Agenda – Appeal Committee – September 2, 2026

PUBLIC HEARINGS

Item No. 5 **Appeal – Variance – 394 Selkirk Avenue**
(Mynarski Ward)
File DAV 149779A/2026C [c/r DCU 149994A/2026C]

An appeal was received against the decision of the Director of Planning, Property and Development to approve a Variance on "the land" for the following:

1. The construction of an addition to a mixed use building having:

   A. no street edge landscaping;

   B. 8 parking spaces instead of 12 spaces;

2. The establishment of an accessory parking area having a drive aisle width of 16 feet (4.88 metres) instead of 20 feet (6.10 metres),

subject to the following condition:

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.

Agenda – Appeal Committee – September 2, 2026

File:	DAV 149779A/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:	To vary the "C2 PDO-1 Neighbourhood Main Streets Mature Communities PDO-1 PDO-1 Malls and Corridors" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows: 1. for the construction of an addition to a mixed use building to permit: A. no street edge landscaping; B. 8 parking spaces instead of 12 spaces; 2. for the establishment of an accessory parking area to permit a drive aisle width of 16 feet (4.88 metres) instead of 20 feet (6.10 metres).
Exhibits Filed:	1. Order DAV 149779/2026C 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 DAV 149779A/2026C dated May 4, 2026

Exhibits Filed (continued):

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 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:

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 Variance Order DAV 149779/2026C be confirmed / cancelled

Moved by Councillor

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

Exhibit “8” referred to in File DAV 149779/2026C

ADMINISTRATIVE REPORT

Title: DAV 26-149779\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 to vary the "C2 PDO-1 Neighbourhood Main Streets; PDO-1 Mature Communities; and Urban Malls & Corridors" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows:

1) for the construction of an addition to a mixed use building to permit:
   a) no street edge landscaping;
   b) 8 parking spaces instead of 12 spaces;
2) for the establishment of an accessory parking area to permit a drive aisle width of 16 feet (4.88 metres) instead of 20 feet (6.10 metres).

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.

REASON FOR THE REPORT

- The applicant is proposing to build a single-room occupancy building and requires Variances to enable the proposal.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-149779\C**
RELATED FILES:	DCU 149994/26C
COMMUNITY:	Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.339 - Lord Selkirk Park
SUBJECT:	To vary the "C2 PDO-1 Neighbourhood Main Streets; PDO-1 Mature Communities; and Urban Malls & Corridors" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows: 1) for the construction of an addition to a mixed use building to permit: a) no street edge landscaping; b) 8 parking spaces instead of 12 spaces; 2) for the establishment of an accessory parking area to permit a drive aisle width of 16 feet (4.88 metres) instead of 20 feet (6.10 metres).
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 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 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.

