Minutes – Executive Policy Committee – May 13, 2025

Report – Standing Policy Committee on Property and Development – May 8, 2025

Item No. 11 Secondary Plan Amendment – South of Station Place (Lot 1, Plan 55240)
(Fort Rouge-East Fort Garry Ward)
File SPA 1/2025 [c/r SP 1/2025 and DAZ 200/2025]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That first reading be given to By-law No. 27/2025 (the "By-law", a draft of which is attached as Appendix "B" to this report) to amend the Yards at Fort Rouge Secondary Plan By-law No. 25/2025 in accordance with this report, with the following amendments:

   A. In Section 4, delete the words "21 storeys (250 feet Max.)" and replace with "22 storeys (250 feet Max.)".

   B. In Section 5, delete the words "21 storeys tall" and replace with "22 storeys tall".

2. That the subject amendment shall come into force and effect upon the coming into force and effect of SP 1/2025.

3. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On May 8, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 1, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 1, delete the period after the words "in accordance with this report" and replace with the following:

  ", with the following amendments:

  A. In Section 4, delete the words "21 storeys (250 feet Max.)" and replace with "22 storeys (250 feet Max.)".

  B. In Section 5, delete the words "21 storeys tall" and replace with "22 storeys tall"."

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

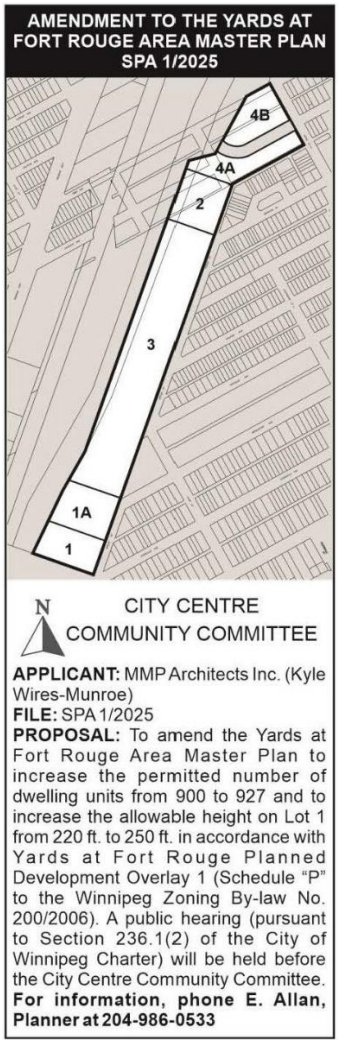
File: **SPA 1/2025**

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy

Public Hearing: May 1, 2025
Council Building, 510 Main Street

Applicant: MMP Architects (Kyle Wires-Munro)

Subject:



Premises Affected: South of Station Place (Lot 1, Plan 55240)

For submission to: The Standing Policy Committee on Property and Development

Prepared by: Pieter Prinsloo, Senior Committee Clerk
City Centre Community Committee

Report date: May 1, 2025

Community Committee Recommendation:

On May 1, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That Council give first reading to By-law No. 27/2025 (the "By-law", a draft of which is attached as Appendix "B" to this report) to amend the Yards at Fort Rouge Secondary Plan By-law No. 25/2025 in accordance with this report~~.~~ ***, with the following amendments:***

    A. In Section 4, delete the words "21 storeys (250 feet Max.)" and replace with "22 storeys (250 feet Max.)".

    B. In Section 5, delete the words "21 storeys tall" and replace with "22 storeys tall".

2. That the subject amendment shall come into force and effect upon the coming into force and effect of SP 1/2025.

3. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. This has been a major redevelopment side for years in front of Council, the Secondary Plan is required for the major redevelopment site, this mixed-use development has a high density and people want to move in.

2. I’m really encouraged with the work that has gone on years to get these buildings ready and have been grateful to those involved to be part of that as the local councillor.

3. These buildings do ensure a good design according to our policy, namely Complete Communities, but it has also been an area that I have a lot of demand for and calls from, people want us to move on because people want to move out of their parents house.

4. It is good to get this done today for the reasons stated in the public service report.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated February 4, 2025 2. Notification of Public Hearing 3. Manitoba Status of Title 2874681/1 4. Letter of authorization dated November 7, 2024 from Andrew Marquess, 5639973 Manitoba Inc. to Kyle Wires-Munro, MMP Architects / Jared Carrington, Carrington Holdings 5. Caveats 4444816/1, 4444817/1, 4687957/1, and 4847774/1 6. Plans (13 pages) 7. Report from the Urban Planning Division dated April 15, 2025 8. Presentation in support of the application, submitted by McGowan Russell Group and MMP Architects on April 30, 2025 9. Recording of Representations

REPRESENTATIONS:

In Support:

Michael Dickson
Russell Krepart
Susan Russell
Kyle Wires-Munro

In Opposition:

Nil

For Information:

Nil

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
E. Allan, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File SPA 1/2025

ADMINISTRATIVE REPORT

Title: 28 Station Plan - SPA 1/2025 (By-law No. 27/2025) Amendment to the Yards at Fort Rouge Secondary Plan By-law No. 26/2025 – Public Hearing

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Evan Allan, RPP, MCIP	N/A	N/A	N/A

EXECUTIVE SUMMARY

On January 30, 2025, the Urban Planning and Design Division received an application to amend the *Yards at Fort Rouge Area Master Plan (PD-020)*.

In accordance with changes to *The City of Winnipeg Charter,* amendments to local area plans can only be adopted through the formal by-law process, culminating in Council adoption. A separate initiative (SP 1/2025) has been brought forward by the Public Service to convert the existing non-statutory *Yards at Fort Rouge Area Master Plan* into a secondary plan by-law to facilitate the amendments proposed as part of SPA 1/2025.

If adopted by Council, the proposed amendment will:

(a) Reallocate 27 dwelling units of available housing capacity from the "Fort Rouge Station Lands" area to the "High-Rise Development" area; and

(b) Increase the permitted maximum height of residential buildings in the "High-Rise Development" area to 250 ft. in alignment with the *Yards at Fort Rouge Planned Development Overlay 1* in *Schedule "P"* of the *City of Winnipeg Zoning By-law No. 200/2006*.

The Public Service is supportive of the proposed amendments provided the *Yards at Fort Rouge Area Master Plan (PD-020)* is first converted to a secondary plan by-law in accordance with *The City of Winnipeg Charter* and in consideration of proposed By-law 26/2025.

RECOMMENDATIONS

1. That Council give first reading to By-law No. 27/2025 (the "By-law", a draft of which is attached as Appendix "B" to this report) to amend the *Yards at Fort Rouge Secondary Plan By-law No. 25/2025* in accordance with this report.
2. That the subject amendment shall come into force and effect upon the coming into force and effect of SP 1/2025.
3. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.
4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

An application has been received to amend the *Yards at Fort Rouge Secondary Plan By-law No. 26/2025.* If Council adopts the proposed by-law amendment, all future development applications within the plan area will need to conform to the amendment.

A secondary plan by-law, including amendments, requires a public hearing prior to first reading in accordance with *The City of Winnipeg Charter and The Development Procedures By-law No. 104/2020*.

This report is being submitted for the Committee's consideration of the development application at the public hearing. Council approval is required to enact the proposed by-law amendment.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Public Service are concurred in, the *Yards at Fort Rouge Secondary Plan By-law No. 26/2025* will be amended in accordance with this report.

