Minute No. 498
Minutes – Council – September 25, 2025

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

Item No. 18 **Extension of Time – Opening and Closing – Proposed Closing of a Portion of Public Lane between One St. John Ambulance Way and 1500 Portage Avenue, and Rededication of a Portion of the Public Lane as St. John Ambulance Way**
(St. James Ward)
File DAOC 1/2023

COUNCIL DECISION:

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

1. That Recommendation 5 under File DAOC 1/2023 approved by Council on June 22, 2023, be deleted and replaced with the following:

    5. 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 by December 22, 2026, unless:

        A. the Purchaser applies for an extension of time before December 22, 2026; and

        B. Council approves the extension of time.

2. 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:

Moved by Councillor Duncan,

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

Carried

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 Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Extension of Time – Proposed closing of a portion of public lane between One St. John Ambulance Way and 1500 Portage Avenue, and Rededication of a portion of the public lane as St. John Ambulance Way – File DAOC 1/2023

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

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Komoly			

EXECUTIVE SUMMARY

On June 22, 2023, Council approved the closing of a portion of public lane between One St. John Ambulance Way and 1500 Portage Avenue, and rededication of a portion of the public lane as St. John Ambulance Way (Appendix B). A condition of that approval required that Council pass a by-law within two (2) years following the date of approval.

On June 9, 2025, the applicant submitted a request for an extension of time to enact the by-law by December 22, 2026 (Appendix A).

The Public Service supports an extension until December 22, 2026.

RECOMMENDATIONS

1. That Recommendation 5 under File DAOC 1/2023 approved by Council on June 22, 2023, be deleted and replaced with the following:

   5. 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 by December 22, 2026, unless:

   a) the Purchaser applies for an extension of time before December 22, 2026; and

   b) Council approves the extension of time.

2. 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

Council approval is required for an extension of time for all street and lane closings.

IMPLICATIONS OF THE RECOMMENDATIONS

Should Council concur in the recommendations, the applicant will be permitted an extension of time until December 22, 2026 to satisfy the intent of Council's June 22, 2023 decision.

HISTORY/DISCUSSION

On June 22, 2023, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, to close the public lane between One St. John Ambulance Way and 1500 Portage Avenue to facilitate development of additional surface parking and signage for its existing business at One St. John Ambulance Way. To ensure consistent boundaries between the street right-of-way and private property, a portion of the lane will be rededicated as St. John Ambulance Way. A condition of that approval required that Council pass a by-law within two (2) years following the date of approval to facilitate the closing and rededication.

On June 9, 2025, the applicant submitted a request for an 18-month extension of time to enact the by-law (Appendix A). The applicant advised that the purchase and sale negotiations were not finalized until August 30, 2024, resulting in the applicant's inability to successfully fulfill its obligations from Council's approval of June 22, 2023.

The Public Service supports an extension until December 22, 2026 to enact the by-law.

CONSULTATION

Because this report is made in connection with a request for extension of time only, neither the Public Service nor Public Utilities were consulted.

OURWINNIPEG POLICY ALIGNMENT

N/A

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Geomatics
Prepared by: P Komoly
Date: June 16, 2025
File No: DAOC 1/2023
Attachments:
Appendix A - Extension of Time Request Letter dated June 9, 2025
Appendix B - Miscellaneous Plan 15885

APPENDIX B – MISCELLANEOUS PLAN 15

