Agenda – Standing Policy Committee on Property and Development – September 9, 2026

REPORTS

Item No. 14 **Proposed Sale of 26 Whicker Street to Winnipeg Habitat for Humanity Inc.**
(St. Norbert-Seine River Ward)

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the sale of City-Owned property located at 26 Whicker Street, identified as "Subject City Property" shown in Misc. Plan 16114 (attached hereto as Schedule A) to Winnipeg Habitat for Humanity Inc. for a purchase price of $36,000.00, be approved.

2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Winnipeg Habitat for Humanity 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").

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

ADMINISTRATIVE REPORT

Title: Proposed Sale of 26 Whicker Street to Winnipeg Habitat for Humanity Inc.

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	H. Borys	T. Graham	M. Dryburgh Acting for J. Dunford

EXECUTIVE SUMMARY

Winnipeg Habitat for Humanity Inc. ("Habitat") submitted an Offer to Purchase the City's land shown as "Subject City Property" on Misc. Plan 16114 (attached hereto as Schedule A), in the amount of $36,000.00. Habitat plans to develop affordable homes for two families.

The Public Service recommends a sale to Habitat for $36,000.00 to ensure project affordability and in support of the affordable housing initiative.

This sale aligns with the City's policy to create more affordable housing.

The Ward Councillor has been notified.

RECOMMENDATIONS

1. That the sale of City-Owned property located at 26 Whicker Street, identified as "Subject City Property" shown in Misc. Plan 16114 (attached hereto as Schedule A) to Winnipeg Habitat for Humanity Inc. for a purchase price of $36,000.00, be approved.

2. That the City enter into, execute and deliver an Offer to Purchase Agreement with Winnipeg Habitat for Humanity 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").

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, Land Exchanges and Sale

settlement claims in excess of $700,000.00 or where the sale price is less than 80 percent of the Appraised Value

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations in this report are approved, the Public Service will enter into an Offer to Purchase with Habitat with the terms and conditions outlined in the attached Schedule B. The sale is expected to close in the third quarter of 2026.

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 and reduces the City's ongoing carrying costs for the Subject City Property.

HISTORY/DISCUSSION

The Subject City Property identified on Misc. Plan 16114 (attached as Schedule A) was acquired via Tax Sale (126/200) on April 30, 2024, and is under the jurisdiction of Planning, Property and Development. The current inventory cost is $55,108.87. The Subject City Property is currently developed with a single-family residence.

The Subject City Property was circulated to all City Departments, and no civic need was identified. As a result, the Manager of Real Estate and Land Development declared the Subject City Property as surplus to the City's needs on November 19, 2025.

The Public Service procured an appraisal which indicated a market value of $325,000 with the highest and best use as single-family dwelling.

The property was marketed for 30 days ending on March 12, 2026, exclusively for Non-profit / Affordable Housing providers. One offer was received from Winnipeg Habitat for Humanity Inc. ("Habitat") for a price of $36,000.00.

If Habitat acquires the Subject City Property it would enable them to provide housing for two families. Habitat constructs and renovates affordable homes for low-income families with a unique mortgage model that keeps housing costs at 27 percent of a household's net income. With the purchase price of $36,000.00, Habitat would build two family dwellings on the Subject City Property to provide affordable housing.

The Public Service recommends the sale of the subject property at a price of $36,000.00 to Habitat. The sale is considered to represent best value to the City as it supports section 3.4 of the Strategic Priorities Action Plan. If the recommendations in this report are approved, the Public Service will enter into an Offer to Purchase with Habitat with the terms and conditions outlined in the attached Schedule B. The sale is expected to close in the third quarter of 2026.

FINANCIAL IMPACT

Financial Impact Statement

Date: July 21, 2026

Project Name:

First Year of Program **2026**

Proposed Sale of 26 Whicker St. to Winnipeg Habitat for Humanity Inc.

	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	$ 55,109	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	36,000	-	-	-	-
Net Cost/(Benefit)	$ 19,109	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ 19,109	$ -	$ -	$ -	$ -

Additional Comments: Direct costs represent cost of land sold, primarily tax arrears, while incremental revenue represents the proposed sale price. The $19,109 loss on disposition will result in a decrease to unallocated equity in the Land Operating Reserve Fund. With an appraised value of $325,000, the proposed sale includes an opportunity cost of $289,000, assuming a market (outside of the non-profit/affordable housing sector) exists. ***No budget adjustment is required.***

Mike McGinn July 21, 2026

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is within the Established Neighbourhoods as described in Complete Communities 2.0.

Goal 1
Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

Goal 3
Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

General policies
3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.

3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed-Use Corridors

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:

They align with the following Goals:

Goal 2: The City Actively Plans for and Partners in Affordable Housing

It proposes that the Subject City Property be utilized as a resource to collaborate with an affordable housing provider for the purpose of fostering affordable housing development.

