



View southwest across Osborne Street from Glasgow Avenue

OSBORNE 3D VIEW - NORTHEAST FACADE

Levels 3 to 10 are stepped back to create two large terraces on floor 3, helping to separate the commercial and residential spaces and create a more pedestrian-scaled building at street level

Bands of white EIFS stucco continue to break up the mass while creating a dynamic motion along Osborne Street.

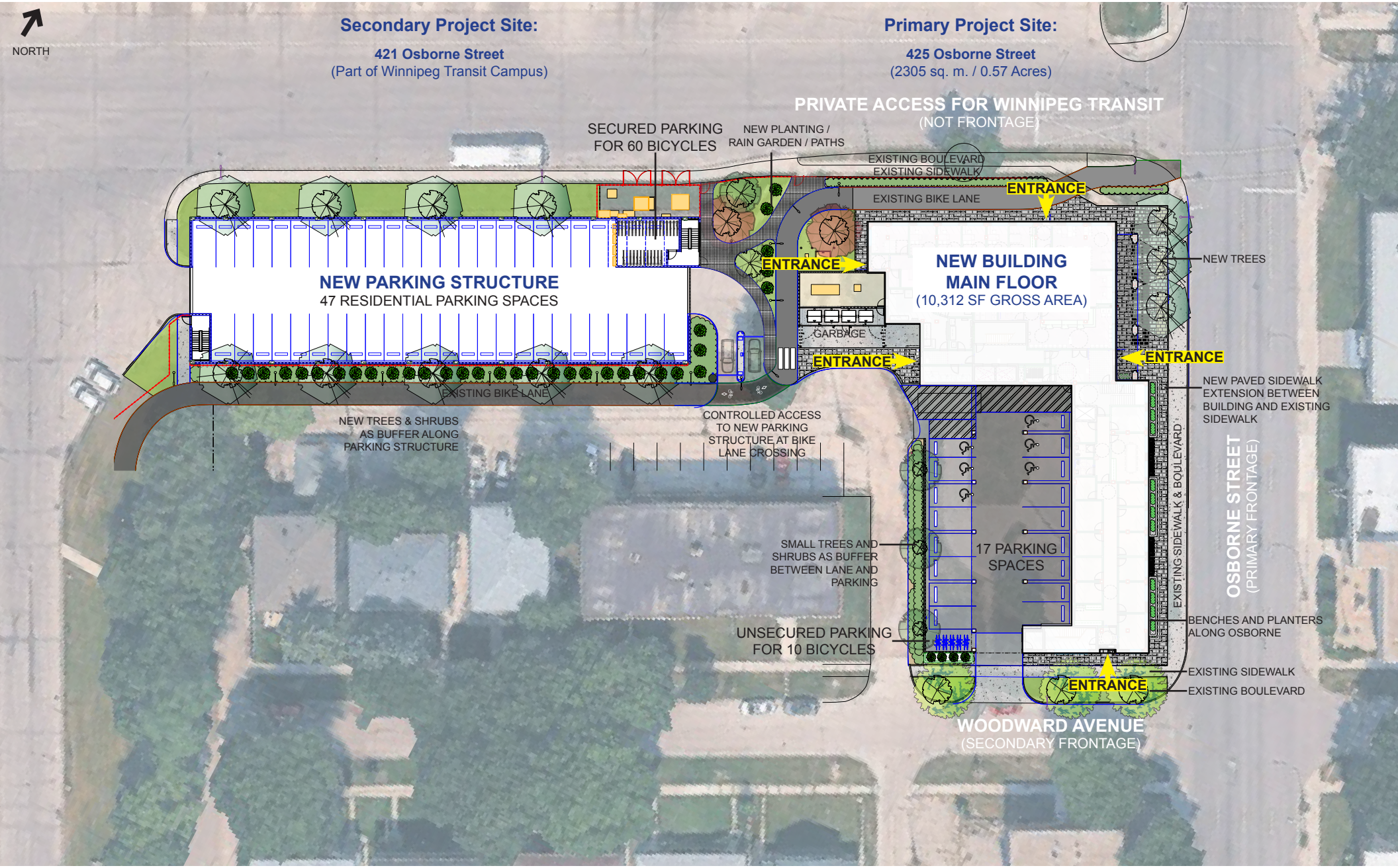
Varied metal panel profiles in a warm colour as the main finish for the public face of residential levels.

