Minute No. 482
Minutes – Council – September 25, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Item No. 2 **Proposed Land Exchange of Closed Section of Right-of-Way along Ferrier Street and adjacent City-owned Property with 1910588 Alberta Ltd. in exchange for lands needed for the realignment of the Chief Peguis Trail Extension Project**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the City-owned lands identified as "Subject City Property" and "Proposed Closing" on Misc. Plan No. 8424/7 attached to this report as Schedule A, be declared surplus to the City's needs, and form part of a land exchange for 1910588 Alberta Ltd. lands needed for the realignment of the Chief Peguis Trail Extension Project.

2. That a land exchange between the City and 1910588 Alberta Ltd., whereby the City transfers the City-owned lands identified as "Proposed Closing" and "Subject City Property" on Misc. Plan No. 8424/7 attached to this report as Schedule A, to 1910588 Alberta Ltd. in exchange for the property identified as "Public Road" needed for Chief Peguis Trail in DASZ Map 2 attached to this report as Schedule D, at the Development Agreement Parameters "Land Value" rate approved by Council at the time of executing a land exchange agreement or purchase and sale agreement, be approved.

3. That, subject to the approval of Recommendations 1 and 2, the City enter into, execute and deliver a land exchange agreement or a purchase and sale agreement with 1910588 Alberta Ltd. 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").

4. That the authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the land exchange agreement or purchase and sale agreement and Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

Report – Standing Policy Committee on Property and Development – September 12, 2025

COUNCIL DECISION (continued):

5. That Section 3.2G of the "Declaration as Surplus and Sale of Property" policy be waived and that the net proceeds of the proposed sale of the "Proposed Closing" and "Subject City Property" be credited to fund the Public Works Regional Street Renewal Program: Ferrier Street realignment and future Chief Peguis Trail extension and that the Capital Budget for the project be increased by the same amount, funded by a transfer from the Land Operating Reserve.

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

Report – Standing Policy Committee on Property and Development – September 12, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Proposed Land Exchange of Closed Section of Right-of-Way along Ferrier Street and adjacent City-owned Property with 1910588 ALBERTA LTD.in exchange for lands needed for the realignment of the Chief Peguis Trail Extension Project

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

AUTHORIZATION

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

EXECUTIVE SUMMARY

1910588 Alberta Ltd. wants to acquire City-owned land and a section of Ferrier Street, south of its intersection with Murray Avenue. This land is to be included in their proposed subdivision (DASZ 21/2025). The City land is outlined on Misc. Plan 8424/7, attached as Schedule A.

Within this DASZ proposal, the referenced section of Ferrier Street will be closed via DAC 3/2025. The new Ferrier Street will be realigned to meet proper intersection safety standards at the proposed Chief Peguis Trail extension.

The Public Service recommends that the “Proposed Closing” and “Subject City Property”, identified in Schedule A, be declared surplus to the City’s needs. The City land will be exchanged for land owned by 1910588 Alberta Ltd., identified on Schedule D, and is needed for the extension of Chief Peguis Trail.

The consideration for the proposed land exchange will be based on the Land Value rate from the Development Agreement Parameters and approved by Council at the time of executing the land exchange agreement or purchase and sale agreement. The 2025 approved price is $177,000.00 per acre.

The land exchange will result in the City acquiring more land than it is selling. The shortfall will be covered by the Public Works Regional Street Renewal Program: Ferrier Street realignment and future Chief Peguis Trail extension.

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

RECOMMENDATIONS

1. That the City-owned lands identified as “Subject City Property” and “Proposed Closing” on Misc. Plan No. 8424/7 attached to this report as Schedule A, be declared surplus to

the City's needs, and form part of a land exchange for 1910588 Alberta Ltd. lands needed for the realignment of the Chief Peguis Trail Extension Project.

2. That a land exchange between the City and 1910588 Alberta Ltd., whereby the City transfers the City-owned lands identified as "Proposed Closing" and "Subject City Property" on Misc. Plan No. 8424/7 attached to this report as Schedule A, to 1910588 Alberta Ltd. in exchange for the property identified as "Public Road" needed for Chief Peguis Trail in DASZ Map 2 attached to this report as Schedule D, at the Development Agreement Parameters "Land Value" rate approved by Council at the time of executing a land exchange agreement or purchase and sale agreement, be approved.

