M Richard
& Associates Ltd.



FULTON GROVE – A TRANSIT-ORIENTED DEVELOPMENT

COMPREHENSIVE DEVELOPMENT VISUALIZATION PACKAGE

7138793 MANITOBA LTD. // 6165347 MANITOBA INC.
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FULTON GROVE

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This document comprises renderings, illustrations, and plans for the envisioned Fulton Grove lands. This comprehensive visual package is designed to enhance clarity and facilitate a deeper understanding of the proposed development.

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1.0 PROJECT OVERVIEW

1.1 PURPOSE OF DOCUMENT

The purpose of the Comprehensive Development Visualization Package is to serve as an informative and visually engaging tool designed to guide viewers through the proposed development. It provides a comprehensive overview of the project, highlighting crucial land uses, amenities, and key features. This package aims to offer clarity and context, ensuring that the reader can easily understand the vision, layout, and significance of Fulton Grove. By presenting information in a clear, concise, and visually appealing manner, it allows viewers to grasp the project's scope and impact, helping them make informed decisions and create a deeper appreciation for the development's value within the community.

1.1.1. Development Overview

The Fulton Grove development within Winnipeg's Parker Lands area presents an exciting opportunity for urban revitalization and sustainable growth. Nestled in the heart of south-central Winnipeg, this 47.35-acre project aligns with the city's strategic vision, promoting Transit-Oriented Development principles, walkability, connectivity, and a vibrant mix of housing options.



Map 1 Location of Subject Lands (Fulton Grove) in Winnipeg



LEGEND

1	Fort Garry Community Centre	5	SW Rapid Transit Corridor		Grocery / Commercial
2	Pan-Am Pool / Grant Park High School	6	Parker Station		Education / Institution
3	Existing Naturalized Retention Basin	7	Sobeys / DeNardi Grocery Store		Residential Multi Family
4	Relocated Dog Park	8	General Byng School		Recreation

Map 2 Nearby Amenities and Surrounding Neighbourhoods

1.2 SITE CONTEXT

There are substantial commercial, recreation and leisure facilities in close proximity to the site to provide many amenities for the future residents of Fulton Grove. Of note, Grant Park Shopping Centre, Pan Am Pool, Charles A Barbour Arena, Harrow School, Walmart and Sobey's are to the north of the CN tracks and are accessible via Waverley Street and AT paths.

Immediately to the west is the Winnipeg Humane Society, Reh-Fit Centre, Linden Christian School; to the east are several commercial operations along Pembina Highway. To the south is Victoria Community Centre, Beaumont Park, Brenda Leipsic Dog Park, and General Byng School.

The site offers a location that is relatively close to downtown (less than 10 minutes by transit or car) and approximately the same distance to the University of Manitoba, St. Vital and Polo Park shopping centres, thus making it a very central place to live.

1.3 OVERVIEW: KEY FEATURES

TRANSIT-ORIENTED DEVELOPMENT

Fulton Grove embraces a Transit-Oriented Development approach, creating vibrant, eco-conscious communities around rapid transit. This strategy reduces energy consumption, making housing more affordable by eliminating the need for extensive car dependency.

WALKABILITY AND CONNECTIVITY

Residents can easily access public transportation within a 10-minute walk, encouraging eco-friendly commuting. Thoughtfully planned pedestrian and cyclist pathways promote a connected community, enhancing accessibility and convenience.

DESIGN EMPHASIZING AESTHETICS

Fulton Grove prioritizes visual appeal, incorporating thoughtfully designed public spaces, pedestrian-friendly pathways, and aesthetically pleasing buildings to create a welcoming, attractive community.

MIXED-USE DEVELOPMENT

The project boasts diverse housing types, including single-family dwellings, duplexes, quadplexes, townhouses, multi-family condos, and rentals, accommodating various income levels. Commercial zones provide a welcome neighbourhood amenity and create a lively atmosphere with office and retail spaces while ensuring convenient parking options.









INFILL DEVELOPMENT

By prioritizing efficiency and mitigating urban sprawl, Fulton Grove actively bolsters ridership along the rapid transit corridor, making a substantial contribution to the creation of a sustainable urban landscape. It stands as a unique opportunity to exemplify how a new urban neighbourhood can seamlessly intertwine with the city's existing urban fabric, all while safeguarding the integrity of adjacent neighbourhoods.

INFILL DEVELOPMENT BENEFITS

Infill development optimizes land use, revitalizes neighbourhoods, and reduces pollution, promoting sustainability, livability, and fairness. Fulton Grove embodies these principles while avoiding the drawbacks of urban expansion.

INNOVATIVE INFRASTRUCTURE

Fulton Grove leverages existing infrastructure and services, including parks and transportation options, while incorporating eco-friendly geothermal energy systems.

SUSTAINABILITY AND GREEN SPACES

Sustainability is a core focus, with mixed-use and residential zones, increased density near transit, reduced reliance on automobiles, proximity to greenspaces, pedestrian-friendly streets, and a district geothermal energy system. This contributes with the City's dedication to reducing greenhouse gas emissions, as outlined in OurWinnipeg. The development is projected to reduce greenhouse gas emissions by 2,877 tonnes.



