Agenda – Standing Policy Committee on Property and Development – September 9, 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. 32 **Closing – Catalyst Park – Phase 1**
(St. James Ward)
File DAC 3/2026 [c/r SPA 7/2026, DASZ 6/2026 & DAV 174386/2026D]

COMMUNITY COMMITTEE RECOMMENDATION:

On September 4, 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 3/2026 shown on Appendix B be approved and the 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; and

    B. the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction 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 closings (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.

COMMUNITY 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 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 September 4, 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 3/2026
Before:	Assiniboia Community Committee Councillor Duncan, Chairperson Councillor Dobson Councillor Lukes
Public Hearing:	September 4, 2026 Council Building, 510 Main Street
Applicant:	MRA Planning and Development Ltd. (Michelle Richards)
Premises Affected:	Summit Road
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	Leah Cowan, Senior Committee Clerk Assiniboia Community Committee
Report date:	September 8, 2026

Community Committee Recommendation:

On September 4, 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 3/2026 shown on Appendix B be approved and the 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; and

    B. the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction 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 closings (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 26, 2026
2. Inspection Report
3. Communication dated August 22, 2026, from Lloyd Johnson with respect to the application
4. Communication dated August 31, 2026, from Susan Deleau in support of the application
5. Communication dated September 3, 2026, from Dave Green in opposition to the application
6. Communication dated September 3, 2026, from Carly Edmundson in support of the application
7. Communication dated September 3, 2026, from Ryan Fox in support of the application

REPRESENTATIONS:

In Support:

Susan Deleau
Derek Dreger
Ian Dyck
Carly Edmundson
Ryan Fox
Peter Jessiman
Peter Norman
Sean O'Neil
Michelle Richard
Susan Russell
Jackie Wilkie
Ken Wimble

In Opposition:

Dave Green

For Information:

Lloyd Johnson

For the City:

G. Chappell, Acting Manager of Real Estate and Land Development
S. Jerez, Planner, Planning Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
K. Lebaron, Senior Planner, Planning, Property and Development Department
M. Pyl, Growth Management Coordinator, Planning, Property and Development Department
D. Villamor Real Property Officer, Planning, Property and Development Department
R. Galston, Urban Planner, Planning, Property and Development Department

Exhibit "1" referred to in File DAC 3/2026

ADMINISTRATIVE REPORT

Title: Proposed closing of a part of Summit Road for incorporation into DASZ 6/2026 – File No. DAC 3/2026 c/r SPA 7/2026

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

MRA Planning and Development, on behalf of Wescan (Alberta) Holdings Ltd. (the "Applicant") has applied to close a part of Summit Road. The proposed street closing is as shown on Misc. Plan 16398/1 and the Aerial Diagram attached to this report (see Appendices B and C). A part of the proposed street closing will be incorporated into the subdivision and rezoning under File No. DASZ 6/2026. The balance of the proposed street closing will be retained by The City for future transportation needs.

The Public Service recommends approval of the proposed street closing. 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 3/2026 shown on Appendix B be approved and the 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; and

    b) the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction 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 closings (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.

Before the streets are conveyed, they must be legally closed and declared surplus to the City's needs. Council approval is required for all closings of streets, lanes and public rights-of-way.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY/DISCUSSION

MRA Planning and Development, on behalf of Wescan (Alberta) Holdings Ltd. has applied to close a part of Summit Road shown as "Proposed Closing" on Misc. Plan No. 16398/1 and Aerial Diagram attached to this report (see Appendices B and C). A part of the street being closed will be incorporated into the planned area for the subdivision application under File No. DASZ 6/2026 (Catalyst Park – Phase 1). The balance of the proposed street closing is being retained by the City for transportation needs.

The proposed subdivision under File No. DASZ 6/2026 will create a new internal road network connecting to the north-south alignment of Summit Road. A portion of the proposed closing will remain in use as a temporary emergency access route with a temporary connection to Provincial Trunk Highway (PTH) 190. Agreements associated with DASZ 6/2026 will ensure continued access to Optimist Park and the City-owned Water and Waste Summit Road Landfill.

