

ADMINISTRATIVE REPORT

Title: DAV 22-200744\C – 455-457 McDermot Avenue and 86 Gertie Street

Issue: For variances associated with the expansion of a community centre and day care

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Costello, BURPI.	n/a	n/a	

DECISIONS AND CONDITIONS

The Urban Planning Division **approves** the application to vary the "RMU PDO-1 West Alexander Centennial" dimensional standards of Zoning By-Law No. 200/2006 as follows:

- for the construction of an addition to an existing community centre/day care to permit;
 - no south corner side yard instead of 20 feet (6.10 metres);
 - an east interior side yard of 3.5 feet (1.11 metres) instead of 7 feet (2.13 metres);
 - a rear yard of 3.3 feet (1.01 metres) instead of 25 feet (7.62 metres);
 - no additional parking spaces instead of 3 spaces;
 - insufficient street edge landscaping along McDermot Ave and Harriet St;
 - insufficient building foundation landscaping;
- for the construction of a garbage enclosure to permit a north side yard of 1.23 feet (0.37 metres) instead of 5 feet (1.52 metres).

Subject to the following condition(s):

- That prior to the issuance of any permits, the applicant shall, at no expense to the City, remove the existing private approaches to Harriet Street on Lots 63-66, and restore the curb, boulevard, and sidewalk all as determined by and to the satisfaction of the Director of Public Works. The applicant shall make application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/2008
- That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 22-200744\C, dated September 29, 2022 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.

- 3. That secure indoor bicycle storage is provided to accommodate at minimum 8 bicycles on site, to the satisfaction of the Director of Planning, Property and Development.

REASON FOR THE REPORT

This report provides information and makes recommendations regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DAV 22-200744\C
RELATED FILES: DAPS 9/2022, DCU 200869/22/C
COMMUNITY: Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #: 3.105 West Alexander

SUBJECT: To vary the "RMU PDO-1 West Alexander Centennial" dimensional standards of Zoning By-Law No. 200/2006 as follows:
1) for the construction of an addition to an existing community centre/day care to permit;
a) no south corner side yard instead of 20 feet (6.10 metres);
b) an east interior side yard of 3.5 feet (1.11 metres) instead of 7 feet (2.13 metres);
c) a rear yard of 3.3 feet (1.01 metres) instead of 25 feet (7.62 metres);
d) no additional parking spaces instead of 3 spaces;
e) insufficient street edge landscaping along McDermot Ave and Harriet St;
f) insufficient building foundation landscaping;
2) for the construction of a garbage enclosure to permit a north side yard 1.23 feet (0.37 metres) of instead of 5 feet (1.52 metres).

LOCATION: 455 McDermot AVE
LEGAL DESCRIPTION: LOT 60/64 PLAN 32423 6/7 ST J

APPLICANT: Richard Baronins (Verne Reimer Architecture Inc.)
374 River Ave Unit 109
Winnipeg, MB R3L 0E4

OWNER: KA NI KANICHIHK INC.
455 McDermot Ave
Winnipeg, MB R3A 0B5

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 northwest corner of McDermot Avenue and Gertie Street, in the West Alexander neighbourhood of the Point Douglas ward.

The property is a flag-shaped lot with 66 feet of frontage along Gertie Street and 199 feet of frontage along McDermot Avenue, totaling 16,534 square feet of lot area. The property currently contains a one-storey brick building known as the Ka Ni Kanichihk day care centre and cultural centre with community space and programming for Indigenous youth and adults. The vacant lot to the north on Harriet Street was previously used as gardening space and is being consolidated through a concurrent Plan of Survey (DAPS) application to facilitate the proposed expansion.

The site is designated Established Neighbourhood – Mature Community under the *Complete Communities Direction Strategy 2.0*. The property is zoned “RMU” Residential Mixed-use.

The property is designated Residential Mixed Use in the West Alexander & Centennial Neighbourhood Plan and Planned Development Overlay (PDO).

