Agenda – Executive Policy Committee – November 18, 2025

REPORTS

Item No. 10 Zoning Agreement Amendment – 190 Yasmin Ali Crescent (Waverley West Ward) File ZAA 6/2025

COMMUNITY COMMITTEE RECOMMENDATION:

On October 28, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated June 26, 2020 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 43/2019 and registered against title to the land described therein as Caveat No. 5436595/1 be amended in accordance with the following:

   A. That clause 3.iii. be amended by adding the following:

      "with the exception of Lot 13, where the minimum rear yard setback shall be at least 8.4 metres for any three-season sunroom."

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amendment Agreement and any 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.

4. 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 October 28, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

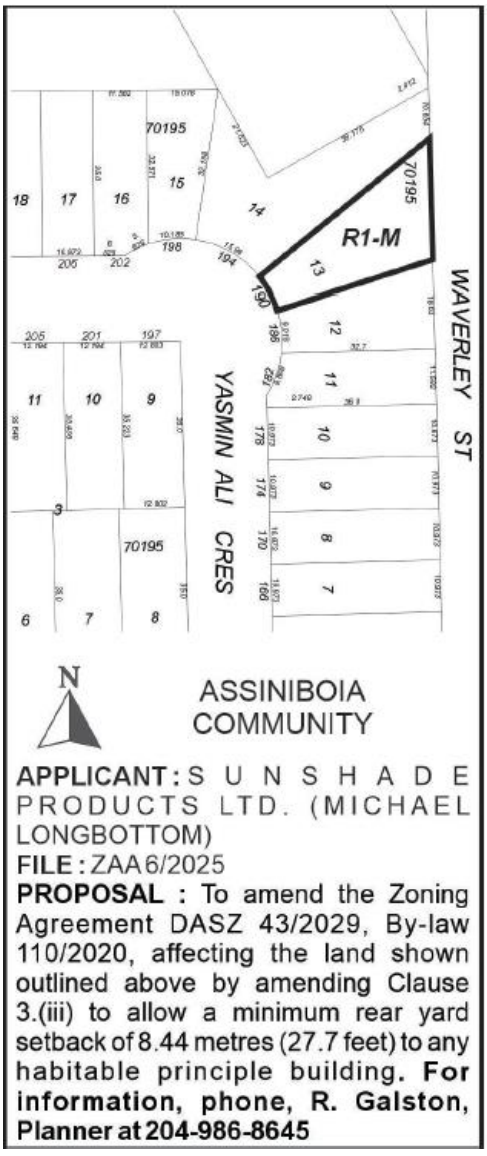
File: ZAA 6/2025

Before: Assiniboia Community Committee
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

Public Hearing: October 28, 2025
Council Building, 510 Main Street

Applicant: Glastar Sunrooms by SunShade Ltd. (Michael Longbottom)

Subject:



Premises Affected: 190 Yasmin Ali Crescent

For submission to: Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: October 28, 2025

Community Committee Recommendation:

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

The Assiniboia Community Committee provided the following supporting reason for its recommendation:

1. I'm in support of the Public Service's recommendations and I think this would be a great addition to the home.

Exhibits Filed:

1. Application dated August 8, 2025
2. Notification of Public Hearing dated August 14, 2025
3. Manitoba Status of Title 3309668/1
4. Letter of authorization dated June 19, 2025 from Julie Melietio and Ivar Zozobrado to Michael Longbottom (Sunshade Products Ltd.)
5. Caveat 5436595/1
6. Plans (4 pages)
7. Report from the Urban Planning Division dated October 17, 2025
8. Inspection Report
9. Recording of Representations

REPRESENTATIONS:

In Support:

Michael Longbottom
Julie Melietio
Ivar Zozobrado

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department

Exhibit "7" referred to in File ZAA 6/2025

ADMINISTRATIVE REPORT

Title: ZAA 6/2025 – 190 Yasmin Ali Crescent

Issue: For consideration at the public hearing for a Zoning Agreement Amendment to modify the existing Zoning Agreement pursuant to file no. DASZ 43/2019 to allow for the construction of a three-season sunroom at the rear of a single-family dwelling

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

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

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3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amendment Agreement and any 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.
4. 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

- The applicant is proposing to amend the Zoning Agreement under File DASZ 43/2019, to allow a reduced building setback to a rail line.
- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- Zoning Agreement Amendment application requires a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the Zoning Agreement will be **amended**.