Commercial 2-storey podium designed with a contrasting material to the residential floors above. Masonry for a durable and warm finish at pedestrian level which relates to the other brick apartments nearby.



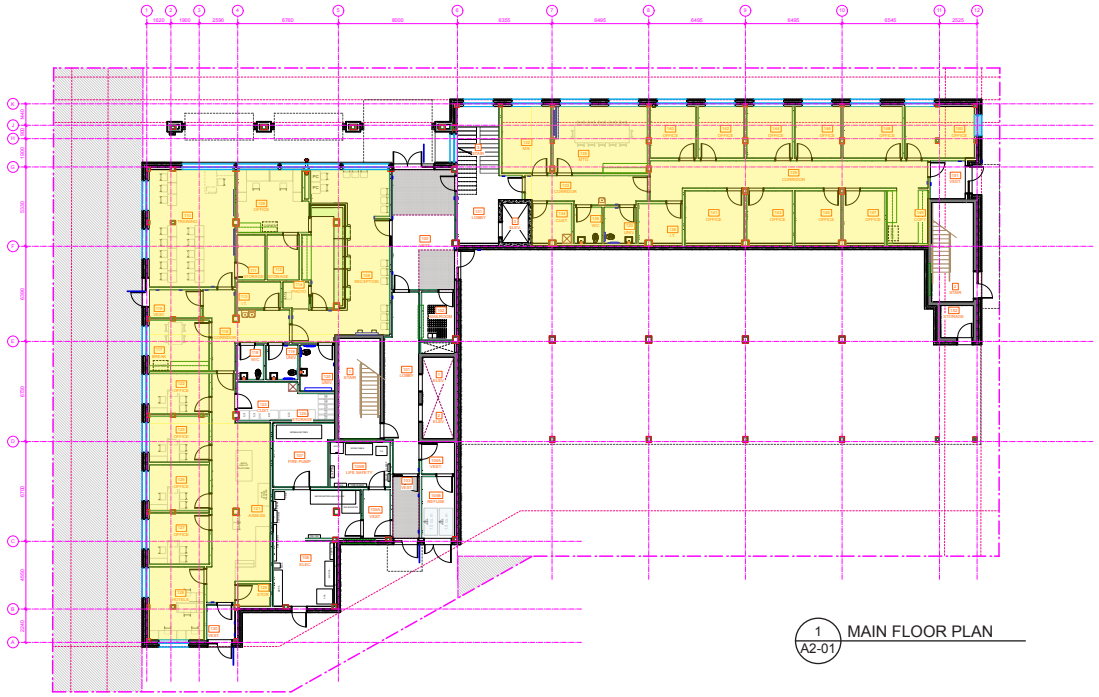
Black EIFS stucco used at terrace and recessed studio units to give the look of 3 separate towers and reduce the mass.

North-east corner features large expanse of two storey glazing set-back behind an arched colonnade with canopies. Opening the building to the street and inviting the public into the expanded street / pedestrian space.