HISTORY/DISCUSSION

Plan History

- On December 15, 2010, Council endorsed *The Yards at Fort Rouge Area Master Plan – Policy Number PD-020 (The Master Plan).* The *Master Plan* provides detailed vision, directions and strategies for the redevelopment of the Fort Rouge Yards Major Redevelopment site as a Transit Oriented Development (TOD). The *Master Plan* contains the general development concept based on TOD principles and provides detailed strategies for land use, open space and parks, urban design, transportation, and the environment.

The *Master Plan* provides for a "Low-Rise Development" area intended to accommodate 568 dwelling units in the form of townhouses and apartments, and a "High-Rise Development" area, intended to accommodate residential towers with townhouses at their base. Together, these development areas were intended to provide for a maximum of 900 dwelling units.

- On May 27, 2014, Council endorsed an amendment to the *Master Plan,* which added a +/- 4 acre parcel to the north of the original plan area, known as the "Fort Rouge Station Lands", to accommodate approximately 180 proposed dwelling units.

- On January 28, 2015, Council adopted By-law 18/2015, a subdivision and rezoning of the Fort Rouge Station Lands allowed for a maximum development density of 250 dwelling units in areas 4A and 4B combined.
  Ultimately, only 173 dwelling units were constructed on areas 4A and 4B combined, with an additional 50 dwelling units reserved for the future implementation of secondary suites, enabling a maximum development density on the site of 223 units. This left approximately 27 unallocated dwelling units.

  With the addition of the "Fort Rouge Station Lands", the maximum number of dwelling units that the *Master Plan* development area can support is 1150 units (900 in the "Low-Rise Development" and "High-Rise Development" areas, and 250 in the "Fort Rouge Station Lands" area).

- On September 22, 2022, Council endorsed a second amendment to the *Master Plan* to re-allocate 168 dwelling units from the "High-Rise Development" area and placing these dwelling units in the "Low-Rise Development" area. The amendment was necessary to facilitate the development of a four-storey, 263-unit apartment on the subject property with approximately 305 parking stalls.

  The proposed amendments endorsed in 2022 resulted in no change to the total number of dwelling units allowed in the combined "Low-Rise Development" and "High-Rise Development" areas, which remained at 900 units.

Proposal History

- On February 20th, 2024, a application was received by the Urban Planning Division seeking to increase the maximum dwelling unit limit presented in the *Yards at Fort Rouge Area Master Plan*, to facilitate the development of a multi-family residential development in the "High-Rise Development" area. This application was withdrawn by the applicant as it was determined there was no additional wastewater capacity within the plan area above what was already endorsed by Council in 2014.

- On January 30, 2025, an application was received to amend the *Master Plan* under SPA 1/2025 to re-allocate 27 surplus dwelling units from the "Fort Rouge Station Lands" to the "High-Rise Development" area and to amend Section 2.1 and 4.1 to increase the maximum building height in the "High-Rise Development" area to align with heights permitted in the *Yards at Fort Rouge Planned Development Overlay 1* in *Schedule "P"* of the *City of Winnipeg Zoning By-law No. 200/2006*.

Plan Conversion

- Section 234.7(1) of *The City of Winnipeg Charter S.M. 2002, c.390 (The Charter)* states that all secondary plans shall be adopted or amended by by-law and shall be subject to the same adoption and approval process required for a zoning by-law or an amendment to a zoning by-law. To facilitate the amendment of the current non-statutory *Yards at Fort Rouge Area Master Plan PD-020*, it must be adopted as a secondary plan by-law.

- A separate application has been advanced by the Public Service to facilitate the conversion of the existing non-statutory *Yards at Fort Rouge Area Master Plan* into a secondary plan by-law.

- There is currently no mechanism for this conversion process outlined in the *Charter*. However, it has been determined that the best course of action is that both applications go forward together and are adopted at the same time, with the new statutory secondary plan by-law being adopted first.

- The proposed amendment found in SPA 1/2025 cannot proceed without the adoption of the *Yards at Fort Rouge Secondary Plan By-law No. 26/2025.*

Proposed Amendments

- The amendments proposed by SPA 1/2025 are as follows:

    - Increasing the maximum proposed density of the “High-Rise Development” area in Section 4.2 of the *Yards at Fort Rouge Secondary Plan* from 332 total units to 359 units by reallocating 27 surplus units from the “Fort Rouge Station Lands” area.

    - Increase the maximum proposed height of the “High-Rise Development” area in section 2.1, section 4.1 and Figure 27 of the *Yards at Fort Rouge Secondary Plan* to a maximum of 250 ft. to align with heights permitted in the *Yards at Fort Rouge Planned Development Overlay 1* in *Schedule “P”* of the *City of Winnipeg Zoning By-law No. 200/2006.*

FINANCIAL IMPACT

Financial Impact Statement Date: April 22, 2025

Project Name:

28 Station Plan - SPA 1/2025 (By-law No. 27/2025) Amendment to the Yards at Fort Rouge Secondary Plan By-law No. 25/2025 – Public Hearing

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn April 22, 20252
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services, as to legal issues

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045 (OW 2045)

The Plan Area is located entirely in an area designated as "Major Redevelopment Site" in OW 2045 and the Complete Communities Direction Strategy 2.0 (CCDS 2.0). The City Building section of OW 2045 provide the following direction for Major Redevelopment Sites:

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.

6.11 Secondary Plans
The contents of a secondary plan, including its vision, goals, objectives, and policies must be consistent with and promote this Plan's goals. Complete Communities will provide more specific direction with regard to secondary plan content.

Complete Communities Direction Strategy 2.0 (CCDS 2.0)

CCDS 2.0, Map 8 – "Map of Major Redevelopment Sites", identifies the Plan Area as being located entirely within Major Redevelopment Site "E". Section C5 of CCDS 2.0 provides the following direction for Major Redevelopment Sites:

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

1.1 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 3 – *Design Major Redevelopment Sites as complete communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.*

3.1 Mixed Use – 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.

3.4 Compatibility – 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.

3.7 Housing – Support a range of different types, tenures and unit sizes in housing opportunities.

3.8 Complete Streets – Promote complete streets, enabling save and convenient spaces for pedestrians, cyclists, public transit ridership and motorists to promote physical activity, health, and active transportation.

The proposed secondary plan amendment is consistent with the policies of both OW 2045 and CCDS 2.0.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

4.2 Ensure new areas of growth are designed according to the principles of complete communities.

4.4 Support Redevelopment of Former Commercial and Industrial Lands into Active Use

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property, and Development
Division: Urban Planning and Design
Prepared by: Evan Allan, RPP, MCIP
Date: April 15, 2024
File No: SPA 1/2025

Attachments:

Appendix “A” – Planning Discussion

Appendix “B” – Draft By-law

APPENDIX 'A' – Planning Discussion

DATE:	March 25, 2024
FILE:	**SPA 1/2025 (By-law No. 27/2025)**
RELATED FILES:	SP 1/2025 and DAZ 200/2025
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.665 (Lord Roberts)
SUBJECT:	Proposed amendment to the Yards at Fort Rouge Secondary Plan (By-Law No. 26/2025)
LOCATION:	28 Station Place
APPLICANT:	MMP Architects Inc. (Kyle Wires-Munro) 200-123 Bannatyne Avenue Winnipeg, MB R3B 0R3
OWNER:	5639973 MANITOBA INC.
RECOMMENDATION:	Approval

APPENDIX 'A' – Planning Discussion

SITE DESCRIPTION

- The subject property is located on the south side of Station Place, in the Lord Roberts Neighbourhood of the Fort Rouge - East Fort Garry Ward.
- The site is located in a Major Redevelopment Site as designated in the *Complete Communities Direction Strategy 2.0.*
- The subject property is identified as Lot 1 in the "High-Rise Development" area in the *Yards at Fort Rouge Secondary Plan*.
- The property is approximately 65,062 sq. ft.in area, is zoned "RMU" Residential Mixed Use, and is currently vacant.
- Development of this parcel is subject to PDO "Area 1" regulations outlined in the *Yards at Fort Rouge PDO-1.*



Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

SURROUNDING LAND USE & ZONING

- The site is located within an area designated as "Major Redevelopment Site" in the Complete Communities Direction Strategy 2.0 By-law.
- The site is currently zoned 'RMU – Residential Mixed Use'.