HISTORY

DASZ 43/2019 - BL 5892/1992 (Caveat No.** 5436595/1**)

On June 26, 2020, Council adopted a Subdivision and Rezoning application under file no. DASZ 43/2019, with a condition that the applicant enter into a Zoning Agreement.

- The Zoning Agreement included the following relevant condition:

  "3. For every single and two-family lot on the Owner's Land which abuts Waverley Street, the Owner must, at no expense to the City:

  i. Install a uniform continuous noise attenuation fence with a berm minimum of 1.55 metres in height centred on the property line;

  ii. Maintain, repair and replace the fence, as required, as originally installed; and

  iii. Provide a rear yard setback of at least twelve metres (12 m) to any habitable principal building.

  All to the satisfaction of the Director of Public Works."

CONSULTATION

In preparing this report there was consultation with:

- Legal Services
- Public Works

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

City Building Objective #1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals.

- *"Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals."*

City Building Objective #3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- *"New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

- *"4.1 Increase Strategic Infill Development that provides access to and capitalizes on existing and planned corridors with frequent transit service."*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Robert Galston, MCP
Date: October 17, 2025

APPENDIX A – Planning Report

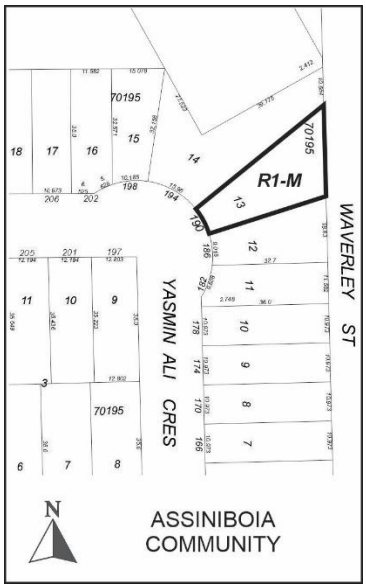
APPENDIX 'A'

DATE:	October 17, 2025
FILE:	**ZAA 6/2025**
RELATED FILES:	**N/A**
COMMUNITY:	**Assiniboia Committee**
NEIGHBOURHOOD #:	2.681 (Waverley West B)

SUBJECT: For consideration at the public hearing for a Zoning Agreement Amendment to modify the existing Zoning Agreement pursuant to file no. DASZ 43/2019 to allow for the construction of a three-season sunroom at the rear of a single-family dwelling.

LOCATION: **190 Yasmin Ali Crescent**

LEGAL DESCRIPTION: LOT 13 BLOCK 2 PLAN 70195 WLTO IN OTM LOTS 1 TO 7 PARISH OF ST VITAL



APPLICANT: Michael Longbottom (Glastar Sunrooms by SunShade, Ltd.)
265 Sutherland Avenue
Winnipeg, MB R2W 5N5

OWNER: Julie Melietio & Ivar Boquia Zozobrado
190 Yasmin Ali Crescent
Winnipeg, MB R3Y 1R7

DISCUSSION

SITE DESCRIPTION

- The subject site is on the east side of Yasmin Ali Crescent, in the Waverley West 'B' Neighbourhood of the Waverley West Ward.
- The subject site has a total land area of approximately 6,538 square feet in area. A two-storey single-family dwelling constructed in 2024 is currently located on the site.
- The subject site is currently zoned "R1-M" Residential Single-Family (Medium).
- The subject site is located within the Areas of Stability – Recent Communities policy area of the *Complete Communities Direction Strategy* Urban Structure Map. The site also falls within the Lower Density policy area of the *Waverley West Neighbourhood 'B' Secondary Plan.*



Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING

North: Single-family residential uses zoned "R1-M" Residential Single-Family (Medium).

South: Single-family residential uses zoned "R1-M" Residential Single-Family (Medium).