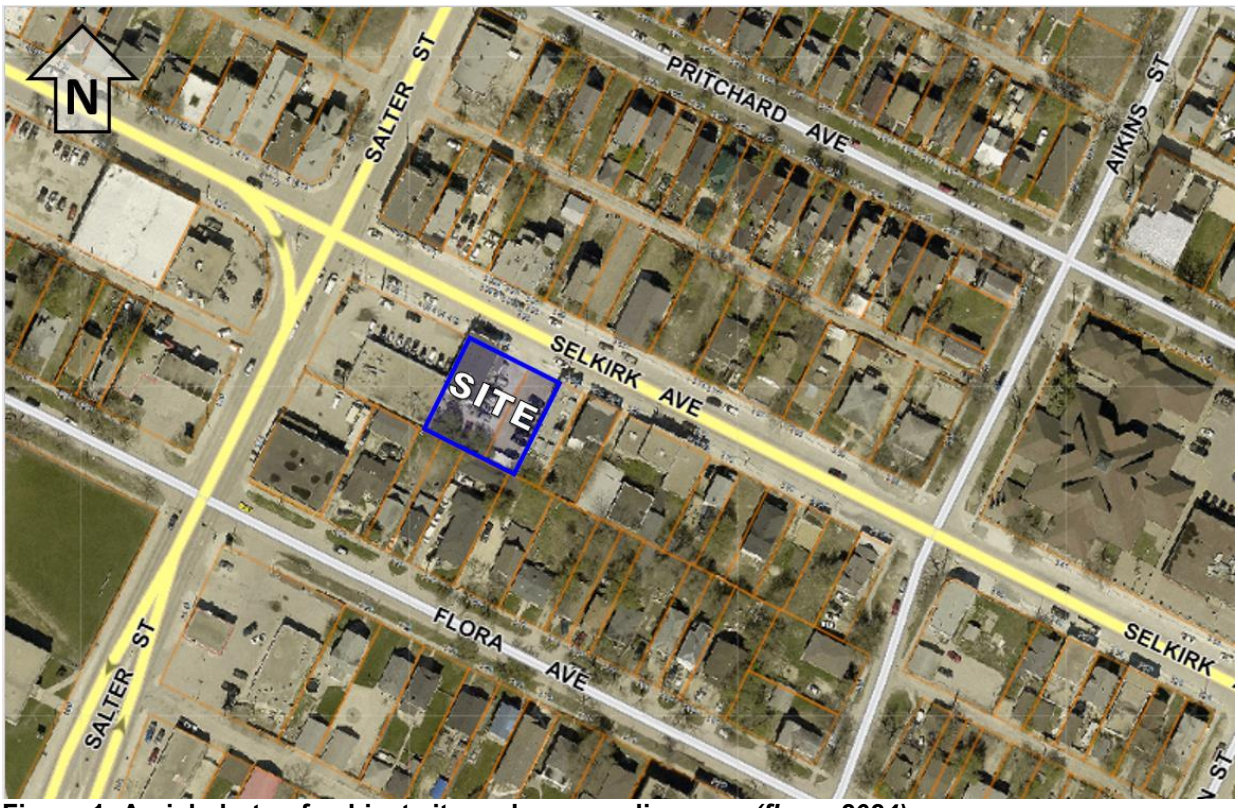


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

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 people in the North End and 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 a Conditional Use application for exceeding the permitted number of 12 single room occupancy beds with 14 beds instead of 12 beds. Please see the associated Planning report for details (File DCU 26-149994\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

- The minimum street edge landscaping required along Selkirk Avenue is 6 trees and 25 shrubs. No street edge landscaping is proposed. For this reason, a Variance is required.
- The minimum parking spaces required for the proposed development are 12, however the applicant is proposing to provide 8 parking spaces. For this reason, a Variance is required.
- The proposed plans include an accessory parking with a drive aisle width of 16 feet instead of 20 feet, therefore a Variance is required.

ANALYSIS OF VARIANCES

- The proposed development creates a pedestrian orientation and reinforces the public realm by encouraging the location of the building at the front property line. The design of the front building façade also creates visual interest and positively contributes to the aesthetic of the street. For these reasons, the Division supports the Variance for no street edge landscaping.
- Regarding the requested parking reduction, the proposed development is well served by transit and is located along a walkable Urban Mixed Use Corridor. The applicant is proposing a development with services and supportive housing for a local target population that is not expected to own a personal vehicle. It is anticipated that together with on-street parking, the 8 parking spaces provided will be sufficient to meet the needs of the proposed development. For these reasons, the Divisions supports the variance.
- Because of these site constraints and low traffic volume on the site, the Urban Planning Division is supportive of the proposed drive aisle reduction from 20 feet to 16 feet.

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.*

(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*, to the extent the proposal complies with the* Complete Communities Direction Strategy 2.0 *and is compatible with the area suggests the* Winnipeg Zoning Bylaw *poses an injurious effect and variances are required to relieve this 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 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

