Minute No. 394
Minutes– Council – July 17, 2025

Report – Executive Policy Committee – July 8, 2025

Item No. 2 **Results of the May 13, 2025 Advertisement of the Proposed Asphaltic Concrete Lane Pavement Local Improvement Projects. Project Nos. – 1420219724 and 1420219624**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

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 Marion Street, Horace Street, the Seine River, and Youville Street, including the first north-south outlet lane to Horace Street west of the Seine River.
Asphaltic Concrete Lane Pavement 14' x 5"	Approximately 14 feet wide (5 inches thick) on the first north-south lane in the block bounded by Victory Place, Sherwood Place, west of St. Anne's Road, and St. Mary's Road.

2. That City Council enact a by-law to authorize the proposed local improvements outlined in recommendation 1 of this Report. (draft by-law 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 foregoing.

Report – Executive Policy Committee – July 8, 2025

DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 2025, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 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: Results of the May 13, 2025 advertisement of the proposed asphaltic concrete lane pavement local improvement projects. Project Nos.- 1420219724 and 1420219624

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

AUTHORIZATION

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

EXECUTIVE SUMMARY

This Administrative Report provides information regarding the advertisement of proposed local improvements and any subsequent objections submitted by property owners to the City of Winnipeg.

This report addresses the proposed local improvement projects and communicates the results of the local improvement advertisement to the area Councillors. As the objections received did not meet the required threshold to defeat the proposed improvements, the Public Service considers the projects to be successful.

The Public Service recommends that the proposed local improvement projects proceed as part of the Local Improvement.

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 Marion Street, Horace Street, the Seine River, and Youville Street, including the first north-south outlet lane to Horace Street west of the Seine River.
Asphaltic Concrete Lane Pavement 14' x 5"	Approximately 14 feet wide (5 inches thick) on the first north-south lane in the block bounded by Victory Place, Sherwood Place, west of St. Anne's Road, and St. Mary's Road.

2. That City Council enact a by-law to authorize the proposed local improvements outlined in recommendation 1 of this Report. (draft by-law 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 foregoing.

