Minutes – Council – May 2, 2025

Minute No. 265
Report – Standing Policy Committee on Property and Development – April 16, 2025

Item No. 10 Closing – Station Road between 3525 and 3511 Pembina Highway (St. Norbert - Seine River Ward)
File DAC 5/2024

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the closing proposed under File No. DAC 5/2024 shown on Appendix B be approved and the affected land be declared surplus to the City's needs, subject to:

    A. the approval of the conveyance of the land by Council or its delegated authority;

    B. the Purchaser (or assignee) fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment a by-law to facilitate the Closing (the "By-law").

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless:

    A. The Purchaser (or assignee) applies for an extension of time before the expiration of the 2-year period; and

    B. Council approves the extension of time.

4. That the By-law will expire and this matter will be deemed to be concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless:

    A. The Purchaser (or assignee) applies for an extension of time before the expiration of the 1-year period; and

    B. Council approves the extension of time.

5. 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 – April 16, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

Councillor Santos was absent from the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2025, 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 April 10, 2025, 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.

On February 21, 2025, the Riel Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on April 10, 2025 at 10:30 a.m. in the Council Building at 510 Main Street.

On January 31, 2025, the Riel Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on February 21, 2025 at 10:30 a.m. in the Council Building at 510 Main Street.

HEARING SUMMARY

File:	DAC 5/2024
Before:	Riel Community Committee Councillor Allard, Chairperson Councillor Chambers Councillor Mayes
Public Hearing:	April 10, 2025 February 21, 2025 January 31, 2025 Council Building, 510 Main Street
Applicant:	Drimal Builders Ltd.
Premises Affected:	Station Road between 3525 and 3511 Pembina Highway
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	L. Cowan, Senior Committee Clerk Riel Community Committee
Report date:	April 11, 2025

Community Committee Recommendation:

On April 10, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and recommended to the Standing Policy Committee on Property and Development:

1. That the closing proposed under File No. DAC 5/2024 shown on Appendix B be approved and the affected land be declared surplus to the City's needs, subject to:

    A. the approval of the conveyance of the land by Council or its delegated authority;

    B. the Purchaser (or assignee) fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment a by-law to facilitate the Closing (the "By-law").

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless:

A. The Purchaser (or assignee) applies for an extension of time before the expiration of the 2-year period; and

B. Council approves the extension of time.

4. That the By-law will expire and this matter will be deemed to be concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless:

A. The Purchaser (or assignee) applies for an extension of time before the expiration of the 1-year period; and

B. Council approves the extension of time.

5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing

Exhibits Filed:

1. Report from the Real Property Officer dated January 15, 2025
2. Inspection Report
3. Petition in opposition to the application purporting to contain 47 signatures, submitted by Meetu Sidhu
4. Notice of Adjournment dated January 31, 2025
5. Notice of Adjournment dated February 21, 2025
6. Inspection Report

REPRESENTATIONS:

In Support:

Adeyemi Adewumi
Yettie Adewumi
Fairly Fernandopulle

In Opposition:

Meetu Sidhu

For Information:

Nil

For the City:

P. Komoly, Real Property Officer, Planning, Property and Development Department

ADMINISTRATIVE REPORT

Title: Proposed closing of Station Road between 3525 and 3511 Pembina Highway
File DAC 5/2024

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	H. Borys		

EXECUTIVE SUMMARY

Drimal Builders Ltd. applied on behalf of the owner of 3525 Pembina Highway, to close Station Road between 3525 and 3511 Pembina Highway. The proposed closing is shown on attached Misc. Plan No. 16021/5 and Aerial Misc. Plan No. 16021/6 (Appendices B and C). Part of Station Road will be incorporated into the planned area under development application File No. DASSF 505/2024. The balance of Station Road will be established as a public lane to maintain access to 3511 Pembina Highway.

The Public Service recommends approval.

RECOMMENDATIONS

1. That the closing proposed under File No. DAC 5/2024 shown on Appendix B be approved and the affected land be declared surplus to the City's needs, subject to:

    A. the approval of the conveyance of the land by Council or its delegated authority;

    B. the Purchaser (or assignee) fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment a by-law to facilitate the Closing (the "By-law").

