Agenda – Council – June 25, 2026

Report – Standing Policy Committee on Property and Development – June 11, 2026

Item No. 2 Agreement for Services for Multi-Use Pathway on Kenaston Boulevard

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the proposed conditions for an Agreement for Services outlined in the report of the Administrative Coordinating Group dated April 22, 2026, 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 April 22, 2026, 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.

Agenda – Council – June 25, 2026

Report – Standing Policy Committee on Property and Development – June 11, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Agreement for Services for Multi-Use Pathway on Kenaston Boulevard

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	J. Veitch (Acting)	T. Graham	J. Dunford

EXECUTIVE SUMMARY

Southeast Lands Corp. (the Developer) has submitted a request to extend a multi-use path beyond the limits of their development to Southview Crescent. The proposed work is shown in Appendix C. The Developer would complete this work and be reimbursed by the City. The City has already collected money for the pathway.

The proposed work would create a connected route to sidewalks to the south. It would also save money by completing the work in one effort.

The Public Service recommends that the Developer be permitted to enter into an Agreement for Services with the City. The Agreement will allow for the construction of the path extension at a reasonable cost.

RECOMMENDATIONS

1. That the proposed conditions for an Agreement for Services outlined in the report of the Administrative Coordinating Group dated April 22, 2026, 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 April 22, 2026, 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 extension of the path.

IMPLICATIONS OF THE RECOMMENDATIONS

If the Public Service recommendation is approved, the amendment would allow the Developer to extend the pathway to a logical end point and be reimbursed for work completed beyond the requirements of DASZ 35/2024.

The City has collected money from the adjacent developer for the pathway construction and the Ward Councillor has indicated support for using the Land Dedication Reserve (LDR) to cover the remaining costs. The cost of the pathway extension has been reviewed by the Public Works Department.

HISTORY/DISCUSSION

On October 24, 2024, Council approved the subdivision and rezoning for Bison Run Phase 4 under file DASZ 35/2024. Southeast Lands Corp. (the Developer) entered into Development Agreement AG 35/24 with the City of Winnipeg, which outlines the municipal infrastructure required for the development. This agreement includes a requirement for the Developer to construct a multi-use path along the east side of Kenaston Boulevard, adjacent to the site as shown on Appendix D. Without this extension the pathway would not connect to other sidewalks or pathways at its southern end.

The Developer has indicated they are willing to extend the pathway further south at the same time as their required work. This would create a connected route and provide cost savings to the City by completing the work in one effort. The proposed pathway work is shown in Appendix C. The City has collected money from the adjacent developer for the pathway construction and the Ward Councillor has indicated support for using the Land Dedication Reserve (LDR) to cover the remaining costs. The cost of the pathway extension has been reviewed by the Public Works Department.

The Public Service supports the proposed request as indicated in the recommendations.

FINANCIAL IMPACT

Financial Impact Statement

Date: April 20, 2026

Project Name:

Agreement for Services for Multi-Use Pathway on Kenaston Boulevard

COMMENTS:

There are no direct financial implications associated with the recommendations in this report. Reimbursement from the Land Dedication Reserve of costs incurred are subject to approval processes in place, delegated by Council, for use of those funds .

Mike McGinn Apr. 20, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

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

OUR WINNIPEG POLICY ALIGNMENT

This report aligns with OurWinnipeg 2045 as follows:

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

Objective: Facilitate planned and orderly development.

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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities. A key opportunity to advance fuel switching in Winnipeg is through electric vehicles for both private vehicles and public transit.

3.4 Increase Active Transportation Rates

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, Land Development Engineer
Date: April 24/2026
File No: AG 35/24 c/r DASZ 35/2024

Attachments: Appendix A – Report of the Administrative Coordinating Group, April 22, 2026
Appendix B – Developer's letter dated April 21, 2026
Appendix C – Drawing of Proposed Works
Appendix D – Pathway network of DASZ 35/2024