Agenda – Appeal Committee – September 2, 2026

PUBLIC HEARINGS

Item No. 4 Appeal – Conditional Use – 394 Selkirk Avenue (Mynarski Ward) File DCU 149994A/2026C [c/r DAV 149779A/2026C]

An appeal was received against the decision of the Director of Planning, Property and Development, to approve a Conditional Use on "the land" to permit as follows:

1. The establishment of a single room occupancy use exceeding 12 beds,

subject to the following conditions:

1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DCU 26-149994\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. driveways;
   D. garbage enclosures;
   E. fencing;
   F. freestanding signage and
   G. 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

Agenda – Appeal Committee – September 2, 2026

File:	DCU 149994/2026C
Appellant(s):	Michael Gruber
Applicant:	Prairie Architects Inc. (Erin Riediger)
Premises Affected:	394 Selkirk Avenue
Legal Description:	LOT 1 DASSF 536/2019, hereinafter called "the land"
Property Zoned:	"C2 PDO-1 Neighbourhood Main Streets Mature Communities PDO-1 PDO-1 Malls and Corridors" (Commercial Community Planned Development Overlay – 1 (District))
Nature of the Application:	For a Conditional Use under the Winnipeg Zoning By-law No. 200/2006 to permit the establishment of a single room occupancy use exceeding 12 beds.
Exhibits Filed:	1. Order DCU 149994/2026C dated July 20, 2026 2. Notice of Appeal filed by Michael Gruber, received July 21, 2026 3. Notification of Public Hearing dated August 14, 2026 4. Manitoba Status of Title 3414942/1 5. Letter of authorization dated April 28, 2026, from North End Women's Centre Inc. (Cynthia Drebot, Executive Director) to Prairie Architects Inc. 6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 7. Plans, Sheets 1 to/and 6 inclusive, for File DCU 149994A/2026C dated May 4, 2026 8. Report from the Urban Planning Division dated June 18, 2026 9. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this appeal 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 in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

(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; and

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

Supporting Reasons:

Moved by Councillor

That the appeal(s) be allowed / denied and the decision of the Director of Planning, Property and Development be / not be concurred in.

Moved by Councillor,

That Conditional Use Order DCU 149994/2026 be confirmed / cancelled.

Moved by Councillor

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

Exhibit “8” referred to in File DCU 149994A/2026C

ADMINISTRATIVE REPORT

Title: DCU 26-149994\C – 394 Selkirk Ave

Issue: The City of Winnipeg approved an application for a 14-bed single room occupancy.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP MCIP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application for a conditional use under Zoning By-Law No. 200/2006 to permit the establishment of a single room occupancy use exceeding 12 beds.

Subject to the following conditions:

1) That the development shall be constructed in substantial conformance with the plans submitted under File No. DCU 26-149994\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. driveways;
   iv. garbage enclosures;
   v. fencing;
   vi. freestanding signage and
   vii. 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.

2) That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to build a single-room occupancy building and requires a Conditional Use for the number of beds per 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:	**DCU 26-149994\C**
RELATED FILES:	DAV 149779/26C
COMMUNITY:	Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.339 - Lord Selkirk Park
SUBJECT:	For a Conditional Use under Zoning By-Law No. 200/2006 to permit the establishment of a single room occupancy use exceeding 12 beds.
LOCATION:	394 Selkirk Ave
LEGAL DESCRIPTION:	LOT 1 DASSF 536/2019
APPLICANT:	Erin Riediger (Prairie Architects Inc.) 139 Market Ave Unit 101 Winnipeg, MB R3B 0P5
OWNER:	North End Women's Centre Inc. 394 Selkirk Ave Winnipeg, MB R2W 2M2

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

(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;

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

SITE DESCRIPTION

- The subject property is located on the south side of Selkirk Avenue between Salter Street and Aikins Street, in the Lord Selkirk Park neighbourhood of the Mynarski ward.
- The subject site is 6,718 square feet in area and is currently occupied by a two-storey building used as a social service facility.
- The subject site is accessed by an approach on Selkirk Avenue as the site is not served by a public lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Urban Mixed Use Corridor policy area. The property is zoned “C2" Commercial Community.