APPENDIX 'A' – Planning Discussion

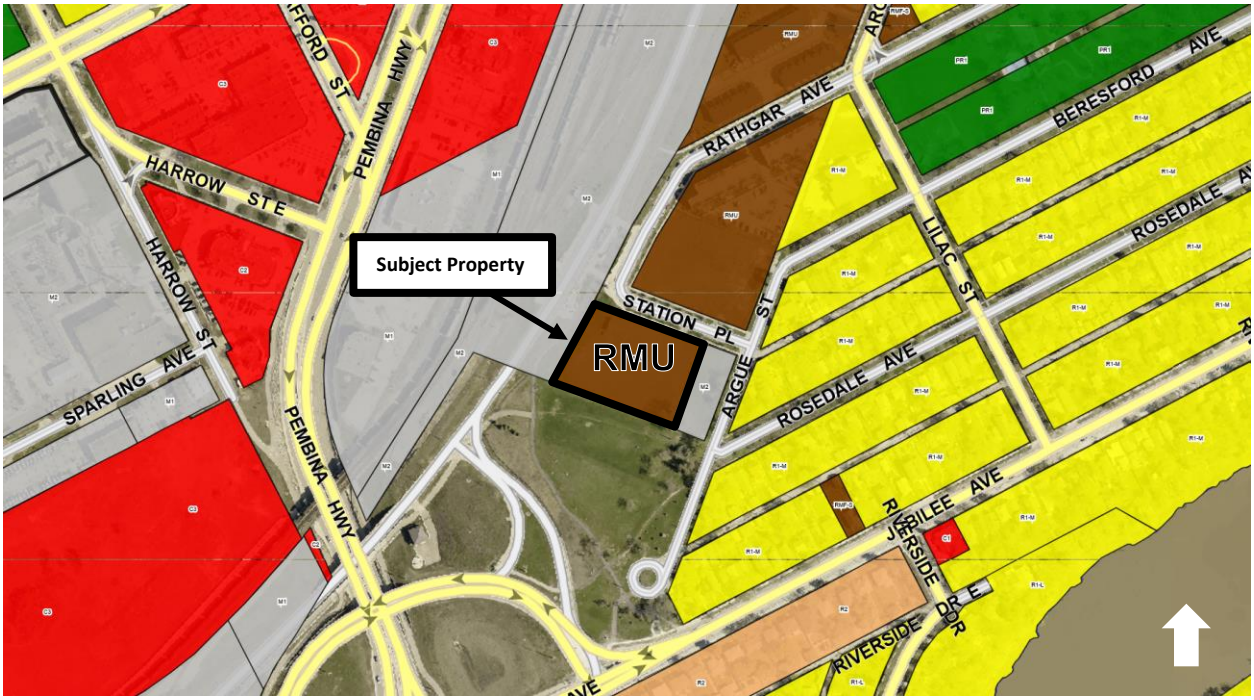


Figure 2: Zoning map of the subject property and surrounding area

North: North of the property is Station Place right-of-way then another multi-family development size zoned RMU.

South: South of the subject property, is all open as public right-of-way.

East: East of the subject property is park land owned by the City of Winnipeg.

West: West of the subject property is the Southwest Rapid Transit right-of-way owned by the City of Winnipeg.

DESCRIPTION OF THE PROPOSED AMENDMENTS

- This application seeks to amend the *Yards at Fort Rouge Secondary Plan* to reallocate 27 units of unused housing capacity from the "Fort Rouge Station Lands" area to the "High-Rise Development" area (see Figure 2) and to increase the allowable building height to facilitate the development of a 203 unit multi-family residential development.
- The intent of this application is to amend the following sections of *The Yards at Fort Rouge Secondary Plan:*
    - Amending Section 2.1 and 4.1 to match the existing maximum building heights permitted in Yards at Fort Rouge Planned Development Overlay (PDO-1 The Yards at Fort Rouge), Schedule 'P' of the City of Winnipeg Zoning By-law No. 200/2006.
    - Amending Section 4.2 to increase the maximum development density of the "High-Rise Development" area from 332 to 359 units, and the total density of the combined area from 900 to 927 units.
- The proposed development on Lot 1 in the "High-Rise Development" area is the last planned development within the *Yards at Fort Rouge* plan area, enabling the 'full build out' of the designed residential unit capacity of the Yards at Fort Rouge.

