Agenda – Council – May 22, 2025

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

Item No. 12 Rezoning – South of Station Place (Lot 1, Plan 55240)
(Fort Rouge-East Fort Garry Ward)
File DAZ 200/2025 [c/r SP 1/2025 and SPA 1/2025]

STANDING COMMITTEE RECOMMENDATION:

On May 13, 2025, 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 an amendment to Schedule P: The Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge) of the Winnipeg Zoning By-Law No. 200/2006 (draft amending by-law is attached as Appendix C to this report) be enacted to permit:

    A. A maximum of 927 instead of 900 dwelling units in Areas 1, 2 and 3 combined, and

    B. A maximum of 223 instead of 250 dwelling units in Areas 4A and 4B combined.

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

3. 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:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 13, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

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

PUBLIC HEARING SUMMARY

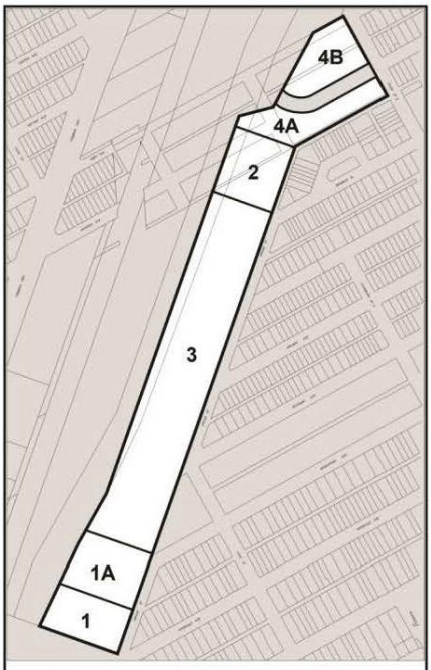
File: DAZ 200/2025

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:



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CITY CENTRE
COMMUNITY

APPLICANT: MMP Architects Inc. (Kyle Wires-Munroe)
FILE: DAZ 200/2025
PROPOSAL: To amend the Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge), Schedule "P" to the Winnipeg Zoning By-law No. 200/2006, by amending Section 4. Development Density to remove 27 dwelling units from Areas 4A and 4B combined and add 27 dwelling units to Areas 1, 2 and 3 combined. **For information, phone A. Ross, Planner at 204-986-5235**

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 enact an amendment to Schedule P: The Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge) of the Winnipeg Zoning By-Law No. 200/2006 (draft amending by-law is attached as Appendix C to this report) to permit:

    A. a maximum of 927 instead of 900 dwelling units in Areas 1, 2 and 3 combined, and

    B. a maximum of 223 instead of 250 dwelling units in Areas 4A and 4B combined.

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

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

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 dated March 12, 2025 3. Manitoba Status of Title 2874681/1 4. Letter of authorization dated November7, 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 (12 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

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 DAZ 200/2025

ADMINISTRATIVE REPORT

Title: DAZ 200/2025 – To amend Schedule P: The Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge) to allow a maximum of 927 dwelling units in Areas 1, 2 and 3 combined, and a maximum of 223 dwelling units in Areas 4A and 4B combined.

Issue: For consideration at the public hearing for Winnipeg Zoning By-law 200/2006 text amendments.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That Council enact an amendment to Schedule P: The Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge) of the Winnipeg Zoning By-Law No. 200/2006 (draft amending by-law is attached as Appendix C to this report) to permit:
    a. a maximum of 927 instead of 900 dwelling units in Areas 1, 2 and 3 combined, and
    b. a maximum of 223 instead of 250 dwelling units in Areas 4A and 4B combined.
2. That the subject amendment shall come into force and effect upon the coming into coming into force and effect of SPA 1/2025.
3. 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

- Under subsection 25(a)(i) of the Development Procedures By-law No. 104/2020, proposed amendments to the text of a Zoning By-law shall be referred to the relevant Community Committee to conduct a public hearing where the site is located entirely within the geographical boundaries of one community.

- This report proposes to amend text of the Winnipeg Zoning By-law in Schedule P, Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge) concerning the spatial allotment of dwelling units.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Winnipeg Public Service are concurred with, the Yards at Fort Rouge Planned Development Overlay-1 will be amended.

HISTORY

On December 15, 2010 Council approved a subdivision and rezoning (DASZ 33/2010) of the Yards at Fort Rouge, and an associated Planned Development Overlay:

> *"That Winnipeg Zoning By-law No. 200/2006 be amended by adding Schedule "P", the Yards at Fort Rouge PDO-1, attached as Appendix "D" to the report of the Winnipeg Public Service dated November 16, 2010."*

CONSULTATION

Legal Services (as to legal issues)

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	A. Ross, MCP, RPP
Date:	April 15, 2025
File No.	DAZ 200/2025

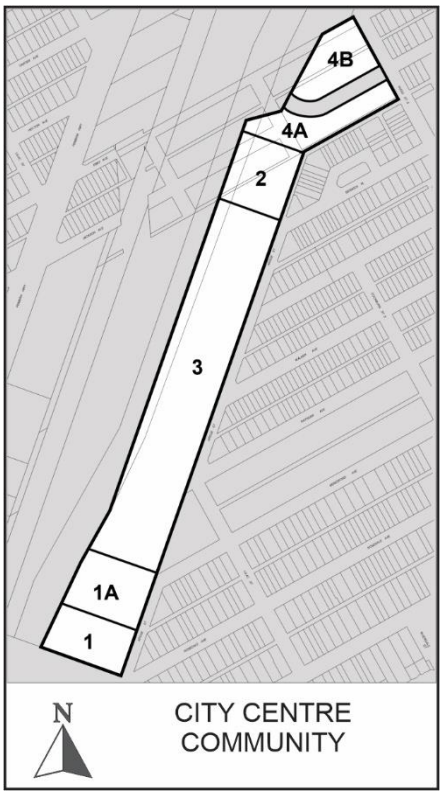
List of Appendices and Schedules

1. Appendix A Planning Report
2. Appendix B Sun Shadow Study
3. Appendix C Draft By-law Amendment

APPENDIX A

DATE: April 15, 2025
FILE: DAZ 200/2025
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 665 - Lord Roberts

SUBJECT: To amend the Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge) to allow a maximum of 927 dwelling units in Areas 1, 2 and 3 combined, and a maximum of 223 dwelling units in Areas 4A and 4B combined.



