approved.

4. That, subject to the approval of Recommendations 1, 2 and 3, the City enter into, execute and deliver an Offer to Purchase Agreement with Performing Arts Consortium of Winnipeg, Inc. and any such other agreement determined necessary by the City

Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

5. 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

On May 19, 2026, the Executive Policy Committee directed the Public Service to report back to the Standing Policy Committee on Property and Development in 30 days, including a report by the Independent Fairness Commissioner, to declare the subject parcel surplus (upon the legal transfer of the parcel for $1) and transfer it to the Performing Arts Consortium of Winnipeg, Inc. ("PAC") for $1 as an additional City contribution to this major Downtown cultural redevelopment project.

Pursuant to the "Real Estate – Declaration as Surplus and Sale of Property", Council approval is required to declare City property as surplus to the City's needs and waive Council policy.

## IMPLICATIONS OF THE RECOMMENDATIONS

Approval of the recommendations will waive Section 3.2(B) of the Real Estate – Declaration as Surplus and Sale of Property Policy, allowing the Public Service to sell the Subject Property directly to the Performing Arts Consortium of Winnipeg, Inc.

The declaration of the Subject Property as surplus and the proposed direct sale to PAC are conditional upon the City first securing the subject property.

The financial implications associated with the recommendation include the transfer of the Subject Property for nominal consideration of $1.00, representing an opportunity cost to the City of $555,000.00.

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.

## HISTORY/DISCUSSION

The Subject Property, shown as the "Proposed Acquisition Area" on Misc. Plan No. 13916/5 is adjacent to the Pantages Playhouse Theatre located at 180 Market Avenue. The Pantages Playhouse Theatre is owned and operated by the Performing Arts Consortium of Winnipeg, Inc. ("PAC"). The Subject Property is known as the Pantages Playhouse Theatre Annex (the "Annex") and previously formed part of the larger property.

The City is currently in the process of reacquiring the Annex.

The PAC is a non-profit corporation created in the 1990s to steward the Pantages Playhouse Theatre. It managed the venue for many years and now owns 180 Market Avenue. The organization is currently leading efforts to restore and reopen the Pantages Playhouse Theatre with private and public funding.

The subject property contains a structure, which is connected to and operationally associated with the Pantages Playhouse Theatre. Several instruments registered on title establish easements and restrictive covenants in favour of PAC that protect access and accommodate existing building conditions associated with the theatre property. As a result of these legal and physical constraints, the subject property has limited independent utility apart from consolidation with the adjoining property owned by PAC.

The sale of the subject property was circulated to City departments and public utilities as at the date of writing of this report and no objections have been received to date.

An appraisal obtained by the Public Service in November 2025 identified the highest and best use of the subject property as consolidation with the adjoining property at 180 Market Avenue (Pantages Playhouse Theatre) and estimated the market value at approximately $555,000.00.

The sale of the subject property to PAC is considered to represent best value to the City since it will allow for the restoration of programming to a historical resource upon the theatre renovation. Should Council approve the recommendations of this report, the transaction is expected to close at the end of 2026.

**FINANCIAL IMPACT**

## Financial Impact Statement

**Date:** May 20, 2026

**Project Name:**

**First Year of Program** 2026

Surplus Declaration and Sale of Property Adjacent to 180 Market Avenue

| | 2026 | 2027 | 2028 | 2029 | 2030 |
|---|---|---|---|---|---|
| **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 | $ - | $ - | $ - | $ - | $ - |
| Less: Incremental Revenue/Recovery | 1 | - | - | - | - |
| Net Cost/(Benefit) | $ (1) | $ - | $ - | $ - | $ - |
| Less: Existing Budget Amounts | (1) | - | - | - | - |
| Net Budget Adjustment Required | $ - | $ - | $ - | $ - | $ - |

**Additional Comments:** Revenues in 2026 consists of the $1 nominal sale price. An appraisal of the subject property identified the highest and best use as consolidation with the adjoining property at 180 Market Avenue (Pantages Theatre) and estimated the market value at approximately $555,000. As such, there is an opportunity cost of approximately $555,000 associated with the recommendations contained in this report.

