Minutes – Appeal Committee – June 17, 2026

PUBLIC HEARINGS

Item No. 5 Appeal – Variance – 1392 Henderson Highway (North Kildonan Ward) File DAV 109783A/2026C

COMMITTEE DECISION:

The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 109783/2026C and approved a Variance on "the land" for the establishment of an accessory parking area to permit as follows:

1. Parking directly off the lane

2. Insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential zoning district.

Subject to the following conditions:

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the development shall be established in substantial conformance with plans identified as Sheets 1-4 for File No. DAV 26-109783\C, and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development.

   OR

   That the Owner must submit plans showing the location and design of any and all proposed:

   A. buildings
   B. accessory parking areas
   C. garbage enclosures
   D. fencing; and
   E. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to these appeals have been complied with.

Moved by Councillor Allard,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Allard,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Allard,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. Given the limitations of this site and that it is the intent of the site to build a daycare, the site is physically limited on how it can serve those functions, and I think the way in which its being done is appropriate.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Allard,
That the appeals be denied and the decision of the Director of Planning, Property and Development be concurred in.

Carried

Moved by Councillor Allard,
That Variance Order DAV 109783/2026C be confirmed.

Carried

Moved by Councillor Allard,
That the public hearing with respect to these appeals be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE APPEAL ORDER
APPEAL COMMITTEE

DAV 109783A/2026C

Before:	Appeal Committee Councillor Santos, Chairperson Councillor Allard Councillor Durand-Wood Councillor Gilroy
Hearing	June 17, 2026 Council Building, 510 Main Street
Applicant	A2A Homes Ltd. (Ranjeev Kalia)
Premises Affected	1392 Henderson Highway
Legal Description	EXC LANE PL 9359 LOT 34; LOT 35/38 BLOCK 4 PLAN 1741 57 K; EXC RD PL 29114 LOT 2 PLAN 7614 56 K; PCL A PLAN 9359 57 K, hereinafter called “the land”
Property Zoned	“C2 PDO-1 Malls and Corridors Mature Communities PDO-1” (Commercial Community Planned Development Overlay-1 (District) Malls and Corridors Mature Communities Planned Development Overlay -1 (District))
Nature of the Application	To vary the "C2 PDO-1 Malls and Corridors Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of an accessory parking area to permit as follows: 1. parking directly off the lane instead of an aisle or a parking driveway;

2. insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential zoning district.

ORDER MADE BY THE DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT:

The Director of Planning, Property and Development approved a Variance, File DAV 109783/2026C to A2A Homes Ltd. (Ranjeev Kalia), for the premises located at 1392 Henderson Highway, for the establishment of an accessory parking area to permit as follows:

1. Parking directly off the lane instead of an aisle or a parking driveway;

2. Insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential zoning district.

subject to the following conditions:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the development shall be established in substantial conformance with plans identified as Sheets 1-4 for File No. DAV 26-109783\C, and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development;

   OR

   That the Owner must submit plans showing the location and design of any and all proposed:

   A. buildings;
   B. accessory parking areas;
   C. garbage enclosures;
   D. fencing; and
   E. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

Pursuant to the provisions of The City of Winnipeg Charter, Vern Gaddows, Phil Harris, Cristel Janzen, Greg Janzen, Adele Korolyk, Marc Legault, Lorraine Micklash, Chris Sellner, Randy Smerchanski, Ruth Thielmann, Neil Thomson, and Morna Wake, appealed the Variance Order DAV 109783/2026C, and after Notice, the appeal was heard on June 17, 2026.

Upon consideration of the evidence adduced and submissions made, the Appeal Committee is of the opinion that, subject to the conditions imposed, if any, this Appeal Order meets the statutory criteria as outlined in Subsection 247(3) of The City of Winnipeg Charter, in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. Given the limitations of this site and that it is the intent of the site to build a daycare, the site is physically limited on how it can serve those functions, and I think the way in which its being done is appropriate.

ORDER:

The Appeal Committee orders that the appeal is dismissed and that Variance Order DAV 109783/2026C dated May 1, 2026, is confirmed.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: June 18, 2026

CERTIFIED BY:

Karly Dolski
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeal:

Greg Janzen
Vic Thielmann

In Opposition to the Appeal:

Nil

For Information on the Appeal:

Nil

For the City:

I. Stonehouse, Planner, Planning, Property and Development Department
D. Kane, Planner, Planning, Property and Development Department
G. Kolody, Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 109783A/2026C

1. Order DAV 109783/2026C dated May 1, 2026
2. Notice of Appeal filed by Adele Korolyk, received May 14, 2026
3. Notice of Appeal filed by Greg Janzen, received May 14, 2026
4. Notice of Appeal filed by Neil Thomson, received May 14, 2026
5. Notice of Appeal filed by Ruth Thielmann, received May 14, 2026
6. Notice of Appeal filed by Cristel Janzen, received May 15, 2026
7. Notice of Appeal filed by Lorraine Micklash, received May 15, 2026
8. Notice of Appeal filed by Marc Legault, received May 15, 2026
9. Notice of Appeal filed by Morna Wake, received May 15, 2026
10. Notice of Appeal filed by Vern Gaddows, received May 15, 2026
11. Notice of Appeal filed by Phil Harris, received May 15, 2026
12. Notice of Appeal filed by Randy Smerchanski, received May 19, 2026
13. Notice of Appeal filed by Chris Sellner, received June 8, 2026
14. Notification of Public Hearing dated May 29, 2026
15. Manitoba Status of Title 3390510/1
16. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
17. Plans, Sheets 1 to 4 inclusive, for File DAV 109783/2026C dated March 27, 2026
18. Report from the Urban Planning Division dated April 13, 2026
19. Communication dated May 14, 2026, from Victor Thielmann in support of the appeal
20. Inspection Report

Exhibit “18” referred to in File DAV 109783A/2026C

ADMINISTRATIVE REPORT

Title: DAV 26-109783\C – 1392 Henderson Hwy

Issue: For consideration of two Variances related to parking access, layout, and buffering requirements associated with a proposed day care centre.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Gillian Kolody, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "C2 PDO-1 Malls and Corridors Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of an accessory parking area to permit as follows:

1) parking directly off the lane instead of an aisle or a parking driveway;

2) insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential zoning district.

Subject to the following condition(s):

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the development shall be established in substantial conformance with plans identified as Sheets 1-4 for File No. DAV 26-109783\C, and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development;

OR

That the Owner must submit plans showing the location and design of any and all proposed:

i) buildings;

ii) accessory parking areas;

iii) garbage enclosures;

iv) fencing; and

v) landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

REASON FOR THE REPORT

- The applicant is proposing to build a day care centre and requires two Variances related to parking access, layout, and buffering requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-109783\C**
RELATED FILES:	**N/A**
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.411 - (KILDONAN DRIVE)
SUBJECT:	To vary the " C2 PDO-1 Malls and Corridors Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of an accessory parking area to permit as follows: 1) parking directly off the lane instead of an aisle or a parking driveway; 2) insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential zoning district.
LOCATION:	1392 Henderson Hwy

LEGAL DESCRIPTION:	EXC LANE PL 9359 LOT 34; LOT 35/38 BLOCK 4 PLAN 1741 57 K; EXC RD PL 29114 LOT 2 PLAN 7614 56 K; PCL A PLAN 9359 57 K
APPLICANT:	Ranjeev Kalia (A2A Homes Ltd.) 888 John Bruce Rd E Winnipeg, MB R3X 1Y4
OWNER:	A2A HOMES LIMITED 80 Braswell Bay Winnipeg, MB R3X 2B6

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on Henderson Highway, in the Kildonan Drive neighbourhood of the North Kildonan ward.
- The subject property consists of two civic addresses, namely 1392 Henderson Highway and 1400 Henderson Highway.
- The subject site is 35,383 square feet (3287.19 square metres) in area. The north side of the site is currently occupied by a single-storey commercial building being used as an office space. The south side of the site—where the day care centre is being proposed—is currently vacant.
- The subject site has vehicular access via a concrete rear public lane and additionally has frontage along Essar Avenue, Henderson Highway, and Litz Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Regional Mixed Use Corridor policy area. The property is zoned “C2” Commercial Community.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Litz Place, then a property zoned as “C2” Commercial Community.