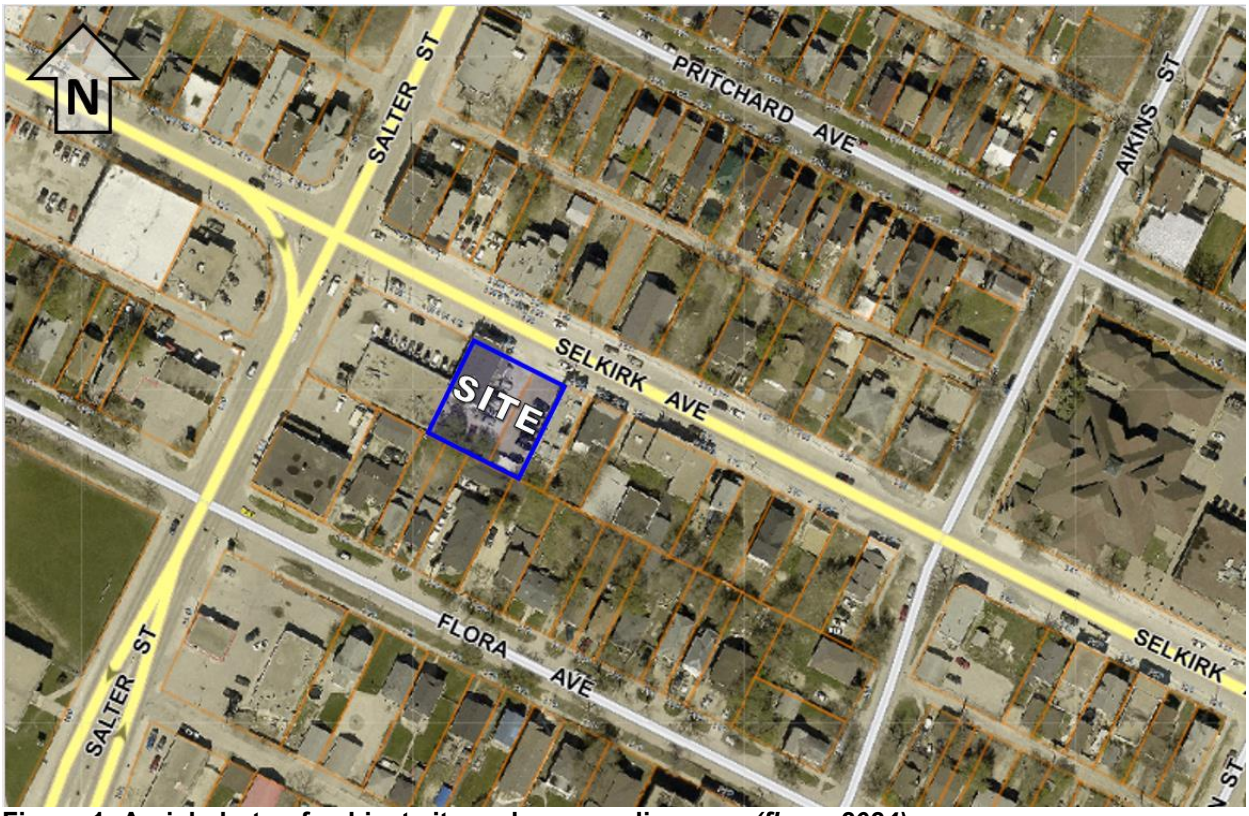


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Selkirk Avenue.

South: Single- and two-family dwellings zoned “R2” Residential Two-family.

East: A surface parking lot, single-room occupancy building, and commercial uses zoned “C2” Commercial Community.

West: Commercial uses zoned “C2” Commercial Community, then Salter Street.



Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The site is occupied by the North End Women's Centre (NEWC), which provides a safe place for women and gender-diverse folks and Children in the North End/Point Douglas area.
- Due to space constraints, accessibility needs and building condition, the existing building does not adequately support the services the North End Women's Centre (NEWC) provides. The existing building will be updated, and a two-storey addition is proposed with increased space for programming as well as an 8-bed single-room occupancy. The letter of intent states that the current facility is in aging condition and does not meet current accessibility and building code standards. The proposed renovation and expansion will improve access and safety for the staff housing participants and visitors.
- The applicant intends to consolidate the subject site with 390 Selkirk Avenue, both under the same ownership (the North End Women's Centre), and to construct addition on the east side of the existing building at 394 Selkirk Avenue.
- The consolidation with 390 Selkirk Avenue would result in an increase of 3,360 square feet, for a total lot area of 10,078 square feet.
- The existing building has a social service facility with drop-in space on the ground floor, and a 6-bed single room occupancy (supportive housing) on the second floor.
- In addition to the subject application, the proposal requires Variances for reduced street edge landscaping, parking, and drive aisle width. Please see the associated Planning report for details (File DAV 26-149779/C).