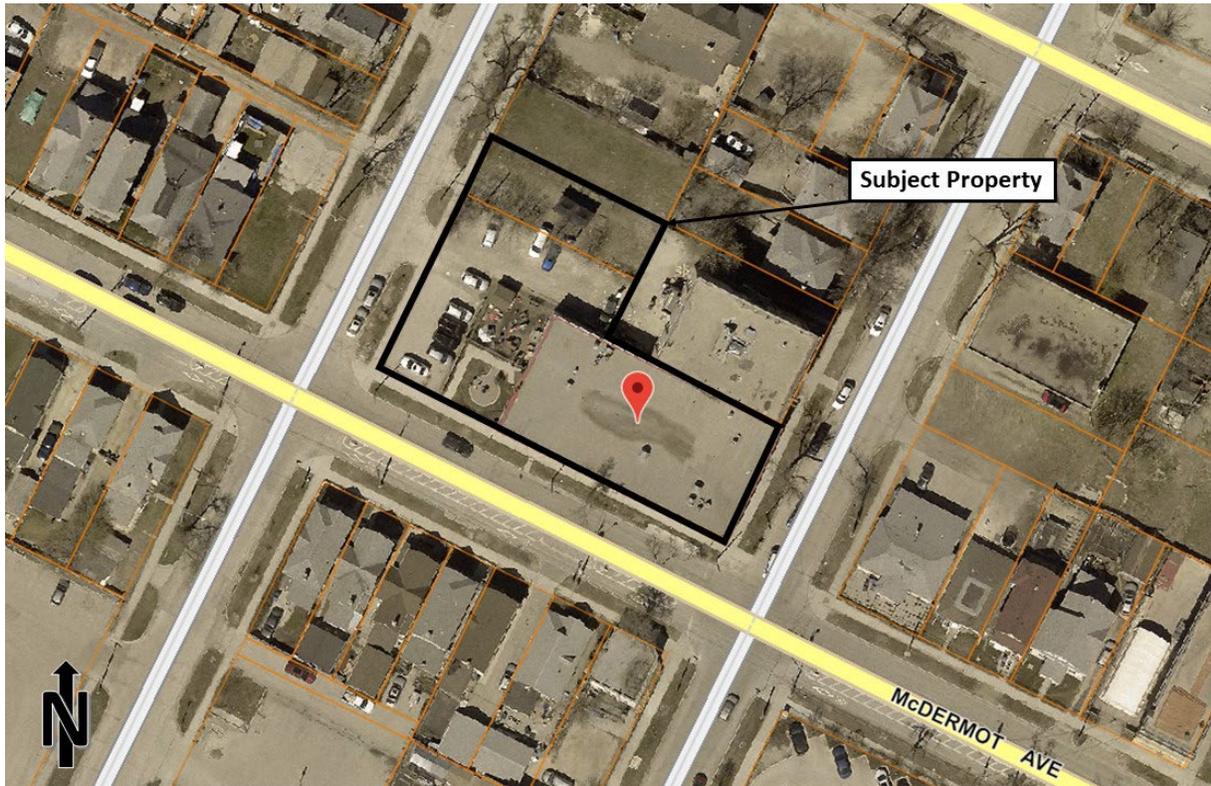


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A multi-family dwelling (15 units) and two single-family dwellings on Gertie Street, then a triplex and vacant multi-family buildings on Bannatyne Avenue, all zoned "RMU."

South: McDermot Avenue, then single-family and two-family dwellings zoned "R2."

East: Gertie Street, then a multi-family dwelling (6 units) and a mix of single-family and two-family lots on McDermot Avenue.

West: Harriet Street, then vacant lots, single-family and two-family dwellings zoned "R2," and a restaurant on zoned "CMU" on the corner of McDermot Avenue and Isabel Street.

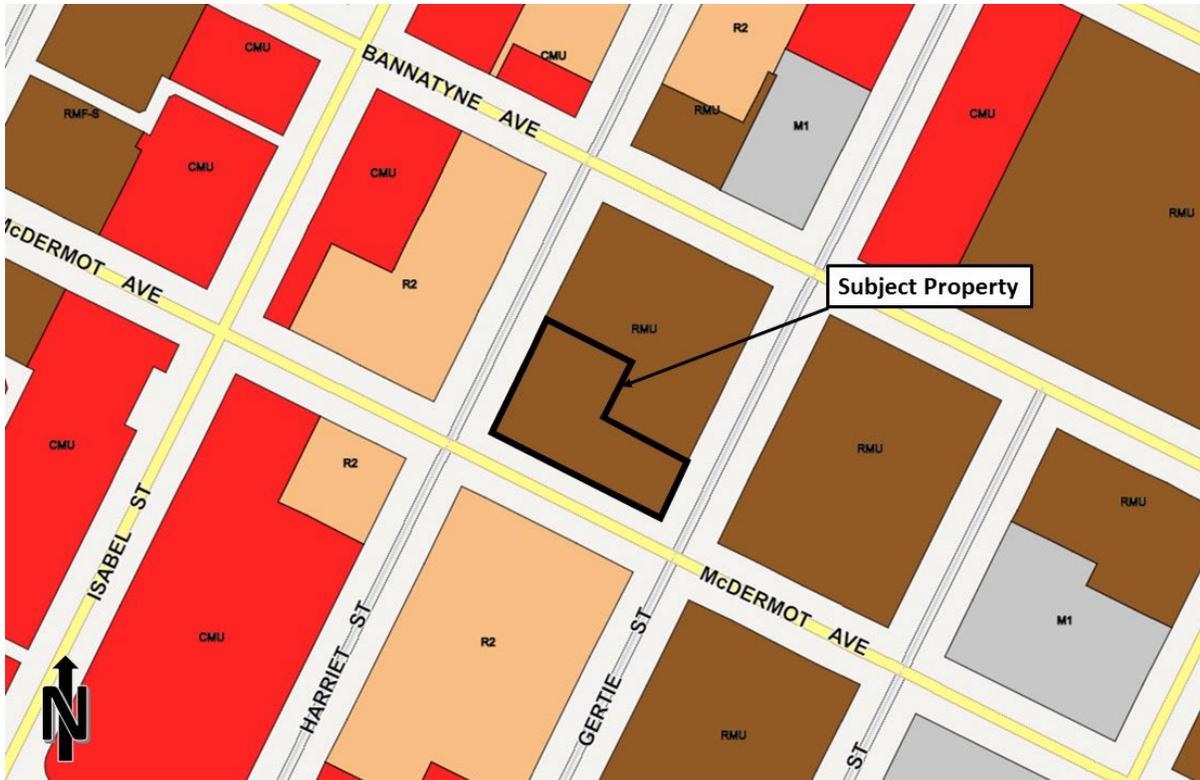


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing an expansion of the day care centre located on the property with a building addition to the northwest of the site. The property is currently known as Ka Ni Kanichihk, a cultural centre and day care centre for indigenous adults and youth. The new addition is proposed to have two-storeys, a footprint of 6,200 square feet. Site alterations also include a new 4-foot high fence, outdoor play area and garden/landscaping, and a fully enclosed garbage enclosure to the north of the building. The primary use of the new building will be for the expansion of the day care centre on site, as well as a small office for administrative use. Variances, as well as a Conditional Use and Plan of Survey applications, are required to accommodate the proposal. The administrative report for the associated conditional use can be found under file DCU 22-200869/C.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant contacted the Planning, Property and Development Department prior to making an application for feedback on the development proposal. The Department requested additional information regarding the parking demand for staff, and requested secure indoor bicycle parking for staff. Upon discussion with the applicant and revisions to the proposal, the Department indicated support for the applications.

