Minutes – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

Item No. 8 Proposed Closing of Portions of Rues Darveau, Hébert and Public Lane West of Avenue Taché, for Incorporation into DASZ 30/2025 (St. Boniface Ward)
File DAC 5/2025 [c/r DASZ 30/2025]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 5/2025 shown on Appendix B be approved, subject to the applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A of 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 applicant (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 applicant (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 – October 9, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On October 9, 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 October 1, 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.

HEARING SUMMARY

File:	DAC 5/2025
Before:	Riel Community Committee Councillor Mayes, Chairperson Councillor Allard
Public Hearing:	October 1, 2025 Council Building, 510 Main Street
Applicant:	The City of Winnipeg (Director of Planning, Property and Development)
Premises Affected:	Portions of Rues Darveau, Hébert and Public Lane west of Avenue Taché
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	Z. Mohan Committee Clerk Riel Community Committee
Report date:	October 3, 2025

Community Committee Recommendation:

On October 1, 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 street and lane closing proposed under File No. DAC 5/2025 shown on Appendix B be approved, subject to the applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A of 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 applicant (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 applicant (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 August 27, 2025
2. Inspection Report
3. Communication dated September 26, 2025, from Audra Latschislaw in support of the application
4. Communication dated September 26, 2025, from Melissa Hazelton in support of the application
5. Communication dated September 26, 2025, from Alec Godin in support of the application
6. Communication dated September 28, 2025, from Charlene Hamel-Hampton in support of the application
7. Communication dated September 27, 2025, from Helen Baker in opposition to the application
8. Communication dated September 28, 2025, from Barbara Myron in support of the application
9. Communication dated September 28, 2025, from Ginette Castro in support of the application
10. Communication dated September 28, 2025, from Leigh-ann Brolly in support of the application
11. Communication dated September 28, 2025, from Margrit Hausammann in support of the application
12. Communication dated September 28, 2025, from Rodrick Policarpio in support of the application
13. Communication dated September 28, 2025, from Darryl Macgarey in support of the application
14. Communication dated September 28, 2025, from Hilary Wiebe in support of the application
15. Communication dated September 26, 2025, from Valerie Hazelton in support of the application
16. Communication dated September 26, 2025, from Raymond Godin in support of the application
17. Communication dated September 27, 2025, from Ken Vanstraelen in support of the application
18. Communication dated September 28, 2025, from Randie Locken in support of the application
19. Communication dated September 26, 2025, from René Bouchard in support of the application
20. Communication dated September 29, 2025, from Kayla Atwood in support of the application
21. Communication dated September 29, 2025, from Sarah Fingler in support of the application
22. Communication dated September 29, 2025, from Margy and John Nelson in support of the application
23. Communication dated September 29, 2025, from Lara McGrevy in support of the application
24. Communication dated September 29, 2025, from Calvin Dueck in support of the application

Exhibits Filed (continued):

25. Communication dated September 29, 2025, from Brigitte Wiebe in support of the application 25
26. Communication dated September 29, 2025, from Tom Scott in opposition to the application
27. Communication dated September 29, 2025, from Nolan De Leon in support of the application
28. Communication dated September 29, 2025, from Cali Orsulak in opposition to the application
29. Communication dated September 29, 2025, from Damien Fenez in support of the application
30. Communication dated September 29, 2025, from Clara Temoin in support of the application
31. Communication dated September 29, 2025, from Jeff Miller in support of the application
32. Communication dated October 1, 2025, from Paul Vermette in support of the application
33. Communication dated October 1, 2025, from Denis Vrignon-Tessier in support of the application
34. Communication dated September 29, 2025, from Lise Voyer in support of the application
35. Communication dated October 1, 2025, from Gabrielle Vanstraelen in support of the application
36. Communication dated September 29, 2025, from Kristen Donald in support of the application
37. Communication dated September 30, 2025, from Kai Roberts in support of the application
38. Communication dated September 30, 2025, from Leanne Fenez in support of the application
39. Communication dated September 30, 2025, from Kelsy Wold in support of the application
40. Communication dated September 30, 2025, from Shelley Betton in support of the application
41. Communication dated September 30, 2025, from Dianne Ferguson in support of the application
42. Communication dated October 1, 2025, from Rick, Linda & Shawn Bendeler in support of the application
43. Communication dated October 1, 2025, from Real Cloutier in support of the application
44. Presentation dated October 1, 2025, in support of the application submitted by Mike Lennon at the public hearing
45. Documentation dated April 4, 2024, with respect to the application submitted by John Wintrup at the public hearing
46. Documentation dated February 23, 2023, with respect to the application submitted by John Wintrup at the public hearing
47. Communication dated October 1, 2025, from Margo Powell in support of the application

