

Background

We are working with developers to build affordable housing on priority City-owned properties. 425 Osborne St. is a priority site for affordable housing. The University of Winnipeg Community Renewal Corporation 2.0 Inc. (UWCRC 2.0) will lead the development of:

- Multi-family housing
- 131 units
- 39 affordable units
- Office space for Winnipeg Transit
- A two-level parking structure at 421 Osborne St.

The information was also available on the project webpage for those who could not attend. Details are in Table 1.

Table 1: Information opportunities and promotion

Date	Activity	Details
June 2, 2026	Webpage	1,181 visits between June 2 and 17
June 2, 2026	Posters posted around the site (See Appendix A)	3 posters posted
June 2, 2026	Postcards delivered along Woodward Avenue and one block of Brandon Avenue east of Osborne Street (See Appendix B)	Postcards delivered to 39 residences. Three multi-family buildings received postcards along with a poster
June 8, 2026	Meet and greet pop-up information session with City of Winnipeg staff and representatives from the developer, architect and builder	About 70 attendees



Image 1: City staff and developer staff speaking with residents



Image 2: City staff and developer staff speaking with passing cyclist

What we heard

Attendees could speak with the project team and complete a feedback form at the pop-up information sessions. The project team reviewed the responses.

The feedback forms asked attendees to rate the information sessions (Figures 1, 2, and 3). This helps us improve future events. We received 26 exit surveys. Responses are summarized below.

Figure 1: I found the information I was looking for.

26 responses

■ Strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree



Figure 2: I found the staff at this event helpful.

26 responses

■ strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree



Figure 3: I had the opportunity to talk to and/or ask the project team questions.

25 responses; 1 skipped

■ strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree



The survey also asked if attendees had any questions or comments.

The most common themes were:



Housing (21 comments)

- Support for added housing and affordable housing
- Support for choosing this site for housing
- Support for more density in neighbourhoods
- Concern over affordable housing
- Questions about the suite design and size, and rental cost



Traffic, travel, and parking (11 comments)

- Concern over added traffic causing adding to existing congestion and difficulty with queues at traffic signals; suggestion to look at signal timing to improve traffic flow
- Concern over dead-end streets and the increased use of back lanes with additional traffic
- Suggestion to look at adding a signal at Woodward Avenue and Osborne Street
- Added vehicles and visitors will make it more difficult for residents to park on the street
- This area needs improvements for bike safety
- Concern about adding more back lane traffic
- Support for adding parking as part of the project



Offices and commercial space (3 comments)

- Support for using the first two floors as office space
- Consider adding a local business on the ground floor

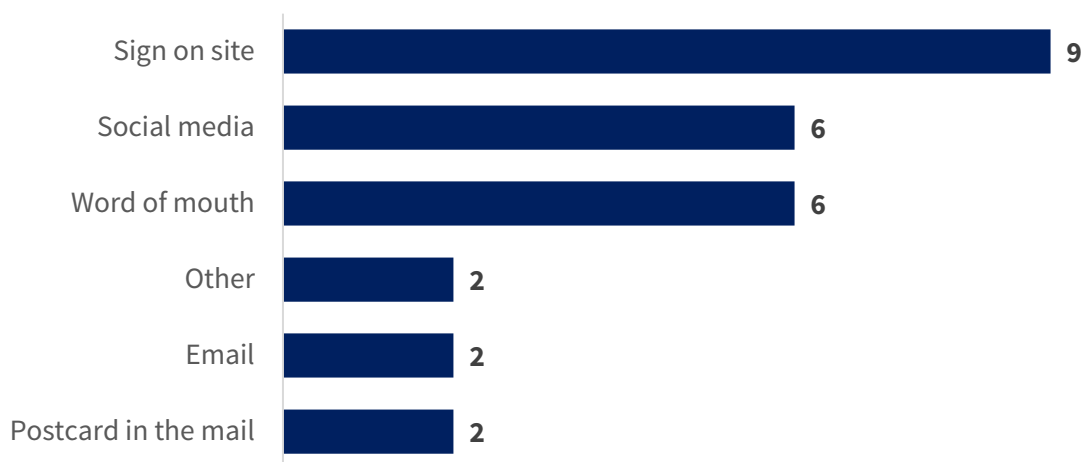
Other

- Support for remediation of an impacted site (former gas station)
- The loss of sunset views for those living across the street
- The area needs more greenspace
- Concern over safety getting to the parkade and parkade structure safety

We also asked how respondents heard about the information sessions (Responses in Figure 4). This helps us improve promotion for future events.

