

ADMINISTRATIVE REPORT

Title: DAV 25-129648\C – 619 Argue St

Issue: For consideration of a Variance associated with the construction of a 163-unit multiple-family residential building.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the “RMU PDO-1 The Yards at Fort Rouge” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 to permit the construction of a multi-family building exceeding 40 feet (12.9 metres) in height having no setback on the top floor.

Subject to the following condition(s):

1. 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 build a 163-unit multi-family dwelling and requires Variances for top floor 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.
- Per the condition of the Zoning Agreement for DASZ 33/2010:
 2. *The Owner must:*
 - (a) *prior to the issuance of any building or development permit:*
 - (i) *submit plans showing the location and design of proposed buildings, accessory parking areas, private approaches, garbage enclosures, fencing and landscaping (the "Works") on the Owner's Land to the City's Director of Planning, Property and Development ("Director")*

and the City's Centre Community Committee for approval, and thereafter must construct and maintain the Works to the satisfaction of the Director.

The applicant has submitted:

- A dimensioned site plan;
- Floor plans and parkade plan;
- Colour elevations and renderings;
- Garbage enclosure specifications; and
- A landscape plan with plant list and specifications.

FILE/APPLICANT DETAILS

FILE: DAV 25-129648\C
RELATED FILES: DASSF 531/2025
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.665 - (LORD ROBERTS)

SUBJECT: To vary the "RMU PDO-1 The Yards at Fort Rouge" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 to permit the construction of a multi-family building exceeding 40 feet (12.9 metres) in height having no setback on the top floor.

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

APPLICANT: Jennifer Lim (Barnes & Duncan)
6 Donald St
Winnipeg, MB R3L 0K6

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 "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.

- 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.
- On January 20, 2023, the Public Service approved a Variance for three proposed buildings at 619 Argue St to permit no stepback on the top floor instead of 11 feet. No appeals or opposition was filed.
- On March 17, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for 15 Walker Court (Building 1).

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 as a Major Redevelopment Site (Fort Rouge Yards) under the *Complete Communities Direction Strategy 2.0*.
- The property is zoned “RMU” Residential Mixed Use within Area 3 of the Planned Development Overlay for the Yards at Fort Rouge.
- The property has 203,317 square feet (4.66 acres) of lot area and is currently vacant.



Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Berwick Court, then multi-family dwellings zoned “RMU.”

South: Walker Court, then multi-family dwellings 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.” Primarily single-family homes further east zoned “R1-M.”