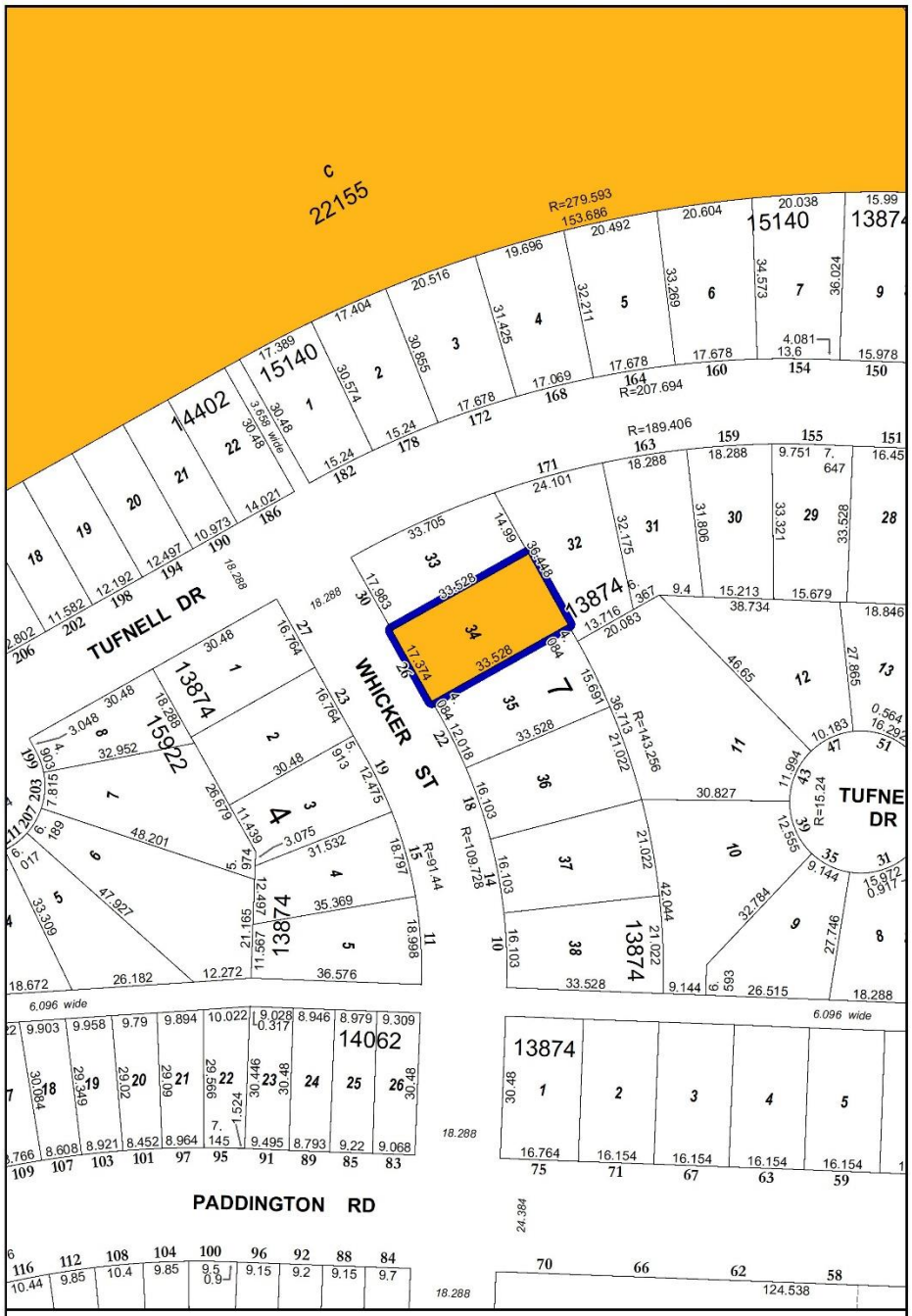
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: R. Balacano, Real Estate Officer
Date: July 23, 2026
File No: 5695 (V2)

Attachments:

Schedule A – Misc. Plan No. 16114
Schedule B – Sale Terms

Schedule A


TUFNELL DR
WHICKER ST
PADDINGTON RD
TUFNE DR
22155
15140
14402
15922
13874
14062
SUBJECT CITY PROPERTY - 26 WHICKER ST
Area: 582.5± m² (6,270± ft²)
CITY OWNED PROPERTY
Date: 2025-MAY-20
District: RIEL
File: Not Available
Scale: 1: 1,000
Requested by: RB
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 16114

Schedule B – Sale Terms Sheet

Address:	26 WHICKER ST.
Vendor:	City of Winnipeg
Purchaser:	WINNIPEG HABITAT FOR HUMANITY INC.
Sale Area:	582.5 square meters in accordance with Misc. Plan 16114
Legal Description:	LOT 34 BLOCK 7 PLAN 13874
Sale Price:	$36,000.00
The highest and best use:	Single Family Dwelling (Duplex).
Terms and conditions:	The Lands shall be developed for affordable residential in-fill development, mixed use development that includes affordable housing, and/or neighbourhood revitalization in alignment with the City of Winnipeg Housing Policy. 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 latter of: - The date of approval. - or such other date as the parties agree