Agenda – Council – March 26, 2026

Report – Executive Policy Committee – March 17, 2026

Item No. 10 Zoning Agreement Amendment – 132 Skowron Crescent (Transcona Ward)
File ZAA 10/2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2026, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the Zoning Agreement dated July 29, 1987 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 57/1986 and registered against title to the land described therein as Caveat No. 124835/1 be amended as follows:

   A. That clause 3 be deleted in its entirety and replaced with:

      "Every habitable building or structure constructed or located on any lot abutting the proposed Kildonan Corridor Right-of-way (Future Chief Peguis Trail) or Lagimodiere Boulevard including the Ham Street service road shall have a minimum rear yard set back of 21 metres (68.89 feet) to reduce the effects of traffic noise, as shown on Schedule "A" to this Agreement."

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 Amending 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.

Report – Executive Policy Committee – March 17, 2026

DECISION MAKING HISTORY:

On March 17, 2026, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 23, 2026, the East Kildonan-Transcona 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 10/2025

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Durand-Wood

Public Hearing: February 23, 2026
Council Building, 510 Main Street

Applicant: Ernest Arnold Ferchoff

Subject:



Premises Affected: 132 Skowron Crescent

For submission to: Executive Policy Committee

Prepared by: B. Harris, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: February 23, 2026

Community Committee Recommendation:

On February 23, 2026, the East Kildonan-Transcona 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 July 29, 1987 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 57/1986 and registered against title to the land described therein as Caveat No. 124835/1 be amended as follows:

    A. That clause 3 be deleted in its entirety and replaced with:

    "Every habitable building or structure constructed or located on any lot abutting the proposed Kildonan Corridor Right-of-way (Future Chief Peguis Trail) or Lagimodiere Boulevard including the Ham Street service road shall have a minimum rear yard set back of 21 metres (68.89 feet) to reduce the effects of traffic noise, as shown on Schedule "A" to this Agreement."

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 Amending 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.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This seems like a pretty basic request.

2. The applicant is aware of potential noise issues down the line, but it seems pretty reasonable to me, and it has the support of the Public Service, so I feel comfortable with that.

Exhibits Filed:

1. Application dated December 1, 2025
2. Notification of Public Hearing dated December 5, 2025
3. Manitoba Status of Title 1512872/1
4. Letter of authorization dated October 20, 2025 from Ernest Ferchoff and Sandra Braden to Ernest Ferchoff
5. Caveat 1242835/1
6. Plans (1 page)
7. Report from the Urban Planning Division dated January 15, 2026
8. Inspection Report
9. Communication dated February 20, 2026, from Ben McGillivary with respect to the application
10. Recording of Representations

REPRESENTATIONS:

In Support:

Ernest Ferchoff

In Opposition:

Nil

For Information:

Ben McGillivary

For the City:

C. Ho, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File ZAA 10/2025

ADMINISTRATIVE REPORT

Title: ZAA 10/2025 – 132 Skowron Crescent

Issue: For consideration at the public hearing to amend a Zoning Agreement under File DASZ 57/1986 to allow a reduced rear yard setback.

Critical Path: East Kildonan - Transcona Community Committee > Standing Policy Committee
on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	N/A	N/A	

RECOMMENDATIONS

1. That the Zoning Agreement dated July 29, 1987 (the “Zoning Agreement”), entered into pursuant to Development Application No. DASZ 57/1986 and registered against title to the land described therein as Caveat No. 124835/1 be amended as follows:

   A. That clause 3 be deleted in its entirety and replaced with:

   Every habitable building or structure constructed or located on any lot abutting the proposed Kildonan Corridor Right-of-way (Future Chief Peguis Trail) or Lagimodiere Boulevard including the Ham Street service road shall have a minimum rear yard set back of 21 metres (68.89 feet) to reduce the effects of traffic noise, as shown on Schedule "A" to this Agreement.

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 Amending 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 57/1986 to allow a reduced rear yard setback.
- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- A 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 and Design Division are concurred in, the Zoning Agreement under File DASZ 57/1986 ***will be*** amended.

HISTORY

DASZ 57/1986

Council adopted a Subdivision and Rezoning application with a condition that the applicant enter into a Zoning Agreement.