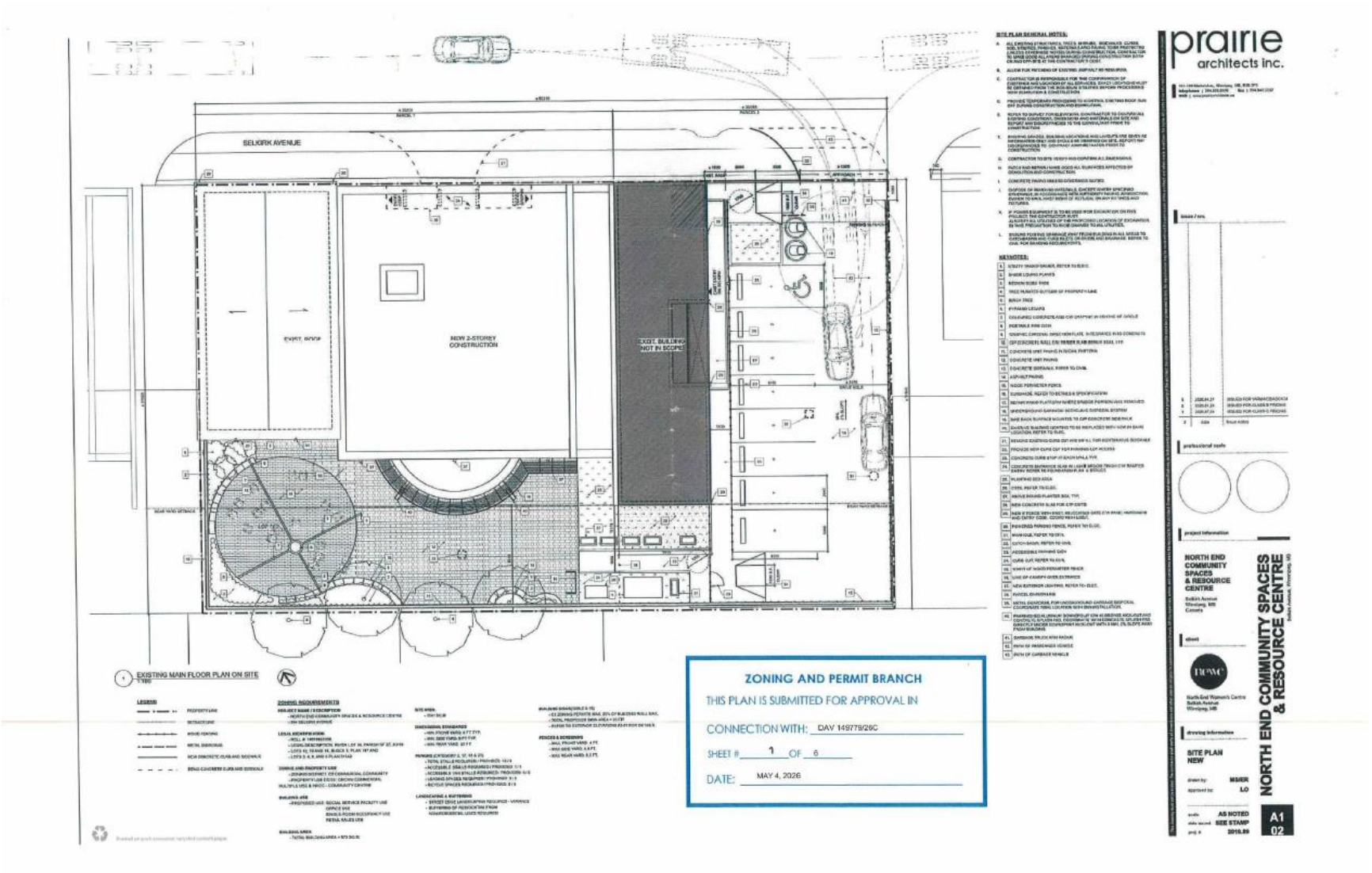
Goal 2: The City actively Plans for and Partners in Affordable Housing

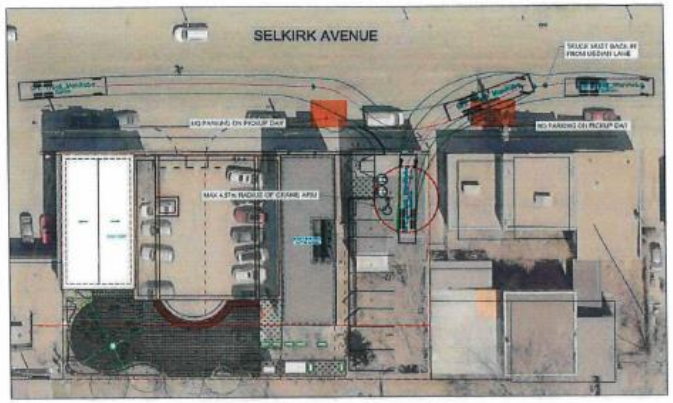
Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

