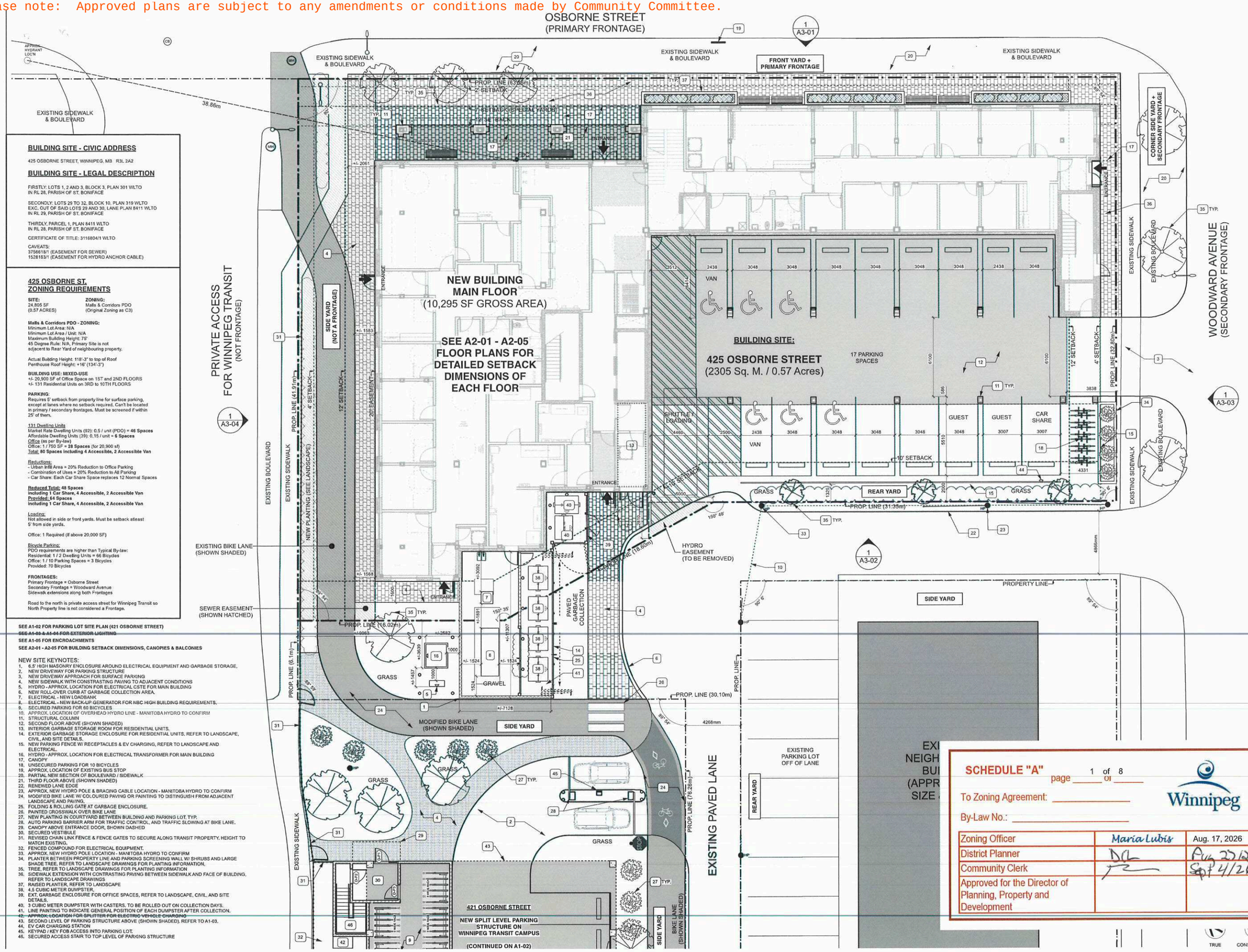
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



BUILDING SITE - CIVIC ADDRESS

425 OSBORNE STREET, WINNIPEG, MB R3L 2A2

BUILDING SITE - LEGAL DESCRIPTION

FIRSTLY: LOTS 1, 2 AND 3, BLOCK 3, PLAN 301 WLTO
IN RL 28, PARISH OF ST. BONIFACE

SECONDLY: LOTS 29 TO 32, BLOCK 10, PLAN 319 WLTO
EXC. OUT OF SAID LOTS 29 AND 30, LANE PLAN 8411 WLTO
IN RL 29, PARISH OF ST. BONIFACE

THIRDLY, PARCEL 1, PLAN 8411 WLTO
IN RL 28, PARISH OF ST. BONIFACE

CERTIFICATE OF TITLE: 3116804/1 WLTO

CAVEATS:
3756618/1 (EASEMENT FOR SEWER)
1528183/1 (EASEMENT FOR HYDRO ANCHOR CABLE)

425 OSBORNE ST.
ZONING REQUIREMENTS

SITE: 24,805 SF (0.57 ACRES)
ZONING: Malls & Corridors PDO (Original Zoning as C3)

Malls & Corridors PDO - ZONING:
Minimum Lot Area: N/A
Minimum Lot Area / Unit: N/A
Maximum Building Height: 75'
45 Degree Rule: N/A, Primary Site is not adjacent to Rear Yard of neighbouring property.

Actual Building Height: 118'-3" to top of Roof
Penthouse Roof Height: +16' (134'-3")

BUILDING USE: MIXED-USE
+/- 20,900 SF of Office Space on 1ST and 2ND FLOORS
+/- 131 Residential Units on 3RD to 10TH FLOORS

PARKING:
Requires 5' setback from property line for surface parking, except at lanes where no setback required. Can't be located in primary / secondary frontages. Must be screened if within 25' of them.