APPLICANT: MMP Architects (Kyle Wires-Munro)
123 Bannatyne Avenue
Winnipeg, MB R3B 0R3

RECOMMENDATION: **Approval**

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 *Yards at Fort Rouge Area Master 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)

REASON FOR APPLICATION

- The subject application proposes to move unused capacity for 27 dwelling units in the north portion of the Fort Rouge Yards to the south portion of the Fort Rouge Yards, in order to support 27 added units to the south tower located on Lot 1 (Area 1). See Figure 2.
- Because the Yards at Fort Rouge PDO-1 refers to the north portion as “Areas 4a & 4b” and the south portion as “Areas 1, 2, and 3”, a text amendment is required, worded as follows:

"To amend the Yards at Fort Rouge Planned Development Overlay 1 (PDO-1 The Yards at Fort Rouge), Schedule "P" to the Winnipeg Zoning By-law No. 200/2006, by amending Section 4. Development Density to remove 27 dwelling units from Areas 4A and 4B combined and add 27 dwelling units to Areas 1, 2 and 3 combined."

- The proposed development on Lot 1 is the last planned development in the Fort Rouge Yards. The use of the 27 units will result in a 'full build out' of the capacity of the Fort Rouge Yards.

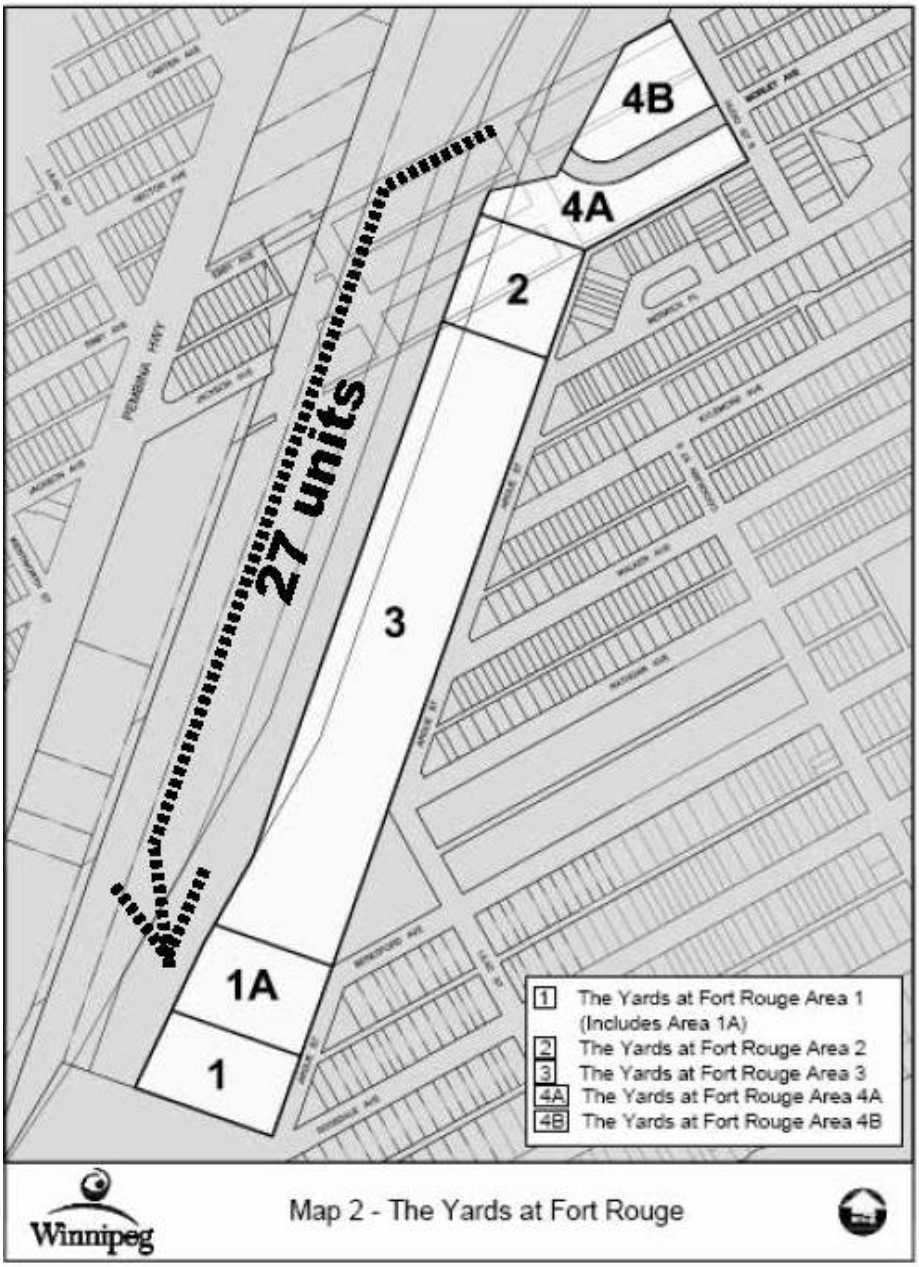


Figure 2: migration of capacity for 27 dwelling units from Area 4 to Areas 1-3.



Figure 3: Zoning of site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a mixed-use development consisting of 202 multi-family residential units, 3 commercial units and structured parking.
- The proposed development will include:
    - 202 car parking spaces - a ratio of 1 stall per dwelling unit.
    - Secure indoor bicycle parking for approximately 185 bikes.
    - Visitor bicycle parking near the main entrances of the building.
- The development will be well connected for pedestrians and cyclists to Jubilee Station, the Active Transportation pathway to the west, and to Argue Street to the east.
- The development will contain the full required complement of trees and shrubs in appropriate locations onsite.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The proposed development falls within the Major Redevelopment Sites policy area as defined in *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.

The redevelopment of such areas will promote complete communities with significant residential and employment densities in a walkable, well-designed environment, embodying the principles of sustainability and, when next to high frequency transit, Transit Oriented Development.

Goal 2 outlines policies to *"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.

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

THE YARDS AT FORT ROUGE AREA MASTER PLAN

The proposal meets all applicable policies of the Yards at Fort Rouge Area Master Plan (the "Plan") without amendment other than Associated File SPA 1/2025, which if approved will allow for added height of the proposed tower and a reallocation of 27 units.

4.1 Height

The Plan states that for Lots 1 and 2, which are comprised of the high-rise towers, the proposed height should be 220 feet.

- The proposed tower development (which is adjacent to the Rapid Transit Station) has a height of 231 ft. to the roof and 243 ft. to the penthouse. The building located closer to Argue Street is 4.5 storeys in height. The Plan's maximum height is being amended to accommodate the tower. See Associated File SPA 1/2025.