South: Essar Avenue, then a property zoned as “C2” Commercial Community.

East: Henderson Highway and Sutton Avenue, then two properties zoned as “C2” Commercial Community and “C4” Commercial Regional, respectively.

West: A concrete rear public lane and then two properties zoned as “R1-L” Residential Single-Family Large and “R1-M” Residential Single-Family Medium, respectively.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a one-storey, +/-9,091 square foot day care centre with a maximum of 18 staff members. The proposed day care centre is proposed to be located on the southern portion of the subject property. The subject property will continue to have vehicular access from the concrete rear public lane.
- The day care centre is proposed to have nine (9) rooms, as well as an office, a staff room, a kitchen, a laundry/storage room, a janitor/mechanical room, and two (2) washrooms.
- The exterior finish of the proposed day care centre features acrylic stucco, hardie panel, corrugated metal "rainbow rib," and hardie batten board.
- Along with the proposed structure, the applicant is also proposing two fenced outdoor play areas, +/-1,319 square feet and +/-3,600 square feet in size respectively. The proposed fences are 4-feet tall and composed of black chain link with post caps and lined with shrubs. In addition to the fencing, the applicant is proposing bollards along Henderson Highway.
- The applicant is proposing eight (8) parking spaces, including one (1) accessible space. Seven (7) parking spaces are required as per the *Winnipeg Zoning By-Law*. The parking spaces available at 1400 Henderson Highway will be utilized for overflow parking. The applicant is also proposing five (5) lockable bicycle parking spaces. One (1) lockable bicycle parking space is required as per the *Winnipeg Zoning By-Law*.
- One of the proposed parking spaces will be designated for drop-off and pick-up. In addition, the applicant states in their letter of intent that the City of Winnipeg Parking Authority is willing to designate an area with an existing curb cut along Essar Avenue for drop-off and pick-up.
- The applicant is proposing a garbage enclosure access from the concrete rear public lane.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Division to discuss the application prior to making a formal submission.

With the Public

- The applicant did not submit any letters or signatures of support in their formal submission.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.
- The subject property is located in the "Regional Mixed Use Corridor" area as identified in *CCDS 2.0*.

- The key goals and policies guiding the development of Corridors include:

  5.0 *Use Corridors to provide opportunities to accommodate other compatible land uses.*

  > ***5.2*** *Encourage uses such as recreation and sport facilities, cultural facilities, institutions, and others that support concentrations of people and jobs at an appropriate scale.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for Variances

Parking Area Access and Layout

- The *Winnipeg Zoning By-law* requires commercial parking areas to provide accessory parking areas with stalls that are accessed from a parking aisle or driveway; however, the applicant is proposing to allow access to parking stalls directly from the rear public lane (section 172.3.a). Therefore, a Variance is required to proceed.

Parking Area Buffering

- The *Winnipeg Zoning By-law* requires a landscaped buffer when a parking area is within 20 feet of a rear lot line adjacent to a residential zoning district (section 190.8). As the applicant is proposing parking stalls accessed directly from the rear public lane, establishing a landscaped buffer would not be possible. Therefore, a Variance is required to proceed.

ANALYSIS OF VARIANCES

Parking Area Access and Layout

- Access to commercial parking areas directly from public lanes is common in urban areas. All of the proposed eight (8) parking spaces would be accessed directly from the rear public lane. Due to the depth of the subject property, along with the proposed structure and outdoor play areas, there would not be sufficient space to provide parking stalls accessed from a parking aisle or driveway. For this reason, the Urban Planning and Design Division supports the subject Variance.

Parking Area Buffering

- The Urban Planning and Design Division is supportive of the Variance to provide no buffering between the rear parking area and the adjacent residential zoning district as it would not be possible to establish a landscaped buffer as the applicant is proposing to allow access to parking directly from the rear public lane. Furthermore, a buffered parking area would create no greater privacy to the residential lots than what already exists with the rear lane adjacent to the rear lot lines. For this reason, the Urban Planning and Design Division supports this Variance.

CONDITIONS OF APPROVAL

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the development shall be established in substantial conformance with plans identified as Sheets 1-4 for File No. DAV 26-109783\C, and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development;

   OR

   That the Owner must submit plans showing the location and design of any and all proposed:

   vi) buildings;

   vii) accessory parking areas;

   viii) garbage enclosures;

   ix) fencing; and

   x) landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves** the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposed Variances adhere to the relevant institutional policies in CCDS 2.0 for Regional Mixed Use Corridors.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the proposed Variances are relatively common and are unlikely to pose an adverse effect on the surrounding area.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the proposed Variances are required in order to develop the site, suggesting that the Winnipeg Zoning By-Law poses an injurious effect on the applicant's property.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *the overall design of the proposed day care centre would be considered compatible with the surrounding context.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objectives

1. Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals
2. Integrate resilient land use, transportation and infrastructure planning, and investments.
3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

Policies

6.21 Regional Mixed Use Corridors

Recognize that a primary function of designated Regional Mixed-Use Corridors is for the efficient movement of people, goods and services, while transitioning the functional design over time to support mixed-use intensification and transit-orientation.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* and it was determined that it is not applicable to this specific report.

