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

REPORTS

Item No. 9 Funding Parkland Acquisition

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 request for a Parkland Acquisition capital budget of $2.64 million in 2027 and $700,000 in 2028 to support the acquisition of new parkland be referred to the 2027 capital budget process.

2. That the Parkland Acquisition Fund Policy, attached as Appendix A to this report, be approved.

3. That, subject to the approval of Recommendation 2, the creation of a Parkland Acquisition Reserve Fund be approved.

4. That amendments to the Contribution in Lieu of Land Dedication Reserve Fund Policy, attached as Appendix B to this report, be approved.

5. That amendments to the Real Estate – Land Operating Reserve Fund Policy, attached as Appendix C to this report, be approved.

6. That amendments to the Real Estate – Declaration as Surplus and Sale of Property Policy, attached as Appendix D to this report, be approved.

7. That amendments to the Real Estate – Acquisition of Property Policy, attached as Appendix E to this report, be approved to delegate authority to;

    A. the Director of Planning, Property and Development to approve and negotiate land donations;

    B. the CAO to approve Parkland Acquisition up to and including $5 million.

8. 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

ADMINISTRATIVE REPORT

Title: Funding Parkland Acquisition

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	T. Graham	J. Dunford

EXECUTIVE SUMMARY

OurWinnipeg 2045 includes policies to protect and improve urban forests and natural habitats. It also gives direction on how to respond to climate change. One important goal is to acquire 1,000 acres of new parks, waterways, and natural areas.

This goal is also supported by the *Winnipeg Parks Strategy.* The strategy suggests possible ways to fund new parks. One of these options is grants.

The Government of Canada's Nature Smart Climate Solutions Fund matches the goals and policies of both OurWinnipeg 2045 and the *Winnipeg Parks Strategy.* However, the City cannot apply right now because it does not have a source for the required matching funds.

To help Winnipeg apply for grants and support parkland acquisition, the Public Service is recommending:

- changes to existing policies
- creation of a reserve fund
- a dedicated capital budget for parkland acquisition

RECOMMENDATIONS

1. That the request for a Parkland Acquisition capital budget of $2.64 million in 2027 and $700,000 in 2028 to support the acquisition of new parkland be referred to the 2027 capital budget process.

2. That the Parkland Acquisition Fund Policy, attached as Appendix A to this report, be approved.

3. That, subject to the approval of Recommendation 2, the creation of a Parkland Acquisition Reserve Fund be approved.

4. That amendments to the Contribution in Lieu of Land Dedication Reserve Fund Policy, attached as Appendix B to this report, be approved.

5. That amendments to the Real Estate – Land Operating Reserve Fund Policy, attached as Appendix C to this report, be approved.

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7. That amendments to the Real Estate – Acquisition of Property Policy, attached as Appendix E to this report, be approved to delegate authority to;

    A. the Director of Planning, Property and Development to approve and negotiate land donations;

    B. the CAO to approve Parkland Acquisition up to and including $5 million.

8. 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

On January 10, 2025, the Standing Policy Committee on Community Services (SPC CS) directed the Public Service to report back in 150 days with funding opportunities available to the City of Winnipeg to fund the restoration and acquisition of land to establish new park space as approved in the *Winnipeg Parks Strategy*. On April 14, 2026, SPC-CS received the report, *Nature Smart Climate Solutions Fund*, as information. This report proposed new City policies and amendments to support parkland acquisition.

Council approval is required for the creation of new City policies, amendments to existing City policies, and to establish a Reserve Fund. Standing Policy Committee on Property and Development (SPC PD) is the critical path for bringing forward the proposed new City policies, amendments, and the request to establish a Parkland Acquisition Reserve Fund.

IMPLICATIONS OF THE RECOMMENDATIONS

There are various financial implications associated with these recommendations if approved.

The financial implications of Recommendation 1 will be considered through the 2027 budget process.

