

ADMINISTRATIVE REPORT

Title: DCU 25-131191\C – 566 Bannatyne Ave

Issue: For a Care Home with 14 beds and an accessory Social Service Facility.

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:

1. a Care Home use exceeding 6 beds;
2. an accessory Social Service Facility use.

Subject to the following condition(s):

1. That the number of residents be limited to no more than eighteen (18) persons;
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 convert an existing multi-family building into a 14-bed care home use, and requires a Conditional Use for the number of beds and for the accessory social service, 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 25-131191\C

RELATED FILES:

COMMUNITY: Lord Selkirk - West Kildonan Committee

NEIGHBOURHOOD #: 3.105 - West Alexander

SUBJECT: For a Conditional Use under Zoning By-Law No. 200/2006 to permit:

1. a Care Home use exceeding 6 beds;
2. an accessory Social Service Facility use.

LOCATION: 566 Bannatyne Ave

LEGAL DESCRIPTION: LOT 9/10 PLAN 367 6W ST J

APPLICANT: SUNSHINE HOUSE INC.
646 Logan Ave
Winnipeg, MB R3A 0S7

OWNER: SUNSHINE HOUSE INC.
646 Logan Ave
Winnipeg, MB R3A 0S7

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 Bannatyne Avenue at the southwest corner of Kate Street, in the West Alexander neighbourhood of the Point Douglas ward.
- The subject site is 8,244 square feet in area, and currently occupied by a three-storey, 6,254 square foot multi-family residential building previously used as a Boarding House Use.
- The subject site is accessed by a concrete public lane.
- The property is in the Established Neighbourhood - Mature Communities policy area under the *Complete Communities Direction Strategy 2.0*, and zoned “RMF-S PDO-1 West Alexander Centennial” Residential Multi-Family (Small).
- The subject site falls within the *West Alexander & Centennial Neighbourhood Secondary Plan*, and is designated a ‘Medium Density Residential’ policy area. The general intent of the Residential policy areas is to foster a high quality living environment and to preserve the strong sense of community while offering a wider variety of attractive and affordable housing choices which meet the changing needs of the West Alexander & Centennial community.