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

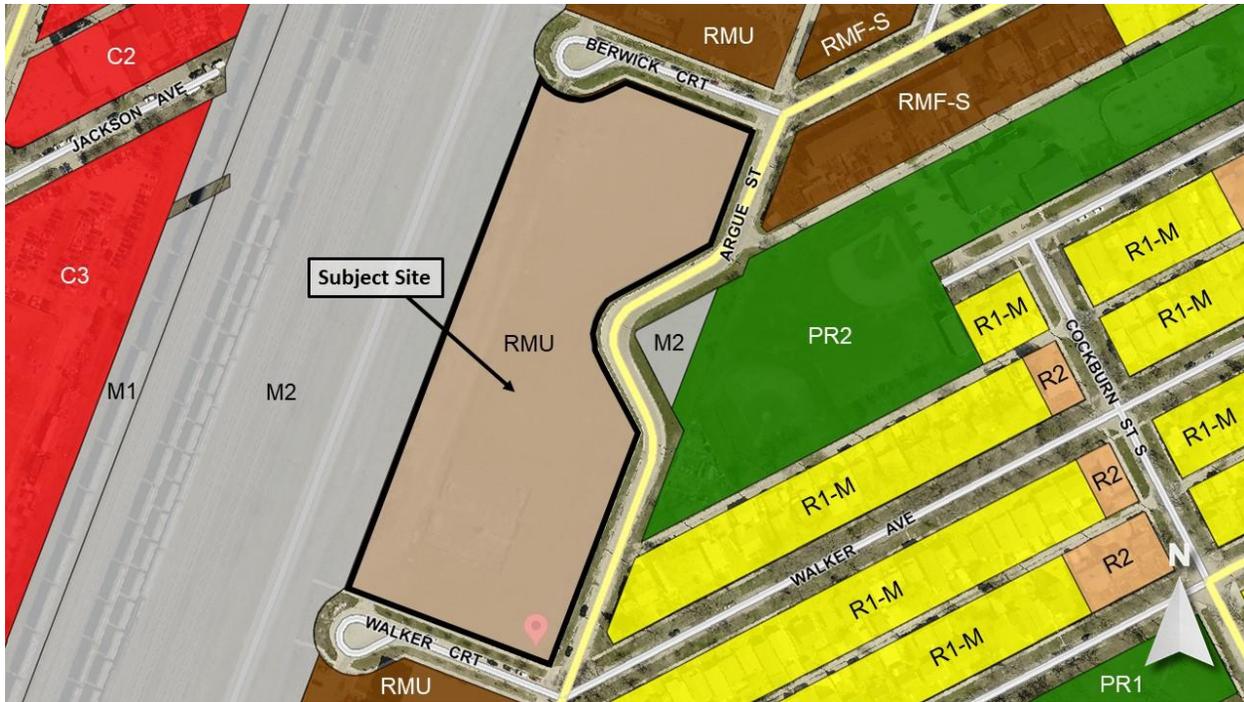


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing development plans for Building 2 on the 619 Argue Court property. The parking lot at the rear of the building will be accessed from Berwick Court.
- Building 2, like Building 1, is an L-shaped residential building with a total of 4 storeys and is located at the northeast corner of the lot with frontages on both Argue Street and Berwick Court.
 - As part of the proposed development, an associated Short Form Plan of Subdivision (DASSF 531/2025) application has been submitted, with the intention to split the existing parcel into two. When complete, the proposed Building 2 will be on a separate parcel from Building 1.
- The proposed Building 2 has 163 residential units with 200 parking stalls (a combination of surface parking behind the building and underground parking).
- The building has a flat roof, provides balconies, projections and recesses, and is clad with acrylic stucco (black and red), vertical wood grain metal siding, brick veneer, and horizontal corrugated metal siding.
- Ample landscaping is being provided on site, with a total of 30 trees and 278 shrubs.

REASON FOR APPLICATION

- No Setback on the Top Floor

Per the Development and Design Standards of *The Yards at Fort Rouge PDO*, for any principle building with a 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. The applicant is proposing no setback on the top floor, therefore a variance is required.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant consulted with the Urban Planning and Design Division throughout the various stages of the development process, including when the plans for Building 1 were approved in 2023.

With the Public

The applicant undertook a series of stakeholder meetings before the submission of plans for Building 1, from December 2021 to March 2022. A total of three meetings were held over this time period between nearby residents, businesses, and other stakeholders.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 2.0)

The subject property is designated as a Major Redevelopment Site (Fort Rouge Yards) in CCDS 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.

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.*

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 proposed development is generally consistent with *CCDS 2.0* in the following ways:

- The subject building will provide 163 residential dwelling units in a low-rise building in close proximity to a rapid transit station, which will promote ridership and reduce automobile dependency.
- The development reflects the core principles of TOD development, including a compact, high-quality pedestrian-oriented environment and medium to high density development that is greater than the community average.
- The proposed design is consistent with policies in the *Yards at Fort Rouge Area Master Plan* and the *Yards at Fort Rouge PDO*.

The 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 (in which the subject property is situated) is designated “Low-Rise Development” where the maximum allowable height is 45 feet.
- 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.

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

- At 45 feet in height, the building meets the maximum allowable height limit while providing an appropriate density at close proximity to a rapid transit station.
- Required setbacks are met.
- Building walls are broken up through wall plane articulation, balcony placement and material choice.

- Quality pedestrian connections are provided to enhance the pedestrian realm and promote active transportation.
- Landscaping is provided in exceedance of the minimum requirements of the Zoning By-law.

Transit Oriented Development Handbook (TOD Handbook)

The *TOD Handbook* provides policy support to guide development in proximity to Rapid Transit infrastructure.

The *TOD Handbook* provides the following key principles relevant to this proposal:

- *Principle 1: Medium to high density development that is greater than the community average.*
- *Principle 2: A mix of uses.*
- *Principle 3: Compact, high quality pedestrian-oriented environment.*
- *Principle 4: An active defined centre.*
- *Principle 5: Innovative parking strategies.*

The subject proposal was reviewed against the above principles of the *TOD Handbook*. The proposed development meets the intent of the above principles.

