Minutes – City Centre Community Committee – July 14, 2026

REPORTS

Item No. 1 Plan Approval – 15 Walker Court
(Fort Rouge-East Fort Garry Ward)
File DASZ 33/2010

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 15 Walker Court.

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 26-161869 – 15 Walker Court

Issue: Plans for a proposed 108-unit apartment building.

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
I. Stonehouse, MCP		n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans.

REASONS FOR REPORT

This report is required because plans of development on the site require approval by the City Centre Community Committee as per Council's approval of DASZ 33/2010 (By-law No. 65/2012):

That for the development of any building, open space, or accessory parking area in the Planned Area, the Developer shall submit plans showing the location and design of the buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, and landscaping, to the Director of Planning, Property and Development and the City Centre Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can **proceed**.

HISTORY

- On March 17, 2023, the City Centre Community Committee approved a Plan Approval for 15 Walker Court. At this time, the apartment building was proposed to be 100 units.

FILE/APPLICANT DETAILS

FILE:	**ZR PA 26-161869**
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.665 - (LORD ROBERTS)
SUBJECT:	Plans for a proposed 108-unit apartment building.
LOCATION:	15 Walker Court
APPLICANT:	Pre-Con Builders (Kendlee Hawryluk)

DISCUSSION

SITE DESCRIPTION

- The subject property is located at the northwest corner of Walker Crt and Argue St, in the Lord Roberts neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject property is located in a “Major Redevelopment Site” (Fort Rouge Yards) policy area as identified in *Complete Communities 2.0*.
- The property is also located in an area covered by *The Yards at Fort Rouge Secondary Plan* and *The Yards at Fort Rouge PDO*.
- The subject property is to be accessed off Walker Court via a paved entry/exit.
- The building will be located approximately 400 metres from the Jubilee Rapid Transit Station (BLUE) and 550 metres from the Fort Rouge Rapid Transit Station (BLUE).



Figure 1: Aerial photo of subject site and surrounding uses.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant lands and Phase 2 of the planned developments (155 units proposed), zoned “RMU” Residential Mixed-Use District.

South: Walker Court, then an 85-unit multi-family building zoned “RMU” Residential Mixed-Use District.

East: Argue St, then single-family dwellings zoned “R1-M” Residential Single-Family (Medium) District.

West: City of Winnipeg lands under the jurisdiction of Winnipeg Transit (BLUE Rapid Transit), then the CNR (Canadian National Railway) Mainline, both zoned “M2” Manufacturing - General.