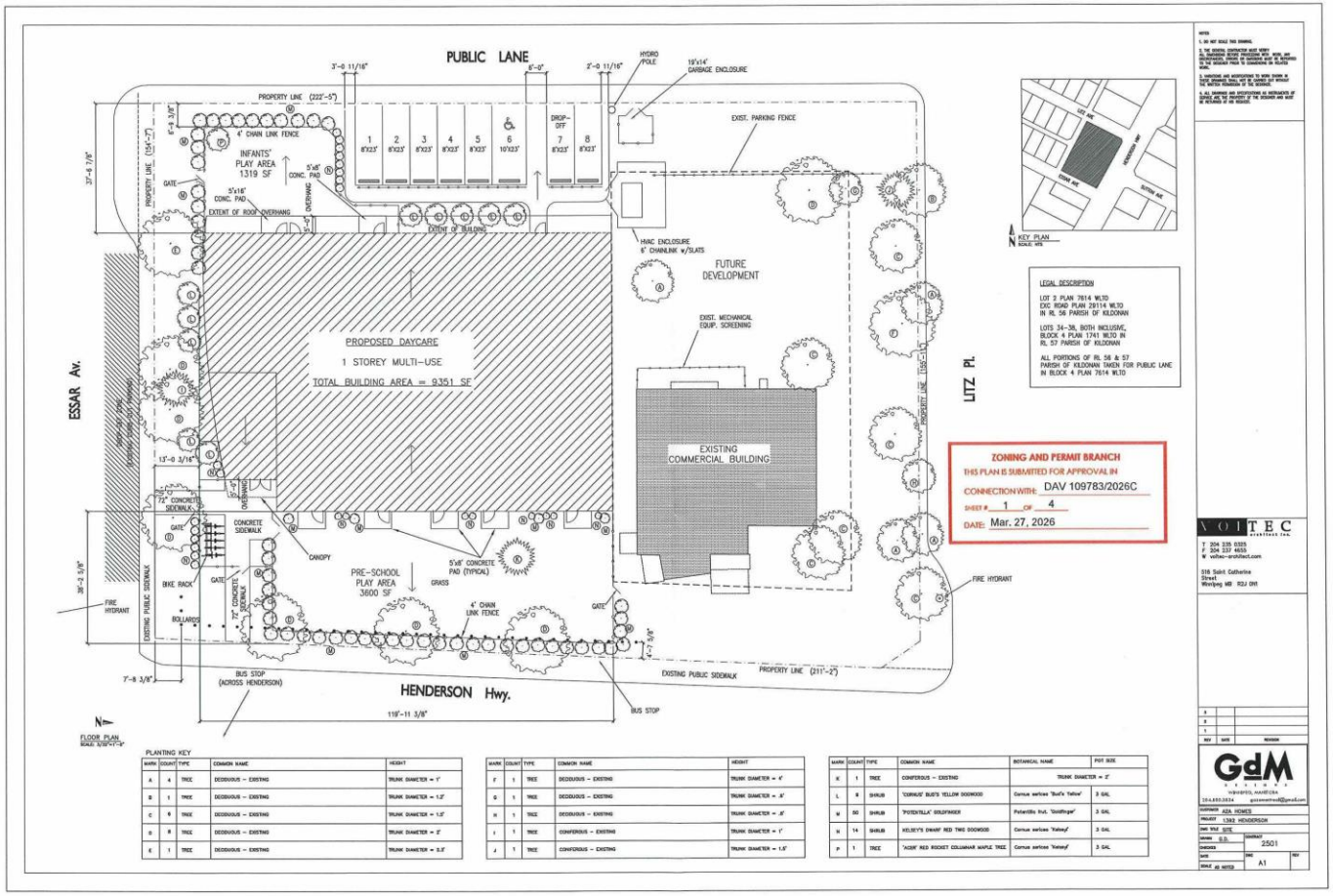
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

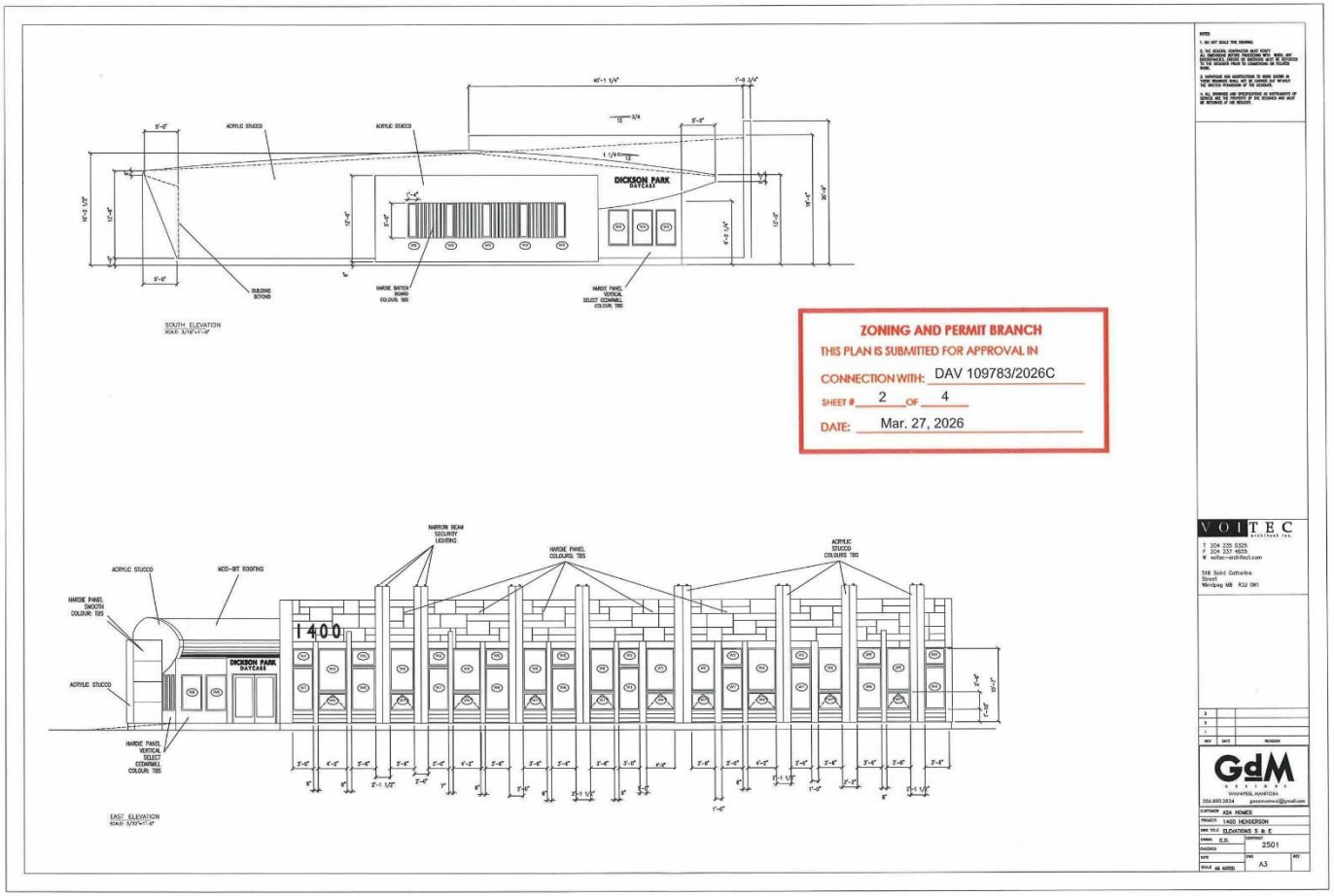
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *Poverty Reduction Strategy* and it was determined that it is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Gillian Kolody, MCP
Date:	Monday, April 13, 2026
File No.	DAV 26-109783\C

