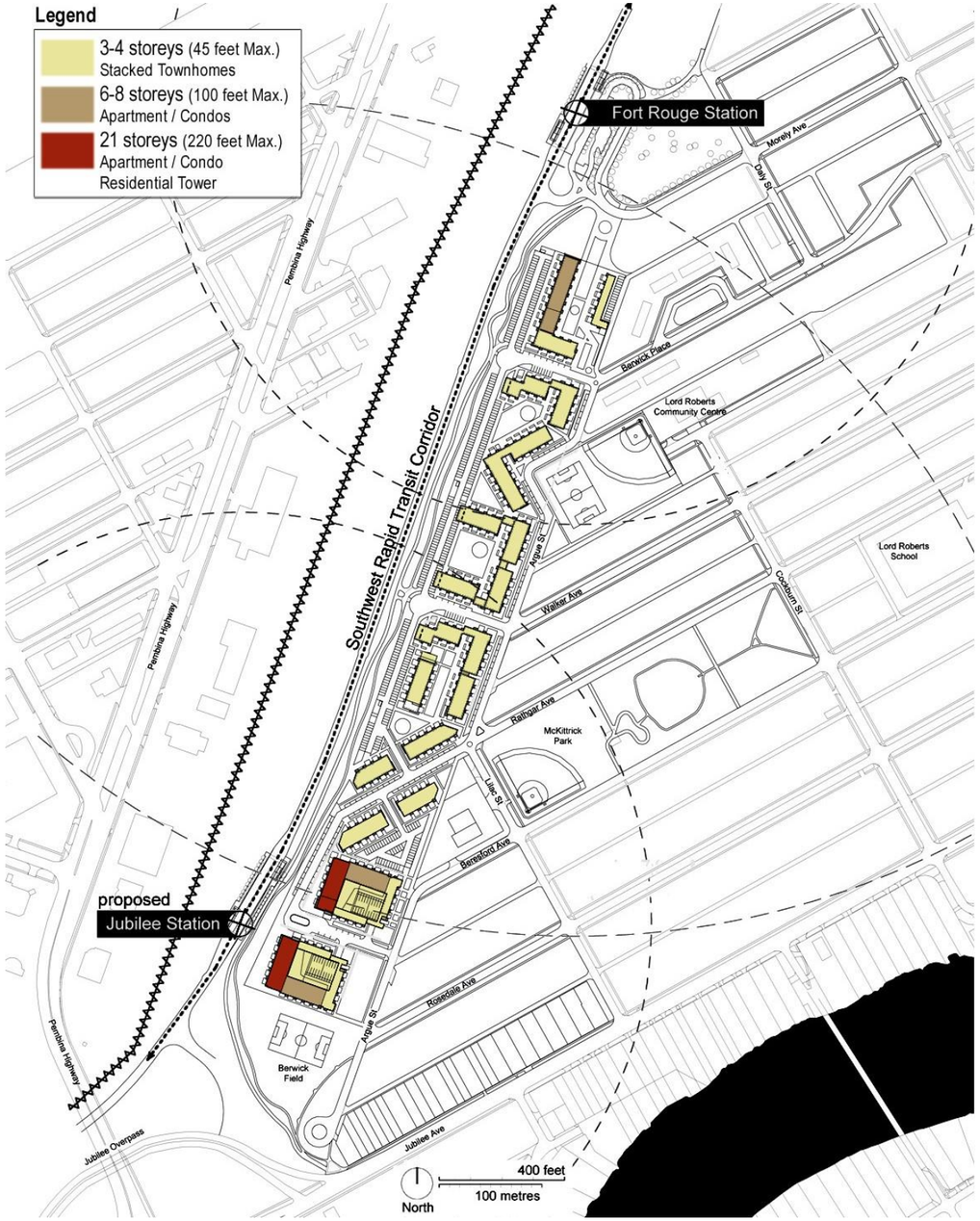


Figure 27. Proposed Building Heights

4.1 Urban Design Strategy/Design Criteria

Recommended language identifying zoning code, design review, and view corridor language to support implementation of the Area Master Plan should be developed. Amendments to the Winnipeg Zoning By-Law should be made to ensure that development is scaled and designed to support the pedestrian-friendly character in TOD.