4.2 Density Min./Max. Targets

The Plan states: *"The development density of the entire Fort Rouge site is proposed to be a maximum of 900 dwelling units."*

This proposal will increase the total number of dwelling units across the Fort Rouge Yards from 900 to 927. The Plan's maximum is being amended to accommodate this difference. See Associated File SPA 1/2025.

4.3 Shadow Studies

Due to the extra 23 ft. of height for the tower, a Sun Shadow Study was conducted to assess the impact (Appendix B). The City's Sun Shadow Study guidelines look at impacts at spring or fall equinox (March 21 or September 21).

The Sun Shadow Study suggests that neighbouring residential properties, streets and sidewalks will continue to meet the City's guideline of at least 5 hours of continuous sun per day. Most of the shadow impact falls on Fort Rouge Yards properties and the rail line and mixed industrial development to the west, rather than on the existing Lord Roberts neighbourhood to the east.

4.6- 4.8 Innovative Parking Strategies, Street Design, Street Furniture

Parking is managed district-wide per the Plan. The applicant is including adequate onsite parking as well as quality, secure indoor bicycle storage. Street design and furniture policies are addressed through the provision of sidewalks and trees along Rathgar Avenue, Station Place and Argue Street.

4.9-180 Placemaking and View Corridors

The development includes a north-facing courtyard social gathering space as well as ground floor commercial units. There is also a courtyard between the tower and the lower building. The tower provides a sense of arrival given its height and grandeur which acts as informal wayfinding for the Rapid Transit station.

YARDS AT FORT ROUGE PLANNED DEVELOPMENT OVERLAY (PDO-1)

The proposal meets all of the applicable regulations of the PDO-1 without variance.

The following are the regulations of the Yards at Fort Rouge PDO-1 most applicable to the proposal:

Height of Buildings

(a) The maximum building height of a principal building is 250 feet. *This is met.*

(b) Principal buildings must not extend into a 45-degree angular plane measured from a point 40 feet above grade at the eastern property line. *This is met.*

Yard Requirements

- Minimum front yard of 10 feet. *This is met (25 feet).*
- Minimum east interior side yard of 0 feet. *This is met (10 feet).*
- Minimum west interior side yard of 25 feet separation from R*apid Transit Right of Way. This is met (25 feet).*
- Minimum rear yard of 0 feet. *This is met (14.75 feet to building; 0 feet to garbage).*

OTHER CONSIDERATIONS

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The City of Winnipeg does not have a CPTED policy but has a Guiding Principles document created in 2006 that may inform discussions on CPTED. The document highlights the following general principles:

Natural Surveillance

1. Clear paths of visibility and busy areas where there are people watching and observing provide a better sense of security to a given place.

Access Control

2. Access can be controlled and limited through well-demarcated entrances and exits with distinguishable private and public spaces.

Territoriality

3. Encouraging positive activity in public spaces helps to discourage crime and disorder. Busy areas increase the feeling of safety.

Maintenance & Image

4. Well-maintained areas express a sense of ownership - people tend to protect an area they feel belongs to them.

The proposal provides a courtyard with a small elevated linkway above that connects the tower portion of the development with the structured parking (this can be seen on the plans identified as "Level 02-03".

At 20+ ft., in width, the courtyard is spacious, avoiding entrapment and containing clear paths of visibility from multiple vantage points. Furthermore, there are many doors exiting into the courtyard, adding frequent positive activity to the space.

WINNIPEG ZONING BY-LAW 200/06

TEXT AMENDMENT

Area 4A/4B was developed with 27 units left unused. The Water and Waste Department indicates that servicing is sitewide and that there is no issue with the 27 units being shifted to the south rather than used on the north.

The reallottment presents no concerns from a Planning standpoint. The 27 units are being added to an already-planned tower development that has been envisioned for Area 1 since the *Yards at Fort Rouge Master Plan* was approved by Council in 2010.

OTHER CONSDIERATIONS

PLAN APPROVAL

Per DASZ 33/2010, final plans are required to be drafted and brought to City Centre Community Committee for Plan Approval prior to issuance of permits.

SUMMARY

The Urban Planning Division supports the text amendment to the Winnipeg Zoning By-Law 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 *Complete Communities 2.0.*
- The proposal meets all applicable policies of the Yards at Fort Rouge Area Master Plan (the "Plan") without amendment other than Associated File SPA 1/2025 which provides for added height and a reallocation of 27 units.
- The proposal meets all applicable regulations of the PDO-1 without variance.
- The Sun Shadow Study suggests that neighbouring residential properties, streets and sidewalks will continue to meet the City's guideline of at least 5 hours of continuous sun per day during equinox.
- The development will be well connected for pedestrians and cyclists to Jubilee Station, the Active Transportation pathway to the west, and to Argue Street to the east.
- The development includes an outdoor courtyard social gathering space as well as ground floor commercial units. The courtyard is wide with clear paths of visibility from multiple vantage points.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: 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.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

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

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

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.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DAZ 200/2025 – Station Place