A new reserve fund, the *Parkland Acquisition Reserve Fund*, would be established to support the purchase of new parkland. Proceeds from the sale of surplus parkland, along with 10 percent of cash-in-lieu dedication contributions, would be directed into this fund to create a

dedicated source of funding for future parkland acquisitions along with having access to funding that could be used to match potential grants (such as the Nature Smart Grant). This fund would support acquisition opportunities such as seed funding for matching grants, land donation, and other parkland mechanisms (Recommendations 2 and 3).

The proposed amendment to the *Contribution in Lieu of Land Dedication Reserve Fund Policy* (Recommendation 4) recommends allocating a portion of the funds, collected through development applications, to the *Parkland Acquisition Reserve Fund* to be used specifically for the acquisition of new parkland. This would have a minimal impact on the amount of Land Dedication Reserve ("LDR") funds available for other uses.

Similarly, the *Land Operating Reserve* presently allocates 3 percent of gross sale revenue to tree planting initiatives. No change to funding allocation is proposed, however, the proposed policy change would direct this 3 percent gross sale revenue to the *Parkland Acquisition Reserve Fund* (Recommendation 5) because it is a higher priority. Tree planting services are well-funded with Council's adoption of the *Winnipeg Comprehensive Forest Strategy* and subsequent approval of associated budget increases. Canopy cover targets, outlined in the *Winnipeg Urban Forest Strategy* and in the *Strategic Priorities Action Plan* (SPAP), cannot be solely met by replacement and new tree plantings. The preservation and protection of existing forests are key components to reaching the city's canopy coverage.

Currently, the *Real Estate – Declaration as Surplus and Sale of Property Policy* directs the proceeds from the sale of parkland to the LDR. In the rare instances where parkland is sold, it is proposed that the revenue instead be redirected to the proposed *Parkland Acquisition Reserve Fund*. This change would ensure that the proceeds are placed in a dedicated reserve specifically intended for acquiring new parkland, thereby supporting the goal of replacing lost parkland with new green space (Recommendation 6).

To support the ability for the City to respond to new parkland acquisition opportunistically, it is recommended that the Director of Planning, Property and Development be able to negotiate and approve the terms and conditions of any land donation agreement. Similarly, enabling the Chief Administrative Officer ("CAO") to approve parkland purchases up to and including $5,000,000.00 and to add acquisitions of parkland to the list of Land Acquisition Programs that the CAO may approve would assist with this initiative (Recommendation 7). Delegating authority to the CAO and/or the Director of Planning, Property and Development means that future real estate transactions under this delegation will now fall outside of the Independent Fairness Commissioner mandate and therefore will not be subject to review by the Independent Fairness Commissioner.

HISTORY/DISCUSSION

The Government of Canada offers the Nature Smart Climate Solutions Fund to address climate change and biodiversity loss, investing $5 billion from 2021 to 2031. A local stakeholder appeared as a delegation at the Standing Policy Committee on Community Services to discuss how this fund could be used, with matching City funds, to purchase land to preserve forests and increase parkland in the city. Although applications for the Nature Smart Climate Solutions Fund are now closed, future intakes for the program are anticipated.

In addition to the Council approved *Winnipeg Parks Strategy*, *OurWinnipeg 2045* has a number of statements that align with the goal of acquiring and establishing new parks.

The City of Winnipeg does not have a reliable funding source to purchase parkland without significant changes to its policies and a dedicated capital budget. This was recently highlighted when the City had no funding to purchase the Lemay forest. Similarly, the Sumka lands, ecologically significant lands located along the Seine River, were recently purchased by a developer. These missed opportunities were considered key acquisitions because of their high value natural habitat and forests. These properties are some of the few remaining high quality, ecologically significant areas in Winnipeg.

OurWinnipeg 2045

On May 26, 2022, *OurWinnipeg 2045 Development Plan* (OurWinnipeg), the City's 25-year plan for strategic growth and development, received third reading and was officially adopted by Council. Policy 2.20 speaks to the inherent value and ecological function of parks, waterways and natural areas which includes the direction to *"increase quantity of such lands by 1,000 acres that can be accessed for recreation, social interaction, active living and connection of people and nature with nature, as population growth occurs."* Additionally, Policy 2.21 recognizes the value of urban forests as *"a key contributor to air quality, erosion control, carbon sequestration, storm water management, efficient energy resource consumption, shade, improved health and well-being, and mitigation of an adaptation to the urban heat island effect."*

Winnipeg Parks Strategy

On May 26, 2022, Council adopted the *Winnipeg Parks Strategy* (Parks Strategy) as a long-range strategic plan to guide the City of Winnipeg parks system service delivery and investment decision-making. The Parks Strategy provides direction, policy and level of service targets for the ongoing provision of parks services and operations for the citizens of Winnipeg.