131 Dwelling Units
Market Rate Dwelling Units (92): 0.5 / unit (PDO) = **46 Spaces**
Affordable Dwelling Units (39): 0.15 / unit = **6 Spaces**
Office (as per By-law)
Office: 1 / 750 SF = **28 Spaces** (for 20,900 sf)
Total: **80 Spaces including 4 Accessible, 2 Accessible Van**

Reductions:
- Urban Infill Area = 20% Reduction to Office Parking
- Combination of Uses = 20% Reduction to All Parking
- Car Share: Each Car Share Space replaces 12 Normal Spaces

Reduced Total: 48 Spaces
including 1 Car Share, 4 Accessible, 2 Accessible Van
Provided: 64 Spaces
including 1 Car Share, 4 Accessible, 2 Accessible Van

Loading:
Not allowed in side or front yards. Must be setback atleast 5' from side yards.

Office: 1 Required (If above 20,000 SF)

Bicycle Parking:
PDO requirements are higher than Typical By-law:
Residential: 1 / 2 Dwelling Units = 66 Bicycles
Office: 1 / 10 Parking Spaces = 3 Bicycles
Provided: 70 Bicycles

FRONTAGES:
Primary Frontage = Osborne Street
Secondary Frontage = Woodward Avenue
Sidewalk extensions along both Frontages

Road to the north is private access street for Winnipeg Transit so North Property line is not considered a Frontage.

SEE A1-02 FOR PARKING LOT SITE PLAN (421 OSBORNE STREET)
SEE A1-03 & A1-04 FOR EXTERIOR LIGHTING
SEE A1-05 FOR ENCROACHMENTS
SEE A2-01 - A2-05 FOR BUILDING SETBACK DIMENSIONS, CANOPIES & BALCONIES

NEW SITE KEYNOTES:
1. 6.5' HIGH MASONRY ENCLOSURE AROUND ELECTRICAL EQUIPMENT AND GARBAGE STORAGE.
2. NEW DRIVEWAY FOR PARKING STRUCTURE
3. NEW DRIVEWAY APPROACH FOR SURFACE PARKING
4. NEW SIDEWALK WITH CONSTRASTING PAVING TO ADJACENT CONDITIONS
5. HYDRO - APPROX. LOCATION FOR ELECTRICAL CSTE FOR MAIN BUILDING
6. NEW ROLL-OVER CURB AT GARBAGE COLLECTION AREA.
7. ELECTRICAL - NEW LOADBANK
8. ELECTRICAL - NEW BACK-UP GENERATOR FOR NBC HIGH BUILDING REQUIREMENTS.
9. SECURED PARKING FOR 60 BICYCLES
10. APPROX. LOCATION OF OVERHEAD HYDRO LINE - MANITOBA HYDRO TO CONFIRM
11. STRUCTURAL COLUMN
12. SECOND FLOOR ABOVE (SHOWN SHADED)
13. INTERIOR GARBAGE STORAGE ROOM FOR RESIDENTIAL UNITS.
14. EXTERIOR GARBAGE STORAGE ENCLOSURE FOR RESIDENTIAL UNITS. REFER TO LANDSCAPE, CIVIL, AND SITE DETAILS.
15. NEW PARKING FENCE W/ RECEPTACLES & EV CHARGING, REFER TO LANDSCAPE AND ELECTRICAL.
16. HYDRO - APPROX. LOCATION FOR ELECTRICAL TRANSFORMER FOR MAIN BUILDING
17. CANOPY
18. UNSECURED PARKING FOR 10 BICYCLES
19. APPROX. LOCATION OF EXISTING BUS STOP
20. PARTIAL NEW SECTION OF BOULEVARD / SIDEWALK
21. THIRD FLOOR ABOVE (SHOWN SHADED)
22. RENEWED LANE EDGE
23. APPROX. NEW HYDRO POLE & BRACING CABLE LOCATION - MANITOBA HYDRO TO CONFIRM
24. MODIFIED BIKE LANE W/ COLOURED PAVING OR PAINTING TO DISTINGUISH FROM ADJACENT LANDSCAPE AND PAVING.
25. FOLDING & ROLLING GATE AT GARBAGE ENCLOSURE.
26. PAINTED CROSSWALK OVER BIKE LANE
27. NEW PLANTING IN COURTYARD BETWEEN BUILDING AND PARKING LOT, TYP.
28. AUTO PARKING BARRIER ARM FOR TRAFFIC CONTROL, AND TRAFFIC SLOWING AT BIKE LANE.
29. CANOPY ABOVE ENTRANCE DOOR, SHOWN DASHED
30. SECURED VESTIBULE
31. REVISED CHAIN LINK FENCE & FENCE GATES TO SECURE ALONG TRANSIT PROPERTY, HEIGHT TO MATCH EXISTING.
32. FENCED COMPOUND FOR ELECTRICAL EQUIPMENT.
33. APPROX. NEW HYDRO POLE LOCATION - MANITOBA HYDRO TO CONFIRM
34. PLANTER BETWEEN PROPERTY LINE AND PARKING SCREENING WALL W/ SHRUBS AND LARGE SHADE TREE, REFER TO LANDSCAPE DRAWINGS FOR PLANTING INFORMATION.
35. TREE, REFER TO LANDSCAPE DRAWINGS FOR PLANTING INFORMATION
36. SIDEWALK EXTENSION WITH CONTRASTING PAVING BETWEEN SIDEWALK AND FACE OF BUILDING, REFER TO LANDSCAPE DRAWINGS
37. RAISED PLANTER, REFER TO LANDSCAPE
38. 4.5 CUBIC METER DUMPSTER.
39. EXT. GARBAGE ENCLOSURE FOR OFFICE SPACES, REFER TO LANDSCAPE, CIVIL, AND SITE DETAILS.
40. 3 CUBIC METER DUMPSTER WITH CASTERS. TO BE ROLLED OUT ON COLLECTION DAYS.
41. LINE PAINTING TO INDICATE GENERAL POSITION OF EACH DUMPSTER AFTER COLLECTION.
42. ~~APPROX. LOCATION FOR SPLITTER FOR ELECTRIC VEHICLE CHARGING~~
43. SECOND LEVEL OF PARKING STRUCTURE ABOVE (SHOWN SHADED), REFER TO A1-03.
44. EV CAR CHARGING STATION
45. KEYPAD / KEY FOB ACCESS INTO PARKING LOT.
46. SECURED ACCESS STAIR TO TOP LEVEL OF PARKING STRUCTURE

SCHEDULE "A" page 1 of 8

To Zoning Agreement: _____

By-Law No.: _____

Zoning Officer	Maria Lubis	Aug. 17, 2026
District Planner		Aug 27/26
Community Clerk		Sept 4/26
Approved for the Director of Planning, Property and Development		

Winnipeg

TRUE CONSTRUCTION

prairie architects inc.
101-139 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0938 fax | 204.943.5597
web | www.prairiearchitects.ca

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the property of the architect, the copyright to the same being reserved to him. No reproduction may be made without the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

issue / rev.

