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

REPORTS

Item No. 11 Declaration of Surplus of the Former Aubrey Bus Loop – 139 Aubrey Street (Daniel McIntyre Ward)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development did not concur in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That the Winnipeg Public Service be directed to review alternatives and report back in February, 2027, with criteria for an expression of interest or a request for proposal for the introduction of a daycare facility with a long-tern lease on the City-owned property located at 139 Aubrey Street, including alternatives, or a plan to establish a Parks and Open Spaces storage garage on the site.

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

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

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 51(1.1) of the Procedure By-law No. 50/2007 be suspended to allow a submission made by Councillor Gilroy received after 12:00 noon on the business day prior to the meeting, to be included in the minutes.

Carried

Moved by Councillor Browaty,

That the recommendation of the Winnipeg Public Service not be concurred in, and the following be forwarded to the Executive Policy Committee and Council:

1. That the Winnipeg Public Service be directed to review alternatives and report back in February, 2027, with criteria for an expression of interest or a request for proposal, for the introduction of a daycare facility with a long-tern lease on the City-owned property located at 139 Aubrey Street, including alternatives, or a plan to establish a Parks and Open Spaces storage garage on the site.

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

Carried

The following persons submitted communications in support of the matter:

- Morgan Becket
- Steve Boulton
- Nancy Gill
- Robert Thorsteinson

The following persons submitted communications in opposition to the matter:

- Councillor Gilroy, Daniel McIntyre Ward
- Emilia Bergstrom
- Fredrik Bergstrom
- Shawn Dyck
- Wyeth Krauchi
- Sheri-Lee Krymusa
- Rebecca Lake
- Ann McConkey
- William O'Donnell
- Julianna O'Donnell
- Julie Penner
- Greg Wilson
- Thomas Wilson

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION:

On May 6, 2026, the Standing Policy Committee on Property and Development directed the Winnipeg Public Service to report back in 90 days with a recommendation on declaring 139 Aubrey Street as surplus to the City's needs, including site plans of possible configurations and potential uses, and in consultation with the Ward Councillor.

J. Kuczera, Acting Administrator of Real Estate and Land Development, Planning, Property and Development Department, provided a verbal report on the matter.

On March 5, 2026, the Standing Policy Committee on Property and Development considered the recommendation of the City Centre Community Committee and directed the Winnipeg Public Service to undertake a formal circulation of the former Aubrey bus loop lands (139 Aubrey Street) to determine interest in site and use, and provide a verbal report back to the Standing Committee in 90 days.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 23, 2026, the City Centre Community Committee passed the following motion:

WHEREAS the former Aubrey bus loop at 139 Aubrey street is no longer in service for transit operations;

AND WHEREAS residents in the surrounding neighbourhood, including the Wolseley community, have consistently identified the need for additional accessible green space to conserve existing natural environments per the Montreal Pledge, that Winnipeg is a signatory of;

AND WHEREAS this centrally located site presents a unique opportunity to increase urban park space and provide a walkable, community-focused amenity that could look at increasing park space and or potential dog park.

AND WHEREAS established urban neighbourhoods such as Wolseley face significant challenges in identifying and acquiring suitable land for new park development and dog park spaces due to density and limited vacant parcels.

AND WHEREAS re-purposing under-utilized municipal land aligns with the principles of sustainable city-building, efficient land use, and enhancing quality of life for residents.

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

THEREFORE BE IT RESOLVED that the Standing Policy Committee on Property and Development be requested to direct the Winnipeg Public Service to report back on whether the former Aubrey bus loop lands are required for any current or future transit purposes, and include the cost associated with rezoning this space to parkland and the additional cost for remediation, for community consultation.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus of the Former Aubrey Bus Loop – 139 Aubrey Street

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Kuczera (Acting)	H. Borys	N/A	M. Pittet Acting for J. Dunford

EXECUTIVE SUMMARY

On May 29, 2026, the Standing Policy Committee on Property and Development directed the Public Service to report back within 90 days on declaring 139 Aubrey Street (the "Subject City Property") as surplus to the City's needs.

The report was to include site plans showing possible development ideas. Site plans were made and the Ward Councillor was consulted. Concept site plans are included as Schedule B. The Public Service recommends the Subject City Property be declared as surplus.