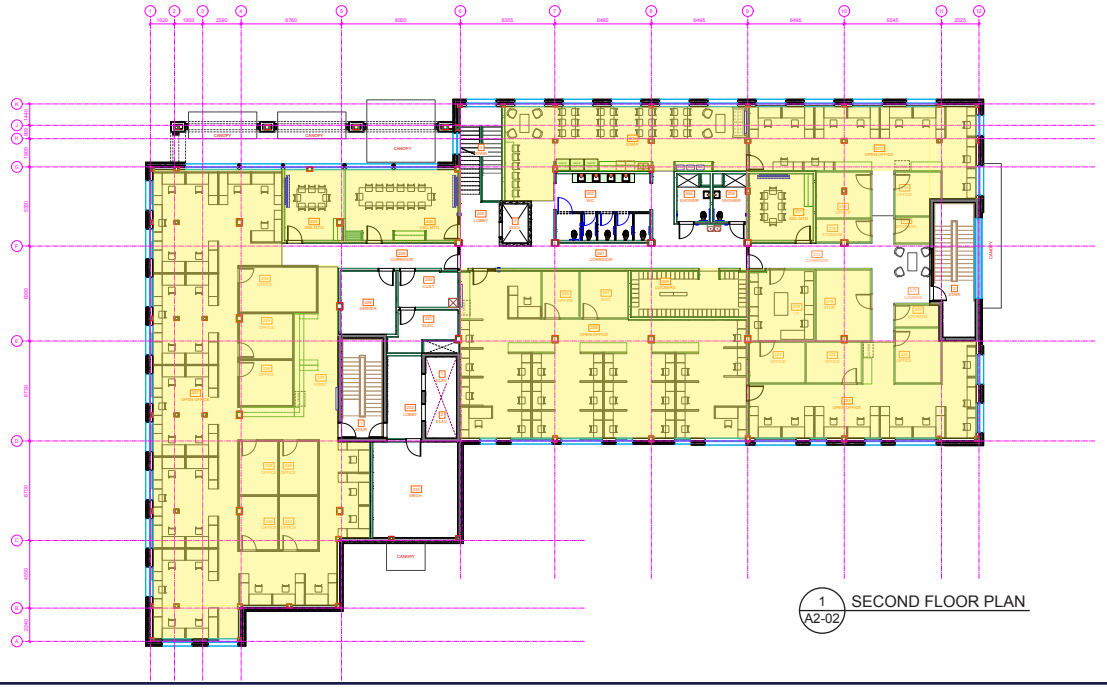

NORTH
Secondary Project Site:
421 Osborne Street
(Part of Winnipeg Transit Campus)
Primary Project Site:
425 Osborne Street
(2305 sq. m. / 0.57 Acres)
PRIVATE ACCESS FOR WINNIPEG TRANSIT
(NOT FRONTAGE)
SECURED PARKING FOR 60 BICYCLES
NEW PLANTING / RAIN GARDEN / PATHS
EXISTING BOULEVARD
EXISTING SIDEWALK
EXISTING BIKE LANE
ENTRANCE
NEW BUILDING MAIN FLOOR
(10,312 SF GROSS AREA)
NEW TREES
NEW PARKING STRUCTURE
47 RESIDENTIAL PARKING SPACES
GARBAGE
ENTRANCE
ENTRANCE
NEW PAVED SIDEWALK EXTENSION BETWEEN BUILDING AND EXISTING SIDEWALK
EXISTING BIKE LANE
NEW TREES & SHRUBS AS BUFFER ALONG PARKING STRUCTURE
CONTROLLED ACCESS TO NEW PARKING STRUCTURE AT BIKE LANE CROSSING
OSBORNE STREET
(PRIMARY FRONTAGE)
EXISTING SIDEWALK & BOULEVARD
SMALL TREES AND SHRUBS AS BUFFER BETWEEN LANE AND PARKING
17 PARKING SPACES
BENCHES AND PLANTERS ALONG OSBORNE
UNSECURED PARKING FOR 10 BICYCLES
EXISTING SIDEWALK
ENTRANCE
EXISTING BOULEVARD
WOODWARD AVENUE
(SECONDARY FRONTAGE)

QUESTIONS?





