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

REPORTS

Item No. 12 Amendment to Development Agreement AG 22/07 – South Pointe (Waverley West Ward)
File DASZ 33/2012

COMMUNITY COMMITTEE RECOMMENDATION:

On June 22, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Standing Policy Committee on Property and Development:

1. That Development Agreement No. AG 22/07 dated November 1, 2007 (the "Development Agreement"), entered into pursuant to Development Application No. DASZ 33/2012, be amended in Section 1 of Schedule "C" by adding a new Clauses after 11.g) as follows:

    "h. The Developer shall pay to the City the cost of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation, interconnection to adjacent traffic control signals, and audible pedestrian signals on Waverley Street at its intersection with Payworks Way, as determined by to the satisfaction the Director of Public Works.

    i. The Developer shall construct or pay to the City, on demand, the full cost of the City-approved intersection treatment and all related works, including traffic control and geometric intersection improvements, with the exclusion of a half-signal, at the private approach to the commercial site off Tim Sale Drive between Waverley Street and Kirkbridge Drive, all to the satisfaction of the Director of Public Works. The nature, scope, and standard of the intersection treatment shall be determined solely by the City."

2. That the City enter into, execute and deliver an agreement to amend the Development Agreement in accordance with recommendation 1 (the "Amending Agreement"), and such other agreements determined by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and the 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.

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:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 22, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.h., delete the words “and Tim Sale Drive”
- In Recommendation 1.h. delete the word “intersections” and replace with “intersection”
- In Recommendation 1.i., add the words “, with the exclusion of a half-signal” after the words “geometric intersection improvements”

and forwarded to the Standing Policy Committee on Property and Development.

Michael Carruthers submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Amendment to Development Agreement AG 22/07 – South Pointe

Critical Path: Assiniboia 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

LADCO Company Limited (the Developer) is asking to change Development Agreement AG 22/07 for the South Pointe neighbourhood. The change would allow the Developer to pay for traffic improvements at two intersections within the development area. These traffic improvements will help improve access to sites in the neighbourhood.

The Public Service has no concerns with the request as set out in the recommendations.

RECOMMENDATIONS

1. That Development Agreement No. AG 22/07 dated November 1, 2007 (the "Development Agreement"), entered into pursuant to Development Application No. DASZ 33/2012, be amended in Section 1 of Schedule "C" by adding a new Clauses after 11.g) as follows:

   "h. The Developer shall pay to the City the cost of the installation of traffic-control signals and all related works including, but not limited to, pedestrian and vehicular actuation, interconnection to adjacent traffic control signals, and audible pedestrian signals on Waverley Street at its intersections with Payworks Way and Tim Sale Drive, as determined by to the satisfaction the Director of Public Works.

   i. The Developer shall construct or pay to the City, on demand, the full cost of the City-approved intersection treatment and all related works, including traffic control and geometric intersection improvements, at the private approach to the commercial site off Tim Sale Drive between Waverley Street and Kirkbridge Drive, all to the satisfaction of the Director of Public Works. The nature, scope, and standard of the intersection treatment shall be determined solely by the City."
2. That the City enter into, execute and deliver an agreement to amend the Development Agreement in accordance with recommendation 1 (the "Amending Agreement"), and such other agreements determined by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and the 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.
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

Council approval is required for a Development Agreement Amendment.

IMPLICATIONS OF THE RECOMMENDATIONS

If the Recommendations of the Winnipeg Public Service are concurred in, the proposed amendment will add Developer's obligations to pay for traffic improvements on Waverley Street and Time Sale Drive

HISTORY/DISCUSSION

On November 25, 2009, Council enacted By-law No. 137/2009, which approved the subdivision and rezoning of land bounded by Kenaston Boulevard, Brady Road, and the Perimeter Highway under File No. DASZ 22/2017.

Pursuant to the above-referenced approval, Ladco Company Limited (the Developer) entered into Development Agreement AG 22/07 with the City of Winnipeg. This agreement specified the Developer's obligations for municipal infrastructure required to develop the property.

Correspondence was received from the Developer to consider a formal request to amend the Development Agreement. The proposed amendment regards paying for traffic signals to improve accessibility to properties in the development at the intersections of:

- Waverley Street and Payworks Way; and
- Tim Sale Drive and the private approach to 615 Kirkbridge Drive.

As shown in Appendix B.

The Public Service has no concerns with the proposed traffic signal on Waverley Street. However, there is concern regarding the proposed traffic control on Tim Sale Drive, as the submitted Transportation Impact Study indicates that signalization at this location is not warranted.

While there is general support for requiring the developer fund appropriate traffic control measures associated with the development, Public Works notes that the type of control implemented should be consistent with engineering warrant analysis and operational requirements at the time of installation. As the submitted TIS does not support signalization at

Tim Sale Drive, committing specifically to traffic signal installation at this location may not align with anticipated operational needs.

Therefore, it is recommended that Clause 11 under Section 1 of Schedule C of AG 22/07 be amended in accordance with the recommendations detailed in this report.

FINANCIAL IMPACT

N/A

CONSULTATION

This Report has been prepared in consultation with:

Public Works 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

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan and its goals and objectives, and it was determined that it is not applicable to this specific report.

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: June 13, 2026
File No: AG 22/07 c/r DASZ 22/2007

Attachments: Appendix “A” – Developer’s letter dated April 30, 2026
Appendix “B” – Proposed Signal Locations