Agenda – Lord Selkirk-West Kildonan Community Committee – June 23, 2026

PUBLIC HEARINGS

Item No. 1 Zoning Agreement Amendment – 465 Egesz Street (Point Douglas Ward) File ZAA 2/2026

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Zoning Agreement dated June 15, 1977 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 52/1976 and registered against title to the land described therein as Caveat No. 258998/1 be amended as follows:

   A. That Clause 2 be deleted in its entirety.

   B. That Schedule "A" be deleted in its entirety.

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.

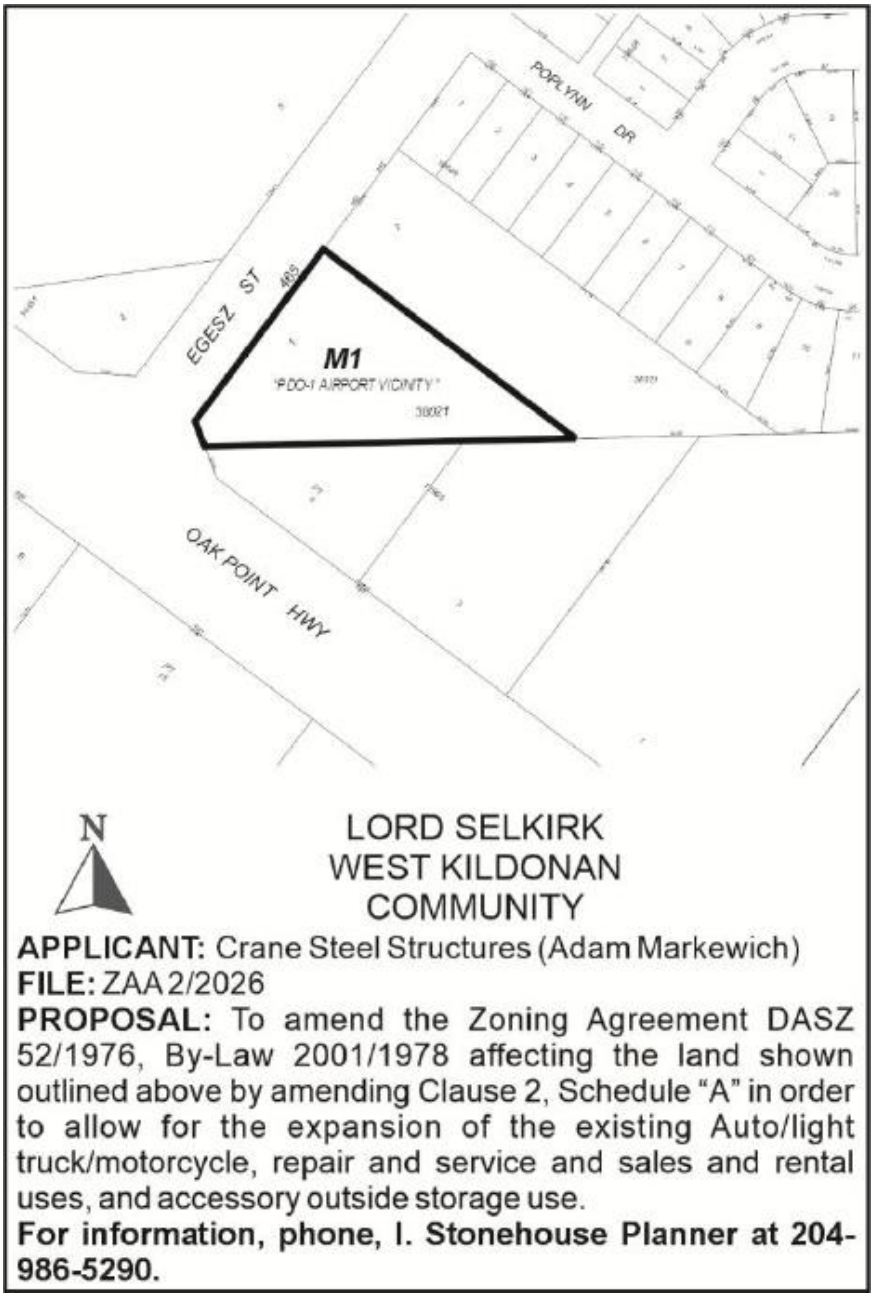
4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Lord Selkirk-West Kildonan Community Committee – June 23, 2026