REASON FOR THE REPORT

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

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

IMPLICATIONS OF THE RECOMMENDATIONS

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

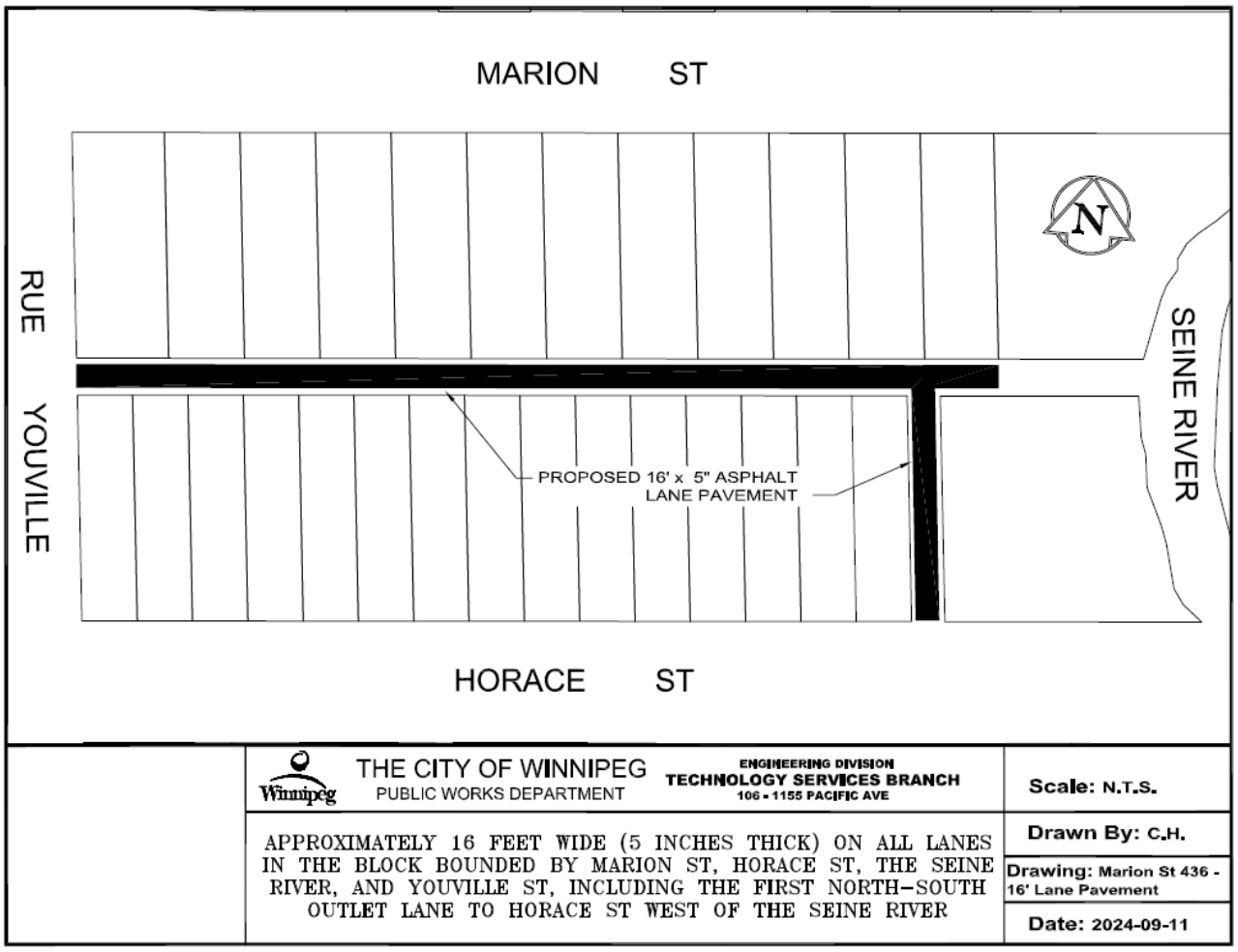
HISTORY/DISCUSSION

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 Marion Street, Horace Street, the Seine River, and Youville Street, including the first north-south outlet lane to Horace Street west of the Seine River.

On September 9, 2024, a “Petition For” was issued to Susan Lauk, authorized agent, acting on behalf of Robert M. Dunn who resides at 436 Marion Street for a proposed Asphaltic Concrete Lane Pavement Local Improvement Project within the Riel Community and St. Boniface Ward boundary which is depicted in the following drawing:



A Filing Deadline of December 13, 2024 was determined for the “Petition For” form to be returned to the City Clerk’s Department. (90 days after the first signature is dated on the “Petition For” form).

The City Clerk’s Department received the signed “Petition For” form on December 13, 2024. As the petition was signed by registered owners representing 49% of the total assessable frontage, the Public Service recommended that the project not proceed to be advertised.

On May 2, 2025 Council concurred with the recommendation of the Executive Policy Committee and adopted the request to initiate the proposed local improvement pursuant to Section 408(a) of the City of Winnipeg Charter.

On May 13, 2025, 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 June 12, 2025 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, however, a letter of objection was received by the City Clerk's office.

The City Clerk's Department received the signed letter of objection before the deadline of June 12, 2025.

In compliance with Section 125 of *The City of Winnipeg Charter*, it was ascertained and certified by the Manager of Taxation and Finance that the signature obtained from the benefiting registered property owner on letter of objection represent 2.87% of the total assessable frontage, as summarized below:

Total Assessable Frontage	1169.2 Feet
Less City Share	122.5 Feet
Total Assessable Frontage (City Share Factored Out)	1046.7 Feet
Petitioners Object Represent	30 Feet
Percentage Signed	***2.87 %***

In analysis it has been noted that one property owner submitted a letter of objection, the total frontage feet for this property is 30 feet. The Public Service has considered all objections received in the calculation of the percentage during the advertisement period.