Exhibits Filed (continued)	48.	Communication dated October 1, 2025, from Sherry Abet in support of the application

REPRESENTATIONS:

In Support:

Sherry Abet
Kayla Atwood
Rick Bendeler
Linda Bendeler
Shawn Bendeler
Shelley Betton
René Bouchard
Leigh-Ann Brolly
Ginette Castro
Real Cloutier
Nolan De Leon
Kristen Donald
Calvin Dueck
Leanne Fenez
Damien Fenez
Dianne Ferguson
Sarah Fingler
Alec Godin
Raymond Godin
Andre Granger
Charlene Hamel-Hampton
Margrit Hausammann
Melissa Hazelton
Valerie Hazelton
David Kron
Audra Latschislaw
Mike Lennon
Randie Locken
Daniel Lussier
Darryl Macgarey
Lara McGrevy
Jeff Miller
Barbara Myron
Margy Nelson
John Nelson
Rodrick Policarpio
Margo Powell
Kai Roberts
Jennifer Rodrigue
Carolyn Taylor
Clara Temoin
Gabrielle Vanstraelen
Ken Vanstraelen
Paul Vermette
Lise Voyer
Denis Vrignon-Tessier
Hilary Wiebe
Brigitte Wiebe
Jackie Wilkie
Kelsy Wold

In Opposition:

Helen Baker
Susan Cameron
Tom Scott
Cali Orsulak

For Information:

Real Rioux
John Wintrup

For the City:

D. Clark, Senior Planner, Planning, Property and Development Department
R. Mahe, Land Enhancement Administrator, Chief Administrative Office
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "1" referred to in File DAC 5/2025

ADMINISTRATIVE REPORT

Title: Proposed Closing of portions of Rues Darveau, Hébert and Public Lane west of Avenue Taché, for incorporation into DASZ 30/2025 - File No. DAC 5/2025

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

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Komoly			

EXECUTIVE SUMMARY

The Housing Accelerator Fund's (HAF) Land Enhancement Office has applied to close portions of Rues Darveau, Hébert and Public Lane west of Avenue Taché. The proposed street and lane closing are shown on attached Misc. Plan No.16124 and Aerial Diagram accompanying this report (see Appendix B and C). The street and lane closings are being incorporated into the subdivision and rezoning application under File No. DASZ 30/2025.

The Public Service recommends approval be given to the proposed closing. Council approval is required for all street and lane closings.

RECOMMENDATIONS

1. That the street and lane closing proposed under File No. DAC 5/2025 shown on Appendix B be approved, subject to the applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A of 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 applicant (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 applicant (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

All costs associated with the closing are the responsibility of the applicant. There are no financial implications for the City of Winnipeg.

HISTORY/DISCUSSION

The Housing Accelerator Fund's (HAF) Land Enhancement Office has applied to close portions of Rues Darveau, Hébert and Public Lane west of Avenue Taché as shown on Misc. Plan No.16124 and the aerial diagram accompanying this report (see Appendices B and C). The street and lane closing will be incorporated into the subdivision and rezoning of the adjoining City land under application DASZ 30/2025. The subdivision is to accommodate the development of affordable, supportive and mixed-income housing on City-owned land with the overall goal of meeting the HAF housing targets.

The proposed street closing will be converted to Public Reserve. The proposed public lane closing is being consolidated with City property to form the site intended for the housing development.

The Public Service recommends approval be given to the proposed street and lane closing.

Plan No. 10 registered in the Winnipeg Land Titles Office (Selkirk Division) in September of 1883 legally opened Rues Arnaud, Hébert and the subject Public Lane. Rue Arnaud was renamed to Rue Hebert by City of St Boniface By-law 1298 on September 26, 1921.

Manitoba Hydro, Centra Gas, BellMTS, Rogers Communications and Imperial Oil 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 street and lane closing are detailed in 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 directly applicable to the street and lane closing specific to this report, however, the benefits for inclusion of these lands in the larger development will be addressed by DASZ 30/2025.

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 30/2025.

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 30/2025.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Justin Pelletier
Date: August 27, 2025
File No: DAC 5/2025

Attachments:
Appendix A - Administrative Comments
Appendix B - Miscellaneous Plan 16124
Appendix C - Aerial Diagram showing the proposed closing

APPENDIX A – ADMINISTRATIVE COMMENTS

Geomatics and Land Information Services

- The proposed closing is subject to approval of associated DASZ 30/2025.

- The closing plan mylars, closing By-law and any associated documents are to be released along with the plan of subdivision mylars for DASZ 30/2025 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.