FULTON GROVE – OVERALL SITE RENDERING

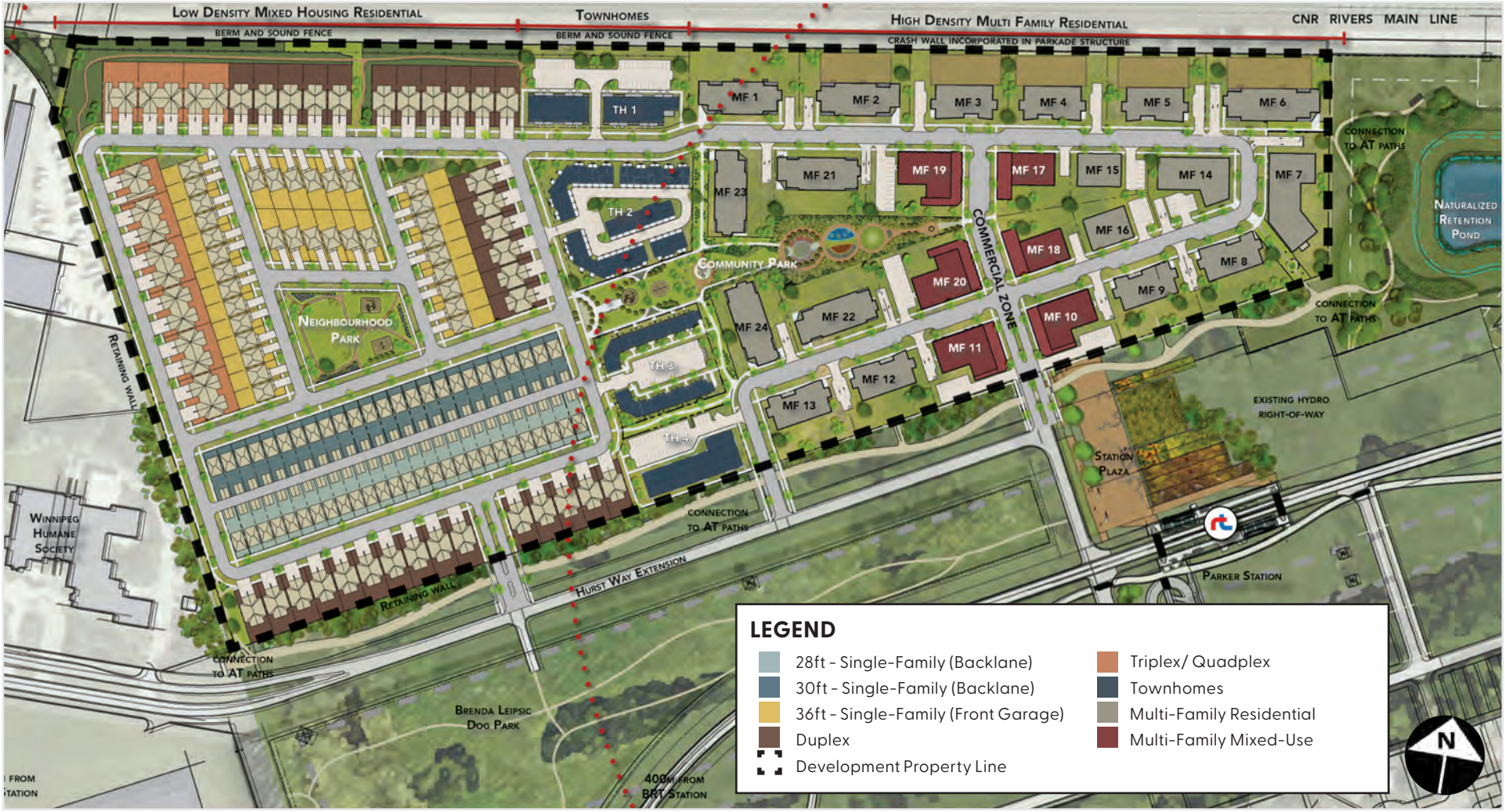
Encompassing 47.35 acres, the development plans to offer 1,918 diverse housing units, catering to varying income levels, including single-family homes, townhomes, condos, and rentals. It will feature apartments and townhomes near the Rapid Transit station, single-family houses on the outskirts, along with shops, offices, parking facilities, and abundant green spaces to create a vibrant and sustainable community that leverages existing infrastructure and services while also embracing geothermal energy for heating and cooling.



FULTON GROVE - PERSPECTIVE LOOKING WEST FROM THE NATURALIZED RETENTION POND

Fulton Grove offers the advantage of being situated in the immediate vicinity of more than 30 acres of green spaces and water amenities. Notably, a naturalized retention pond exists on the eastern segment of the Parker Lands development site, further enriching the area's appeal while also complimenting the adjacent residential multifamily and commercial zones.