Figure 4: How did you hear about this event? (Check all that apply)

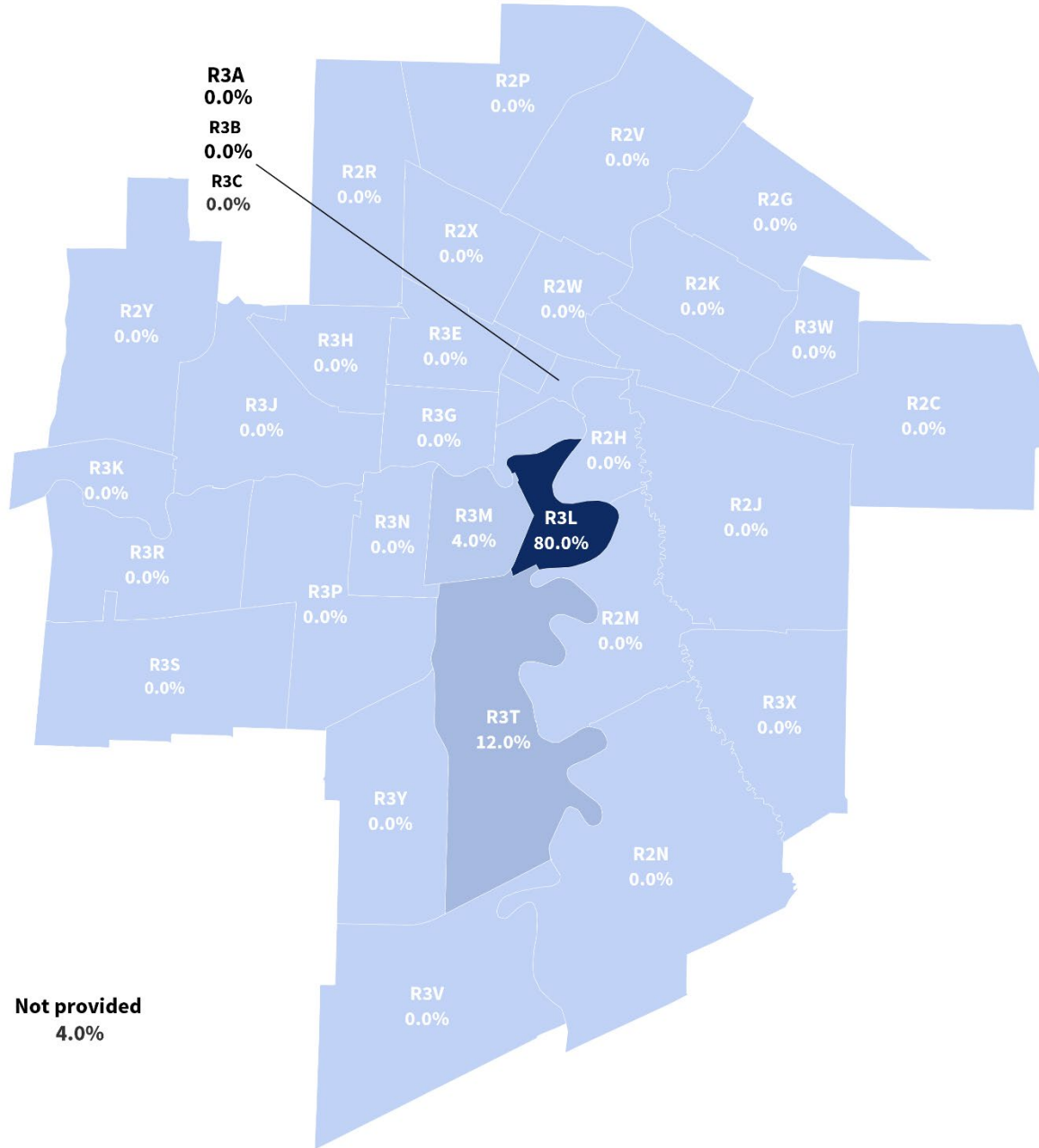
26 responses



Exit survey respondents were asked to tell us how they are connected to the site (for example, live nearby or work nearby) and provide the first three characters of their postal code. This helps us know who we are hearing from. Most of those who completed a feedback form live near 425 Osborne St. (24 of 26).

Figure 5: Please provide the first three characters of your postal code.

25 responses; 1 skipped



Next steps

The appeal period to appeal the decision of the Director of Planning, Property and Development on the variances began on June 8. The two-week deadline to submit an appeal is on June 22, 2026. If an appeal is made, the appeal is expected in July or September 2026.

Appendices

Appendix A – Poster

Appendix B – Postcard

Appendix C – Open-ended responses on feedback form



Learn more – future housing development

We're working with a developer to build multi-family housing on a City-owned property at the corner of Woodward Avenue and Osborne Street.

At least 30 percent of the units will meet the City's affordability criteria.

SITE: 425 Osborne St.

We are planning to lease to build:

- A ten-storey building at 425 Osborne St.
 - The main and second floors for Winnipeg Transit office space
 - The top eight floors for housing units (131 units total, at least 30 percent will meet the City's affordability criteria)
- A two-level parking structure at 421 Osborne St.



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



Meet and Greet Pop-up

Date: Monday, June 8, 2026

Time: 4 p.m. to 6:30 p.m.

Location: on-site at 425 Osborne St.

