

## ADMINISTRATIVE REPORT

**Title:** DAV 22-227458\C – 619 Argue Street

**Issue:** For a variance associated with three multi-family dwellings with no top floor setback.

**Critical Path:** Director of Planning, Property, and Development

### AUTHORIZATION

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

### DECISION AND CONDITIONS

The Urban Planning Division **approves** the application to vary the "RMU PDO-1 The Yards at Fort Rouge" dimensional standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of three multi-family dwellings exceeding 40 feet (12.19 metres) in height to permit no setback on the top floor instead of 11 feet (3.35 metres).

### 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 22-227458\C  
**RELATED FILES:** N/A  
**COMMUNITY:** City Centre Committee  
**NEIGHBOURHOOD #:** 1.665 Lord Roberts

**SUBJECT:** To vary the "RMU PDO-1 The Yards at Fort Rouge" dimensional standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of three multi-family dwellings exceeding 40 feet (12.19 metres) in height to permit no setback on the top floor instead of 11 feet (3.35 metres).

**LOCATION:** 619 Argue Street  
**LEGAL DESCRIPTION:** LOT 5 PLAN 55240 18/25 ST B

**APPLICANT:** Brendan Salakoh (Landmark Planning and Design Inc.)  
298 Waterfront Dr  
Winnipeg, MB R3B 0G5

**OWNER:** 5639973 MANITOBA INC.  
1383 Spruce St  
Winnipeg, MB R3E 2V8

## HISTORY

- On December 15, 2010, Council endorsed The Yards at Fort Rouge Area Master Plan – Policy Number PD-020 (The Master Plan).
- As part of that endorsement, Council also endorsed the “Operationalizing the Yards at Fort Rouge Area Master Plan,” which identifies the procedures required for amendments to the Plan. On May 27, 2014, Council endorsed an amendment to the Master Plan, which added a +/- 4-acre area to the north of the original plan area that accommodated 180 dwelling units.
- On September 8, 2022, amendments to the Master Plan under SPA 4/2022 were approved by Council. Specifically, the following amendments were:
  - re-allocate the permitted number of dwelling units in the plan area by removing 168 dwelling units from the “High-Rise Development” area and placing these dwelling units in the “Low-Rise Development” area; and
  - alter the approximate number of dwelling units/acre (DUA) from 170 DUA to 110 DUA in the “High-Rise Development” area and from 35 DUA to 48 DUA in the “Low-Rise Development” area.

## 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 west side of Argue Street between Berwick Court and Walker Court, in the Lord Roberts neighbourhood of the Fort Rouge - East Fort Garry ward.
- The site is designated Major Redevelopment Site (Fort Rouge Yards) under *the Complete Communities Direction Strategy 2.0*.
- The property is zoned “RMU PDO-1” Residential Mixed Use within Area 3 of the Planned Development Overlay for the Yards of Fort Rouge.
- The property has 203,317 square feet (4.66 acres) of lot area and is currently vacant, with the exception of a small leasing area on the southeast corner.



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

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

**North:** Berwick Court, then multi-family dwellings (156 units) zoned “RMU.”

**South:** Walker Court, then multi-family dwelling units (85 units) and townhouses zoned “RMU.”

**East:** Argue Street, then small parcels of vacant lands zoned “M2” and Ted Jones Park and Lord Roberts Community Centre zoned “PR2.”

**West:** Railway lines zoned “M2,” then commercial lands zoned “C3” on Pembina Highway.



**Figure 2: Zoning of the site and surrounding area.**

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The applicant is proposing the development of three four-storey multi-family buildings on 619 Argue Street, also known as Lot 5 of the Yards at Fort Rouge. The development proposes a total of 263 dwelling units, which are laid out as follows:

- Building 1 (south building):
  - 24,690 square feet
  - 100 units
  - 69 underground parking stalls
- Building 2 (middle building):
  - 18,488 square feet
  - 76 units
  - 51 underground parking stalls
- Building 3 (north building)
  - 21,555 square feet
  - 87 units
  - 63 underground parking stalls.

Additionally, guest parking is provided along the west property line, which altogether comprises 305 vehicular parking stalls. Landscaping is provided throughout the site, with buildings and parking areas being connected though pedestrian pathways on site.

## **ANALYSIS AND ISSUES**

### **COLLABORATIVE PLANNING**

- The applicant consulted with the Planning, Property and Development Department through a collaborative planning process to put forth plans that the department was supportive of.
- As detailed in the applicant's Letter of Intent, the applicant undertook a series of stakeholder meetings and virtual open houses over a 5-month period.
- Directly adjacent residents, businesses, and stakeholders were invited to participate virtually in a total of three meetings (December of 2021, and February and March of 2022). As indicated in the applicant's Letter of Intent, the applicant also met with and gathered feedback from the South Osborne Residents Group.
- At the time of consultation, different development concepts were discussed, including ones with buildings that were 4, 5 or 6 storeys in height and totaling up to approximately 400 dwelling units.
- However, the applicant has settled on a four-storey, 263-dwelling unit development for the site. This decision came after receiving feedback from stakeholders and the City of Winnipeg, and through further reviewing design work, servicing constraints, best practice, and feasibility.

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

The subject property is designated Major Redevelopment Site (Fort Rouge Yards) in the *Complete Communities Direction Strategy 2.0*. Pertinent policies in this section are as follows:

**Goal 1** *Require development in Major Redevelopment Sites to be guided by a secondary plan.*

#### *Secondary plans*

- *Require that the development in Major Redevelopment Sites be guided by a front end inclusive planning process, culminating in a secondary plan.*

**Goal 2** *Capitalize on the proximity of Major Redevelopment Sites to rapid transit and high-frequency transit.*

#### *Transit Oriented Development*

- *2.1 Promote development in accordance with Transit Oriented Development principles, where proximate to rapid transit stations and Primary Transit Network stations.*

#### *Transit frequency*

- *2.2 Support rapid transit and high-frequency transit service by encouraging medium-to-high density residential, commercial, and mixed uses at rapid transit stations and Primary Transit Network stations, in accordance with Policy section 3.1 of the General Growth section.*

#### *Transportation linkages*

- *2.3 Create strong, multi-modal and active transportation linkages from each Major Redevelopment Site to Downtown, other Major Redevelopment Sites, Mixed Use Centres, Corridors, Parks, major attractions and employment areas.*

**Goal 3** *Design Major Redevelopment Sites as Complete Communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.*

*Mixed use*

- *3.1 Provide a mix of employment, high-density housing, retail and service uses within Major Redevelopment Sites in a way that complements the needs of adjacent communities.*

*Minimum density*

- *3.3 Promote the use of minimum density standards for new development.*

*Compatibility*

- *3.4 Encourage the transition of development towards the outer edges of Major Redevelopment Sites so that it is sensitive to the scale, massing, height, form and character of the surrounding area.*
- *3.5 Implement mitigation measures to minimize any negative impacts new development may have on neighbouring streets, parks, and properties.*

*Conservation*

- *3.6 Require that development be sensitive to conserving historically significant features and resources.*

*Housing*

- *3.7 Support a range of different types, tenures and unit sizes in housing opportunities. Complete streets*
- *3.8 Promote complete streets, enabling safe and convenient spaces for pedestrians, cyclists, public transit ridership and motorists to promote physical activity, health, and active transportation.*

The applicant provided the following elements in the designs that are generally consistent with *CCDS 2.0*:

- The proposal provides over 200 residential dwelling units in low-rise buildings in close proximity to rapid transit stations which will promote ridership and reduce automobile dependency.
- The proposal has an overall lot coverage of 30% with the majority of parking located underground, providing significant amounts soft landscaping and plantings on site.
- The site contains active ground level building conditions with individual suite entrances, glazing and abundant landscaping along the Argue St. and Walker Court frontages.
- Building walls are broken up from left to right through wall plane articulation, balcony placement and material choice.
- Quality pedestrian connections and active transportation pathways are provided
- The proposed design is consistent with policies in the *Yards at Fort Rouge Area Master Plan* and the *Yards at Fort Rouge Yards PDO*.

## YARDS AT FORT ROUGE AREA MASTER PLAN

- The Master Plan was endorsed by City Council on December 15, 2010.
- The Yards at Fort Rouge Master Plan has since guided growth in the plan area with the intent of creating transit-oriented development.
- The 11.8-acre portion of the plan area (where the subject property is situated) is designated “Low-Rise Development” where the maximum allowable height is 45 feet and the maximum number of dwelling units is 400, which equates to approximately 35 dwelling units/acre.
- Other components of the Master Plan guide servicing and design.
- The Master Plan was amended in 2014 to include a +/- 4-acre area to the north of the original plan, with an allocation of 250 dwelling units. This allocation is entirely independent of the low-rise and high-rise allocations and the site currently has 180 dwelling units.

The proposed development is consistent with the Area Master Plan (AMP) in the following ways:

- A range of gathering spaces and landscaped areas are provided throughout the site.
- Active transportation and pedestrian connections are provided on site and to the west of the property.
- The proposed buildings are less than the maximum 45 feet (with the exception of the high parapets which are permitted height projections) with justification for the proposed heights substantiated by a shadow study.
- The development proposes 263 dwelling units on 4.7 acres, resulting in a density of 56 dwelling units per acre. 168 dwelling units were reallocated from the “High-rise Development” area under SPA 4/2022 to permit this density, with the total number of dwelling units permitted in the AMP area remaining as 900.
- Required setbacks in the front yard and from the west boundary of the AMP area are met.

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

The subject property is zoned “RMU PDO-1” Residential Mixed-Use within the Planning Development Overlay for the Yards of Fort Rouge. Within the PDO, the property is part of Area 3. The intent of Area 3 of this Plan (which comprises the majority of the PDO area) is to accommodate a medium density, residential district with limited small scale commercial and service facilities to support residential development while maintaining a residential character. As such, notable applicable dimensional standards include the following:

- Height of Buildings:
  - The maximum height of a principal building is 45 feet.
  - For any principal building with height exceeding 40 feet, the top floor of the building must be set back from any wall of the building which faces a public right of way, by a distance of at least the height of the top floor of the building.
- Minimum front yard: 10 feet.
- Minimum corner side yard: 0 feet.

- Minimum interior side yard: 0 feet.
- Minimum rear yard 25 feet from western boundary of PDO.

## ANALYSIS OF VARIANCES

The applicant is requesting one variance to the Winnipeg Zoning By-law Yards of Fort Rouge PDO for the construction of three multi-family dwellings exceeding 40 feet (12.19 metres) in height to permit no setback on the top floor instead of 11 feet (3.35 metres).

As stated, the PDO requires a setback for portions of the building taller than 40 feet. This is intended to minimize massing and shadow impacts to the surrounding area for tall buildings. The proposed building height is 44 feet (four storeys) to the parapet, so it is not anticipated that this slight height increase from 40 feet will result in any adverse massing and shadow impacts to the adjacent area. This has been substantiated by the Shadow Study which was submitted in support of the application.

Furthermore, the abutting development at 661 Argue Street in the Fort Rouge Yards Area did not provide setbacks, therefore the new buildings would be generally consistent with the surrounding development which does not have any substantial adverse impacts by excluding the required setback from the design.

Given that the proposal is consistent with the Area Master Plan and all other applicable Zoning and PDO requirements, the variance proposed appears to be the minimum modification of the Zoning By-law which is supportable for the reasons outlined in this report.

