



HARRIET STREET SENIORS HOUSING INC.

ANNUAL REPORT 2022



Harriet Street Seniors Housing Inc. provides safe, affordable, quality housing in Central Winnipeg for seniors from diverse communities.



2022 REPORT

In March 2022, Harriet Street Seniors Housing Ltd. made an application to Canada Revenue Agency to obtain standing as a qualified donee as a provider of affordable housing for the aged. This status was confirmed early April making Harriet Street Seniors Housing Inc. one of ten such organizations in Canada. Harriet Street Seniors Housing Inc. now has the capacity to provide tax receipts for donations.

The critical task for this year for Harriet Street Seniors was to undertake the rezoning of the consolidated building lots at 55 Harriet Street to RMF-L, multi-family residential. This involved gathering of information for the application and working with planners from the city and along with the review of plans by various parties such as Manitoba Hydro and Water and Waste, Public Works, Department of the City. The building lot was resurveyed by Barnes & Duncan. A number of variances were required for the application including one to allow the building to be slightly higher than what is permitted in the West Alexander/ Centennial Secondary Plan.

The public hearing notices for the rezoning were posted on the property on September 1, 2022 and Harriet Street solicited letters of support for the application. Catherine Collins and Baldwin Gonçalves also informed the owners of properties on Gertie Street of the rezoning and confirmed their support for the building plans. There was no opposition to the plans.

Representatives for Harriet Street Seniors Housing Ltd. spoke at rezoning hearing at the Lord Selkirk-West Kildonan Community Committee meeting at City Hall on September 22, 2022 and at a hearing to request a fee waiver at the Property and Planning Department meeting on November 30, 2022.



The application for zoning was successful with the City also providing support through fee waivers for the rezoning and variances. Harriet Street Seniors Inc. also sought a revised appraisal at the rezoned status from Dennis T. Browaty and Associates. This indicated an increase in the land value. The rezoning passed Council at the end of January 2023.

Harriet Street Seniors Housing Inc. undertook to make a detailed application to Canada Mortgage and Housing Co-Investment for building funds. A request was made to Province for a building grant. We are looking forward to the 2023 year with optimism.

The Board wishes to acknowledge the assistance of John Prystanski of Prystanski Law, the Jubilee Fund of Manitoba, Access Credit Union, the City of Winnipeg, and the Green Kickstarter Fund. We also thank Rey Sangalang for his membership on our Board.

2022 Board of Directors

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