Exhibit “17” referred to in File DAV 109783A/2026C




SOUTH ELEVATION
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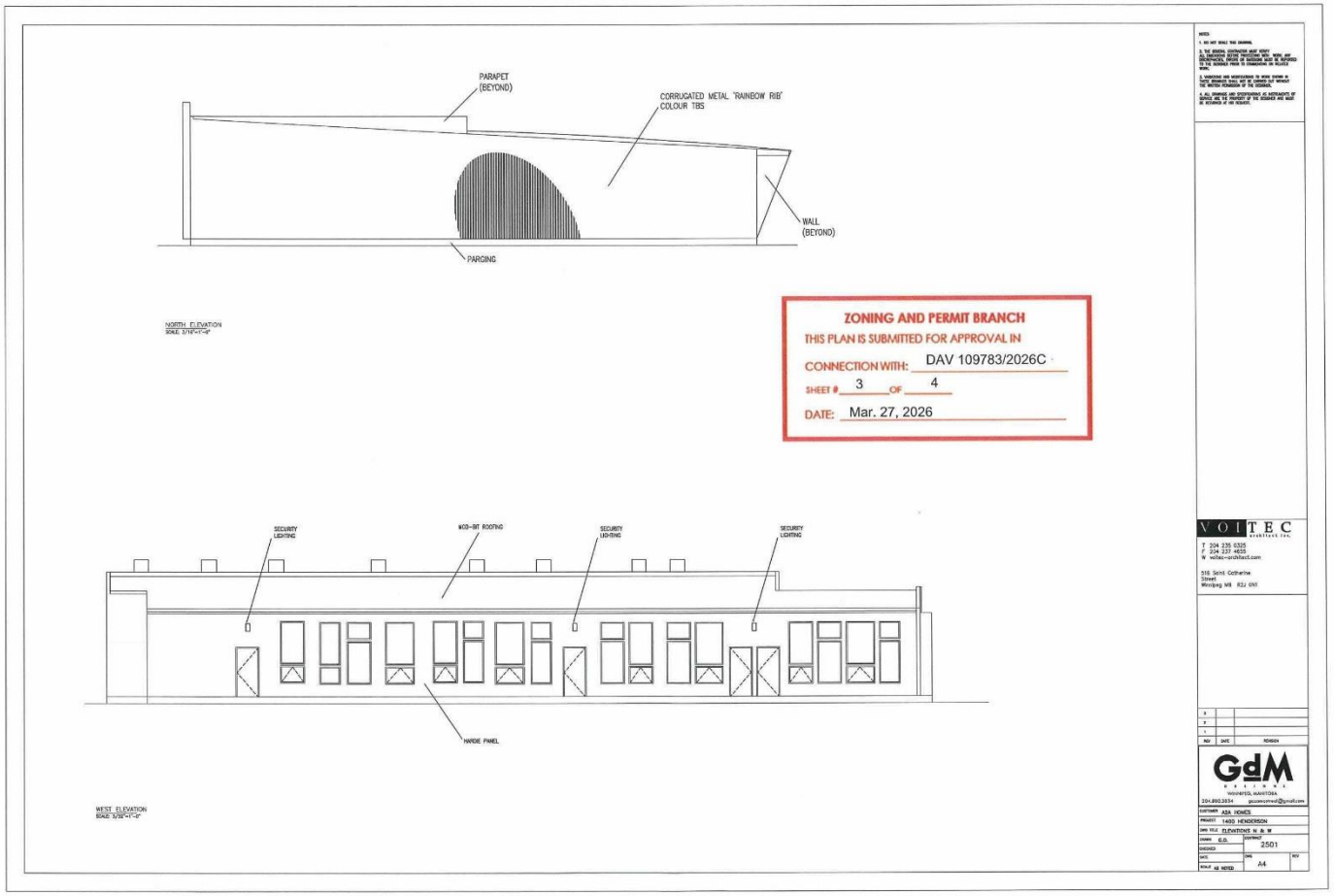
ACRYLIC STUCCO
ACRYLIC STUCCO
DICKSON PARK DAYCARE
BUILDING BEYOND
HARDIE BATTEN BOARD COLOUR: TBS
HARDIE PANEL VERTICAL SELECT COVERWALL COLOUR: TBS
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 109783/2026C
SHEET # 2 OF 4
DATE: Mar. 27, 2026
NARROW BEAM SECURITY LIGHTING
HARDIE PANEL COLOURS: TBS
ACRYLIC STUCCO COLOURS: TBS
ACRYLIC STUCCO
MOD-BIT ROOFING
HARDIE PANEL SMOOTH COLOUR: TBS
1400
DICKSON PARK DAYCARE
ACRYLIC STUCCO
HARDIE PANEL VERTICAL SELECT COVERWALL COLOUR: TBS
EAST ELEVATION
SCALE: 3/16"=1'-0"
VOLTEC
T 204 235 0325
F 204 237 4655
W voltec-architect.com
516 Saint Catherine Street
Winnipeg MB R2J 0H1
GdM DESIGNS
WINNIPEG, MANITOBA
204.880.3634
CUSTOMER ASA HOMES
PROJECT 1400 HENDERSON
DWG TITLE ELEVATIONS S & E
DRAWN G.D.
CONTRACT 2501
CHECKED
DATE
DWG
REV
SCALE AS NOTED
A3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COLOUR TBS
WALL
(BEYOND)
PARGING
NORTH ELEVATION
SCALE 3/16"=1'-0"
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 109783/2026C
SHEET # 3 OF 4
DATE: Mar. 27, 2026
SECURITY
LIGHTING
MOD-BIT ROOFING
SECURITY
LIGHTING
SECURITY
LIGHTING
HARDIE PANEL
WEST ELEVATION
SCALE 3/16"=1'-0"
VOLTEC
architect inc.
T 204 235 6325
F 204 237 4655
W voltec-architect.com
316 Saint Catherine
Street
Winnipeg MB R2J 0N1
REV
DATE
REVISION
GdM
WINNIPEG, MANITOBA
204.880.3834
gdmconsumed@gmail.com
CUSTOMER ABA HOMES
PROJECT 1400 HENDERSON
DWG TITLE ELEVATIONS N & W
DRAWN G.D.
CONTRACT 2501
CHECKED
DATE
SCALE AS NOTED
DWG A4
REV

