

## ADMINISTRATIVE REPORT

**Title:** DAV 25-113441\C – 90 Gertie St  
**Issue:** For the construction of a sweat lodge structure.  
**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 "RMU PDO-1 West Alexander Centennial" development and design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a community centre to permit:
  - a) a rear yard of 5 feet (1.52 metres) instead of 25 feet (7.62 metres);
  - b) 6 parking spaces instead of 9 spaces;
- 2) for the establishment of an open accessory parking area to permit no front yard instead of 3 feet (0.91 metres).

Subject to the following condition(s):

- 1) That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-113441\C, dated March 18, 2025 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 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 construct a sweat lodge structure, accessory to a cultural centre, and requires Variances for the parking and setback 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 25-113441\C

**RELATED FILES:**

**COMMUNITY:** Lord Selkirk - West Kildonan Committee

**NEIGHBOURHOOD #:** 3.105 - West Alexander

**SUBJECT:** To vary the "RMU PDO-1 West Alexander Centennial" development and design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a community centre to permit:
  - a) a rear yard of 5 feet (1.52 metres) instead of 25 feet (7.62 metres);
  - b) 6 parking spaces instead of 9 spaces;
- 2) for the establishment of an open accessory parking area to permit no front yard instead of 3 feet (0.91 metres).

**LOCATION:** 90 Gertie St

**LEGAL DESCRIPTION:** LOT 59 PLAN 32423 6/7 ST J

**APPLICANT:** Suzy Melo (Brook McIlroy Inc)  
91 Albert St Unit 1  
Winnipeg, MB R3B1G5

**OWNER:** 6249079 MANITOBA INC.  
1364 McPhillips St 225  
Winnipeg, MB R2X 2M4

#### 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 Gertie Street between McDermot Avenue and William Avenue, in the West Alexander neighbourhood of the Point Douglas ward.
- The subject site is 6,615 square feet square feet in area, and currently vacant.
- The site is within the Established Neighbourhood – Mature Community policy area under the *Complete Communities Direction Strategy 2.0*, and is designated Residential Mixed Use in the *West Alexander & Centennial Neighbourhood Plan* and Planned Development Overlay.
- Per Winnipeg Zoning By-law 200/2006, the property is zoned “RMU PDO-1 West Alexander & Centennial” (Schedule L to Zoning By-law 200/2006).



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

## SURROUNDING LAND USE AND ZONING (See Figure 2)

- North:** Two single-family dwellings on Gertie Street, then a triplex and vacant multi-family buildings on Bannatyne Avenue, zoned “RMU” Residential Mixed Use.
- South:** Ka Ni Kanichihk daycare and cultural centre zoned “RMU” Residential Mixed Use, then McDermot Avenue.
- East:** Gertie Street, then a multi-family dwelling (6 units) and a mix of single-family and two-family lots on McDermot Avenue.
- West:** Outdoor programming space owned by Ka Ni Kanichihk, and a residential multi-family dwelling consisting of two buildings (total 24 units), zoned “RMU” Residential Mixed Use.



Figure 2: Zoning of the site and surrounding area

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a permanent sweat lodge structure on the site. The structure will be located on the rear half of the site, with 6 parking spaces and a drive aisle located at the front of the site. Vehicular access to the site will be taken via a new approach as the site does not abut a public lane.
- The proposed structure would be +/-22 feet to the top of the centre skylight protrusion, +/-13 feet to the bulk of the building, and 900 square feet in area.
- The drawings provided show cladding consisting of thin stone veneer, and fibre cement siding and board and batten.

- Street edge landscaping includes 2 trees and 7 shrubs, as well as 4 shrubs for building foundation landscaping. The applicant has provided generous landscaping throughout the site in planting beds along sodded areas and accessible concrete pathways.
- Site plans show a 3 foot 6 inch high ornamental metal fence along the street edge, and a 6 foot thigh wood fence with vegetative screening separating the parking area from the proposed structure
- The applicant has provided a dimensioned site plan, black and white elevations and building sections.

## **COLLABORATIVE PLANNING AND CONSULTATION**

The applicant consulted with the Urban Planning & Design Division prior to submitting the subject application. The Division provided feedback relating to parking, landscaping and fencing, which the applicant has incorporated into the proposed development plans.

## **ANALYSIS AND ISSUES**

### **COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0**

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.

### ***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*

- 1.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- 1.13 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.*
- 1.14 Avoid buildings that create long blank walls facing public streets.*
- 1.15 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.*

## WEST ALEXANDER & CENTENNIAL SECONDARY 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*

- 2. 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;*
- 3. 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.*

#### CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The applicant is proposing to construct a community centre use with a rear yard of 5 feet instead of 25 feet, therefore a Variance is required.
- The applicant is proposing to provide 6 parking spaces instead of 9 spaces, therefore a Variance is required.
- In addition, plans show a new approach leading to a drive aisle located within the 3 foot front yard to parking, therefore a Variance is required for no front yard to an open accessory parking area.

#### ANALYSIS OF VARIANCES

- The proposed development is consistent with the *CCDS 2.0* for the following reasons:
  - 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 a community service provided in an area that displays a high demand, resulting in an overall improvement to the area's services in close proximity.
- The Urban Planning and Design Division is supportive of the rear yard reduction of 5 feet instead of 25 feet, as there is no lane access and it is necessary to locate parking at the front of the site. In addition, the proposed sweat lodge structure has been designed considering that the abutting lot at the rear of the property is under the same ownership as the subject site.
- The Public Service supports the proposed parking reduction from 9 spaces to 6 spaces, as the subject site is within walking distance of convenient transit service and in proximity to high quality active transportation infrastructure including bike lanes on Bannatyne Avenue and McDermot Avenue. In addition, the site is within short walking distance of high quality transit on Isabel Street and Notre Dame Avenue, and is intended to provide a community asset within a walkable neighbourhood.
- The Urban Planning and Design Division approves the Variance to permit a front yard reduction to the accessory parking area to provide no front yard instead of 3 feet, as this measurement applies to the drive aisle on a site which is constrained by a front approach rather than a rear lane. In addition, the proposed sweat lodge structure has been sited at the rear of the site to ensure privacy and facilitate entry into the existing building via a doorway near the rear of the site.