4.2 Height Map

An RMU district currently allows for a maximum building height of 100 feet. For the proposed RMU PDO-1, there should be varying heights on the site to reflect the intended nature of the development based on TOD principles.

It is suggested that for Lots 3, 4 and 5 which are located in the middle of the site (made of exclusively 3-storey townhouses) there should be a height restriction of 45 feet (maximum) to allow for versatility in design of the townhouses.

A 100 foot maximum building height will be adequate for the land that occupies Lot 6 on the Proposed Plan of Subdivision by the Fort Rouge Station. It is anticipated that most of the housing will be maintained at a height of 45 feet (maximum) though there maybe an necessity to increase the height slightly closer to the station.

For the areas in Lots 1 and 2 to the south which are comprised of the high-rise towers, this will not be sufficient to achieve the desired densities. Rather, it is proposed that this height should be increased to 220 feet.

4.3 Density Min./Max. Targets

The development density of the entire Fort Rouge site is proposed to be a maximum of 900 dwelling units. This will be represented as a mixture of mid to high density housing which includes ~~400~~ 568 units comprised of a mix of apartments and ~~of~~ three-storey townhouses to the north alongside ~~500~~ 332 units of one and two- bedroom high-rise towers up to 21 storeys tall to the south.

The townhouses will address a critical housing shortage for families and the tower units will appeal to seniors, professionals and downtown transit users. This is in keeping with the City of Winnipeg's vision in OurWinnipeg.

By building higher, a greater number of units can be accommodated while occupying a smaller architectural footprint. For example, a five storey 250 unit apartment building occupies more land than a 10, 15 or 20 storey building containing the same number of units.

