Minutes – City Centre Community Committee – September 4, 2026

REPORTS

Item No. 3 Plan Approval – 425 Osborne Street
(Fort Rouge-East Fort Garry Ward)
File DAV 159461/2026C

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 425 Osborne Street.

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Stefan Klassen submitted a presentation in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-215257 – 425 Osborne Street

Issue: Plans for a proposed mixed use residential and commercial building.

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, RPP, MCIP		n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans.

REASONS FOR REPORT

This report is required because plans of development on the site require approval by the City Centre Community Committee per condition 1 E of Council's September 26, 2024 approval of Report Item Number 16 - Amendments to the Real Estate Policy Framework in Support of Affordable Housing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can **proceed**.

HISTORY

DAV 26-159461\C

- The City of Winnipeg approved Variances for the height, parking, and garbage enclosure on this property in spring 2026. This decision was appealed, and a Public Hearing for the appeal was held on July 29, 2026.
- At the Public Hearing, the appeal was denied and the Variances remained in force and effect.

FILE/APPLICANT DETAILS

FILE:	**ZR PA 26-215257**
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.665 - (LORD ROBERTS)
SUBJECT:	Plans for a proposed mixed use residential and commercial building.
LOCATION:	425 Osborne Street
APPLICANT:	Damien Fenez (Prairie Architects Inc.) 139 Market Ave Unit 101 Winnipeg, MB R3B 0P5

DISCUSSION

SITE DESCRIPTION

- The subject site is located at the northwest corner of Osborne Street and Woodward Avenue, in the Lord Roberts neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is approximately 24,804 square feet in area.
- Under the *Complete Communities Direction Strategy 2.0, t*he site is located in an “Urban Mixed Use Corridor” policy area.
- The subject site is zoned “C3” Commercial – Corridor district.
- The subject site is currently vacant.
- The subject site is accessed by a front approach that is proposed to be closed, as well as a paved rear lane

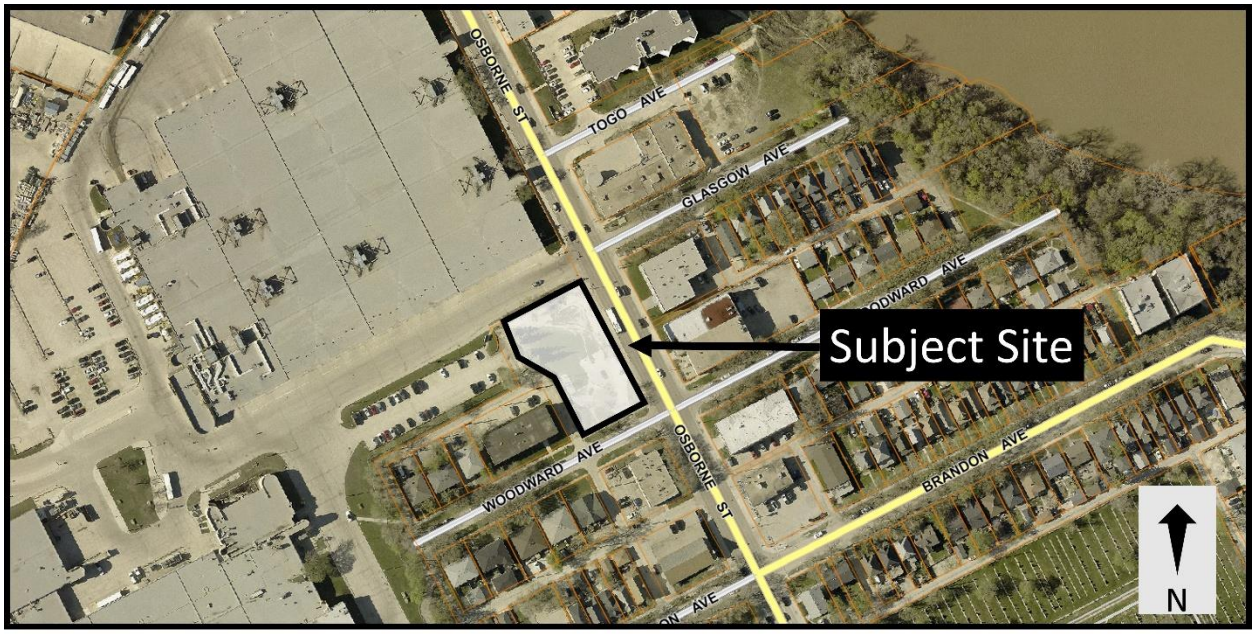


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: An access road for Winnipeg Transit garages, zoned “C3” Commercial – Corridor District.

South: A rear lane, then a multi-family building zoned “R2” Residential – Two-Family district, as well as Woodward Avenue, then a multi-family building zoned “RMF-M” Residential Multi-Family (Medium) District.

East: Osborne Street, then multi-family buildings zoned “RMF-M” Residential Multi-Family (Medium) District.

West: A rear lane, then a parking area zoned “C3” Commercial – Corridor District and a multi-family building zoned “R2” Residential – Two-Family district.