File: ZAA 2/2026

Applicant: Crane Steel Structures (Adam Markewich)

Subject:



Premises Affected: 465 Egesz Street

Exhibits Filed:

1. Application dated April 21, 2026
2. Notification of Public Hearing dated April 27, 2026
3. Manitoba Status of Title 3002656/1
4. Letter of authorization dated December 5, 2025, from GWM Forklift Inc (Jeff Turko) to Crane Steel Structures (Adam Markewich)
5. Surveyor's Building Location Certificate and sketch dated October 24, 2025
6. Caveat 258998
7. Plans (2 pages)
8. Report from the Urban Planning Division dated June 11, 2026
9. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in, and forwarded to the Standing Policy Committee on Property and Development / the Executive Policy Committee via the Priority Rezoning Process.

Supporting Reasons:

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit “8” referred to in File ZAA 2/2026

ADMINISTRATIVE REPORT

Title: ZAA 2/2026 – 465 Egesz Street

Issue: For consideration at the public hearing to amend a Zoning Agreement under File DASZ 52/76 (Caveat #258998/1).

Critical Path: Lord Selkirk - West Kildonan Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Zoning Agreement dated June 15, 1977 (the “Zoning Agreement”), entered into pursuant to Development Application No. DASZ 52/1976 and registered against title to the land described therein as Caveat No. 258998/1 be amended as follows:

    A. That Clause 2 be deleted in its entirety.

    B. That Schedule “A” be deleted in its entirety.

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 expand an existing auto/light truck/motorcycle, repair and service, sales and rental (forklifts) use, with accessory outside storage use.
- A Zoning Agreement from 1977 registered on title at 465 Egesz St states the following:
    - *2. The land and any building or structure thereon shall not be used for, and no building or structure shall be erected, altered or enlarged on the land for any use except a use specified in Schedule "A" to this zoning agreement in respect of the specific lots described therein.*
- As the proposed expanded uses are not listed in Schedule "A" (see Appendix B) as permitted uses, a Zoning Agreement Amendment application is required.
- The applicant has applied for a Zoning Agreement Amendment to amend Clause 2 of Schedule "A" in order to allow for the proposed uses.
- The Urban Planning & Design Division recommends that the existing Zoning Agreement be amended, with Clause 2 to be deleted in its entirety.
- Modification of caveats on a Land Title requires approval of 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.
- This 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 & Design Division are concurred in, the subject Zoning Agreement will be **amended**.

HISTORY

- In 1977, this property (Lot 1) was rezoned to "M1" Manufacturing – Light. As part of the rezoning, a Zoning Agreement was placed onto the title which, among other things, restricted uses on the property to those specified in Schedule "A" of the agreement (see Appendix B).
- In 2019, Variances were approved for parking stalls, an outside storage area not located behind the rear wall of the principal building, granular surfacing, and a 6-foot high chain link fence instead of a bumper guard fence or ornamental metal fence.

CONSULTATION

In preparing this report there was consultation with:

