Agenda – Executive Policy Committee – March 18, 2025

REPORTS

Item No. 4 **Local Improvements – Result of the November 5, 2024 Advertisement of the Proposed Asphaltic Concrete Lane Pavement Local Improvement Projects – Project Nos. – 1420210324, 1420210224 and 1420210124**
(St. Boniface Ward)

COMMUNITY COMMITTEE RECOMMENDATION:

On February 21, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee:

1. That the following Local Improvement projects proceed as part of the Local Improvement Program which is funded 50/50 through the Local Improvement Program and the Public Works Granular Roads Capital account, namely:

Local Improvement	***Location***
Asphaltic Concrete Lane Pavement 16' x 5"	Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by St Mary's Road, Kirkdale Street, Monck Avenue, and Claremont Avenue.
Asphaltic Concrete Lane Pavement 16' x 5"	Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by Prosper Street, St. Catherine Street, Archibald Street, and Evans Street.
Asphaltic Concrete Lane Pavement 16' x 5"	Approximately 16 feet wide (5 inches thick) on the lanes in the block bounded by Highfield Street, Monck Avenue, Coniston Street, and Claremont Avenue.

2. That a by-law be enacted to authorize the proposed local improvements outlined in recommendation 1 of this Report (draft by-law is attached as schedule 'A').

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On February 21, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Result of the November 5, 2024 advertisement of the proposed Asphaltic Concrete Lane Pavement local improvement projects. Project Nos.- 1420210324, 1420210224 and 1420210124

Critical Path: Riel Community Committee - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
T. Yanchishyn	T. Austin	T. Graham	

EXECUTIVE SUMMARY

This Administration Report provides information regarding the local improvement advertisements and subsequent objections (if any) that have been returned to the City of Winnipeg by property owners.

This report addresses the proposed local improvements and communicates the results of the local improvement advertisement to the area Councillors. No notice of objection for the local improvement projects proposed by this report were received and therefore are considered by the Public Service to be successful.

The Public Services recommends that these proposed local improvement projects proceed as part of the Local Improvement program in conjunction with the City of Winnipeg's Local Improvement Program.

RECOMMENDATIONS

1. That the following Local Improvement projects proceed as part of the Local Improvement Program which is funded 50/50 through the Local Improvement Program and the Public Works Granular Roads Capital account, namely:

Local Improvement	***Location***
Asphaltic Concrete Lane Pavement 16' x 5"	Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by St Mary's Road, Kirkdale Street, Monck Avenue, and Claremont Avenue.
Asphaltic Concrete Lane Pavement 16' x 5"	Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by Prosper Street, St. Catherine Street, Archibald Street, and Evans Street.

Asphaltic Concrete Lane Pavement 16’ x 5”	Approximately 16 feet wide (5 inches thick) on the lanes in the block bounded by Highfield Street, Monck Avenue, Coniston Street, and Claremont Avenue.

2. That City Council enact a by-law to authorize the proposed local improvements outlined in recommendation 1 of this Report (draft by-law is attached as schedule ‘A’).

3. That the proper officers of the City be authorized to do all things necessary to implement the intent of the forgoing.

REASON FOR THE REPORT

Since the proposed Local Improvement Projects are within the St. Boniface Ward boundary, the Public Service requests that the Riel Community review the proposed local improvement projects and provide a recommendation to Council as to whether the said local improvement projects should proceed.

A by-law to authorize the proposed local improvement projects is required in order for the said local improvement project to proceed, and only Council may enact a by-law.

IMPLICATIONS OF THE RECOMMENDATIONS

Budget for the proposed local improvement projects is within the local improvement capital budget and the Public Works Granular Road capital accounts.