APPENDIX 'A' – Planning Discussion

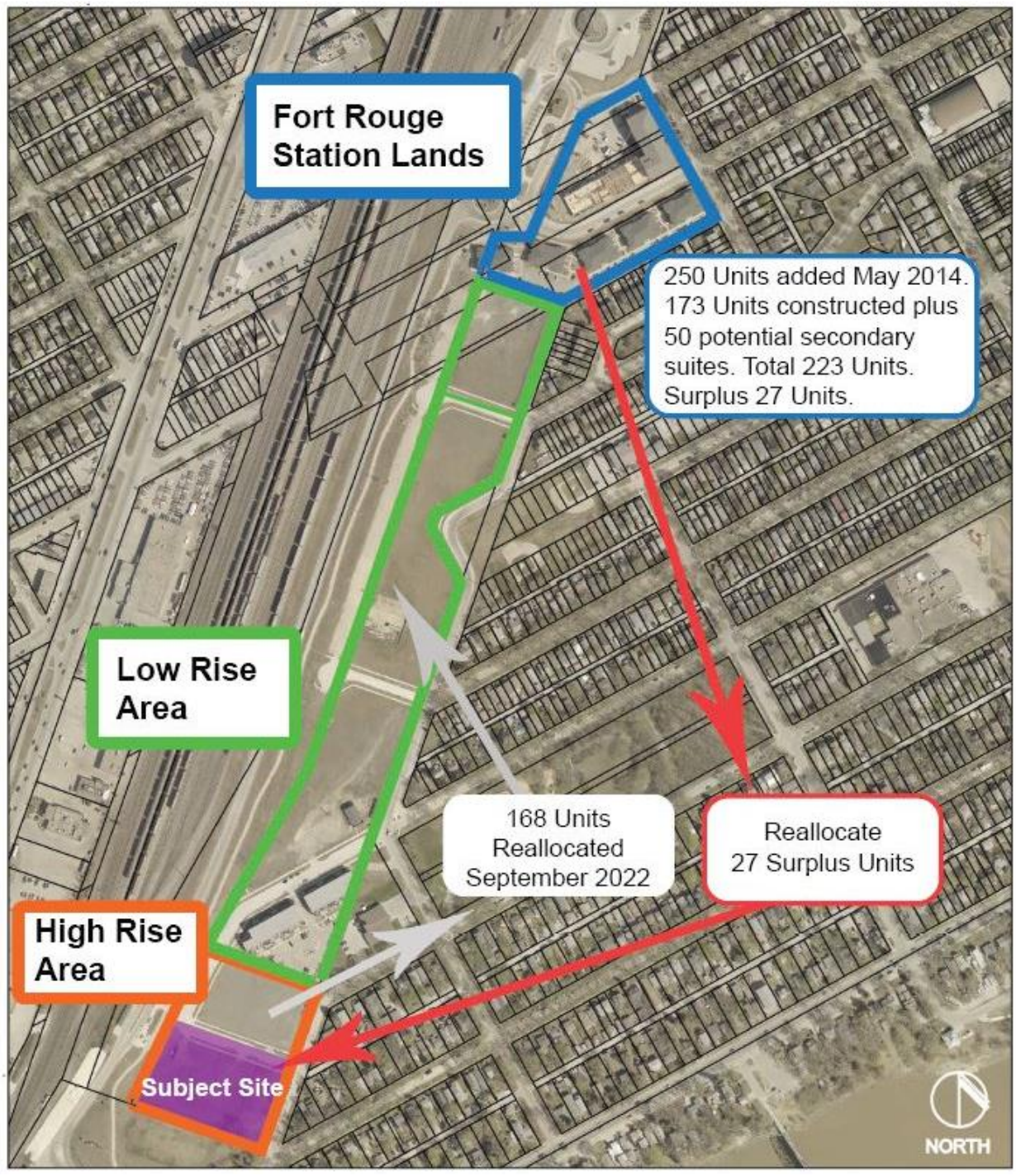


Figure 2: reallocation of capacity for 27 dwelling units from Station Area Lands to the High-Rise Area (image supplied by applicant).

APPENDIX 'A' – Planning Discussion

SERVICING CONSIDERATIONS

- The application to amend The Yards at Fort Rouge Secondary Plan was circulated to other relevant City departments for review and comment. There were no outstanding issues or comments expressed from City departments for the proposed application.
- Existing infrastructure is in place to support this development.

ANALYSIS AND DISCUSSION

- The proposed amendment is generally in conformance with the policies found in both the *Yards at Fort Rouge Secondary Plan* and the *Complete Communities Direction Strategy 2.0.*
- Major Redevelopment Sites must have residential and employment densities high enough to justify investment in infrastructure upgrades and to establish a critical mass that can support neighbourhood retail and vibrant, people-oriented places.
- Specifically, the development of Major Redevelopment Sites should capitalize on the proximity of rapid transit and high-frequency transit lines, to which this proposed amendment qualifies.

SUMMARY AND RECOMMENDATION

The Urban Planning Division support the amendment to the *Yards at Fort Rouge Secondary Plan* because:

- The proposed development will promote complete communities with significant densities in a walkable, well-designed environment, embodying the principles of sustainability and Transit Oriented Development in alignment with CCDS 2.0.
- The proposed meets all other applicable policies found in Yards at Fort Rouge Secondary Plan.
- The proposed amendment does not increase the maximum development density allowed in the Yards at Fort Rouge Secondary Plan.
- The proposed amendment is in line with the existing regulations of the PDO-1, without the need for variances.

Therefore, the Public Service recommends the following:

1. That Council give first reading to By-law No. 27/2025 (the "By-law", a draft of which is attached as Appendix "B" to this report) to amend the *Yards at Fort Rouge Secondary Plan By-law 26/2025* in accordance with this report.
2. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.
3. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

APPENDIX 'A' – Planning Discussion

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Evan Allan RPP, MCIP
SPA 1/2025

Exhibit “6” referred to in File SPA 1/2025

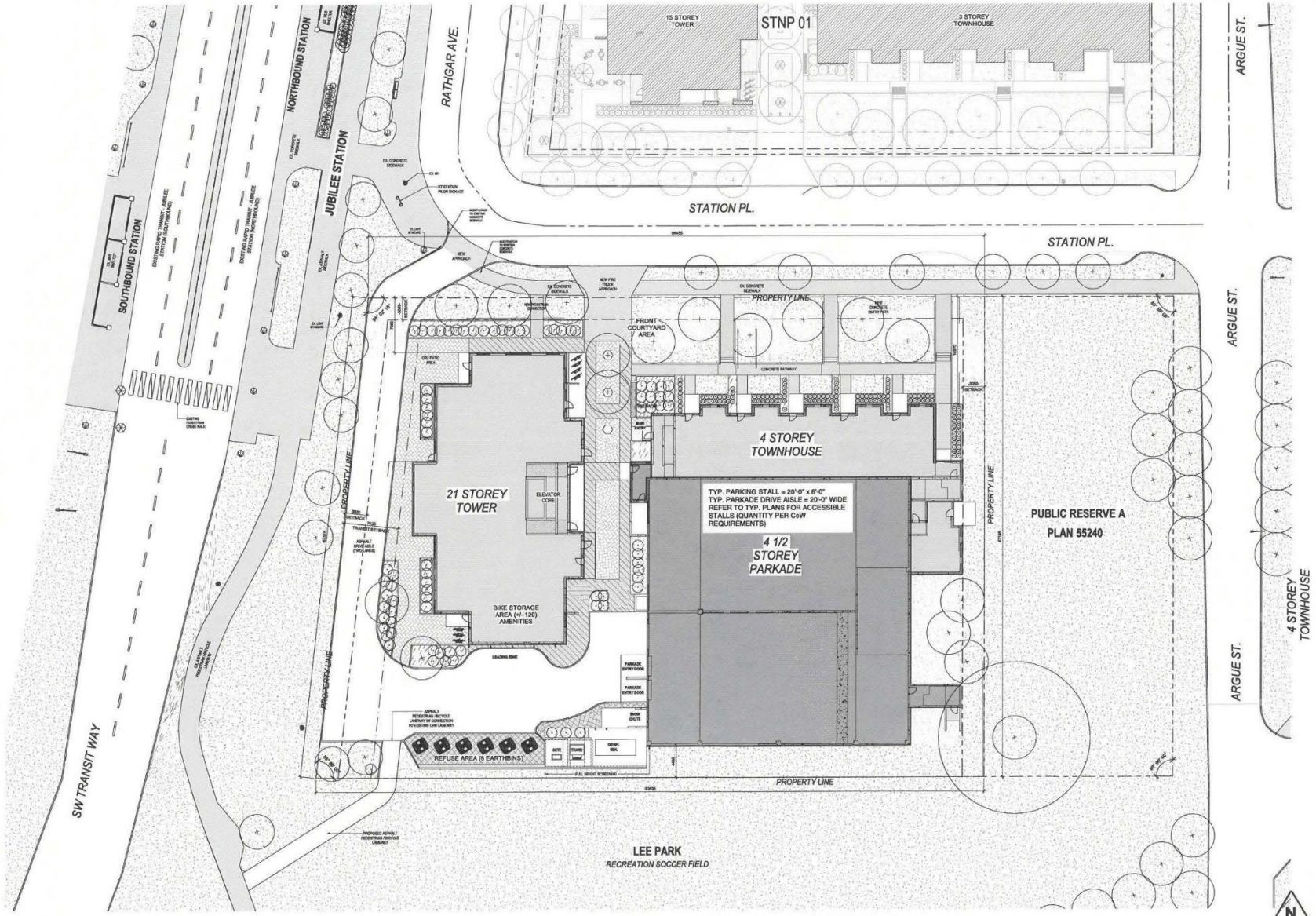


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ARCHITECTS

STNP 02
SECONDARY PLAN AMENDMENT APP
TOWER / TOWNHOUSES / PARKADE
28 STATION PL., WINNIPEG, MB



SITE PLAN SCALE 0 6100

SITE PARKING BREAKDOWN

Total Parking Stalls = 200 (Parkade) + 2 Van Accessible (Surface)