## REASONS FOR RECOMMENDATIONS

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

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

*In that, the proposed development conforms to the Complete Communities Direction Strategy 2.0 policies for Major Redevelopment Sites, as well as the Fort Rouge Yards Area Master Plan applicable design policies.*

- (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 development is located within a Major Redevelopment Area due to its proximity to rapid transit stations, and is consistent with the Area Master Plan which sets out design and density requirements.*

- (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 requirement for a setback is triggered at 40 feet in height to minimize impacts from large buildings, but the height is only 4 feet above this requirement which is less than half the height of a storey.*

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

*In that, the adjacent multi-family building was constructed without the setback included in the building designs, which are contextually suitable for the area.*

## OURWINNIPEG POLICY ALIGNMENT

**6.26 Major Redevelopment Sites:** *Designate Major Redevelopment Sites within the Urban Structure for land uses that provide a transformative, sustainable, well-designed and pedestrian-oriented urban environment, through a comprehensive and collaborative secondary planning process.*

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

### Transportation

*3.2 Increase the Density of Urban Development Along Key Transit Corridors*

### Land Use

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

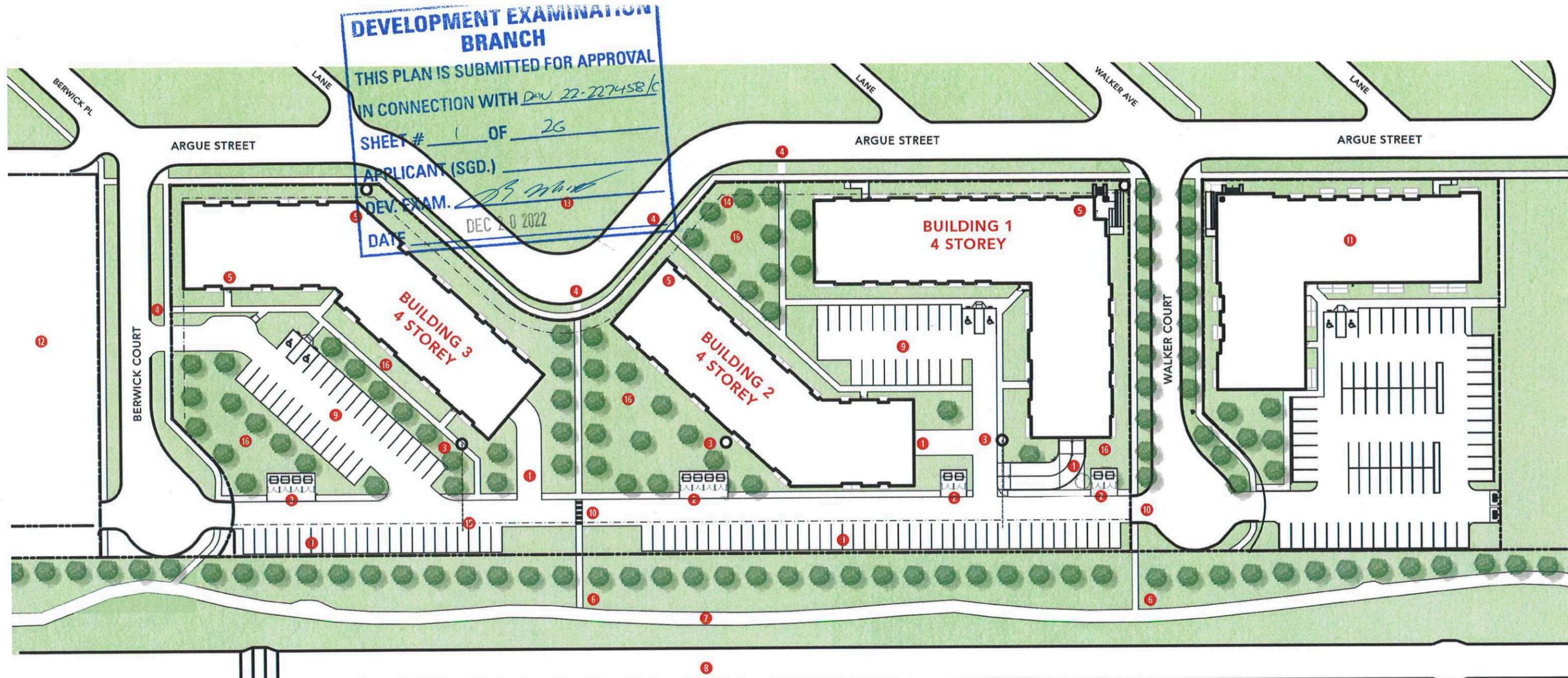
The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the density of urban development in close proximity to a rapid transit station.

## 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: Wednesday, January 11, 2023  
File No. DAV 22-227458\C



OVERALL SITE PLAN  
SCALE : 1" = 75 FT

The proposal includes three 4 storey buildings with underground-  
parking structures under all buildings.  
**Total Suites: 263** residential units  
**Density:** 263 suites / 4.7 acres = **56** suites per acre  
**Lot Coverage:** 30%

**Building 1 (4 Storeys):**  
Building Area: 24,690 SF (2,294 SM)  
Suites: 100 residential units / 69 below grade parking stalls

**Building 2 (4 Storeys):**  
Building Area: 18,488 SF (1,718 SM)  
Suites: 76 residential units / 51 below grade parking stalls

**Building 3 (4 Storeys):**  
Building Area: 21,555 SF (2,003 SM)  
Suites: 87 residential units / 63 below grade parking stalls  
**FORT ROUGE YARDS - LOT 5**

**SITE DEVELOPMENT PLAN**  
**SETBACK VARIANCE PACKAGE**  
November 23, 2022

**sevenzeroone architecture inc.**

**Parking Requirements:**  
Parking Category 3: 1.5 stalls per dwelling unit, 10% of parking must be unassigned guest parking  
Bicycle Parking: Yes (1 space per 10 parking stalls required)

**Transit-Oriented Development**  
Within the TOD zoning district, the parking spaces required under Table 5-9 shall be the maximum amount of accessory parking permitted on a property. The minimum accessory parking requirement shall be 50% of the amounts shown in Table 5-9. No further reductions are made for Urban Infill Areas or for Comination of Uses. Parking reductions do not apply to bicycle parking.

**Total Development Requirements:**  
263 units x 1.5 = 395 maximum x 50% = 198 stalls minimum required (31 guest stalls required)  
Accessible stalls: 8 stalls required (3 van accessible spaces)

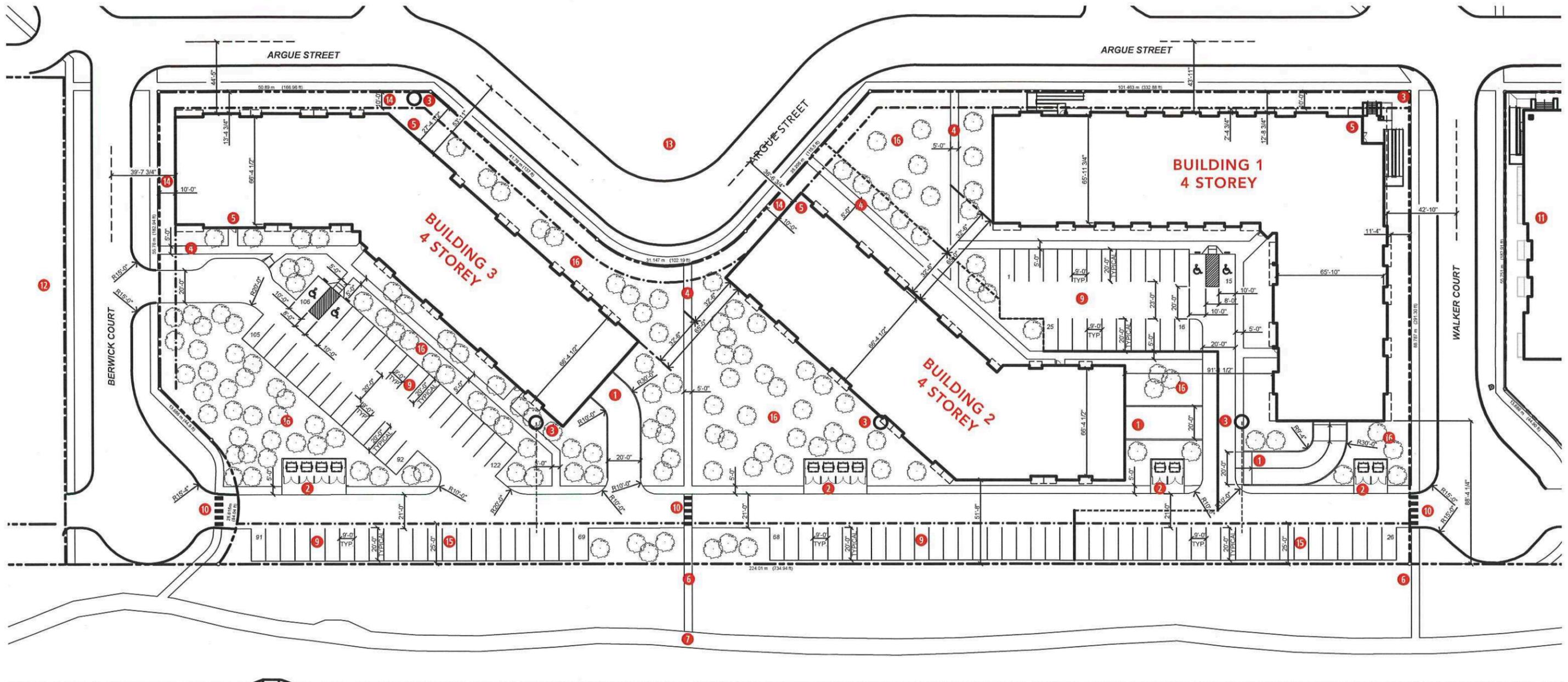
**Total Development Parking Stalls Provided: 305 stalls**  
183 Underground Parking Stalls provided  
122 Surface Parking Stalls provided

**Unit / Parking Ratio proposed: 305 / 263 = 1.15**

**Site Plan Keynotes**

- 1 Parkade Access Ramp
- 2 Garbage & Recycling Area
- 3 Existing Geo-thermal Well
- 4 New Sidewalk Connection to Street
- 5 Primary Entrance
- 6 Proposed Connection to AT.Network/Transit Stations
- 7 AT Pathway
- 8 Southwest Rapid Transit Corridor
- 9 Surface Parking
- 10 Pedestrian Crossing
- 11 "The Yards" Development
- 12 Ironclad Lot 6 Development
- 13 Future Lord Roberts C.C. Park Expansion
- 14 10'-0" Front Yard Setback Line
- 15 25'-0" Setback Line
- 16 Refer to Landscape Plan for Planting