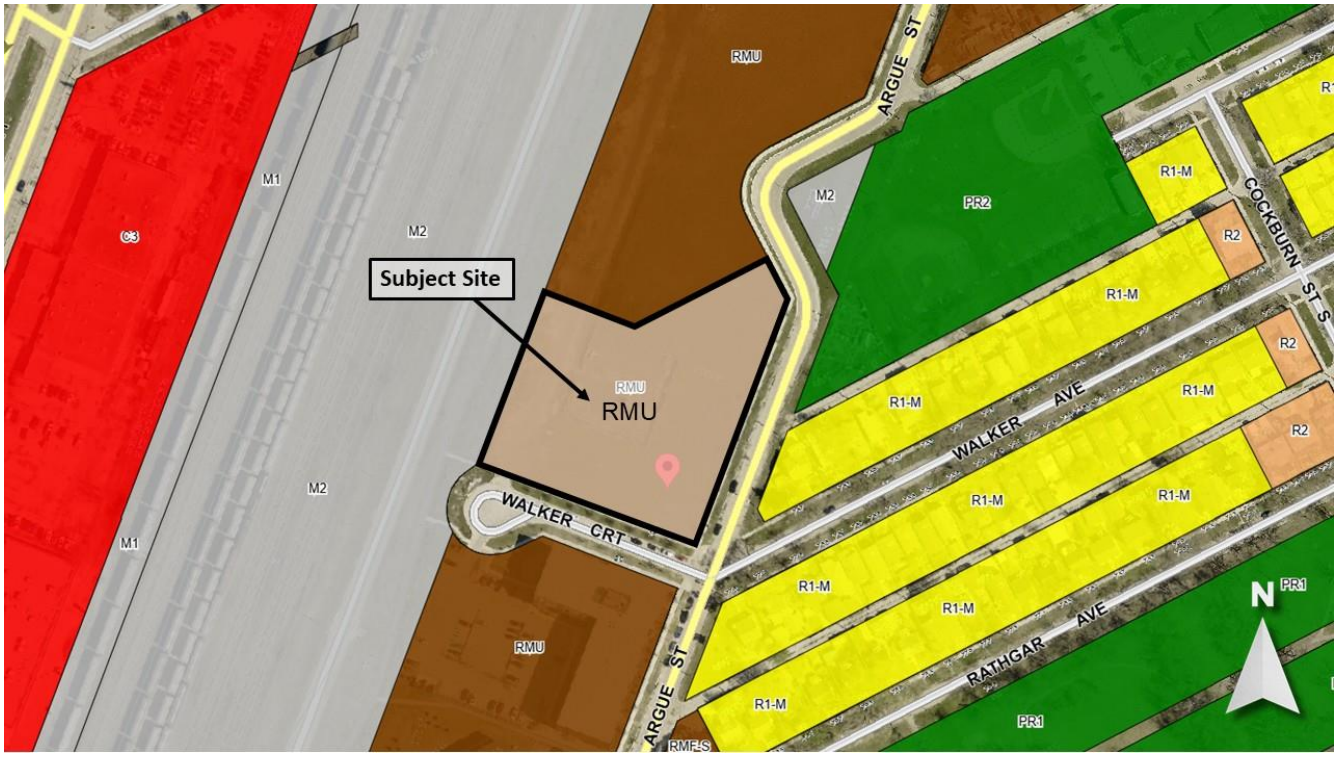


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a 108-unit multi-family building.
    - The proposed development has been revised from 100 to 108 units to accommodate affordable housing. The overall number of units across the Yards at Fort Rouge development would remain unchanged. Phase 1 at 15 Walker Court would increase by eight units, from 100 to The proposed development has been revised from 100 to 108 units to accommodate affordable housing. The overall number of units across the Yards at Fort Rouge development would remain unchanged. Phase 1 at 15 Walker Court would increase by eight units, from 100 to 108, while Phase 2 at 619 Argue Street would decrease by eight units, from 163 to 155. 108, while Phase 2 at 619 Argue Street would decrease by eight units, from 163 to 155.
- The site plan also shows:
    - A front yard (to Walker Crt) of ~20 feet.
    - A side yard (to Argue St) of ~10 feet.
    - 116 parking stalls (47 surface and 69 underground stalls).
    - 92 bicycle parking stalls (12 exterior, 11 main floor storage, and 69 parkade stalls).
    - A landscaped area between the building and Walker Crt.
- The building elevations show:
    - A 4-storey building that is approximately 45 feet in height.

- A façade mix of acrylic stucco (black and red), vertical wood grain metal siding, horizontal corrugated metal siding, and brick veneer cladding.
- Balconies on nearly all façades except the shorter façades of the 'L-shaped' building on the north and west sides.

COLLABORATIVE PLANNING AND CONSULTATION

The applicant reached out to the Division prior to submission to determine what levels of approval would be required for the proposed floor plan and balcony changes, to accommodate 108 units instead of the originally proposed 100 (for the provision of affordable housing). The Division reviewed the request, and, upon confirmation that the total unit counts (between the two phases) would not be changing, expressed support. As per BL 65/2012; DASZ 33/2010, the proposed changes required that a Parking Management Plan and Community Committee Plan Approval be submitted, which the Division has provided support for.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in a "Major Redevelopment Site" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

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

  Secondary Plans

  - *1.1 Require that the development in Major Redevelopment Sites be guided by a front end inclusive planning process, culminating in a secondary plan.*

The proposed development aligns with the secondary plan for this area, *The Yards at Fort Rouge Area Master Plan* (see page 6).

- Goal 2 - *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 Network stations.*

The proposed building is a high-density proposal that aligns with the City's *Transit-Oriented Development Handbook*. Many of the principles are effectively shown in the proposal, including medium to high density development that is greater than the community average, a mix of uses, and compact, high quality pedestrian-oriented development.

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

  Compatibility

  - *3.4 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.*

At 4 storeys or approximately 45 feet in height, the proposed development aligns with *CCDS 2.0's* recommended height maximums for collector streets (Argue St). The proposed building achieves a high density while being respectful of existing development in the area, including the presence of single-family homes across Argue St to the east.

Housing

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

The proposed building is compatible with the area and provides a variety of unit sizes. With the inclusion of affordable housing, the proposal further aligns with the vision of the above policy to support a range of different types of housing.

The Yards at Fort Rouge Area Master Plan and ***The Yards at Fort Rouge Planned Development Overlay (PDO)***

The subject property is located in an area covered by the *Fort Rouge Area Master Plan*. The site is envisioned as a Residential Mixed Use (RMU) area, which is described as "the development of primarily medium- to higher-density residential, though it also may contain limited scall-scale commercial, institutional, recreational, and service facilities needed to support residential development." The plan's urban design strategy envisions the surrounding area as 'Low-Rise Development,' with a minimum lot area per dwelling unit of around 905 square feet.

The subject site is also located within an area governed by The Yards at Fort Rouge PDO, which is meant to compliment the Area Master Plan. Under the PDO, the site is located in Area 3 which is meant to accommodate "a medium density, residential district."

The following policies of The Yards at Fort Rouge PDO apply to the proposal:

- *4(a) The maximum development density of the overlay district is: A total of 927 dwelling units in Areas 1, 2, and 3 combined.*

Area 3

Intent

- *2(a) A medium density, residential district.*

Height of Buildings

- *8(a) The maximum height of a principal building is 45 feet.*

The proposed development is consistent with the Area Master Plan and PDO in the following ways:

- At 45 feet in height, the proposal is at the higher end of what would be considered low-rise development under the plan (and meets the maximum height cap of 45 feet under the PDO).

- The proposed 108 units (an addition of 8 units for phase 1), and the subsequent reduction of 8 units from phase 2, aligns with the PDO's density cap (4.a).
- The proposal provides landscaped areas and appropriate setbacks throughout the site.
- Building walls are broken up through wall plan articulation, balcony placement, and material choice. The floor plan update from 100 to 108 units has very minimal impact on the building's exterior façade.
- The proposal includes high-quality pedestrian connections and bicycle amenities, and integrates well with nearby active transportation pathways and Rapid Transit Stations (Jubilee and Fort Rouge).

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the submitted plans because they comply with *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0*, *The Yards at Fort Rouge Area Master Plan,* and *The Yards at Fort Rouge PDO*.

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.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

The proposed development aligns with *OurWinnipeg2045* as it would facilitate the development of a low-rise multi-family building in a Major Redevelopment Site area that aligns with the subsequent Area Master Plan. The inclusion of affordable housing provides additional community benefit.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*) and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy* (*PRS*) and it was determined that the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Isaiah Stonehouse, MCP
Date:	July 2, 2026
File No:	**ZR PA 26-161869**