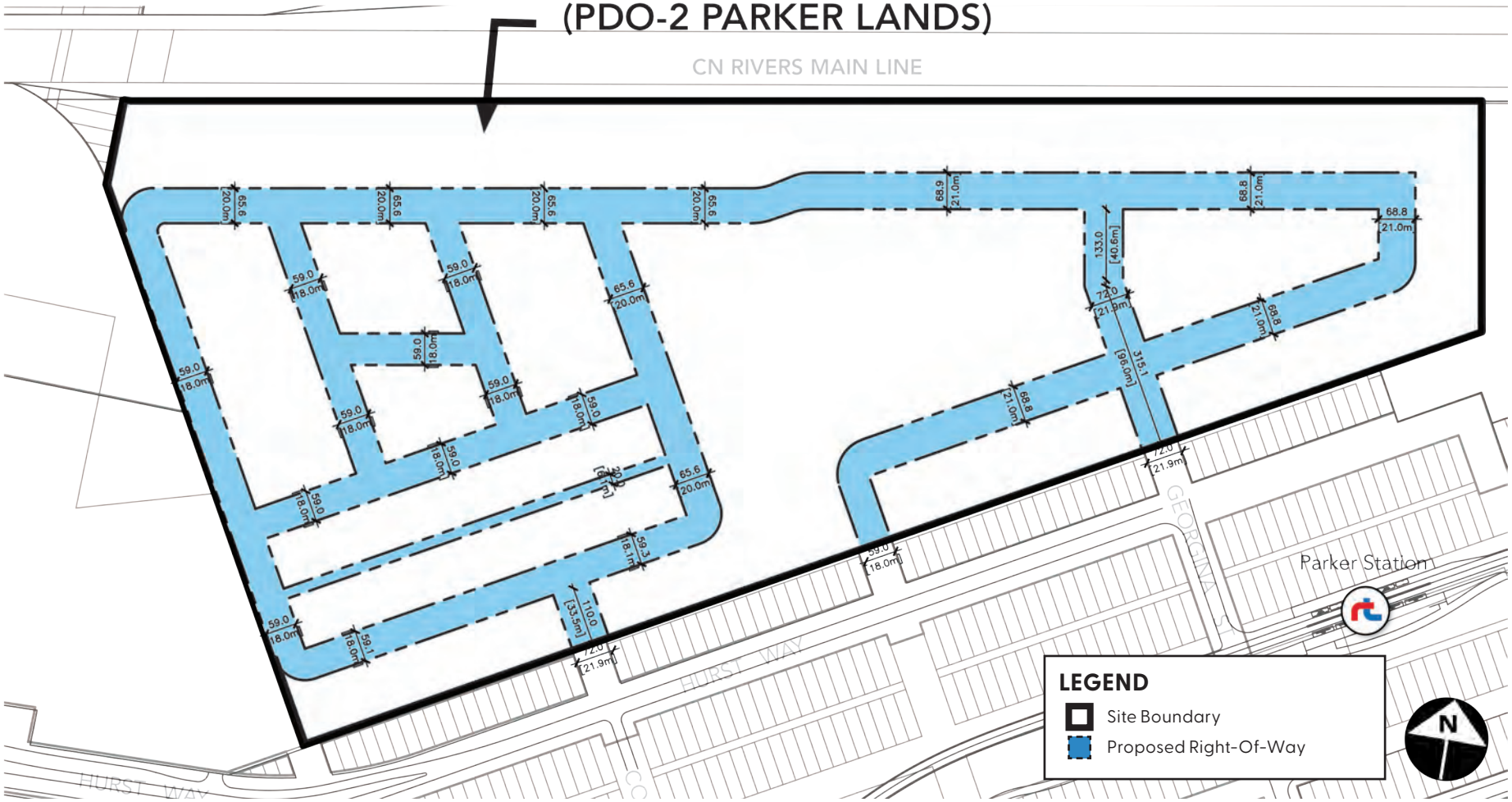
2.0 THE SITE



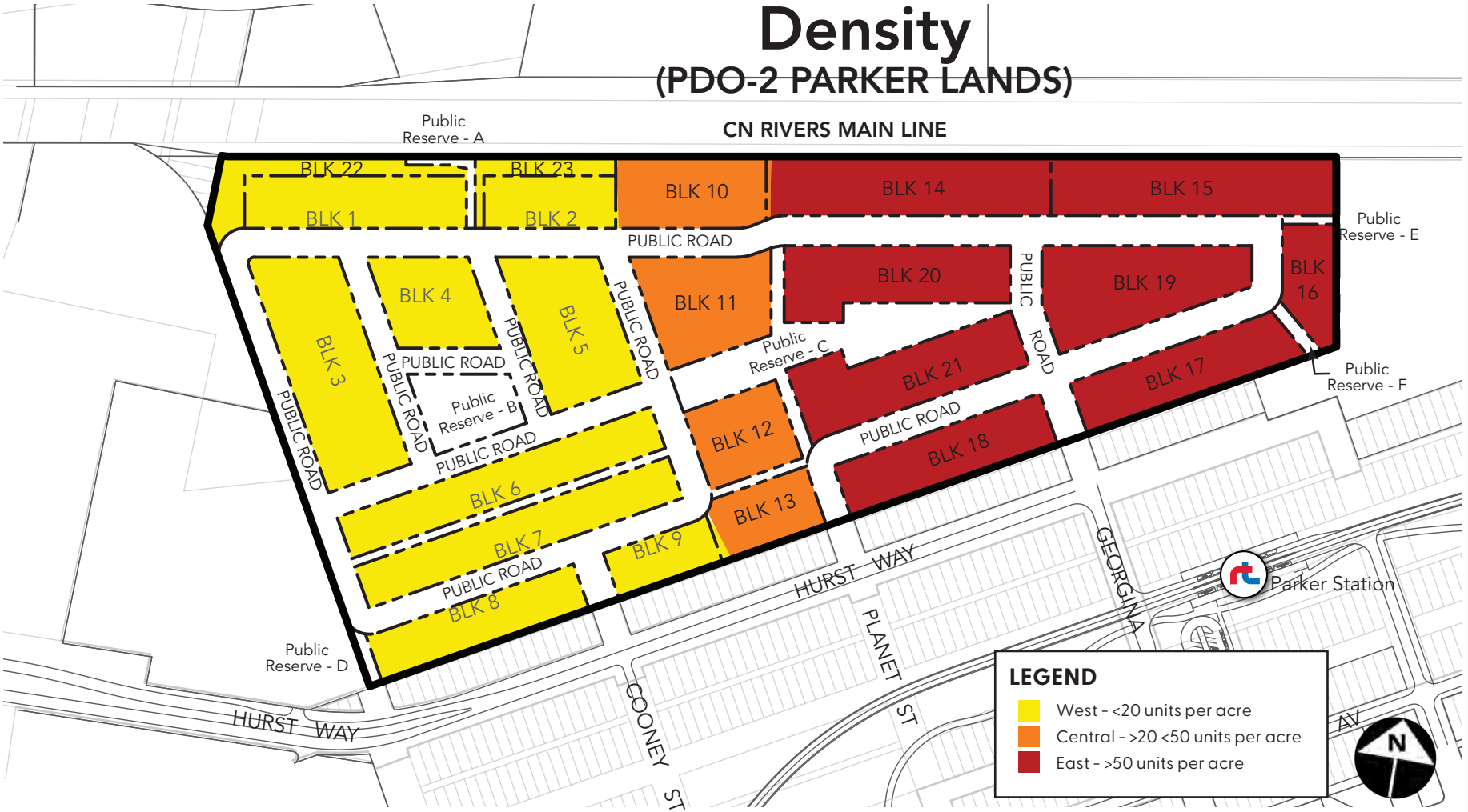
FULTON GROVE SITE PLAN - RENDER

The following is the Development Concept Plan for Fulton Grove, which encompasses a diverse range of land-use options, including **Single-Family, Duplexes, Triplexes/Quadplexes, Townhomes, Multi-Family Residential, and Multi-Family Mixed-Use.**

TOD
(PDO-2 PARKER LANDS)

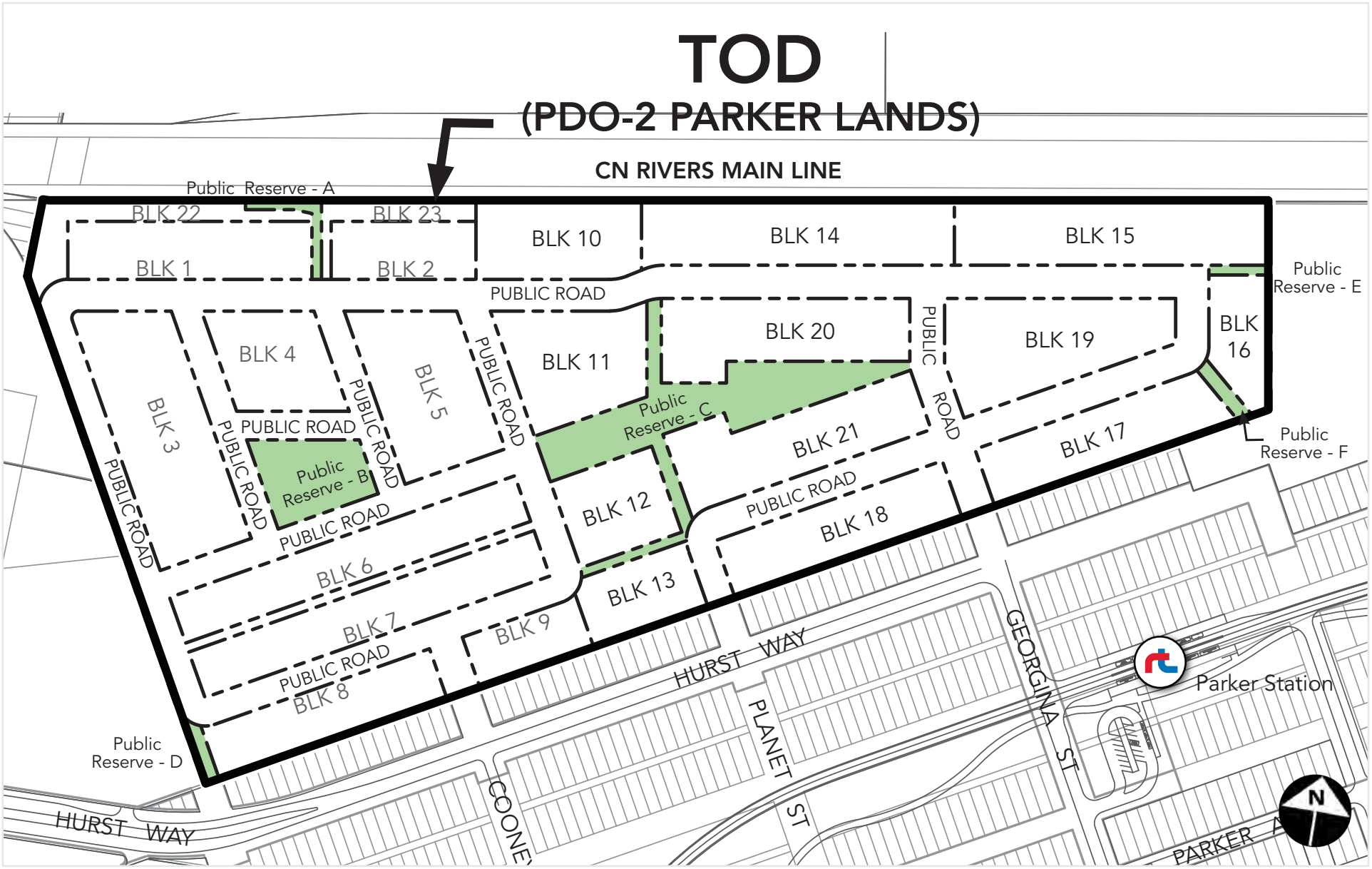


PROPOSED ROAD NETWORK DIAGRAM



PROPOSED DENSITY DIAGRAM - WEST, CENTRAL AND EAST FULTON GROVE

TOD
(PDO-2 PARKER LANDS)



PROPOSED BLOCK PLAN - HIGHLIGHTED GREEN SPACES

