Minutes – Standing Policy Committee on Property and Development – March 5, 2025

REPORTS

Item No. 4 **Proposed Amendment to the Lease Agreement between the City of Winnipeg and Manitoba Cricket Association Inc. at 4403 Waverley Street ("La Barrière Park")**
(St. Norbert-Seine River Ward)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development laid the matter over to its meeting on April 16, 2026.

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,

That the matter be laid over to the April 16, 2026 meeting of the Standing Policy Committee on Property and Development.

Carried

Councillor Santos asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

STANDING COMMITTEE RECOMMENDATION:

On December 4, 2026, the Standing Policy Committee on Property and Development directed the Winnipeg Public Service to report back in 90 days on the recommendation of the Assiniboia Community Committee.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 20, 2025, the Assiniboia Community Committee passed the following motion:

WHEREAS interest in recreational cricket in Manitoba and seen incredible growth in recent years;

AND WHEREAS the Manitoba Cricket Association currently has a lease agreement with the City of Winnipeg for portion of La Barriere Park used for recreational and professional cricket;

AND WHEREAS the Manitoba Cricket Association has invested significant funding in many public amenities at La Barriere Park, including shade structures, pathways, and trees;

AND WHEREAS the Manitoba Cricket Association has invested in the development of three high-performance cricket pitches, and a batting cage, to develop the sport in Manitoba;

AND WHEREAS there are two unused baseball diamonds within La Barriere Park, outside of the area which the Manitoba Cricket Association leases from the City of Winnipeg;

AND WHEREAS the Manitoba Cricket Association has expressed interest in including one of the unused baseball diamonds, as shown on Schedule A, in their current lease agreement;

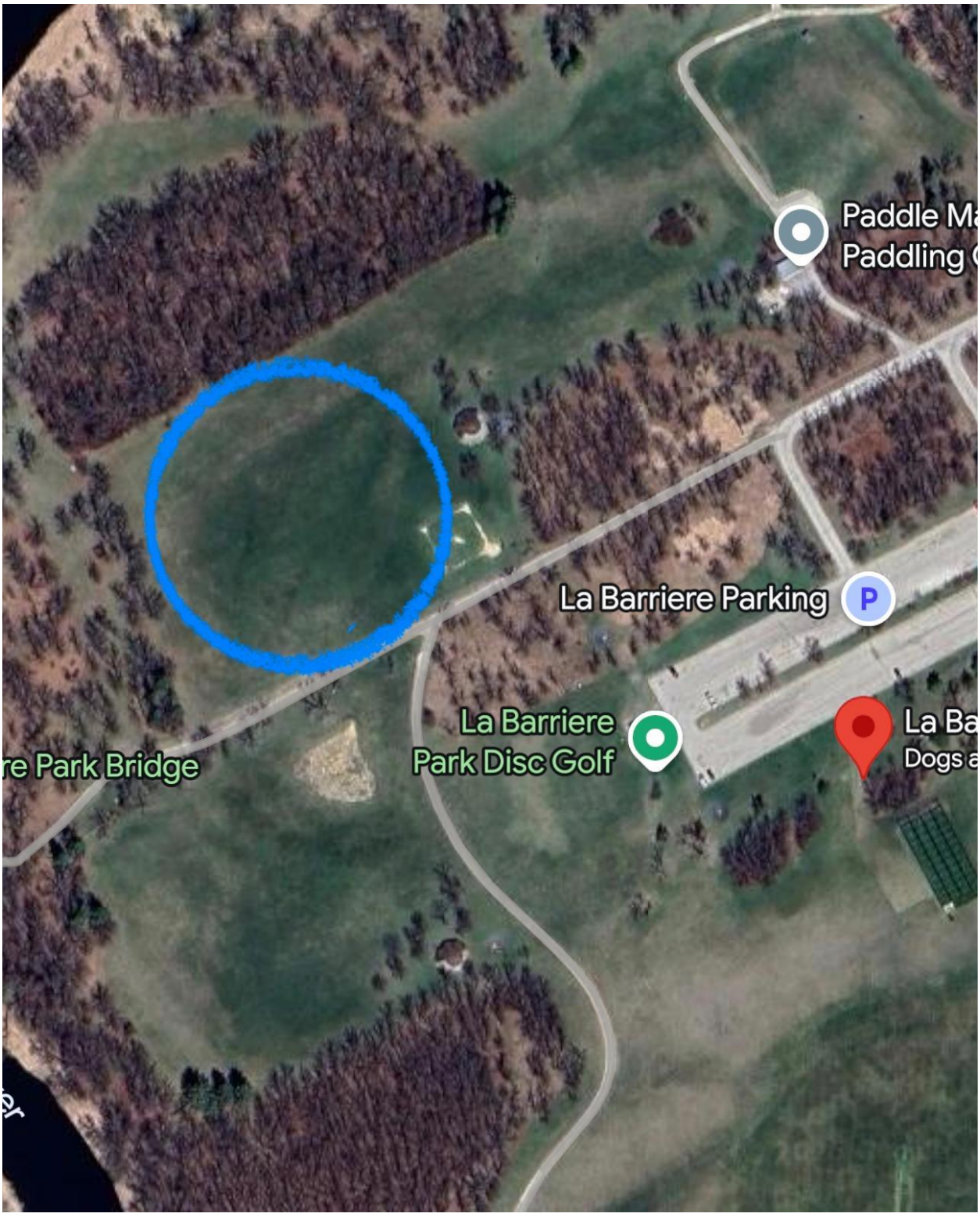
AND WHEREAS when the cricket fields are not in use, they remain fully accessible to the public;

