REPORTS

Item No. 16 **Sale of a Portion of 1350 Pembina Highway to Pembina Trails School Division (Fort Rouge-East Fort Garry Ward)**

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That, subject to an approved road closing application, the sale of City-owned lands identified as "Subject City Property" on Misc. Plan 14266/14 attached to this report as Schedule B to the Pembina Trails School Division for $1.00, be approved.

2. That, subject to Recommendation 1, the City enter into, execute and deliver an Offer to Purchase Agreement with the Pembina Trails School Division based on the terms and conditions attached to this report as Schedule C, and such other agreements as 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 and forwarded to the Executive Policy Committee and Council.

Carried

ADMINISTRATIVE REPORT

Title: Sale of a portion of 1350 Pembina Highway to Pembina Trails School Division

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	H. Borys	J. Speidel (Acting)	J. Dunford

EXECUTIVE SUMMARY

The Housing Accelerator Fund Office sold land along Pembina Highway for an affordable housing project. The project requires the construction of a public lane beside a school. A portion of the proposed lane is not required by the City and can be sold. The sale of the lane will occur after the lane is opened to not affect the approved subdivision. The Public Service recommends the sale of the Subject City Property to the Pembina Trails School Division for $1.00. This land is shown in Schedule B. The sale is subject to Council's approval of a road closing application.

The $1.00 sale is recommended because the School Division has contributed land and costs to the proposed public lane. The sale also requires a payment of $50,000 to the City for lane improvements. Recommending the sale prior to the completed subdivision was necessary to secure funding for the improvements.

The Ward Councillor has been notified regarding the intentions of the Public Service.

RECOMMENDATIONS

1. That, subject to an approved road closing application, the sale of City-owned lands identified as "Subject City Property" on Misc. Plan 14266/14 attached to this report as Schedule B to the Pembina Trails School Division for $1.00, be approved.

2. That, subject to Recommendation 1, the City enter into, execute and deliver an Offer to Purchase Agreement with the Pembina Trails School Division based on the terms and conditions attached to this report as Schedule C, and such other agreements as 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 City Property” policy 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 the sale include provisions to protect the City’s interests in the event that environmental contamination is discovered.

The purchaser will be required to submit a road closing application in order to consolidate the Subject City Property with their existing holding. The sale is subject to Council’s approval of the road closing.

The proposed $1.00 sale results in an opportunity cost of $55,904. This loss will be absorbed in the Land Operating Reserve and no budget adjustment is required.

HISTORY/DISCUSSION

On May 26, 2022, Council declared the property identified as “Surplus City Land” on Misc. Plan 14266/12, attached as Schedule A, surplus to the City’s needs. The Surplus City Land forms part of a civic campus which includes the Fort Garry Library, a former police station and Gary Hobson Memorial Park. The Park is jointly used by Vincent Massey Collegiate, which is in the Pembina Trails School Division (the “School Division”).

In March 2025, the Surplus City Land was marketed for sale through the Housing Accelerator Fund Office to develop affordable housing and construct a public lane. In order to facilitate the sale, the Surplus City Land was later subdivided from the larger City holding through DASZ 32/2025.

As part of DASZ 32/2025, the public lane was modified from its intended alignment shown on Misc. Plan 14266/12 (Schedule A) to the current alignment shown on Misc. Plan 14266/14 (Schedule B, note: the hatched area is included within the ‘proposed public lane’). The original alignment impacted parking for the Fort Garry Library and school drop-off area, so the City and School Division agreed to redesign the lane. The redesign required the School Division to dedicate a portion of their property but also provided the School Division with the opportunity to acquire additional property (the Subject City Property shown on Misc. Plan 14266/14). Due to timing constraints related to the DASZ, the Subject City Property was incorporated into the lane on the premise that the School Division could acquire the Subject City Property at a later date.

The timing of the transaction is unusual because, on the date of this report being drafted, the Subject City Property has not yet been legally opened but the School Division would like to move forward with the purchase. As the School Division has already provided land toward the DASZ, it is recommended that Standing Policy Committee approve the sale to the School Division, subject to Council’s approval of a closing application at a later date. Once the DASZ is registered, the School Division can apply to close the lane and proceed with the purchase.

