

425 Osborne St.

Future housing development

Meet and Greet Pop-up
June 2026



Background

Everyone needs a home that is safe, that meets their unique needs, and that they can afford. But cities across Canada, including Winnipeg, are struggling with problems related to the cost and availability of housing.

To respond quickly and effectively, the City of Winnipeg:

- Picked priority sites for affordable housing on City-owned land
- Evaluated expressions of interest and selected developers to build the projects
- Are requiring at least 30% of the units to meet the City's affordability criteria
- Are working with the developer closely throughout the process and to support them in their application for variances for the building height and parking

We're here to:

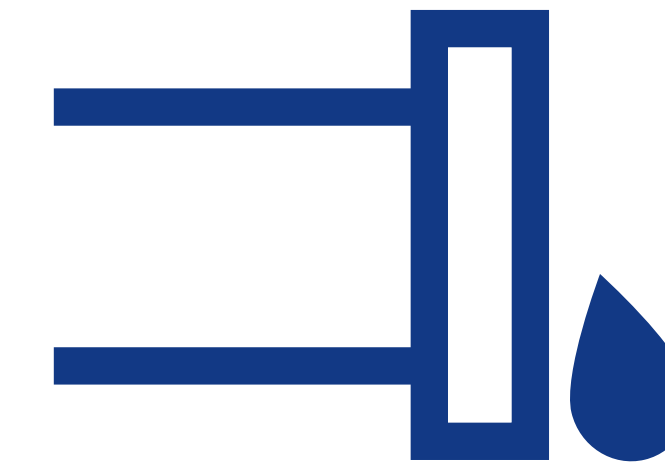
- Explain affordable housing on City-owned sites
- Explain the plan for 425 Osborne St.
- Introduce the developer to the community
- Share information about the process
- Answer your questions

How were the sites chosen?

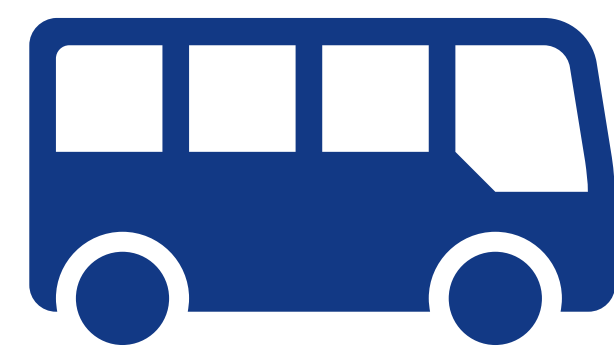
We looked at the following criteria when choosing sites for affordable housing:



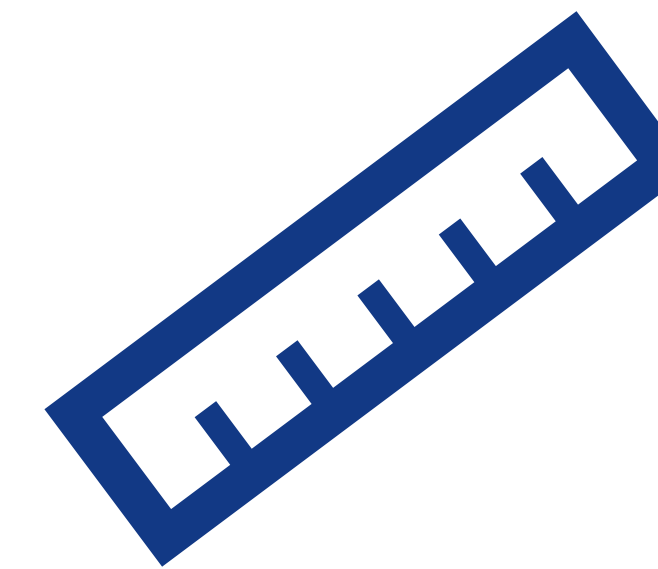
Located on City-owned land



Water and sewer capacity



Close to transit, parks, and other amenities



Large enough to support housing



Near important community services



Located in a variety of neighbourhoods

Who is involved?



We are working together with key groups to make this happen.

City of Winnipeg

- Provides land
- Selects a developer to lead design and development
- Provides grant funding

University of Winnipeg Community Renewal Corporation 2.0 Inc.

- Will lead development of multi-family buildings at 425 Osborne St.
- Leads variance application
- Designed the housing, office space and parking structure
- Will manage construction and community questions during construction

What type of housing?

Development at 425 Osborne St. will be multi-family housing.

We require that 30% of the units meet the City's affordability criteria.

For a unit to be considered affordable, the developer must provide rents in one of the three following ways:

1. The rental rate cannot be more than 79% of the median market rental rate

or

2. The rental rate must be provided at the Province of Manitoba affordable housing rates (includes heat, water, sewer)

or

3. The rental rate consistent with Build Canada Homes program



425 Osborne St.



View looking south from the corner of Glasgow Avenue and Osborne Street
Artist's rendering. Subject to change.