COLLABORATION

- The applicant consulted with the Public Service to confirm support prior to submitting development applications.

ANALYSIS AND ISSUES

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 subject site is located in the "Urban Mixed-use Corridor" policy area in CCDS 2.0. The proposal aligns with the following goals and policies:
    - Goal 1: Encourage strategic residential intensification on Corridors.
        - *1.1 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.*
    - Goal 3: Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.
        - *3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:*
            - *3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.*
            - *3.1.2 Having entrances provide direct access to the public sidewalk.*
            - *3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.*
            - *3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.*
            - *3.1.7 Promoting pedestrian-scale signage.*
        - *3.2 Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.*
    - Goal 4: Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.
        - *4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- A "single room occupancy" is defined as:

  a building, other than a hotel or hostel, which provides living units with separate sleeping areas and some combination of shared bath or toilet facilities. The building may or may not provide meals to guests for compensation, and may or may not have separate shared cooking facilities for residents. Single-room occupancy includes uses commonly called "rooming houses" and "boarding houses." Care, treatment or supervision must not be provided to any resident.

- A single room occupancy use is permitted in multi-family residential and commercial districts including “C2,” subject to a maximum of 12 beds. This cap allows the Public Service to consider larger care homes on a case-by-case basis.
- The existing building at 386 Selkirk has existing 6 beds and the proposed addition is proposed to have 8 beds, for a total of 14 beds.

ANALYSIS OF CONDITIONAL USE

- Certain uses in the *Winnipeg Zoning By-law* are deemed conditional as they may or may not be appropriate for the particular context considered. As such, Conditional Uses require a higher level of planning review and analysis to determine suitability.
- Conditional Uses are supported when they have demonstrated they are compatible with the existing development context and will not have any substantial adverse effects on the surrounding area.
- The Urban Planning and Design Division is supportive of the proposed Conditional Use for the following reasons:
    - The development meets policies outlined in *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0,* in particular by supporting “*a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs…”.*
    - The proposed single room occupancy use allows for supportive housing that fits the site and the neighbourhood in both scale and density.
    - The subject properties will be consolidated, requiring that the maximum of 12 beds applies to the consolidated property, and triggers a Conditional Use application despite the combined lot size of 10,078 square feet.

CONDITIONS OF APPROVAL

A condition of approval has been added requiring substantial conformance with the submitted plans, to ensure future development will be compatible with the area. Should development change, then a Plan Approval application with approval via the Director of Planning, Property and Development will be required.

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 application is consistent with the* Complete Communities Direction Strategy 2.0 *(CCDS2.0) policies for the Urban Mixed Use corridor policy area.*

(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 site design and building design elements of the proposed development aligns with the surrounding context and helps reduce any potential adverse effects on the adjoining properties and the adjacent area.*

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

In that, *the proposed use allows for supportive housing that fits the site and the neighbourhood in both scale and density*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

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.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

