Minutes – City Centre Community Committee – January 27, 2026

REPORTS

Item No. 1 Results of the November 19, 2025, Advertisement of the Proposed Asphaltic Concrete Lane Pavement Local Improvement Project. Project No 1420210125 (Fort Rouge-East Fort Garry Ward)

COMMUNITY COMMITTEE RECOMMENDATION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee:

1. That the following Local Improvement Project 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 14' x 5"	Approximately 14 feet wide (5 inches thick) on the east-west lane in the block bounded by Riverwood Avenue, Oakenwald Avenue, Lyon Street, and Point Road

2. That City Council enact a by-law to authorize the proposed local improvement 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 foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to the Executive Policy Committee.

Carried

ADMINISTRATIVE REPORT

Title: Results of the November 19, 2025, advertisement of the proposed Asphaltic Concrete Lane Pavement local improvement project. Project No 1420210125

Critical Path: City Centre 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 a local improvement advertisement and subsequent objections that have been returned to the City of Winnipeg by property owners.

This report addresses the proposed local improvement and communicates the results of the local improvement advertisement to 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 project proceed as part of the Local Improvement program.

RECOMMENDATIONS

1. That the following Local Improvement Project **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 14’ x 5”	Approximately 14 feet wide (5 inches thick) on the east-west lane in the block bounded by Riverwood Avenue, Oakenwald Avenue, Lyon Street, and Point Road

2. That City Council enact a by-law to authorize the proposed local improvement 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 foregoing.

REASON FOR THE REPORT

Since this proposed Local Improvement Project is within the Fort Garry Community Ward boundary, the Public Service request that the City Centre Community Committee review the proposed local improvement project and provide a recommendation to Council as to whether the said local improvement project should proceed.

A by-law to authorize the proposed local improvement project 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 is within the local improvement capital budget and the Public Works Granular capital accounts.