The property is designated Established Neighbourhood – Mature Community under the *Complete Communities Direction Strategy 2.0 (CCDS 2.0)*. Policies applicable to the proposed development are included below.

1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City’s residential intensification target.

General Policies

1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the *TOD Handbook*.

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

Building Setbacks

2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.

Building design

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

Pedestrian Orientation

2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

- a. Direct pedestrian access to main building entrances from the street;
- b. Transparent storefront displays;
- c. Human scaled signage; and
- d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.

Massing and scale

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.

General policies

5.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.

The proposed development is consistent with the CCDS 2.0 for the following reasons:

- The proposed building and addition encourage pedestrian orientation through building design as well as bicycle amenities;
- The proposed addition represents high quality design, inclusive of high-quality building materials, glazing, projections and recesses, landscaping, and other elements of visual and architectural interest;
- The development proposes an expansion to community services provided in an area that displays a high demand, resulting in an overall improvement to the area's services in close proximity.

WEST ALEXANDER CENTENNIAL NEIGHBOURHOOD PLAN

The subject property is designated Residential Mixed Use in the West Alexander Centennial Neighbourhood Plan (an associated PDO). Relevant policies in the Secondary Plan are as follows:

Residential Mixed Use

The intent of this district is to encourage a fine grained mix of low and medium density residential uses with low intensity commercial uses – rather than a separation of uses. A secondary purpose is to encourage compatibility of built form between building types, to provide a consistent scale, and to maintain the interesting qualities and characteristics of the streetscape. This area may accommodate a density of up to one dwelling unit per 1,000 square feet of lot area. Higher densities may be accommodated in certain instances through a discretionary review process.

Urban Form and Design

3. Require that intensification and infill projects are consistent in design with the street pattern and architectural character of existing areas. Existing patterns of streets, lanes, blocks, and private or public open spaces must be respected;

4. Encourage development to have an urban character and reinforce the relationship between buildings and the street by:

- *Orienting buildings to the street to restore traditional mature neighbourhood character;*
- *Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*
- *Locating parking at the rear of the buildings wherever possible;*
- *Having consideration for light, view, and privacy of adjacent buildings and areas.*

ANALYSIS OF VARIANCES

Yards

Variances are required for no south corner side yard instead of 20 feet; an east interior side yard of 3.5 feet instead of 7 feet; and a rear yard of 3.3 feet instead of 25 feet. The existing building on the lot will result in a constrained building envelope for the new addition. As such, the aforementioned yard variances are required.

The south side yard has been reduced to zero feet, resulting in a design consistent with the existing development on site. The current building has a zero-foot south side yard, and the addition to the building will maintain the same street condition.

Similarly, the east interior side yard of 3.5 feet is required as the property is a flag lot with no lane. The east side yard of the addition will abut the rear lot line of 90 Gertie Street.

Lastly, respecting the rear yard variance, the subject property abuts a lot to the north (rear yard) which has been vacant for approximately 20 years. The vacant property to the north has been approved for development where the portion of the property abutting the subject site will be a fully fenced surface parking area. As such, there are no anticipated substantial adverse impacts from the reduced yards.

Parking

A parking variance is required for no additional parking spaces instead of three spaces. This variance is required as the proposed building addition will remove the parking area, resulting in no available space for on-site parking.

The property is in proximity to high quality bicycle infrastructure on McDermot Avenue, Bannatyne Avenue (to the north) and Ellen Street (to the east). As such, the proposed solution has included the provision of indoor bicycle parking for at least eight bicycles for staff of the day care to use.

Under a previous variance, the property was granted approval for 0 parking stalls instead of the required 20. As such, the current parking on site was established without necessary approvals and the removal of the existing parking as well as the three required stalls is not anticipated to have an adverse impact on the use and function of the property. Furthermore, the #17 (McGregor) bus line currently traverses McDermot Avenue. In the Transit Master Plan, the site is within 400 metres of Frequent lines on Notre Dame Avenue and Isabel Street. It is anticipated that modes of transportation other than driving will be common for this site.

Landscaping

Variances are required for insufficient street edge landscaping along McDermot Avenue and Harriet Street as well as insufficient building foundation landscaping. Because of the building's current and expanding street edge condition along McDermot Avenue and Gertie Street, there is no space for the required street edge/building foundation landscaping. Wood planters are being provided along the recessed areas in the front of the building to provide for an alternative landscaping option, given the property's constraints.

Garbage Enclosure

A variance is required for the construction of a garbage enclosure to permit a north side yard of 1.23 feet instead of 5 feet. As stated, the fully enclosed garbage enclosure will abut a vacant residential lot to the north which has been vacant for approximately 20 years. A fully enclosed garbage enclosure is required as per the Zoning By-law. Since the property does not have one, this will result in the improved compliance of the garbage enclosure. The abutting property to the north has also been approved for a multi-family development where the new use abutting

the north of the site will be parking and fencing in the property's rear yard. As such, the reduced setback is not anticipated to adversely impact the neighbouring property to the north.

REASONS FOR RECOMMENDATIONS

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

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

In that, the proposal incorporates high-quality, pedestrian-oriented design consistent with the policies of the Complete Communities Direction Strategy 2.0 and the West Alexander and Centennial 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;

In that, the proposal is an expansion of an existing established use on the property, which will maintain the current setbacks and characteristics while responding to increased demands for the services provided on the site.

- (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 variances are required to expand the current existing use in a manner that maintains the setbacks, heights, use consistent with the current use and design of the development on the property.

