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

REPORTS

Item No. 7 Proposed Sale of 310 Dufresne Avenue to Manitoba Métis Federation (St. Boniface Ward)

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the following:

1. That the proposed sale of City Owned property located at 310 Dufresne Avenue, identified as "Subject City Property" on Misc. Plan No. 9238/1 (attached hereto as Schedule A to this report) to Manitoba Métis Federation for a purchase price of One Dollar ($1.00) in accordance with the terms and conditions set out in Schedule B of this report, be approved.

2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Manitoba Métis Federation 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").

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:

Moved by Councillor Santos,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Proposed Sale of 310 Dufresne Avenue to Manitoba Métis Federation

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	H. Borys	B. D'Avignon, acting for T. Graham	J. Dunford

EXECUTIVE SUMMARY

On April 30, 2026, Council declared the property at 310 Dufresne Avenue surplus to the City's needs.

On January 15, 2026, the City of Winnipeg Land Enhancement Office issued Expression of Interest #39-2026 (the "EOI"). The EOI invited responses for the development of nine City-owned lots, including 310 Dufresne Avenue, for small affordable housing projects.

The Manitoba Métis Federation ("MMF") responded to the EOI. The Adjudication Committee recommended MMF as the successful respondent for the sale of 310 Dufresne Avenue.

Public Service recommends selling the property to MMF for $1.00. MMF plans to build affordable housing units on the site, as described in its EOI submission.

This sale supports the City's policy of creating more affordable housing.

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

RECOMMENDATIONS

1. That the proposed sale of City Owned property located at 310 Dufresne Avenue, identified as "Subject City Property" on Misc. Plan No. 9238/1 (attached hereto as Schedule A to this report) to Manitoba Métis Federation for a purchase price of One Dollar ($1.00) in accordance with the terms and conditions set out in Schedule B of this report, be approved.

2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Manitoba Métis Federation 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").

3. 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

Pursuant to the "Real Estate – Declaration as Surplus and Sale of Property" adopted by Council on September 29, 2021, and amended on July 22, 2024, approval by the Standing Policy Committee on Property and Development is required for all Sales where the sale price is less than 80 percent of the Appraised Value.

IMPLICATIONS OF THE RECOMMENDATIONS

The City's standard terms and conditions of sale will include provisions to protect the City's interests in the event that environmental contamination is discovered.

The sale supports the City's initiative for the development of affordable housing. MMF plans to build six affordable rental units on the lot.

HISTORY/DISCUSSION

On April 30, 2026, Council declared 310 Dufresne Avenue (the "Subject City Property") surplus to the City's needs.

Having the Subject City Property declared surplus, it was the expressed intention of the Public Service to make this and other small lots available for sale for $1.00 to respondents, selected through the Expression of Interest #39-2026 evaluation criteria, to develop housing with at minimum one affordable housing unit per lot.

The Public Service procured an appraisal of the Subject City Property which indicated a market value of $330,000.00 with the highest and best use as multi-family residential development.

The Subject City Property was marketed through the Expression of Interest #39-2026 on January 15, 2026.

The Manitoba Métis Federation ("MMF") expressed their interest in purchasing the Subject City Property. In MMF's submission, they included detailed plans for a six-unit housing development on the site. All six units are planned to be rented at less than 80 percent of median market rent. Three units are proposed as three-bedroom units targeting Red River Métis families, and three are proposed as accessible units targeting Red River Métis seniors.

MMF's submission to the EOI received a high score from the EOI Adjudication Committee based on the following rationale:

- Led by an Indigenous government with significant experience developing and operating housing at a similar scale.
- Financially viable project.
- Demonstrated a high degree of readiness with detailed construction drawings.
- Maximizes the potential number of units on the lot.

- Responds to 2025 City of Winnipeg Housing Needs Assessment priorities by providing both accessible units and larger family rental units.
- All units are to provide affordable housing.

The Ward Councillor has been notified of the subject sale on June 5, 2026.

The Public Service recommends the sale of the Subject City Property at a price of $1.00 to the MMF. If the recommendations in this report are approved, the Public Service will enter into an Offer to Purchase with MMF based on the terms and conditions in the Proposed Sales Terms Sheet, attached as Schedule B. The sale is expected to close in the first quarter of 2027.

FINANCIAL IMPACT

Financial Impact Statement

Date: June 9, 2026

Project Name:

First Year of Program **2026**

Proposed Sale of 310 Dufresne Avenue

	2024	2025	2026	2027	2028
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	$ 30,000	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 30,000	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	1	-	-	-	-
Net Budget Adjustment Required	$ 29,999	$ -	$ -	$ -	$ -

Additional Comments: Direct costs represent cost of land sold, consisting of the net book value of the property, while revenue is the nominal $1 sale proceeds. There is also an opportunity cost of $330,000 associated with the proposed sale. This is based on an appraisal of the estimated market value of, and assumes that a market exists for, the property. The $29,999 loss on sale will be absorbed in the Land Operating Reserve's unallocated equity. ***No budget adjustment is required.***

Mike McGinn June 9, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)
- Housing Accelerator Fund team (Office of the Chief Administrative Officer)

OURWINNIPEG POLICY ALIGNMENT

The development of the Subject Property will align with OurWinnipeg 2045 policies listed below:

Good Health and Well-Being

4.4 Affordable and Supportive Housing Options
Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life cycle.

City Building

6.2 Complete Communities Characteristics
The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goals.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Land Use

4.1 Increase Strategic Infill Development That Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.

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 2: The City actively plans for, and partners in affordable housing
“Housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life.”

Goal 4: Community well-being support for those in greatest need are increased
“Life circumstances, including economic and social circumstances, have a direct correlation with physical and mental health.”.