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless:

    A. The Purchaser (or assignee) applies for an extension of time before the expiration of the 2-year period; and

B. Council approves the extension of time.

4. That the By-law will expire and this matter will be deemed to be concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless:

   A. The Purchaser (or assignee) applies for an extension of time before the expiration of the 1-year period; and

   B. Council approves the extension of time.

5. 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

All street and lane closings must be considered by the Community Committee.

Before any portion of a public right-of-way may be conveyed, it must be legally closed and declared surplus to the City's needs. Council approval is required.

IMPLICATIONS OF THE RECOMMENDATIONS

All costs associated with the closing are the responsibility of the Purchaser (or assignee). There are no financial implications for the City of Winnipeg. Sale proceeds will be credited to the Land Operating Reserve.

HISTORY/DISCUSSION

Drimal Builders Ltd. applied on behalf of the owner of 3525 Pembina Highway, to close Station Road between 3525 and 3511 Pembina Highway.

The entirety of Station Road will be closed to facilitate a portion being re-opened and designated as public lane. The portion of Station Road shown coloured red on Misc. Plan No.16021/5 and Aerial Misc. Plan No. 16021/6 (Appendices B and C) will be incorporated into proposed Lot 1 under File No. DASSF 505/2024. The inclusion of this portion of Station Road will allow for construction of a place of worship. This land will be conveyed to the Purchaser (or assignee) in accordance with this report and the provisions of the City's Declaration as Surplus and Sale of Property Policy PD-026 adopted by Council September 29, 2021. The portion shown coloured blue on the Misc. Plans, will be designated as a public lane on the plan prepared under File No. DASSF 505/2024.

Manitoba Hydro, Centra Gas, BellMTS, Bell Canada, Rogers Communications, Flexnetworks, Canadian National Railway, and Imperial Oil/Exxon Mobil, have all indicated that they have no

concerns or objections. Fibre.Ca Inc., Crown Pipeline Ltd., Telus Communications, the Canadian Pacific Railway Company, the Canadian National Railway Company and Teraspan Networks did not respond to the request for comment on this application. The Public Service has no objections to the proposed closing and any comments and/or conditions for approval of the proposed closing are detailed on Appendix A attached.

Plan No. 2613 registered in the Winnipeg Land Titles Office on February 9, 1920 opened the road but did not name it. In 2012, Council passed By-law No. 11/2011 to name it Station Road. The road is improved with an asphalt surface.

CONSULTATION

This Report has been prepared in consultation with the Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The subject closing does not contravene the OurWinnipeg Policy Alignment or the Complete Communities Direction Strategy.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed closing is inconsequential insofar as any of the Strategic Opportunities and Key Directions in the Climate Action Plan are concerned.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The proposed closing is inconsequential to any specific goals and objectives in the Poverty Reduction Strategy (PRS), as well as the corresponding 2021-2023 Implementation Plan.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Petr Komoly
Date: January 15, 2025
File No.: DAC 5/2024

Attachments:
Appendix A: Administrative Comments
Appendix B: Miscellaneous Plan No. 16021/5
Appendix C: Aerial Miscellaneous Plan No. 16021/6

APPENDIX A – ADMINISTRATIVE COMMENTS

Geomatics Branch:

Approval is subject to the following:

- The proposed closing is subject to approval of associated DASSF 505/2024.

- The Purchaser(s) or assignee(s) is responsible for all costs associated with the preparation of the closing plan, any associated documents, and the registration of all necessary documents at the Winnipeg Land Titles Office to facilitate the legal closing and conveyance of the public right-of-way.

- The closing plan mylars, closing by-law, land Transfer and any associated documents will only be released together with the plan of subdivision and associated documents for DASSF 505/2024 for registration in series at The Winnipeg Land Titles Office.

Public Works Department

- The Purchaser(s) or assignee(s) will be required to submit application to the Public Works Department as per the Private Access By-law to either retain the existing turn-out location as a private approach where Station Road is proposed to be closed at Pembina Highway, or to remove the existing street turn-out at Pembina Highway and restore the curb, boulevard and sidewalk in that location.

- The private approach to Pembina Highway may require modifications to accommodate the proposed development.