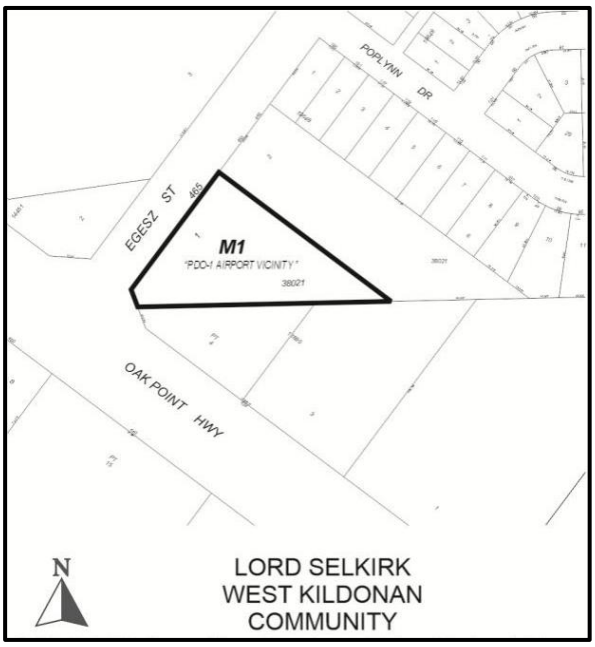
- Legal Services

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning & Design
Prepared by: Isaiah Stonehouse, MCP
Date: June 11, 2026

APPENDIX A – Planning Report

DATE:	June 11, 2026
FILE:	**ZAA 2/2026**
RELATED FILES:	N/A
COMMUNITY:	Lork Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.338 - (OAK POINT HIGHWAY)
SUBJECT:	For consideration at the public hearing to amend a Zoning Agreement under File DASZ 52/76 (Caveat #258998/1).
LOCATION:	465 Egesz St
LEGAL DESCRIPTION:	LOT 1 PLAN 38021 NW 23 11 2E



APPLICANT:	Crane Steel Structures (Adam Markewich) 5310 Monterey Rd Headingley, MB R4H 1J9
OWNER:	GWM Forklift Inc. 465 Egesz St Winnipeg, MB R2R 2V5

DISCUSSION

SITE DESCRIPTION

- The subject site is located at the northeast corner of Egesz St and Oak Point Hwy, in the Oak Point Highway neighbourhood of the Point Douglas ward.
- The subject site is 44,598 square feet in area and is currently vacant.

- The subject site is accessed from two approaches off Egesz St.
- The subject site is located within a designated “Employment Lands” area (General Industrial) under the *Complete Communities Direction Strategy 2.0*. The property is currently zoned “M1” Manufacturing - Light.