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

In that, it is an expansion of an existing daycare and cultural facility with cultural and social programming for the West Alexander neighbourhood in a mixed-use district.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

6.1 Sustainable Urban Growth: *The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

6.16 Established Neighbourhoods: *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #1 – Corporate Leadership

1.4 Encourage Sustainable Transportation Options

Strategic Opportunity #4 – Facilitate Compact, Complete Development and Increase Density

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

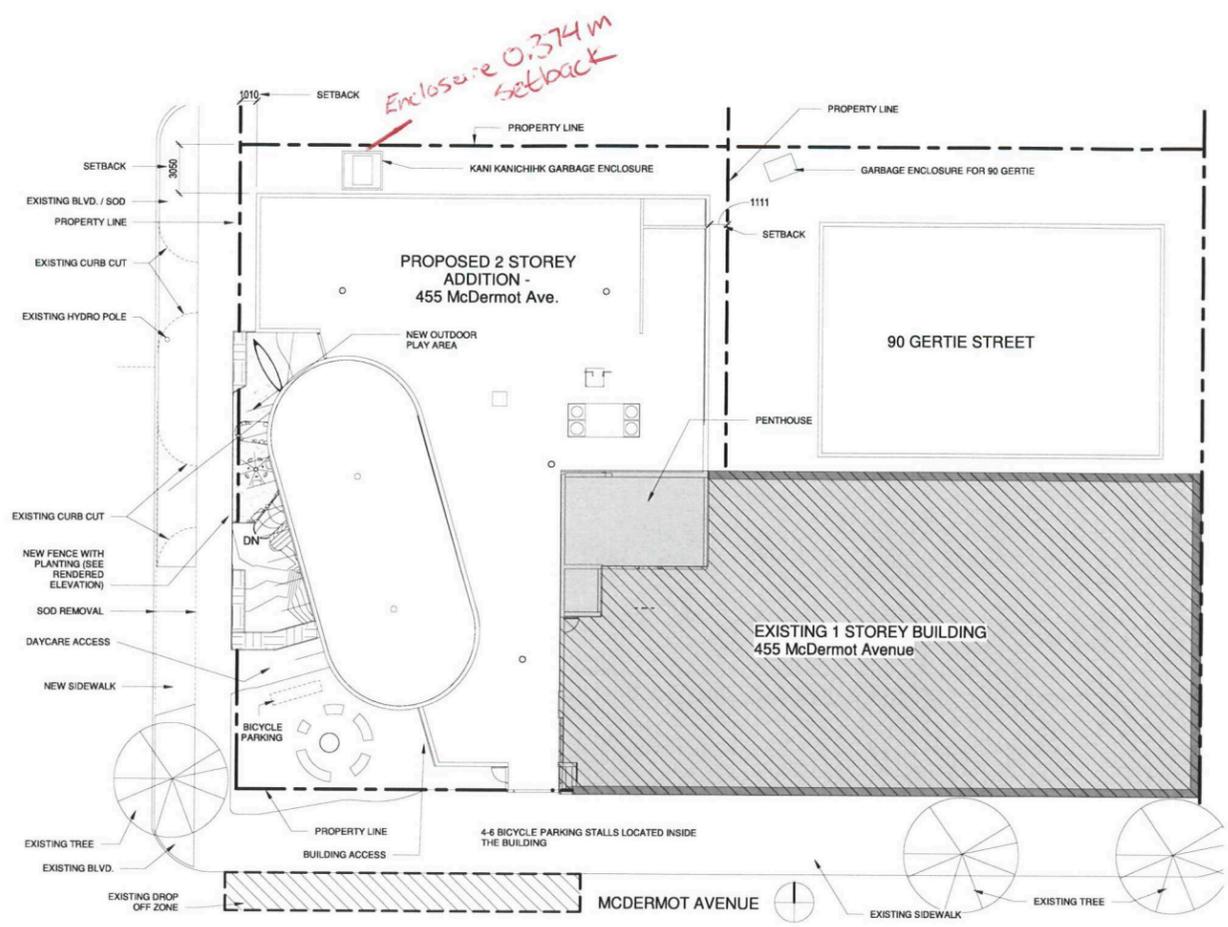
Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Shaylyn Costello, BURPI.
Date: Tuesday, November 8, 2022
File No. DAV 22-200744\C

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The general contractor and/or project manager shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to the architect for adjustment. Do not trace the drawings.

CONSULTANTS:

NOTES:

**ZONING AND PERMITS
BRANCH**
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 2007441221C
SHEET# 1 OF 7
APPLICATION (SGD.) _____
DEV EXAM. CLUS
DATE 9/29/2022



1 SITE PLAN
1 : 200

PERMIT / STAMP:

1	07-26-22	ISSUED FOR DD 66%
REV	DATE	DESCRIPTION

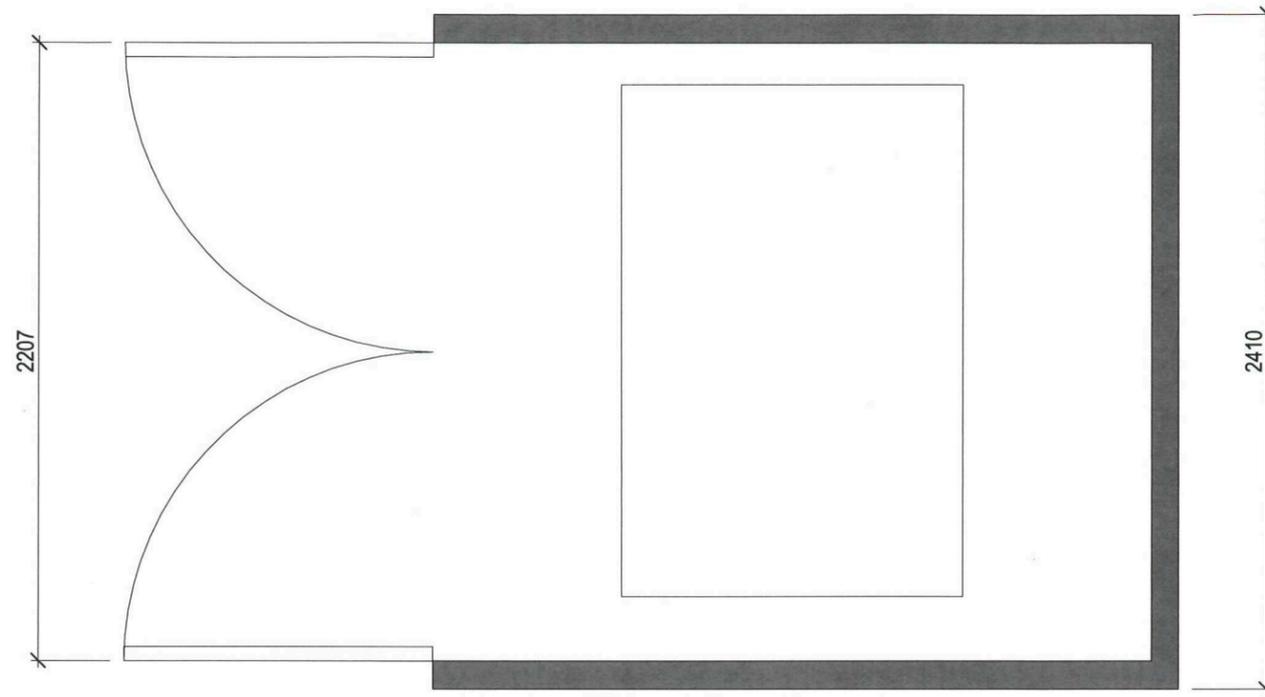


Ka Ni Kanichihk Expansion
455 McDermot Ave, Winnipeg, Manitoba

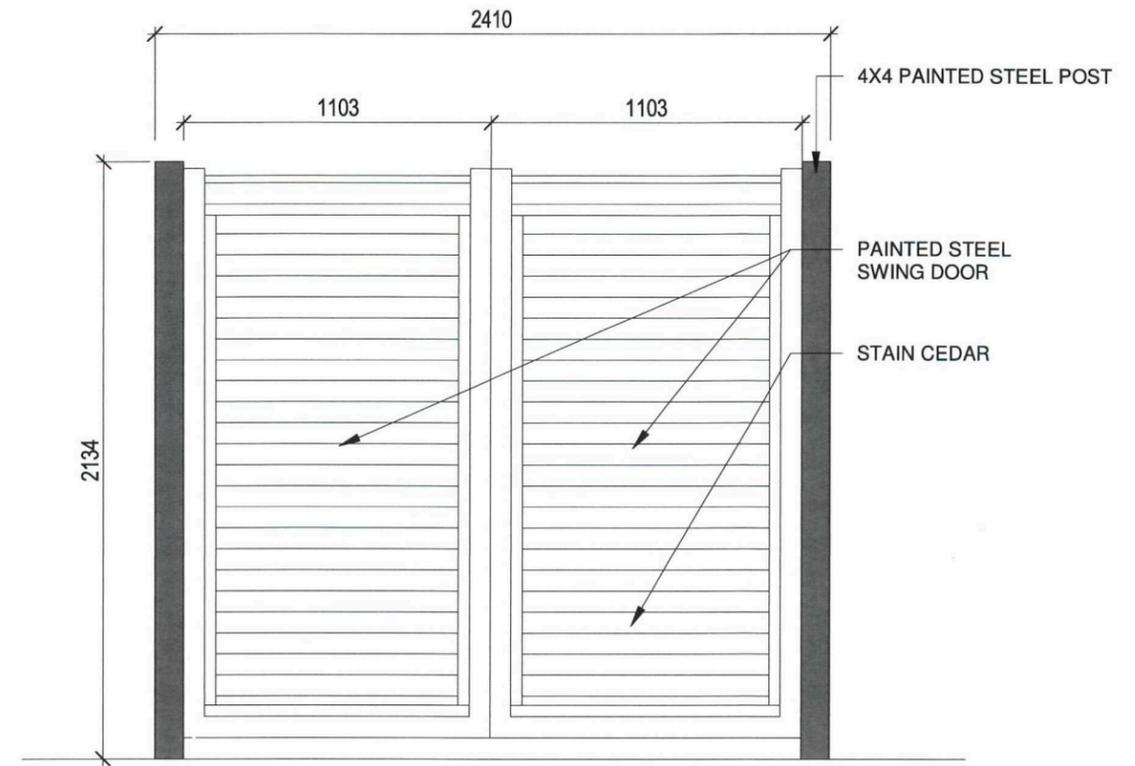
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SITE PLAN