1 A2-01 MAIN FLOOR PLAN



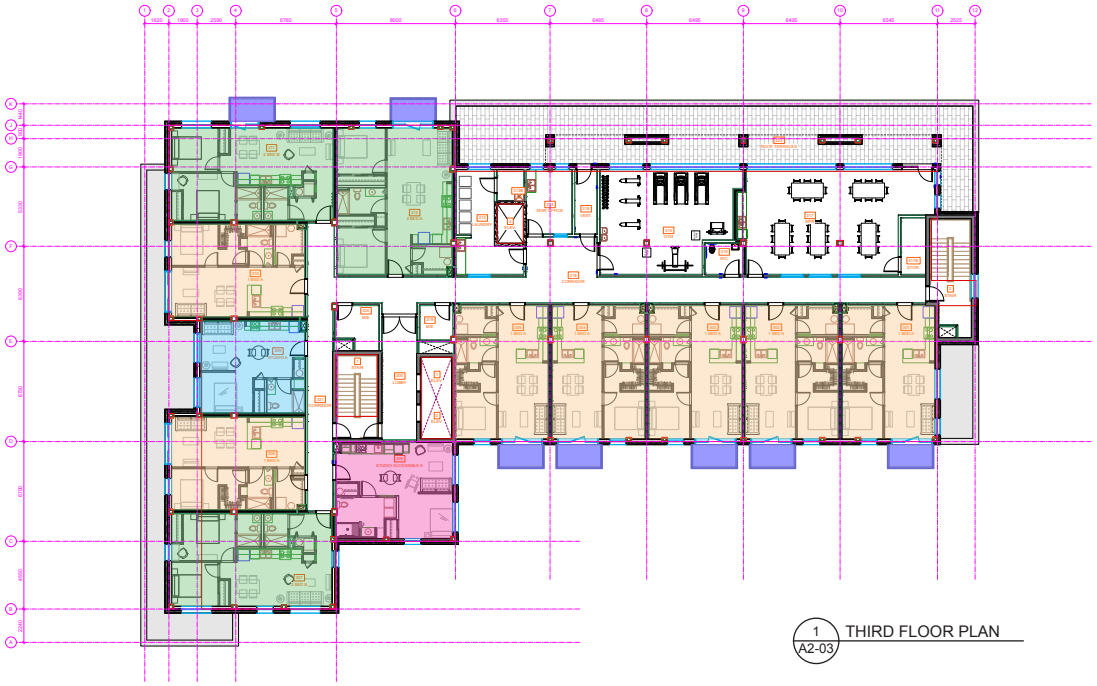
1 A2-02 SECOND FLOOR PLAN

TRUE NORTH

CONSTRUCTION NORTH

LEGEND:

- 1 BED
- 2 BED
- STUDIO
- ACCESSIBLE



1 A2-03 THIRD FLOOR PLAN

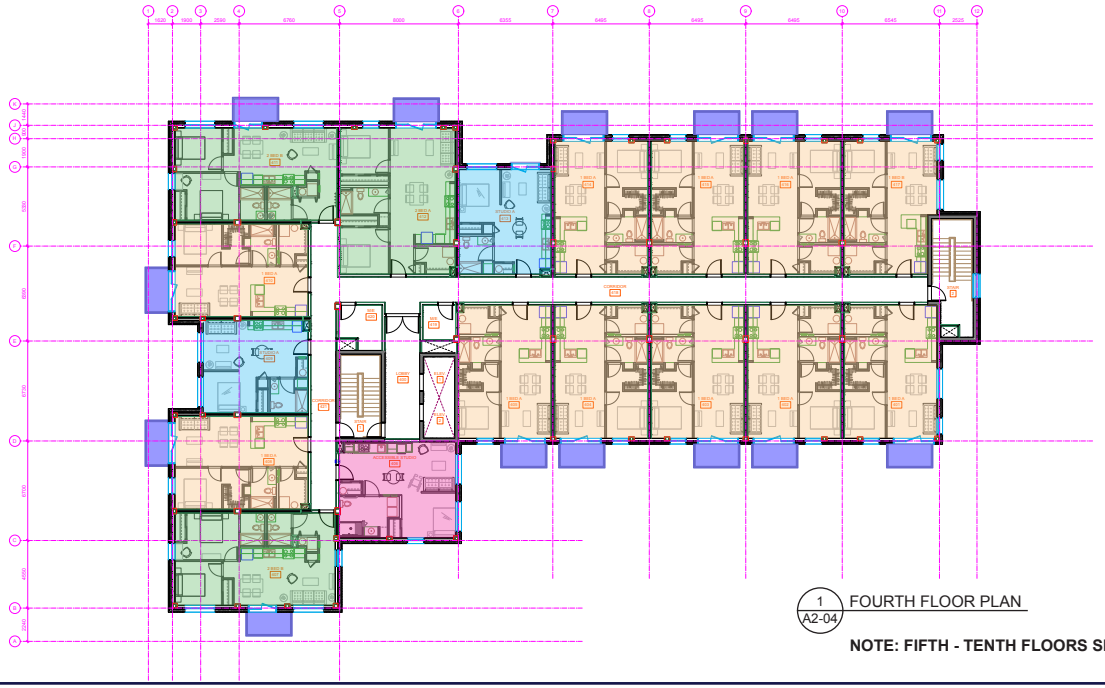
UNIT TYPES:

