

Request to Retain 139 Aubrey Street as Public Green Space

September 8, 2026

To:

Standing Policy Committee on Property and Development

Cc:

Councillor Cindy Gilroy, Daniel McIntyre Ward

Re: Item No. 11 - Declaration of Surplus of the Former Aubrey Bus Loop, 139 Aubrey Street

Dear Committee Members,

I am writing as a resident of Wolseley to respectfully request that the Standing Policy Committee on Property and Development reject Recommendation 1 in Item No. 11 and retain the former Aubrey Bus Loop property at 139 Aubrey Street in public ownership as permanent green space rather than declaring it surplus and offering it for sale on the open market.

The City has already identified a viable parkland option. During departmental consultation, the Parks and Open Space Division requested that the entire property be retained for future green space, including the possibility of a community garden and a small maintenance facility to support park operations in the area. The Public Service's own report includes this option under Misc. Plan No. 16339.

The need for additional public green space in this area is supported by the City's own data.

Daniel McIntyre Ward contains only 42 parks and open spaces totaling 37.1 hectares, the smallest inventory of any Winnipeg ward. Residents have access to just 0.76 hectares of parkland per 1,000 residents, compared to a city-wide average of 3.35 hectares per 1,000 residents. This is the lowest parkland-per-resident ratio in Winnipeg.

The disparity becomes even clearer when viewed from the perspective of residents. Daniel McIntyre has approximately 1,315 residents for every hectare of parkland, compared to a city-wide average of 298 residents per hectare. Residents of our ward therefore share available green space at more than four times the density experienced by the average Winnipeg resident.

At the same time, demand for public space continues to grow. The ward's population increased from 46,618 residents in 2021 to 48,791 residents in 2024, representing an increase of more than 2,100 residents.

The City has also identified more than \$10.6 million in parks and open space asset deficiencies within Daniel McIntyre Ward, equal to approximately \$218 per resident, compared to a city-wide average of about \$79 per resident. This is the highest identified deficiency burden among Winnipeg wards.

These statistics demonstrate that Daniel McIntyre is not an area with surplus access to green space. Rather, it is the ward with the strongest evidence-based case for preserving and expanding publicly accessible green space whenever opportunities arise.

I recognize that Winnipeg faces legitimate pressures to increase housing supply and improve affordability. Supporting public green space at 139 Aubrey Street is not opposition to those objectives. It is simply recognition that opportunities to create new public parkland in mature neighbourhoods are exceptionally rare. Once publicly owned land is sold and developed, it is unlikely to be recovered as community green space in the future.

There is also clear evidence that this space could benefit from local stewardship and community use. The Wolseley Residents Association has received support through the City's Community and Neighbourhood Grant Program for environmental initiatives, demonstrating an existing network of community organizations interested in neighbourhood stewardship and environmental improvement. Retaining the parcel as parkland would create future opportunities for community gardening, native planting, environmental projects, neighbourhood programming, and other community-driven uses.

It is also noteworthy that the Ward Councillor does not support the sale, while the City's Housing Accelerator Fund Team opposed selling the property, preferring it remain available for public purposes rather than being sold on the open market. Residents are therefore not requesting a new option be created. We are asking Council to advance one of the options already identified by City departments and supported by City experts.

Accordingly, I respectfully request that the Committee:

1. Reject Recommendation 1 and decline to declare 139 Aubrey Street surplus to the City's needs.
2. Retain the property in public ownership.
3. Direct the Public Service to pursue the parkland option identified in Misc. Plan No. 16339.

4. Undertake meaningful public consultation regarding future uses of the site, including opportunities for community gardens, naturalized green space, accessibility features, and other community amenities.
5. Ensure that the site remains publicly accessible for the benefit of current and future residents of Wolseley and the wider Daniel McIntyre Ward.

The City's own Parks and Open Space Division has identified this site as worthy of retention. The City's own data confirms that Daniel McIntyre has the lowest park provision ratio in Winnipeg. Preserving 139 Aubrey Street as public green space represents an opportunity to address a longstanding deficiency, strengthen community well-being, and leave a lasting public asset for future generations.

Thank you for your consideration.

Sincerely,

Wyeth Krauchi

References

1. City of Winnipeg. *2026 Report on Parks and Open Space Assets*. March 3, 2026.
2. City of Winnipeg. *2024 Population Estimates and 2021 Household Size by Ward*. December 10, 2025.
3. City of Winnipeg. *Declaration of Surplus of the Former Aubrey Bus Loop – 139 Aubrey Street (Daniel McIntyre Ward)*. Standing Policy Committee on Property and Development, September 9, 2026.
4. City of Winnipeg. *Community and Neighbourhood Grant Program*. 2026.