Parking Ratio: 1.00

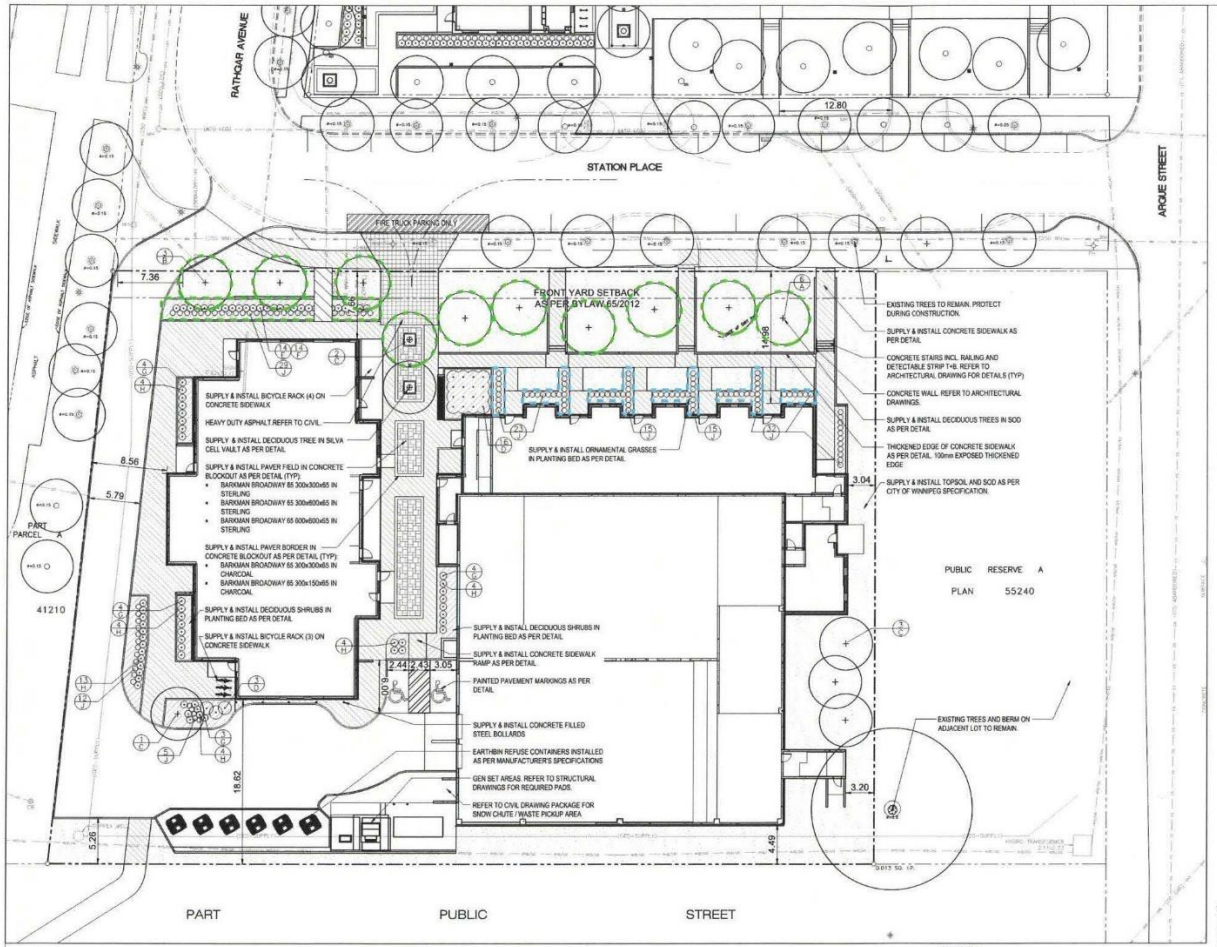
UNASSIGNED GUEST PARKING = 16 STALLS

STNP 02
SECONDARY PLAN AMENDMENT APP
2024/09/27

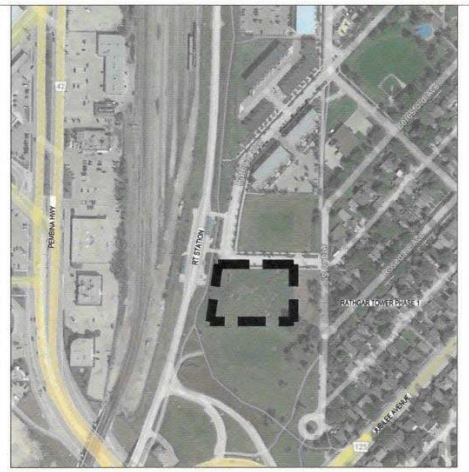
MMP ARCHITECTS

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Winnipeg, MB R3B 0R3
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1 LAYOUT PLAN
1 : 250



1 CONTEXT PLAN
1 : 2000

LANDSCAPE STATISTICS

STREET EDGE LANDSCAPING

	REQUIRED	PROVIDED
STATION PLACE - 86.45m (284')		
TREES	10	10
SHRUBS / ORNAMENTAL GRASSES	43	66 (SEE NOTE 1)
BUILDING FOUNDATION LANDSCAPING - 67.6m (221')		
SHRUBS / ORNAMENTAL GRASSES	22	27 (SEE NOTE 1)

NOTES:
1. ORNAMENTAL GRASSES COUNTED AS 4 GRASSES = 1 SHRUB

SITE STATISTICS

ZONING	RMU PDO-1
DWELLING UNITS	203 UNITS
TOWER UNITS	191 UNITS
TOWNHOME UNITS	12 UNITS

AS PER BYLAW 65/2012 (SECTION 11 (AREA 1))	REQUIRED	PROVIDED
MINIMUM FRONT YARD	3.05m (10')	
MINIMUM REAR YARD	0m (0')	
MINIMUM INTERIOR SIDE	0m (0')	
MAXIMUM HEIGHT	76.2m (250')	

LEGEND

- REINFORCED 6" CONCRETE SIDEWALK (DETAIL 1/-1.401)
- UNIT PAVERS ON REINFORCED 6" CONCRETE SIDEWALK (DETAIL 5/-1.401)
- REINFORCED CONCRETE SLAB (SEE CIVIL DRAWING C120)
- 75mm DEPTH BARK NUGGET MULCH PLANTING BED (PLANTING DETAILS ON L403)
- TOPSOIL & SOD (AS PER CITY SPECIFICATION CW 3510)
- SHRUB PLANTING BED EDGE W/ BLACK DIAMOND EDGER
- PAINTED ISLAND
- PROPERTY LINE
- PROPOSED CURB (SEE CIVIL DRAWING C100)
- PROPOSED 75mm ROLLED CURB (SEE CIVIL DRAWING C100)
- EXISTING CURB TO REMAIN
- PROPOSED LANDSCAPE CURB
- PROPOSED CONCRETE WALL
- PROPOSED PLAZA LIGHT COLUMN
- PROPOSED PLAZA BOLLARD
- PROPOSED DECIDUOUS TREE (DETAIL 10/11 ON L403)