3. That, subject to the approval of Recommendations 1 and 2, the City enter into, execute and deliver a land exchange agreement or a purchase and sale agreement with 1910588 Alberta Ltd. 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").

4. That the authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the land exchange agreement or purchase and sale agreement and Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That Section 3.2G of the "Declaration as Surplus and Sale of Property" policy be waived and that the net proceeds of the proposed sale of the "Proposed Closing" and "Subject City Property" be credited to fund the Public Works Regional Street Renewal Program: Ferrier Street realignment and future Chief Peguis Trail extension and that the Capital Budget for the project be increased by the same amount, funded by a transfer from the Land Operating Reserve.

6. 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, approval by the Standing Policy Committee on Property and Development is required for land exchanges and sales more than $700,000.00 or where the land exchange or sale price is less than 80 percent of the appraised value.

Pursuant to the "Real Estate – Declaration as Surplus and Sale of Property", the proposed waiver of Section 3.2G, and declaring all City-owned properties surplus to the City's need, which fall outside the Director of PPD delegated authority, requires Council approval.

IMPLICATIONS OF THE RECOMMENDATIONS

Should the “Proposed Closing” and “Subject City Property” as identified on Misc. Plan No. 8424/7 (collectively referred to as the “City Properties”) be declared surplus to the needs of the City, the sites will be sold/exchanged to the adjacent landowner (1910588 Alberta Ltd.). The City’s standard terms and conditions of land exchanges/sale include provisions to protect the City’s interests in the event that environmental contamination is discovered. All costs associated with the proposed closing and development shall be the responsibility of 1910588 Alberta LTD.

If the report recommendations are approved, the net sale proceeds will be credited to the Public Works Regional Street Renewal Program: Ferrier Street realignment and future Chief Peguis Trail extension (this program is also covering the shortfall that results from the City acquiring more land than it is selling).

If the City Properties are sold and incorporated into DASZ 21/2025, the purchaser will be able to complete their Aurora at North Point Neighborhood and the land required for the Chief Peguis Trail extension will be dedicated to the City.

HISTORY/DISCUSSION

In May of 2022, 1910588 Alberta Ltd. proposed a land exchange with the City that would enable the relocation of Ferrier Street, further develop their Aurora at North Point neighbourhood within the West Kildonan Industrial Neighbourhood, and reserve land for the future extension of Chief Peguis Trail.

On June 5, 2025, Landmark Planning & Design, on behalf of 1910588 Alberta Ltd., submitted a Development Application, DAC 3/2025 to close part of Ferrier Street as shown on Misc. Plan 16099 (Schedule B). Under DAC 3/2025, Ferrier Street would be closed to allow for the realignment of the north-south right-of-way (Schedule D) in order to meet proper intersection safety standards for the future Chief Peguis Trail extension.

On June 2, 2025, Landmark Planning & Design, on behalf of 1910588 Alberta Ltd., submitted a Development Application, DASZ 21/2025, which incorporates the proposed DAC 3/2025 into a new subdivision as shown outlined in Schedule C. In addition, and for inclusion in the proposed subdivision, they also expressed an interest in acquiring a portion of City-owned land easterly and adjacent to the section of Ferrier Street to be closed, shown as “Subject City Property” on Misc. Plan 8424/7 (Schedule A).

Under Development Application DASZ 21/2025, 1910588 Alberta Ltd. proposes to dedicate 12 acres of land to the Chief Peguis Trail extension. This 12-acre parcel is Lot 1, Block 8 Plan 74159 and is identified in Schedule D as Public Road. Land dedicated as a regional right-of-way is purchased at the Development Agreement Parameters “Land Value” rate. The total cost of the 12 acres, based on 2025 rates, is $2,124,000.00.

The City Properties were circulated to all City Departments and no civic need was identified.

The sections of Ferrier Street to be closed and the adjacent City-owned land are 3.92 acres and 2.55 acres respectively, totaling 6.47 acres. These two portions of land will be transferred to 1910588 Alberta Ltd. and credited toward the cost of acquiring the 12 acres needed for the Chief Peguis Trail extension.