OVERALL SITE PLAN  
SCALE : NOT TO SCALE

**FORT ROUGE YARDS - LOT 5**  
**DIMENSIONED SITE DEVELOPMENT PLAN**  
**SETBACK VARIANCE PACKAGE**  
 November 23, 2022

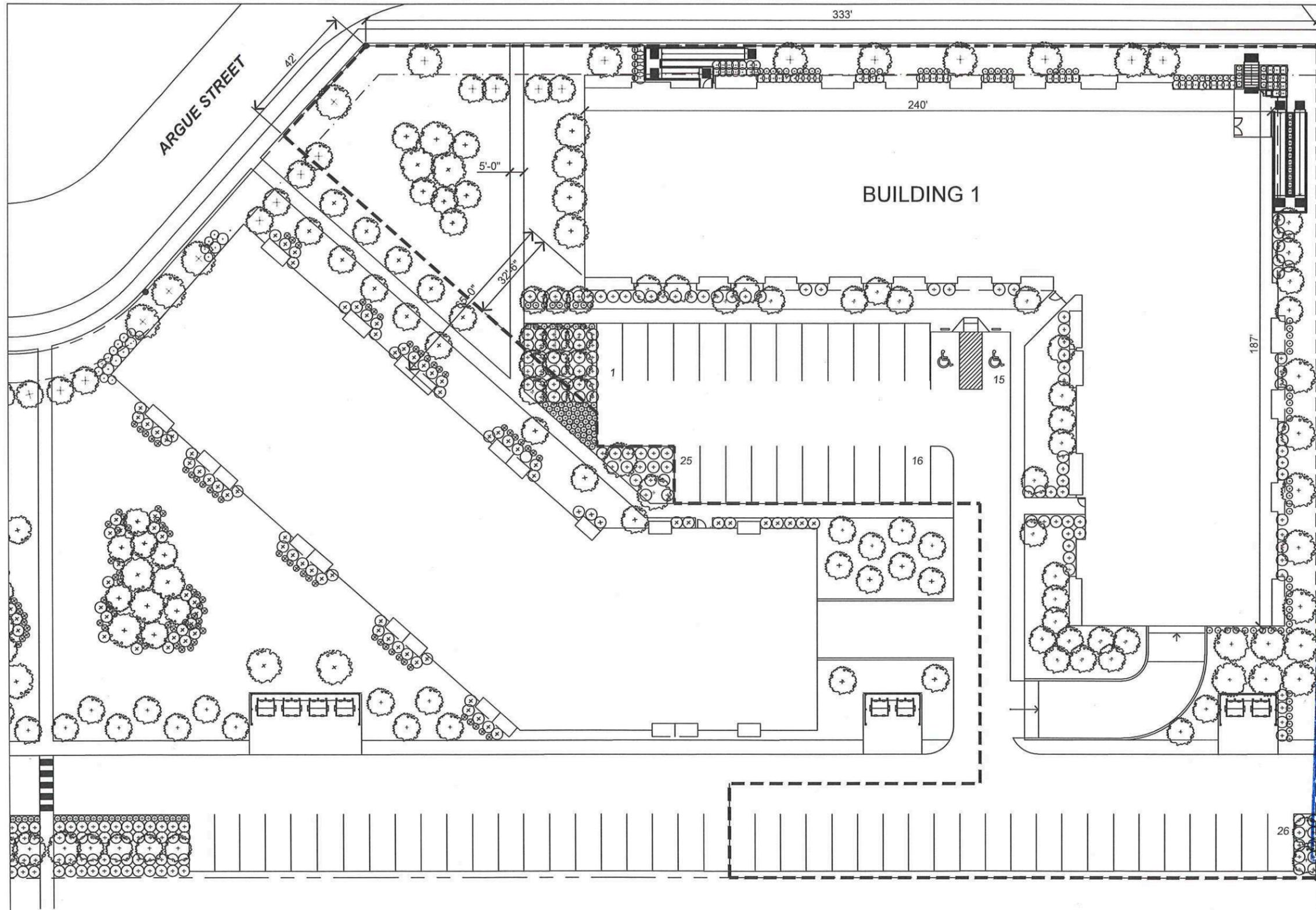
sevenzeroone architecture inc.

**DEVELOPMENT EXAMINATION  
 BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH Dev 22-22748/c  
 SHEET # 2 OF 26  
 APPLICANT (SGD.) \_\_\_\_\_  
 DEV. EXAM. [Signature]  
 DATE DEC 20 2022

**Site Plan Keynotes**

- 1 Parkade Access Ramp
- 2 Garbage & Recycling Area
- 3 Existing Geo-thermal Well
- 4 New Sidewalk Connection to Street
- 5 Primary Entrance
- 6 Proposed Connection to AT.Network/Transit Stations
- 7 AT Pathway
- 8 Southwest Rapid Transit Corridor
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- 11 "The Yards" Development
- 12 Ironclad Lot 6 Development
- 13 Future Lord Roberts C.C. Park Expansion
- 14 10'-0" Front Yard Setback Line
- 15 25'-0" Setback Line
- 16 Refer to Landscape Plan for Planting





**LANDSCAPE REQUIREMENTS:**

**STREET TREE PLANTING:**

- Argue Street Frontage - 375'
- Required Trees: 13
- Provided Trees: 15
- Required Shrubs: 57
- Provided Shrubs: 90
- Walker Court Frontage - 291'
- Required Trees: 10
- Provided Trees: 13
- Required Shrubs: 45
- Provided Shrubs: 45

**FOUNDATION PLANTING:**

- Argue Street Facade - 240'
- Required Shrubs: 24
- Provided Shrubs: 24
- Walker Court Facade - 187'
- Required Shrubs: 19
- Provided Shrubs: 20

**INTERIOR PARKING LOT PLANTING:**

- Area = 14,086.35 sq. ft.
- Required Trees: 47
- Provided Trees: 48
- Required Shrubs: 141
- Provided Shrubs: 147

--- EXTENT OF BUILDING 1 SITE

**DEVELOPMENT EXAMINATION BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH DAV 22-227458

SHEET # 3 OF 26

APPLICANT (SGD.) \_\_\_\_\_

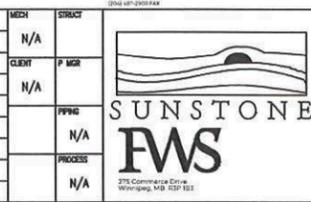
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DATE DEC 20 2022

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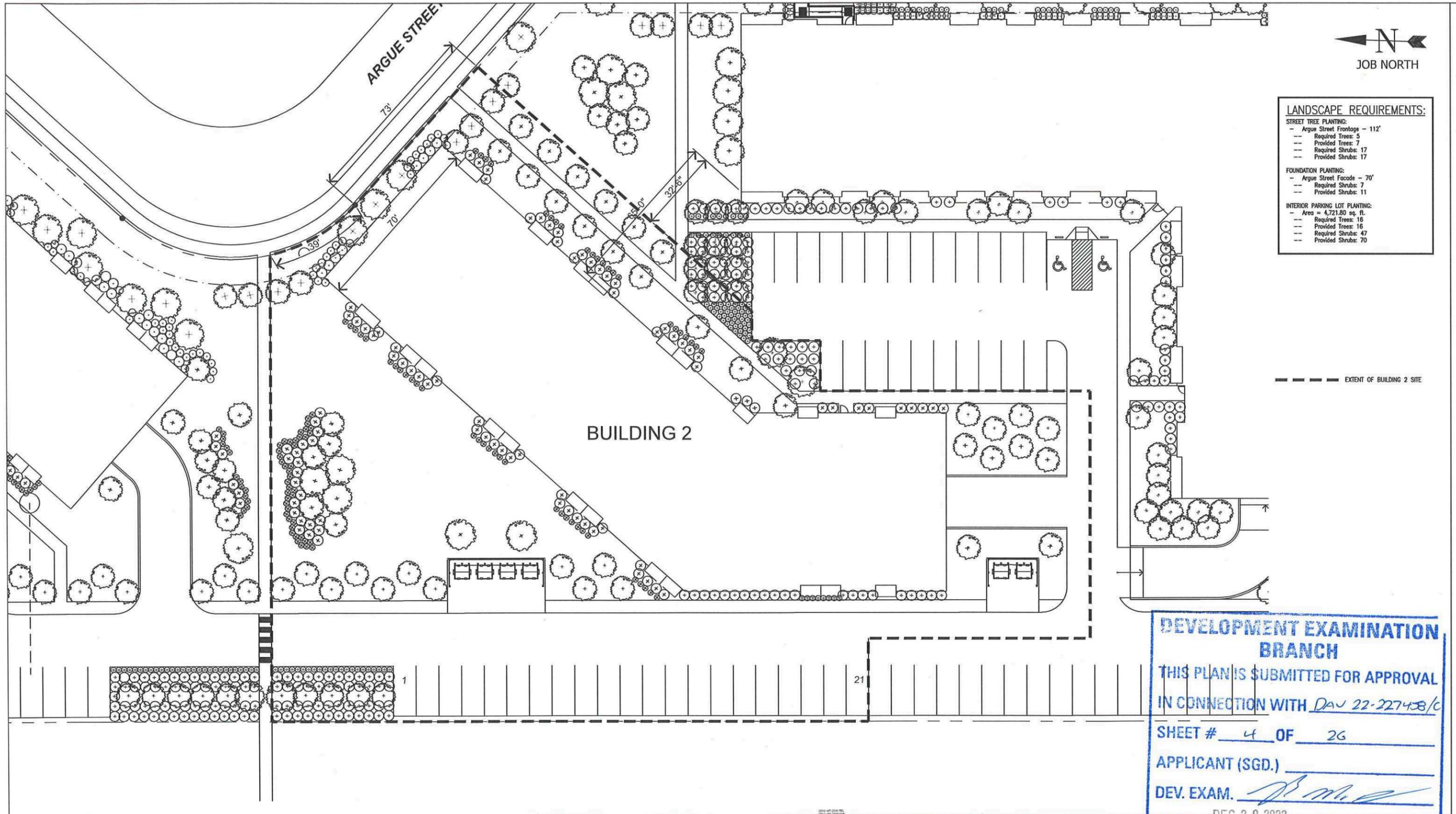
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REV	BY	DATE	DESCRIPTION
A	CM	11/18/2022	ISSUED FOR VARIANCE APPLICATION



FORT ROUGE YARDS LOT 5 - BUILDING 1 LANDSCAPE PLAN		DRAWN BY CM
RATHGAR EQUITIES INC		DATE NOVEMBER 2022
WINNIPEG, MB		SCALE 1/36" = 1'-0"
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**LANDSCAPE REQUIREMENTS:**

**STREET TREE PLANTING:**

- Argue Street Frontage - 112'
- Required Trees: 5
- Provided Trees: 7
- Required Shrubs: 17
- Provided Shrubs: 17

**FOUNDATION PLANTING:**

- Argue Street Facade - 70'
- Required Shrubs: 7
- Provided Shrubs: 11

**INTERIOR PARKING LOT PLANTING:**

- Area = 4,721.80 sq. ft.
- Required Trees: 16
- Provided Trees: 16
- Required Shrubs: 47
- Provided Shrubs: 70

--- EXTENT OF BUILDING 2 SITE

**DEVELOPMENT EXAMINATION BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 22-227458/C

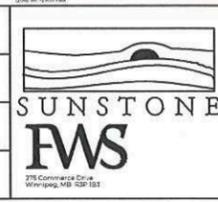
SHEET # 4 OF 26

APPLICANT (SGD.) \_\_\_\_\_

DEV. EXAM. [Signature]

DATE DEC 20 2022

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		A	CM	11/18/2022		ISSUED FOR VARIANCE APPLICATION																
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**DEVELOPMENT EXAMINATION  
BRANCH**  
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 IN CONNECTION WITH DA 22-227458/c  
 SHEET # 5 OF 26  
 APPLICANT (SGD.) \_\_\_\_\_  
 DEV. EXAM. [Signature]  
 DATE DEC 20 2022



**LANDSCAPE REQUIREMENTS:**

**STREET TREE PLANTING:**

- Argue Street Frontage - 367'
- Required Trees: 12
- Provided Trees: 19
- Required Shrubs: 55
- Provided Shrubs: 60