#	date	issue notes
2	2026.06.05	ISSUED - CLASS D PRICING
1	2026.05.15	ISSUED - VARIANCE APPLICATION

professional seals

PRELIMINARY
NOT FOR CONSTRUCTION

project information

425 OSBORNE COMMONS

425 Osborne St.
Winnipeg, MB
Canada

client

UWCRC 2.0

UWCRC 2.0 Inc.
515 Portage Avenue
Winnipeg, MB R3B 2E9

drawing information

PRIMARY SITE NEW

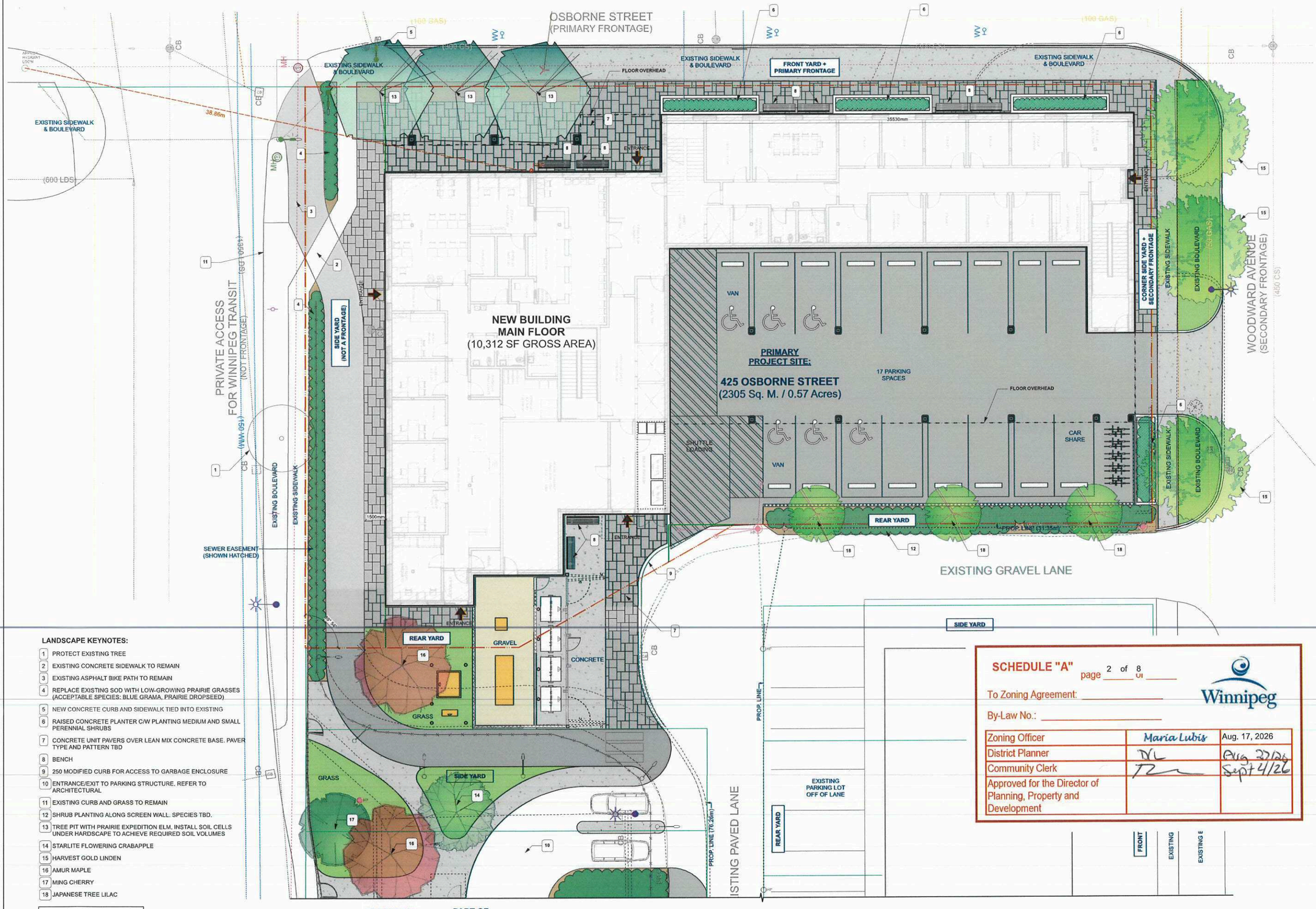
drawn by: SK
approved by: DF

scale: 1:125
date issued: SEE STAMP
proj. #: 2026.07

425 OSBORNE COMMONS
425 Osborne St., Winnipeg, MB

A1

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



LANDSCAPE KEYNOTES:

