Agenda – Standing Policy Committee on Property and Development – January 13, 2026

REPORTS

Item No. 4 Agreement for Services with Winnipeg Airports Authority

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the proposed conditions for an Agreement for Services outlined in the report of the Administrative Coordinating Group dated December 11, 2025, and attached hereto as Schedule A, be approved.

2. That the Developer be authorized to construct servicing infrastructure and all related works, subject to the following:

    A. That the Developer be required to enter into an Agreement for Services with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated December 11, 2025, and attached hereto as Schedule A and such other terms and conditions as approved by the Chief Administrative Officer.

3. That the City enter into, execute and deliver an Agreement for Services, pursuant to Section 211 of the City of Winnipeg Charter, with the Developer in accordance with Schedule A and such other agreements as are determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms of the Agreement for Services and Ancillary Agreements in accordance with this report, and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

ADMINISTRATIVE REPORT

Title: Agreement for Services with Winnipeg Airports Authority

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	B. Jasper (Acting)	T. Graham	M. Pittet, Acting for J. Dunford

EXECUTIVE SUMMARY

A request has been made to develop land owned by the Winnipeg Airports Authority (WAA) in Airport Area West (Centreport). WAA is asking for permission to build the services needed to support this development.

The Public Service recommends that WAA be allowed to enter into an Agreement for Services with the City. This agreement would let WAA build infrastructure to support development of their land. All costs would be paid by WAA, with no cost to the City.

RECOMMENDATIONS

1. That the proposed conditions for an Agreement for Services outlined in the report of the Administrative Coordinating Group dated December 11, 2025, and attached hereto as Schedule A, be approved.

2. That the Developer be authorized to construct servicing infrastructure and all related works, subject to the following:

    A. That the Developer be required to enter into an Agreement for Services with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated December 11, 2025, and attached hereto as Schedule A and such other terms and conditions as approved by the Chief Administrative Officer.

3. That the City enter into, execute and deliver an Agreement for Services, pursuant to Section 211 of the City of Winnipeg Charter, with the Developer in accordance with Schedule A and such other agreements as are determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the “Ancillary Agreements”).

4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms of the Agreement for Services and Ancillary Agreements in accordance with this report, and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. 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

Council approval is required for the City to enter into an Agreement for Services with the Developer that will allow for the construction of underground and traffic infrastructure improvements.

IMPLICATIONS OF THE RECOMMENDATIONS

Council approval of the recommendations will allow the City to enter into an agreement(s) with the Developer to allow for the construction of underground infrastructure and traffic improvements. All costs would be paid by WAA, with no cost to the City.

HISTORY/DISCUSSION

The Airport Area West (Centreport) Industrial Secondary Plan was approved in 2021. The Winnipeg Airports Authority (WAA) owns land within this area and is looking to proceed with development consistent with the Airport Area West Industrial Secondary Plan. Major regional water and wastewater infrastructure needed to support development is expected to be completed in the third quarter of 2026. This new infrastructure will allow the area to connect to City services for the first time.

However, local underground infrastructure is still needed before the WAA lands can be serviced. This includes water mains, wastewater sewers, and other works that link their land to the larger City systems. The WAA is interested in moving ahead and building this local infrastructure to allow for their land to be developed once the regional servicing work is complete.

It is recommended that the Developer be required to enter into an Agreement for Services with the City pursuant to Section 211 of the City of Winnipeg Charter, which permits the City to enter into agreements with any person to provide services in the City. The recommended terms of the Agreement for Services are outlined in the report of the Administrative Coordinating Group dated December 11, 2025 (see Schedule A, attached).

Under the proposed Agreement for Services, the Developer would be responsible for all costs associated with the construction of the infrastructure improvements as identified in servicing reports or as determined by the Director of Public Works, and all related works, including engineering services.

FINANCIAL IMPACT

Financial Impact Statement

Date: December 16, 2025

Project Name:

Agreement for Services with Winnipeg Airports Authority

COMMENTS:

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

Mike McGinn Dec. 16, 2025

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Public Works Department
- Water and Waste Department
- Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

This report aligns with OurWinnipeg 2045 as follows:

City Building
City Building Objective 2. Integrate resilient land use, transportation and infrastructure planning, and investments:

> Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Policy 6.36 Full Range of Municipal Services, by enabling the installation of the municipal services.