Exhibit “6” referred to in File DAZ 200/2025



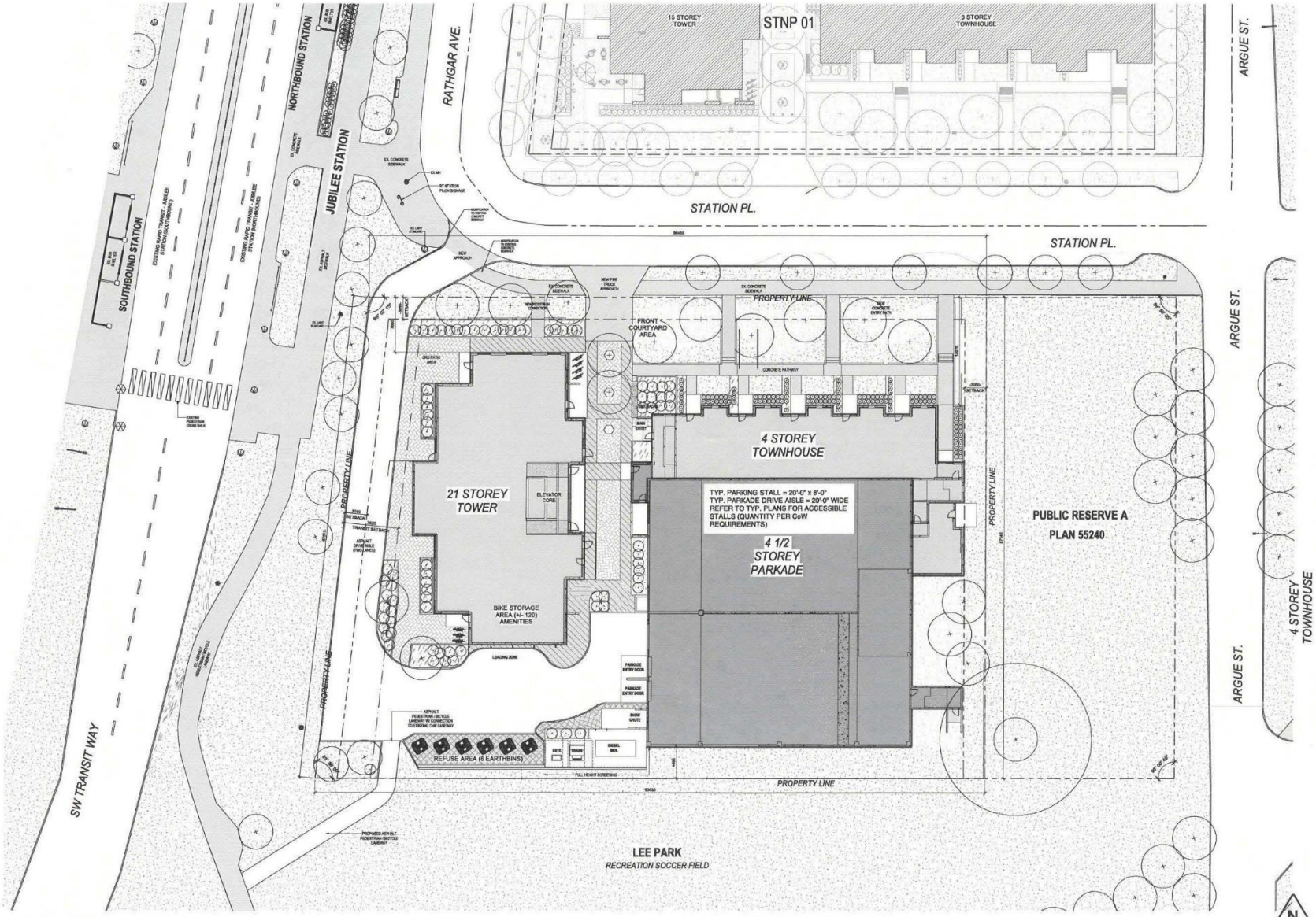
MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, MB R3B 0R3
mmparchitects.com

ARCHITECTS

STNP 02
DAZ

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
DAZ
2024/09/27

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ARCHITECTS

MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
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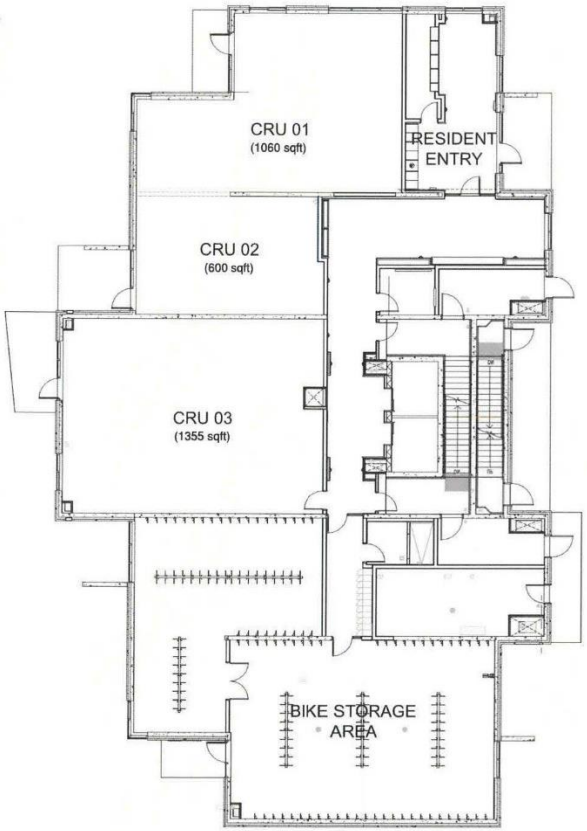