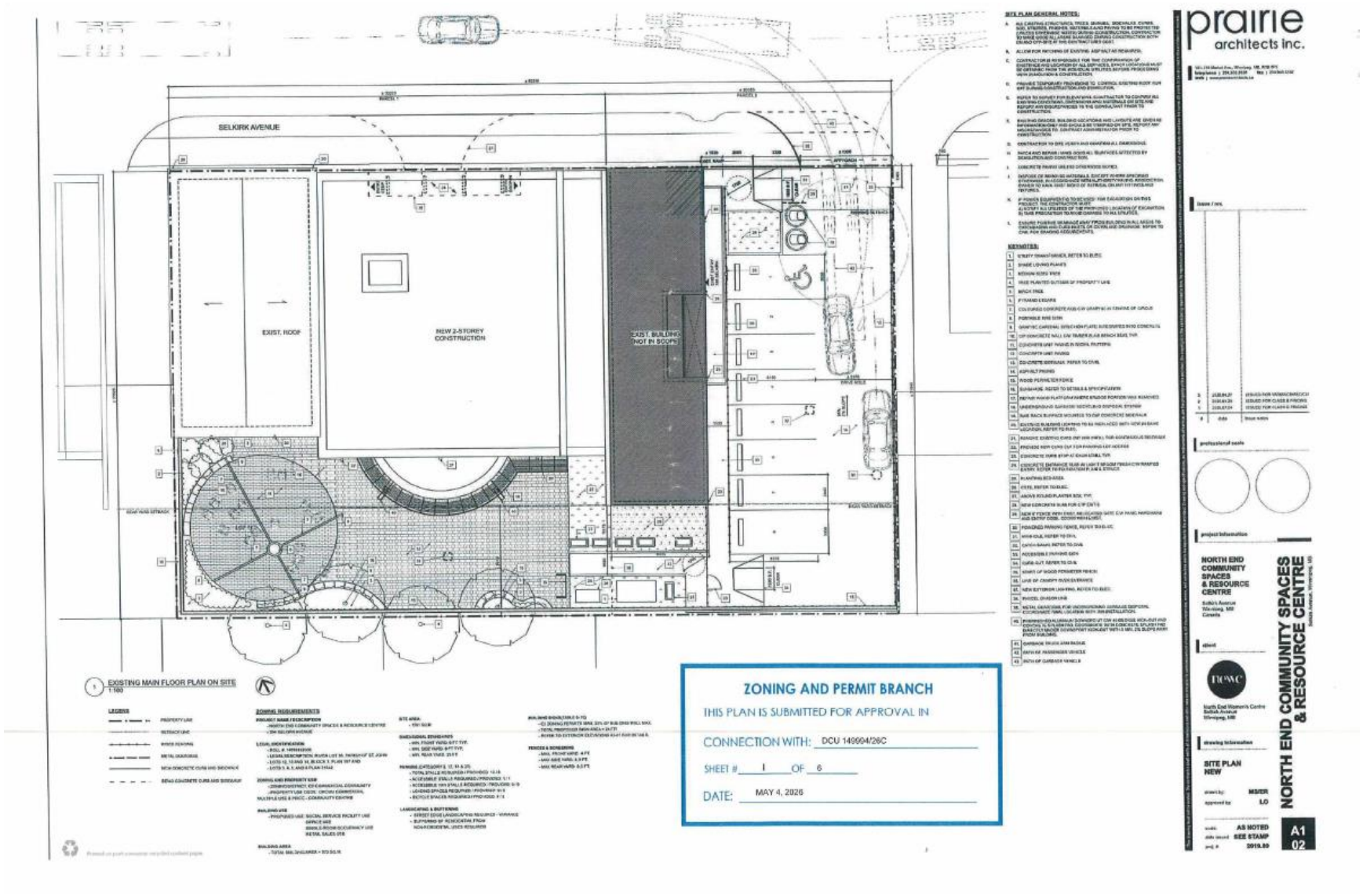
Goal 2: The City actively Plans for and Partners in Affordable Housing

Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	Thursday, June 18, 2026
File No.	DCU 26-149994\C

Exhibit “7” referred to in File DCU 149994A/2026C

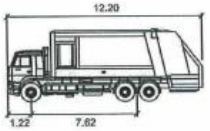




GARBAGE TRUCK – BACK IN
SCALE: 1:250



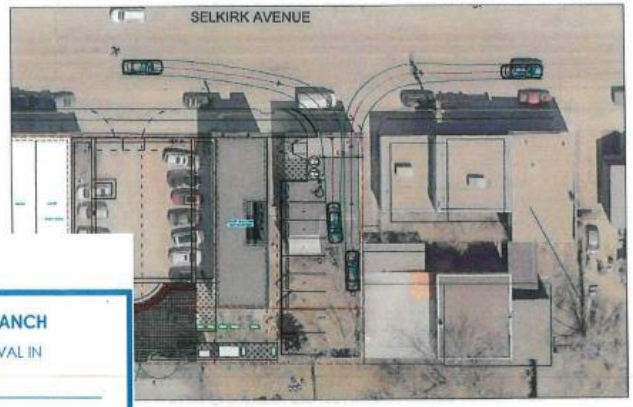
GARBAGE TRUCK – BACK OUT
SCALE: 1:250



GFL Truck Manitoba

	meters
Width	: 2.40
Track	: 2.40
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

Note: Although this image doe
show a crane arm, the actual
truck would have an arm capa
of extending 15' (4.572m).



PASSENGER VEHICLES
SCALE: 1:250

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DCU 149994/26C
SHEET # 2 OF 6
DATE: MAY 4, 2026

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

prairie architects inc.