The proposed consideration for the land exchange will be based on the “Land Value” rate in the Development Agreement Parameters approved by Council at the time of executing the land exchange agreement or purchase and sale agreement. The 2025 approved price is $177,000.00 per acre; therefore, the current estimate of the sale price of the City Properties is $1,145,190.00. No appraisals were completed on the properties to be exchanged since the Development Agreement Parameters prescribe the acquisition cost. It would be inappropriate to charge the purchaser a different amount for the land being sold versus the land being acquired.

The Public Service recommends approval of the land exchange/sale to 1910588 Alberta Ltd. and anticipates a closing date in winter of 2026.

Should Council approve the land exchange, the Public Service will execute a land exchange agreement or purchase and sale agreement that reflects the terms and conditions set out in this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

The land exchange is considered to provide the best value to the City as it will enable the Chief Peguis Trail Extension Project and provide additional housing to the West Kildonan neighbourhood. The sale of the City’s lands forms part of a land exchange that benefits a Council-approved land acquisition program or is required by a civic department for a public use.

FINANCIAL IMPACT

Financial Impact Statement

Date: August 1, 2025

Project Name:

First Year of Program **2025**

Proposed Land Exchange of Closed Section of Right-of-Way along Ferrier Street and adjacent City-owned Property with 1910588 Alberta Ltd.in exchange for lands needed for the realignment of the Chief Peguis Trail Extension Project

	2025	2026	2027	2028	2029
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	$ 1,145,190	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	1,145,190	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Incremental Revenue/Recovery represents the raw land value of the 6.47 acres of City-owned land to be sold while direct costs represent the raw land value of the 6.47 acres to be acquired. Note: the $1,145,190 in incremental revenue is to be transferred from the Land Operating Reserve Fund to the General Capital Fund (Public Works Regional Street Renewal Program: Ferrier Street realignment and future Chief Peguis Trail extension).

Mike McGinn August 1, 2025

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045 Development Plan: The Project aligns with the policies set out in:

City Building:
6.3 Urban Structure
Complete Communities must prescribe land use development policy in detail to guide growth and development in the city through the Urban Structure, as reflected in an Urban Structure Map.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The acquisition of the Subject Property to be Acquired and sale of the City land aligns with the following strategic objective and key directions of the City's Climate Action Plan:

4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy, as well as the corresponding 2021-2023 Implementation Plan, and it was determined that the Strategy is not applicable to this specific report.