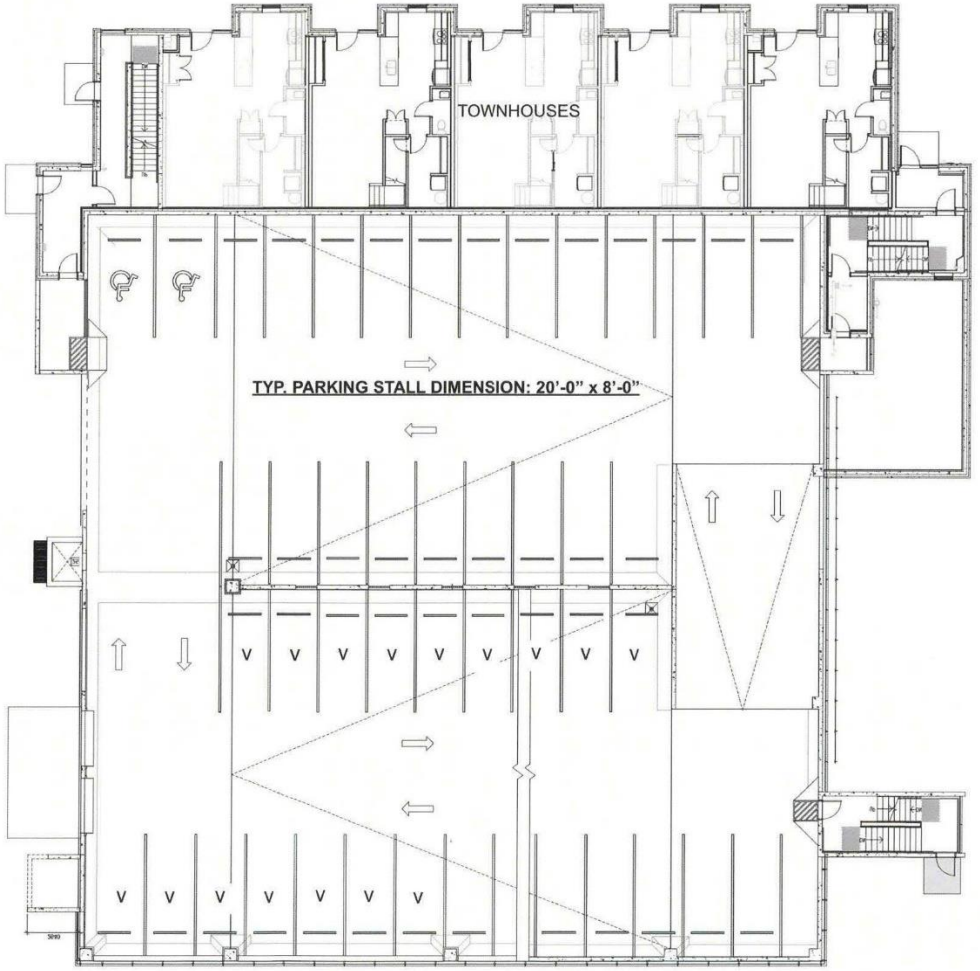

* V = Unassigned Guest Parking Stalls

MAIN FLOOR PLAN

N

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2024/09/27

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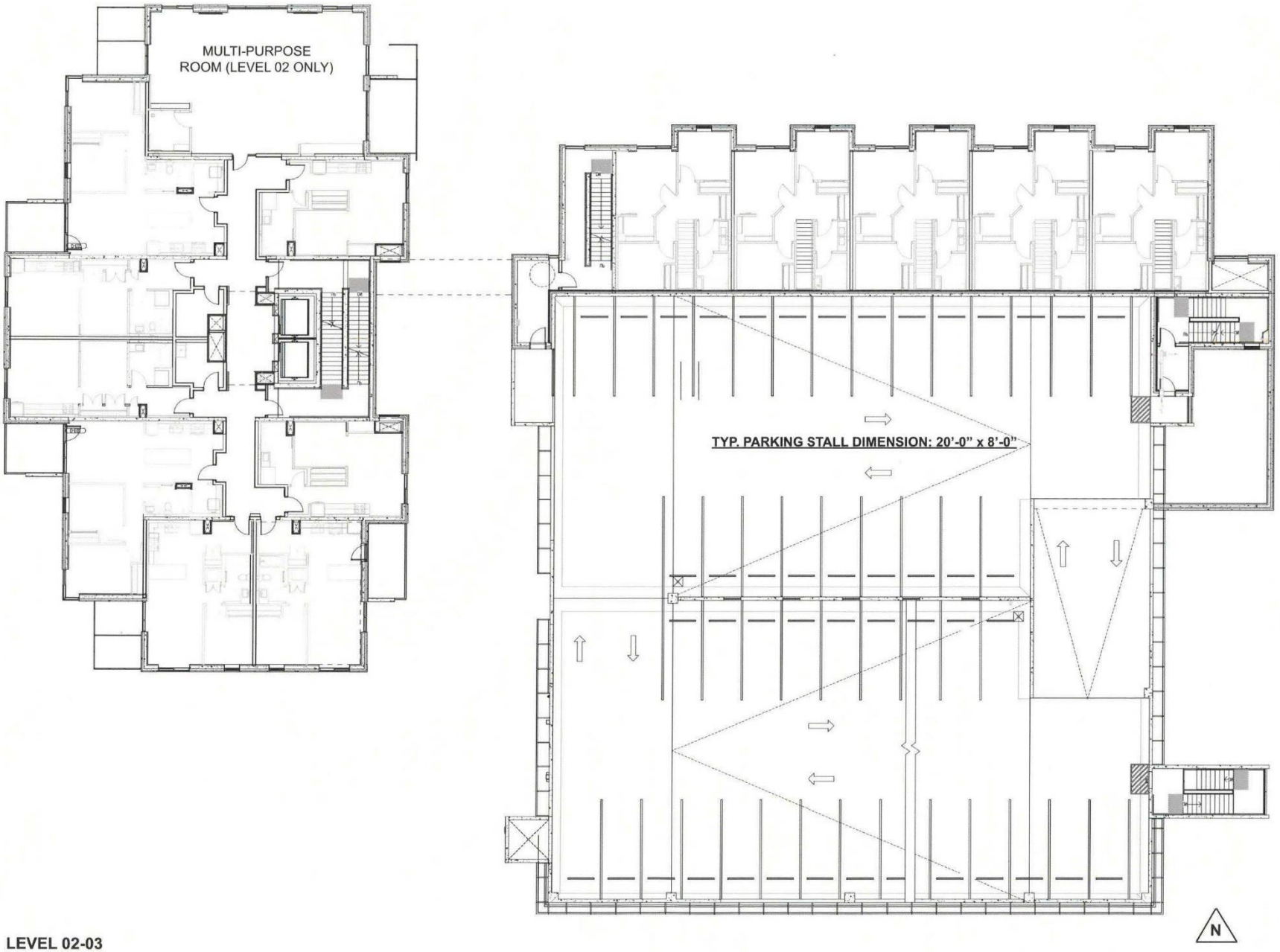
ARCHITECTS

MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, MB R3B 0R3
mmparchitects.com



