Agenda – Standing Policy Committee on Property and Development – April 16, 2026

Moved by Councillor

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.

ADDENDUM REPORTS

Item No. 15 Proposed Opening of a Part of 750 Marion Street (St. Boniface Ward) File DAO 4/2025

COMMUNITY COMMITTEE RECOMMENDATION:

On April 10, 2026, 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 subject to Recommendation 2, the proposed street opening shown on Miscellaneous Plan No. 16173 (Appendix B), be approved.

2. That upon instructions from the Director of Planning, Property and Development, the City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Miscellaneous Plan No. 16173 (the "By-law") subject to:

    A. Fulfillment of the administrative conditions of approval outlined in Appendix A of this report.

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:

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On April 10, 2026, 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.

Meagan Boles, WSP, submitted a presentation in support of the matter.

ADMINISTRATIVE REPORT

Title: Proposed Opening of a part of 750 Marion Street – File No. DAO 4/2025

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

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Villamor	H. Borys		

EXECUTIVE SUMMARY

WSP Canada Inc., on behalf of the Developer, Olexa Development Holdings (St. Boniface) Ltd., has applied to open a part of 750 Marion Street. The proposed opening is shown on Misc. Plan 16173 and the Aerial Diagram attached to this report (see Appendices B and C).

On June 24, 2021, Council approved subdivision and rezoning application no. DASZ 30/2020. Under that approval, the Developer and City entered into a Development Agreement. The agreement required the Developer to open a portion of 750 Marion Street and build a median, turn lanes, and sidewalk.

The Public Service recommends approval of the proposed opening. Council approval is required before land can be legally opened as street, lane or public right-of-way.

RECOMMENDATIONS

1. That subject to Recommendation 2, the proposed street opening shown on Miscellaneous Plan No. 16173 (Appendix B), be approved.

2. That upon instructions from the Director of Planning, Property and Development, the City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Miscellaneous Plan No. 16173 (the "By-law") subject to:

   (a) Fulfillment of the administrative conditions of approval outlined in Appendix A of this report.

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 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

Council approval is required before land can be legally opened as street, lane or public right-of-way.

Dedication of land as a street, lane or public right-of-way requires a by-law pursuant to Section 139 of The City of Winnipeg Charter.

Legally opening the street is required to limit City liability and allow public use of the land for vehicular and pedestrian traffic as well as utility improvements.

IMPLICATIONS OF THE RECOMMENDATIONS

All costs associated with the opening are the responsibility of the Applicant (or assignee). There are no financial implications for the City.

HISTORY/DISCUSSION

WSP Canada Inc., on behalf of the Developer, Olexa Development Holdings (St. Boniface) Ltd., has applied to open a part of 750 Marion Street. The proposed opening is shown on Misc. Plan 16173 and the Aerial Diagram attached to this report (see Appendices B and C).

This application is serving to fulfill the Developer's obligations under subdivision and rezoning application DASZ 30/2020. This proposed opening, if approved, will ensure the necessary public right-of-way is properly established prior to completion of the related works.

On June 24, 2021, Council approved subdivision and rezoning application no. DASZ 30/2020. Under that approval the Developer and City entered into Development Agreement. One of the conditions in the agreement required the Developer to open a portion of 750 Marion Street and build a median, turn lanes, and sidewalk.

The Public Service recommends approval of the proposed opening with conditions detailed in the Administrative Comments attached to this report (see Appendix A).

Manitoba Hydro, Centra Gas, BellMTS and Canadian National Railway Company has existing infrastructure within and surrounding the proposed opening. BellMTS will require easements for the existing infrastructure and any future telecommunications facilities within the proposed opening.

Bell Canada, Rogers Communications Partnership, Fibre.Ca Inc., Flexnetworks, Crown Pipeline Ltd., Imperial Oil and Exxon Mobil, have all indicated that they have no concerns or objections.

Telus Communications, Teraspan Networks Inc., TC Energy, and Canadian Pacific Railway did not respond to the request for comment on this application.

CONSULTATION

This Report has been prepared in consultation with:
Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The opening aligns with the following goal and objective of OurWinnipeg 2045:

Goal: City Building
Objective 2: Integrate resilient land use, transportation, and infrastructure planning and investments.

Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete, and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects with any of the Strategic Opportunities and Key Directions in the Climate Action Plan (CAP) and its Goals and Objectives, and it was determined that the CAP is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Danielle Villamor
Date: March 30, 2026
File No.: DAO 4/2025

Attachments:
Appendix A: Administrative Comments
Appendix B: Miscellaneous Plan 16173
Appendix C: Aerial diagram of proposed opening

APPENDIX A – ADMINISTRATIVE AND UTILITIES COMMENTS

Geomatics Branch

Approval of this application is subject to the following conditions:

- Preparation of a plan prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office

- Provision of any documents satisfactory for registration at the Winnipeg Land Titles Office that are required to facilitate the discharge any registered Instruments affecting the land(s) being opened as street, as may be necessary

- The opening by-law, associated plan and any associated documents required to facilitate the street opening are registered in series at the Winnipeg Land Titles Office