SUGGESTED PLANT LIST

KEY	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES			
A	SILVER MAPLE / ACER SACCHARINUM	75mm cal.	SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 3500mm, BRANCHING HT. 1500mm.
B	LITTLE LEAF LINDEN / TILIA CORDATA 'LITTLE LEAF'	75mm cal.	SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 3000mm, BRANCHING HT. 1500mm.
C	BRANDON ELM / ULMUS AMERICANA 'BRANDON'	75mm cal.	SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 3500mm, BRANCHING HT. 1500mm.
DECIDUOUS SHRUBS			
D	HEDGE COTONEASTER/ Cotoneaster lucidus	3 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT HT. OF 750mm.
E	GOLDMOUND SPIREA / SPIRAEA JAPONICA 'GOLDMOUND'	3 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT HT. OF 750mm.
F	LITTLE PRINCESS SPIREA / SPIRAEA JAPONICA 'LITTLE PRINCESS'	3 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT HT. OF 750mm.
G	PRESTON LILAC / SYRINGA x PRESTONIAE	5 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT HT. OF 750mm.
GRASSES / FERNS			
H	WESTERN MAIDENHAIR FERN / ADIANTUM ALEUTICUM	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH WELL DEVELOPED ROOT SYSTEM. FREE FROM DISEASE AND INSECTS.
J	KARL FORESTER REED GRASS / CALAMAGROSTIS x ACUTIFLORA 'KARL FORESTER'	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH WELL DEVELOPED ROOT SYSTEM. FREE FROM DISEASE AND INSECTS.

No.	Date	Description of Revision
1		
2		
3		
4		
2	03/12/24	DAZ SUBMISSION UPDATE
1	03/10/24	DAZ SUBMISSION

The contractor shall check all dimensions and after data from this and each report any discrepancies to the architect before proceeding. This drawing and the information on it, is proprietary and confidential. Reproduction of any kind is prohibited without written approval from MMP Architects Inc.

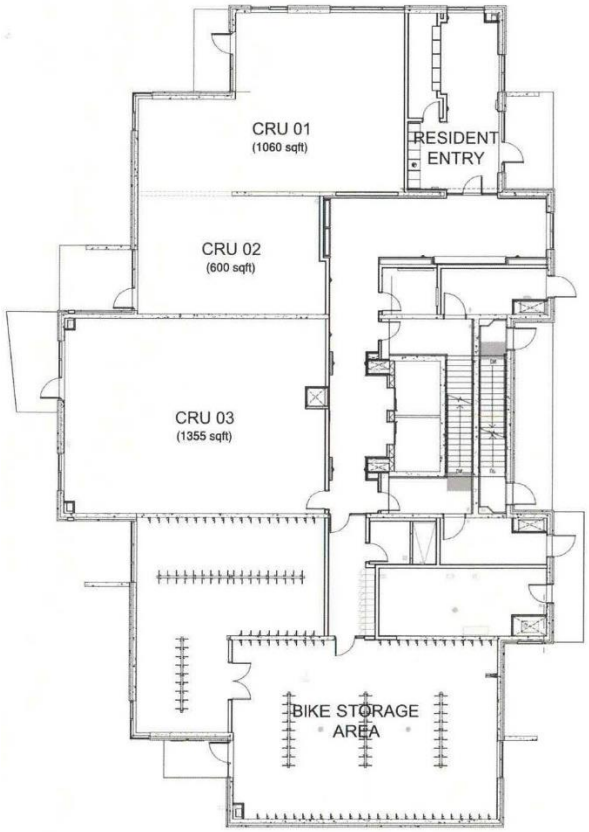
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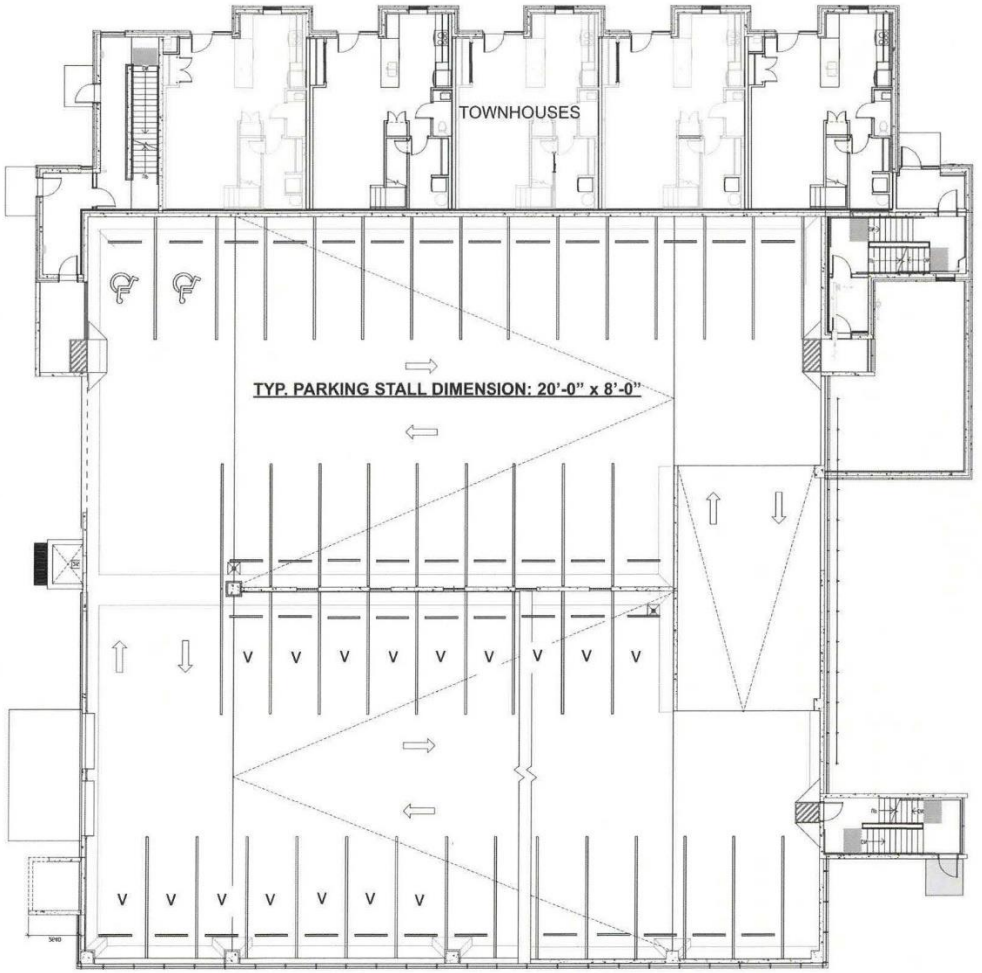
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PROJECT TITLE
STNP 02
28 Station Place, Winnipeg, MB