**Berwick Court Frontage - 312'**

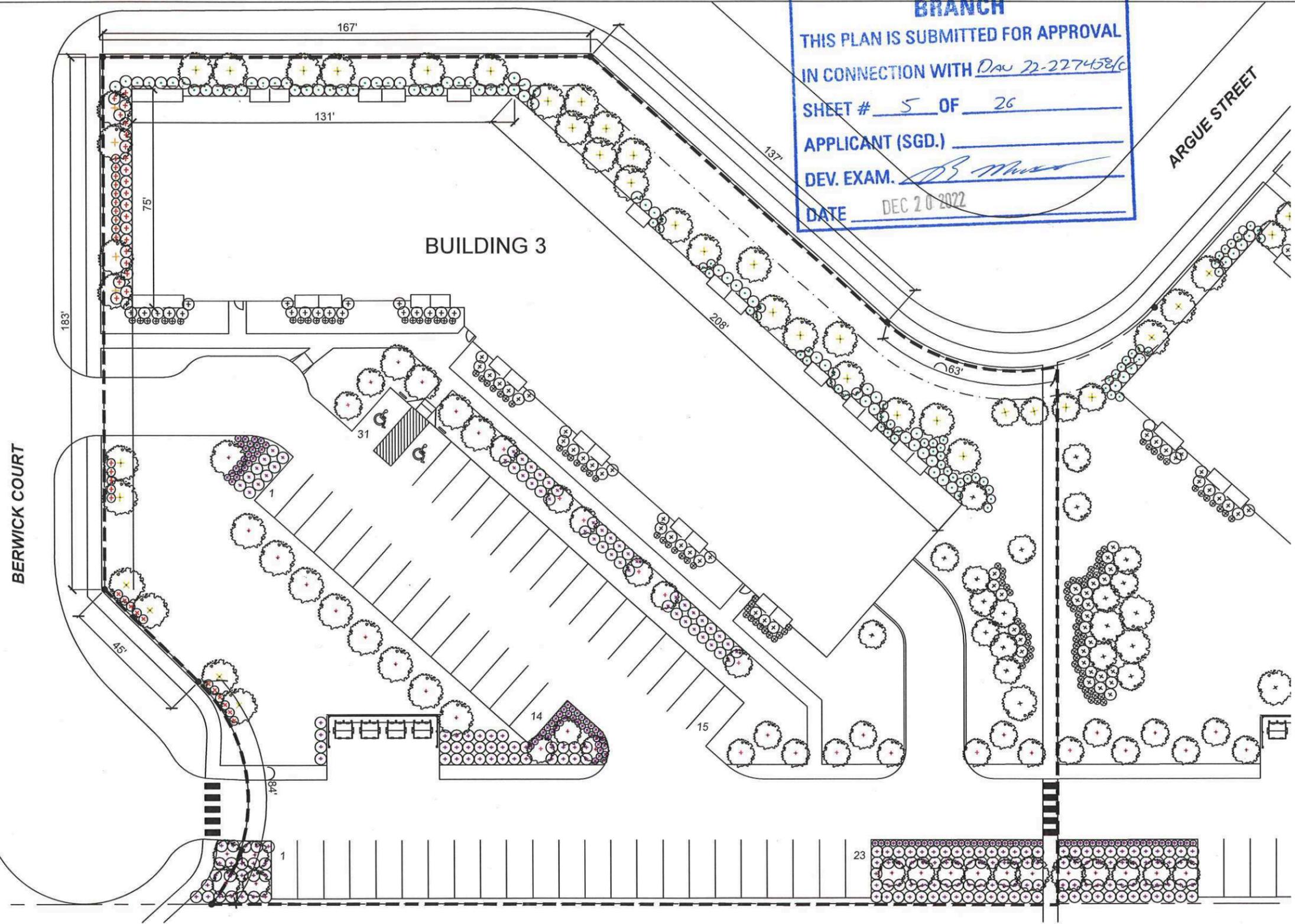
- Required Trees: 10
- Provided Trees: 10
- Required Shrubs: 47
- Provided Shrubs: 49

**FOUNDATION PLANTING:**

- Argue Street Facade - 339'
- Required Shrubs: 34
- Provided Shrubs: 44
- Berwick Court Facade - 75'
- Required Shrubs: 6
- Provided Shrubs: 10

**INTERIOR PARKING LOT PLANTING:**

- Area = 12,966.6 sq. ft.
- Required Trees: 43
- Provided Trees: 43
- Required Shrubs: 130
- Provided Shrubs: 259



WORK IN PROGRESS  
DRAWING  
INCOMPLETE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

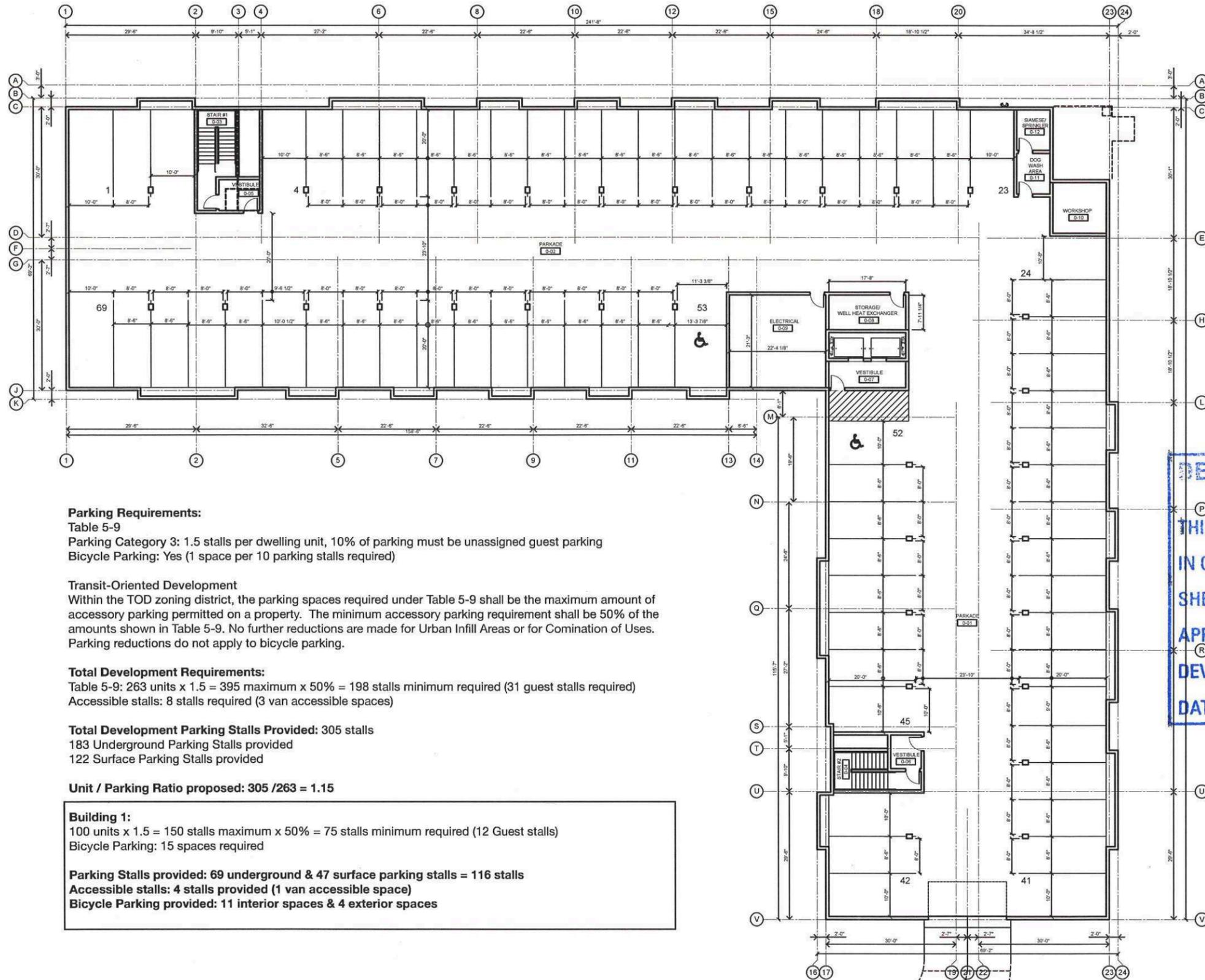
REV	BY	DATE	DESCRIPTION
A	CM	11/18/2022	ISSUED FOR VARIANCE APPLICATION

MESH STRUCT N/A  
 CLIENT P N/A  
 FIRM N/A  
 PROCESS N/A

SUNSTONE  
FWS  
275 Commercial Drive  
Winnipeg, MB R3P 1S1

TITLE	FORT ROUGE YARDS LOT 5 - BUILDING 3 LANDSCAPE PLAN	DATE	NOVEMBER 2022
CLIENT	RATHGAR EQUITIES INC	SCALE	1/36" = 1'-0"
LOCATION	WINNIPEG, MB	JOB NO	JOB
DWG NO	L03	REVISION	A

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**Parking Requirements:**

Table 5-9

Parking Category 3: 1.5 stalls per dwelling unit, 10% of parking must be unassigned guest parking

Bicycle Parking: Yes (1 space per 10 parking stalls required)

**Transit-Oriented Development**

Within the TOD zoning district, the parking spaces required under Table 5-9 shall be the maximum amount of accessory parking permitted on a property. The minimum accessory parking requirement shall be 50% of the amounts shown in Table 5-9. No further reductions are made for Urban Infill Areas or for Combination of Uses. Parking reductions do not apply to bicycle parking.

**Total Development Requirements:**

Table 5-9: 263 units x 1.5 = 395 maximum x 50% = 198 stalls minimum required (31 guest stalls required)

Accessible stalls: 8 stalls required (3 van accessible spaces)

**Total Development Parking Stalls Provided: 305 stalls**

183 Underground Parking Stalls provided

122 Surface Parking Stalls provided

**Unit / Parking Ratio proposed: 305 / 263 = 1.15**

**Building 1:**

100 units x 1.5 = 150 stalls maximum x 50% = 75 stalls minimum required (12 Guest stalls)

Bicycle Parking: 15 spaces required

**Parking Stalls provided: 69 underground & 47 surface parking stalls = 116 stalls**

**Accessible stalls: 4 stalls provided (1 van accessible space)**

**Bicycle Parking provided: 11 interior spaces & 4 exterior spaces**

**DEVELOPMENT EXAMINATION  
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH DAV 22-227-458/C

SHEET # 6 OF 26

APPLICANT (SGD.) \_\_\_\_\_

DEV. EXAM. [Signature]

DATE DEC 20 2022

FORT ROUGE YARDS - LOT 5

BUILDING 1 PARKADE FLOOR PLAN

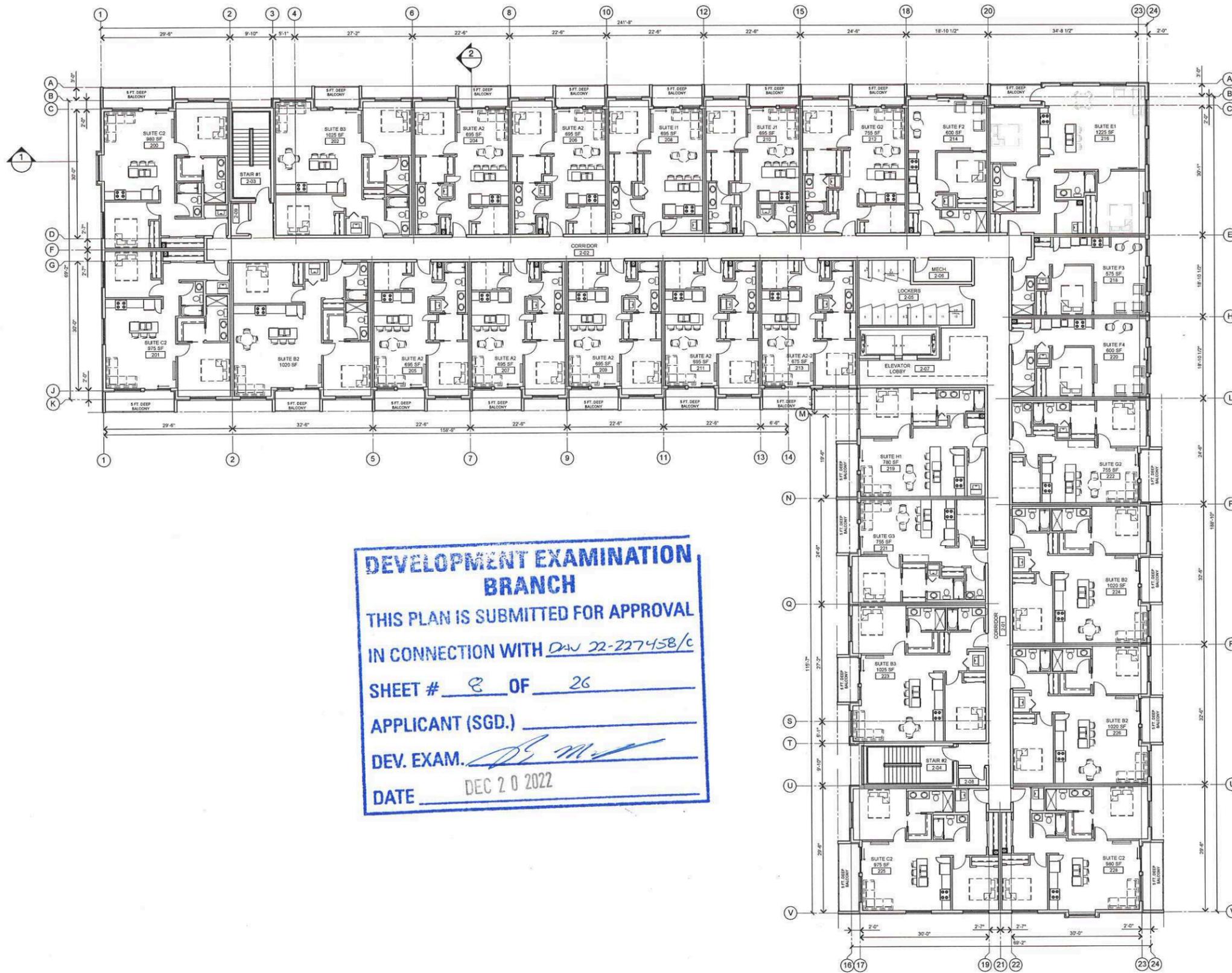
SETBACK VARIANCE PACKAGE

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**DEVELOPMENT EXAMINATION  
BRANCH**

