REPORTS

Item No. 2 Proposed Agreement for Services – Land Drainage Sewer Works – 879 Isbister Street

STANDING COMMITTEE RECOMMENDATION:

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

1. That the Proposed Terms and Conditions for an Agreement for Services, attached hereto as Appendix A, in favour of Unique Home Improvements & Reno Corp., to construct and install land drainage sewer, 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 Unique Home Improvements & Reno Corp., 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 Rollins,

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

Carried

Councillor Dobson asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

ADMINISTRATIVE REPORT

Title: Proposed Agreement for Services – Land Drainage Sewer Works – 879 Isbister Street

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	T. Graham, acting for J. Dunford

EXECUTIVE SUMMARY

Unique Home Improvements & Reno Corp. owns 879 Isbister Street. The landowner plans to construct a two-storey multi-family dwelling with four units. An extension of the land drainage sewer on Isbister Street is needed.

An Agreement for Services with the landowner is required to extend the sewer. The agreement will explain the obligations related to the land drainage sewer works.

Under the agreement, Unique Home Improvements & Reno Corp. will pay for all the land drainage sewer works.

RECOMMENDATIONS

1. That the Proposed Terms and Conditions for an Agreement for Services, attached hereto as Appendix A, in favour of Unique Home Improvements & Reno Corp., to construct and install land drainage sewer, 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 Unique Home Improvements & Reno Corp., 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 land drainage servicing conditions to be applied to the development of the property located at 879 Isbister Street. The landowner, Unique Home Improvements & Reno Corp., is responsible for all costs associated with undertaking the municipal land drainage sewer works.

HISTORY/DISCUSSION

In November 2025, the Water and Waste Department (WWD) received a development permit application for the proposed two-storey multi-family dwelling with four units at the Land. Through the WWD's review of this permit application and related correspondence, WWD determined that the construction and installation of land drainage sewer on Isbister Street (the "LD Works") were necessary. The LD Works are needed to align with Winnipeg Zoning By-law 200/2006 Schedule "AC" Section 3.1(1), which requires that a four-unit dwelling in an R1 zoning district receives a full range of municipal services, which includes piped land drainage, wastewater and water services.

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

On January 26, 2026, Unique Home Improvements & Reno Corp. confirmed by email that it intends to proceed with the LD Works under an Agreement for Services, subject to Council approval. On April 13, 2026, Unique Home Improvements & Reno Corp agreed to the Proposed Terms and Conditions (the "TCs") related to the LD 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 Unique Home Improvements & Reno Corp. regarding Unique Home Improvements & Reno Corp.'s obligations in undertaking the LD Works.

Unique Home Improvements & Reno Corp. is responsible for all costs associated with undertaking the LD Works, including the cost of engineering services. After completion of a warranty period, the City will be responsible for the land drainage sewer and appurtenances thereto.

FINANCIAL IMPACT

Financial Impact Statement **Date:** 24-Apr-26

Project Name:

PROPOSED AGREEMENT FOR SERVICES – LAND DRAINAGE SEWER WORKS – 879 ISBISTER STREET

COMMENTS:

There is no financial impact associated with these recommendations.
Unique Home Improvements & Reno Corp is responsible for all costs associated with undertaking the land drainage servicing works.

Tanis Yanischyn, CPA, CA
Tanis Yanischyn, CPA, CA
Manager of Finance and Administration

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services

OURWINNIPEG POLICY ALIGNMENT

This report aligns with OurWinnipeg 2045, Goal: Environmental Resilience; 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 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 (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Water and Waste
Division: Engineering Services
Prepared by: Eric Braganza, P. Eng.
Date: April 27, 2026
File No.: 020-06-02-07-00

Attachment:
Appendix A: Proposed Terms and Conditions (the “TCs”)