## 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 development is consistent with the character of the area and meets the policies under the West Alexander & Centennial Neighbourhood 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 site is within an area with a mix of land uses, and the proposed community centre use is unlikely to pose a substantial adverse effect on the surrounding neighbourhood.*
- (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 supported Variances are required to relieve the injurious effect of the zoning by-law and to meet the goals and objectives of Complete Communities Direction Strategy 2.0.*
- (d) is compatible with the area in which the property to be affected is situated.  
*In that, the Variances requested are compatible with existing character and development on the street and in close proximity to the subject site.*

## CONSULTATION

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

## OURWINNIPEG 2045 POLICY ALIGNMENT

### OurWinnipeg 2045 Goal: 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.

**Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.**

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

### Applicable Policies for Mature Communities

#### 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 #4: Facilitate Compact, Complete Development and Increase Density**

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

#### SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Simi Jerez, RPP MCIP  
Date: Friday, April 25, 2025  
File No. DAV 25-113441\C

# KA NI KANICHIHK SWEAT LODGE BUILDING

90 GERTIE ST, WINNIPEG, MB R3A 1B6

## Ka Ni Kanichihk Inc.

455 McDermot Ave  
Winnipeg, Manitoba, R3A 0B5  
www.kanikanichihk.ca

PRIME CONSULTANT:

### Brook McIlroy Inc.

1-91 Albert St  
Winnipeg, Manitoba, R3B 1G5  
www.brookmcilroy.com  
t. 204-515-0780

CONSTRUCTION MANAGEMENT:

### M Builds

35 Trottier Bay  
Winnipeg, Manitoba, R3T 3R3  
www.mbuilds.ca  
t. 204-453-9177

### ARCHITECTURE

#### Brook McIlroy

Unit 1 - 91 Albert St.  
Winnipeg, MB  
R3B 1G5  
T: 204 515 0780  
info@brookmcilroy.com

### LANDSCAPE ARCHITECTURE

#### Brook McIlroy

Unit 1 - 91 Albert St.  
Winnipeg, MB  
R3B 1G5  
T: 204 515 0780  
info@brookmcilroy.com

### CIVIL ENGINEERING JR Cousin Consultants Ltd.

91A Scurfied Blvd.  
Winnipeg, MB  
R3Y 1G4  
T: 204 489 0474  
www.jrcc.ca

### STRUCTURAL ENGINEERING Wolfrom Engineering Ltd.

345 Wardlaw Ave  
Winnipeg, Manitoba  
R3L 0L5  
T: 204-452-0041  
www.wolfromeng.com

### MECHANICAL ENGINEERING Epp Siepman Engineering

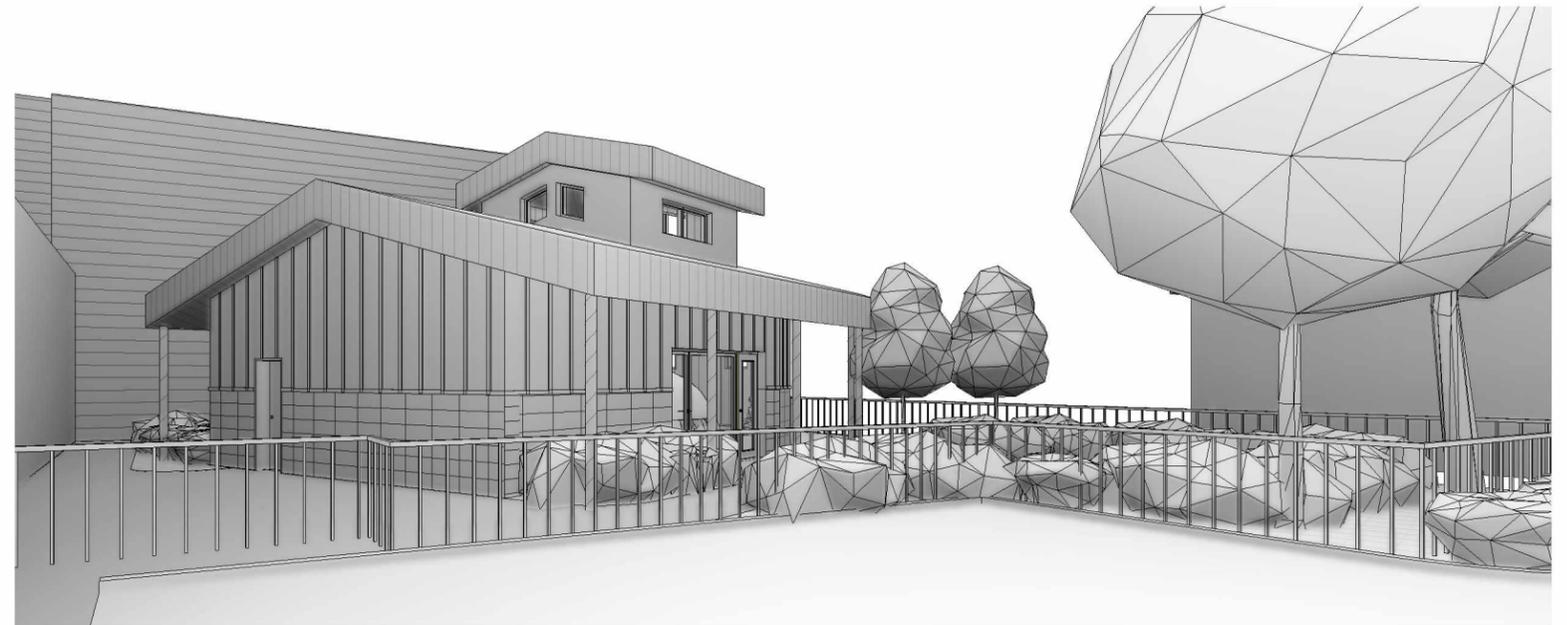
400-136 Market Ave  
Winnipeg, Manitoba  
R3B 0P4  
T: 204-453-1080  
www.eppsiepman.com

