ADMINISTRATIVE REPORT

Title: Park Plan Approval – Development Agreement 3/23 & 4/23 – Waterside - Templeton Park

Critical Path: Lord Selkirk - West Kildonan Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Prociuk	NA		

EXECUTIVE SUMMARY

The Development Agreements for AG 3/23 and AG 4/23 both include the requirement to submit a park site amenity plan to be approved by the Lord Selkirk - West Kildonan Community Committee, along with the Director of Public Works. Each Development includes a portion of public reserve which combine into one large park, thus the plan is being brought forward as one.

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the plans as submitted.

REASON FOR THE REPORT

The report is being submitted for the Committee's consideration of the site plans at the Public Meeting.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the developer will meet the requirements for site amenity plan approval as per AG 3/23 and AG 4/23.

HISTORY/DISCUSSION

On June 22, 2023, Council approved Development Agreement for the subdivision and rezoning, (DASZ 3/23) between the City of Winnipeg and Waterside Development Corp. The amount of land dedicated as Public Reserve was less than the required amount by 0.74 acres, thus the Developer must provide an equivalent value as additional site amenities within the Public Reserve(s). The value of amenities at the time of signing was $289,865.40. The scope of the landscaping and improvements required as part of the Development Agreement include

grading, levelling, sodding, land drainage, irrigation, fencing, bollards, and construction of primary pathways, both 3.5m wide multi-use asphalt paths and smaller adjoining park pathways. Park-to-park pathways intersecting with the road shall have curb ramps and tactile warning strips installed. If no irrigation or water service is required, the Developer shall provide compensation in the form of site amenities of a predetermined equivalent value.

On June 22, 2023, Council approved Development Agreement for the subdivision and rezoning (DASZ 4/23) between the City of Winnipeg and Templeton Pipeline Holdings Inc. The amount of land dedicated as Public Reserve satisfied the Public Reserve dedication requirement. The scope of the landscaping and improvements required as part of the Development Agreement include grading, levelling, sodding, land drainage, irrigation, and construction of primary pathways. Park-to-park pathways intersecting with the road shall have curb ramps and tactile warning strips installed. If no irrigation or water service is required, the Developer shall provide compensation in the form of site amenities of a predetermined equivalent value.

Both Development Agreements include a clause requiring that the park site amenity plan with specifications be approved by the Director of Public Works along with the Lord Selkirk-West Kildonan Community Committee. The Parks and Open Space Division, on behalf of the Director of Public Works has reviewed and approved the landscape plans as submitted. The park site amenities include the following to be paid for by the Developer as required by the Development Agreement and through the value owing due to under-dedication and compensation for not requiring irrigation within this park:

- 3.5m wide asphalt active transportation (AT) path (connects Ramona Gallos Way to Degrave St), along with sidewalk ramp with detectable warning panels at the roads
- 2.4m wide asphalt path connecting the AT path to Numeracy Lane, along with sidewalk ramp with detectable warning panels at the roads
- Bench node with one bench and waste receptacle near the west entrance of the park along Numeracy Lane
- Bench node with 2 benches facing the northeast corner of the pond
- 6m x 6m (20'x20') Shade Shelter with one accessible picnic table beneath, facing the pond (Model #SQR-20MR Square, hip roof shelter by Poligon)
- Bench node with 3 benches facing the southeast corner of the pond
- A park sign
- Trees along the pathway
- Concrete curbing, engineered wood fibre safety surfacing, and seating area next to play equipment with one accessible picnic table and three benches
- $150,000 worth of play equipment, to be determined in consultation with the Councillor, Developer and Parks and Open Space

The site amenity plans are included in Appendix A.

The Urban Planning and Design Division of Planning Property and Development Department and the Parks and Open Space Division of the Public Works Department have reviewed the site plans and recommend approval of the plan as submitted.

CONSULTATION

This Report has been prepared in consultation with:

Internal Consultation With:

Parks and Open Space, Public Works Department

External Consultation With:

McGowan Russell Group

Waterside Development Corp.

Templeton Pipeline Holdings Inc.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Shauna Prociuk, Project Manager
Date: June 16, 2026
File Location:

List of Schedules and Attachments

1. Appendix A Public Reserve Site Amenities Plan & Enlargement

APPENDIX A: PUBLIC RESERVE SITE AMENITY PLAN & ENLARGEMENT



Enlargement