SCALE: 1 : 200
PROJECT NUMBER: 2011.01800
DRAWN BY: Author

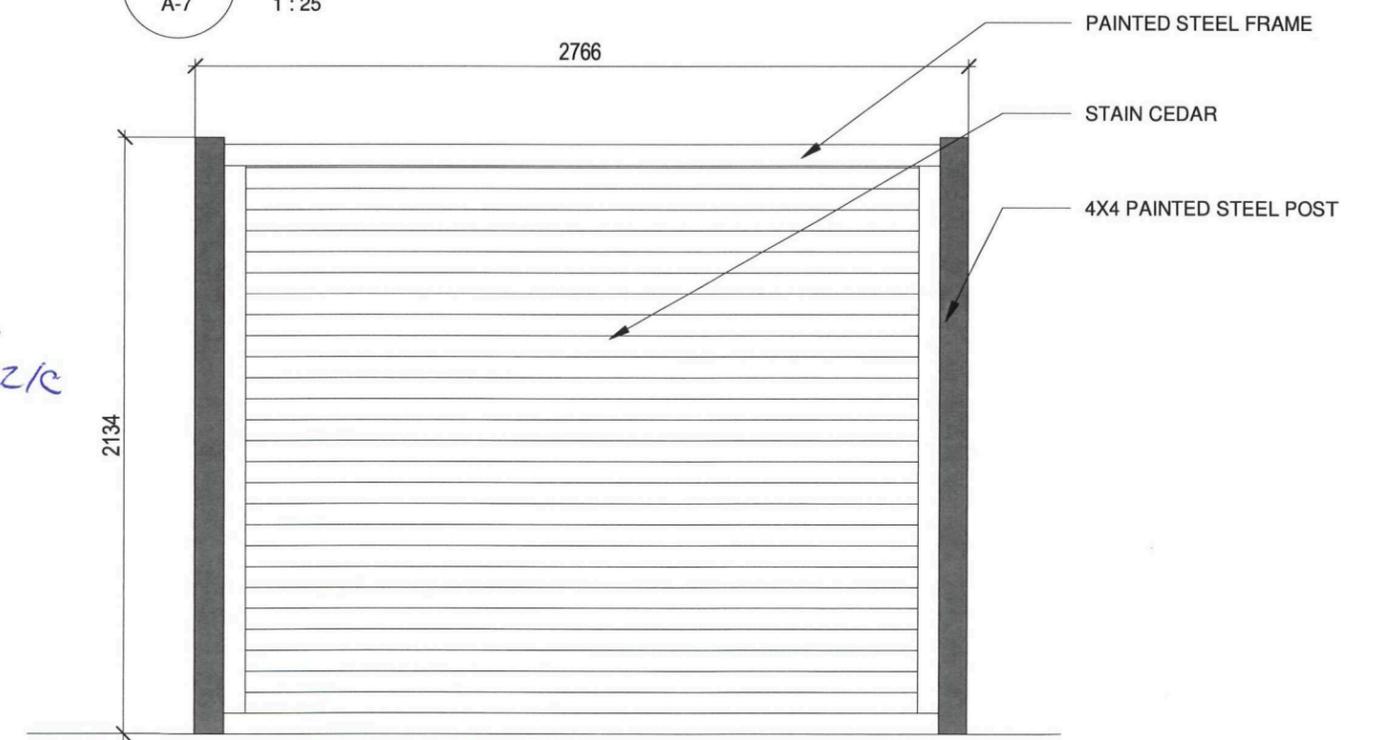
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1 GARBAGE ENCLOSURE
A-7 1:25



2 FRONT VIEW
A-7 1:25



3 SIDE VIEW
A-7 1:25

**ZONING AND PERMITS
BRANCH**
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 200744/22/1c
SHEET# 3 OF 7
APPLICATION (SGD.) _____
DEV EXAM. CLB
DATE 9/29/2022

