Agenda – Council – September 25, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Item No. 16 Closing of Portions of Ferrier Street and Murray Avenue, for Incorporation into DASZ 21/2025 (Old Kildonan Ward) File DAC 3/2025 [c/r DASZ 21/2025 and DAV 141574/2025D]

STANDING COMMITTEE RECOMMENDATION:

On September 16, 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 closings proposed under File No. DAC 3/2025 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; and

    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 street 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.

Report – Standing Policy Committee on Property and Development – September 12, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

5. That subject to Council or its delegated authority's concurrence respecting terms and conditions of sale of the land, the City enter into, execute and deliver a Purchase and Sale Agreement with the Purchaser(s) or assignee(s) and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"), failing which this proposal shall be deemed rescinded and shall not be proceeded with.

6. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Purchase and Sale 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.

7. 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 – September 12, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 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 September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 3, 2025, the Lord Selkirk-West Kildonan 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 3/2025
Before:	Lord Selkirk-West Kildonan Community Committee Councillor Sharma, Chairperson Councillor Eadie
Public Hearing:	September 3, 2025 Council Building, 510 Main Street
Applicant:	Landmark Planning and Design Inc.
Premises Affected:	Ferrier Street and Murray Avenue
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	J. Nachtigall, Assistant Committee Clerk Lord Selkirk-West Kildonan Community Committee
Report date:	September 5, 2025

Community Committee Recommendation:

On September 3, 2025, the Lord Selkirk-West Kildonan 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 closings proposed under File No. DAC 3/2025 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; and

    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 street 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 subject to Council or its delegated authority's concurrence respecting terms and conditions of sale of the land, the City enter into, execute and deliver a Purchase and Sale Agreement with the Purchaser(s) or assignee(s) and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"), failing which this proposal shall be deemed rescinded and shall not be proceeded with.

6. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Purchase and Sale 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.

7. 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 July 2, 2025
2. Inspection Report
3. Communication dated August 20, 2025 from Bryan Isip in opposition to the application
4. Communication dated August 26, 2025 from Rene Carrier with respect to the application
5. Inspection Report
6. Communication dated September 1, 2025 from Vania Bowman in opposition to the application
7. Communication dated September 2, 2025 from Brendan Salakoh in support of the application
8. Communication dated August 21, 2025 from Ranjit Cheema with respect to the application

REPRESENTATIONS:

In Support:

Brendan Salakoh

In Opposition:

Vania Bowman
William MacDougall
Bryan Isip

For Information:

Ranjit Cheema
Rene Carrier

For the City:

K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department

Exhibit "1" referred to in File DAC 3/2025

ADMINISTRATIVE REPORT

Title: Proposed Closing of portions of Ferrier Street and Murray Avenue, for incorporation into DASZ 21/2025 - File No. DAC 3/2025

Critical Path: Lord Selkirk-West Kildonan Community Committee - Standing Policy Committee on Property and Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Komoly			

EXECUTIVE SUMMARY

Landmark Planning and Design Inc. has applied on behalf of 1910588 Alberta Ltd. (the Purchaser) to close portions of Ferrier Street and Murray Avenue. The proposed street closings are shown on attached Misc. Plan No.16099 and Aerial Diagram accompanying this report (see Appendices B and C). The street closings are being incorporated into the subdivision and rezoning application under File No. DASZ 21/2025.

The Public Service recommends approval of the proposed closings. Before the streets are conveyed, they must be legally closed and declared surplus to the City's needs.

RECOMMENDATIONS

1. That the closings proposed under File No. DAC 3/2025 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; and

    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 street 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 subject to Council or its delegated authority's concurrence respecting terms and conditions of sale of the land, the City enter into, execute and deliver a Purchase and Sale Agreement with the Purchaser(s) or assignee(s) and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"), failing which this proposal shall be deemed rescinded and shall not be proceeded with.

6. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Purchase and Sale 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.

7. 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 the streets are conveyed, they must be legally closed and declared surplus to the City's needs. Council approval is required for all street and lane closings.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY/DISCUSSION

Landmark Planning and Design Inc. has applied on behalf of 1910588 Alberta Ltd. (the Purchaser) to close portions of Ferrier Street and Murray Avenue as shown on Misc. Plan No.16099 and the aerial diagram accompanying this report (See Appendices B and C). The closing area land will be incorporated into the planned area for the subdivision application under File No. DASZ 21/2025 which will establish "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to allow for the creation of thirty-five (35) residential zoning lots.

The portion of Ferrier Street being closed that falls within the limits of Murray Avenue will be opened as Murray Avenue on the Plan of Subdivision prepared under File No. DASZ 21/2025. This is occurring to provide for a uniform and common designation of the Murray Avenue widening.

Plan No. 2107 registered in the Winnipeg Land Titles Office on May 20, 1913 legally opened McGregor Street. McGregor Street was renamed to Ferrier Avenue by By-law 1192/76 (Instrument P55444) on February 19, 1976.

Plan No. 55730 registered in the Winnipeg Land Titles Office on February 11, 2014, opened Murray Avenue and Ferrier Street to the east.

Plan No. 59721 registered in the Winnipeg Land Titles Office on August 29, 2016, opened Murray Avenue and Ferrier Street to the west.

The proposed closing area 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 Public Service recommends approval of the proposed street closings.

Manitoba Hydro, Centra Gas, BellMTS, Rogers Communications, Imperial Oil and Seven Oaks School Division have all indicated that they have no concerns or objections.

