



# PUBLIC NOTICE

Osborne ST

File: DAV 26-159461C

## The City of Winnipeg approved Variances to enable a mixed use residential and commercial building.

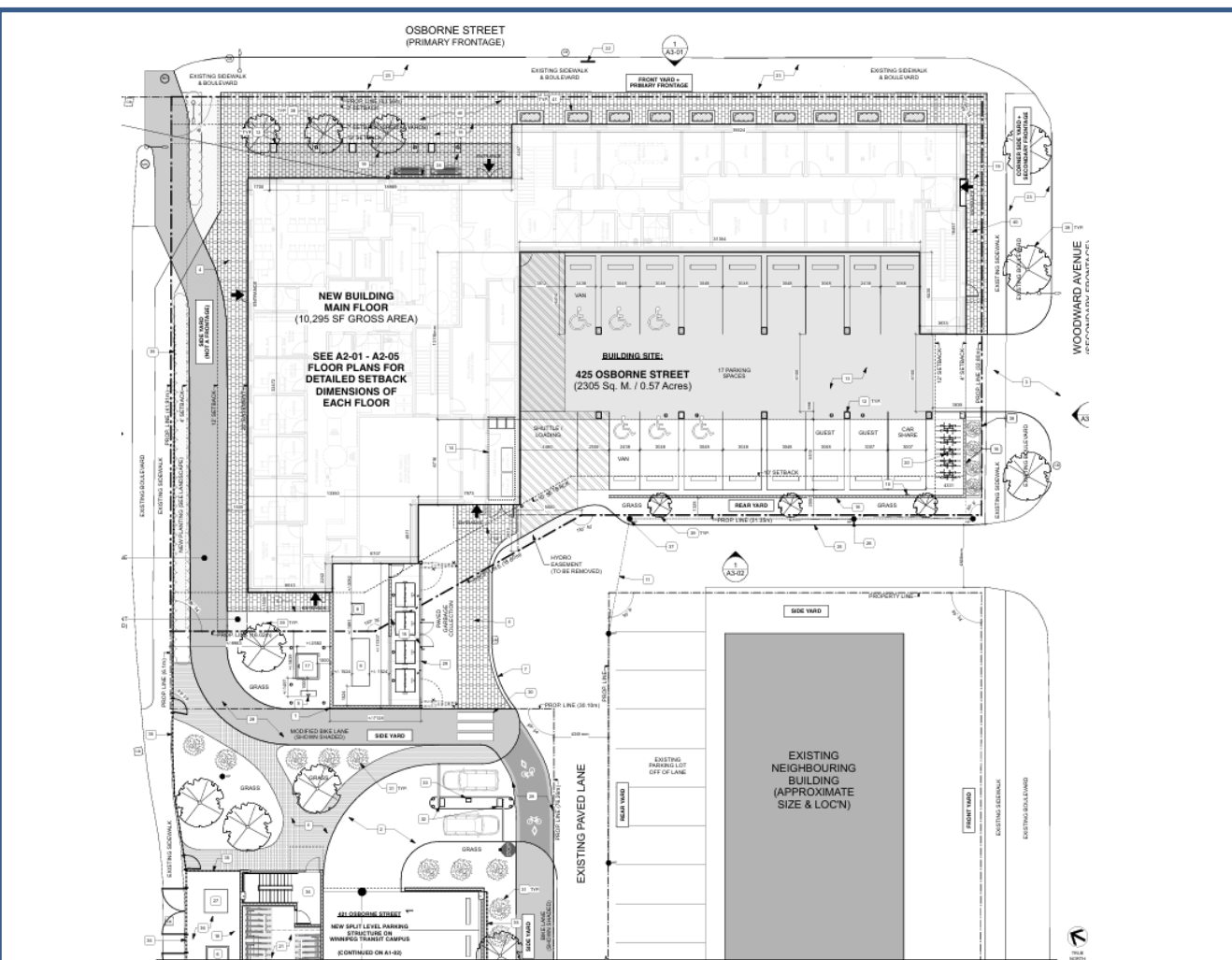
### Variance

To vary the "C3 Malls and Corridors PDO and Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a mixed use building to permit:
  - a) a building height of 126 feet (38.40 metres) instead of 75 feet (22.86 metres);
  - b) 17 parking spaces instead of 59 spaces, with an additional 50 parking spaces provided on adjacent property;
- 2) for the establishment of an accessory parking area to permit:
  - a) a van accessible parking space having no maneuvering area;
  - b) 10 bicycle parking spaces instead of 66 spaces, with an additional 60 bicycle parking spaces provided on adjacent property;
- 3) for the construction of a garbage enclosure to permit:
  - a) no west side yard to the garbage enclosure instead of 2 feet (0.61 metre);
  - b) no screening provided on garbage enclosure along the west side yard.

### Appealing the Decision

There is a right to appeal this decision to the Appeals Committee by filing a letter identified as an Appeal against DAV 26-159461C to be received at the office of the City Clerk not later than 4:30 p.m. on June 22, 2026.



Proposed Site Plan



Proposed Elevation

Applicant: Prairie Architects Inc.

## FIND OUT MORE AND GET INVOLVED



### Visit the website

- View map
- Sign up for updates
- Learn about your role

[winnipeg.ca/ppd/PublicNotices](http://winnipeg.ca/ppd/PublicNotices)



### Contact the Area Planner

Dylan Chyz-Lund  
 Phone: 204-986-8289  
 Email: [dchyzlund@winnipeg.ca](mailto:dchyzlund@winnipeg.ca)



### To Appeal Decision

June 22, 2026  
 Council Building, 510 Main Street,  
 Fax: 204-947-3452  
 Email: [clk-appeals@winnipeg.ca](mailto:clk-appeals@winnipeg.ca)