**Minutes – Executive Policy Committee – July 7, 2026**

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

**Item No. 7 Development Conditions of 49 Higgins Avenue (Point Douglas Ward)**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 the condition requiring development of the property located at 49 Higgins Avenue within three (3) years of the sale be extended by an additional three (3) years, allowing for a total of six (6) years from the date of sale for development to occur.

2. That all other terms and conditions of the original agreement remain in effect.

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

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

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2026, the Lord Selkirk-West Kildonan Community Committee passed the following motion:

WHEREAS on October 28, 2021, Council approved the sale of City-owned property known as 49 Higgins Avenue to the adjoining property owners, with the intent to support new jobs and economic development;

AND WHEREAS the sale of 49 Higgins Avenue was completed in September 2023 in accordance with all applicable procedures and legal requirements in the Offer to Purchase;

AND WHEREAS development has been delayed due to unexpected economic impacts, including the imposition of tariffs on construction materials, which have significantly affected project timelines and feasibility;

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS the property owner remains committed to fulfilling the full development as approved, however is seeking an additional three (3) year extension to develop the property;

AND WHEREAS all other terms and conditions of the original agreement remain in effect;

AND WHEREAS the Public Service be authorized to do all things necessary to implement the intent of the foregoing;

THEREFORE BE IT RESOLVED that the Lord Selkirk – West Kildonan Community Committee recommend to the Standing Policy Committee on Property and Development:

1. That the condition requiring development of the property located at 49 Higgins Avenue within three (3) years of the sale be extended by an additional three (3) years, allowing for a total of six (6) years from the date of sale for development to occur.

2. That all other terms and conditions of the original agreement remain in effect.

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