Agenda – Executive Policy Committee – November 18, 2025

Report – Standing Policy Committee on Property and Development – November 7, 2025

Item No. 2 Expropriation and Rezoning of Lemay Forest

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, and submitted the following to Council:

1. That the matter be filed.

Agenda – Executive Policy Committee – November 18, 2025

Report – Standing Policy Committee on Property and Development – November 7, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Delete Recommendation 1 and replace with the following:

  "1. That the matter be filed."

and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On May 2, 2025, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Public Service be directed to work collaboratively with the Province of Manitoba to support the creation of a new provincial park in and around Lemay Forest, including exploring opportunities for City-owned land to form part of the park, and any required rezoning.

2. That the Public Service be directed to report back within 180 days on options and next steps to ensure the City of Winnipeg remains an active partner in the establishment of the park.

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

ADMINISTRATIVE REPORT

Title: Update – Expropriation and Rezoning of Lemay Forest

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	J. Veitch (Acting)	N/A	J. Dunford

EXECUTIVE SUMMARY

In 2025, the Province expropriated two parcels of land that are known as the Lemay Forest. The Province also considered expropriating three parcels of City land beside the Forest (identified in Schedule A).

The City has been informed that the Province does not intend to expropriate any of the City parcels. Instead, the Province would like to purchase the City parcels for $1.00.

At this point in time, the City does not have sufficient information to recommend or decline a sale. The Public Service may be asked to join an advisory group for the creation of the Provincial Park. Once more details are shared, the Public Service will be able to make a recommendation to Council regarding the future of the City land.

RECOMMENDATIONS

That this report be received as information.

REASON FOR THE REPORT

On May 2, 2025, Council adopted the following:

1. That the Public Service be directed to work collaboratively with the Province of Manitoba to support the creation of a new provincial park in and around Lemay Forest, including exploring opportunities for City-owned land to form part of the park, and any required rezoning.

2. That the Public Service be directed to report back within 180 days on options and next steps to ensure the City of Winnipeg remains an active partner in the establishment of the park.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications to receiving this report as information.

HISTORY/DISCUSSION

In April 2025, the Province of Manitoba expropriated the private property known as the Lemay Forest – a 22-acre property located near Lemay Avenue in St. Norbert, between the Red River and Pembina Highway.

The Province also registered a Notice of Intended Expropriation against the City properties that abut the Lemay Forest (see map attached as Schedule A). Subsequent to the Notice, the City met with the Province to discuss how the properties were intended to be developed. No details were available at the time since the Province had only just taken ownership of the Lemay Forest.

In September 2025, the Province informed the City that the Notice of Intended Expropriation for the City properties would not be pursued. Instead, the Province would like to purchase the Subject City Property identified in Schedule A for $1.00. The City was also informed that it is the intention of the Province to establish an advisory group for the creation of a Provincial Park and the City would be involved in the group.

The Public Service does not have sufficient information regarding the sale of the Subject City Property to make a recommendation to the Province or Council at this time. If the Subject City Property were sold, approval from two-thirds of all members of Council would be required.

The majority of the Subject City Property was acquired through a land exchange that was approved by Council on July 21, 2010. The riverbank portion of the City land identified in Schedule A was valued at $400,000.00 in 2010. The small parcel of land adjacent to de la Digue was expropriated decades ago to serve as a dyke, prior to the creation of a dyke closer to the river a few years later.

The Public Service intends to continue discussions with the Province regarding a Provincial Park in and around the Lemay Forest.

FINANCIAL IMPACT

Financial Impact Statement Date: September 16, 2025

Project Name:

Update – Expropriation and Rezoning of Lemay Forest

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Sept. 16, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Public Works – Parks and Open Spaces Division
- Water and Waste

OURWINNIPEG POLICY ALIGNMENT

The following two OurWinnipeg 2045 policies are relevant to this report:

Environmental Resilience
2.19 Leverage Green Infrastructure
Value, protect and integrate green infrastructure solutions within the urban environment, to achieve highest and best use for biodiversity and ecosystem integrity, mitigate servicing capacity constraints, and accommodate only park, recreation, open space, or City operations related uses in City-owned land used as parks or under parks jurisdiction.