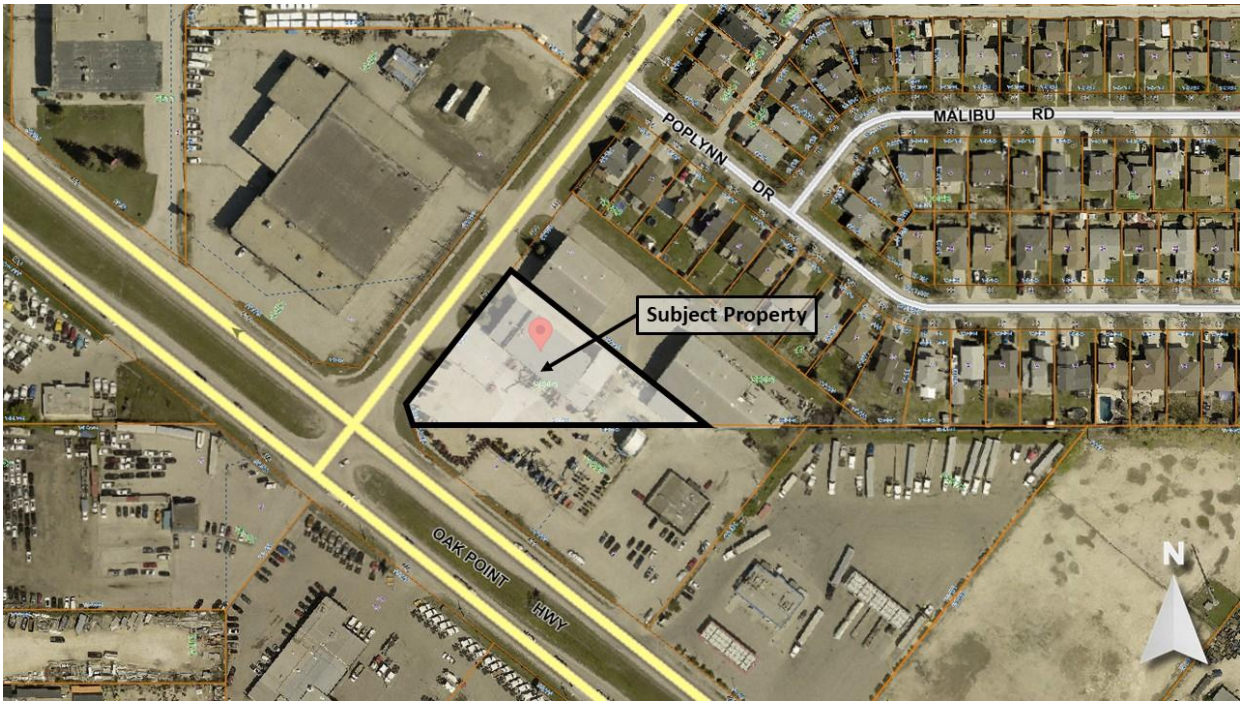


Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Industrial uses zoned “M1” Manufacturing - Light, followed by single-family homes zoned “R1-M” Residential - Single-Family (Medium).

South: Oak Point Highway, then industrial uses zoned “M1” Manufacturing - Light.

East: Industrial uses zoned “M1” Manufacturing - Light.

West: Egesz St, then industrial uses zoned “M1” Manufacturing – Light.