1. PROTECT EXISTING TREE
2. EXISTING CONCRETE SIDEWALK TO REMAIN
3. EXISTING ASPHALT BIKE PATH TO REMAIN
4. REPLACE EXISTING SOD WITH LOW-GROWING PRAIRIE GRASSES (ACCEPTABLE SPECIES: BLUE GRAMA, PRAIRIE DROPSEED)
5. NEW CONCRETE CURB AND SIDEWALK TIED INTO EXISTING
6. RAISED CONCRETE PLANTER C/W PLANTING MEDIUM AND SMALL PERENNIAL SHRUBS
7. CONCRETE UNIT PAVERS OVER LEAN MIX CONCRETE BASE. PAVER TYPE AND PATTERN TBD
8. BENCH
9. 250 MODIFIED CURB FOR ACCESS TO GARBAGE ENCLOSURE
10. ENTRANCE/EXIT TO PARKING STRUCTURE. REFER TO ARCHITECTURAL
11. EXISTING CURB AND GRASS TO REMAIN
12. SHRUB PLANTING ALONG SCREEN WALL. SPECIES TBD.
13. TREE PIT WITH PRAIRIE EXPEDITION ELM. INSTALL SOIL CELLS UNDER HARDSCAPE TO ACHIEVE REQUIRED SOIL VOLUMES
14. STARLITE FLOWERING CRABAPPLE
15. HARVEST GOLD LINDEN
16. AMUR MAPLE
17. MING CHERRY
18. JAPANESE TREE LILAC

NOTE: PERVIOUS SURFACING WITHIN PROPERTY LINE EXCEEDS 5% MINIMUM REQUIREMENT

SECONDARY PROJECT SITE: (SEE L1-02)

PART OF
421 OSBORNE STREET
(Winnipeg Transit Campus)

SCHEDULE "A" page 2 of 8

To Zoning Agreement: _____

By-Law No.: _____

Zoning Officer	Maria Lubis	Aug. 17, 2026
District Planner	DL	Aug 27/26
Community Clerk	[illegible]	Sept 4/26
Approved for the Director of Planning, Property and Development		

TRUE CONSTRUCTION

prairie architects inc.
101-139 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0938 fax | 204.943.5597
web | www.prairiesrchitects.ca

HTFC PLANNING & DESIGN
500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3
PHONE 204 944 9907 WEB htfc.ca

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the property of the architect, and the copyright to the same being reserved to him. No reproduction may be made without the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

issue / rev.

#	date	issue notes
1	2026.05.06	ISSUED - TEAM COORDINATION

professional seals

PRELIMINARY NOT FOR CONSTRUCTION

project information

NEW RMF TOWER WITH WINNIPEG TRANSIT OFFICES

425 Osborne St.
Winnipeg, MB
Canada

client

UWCRC 2.0 Inc.
515 Portage Avenue
Winnipeg, MB R3B 2E9

drawing information

LANDSCAPE PLAN NEW

drawn by: MB
approved by:

scale: 1:125
date issued: SEE STAMP
proj. #: 2026.07

NEW RMF TOWER WITH WINNIPEG TRANSIT OFFICES
425 Osborne St., Winnipeg, MB

L1

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

SCHEDULE "A" page 3 of 8

To Zoning Agreement: _____

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	Aug. 17, 2026
District Planner		Aug 27/26
Community Clerk		Sept 4/26
Approved for the Director of Planning, Property and Development		



1 A3-01 EAST ELEVATION
Scale: 1:100

NOTE: ~~>25% GLAZING ON EACH FLOOR ON THIS FRONTAGE~~

NOTE: >50% GLAZING BETWEEN 3' & 8' ON MAIN FLOOR ON THIS FRONTAGE

MATERIAL LEGEND - (UNLESS INDICATED OTHERWISE):
Hatches are symbolic only and do not represent actual material finish / panel sizes or accessories. Refer to Specification.

- EIFS (TYPE 1)
- EIFS (TYPE 2)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 1)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 2)
- PRE-FIN. METAL PANEL (TYPE 1) - 4 PROFILES IN EQUAL AMOUNTS, INSTALLED AT RANDOM DISTRIBUTION. REFER TO SPEC.
- MASONRY VENEER (TYPE 1)
- MASONRY VENEER (TYPE 2)
- GLASS & SPANDREL (WINDOWS & ALUM. CURTAIN WALL)
- PRE-FIN METAL WRAP &/OR FLASHING

ELEVATIONS - KEYNOTES:
1. STACKED BRICK PATTERN OF ALTERNATING STRETCHER AND HEADER BRICKS, HEADER BRICKS PROJECTING OUT FROM FACE OF COURSE. DEPTH OF PROJECTION TO BE DETERMINED.
2. FIRE DEPT. CONNECTION
3. PRE-FIN. METAL PANEL CLAD CANOPY
4. SECONDARY PRE-FIN. METAL ARCH CONSTRUCTION INSET FROM MAIN ARCH CONSTRUCTION AND INSET FROM FACE OF BUILDING.
5. FIRE-RATED, PRE-FIN. METAL CLAD CONSTRUCTION AT COLUMN(S) / CROSS-BRACING.
6. FIRE-RATED, LINEAR METAL FINISHED SOFFIT.
7. PRE-FABRICATED BOLT-ON BALCONY WITH TIE-ROD SUPPORTS BACK TO BUILDING, METAL & GLASS GAURDS TYP.
8. FIRE-RATED, LINEAR METAL FINISHED SOFFIT BEHIND (SHOWN DASHED)
9. N/A
10. N/A
11. MASONRY ENCLOSURE AROUND ELECTRICAL EQUIPMENT AND GARBAGE STORAGE.
12. STREET NUMBER SIGNAGE, ALLOW FOR 4 LOCATIONS.
13. GARBAGE ENCLOSURE FENCE AND GATE, SEE SITE DETAILS.
14. N/A
15. EXTERIOR STRUCTURAL COLUMN IN PARKING LOT. PROVIDE FIRE-RATING AND IMPACT PROTECTION CONSTRUCTION AS SHOWN.
16. MECHANICAL PENTHOUSE
17. PRE-FIN. METAL CAP FLASHING TYP.
18. EXTERIOR SCONCE WALL LIGHT, REFER TO ELEC.

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

prairie architects inc.
101-139 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0938 fax | 204.943.5597
web | www.prairiearchitects.ca

issue / rev.