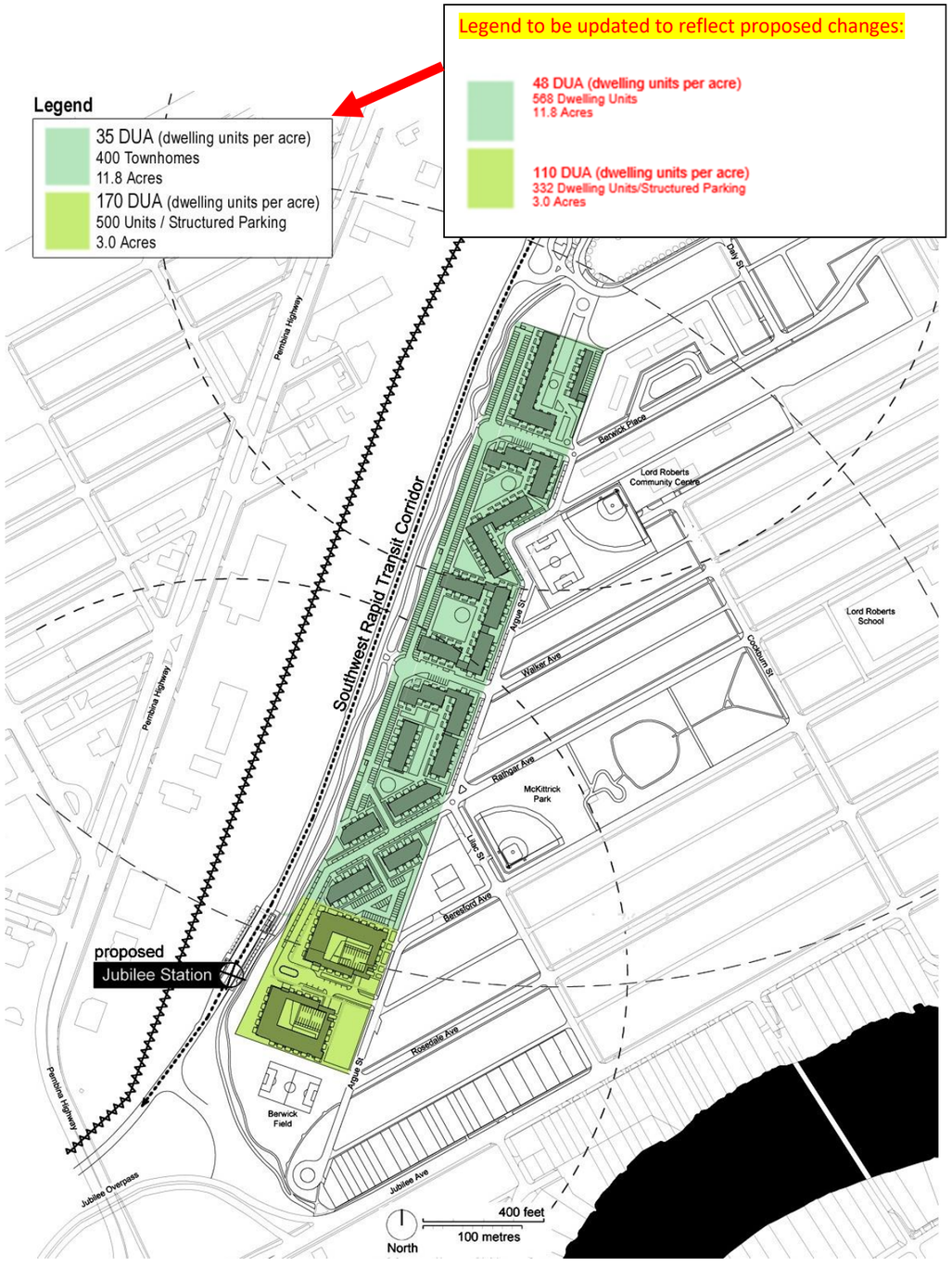


Figure 28. Proposed Densities

Ongoing discussions with the neighbourhood, the City, planning experts and community leaders have been taking place to find the right balance between density, height, livability and economic feasibility.

Low-Rise Development

*(**Note**: the calculations below are based on net densities of land once public lanes, right of ways and land dedications have been subtracted from the site. See **Appendix 3.0 Proposed Plan of Subdivision**)*

The low-rise residential townhouses occupy an area of approximately 11.8 acres (514,008 sq. ft.) on the central and northern parts of the site on Lots 3 through 6.

The Winnipeg TOD Handbook declares that the Net Housing Density of a Urban Neighbourhood zone should be from 40 to 100 units per acre. With ~~400~~ 568 units spread over 11.8 acres this would equal roughly ~~35~~ 48 dwelling units per acre, which is ~~slightly below~~ within the standard range.

With a total of ~~400~~ 568 units located here, this would represent a minimum lot area per dwelling unit of around ~~1285~~ 905 sq. ft. which would meet the current regulations identified in the Winnipeg Zoning By-Law Dimensional Standards for most Multi-Family Districts.

High-Rise Development

*(**Note**: the calculations below are based on net densities of land once public lanes, right of ways and land dedications have been subtracted from the site. See **Appendix 3.0 Proposed Plan of Subdivision**)*

The high-rise residential towers occupy an area of approximately 3.0 acres (130,680 sq. ft.) on the south end of the site on Lots 1 and 2.

The Winnipeg TOD Handbook declares that the Net Housing Density of an Urban Neighbourhood zone should be 40 to 100 units per acre. With ~~500~~ 332 units spread over 3.0 acres, this would equal roughly ~~170~~ 110 units per acre which is above the standard range.

With a total of ~~500~~ 332 units on the site, this would represent a minimum lot area per dwelling unit of around ~~261~~ 393 sq. ft. which meets the TOD ~~does not meet the current~~ regulations of the Winnipeg Zoning By-Law. ~~It is suggested that the lot area per dwelling unit be changed to meet the required needs.~~

Entire Development

When looked at as an entire site, the gross densities of the development would be:

900 units / 18 acres = 50 dwelling units / acre

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the Yards at Fort Rouge
A T.O.D. Development