

APPENDIX D

AIRPORT AREA WEST INDUSTRIAL SECONDARY PLAN TRANSPORTATION CHARGE

1. For the purposes of this Transportation Area Charge, the Transportation Area Charge Works (the "Works") shall include the full cost, unless otherwise specified, to design, acquire, and construct the following works required to accommodate the interim and ultimate build-out of the Airport Area West Industrial and Airport Area West Residential Secondary Plan Areas:
 - a) Twinning of Sturgeon Road between Sturgeon Access and Four Mile Road, and all related works, with 75% of the cost attributable to the Transportation Area Charge and the remaining 25% recovered through a frontage charge on the lots fronting the applicable improvements, at 12.5% per side;
 - b) Twinning of Saskatchewan Avenue between Sturgeon Road and Moray Street, and all related works;
 - c) Upgrades to Sturgeon Access and Sturgeon Road between Sturgeon Access and Saskatchewan Avenue (30% of costs);
 - d) Major intersection improvements at:
 - i) Sturgeon Road and Four Mile Road (50% of the costs);
 - ii) Sturgeon Road and Sturgeon Access (30% of the costs);
 - iii) Sturgeon Road and Saskatchewan Avenue (30% of the costs); and
 - iv) Saskatchewan Avenue and Moray Street;
 - e) Land acquisition required for the twinning of Sturgeon Road between Sturgeon Access and Four Mile Road;
 - f) East-West section of Moray Street in the approximate location shown in the Secondary Plan from Sturgeon Road and CPKC line (the 3rd and 4th lanes with all related works);
 - g) Intersection Improvements of CentrePort Canada Way and Sturgeon Access;
 - i) 25% of the cost of any traffic signal modifications, and all related works required at the intersection of CCW and Sturgeon Access; and
 - ii) 50% of the cost of intersection improvements to CCW and Sturgeon Access located south of the CCW centre median (side with existing Sturgeon Access), excluding the CCW eastbound left-turn storage lane(s) (lanes turning away from existing Sturgeon Access), and all related works;
 - iii) 50% of the cost of CCW westbound left-turn storage lane(s) (lanes turning onto existing Sturgeon Access) within the median, all related works.
 - h) Land acquisition required beyond a local industrial road (24 m) for the for East-West section of Moray Street;

All works related to the foregoing, including, but not limited to, traffic control signals, pedestrian and active transportation facilities, street lighting, utility relocations, land drainage works, roadway appurtenances, and other works determined by the Director of Public Works to be required to support the “Works”.

2. The cost of the Works shall be based on the actual cost to design, acquire, and construct the applicable Works once the actual cost has been established, as determined by, and to the satisfaction of, the Director of Public Works.
3. Where the cost of Works constructed by the Developer exceeds the Transportation Area Charge payable by the Developer, the City shall reimburse the Developer for the excess amount from Transportation Area Charges collected from other benefitting lands, subject to the availability of such funds and as determined by the Director of Public Works.
4. Where the applicable Works have not been constructed, the City's best available estimate of the cost to design, and construct the applicable Works, as determined by, and to the satisfaction of, the Director of Public Works, shall be used as the cost.
5. The City may, at its discretion, update an estimated cost from time to time to reflect the best available information, including changes in scope, market conditions, construction costs, engineering, utility relocations, land acquisition, or other project-related costs. The Transportation Area Charge shall be based on the actual cost or the City's most current estimate, as applicable, in effect at the time of invoicing.
6. From the date the actual cost is established, or the estimated cost is established or last updated, to the date of payment, the applicable Transportation Area Charge shall be adjusted using the Consumer Price Index (All-items) for Winnipeg, Manitoba, as published by Statistics Canada, or any successor index acceptable to the Director of Public Works.
7. The Transportation Area Charge shall apply for lands within the Airport Area West Industrial Secondary Plan Area located east of CentrePort Canada Way (CCW) identified for future development under Secondary Plan No. 2/2020 (Airport Area West Industrial Secondary Plan), as adopted by Council on June 24, 2021, excluding lands designated Municipal Works and Air Serviced Industrial.