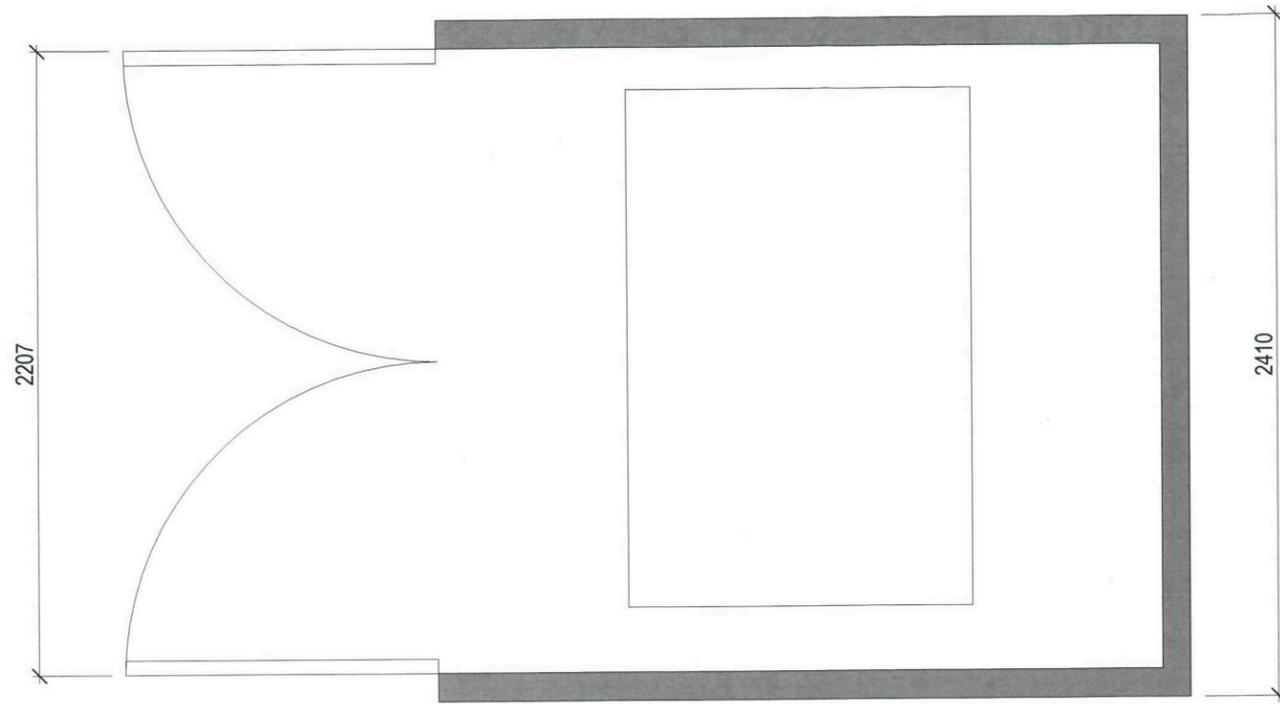
GARBAGE ENCLOSURE

ISSUE DATE: 20220805 PROJECT NUMBER/NAME: 20211126 KA NI KANICHIHK

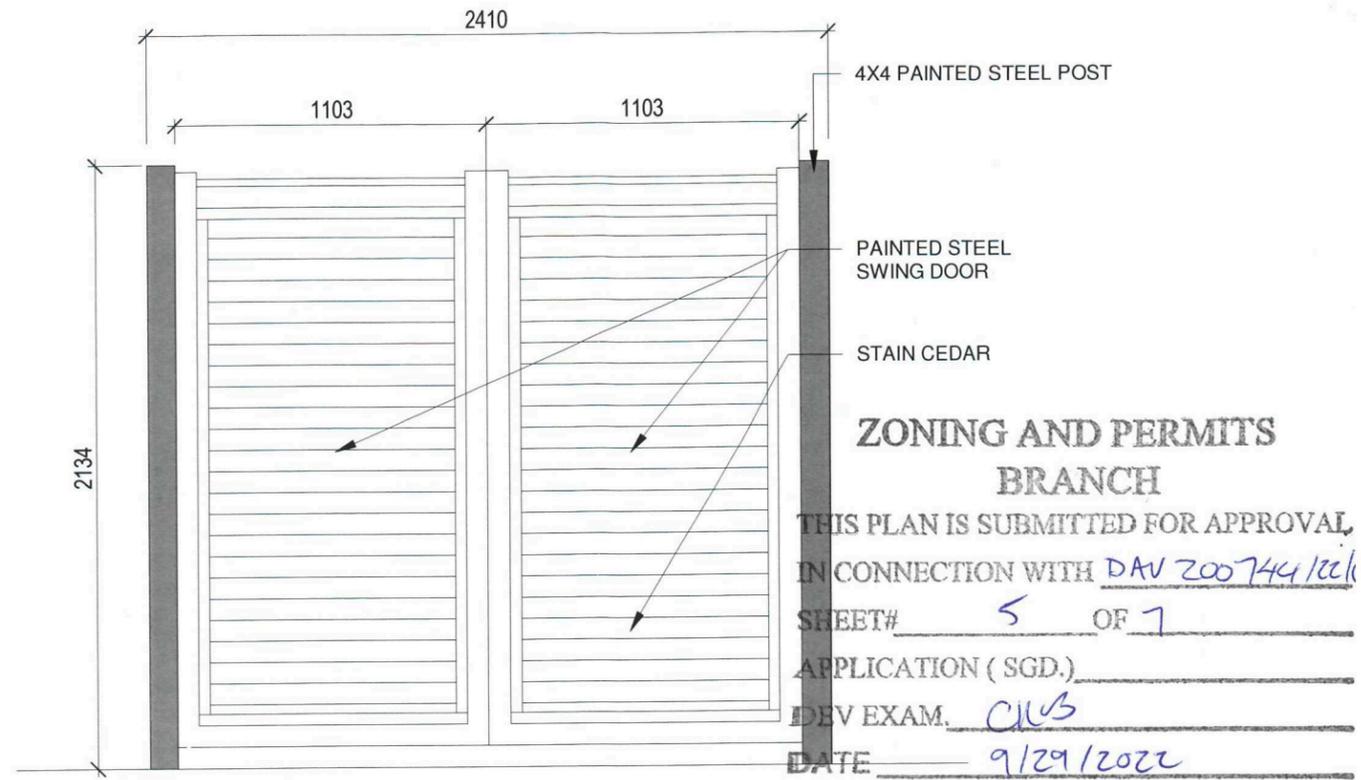


HARRIET STREET ELEVATION

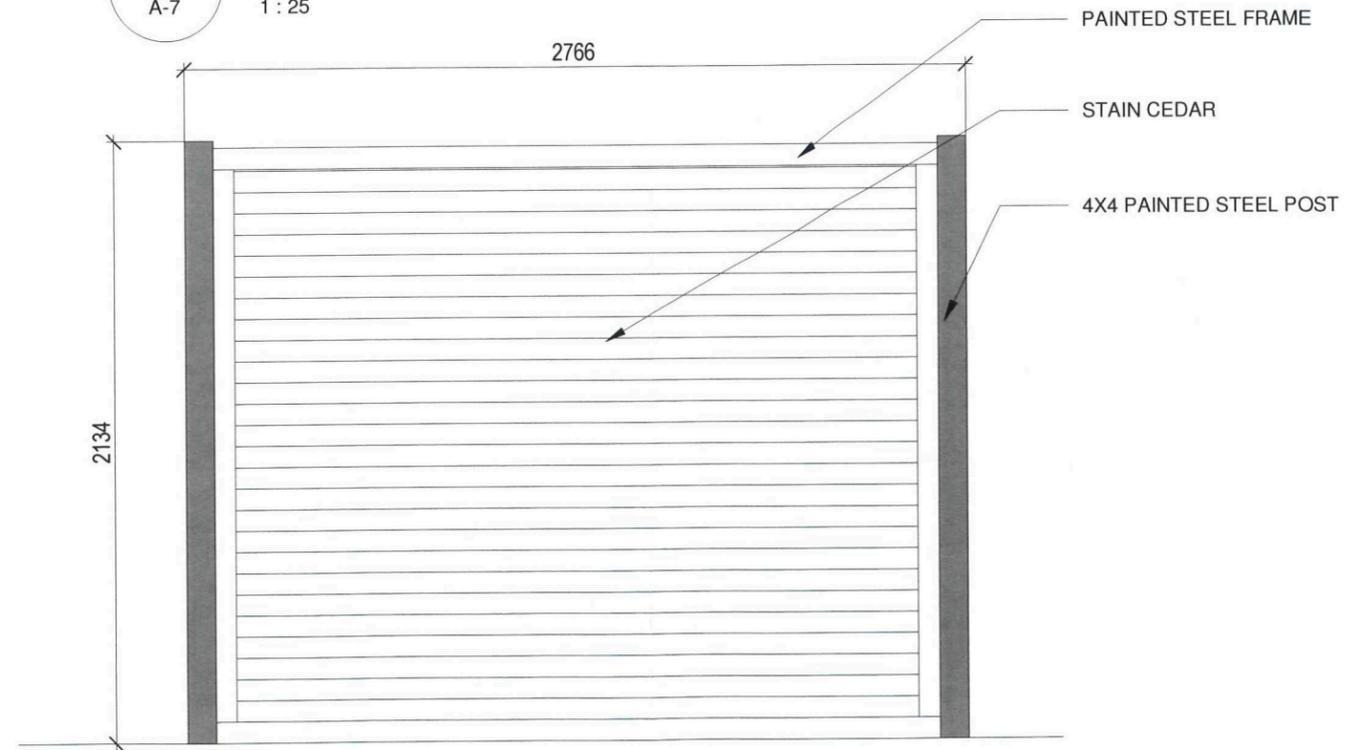
**ZONING AND PERMITS
BRANCH**
 THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH DAV 200744/2021/C
 SHEET# 4 OF 7
 APPLICATION (SGD.) _____
 DEV EXAM. CLW
 DATE 9/29/2022



