Minutes – Standing Policy Committee on Property and Development – January 13, 2026

REPORTS

Item No. 14 Closing – Falcon Ridge Drive, East of Powder Ridge Drive, for Consolidation with DASZ 48/2025 (Waverley West Ward) File DAC 6/2025 [c/r DASZ 48/2025, DAV 221314/2025D]

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:

1. That the street closing proposed under File No. DAC 6/2025 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 sale and 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 attached 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.

STANDING COMMITTEE RECOMMENDATION (continued):

5. That subject to Council or its delegated authority's concurrence respecting terms and conditions of the 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to implement the intent of the foregoing (the "Ancillary Agreements"), failing which this proposal shall be deemed rescinded and shall not be proceeded with.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.

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Dobson,

That the recommendation of the Assiniboia Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On January 6, 2026 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.

HEARING SUMMARY

File:	DAC 6/2025
Before:	Assiniboia Community Committee Councillor Duncan, Chairperson Councillor Dobson Councillor Lukes
Public Hearing:	January 6, 2026 Council Building, 510 Main Street
Applicant:	Myles Kraut
Premises Affected:	Falcon Ridge Drive, East of Powder Ridge Drive
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	L. Cowan, Senior Committee Clerk Assiniboia Community Committee
Report date:	January 7, 2026

Community Committee Recommendation:

On January 6, 2026, the Assiniboia 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 closing proposed under File No. DAC 6/2025 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 sale and 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 attached 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 subject to Council or its delegated authority's concurrence respecting terms and conditions of the 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 December 5, 2025
2. Inspection Report
3. Communication dated December 2, 2025, from Adam Nemy in support of the application
4. Communication dated December 9, 2025, from Daniel Nemy in support of the application
5. Communication dated January 5, 2026, from Myles Kraut in support of the application
6. Communication dated January 5, 2026, from Chris Pauls in opposition to the application
7. Communication dated January 5, 2026, from Daf Francisco in opposition to the application
8. Communication dated January 6, 2026, from Mark Russo with respect to the application

REPRESENTATIONS:

In Support:

Myles Kraut
Daniel MacGibbon
Adam Nemy
Daniel Nemy
Yaron Walter

In Opposition:

Daf Francisco
Chris Pauls

For Information:

Mark Russo
John Senkowsky

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
D. Villamor, Real Property Officer, Planning, Property and Development Department

Exhibit "1" referred to in File DAC 6/2025

ADMINISTRATIVE REPORT

Title: Proposed Closing of Falcon Ridge Drive, East of Powder Ridge Drive, for Consolidation with DASZ 48/2025 – File No. DAC 6/2025

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

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Villamor			

EXECUTIVE SUMMARY

Myles Kraut (the "Purchaser") has applied to close Falcon Ridge Drive, east of Powder Ridge Drive. The proposed street closing is as shown on attached Misc. Plan No. 16156 (Appendix B) and Aerial Diagram (Appendix C) accompanying this report. The Title for the street, once closed, will be consolidated with the Title for the land included in subdivision and rezoning application under File No. DASZ 48/2025.

The Public Service recommends approval of the proposed street closing with conditions detailed in the Administrative Comments (see Appendix A). Before streets can be conveyed, they must be legally closed and declared surplus to the City's needs.

RECOMMENDATIONS

1. That the street closing proposed under File No. DAC 6/2025 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 sale and 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 attached 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 subject to Council or its delegated authority's concurrence respecting terms and conditions of the 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 streets or lanes 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 or assignee(s). There are no financial implications for the City. Net sale proceeds will be credited to the Land Operating Reserve.

HISTORY/DISCUSSION

Myles Kraut (the "Purchaser") has applied to close Falcon Ridge Drive, east of Powder Ridge Drive shown as "Proposed Closing" on the attached Misc. Plan No. 16156 and Aerial Diagram (see Appendices B and C). The Title for the street, once closed, will be consolidated with the Title for the land included in subdivision and rezoning application under File No. DASZ 48/2025. Title for the closed street will take on R1-M zoning and Title for the subdivision and rezoning land will be rezoned to "RMF-S" Residential Multi-Family Small.

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 lane was opened by Plan No. 41832 registered in the Winnipeg Land Titles Office on July 24, 2003.

BellMTS has existing infrastructure within the proposed street closing. BellMTS will require easements for the existing infrastructure and any future telecommunications facilities within the proposed street closing

Manitoba Hydro, Centra Gas, Rogers Communications Partnership, Imperial Oil/Exxon Mobil, Canadian National Railway Company, have all indicated that they have no concerns or objections.

Bell Canada, Shaw Cable Systems Limited, Telus Communications, Teraspan Networks Inc., Fibre.Ca Inc., Crown Pipeline Ltd., Flexnetworks, TC Energy, Canadian Pacific Railway Company, did not respond to the request for comment on this application.

The Public Service recommends approval of the proposed street closings. The Public Service has 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:

Fire Paramedic Services
Legal Services Department (as to legal issues)
Police Services
Public Works Department
Transit Department
Water and Waste Department
Ward Councillor

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 48/2025.

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 48/2025.