LEVEL 02-03

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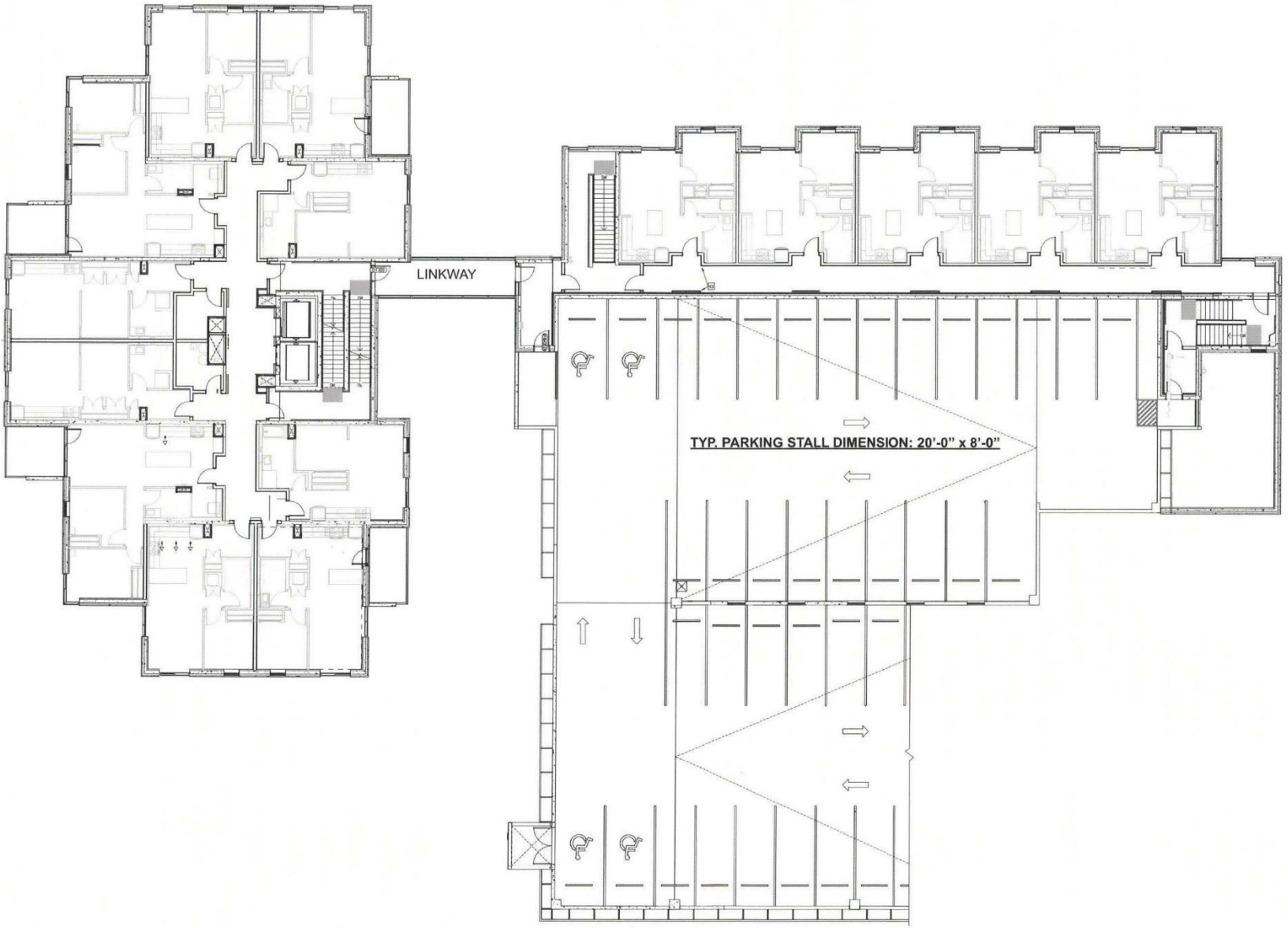
2024/09/27

ARCHITECTS

MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, MB R3B 0R3
mmparchitects.com



LEVEL 04

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2024/09/27

ARCHITECTS

MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, MB R3B 0R3
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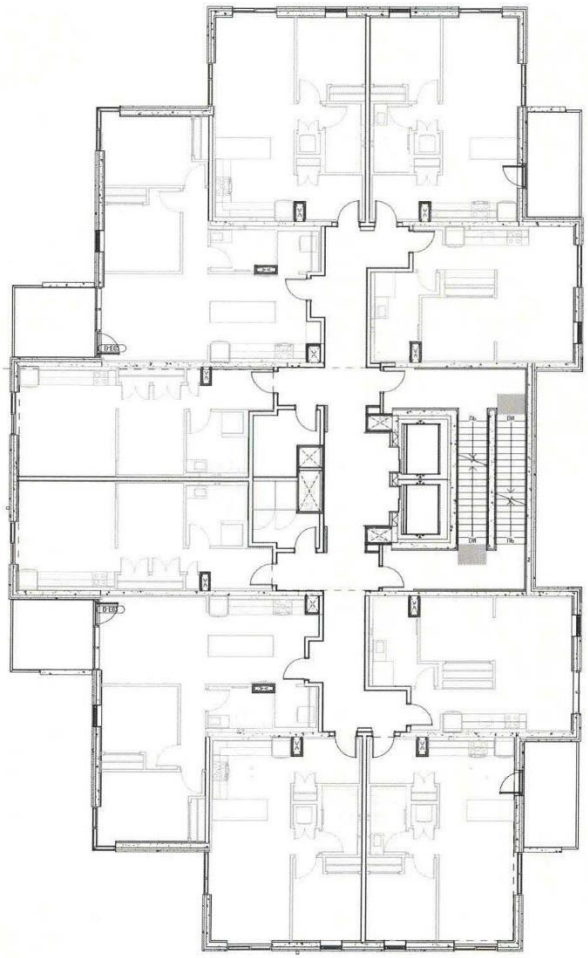
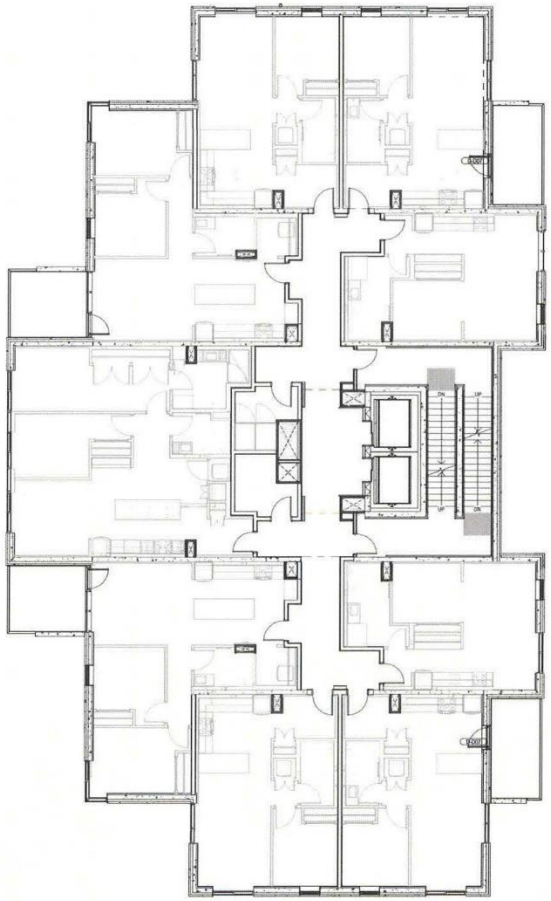