Optimist Park is a highly used public park that hosts local, provincial, and national sporting events. Access to the park must be maintained from April through October during peak season. Once the new streets for the subdivision and rezoning development under DASZ 6/2026 are reconstructed and realigned, permanent signage must be installed to direct the public to the new park access (DASZ condition).
The Water and Waste Summit Road Landfill generates significant heavy truck traffic on the proposed street closing, averaging approximately 20 round trips per day and 50+ round trips per day during peak season. Vehicle types include leachate and biosolids tankers, semi-trailers, B-trains, dump trucks, and specialized equipment transport. To support safe and efficient operations, the access route to the north-south alignment of Summit Road should provide a direct connection to accommodate large commercial vehicles and minimize interaction with regional and residential traffic. Separating heavy landfill traffic from business park and service-oriented traffic would also reduce operational risks, including the potential impacts of a vehicle incident or spill.

The existing street must first be closed and conveyed to the Applicant (or assignee) before the land the proposed street closing comprises of can be incorporated into the subdivision and rezoning proposed under file DASZ 6/2026.

Plan No. 51435 registered in the Winnipeg Land Titles Office on June 1, 2011, legally opened the street, which was done by the Province via *The Expropriation Act.*

The proposed street closing will be conveyed to the Applicant (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. All roads closed through a Development Application shall be purchased at market value, without credit for any other road openings unless the road intended to be closed was opened within the past 20 years or extenuating circumstances exist. Summit Road was opened within the past 20 years.

The Public Service recommends approval of the proposed street closings with conditions detailed in the Administrative Comments. Manitoba Hydro, Centra Gas and BellMTS have comments and/or conditions for approval of the proposed street closing. The comments and/or conditions for approval of the proposed street closing are detailed on Appendix A attached.

Telus Communications, Rogers Communications Canada Inc., Teraspan Networks Inc., Flexnetworks, Canadian Pacific Railway, Imperial Oil and Exxon Mobil indicated that they have no concerns or objections.

Bell Canada, Rogers Communication Partnership, Fibre.Ca Inc., Crown Pipeline Ltd., TC Energy and Canadian National Railway Company 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)
Planning, Property and Development
Water and Waste Department – Solid Waste Services
Public Works Department – Transportation Division

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 6/2026.

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 6/2026.

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 6/2026.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Danielle Villamor
Date: August 26, 2026
File No: DAC 3/2026

Attachments:
Appendix A - Administrative Comments
Appendix B - Miscellaneous Plan 16398/1
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 6/2026 & SPA 7/2026.

- The closing plan mylars, closing by-law and any associated documents are to be released along with the plan of subdivision mylars for DASZ 6/2026 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.

Urban Planning and Design Division - Park Planning

- Summit Road access to Optimist Park must remain operational until a new access road is constructed. Any removal or relocation of the facilities required as a result of the proposed street closing will be at the expense of the Applicant or assignee.
- The applicant is responsible to provide a minimum of 4 weeks' notice, to the Director of Planning, Property and Development to communicate changes to the Public.

Water and Waste Department – Solid Waste Services

- Temporary Easement for continuous 24/7 access to the Water and Waste Summit Road Landfill site must be maintained, at all times, to support safe and efficient operations. Any removal or relocation of the facilities required as a result of the proposed street closing will be at the expense of the Applicant or assignee.

EASEMENTS:

Manitoba Hydro and Centra Gas

Any existing Manitoba Hydro and Centra Gas services, easement agreements and or caveats affecting the land will be brought forward under File No. DASZ 6/2026 unless otherwise specified.