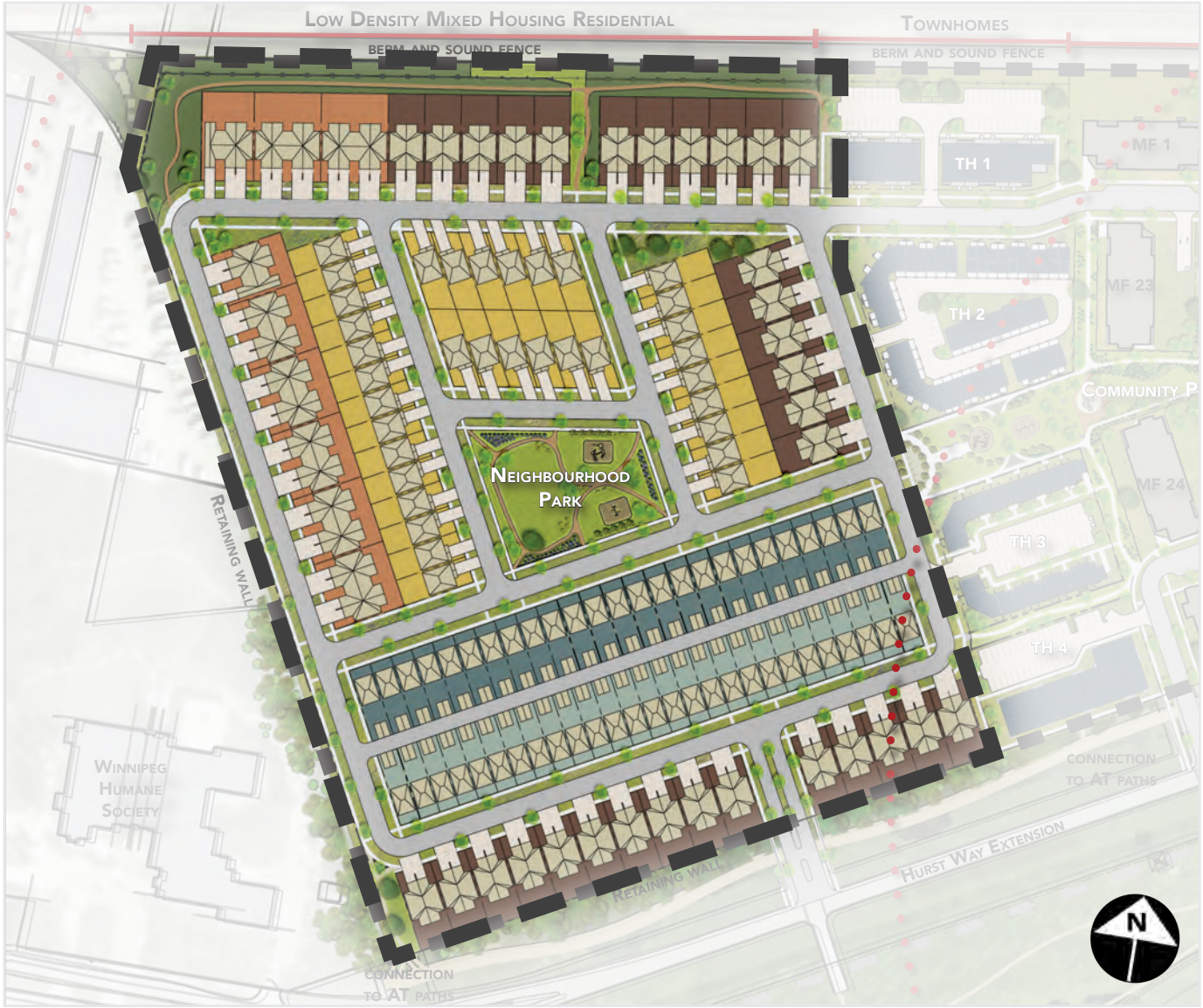
3.0 THE SITE - WEST

3.1 FULTON GROVE - WEST

The western half of Fulton Grove primarily encompasses a range of single-family, duplex, and triplex/quadplex housing options.