LEVEL 05-19



LEVEL 20-22

N

STNP 02
DAZ
2024/09/27

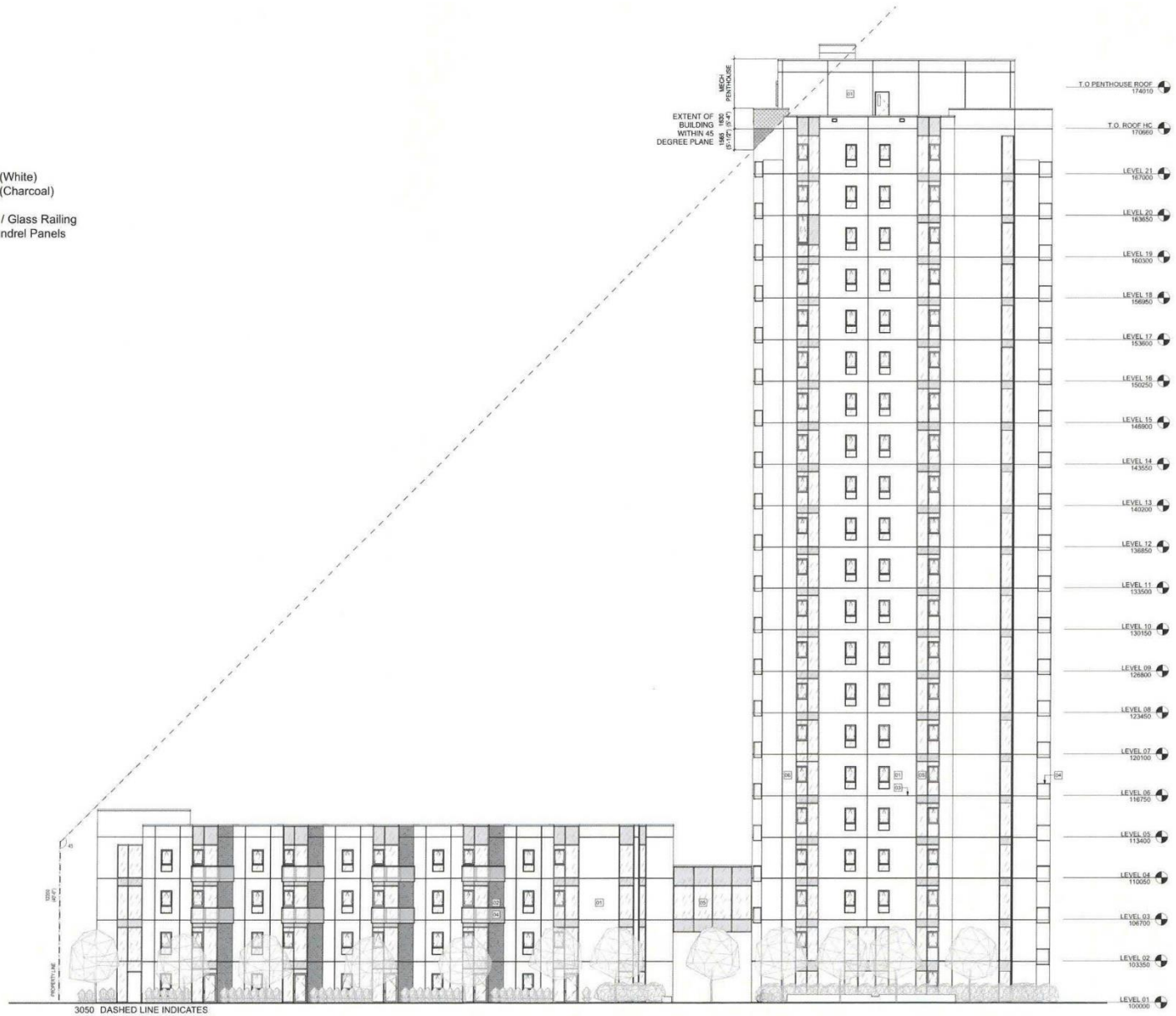
ARCHITECTS

MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, MB R3B 0R3
mmparchitects.com

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

STNP 02
DAZ
2024/09/27

ARCHITECTS

MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, MB R3B 0R3
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76.2M MAX BUILDING HEIGHT
PER BI-LAW NO.65/2012

WEST ELEVATION SCALE 0 3350

STNP 02
DAZ
2024/09/27

ARCHITECTS

MMP ARCHITECTS INC.
204.956.0530
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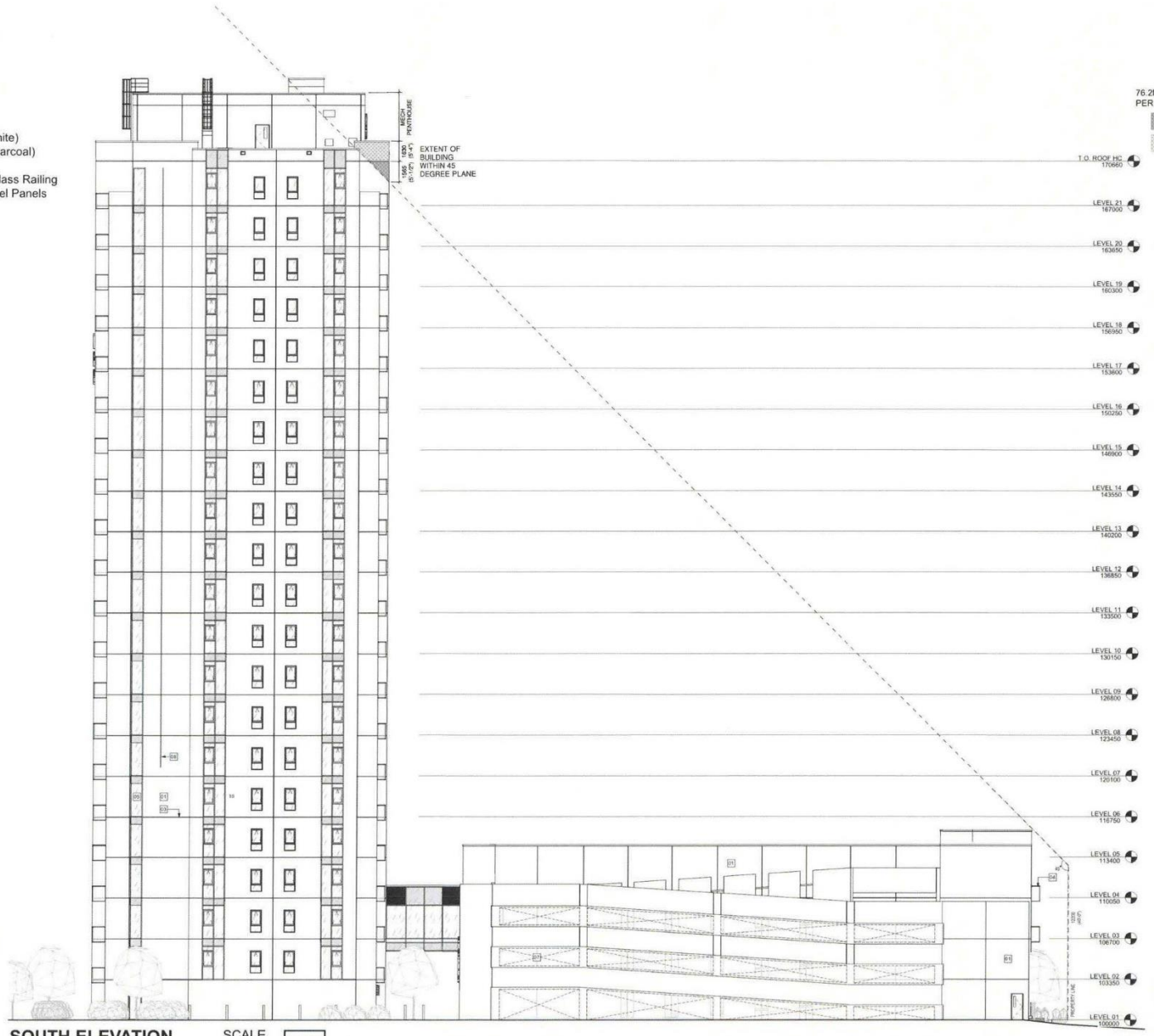