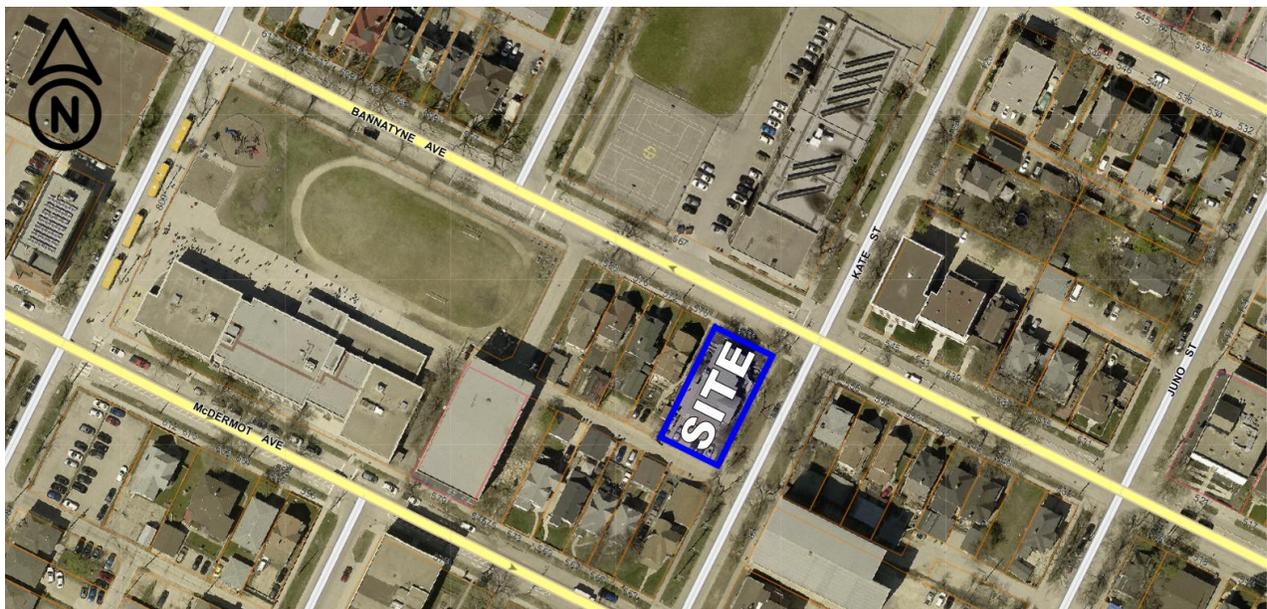


Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Bannatyne Avenue; then a grade 7-12 school and accessory parking area and athletic field, zoned “RMF-S” Residential Multi-family (Small) district.

South: Public lane; then single-, two- and multi-family dwellings zoned “RMF-S” Residential Multi-family (Small) district.

East: Kate Street; then single-, two- and multi-family dwellings zoned “RMF-S” Residential Multi-family (Small) district.

West: Single- and multi-family dwellings zoned “RMF-S” Residential Multi-family (Small) district; then a K-12 school and accessory athletic field.



Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to use the existing building as a care home for 15-18 individuals with an accessory 2,258 square foot Social Service Facility Use to allow for safe, affordable housing with wrap around support services for 2SLGBTQIA+ individuals leaving encampments in Winnipeg.
- The applicant’s Letter of Intent states that the following support services will be provided onsite:
 - Shelter and transitional housing case coordinators;
 - Peer and Elder support/mentorship;
 - Land-based teachings;
 - Healing programming;

- Employment skills training;
- Life skills workshops;
- Access to meals;
- Eviction prevention.
- The site currently has six (6) parking spaces, including one (1) accessible parking space, meeting the requirements of the Winnipeg Zoning By-law.
- No changes to the existing building, parking or landscaping are being proposed.

COLLABORATION

The applicant worked collaboratively with the Urban Planning & Design Division to adjust plans submitted for a supportable proposal.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0 (CCDS 2.0)* is one of four direction strategies supporting *OurWinnipeg*, the city’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an “Established Neighbourhoods – Mature Communities” policy area as outlined in *CCDS 2.0*. The goals and policies from *CCDS 2.0* that apply to the subject property include:

- **D1: Established Neighbourhoods**

Goal 1: Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City’s residential intensification target.

- *Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*

- **G5: Housing**

Goal 1: Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.

Support housing diversity

- *Pursue the development of new tools and regulatory approaches that support the establishment of a range of sizes, forms, affordability levels, and tenures of housing. Standards should be flexible enough to reflect the unique identity and character of each neighbourhood. Integrate affordable housing*

Goal 4: Support the integration of supportive housing within residential neighbourhoods, with a particular focus on locations near a variety of transportation options.

Supportive Housing

4.1 Assist in building and maintaining the capacity of non-profit housing organizations in the design, development and maintenance of supportive housing. Based on current housing data and trends, identify annual targets of new supportive housing units needed to reduce and prevent chronic homelessness.

WEST ALEXANDER & CENTENNIAL NEIGHBORHOOD PLAN

- The subject property falls within the “Medium Density Residential” policy area of the *West Alexander & Centennial Neighborhood Secondary Plan*. The general intent of this policy is to accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple-family development.
- The applicable policies guiding development in this area include:
 - *A density of one dwelling unit per 1,000 to 1,250 square feet of lot area may be accommodated through a discretionary review process.*
 - *Encourage infill development and preserve the existing fine grained development patterns in this area by reducing the required minimum lot size.*
 - *In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys and a maximum of three storeys in height.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Care Homes are a permitted use in the “RMF-S” Residential Multi-Family (Small) zoning districts, as well as all other residential zoning districts, with the exception of the “RMH” Residential Mobile Home Park district, to a maximum of 6 persons per clause 64(1) of the Zoning By-law. The applicant is proposing to provide care for 14-18 persons, therefore a Variance is required.
- The Winnipeg Zoning By-law enables the establishment of a social service facility as an accessory use in the “R2” district, through Conditional Use approval. The applicant wishes to establish a social service facility in the lower level of this building to provide onsite counselling and other supportive services to building residents. For this reason, Conditional Use approval is required.

