Minutes – Standing Policy Committee on Property and Development – April 16, 2026

REPORTS

Item No. 7 Proposed Permanent Drainage Easement over Parkland for 645 Marion Street (St. Boniface Ward)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That, subject to approval of two-thirds of all Council members (pursuant to subsection 205(2) of the City of Winnipeg Charter Act), the City grant a permanent drainage easement to 6922989 Manitoba Ltd., for the lands identified as "Land Drainage Sewer Easement Area – 3.0m Wide" on Misc. Plan No. 15867/4 attached to this report as Schedule A, in accordance with the terms attached to this report as Schedule B.

2. That, subject to the approval of Recommendation 1 above, the City enter into, execute and deliver an easement agreement with 6922989 Manitoba 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").

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 Santos,

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

Carried

Councillor Wyatt was absent from the vote on the above motion.

ADMINISTRATIVE REPORT

Title: Proposed Permanent Drainage Easement over Parkland for 645 Marion Street

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

The owner of 645 Marion Street ("the owner"), has requested a permanent drainage easement across City-owned land. This drainage pipe would connect to the Dugald drainage ditch shown in Schedule A and cross a strip of parkland.

The City acquired the parkland through a recent land exchange and dedication related to the subdivision and rezoning of 663 Marion Street.

If approved, this easement would allow the owner to move ahead with the development of their property.

Parks and Open Spaces Division and the Ward Councillor are aware of the request. The Public Service recommends the easement be granted to the owner for $1,125.00.

The owner will maintain the easement area for the intended use at their sole cost and expense.

RECOMMENDATIONS

1. That, subject to approval of two-thirds of all Council members (pursuant to subsection 205(2) of the City of Winnipeg Charter Act), the City grant a permanent drainage easement to 6922989 Manitoba Ltd., for the lands identified as "Land Drainage Sewer Easement Area – 3.0m Wide" on Misc. Plan No. 15867/4 attached to this report as Schedule A, in accordance with the terms attached to this report as Schedule B.

2. That, subject to the approval of Recommendation 1 above, the City enter into, execute and deliver an easement agreement with 6922989 Manitoba 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").

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

Pursuant to the “Real Estate – Declaration as Surplus and Sale of Property” policy (PD-026), approval of two-thirds of council members, in accordance with the Charter is required for granting a permanent easement over parkland.

IMPLICATIONS OF THE RECOMMENDATIONS

The proposed easement agreement will include provisions to protect the City’s interests and will require 6922989 Manitoba Ltd. to maintain the easement area for the intended use. This includes the installation, maintenance and repair of the drain within the easement area, at their sole cost and expense.

HISTORY/DISCUSSION

The City acquired the public reserve portion of the City-owned property (as shown in Schedule A) by way of a land exchange and parkland dedication related to DASZ 24/2024. The remainder of the City-owned property has served as the Dugald drainage ditch for decades.

To facilitate their development at 645 Marion Street, the owner, 6922989 Manitoba Ltd. is requesting a permanent drainage easement over the City-owned property, as outlined in attached Misc. Plan No. 15867/4.

6922989 Manitoba Ltd. will be required to install, maintain and repair the drain within the easement area, at their sole cost. No buildings or other permanent structures other than the drainage pipe will be permitted within the easement area.

The proposed easement was circulated with no objections received. The Parks and Open Spaces Division has indicated that the parkland secured through DASZ 24/2024 is intended to increase the City’s buffer and natural area adjacent to the drainage ditch and has no objection to the granting of the easement.

The Public Service procured an appraisal as part of its due diligence for the grant of permanent easement. It indicates a market value of $1,125, with the highest and best use of vacant land and as a contribution to support adjacent commercial developments.

The subject easement is considered to provide best value to the City as it will facilitate development on the vacant adjacent parcel at 645 Marion Street.

The Public Service recommends that Council approve the permanent drainage easement in favour of 6922989 Manitoba Ltd. in accordance with the terms and conditions outlined in Schedule B attached herein for a consideration of $1,125.00.

The transaction is expected to close in Q2 2026.