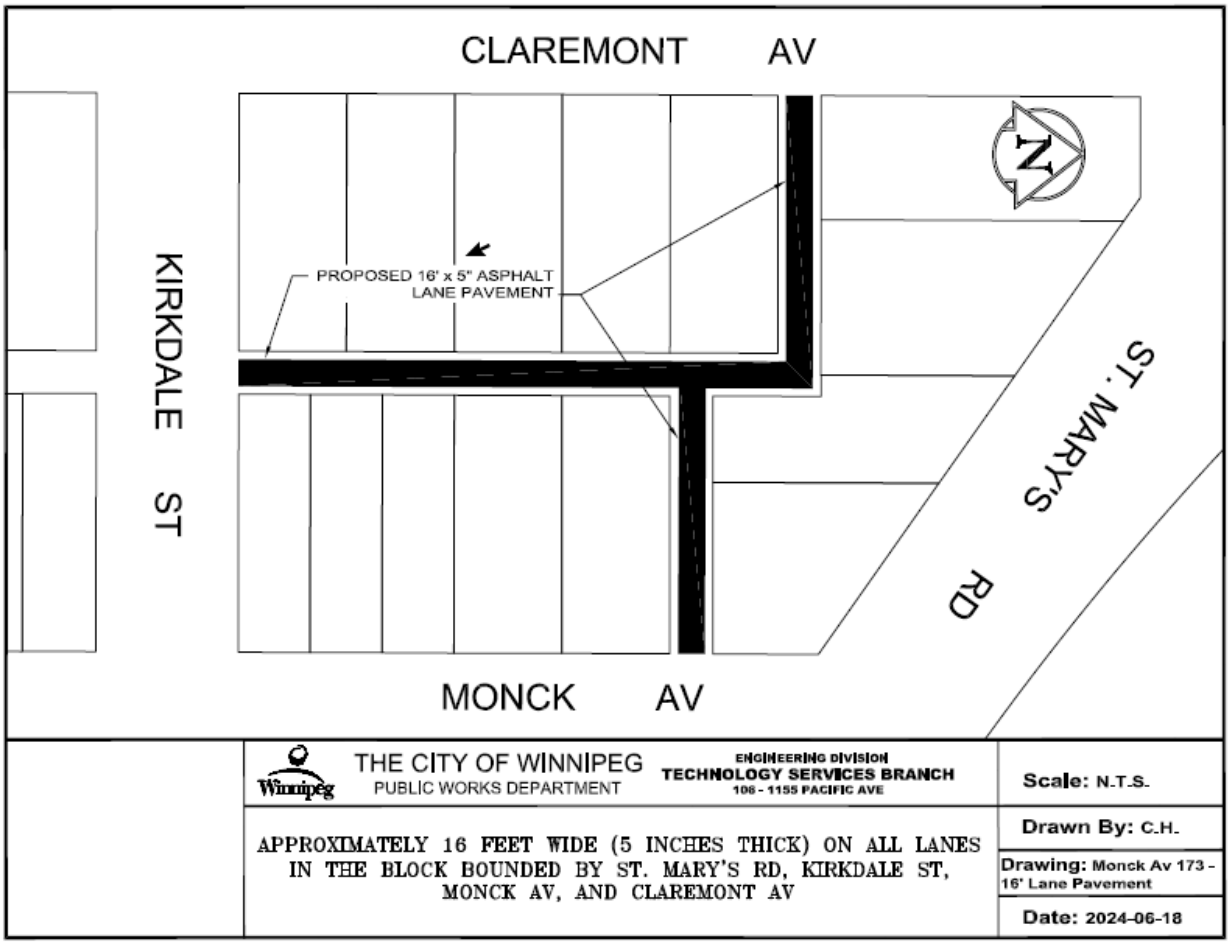
HISTORY/DISCUSSION

On July 19, 2018, City Council, adopted the recommendation that the Granular Lane Improvement program be extended for resident-initiated Local Improvements to pave granular lanes with asphaltic concrete based on a first come, first serve basis.

Council further directed that the current Local Improvement process be amended by extending the pilot project, adopted by Council on November 20, 2013, for an additional six years, expiring in 2025, whereby the City of Winnipeg will finance asphalt local improvements to the maximum of 50% of the total costs for asphaltic concrete pavement and consistent with current practice, the City will finance the cost of land drainage sewers required to implement the Local Improvement, and that the $1,000,000 Granular Lane Improvement Program Fund (2018 Adopted Capital Budget 2-23) and the $500,000 Land Drainage Sewers fund (2018 Adopted Capital Budget 2-231) continue to be utilized as a funding source for the City’s share of the amended Local Improvement Program.

Asphaltic Concrete Lane Pavement 16’ x 5”
Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by St Mary’s Road, Kirkdale Street, Monck Avenue, and Claremont Avenue.

On June 26, 2024, a “Petition For” was issued to Allan Macpherson who resides at 173 Monck Avenue, for a proposed Asphaltic Concrete Lane Pavement Local Improvement Project within the Riel Community St. Boniface Ward boundary which is depicted in the following drawing**.**



A filling date of September 24, 2024 was determined for the original “Petition For” form to be returned to the City Clerk’s Department (90 days after the first signature is dated on the application).