SOUTH ELEVATION SCALE 0 3350

STNP 02
DAZ
2024/09/27

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MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, MB R3B 0R3
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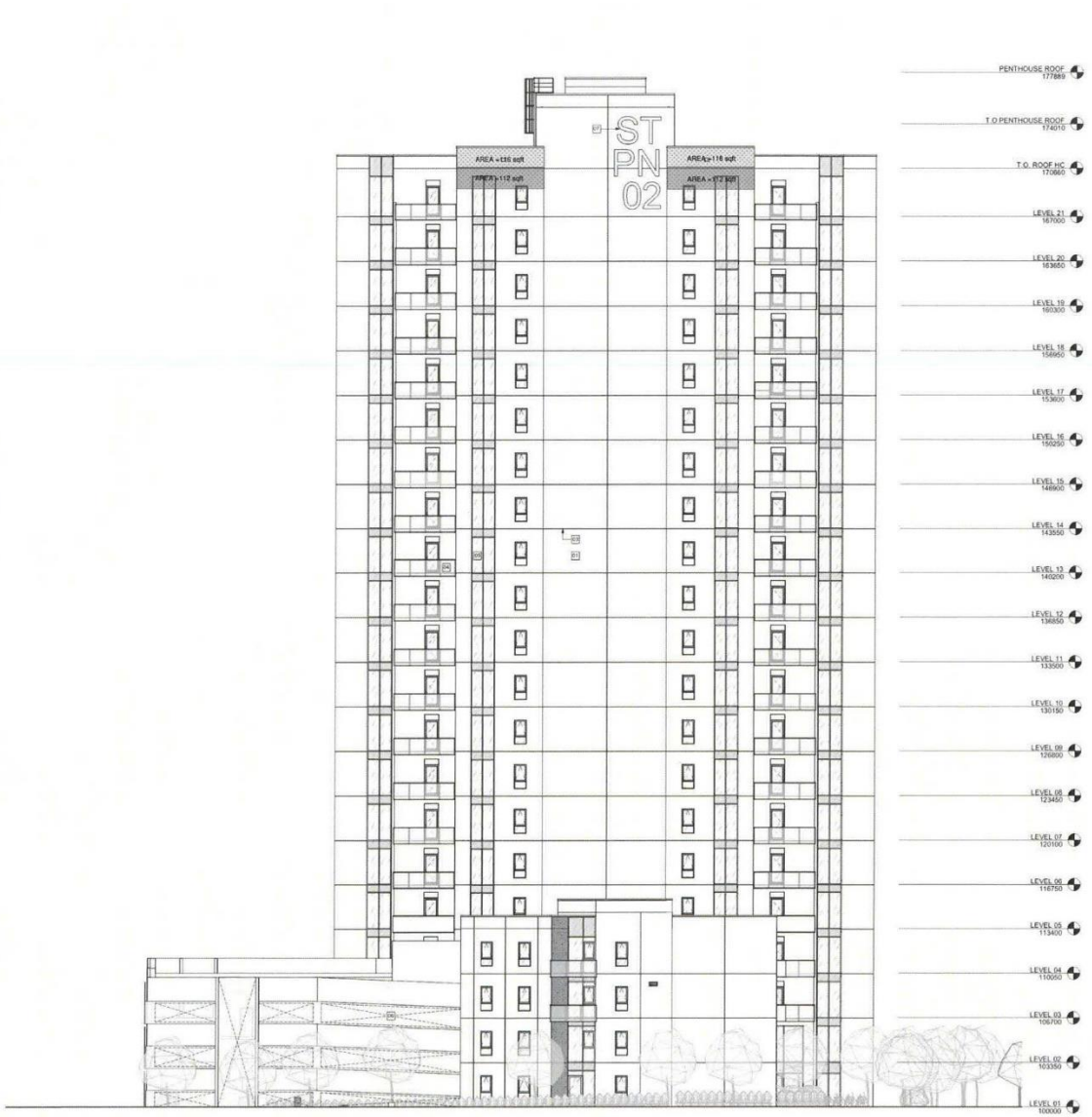
03 Pre-cast Concrete Insulated Reveal
04 Pre-cast Concrete Balcony Slab c/w Aluminum / Glass Railing
05 Triple Pane Alum. Curtainwall System c/w Sprandrel Panels
06 Metal Screening
07 Illuminated Building Signage
08 Feature Building Lighting



EAST ELEVATION SCALE 0 3350

STNP 02
DAZ
2024/09/27

ARCHITECTS

MMP ARCHITECTS INC.
204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, MB R3B 0R3
mmparchitects.com



VIEW TO NORTHWEST



VIEW TO SOUTHWEST



VIEW TO SOUTHEAST



VIEW TO SOUTHEAST

PARKADE

BIKE ROOM AREA / PLAZA

RAPID TRANSIT ROUTE

STNP 02 - TOWER (22 STOREYS)

STNP 01 - TOWER (16 STOREYS)

STNP 02

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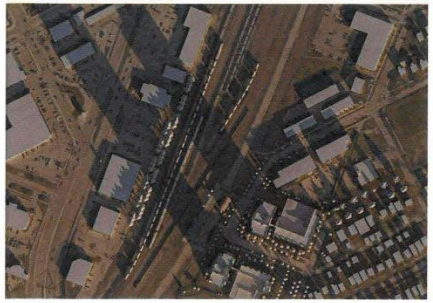
mmparchitects.com

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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