East: Waverley Street, then vacant land zoned "RR5" Rural Residential (5).

West: Single-family residential uses zoned "R1-M" Residential Single-Family (Medium).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a three-season sunroom, which will be attached to the rear of the existing single-family dwelling on the subject site.
- A site plan submitted by the applicant shows that the proposed sunroom will be one storey in height, and have a floor area of approximately 192 square feet.
- The proposed sunroom will be located a minimum of 27.7 feet from the east property line, abutting Waverley Street.
- No other building additions or changes are proposed as part of this application.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an *Established Neighbourhood*.
- *6.16 Established Neighbourhoods*
    - *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- As noted above, the subject property is classified as an Established Neighbourhoods – Recent Communities policy area under *Complete Communities 2.0*. Key policies include:

  Goal 1

  1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

  General Policies

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

  Goal 5

  5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.

  General Policies

  4.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.

  Goal 6

  6.0 Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.

  General Policies

  6.4 Where significant intensification of housing occurs within a neighbourhood, ensure parks, open spaces, and community facilities respond to community needs through strategic investment.

  6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of the community.

WAVERLERY WEST NEIGHBOURHOOD 'B' SECONDARY PLAN (By-law No. 1/2019)

Lower Density Residential

- *Lower Density Residential areas provide primarily for the development of single-family dwellings and opportunities for two-family dwellings and certain styles of multi-family dwellings, where appropriate, as outlined in the policies that follow.*

3.1.2 Policies

1. *Single-family and two-family dwellings shall be the predominant use of land, with ground-entry multi-family dwellings allowed in appropriate locations as determined by the City.*
2. *New public and institutional uses, such as places of worship, daycares and non-regional recreational uses may be allowed within the Lower Density Residential area, where determined by the City to be compatible and appropriate. Such uses shall be located adjacent to collector roads and the design of the site shall mitigate any negative impacts of the use on adjacent lower density residential uses.*

3. *Existing institutional uses within the Lower Density Residential areas may only expand if they are: a. located on and have access to a collector or arterial road; and b. serviced by a full range of municipal services.*
4. *Any residential development application for lands within a Lower Density Residential area should achieve a minimum density of 7.0 dwelling units per Net Developable Acre.*
5. *Higher density development shall be directed along collector roads within sub-areas 1 and 2.*
6. *Single-family dwellings shall not back onto an internal collector road.*
7. *Single-family dwellings on lots with less than 12.19 metres (40 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations: a. the availability of front yard areas for landscaping and tree growth; b. adequate snow storage areas; c. on-street parking capacity; and d. the provision of utilities.*
8. *A pair of semi-detached dwellings or a two-family dwelling on lots less than 15.24 metres (50 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:*
    a. *the availability of front yard areas for landscaping and tree growth;*
    b. *adequate snow storage areas;*
    c. *on-street parking capacity;*
    d. *the provision of utilities; and e. pedestrian safety.*

ZONING AGREEMENT AMENDMENT

- Clause 3 of the Zoning Agreement requires single-family and two-family uses abutting Waverley Street to provide minimum building setback distances and noise mitigation measures.
- Specifically, clause 3 of the Zoning Agreement states:

    "3. For every single and two-family lot on the Owner's Land which abuts Waverley Street, the Owner must, at no expense to the City:

    iv. Install a uniform continuous noise attenuation fence with a berm minimum of 1.55 metres in height centred on the property line;

    v. Maintain, repair and replace the fence, as required, as originally installed; and

    vi. Provide a rear yard setback of at least twelve metres (12 m) [39.4 feet] *to any habitable principal building.*

    All to the satisfaction of the Director of Public Works."

- The Winnipeg Public Service recommends amending Clause 3 to allow a three-season sunroom to be built on the subject property (Lot 13), which will have a minimum setback of 27.7 feet (8.4 metres). This is a decrease of 11.8 feet (3.6 metres) from what the current Zoning Agreement requires. Please refer to Figure 3, below.