Five types of dwelling unit options are envisioned for the design:

1. **28ft - Single-Family (Backlane)**
2. **30ft - Single-Family (Backlane)**
3. **36ft - Single-Family (Front Garage)**
4. **Duplex**
5. **Triplex/Quadplex**

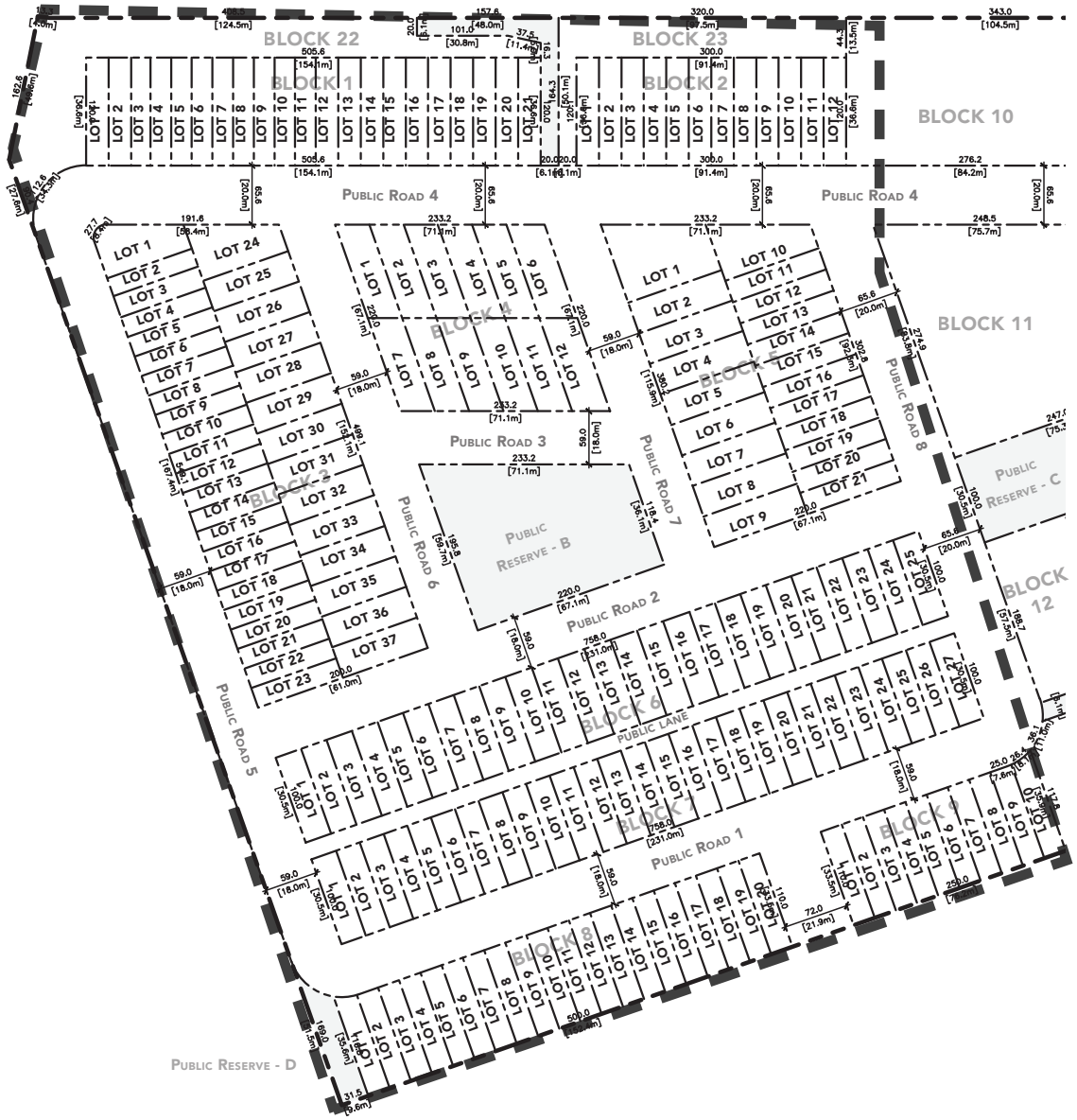


LEGEND

- 28ft - Single-Family (Backlane)
- 30ft - Single-Family (Backlane)
- 36ft - Single-Family (Front Garage)
- Duplex
- Triplex/Quadplex

3.2 LOT PLAN - WEST

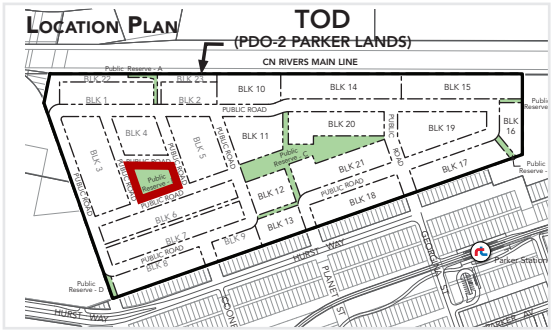
The following delineates the proposed residential lots for Fulton Grove West. This section of the development comprises a total of 185 new lots, with sizes varying from 2,100 square feet at the lower end of the spectrum to 4,180 square feet at the upper limit.





FULTON GROVE WEST - RENDER

The provided rendering presents an aerial view from the southern perspective of Fulton Grove West, illustrating a concept of the envisioned cohesion and appearance of the residential dwellings upon full completion.