> Objective: Facilitate planned and orderly development.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

This report aligns with the Winnipeg Climate Action Plan through Strategic Opportunity #4 Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: K. Kowalyk
Date: December 18, 2025
File No: N/A
Attachments:
Schedule A – Report of the Administrative Coordinating Group
Schedule B – Map View Of The Developer's Lands
Schedule C – Traffic Impact Study Recommendations / **Infrastructure Improvements**

SCHEDULE A – REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED AGREEMENT FOR SERVICES – WINNIPEG AIRPORTS AUTHORITY

It is recommended that approval of this request, if granted, be subject to the Developer entering into an Agreement for Services addressing the following items:

Section I - Servicing Conditions

1) Water Mains

The Developer shall, at no expense to the City, construct and install all water mains required to serve the Planned Area and adjacent lands as indicated by an accepted servicing report, to the satisfaction of the Director of Water and Waste.

The Developer shall, at no expense to the City, grant easements to the City in respect of all water mains constructed under this agreement, where required, to the satisfaction of the Director of Water and Waste.

2) Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install all wastewater sewers required to serve the Planned Area and adjacent lands as indicated by an accepted servicing report, to the satisfaction of the Director of Water and Waste.

b) The Developer shall, at no expense to the City, grant easements to the City in respect of all wastewater sewers constructed under this agreement, where required, to the satisfaction of the Director of Water and Waste.

3) Land Drainage

The Developer shall, at no expense to the City, construct or modify all land drainage works required to serve the Planned Area and adjacent lands to the satisfaction of the Director of Water and Waste and the Director of Public Works.

4) Privately Own Lands

Where privately owned lands benefit from any City owned improvement(s) constructed by the Developer, the City agrees to endeavor, within its powers and to the extent permitted by law, not to allow the owner of the benefitted privately owned lands to utilize the improvement unless and until the owner has paid its proportionate share of the cost of any such improvement, which the City further agrees to pay to the Developer.

5) Traffic Control Signals

The Developer shall, pay to the City, in cash, on demand, the costs associated with the installation of traffic control signals and all related works including, but not limited to,

pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Moray Street and Saskatchewan Avenue, when and as determined by and to the satisfaction of the Director of Public Works.

6) Rail Crossing

a) The Developer may, at no cost to the City, and subject to all required approvals from CPKC, decommission the existing railway crossing at Four-Mile Road and construct a new railway crossing on an alternate alignment. Any such works shall be as determined and to the satisfaction of the Director of Public Works.

b) The City shall have no obligation to require, facilitate, or fund the decommissioning, maintenance or construction of any railway crossing, and the Developer's decision not to pursue this option shall not relieve the Developer of any other obligations under this Agreement.

c) The City may require a maintenance agreement for any new crossing constructed under the above obligations.

7) Future East-West Roadway

a) The Developer, at no cost to the City, may construct a private road for access purposes, in coordination with other private landowners. Costs associated with the temporary aspects of the road are not eligible for cost recovery.

If materials from the temporary road are proposed to be reused in the construction of future public infrastructure, any credit or recovery will be subject to City approval and based on the condition, suitability, and timing of reuse at the time of construction. The Developer agrees to have their engineering consultant provide the attributable cost to the City for consideration.

8) Intersection Improvements

The Developer shall, at no expense to the City construct, and/or pay on demand the costs of, all required modifications and all related works at the intersection of Moray Street and Saskatchewan Avenue, as determined by and to the satisfaction of the Director of Public Works.

9) Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

10) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

11) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

Section II – Costs and Fees

1) Approvals

a) The Developer shall pay all of its and the City's costs, fees, and expenses associated with, all survey, engineering, and easements for the obligations in Section I, and all expenses incidental to the preparation of this Agreement.

The Developer shall be solely responsible for costs, identifying, and negotiating easements or other interests in land required on third-party properties to accommodate the infrastructure constructed under the obligations that shall become City owned. This includes engaging with affected landowners, addressing concerns, and obtaining all necessary consents. The City shall have no obligation to acquire, mediate, or facilitate such third-party interests.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

THIS REPORT SUBMITTED BY:

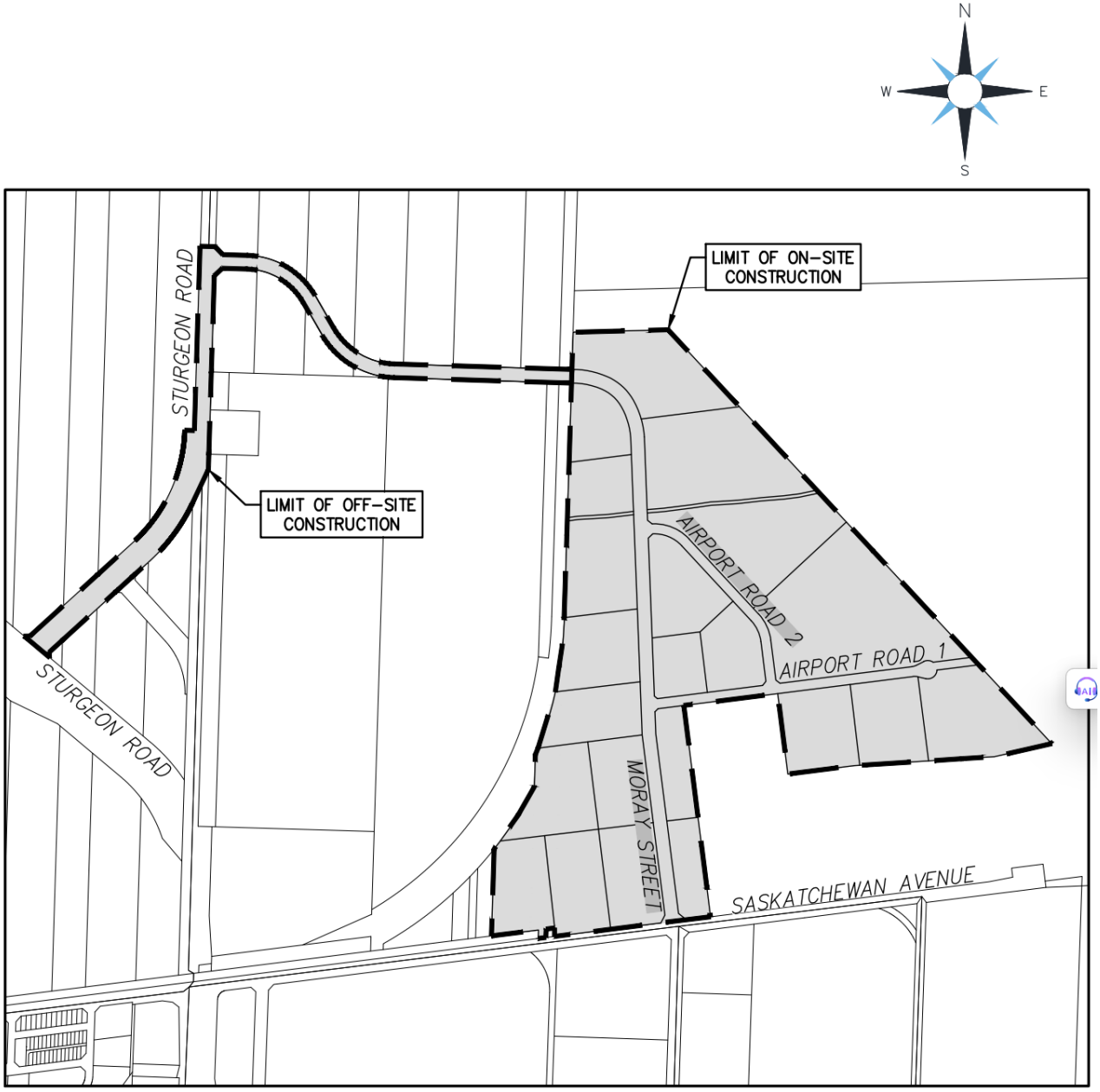
Administrative Co-ordinating Group
December 11th, 2025

"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

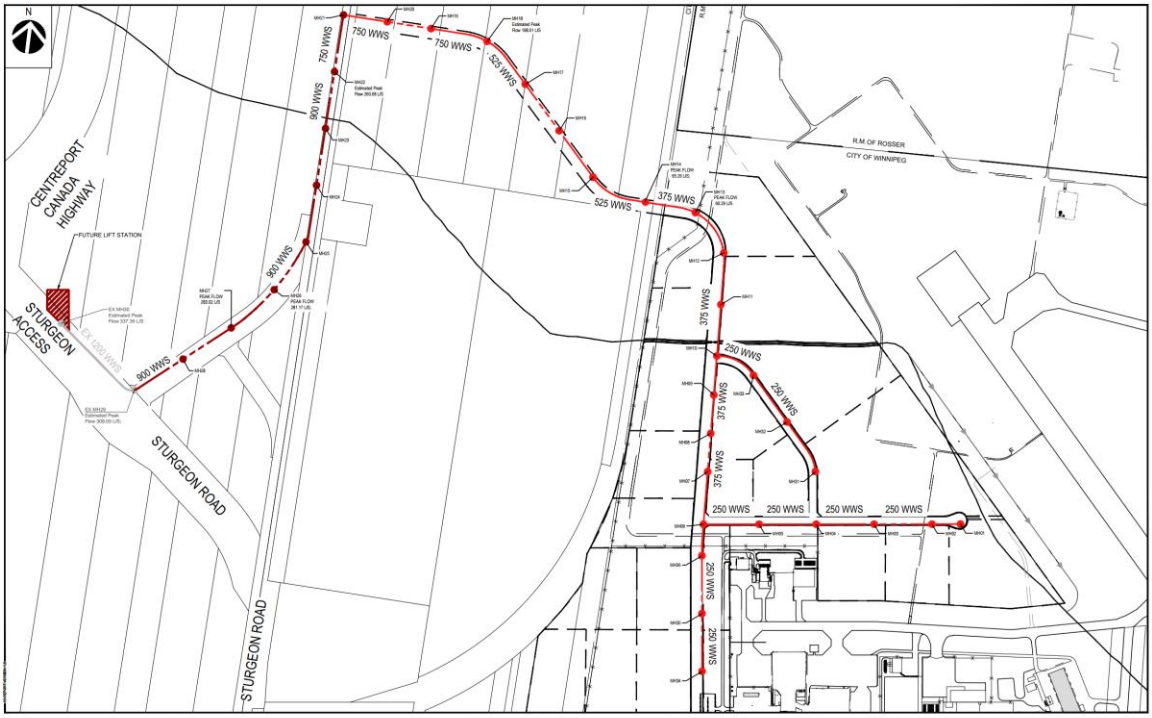
"*Original Signed by M. Nikkel"*
M. Nikkel, P. Eng.
Engineering Division
Water and Waste Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