The Parks Strategy includes policy direction for establishing new parks, outlining park types, locations, service targets and potential funding mechanisms. There are six types of park spaces identified (i.e. park classifications): Regional park, Regional sport park, Community park, Neighbourhood park, Nature park, and Linkage park.

Policies specifically directing natural area restoration and acquisition include:

4.2.1.20 In developed parts of the city where natural areas no longer exist, seek to naturalize low-functioning parks, first focusing on geographic areas of higher poverty.

4.2.1.21 Recognizing that most remaining natural areas lie beyond the built-up areas of the city, proactively acquire natural areas on the city outskirts to protect these habitats from development pressures, and in anticipation of future park needs.

4.1.1.31 Consider acquisition of school sites, golf courses, or other public lands that are made available for repurposing and suitable for designation as parkland.

4.1.1.33 Encourage and promote the donation of private land to expand the parks system for public use.

4.1.1.34 Seek creative alternatives to expand park access, such as exploring the possibilities and implications of publicly available private lands (i.e. green roofs, private park spaces).

4.2.2.C Explore the opportunity to establish a separate and distinct land dedication requirement specific to the preservation of ecologically significant natural lands.

4.6.1.17 Pursue innovative funding opportunities to support park development and renewal.

4.6.2.P Leverage provincial or federal infrastructure funding programs to renew trails, amenities, and facilities.

4.6.2.Q Consider the establishment of land dedication-related funding streams, in addition to, or specifically allocated within the *Land Dedication Reserve Fund*, including:

i. A fund for the preservation of ecologically significant natural lands.

In addition, the Public Service is currently developing a Greenspace and Natural Corridors Plan By-law (Greenspace Plan) and a Biodiversity Policy, which align with the priorities for the restoration and acquisition of new park and natural areas as part of its outcome.

Parkland Prioritization

The Asset Management Prioritization (AMP) tool can be used as a guide to align acquisition with service priorities. The Parks Strategy level of service targets define what the service priorities are. As an example, acquiring a greenspace in a highly dense area or area of higher poverty or protecting ecologically significant land would score high in the AMP process.

Priority locations for new parks include areas of higher poverty, in the Downtown and in densely populated areas with below average parkland access. Protecting natural areas, archaeological and historical sites, providing access to riverbanks and nature are also priorities for parkland acquisition.

Funding the Establishment and Restoration of New Parklands

Presently, there are opportunities available to the City to help with the establishment and restoration of new parklands, including: 1. Capital budget, 2. Special purpose reserve funds, 3. Declaration of Surplus and Sale of Property Policy, and 4. Land acquisition through donation or tax sale. Each of these is described briefly below:

1. Capital Budget

a. Parkland Naturalization and Restoration Program (Public Works)

The Parkland Naturalization and Restoration Program has been approved in the 2025 budget for a total of $200,000 in each of the years from 2026 to 2028 and then $206,000 in 2029 and $212,000 in 2030. This proposed program is recommended to support the implementation of restoration and naturalization projects within parks to address gaps in service, particularly in geographic areas of higher poverty, and in accordance with the Greenspace and Natural Corridors Plan and the Biodiversity Policy (pending) and the Natural Areas Asset Management Plan (to be developed).

b. Parkland Acquisition (Public Works)

A proposed Parkland Acquisition program was originally recommended in the *Winnipeg Parks Strategy*. The program called for $7.7 million over five years and was not subsequently funded in the 2023 budget process. Approval of this program would have supported the acquisition of new parks.