#	date	issue notes
2	2026.06.05	ISSUED - CLASS D PRICING
1	2026.05.15	ISSUED - VARIANCE APPLICATION

professional seals

PRELIMINARY
NOT FOR CONSTRUCTION

project information

425 OSBORNE COMMONS

425 Osborne St.
Winnipeg, MB
Canada

client

UWCRC 2.0

UWCRC 2.0 Inc.
515 Portage Avenue
Winnipeg, MB R3B 2E9

drawing information

BUILDING ELEVATIONS

drawn by: SK
approved by: DF

scale: 1:100
date issued: SEE STAMP
proj. #: 2026.07

425 OSBORNE COMMONS
425 Osborne St., Winnipeg, MB

A3 01

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

SCHEDULE "A" page 4 of 8

To Zoning Agreement: _____

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	Aug. 17, 2026
District Planner		Aug 27/26
Community Clerk		Sept 4/26
Approved for the Director of Planning, Property and Development		



1 / A3-02 WEST ELEVATION
Scale: 1:100

MATERIAL LEGEND - (UNLESS INDICATED OTHERWISE):
Hatches are symbolic only and do not represent actual material finish / panel sizes or accessories. Refer to Specification.

- EIFS (TYPE 1)
- EIFS (TYPE 2)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 1)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 2)
- PRE-FIN. METAL PANEL (TYPE 1) - 4 PROFILES IN EQUAL AMOUNTS, INSTALLED AT RANDOM DISTRIBUTION. REFER TO SPEC.
- MASONRY VENEER (TYPE 1)
- MASONRY VENEER (TYPE 2)
- GLASS & SPANDREL (WINDOWS & ALUM. CURTAIN WALL)
- PRE-FIN METAL WRAP &/OR FLASHING

ELEVATIONS - KEYNOTES:
1. STACKED BRICK PATTERN OF ALTERNATING STRETCHER AND HEADER BRICKS, HEADER BRICKS PROJECTING OUT FROM FACE OF COURSE, DEPTH OF PROJECTION TO BE DETERMINED.
2. FIRE DEPT. CONNECTION
3. PRE-FIN. METAL PANEL CLAD CANOPY
4. SECONDARY PRE-FIN. METAL ARCH CONSTRUCTION INSET FROM MAIN ARCH CONSTRUCTION AND INSET FROM FACE OF BUILDING.
5. FIRE-RATED, PRE-FIN. METAL CLAD CONSTRUCTION AT COLUMN(S) / CROSS-BRACING.
6. FIRE-RATED, LINEAR METAL FINISHED SOFFIT.
7. PRE-FABRICATED BOLT-ON BALCONY WITH TIE-ROD SUPPORTS BACK TO BUILDING, METAL & GLASS GAURDS TYP.
8. FIRE-RATED, LINEAR METAL FINISHED SOFFIT BEHIND (SHOWN DASHED)
9. N/A.
10. N/A
11. MASONRY ENCLOSURE AROUND ELECTRICAL EQUIPMENT AND GARBAGE STORAGE.
12. STREET NUMBER SIGNAGE, ALLOW FOR 4 LOCATIONS.
13. GARBAGE ENCLOSURE FENCE AND GATE, SEE SITE DETAILS.
14. N/A.
15. EXTERIOR STRUCTURAL COLUMN IN PARKING LOT. PROVIDE FIRE-RATING AND IMPACT PROTECTION CONSTRUCTION AS SHOWN.
16. MECHANICAL PENTHOUSE
17. PRE-FIN. METAL CAP FLASHING TYP.
18. EXTERIOR SCONCE WALL LIGHT, REFER TO ELEC.

prairie architects inc.
101-139 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0938 fax | 204.943.5597
web | www.prairiearchitects.ca

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the property of the architect, the copyright to the same being reserved to him. No reproduction may be made without the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

issue / rev.

#	date	issue notes
2	2026.06.05	ISSUED - CLASS D PRICING
1	2026.05.15	ISSUED - VARIANCE APPLICATION

professional seals

PRELIMINARY NOT FOR CONSTRUCTION

project information

425 OSBORNE COMMONS

425 Osborne St.
Winnipeg, MB
Canada

client

UWCRC 2.0

UWCRC 2.0 Inc.
515 Portage Avenue
Winnipeg, MB R3B 2E9

drawing information

BUILDING ELEVATIONS

drawn by: SK
approved by: DF

scale: 1:100
date issued: SEE STAMP
proj. #: 2026.07

425 OSBORNE COMMONS
425 Osborne St., Winnipeg, MB

A3 02

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

SCHEDULE "A" page 5 of 8

To Zoning Agreement: _____

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	Aug. 17, 2026
District Planner		Aug 27/26
Community Clerk		Sept 4/26
Approved for the Director of Planning, Property and Development		



1 / A3-03 SOUTH ELEVATION
Scale: 1:100

NOTE: ~~>25% GLAZING ON EACH FLOOR ON THIS FRONTAGE~~

NOTE: >50% GLAZING BETWEEN 3' & 8' ON MAIN FLOOR ON THIS FRONTAGE

MATERIAL LEGEND:
(UNLESS INDICATED OTHERWISE):
Hatches are symbolic only and do not represent actual material finish / panel sizes or accessories. Refer to Specification.