- The intent of clause 3 is to provide sufficient space for the recreational use and enjoyment of the outdoor backyard space without significant traffic noises. The Public Works Department has reviewed the proposed development and has no concerns with the reduced building setback.
- As seen in the site plan, the applicant proposes this reduced setback area will accommodate a three-season sunroom that is approximately 192 square feet in area and is designed to add to the use and enjoyment of the backyard space. The recommendation will limit any future building to having a rear yard setback of 27.7 feet.
- It should be noted the proposed reduced setback of 27.7 feet complies with the minimum rear yard setback for “R1-M” properties under the Winnipeg Zoning By-law, which is 25 feet. Further, the proposed sunroom complies with other regulations of the Winnipeg Zoning By-law, including lot coverage and side yard setback requirements.

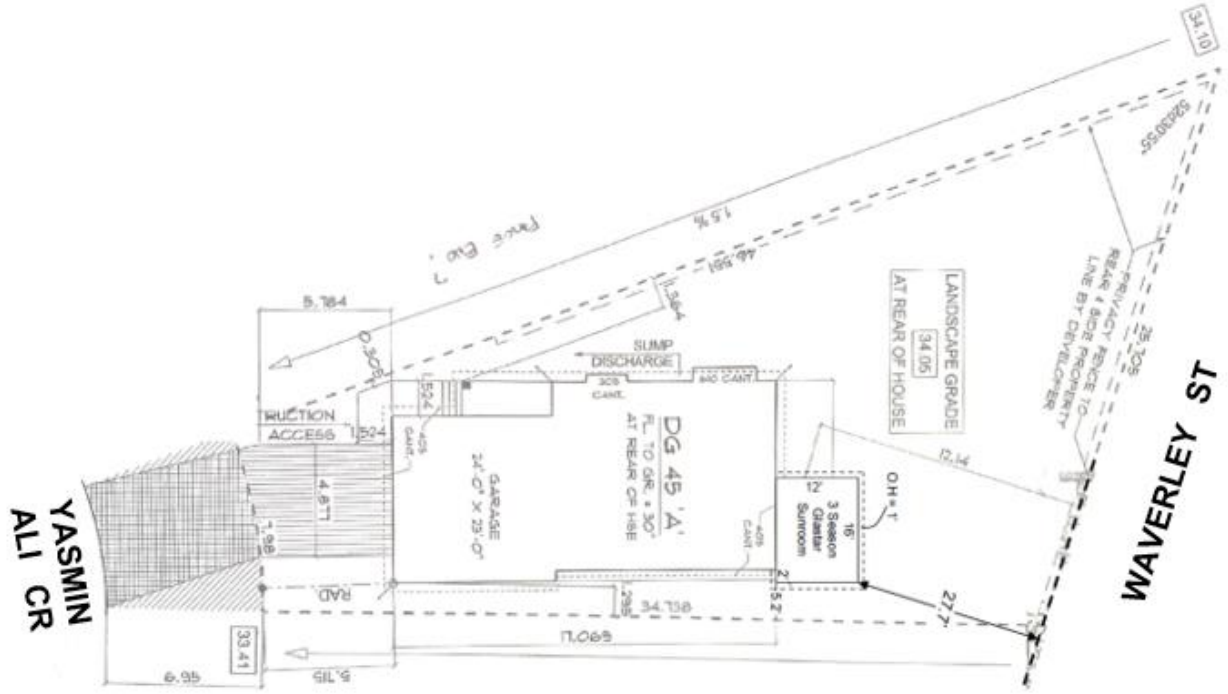


Figure 3: Site Plan showing proposed sun room at the rear of the existing dwelling. (Provided by the applicant.)

SUMMARY

The Urban Planning and Design Division recommends **approval** for the following reasons:

- The proposal will allow a three-season sunroom for a single-family residential use that is accommodated under policies in the *Waverley West Neighbourhood B Secondary Plan* and the *Complete Communities Direction Strategy 2.0.*
- The Public Works Department has communicated they do not have any concern with the proposed Zoning Agreement amendment.

This Report Submitted by:
Planning, Property, and Development Department
Urban Planning and Design Division

Report Prepared By: Robert Galston, MCP
PPD File # ZAA 6/2025