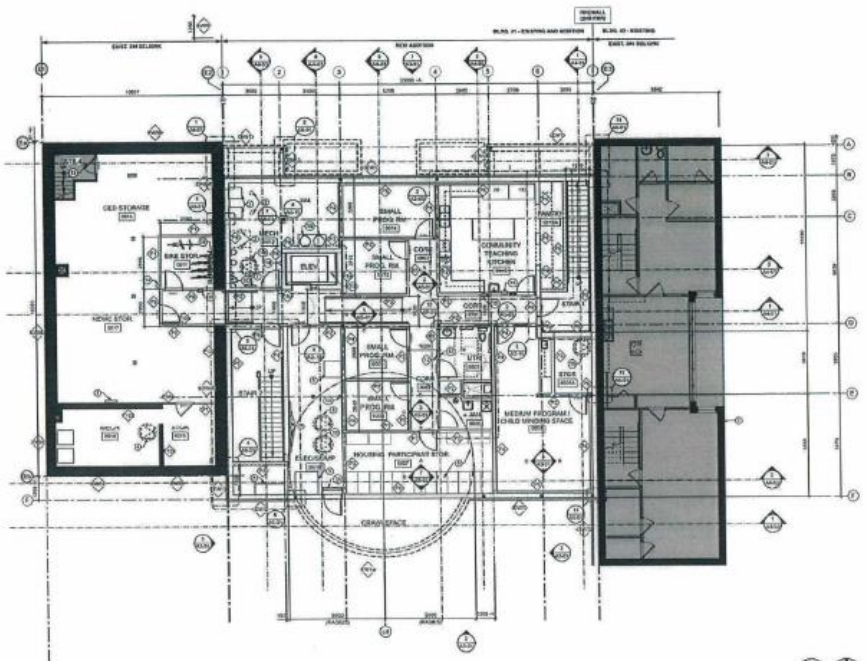
KGS GROUP

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

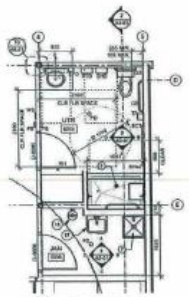
PARKING LOT VEHICLE SWEPT PATH ANALYSIS

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

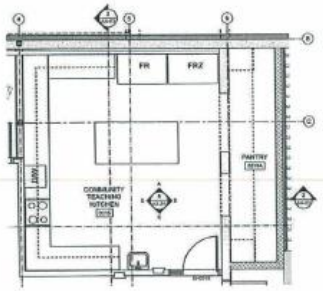
C1
01



BASEMENT FLOOR PLAN
A2-03 1:100



UTR 005 & JAN. 0006
A2-03 1:50



COMMUNITY TEACHING KITCHEN 0015
A2-03 1:50

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DCU 149994/26C

SHEET # 3 OF 6

DATE: MAY 4, 2026

prairie architects inc.