- EIFS (TYPE 1)
- EIFS (TYPE 2)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 1)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 2)
- PRE-FIN. METAL PANEL (TYPE 1) - 4 PROFILES IN EQUAL AMOUNTS, INSTALLED AT RANDOM DISTRIBUTION. REFER TO SPEC.
- MASONRY VENEER (TYPE 1)
- MASONRY VENEER (TYPE 2)
- GLASS & SPANDREL (WINDOWS & ALUM. CURTAIN WALL)
- PRE-FIN METAL WRAP &/OR FLASHING

ELEVATIONS - KEYNOTES:
1. STACKED BRICK PATTERN OF ALTERNATING STRETCHER AND HEADER BRICKS, HEADER BRICKS PROJECTING OUT FROM FACE OF COURSE, DEPTH OF PROJECTION TO BE DETERMINED.
2. FIRE DEPT. CONNECTION
3. PRE-FIN. METAL PANEL CLAD CANOPY
4. SECONDARY PRE-FIN. METAL ARCH CONSTRUCTION INSET FROM MAIN ARCH CONSTRUCTION AND INSET FROM FACE OF BUILDING.
5. FIRE-RATED, PRE-FIN. METAL CLAD CONSTRUCTION AT COLUMN(S) / CROSS-BRACING.
6. FIRE-RATED, LINEAR METAL FINISHED SOFFIT.
7. PRE-FABRICATED BOLT-ON BALCONY WITH TIE-ROD SUPPORTS BACK TO BUILDING, METAL & GLASS GAURDS TYP.
8. FIRE-RATED, LINEAR METAL FINISHED SOFFIT BEHIND (SHOWN DASHED)
9. N/A
10. N/A
11. MASONRY ENCLOSURE AROUND ELECTRICAL EQUIPMENT AND GARBAGE STORAGE.
12. STREET NUMBER SIGNAGE, ALLOW FOR 4 LOCATIONS.
13. GARBAGE ENCLOSURE FENCE AND GATE, SEE SITE DETAILS.
14. N/A
15. EXTERIOR STRUCTURAL COLUMN IN PARKING LOT. PROVIDE FIRE-RATING AND IMPACT PROTECTION CONSTRUCTION AS SHOWN.
16. MECHANICAL PENTHOUSE
17. PRE-FIN. METAL CAP FLASHING TYP.
18. EXTERIOR SCONCE WALL LIGHT, REFER TO ELEC.

prairie architects inc.
101-139 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0938 fax | 204.943.5597
web | www.prairiearchitects.ca

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

issue / rev.

#	date	issue notes
2	2026.06.05	ISSUED - CLASS D PRICING
1	2026.05.15	ISSUED - VARIANCE APPLICATION

professional seals

PRELIMINARY
NOT FOR CONSTRUCTION

project information

425 OSBORNE COMMONS

425 Osborne St.
Winnipeg, MB
Canada

client

UWCRC 2.0

UWCRC 2.0 Inc.
515 Portage Avenue
Winnipeg, MB R3B 2E9

drawing information

BUILDING ELEVATIONS

drawn by: SK
approved by: DF

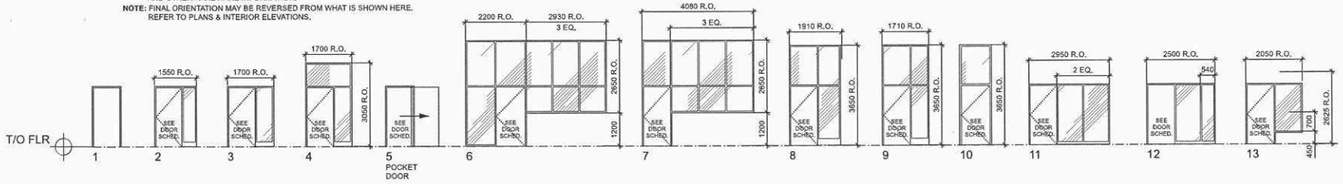
scale: 1:100
date issued: SEE STAMP
proj. #: 2026.07

425 OSBORNE COMMONS
425 Osborne St., Winnipeg, MB

A3 03

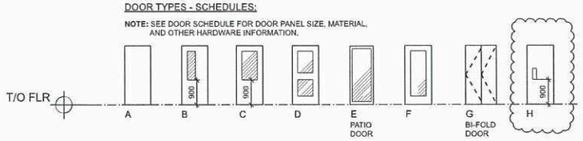
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

NOTE: SEE DOOR SCHEDULE FOR FRAME MATERIAL, DOOR PANEL SIZE, MATERIAL, AND OTHER HARDWARE INFORMATION.
NOTE: FINAL ORIENTATION MAY BE REVERSED FROM WHAT IS SHOWN HERE. REFER TO PLANS & INTERIOR ELEVATIONS.



DOOR TYPES - SCHEDULES:

NOTE: SEE DOOR SCHEDULE FOR DOOR PANEL SIZE, MATERIAL, AND OTHER HARDWARE INFORMATION.





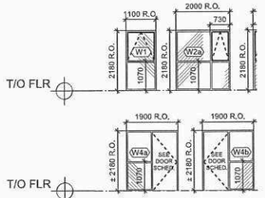
1 A3-04 NORTH ELEVATION
Scale: 1:100

MATERIAL LEGEND -
(UNLESS INDICATED OTHERWISE):
Hatches are symbolic only and do not represent actual material finish / panel sizes or accessories. Refer to Specification.

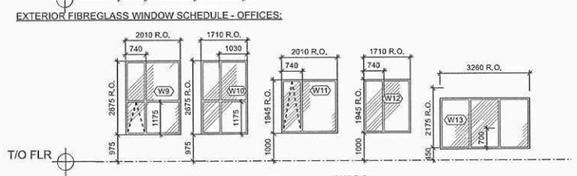
- EIFS (TYPE 1)
- EIFS (TYPE 2)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 1)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 2)
- PRE-FIN, METAL PANEL (TYPE 1) - 4 PROFILES IN EQUAL AMOUNTS, INSTALLED AT RANDOM DISTRIBUTION. REFER TO SPEC.
- MASONRY VENEER (TYPE 1)
- MASONRY VENEER (TYPE 2)
- GLASS & SPANDREL (WINDOWS & ALUM. CURTAIN WALL)
- PRE-FIN METAL WRAP &/OR FLASHING