The City has rules about building size, shape, and design. A variance is a request to allow something the rules don't normally permit.

By-law	Developer applied for
Allows building height up to 75 feet	A height variance – 126 feet or 10 storeys
Requires 59 vehicle parking spaces	A parking variance to allow for more parking spaces nearby, rather than on-site: <ul style="list-style-type: none"> • 17 parking spaces at 425 Osborne St. • 50 additional parking spaces in the two-level parking structure at 421 Osborne St.
Requires 66 bicycle parking spaces	A parking variance to allow for more bicycle parking nearby, rather than on-site: <ul style="list-style-type: none"> • 10 bicycle parking spaces at 425 Osborne St. • 60 bicycle parking spaces at 421 Osborne St.

Height: 126 feet or 10 floors

Housing:

131 housing units (on the top eight floors);
30% will meet the City's affordability criteria

Design also includes:

- Office space for Winnipeg Transit (about 20,000 square feet on the main and second floor)
- A two-level parking structure at 421 Osborne St.



Design considerations

The design of the building and parking plan for the project included:

- ***Parking Plan***

- 17 parking stalls within the building (including guest parking)
- A car share vehicle for the use of tenants and residents from the community
- A 2-level parkade next door with 94 parking stalls (47 of those for Winnipeg Transit employees)
- Bike parking with 70 bike parking spaces

- ***Design considerations***

- A shadow study, which showed no impact on residential properties along Woodward Avenue
- A landscaping plan, which replaces existing trees with a new landscaped area next to the bike lane and trees on Osborne Street

The City's new Malls and Corridors rules encourage more housing and jobs along major streets like Osborne Street.

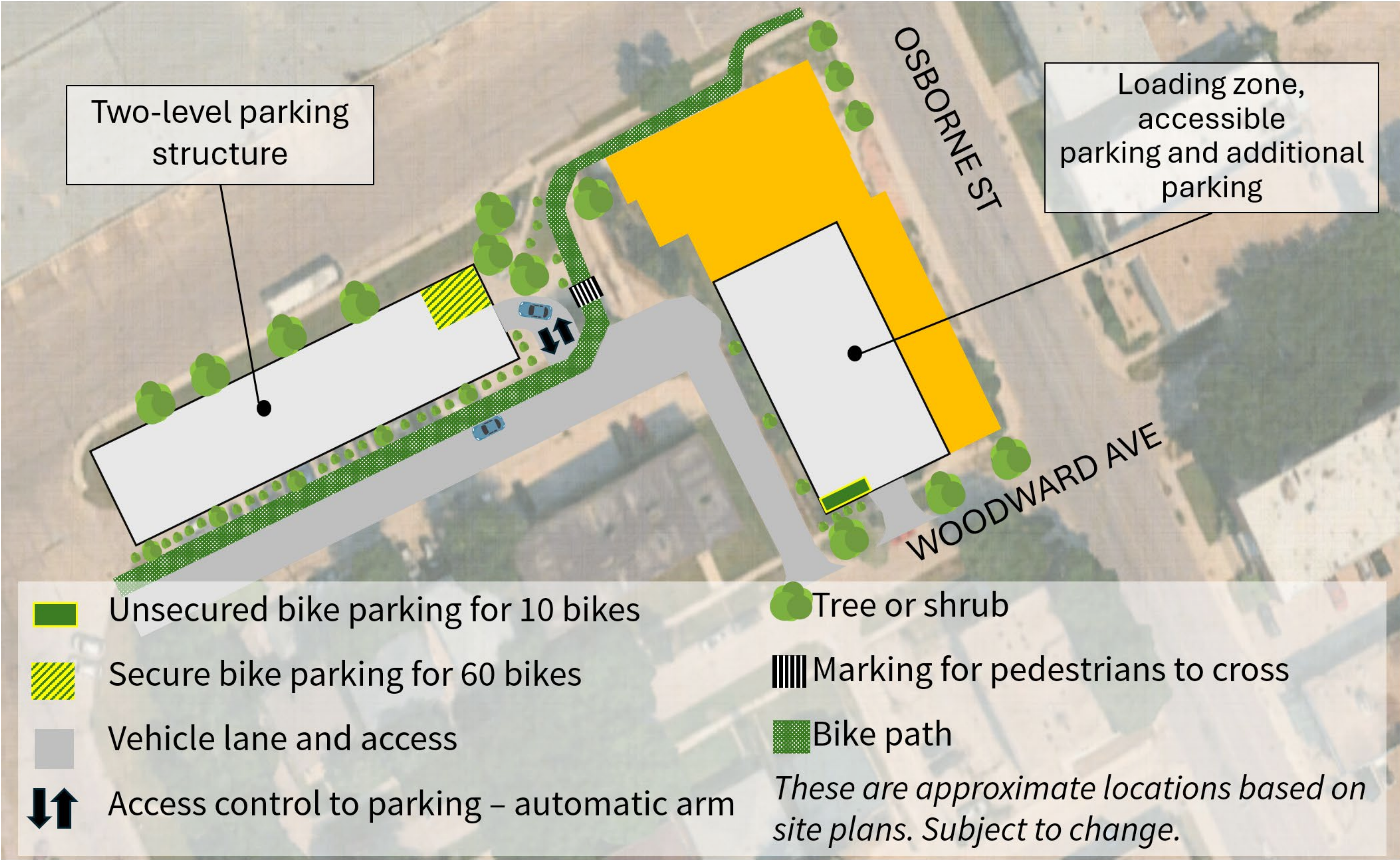
The rules allow multi-family housing mixed with commercial spaces.