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

304 Selkirk Ave.
Winnipeg, MB

client

North End Women's Centre
304 Selkirk Ave
Winnipeg, MB

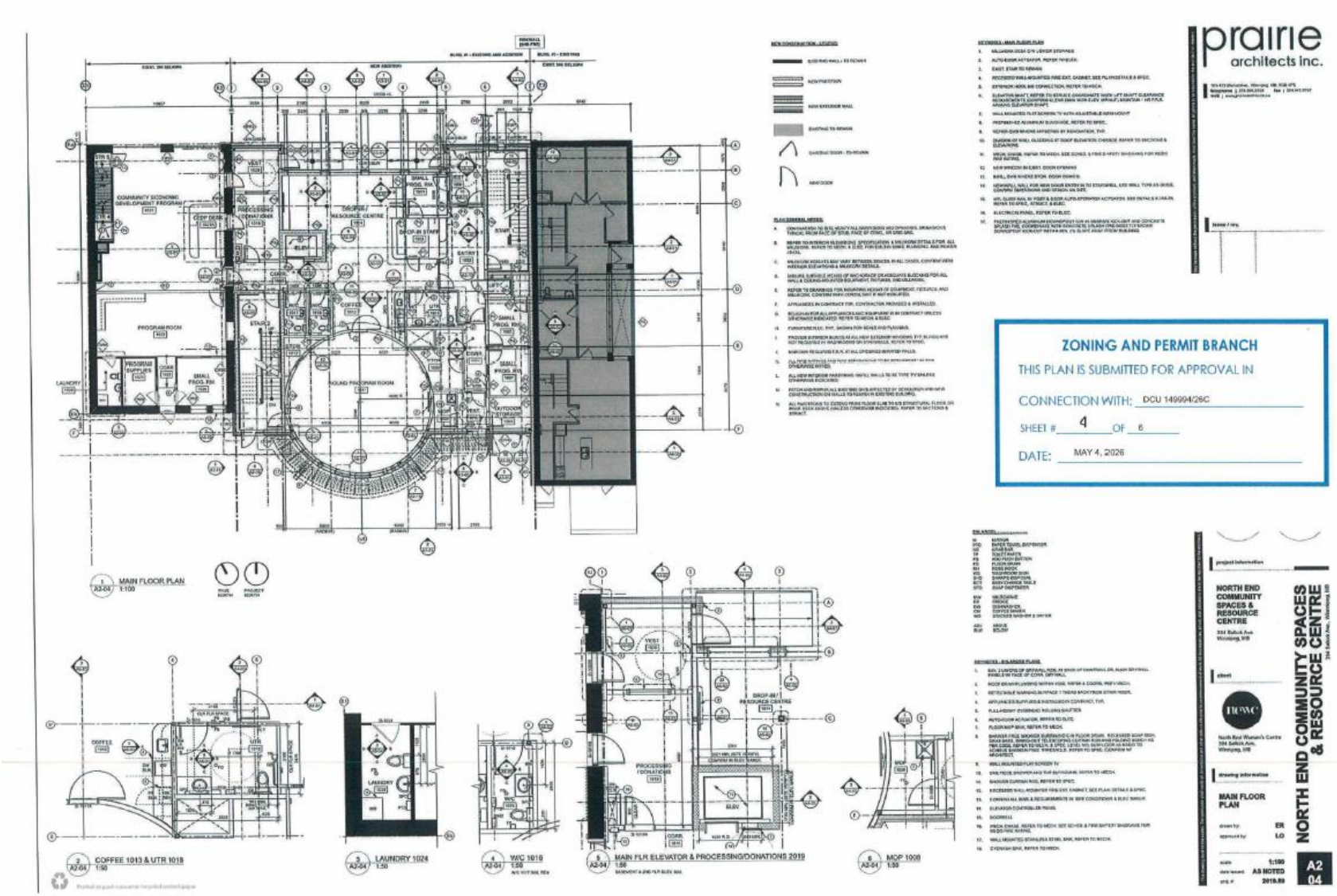
drawing information

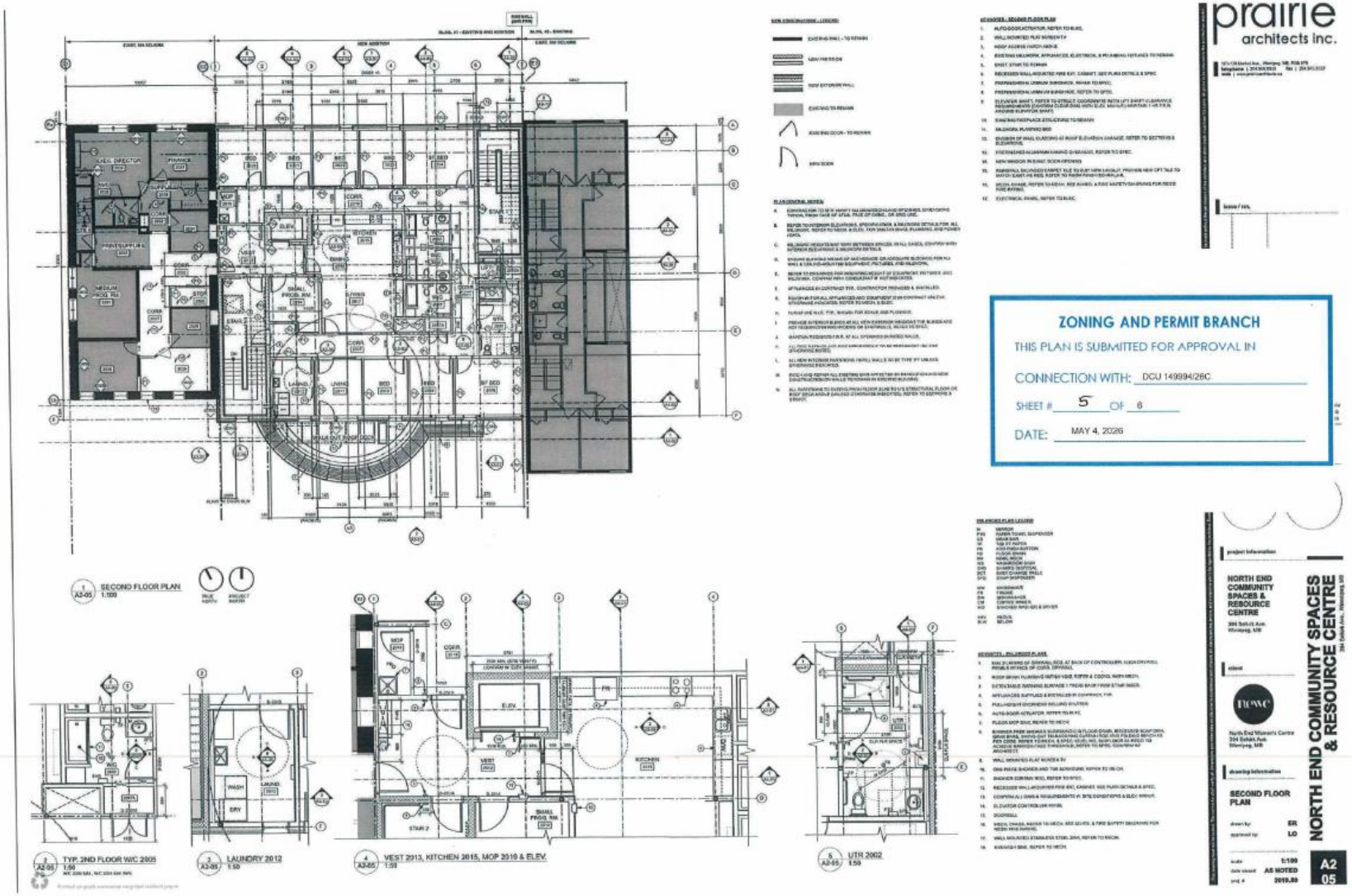
BASEMENT FLOOR PLAN

drawn by: ER
approved by: LO

scale: 1:100
date issued: AS NOTED
proj. #: 2019.09

A2
03


prairie
architects inc.
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DCU 149994/26C
SHEET # 4 OF 6
DATE: MAY 4, 2026
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
MAIN FLOOR PLAN
A2 04
1 A2-04 MAIN FLOOR PLAN 1:100
2 A2-04 COFFEE 1013 & UTR 1018 1:50
3 A2-04 LAUNDRY 1024 1:50
4 A2-04 WC 1010 1:50
5 A2-04 MAIN FLR ELEVATOR & PROCESSING/DONATIONS 2019 1:50
6 A2-04 MOP 1008 1:50


prairie architects inc.
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DGU 149994/28C
SHEET # 5 OF 6
DATE: MAY 4, 2026
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
SECOND FLOOR PLAN
A2 05
1 A2-05 SECOND FLOOR PLAN 1:100
2 A2-05 TYP. 2ND FLOOR W/C 2005 1:50
3 A3-05 LAUNDRY 2012 1:50
4 A2-05 VEST 2013, KITCHEN 2015, MOP 2019 & ELEV. 1:50
5 A2-05 UTR 2002 1:50