1 GARBAGE ENCLOSURE
A-7 1:25



2 FRONT VIEW
A-7 1:25



3 SIDE VIEW
A-7 1:25

GARBAGE ENCLOSURE

ISSUE DATE: 20220805 PROJECT NUMBER/NAME: 20211126 KA NI KANICHIHK

ZONING AND PERMITS
BRANCH

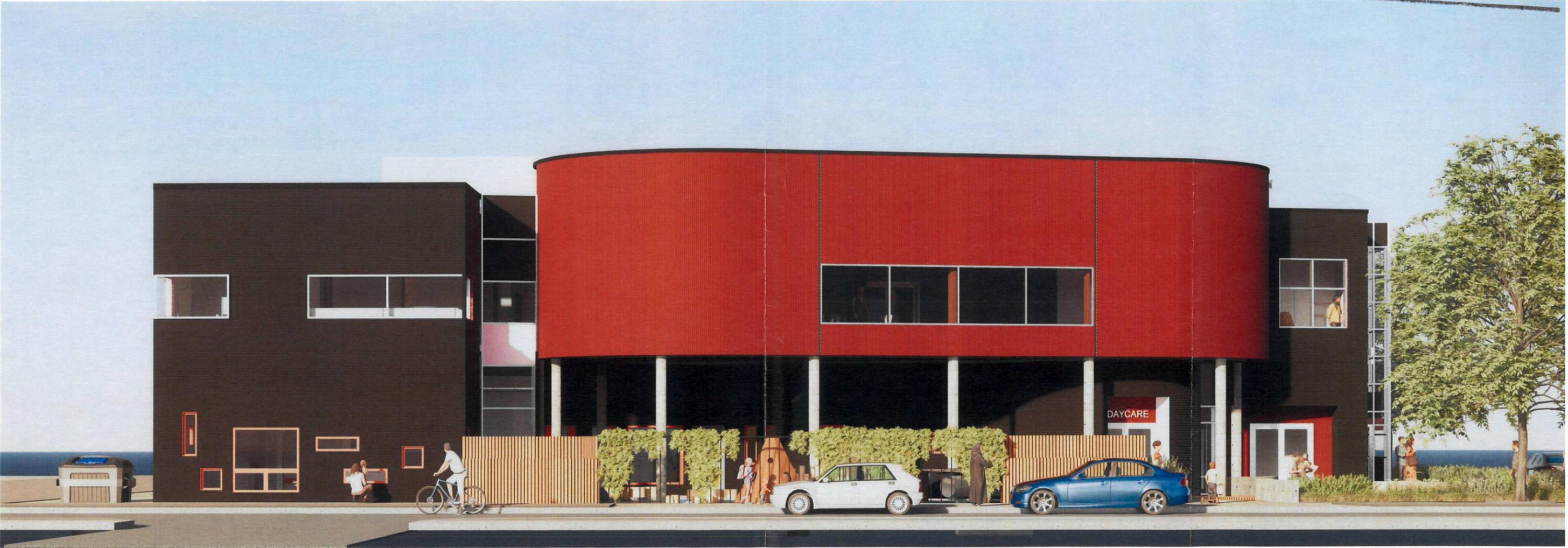
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IN CONNECTION WITH DAV 200744/2210

SHEET# 6 OF 7

APPLICATION (SGD.) _____

DEV EXAM. CU's

DATE 9/29/2022



Ka Ni Kanichihk Expansion

SCALE: 1 : 10
DATE: 12/21/21

HARRIET STREET VIEW





KA NI KANICHIHK
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ZONING AND PERMITS
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAV 200744/22/C

SHEET# 7 OF 7

APPLICATION (SGD.) _____

DEV EXAM. CMB

DATE 9/29/2022



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Ka Ni Kanichihk Inc.
"those who lead"

Ka Ni Kanichihk Expansion

SCALE: 1:10
DATE: 12/21/21

MCDERMOT AVE. VIEW



VERNE REIMER
ARCHITECTURE
INCORPORATED