The City's appraisal indicated that the Subject City Property has no independent highest and best use and is therefore appraised as $202,000.00 as contributory value to the parent parcel, whose highest and best use would be for multi-family residential, commercial, or mixed use. The proposed $1.00 sale is not within 80 percent of the appraised value.

The sale also requires a payment of $50,000 to the City for the construction of the public lane improvements, including the pedestrian island, raised crosswalk and associated works located within and adjacent to the Subject City Property (as per Schedule C, attached).

No circulation of the Subject City Property was completed as that process will occur during the closing application. The sale represents best value for the City as the City's maintenance costs will be reduced for a parcel of land that is not required for transportation purposes. The sale is scheduled to close in 2027.

FINANCIAL IMPACT

Financial Impact Statement

Date: August 6, 2026

Project Name:

First Year of Program **2026**

Sale of portion of 1350 Pembina Highway to Pembina Trails School Division

	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	$ 55,905	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 55,905	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	1	-	-	-	-
Net Budget Adjustment Required	$ 55,904	$ -	$ -	$ -	$ -

Additional Comments: Direct costs represent cost of land sold, consisting of the net book value of $44,451 and operating costs incurred since the property was declared surplus, while revenue consists of the nominal $1 sale proceeds. There is also an opportunity cost of $202,000 associated with the proposed sale. This is based on an internal appraisal of the estimated market value of, and assumes that a market exists for, the property . The "Net Budget Adjustment Required" amount of $55,904 represents the loss on sale, which will be absorbed in the Land Operating Reserve's unallocated equity. ***No actual budget adjustment is required.***

Mike McGinn Aug. 6, 2026

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to Legal Issues)
- Land Enhancement (Housing Accelerator Fund)

OURWINNIPEG POLICY ALIGNMENT

Economic Prosperity

3.9 - Strategic Enterprise Supports
Leverage the retention and growth of creative and innovative enterprises, through strategic public infrastructure investments that support collaboration, the achievement of critical mass, affordable occupancy, and a skilled, productive workforce in underutilized mixed-use districts.

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.

“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

10-YEAR OBJECTIVES

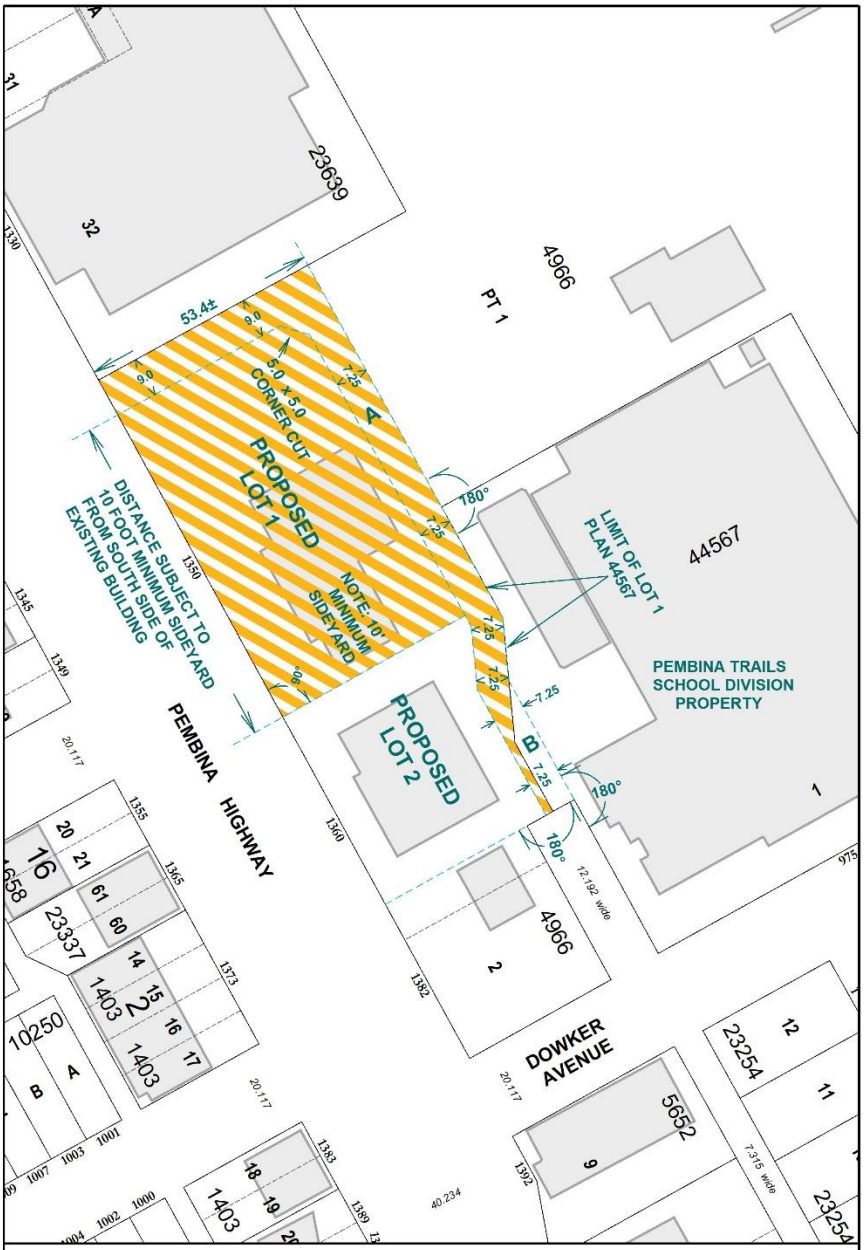
A. The City’s capacity and commitment to advancing affordable housing initiatives are increased.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Nikola Vujadin
Date: August 7, 2026
File No: 6577(V2)

