Minutes – Executive Policy Committee – November 18, 2025

Report – Standing Policy Committee on Property and Development – November 7, 2025

Item No. 7 Closing – Closing of a Part of Hugo Street North, Adjacent to 670 Corydon Avenue (Fort Rouge-East Fort Garry Ward) File DAC 4/2025

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 application for a street closing under File DAC 4/2025, shown on Appendix B (the "Closing") 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 owner (or assignee) fulfilling their obligations under the administrative 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 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 owner 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 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 – November 7, 2025

EXECUTIVE POLICY 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to implement the intent of the foregoing (the "Ancillary Agreements"), failing which this proposal shall be deemed rescinded and shall not be proceeded with.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 – November 7, 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 November 7, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, with the following amendments:

- In Recommendation 1, delete the words "be approved" and replace with ", shown on Appendix B (the "Closing") 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 owner (or assignee) fulfilling their obligations under the administrative conditions of approval outlined in Appendix A of this report."

- Add the following new Recommendations 2-6 and renumber the remaining accordingly:

  "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 owner or (assignee) applies for an extension of time before the expiration of the 2-year period; and

     B. Council approves the extension of time.

Report – Standing Policy Committee on Property and Development – November 7, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

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 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."

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

COMMUNITY COMMITTEE RECOMMENDATION:

On October 27, 2025, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development that the application for a street closing under File DAC 4/2025 be approved.

On September 5, 2025, the City Centre Community Committee adjourned the public hearing to its meeting on October 27, 2025 at 10:30 a.m. in the Council Building at 510 Main Street.

HEARING SUMMARY

File:	DAC 4/2025
Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Rollins
Public Hearing:	October 27, 2025 September 5, 2025 Council Building, 510 Main Street
Applicant:	Ammeter Law
Premises Affected:	Hugo Street North, Adjacent to 670 Corydon Avenue
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	J. Nachtigall, Assistant Committee Clerk City Centre Community Committee
Report date:	October 27, 2025

Community Committee Recommendation:

On October 27, 2025, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service, and recommended to the Standing Policy Committee on Property and Development that the street closing under File DAC 4/2025 be approved.

Exhibits Filed:

1. Report from the Real Property Officer dated June 24, 2025
2. Inspection Report
3. Notice of Adjournment dated September 9, 2025
4. Inspection Report

REPRESENTATIONS:

In Support:

Brenda Rodas

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "1" referred to in File DAC 4/2025

ADMINISTRATIVE REPORT

Title: Proposed Closing of a part of Hugo Street North, adjacent to 670 Corydon Avenue File No. DAC 4/2025

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

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Komoly			

EXECUTIVE SUMMARY

Ammeter Law, on behalf of Colosseo Ristorante Italiano Inc. (the "Purchaser"), has applied to close the portion of Hugo Street, south of Corydon Avenue as shown on Misc. Plan 16100/1 attached hereto as Appendix B and the aerial diagram accompanying this report attached as Appendix C. The Purchaser wishes to close and purchase the street to accommodate a patio extending from the existing restaurant. The Purchaser has a registered summer patio for the 2025 season.

The Public Service does not support the proposed street closing. The proposed street closing would limit the City's ability to make future street modifications and service the existing watermain.

Should Council approve the proposed street closing, conditions of approval (administrative and utility comments) are outlined in Appendix A.

RECOMMENDATIONS

That the proposed street closing under File No. DAC 4/2025 not be proceeded with.

REASON FOR THE REPORT

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

Before the road may be conveyed, it must be legally closed and declared surplus to the City's needs. Council approval is required for all street closings.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no financial implications for the City of Winnipeg.

HISTORY/DISCUSSION

Ammeter Law, on behalf of Colosseo Ristorante Italiano Inc. (the Purchaser), has applied to close the portion of Hugo Street, south of Corydon Avenue as shown on Misc. Plan 16100/1 and the aerial diagram accompanying this report (See Appendices B and C). The intended use of the closed area will be for a patio extending from the existing restaurant. The Purchaser has a registered summer patio for the 2025 season.

Hugo Street was legally opened by plan No. 208 on January 9, 1882, and renamed to Hugo Street North by by-law 19484 (Instrument H68748) passed October 23, 1967.

The closing application was circulated to City departments and utilities.

- If the street is closed, Manitoba Hydro will require easements.
- BellMTS, Rogers Communications, Flexnetworks and ExxonMobil have all indicated that they have no concerns or objections.
- Teraspan Networks, Shaw Cablesystems, Telus Communications, TC Energy, Fibre.Ca Inc., Crown Pipeline Ltd. and Winnipeg School Division 1 did not respond to the request for comment on this application.

The Public Service does not support the proposed street closing for the following reasons:

Public Works Department

If the parcel redevelops, Public Works would lose the ability to make future street modifications. It would restrict future use of the right-of-way for wider sidewalks, utility placement, and impact the continuity of the right-of-way.

Water and Waste Department

Water Planning objects to this proposed street closing as there is an existing 250mm watermain within/immediately adjacent to the proposed closing area. The City requires space within the right-of-way to excavate down to the watermain as required.

