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

## REPORTS

**Item No. 13 Development Conditions of 49 Higgins Avenue (Point Douglas Ward)**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2026, the Lord Selkirk-West Kildonan Community Committee recommended 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.

DECISION MAKING HISTORY:

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;

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.