ANALYSIS OF CONDITIONAL USE

- Certain uses in the Zoning By-law 200/06 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.

Care Home Use

- The existing building has been used as a “philanthropic boarding house” by Ronald McDonald House since at least 1998, then by Ka Ni Kanichihk for similar purposes, as the proposed use would have fallen under a Boarding House use under the previous Zoning By-Law No. 6400/94.

- While the proposed use is similar to the previous use of the existing site and building, under the *Winnipeg Zoning by-law 200/2006*, the use is defined as a Care Home, which in residential zoning districts limits the number of individuals housed to six (6).
- The use is compatible with adjacent residential properties and the impact on adjacent residential properties is expected to be minimal as this service assists individuals in transitioning to independent living and will not significantly change how the site currently operates, therefore the public service supports the Conditional Use to permit a Care Home use exceeding 6 beds.

Accessory Social Service Facility Use

- The Zoning By-law defines social service facility as”
“...the use of a premises to provide social or welfare services to those in need, for no fee or compensation, or at a fee recognized as being significantly less than charged by profit-making organizations. Services may include but are not limited to information and referral services, counselling, skill development, aid through provision of food or clothing, life skill and personal development programs, alcohol, drug, or substance abuse counselling centre, temporary overnight accommodation and drop-in or activity space.”
- The applicant wishes to establish a social service use in the lower level of the existing building to provide support services for residents in a safe and supportive living environment.
- The Winnipeg Zoning By-law enables the establishment of a social service use through Conditional Use approval provided the social service facility is accessory to the principal multi-family residential use. Accessory uses must be established in conjunction and in subordination with the principal use. In this case the applicant has confirmed the accessory social service use is indeed subordinate and to and complimentary of the principal residential use and is therefore a valid accessory use. For these reasons, the Urban Planning Division **supports** this Conditional Use.

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 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;
***In that,** the building is not changing and is compatible with the surrounding area, and subject to the conditions of approval, any potential adverse effects on adjoining properties will be mitigated.*
- (d) is compatible with the area in which the property to be affected is situated.
***In that,** the conditional use does not fundamentally change how the site currently operates.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

Good Health and Well Being

4.4 Affordable and Supportive Housing Options: *Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life-cycle.*

Social Equity

5.2 Affordable and Supportive Housing Options: *Conserve and increase development of a continuum of affordable and supportive housing throughout the city as a fundamental human right.*

City Building

6.39 Affordable and Supportive Housing Options: *Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low carbon, energy efficient construction; adaptable universal design accessibility; and proximity to integrated and , sustainable transportation options.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

Poverty Reduction Goals and Objectives:

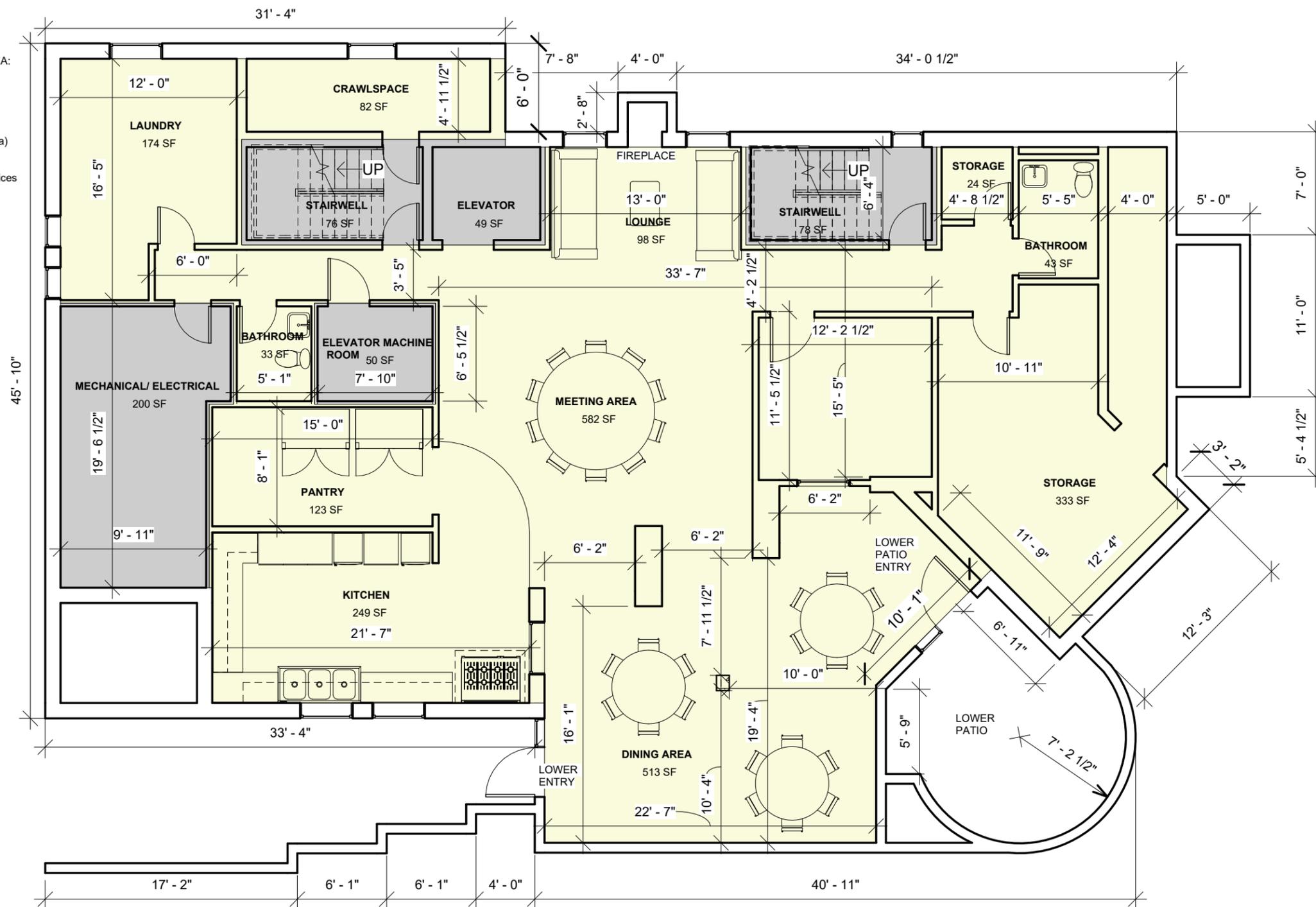
Goal 2: The City actively plans for and partners in affordable housing.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Simi Jerez, RPP MCIP
Date: Friday, March 21, 2025
File No. DCU 25-131191\C