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

THEREFORE BE IT RESOLVED that the Standing Policy Committee on Property and Development be requested to direct the Winnipeg Public Service to initiate an amendment to the lease agreement with the Manitoba Cricket Association to include the baseball diamond in La Barriere Park, as detailed in Schedule A.

Schedule A


Paddle Ma
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La Barriere Parking
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La Barriere
Park Disc Golf
La Ba
Dogs a
re Park Bridge

ADMINISTRATIVE REPORT

Title: Proposed Amendment to the Lease Agreement between the City of Winnipeg and Manitoba Cricket Association Inc. at 4403 Waverley Street ("La Barrière Park")

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	H. Borys	N/A	M. Dryburgh, acting for J. Dunford

EXECUTIVE SUMMARY

On November 20, 2025, the Assiniboia Community Committee recommended changing the lease with the Manitoba Cricket Association (MCA). The change would allow the south baseball diamond in La Barrière Park, to be used as a full-sized adult cricket field.

La Barrière Park is a busy park. In 2025, the baseball diamond was booked 15 times for softball teams. The park also has open space for cross-country running and bike races. It hosts about 10 youth events each year. A disc golf course is open for everyone to use. It hosts tournaments, with about five bookings each year. The park hosts hot air balloon launches by a long-time vendor from May 31 to October 31 each year. These changes would limit the park's ability to support a balanced mix of recreational opportunities.

Getting rid of this ball diamond would reduce booking revenue. It will also reduce secondary amenity service levels, and magnify softball service gaps in the area. Keeping the south baseball diamond helps protect the park's natural areas and wildlife.

After reviewing the request, the Public Service does not support changing the lease. Instead, it recommends finding another place in Winnipeg for a new cricket field.

RECOMMENDATIONS

1. That the Winnipeg Public Service explore alternative sites in Winnipeg for the construction of a new cricket pitch and report back by September 2026.
2. That the Proper Officers of the City be authorized to implement the intent of the foregoing.

REASON FOR THE REPORT

On December 4, 2025, the Standing Policy Committee on Property and Development directed the Winnipeg Public Service to report back in 90 days on the recommendation of the Assiniboia Community Committee, namely:

1. That the Winnipeg Public Service be directed to initiate an amendment to the lease agreement with the Manitoba Cricket Association to include the baseball diamond in La Barriere Park, as detailed in Schedule A.

IMPLICATIONS OF THE RECOMMENDATIONS

Retaining the south ball diamond at La Barrière Park protects existing natural areas and wildlife, retains existing recreational uses, and avoids overcrowding. The decision maintains a balanced mix of activities, prevents strain on park infrastructure, and ensures the park remains safe, sustainable, and accessible for the community.

HISTORY/DISCUSSION

The Manitoba Cricket Association Inc. (MCA) is a non-profit organization that provides recreational and leisure activities, primarily cricket programming, during the summer months. MCA is financially dependent on funding from its partner, Sport Manitoba, as well as participant fees and fundraising initiatives.

In May 2019, MCA entered into a Facility Use Agreement with the City. In November 2020, the City approved a five-year lease agreement with MCA for the lands shown as “Leased Area and Storage Shed: 51,190± m^2 (12.6± acres)” on Misc. Plan No. 15267/7, attached as Schedule A.

La Barrière Park is a regional park located south of Winnipeg, near the St. Norbert community, along the La Salle River. It was named for the action the Metis militia took in 1869, erecting a barricade to prevent Lieutenant Governor William McDougall and his men from travelling to Upper Fort Garry. The land was acquired to preserve natural habitat, primarily represented by 31.5 hectares of old-growth river bottom forest. A smaller portion of the site accommodates programmed and active uses, including softball, disc golf, canoeing and kayaking access, youth cross-country running events, and public park bookings.

Park management for this site focuses on enhancing the riparian corridor and prairie grasslands while providing passive recreation and programmed sport opportunities. Future development will focus on renewal of park infrastructure and the addition of interpretive elements to appropriately showcase the historical and cultural significance of the land.

In 2017, the City of Winnipeg installed two adult scale cricket pitches within La Barrière Park to which exclusive use was granted to MCA. In 2020, a third adult cricket pitch was installed on site. A batting cage was installed in 2021, followed by the installation of two shade structures adjacent to the three adult cricket pitches in 2024.

