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 22nd day of May, 2025;

RECEIVED SECOND READING this 22nd day of May, 2025;

RECEIVED THIRD READING this 22nd day of May, 2025;

DONE AND PASSED this 22nd day of May, 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