Minutes – Lord Selkirk-West Kildonan Community Committee – September 3, 2026

REPORTS

Item No. 1 Notification of Local Improvement Advertisements under Development Agreement AG 15/11

COMMUNITY COMMITTEE DECISION:

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and received the report as information.

DECISION MAKING HISTORY:

Moved by Councillor Sharma,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Notification of Local Improvement Advertisements under Development Agreement AG 15/11

Critical Path: Lord Selkirk – West Kildonan Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Setha Phanlouvong	Tim Austin	T. Graham	

EXECUTIVE SUMMARY

This Administrative Report provides notification to the Lord Selkirk – West Kildonan Community Committee regarding local improvement advertisement as requested by 4713096 Manitoba Ltd., in accordance with the Development Agreement AG 15/11.

RECOMMENDATIONS

1. That the following report be received as information only.

REASON FOR THE REPORT

Since the proposed Local Improvement Projects are within the Lord Selkirk – West Kildonan Community and Ward boundary, this report is to serve as notification that local improvements will be advertised in accordance with the Development Agreement AG 15/11.

Concrete sidewalk local improvements will be advertised in accordance with the Development Agreement AG 15/11

IMPLICATIONS OF THE RECOMMENDATIONS

The local improvement projects contained herein will be advertised. Committee members are informed of the status of the project within the ward.

HISTORY/DISCUSSION

On July 20, 2011, City Council approved the Development Agreement AG 15/11 between the City of Winnipeg and 4713096 Manitoba Ltd.

Section 8, called *Privately Owned Lands*, says:

a) *Where privately owned lands benefit from any improvement(s) to be provided by the Developer, the City agrees to, upon written request by the Developer, endeavour to pass (a) local improvement by-law(s) in respect of those lands for said improvement*.

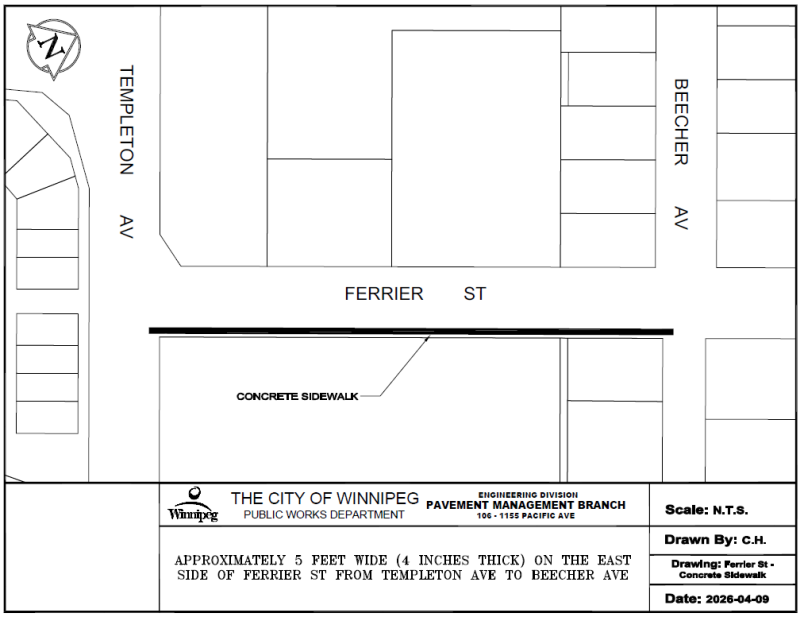
b) If the City passes (a) local improvement by-law(s) to levy taxes against the privately owned lands described in a) above, then, upon completion of the improvement(s) or within a reasonable time following Council's approval of capital funds for the improvement(s), the City shall pay the Developer the lesser of the cost to the Developer of improving privately owned lands and the amount calculated on the basis of the City's local improvement rate prevailing upon construction completion.

c) Where the Council does not pass (a) local improvement by-law(s), the Developer agrees, notwithstanding any petition(s) against the proposed Bylaw(s), to install the improvement at its cost, and the City agrees to endeavour, within its powers, not to allow the owner of the privately owned lands to utilize the improvement unless and until the owner has paid its proportionate share of the cost of any such improvement, which the City further agrees to pay to the Developer.

The Assessment and Taxation Department has received local improvement applications from John Wintrup, authorized representative of the developer 4713096 Manitoba Ltd to install concrete sidewalk local improvements.