The Ward Councillor was notified of the proposed grant of easement.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 26, 2026

Project Name:

First Year of Program 2026

Proposed Permanent Drainage Easement over Parkland to benefit 645 Marion Street

	2026	2027	2028	2029	2030
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	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	1,125	-	-	-	-
Net Cost/(Benefit)	$ (1,125)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(1,125)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Incremental revenue represents the recommended fee to be charged for the permanent easement.

Mike McGinn Mar. 26, 2026

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045 Development Plan:

Goal: City Building

Objective: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals.

Policy: 6.40 Commercial Areas

Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity # 6 - Waste Reduction and Diversion
6.1 Reduce Consumption and Increase Waste Diversion from Residential, Commercial and Industry

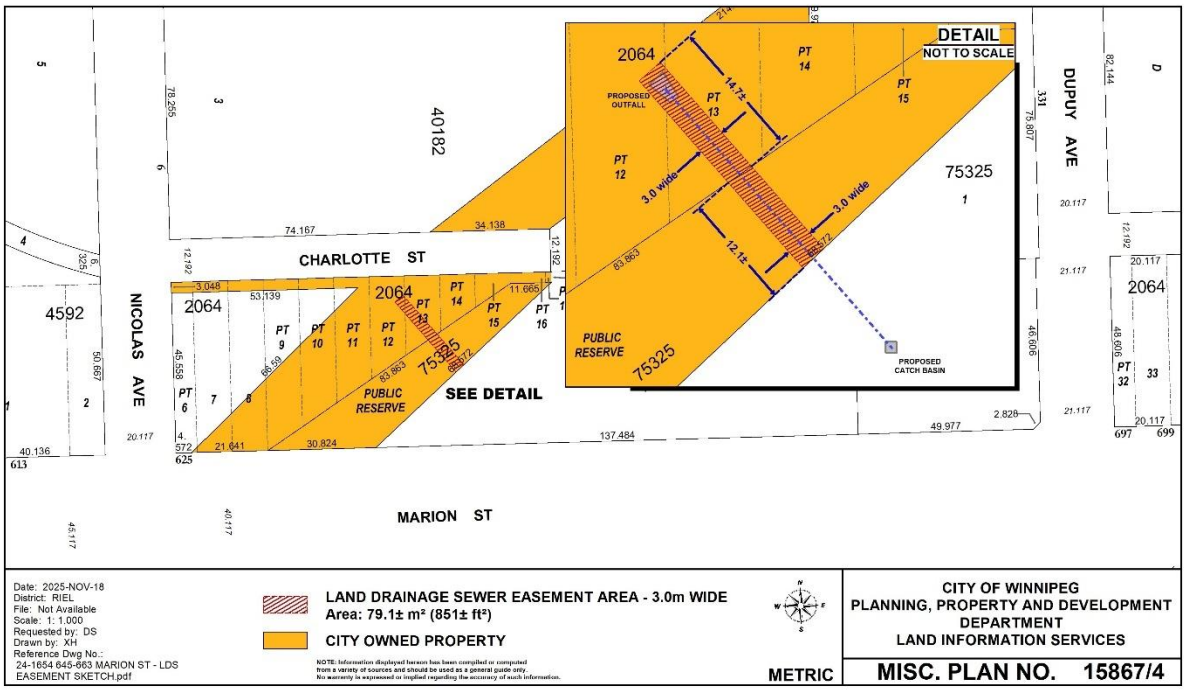
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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
Division: Real Estate Division
Prepared by: Darcy Staszkiewicz
Date: March 26, 2026
File No: 6139
Attachments: Schedule A - Misc. Plan No. 15867/4
Schedule B – Easement Terms Sheet

SCHEDULE A - Misc. Plan No. 15867/4



SCHEDULE B - Easement Terms Sheet

Vendor:	The City of Winnipeg
Purchaser:	6922989 Manitoba Ltd.
Consideration:	$1,125.00
Easement Area:	851 SQFT2 as identified in Misc. Plan No 15867/4
Terms and Conditions:	6922989 Manitoba Ltd. will be required to install, maintain and repair the drain within the easement area, at their sole cost, expense, and effort. No buildings or other permanent structures aside from the drainage pipe will be permitted within the easement area.