Because this project fits within those rules, the land does not need to be rezoned.

Bike path

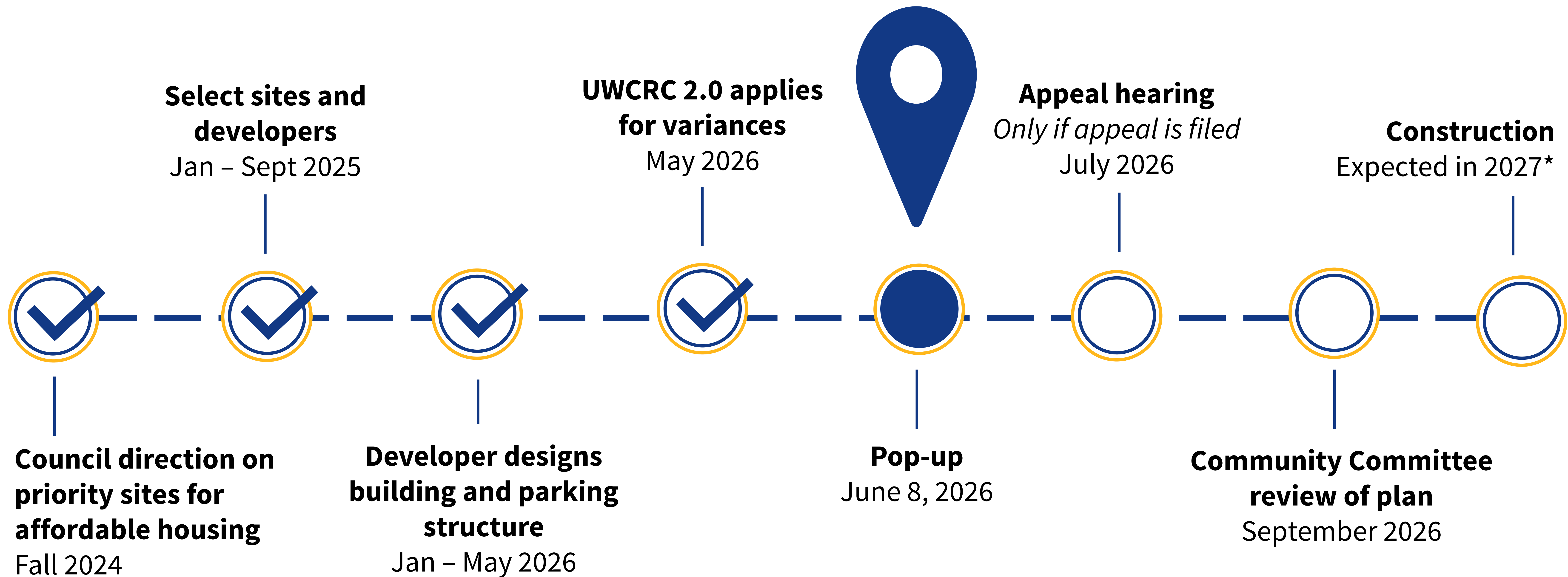
The design includes:

- Minor path realignment
- New lighting and landscaping
- Parkade access control through an automatic arm where the vehicle lane crosses the bike path



Timeline

We are here!



* Subject to variance approval, Community Committee approval and financing

Next steps

The City is supporting the project by providing land while the developer leads the design and variance application.

425 Osborne St. variance application process:



The developer applied for variances on building height and parking.



The Director of Planning, Property and Development reviewed the variance applications and approved.



Notices are posted on the site to inform residents of their chance to file an appeal.



If there is an appeal, residents can speak in support, for information, or in opposition at the appeal hearing.

Plan Approval & Construction

Council approval of the plan is required before construction can proceed.

Construction is expected to begin once the variances are finalized, Council provides approval and project financing is secured.

During construction, the UWCRC 2.0 Inc. will be the contact for the community's questions or concerns.

You can contact them at al.hunter@uwinnipeg.ca