City of Winnipeg Zoning By-law 200/2006

The Yards at Fort Rouge Planned Development Overlay (PDO)

For development in Area 3 (Medium Density Residential), the PDO contains the following design standard regulations that apply to this site:

Required	Provided
The maximum height of a principle building is 45 feet.	45 feet.
For any principle 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.	No setback (<i>variance required</i>).
Minimum front yard of 10 feet.	10 feet.
Notwithstanding any other provision of this By-law, there must be a minimum 25 foot separation distance between any structure containing one or more dwelling units and the western boundary of the overlay district shown on the Principle Overlay Map (Map 1).	~88 feet.
For any principle building with height exceeding 40 feet, the minimum principle building separation is 8 feet plus one foot for every foot the height of the building exceeds 40 feet (<i>*in this case, 13 feet is required</i>).	~70 feet.

VARIANCES

No Setback on the Top Floor

A variance has been requested for no setback on the top floor of a multi-family building exceeding 40 feet instead of a top floor setback distance of at least the height of the top floor of the building (which in this case, would be 11 feet).

In 2023, a variance to permit the construction of three (3) multi-family buildings exceeding 40 feet having no setback on the top floor was approved. This updated proposal brings the proposed number of buildings down to two (2), therefore the previously granted variance does not apply. It should be noted however that the proposal at this time was deemed compatible with the area.

Given the broader context of the site, including its inclusion in The Yards at Fort Rouge Area Master Plan and proximity to both the Jubilee and Fort Rouge rapid transit stations, the proposed no setback on the top floor is of no concern and does not appear to induce any negative impacts on the surrounding area. Therefore, the Urban Planning and Design Division supports this variance.

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 variances will enable a development that increases neighbourhood population, contributes to the physical renewal and revitalization of an older neighbourhood, and meets policies as set out in The Yards at Fort Rouge Area Master 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 design and building design elements of the proposed development align with the surrounding context and help reduce any potential adverse effects on the neighbouring properties and surrounding area.

- (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 proposed variance would allow the applicant to introduce density on the site in a manner that is consistent with the policies guiding development under the "Major Redevelopment Site" policy area within the Complete Communities Direction Strategy 2.0 and under the "Medium Density Residential" designation within The Yards at Fort Rouge PDO.

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

In that, the proposed development is compatible with existing development in area under the The Yards at Fort Rouge Area Master Plan / The Yards at Fort Rouge PDO and in the Lord Roberts neighbourhood.

OURWINNIPEG 2045 POLICY ALIGNMENT

- 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.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

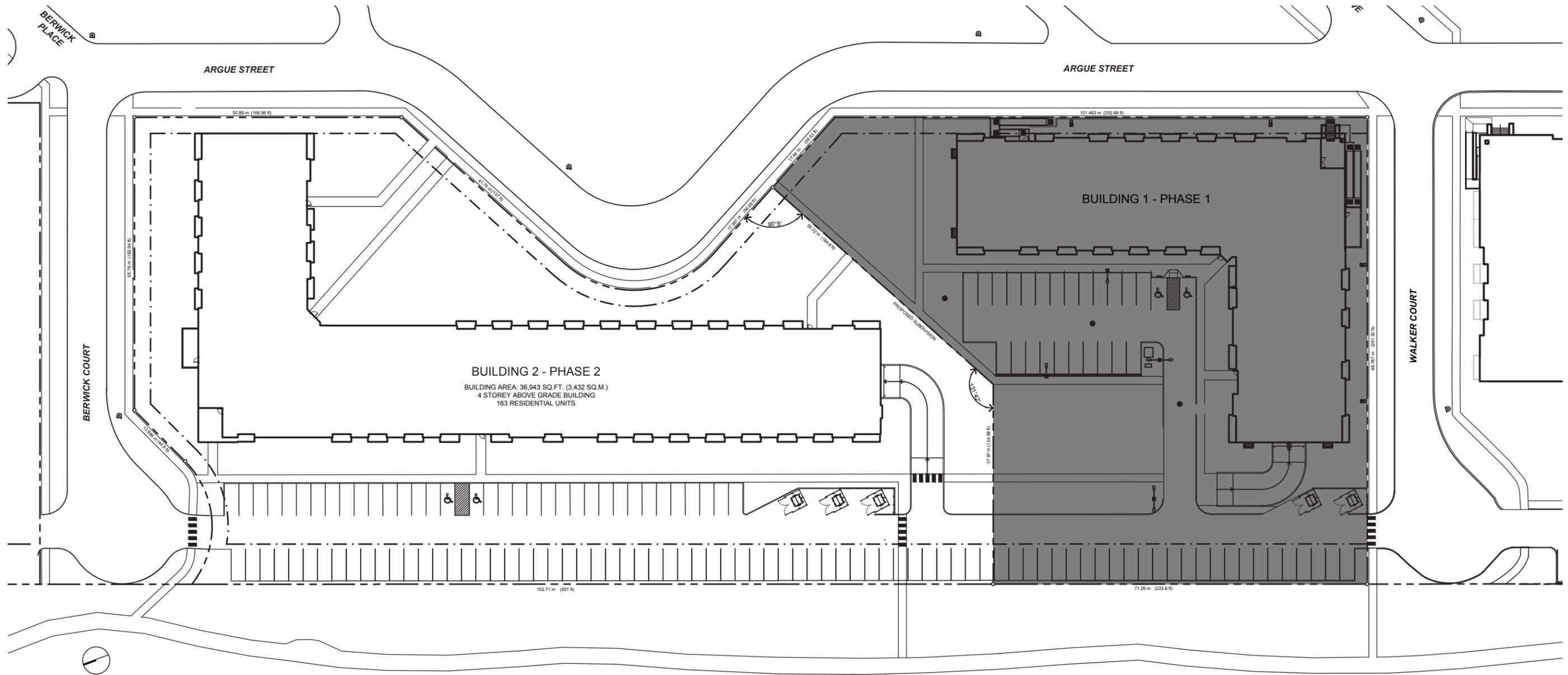
Strategic Opportunity 4: Facilitate Compact, Complete Development and Increase Density.