2.20 Leverage Green Infrastructure
Create a master green space and natural corridor plan by-law that enables conservation, management, restoration, and enhancement of the inherent value and ecological functioning of parks, waterways, natural areas and systems year-round, to support the environment, advance climate change adaptation and mitigation, and increase quantity of such lands by 1,000 acres that can be accessed for recreation, social interaction, active living and connection of people and nature with nature, as population growth occurs.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The following two Winnipeg Climate Action Plan policies are relevant to this report:

7.2 Increase and Preserve Tree Canopy
7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation

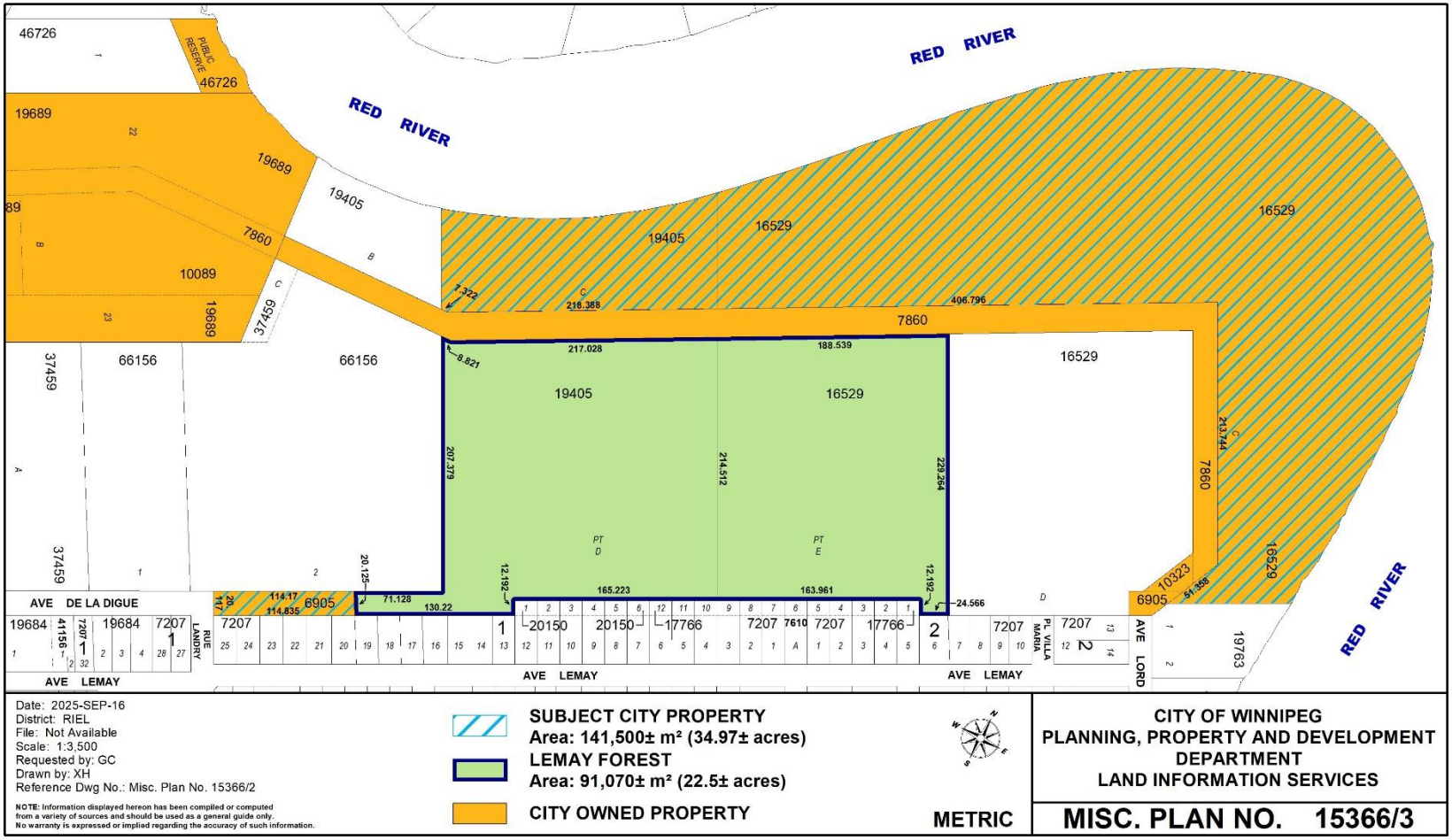
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Acting Manager of Real Estate and Land Development
Date: September 23, 2025
File No: 4280 V2
Attachments: Schedule A – Misc. Plan 15366/3

Schedule A


RED RIVER
RED RIVER
RED RIVER
46726
PUBLIC RESERVE
19689
19405
7860
10089
37459
66156
16529
19405
16529
7860
16529
7860
16529
10323
6905
19763
AVE DE LA DIGUE
AVE LEMAY
AVE LEMAY
AVE LEMAY
AVE LORD
RUE LANDRY
PL VILLA MARIA
19684
7207
20150
17766
7610
6905
Date: 2025-SEP-16
District: RIEL
File: Not Available
Scale: 1:3,500
Requested by: GC
Drawn by: XH
Reference Dwg No.: Misc. Plan No. 15366/2
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.
SUBJECT CITY PROPERTY
Area: 141,500± m² (34.97± acres)
LEMAY FOREST
Area: 91,070± m² (22.5± acres)
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15366/3