The City Clerk’s Department received the signed *“Petition For*” form on August 28, 2024. As the petition was signed by the registered owners representing 63.1% of the total assessable frontage, it was recommended that this project proceed to be advertised.

On September 24, 2024, the Riel Community Committee received as information that advertisement of the proposed Asphaltic Concrete Lane Pavement Local Improvement Project proceed.

On November 5, 2024, this proposed local improvement project was advertised in the Winnipeg Free Press newspaper.

Per Section 409 of The City of Winnipeg Charter, objections to the proposed local improvement must be filed at least 30 days after the notice is published. A deadline of December 5, 2024 was published for filing of objections for this proposed Local Improvement Project.

Subsequent to the advertisement, the Manager of Taxation and Finance confirmed that a

"*Notice of Objection"* was not requested and no letters of objection were received by the City Clerk's office.

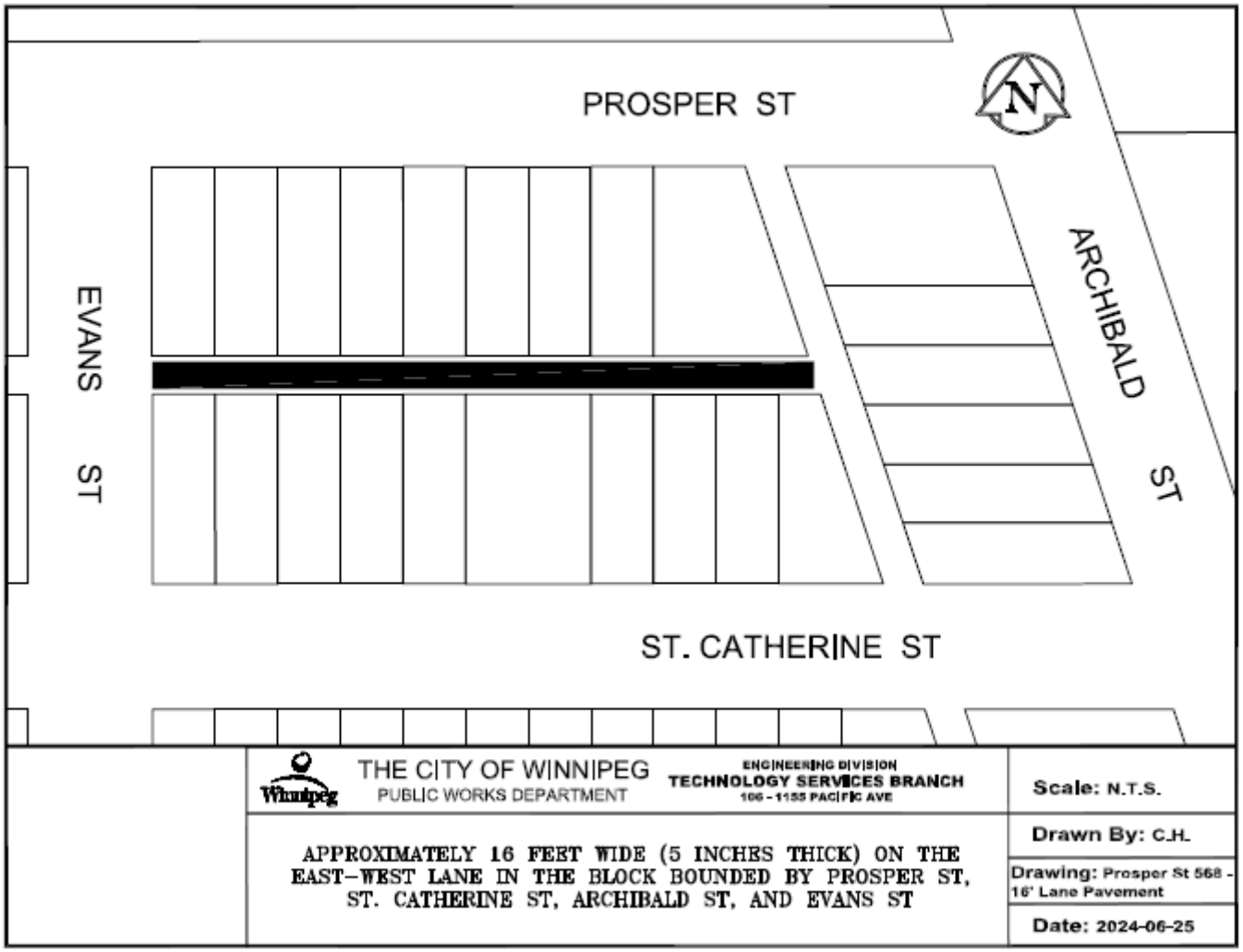
Per Section 411 of *The City of Winnipeg Charter,* where registered owners of at least 3/5 (60%) of the total real property that is to be benefited by a proposed local improvement object to the local improvement, the proposed local improvement must not proceed.