Recommendation

It is recommended that a Parkland Acquisition Capital Budget be established to fund the policy goal of acquiring 1,000 acres of parkland. Currently, the Public Service recommends the purchase of known properties that are particularly valuable as parks. A capital budget of $2.64 million in 2027 is required for the first property, while $700,000 is required in 2028 to pursue other land acquisition opportunities, as well as possible grant opportunities to protect and restore natural areas. These values are based on a preliminary land assessment. It is recommended that the locations of these parks be kept in-camera as publishing the locations may negatively affect negotiation.

2. Special Purpose Reserve Funds

Special Purpose Reserve Funds, as per the *Reserve Funds* policy adopted by Council on May 23, 2001, are established to maintain specific program needs and provide budgetary stabilization.

a. Land Dedication Reserve ("LDR")

In 1973, Council adopted policy that requires developers to pay cash-in-lieu of parkland dedication, where land is not conveyed to the City. The fund was established "for the purchase of land for recreation, parks and community use within the district". The authority to require developers to pay cash-in-lieu comes from the City of Winnipeg Charter (the "Charter"), which states in section 259(1)(b) *"that instead of setting the condition [for land dedication] under clause (a), money be paid to the City for the purchase of land for purposes of the City other than streets".* Section 262(2) of the Charter further directs said cash-in-lieu *"must be deposited in a reserve fund and used to purchase land for purposes of the City other than streets, or, with the approval of council, used in whole or in part for a city purpose other than the purchase of land".*

In 1979, Council amended the cash-in-lieu policy to direct payments from the sale of surplus Parks and Recreation lands to the LDR fund.

In 2008, Council approved the policy to clarify how the fund is allocated and can be used. In accordance with the LDR policy, LDR funds may be utilized for:

- Acquisition of land for parks or recreation facilities
- Development of properties for parks and recreational purposes including such ancillary equipment and structures as may be necessary to that development
- Construction or renovation of recreation facilities on parks and recreation properties.

Currently, a total of 75 percent of every dollar collected for LDR is allocated to the Community Committee in which development occurred. The remaining 25 percent of every dollar collected is distributed, on an equal basis, to all the Community Committees.

The *Winnipeg Parks Strategy* includes policy direction to *"Revisit the Land Dedication Reserve Fund Policy to confirm and clarify how the funds may be allocated, with an emphasis to designate a minimum percentage to be retained for the purchase of parkland."* LDR is a fund that may be used for park land acquisition, however, historically funds have primarily been directed to the construction or renovation of parks and recreation assets.

One of the challenges with the current policy, from a parkland acquisition perspective, is that funding is not easily accrued to acquire new parkland.

Allocation of a percentage of LDR funds specifically and exclusively to the establishment of new parks would enable the Public Service to acquire park land opportunistically and potentially leverage these funds for grants in support of this interest. Over the last five years, if 10 percent of the LDR funds were collected to fund new parklands city-wide, approximately $840,000 would be contributed to this fund. A higher contribution rate could also be considered at 15 percent or 20 percent because the cost to purchase land is significant. Based on the past LDR collection results noted above, funds collected at 15 percent or 20 percent are estimated at $1.3 million or $1.7 million respectively.

Recommendation

Moving forward, it is recommended that a portion of LDR funds collected as cash-in-lieu of park land dedication be specifically directed to a park land acquisition fund for the purpose of acquiring land to establish new parks. Instead of the existing 75 percent and 25 percent split, it is recommended that 70 percent of the Reserve funds be allocated to Community Committee, 20 percent of every dollar collected be distributed on an equal basis to all the communities, and 10 percent of all funds collected be directed to the Parkland Acquisition Reserve Fund (Appendix B).

b. Land Operating Reserve

The *Real Estate - Land Operating Reserve Fund* Policy ("LOR") was adopted by Council on September 29, 2021, and last amended July 13, 2023. LOR establishes how proceeds and revenues from the sale of surplus City-owned land are allocated and what expenditures are authorized. Revenues are the gross proceeds from the sale of City property as well as interest earned. Proceeds are allocated to several program areas, including 3 percent to tree planting initiatives.