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IN CONNECTION WITH DAJ 22-227458/c

SHEET # 8 OF 26

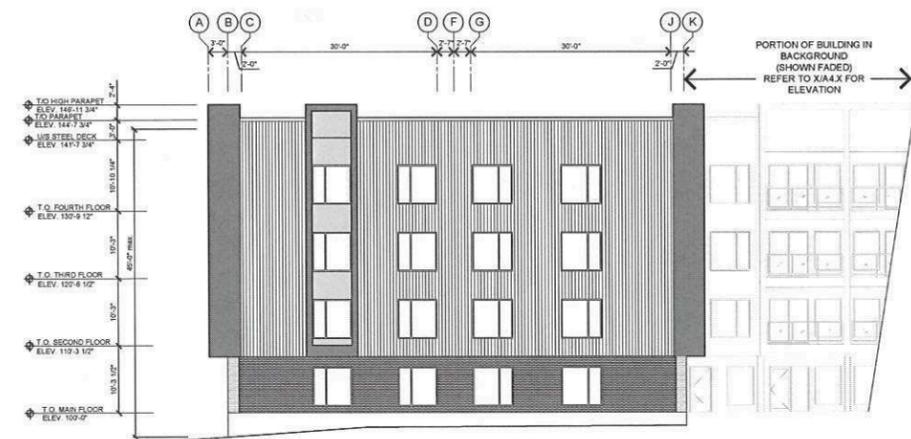
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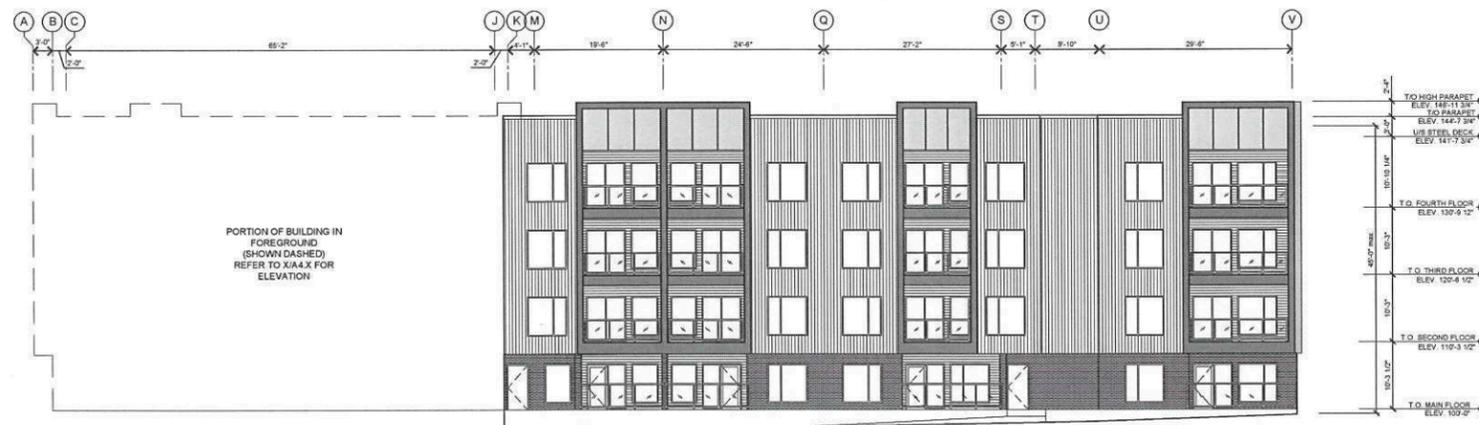
DATE DEC 20 2022



East Elevation  
Scale: NOT TO SCALE



North Elevation "A"  
Scale: NOT TO SCALE



North Elevation "B"  
Scale: NOT TO SCALE

**DEVELOPMENT EXAMINATION  
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
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SHEET # 9 OF 26

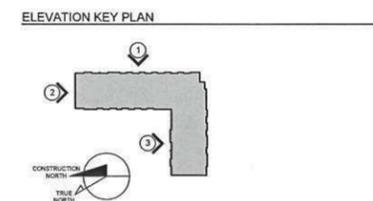
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DATE DEC 20 2022

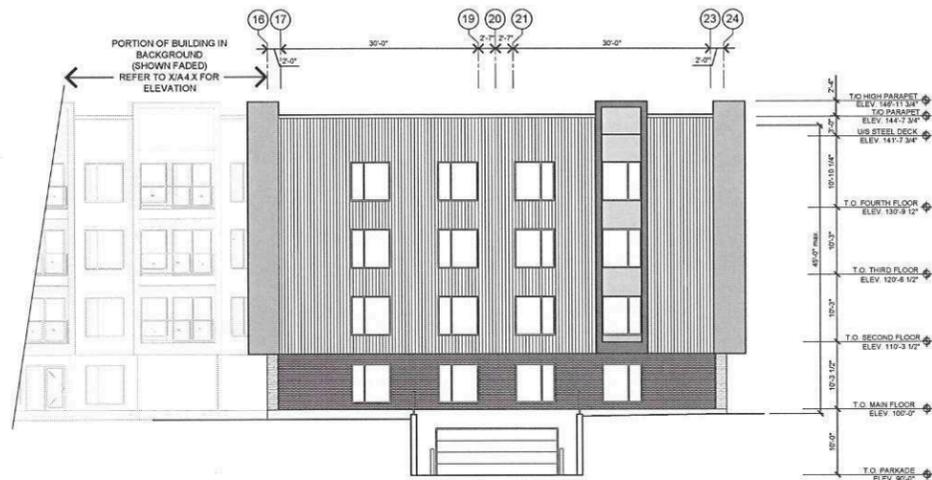
**MATERIAL LEGEND**

	JAMES HARDIE SMOOTH REVEAL PANEL SYSTEM - COLOUR: JET BLACK
	VERTICAL GENTEC WOOD GRAIN METAL SIDING DISTINCTION SERIES (SEQUOIA)
	BRICK VENEER CLADDING - COLOUR: SUMMIT BRICK 258 ALASKAN
	HORIZONTAL CORRUGATED METAL SIDING VIOWEST AD305-R COLOUR: REGENT GREY





West Elevation "A"  
Scale: NOT TO SCALE



West Elevation "B"  
Scale: NOT TO SCALE



South Elevation  
Scale: NOT TO SCALE

**DEVELOPMENT EXAMINATION  
BRANCH**

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SHEET # 10 OF 26

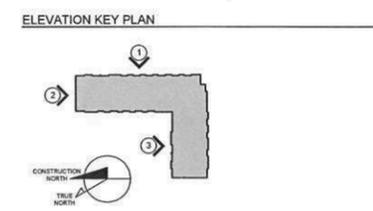
APPLICANT (SGD.) \_\_\_\_\_

DEV. EXAM. [Signature]

DATE DEC 20 2022

**MATERIAL LEGEND**

	JAMES HARDIE SMOOTH REVEAL PANEL SYSTEM - COLOUR: JET BLACK
	VERTICAL GUTTED WOOD GRAIN METAL SIDING DISTINCTION SERIES (SEQUOIA)
	BRICK VENEER CLADDING - COLOUR: SUMMIT BRICK 256 ALASKAN
	HORIZONTAL CORRUGATED METAL SIDING VIEWWEST AD300-R COLOUR: REGENT GREY









**DEVELOPMENT EXAMINATION  
BRANCH**  
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 IN CONNECTION WITH DAV 22-227458/C  
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**DEVELOPMENT EXAMINATION  
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 IN CONNECTION WITH DAV 22-227458/C  
 SHEET # 15 OF 26  
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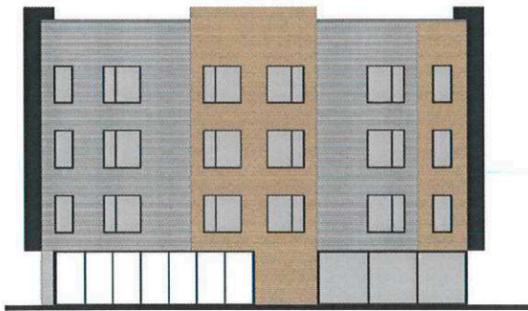




Building 1, Walker Court



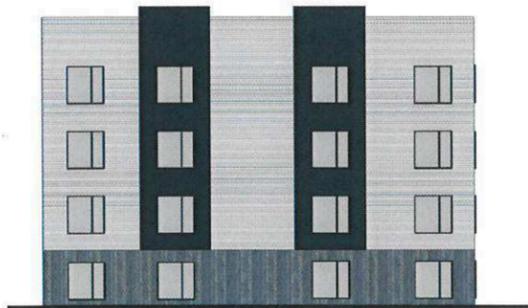
Building 1, Argue Street



Building 2, Argue Street



Building 3, Argue Street



Building 3, Berwick Court



Building 3, Argue Street

**DEVELOPMENT EXAMINATION  
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
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SHEET # 16 OF 26

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DATE DEC 20 2022



FORT ROUGE YARDS - LOT 5  
BUILDING 1 PERSPECTIVE  
SETBACK VARIANCE PACKAGE  
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DEVELOPMENT EXAMINATION  
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FORT ROUGE YARDS - LOT 5  
BUILDING 1&2 PERSPECTIVE  
SETBACK VARIANCE PACKAGE  
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SHEET # 18 OF 26  
APPLICANT (SGD.) \_\_\_\_\_  
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FORT ROUGE YARDS - LOT 5  
BUILDING 2&3 PERSPECTIVE  
SETBACK VARIANCE PACKAGE  
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BRANCH  
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SHEET # 19 OF 26  
APPLICANT (SGD.) \_\_\_\_\_  
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**FORT ROUGE YARDS - LOT 5**  
**BUILDING 2&3 PERSPECTIVE**  
**SETBACK VARIANCE PACKAGE**  
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**DEVELOPMENT EXAMINATION  
 BRANCH**

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 IN CONNECTION WITH DAV 22-227458/C