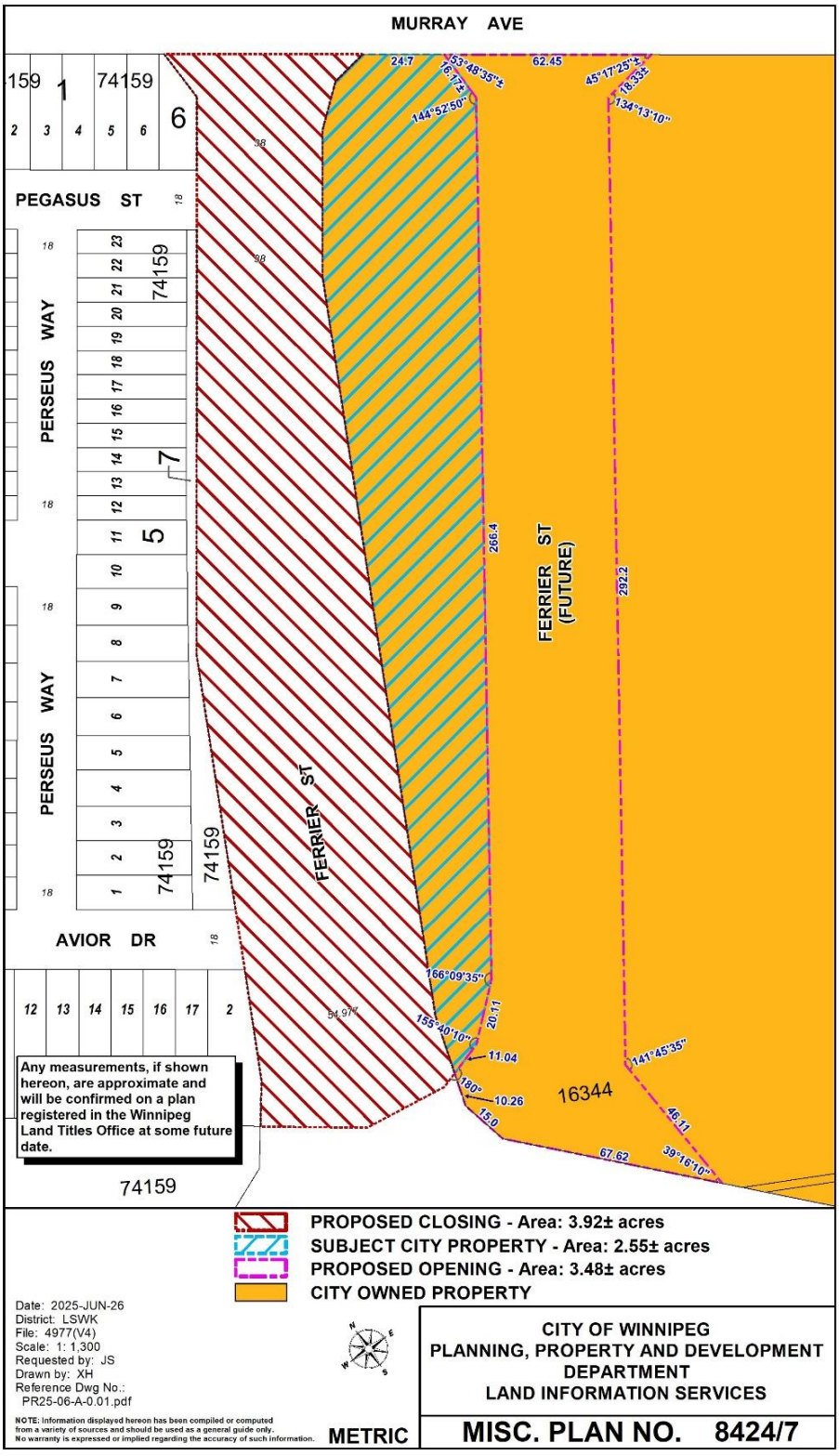
SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Nikola Vujadin