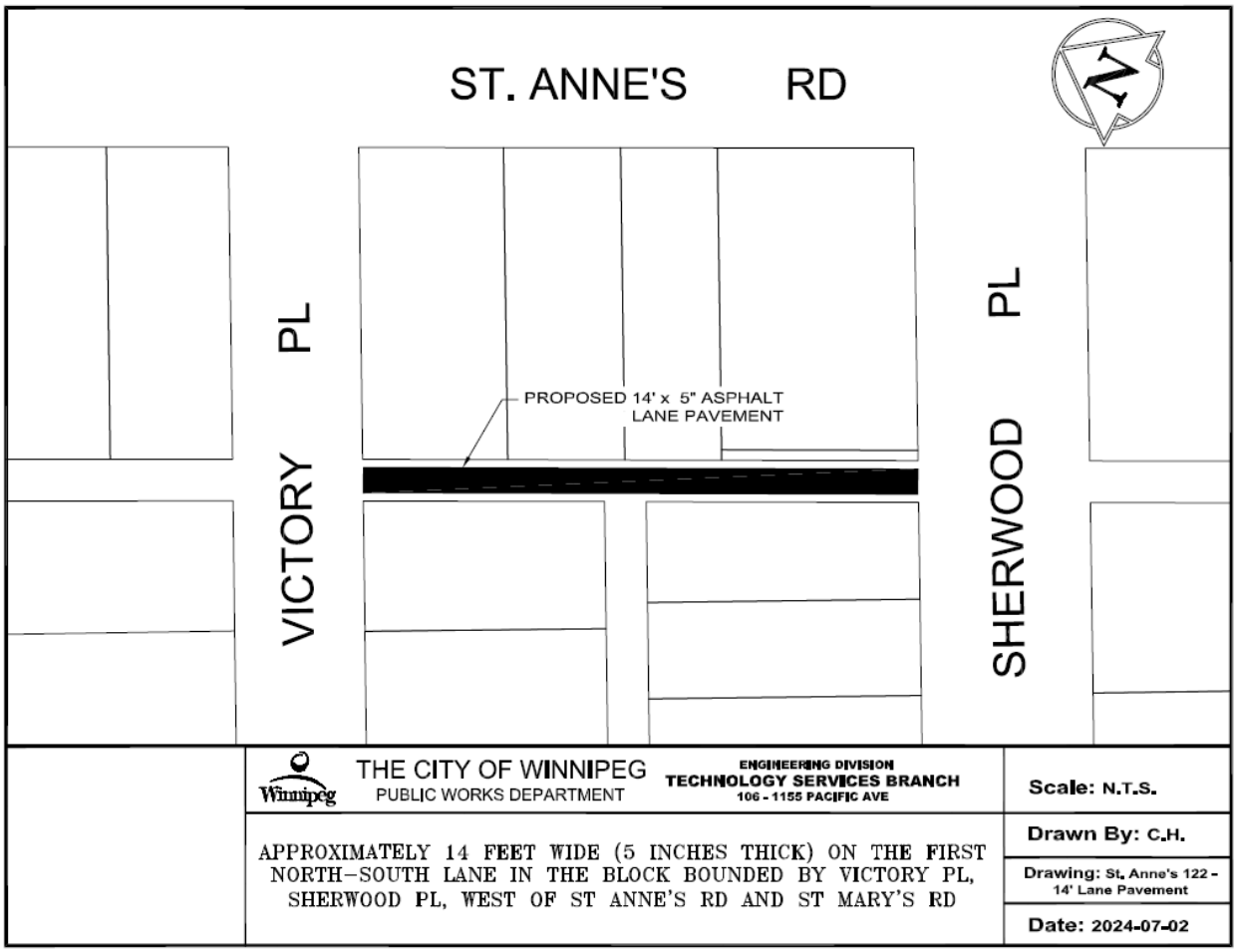
Per Section 411 of *The City of Winnipeg Charter,* where registered owners of at least 3/5 (60%) of the total real property that is to be benefited by a proposed local improvement object to the local improvement, the proposed local improvement must not be proceed with.