GROSS FLOOR AREA:
3,266 SQ FEET

- Care Home
(Common Area)
2,534 SQ FEET
- Circulation/ Services
497 SQ FEET



Project: 25-007

Date: 03/10/25

Drawn By: BD

1

CLIENT: **Sunshine House**

PROJECT: **566 Bannatyne Ave, Wpg, MB**

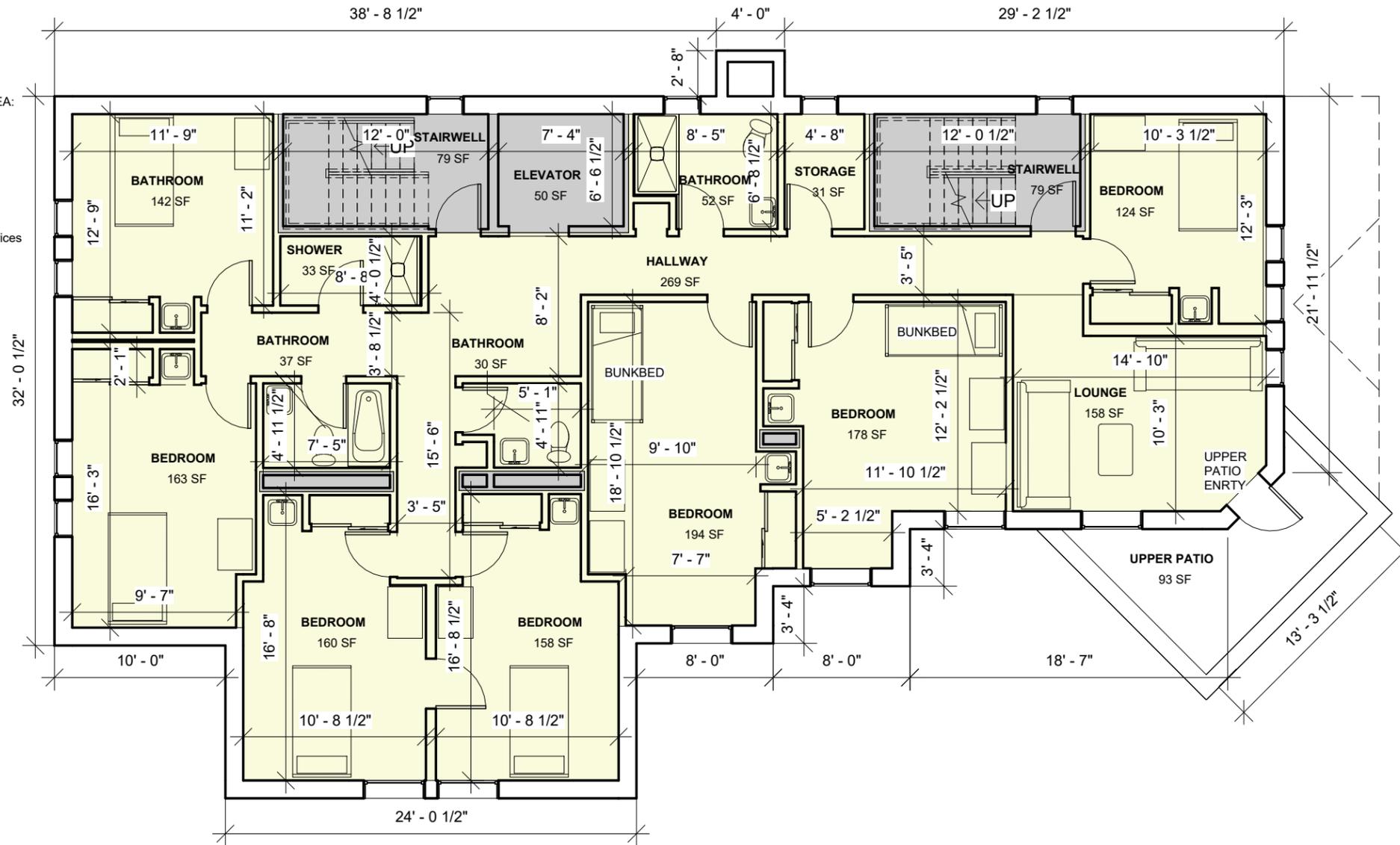
Drawing Title: **Basement 1/8" = 1"**

BrookMcIlroy

GROSS FLOOR AREA:
2,337 SQ FEET

Care Home
1,860 SQ FEET

Circulation/ Services
248 SQ FEET



Project: 25-007