Attachments:
Schedule A – 14266/12
Schedule B – 14266/14
Schedule C – Terms and Conditions

Schedule A



SURPLUS CITY LAND
PROPOSED LOT 1 Area: 3,631.3± m² (39,087± ft²)
ADDITIONAL CITY LANDS A Area: 1,285.4± m² (13,836± ft²)

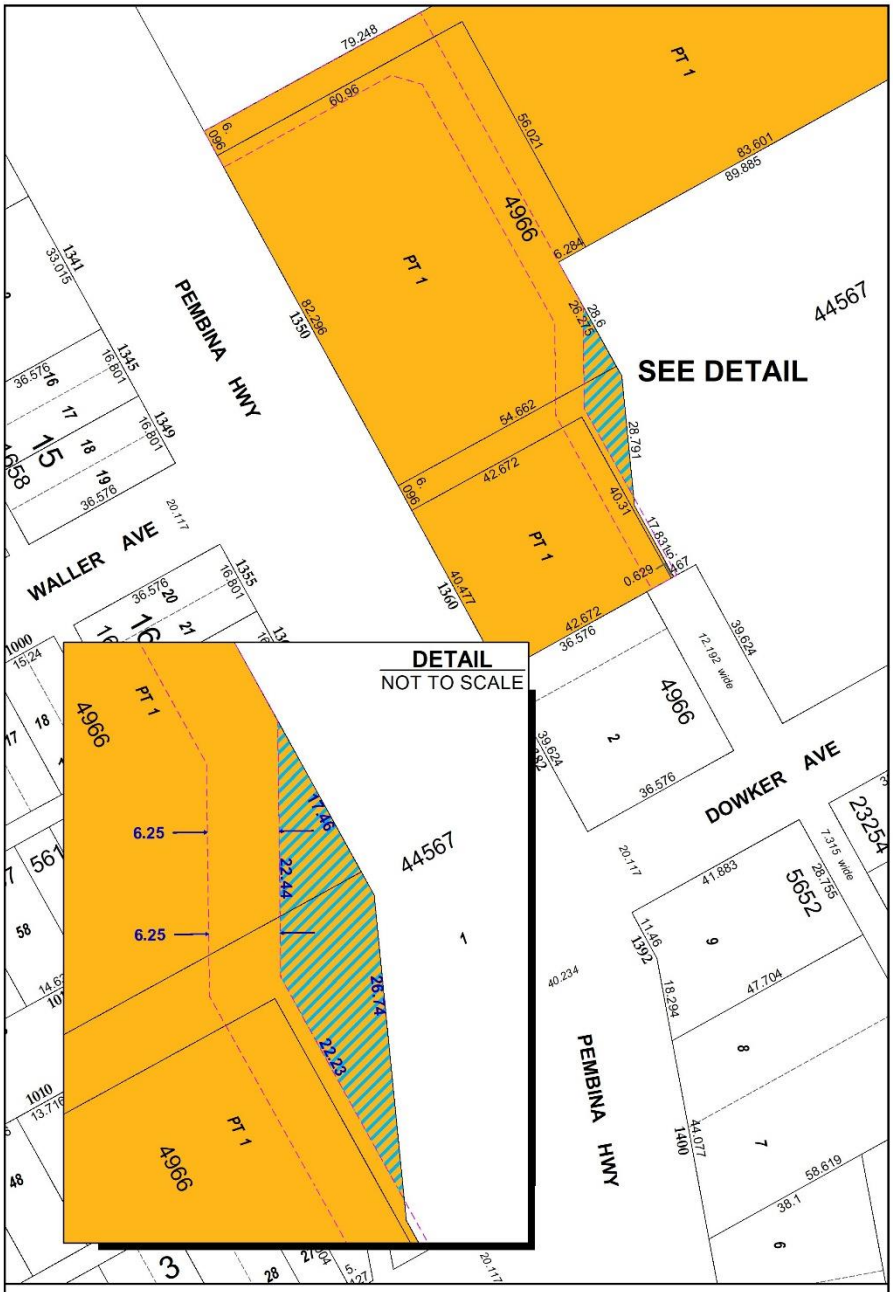
Date: 2022-MAR-30
District: CC
File: 6577 (V2)
Scale: **METRIC**
Requested by: GC
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 14266/11