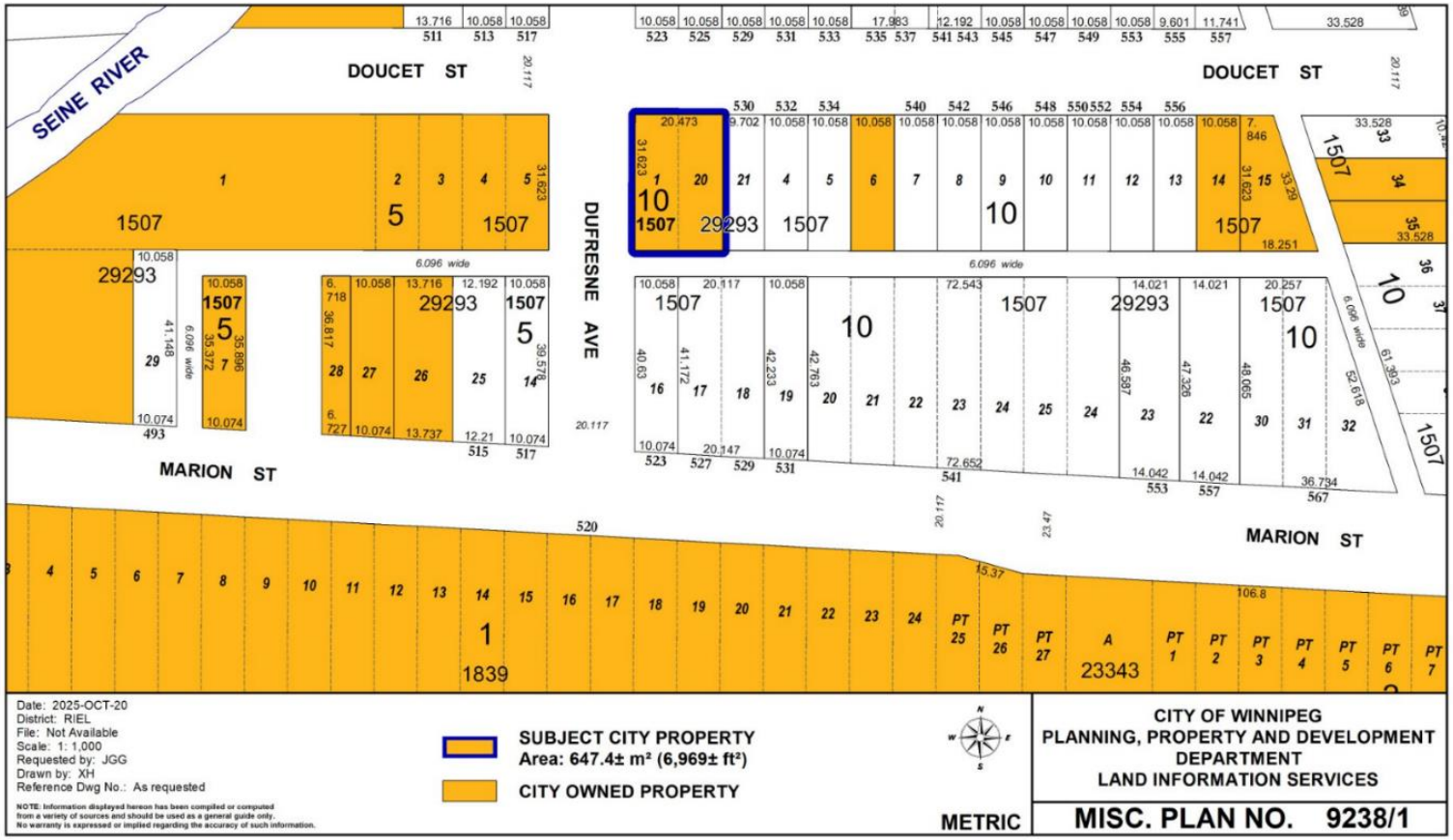
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Clifford Bignall, Supervisor of Sales and Acquisitions
Date: June 12, 2026
File No: 32/7136

Attachments:

Schedule A – Misc. Plan No. 9238/1
Schedule B – Sale Terms Sheet

Schedule A


SEINE RIVER
DOUCET ST
DUFRESNE AVE
MARION ST
Date: 2025-OCT-20
District: RIEL
File: Not Available
Scale: 1: 1,000
Requested by: JGG
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.
SUBJECT CITY PROPERTY
Area: 647.4± m² (6,969± ft²)
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 9238/1

Schedule B – Sale Terms Sheet

Vendor:	City of Winnipeg
Purchaser:	Manitoba Métis Federation
Sale Area:	647.4 square meters in accordance with Misc. Plan 9238/1
Legal Description:	Lot 1 Block 10 Plan 1507 WLTO and SP Lot 20 Plan 29293 WLTO
Sale Price:	$1.00
The highest and best use:	Multi-family residential development.
Terms and conditions:	The Lands shall be developed for affordable residential in-fill, mixed use development that includes affordable housing. This includes, without limitation: Development of 6 affordable rental units at 310 Dufresne Avenue. The above will include 3 3-bedroom units and 3 1-bedroom accessible units. Each occupancy will remain affordable for a minimum of 20 years, with rents below 80% of median market rent. A full and complete building permit must be issued by the City's Zoning and Permits Branch no later than December 1, 2027, unless otherwise approved in writing by the Director. The development will comply with all applicable municipal processes and regulations. If the Lands are not built on or development is not completed within two (2) years of the transfer of title, then the Purchaser acknowledges and agrees that the Lands will revert back to the City, free and clear of all exceptions, registrations, and encumbrances expressed or implied on title save for any utility easements, at the sole cost and expense of the Purchaser.
Closing Date:	The date of closing, Possession and Adjustments shall be sixty (60) days following the date of approval or such other date as the parties agree.