Portage Place Redevelopment

Community Benefits Overview

March 2020



Starlight
Developments
1400 - 3280 Bloor Street West
Centre Tower
Toronto, Ontario, Canada
M8X 2X3

PORTAGE PLACE TODAY

The current Portage Place site has struggled to integrate and adapt to the needs of the surrounding downtown communities. The initial model of the Mall divided major areas of the Downtown and ignored the importance of connecting with the public streetscape. Even with these challenges, the local community has made the mall an informal gathering place. A successful redevelopment of the site starts with re-imagining its relation to the street and furthering its connection to the community.

This report outlines redevelopment opportunities that present a significant return on investment from a public benefit perspective and is supplemental to the current request for support from municipal, provincial and federal governments. Components of the redevelopment plan have been identified to address systemic issues with the current Portage Place mall. Our objective is to create a complete community for all - including the current neighbourhood. The following breakdown illustrates the overall vision using cost blending of major public realm projects currently underway in the downtown along with current construction costs[1] as per a leading general contractor in Canada. We would like to stress that our objective is to create transformation in downtown Winnipeg. We present the following request to you with this in mind and remind you that our request will be phased over several years.

To achieve our objectives, we have initiated a large engagement process that includes participation with social, business, and environmental organizations in downtown and the community itself. These conversations are ongoing and important in the overall design of the community benefit components. We want to build on the efforts of the community to establish the site as a gathering place.

We believe that the following supportive components in this Community Benefits Overview are integral to the redevelopment process.

[1] *Costs detailed in each section do not include hard and soft cost contingencies associated with these components. Full cost breakdown can be found on the final page of the report (page 10).*

PUBLIC REALM STREETSCAPING IMPROVEMENTS

Portage Avenue, Carlton Street and Vaughan Street

Public Realm Streetscape Improvements are proposed for the Portage Avenue, Carlton Street and Vaughan Street sidewalk areas within the City's public rights-of-way. The streetscaping improvements are envisioned to include new minimum 2.1m wide accessible public sidewalk along Portage Avenue (1.9m wide on Carlton and Vaughan) with contrasting pavers and textured surfaces that will tie into the alignment and materials of the existing Portage Scape accessible route to the east and west. Building entrances and the entrance to the new Edmonton Outdoor Court will have a cane detectable accessible route. The new +15 Pedestrian Link above the sidewalk will provide a welcome canopy for the sidewalk, building entrances and restaurant/café patios along the building face.

Proposed street tree planting, streetscape features and seating areas, consistent with the Portage Scape vocabulary and Portage Place Revitalization identity, and restaurant/café patios will be integrated into the sidewalk amenity zones. Existing parallel parking and bus stops will be retained. Street and pedestrian level lighting upgrades are envisioned including integrated +15 canopy lighting.



Community Benefit Component	Expected Cost
Carlton Streetscape	$400,000
Portage Streetscape	$5,000,000
Vaughan Streetscape	$200,000
Pedestrian Link (Plus 15) (New Section)	$13,200,000
Pedestrian Link (Refresh existing)	$3,000,000

EDMONTON OUTDOOR COURT

The Edmonton Outdoor Court is a Public Plaza that provides welcoming spaces and amenities for the local community and those that live, work, shop and dine at Portage Place. The Court will include public spaces for gathering, sitting, relaxing and visiting. It will be an iconic destination which embraces day to day activities, community events and special events. This outdoor court also provides a critical pedestrian connection in the street fabric, directly linking Portage Avenue to Ellice and Central Park to the north, dramatically reducing the oppressive impact of the current mall. Indigenous and community stakeholder engagement will be critical in the planning, design and programming process to ensure the creation of a lively, safe and welcoming public plaza that expresses a unique and culturally appropriate sense of place.

The court will be designed for and celebrate the local climate by considering sun and wind and accommodating a variety of seasonal activities. It is envisioned that the Court will include a range of informal, sculptural and intimate green and accessible seating options for individuals or smaller groups around the periphery. Transformative, interactive public art features and informal stage will provide focus and animation to the court. Drought and salt tolerant native canopy trees and ground covers, both with seasonal interest, will soften the space.