- The Zoning Agreement included the following relevant condition:
    - *3. Every habitable building or structure constructed or located on any lot abutting the proposed Kildonan Corridor Right-of-way or Lagimodiere Boulevard including the Ham Street service road shall have a minimum rear yard set back of 27.5 metres (90.22 feet) to reduce the effects of traffic noise, as shown on Schedule "A" to this Agreement.*

CONSULTATION

In preparing this report there was consultation with:

- Public Works
- Legal Services
- Land Development

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 & Design Division
Prepared by:	Choi Ho, RPP, MCIP
Date:	January 15, 2026
File No.	ZAA 10/2025

List of Schedules and Attachments

- Schedule A – Planning Discussion

SCHEDULE A

DATE: January 15, 2026

FILE: **ZAA 10/2025**

RELATED FILES: N/A

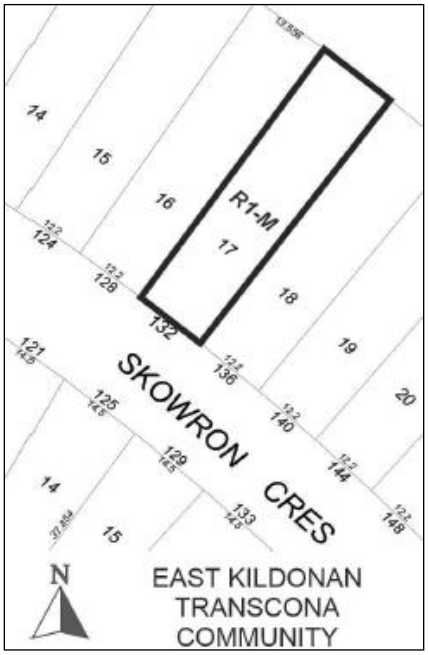
COMMUNITY: East Kildonan - Transcona Committee

NEIGHBOURHOOD #: 4.424 - (Grassie)

SUBJECT: Zoning Agreement Amendment application to amend Caveat No**.** 124835/1 from DASZ 57/1986

LOCATION: 132 Skowron Crecent

LEGAL DESCRIPTION: LOT 17 BLOCK 16 PLAN 24625 NW 18 11 4E



APPLICANT: ERNEST A FERCHOFF
132 Skowron Crescent
Winnipeg, Manitoba, R3W 1N4

OWNER: ERNEST A FERCHOFF
132 Skowron Crescent
Winnipeg, Manitoba, R3W 1N4

RECOMMENDATION: ***Approval***

SITE DESCRIPTION

- The subject property is located on the north side of Skowron Crescent, in the Grassie neighbourhood of the Transcona ward.
- The site is currently a single-family dwelling.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Recent Communities" policy area.
- The property is in the "R1-M" (Residential Single-Family – Medium) zoning district.