Given that no objections were received the 3/5 threshold has not been met, the Winnipeg Public Service recommends that this project **proceed** as part of the Local Improvement Program in conjunction with the City of Winnipeg's pilot project for Asphalt Lane Pavement. This project will be funded 50/50 through the Local Improvement Float and Public Work's Granular Roads Capital Account.

It is estimated that the total cost of the project is $335,000.00 of which 28.98% is to be recovered from the registered property owners' share.

Asphaltic Concrete Lane Pavement 16' x 5"
Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by Prosper Street, St. Catherine Street, Archibald Street, and Evans Street.

On July 10, 2024, a "Petition For" was issued to Roger Chamberland who resides at 568 Prosper Street, for a proposed Asphaltic Concrete Lane Pavement Local Improvement Project within the Riel Community St. Boniface Ward boundary which is depicted in the following drawing.



A filling date of October 10, 2024 was determined for the original “Petition For” form to be returned to the City Clerk’s Department (90 days after the first signature is dated on the application).

The City Clerk’s Department received the signed *“Petition For*” form on August 21, 2024. As the petition was signed by the registered owners representing 66.5% of the total assessable frontage, it was recommended that this project proceed to be advertised.

On September 6, 2024 the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and authorized the advertisement of the proposed Asphaltic Concrete Lane Pavement Local Improvement Project.

On November 5, 2024, this proposed local improvement project was advertised in the Winnipeg Free Press newspaper.

Per Section 409 of The City of Winnipeg Charter, objections to the proposed local improvement must be filed at least 30 days after the notice is published. A deadline of December 5, 2024 was published for filing of objections for this proposed Local Improvement Project.

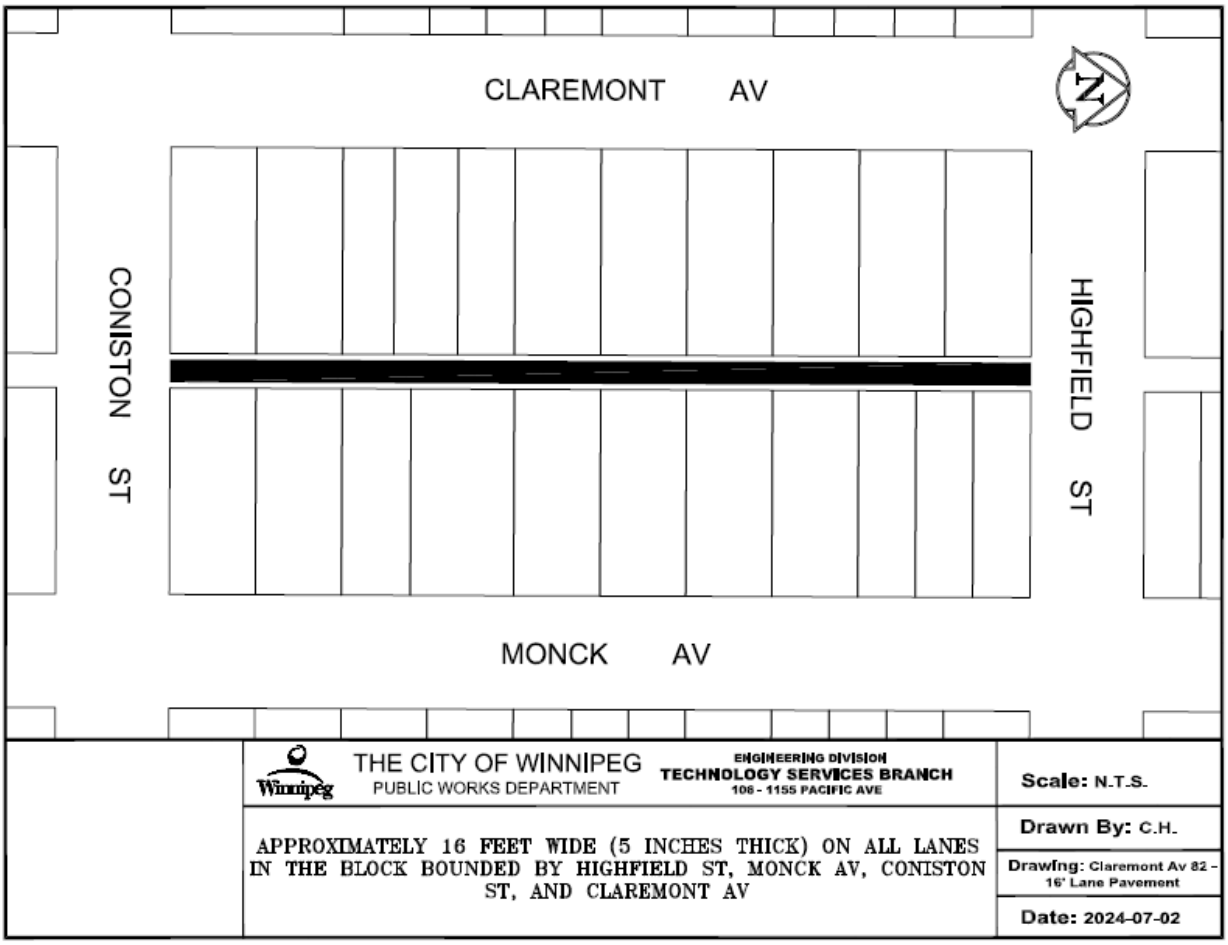
Subsequent to the advertisement, the Manager of Taxation and Finance confirmed that a "*Notice of Objection"* was not requested and no letters of objection were received by the City Clerk's office.