*Mike McGinn May 20, 2026*

Mike McGinn, CPA, CA
Manager of Finance

## CONSULTATION

This report has been prepared in consultation with:

- Legal Services Department (as to legal issues)

## OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045 Development Plan:

**Goal:** Economic Prosperity

**Objective:** Make strategic use of community and regional assets to optimize local economic competitiveness.

**Policy 3.16**: **Optimize Facility Access**
Maximize the use of existing municipal assets to promote recreation, community development, and social interaction, while optimizing equitable access, infrastructure reinvestments, service delivery methods and resource management.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given to whether this report aligns with any of the Strategic Opportunities and Key Directions outlined in the Climate Action Plan. It was determined that the Plan is not applicable to this specific report.

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

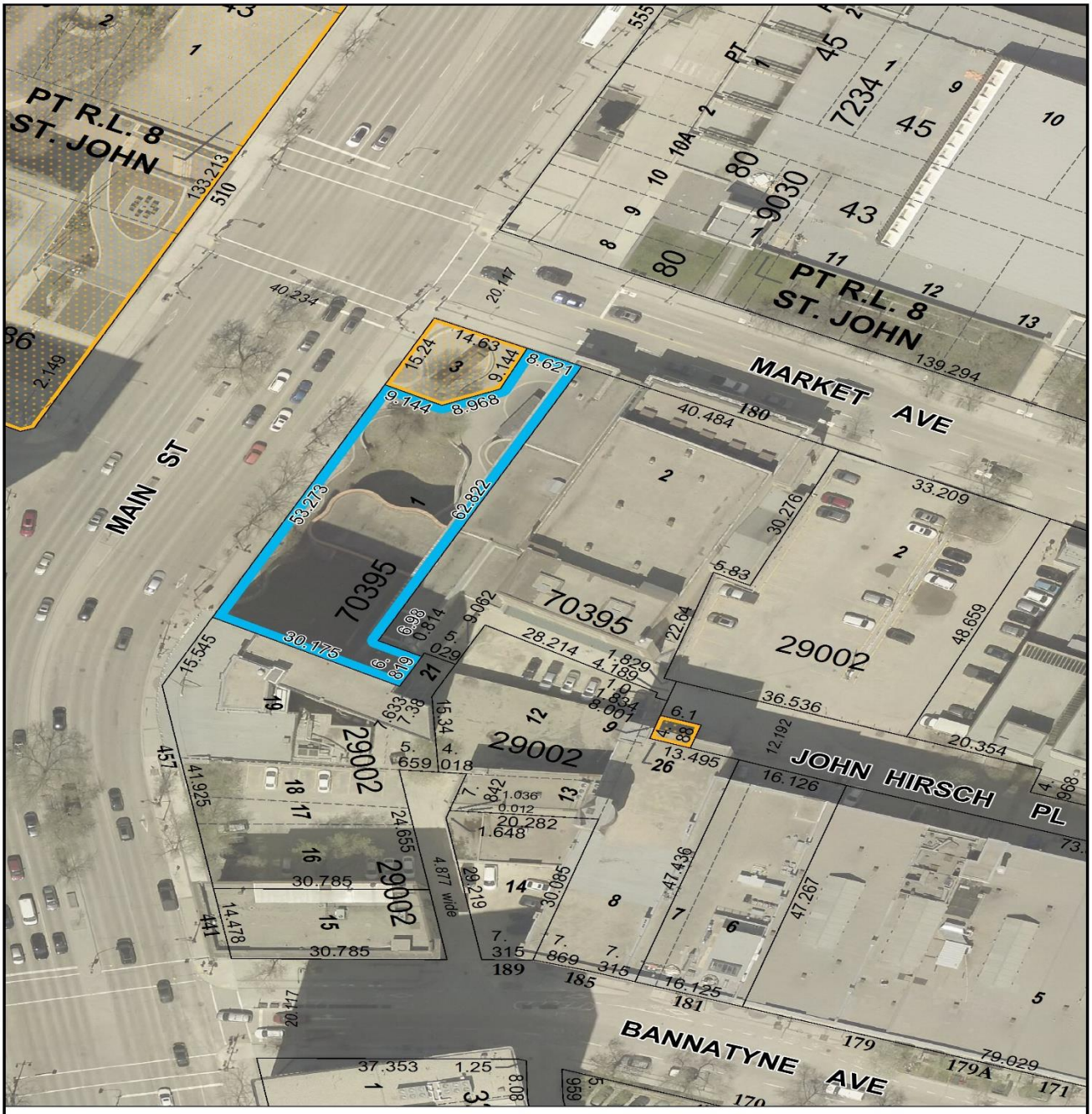
Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (2021–2031) and its Goals and Objectives. It was determined that the Plan is not applicable to this specific report.

## SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Nike Owolabi, Senior Negotiator
Date: May 21, 2026
File No.: 36-441-V16

Attachments:
Schedule A – Misc. Plan No. 13916/5
Schedule B – Eligibility Criteria for Below Market Sale to Non-Profit Organizations

**SCHEDULE A**




**PROPOSED ACQUISITION AREA - LOT 1, PLAN 70395**
**Area: 1,437.7± m² (15,475± ft²)**

**CITY OWNED PROPERTY**

Date: 2025-AUG-13
District: LSWK
File: 5848
Scale: 1: 800
Requested by: AO
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.

N W E S

**AERIAL (2024) METRIC**

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

**MISC. PLAN NO. 13916/5**

## SCHEDULE B

## Eligibility Criteria for Below Market Sale to Non-Profit Organizations

| | Criteria | Meets Criteria | Does NOT Meet Criteria | Notes |
|---|---|---|---|---|
| **i.** | The Tenant is an active, registered Non-Profit Organization | x | | The PAC was incorporated as a non-profit charitable organization in 1996 with the mandate to steward the Pantages Theatre on behalf of the City of Winnipeg which was then the owner of Pantages. |
| **ii.** | The Non-Profit Organization provides for activities that are compatible with the City's needs | x | | The Pantages will be a place for both professional, amateur and community presentation and enjoyment of the performing arts, notably, music, theatre, dance and variety. |
| **iii.** | The Non-Profit Organization provides a service for which there is a current and projected need in that location; | x | | In alignment with RMTC, the Centennial Concert Hall, Artspace, the Manitoba Museum, and other cultural organizations the Pantages will provide cultural programming to enhance and bring people downtown to the Exchange District. The City lacks a 1,000-seat venue to bridge the gap between 2,300-seat Concert Hall and the 400-capacity West End Cultural Centre. |
| **iv.** | The Non-Profit Organization must provide evidence of available funding and/or financial commitment to complete the project; | x | | The PAC has to date raised $17m in private sector support and $15m in provincial support. With a $22m ask in front of the Federal government, the PAC will launch a capital campaign to raise the $10m from the private sector required to complete the project. |
| **v.** | A reversionary interest in favour of the City is registered against the City Property that is sold:<br>• The reversionary interest may be exercised when the City Property has reached the end of the project's life | x | | Noted. |

| | | | | |
|---|---|---|---|---|
| | or if the Non-Profit Organization has failed to develop the City Property (covenant to construct);<br>• A reversionary interest is not applicable if the City Property is required to be consolidated with non-City Property through a plan of subdivision or plan of survey, unless the reversionary interest is for right-of way. | | | |

**Written by:** **Angela Birdsell**
**CEO WSO and Pantages**

**Date:** **May 20, 2026**