Tree planting services are well-funded with Council's adoption of the *Winnipeg Comprehensive Urban Forest Strategy* (Forest Strategy) in 2023 and subsequent approval of associated budget increases. The Strategy identified a 1:1 tree replacement target. After the Strategy was written, Council developed their *Strategic Priorities Action Pla*n (SPAP). SPAP directs a tree replacement target of 2:1.

The service-based budget for Tree Planting was increased to reach the 1:1 replacement target. Capital budget also increased, and for 2026, $1 million from the Land Operating Reserve was added to the 2026 Urban Forest Renewal Capital project. Replacement tree planting initiatives related to road infrastructure projects are also funded within the Regional and Local Street Renewal Capital Project. These funds are directed to protecting trees where possible, but more so to replace canopy lost and with the necessary enhanced infrastructure to successfully grow trees in these rights-of-way.

The Public Service has been meeting the 1:1 replacement target since the budget increase, and in 2025, exceeded that target to begin adding net new trees towards the canopy cover target. The Public Service has also met and exceeded the SPAP target since 2023 with federal government support via the 2 Billion Trees Program and as suitable land has become available for larger volume tree planting projects.

It is important to note that canopy cover targets cannot be solely met by replacement and new tree plantings. The preservation and protection of existing forests are key components to reaching the canopy cover target outlined in the Forest Strategy. Currently there is a gap in the

City's ability to preserve and protect forested land to meet the canopy cover target for future generations. Redirecting three percent of the LOR to a parkland acquisition fund, would better enable the City to preserve and protect forests through land purchase and provide opportunities for donations to assist with land purchases. When a forest is lost it is unlikely to find other land in the urban environment to reestablish a new forest and if land were available, it would take 50 plus years for it to be fully developed. It is also highly unlikely to ever be able to recover the full ecology of that forest, including the soil ecology.

Recommendation

It is recommended that LOR be amended to redirect the 3 percent of gross sale revenue that is currently dedicated to tree planting to the *Parkland Acquisition Reserve Fund.* (Appendix C)

c. Parkland Acquisition Reserve Fund

In the interest of acquiring new parklands, a policy that establishes a fund specifically and exclusively for this purpose will ensure the City is meeting its policy direction. This fund can pool from multiple existing resources including:

a) Cash-in-lieu contributions from developers, exclusively for the acquisition of Non-City Property for parks or recreation facilities, in accordance with *Contribution in Lieu of Land Dedication Reserve Fund Policy*,
b) Proceeds from any sale of City Property that is defined as a "Park" under the *Parks By-law No. 85/2009* and any City Property that is defined as "Parkland" under the *Real Estate – Declaration as Surplus and Sale of Property Policy*,
c) 3 percent of gross sale revenue from the sale of City Property, in accordance with *Real Estate – Land Operating Reserve Fund Policy,*
d) Grants or donations from private entities, non-profits, or other levels of government; and,
e) Interest income generated from the reserve fund balance.

Recommendation

It is recommended that the *Parkland Acquisition Reserve Fund* policy be approved to ensure there is a level of base funding to establish new parks. (Appendix A)

3. Real Estate - Declaration as Surplus and Sale of Property Policy

The *Real Estate – Declaration as Surplus and Sale of Property Policy*, adopted by Council on September 29, 2021, and last amended September 26, 2024, outlines the requirements to declare City-owned property surplus, negotiate the terms and conditions of a sale, easement or land exchange, and the approval authority for the sale of City-owned property. Funds from the sale of surplus parkland are deposited into the LDR Fund.

Land exchange, also included in this policy, refers to the *"sale of City-owned property in exchange for the acquisition of non-City-owned property."* The City may use land exchange as a mechanism to acquire new parks in areas of higher priority (e.g. higher poverty) or for land of higher priority (e.g. natural areas deemed valuable to protect).