SHEET # 20 OF 26

APPLICANT (SGD.) \_\_\_\_\_

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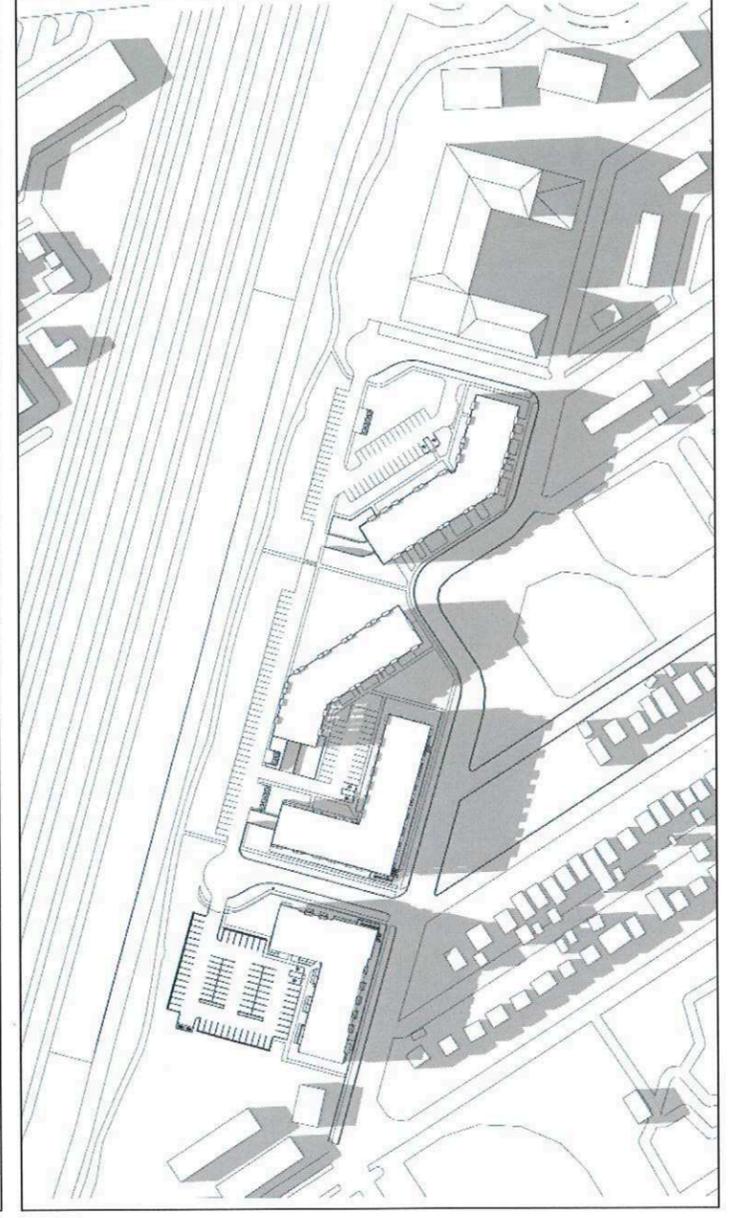
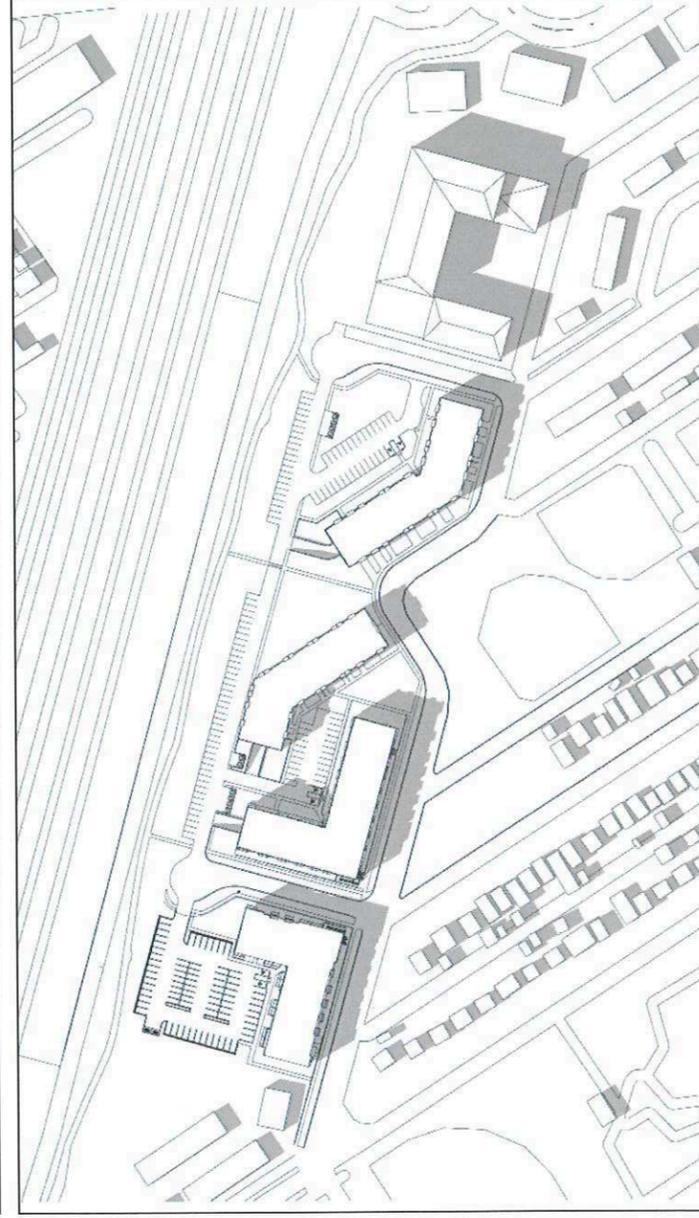
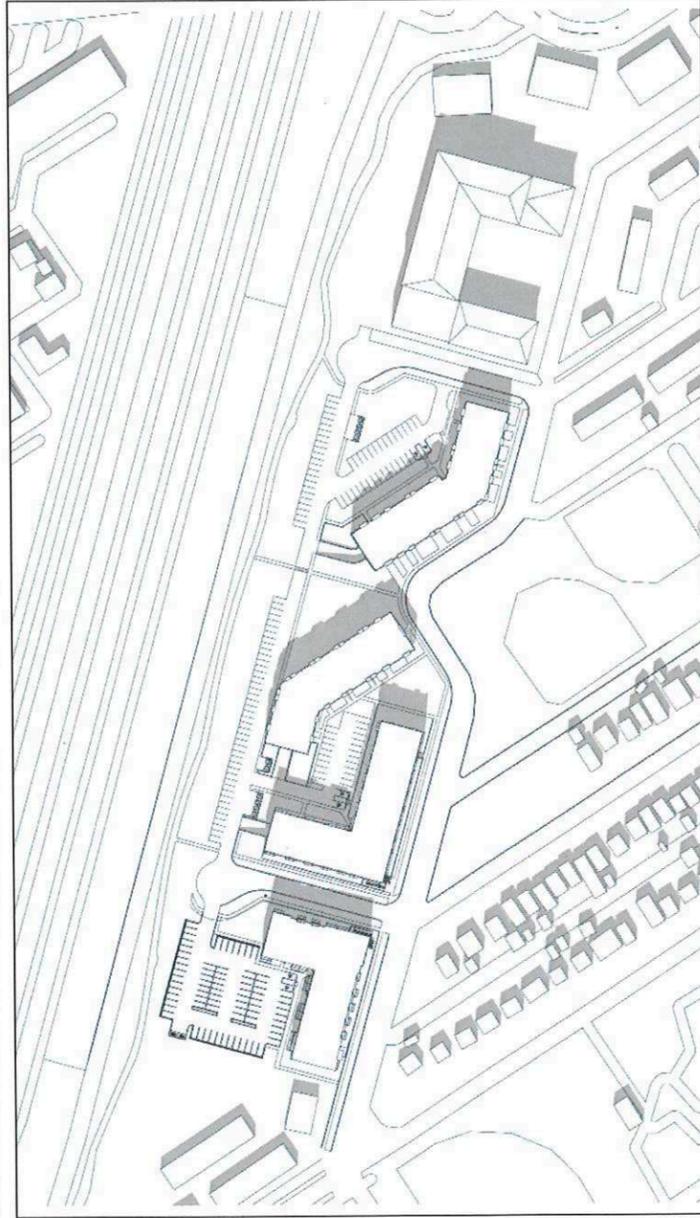
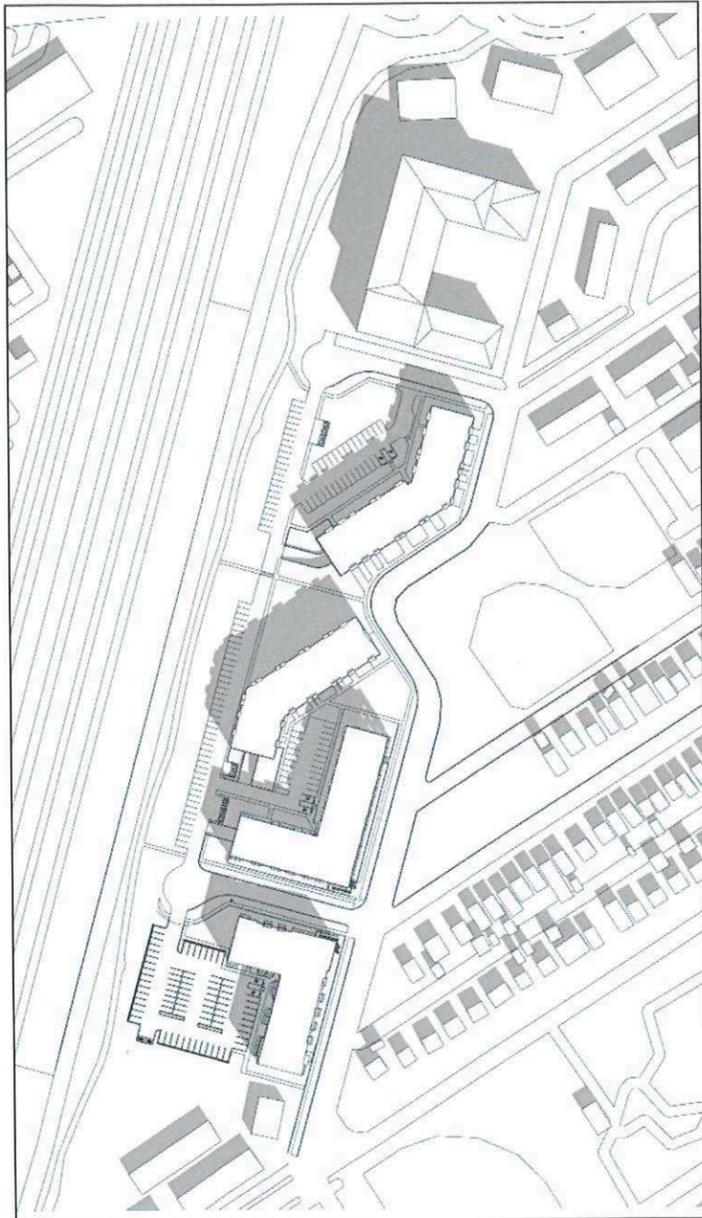




**FORT ROUGE YARDS - LOT 5**  
**BUILDING 1&2&3 GREEN WAY**  
**SETBACK VARIANCE PACKAGE**  
November 23, 2022  
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**DEVELOPMENT EXAMINATION  
BRANCH**  
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SHEET # 21 OF 26  
APPLICANT (SGD.) \_\_\_\_\_  
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DATE DEC 20 2022





MAR 21 10AM

MAR 21 12PM

MAR 21 3PM

MAR 21 5PM

**FORT ROUGE YARDS - LOT 5**  
**SHADOW STUDY**  
**SETBACK VARIANCE PACKAGE**  
 November 23, 2022  
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**DEVELOPMENT EXAMINATION  
 BRANCH**