RECOMMENDATIONS

1. That the City-owned property located at 139 Aubrey Street as identified as “Subject City Property” on Misc. Plan No. 16339 (attached as Schedule A) be declared surplus to the City’s needs.

2. 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, Council approval is required to declare all City-owned property surplus to the City’s needs.

MPLICATIONS OF THE RECOMMENDATIONS

There are no direct financial implications to this report.

HISTORY/DISCUSSION

The Subject City Property, the former Aubery Bus Loop at 139 Aubrey Street, has been in operation since 1958 and has been recently decommissioned due to transit route changes and is therefore no longer required for transit. It is under the jurisdiction of Transit.

On February 23, 2026, the City Centre Community Committee recommended to the Standing Policy Committee on Property and Development that the Public Service be directed to report back on whether the former Aubrey bus loop lands are required for any current or future transit purposes, and include the cost associated with rezoning this space to parkland and the additional cost for remediation and community consultation.

On March 5, 2026, the Standing Policy Committee on Property and Development considered the recommendation of the City Centre Community Committee and directed the Public Service to undertake a formal circulation of the former Aubrey bus loop lands (139 Aubrey Street) to determine interest in the site and its use and provide a verbal report back to the Standing Committee in 90 days.

On March 13, 2026, the Subject City Property was circulated to City departments to determine whether there was a civic need for the property and to obtain departmental comments.

The Parks and Open Space Division requested that the entire Subject City Property be retained for future green space and the construction of a small maintenance garage to store mowers and landscaping equipment as there is currently no maintenance facility in the area, requiring equipment to be trailered to the area. Parks also expressed an interest in preserving the site as an extension of green space and noted requests to establish a community garden on the property. The Subject City Property is not currently developed as a park and is not under the jurisdiction of Public Works.

The Water and Waste Department has advised that the Subject City Property is located within a combined sewer area and that any future development must comply with the City of Winnipeg servicing requirements. The Department also noted that the available fire flow at the property is approximately 197 L/s, which is slightly below the standard 200 L/s required for residential multi-family development; however, development may still be feasible, subject to confirmation through the review of detailed site and building plans. These comments are preliminary and will be subject to a comprehensive review through the formal development application process.

The Housing Accelerator Fund (HAF) Team was opposed to selling the property and would like to use it for affordable housing development instead.

On May 6, 2026, a verbal report was provided and the Standing Policy Committee on Property and Development (SPC PD) summarizing the above objections. The SPC PD subsequently directed the Winnipeg Public Service to report back in 90 days with a recommendation on declaring 139 Aubrey Street as surplus to the City's needs, including site plans/possible configurations and potential uses in consultation with the Ward Councillor.

The Urban Planning Division advised that there are several potential development opportunities and use configurations suitable at the subject location as outlined in Schedule B. These include retaining the site as future parkland, developing a standalone daycare, constructing duplexes, triplexes, fourplexes, or a combination of these housing types, and developing a cottage court-

style project. A mixed-use development combining a low-rise multi-family building with a daycare is not supported under current planning policies; however, a daycare on one portion of the site with compatible residential development on the remainder may be feasible. Any future development would be subject to applicable zoning, subdivision, and development approval requirements.

The Public Service has prepared conceptual drawings showing four possible development options for the site.

- **Misc. Plan No. 16339** shows the City retaining the subject city property to use as Parkland with storage space for equipment. (Attached as Schedule A)
- **Misc. Plan No. 16339/1** shows a mixed-use development with a proposed daycare and proposed multifamily residential housing. (Attached as Schedule B)
- **Misc. Plan No. 16339/2** shows a proposed residential development consisting of a duplex, triplex, and fourplex. (Attached as Schedule B)
- **Misc. Plan No. 16339/3** shows a proposed Cottage Court development with eight individual dwelling units. (Attached as Schedule B)

These concepts are for illustrative purposes only. Any future development would be subject to applicable development approval requirements, zoning regulations, and the availability of municipal services.

Should Council declare the Subject City Property surplus, it is the intention of the Public Service to offer the Subject City Property for sale on the open market in accordance with the "Declaration as Surplus and Sale of Property" policy.

The Ward Councillor was notified as to the intentions of the Public Service and does not support the sale of the Subject City Property.