SUBMITTED BY

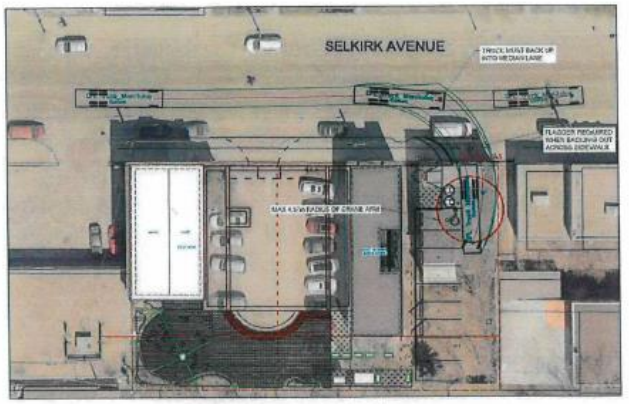
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	Thursday, June 18, 2026
File No.	DAV 26-149779\C

Exhibit “7” referred to in File DAV 149779/2026C





GARBAGE TRUCK – BACK IN
SCALE: 1:250



GARBAGE TRUCK – BACK OUT
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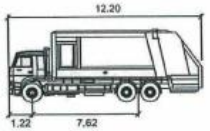
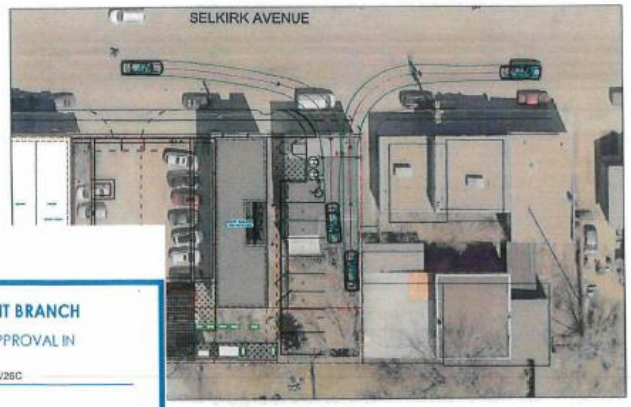


GFL Truck Manitoba

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

Note: Although this image does not show a crane arm, the actual GFL truck would have an arm capable of extending 15' (4.572m).



PASSENGER VEHICLES
SCALE: 1:250

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 149773/26C
SHEET # 2 OF 6
DATE: MAY 4, 2026

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

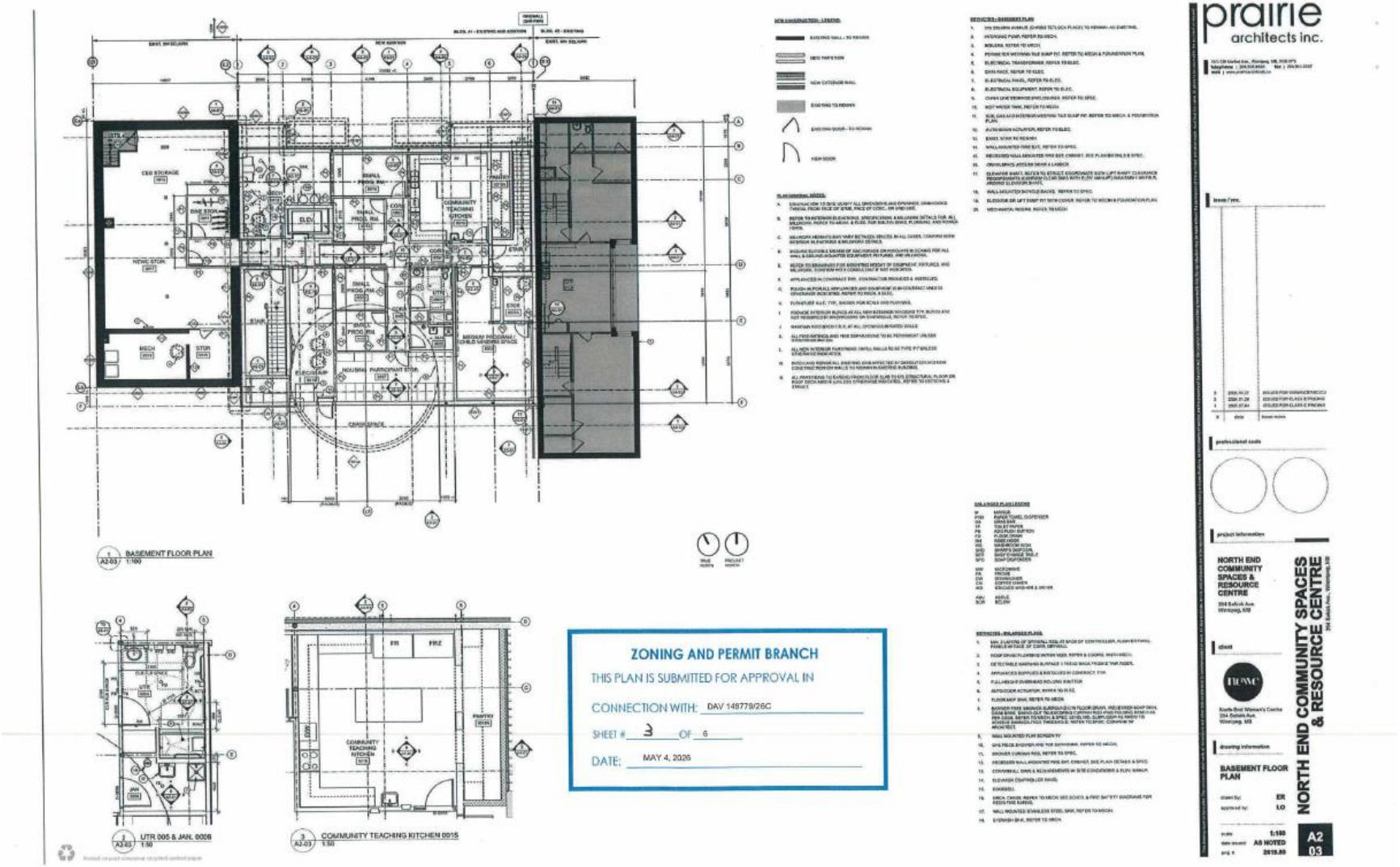
prairie architects inc.