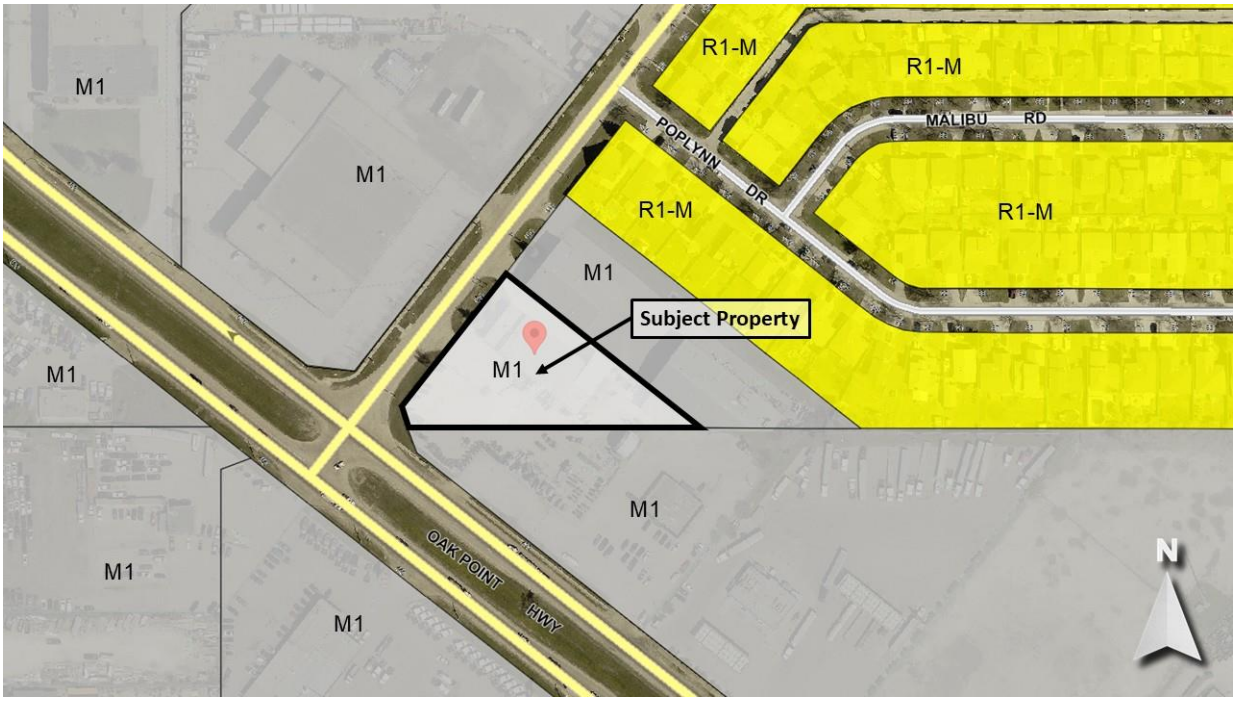


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to construct a building addition to an existing auto/light truck/motorcycle, repair and service, sales and rental (forklifts) use at 465 Egesz. The proposed building will primarily be used for servicing, with two overhead doors for equipment access.
- The building addition will feature the same façade materials and height of the existing warehouse buildings, producing a continuous appearance.
- The building addition will be 26 feet tall.
- The property is zoned “M1” which permits the uses, however the Zoning Agreement on Title (Clause 2) currently limits uses allowed on the site.
- The subject Zoning Agreement Amendment (ZAA) application has been submitted to request that Clause 2 be amended to allow for the proposed uses.
- Following the amendment to Clause 2 as part of the ZAA application, a Short Form Plan of Subdivision (DASSF) application will be submitted which will reconfigure lot lines to allow the building addition to be located on the same property as the existing warehouse. A Variance application will also be submitted for the construction of the building addition.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 2.0)

CCDS 2.0 is one of four direction strategies supporting *OurWinnipeg*, the city’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- The subject property is designated as “Employment Lands” (subsection General Industrial) as outlined in *CCDS 2.0.*
- Goal 1 states to “Guide development in Employment Lands using the following designations.”
- General policies for Employment Lands that relate to the subject proposal are as follows:

  1.1 Ensure that General Industrial areas:

  a. *Provide for light and medium industrial development.*

  b. *Provide for limited employment-supportive commercial uses to serve the needs of employees within the employment area. These areas should be subordinate to the larger intent of General Industrial areas;*

  c. *Provide for quasi-industrial uses that are more commercial in nature but may not fit well within other commercial designations due to their needs for large sites. These uses include, but may not be limited to: purpose-built commercial recreation enterprises, places of assembly, car dealerships, and self-storage facilities; and*

  d. *Provide for limited Small Office uses.*

- Goal 4 states to “Protect existing and future Employment Lands.”
- General policies for Employment Lands that relate to the subject proposal are as follows:

  4.8 Permit light and medium industrial uses in General Industrial areas where compatible with surrounding land uses.

- Goal 5 states to “Buffer and protect Employment Lands from encroachment by other incompatible uses.”
- General policies for Employment Lands that relate to the subject proposal are as follows:

  5.1.2 Provide appropriate separation distances and/or buffering between General Industrial areas and residential uses.

- Goal 7 states to “Support high-quality design and connectivity in the City’s Employment Lands.”
- General policies for Employment Lands that relate to the subject proposal are as follows:

  7.1 Require that Employment Land areas be designed in accordance with the following design standards:

  a. *Facilitate a high standard of transit and active transportation connectivity. Opportunities to enhance this connectivity in existing Employment Lands shall be encouraged;*

  b. *Streets that provide direct connections to transit service should provide facilities and amenities for pedestrians, cyclists, and transit;*

  c. *Pathways and sidewalks should be provided to connect businesses to transit stops.*

  d. *Encourage a high standard of design along collector and arterial roads, particularly those with transit service, through landscaping, fencing, building elevations, and architectural elements;*

  e. *Encourage the provision of amenity areas for employees; and*

f. Loading facilities and large open storage areas should be located in areas that minimize visual impact to other industrial uses and the street and/or screened through appropriate fencing and landscaping.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The proposed uses (auto/light truck/motorcycle, repair and service, sales and rental (forklifts)) are compatible with the General Industrial area and surrounding land uses.

- The proposed uses are appropriately buffered from residential uses to the north. Namely, an additional industrial property and ~27 feet of green space separate the warehouse building from single-family residential homes.

- The proposed building addition is well-designed and, through collaboration with the Urban Planning & Design Division, will include a number of site upgrades including the reconfiguring of lot lines to match existing fences and the addition of a ~6 foot landscaped buffer along Egesz St and Oak Point Hwy.