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: Isaiah Stonehouse, MCP
Date: Wednesday, May 21, 2025
File No. DAV 25-129648\C



Property Details

Address: TBD
Assessed Land Area: 4.7 acres (204,732 ft² / 19,020 m²)
Location: Lot 5 Plan 55240 WLTO in RL 18 to 25 Parish of St. Boniface

Proposed Development (Building 2)

Proposal: 163 unit multi-family condominium development
Building Size & Construction: MBC 3.2.2.49. Group C, Up to 6 Storeys, Sprinklered, Noncombustible Construction
Current Zoning District: RMU – Residential Mixed Use
Building Area: Building 2 = 36,943 ft² (3,432 m²)
Proposed Principal Uses: Dwelling, multi-family (Permitted)

Dimensional, Parking & Landscape Standards (RMU)

Minimum Lot Area: 9,000 ft² (121,482 ft² provided - Phase 2 via subdivision)
Minimum Lot Area / Dwelling Unit: RMU
Min Front Yard: 10 ft (PDO-1) provided
Minimum Rear Yard: 25 ft (PDO-1 provision 5) provided
Minimum Interior Side Yard: 0 ft (PDO-1) provided
Min Corner Side Yard: 0 ft (PDO-1) provided
Principal Building Separation: Refer to PDO-1 - provided
Max Building Height: 45 ft (principal buildings exceeding 40 ft must have a top floor set back in accordance with 12.(8)(b)) - **DAV 227458/2022C varies 12.(8)(b) to permit the construction of three (3) multi-family buildings exceeding 40 ft having no setback on the top floor.**

Permitted Projections: Open parking (rear yard)

Parking Category: 3 (Other multi-family) 1 per dwelling unit (Urban Infill Area) = 163 stalls required (200 provided - 87 surface & 113 parkade)
Accessible Parking: 7 Accessible Parking Spaces / 2 Van Accessible
Guest Parking: 10% of required automobile stalls, 16 provided.
Bicycle Parking: 1 per 10 required automobile parking spaces - 25 required.
Landscaping: Refer to landscape plans

Pedestrian Connections: Standard A – A universally accessible, direct pedestrian route must be provided from the main entrance of at least one of the principal buildings to a public sidewalk. If a transit stop exists in the public right of way adjacent to the subject property, the pedestrian route must provide a direct connection to the transit stop. A universally accessible pedestrian route must be provided that connects the main entrances of all of the principal buildings and the main outdoor entrances of units in these buildings to one another and pedestrian routes must contrast highly with the texture and appearance of the surfaces adjacent to the route and must be built in accordance with the Private Development Requirements for Pedestrian Routes.