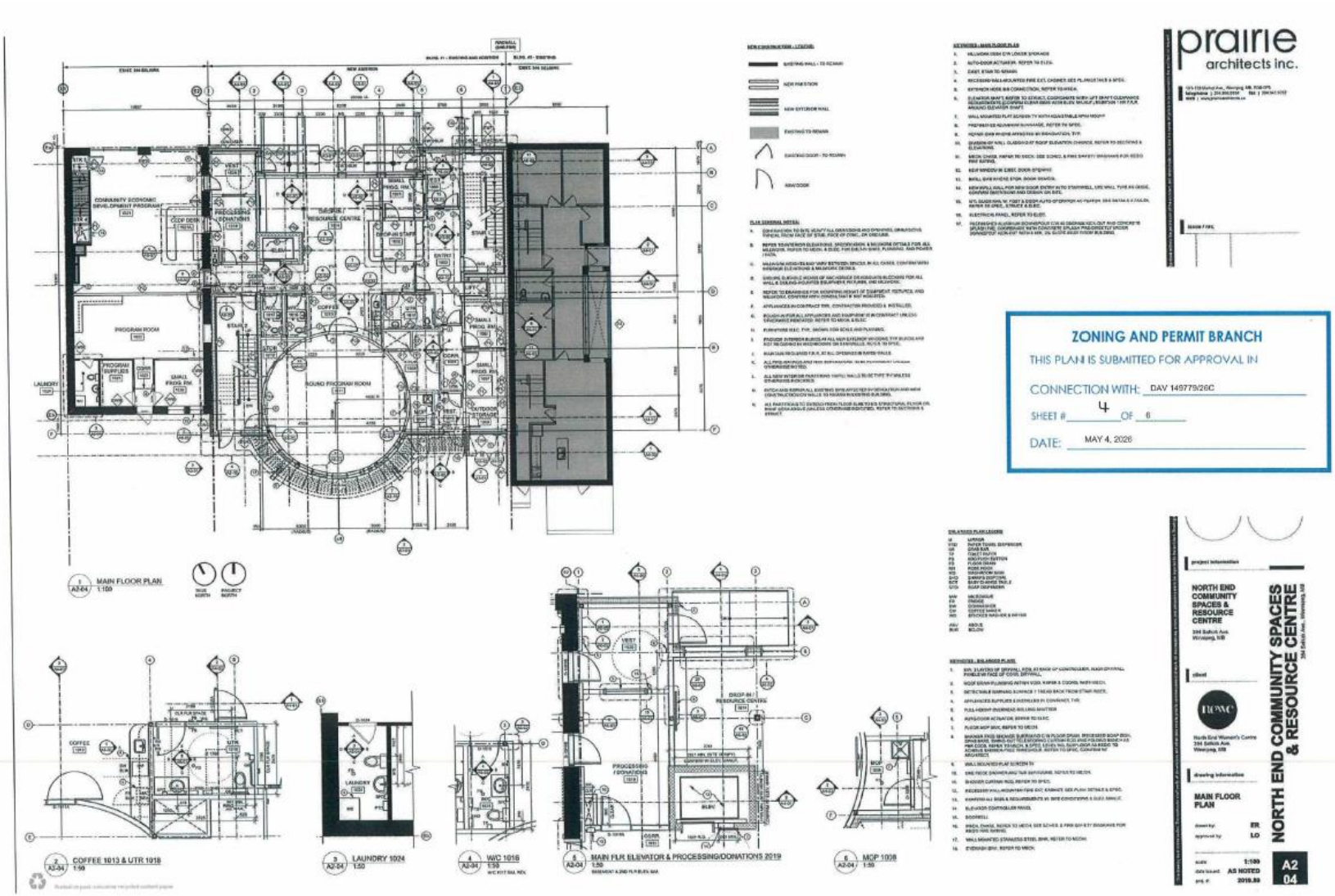
KGS GROUP

