Agenda – Executive Policy Committee – July 7, 2026

Report – Standing Policy Committee on Property and Development – July 6, 2026

Moved by Councillor

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.

Item No. 18 Approval of Proposed Subdivision and Servicing Agreement for Land Located at 999, 1001 and 1005 Mission Street (St. Boniface Ward) File DASSF 505/2026

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASSF 505/2026 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map attached as Schedule "A", with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 29, 2026 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

Report – Standing Policy Committee on Property and Development – July 6, 2026

STANDING COMMITTEE RECOMMENDATION (continued):

2. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASSF 505/2026, as determined by the City's Director of Planning, Property and Development.

4. That the subdivision will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Servicing Agreement is not fully executed and the Plan is not registered in the Winnipeg Land Titles Office in accordance with Recommendation 4 within 2 years from the date of adoption of the report by Council, unless the Developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. 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 – July 6, 2026

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 26, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Approval of Proposed Subdivision and Servicing Agreement for Land Located at 999, 1001 and 1005 Mission Street - DASSF 505/2026

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

AUTHORIZATION

Author	Department Head	CFO	CAO
K. Kowalyk	N/A	N/A	N/A

EXECUTIVE SUMMARY

The Winnipeg Public Service has identified servicing requirements for the proposed short-form subdivision application. Council approval is required before the City can enter into a Servicing Agreement to complete these requirements as part of the normal development process.

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASSF 505/2026 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map attached as Schedule “A”, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 29, 2026 and attached as Schedule “B” to this report.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City’s Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASSF 505/2026, as determined by the City's Director of Planning, Property and Development.

4. That the subdivision will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Servicing Agreement is not fully executed and the Plan is not registered in the Winnipeg Land Titles Office in accordance with Recommendation 4 within 2 years from the date of adoption of the report by Council, unless the Developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. 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

In accordance with Clause 27(1)(b) of the Development Procedures By-law 104/2020, Council approval is required for the City to enter into Servicing Agreements that are a condition of approval under a short-form subdivision application (DASSF).

IMPLICATIONS OF THE RECOMMENDATIONS

Concurrence with this recommendation will enable servicing conditions to be applied to this application via a Servicing Agreement.

HISTORY/DISCUSSION

An application was received from Barnes & Duncan on behalf of the owner for a proposed plan of subdivision as outlined in Schedule "A" in order to accommodate future development. The consolidation of the land is intended to facilitate the construction of a proposed industrial building.

The Public Works Department and Water and Waste Department have identified various payments and/or improvements that are required to accommodate the proposed development.

It is therefore recommended that the Developer enter into a Servicing Agreement with the City to fulfill the conditions outlined in the attached Schedule "B", the report of the Administrative Coordinating Group.

CONSULTATION

This Report has been prepared in consultation with:

Public Works Department
Water and Waste Department

OURWINNIPEG POLICY ALIGNMENT

This report aligns with OurWinnipeg 2045, 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

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

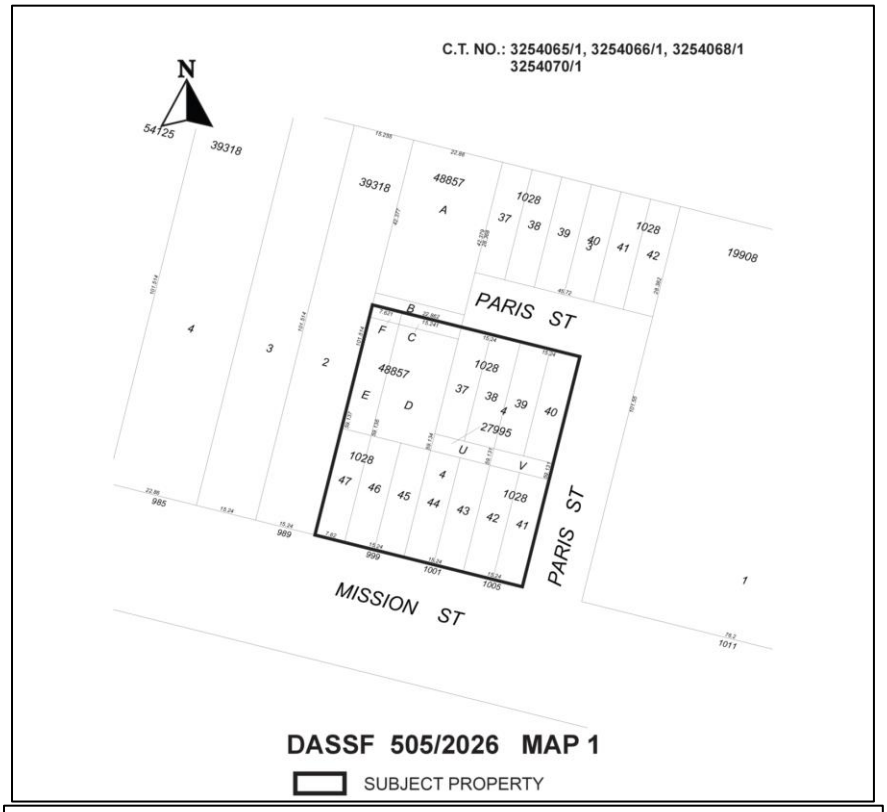
Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