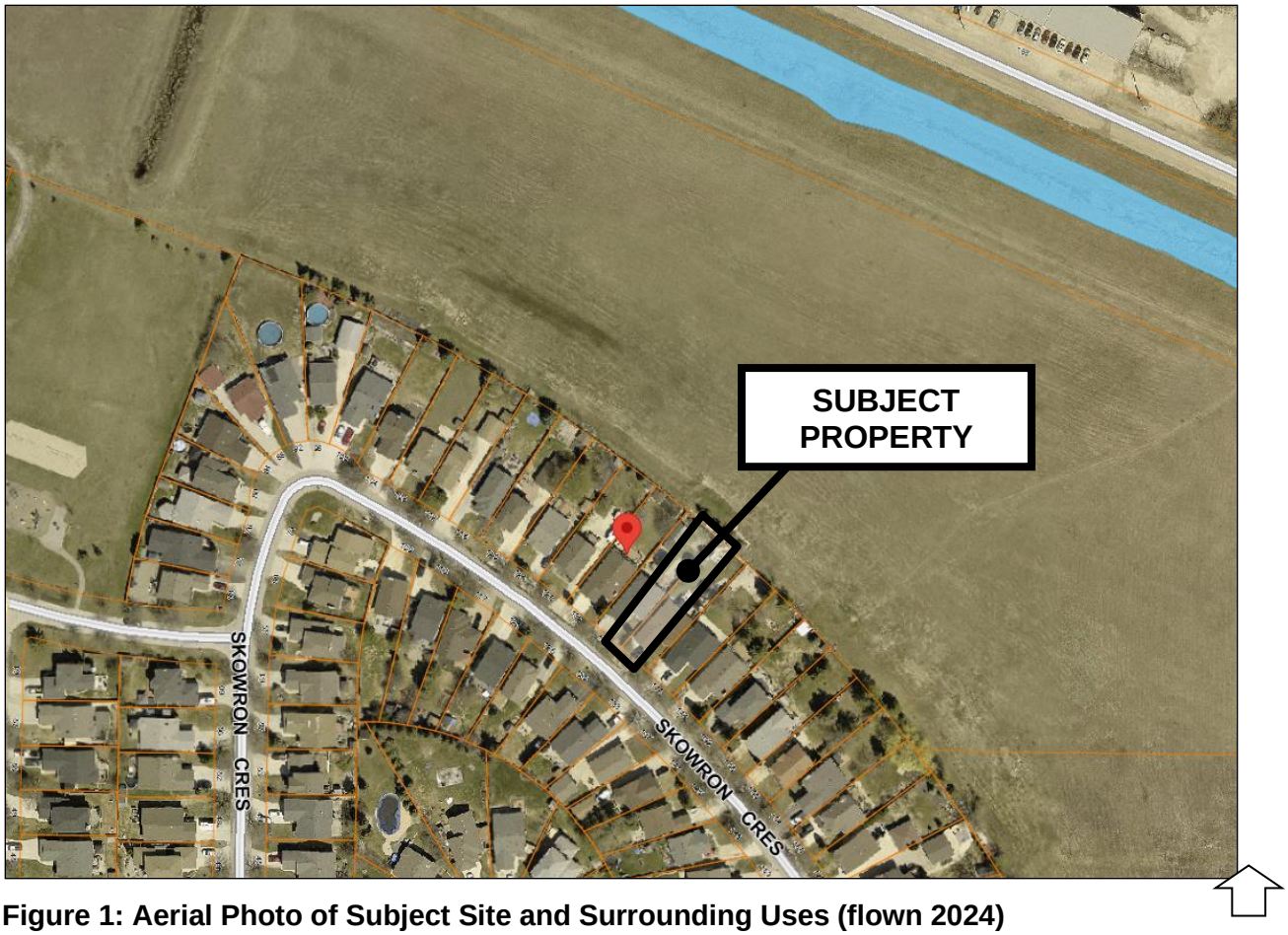


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Future Chief Peguis Trail

South: Skowron Crescent, then 121-129 Skowron Crescent – single-family dwelling uses zoned "R1-M" (Residential Single-Family -– Medium)

East: 136 Skowron Crescent – a single-family dwelling use zoned "R1-M" (Residential Single-Family -– Medium)

West: 128 Skowron Crescent – a single-family dwelling use zoned "R1-M" (Residential Single-Family – Medium)

