**THE CITY OF WINNIPEG**

**BY-LAW NO. 27/2025**

A By-law of THE CITY OF WINNIPEG to amend the Yards at Fort Rouge Secondary Plan By-law No. 26/2025 to increase the permitted development density from 900 to 927 units and to increase the maximum building height in the "High-Rise Development" area from 220 feet to 250 feet.

**THE CITY OF WINNIPEG,** in Council assembled, enacts as follows:

**Yards at Fort Rouge Secondary Plan By-law amended**

**1** The Yards at Fort Rouge Secondary Plan By-law No. 26/2025 is amended by this By-law.

**Part C – Section 2.1 amended**

**2** Part C – Section 2.1 is amended by replacing:

- *"220 feet"* with *"250 feet".*

**Part C – Section 4.1 amended**

**3** Part C – Section 4.1 Height Map is replaced with the following

*"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 250 feet."*

**Figure 27. amended**

**4** *Figure 3: Proposed Building Heights* is amended by deleting

*"21 storeys (220 feet Max.)" and replacing with "22 storeys (250 feet Max.)"*

**Part C – Section 4.2 amended**

**5** Part C – Section 4.2 Density Min./Max. Targets is replaced with the following

*"The development density of the entire Fort Rouge site is proposed to be a maximum of 927 dwelling units. This will be represented as a mixture of mid to high density housing which includes 568 units comprised of a mix of apartments and three-storey townhouses to the north alongside 359 units of one and two-bedroom high-rise towers up to 22 storeys tall to the south."*

And

*"With 359 units spread over 3.0 acres, this would equal roughly 119 units per acre which is above the standard range.*

*With a total of 359 units on the site, this would represent a minimum lot area per dwelling unit of around 364 sq. ft. which meets the TOD regulations of the Winnipeg Zoning By-Law.*

***Entire Development***
*When looked at as an entire site, the gross densities of the development would be:*
*927 units / 18 acres = 51.5 dwelling units / acre"*

RECEIVED FIRST READING this day of , 2025;

RECEIVED SECOND READING this day of , 2025;

RECEIVED THIRD READING this day of , 2025;

**DONE AND PASSED** this day of , 2025.

Mayor

City Clerk

***Approved as to content:***

*Director of Planning, Property and Development*

***Legally reviewed and certified as to form:***

*A. Bellhouse (April 22, 2025)*
*for Director of Legal Services and City Solicitor*