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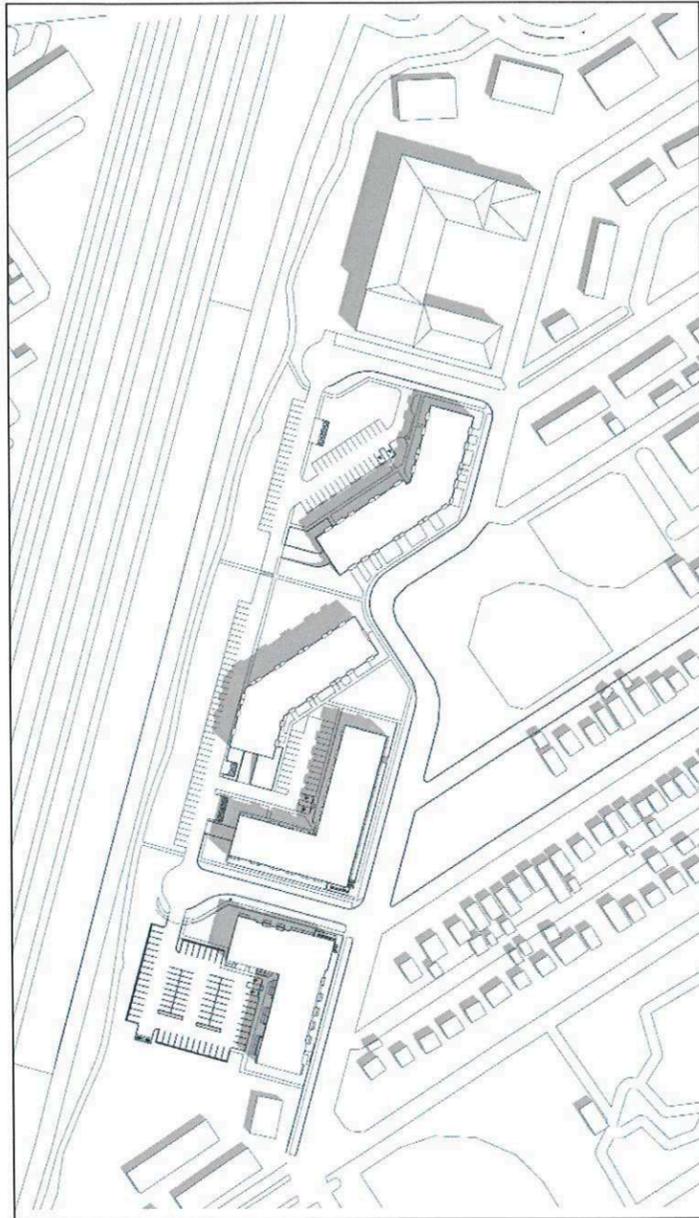
SHEET # 22 OF 26

APPLICANT (SGD.) \_\_\_\_\_

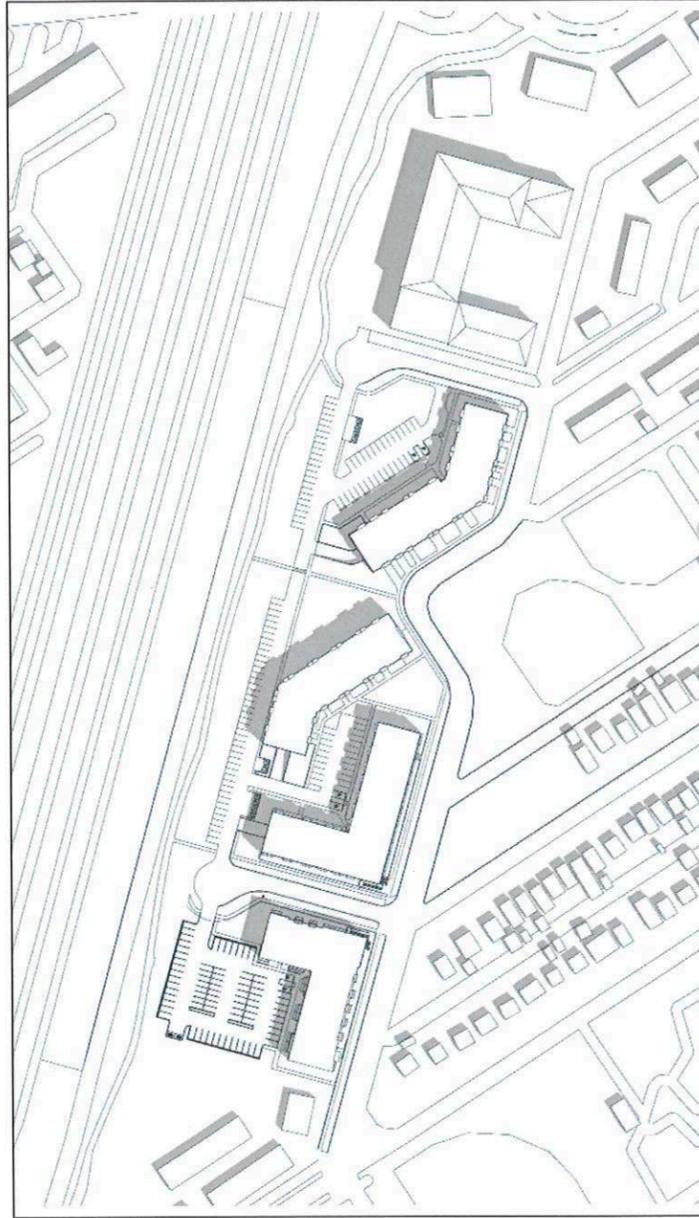
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DATE DEC 20 2022

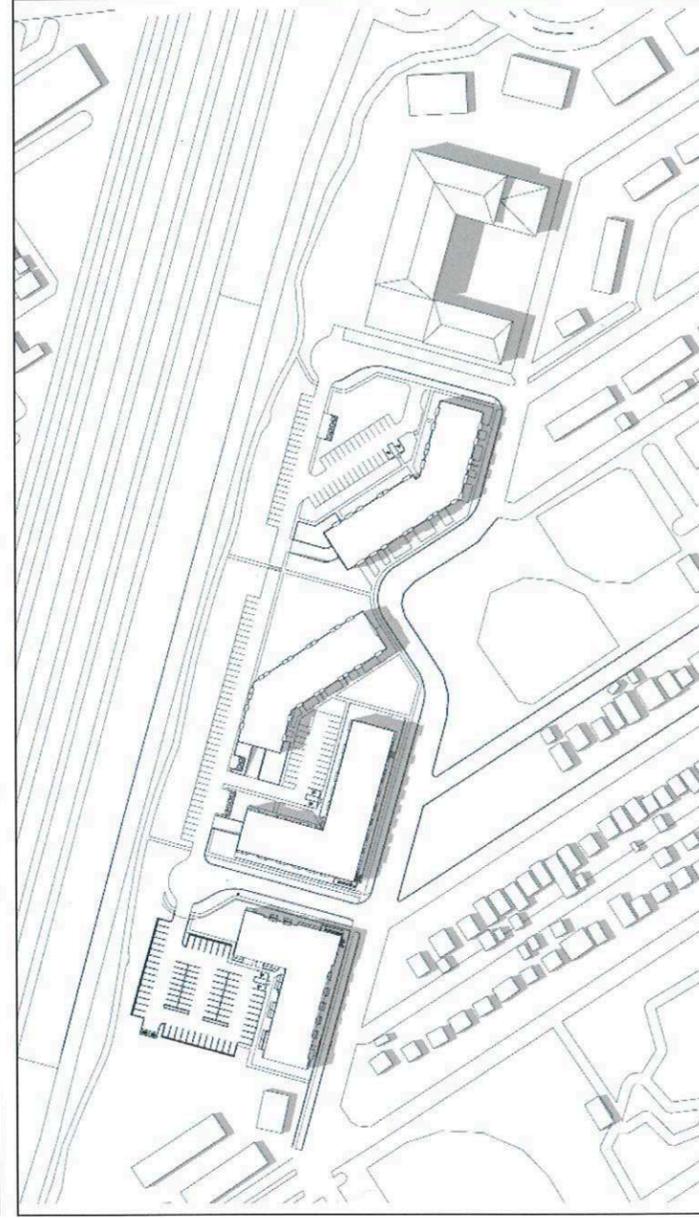




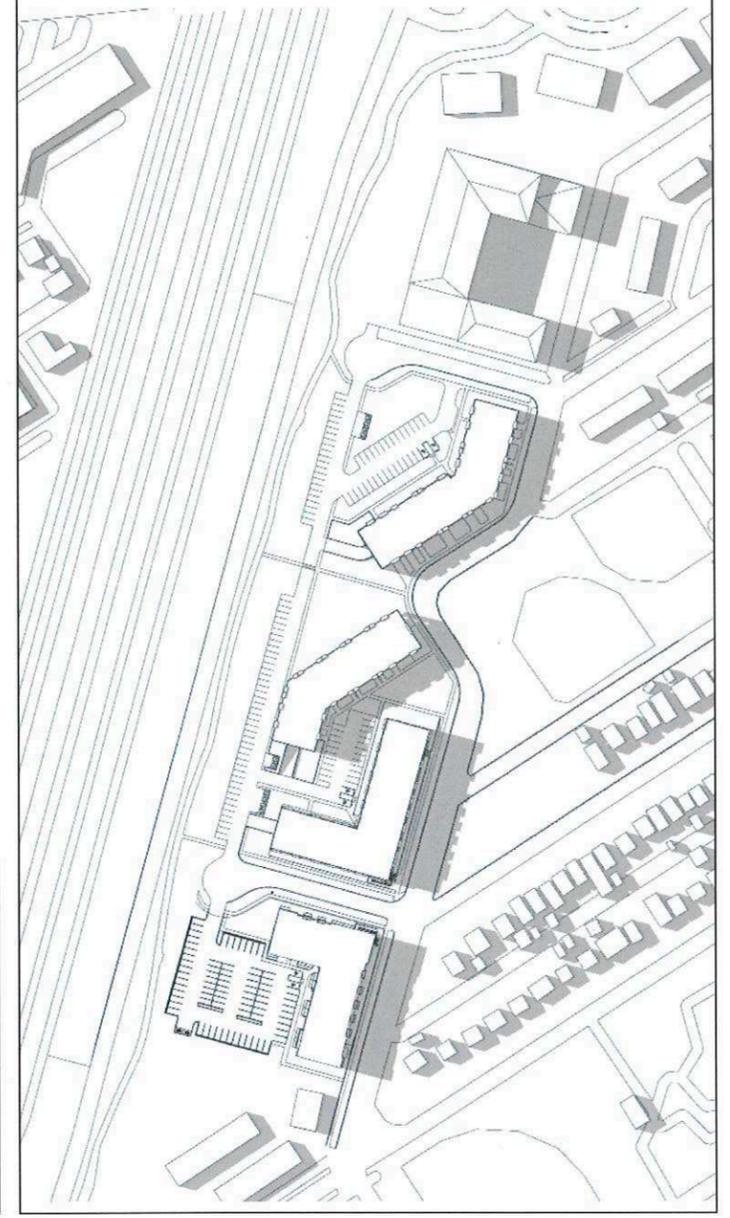
JUN 21 10AM



JUN 21 12PM



JUN 21 3PM



JUN 21 5PM

FORT ROUGE YARDS - LOT 5  
SHADOW STUDY  
SETBACK VARIANCE PACKAGE  
November 23, 2022  
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**DEVELOPMENT EXAMINATION  
BRANCH**

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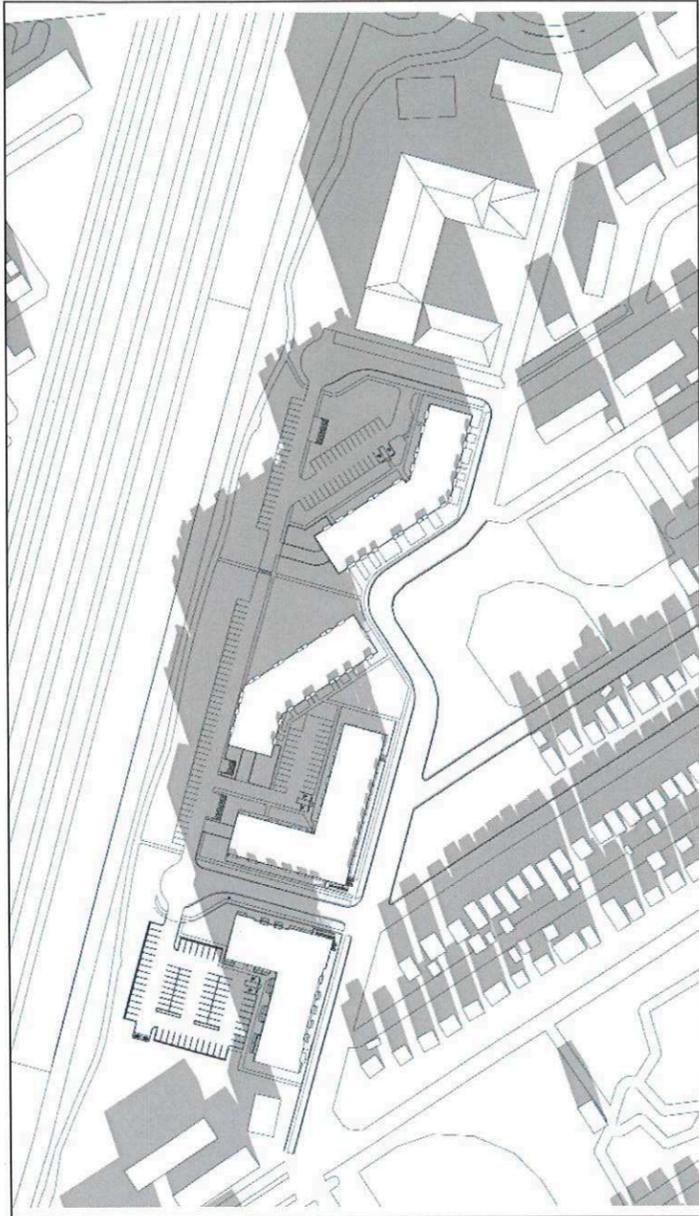
SHEET # 23 OF 26

