Minutes – Standing Policy Committee on Property and Development – July 6, 2026

REPORTS

Item No. 6 Expropriation of Lands for Louise Bridge Rehabilitation Project – Southeast Corner Louise Bridge and Nairn Avenue (Elmwood-East Kildonan 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 the Director of Legal Services be instructed to initiate expropriation proceedings, including preparing the necessary by-law for submission to Council, to acquire the lands identified as "Proposed Acquisition" on Misc. Plan No. 16133/2 (attached as Schedule A to this report), required for the Louise Bridge Rehabilitation Project.

2. That subject to the approval of Recommendation No.1, the Chief Administrative Officer be authorized to request the Province of Manitoba to waive the requirement for an expropriation inquiry, under Clause 9(8)(a) of the Expropriation Act, if required.

3. That the authority be delegated to the Director of Planning, Property and Development to negotiate and approve any ancillary agreements required for the expropriation, in accordance with this report and such other agreements deemed necessary by the City Solicitor to protect the City's interests.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the demolition of any improvements, execution of any necessary documents, and preparation of any necessary by-laws, and any intermediary steps that may be required to acquire the lands for the Project.

DECISION MAKING HISTORY:

Moved by Councillor Dobson,

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

Carried

ADMINISTRATIVE REPORT

Title: Expropriation of Lands for Louise Bridge Rehabilitation Project – Southeast Corner Louise Bridge and Nairn Avenue

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	G. Chappell (Acting)	B. D'Avignon, acting for T. Graham	J. Dunford

EXECUTIVE SUMMARY

The Louise Bridge requires upgrades to extend its service life. To complete the Louise Bridge Rehabilitation Project (the "Project"), the City requires nearby private property.

The required property is shown as "Proposed Acquisition Area" on Misc. Plan No. 16133/2 attached as Schedule A (the "Subject Property").

The City has not reached an agreement with the owner for the Subject Property. Construction is set to begin in Fall 2026. The City recommends expropriation so the Project can stay on schedule.

Funding for the Project was approved in the 2026 Capital Budget. If the taking is approved, the property owner is compensated in accordance with The Expropriation Act.

RECOMMENDATIONS

1. That the Director of Legal Services be instructed to initiate expropriation proceedings, including preparing the necessary by-law for submission to Council, to acquire the lands identified as "Proposed Acquisition" on Misc. Plan No. 16133/2 (attached as Schedule A to this report), required for the Louise Bridge Rehabilitation Project.

2. That subject to the approval of Recommendation No.1, the Chief Administrative Officer be authorized to request the Province of Manitoba to waive the requirement for an expropriation inquiry, under Clause 9(8)(a) of the Expropriation Act, if required.

3. That the authority be delegated to the Director of Planning, Property and Development to negotiate and approve any ancillary agreements required for the expropriation, in accordance with this report and such other agreements deemed necessary by the City Solicitor to protect the City's interests.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the demolition of any improvements, execution of any necessary documents, and preparation of any necessary by-laws, and any intermediary steps that may be required to acquire the lands for the Project.

REASON FOR THE REPORT

According to the “Real Estate - Acquisition of Property” Policy, Council approval is required to approve the Declaration of Expropriation and Expropriation By-law.

IMPLICATIONS OF THE RECOMMENDATIONS

The expropriation will enable the City to obtain the necessary land interest in the Subject Property and avoid project delays.

While there are no direct financial implications associated with authorizing expropriation, the City will be responsible for compensating the property owner for the market value of the land interest acquired, as well as other applicable costs, in accordance with The Expropriation Act. An Offer of Compensation will be provided to the affected property owner once the expropriation is confirmed by Council.

Expenses related to access to the property were anticipated as part of the project and funding is available within the approved budget.

HISTORY/DISCUSSION

On July 18, 2024, Council directed the Public Service to proceed with planning and design of a rehabilitation of the Louise Bridge.

On December 17, 2025, Council approved the Preliminary 2026 Capital Budget, including the Supplement to the 2026 Preliminary Budget. Funding in the amount of $8,000,000 was approved for 2026.

The existing Louise Bridge is in poor condition due to age-related deterioration. It requires annual closures for reactive repairs and requires significant work to remain operational. Funding in 2026 will support more immediate needs to stabilize two river piers in the winter of 2025/2026. A rehabilitation of the existing bridge would provide a minimum of 30 years of additional service life until an expanded bridge is required to complete the remainder of the Eastern Rapid Transit Corridor under the Rapid Transit Priority 4 investments.

The north abutment of the Louise Bridge requires stabilization through the installation of rock columns on either side of the Bridge. The riverbank to the west forms part of Ernie O’Dowda Park, while the east side is privately owned (Subject Property).

The City has been engaged in discussions with the Subject Property owner to obtain a temporary construction easement required for the Project. However, negotiations have not advanced within the necessary timeframe and will result in delays to the Project schedule.

Accordingly, expropriation of the Subject Property is recommended to enable the City to secure access to the site and maintain the Project timeline.

Acquiring the fee simple title to the Subject Property is recommended to allow for ongoing access to the Bridge and maintenance of the riverbank.

An Environmental Site Assessment on the property has not been completed as the client department advises that it is not necessary for the type of work being undertaken. In addition, the Proposed Acquisition is not listed on the Provice of Manitoba contaminated sites registry.

Expropriating the Subject Property is considered to represent best value to the City as delays in securing the land may impact the City's ability to proceed with construction and could result in potential bridge closures. If the recommendations of this report are approved, the City may take possession of the land in early 2027.