The *Winnipeg Parks Strategy* supports the sale of City-owned parkland as per clause 4.1.1.44 where: *"lands (are) deemed 'non-essential' (lands no longer considered a priority to retain for*

parkland or park-related purposes). This includes: i. Low-functioning parkland; ii. Fragments or isolated/inaccessible parkland (excluding riverbank lands or other disconnected parcels intended to form part of a future linkage park); iii. Parkland that cannot be repurposed for other park-related uses; or iv. Parkland in areas of above-average level of service, where evaluated community need and anticipated future demand are low."

Directing the proceeds of park specific land from the LDR Fund to the *Parkland Acquisition Reserve Fund* would help ensure the City has a net zero loss of park space when parkland is sold. In doing this, the City can endeavor to meet the park level of service target of 50m^2 of park per person, per the *Winnipeg Parks Strategy*. The funding could then be used to support a city-wide parkland acquisition strategy.

It is worth noting that, in 2022, Council adopted the Transformative Reserve Fund (TRF) Policy for the purpose of acquiring greenspace. The TRF relies on proceeds from the sale of golf courses or leased buildings but is in a deficit position. The TRF cannot acquire land until the fund has a positive balance. It is not recommended to redirect the three percent of gross revenue from the LOR to the TRF, as the cost to sell City buildings will negatively impact potential Parks revenue.

Recommendation

It is recommended to amend the *Real Estate Declaration as Surplus and Sale of Property Policy* to direct all proceeds from the sale of surplus parkland to the *Parkland Acquisition Reserve Fund* to support the acquisition of new parklands. (Appendix D)

4. Real Estate – Acquisition of Property Policy

There are a couple of mechanisms through which the City acquires land for potential use as new parks. The City can acquire privately held land, in accordance with the *Real Estate – Acquisition of Property* Policy. This Policy sets out the requirements to acquire non-City-owned property, to negotiate the terms and conditions of an acquisition, easement or land exchange, and the approval authorities for the acquisition of non-City-owned property.

Currently, the City cannot respond to opportunities to acquire new parkland for purchases over $700,000 without writing a report to Council or Committee of Council. This introduces a risk in the City's ability to strategically respond to parkland acquisition opportunities by introducing both time restraints and the public disclosure of intent to acquire. Amending the policy to provide the CAO with the authority to purchase land that is to be used for park purposes with a value of up to $5,000,000 would enable the City to strategically respond to new parkland acquisition opportunities.

Occasionally, landowners are interested in donating land to the City for park use. Land for parks tends to be donated to create a positive legacy in the community and provide recreational and environmental benefits for the public. In return, donors may receive a charitable donation tax receipt for the appraised value of the land. A change in this policy would better facilitate the process for donation of land for park use.

The City may also acquire land through tax sale. Tax sale properties are purchased using the LOR and the subject sites are resold to recover the cost of acquisition. If the City decides to retain a property taken in tax sale, the LOR must be reimbursed through another budget source as the LOR does not allow for purchase costs that cannot be recovered. If Parks considers a tax

sale property to be valuable as a new park, a funding source must be available to acquire the land for parks purposes, by way of repaying the LOR. A funding source is also required to cover land appraisals and land transfer fees. Occasionally, the City acquires bare land which may be considered for naturalization. However, this would require not only the budget to cover the cost of restoration but also the budget to reimburse the LOR.

Recommendation

To update the *Real Estate – Acquisition of Property Policy* to enable quicker responsiveness to potential parkland acquisition opportunities, including the purchase or donation of land. This is accomplished by delegating the authority to the Director of Planning, Property and Development to approve and negotiate the terms and conditions of donation agreements, to enable the CAO to approve Purchases and Land Exchanges for Parkland up to and including $5,000,000.00 regardless of appraised value, and to enable the CAO to approve Land Acquisition Programs for parkland. (Appendix E)

In the case of acquiring parkland through donation or tax sales, it is recommended that the proposed *Parkland Acquisition Reserve Fund* reflect that it may be used to pay for costs incurred and/or associated with those land acquisitions.