Date: August 8, 2025
File No: 4977(V4)

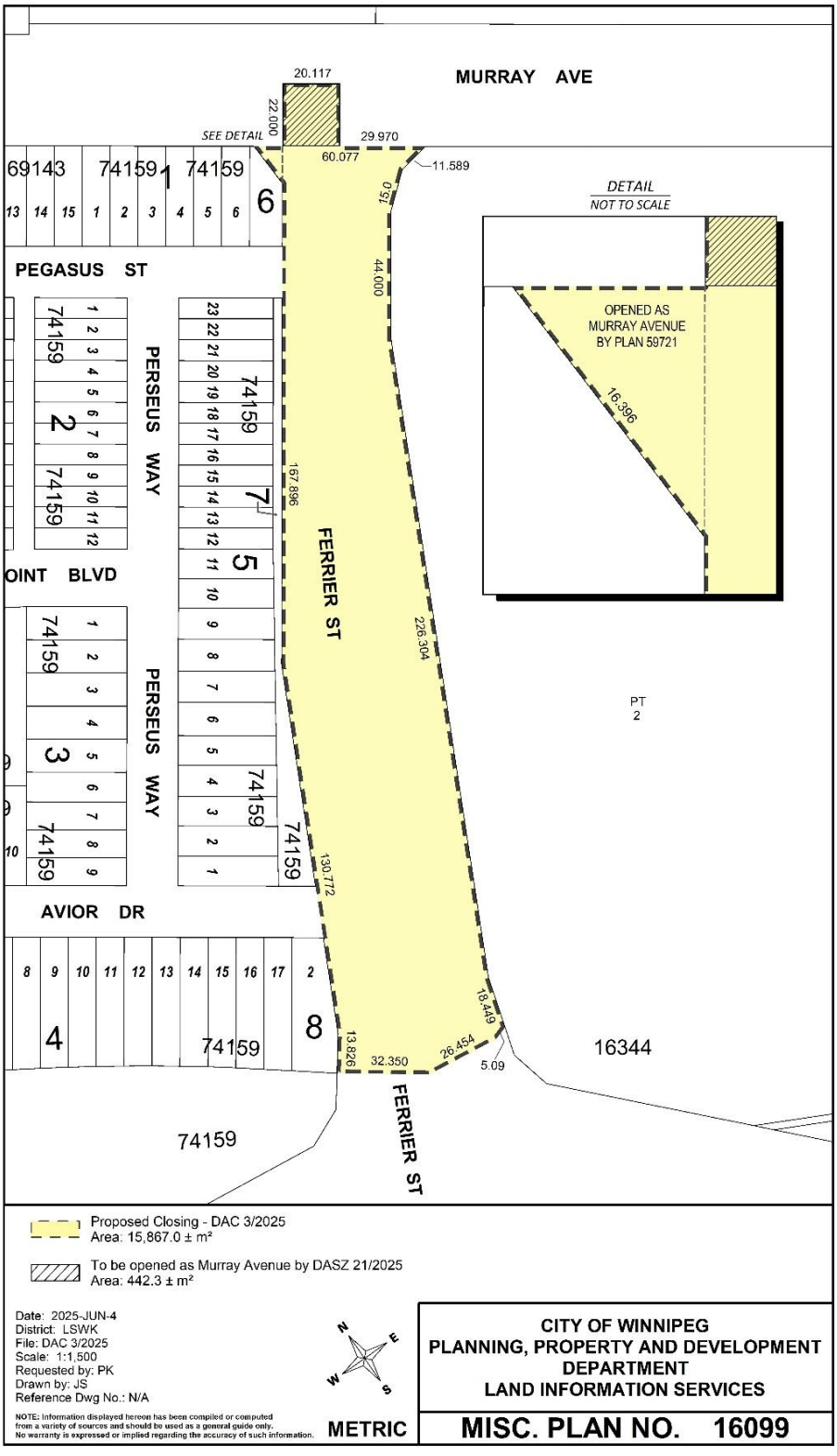
Attachments:

Schedule A – Misc. Plan No. 8424/7
Schedule B – Proposed closing of a portion of Ferrier Street and Murray Ave
Schedule C – DASZ 21/2025
Schedule D – Portion of land being sold to City to enable Chief Peguis Trail extension

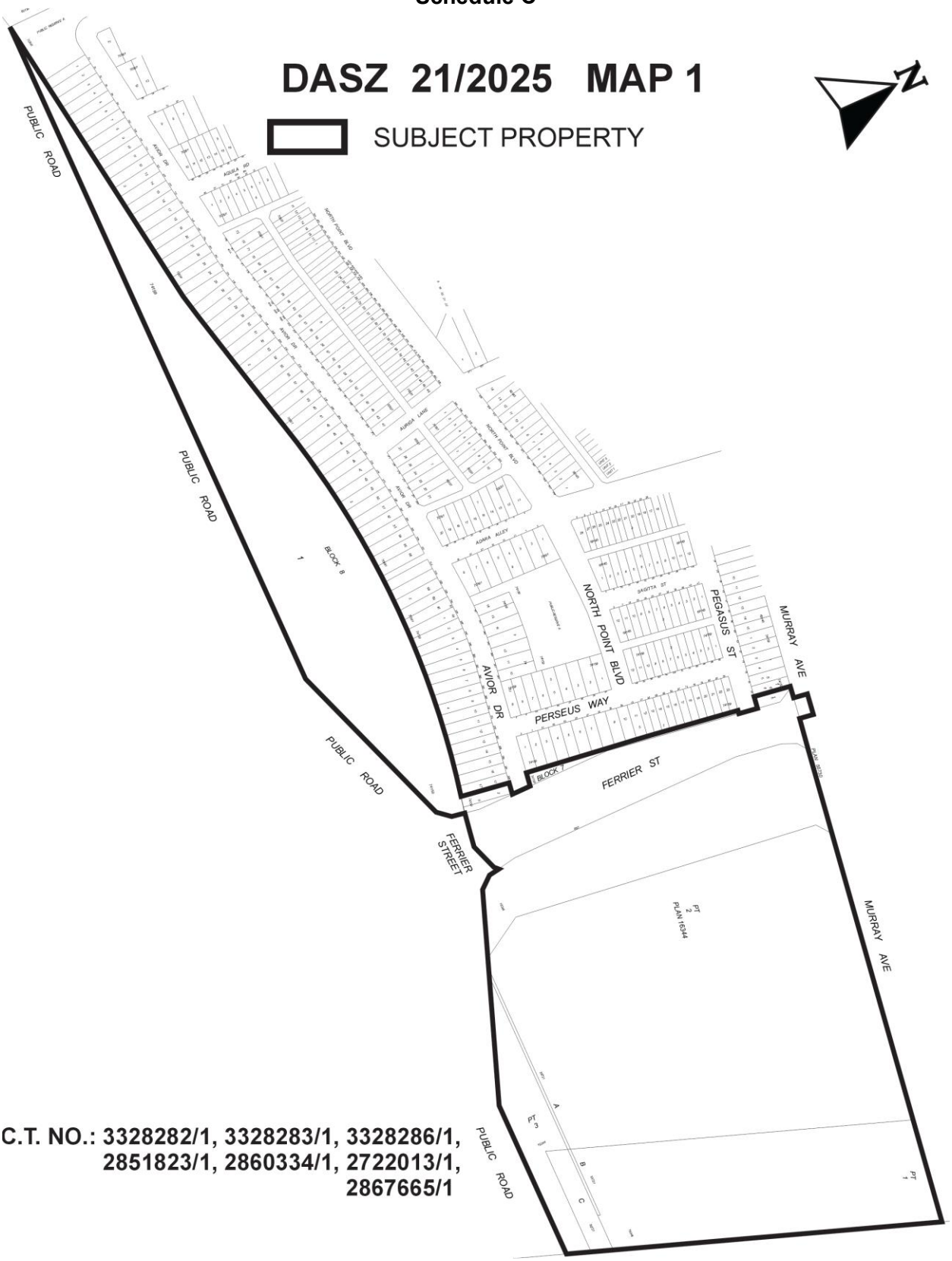
Schedule A


MURRAY AVE
PEGASUS ST
PERSEUS WAY
PERSEUS WAY
AVIOR DR
FERRIER ST
FERRIER ST (FUTURE)
74159
16344
24.7
62.45
266.4
292.2
20.11
11.04
10.26
15.0
46.11
67.62
54.97
Any measurements, if shown hereon, are approximate and will be confirmed on a plan registered in the Winnipeg Land Titles Office at some future date.
PROPOSED CLOSING - Area: 3.92± acres
SUBJECT CITY PROPERTY - Area: 2.55± acres
PROPOSED OPENING - Area: 3.48± acres
CITY OWNED PROPERTY
Date: 2025-JUN-26
District: LSWK
File: 4977(V4)
Scale: 1: 1,300
Requested by: JS
Drawn by: XH
Reference Dwg No.: PR25-06-A-0.01.pdf
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 8424/7