Given the result of 2.87%, and that 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 $405,000 of which 34.64% is to be recovered from the registered property owners' share.

Asphaltic Concrete Lane Pavement 14' x 5"
Approximately 14 feet wide (5 inches thick) on the first north-south lane in the block bounded by Victory Place, Sherwood Place, west of St. Anne's Road, and St. Mary's Road.

On September 9, 2024, a "Petition For" was issued to John S. Wintrup, authorized agent, acting on behalf of 10060862 Manitoba Inc. registered owner of 122 St. Anne's Road for a proposed Asphaltic Concrete Lane Pavement Local Improvement Project within the Riel Community and St. Vital Ward boundary which is depicted in the following drawing.



A Filing Deadline of December 6, 2024 was determined for the “Petition For” form to be returned to the City Clerk’s Department. (90 days after the first signature is dated on the “Petition For” form).

The City Clerk’s Department received the signed “Petition For” form on December 6, 2024. As the petition was signed by registered owners representing 56% of the total assessable frontage, the Public Service recommended that the project not proceed to be advertised.

On May 2, 2025 Council concurred with the recommendation of the Executive Policy Committee and adopted the request to initiate the proposed local improvement pursuant to Section 408(a) of the City of Winnipeg Charter.

On May 13, 2025, 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 June 12, 2025 was published for filing of objections for this proposed Local Improvement Project.

Subsequent to the advertisement, on May 13 2025, the Manager of Taxation and Finance confirmed that a ‘Notice of Objection’ was not requested and there were no letter of objection received by the City Clerk’s Department.

Therefore, no objections were filed against this proposed local improvement project.

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 $125,000 of which 32.85% is to be recovered from the registered property owners’ share.

FINANCIAL IMPACT

Financial Impact Statement

Date: June 17, 2025

Project Name:

First Year of Program **2026**

Results of the May 13, 2025 advertisement of the proposed asphaltic concrete lane pavement local improvement projects. Project Nos.- 1420219724 and 1420219624

	2026	2027	2028	2029	2030
Capital					
Capital Expenditures Required	$ 547,225	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	547,225	-	-	-	-
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		$ 56,008	$ 56,008	$ 56,008	$ 56,008
Less: Incremental Revenue/Recovery	17,225	25,141	25,141	25,141	25,141
Net Cost/(Benefit)	$ (17,225)	$ 30,867	$ 30,867	$ 30,867	$ 30,867
Less: Existing Budget Amounts	(17,225)	30,867	30,867	30,867	30,867
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 34.22%. 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 2027. Recovery from property owners is $25,141 per year using the Local Improvement Financing Rates of 4.75% plus 1% administration fee. The Recovery from property owners beyond 2030 is $150,844.
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 2030 is $336,050.
4. Incremental Revenue/Recovery in year 2026 represents the corporate administration and interest overheads.

original signed by Tanis Yanchishyn

Tanis Yanchishyn, CPA, CA
Manager of Taxation and Finance
Assessment and Taxation Department

CONSULTATION

This Report has been prepared in consultation with: Legal Services (as to legal issues)

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: June 17, 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

1 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 14 feet wide (5 inches thick) on the first north-south lane in the block bounded by Victory Place, Sherwood Place, west of St. Anne's Road and St. Mary's Road.

TOTAL ESTIMATED COST **$125,000.00**

b) **Asphaltic Concrete Lane Pavement** - Approximately 16 feet wide (5 inches thick) on all lanes in the block bounded by Marion St, Horace St, the Seine River, and Youville St, including the first north-south outlet lane to Horace St west of the Seine River

TOTAL ESTIMATED COST **$405,000.00**

Authorization

3 The Local Improvement Projects are hereby authorized to be undertaken.

Funding

4 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