FINANCIAL IMPACT

Financial Impact Statement

Date: July 23, 2026

Project Name:

Declaration of Surplus of the Former Aubrey Bus Loop – 139 Aubrey Street

COMMENTS:

There are no financial implications associated with the recommendations in this report.

Mike McGinn July 23, 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 eventual development of the Subject Property aligns with OurWinnipeg 2045 in the following ways:

City Building

6.16 Established Neighbourhoods
Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Land Use

4.1 Explore opportunities for the City of Winnipeg to take a more direct role in advancing mixed-use development that may include developing City-owned lands, assembling land for resale, partnering on development, or using City funds to leverage private investment.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

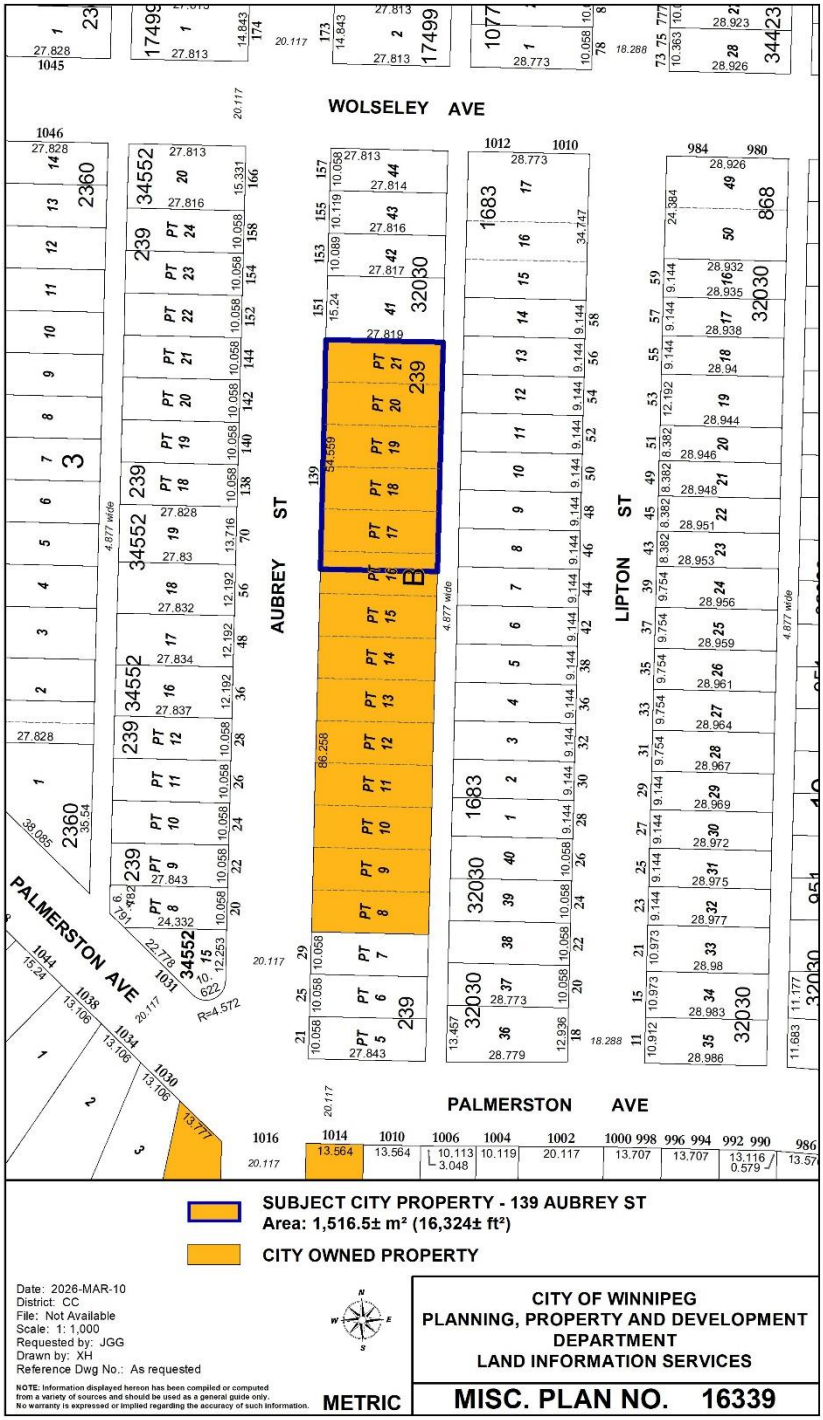
Consideration was given to whether this report aligns with any specific Goals and Objectives of the Poverty Reduction Strategy (PRS) and the related 2024-2027 Implementation Plan. It was determined that the Strategy does not apply to this report.