APPLICANT (SGD.) \_\_\_\_\_

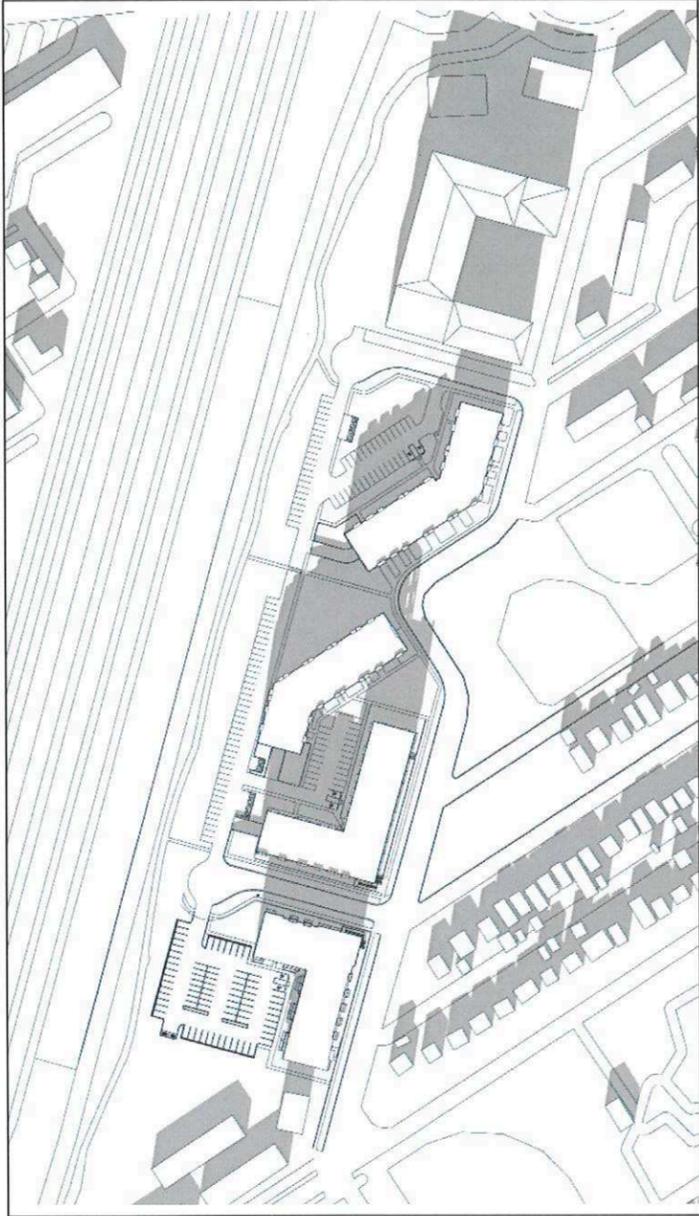
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DATE DEC 20 2022

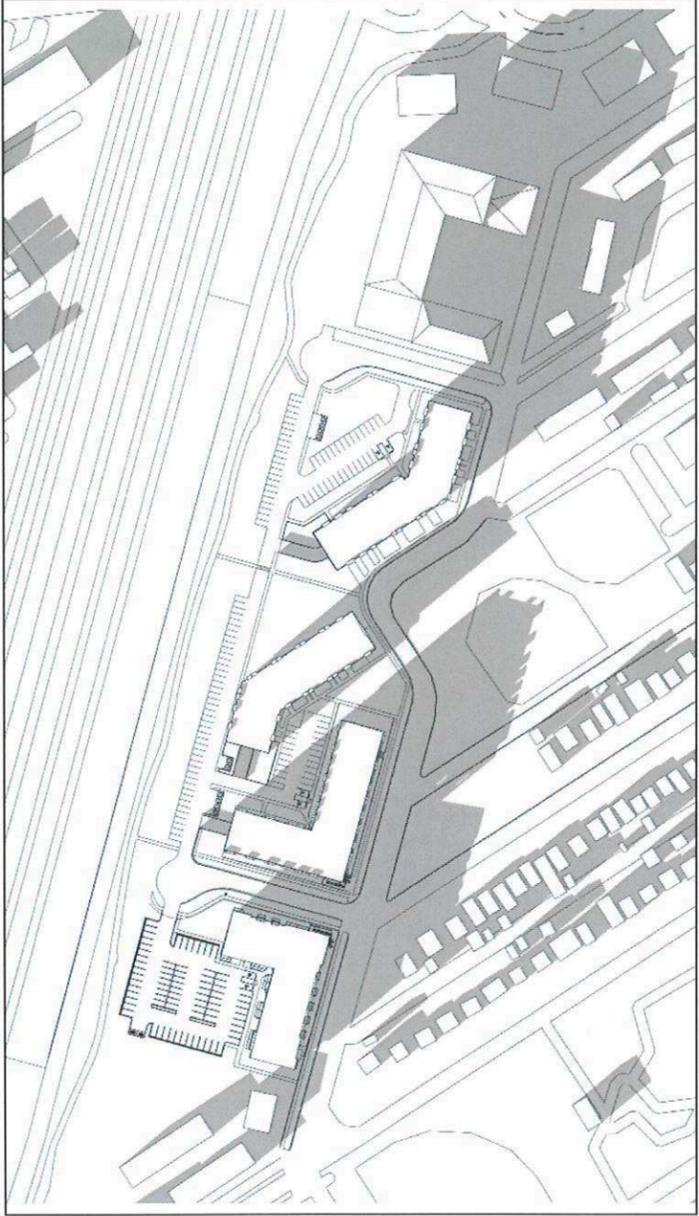




DEC 21 10AM



DEC 21 12PM



DEC 21 3PM

FORT ROUGE YARDS - LOT 5  
SHADOW STUDY  
SETBACK VARIANCE PACKAGE  
November 23, 2022  
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**DEVELOPMENT EXAMINATION  
BRANCH**

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APPLICANT (SGD.) \_\_\_\_\_

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DATE DEC 20 2022





**Area Master Plan**  
**Section C: Development Concept**

**3.0 Open Space / Parks**

A range of formal and informal gathering spaces are distributed throughout the site. Pocket parks provide rest and recreation opportunities for the neighborhood along Argue mediating the existing community and new development. Green streets and greenways link the existing community, new development and active transportation system.

**4.1 Height Map**

All proposed buildings shall maintain a maximum height of 45 feet.

**4.2 Density Min / Max Targets**

The plan proposes an additional 254 units be added to the Low-Rise Development area, resulting in a total density of 654 dwelling units distributed across lots 3, 4, 5 and 6.

**4.3 Shadow Studies**

Shadow studies on sheets 10,11 and 12 illustrate that shadows are consistent with adjacent development.

**4.4 Setback / Build to Lines**

Front yards setbacks of 10 feet and separation from the Active Transportation and Rapid Transit corridor of 25 feet are maintained.

**4.5 Active Edges**

Activity on the community edges will be encouraged through walk-out main floor dwelling units on all developed buildings with front garden plots and primary building entrances oriented towards Argue street. Balconies and common rooftop terraces will add additional "eyes on the street".

**4.6 Parking Locations & Innovative Parking Strategies**

All at-grade off street parking will be located along the west yard of the property, shielded from Argue by building massing. The developer anticipates a parking stall to residential unit ratio of +/- 0.85 to meet market demands. The primary design as presented would turn over an additional 46 stalls to visitor parking stalls to reduce visitor parking impacts on the surrounding neighbourhood.

**4.7 Street Design Standards**

Sidewalks, benches, at grade accessible dwelling units, an improved tree canopy and shared open spaces will create continuity for pedestrian access along Argue for the entire community.

**4.8 Street Furniture**

Trees, landscaping, benches, planters and pedestrian level lighting will create a comfortable, safe pedestrian environment along and between buildings.

**4.9 Place Making**

Informal gathering places for the community are located along Argue Street and oriented to the existing street / laneway grid with direct linkages through to the Active Transportation system to connect the existing community to the new development.

**4.10 Gateways & View Corridors**

Secondary corridors augment the primary gateways existing in the master plan by orienting to Berwick and the rear lanes to the north.

**5.2 Pedestrian Network**

Secondary connections to Argue connect the new and existing developments with proposed connections directly through the site to the Active Transportation pathway & Rapid Transit Stations.

**FORT ROUGE YARDS - LOT 5**  
**LOT 5 PLANNING CONFORMANCE & ANALYSIS**  
**SETBACK VARIANCE PACKAGE**  
 November 23, 2022

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**DEVELOPMENT EXAMINATION  
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THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH DAV 22-227458/C

SHEET # 25 OF 26

APPLICANT (SGD.) \_\_\_\_\_

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DATE DEC 20 2022





**PDO-1 The Yards at Fort Rouge**

**Development Density**

4. The plan proposes an additional 254 units be added, resulting in a total density of 1154 dwelling units distributed across Areas 1, 2 and 3 combined.

**Rapid Transit Right of Way Setback**

5. A minimum 25 foot separation distance is maintained between proposed structures and the western boundary of the overlay district.

**Design Standards**

6. Section 210 – 50% of facades facing a public street shall be transparent at grade.

**Parking for Bicycles and Motor Vehicles**

7.(3) A parking ratio of 1.11 parking stalls per dwelling unit is proposed for the development for a total of 313 stalls. A minimum of 34 lockable bicycle parking stalls will be provided.

**Area 3, Height of Buildings**

13.(8)(b) Alternative massing strategies will be employed.

**Yard Requirements**

13.(8)(c) A minimum front yard of 10 feet is maintained throughout the development.

**Principal Building Separation**

13.(8)(g) Principal building separations exceed 13 feet throughout the development.

**Winnipeg Transit-Oriented Development Handbook**

**Accessibility between station and destination**

“The relationship between existing community elements (buildings, streets, sidewalks) and the new transit infrastructure should be assessed as part of the design process to determine if a linked series of spaces, visual cues, and available routes make it easy to access the station. Direct, attractive connections designed according to universally accessible design standards – without barriers or dead ends – should be provided.”

While walking the neighbourhood, the design team noted that The Yards at Fort Rouge development’s alignment with the BRT and rail infrastructure creates a consistent interruption of the existing Lord Roberts street grid and can at times create a disorienting relationship between the existing community and the most direct path to the Jubilee and Fort Rouge stations – the Active Transportation pathway. The proposed development shifts to align with the existing grid between Berwick Place and Walker Avenue to provide view corridors and pedestrian infrastructure providing direct links between the existing community and the Active Transportation pathway through Lot 5.

**DEVELOPMENT EXAMINATION  
 BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH DAV 22-227458/C

SHEET # 26 OF 26

APPLICANT (SGD.) \_\_\_\_\_

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