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.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES

MISC. PLAN NO. 14266/12

Schedule B



Date: 2025-DEC-22
District: CC
File: Not Available
Scale: 1: 1,000
Requested by: NV
Drawn by: XH
Reference Dwg No.: As requested

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METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES

MISC. PLAN NO. 14266/14

Schedule C

Terms and Conditions

Terms Sheet

Vendor: City of Winnipeg

Purchaser: Pembina Trails School Division

Sale Area: 250.8 +/-m^2 or 2,700+/-ft^2

Legal Description: ALL THAT PORTION OF LOT 1 PLAN 4966 WLTO EXC FIRSTLY: PLANS 5135 WLTO, 23639 WLTO AND 44567 WLTO AND SECONDLY: ALL THAT PORTION BOUNDED AS FOLLOWS: ON THE SOUTH BY THE NORTHERN LIMIT OF LOT 2 ON SAID PLAN 4966, ON THE WEST BY THE WESTERN LIMIT OF SAID LOT 1, ON THE EAST BY THE WESTERN LIMIT OF LANE ADJOINING SAID LOT 2 AND ON THE NORTH BY THE PRODUCITON WLY IN A STRAIGHT LINE OF THE NORTHERN LIMIT OF THE LANE ADJOINING LOTS 3 TO 28 AS SHON ON SAID PLAN 4966 WLTO
IN RL 2 TO 5 PARISH OF ST BONIFACE as shown shaded, hatched and identified as "SUBJECT CITY PROPERTY Area: 250.8± m^2 (2,700± ft^2)" on a drawing on file in the City's Planning, Property and Development Department as Misc. Plan No. 14266/14

Sale Price: $1.00

The highest and best use: This subject site has no independent highest and best use.

Terms and conditions:

The Purchaser shall be responsible for:

1) The purchase price of the Subject City Property,
2) The future road closing application costs to consolidate the Subject City Property with the school property,
3) A contribution of $50,000 to the City for the construction of the public lane improvements, including the pedestrian island, raised crosswalk and associated works located within and adjacent to the Subject City Property.

The City shall be responsible for the design and construction of the public lane improvements as part of the overall public lane project.

Closing Date: Anticipated 2027