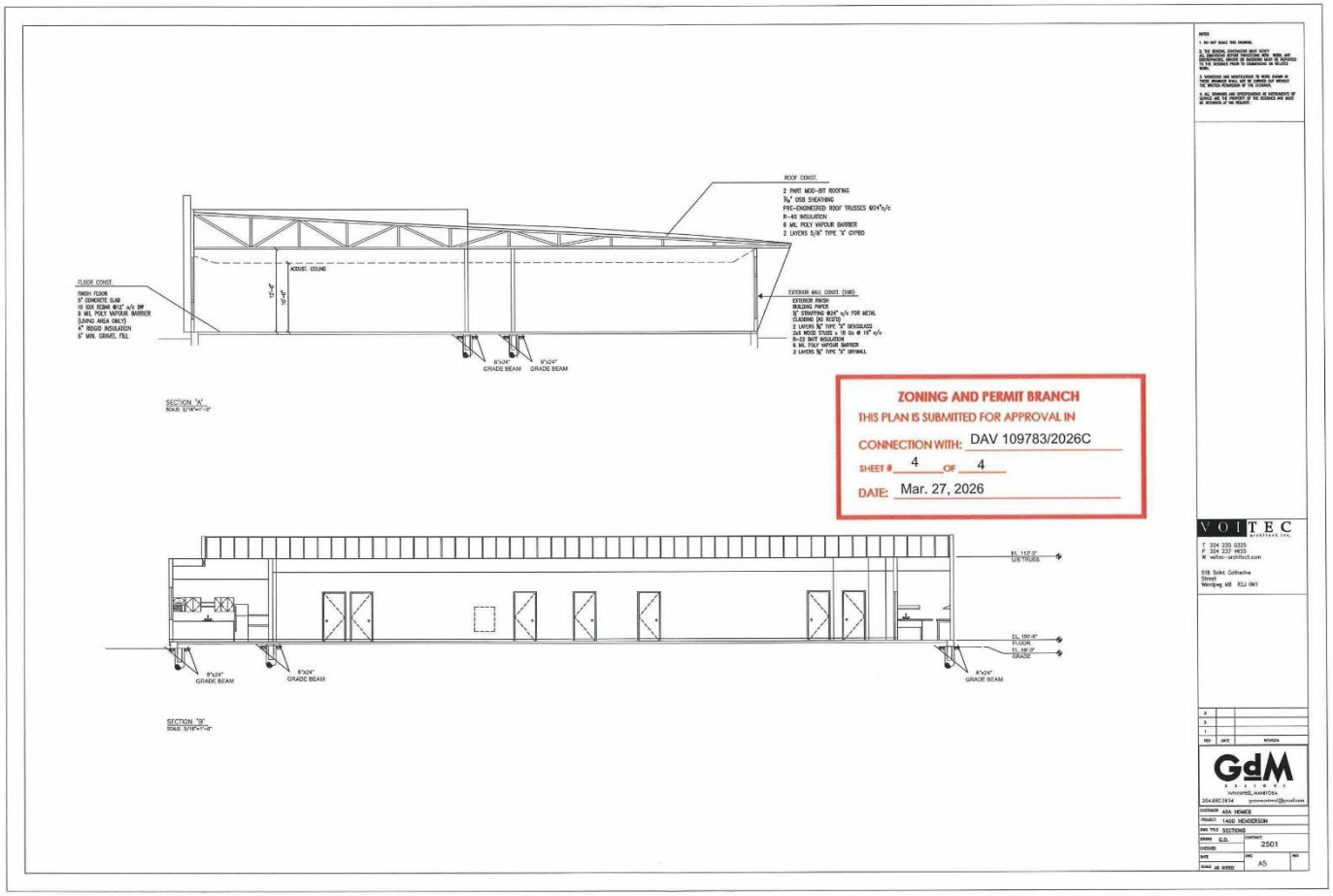
ROOF CONST.
2 PART MOD-BIT ROOFING
¾" OSB SHEATHING
PRE-ENGINEERED ROOF TRUSSES @24"o/c
R-40 INSULATION
6 MIL POLY VAPOUR BARRIER
2 LAYERS 5/8" TYPE "X" GYPBD
ACOUST. CEILING
FLOOR CONST.
FINISH FLOOR
5" CONCRETE SLAB
10 XXX REBAR @12" o/c BW
6 MIL POLY VAPOUR BARRIER
(LIVING AREA ONLY)
4" RIGID INSULATION
6" MIN. GRAVEL FILL
EXTERIOR WALL CONST. (SIB)
EXTERIOR FINISH
BUILDING PAPER
¾" STRAPPING @24" o/c FOR METAL
CLADDING (AS REQ'D)
2 LAYERS ⅝" TYPE "X" DENSGLASS
2x6 WOOD STUDS x 16 Ga @ 16" o/c
R-22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
2 LAYERS ⅝" TYPE "X" DRYWALL
8"x24" GRADE BEAM
8"x24" GRADE BEAM
SECTION "A"
SCALE: 3/16"=1'-0"
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 109783/2026C
SHEET # 4 OF 4
DATE: Mar. 27, 2026
EL. 112'-0" U/S TRUSS
EL. 100'-6" FLOOR
EL. 99'-0" GRADE
8"x24" GRADE BEAM
8"x24" GRADE BEAM
8"x24" GRADE BEAM
SECTION "B"
SCALE: 3/16"=1'-0"
VOITEC
architect inc.
T 204 235 0325
F 204 237 4655
W voitec-architect.com
538 Saint Catherine
Street
Winnipeg MB R2J 0N1
GdM
DESIGNS
WINNIPEG, MANITOBA
204.680.3614
CUSTOMER ASA HOMES
PROJECT 1400 HENDERSON
DWG TITLE SECTIONS
DRAWN G.D.
CONTRACT 2501
CHECKED
DATE
DWG A5
REV
SCALE AS NOTED

Exhibit “13” referred to in File DAV 109783A/2026C

To City Clerk-Appeals Committee,

With this email I formally appeal the above request for variance. The requested variance increases substantially the parking requirements relative to the zoning bylaw. It is already challenging to exit at the start and end of the business day due to the traffic at John Pritchard. As a person who owns a home on Essar I only have 3 exit points onto Henderson...Essar, Whellams and Litz. The requested variance would cause all three thorfares to be over run with traffic. This will not only impact myself but it will also impact the other homeowners on Essar & Litz.

Sincerely,
Chris Sellner

Exhibit “12” referred to in File DAV 109783A/2026C

To:
City Clerk

With this letter I am stating that I formally appeal the request for a variance. The variance that has been requested is out of line with the city zoning bylaw.
The number of cars coming and going would increase beyond what this area can safely handle. The back lane would be a particular unsafe zone with cars trying to back out directly onto the laneway and numerous vehicles using this same path to drive by. All during the early morning and evening commute. Never mind the school to the north that numerous children are using on that same lane to get to. This is property in question is not and does not have the proper footprint to accommodate this sort of traffic volume or congestion that would result.
By suggesting such a large building/enterprise on this size of lot and then having an improper amount of parking and access to same is irrational and seems to be out of character with the area.

Sincerely,

R. Smerchanski

Exhibit “11” referred to in File DAV 109783A/2026C

From: Phil Harris
Sent: Thursday, May 14, 2026 8:28 PM
Subject: 1392 Henderson DAV 26-10983C

Hi, with this letter I formally appeal the request for parking variance for 1392 Henderson. A daycare of this size should have its own parking lot with adequate parking and direct access to Henderson Hwy. The amount of parking spaces proposed seems horribly inadequate. Parents dropping off their kids will be forced to park farther down on Essar Ave and Litz Pl. This will undoubtedly funnel more traffic onto Whellams Lane. Traffic on Whellams Lane during John Pritchard school drop off and pick times is aleady particularly heavy. The added traffic from the proposed daycare will cause more traffic congestion and make the already busy area more dangerous.

Sincerely,
Phil Harris

Exhibit “10” referred to in File DAV 109783A/2026C

Vern Gaddows

To:
City Clerk-Appeals Committee
Susan A. Thompson Building
510 Main Steet
Winnipeg, MB R3B 1B9

I formally appeal the request for variance. This variance substantially increases parking, loading zone, and service requirements relative to recent and already absurd zoning bylaws through changes made to the Henderson Hwy Corridor Act. Another precedent is not wanted or welcome. Traffic in the area is only getting heavier for an infrastructure that cannot handle it.
Additional traffic in the area between the Peguis Trail and Edison during business hours will continue to increase the load in an already congested area. Not to mention the additional traffic loads emanating from the mass density developments along Edison and surrounding area, such as the development being proposed at Roch and McKay.
The sale of the land and park at 1392 Henderson was inappropriate and I believe a corrupted decision as do many others in the area.
The size of the proposed structure and lot coverage eliminates even more needed green space in North Kildonan as a whole.
There is no plan to handle increased pedestrian traffic in a safe manner. As a matter of fact, it is hazardous for pedestrians, especially school children of all ages to cross Henderson Hwy in any direction at any time.
A daycare center would be more appropriate on the Safeway River East Plazza lot at Whellams Lane and Henderson hwy.
The Henderson Hwy Corridor Act must be amended, and mass density policies must be stopped.
However, with that being said I believe that our city council will do what developers pay them to do and not consider the best interest of the communities they represent.