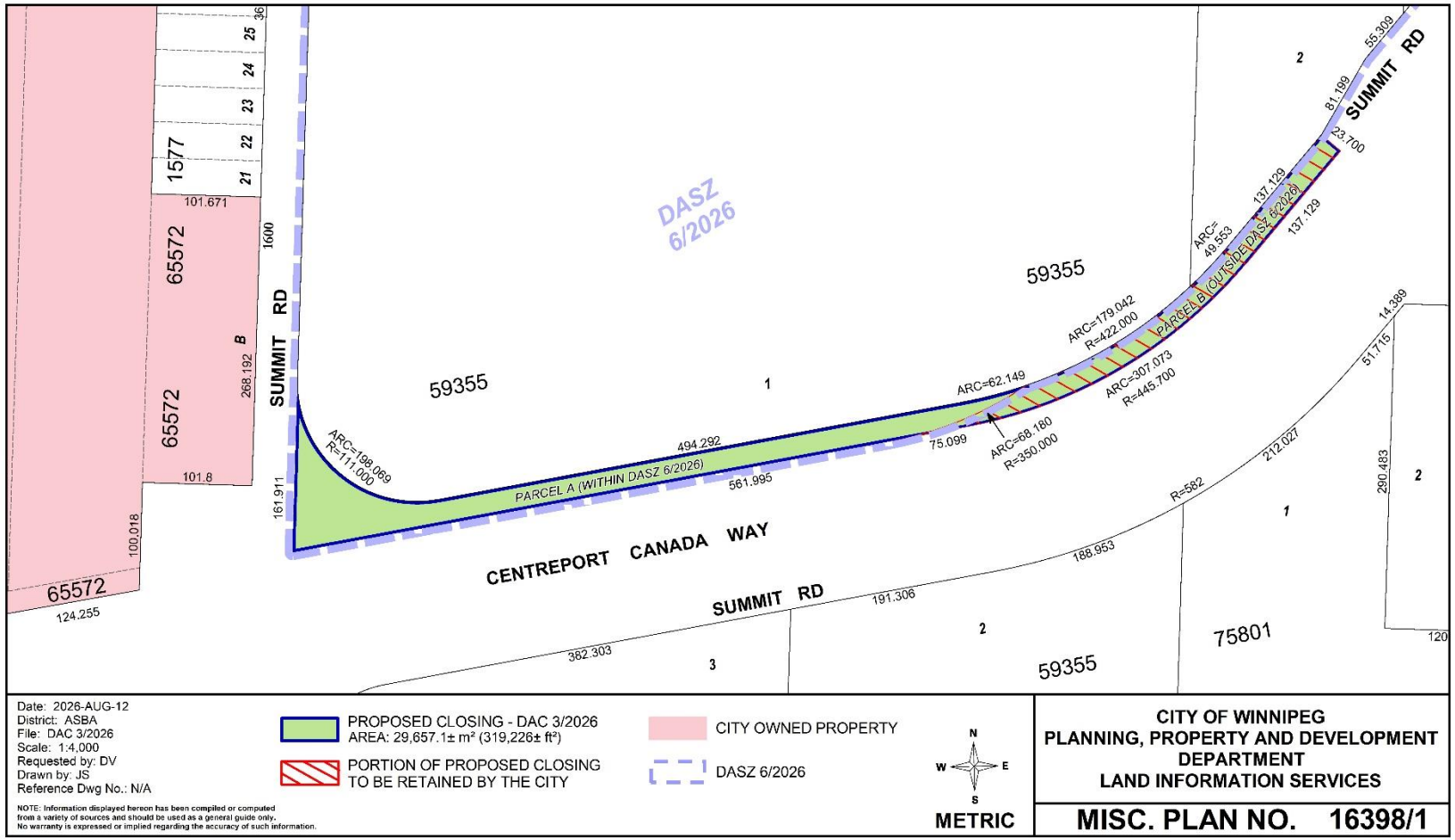
- Any removal or relocation of the facilities required as a result of the proposed closing will be at the expense of the Applicant or assignee.

BellMTS

Any existing Bell MTS services, easement agreements and or caveats affecting the land will be brought forward under File No. DASZ 6/2026 unless otherwise specified.

- Any removal or relocation of the facilities required as a result of the proposed closing will be at the expense of the Applicant or assignee.

APPENDIX B – MISC. PLAN NO. 16398/1



APPENDIX C – AERIAL DIAGRAM OF SUBJECT CLOSING