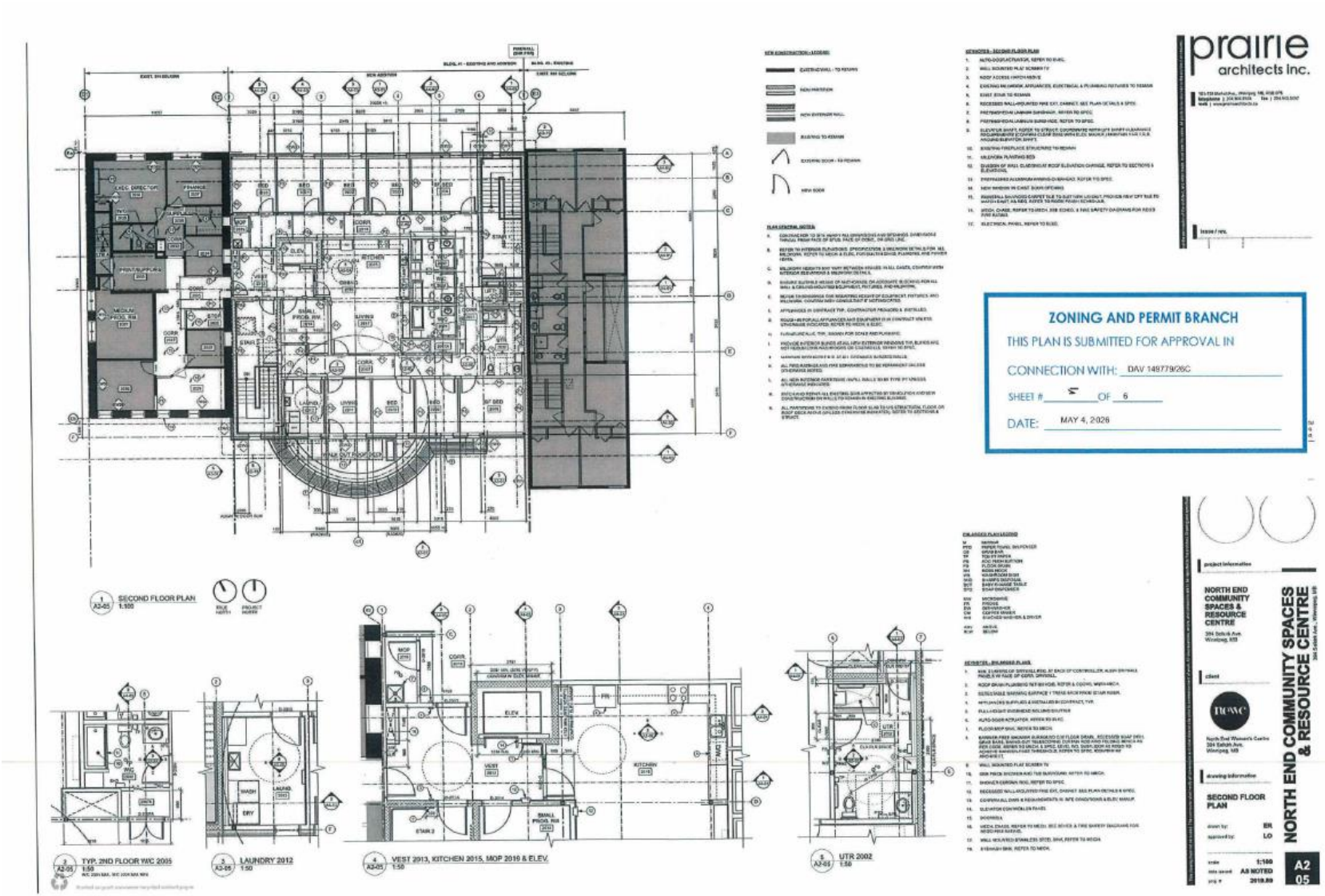
NORTH END COMMUNITY SPACES & RESOURCE CENTRE