Regards, Vern Gaddows.

Exhibit “9” referred to in File DAV 109783A/2026C

Morna Wake

To:
City Clerk-Appeals Committee
Susan A. Thompson Building
510 Main Steet
Winnipeg, MB R3B 1B9

I formally appeal the request for variance. This variance substantially increases parking, loading zone, and service requirements relative to recent and already absurd zoning bylaws through changes made to the Henderson Hwy Corridor Act. Another precedent is not wanted or welcome. Traffic in the area is only getting heavier for an infrastructure that cannot handle it.
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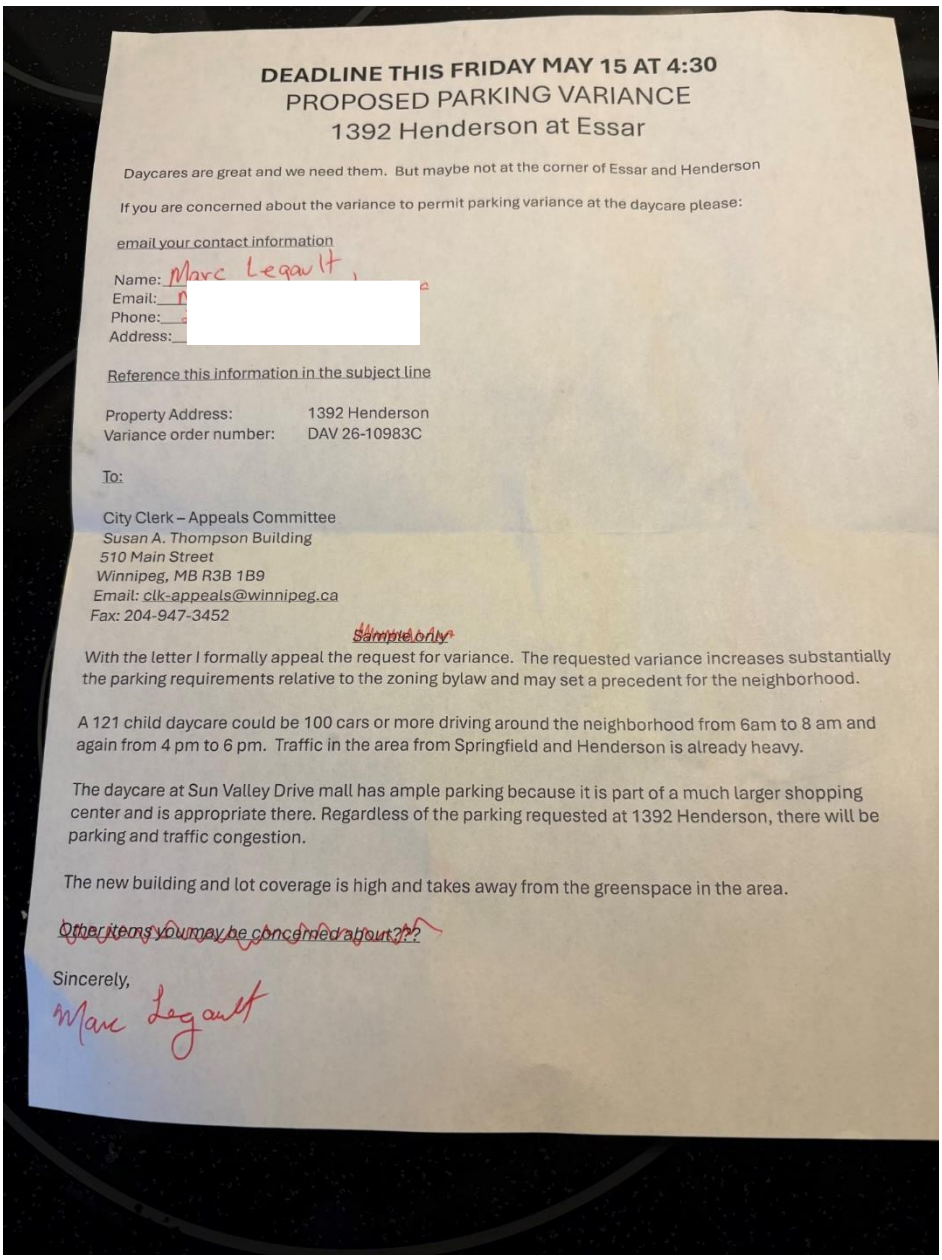
A daycare center would be more appropriate on the Safeway River East Plazza lot at Whellams Lane and Henderson hwy.
The Henderson Hwy Corridor Act must be amended, and mass density policies must be stopped.
However, with that being said I believe that our city council will do what developers pay them to do and not consider the best interest of the communities they represent.

Sincerely, Morna Wake

Exhibit “8” referred to in File DAV 109783A/2026C



DEADLINE THIS FRIDAY MAY 15 AT 4:30
PROPOSED PARKING VARIANCE
1392 Henderson at Essar

Daycares are great and we need them. But maybe not at the corner of Essar and Henderson

If you are concerned about the variance to permit parking variance at the daycare please:

email your contact information

Name: Marc Legault
Email:
Phone:
Address:

Reference this information in the subject line

Property Address: 1392 Henderson
Variance order number: DAV 26-10983C

To:

City Clerk – Appeals Committee
Susan A. Thompson Building
510 Main Street
Winnipeg, MB R3B 1B9
Email: clk-appeals@winnipeg.ca
Fax: 204-947-3452

Sample only

With the letter I formally appeal the request for variance. The requested variance increases substantially the parking requirements relative to the zoning bylaw and may set a precedent for the neighborhood.

A 121 child daycare could be 100 cars or more driving around the neighborhood from 6am to 8 am and again from 4 pm to 6 pm. Traffic in the area from Springfield and Henderson is already heavy.

The daycare at Sun Valley Drive mall has ample parking because it is part of a much larger shopping center and is appropriate there. Regardless of the parking requested at 1392 Henderson, there will be parking and traffic congestion.

The new building and lot coverage is high and takes away from the greenspace in the area.

Other items you may be concerned about???