1 BED - 11 per floor

2 BED - 3 per floor

STUDIO - 2 per floor

ACCESSIBLE - 1 per floor

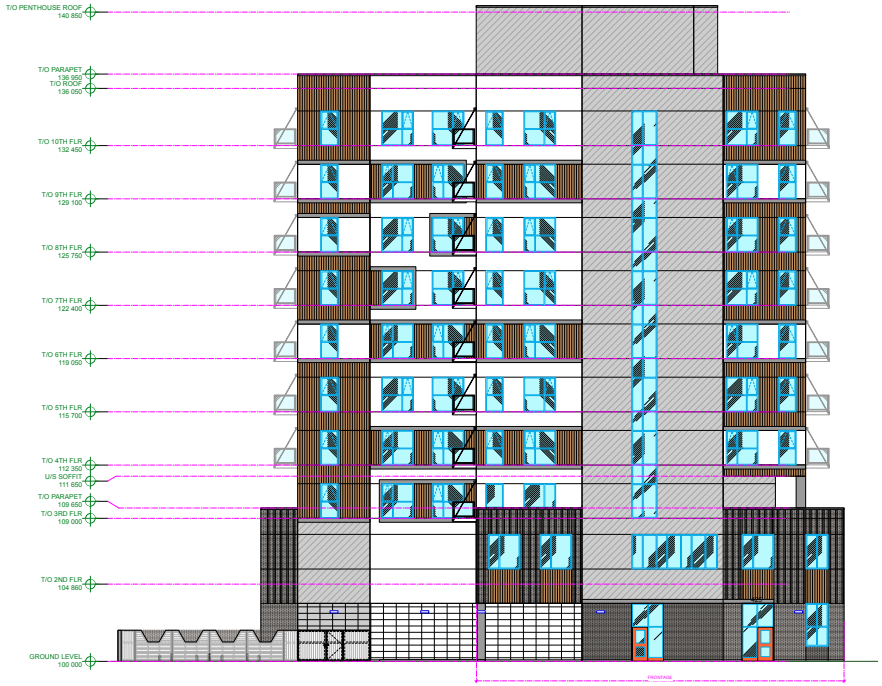


1 A2-04 FOURTH FLOOR PLAN

NOTE: FIFTH - TENTH FLOORS SIMILAR

TRUE NORTH

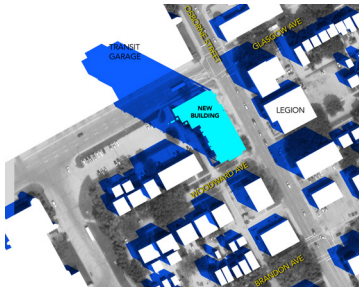
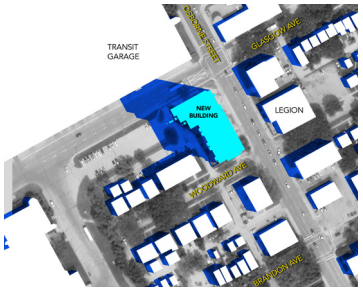
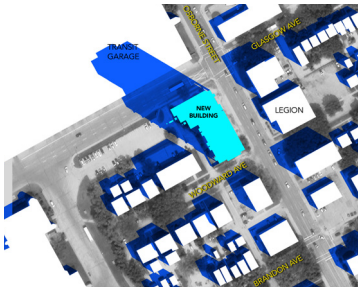
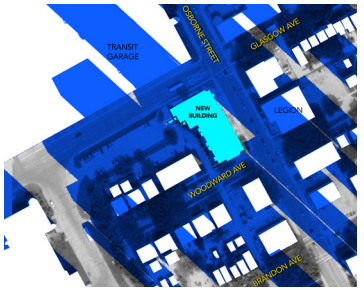
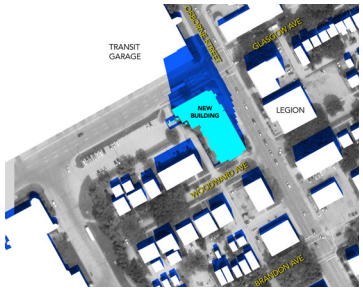
