Minutes – Standing Policy Committee on Water, Waste and Environment – March 2, 2026

REPORTS

Item No. 1 Proposed Agreement for Services – Wastewater Sewer Works – 1392 Henderson Highway

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Water, Waste and Environment concurred in the recommendation of the Winnipeg Public Service and recommended the following to Council:

1. That the Proposed Terms and Conditions for an Agreement for Services, attached hereto as Appendix A, in favor of A2A Homes Limited, to construct and install wastewater sewer upgrades, be approved.

2. That the City enter into, execute and deliver an Agreement for Services, pursuant to Section 211 of the City of Winnipeg Charter, with A2A Homes Limited, in accordance with the terms set out in the attached Proposed Terms and Conditions document (Appendix A), and to fulfill all the requirements outlined in the Proposed Terms and Conditions document, and such other terms and agreements as are determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. 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 Mayes,

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

Carried

ADMINISTRATIVE REPORT

Title: Proposed Agreement for Services – Wastewater Sewer Works – 1392 Henderson Highway

Critical Path: Standing Policy Committee on Water, Waste and Environment – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
C. D. Wiebe, P. Eng., CAMP, Manager, Engineering Services	Tim W. Shanks, M. Eng., P. Eng., Director of Water and Waste Department	T. Graham	J. Dunford

EXECUTIVE SUMMARY

A2A Homes is the landowner of 1392 Henderson Highway (the "Land"). They plan to construct a Daycare Centre on the Land. However, there isn't enough servicing capacity for such a development. Wastewater sewer upgrades on Appleton Street and Whellams Lane are needed.

In order to move the development forward, an Agreement for Services with the landowner is needed. An agreement will explain the obligations related to the wastewater sewer works.

Under the agreement, A2A Homes will pay for all the sewer works.

RECOMMENDATIONS

1. That the Proposed Terms and Conditions for an Agreement for Services, attached hereto as Appendix A, in favor of A2A Homes Limited, to construct and install wastewater sewer upgrades, be approved.

2. That the City enter into, execute and deliver an Agreement for Services, pursuant to Section 211 of the City of Winnipeg Charter, with A2A Homes Limited, in accordance with the terms set out in the attached Proposed Terms and Conditions document (Appendix A), and to fulfill all the requirements outlined in the Proposed Terms and Conditions document, and such other terms and agreements as are determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. 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

Entering into an Agreement for Services requires Council approval.

IMPLICATIONS OF THE RECOMMENDATIONS

Concurrence with the recommendations will enable municipal wastewater servicing conditions to be applied to the development of the property located at 1392 Henderson Highway. The landowner, A2A Homes Limited, is responsible for all costs associated with undertaking the municipal wastewater sewer works.

HISTORY/DISCUSSION

In November 2025, the Water and Waste Department (WWD) received a development permit application for the proposed daycare centre at the Land. Through the WWD's review of this permit application and related correspondence, the engineering consultant representing the developer and WWD determined that the construction and installation of wastewater sewer upgrades on Appleton Street and Whellams Lane (the "WWS Works") were necessary.

No subdivision or rezoning application conditions apply to the A2A Homes Limited development proposal. The appropriate mechanism for undertaking the WWS Works is for the City and A2A Homes Limited to enter into an agreement under Section 211 of the City of Winnipeg Charter, which would apply important obligations related to undertaking the WWS Works. Section 211 permits the City to enter into agreements with any person to provide services in the City.

On October 30, 2025, A2A Homes Limited confirmed by email that it intends to proceed with the WWS Works under an Agreement for Services, subject to Council approval. On November 26, 2025, A2A Homes Limited agreed to the Proposed Terms and Conditions (the "TCs") related to the WWS Works, which are attached as Appendix A to this report. The purpose of the TCs is to outline the common understanding of the City and A2A Homes Limited regarding A2A Homes Limited's obligations in undertaking the WWS Works.

A2A Homes Limited is responsible for all costs associated with undertaking the WWS Works, including the cost of engineering services. After completion of a warranty period, the City will be responsible for the wastewater sewer and appurtenances thereto.

FINANCIAL IMPACT

Financial Impact Statement **Date:** 5-Feb-26

Project Name:

PROPOSED AGREEMENT FOR SERVICES - WASTEWATER SEWER WORKS - 1392 HENDERSON HIGHWAY

COMMENTS:

There is no financial impact associated with these recommendations.
A2A Homes Limited is responsible for all costs associated with undertaking the wastewater sewer works.

Melissa Bunkowsky

Melissa Bunkowsky
Acting Manager of Finance and Administration

CONSULTATION

This Report has been prepared in consultation with:

N/A

OURWINNIPEG POLICY ALIGNMENT

This report aligns with OurWinnipeg 2045, Policy 2.17 Regional Water Resource Management, by protecting local and regional watershed resources from the negative impacts of development, flooding, and pollution.

- Objective: Protect and value ecosystems as essential components to quality of life through municipal activities and urban environment.

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.

Key Direction:

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department: Water and Waste
Division: Engineering Services
Prepared by: Eric Braganza, P. Eng.
Date: February 5, 2026
File No.: 020-06-02-07-00

ATTACHMENT:

Appendix A: Proposed Terms and Conditions