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 48/2025.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Danielle Villamor
Date: December 5, 2025
File No: DAC 6/2025

Attachments:

APPENDIX A - Administrative Comments
APPENDIX B - Miscellaneous Plan 16156
APPENDIX C - Aerial diagram illustrating the proposed street closing

APPENDIX A – ADMINISTRATIVE COMMENTS

Geomatics Branch

Approval of this application is subject to the following conditions:

- The proposed closing is subject to the approval of associated DASZ 48/2025.
- The closing plan mylars, closing by-law, land Transfer and any associated documents will be released together with the plan of subdivision mylars and associated documents for registration in series at The Winnipeg Land Titles Office.

- The Title issuing from the closed street be consolidated with the title issuing from the plan of subdivision resulting in a single and indivisible title.

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

- The applicant or developer and/or purchaser (or assignee) is responsible for all costs associated with the Development Application, 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 of the public lane and its conveyance.

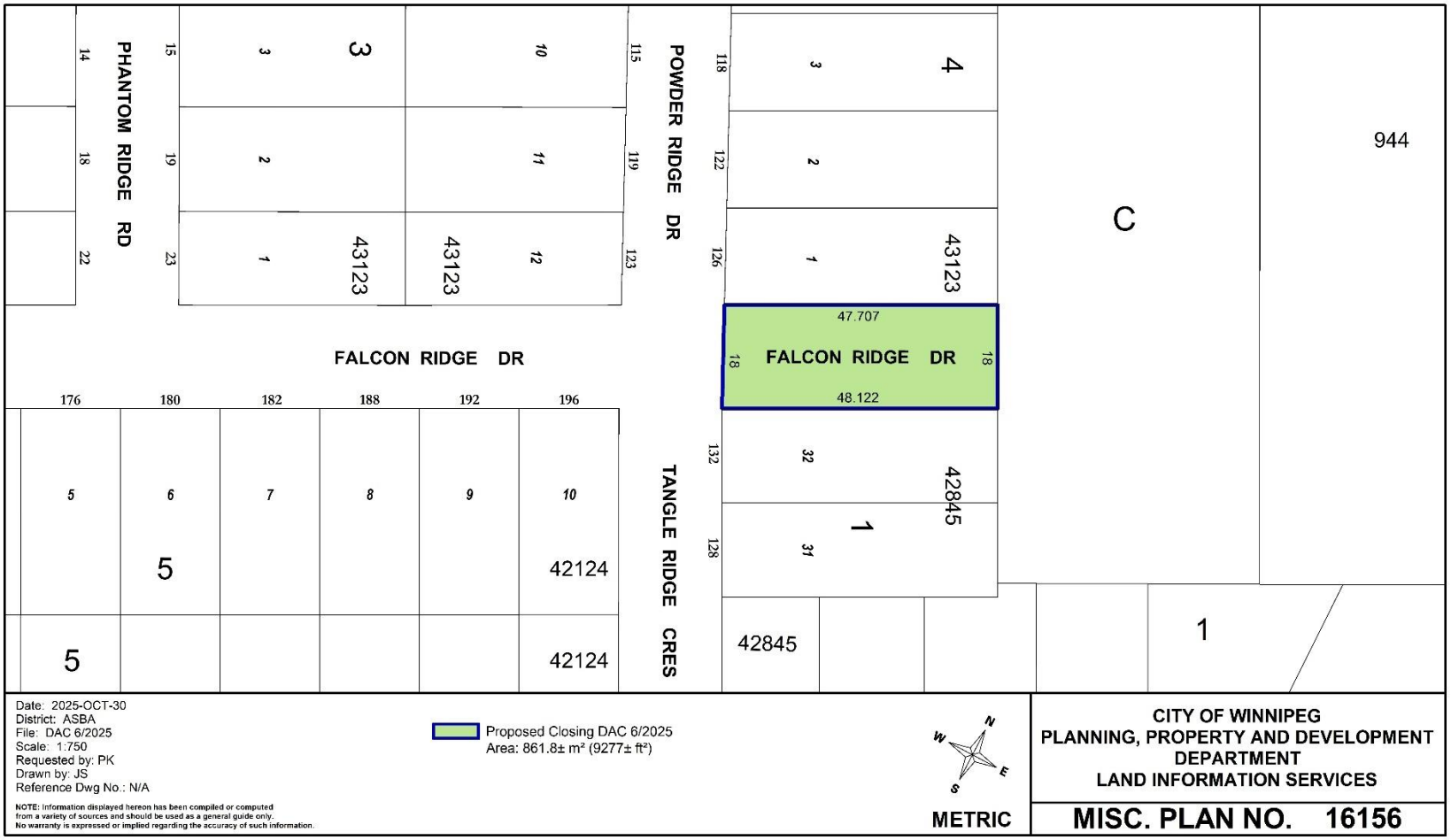
EASEMENTS:

- The Water and Waste Department has identified that the existing water mains, wastewater sewers, and land drainage sewers ("facilities") within the proposed closing area, shall become private.

- BellMTS has identified existing buried cables ("facilities") within the closing area 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 or assignee.

APPENDIX B – MISCELLANEOUS PLAN 16156



APPENDIX C – AERIAL DIAGRAM OF PROPSED CLOSING