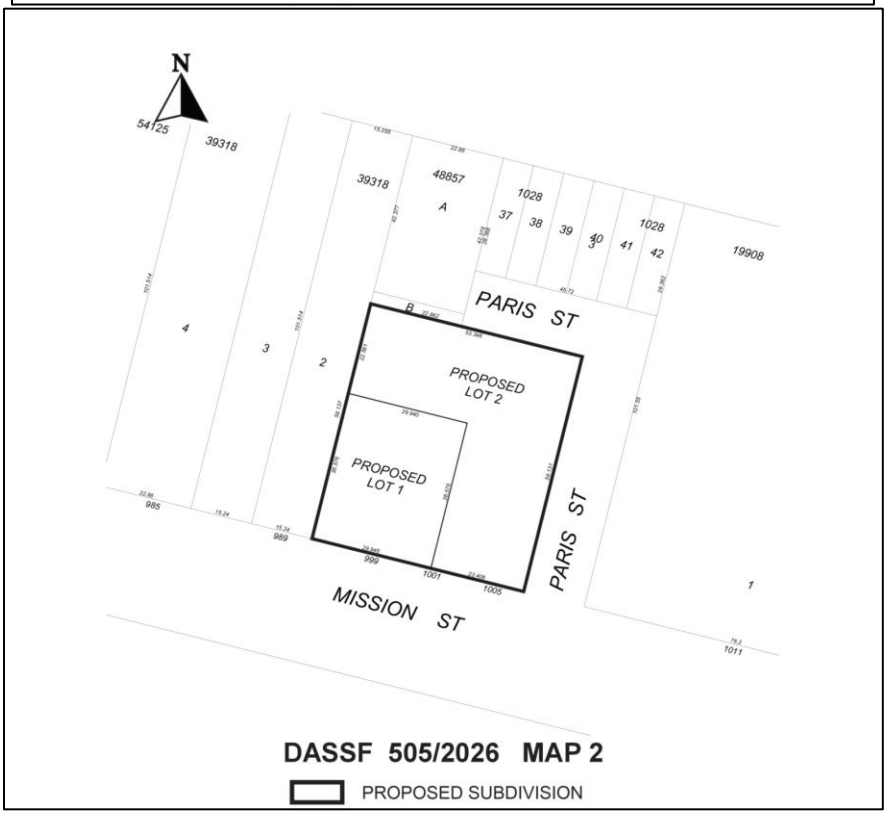
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: K. Kowalyk, P.Eng., Land Development Engineer
Date: June 17, 2026
File No: DASSF 505/2026

Attachments:
Schedule “A” – Proposed Plan of Subdivision (DASSF 505/2023)
Schedule “B” – Report of the Administrative Coordinating Group

SCHEDULE "A" – Proposed Plan of Subdivision





SCHEDULE "B" – REPORT OF THE ADMINSTRATIVE COORDINATING GROUP

APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVSION OF LAND LOCATED AT 999, 1001 AND 1005 MISSION ST

It is recommended that approval of DASSF 505/2026, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

a) The Water and Waste Department (WWD) has advised that there is adequate water servicing capacity to support the proposed land use. Additional fire hydrants will be required to ensure all proposed buildings have adequate fire protection. In the event that the development plans change, WWD will need to review the revised proposal.

b) The subject land is located in a combined sewer district. In accordance with Clause 8 of Environment Act Licence 3042, any development on the land cannot result in an increase in flow into the combined sewer. Typically, increases in wastewater discharge may be offset by a reduction in land drainage discharge from the property.

At the site servicing design stage, the discharge from the proposed future development into the combined sewer must not exceed the allowable discharge rate:

i) The allowable discharge rate shall be the sum of the existing peak wastewater and the peak land drainage discharged.

ii) The peak land drainage discharged from the site must be based on a c-value of 0.10, with a 5-year rainfall event applied.

iii) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation Guidelines published on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

Section II - Servicing Conditions

1. Regional Land Drainage System

The Developer shall pay to the City, in cash, prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

Based on the 2026 rate, that share is calculated as follows:

0.78 acres x $14,300.00/acre =	$11,154.00
G.S.T. (5%) =	$557.70
Total	**$11,711.70**

2. Seine River Park-Waterway

The Developer shall pay to the City, in cash, prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office the Seine River Park-Waterway Land Acquisition Charge.

Based on the 2026 rate, that share is calculated as follows:

0.78 acres x $145.00/acre =	$113.10
G.S.T. (5%) =	$5.66
Total	**$118.76**

3. Boulevards

The Developer shall, at no expense to the City, reconstruct the north boulevard of Mission Street, where required abutting the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

4. Future Path

The Developer shall, pay to the City, in cash, the costs associated with the construction of an asphalt multi-use pathway on the north side of Mission Street, abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works

5. Construction Traffic

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

b) 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.

6. Utilities

c) 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.

d) 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.

7. 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.

b) 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 III – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

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.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASSF 505/2026
April 29, 2026

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

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

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