ELEVATIONS - KEYNOTES:
1. STACKED BRICK PATTERN OF ALTERNATING STRETCHER AND HEADER BRICKS. HEADER BRICKS PROJECTING OUT FROM FACE OF COURSE, DEPTH OF PROJECTION TO BE DETERMINED.
2. FIRE DEPT. CONNECTION
3. PRE-FIN. METAL PANEL CLAD CANOPY
4. SECONDARY PRE-FIN. METAL ARCH CONSTRUCTION INSET FROM MAIN ARCH CONSTRUCTION AND INSET FROM FACE OF BUILDING.
5. FIRE-RATED, PRE-FIN. METAL CLAD CONSTRUCTION AT COLUMN(S) / CROSS-BRACING.
6. FIRE-RATED, LINEAR METAL FINISHED SOFFIT.
7. PRE-FABRICATED BOLT-ON BALCONY WITH TIE-ROD SUPPORTS BACK TO BUILDING. METAL & GLASS GAURDS TYP.
8. FIRE-RATED, LINEAR METAL FINISHED SOFFIT BEHIND (SHOWN DASHED)
9. N/A
10. N/A
11. MASONRY ENCLOSURE AROUND ELECTRICAL EQUIPMENT AND GARBAGE STORAGE.
12. STREET NUMBER SIGNAGE, ALLOW FOR 4 LOCATIONS.
13. GARBAGE ENCLOSURE FENCE AND GATE, SEE SITE DETAILS.
14. N/A
15. EXTERIOR STRUCTURAL COLUMN IN PARKING LOT. PROVIDE FIRE-RATING AND IMPACT PROTECTION CONSTRUCTION AS SHOWN.
16. MECHANICAL PENTHOUSE
17. PRE-FIN. METAL CAP FLASHING TYP.
18. EXTERIOR SCONCE WALL LIGHT, REFER TO ELEC.

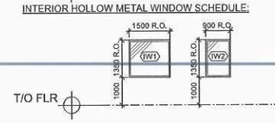
EXTERIOR FIBREGLASS WINDOW SCHEDULE - AP



EXTERIOR FIBREGLASS WINDOW SCHEDULE - OFFICES:



INTERIOR HOLLOW METAL WINDOW SCHEDULE:



EXTERIOR ALUMINUM CURTAIN WALL SCHEDULE:

SCHEDULE "A" page 6 of 8

To Zoning Agreement: _____

By-Law No.: _____

Zoning Officer	Maria Lubis	Aug. 17, 2026
District Planner	DL	Aug. 27/26 Sept 4/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

prairie architects inc.
101-139 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0938 fax | 204.943.5597
web | www.prairiearchitects.ca

...d the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

issue / rev.

#	date	issue notes
2	2026.06.05	ISSUED - CLASS D PRICING
1	2026.05.15	ISSUED - VARIANCE APPLICATION

professional seals

PRELIMINARY NOT FOR CONSTRUCTION

project information

425 OSBORNE COMMONS

425 Osborne St.
Winnipeg, MB
Canada

client

UWCRC 2.0

UWCRC 2.0 Inc.
515 Portage Avenue
Winnipeg, MB R3B 2E9

drawing information

BUILDING ELEVATIONS

drawn by: SK
approved by: DF

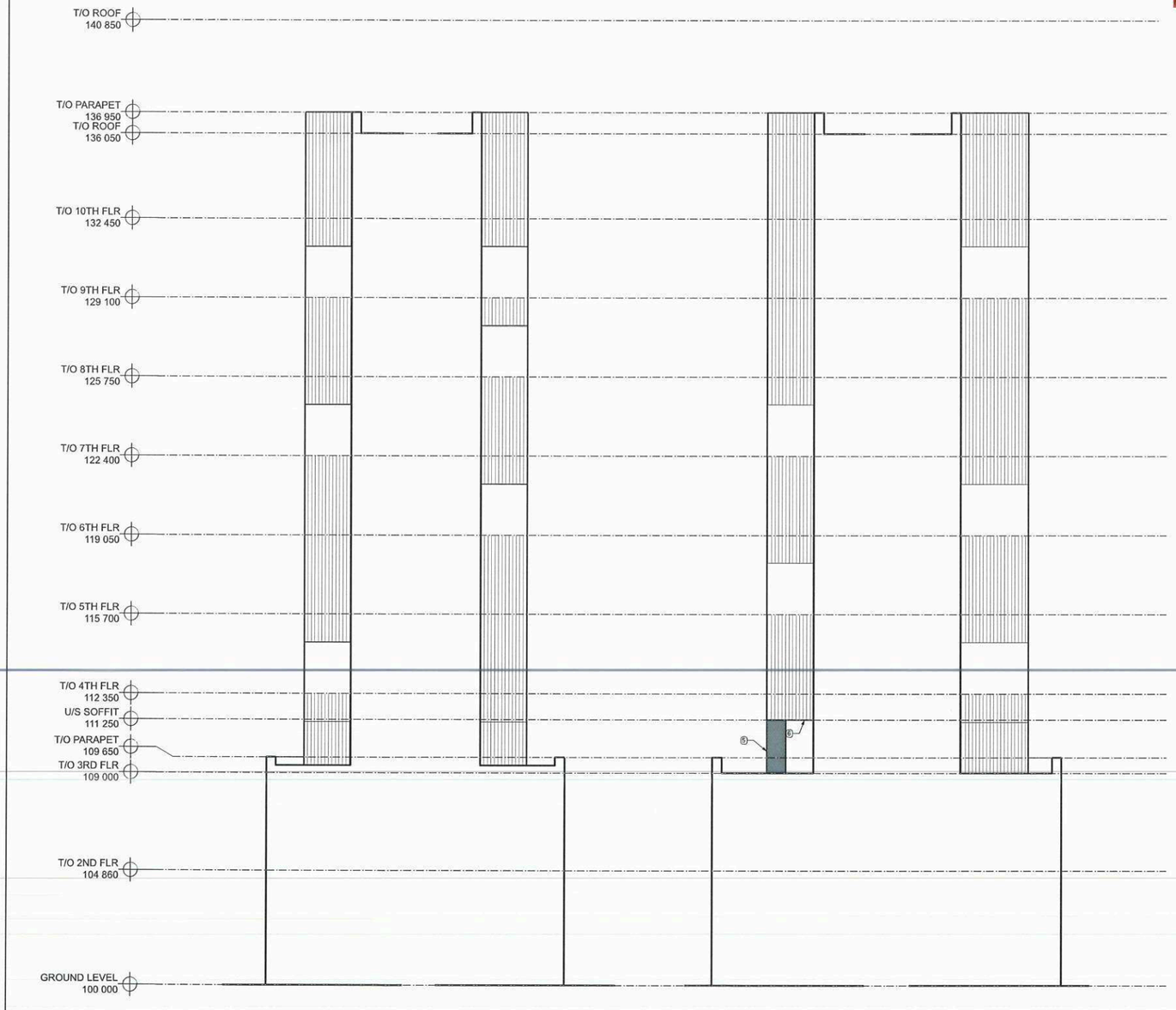
scale: 1:100
date issued: SEE STAMP
proj. #: 2026.07

425 OSBORNE COMMONS
425 Osborne St., Winnipeg, MB

A3 04

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the propert...