- The Applicant (or assignee) is responsible for all costs related to preparation of the necessary plan and any associated/necessary documents and registration of same at the Winnipeg Land Titles Office

EASEMENTS:

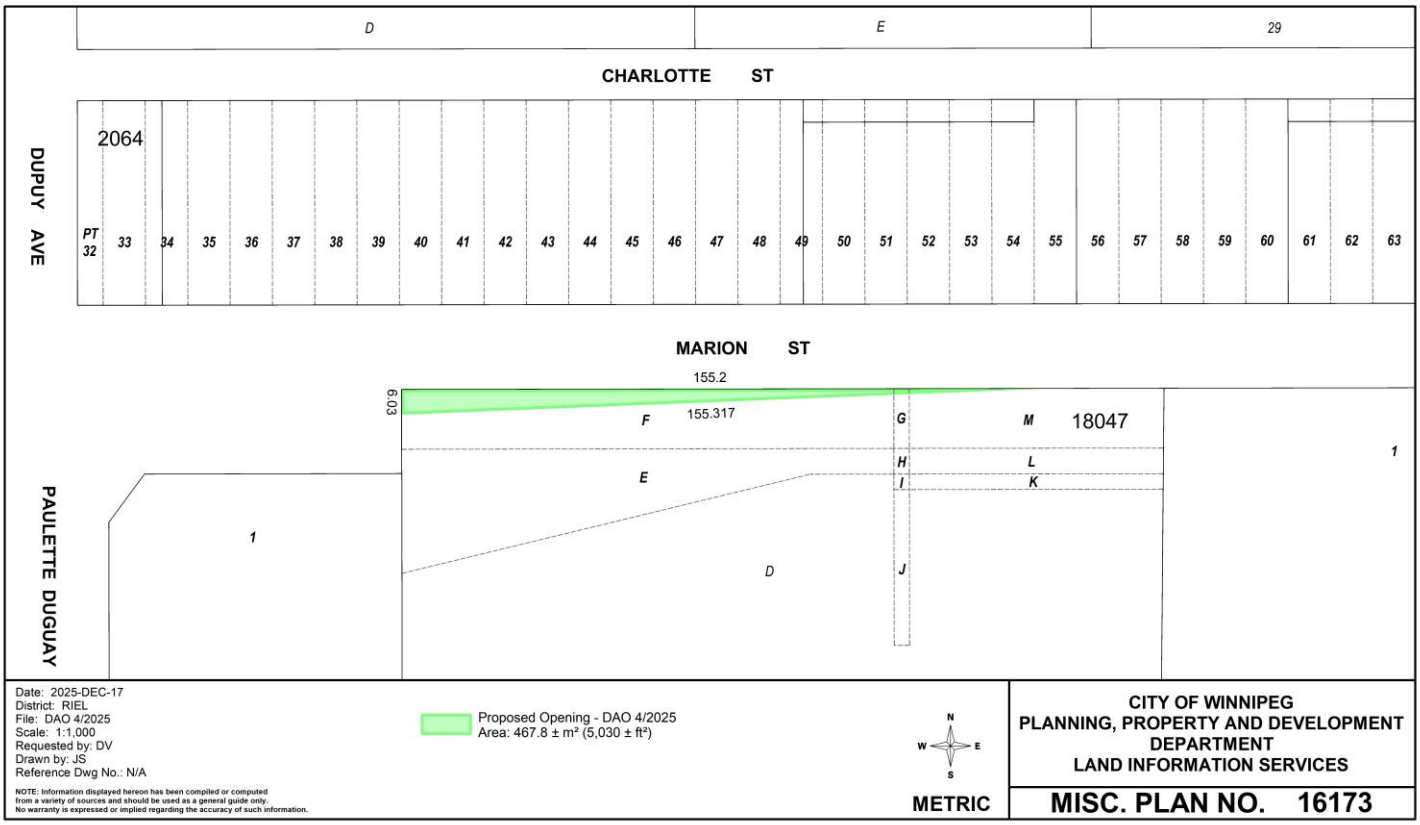
- Manitoba Hydro and/or Centra Gas has identified existing facilities within the proposed opening area.
    - A survey would be required to confirm exact locations of the existing facilities.
    - Manitoba Hydro has hydro electric equipment in the bounds of the proposed street opening that will need to be relocated before this land could be legally opened. There is also an existing 8" steel main located within the existing right of way that must be accounted for.
    - Any removal or relocation of the facilities required as a result of the proposed opening will be at the expense of the Applicant (or assignee).

- BellMTS has identified existing facilities within the proposed opening area. Any removal or relocation of the facilities required as a result of the proposed opening will be at the expense of the Applicant (or assignee).

- Canadian National Railway Company ("CN") has identified existing service tracks located near the proposed opening area.

- No work shall be performed, nor any equipment placed within thirty (30) feet of the centerline of the nearest railroad track, without a CN work permit and the required flagging protection provided by CN. Additionally, CN's operations and infrastructure must not be impaired, accessed, or adversely affected by any construction or related activities.

APPENDIX B – MISCELLANEOUS PLAN 16173



APPENDIX C - AERIAL DIAGRAM OF PROPOSED OPENING