Date: 03/10/25

Drawn By: BD

3

CLIENT: **Sunshine House**

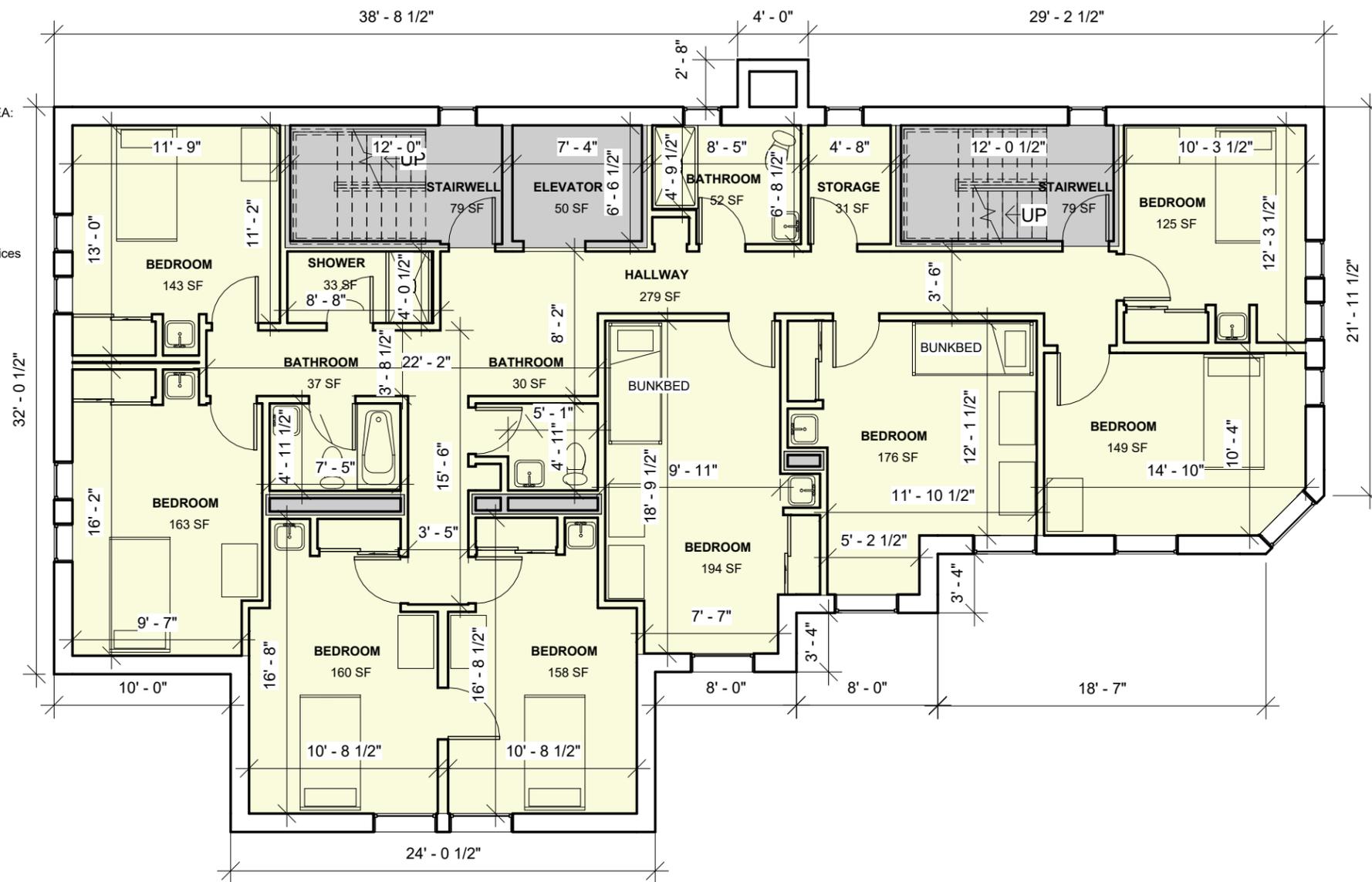
PROJECT: **566 Bannatyne Ave, Wpg, MB**

Drawing Title: **Second Floor 1/8" = 1"**

BrookMcIlroy

GROSS FLOOR AREA:
2,337 SQ FEET

- Care Home
1,860 SQ FEET
- Circulation/ Services
248 SQ FEET



Project: 25-007

Date: 03/10/25

Drawn By: BD

CLIENT: **Sunshine House**

PROJECT: **566 Bannatyne Ave, Wpg, MB**

Drawing Title: **Third Floor 1/8"=1"**