Agenda – Council – June 26, 2025

Report – Standing Policy Committee on Property and Development – June 11, 2025

Item No. 7 **Closing – Gevaert Street and Public Lane, south of Valde Avenue (Transcona Ward)**
File DAC 2/2025

STANDING COMMITTEE RECOMMENDATION:

On June 17, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the street and lane closing proposed under File No. DAC 2/2025 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.

Agenda – Council – June 26, 2025

Report – Standing Policy Committee on Property and Development – June 11, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 17, 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 June 11, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 23, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

HEARING SUMMARY

File:	DAC 2/2025
Before:	East Kildonan-Transcona Community Committee Councillor Wyatt, Chairperson Councillor Browaty
Public Hearing:	May 23, 2025 Council Building, 510 Main Street
Applicant:	Levine Tadman Golub Law Corporation
Premises Affected:	Gevaert Street and Public Lane, south of Valde Avenue
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	Brenden Harris, Senior Committee Clerk East Kildonan-Transcona Community Committee
Report date:	May 23, 2025

Community Committee Recommendation:

On May 23, 2025, the East Kildonan-Transcona 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 street and lane closing proposed under File No. DAC 2/2025 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 March 28, 2025
2. Inspection Report

REPRESENTATIONS:

In Support:

Matthew Chambers
Ben McGillivary
Geoff Milnes

In Opposition:

Nil

For Information:

Nil

For the City:

Petr Komoly, Real Property Officer, Planning, Property and Development Department
D. Chyz-Lund, Planner, Planning, Property and Development Department

Exhibit "1" referred to in File DAC 2/2025

ADMINISTRATIVE REPORT

Title: Proposed closing of Gevaert Street and Public Lane, south of Valde Avenue
File No. DAC 2/2025

Critical Path: East Kildonan-Transcona Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Komoly			

EXECUTIVE SUMMARY

Levine Tadman Golub Law Corporation on behalf of 10089465 Manitoba Ltd., has applied to close Gevaert Street and Public Lane, south of Valde Avenue. The proposed street closing is shown on attached Misc. Plan No. 16090 and Aerial Diagram accompanying this report (see Appendices B and C). 10089465 Manitoba Ltd. wants to close the street and lane to consolidate with their adjoining properties and construct building(s).

The Public Service recommends approval of the proposed street closing. Before the street and lane can be conveyed, they must be legally closed and declared surplus to the City's needs.

RECOMMENDATIONS

1. That the street and lane closing proposed under File No. DAC 2/2025 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.

Council approval is required for all street and lane closings.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no financial implications for the City of Winnipeg.

HISTORY/DISCUSSION

Levine Tadman Golub Law Corporation applied on behalf of 10089465 Manitoba Ltd., to close Gevaert Street and Public Lane, south of Valde Avenue as shown on Misc. Plan No. 16090 and Aerial Diagram accompanying this report (see Appendices B and C). 10089465 Manitoba Ltd. intends to consolidate the proposed street and lane closing with their adjoining properties and construct building/buildings.

Plan No. 1783 registered in the Winnipeg Land Titles Office on March 26, 1912 legally opened Gevaert Street and Public Lane, south of Valde Avenue. The street and lane proposed to be closed are currently unimproved.

Manitoba Hydro, Centra Gas, Bell Canada, Rogers Communications, Flexnetworks, have all indicated that they have no concerns or objections. BellMTS, Fibre.Ca Inc., Crown Pipeline Ltd., Telus Communications, Imperial Oil/Exxon Mobil, 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 street closing and any comments and/or conditions for approval of the proposed street closing are detailed on Appendix A attached.

CONSULTATION

This Report has been prepared in consultation with:
Legal Services Department (as to legal issues)
Geomatics Branch, Planning, Property and Development Department
Public Works Department
Transit Department
Water and Waste Department
Fire Paramedic Services

OURWINNIPEG POLICY ALIGNMENT

The proposed street and lane closing does not contravene with any of the goals, objectives and policy priorities of OurWinnipeg development Plan.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed street and lane closing does not contravene with any of the Strategic Opportunities and Key Directions in the Climate Action Plan.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The proposed street and lane closing does not contravene with any of the 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: March 28, 2025
File No.: DAC 2/2025
Attachments:
Appendix A: Administrative Comments
Appendix B: Miscellaneous Plan No. 16090
Appendix C: Aerial Diagram showing the proposed closing