Should Council approve the proposed street closing, conditions of approval (administrative and utility comments) are outlined in Appendix A.

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 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 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 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: June 24, 2025
File No: DAC 4/2025

Attachments:
APPENDIX A - Administrative & Utility Comments
APPENDIX B - Miscellaneous Plan 16100/1
APPENDIX C - Aerial Diagram showing the proposed closing

APPENDIX A – ADMINISTRATIVE & UTILITY COMMENTS

Should Council decide to approve the proposed street closing, it is subject to the following conditions:

Geomatics and Land Information Services

- The Purchaser(s) or assignee(s) must submit or cause to have submitted a Development Application (DAPS) proposing a plan of survey that creates a single parcel to facilitate consolidation of their adjacent holding with the portion of right-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, survey 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 closed public right-of-way.

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

Water and Waste Department

If this portion of the right-of-way does get closed, an easement agreement will be required that allows the City access to the property.

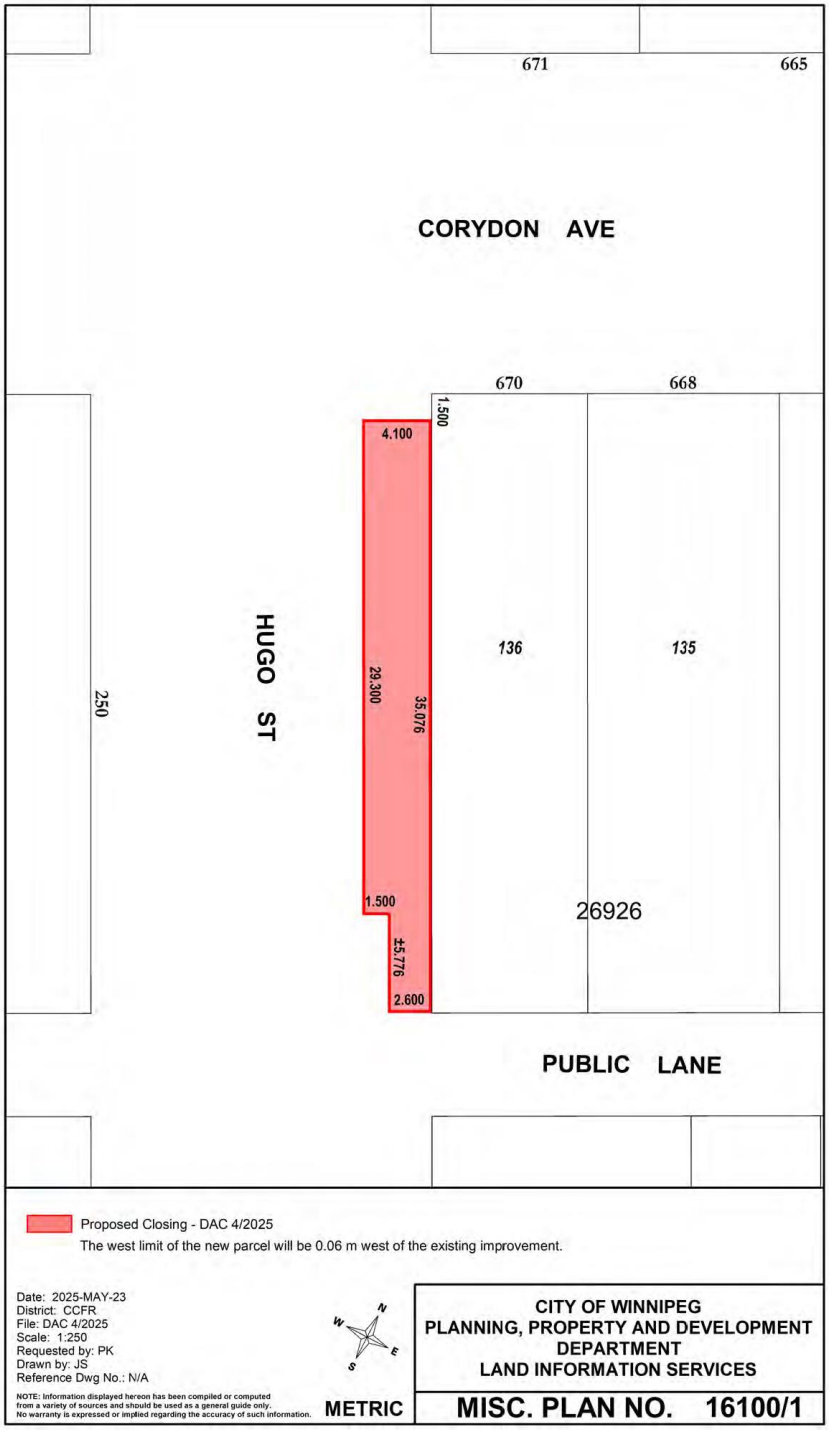
Easements:

Manitoba Hydro/Centra Gas

Manitoba Hydro has identified facilities for which easements will be required.

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

APPENDIX B – MISC. PLAN NO. 16100/1



APPENDIX C – AERIAL VIEW OF SUBJECT CLOSINGS