Schedule B

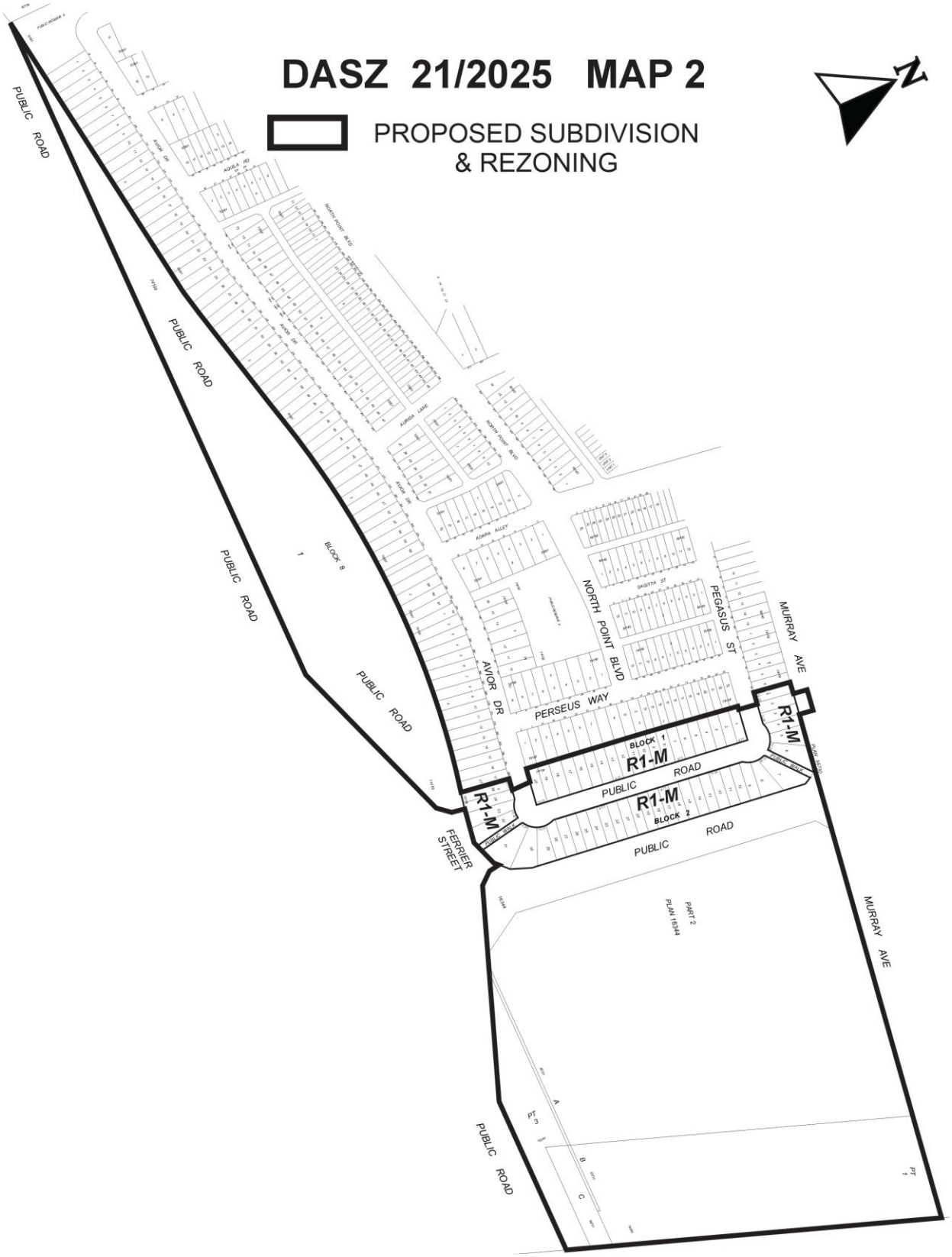

MURRAY AVE
20.117
22.000
SEE DETAIL
29.970
60.077
11.589
15.0
44.000
DETAIL
NOT TO SCALE
OPENED AS
MURRAY AVENUE
BY PLAN 59721
16.396
PEGASUS ST
PERSEUS WAY
PERSEUS WAY
OINT BLVD
AVIOR DR
FERRIER ST
167.896
226.304
130.712
18.449
26.454
5.09
13.826
32.350
PT
2
16344
74159
FERRIER ST
Proposed Closing - DAC 3/2025
Area: 15,867.0 ± m²
To be opened as Murray Avenue by DASZ 21/2025
Area: 442.3 ± m²
Date: 2025-JUN-4
District: LSWK
File: DAC 3/2025
Scale: 1:1,500
Requested by: PK
Drawn by: JS
Reference Dwg No.: N/A
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT
DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 16099

Schedule C



C.T. NO.: 3328282/1, 3328283/1, 3328286/1, 2851823/1, 2860334/1, 2722013/1, 2867665/1

Schedule D


DASZ 21/2025 MAP 2
PROPOSED SUBDIVISION
& REZONING
N
PUBLIC ROAD
PUBLIC ROAD
PUBLIC ROAD
PUBLIC ROAD
BLOCK 8
1
AVIOR DR
NORTH POINT BLVD
PEGASUS ST
MURRAY AVE
PERSEUS WAY
BLOCK 1
R1-M
R1-M
PUBLIC ROAD
R1-M
BLOCK 2
PUBLIC ROAD
R1-M
FERRIER STREET
PART 2
PLAN 16344
MURRAY AVE
PUBLIC ROAD
PT 3
PT 1