Format: Drop-in (come and go)

Join us to:

- Meet the developer
- Learn more
- Ask questions

FIND OUT MORE



Visit us online

winnipeg.ca/425osborne



Send us an email

HAF@winnipeg.ca



Give us a call

204-986-8631

Learn about the planned development at 425 Osborne St.

We're working with developers to build multi-family housing on a City-owned property at the corner of Woodward Avenue and Osborne Street.

The design includes:

- A ten-storey building at 425 Osborne St.
 - The main and second floors for Winnipeg Transit office space
 - The top eight floors for housing units (131 units total, at least 30 percent will meet the City's affordability criteria)
- A two-level parking structure at 421 Osborne St.



Attend a pop-up

Date: Monday, June 8, 2026

Time: 4 p.m. – 6:30 p.m.

Location: On-site at 425 Osborne St.

Format: Drop-in (come and go)

Meet the developer, learn more, ask questions



Contact us

Questions or need support?
Contact us.
We can share information in
other formats

204-986-8631
HAF@winnipeg.ca

Learn more at winnipeg.ca/425osborne



Learn about the planned development at 425 Osborne St.



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

Learn more at winnipeg.ca/425osborne

425 Osborne St. Planned Development

Pop-up session summary



Appendix C – Open-ended responses on feedback form

Do you have any questions that weren't answer today?
I support the project
Will the pay as you go parking lot rate increase for the lots currently on Transit property?
Transportation of these new residents
Size of suites (in approximate square feet)? Design of suites? Rental prices (in approximate/current \$\$; % of market value/price is not helpful)
Make less affordable housing
I'm still wondering about how this project will affect my street and back lane, if it has been taken into consideration of all the residents who live and park nearby and how we will be affected
Will there be a safe/secure connection between parking and residential building? Can residents safely access their vehicle? Can affordable housing be defined?

Do you have any comments or anything you would like the City of the developer to know?
I am excited about an opportunity for some affordable living spaces and think the building will be good for our community. I hope the traffic lights on Brandon will be able to accommodate the exiting of vehicles. It will need to have a longer green light for right + left turning onto Osborne St.
With increased traffic can the lights at Glasgow and Brandon be lengthened for turning?
Looks like a great project. Looking forward to it being built. Hard to think of a better use for this site
This is a great proposal. Housing is the perfect use for this site. Two floors of offices are also a good idea. The density is perfect for the location!
Great idea. Please also increase the transportation options for this neighbourhood
Happy to see this lot developer! I will write Councillor Rollins in support
Traffic flow this project will highlight the issue with traffic that already exist. Congestion, due to dead end streets and only so much access in and out of Woodward Avenue. Traffic backed up at Brandon during rush hour, especially when people crossing the street. Light at Woodward would be helpful. ANY emergency event in the area has also affected traffic flowing down Osborne. If shut down they try to take alternate routes and with the dead ends there is none. Safety issues with the parkade structure and increased traffic in back lanes especially by the park. Increase in parking due to visitors on Woodward will make it harder for residents to park. Also the 1 hour time limit is ridiculous and should be reassessed.
Left hand turn onto Osborne are currently nightmarish (for cycling or driving). With current infrastructure and additional traffic will only make it worse. I feel bad for people living across the street. They can kiss sunsets goodbye. The area currently lacks green space (a few trees and plans is not green space). A huge structure (another huge structure) is not that attractive.
Not so much questions but concerns about space and usage adding 131 units will add so much traffic and congestion to the area

425 Osborne St. Planned Development

Pop-up session summary



Do you have any comments or anything you would like the City of the developer to know?

Very positive:

Use of beautiful site

Adding parking in area

increasing residential density

Affordable housing

Perfect location for this type of density

Good that there is a consideration for parking

Like that this space will be put to good use. It's currently unused and toxic.

Cleaning it up and removing the toxic soil is a huge benefit.

Strong support for the project.

This will be good for the neighbourhood.

I want to know why no local businesses were not considered to be added in any part of this building. If the goal of improving and adding to this community, this would be a huge plus. Ten stories is taller than any other newer building in the area, is it absolutely necessary to ask for this variance? Will alternate and additional access be added for the influx of traffic and people living here, it's already a very congested area only having one access point planned seems a bit unreasonable for this street specifically. If anything at all, we want to attract a positive change and people to the area and something that can benefit everyone.

Affordable housing is a good thing. I'm glad more is being built.

Make it taller!

This type of development along major transit and AT pathways with affordable options is exactly what is needed to ensure long-term vibrancy and diversity in our neighbourhood. The increased density will help support commercial success. Of our BIZ and long-term transit demand/service levels. Very pleased to see the City/UWCRC taking this step to add needed housing in our established neighbourhood.

City - great to see housing going up. This is a walkable/bikeable neighbourhood however Osborne at this area is dangerous for bikes with the underpass. Please improve bike safety. Thanks!

Developer/city - consider smaller commercial units @ main floor to allow for local/small businesses. (If all main floor is not taken up by Transit)