La Barrière Park provides a diverse range of recreational opportunities that support both organized sports and community-based programming within the City of Winnipeg Park system. The park includes softball diamonds, identified as secondary amenities under the Park Strategy, which help address current service gaps for softball in the southwest area of the city. In 2025,

these diamonds recorded 15 confirmed bookings, primarily on weekday evenings between May and August.

The park also offers flexible, multi-use programmable space that accommodates cross-country running and bike racing events, with most running events focused on youth participants and averaging approximately 10 bookings per year. In addition, a disc golf course supports free, unprogrammed public use and is also booked for organized tournaments and larger events, averaging five bookings annually, typically on weekends. Event-based recreational uses further include hot air balloon launches, with the site booked by a long-standing vendor from May 31 to October 31 each year.

Canoeing on the La Salle River is prevalent from early spring to late fall, with a sandy beach-front launching area to facilitate water access. The Paddle Manitoba group leases a building on site to promote non-motorized boating and provides instruction on watercraft use. In winter, the park remains active with walkers, ski-joring, ice-fishing and cross-country skiing. Collectively, these activities demonstrate La Barrière Park's established role as a multi-use recreational hub and its continued contribution to meeting a variety of recreational needs.

The replacement of the south softball diamond with a fourth cricket pitch at La Barrière Park would have notable effects on other recreational opportunities currently supported at the site. The softball diamonds are classified as secondary amenities under the Council-adopted Park Strategy and contribute to addressing identified service gaps for softball in the southwest area of Winnipeg. The diamonds have been identified for renovation in order to increase playability, helping to meet the demand for more ball diamonds in the southwestern quadrant of the city.

Eliminating this ball diamond would reduce booking revenue, negatively impact secondary amenity service levels, and further exacerbate softball service gaps in the area. In addition, the affected area functions as flexible, multi-use space that supports youth cross-country running and bike racing events. A reduction of multi-use greenspace would displace these events and decrease opportunities for community and youth programming within the south end of the city.

The proposed addition of a cricket pitch would overlap with the existing disc golf course, directly affecting established tee boxes and hole delineations as the 60-yard and 65-yard cricket pitch configurations would encroach into areas essential to the current course design. This disruption would compromise both casual play and organized disc golf events. Additionally, the conversion of this area to cricket would displace long-standing hot air balloon launch operations that rely on the softball field footprint. Collectively, these impacts would reduce the park's capacity to support a balanced mix of recreational opportunities.

The expansion of mown turf to create a fourth cricket field would have an immediate detrimental effect to the quality and function of the natural habitat in La Barriere Park. The proposed pitch configuration would encroach into the native riparian area and La Salle River corridor, threatening the mature oak forest, wild plum, and associated understory vegetation. Standard valuation for replacement of trees and natural vegetation would not support the effort and time that would be required to replace this existing habitat. These impacts would conflict with the City's Environmentally Sensitive Lands and Natural Areas Strategy and the Urban Forest Strategy, which prioritizes preservation of existing canopy cover and mature forest assets.

Overall, these factors suggest that La Barrière Park has reached its functional and environmental limits for cricket pitches. Expanding the footprint of cricket activities would

jeopardize the park's capacity to safely and sustainably accommodate current recreational activities and passive uses, while also putting its natural and cultural values at risk.

FINANCIAL IMPACT

Financial Impact Statement

Date: January 16, 2026

Project Name:

Proposed Amendment to the Lease Agreement between the City of Winnipeg and Manitoba Cricket Association Inc. at 4403 Waverley Street ("La Barrière Park")

COMMENTS:

There are no financial implications associated with the recommendations in this report.

Mike McGinn Jan. 16, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Public Works Department, Parks and Open Spaces

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045 Development Plan:

Goal: Good Health and Well-Being

Objective: 1. Enable access to basic needs for good physical and mental health.

Policy: 4.11 Equitable Service Access
Prioritize equitable access to recreation and parks systems, services, and infrastructure, in order to: enable active living; connect people and nature; create supportive environments; build community capacity; and achieve desired health outcomes, with a focus on children and youth.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

This report is in accordance with the Winnipeg Climate Action Plan as adopted by Council on September 20, 2018.

Key Direction 7.3: Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation (Primary Responsibility: Public Works Department).

Action: This report supports the effective preservation and management of parklands to align with the City's broader climate change mitigation efforts, as the proposed lease contributes to climate change mitigation by supporting the preservation and management of the existing golf course.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report aligns with any specific Goals and Objectives of the Poverty Reduction Strategy (PRS). It was determined that the Strategy does not apply to this report.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Jess Kuczera, Acting Administrator of Real Estate and Land Development
Date: January 20, 2026
File No: 8868

Schedule A: Misc Plan. 15267/7

Schedule A: Misc Plan. 15267/7