FINANCIAL IMPACT

Financial Impact Statement

Date: June 11, 2026

Project Name:

First Year of Program **2027**

Funding Parkland Acquisition

	2027	2028	2029	2030	2031
Capital					
Capital Expenditures Required	$ 2,640,000	$ 700,000	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ 2,640,000	$ 700,000	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	2,640,000	700,000	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - (Enter Description Here)	-	-	-	-	-
Total Funding	$ 2,640,000	$ 700,000	$ -	$ -	$ -
Total Additional Capital Budget Required	$ 3,340,000				
Total Additional Debt Required	$ 3,340,000				
Current Expenditures/Revenues					
Direct Costs	$ 171,000	$ 393,000	$ 440,000	$ 440,000	$ 440,000
Less: Incremental Revenue/Recovery	481,000	653,000	553,000	480,000	516,000
Net Cost/(Benefit)	$ (310,000)	$ (260,000)	$ (113,000)	$ (40,000)	$ (76,000)
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ (310,000)	$ (260,000)	$ (113,000)	$ (40,000)	$ (76,000)

Additional Comments: Capital expenditures in 2027 & 2028 consist of land acquistion costs of $3,235,000 + corporate interest and administration overheads of $105,000. The latter amount is offset by an equal recovery in the current budget of the Corporate Finance Department. Direct costs, based on the assumption that capital is to be funded by external debt, represent debt & finance charges to be paid from the Reserve. Incremental Revenue/Recovery consists of transfers from the Land Operating and Land Dedication Reserves (i.e. 3% of gross sales proceeds from the LOR + 10% of cash dedications from the LDR) and includes the corporate overhead recoveries in 2027 & 2028. The net budget adjustment required amounts represent net proceeds accruing to the Reserve.

Mike McGinn June 11, 2026

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Public Works (Parks and Open Space Division)
- Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

Environmental Resilience

2.20 Leverage Green Infrastructure
Create a master green space and natural corridor plan by-law that enables conservation, management, restoration, and enhancement of the inherent value and ecological functioning of parks, waterways, natural areas and systems year-round, to support the environment, advance climate change adaptation and mitigation, and increase quantity of such lands by 1,000 acres that can be accessed for recreation, social interaction, active living and connection of people and nature with nature, as population growth occurs.

2.21 Leverage Green Infrastructure
Conserve, restore, and enhance the urban forest as a key contributor to air quality, erosion control, carbon sequestration, storm water management, efficient energy resource consumption, shade, improved health and wellbeing, and mitigation of and adaptation to the urban heat island effect.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

This report is in alignment with the *Winnipeg Climate Action Plan* through the following directions and their related actions:

Strategic Opportunity #7 Community Climate Resiliency
Direction 7.1: Implement opportunities to improve Winnipeg's Resilience and adaptability to the effects of a changing climate (Primary Responsibility: Office of Sustainability)

Direction 7.2: Increase and preserve tree canopy (Primary Responsibility: Public Works Department)

Direction 7.3: Preserve and manage parks and natural areas to support climate change mitigation (Primary Responsibility: Public Works Department)

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The following actions are identified in the 2023-2027 Poverty Reduction Implementation Strategy in support of equitable access to City services, including parks and public open spaces:

6.1 Maintain & Expand Programs for Indigenous Youth

1. Increase supports for Indigenous organizations to host land-based education programs and cultural teachings at City parks and public open spaces. Supports could include providing free access to green space and facilities, equipment, honorariums for Elders, and/or supplies.

2. Healing spaces: Identify a City site to create a healing space and explore methods to develop and operate a healing centre.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Stephanie Whitehouse, Senior Urban Designer, PPD
Shauna Prociuk, Project Manager, PPD
Jess Kuczera, Acting Administrator, Real Estate and Land Development, PPD
David Domke, Manager, Parks and Open Space, PW
Date: June 11, 2026

Attachments:

Appendix A Parkland Acquisition Reserve Fund proposed policy

Appendix B Contribution In Lieu of Land Dedication Reserve Fund Policy proposed amendment

Appendix C Real Estate - Land Operating Reserve Fund Policy proposed amendment

Appendix D Real Estate - Declaration as Surplus and Sale of Property Policy proposed amendment

Appendix E Real Estate – Acquisition of Property Policy proposed amendment

Appendix F Sample Parkland Acquisition Capital Budget Detail Sheet