Winnipeg Zoning By-Law

ZONING AGREEMENT DASZ 52/76

- The Urban Planning and Design Division considered whether any use restrictions should continue on the subject property. Given the observed compatibility of the subject site with the General Industrial area, as well as the appropriate distance and buffering that exists between the property and residential uses to the north, the Division is recommending that Clause 2 and Schedule A of the Zoning Agreement be removed in their entirety. Upon the removal of these items from the Zoning Agreement, the property will be subject to the standard use restrictions of the “M1” Manufacturing - Light District under the Winnipeg Zoning By-Law.

SUMMARY

The Urban Planning Division recommends the Zoning Agreement be **amended** because:

- The proposal for a warehouse building addition (auto/light truck/motorcycle, repair and service, sales and rental (forklifts) uses) aligns with policies for Employment Lands under the *Complete Communities 2.0* city-wide secondary plan.
- Amending the Zoning Agreement associated with DASZ 52/76 will enable the subject property to develop in alignment with established “M1” zoning rights and in a fashion consistent with other “M1” zoned properties in the area, while protecting the residential properties to the north by maintaining limited restrictions on the subject property. Namely, any future site changes will require a submission to the Lord Selkirk - West Kildonan Community Committee for Plan Approval. A building height restriction of thirty-five (35) feet, setback restrictions, and outside storage restrictions will also remain with the property under the existing Zoning Agreement.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: City Building

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

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

Report Prepared By: Isaiah Stonehouse, MCP
PPD File # ZAA 2/2026

APPENDIX B - Permitted Uses as Described in Schedule "A" of the Zoning Agreement DASZ 52/76 and registered against title to the land *(* if Recommendation 1.B is concurred in, this Schedule will no longer apply to the subject property)*

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The following uses, if conducted wholly with a completely enclosed building, (to be permitted, Lots 1, 3, 4, 5 and 6).

a) *The manufacture, compounding, processing, packaging, or treatment of such products as candy, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products except fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.*

b) *The manufacture, compounding, assembling, packing or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding planing or sawmills), and paint not employing a boiling process.*

c) *The manufacture of figurines and other similar ceramic products, using previously pulverized clay, and kilns fired only by electricity or low pressure gas.*

d) *The manufacture or repair of electric and neon signs, billboards, commercial advertising structures, light sheet metal products.*

e) *The manufacture of musical instruments, toys, novelties, and rubber and metal stamps.*

f) *Wholesale business, storage buildings, and warehouses.*

g) *Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only.*

h) *Laboratories: experimental, photo or motion picture, film, or testing.*

In addition to the above, the following uses, if conducted wholly within a completely enclosed building, Lots 3, 4, and 5 only).

a) *Chromium-plating.*

b) *Frozen food lockers.*

c) *Ink manufacturer provided the manufacturing procedures are so arranged as to cause no odour nuisance.*

d) *Laundry, cleaning and dyeing works, and carpet and rug cleaning.*

e) *Veterinary hospitals, and kennels.*

f) *Small boat building.*

The following uses normally permitted in the "M1" District provided the use is conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall, compact hedge or uniformly painted solid board fence not less than 6 feet in height, to be permitted on LOT 5 only:

a) *Retail lumber yard*

b) *Electric generating or transforming station*

c) Trucking yard or terminal

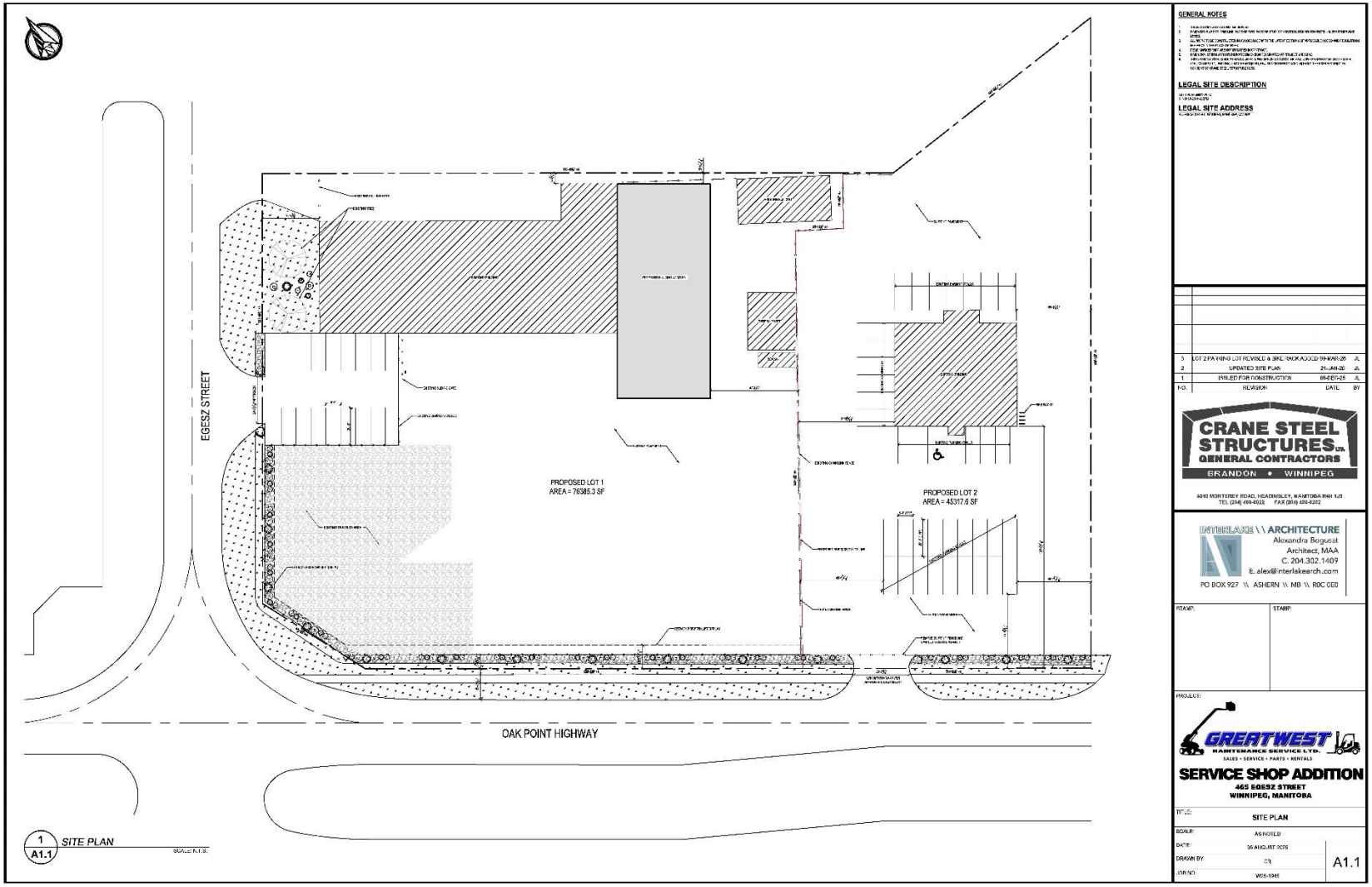
d) Tractor and farm machinery area

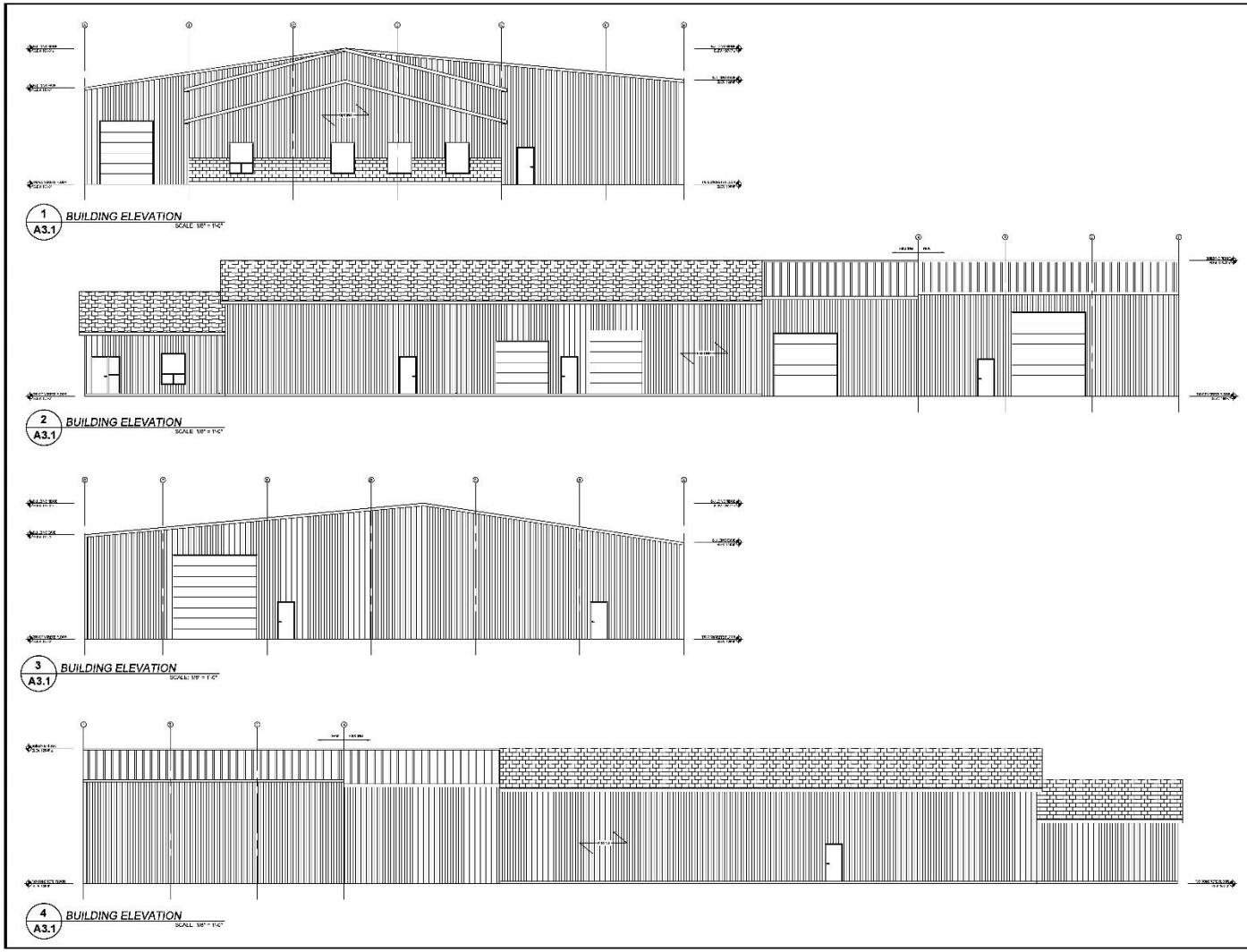
e) Building material sales yard

f) Storage of new and used lumber or other building materials.

In addition to the above, accessory uses when located on the same lot.

Exhibit “7” referred to in File ZAA 2/2026





GENERAL NOTES

NO.	REVISION	DATE	BY
1	ISSUED FOR CONSTRUCTION	08-DEC-25	JL

CRANE STEEL STRUCTURES LTD.
GENERAL CONTRACTORS
BRANDON • WINNIPEG

6310 MONTEREY ROAD, HEADINGLEY, MANITOBA R4H 1J3
TEL (204) 489-4022 FAX (204) 489-4202

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Alexandra Bogusat
Architect, MAA
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STAMP:

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PROJECT:

GREATWEST MAINTENANCE SERVICE LTD.
SALES • SERVICE • PARTS • RENTALS

SERVICE SHOP ADDITION
465 EGESZ STREET
WINNIPEG, MANITOBA

TITLE: BUILDING ELEVATIONS

SCALE:	AS NOTED
DATE:	26 AUGUST 2025
DRAWN BY:	CR
JOB NO:	W25-1345

A3.1