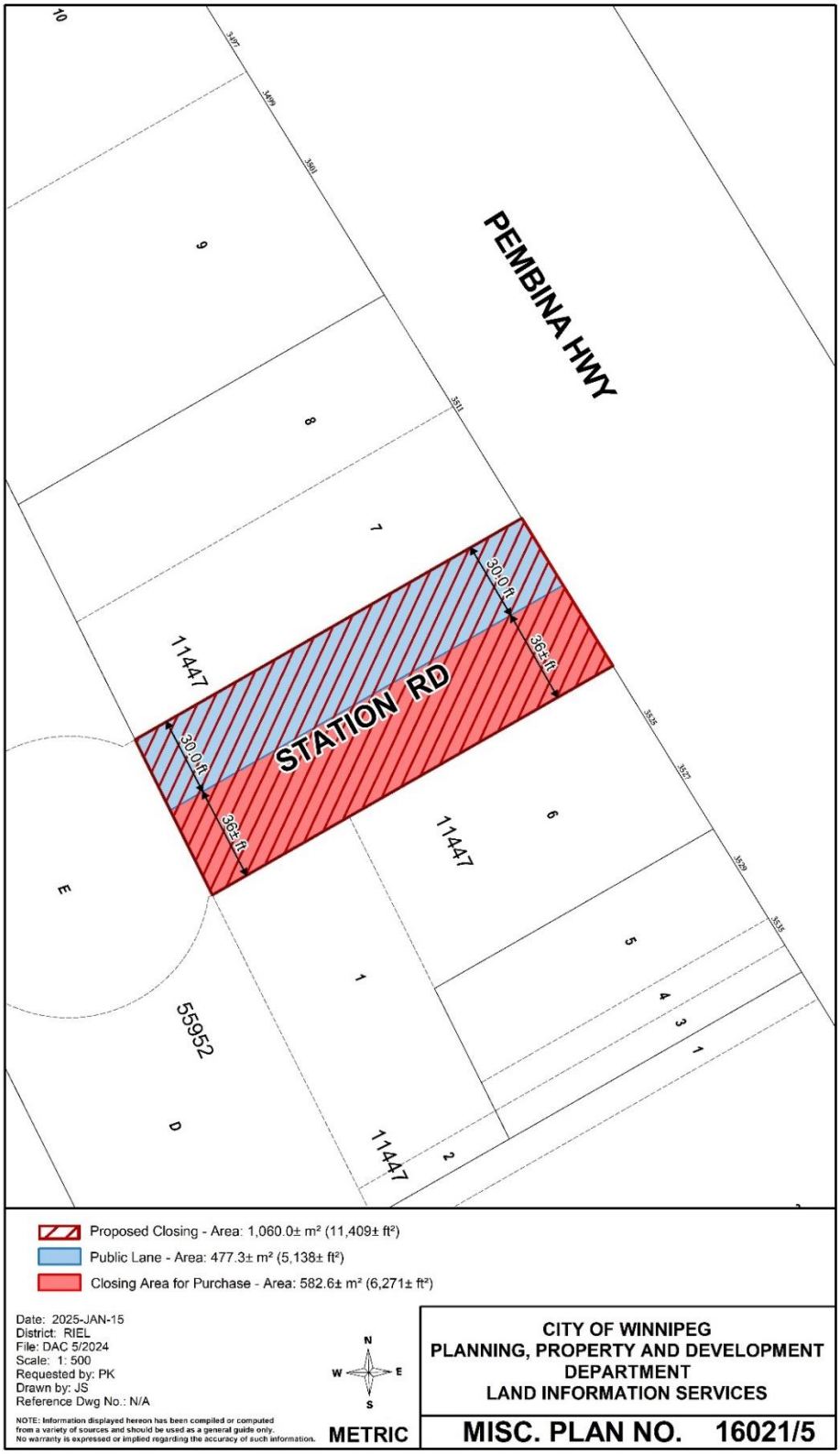
Easements

Manitoba Hydro, Centra Gas and BellMTS have each identified facilities within Station Road for which easements will be required.

No permanent structures will be allowed within the easement areas as noted above, and easement agreements may be required to protect respective parties' interests.

Any removal or relocation of the facilities required as a result of the proposed closing or associated DASSF 505/2024 will be at the expense of the Purchaser(s) or assignee(s).

APPENDIX B – MISCELLANEOUS PLAN 16021/5



APPENDIX C – MISCELLANEOUS PLAN 16021/6 - AERIAL VIEW OF PROPOSED CLOSING