Concrete Sidewalk 5'x4" (Low)
Approximately 5 feet wide (4 inches thick) on the east side of Ferrier Street from Templeton Avenue to Beecher Avenue

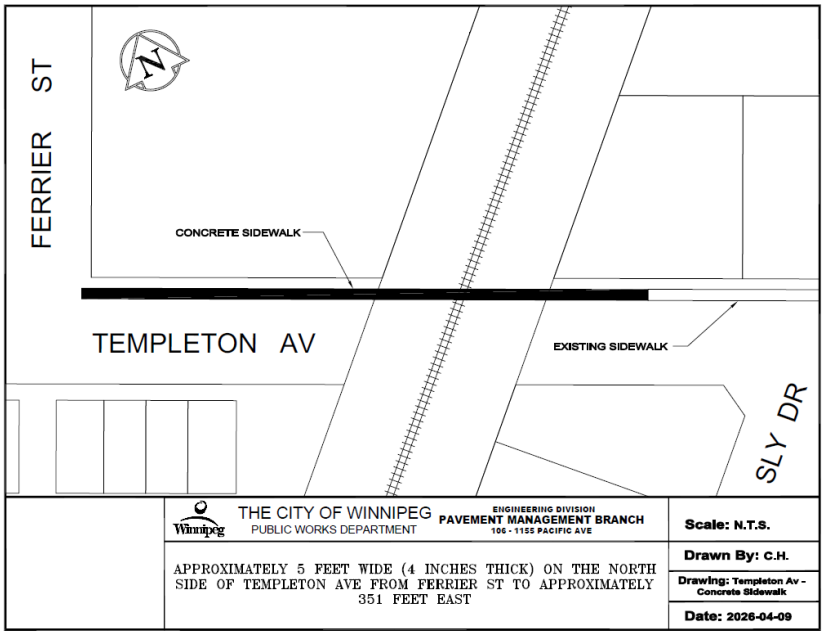
As is depicted in the following drawing:



In accordance with the development agreement the developer is responsible to install the improvement at their cost and the developer will be reimbursed for privately owned lands. Privately-owned lands is defined in the developer agreements as "*all the land other than City-Owned or Developer-Owned land benefitting from services installed to serve the Planned Area…"*

Concrete Sidewalk 5'x4" (High)
Approximately 5 feet wide (4 inches thick) on north side of Templeton Avenue from Ferrier Street to approximately 351 feet east.

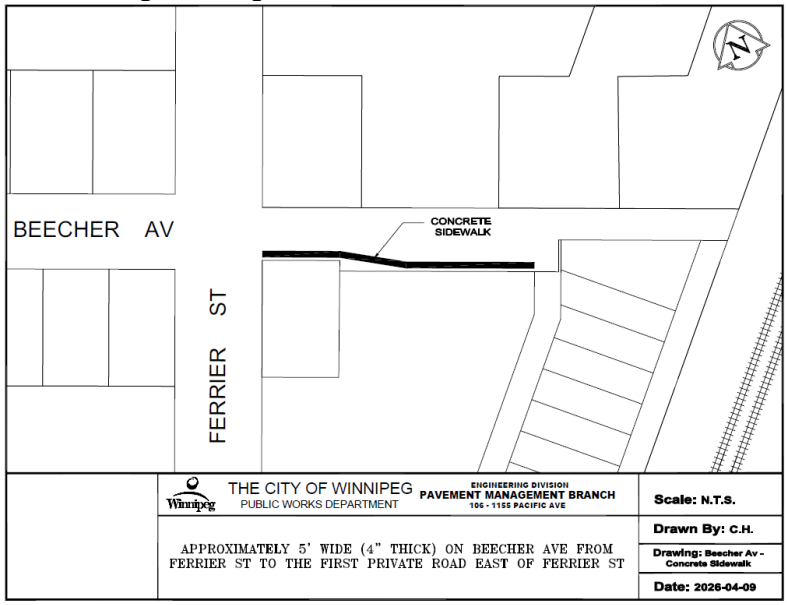
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Concrete Sidewalk 5'x4" (Low)
Approximately 5 feet x 4" thick concrete sidewalk on south side of Beecher Ave from Ferrier Street to the first private road east of Ferrier Street.

As is depicted in the following drawing:



In accordance with the development agreement the developer is responsible to install the improvement at their cost and the developer will be reimbursed for privately owned lands. Privately-owned lands is defined in the developer agreements as "*all the land other than City-Owned or Developer-Owned land benefitting from services installed to serve the Planned Area…"*

The Winnipeg Public Service will advertise this project in compliance with the Development Agreement and the City of Winnipeg Charter.

FINANCIAL IMPACT

Financial Impact Statement **Date:** August 12, 2026

Project Name: **First Year of Program** **2026**

Concrete sidewalk local improvements will be advertised in accordance with the Development Agreement DASZ 15/11

	2026	2027	2028	2029	2030
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 1,500	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	1,500	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Directs costs above include advertising only and will be funded by the Assessment and Taxation Department. If the project is ultimately approved by Council, the gross advertising costs will become part of the Local Improvement Captial project costs.

Setha Phanlouvong
Manager of Taxation and Finance

CONSULTATION

This Report has been prepared in consultation with:

Planning, Property and Development

OURWINNIPEG POLICY ALIGNMENT

The Local Improvement process is generally aligned with the policies provided for in OurWinnipeg 2045, specifically policy 6.7 Fiscally Sustainable Growth of the goal City Building.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan (CAP), and it was determined that the CAP 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 it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Assessment and Taxation Department
Division: Taxation and Finance
Prepared by: Setha Phanlouvong
Date: August 12, 2026
File No:

Attachments: