



ft3

Architecture  
Landscape  
Interior Design

Housing

**ft3.ca**

# Housing Design



From student accommodations to luxury living; life lease, independent living or affordable multi-family housing, ft3's residential design portfolio reflects versatility and imagination rooted in over four decades of experience. Consistent building principles anchor our approach, which responds fluidly and intuitively to logistics and programming of each space. Award-winning leaders in housing design, our insight into emerging trends, sustainable building and design, cost-effective planning solutions and continuously changing codes and by-laws permit efficient, responsive service delivery that is informed, established and accomplished.

# Corporate Profile

ft3 provides full architectural, landscape and interior design services for healthcare, multi-family housing and offices. Established in 1975 and headquartered in Winnipeg, we've expanded across the prairies. We're proud of that growth, built on a reputation for excellence rooted in four key principles:

- Hire and develop the best and brightest design talent and critical thinkers in the industry;
- Seek client input at each and every stage of the process, ensuring that when the work is completed the

project remains an enduring source of pride for its users, owners and community;

- Create innovative design solutions driven by our clients' needs, vision, budget and schedule; and
- Ensure that green design solutions provide the affordability, flexibility and durability that our clients seek.

We're energized by design that is functional, inspirational, durable and sustainable. From projects ranging from the RCMP National Cadet Training Academy Dormitories in Regina, to the

twenty-five storey luxury apartments at 300 Assiniboine, meticulous attention to detail and a keen awareness of client needs continue to inform our work.

Ultimately, we believe in the capacity of architecture and the built environment to enhance physical and emotional well-being, productivity and quality of life. Intuitive design is no accident. Meticulous planning, coordination and consultation are key ingredients in design that elevate and inspire in equal measure.

*For more than four decades,  
our firm has created spaces  
that stand the test of  
time through a personal  
commitment to quality  
that extends from concept  
development to construction.*



## *300 Assiniboine*

CLIENT: ***Crystal Developers***  
LOCATION: *Winnipeg, Manitoba*  
SCALE: *37,160 m<sup>2</sup> / 400,000 ft<sup>2</sup>*  
COMPLETED: *2016*









## THE BEACON

*300 Assiniboine, Winnipeg, MB*

Soaring above the tree-lined Assiniboine river, 300 Assiniboine is a flagship in a hub of commerce, politics, rich history and recreation in the heart of downtown Winnipeg. At 25-storeys and 234-units, the building stands alone in its park grounds as a landmark structure. By day, the building is highlighted by contrasting coloured precast finishes. By night, it acts as a beacon to commuters on the Maryland and Queen Elizabeth Way bridges. Connecting to Bonnycastle Park

with a two-storey, east facing glazed lobby and a grand covered entry plaza to the street, the design is intended to remind the residents of their unique setting – an urban park. Along Assiniboine Avenue, townhome style units have front porch access further strengthening the connection to the urban fabric. This complex provides a variety of suite floor plans. It is the first high-rise apartment complex built in downtown Winnipeg in over two decades.

## Castle Gardens Apartments

CLIENT: ***Crystal Properties Ltd.***  
LOCATION: *Winnipeg, Manitoba*  
SCALE: *16,132 m<sup>2</sup> / 173,643 ft<sup>2</sup>*  
COMPLETED: *2017*



Castle Gardens

90



## **FRENCH INSPIRED**

### *Castle Gardens Apartments, Winnipeg, MB*

Inspired by classic French architecture, Castle Gardens embodies comfortable elegance and refinement without sacrificing economy or ease of maintenance.

The lobby and common spaces, as well as the suite entries, were designed to be a source of pride for renters. The modest use of special finishes and detail were strategic in order to create a sense of richness. Suite layouts are efficient, with quality materials and fitments while suite materials are versatile to accommodate a wide range of décor.



## *The Strand on Waterfront Drive*

CLIENT: **ft3**  
LOCATION: *Winnipeg, Manitoba*  
SCALE: *3,900 m<sup>2</sup> / 42,000 ft<sup>2</sup>*  
COMPLETED: *2007*





## **A STRAND IN THE URBAN FABRIC**

*The Strand, Winnipeg, MB*

A unique waterfront community consisting of 16 residential condos, commercial and office space with breathtaking cityscape and river views. The design focuses on durable and energy and cost efficient solutions, and promotes healthy “green” live/work environments.

## LGC Family Place

CLIENT: ***Living Gospel Church / Manitoba Housing***

LOCATION: *Winnipeg, Manitoba*

SCALE: *985 m<sup>2</sup> / 10,600 ft<sup>2</sup>*

COMPLETED: *2013*







## ALL WELCOME

### *LGC Family Place, Winnipeg, MB*

The Living Gospel Church partnered with Manitoba Housing to further their already long-standing history of supporting immigrant and refugee families by providing affordable housing for 38 families as well as catering to community support services. The units, ranging from one to four bedrooms (three and four bedroom suites being difficult to find in Winnipeg), accommodate a variety of family sizes. A main floor multi-purpose room, classrooms and a spacious

communal room with an adjacent private outdoor terrace was designed as an alternate to individual suite balconies to encourage cultural sharing between community members within the building.

## St Matthews WestEnd Commons

CLIENT: ***St Matthews Non-Profit Housing Inc.***

LOCATION: *Winnipeg, Manitoba*

COMPLETED: *2014*

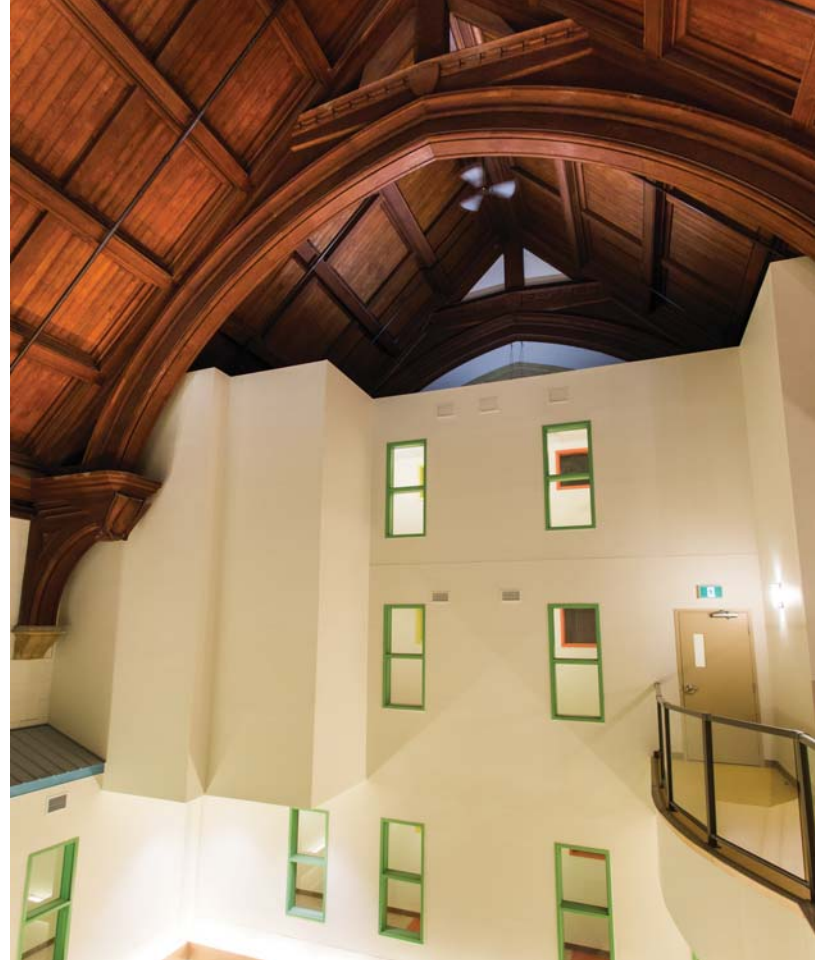




**DROP-IN**  
RESOURCE CENTRE  
— HOURS —  
Monday 1:00 - 4:00  
Tuesday 1:30 - 4:00  
Thursday 1:30 - 4:00  
Friday 1:00 - 4:00  
CONTACT: 774-3482

No Parking





## **SAFE HAVEN**

### *St Matthews WestEnd Commons, Winnipeg, MB*

The WestEnd Commons is a four-storey, modern apartment building built within the shell of Winnipeg's historic St. Matthew's Anglican Church. A welcoming, visitable, multi-generational, 26-apartment housing complex that focuses on the well-being of children and adults. Residents include single parent families, newcomers to Canada, and others in this inner city neighbourhood.

A natural playspace in the north property yard includes a paved pathway with a level entry into a natural playground area.

## Ronald McDonald House

CLIENT: ***Ronald McDonald House Charities Manitoba***  
LOCATION: *Winnipeg, Manitoba*  
SCALE: *3,712 m<sup>2</sup> / 40,000 ft<sup>2</sup>*  
COMPLETED: *In Progress*







## A WARM RESPITE

*Ronald McDonald House, Winnipeg, MB*

Nestled in a mature, treelined neighborhood, the new Ronald McDonald House, located just blocks away from Health Sciences Centre, will be a home away from home for out-of-town families with children who require treatment in hospital. The playful concept of a tree house is reflected in the corner glass atrium that houses a two-storey high play structure, greeting families upon arrival. The design of the house connects the interior of the house with its exterior surroundings through the use of colorful glazed window boxes, multi-level terraces and a large interior courtyard.

## RCMP Student Dormitories and Campus Entry

CLIENT: ***Royal Canadian Mounted Police***

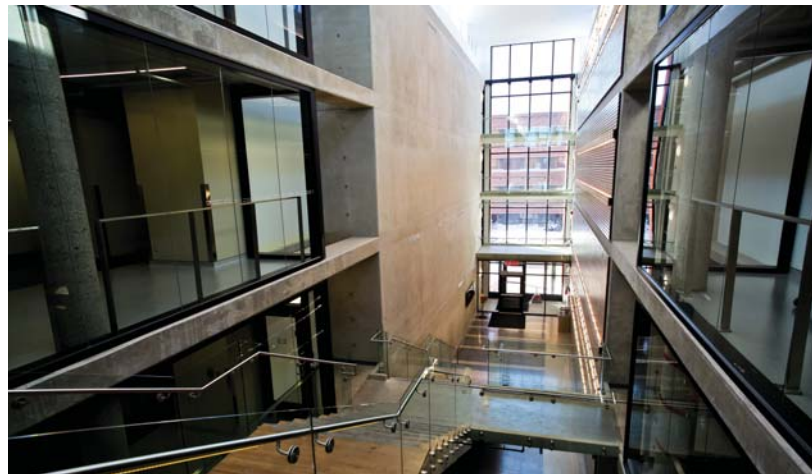
LOCATION: *Regina, Saskatchewan*

SCALE: *23,022 m<sup>2</sup> / 247,806 ft<sup>2</sup>*

COMPLETED: *Fort Dufferin – 2012*  
*Fort Macleod – 2012*  
*Fort Walsh – 2015*







## NOWHERE NEAR ORDINARY

*RCMP Fort Dufferin, Fort Macleod, and Fort Walsh Dorms, Regina, SK*

This troop of buildings is tribute to the history of architecture on campus and to the traditions of the RCMP training program. Space planning had to address issues specific to the RCMP (i.e., troop inspection, privacy / gender separation, washroom and shower flexibility, circulation and ritual). Drawing on the social and historical context of the RCMP, the National Cadet Training Academy Dormitories and Campus Entry serves to not only house cadets, but to impart the pride, heritage, and significance of an

institution whose history reaches back to Canada's earliest settlement. Site planning and materials had to be compatible with the heritage and character of the campus and sympathetic to the existing buildings and provide a landmark entrance to the grounds. The dormitory structure and site planning evoke the rhythm, grace, and precision of the renowned Musical Ride and the militaristic marching patterns so integral to the culture of the organization.

The Fort Dufferin cadet dorm was LEED Canada NC v1.0 Silver certified in 2016.



## Metropolitan Kiwanis Courts

CLIENT: ***Kiwanis***  
LOCATION: *Winnipeg, Manitoba*  
SCALE: *7,757 m<sup>2</sup> / 83,500 ft<sup>2</sup>*  
COMPLETED: *2018*



**METROPOLITAN  
KIWANIS COURTS**

**2300**





## COMMUNITY CENTRED

### *Metropolitan Kiwanis Courts, Winnipeg, MB*

The central hub of the complex creates a warm and welcoming downtown with inviting amenities and gathering spaces. The natural light and links to the outdoors, and new units designed thoughtfully with attention to spatiality, materiality, quality of light and air, creates comfortable and healthy environments for residents to enjoy.

The one-and-a-half storey renovated entrance and dining area act as a focal point of the facility. Many of the amenities,

such as the store, hairdresser, coffee shop, and bar are located between the residential “streets” and the dining area providing a place of interest to rest and visit.

The new residential units are housed in wings at the east and west that match the three-storey height of surrounding buildings.

## Cornerstone Life Lease Estates

CLIENT: ***Association of Reformed Christians in Action (ARCIA)***

LOCATION: *Winnipeg, Manitoba*

SCALE: *Phase 1: 9,569 m<sup>2</sup> / 103,000 ft<sup>2</sup>*

*Phase 2: 9,058 m<sup>2</sup> / 97,500 ft<sup>2</sup>*

COMPLETED: *Phase 1: 2011*

*Phase 2: 2015*



THE  
CORNERSTONE  
LIFE LEASE ESTATES  
1845  
1865 GATEWAY ROAD





## UNITED FRONT

*Cornerstone Life Lease Estates, Winnipeg, MB*

Fifty-two and fifty more independent living units for the Association of Reformed Christians in Action (ARCIA). Gracious and contemporary, the exterior approach and public interior spaces set the tone with its warm and inviting colour palette and textures. Unique amenities include craft rooms, wine making studios, multi-purpose rooms, library, gym, guest suites, dining and commercial kitchen, gazebo,

walking paths, and easy access to transit routes. One and two-bedroom units were developed to offer four unique suite layouts. Each boasts a spacious, well-proportioned floor plan, high-end finish package, and features an integrated all-season sunroom, optimizing natural light and extending interior floor space.



Architecture  
Landscape  
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