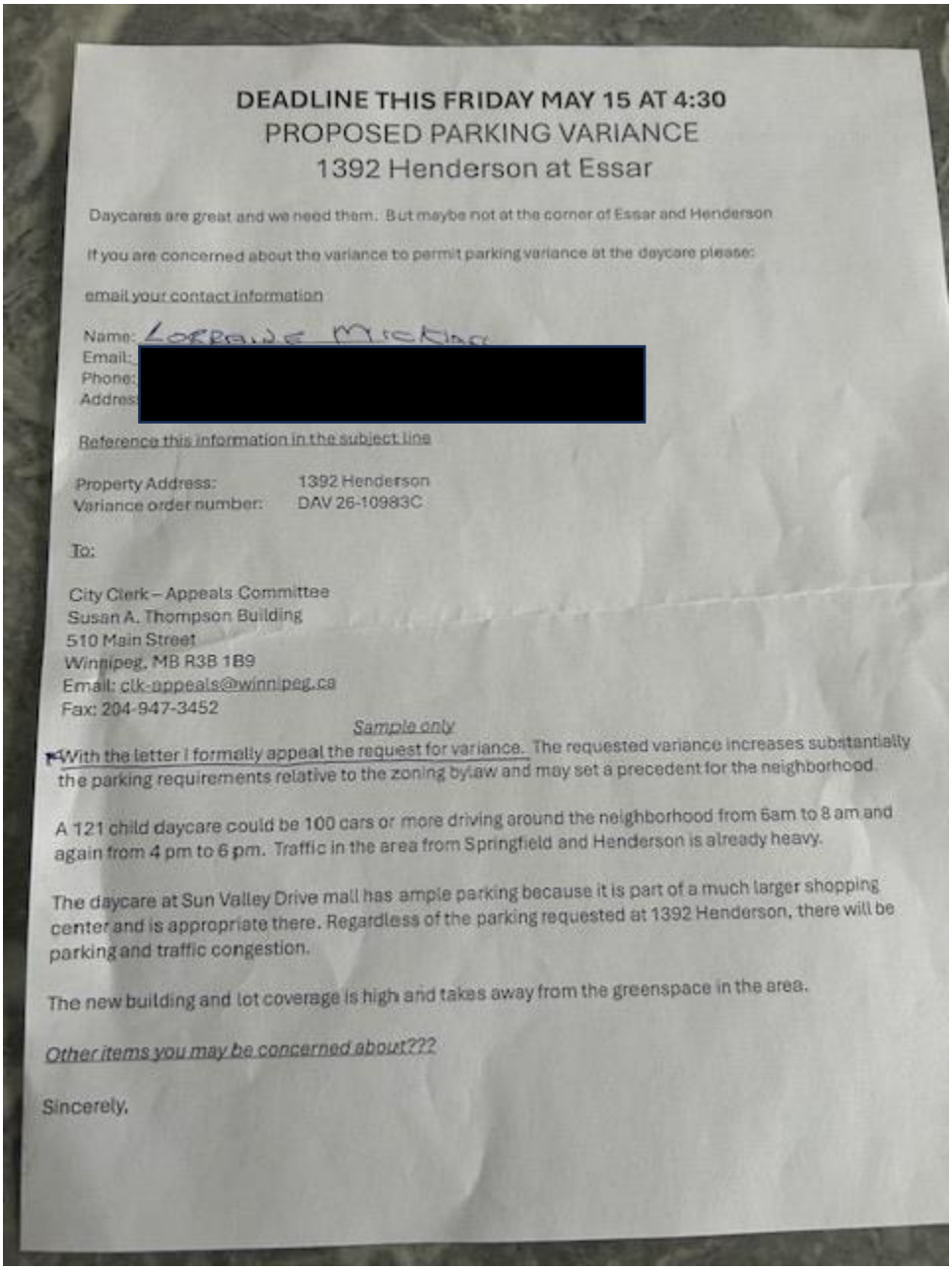
Sincerely,
Marc Legault

Property is also full of garbage. Owner needs to maintain this property better. Maybe a bylaw officer can check it out from the back lane.

My kitchen window looks onto the messy yard.

Marc Legault

Exhibit “7” referred to in File DAV 109783A/2026C



DEADLINE THIS FRIDAY MAY 15 AT 4:30

PROPOSED PARKING VARIANCE

1392 Henderson at Essar

Daycares are great and we need them. But maybe not at the corner of Essar and Henderson

If you are concerned about the variance to permit parking variance at the daycare please:

email your contact information

Name: Lorraine Mickins
Email: [redacted]
Phone:
Addres

Reference this information in the subject line

Property Address: 1392 Henderson
Variance order number: DAV 26-10983C

To:

City Clerk – Appeals Committee
Susan A. Thompson Building
510 Main Street
Winnipeg, MB R3B 1B9
Email: clk-appeals@winnipeg.ca
Fax: 204-947-3452

Sample only

With the letter I formally appeal the request for variance. The requested variance increases substantially the parking requirements relative to the zoning bylaw and may set a precedent for the neighborhood.

A 121 child daycare could be 100 cars or more driving around the neighborhood from 6am to 8 am and again from 4 pm to 6 pm. Traffic in the area from Springfield and Henderson is already heavy.

The daycare at Sun Valley Drive mall has ample parking because it is part of a much larger shopping center and is appropriate there. Regardless of the parking requested at 1392 Henderson, there will be parking and traffic congestion.

The new building and lot coverage is high and takes away from the greenspace in the area.

Other items you may be concerned about???

Sincerely.

Exhibit “6” referred to in File DAV 109783A/2026C

Hello!

I am formally appealing the request for variance at 1392 Henderson Hwy at Essar Ave. The requested variance increases substantially the parking requirements relative to the zoning bylaw, and this would greatly affect our neighbourhood.

A 121 child daycare could be 100 cars or more driving around the neighborhood and looking for parking spots from 6am to 8am and again from 4pm to 6pm. Traffic in the area from Springfield and Henderson is already heavy at those times and the congestion at that intersection caused by insufficient parking spaces and flow as children are dropped off and picked up would be dangerous.

The daycare at Sun Valley Drive mall has ample parking because it is part of a much larger shopping center and is appropriate there. Regardless of the parking requested at 1392 Henderson, there will be parking and traffic congestion. Also, the new building and lot coverage is high and takes away from the greenspace in the area.

Thank you for hearing us who live in the neighborhood.

Cristel Janzen

Exhibit “5” referred to in File DAV 109783A/2026C

From: Vic Thielmann
Sent: Thursday, May 14, 2026 10:42 AM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Property Address: 1392 Henderson - Variance Order No. DAV 26-10983C

Name: Victor and Ruth Thielmann
Email:
Phone: (
Address:

To:
City Clerk - Appeals Committee
Susan A. Thompson Building
510 Main Street
Winnipeg, Manitoba
R3B 1B9

With this email, we formally appeal the request for variance. The requested variance increases substantially the parking requirements relative to the zoning bylaw and may set a precedent for the neighbourhood.

A 121 child daycare could be 100 cars or more driving around the neighbourhood from 6am to 8am and again from 4 pm to 6 pm. Traffic in the area from Springfield and Henderson is already heavy.

The daycare at Sun Valley Drive mall has ample parking because it is part of a much larger shopping center and is appropriate there. Regardless of the parking requested at 1392 Henderson, there will be parking and traffic congestion.

The new building and lot coverage is high and takes away from the green space in the area. But what is worse, northbound traffic on Henderson has an extremely difficult U-turn to navigate to get onto Essar. One lane of Henderson traffic regularly gets blocked with drivers wanting to turn left onto Essar as a result of the continuous oncoming south bound traffic on Henderson. Anyone trying this turn during the pickup times of the proposed Daycare will immediately feel the problem. This Henderson traffic problem is an unsolved hangover left by Winnipeg Councilors Mitchelson and Lubosch during the Bergen Cut-off zoning event and the Winnipeg ratepayers in the area have been paying for this zoning mess ever since. Indeed, family members have had vehicular accidents within this vicinity.

We object to the variance and hereby appeal the decision.