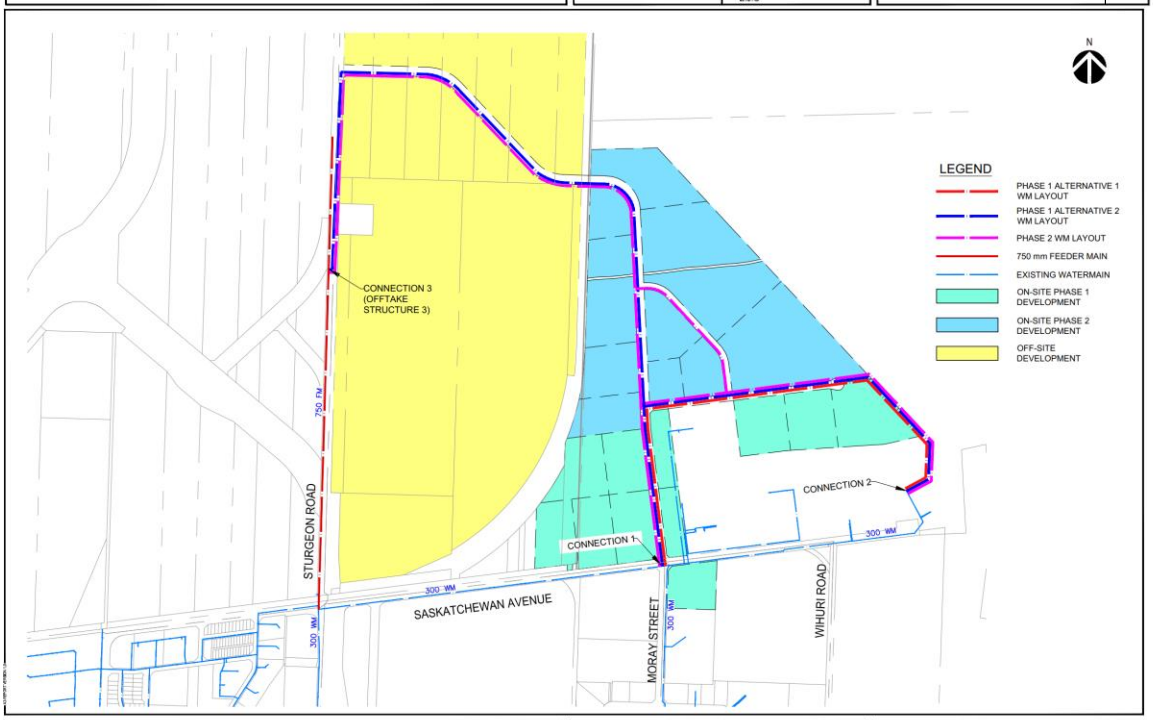
SCHEDULE B – MAP VIEW OF THE DEVELOPER'S LANDS



SCHEDULE C – Infrastructure Improvements



	SCALE: 1:7500 DATE: 2025/09/09 DESIGNED BY: Y.S. DRAWN BY: E.J.C	PROJECT: AIRPORT AREA WESTLAND'S SERVICING BRIEF TITLE: PROPOSED WWS SYSTEM DRAWING: 12



	SCALE: 1:10000 DATE: 2025/10/03 DESIGNED BY: JZ DRAWN BY: JZ	PROJECT: AIRPORT AREA WESTLAND'S SERVICING BRIEF TITLE: PROPOSED WM LAYOUT FIGURE: 4