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 A3-05 SIDE ELEVATION Scale: 1:100

2 A3-05 SIDE ELEVATION Scale: 1:100

3 A3-05 SIDE ELEVATION Scale: 1:100

4 A3-05 SIDE ELEVATION Scale: 1:100

SCHEDULE "A" page 7 of 8

To Zoning Agreement: _____

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	Aug. 17, 2026
District Planner	DL	Aug 27/26
Community Clerk		Sept 4/26
Approved for the Director of Planning, Property and Development		

MATERIAL LEGEND - (UNLESS INDICATED OTHERWISE):
Hatches are symbolic only and do not represent actual material finish / panel sizes or accessories. Refer to Specification.

- EIFS (TYPE 1)
- EIFS (TYPE 2)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 1)
- FIBER-CEMENT PANEL W/ METAL TRIMS & REVEALS (TYPE 2)
- PRE-FIN. METAL PANEL (TYPE 1) - 4 PROFILES IN EQUAL AMOUNTS, INSTALLED AT RANDOM DISTRIBUTION. REFER TO SPEC.
- MASONRY VENEER (TYPE 1)
- MASONRY VENEER (TYPE 2)
- GLASS & SPANDREL (WINDOWS & ALUM. CURTAIN WALL)
- PRE-FIN METAL WRAP &/OR FLASHING

ELEVATIONS - KEYNOTES:
1. STACKED BRICK PATTERN OF ALTERNATING STRETCHER AND HEADER BRICKS. HEADER BRICKS PROJECTING OUT FROM FACE OF COURSE. DEPTH OF PROJECTION TO BE DETERMINED.
2. FIRE DEPT. CONNECTION
3. PRE-FIN. METAL PANEL CLAD CANOPY
4. SECONDARY PRE-FIN. METAL ARCH CONSTRUCTION INSET FROM MAIN ARCH CONSTRUCTION AND INSET FROM FACE OF BUILDING.
5. FIRE-RATED, PRE-FIN. METAL CLAD CONSTRUCTION AT COLUMN(S) / CROSS-BRACING.
6. FIRE-RATED, LINEAR METAL FINISHED SOFFIT.
7. PRE-FABRICATED BOLT-ON BALCONY WITH TIE-ROD SUPPORTS BACK TO BUILDING. METAL & GLASS GAURDS TYP.
8. FIRE-RATED, LINEAR METAL FINISHED SOFFIT BEHIND (SHOWN DASHED)
9. N/A
10. N/A
11. MASONRY ENCLOSURE AROUND ELECTRICAL EQUIPMENT AND GARBAGE STORAGE.
12. STREET NUMBER SIGNAGE, ALLOW FOR 4 LOCATIONS.
13. GARBAGE ENCLOSURE FENCE AND GATE, SEE SITE DETAILS.
14. N/A
15. EXTERIOR STRUCTURAL COLUMN IN PARKING LOT. PROVIDE FIRE-RATING AND IMPACT PROTECTION CONSTRUCTION AS SHOWN.
16. MECHANICAL PENTHOUSE
17. PRE-FIN. METAL CAP FLASHING TYP.
18. EXTERIOR SCONCE WALL LIGHT, REFER TO ELEC.

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

prairie architects inc.
101-139 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0938 fax | 204.943.5597
web | www.prairiearchitects.ca

issue / rev.

#	date	issue notes
2	2026.06.05	ISSUED - CLASS D PRICING
1	2026.05.15	ISSUED - VARIANCE APPLICATION

professional seals

PRELIMINARY
NOT FOR CONSTRUCTION

project information

425 OSBORNE COMMONS

425 Osborne St
Winnipeg, MB
Canada

client

UWCRC 2.0

UWCRC 2.0 Inc.
515 Portage Avenue
Winnipeg, MB R3B 2E9

drawing information

BUILDING ELEVATIONS

drawn by: SK
approved by: DF

scale: 1:100
date issued: SEE STAMP
proj. #: 2026.07

A3 05

425 OSBORNE COMMONS
425 Osborne St., Winnipeg, MB

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



SCHEDULE "A" page 8 of 8

To Zoning Agreement: _____

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	Aug. 17, 2026
District Planner		Aug 27/26
Community Clerk		Sept 4/26
Approved for the Director of Planning, Property and Development		

VIEW LOOKING SOUTH FROM CORNER OF GLASGOW AVENUE AND OSBORNE STREET

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

prairie architects inc.
101-139 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0938 fax | 204.943.5597
web | www.prairiearchitects.ca

Issue / rev.

#	date	issue notes
1	2026.08.13	ISSUED - PLAN APPROVAL APPLICA

professional seals

PRELIMINARY
NOT FOR CONSTRUCTION

project information

425 OSBORNE COMMONS

425 Osborne St
Winnipeg, MB
Canada

client

UWCRC 2.0

UWCRC 2.0 Inc.
515 Portage Avenue
Winnipeg, MB R3B 2E9

drawing information

DIGITAL GRAPHIC (3D RENDERING)

drawn by: SK
approved by: DF

scale: 1:100
date issued: SEE STAMP
proj. #: 2026.07

425 OSBORNE COMMONS
425 Osborne St., Winnipeg, MB

A7