Minute No. 486
Minutes – Council – September 25, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Item No. 6 Wildwood Park – Special Yard Requirements

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Winnipeg Public Service be directed to prepare an amendment to the Winnipeg Zoning By-law No. 200/2006, using the Wildwood Into Tomorrow visioning document as a reference, that prioritizes the specific special yard requirements as set out in Schedules I and K, over the general provisions in the Mature Communities PDO-1 (Schedule Y) in order to preserve the spatial integrity of the Wildwood Park central greenway.

2. That the Winnipeg Zoning By-law No. 200/2006 amendment be brought forward for consideration in October, 2025.

3. 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 – September 12, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,
That the recommendation of the Standing Policy Committee on Property and Development be adopted.

Councillor Rollins called for the yeas and nays, which were as follows:

Yea: His Worship Mayor Gillingham, Councillors Allard, Browaty, Dobson, Duncan, Eadie, Gilroy, Lukes, Mayes, Orlikow, Rollins, Santos, Wyatt and Sharma 14

Nay: 0

Kathleen and Iris Allen submitted communications with respect to the matter.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, the Standing Policy Committee on Property and Development concurred in the Council Motion of July 17, 2025, with the following amendment:

- Replace the word “September” with “October”

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

Report – Standing Policy Committee on Property and Development – September 12, 2025

DECISION MAKING HISTORY (continued):

COUNCIL DECISION:

On July 17, 2025, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development:

Moved by Councillor Rollins,
Seconded by Councillor Mayes,

WHEREAS Wildwood Park is a uniquely designed neighbourhood, modeled after the Radburn, New Jersey plan conceived by Clarence Stein and Henry Wright to prioritize safety, beauty, and a central greenway system over conventional street-facing lots;

AND WHEREAS the defining characteristic of Wildwood Park is its uninterrupted front yard park space and 50-foot front yard setbacks, designed to preserve open sightlines and communal greenspace;

AND WHEREAS Winnipeg's Wildwood Park remains one of the largest and most intact examples of the Radburn model of planning in North America, and yet it has no formal heritage designation or zoning protections to preserve its defining design features;
COUNCIL DECISION (continued):

AND WHEREAS while redevelopment and infill have occurred throughout Wildwood Park, the vast majority of renovations have historically respected the front yard setbacks and preserved both the physical space and visual corridors of the parkway;

AND WHEREAS in response to development pressure, the community formed Wildwood Into Tomorrow (WIT) in 2009, supported by the area City Councillor Jenny Gerbasi in 2011, resulting in a 140-page community vision report published in 2013, which reaffirmed resident support for the protection of front yard setbacks and open sightlines that were reflected in the zoning bylaw since that time;

AND WHEREAS section 28 of Schedule K of the Winnipeg Zoning By-law No. 200/2006 states that lots located in Wildwood Park (Plan 4565) shall have a front yard setback of 50 feet and shall not include fences, trees, hedges, shrubs or a similar landscape feature that creates a fence-like effect in the required front yard;

AND WHEREAS an administrative oversight between two iterations of zoning re-writes contained a contradiction regarding "Special Yards" resulting in an approved building permit in Wildwood representing the most significant and visible incursions into the front yard park space in over 35 years;

Report – Standing Policy Committee on Property and Development – September 12, 2025

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

AND WHEREAS a simple fix to ensure the intent of the special yard requirements as set out in the Zoning By-law, take precedence over PDO Mature communities, is required in order to protect the Radburn design and other unique areas such as Norwood Grove;

THEREFORE BE IT RESOLVED:

1. That the Winnipeg Public Service be directed to prepare an amendment to the Winnipeg Zoning By-law No. 200/2006, using the Wildwood Into Tomorrow visioning document as a reference, that prioritizes the specific special yard requirements as set out in Schedules I and K, over the general provisions in the Mature Communities PDO-1 (Schedule Y) in order to preserve the spatial integrity of the Wildwood Park central greenway.

2. That the Winnipeg Zoning By-law No. 200/2006 amendment be brought forward for consideration in September, 2025.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.