Minutes – Executive Policy Committee – September 16, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Item No. 8 Tripartite Agreement for the Market Lands Southern Development Site

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That Council approve and that the City enter into, execute and deliver a tripartite agreement between The City of Winnipeg, Market Lands Inc. and Federation of Canadian Municipalities (FCM) addressing the rights and interests of FCM as mortgage holder of the Market Lands Southern Development Site, and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to facilitate additional financing for the Market Lands Southern Development Site, and that authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the tripartite agreement and any ancillary agreements, in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – September 12, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, the Standing Policy Committee on Property and Development passed the following motion:

WHEREAS on March 25, 2021, Council authorized the City to enter into a tripartite agreement between the City of Winnipeg, Market Lands Inc. and Canada Mortgage and Housing Corporation for the purposes of financing the Market Lands Southern Development Site;

AND WHEREAS Market Lands Inc. has since secured additional financing through Federation of Canadian Municipalities for Parcels C, D & E Plan 71832 which represents the mixed-use building on the Market Lands Southern Development Site;

AND WHEREAS as owner of the Market Lands Southern Development Site, the Public Service requires Council approval for the City to enter into another tripartite financing arrangement in order to facilitate additional financing for the site;

THEREFORE BE IT RESOLVED that the following be recommended to the Executive Policy Committee and Council:

Report – Standing Policy Committee on Property and Development – September 12, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

1. That Council approve and that the City enter into, execute and deliver a tripartite agreement between The City of Winnipeg, Market Lands Inc. and Federation of Canadian Municipalities (FCM) addressing the rights and interests of FCM as mortgage holder of the Market Lands Southern Development Site, and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to facilitate additional financing for the Market Lands Southern Development Site, and that authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the tripartite agreement and any ancillary agreements, in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

and submitted the matter to the Executive Policy Committee and Council.