3.3 FULTON GROVE WEST NEIGHBOURHOOD PARK

In the heart of the Fulton Grove West area, there is a centrally located 0.8-acre neighbourhood park. This park encompasses open play spaces, thoughtfully landscaped areas, play structures, swing sets, and benches for comfortable seating.



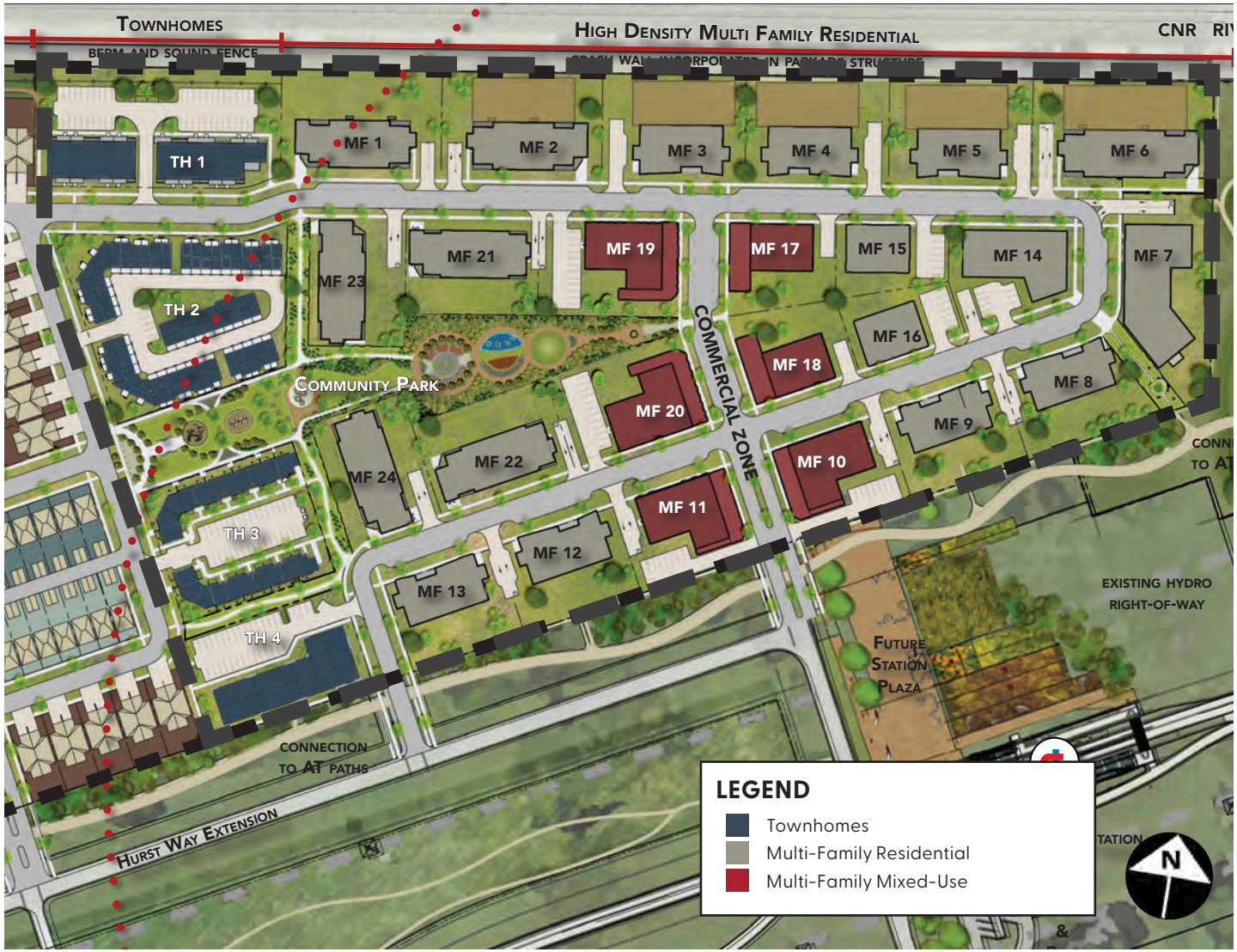
4.0 THE SITE - CENTRAL & EAST

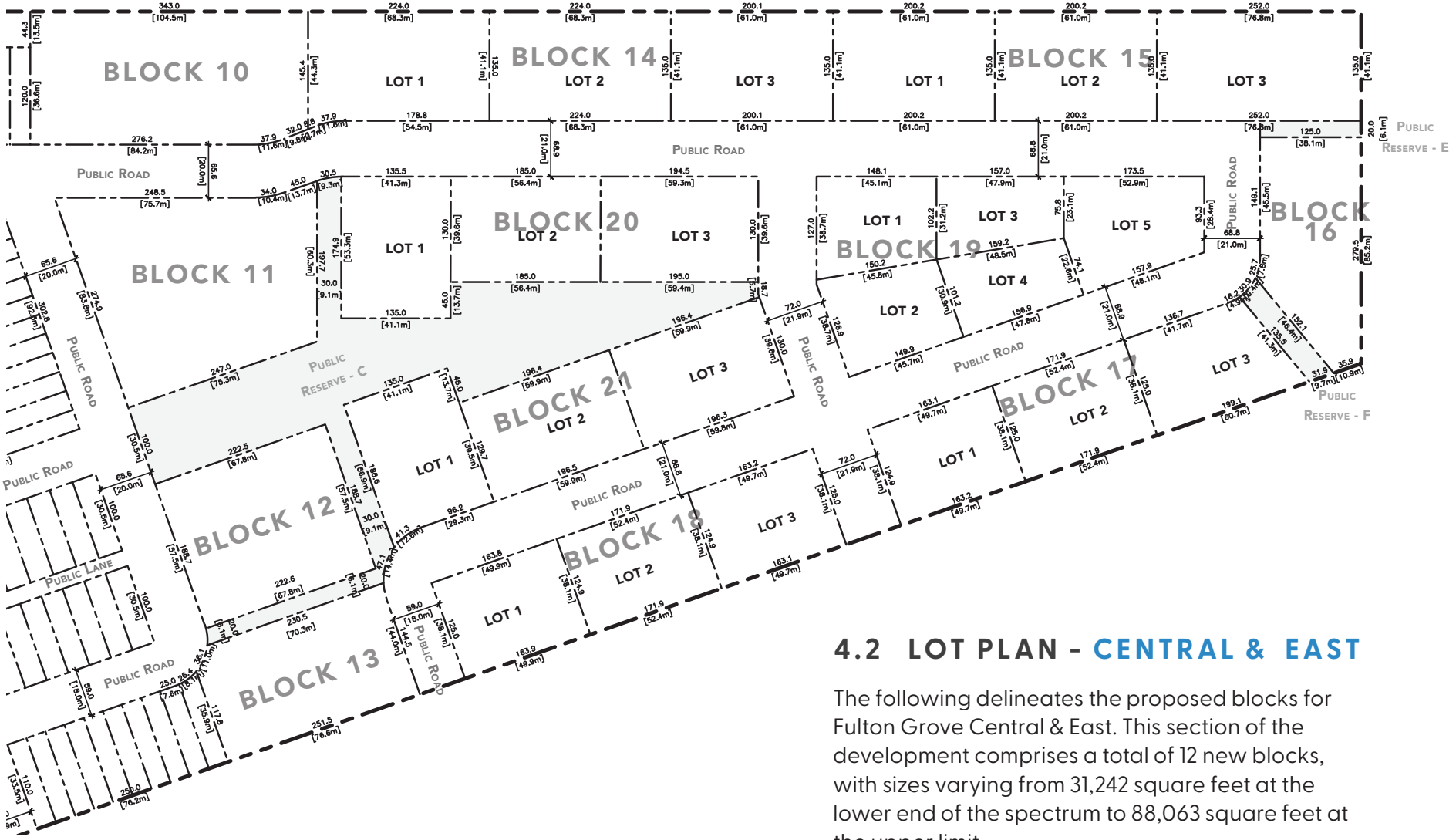
4.1 FULTON GROVE - CENTRAL & EAST

The eastern half of Fulton Grove primarily encompasses a range of townhouse, residential multi-family and mixed-use multi-family options.

The commercial zones are designed to promote a lively atmosphere, with ground-level office and retail spaces available. Convenient parking options and pedestrian-friendly features like sidewalks and pathways are to be provided.

Parking structures will be integrated into the buildings and along the rail tracks, ensuring safety and minimizing noise. For most buildings, parking structures will be incorporated below grade, with the exception of MF 2 through 6, which will have a portion above grade integrated into a crash wall.





4.2 LOT PLAN - CENTRAL & EAST

The following delineates the proposed blocks for Fulton Grove Central & East. This section of the development comprises a total of 12 new blocks, with sizes varying from 31,242 square feet at the lower end of the spectrum to 88,063 square feet at the upper limit.



FULTON GROVE CENTRAL & EAST - RENDER