Per Section 411 of *The City of Winnipeg Charter,* where registered owners of at least 3/5 (60%) of the total real property that is to be benefited by a proposed local improvement object to the local improvement, the proposed local improvement must not proceed.
Given that no objections were received the 3/5 threshold has not been met, the Winnipeg Public Service recommends that this project **proceed** as part of the Local Improvement Program in conjunction with the City of Winnipeg's pilot project for Asphalt Lane Pavement. This project will be funded 50/50 through the Local Improvement Float and Public Work's Granular Roads Capital Account.'

It is estimated that the total cost of the project is $240,000.00 of which 38.76% is to be recovered from the registered property owners' share.

Asphaltic Concrete Lane Pavement 16' x 5"
Approximately 16 feet wide (5 inches thick) on the lanes in the block bounded by Highfield Street, Monck Avenue, Coniston Street, and Claremont Avenue.

On August 23, 2024, a "Petition For" was issued to Catherine Lee who resides at 82 Claremont Avenue, for a proposed Asphaltic Concrete Lane Pavement Local Improvement Project within the Riel Community Ward St. Boniface boundary which is depicted in the following drawing**.**



A filling date of November 21, 2024 was determined for the original “Petition For” form to be returned to the City Clerk’s Department (90 days after the first signature is dated on the application).

The City Clerk’s Department received the signed *“Petition For*” form on September 5, 2024. As the petition was signed by the registered owners representing 85% of the total assessable frontage, it was recommended that this project proceed to be advertised.

On September 24, 2024 the Riel Community Committee concurred with the recommendation of the Winnipeg Public Service and authorized the advertisement of the proposed Asphaltic Concrete Lane Pavement Local Improvement Project.

On November 5, 2024, this proposed local improvement project was advertised in the Winnipeg Free Press newspaper.

Per Section 409 of The City of Winnipeg Charter, objections to the proposed local improvement must be filed at least 30 days after the notice is published. A deadline of December 5, 2024 was published for filing of objections for this proposed Local Improvement Project.

Subsequent to the advertisement, the Manager of Taxation and Finance confirmed that a

"*Notice of Objection"* was not requested and no letters of objection were received by the City Clerk's office.

Per Section 411 of *The City of Winnipeg Charter,* where registered owners of at least 3/5 (60%) of the total real property that is to be benefited by a proposed local improvement object to the local improvement, the proposed local improvement must not proceed.

Given that no objections were received the 3/5 threshold has not been met, the Winnipeg Public Service recommends that this project **proceed** as part of the Local Improvement Program in conjunction with the City of Winnipeg's pilot project for Asphalt Lane Pavement. This project will be funded 50/50 through the Local Improvement Float and Public Work's Granular Roads Capital Account.'