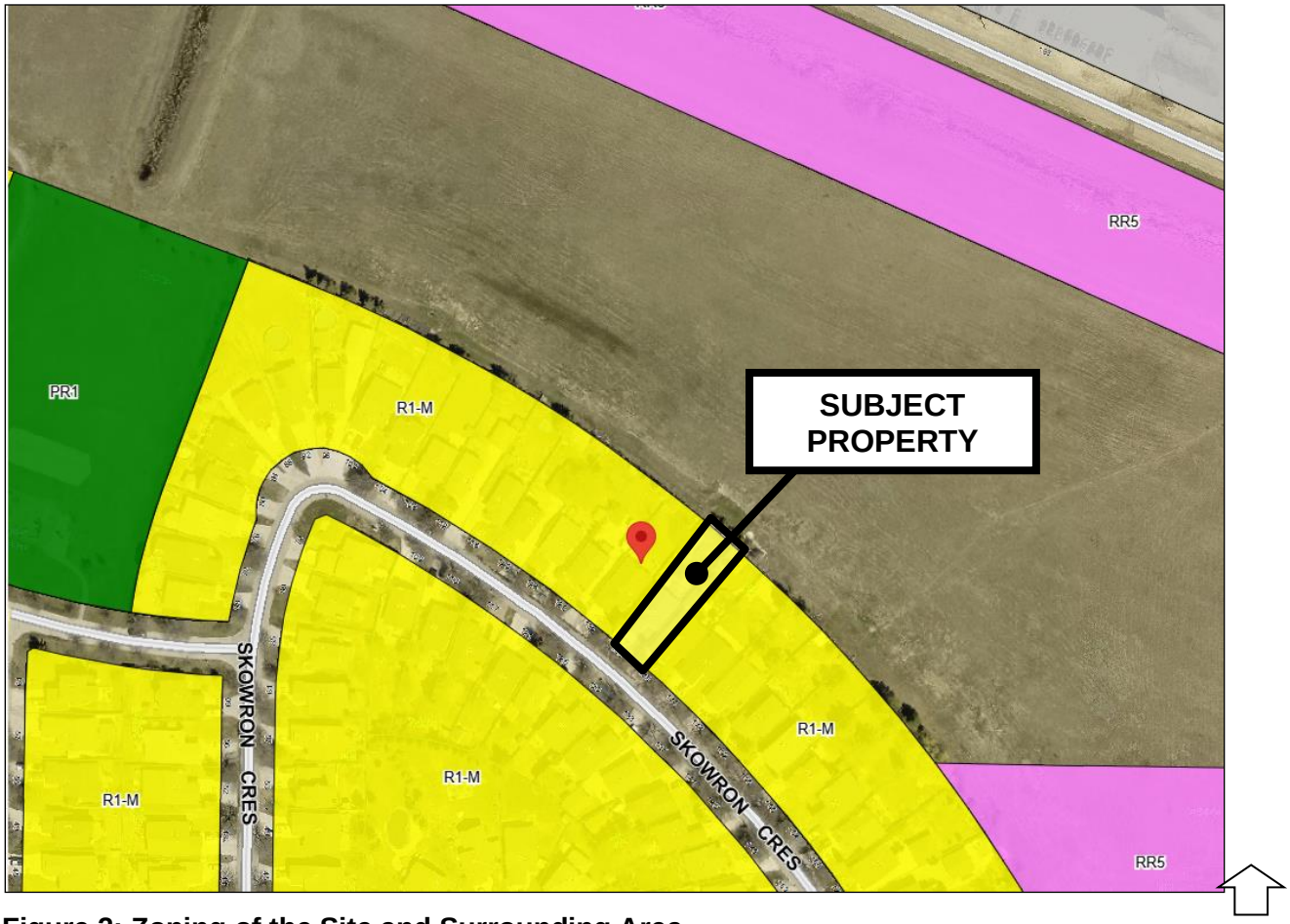


Figure 2: Zoning of the Site and Surrounding Area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to amend the existing Zoning Agreement caveated on title when the site was subdivided and rezoned in 1986 (**see DASZ 57/1986**).
- The amendment is for a reduced rear yard setback of 21 metres instead of 27.5 metres to a proposed new sunroom.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged the Public Service prior to submitting an application.

With the Public

- The applicant engaged with abutting neighbours and they have indicated their support.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg. The proposal aligns with the following goals and policies:

D1: Established Neighbourhoods

- 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.*
    - *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 3: 3.0 *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
    - *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
    - *3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.*

ZONING AGREEMENT AMENDMENT

The applicant has applied for an amendment to the Zoning Agreement under File. No. DASZ 57/1986.

- The current Zoning Agreement states under Clause 3:
    - *Every habitable building or structure constructed or located on any lot abutting the proposed Kildonan Corridor Right-of-way or Lagimodiere Boulevard including the Ham Street service road shall have a minimum rear yard set back of 27.5 metres (90.22 feet) to reduce the effects of traffic noise, as shown on Schedule "A" to this Agreement.*
- The ZAA would delete and replace Clause 3 with the following:
    - *Every habitable building or structure constructed or located on any lot abutting the proposed Kildonan Corridor Right-of-way (Future Chief Peguis Trail) or Lagimodiere Boulevard including the Ham Street service road shall have a minimum rear yard set back of 21 metres (68.89 feet) to reduce the effects of traffic noise, as shown on Schedule "A" to this Agreement.*

OTHER CONSIDERATIONS

Public Works

- Public Works has indicated support for the ZAA application.
- The rear yard setback is intended to provide space for an outdoor recreational area. The proposed sunroom will reduce this buffer/area, bringing the recreational area closer to the Future Chief Peguis Trail than originally intended, where higher noise levels may be experienced when and/or once the road is constructed.

SUMMARY

The Urban Planning & Design Division ***supports*** the Zoning Agreement Amendment for the following reasons:

- The reduced setback (68.89 feet) to the sunroom still maintains adequate safety and compatibility measures for residential development in proximity to the Kildonan Corridor Right-of-way (Future Chief Peguis Trail).
- Although the outdoor recreational area is reduced, the applicant is providing an indoor space (sunroom) to enjoy the outdoors.
- The applicant is aware of the potential higher noise levels when and/or once the Future Chief Peguis Trail is constructed.
- The building façade of the single-family dwelling itself maintains the 27.5 metres (90.22 feet) rear yard setback.

RECOMMENDATION

The Urban Planning and Design Division recommends ***approval*** of the Zoning Agreement Amendment for the following reasons:

- The application is consistent with the policies of *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0.*

Report Submitted By:
Planning, Property and Development Department
Urban Planning & Design Division

Report Prepared By:
Choi Ho, RPP, MCIP
PPD File # ZAA 10/2025

Exhibit “6” referred to in ZAA 10/2025