The provided rendering presents an aerial view from the southern perspective of Fulton Grove Central & East, illustrating a concept of the envisioned cohesion and appearance within the Parker Lands upon full completion.

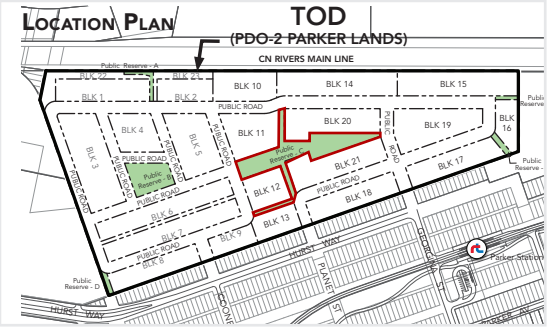






FULTON GROVE CENTRAL & EAST - PEDESTRIAN PERSPECTIVE RENDERINGS

The provided renderings show the envisioned pedestrian-friendly environment within the residential and mixed-use multi-family buildings of Fulton Grove East.



4.3 FULTON GROVE CENTRAL & EAST COMMUNITY PARK

At the core of the Fulton Grove Central & East area lies a centrally positioned 1.98-acre community park. The park features open play spaces, landscaped areas of high quality, an amphitheater, comfortable seating zones, calisthenics stations, and water features, providing a wide range of recreational opportunities for the community.





FULTON GROVE CENTRAL & EAST - COMMUNITY PARK RENDER

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GROVE

The images presented within this document are intended solely for illustrative and educational purposes. It is essential to clarify that some of these images have not been generated by M Richard & Associates Ltd. Their use is strictly aimed at facilitating visual understanding within the context of the document's content, and they should not be construed as originating from M Richard & Associates Ltd.

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