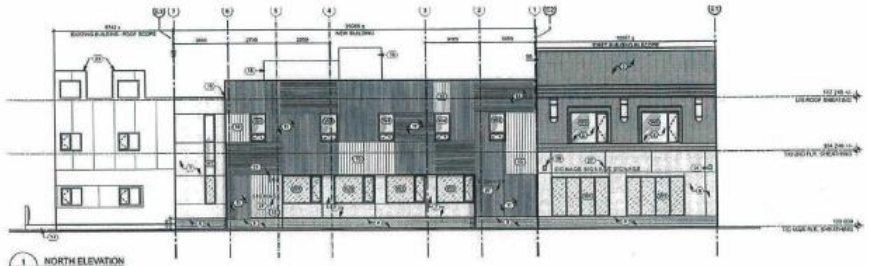
PARKING LOT VEHICLE SWEPT PATH ANALYSIS

C1
01

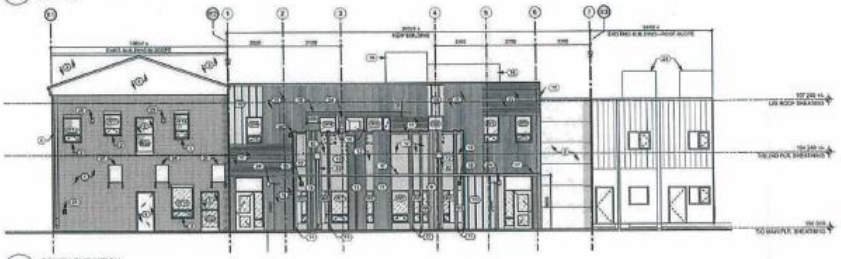

1 A2-03 BASEMENT FLOOR PLAN 1:100
2 A2-03 UTR 005 & JAN. 0006 1:50
3 A2-03 COMMUNITY TEACHING KITCHEN 0015 1:50
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 149779/26C
SHEET # 3 OF 6
DATE: MAY 4, 2026
prairie architects inc.
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
BASEMENT FLOOR PLAN
A2 03


prairie
architects inc.
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 149779/26C
SHEET # 4 OF 6
DATE: MAY 4, 2026
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
MAIN FLOOR PLAN
A2 04
1 MAIN FLOOR PLAN
2 COFFEE 1013 & UTR 1018
3 LAUNDRY 1024
4 WC 1016
5 MAIN FLR ELEVATOR & PROCESSING/DONATIONS 2019
6 MOP 1008


prairie architects inc.
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 149779/26C
SHEET # 6 OF 6
DATE: MAY 4, 2026
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
NORTH END COMMUNITY SPACES & RESOURCE CENTRE
SECOND FLOOR PLAN
A2 05
1 SECOND FLOOR PLAN 1:100
2 TYP. 2ND FLOOR WC 2005 1:50
3 LAUNDRY 2012 1:50
4 VEST 2013, KITCHEN 2015, MOP 2016 & ELEV. 1:50
5 UTR 2002 1:50