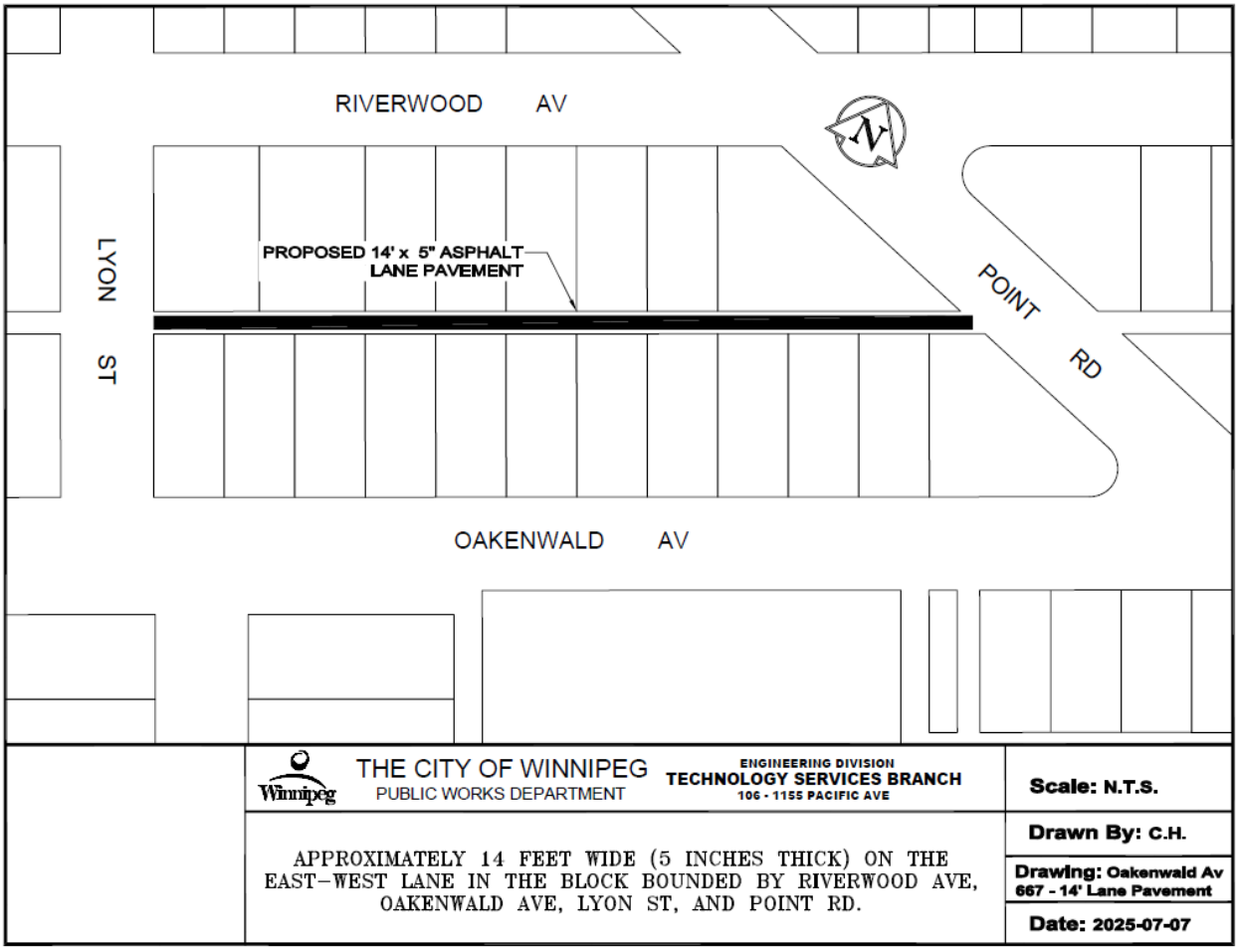
HISTORY/DISCUSSION

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.

On November 20, 2013, Council amended the Local Improvement process by creating a pilot program for six years (2014-2019) whereby the City of Winnipeg will finance asphalt paving of granular lanes as local improvements to the maximum of 50% of the cost of the improvement; and approved that the $1 million Granular Lane Improvement Program Fund be used as a funding source for the City's share of the amended Local Improvement Program. On July 19, 2018, Council approved a six year extension to this program (2020-2025). On December 15, 2021, Council extended the program to 2027. The approval of the annual capital budget now extends the program to the five-year capital forecast, currently to 2030.

Asphaltic Concrete Lane Pavement 14’ x 5”
Approximately 14 feet wide (5 inches thick) on the east-west lane in the block bounded by Riverwood Avenue, Oakenwald Avenue, Lyon Street, and Point Road

On Monday July 21, 2025, a “Petition For” was issued to Mark Sawatsky who resides at 667 Oakenwald Drive, for a proposed Asphaltic Concrete Lane Pavement Local Improvement Project within the City Centre Community Ward boundary which is depicted in the following drawing.



A Filing Deadline of October 19, 2025, 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 September 8, 2025. As the petition was signed by the registered owners representing 66% of the total assessable frontage, it was recommended that this project proceed to be advertised.

On October 27, 2025, the City Centre Community Committee received as information the recommendation of the Winnipeg Public Service to advertise the proposed Asphaltic Concrete Lane Pavement local improvement project.

On November 19, 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 December 19, 2025, was published for this proposed local improvement project.

A "*Notice of Objection*" was not requested. The City Clerk's Department did receive letters of objection before the deadline.

In compliance with Section 125 of *The City of Winnipeg Charter,* it was ascertained and certified by the City Assessor/Director of the Assessment and Taxation Department that the letters of objection submitted from the benefiting registered property owners represent 9.05% of the total assessable frontage, as summarized below:

Total Assessable Frontage	1104.8 Feet
Less City Share	0 Feet
Total Assessable Frontage (City Share Factored Out)	1104.8 Feet
Petitioners Object Represent	100 Feet
Percentage Signed	***9.05%***

In analysis it has been noted that three property owners submitted letters of objection, representing 100 total frontage 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 proceeded with.

Given the result of 9.05% and that the 3/5 threshold has not been met in the registered objection, 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. The 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 $295,000 of which 37.45% is to be recovered from the registered property owners' share.

FINANCIAL IMPACT

Financial Impact Statement

Date: December 29, 2025

Project Name:

First Year of Program **2026**

Results of the November 19, 2025 advertisement of the proposed asphaltic concrete lane pavement local improvement project. Project No.- 1420210125

	2026	2027	2028	2029	2030
Capital					
Capital Expenditures Required	$ 304,588	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	304,588	-	-	-	-
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		$ 31,174	$ 31,174	$ 31,174	$ 31,174
Less: Incremental Revenue/Recovery	9,588	15,010	15,010	15,010	15,010
Net Cost/(Benefit)	$ (9,588)	$ 16,164	$ 16,164	$ 16,164	$ 16,164
Less: Existing Budget Amounts	(9,588)	16,164	16,164	16,164	16,164
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 2025 Local Improvement Program and the 2026 Local Street Program.
2. The costs to be recovered from the registered property owners is 37.45%. 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 $15,010 per year using the Local Improvement Financing Rates of 5% plus 1% administration fee. The Recovery from property owners beyond 2030 is $90,062.
3. Annual Debt & Finance Charges are calculated at 5% interest per annum over the term of each local improvement. The Debt & Finance charges beyond 2030 is $187,046.
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: January 8, 2026

Schedule A

THE CITY OF WINNIPEG

BY-LAW NO. /2026

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 City Centre Community:

a) **Asphaltic Concrete Lane Pavement** – Approximately 14 feet wide (5 inches thick) on the east-west lane in the block bounded by Riverwood Avenue, Oakenwald Avenue, Lyon Street, and Point Road

TOTAL ESTIMATED COST **$295,000.00**

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 , 2026.

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Mayor

_____

City Clerk

Approved as to content:

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Director of Assessment and Taxation

and City Assessor

Legally reviewed and certified as to form:

_____

for Director of Legal Services

and City Solicitor