Water and Waste Department

The Department has facilities within the proposed street and lane closing for which unobstructed access is required and have provided the following comments.

- The Water Planning & Project Delivery Branch

- The water service and curb stop for 105 Rue Hebert are located within the area to be closed. If the land is conveyed by the City, an easement will be required on the northeast corner of the property that allows the City access to operate, maintain & repair the curb stop & water service as necessary.

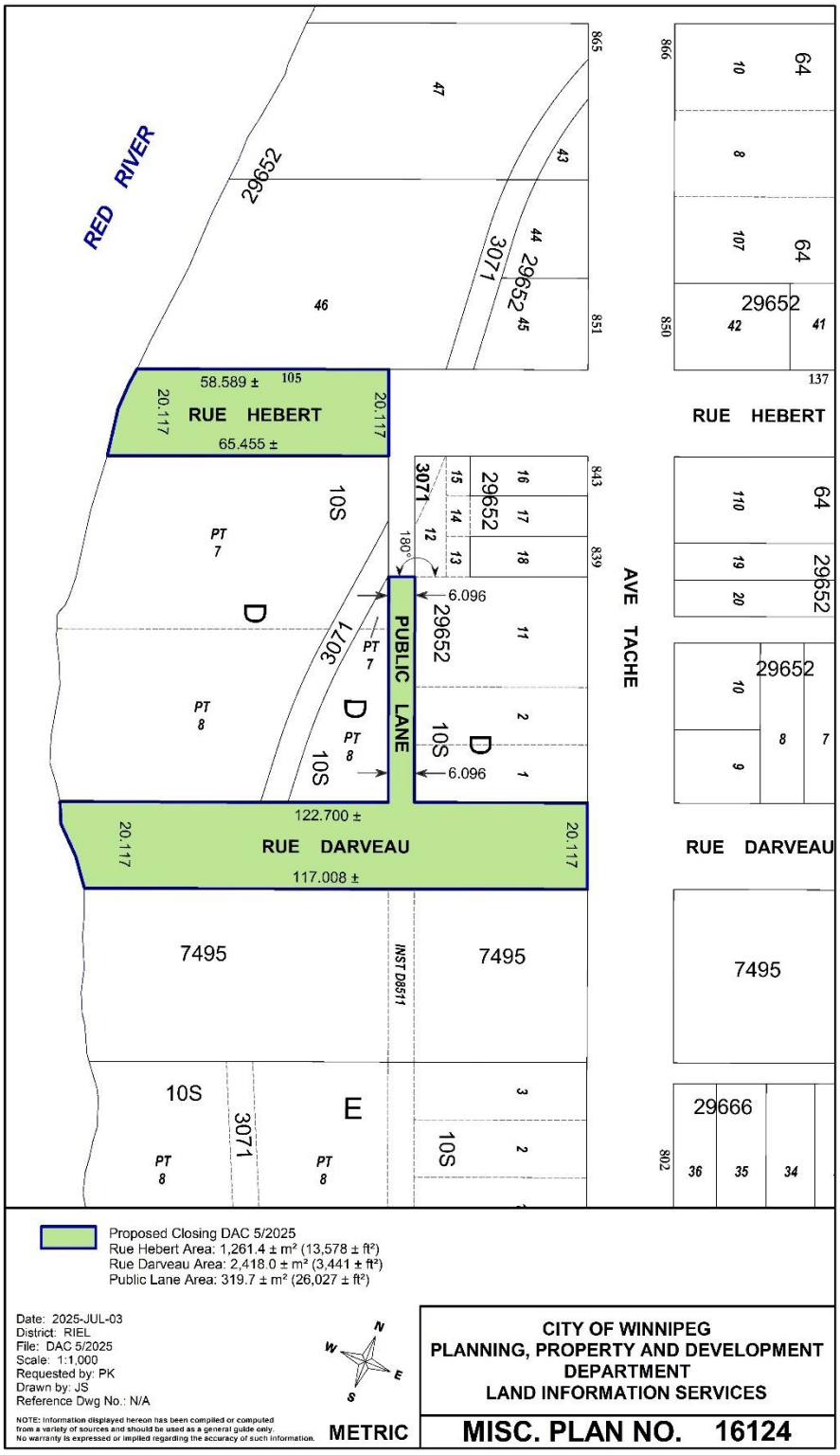
Easements:

BellMTS

BellMTS has identified facilities for which easements are required.

Any removal or relocation of the facilities required as a result of the proposed street and lane closing will be at the expense of the applicant(s) or assignee(s).

APPENDIX B – MISC. PLAN NO. 16124



APPENDIX C – AERIAL DIAGRAM OF SUBJECT CLOSING