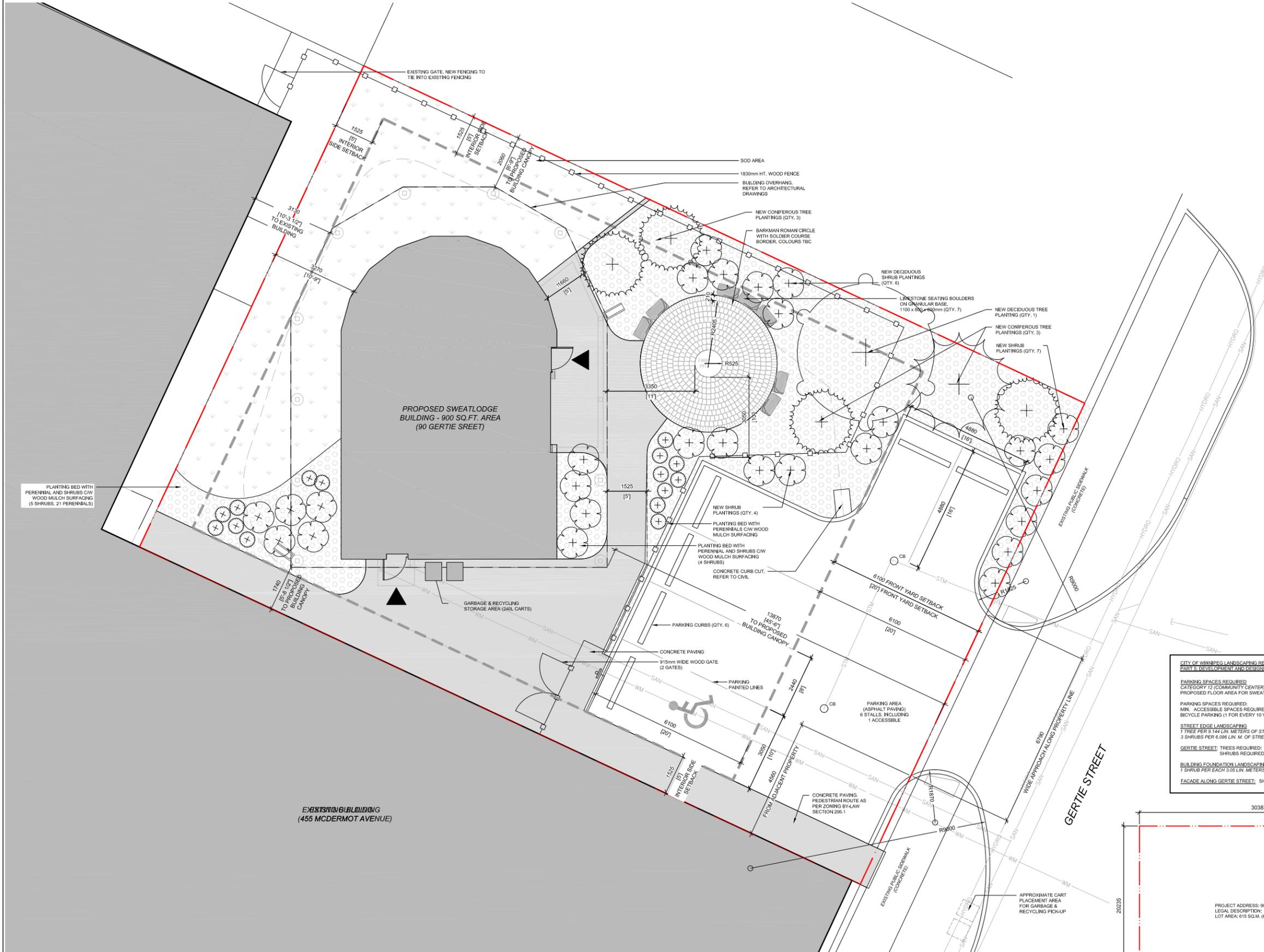
### ELECTRICAL ENGINEERING Epp Siepman Engineering

400-136 Market Ave  
Winnipeg, Manitoba  
R3B 0P4  
T: 204-453-1080  
www.eppsiepman.com

### LIST OF DRAWINGS

PAGE #	SHEET #	SHEET NAME
1	A000	COVER
2	L100	LANDSCAPE SITE PLAN
3	A100	PLANS
4	A101	ELEVATIONS
5	A102	SECTIONS
6	A103	SITE ELEVATION





**LEGEND**

- PROPERTY LINE
- REQUIRED YARD SETBACKS
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE PAVING
- PROPOSED PLANTING BED C/W WOOD MULCH SURFACING
- PROPOSED SOD
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- BUILDING ENTRY POINTS

- GENERAL NOTES**
- ALL SHOWN SITE FEATURES HAVE BEEN LOCATED FROM A SURVEY DRAWING BY JR COUSIN CONSULTANTS LTD., PREPARED IN DECEMBER 2024, THESE HAVE BEEN SHOWN FOR DIAGRAMMATIC PURPOSES ONLY, AND ARE APPROXIMATE IN LOCATION, EXACT LOCATIONS OF ALL UTILITIES TO BE VERIFIED AND CONFIRMED BY CONTRACTOR ON SITE PRIOR TO CONSTRUCTION.
  - EXISTING SITE CONDITIONS HAVE BEEN SHOWN FOR DIAGRAMMATIC PURPOSES ONLY AND ARE APPROXIMATE IN LOCATION, EXACT LOCATIONS OF ALL UTILITIES TO BE VERIFIED AND CONFIRMED BY CONTRACTOR ON SITE PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE IDENTIFIED AND MARKED PRIOR TO ANY EXCAVATION ACTIVITIES.
  - CONTRACTOR TO REPAIR ANY DAMAGE TO UNDERGROUND LINES CAUSED BY CONSTRUCTION ACTIVITY INCLUDING BUT NOT LIMITED TO IRRIGATION & UTILITIES.
  - CONTRACTOR TO PROTECT ALL EXISTING ITEMS AND ENSURE THEY REMAIN AS PER SPECIFICATIONS AND AS NOTED ON DRAWINGS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO SATISFACTION OF CONTRACT ADMINISTRATOR AT THE CONTRACTORS OWN COST.
  - ALL DISTURBED AREAS OUTSIDE THE CONSTRUCTION LIMIT AND PROPERTY LINE ARE TO BE RESTORED TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
  - REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND UNEXPECTED CONDITIONS TO THE CONTRACT ADMINISTRATOR.

**CITY OF WINNIPEG LANDSCAPING REQUIREMENTS AS PER BY-LAW NO. 2002/2006 - PART 6: DEVELOPMENT AND DESIGN STANDARDS**

**PARKING SPACES REQUIRED**  
 CATEGORY 12 (COMMUNITY CENTER): 1 FOR EACH 100 SQ.FT. OF FLOOR AREA  
 PROPOSED FLOOR AREA FOR SWEAT LODGE BUILDING: 83.6 SQ.M. (900 SQ.FT.)

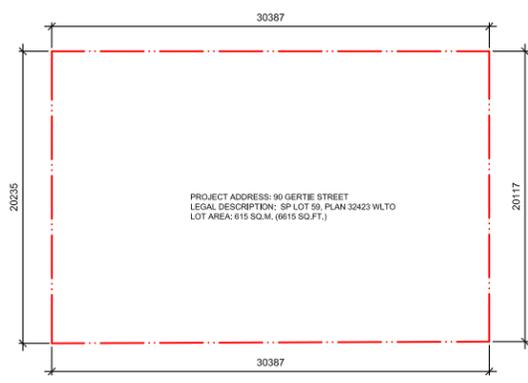
PARKING SPACES REQUIRED:	7	SHOWN: 6
MIN. ACCESSIBLE SPACES REQUIRED:	1	SHOWN: 1
BICYCLE PARKING (1 FOR EVERY 10 VEHICLE SPACE):	0	SHOWN: 0

**STREET EDGE LANDSCAPING**  
 7 TREES PER 3.04 LIN. METERS OF STREET FRONTAGE  
 3 SHRUBS PER 6.09 LIN. M. OF STREET FRONTAGE

**GERTIE STREET:** TREES REQUIRED: 2 SHOWN 2  
 SHRUBS REQUIRED: 7 SHOWN 7

**BUILDING FOUNDATION LANDSCAPING**  
 7 SHRUB PER EACH 3.05 LIN. METERS OF EACH FACADE FACING A PUBLIC R.O.W.

**FACADE ALONG GERTIE STREET:** SHRUBS REQUIRED: 4 SHOWN 4



Ka Ni Kanichihk Sweatlodge Building  
 90 Gertie Street

**BrookMcIlroy/**  
 ARCHITECTURE - LANDSCAPE ARCHITECTURE - URBAN DESIGN - PLANNING

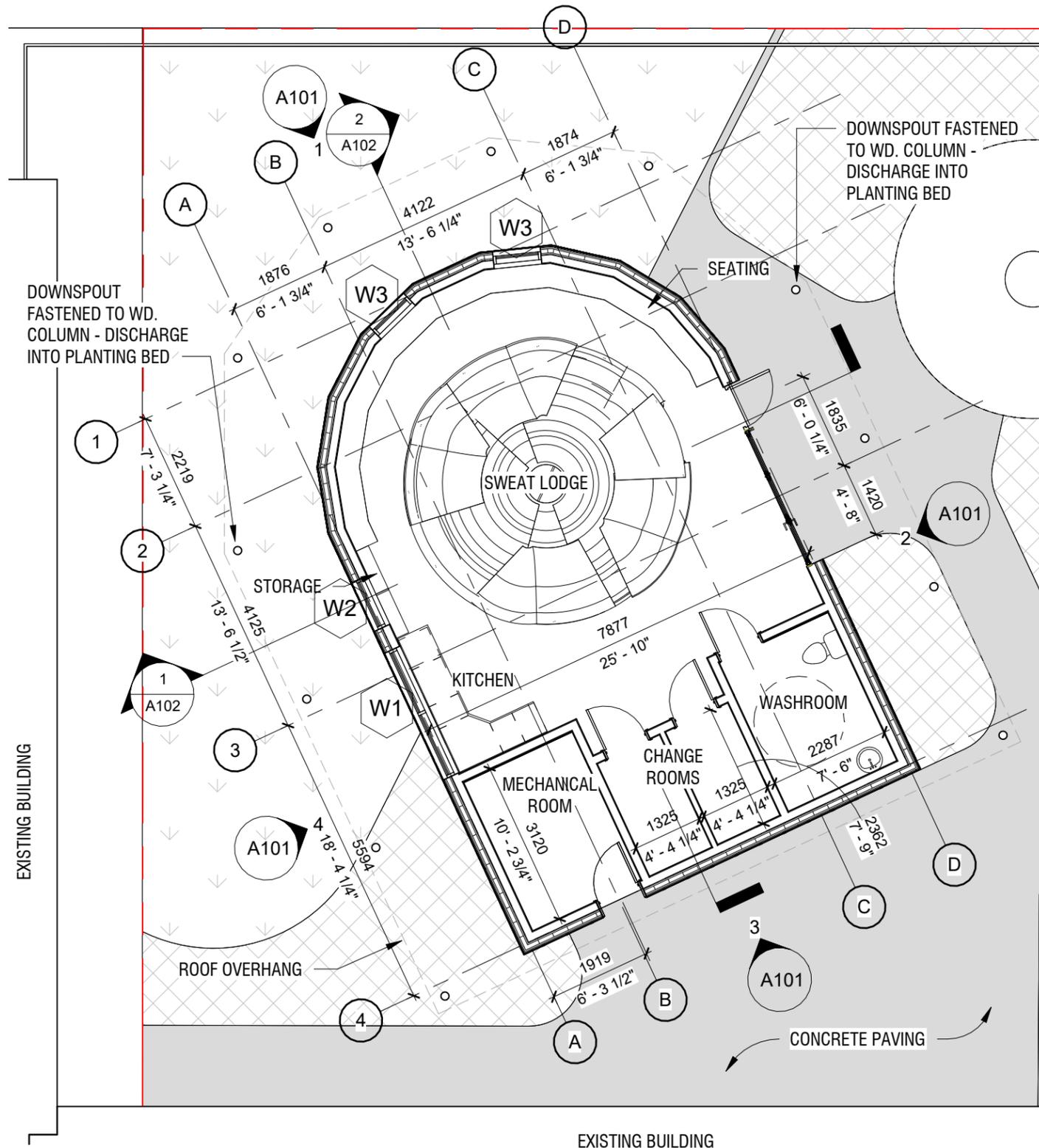
91 ALBERT STREET, UNIT 1  
 WINNIPEG, MB R3B 1G5  
 T. 204.315.0780

SHEET TITLE  
**Landscape Site Plan**

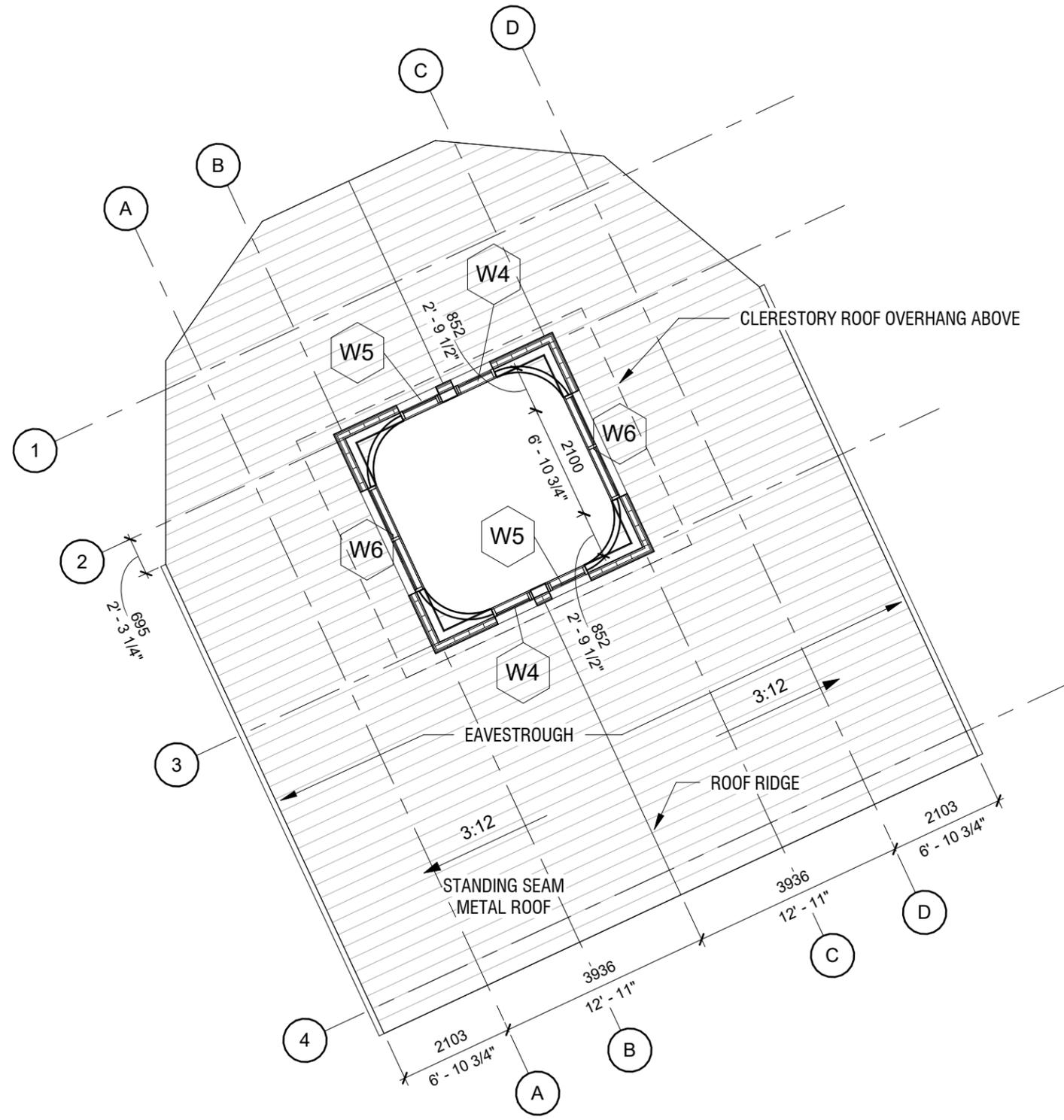
PROJECT NO. 24-043

DATE 12/23/2024

SHEET NO. **L100**

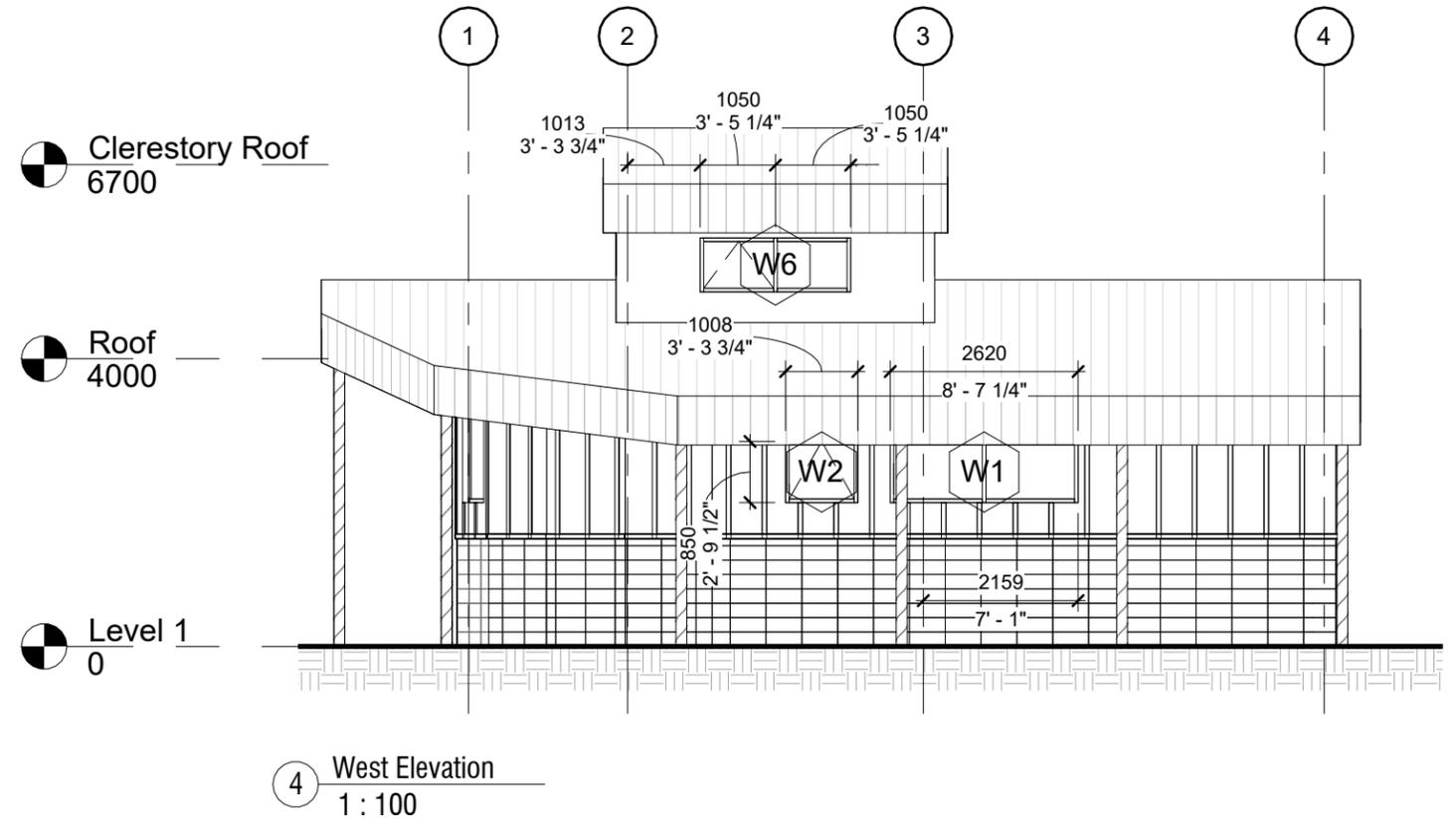
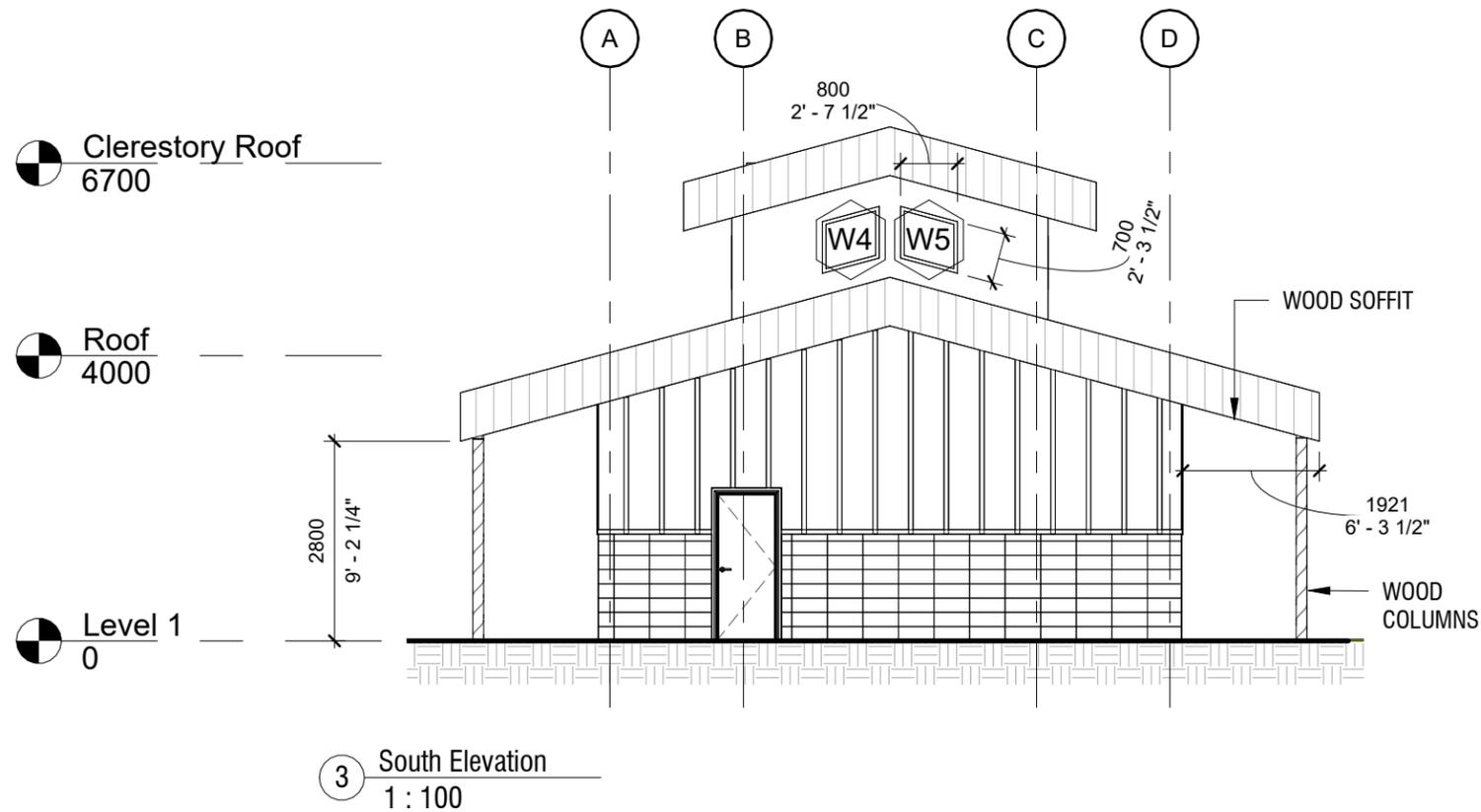
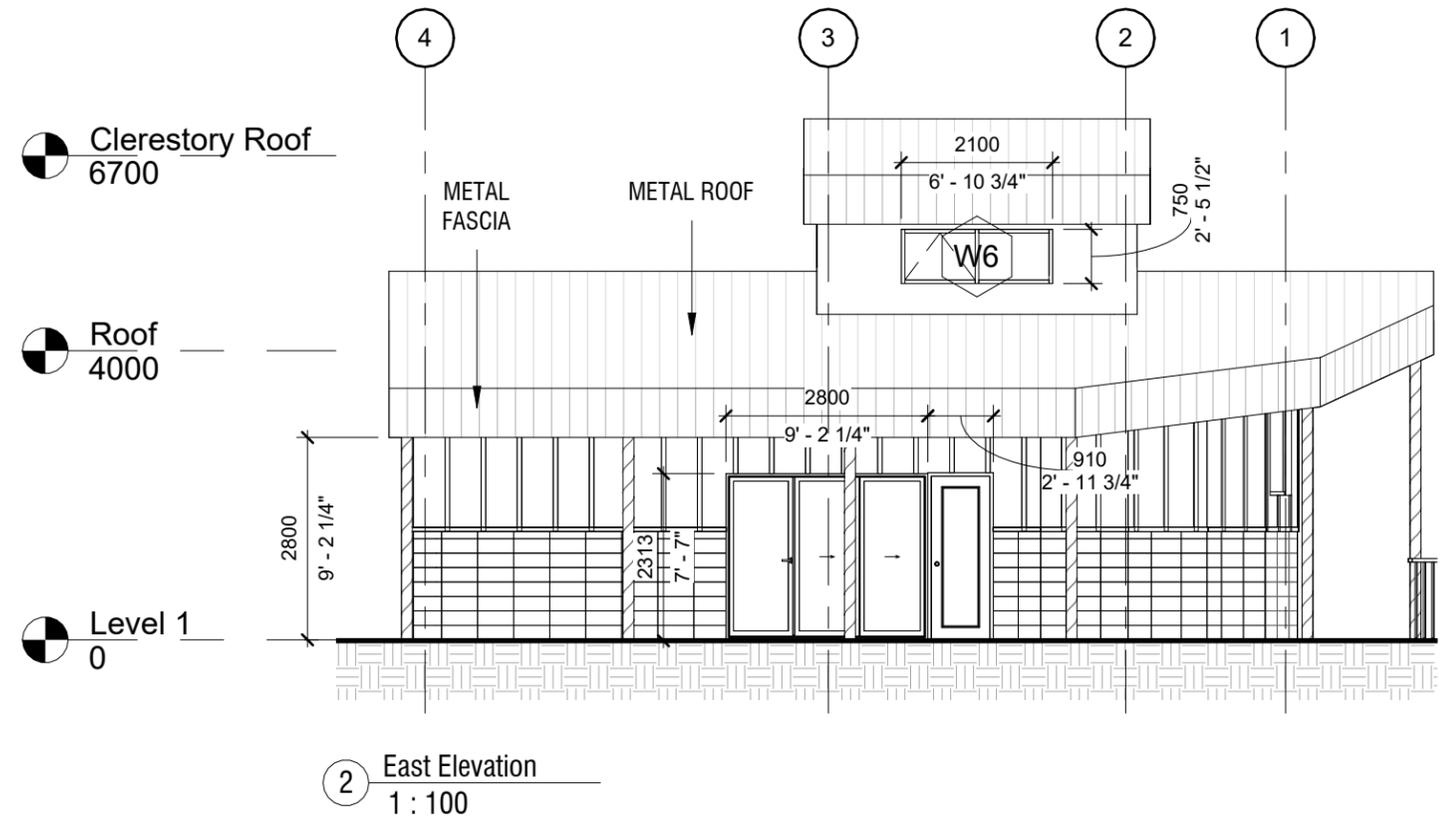
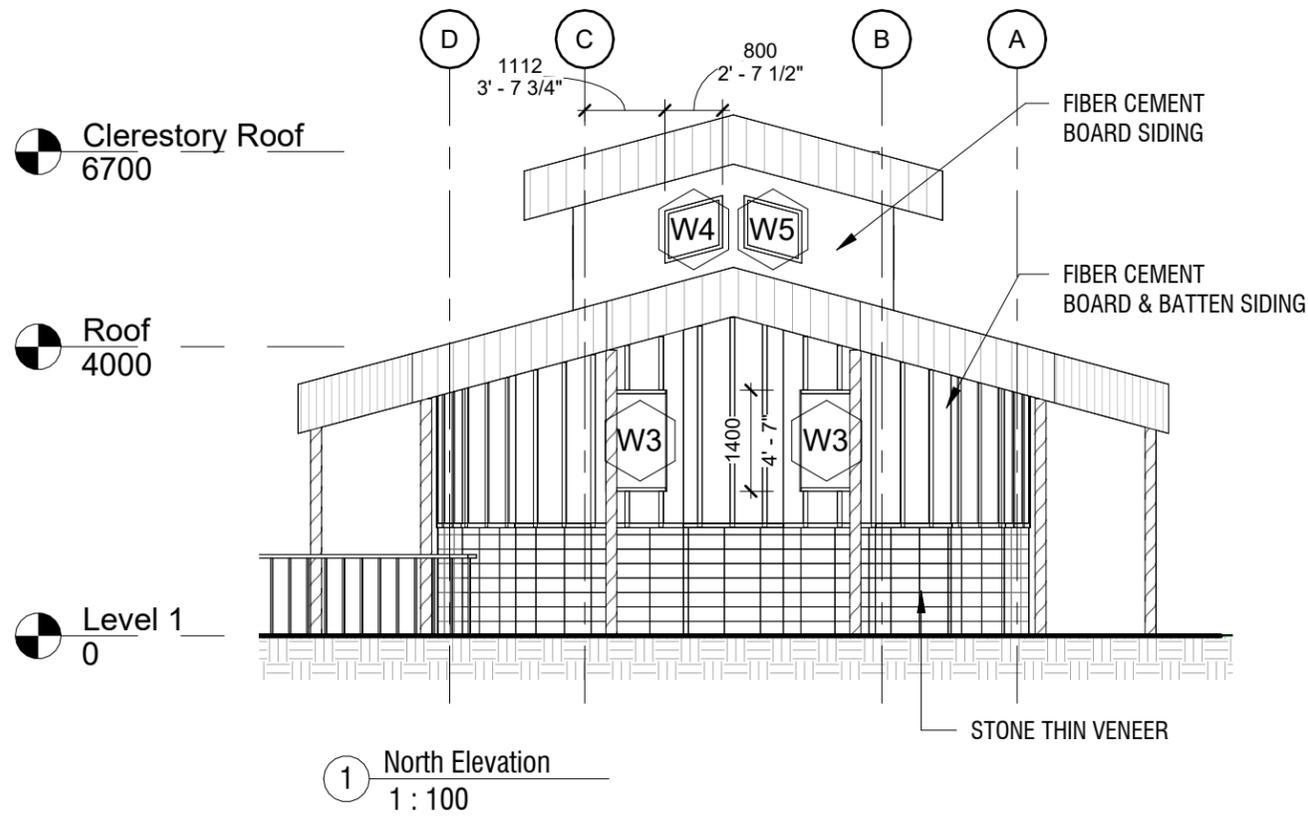


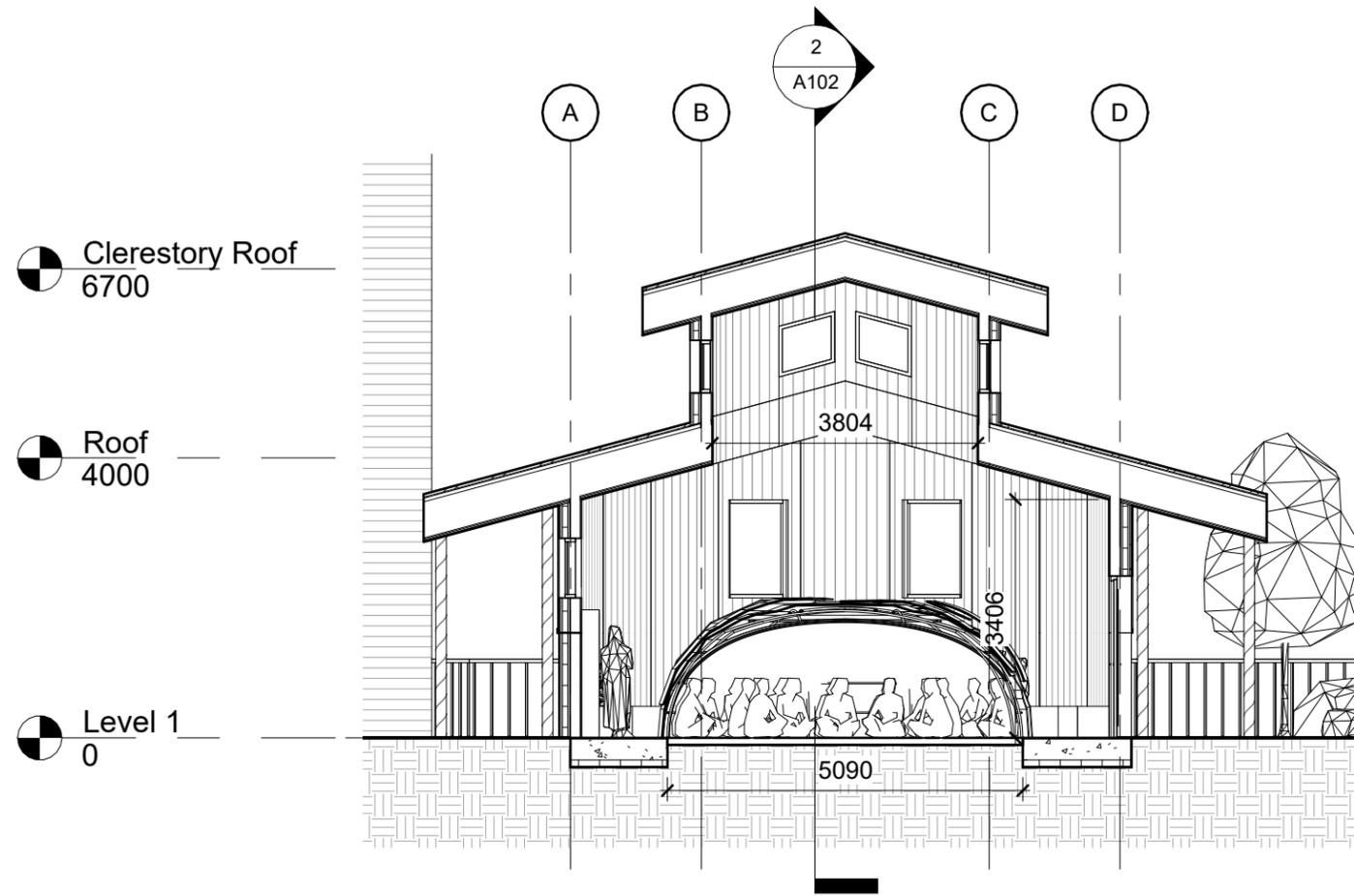
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1 : 100



