Minutes – Council – February 26, 2026

Minute No. 168
Report – Executive Policy Committee – February 17, 2026

Item No. 3 **Results of the November 19, 2025, Advertisement of the Proposed Asphaltic Concrete Lane Pavement Local Improvement Project. Project No 1420219825 (Riel) (St. Vital Ward)**

COUNCIL DECISION:

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

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 Inman Avenue, Fermor Avenue, St. Thomas Road, and St. Mary's 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.

Report – Executive Policy Committee – February 17, 2026

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 February 17, 2026, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 30, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee.

ADMINISTRATIVE REPORT

Title: Results of the November 19, 2025, advertisement of the proposed Asphaltic Concrete Lane Pavement local improvement project. Project No 1420219825

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 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 Inman Avenue, Fermor Avenue, St. Thomas Road, and St. Mary's 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 St Vital Community Ward boundary, the Public Service requests that the Riel 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.

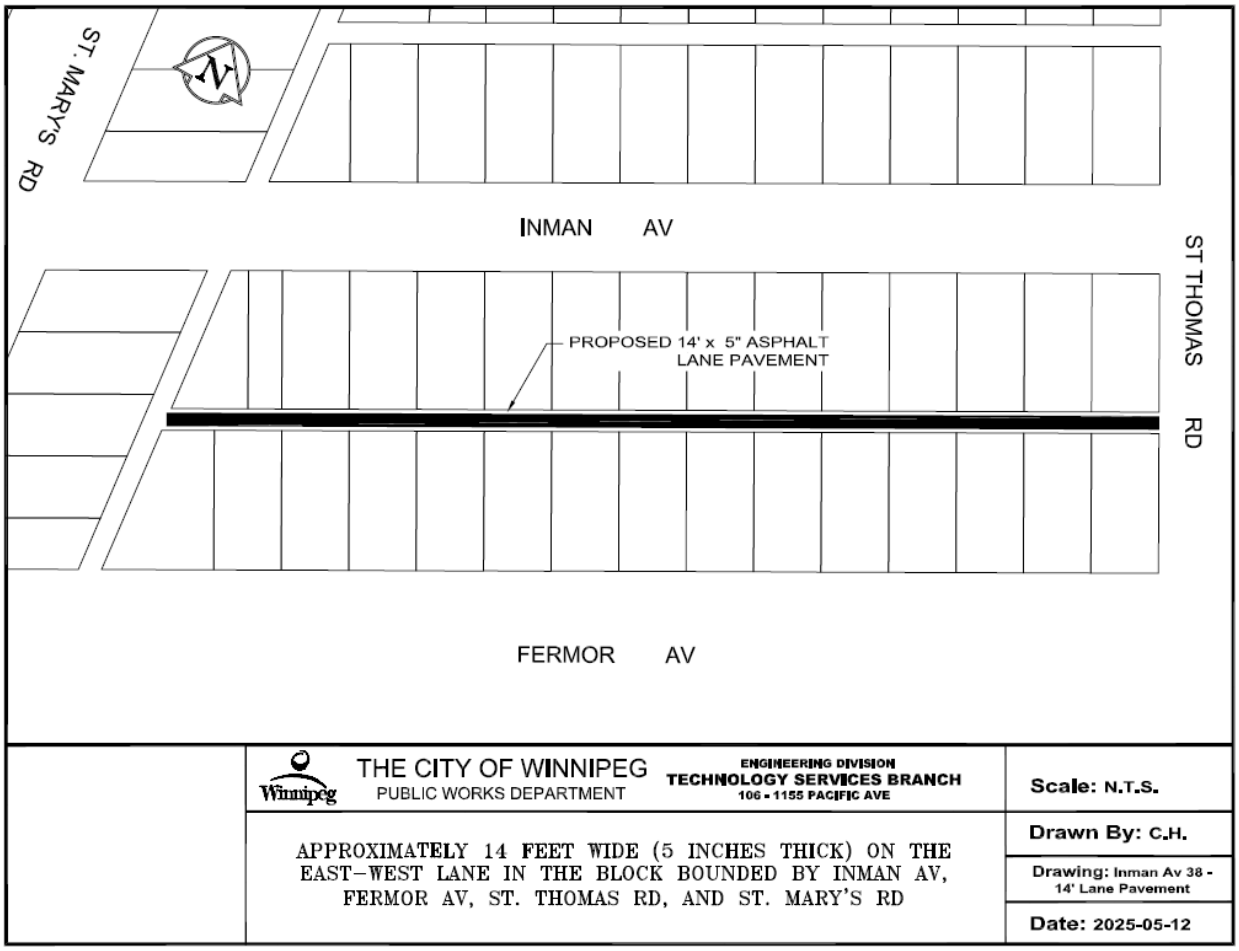
HISTORY/DISCUSSION

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 19th, 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 Inman Avenue, Fermor Avenue, St. Thomas Road, and St. Mary's Road.

On May 28, 2025, a "Petition For" was issued to John Wintrup, authorized agent of Keyur Pathak owner of 38 Inman Avenue, for a proposed Asphaltic Concrete Lane Pavement Local Improvement Project within the Riel Community Ward boundary which is depicted in the following drawing**.**



A Filing Deadline of August 26, 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 before the deadline. As the petition was signed by the registered owners representing 61% of the total assessable frontage, it was recommended that this project proceed to be advertised.

On October 1, 2025, the Riel 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.

Subsequent to the advertisement, on November 27, 2025, a "*Notice of Objection*" was released to Alyssa Nobiss who resides at 28 Inman Avenue.

The City Clerk's Department did not receive the "*Notice of Objection*" before the deadline. 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 10.27% of the total assessable frontage, as summarized below:

Total Assessable Frontage	1459.9 Feet
Less City Share	0 Feet
Total Assessable Frontage (City Share Factored Out)	1459.9 Feet
Petitioners Object Represent	150 Feet
Percentage Signed	***10.27%***

In analysis it has been noted that five property owners submitted letters of objection, representing 150 total frontage feet. The Public Service has considered all objections received in the calculation of the percentage during the advertisement period.

In analysis of both the petition for and the registered objection it has been noted that one property owner signed the original petition and then submitted a letter of objection. The total frontage feet for this property totaled 50 feet.

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 10.27% 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 $185,000.00 of which 78.91% is to be recovered from the registered property owner's share.

FINANCIAL IMPACT

Financial Impact Statement

Date: January 8, 2026

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.- 1420219825

	2026	2027	2028	2029	2030
Capital					
Capital Expenditures Required	$ 191,013	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	191,013	-	-	-	-
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		$ 19,550	$ 19,550	$ 19,550	$ 19,550
Less: Incremental Revenue/Recovery	6,013	19,834	19,834	19,834	19,834
Net Cost/(Benefit)	$ (6,013)	$ (284)	$ (284)	$ (284)	$ (284)
Less: Existing Budget Amounts	(6,013)	(284)	(284)	(284)	(284)
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 78.91%. 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 $19,834 per year using the Local Improvement Financing Rates of 5% plus 1% administration fee. The Recovery from property owners beyond 2030 is $119,007.
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 $117,300.
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

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 east-west lane in the block bounded by Inman Avenue, Fermor Avenue, St. Thomas Road, and St. Mary's Road.*

TOTAL ESTIMATED COST **$185,000.00**

Authorization

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

Funding

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

DONE AND PASSED this day of , 2026.

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