Sturgeon Heights Apartments

Winnipeg, MB

1200-1204 Sturgeon Road – Plan Approval 26-206946 ZR

BROADSTREET PROPERTIES LTD.

SERVICE-FOCUSED RENTAL MANAGEMENT





Broadstreet Properties owns and operates over 16,000 apartments in over 30 municipalities in British Columbia, Alberta, Saskatchewan, Manitoba, and Ontario, with several developments in operations across Winnipeg.

Our ‘Dirt to Door’ philosophy ensures continuity throughout the entire construction process, from property acquisition, planning and development approvals, construction, and long-term operation.

We pride ourselves on building comfortable and caring communities with a host of helpful features and benefits. As a family owned and operated company with over three generations of experience, our commitment is to be the Canadian leader in service-focused rental management.



Sturgeon Heights Apartments

1200-1204 Sturgeon Road

Proposed Development



Subject Site: Country Meadow Blvd

Total Site Area: 4.85 acres

Currently zoned RMF-M: Residential Multi-family Medium (DASZ 19/2025)

- Currently Vacant (unoccupied workshop and compound)
- **Proposed Development:**
  - 3x Apartment buildings (5/6 storeys) with a total of 236 residential units
  - Surface and covered parking
  - In-progress review of Servicing and Zoning Agreements required as part of DASZ 19/2025

Proposed Site Plan

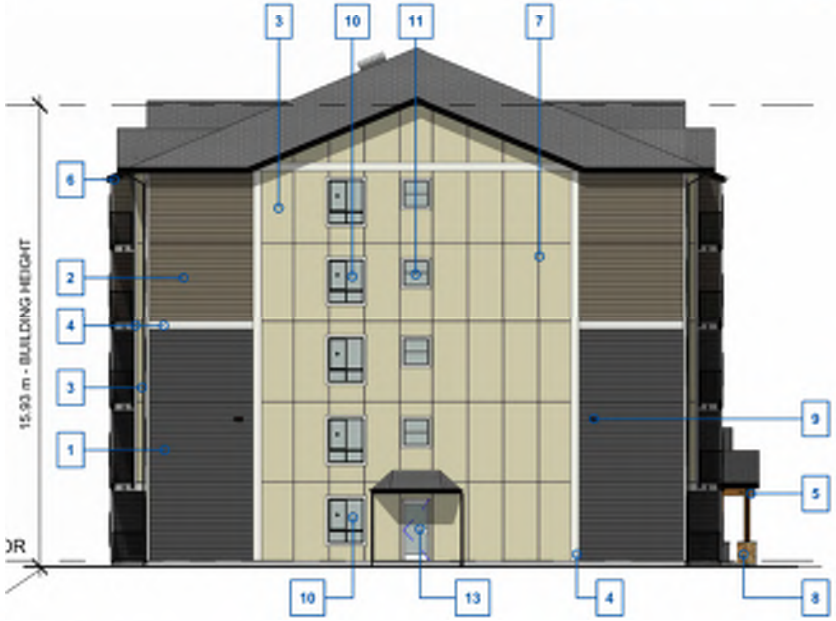


Development Highlights:

- 2x 6-storey apartment buildings (1st floor parkade)
- 1x 5-storey apartment building
- 236 units total– mix of studio, 1, 2, and 3 bedroom units
  - A – 76 units + rental office, fitness room, community lounge
  - B – 80 units + 34 covered vehicle and 106 bicycle parking stalls
  - C – 80 units + 34 covered vehicle and 106 bicycle parking stalls
- 323 parking spaces total – including tenant, visitor, and accessible spaces (Parking Management Plan approved)
- 252 bicycle stalls total
- Tenant amenities including a fitness room community lounge, community garden, covered seating area, court and dog run

Typical Elevation – 5-storey Building





Typical Elevation – 6-storey Buildings





Proposed Landscaping Plan



Site Rendering – Sturgeon Road



Site Rendering



Site Rendering



Site Rendering – Amenity Area



Process & Next Steps

DASZ 19/2025– Approved April 2026 (Servicing & Zoning Agreements in-progress)

Plan Approval Application

Development Permit Application

Building Permit Application

Construction Start (Tentative Summer 2027)

Thank you!

Questions are welcome

Plan Approval 26-206949ZR

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Site Plan



SITE INFORMATION

PROJECT DESCRIPTION	3 - MULTI. RESIDENTIAL APART. (5/6 STOREY - FLAT R)		
TOTAL UNITS	236 UNITS		
CIVIC ADDRESS	STURGEON RD.		
MUNICIPALITY	CITY OF WINNIPEG		
ZONING	RMF-M		
LOT AREA	19,646.82 m²	4.85 ACRES	1.96 HECTARES
BUILDING AREA	17,239.32	m²	
DENSITY	48.65 DU/ACRE		

ZONING SUMMARY

	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	21.3 m (70'-0")		18.82 m	
MIN. FRONT YARD S.B.	7.62 (25'-0")	m	7.62 (25'-0")	m
MIN. REAR YARD S.B.	7.62 (25'-0")	m	7.62 (25'-0")	m
MIN. INTERIOR SIDE YARD S.B.	6.1 (20'-0")	m	6.1 (20'-0")	m
= 2.44m + (0.6m x 6)				
MIN. CORNER SIDE YARD S.B.	6.1 (20'-0")	m	6.1 (20'-0")	m
MIN. LOT AREA	836 (9000)	m² (ft²)	19,646.82	m²
MIN. LOT WIDTH	-	m	-	m

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	236	354	312
TOTAL PARKING STALLS			354	323
VISITORS	MIN. 10%	354	36	36
SMALL CAR	MAX 33%		117	110
ACCESSIBLE TYPE A			-	5
ACCESSIBLE TYPE B (VAN)			-	3
EV CAPABLE			-	8

LANDSCAPE

	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30.0%	30.2%
m²	5,894.05 m²	5,934.35 m²
PARKING AREA		7277.48 m²
LANDSCAPE PARKING ISLAND	5.0%	6.8%
m²	363.9 m²	499.1 m²

BICYCLE PARKING

	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	1 / 10 STALLS	354	36	40
PROPOSED LONG TERM				212
TOTAL BICYCLE				252

BUILDING INFORMATION

BUILDING	STOREYS	UNIT #	OTHER	FOOTPRINT	GROSS BUILDING AREA
A	5	76	RENTAL	1461.56 m²	7,467.32 m²
B	6	80	M&E	1442.24 m²	8,785.57 m²
C	6	80	M&E	1442.24 m²	8,785.57 m²
TOTAL		236		4,346.04 m²	25,038.46 m²

UNIT BREAKDOWN

	BUILDING A	BUILDING B	BUILDING C	
TOTAL PER BUILDING	76	80	80	
TOTAL		236 UNITS		
	BUILDING A	BUILDING B	BUILDING C	%
BACHELOR	10	10	10	13
1 BED / 1 BATH	9	10	10	12
2 BED / 1 BATH	5	5	5	6
2 BED / 2 BATH	42	45	45	56
3 BED / 2 BATH	10	10	10	13
TOTAL	236 UNITS			

Typical Floor Plans – 5-storey Building



Typical Floor Plans – 6-storey Building