SUBMITTED BY

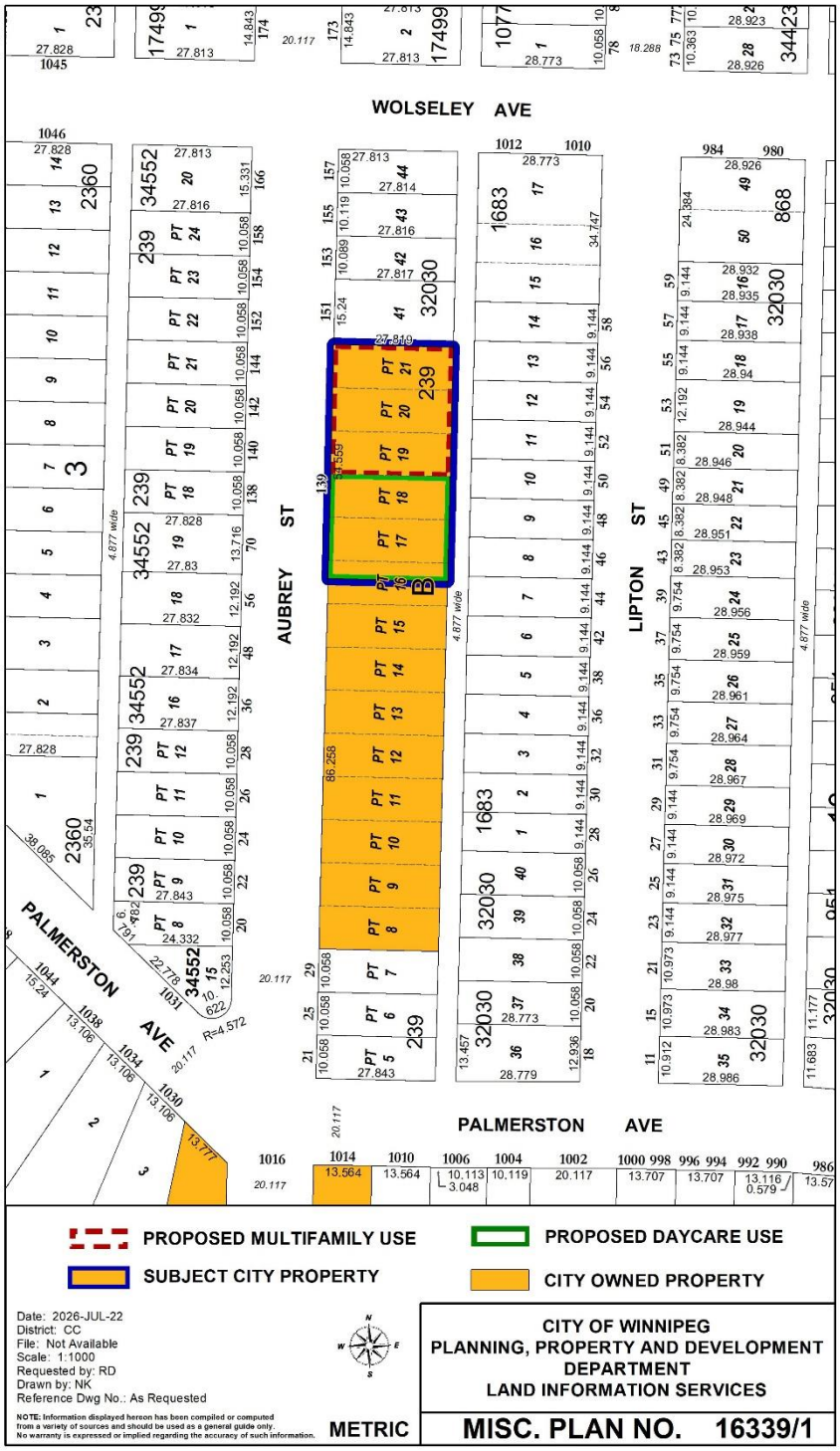
Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: R. Dorge, Senior Negotiator
Date: July 28, 2026
File No: 37/376 (V2)