DRAWING TITLE
LANDSCAPE PLAN

DATE (YYYY-MM-DD)	2024-12-03
REVIEWED BY	SK
DRAWN BY	MD
PROJECT NUMBER	2024-xx
DRAWING NUMBER	L101





* V = Unassigned Guest Parking Stalls

MAIN FLOOR PLAN

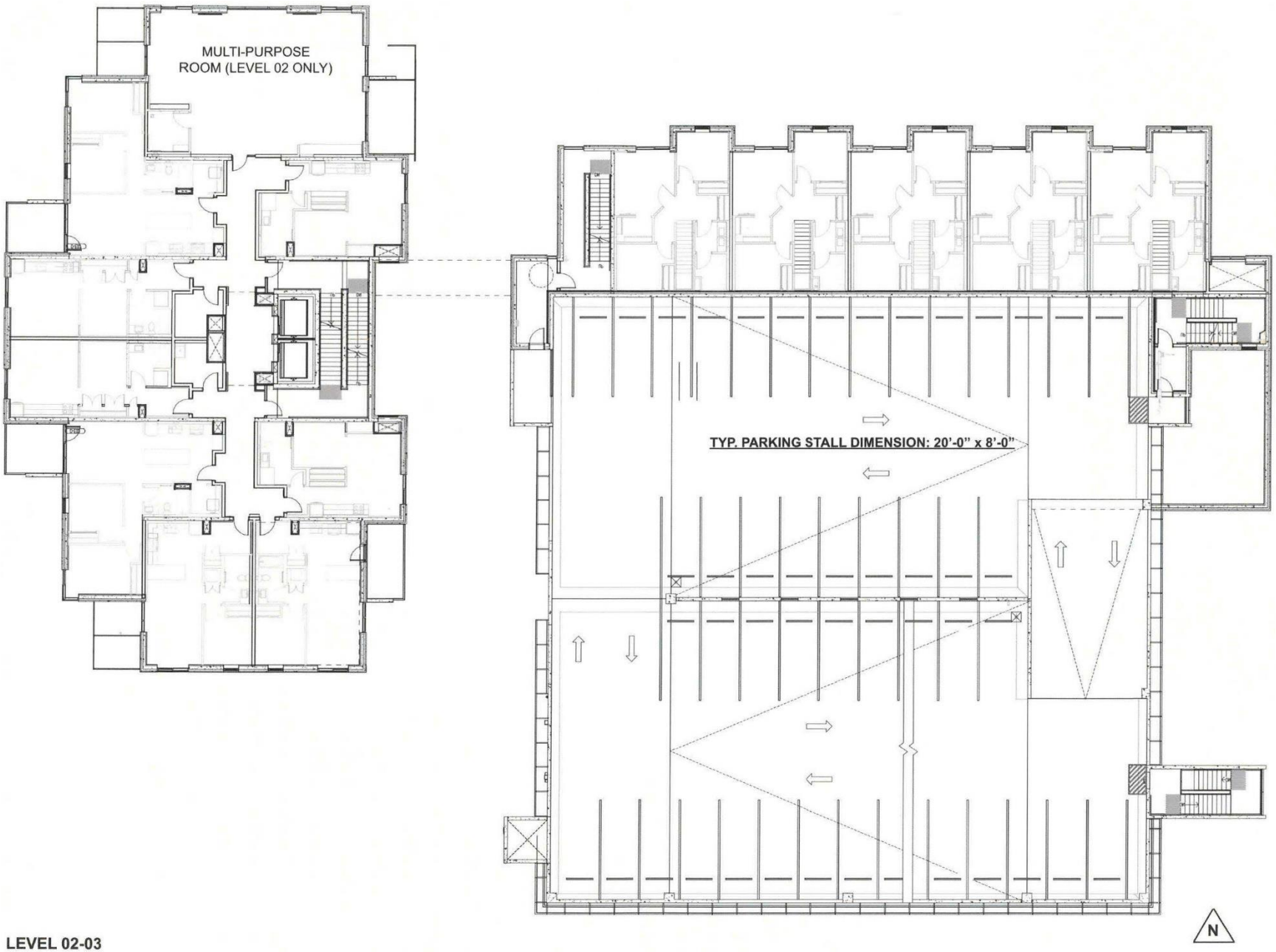
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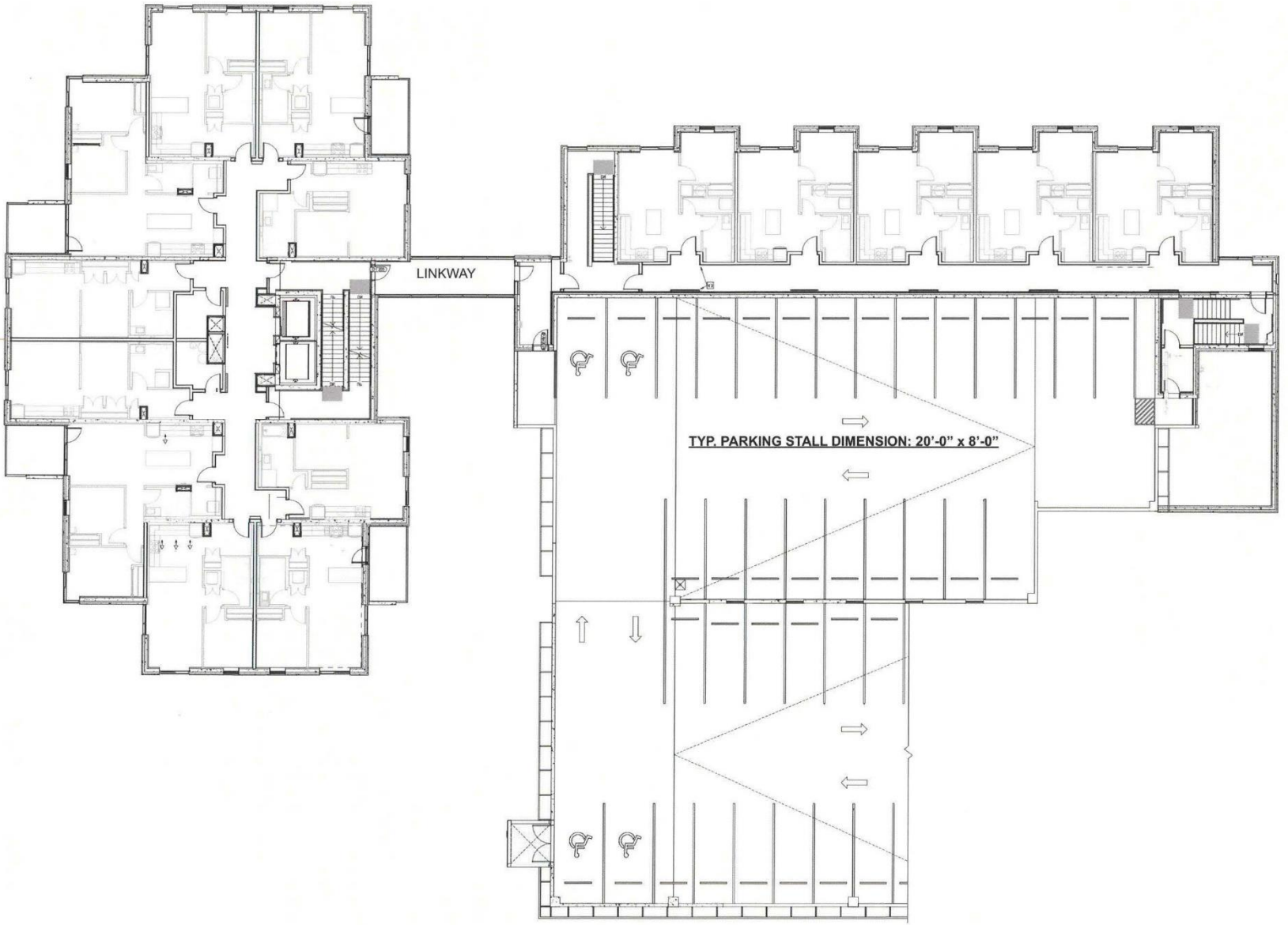
LEVEL 02-03