Crown Pipeline Ltd., Teraspan Networks, Shaw Cablesystems, Telus Communications, Fibre.Ca Inc., Crown Pipeline Ltd., TC Energy, Canadian National Railway Company and Canadian Pacific did not respond to the request for comment on this application.

The Public Service comments and/or conditions for approval of the proposed closing are detailed on Appendix A attached.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

Consideration was given as to whether this report connects to any of the goals, objectives or directions of OurWinnipeg Policy alignment. It was determined that the Policy is not applicable to this specific report and will need to be addressed by DASZ 21/2025.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the Strategic Opportunities and Key Directions in the Climate Action Plan. It was determined that the Plan is not applicable to this specific report and will need to be addressed by DASZ 21/2025.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (PRS), as well as the corresponding 2021-2023 Implementation Plan. It was determined that the Strategy is not applicable to this specific report and will need to be addressed by DASZ 21/2025.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Petr Komoly
Date: July 2, 2025
File No: DAC 3/2025

Attachments:

Appendix A - Administrative Comments
Appendix B - Miscellaneous Plan 16099
Appendix C - Aerial Diagram showing the proposed closings

APPENDIX A – ADMINISTRATIVE COMMENTS

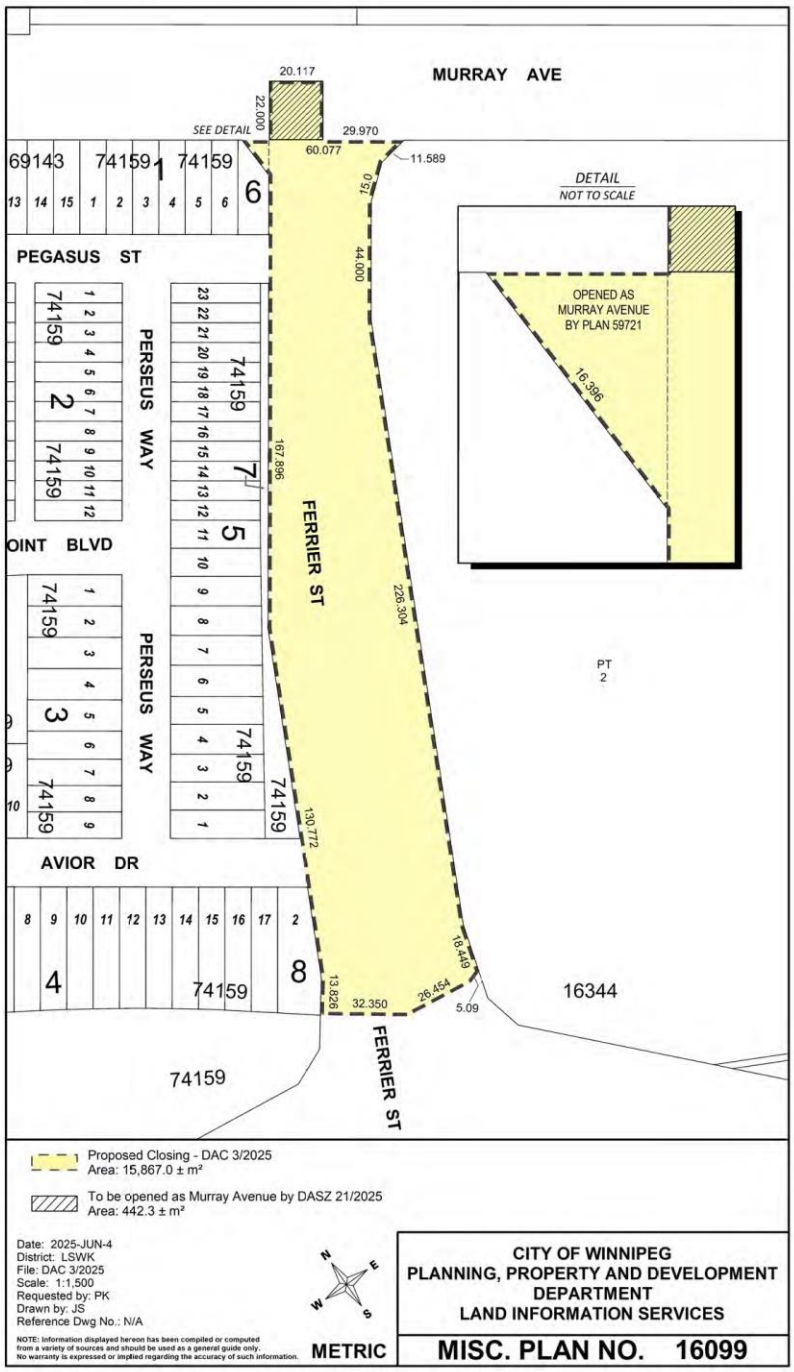
Geomatics and Land Information Services

- The proposed closing is subject to approval of associated DASZ 21/2025.

- The closing plan mylars, closing By-law and any associated documents are to be released along with the plan of subdivision mylars for DASZ 21/2025 and any associated documents and subsequently registered in series with and prior to the associated plan of subdivision.

- The applicant is responsible for all costs related to preparation of the necessary closing plan and any associated/necessary documents and registration of same at the Winnipeg Land Titles Office.

APPENDIX B – MISC. PLAN NO. 16099



APPENDIX C – AERIAL DIAGRAM OF SUBJECT CLOSING