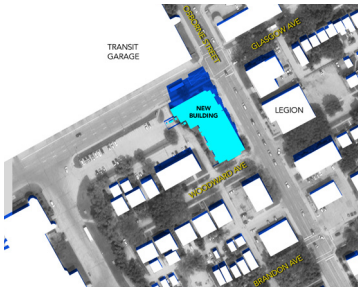
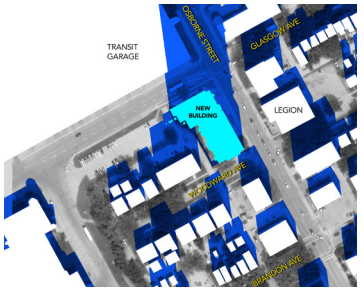
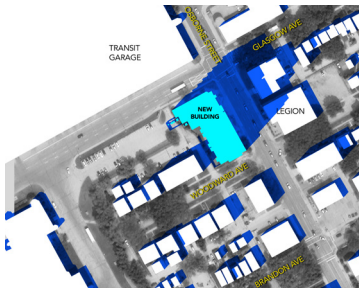
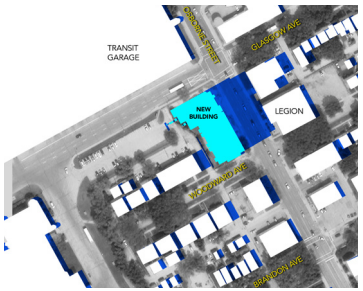
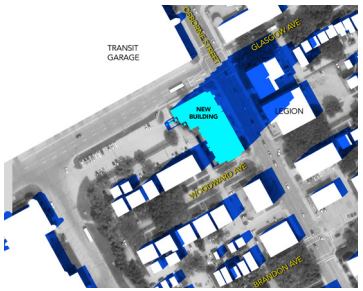
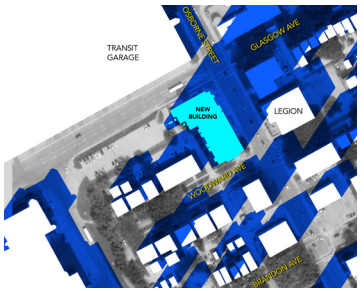
CONSTRUCTION NORTH



1 A3-03 SOUTH ELEVATION



1 A3-02 WEST ELEVATION

	March 21 ▼	June 21 ▼	September 21 ▼	December 21 ▼
9 AM ▶				
12 PM ▶				
3 PM ▶				
6 PM ▶	