APPENDIX A – ADMINISTRATIVE COMMENTS

Geomatics Branch:

Approval is subject to the following:

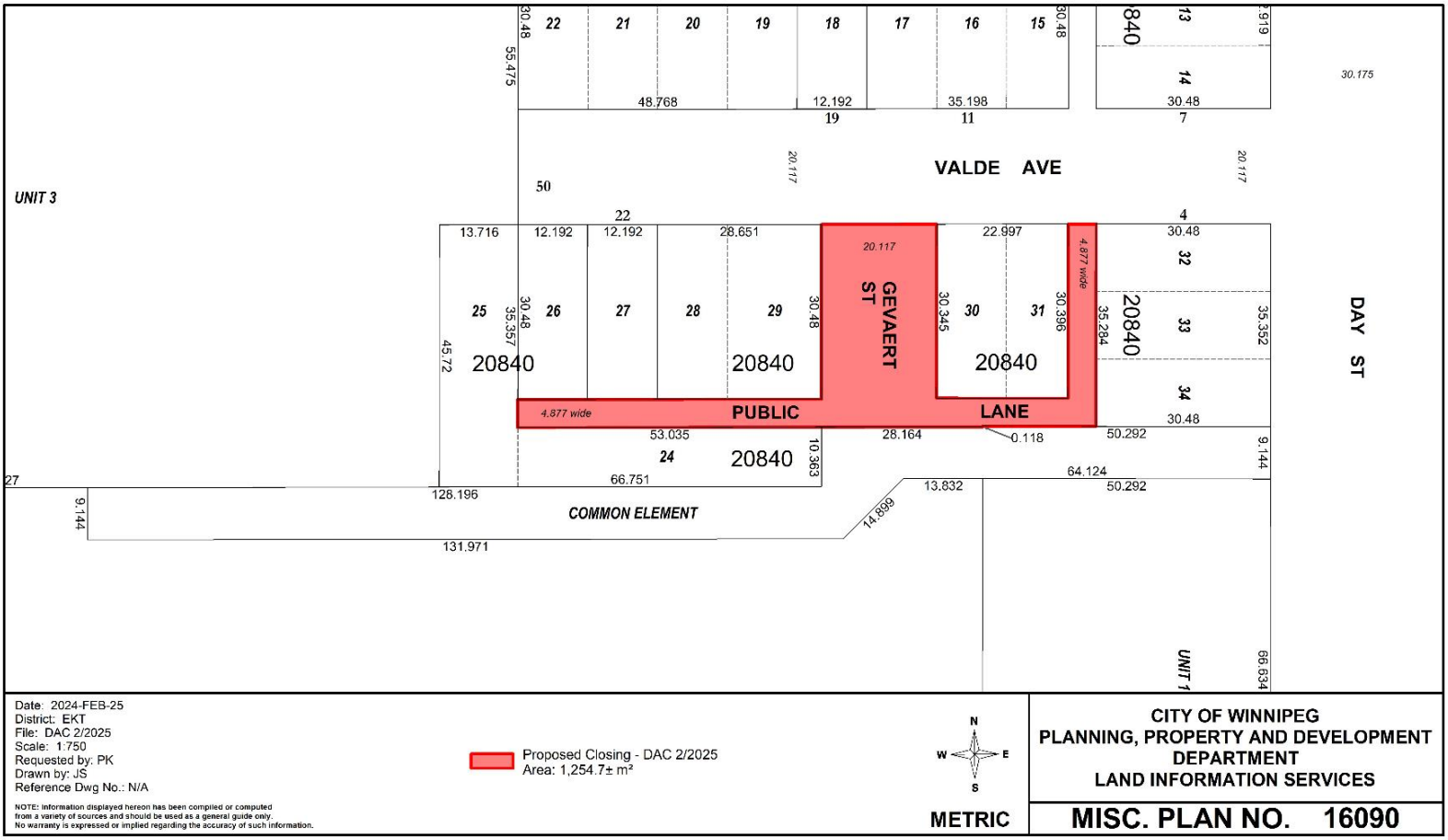
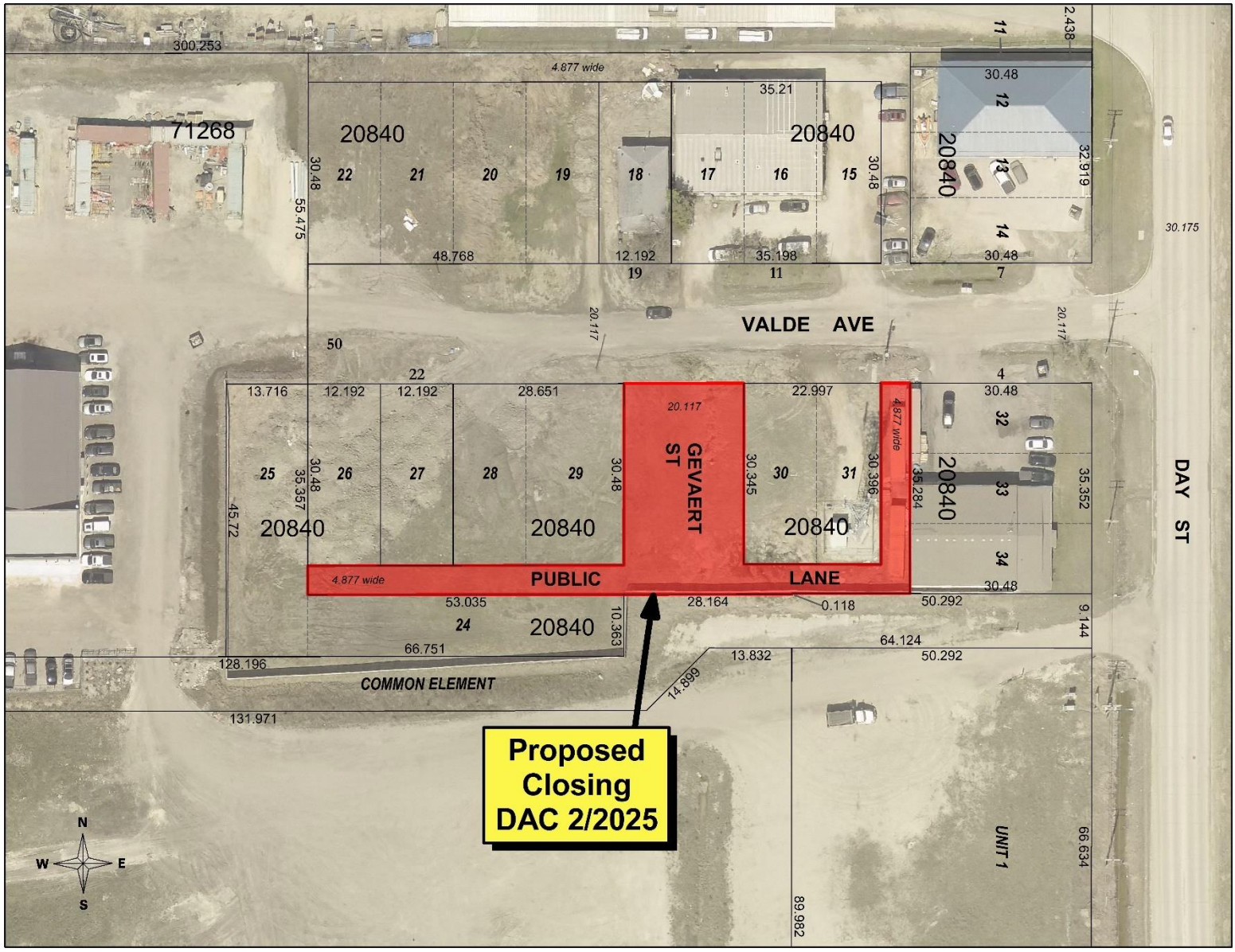
- The Purchaser(s) or assignee(s) must submit or cause to have submitted a Development Application (DASSF or DASZ if zoning change is required for any proposed development) proposing a plan of subdivision that creates a single lot to facilitate consolidation of their adjacent holdings with the portions of the rights-of-way being closed.

- The Purchaser(s) or assignee(s) is responsible for obtaining approval and meeting any necessary conditions in respect of the above noted Development Application.

- The Purchaser(s) or assignee(s) is responsible for all costs associated with the above-noted Development Application, the preparation of the closing plan, subdivision 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 rights-of-way.

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

APPENDIX B – MISCELLANEOUS PLAN 16090



APPENDIX C – AERIAL DIAGRAM OF PROPOSED CLOSING