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LEVEL 04

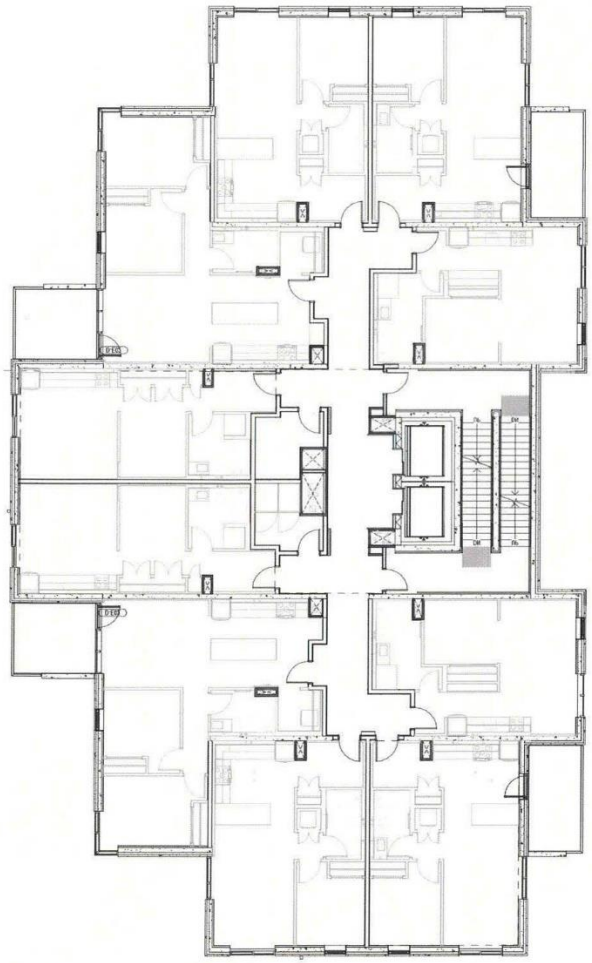
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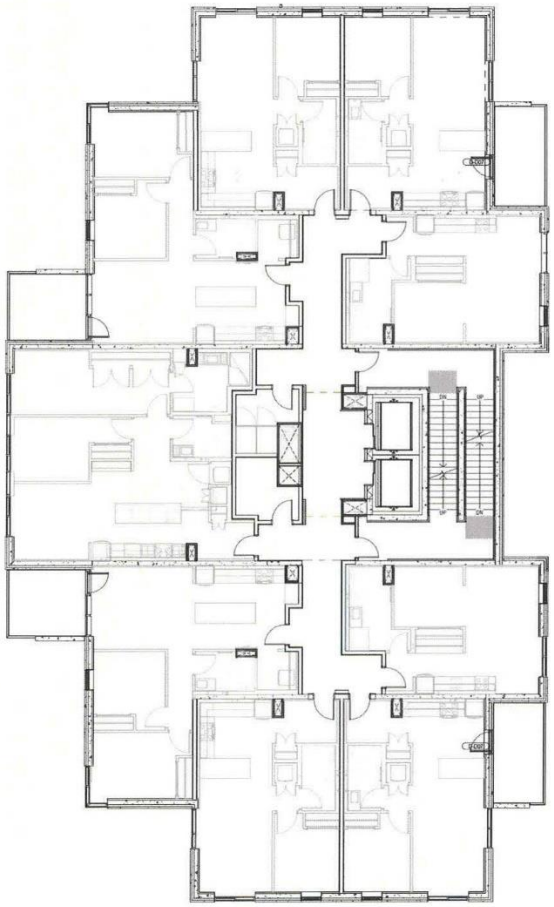
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LEVEL 05-19



LEVEL 20-22

N

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KEYNOTES

01 Pre-cast Concrete Insulated Panel - Colour 01 (White)
02 Pre-cast Concrete Insulated Panel - Colour 02 (Charcoal)
03 Pre-cast Concrete Insulated Reveal
04 Pre-cast Concrete Balcony Slab c/w Aluminum / Glass Railing
05 Triple Pane Alum. Curtainwall System c/w Sprandrel Panels
06 Metal Screening
07 Illuminated Building Signage
08 Feature Building Lighting



NORTH ELEVATION SCALE 0 3350

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08 Feature Building Lighting



76.2M MAX BUILDING HEIGHT
PER BI-LAW NO.65/2012

WEST ELEVATION

SCALE 0 3350

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08 Feature Building Lighting



SOUTH ELEVATION SCALE 0 3350

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EAST ELEVATION SCALE 0 3350

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VIEW TO NORTHWEST



VIEW TO SOUTHWEST



VIEW TO SOUTHEAST



VIEW TO SOUTHEAST

STNP 02

SECONDARY PLAN AMENDMENT APP

2024/09/27

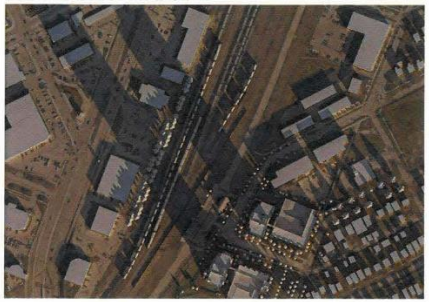
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SHADOW STUDIES

DECEMBER 21 **10AM** DST
Sunrise 8:24 AM DST



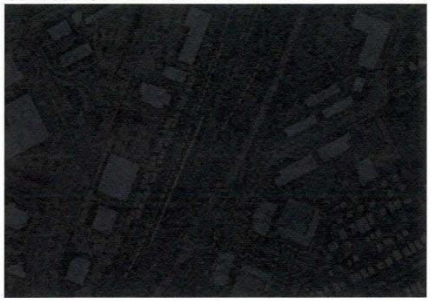
DECEMBER 21 **12PM** DST



DECEMBER 21 **10AM** DST



DECEMBER 21 **5PM** DST
Sunset 4:30 PM DST



JUNE 21 **10AM** DST
Sunrise 5:20 AM DST



JUNE 21 **12PM** DST



JUNE 21 **10AM** DST



JUNE 21 **5PM** DST
Sunset 9:41 PM DST



MARCH 21 **10AM** DST
Sunrise 7:29 AM DST



MARCH 21 **12PM** DST



MARCH 21 **10AM** DST



MARCH 21 **5PM** DST
Sunset 7:43 PM DST



"For the majority of the day throughout all the seasons, the sun shadows are kept within property boundaries and the adjacent industrial/rapid transit land to the west of the neighbourhood. Studies show that the 21-storey towers located on the extreme southwest of the site do not significantly impact the existing community of Lord Roberts." - The Yards at Fort Rouge - Master Area Plan

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