1 AS-01 NORTH ELEVATION Scale: 1:100



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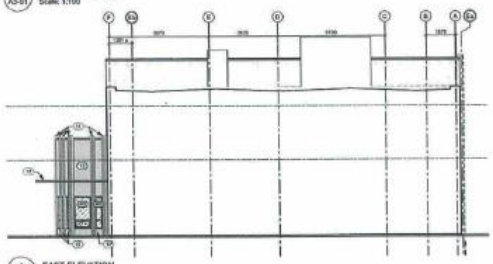

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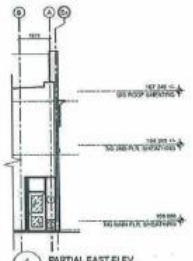

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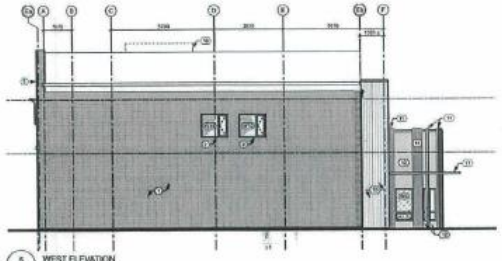

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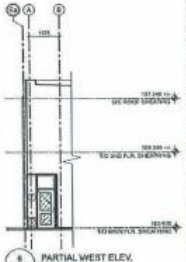
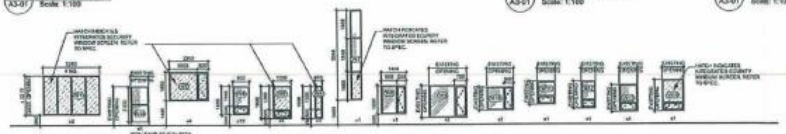


6 AS-01 PARTIAL WEST ELEV. Scale: 1:100



WINDOW SCHEDULE NOTES:

- PROVIDE INTERIOR BLINDS AT ALL EXTERIOR WINDOWS.
- REPLACE EXIST. WINDOWS WITH NEW OF SAME SIZE AS NOTED.
- REFER TO SPEC SECTION 08 80 00 FOR DEGLISS UNIT & GLASS TYPES INCL. USE OF SAFETY GLAZING TYPES.

7 AS-01 EXTERIOR FIBERGLASS WINDOW SCHEDULE Scale: 1:100

KEYNOTES - ELEVATIONS:

MATERIAL LEGEND:

prairie architects inc.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 149779/26C

SHEET # 6 OF 6

DATE: MAY 4, 2026

project information

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

394 Selkirk Ave Winnipeg, MB Canada

client

North End Women's Centre 394 Selkirk Ave Winnipeg, MB

drawing information

ELEVATIONS

drawn by: ER

approved by: LO

scale: 1:100

date issued: 2026.04.27

proj. #: 3019.00

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

394 Selkirk Ave, Winnipeg, MB

A3 01

Exhibit “2” referred to in File DAV 149779/2026C

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 DAV 149779/2026C

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 26-149779/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
SCHEDULE AC:	No
ZONING ATLAS SHEET:	X25

NATURE OF APPLICATION:

To vary the “C2 PDO-1 Neighbourhood Main Streets Mature Communities PDO-1 PDO-1 Malls and Corridors” Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows:

1) for the construction of an addition to a mixed use building to permit:
   a) no street edge landscaping;
   b) 8 parking spaces instead of 12 spaces;

2) for the establishment of an accessory parking area to permit a drive aisle width of 16 feet (4.88 metres) instead of 20 feet (6.10 metres).

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: 394 Selkirk AVE

The Director of Planning, Property and Development Department hereby orders that the provisions of the "C2 PDO-1 Neighbourhood Main Streets Mature Communities PDO-1 PDO-1 Malls and Corridors" dimensional standards of Winnipeg Zoning By-Law No. 200/2006 and amendments thereto are **VARIED TO PERMIT, with Condition(s)** on "the land" the following:

1) The construction of an addition to a mixed use building having:
   a) no street edge landscaping;
   b) 8 parking spaces

2) The establishment of an accessory parking area having a drive aisle width of 16 feet (4.88 metres), 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:

- page 2 of DAV 26-149779/C –

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.

DATE OF ORDER: July 20, 2026

CERTIFIED BY:

R. Hayer

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 Variance Order No. DAV 26-149779/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