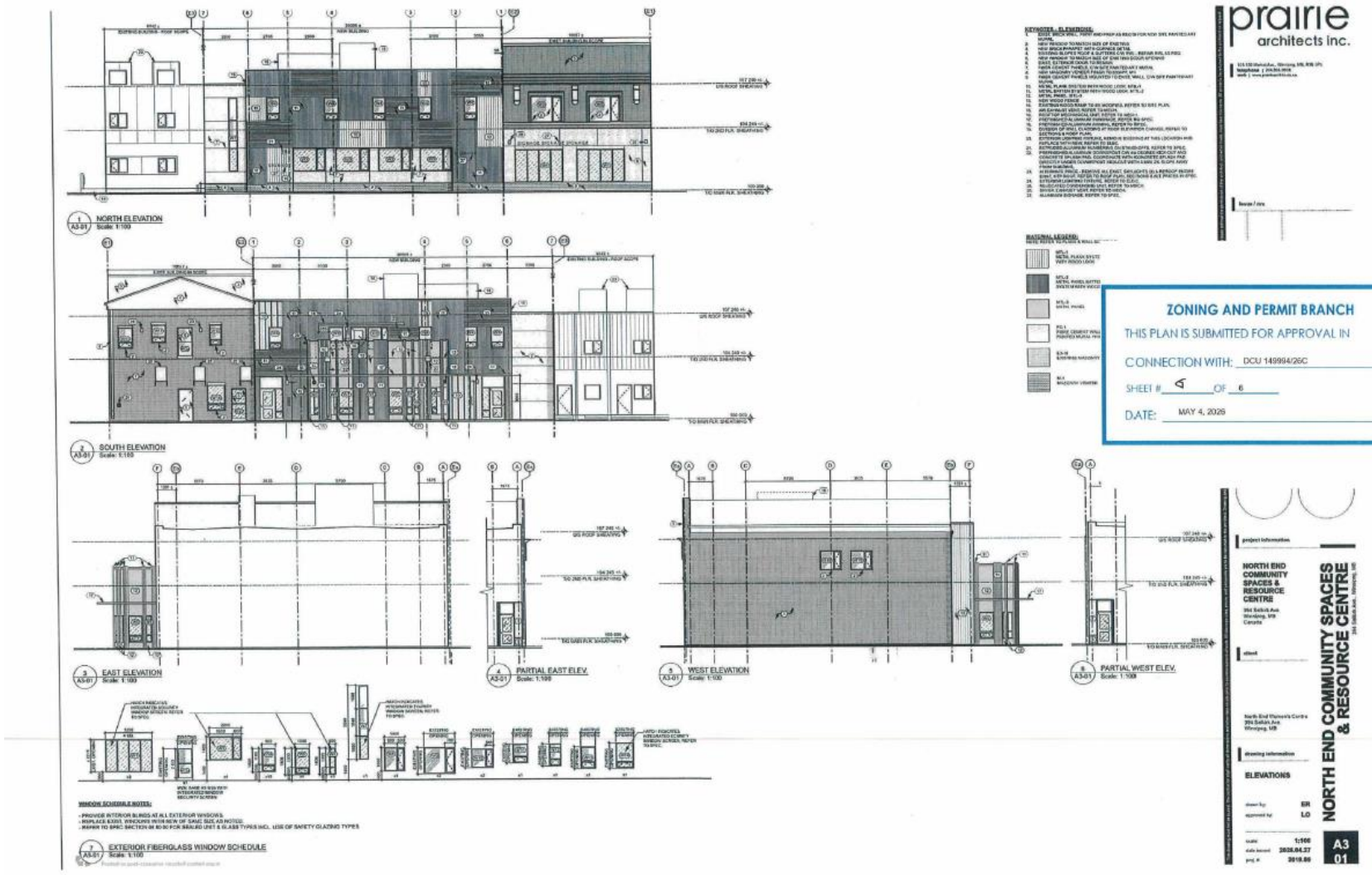

prairie
architects inc.
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DCU 149994/26C
SHEET # 4 OF 6
DATE: MAY 4, 2026
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
ELEVATIONS
A3
01
1 A3-01 NORTH ELEVATION Scale: 1:100
2 A3-01 SOUTH ELEVATION Scale: 1:100
3 A3-01 EAST ELEVATION Scale: 1:100
4 A3-01 PARTIAL EAST ELEV. Scale: 1:100
5 A3-01 WEST ELEVATION Scale: 1:100
6 A3-01 PARTIAL WEST ELEV. Scale: 1:100
7 A3-01 EXTERIOR FIBERGLASS WINDOW SCHEDULE Scale: 1:100

Exhibit “2” referred to in File DCU 149994A/2026C

Hi
How do we appeal this?
The parking in this area is horrible and impacts our business and now this is being allowed with less than the normal stalls as well it appears 7-10 feet of street parking is being removed to accommodate a new cut in for the parking pad.
Michael

Exhibit “1” referred to in File DCU 149994A/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

CONDITIONAL USE ORDER

DCU 26-149994/C

APPLICANT:	Erin Riediger Prairie Architects Inc. 139 Market AVE Winnipeg, MB, R3B 0P5 Canada
PREMISES AFFECTED:	394 Selkirk AVE
LEGAL DESCRIPTION:	LOT 1 DASSF 536/2019 hereinafter called "the land".
PROPERTY ZONED:	C2 PDO-1 Neighbourhood Main Streets Mature Communities PDO-1 PDO-1 Malls and Corridors
ZONING ATLAS SHEET:	X25

NATURE OF APPLICATION:

For a Conditional Use under Zoning By-Law No. 200/2006 to permit the establishment of a single room occupancy use exceeding 12 beds.

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

C.W. Charter Section 254 and Subsection 247(3)

ORDER:
RE: 394 Selkirk AVE

The Director of Planning, Property and Development Department hereby orders that the establishment of a single room occupancy use exceeding 12 beds **is Approved with Condition(s)** on "the land", 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 the development shall be constructed in substantial conformance with the plans submitted under File No. DCU 26-149994\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. driveways;
iv. garbage enclosures;
v. fencing;
vi. freestanding signage and
vii. 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.

2) That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

DATE OF ORDER: July 20, 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 August 03, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Conditional Use Order DCU 26-149994/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 204-947-3452
Email: clk-appeals@winnipeg.ca