Having objected, we would be amiable to a reversal of the objection if:
1. The property owner would fund 100% of a new engineered turning lane resolution onto Essar from the northbound side of Henderson Highway.
2. The building be decreased in footprint with the extra needed floor plate being accommodated with elevator served additional sprinkled floors.
3. The land owner provide a construction bond to Winnipeg in case financial difficulties slow down or halt construction midterm.

Whereas Daycares are great and we need them, however we don’t need another unorganized mess in our neighbourhood.

Victor and Ruth Thielmann

Exhibit “4” referred to in File DAV 109783A/2026C

To whom it may concern;

As a resident of Litz Place I am deeply concerned with the proposed development at Essar and Henderson Hwy. I’m not protesting reasonable and prudent development but large use development in this area is hampered by the fact that ingress and egress in the neighbourhood is limited due to northbound access from Henderson.is non-Most traffic is either routed down Whellams Lane and back through residential areas or via a single back lane which is in much need of repair already. Additional traffic could become a hazard for the people and particularly children in the neighbourhood.

Bear in mind a new large apartment complex at the end of Whellams Lane 5 years ago has caused a very large increase in traffic in the area all ready causing long delays and traffic congestion most hours of the day.

Simply put, in my opinion the infrastructure doesn’t lend itself to such a large development.

Thank you for your time and consideration in this matter.

Best Regards,

Neil Thomson
36 year resident

Exhibit “3” referred to in File DAV 109783A/2026C

Dear City Clerk

The proposed variance will put the lives of the attending children at risk and negatively impact the culture of a low volume street. I have been a paramedic for over 17 years, this is clearly a bad idea. The families will have to compete for limited street parking while other families are trying to herd their children out of parked cars. You could have a 4 year old crawling out of a parked minivan while a second vehicle passes at 50 kms/hr within 4 feet of them. The scenario only gets worse when you consider winter challenges of icy roads and limited daylight hours.

The culture of the neighborhood also should be considered.. The limited volume of traffic along with the green space to the south of Essar Ave, has made Appleton/ Essar a high volume walking corridor for both the High density housing and the High School on Whellams Ln. on top of the local residents. The lack of a controlled intersection at Essar and Henderson will force all the traffic that wants to go North toward Chief Peguis Tr. to loop through Essar and Appleton.

This application is for the equivalent of letting them not install a fire alarm system. Please do not allow a variance on safety.

Thank You
Greg Janzen
PCP Oakbluff EMS

Exhibit “2” referred to in File DAV 109783A/2026C

Re: Variance Order DAV 26-10983C – 1392 Henderson Highway

I am writing to formally appeal and express concern regarding the proposed parking variance and daycare development at 1392 Henderson Highway.

While daycare spaces are important for families and communities, this specific location is already one of the busiest and most congested stretches of roadway in North Kildonan. Adding a large daycare facility at the corner of Henderson Highway and Essar Avenue would significantly increase traffic volume, congestion, and safety concerns in an area that is already under considerable strain.

This section of Henderson Highway is surrounded by several schools and high-traffic destinations, including Calvin Christian School, River East Collegiate, John Pritchard School, and Chief Peguis Junior High School, along with nearby commercial businesses such as McDonald's and 7-Eleven. During lunch hours and school dismissal times, the area already experiences severe traffic congestion, unsafe pedestrian crossings, and frequent gridlock conditions.

Students regularly cross Henderson Highway to access nearby restaurants and convenience stores, often navigating heavy traffic and turning vehicles. School dismissal periods already create substantial backups, particularly when multiple schools release students around the same time. Introducing daycare drop-off and pick-up traffic during peak commuter and school traffic hours would further increase congestion and create additional risks for pedestrians, cyclists, parents, students, and drivers.

I am also concerned about:

- increased turning movements in and out of the proposed site
- reduced visibility for drivers and pedestrians
- additional pressure on nearby residential streets for overflow parking
- impacts to emergency vehicle access during peak traffic periods
- cumulative traffic impacts when combined with existing school and commercial activity
- loss of greenspace and increased lot coverage in the area
- the precedent this variance may set for future high-density developments along this already congested corridor

According to the City’s administrative report, the proposal involves a new daycare centre at 1392 and 1400 Henderson Highway. Given the existing traffic and pedestrian challenges

in this corridor, I do not believe this location is appropriate for a development that would substantially increase vehicle activity involving young children and families.

This appeal is not opposition to daycare services themselves, but rather concern that this particular site is not suitable due to the already dangerous and congested traffic conditions in the area.

Thank you for your consideration.

Sincerely,

Adele Korolyk

Exhibit “1” referred to in File DAV 109783A/2026C

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE ORDER

DAV 26-109783/C

APPLICANT: Ranjeev Kalia A2A Homes Ltd.
888 JOHN BRUCE RD E
WINNIPEG MB R3X 1Y4
PREMISES AFFECTED: 1392 Henderson Highway
LEGAL DESCRIPTION: EXC LANE PL 9359 LOT 34; LOT 35/38 BLOCK 4 PLAN 1741 57 K; EXC RD PL 29114 LOT 2 PLAN 7614 56 K; PCL A PLAN 9359 57 K
hereinafter is called "the land".
PROPERTY ZONED: C2 PDO-1 Malls and Corridors Mature Communities PDO-1
ZONING ATLAS SHEET: T28
NATURE OF APPLICATION:

To vary the "C2 PDO-1 Malls and Corridors Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of an accessory parking area to permit as follows:

1) parking directly off the lane instead of an aisle or a parking driveway;
2) insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential zoning district.

It is the opinion of the Director of Planning, Property and Development Department that subject to conditions listed below, if any, this order meets the statutory criteria of the City of Winnipeg Charter in that it:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;
(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
(c) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
(d) is compatible with the area in which the property to be affected is situated.

C.W. Charter Subsection 247(3)

ORDER:
RE: 1392 Henderson Highway

The Director of Planning, Property and Development Department hereby orders that the provisions of the “C2 PDO-1 Malls and Corridors Mature Communities PDO-1" dimensional standards of Zoning By-Law No. 200/2006 and amendments thereto are **VARIED TO PERMIT** on "the land" the establishment of an accessory parking area having the following:

1) Parking directly off the lane;
2) Insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential zoning district.

Subject to the following condition(s) which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the development shall be established in substantial conformance with plans identified as Sheets 1-4 for File No. DAV 26-109783\C, and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development;

OR

That the Owner must submit plans showing the location and design of any and all proposed:

i) buildings;
ii) accessory parking areas;
iii) garbage enclosures;
iv) fencing; and
v) landscaping

on the Owner’s Land (“Works”) to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

DATE OF ORDER: May 01, 2026

CERTIFIED BY:



for the Director Planning, Property and Development Department

HOW TO APPEAL

You can appeal this order by filing a letter of appeal with the City Clerk. Note that, in filing the appeal, the entirety of the order is subject to review by the designated committee at the appeal hearing. The appeal letter must:

(a) be addressed as set out below,

(b) be received at that office not later than 4:30 p.m. on May 15, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 26-109783/C, give brief reasons and describe whether you appeal the whole order or only part(s) of it.

You can attend the appeal hearing and speak on issues raised in someone else's appeal; but the designated committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg
c/o Appeals Committee
Susan A. Thompson Bldg.
510 Main Street
Winnipeg, MB, R3B 1B9
Fax 947-3452
Email: clk-appeals@winnipeg.ca