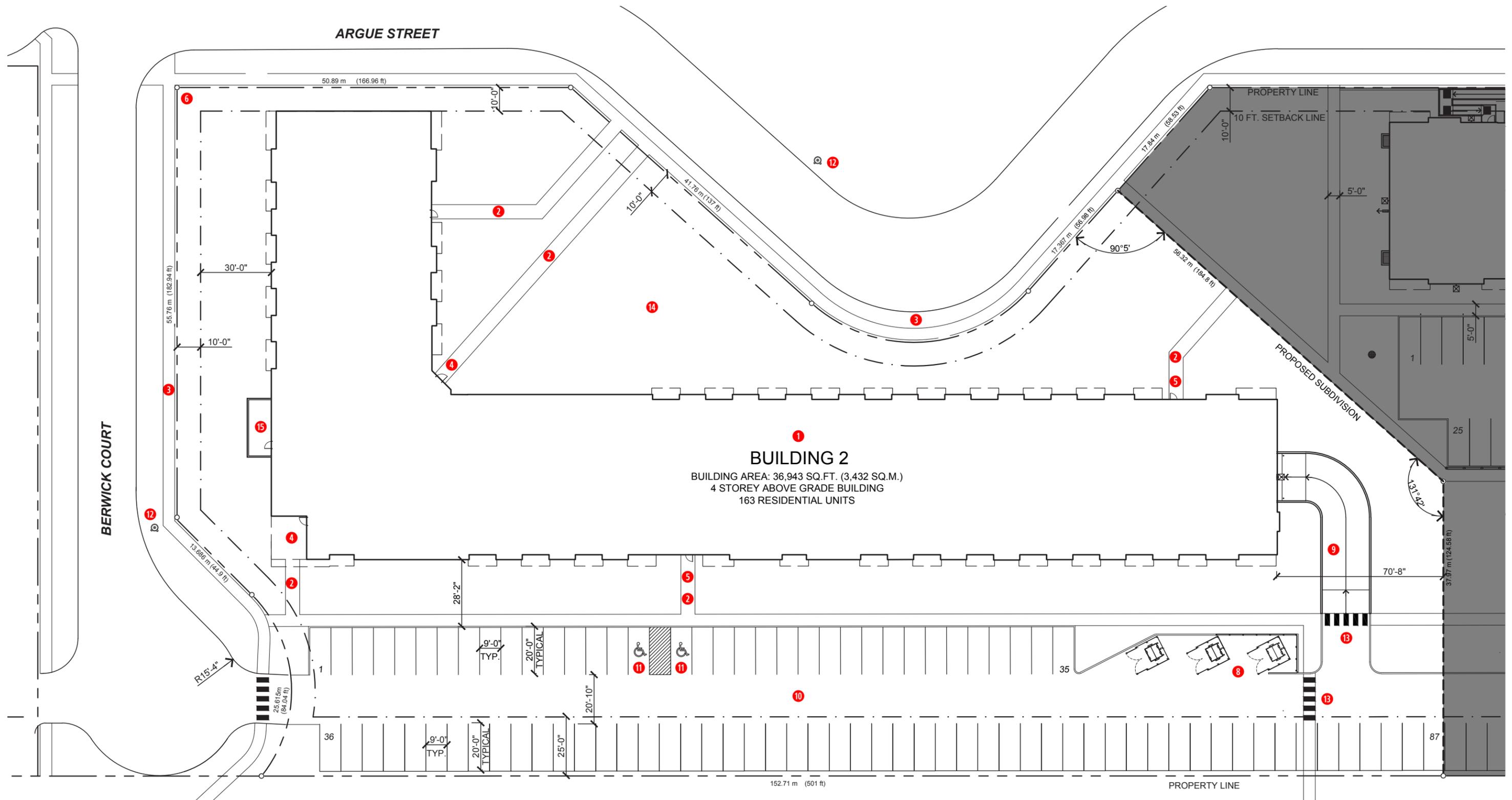
FORT ROUGE YARDS - LOT 5

SITE DEVELOPMENT PLAN

DASSF - SHORT FORM PLAN OF SUBDIVISION APPLICATION
 FEBRUARY 11, 2025

sevenzeroone architecture inc.





FORT ROUGE YARDS - LOT 5

BUILDING 2 - SITE PLAN

DASSF - SHORT FORM PLAN OF SUBDIVISION APPLICATION

FEBRUARY 11, 2025

sevenzeroone architecture inc.

Site Plan Keynotes

- | | | |
|--------------------------------------|--------------------------------|----------------------------------|
| 1 Proposed Multi-family Development | 6 Property Line | 11 Van Accessible Parking Stalls |
| 2 New Concrete Sidewalk | 7 Building 1 Construction Line | 12 Existing Fire Hydrant |
| 3 Existing Sidewalk | 8 Garbage & Recycling Area | 13 Pedestrian Crossing |
| 4 Primary Entrance | 9 Ramp to Parkade | 14 Refer to Landscape Plan |
| 5 Secondary Entrance / Building Exit | 10 Surface Parking | 15 Outdoor Patio |