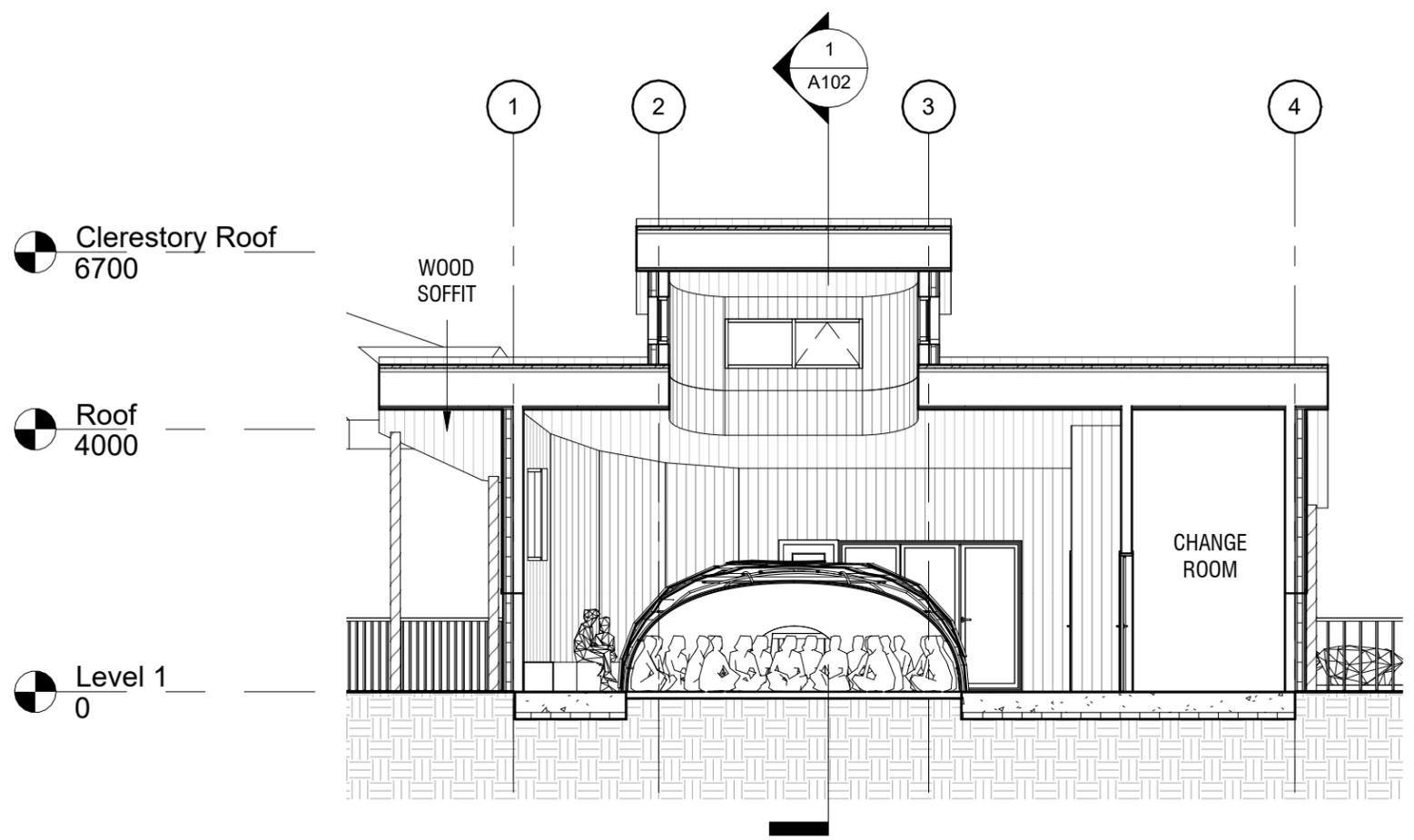
2 Roof Plan  
1 : 100



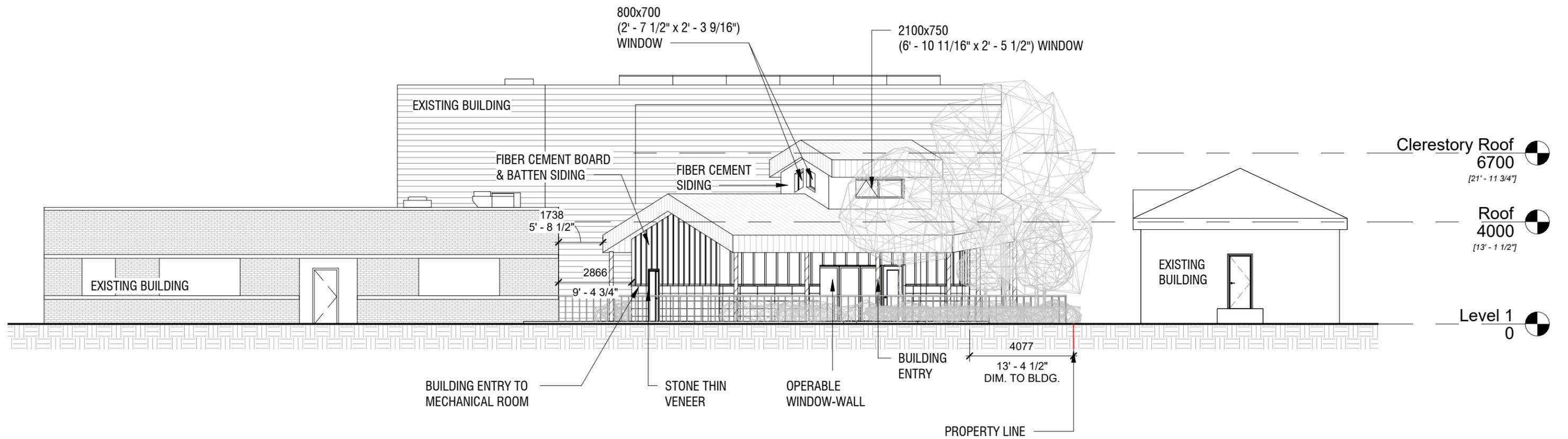




1 Section 1  
1 : 100



2 Section 2  
1 : 100



1 East Site Elevation  
1 : 150