FINANCIAL IMPACT

Financial Impact Statement Date: May 22, 2026

Project Name:

Expropriation of Lands for Louise Bridge Rehabilitation Project – Southeast Corner Louise Bridge and Nairn Avenue

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn May 22, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services Department (as to legal issues)
- Public Works Department – Engineering Division, Bridge Planning and Operations.

OURWINNIPEG POLICY ALIGNMENT

This report is in accordance with the OurWinnipeg 2045 Development Plan. It supports achieving Policy 6.22 as the proposed expropriation is needed to secure the land required for the Louise Bridge rehabilitation which will support safer and more usable transportation infrastructure.

Goal: City Building

Objective: Integrate resilient land use, transportation and infrastructure planning, and investments.

Policy: 6.22 Complete Streets
Apply complete streets principles in the design, reconstruction, construction and operation of designated Urban Mixed-Use Corridors, and other areas of the city where appropriate, to enhance the safety and usability of an integrated and sustainable transportation system based on a hierarchy of users which safeguards those most at risk of fatality and injury.

Goal initials: EP (Economic Prosperity), HW (Good Health and Well-Being)

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the Strategic Opportunities and Key Directions in the Climate Action Plan. It was determined that the Plan is not applicable to this report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report aligns with and advances the Winnipeg Poverty Reduction Strategy. The information and recommendations presented in this report align with the following:

Guiding Principle: Promote and maintain the well-being of all residents.

Goal 5: Improved access to transportation and mobility options.

Related 10-year Objective: Increased collaboration with community partners improves access to safe and secure transportation by all residents.

Actions: While this report supports the delivery of transportation infrastructure improvements that may enhance mobility and access along Louise Bridge, these improvements also play a critical role in supporting low-income residents who rely on public transportation to access essential services, employment opportunities, and pathways out of crisis situations.

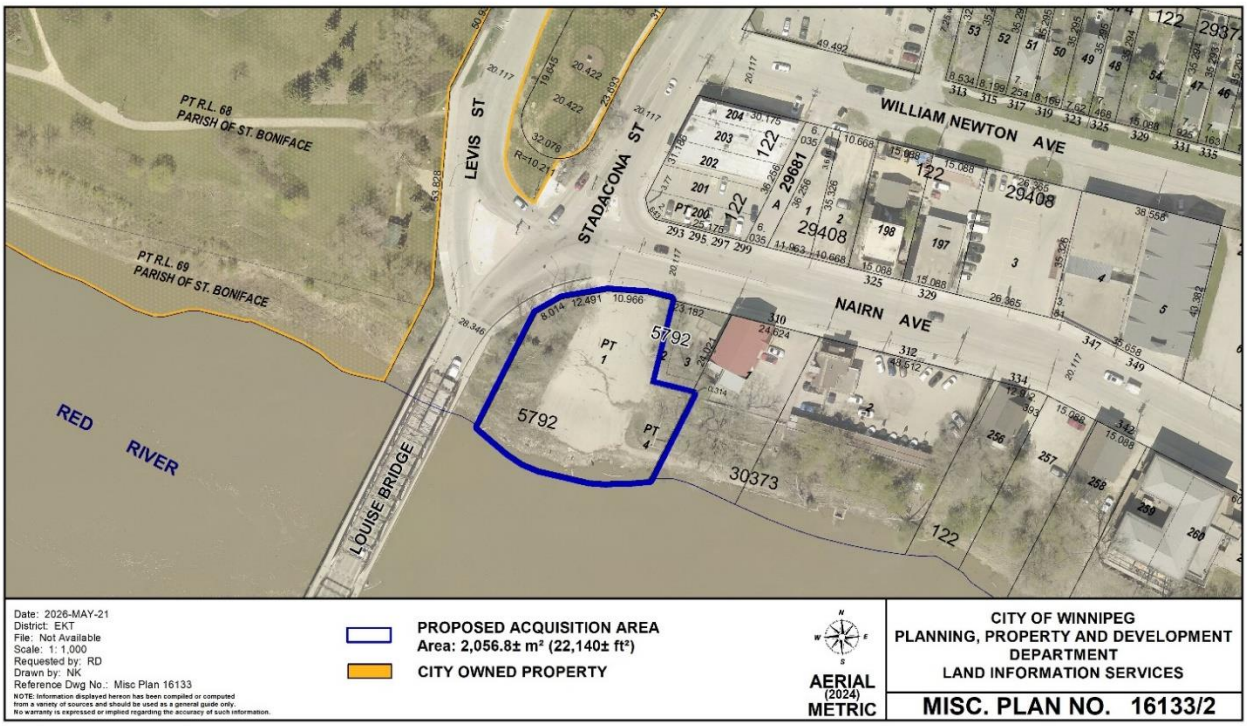
Responsibility:
Lead Department- Public Works
Collaborating Department- Planning, Property and Development

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Réjeanne Dorge
Date: May 25, 2026
File No: 7785/1 (V2)

Attachments: Schedule A – Misc. Plan No. 16133/2
Schedule B – Site Descriptions

SCHEDULE A
MISC. PLAN No. 16133/2



Schedule B – Site Description

PARCEL 1 AND ALL THAT PORTION OF PARCEL 4 WHICH LIES SOUTH OF THE STRAIGHT PRODUCTION ELY OF THE SOUTHERN LIMIT OF PARCEL 2 PLAN 5792 WLTO
EXC OUT OF PARCEL 1 PLAN 23627 WLTO
IN RL 68 AND 69 PARISH OF ST BONIFACE