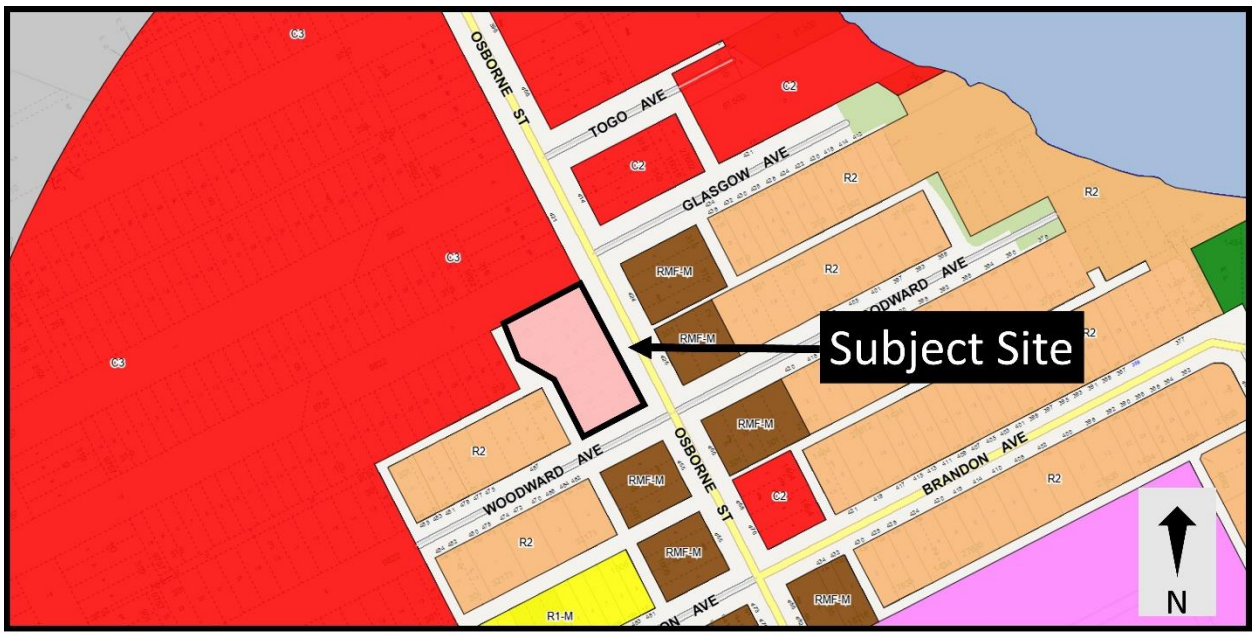


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a 10-storey, 126’ tall mixed use building.
- Winnipeg Transit offices are proposed on the first and second floors, while the remaining eight floors will include 131 residential units.
- Of the 131 residential units, 30% of the suites will be deeply affordable, 15% will be affordable, and the remaining suites will be offered at market rates.
- The proposal includes 17 covered parking spaces within the building, and an additional 50 parking spaces provided north of the property at 421 Osborne Street. Similarly, 10 bicycle parking spaces will be provided on the site with an additional 60 bicycle parking spaces provided at 421 Osborne Street.
- Access to the parkade structure will be from Woodward Avenue.
- The building includes a recessed plaza from the public sidewalk that will serve as the main public entrance.
- Garbage collection is accessed from the rear lane.
- As part of the proposal, the applicant intends to apply for an encroachment into the north part of the lane that is not used for transiting to Woodward Avenue, and at a later date close that portion of the lane.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Urban Mixed Use Corridor" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 3 - *Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.*
    - *Urban Mixed Use Corridors*
    - *3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:*

        3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

        3.1.2 Having entrances provide direct access to the public sidewalk.

        3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses

        3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.

        3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.

        3.1.7 Promoting pedestrian-scale signage.

The proposed building is located close to the front property line, with a sidewalk extension and planting boxes facing the sidewalk. In addition, there are benches and a plaza area with a direct ground-floor entrance. Lastly, Winnipeg Transit offices are located along the ground floor. Together, all of these features prioritize the pedestrian environment and an attractive public realm by ensuring the building wall creates a well defined street edge and by ensuring that landscaping and seating increase space and comfort for pedestrians.

    - *3.2 Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.*
    - *3.5 Design the public realm and right-of-way to promote improvements to the pedestrian and cycling environment, including pedestrian- and transit-oriented streetscaping enhancements.*
    - *3.10 Use tools such as local area planning, zoning, or design guidelines to further implement these design principles.*

The proposed building includes ground floor office uses, significant first and second floor window coverage and masonry veneer, and seating and landscaping that all serve to enable a vertical mixed use building that enhances the public realm facing Osborne Street.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the submitted plans because they comply with *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0*.

CONSULTATION

- N/A

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Urban Mixed Use Corridors include the following:

6.23 Urban Mixed Use Corridors

- *Prioritize the creation of a comfortable pedestrian environment and attractive public realm along Urban Mixed Use Corridors through design guidelines and infrastructure investments.*

The proposed development application aligns with *OurWinnipeg* for the following reasons:

- It facilitates the creation of a comfortable pedestrian environment through the use of active ground-floor uses and reduced setbacks to the street.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*)and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2: The City actively Plans for and Partners in Affordable Housing

Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund, RPP, MCIP
Date:	August 27, 2026
File No:	**ZR PA 26-215257**