Attachments:
Schedule A – Misc. Plan 16339
Schedule B – Conceptual designs Misc. Plans 16339/1,16339/2,16339/3

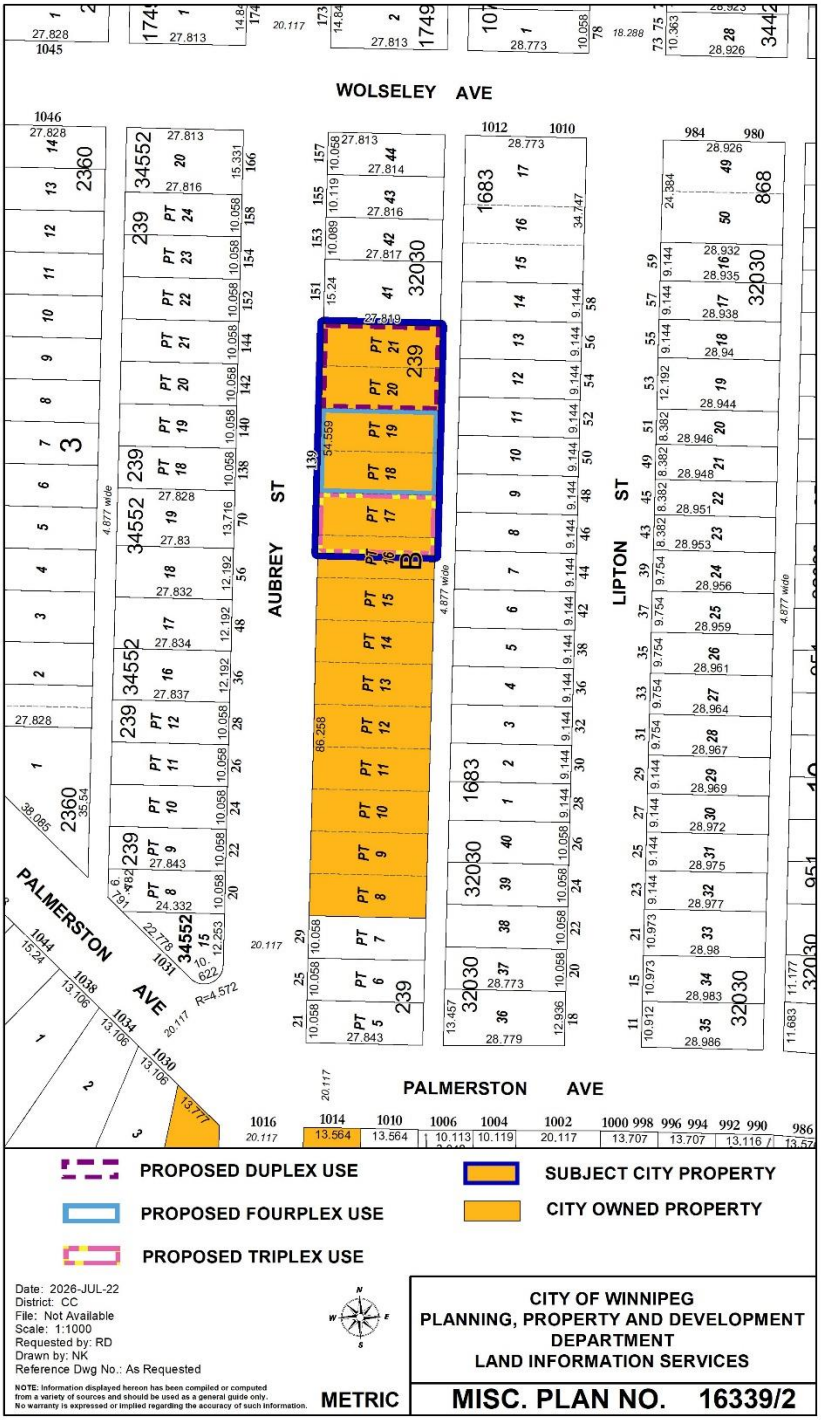
Schedule A
Misc. Plan 16339



Schedule B
Conceptual designs
Misc. Plan No. 16339/1



Misc. Plan No. 16339/2



Misc. Plan No. 16339/3