It is estimated that the total cost of the project is $360,000.00 of which 37.46% is to be recovered from the registered property owners' share.

FINANCIAL IMPACT

Financial Impact Statement

Date: January 20, 2025

Project Name:

First Year of Program **2025**

Results of the November 5th, 2024 advertisement of the proposed Asphaltic Concrete Lane Pavement local improvement projects. Project Nos.1420210324, 1420210224 and 1420210124

	2025	2026	2027	2028	2029
Capital					
Capital Expenditures Required	$ 965,388	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	965,388	-	-	-	-
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		$ 98,807	$ 98,807	$ 98,807	$ 98,807
Less: Incremental Revenue/Recovery	30,388	45,049	45,049	45,049	45,049
Net Cost/(Benefit)	$ (30,388)	$ 53,758	$ 53,758	$ 53,758	$ 53,758
Less: Existing Budget Amounts	(30,388)	53,758	53,758	53,758	53,758
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

1. Capital expenditures required represent the estimated construction cost for these local improvements which will be funded by the 2024 Local Improvement Program and the 2025 Local Street Program.
2. The costs to be recovered from the registered property owners is 34.76%. Note that these projects have a local improvement term of 10 years and therefore the recoverable amount will be fully included on the property tax bills of the respective property owners in the year of tax imposition, expected to start in 2026. Recovery from property owners is $45,049 per year using the Local Improvement Financing Rates of 4.75% plus 1% administration fee. The Recovery from property owners beyond 2029 is $270,292.
3. Annual Debt & Finance Charges are calculated at 4.75% interest per annum over the term of each local improvement. The Debt & Finance charges beyond 2029 is $592,842.
4. Incremental Revenue/Recovery in year 2025 represents the corporate administration and interest overheads.

original signed by Tanis Yanchishyn

Tanis Yanchishyn, CPA, CA
Manager of Taxation and Finance

CONSULTATION

This Report has been prepared in consultation with: Legal Services as to by-law preparation

OURWINNIPEG POLICY ALIGNMENT

The Local Improvement process is generally aligned with the policies provided for in OurWinnipeg 2045, specifically policy 6.7 Fiscally Sustainable Growth of the goal City Building.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan (CAP), and it was determined that the CAP is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS), and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Assessment and Taxation Department
Division: Taxation and Finance
Prepared by: Tanis Yanchishyn
Date: February 6, 2025

Schedule A

THE CITY OF WINNIPEG
BY-LAW NO. /2025

A By-law of THE CITY OF WINNIPEG to authorize the undertaking of certain local improvements.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Definitions

In this By-law

"Asphalt Lane Pavement Pilot Project" means the City's pilot project approved by Council on November 20, 2013 whereby the total expenses for material and land drainage required to implement asphalt local improvements are to be funded 50% through the Granular Lane Improvement Capital Account and 50% through the Local Improvement Float;

"City" means The City of Winnipeg continued under section 8 of the Charter;

"Council" means the council of the City;

"Granular Lane Improvement Capital Account" means the amount budgeted for the City's Public Works Department's Granular Lane Improvement Program in the City's Capital Budget for the year in which the Local Improvement Projects were initiated;

"Local Improvement Project" means the following local improvement project in the Riel Community:

(a) **Asphaltic Concrete Lane Pavement** – Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by St Mary's Road, Kirkdale Street, Monck Avenue, and Claremont Avenue.

TOTAL ESTIMATED COST $335,000.00

(b) **Asphaltic Concrete Lane Pavement** - Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by Prosper Street, St. Catherine Street, Archibald Street, and Evans Street.

TOTAL ESTIMATED COST $240,000.00

(c) **Asphaltic Concrete Lane Pavement** - Approximately 16 feet wide (5 inches thick) on the lanes in the block bounded by Highfield Street, Monck Avenue, Coniston Street, and Claremont Avenue.

TOTAL ESTIMATED COST $360,000.00

Authorization

The Local Improvement Projects are hereby authorized to be undertaken.

Funding

The Local Improvement Projects shall be funded in accordance with the Asphalt Lane Pavement Pilot Project.

DONE AND PASSED this day of , 2025.

_____
Mayor

City Clerk

Approved as to content:

Director of Assessment and Taxation
and City Assessor

Legally reviewed and certified as to form:

for Director of Legal Services
and City Solicitor