Accessibility will be addressed by providing clear paths of travel through the plaza with contrasting pavers and textured surfaces. Building entrances off the plaza and the Court entrance will have cane detectable accessible routes. Accessible seating will be integrated throughout the plaza. Stage and performance areas will be accessible. Safety and security are paramount and is ensured through the application of CPTED principles in the design of the Court and the integration of security and pedestrian level lighting and integrated landscape, seating and pavement lighting. Façade improvements will be required along the exterior elements of the mall facing into the court to provide for new glazing and structural elements. Portions of the underground garage beneath Edmonton Court will be structurally upgraded to support the additional loading capacity requirements.



Community Benefit Component	Expected Cost
Edmonton Courtyard (Including waterproofing and Alum. Facades)	$8,400,000

THE PROMENADE

The Promenade is the existing pedestrianized publicly accessible, privately owned street north of Portage Place connecting Vaughan to Ellice. It is envisioned that the Promenade will be upgraded including decorative road and sidewalk pavement, traffic calming and accessibility requirements, pedestrian level and safety lighting, safety bollards, planters and retention and/or replacement of existing trees. Landscaping features will be added to integrate the Promenade with the unique character of the Edmonton Court and provide a welcoming entrance.



Source: Bisnow (The Wharf, Washington, DC)

Community Benefit Component	Expected Cost
Promenade - East/West	$2,600,000
Promenade - North/South	$1,800,000

UPGRADED PODIUM ELEVATIONS

Current shopping mall is introverted with the existing retailers turning their backs to the street limiting access to the interior of the mall and creating an unwelcoming and unsafe pedestrian realm. Proposed podium upgrades include a complete removal and replacement of the existing façade along all 4 sides of the mall. Glazing throughout the base of the complex will serve to animate the pedestrian experience and bring eyes onto street, creating a safer environment for the surrounding community.



Community Benefit Component	Expected Cost
Upgrade podium elevations	$11,100,000
Podium lighting	$1,800,000

COMMUNITY CENTRE

A new 10,000 square foot community space entitled P3 Commons will be created as part of the revitalization of Portage Place. Discussions regarding type of space and programming have been held with several community groups, including the Association of Manitoba Chiefs, Social Planning Council, Aboriginal Youth Opportunities, Immigration Partnership Winnipeg, Downtown BIZ and others. These conversations will continue and will be used to determine the appropriate model and user groups for this space which will serve the greater community.



Source: Mommy Poppins (Social Play Haus)

Community Benefit Component	Expected Cost
Community Centre	$2,100,000

TRANSIT IMPROVEMENTS

The Revitalization at Portage Place provides the opportunity for transit improvements at the following locations

1. Westbound Portage, near side Edmonton bus stop (recently upgraded in 2019) could be upgraded to meet the potential need for Transit Service expansion at this stop that may be part of the final Winnipeg Transit Master Plan. Upgrades could include expanded shelter and seating amenities and additional real-time transit service digital displays.
2. Northbound Vaughan, far side Portage bus stop improvements could include shelter upgrades and the addition of a real-time transit service digital display.
3. Real time transit service digital displays within the ground floor office entrance lobby/coffee shop.



Source: Dillon Consulting (Harkness Station)

Community Benefit Component	Expected Cost
Transit Improvements - Portage at Edmonton	$400,000
Transit Improvements - Vaughan at Portage	$200,000
Displays (4)	$500,000

PUBLIC ART

A world class, interactive public art feature is envisioned as an iconic component of the Edmonton Court. It will be used as a placemaking tool to reflect the local community's history and values. Community stakeholder engagement will be critical in the design and programming of this public art piece.



Source: CDM2 (Empytful Sculpture at the Millenium Library Plaza)

Community Benefit Component	Expected Cost
Public Art Allowance	$1,000,000

OTHER COMPONENTS

There are several other key components that will support the successful transition to a complete community. This includes the integration of Green Roofs, security upgrades, and infrastructure improvements to storm and sanitary sewers, utilities and roads to accommodate additional residents, employees and customers.



Source: Inhabitat (Moffett Place High Garden)

Community Benefit Component	Expected Cost
Infrastructure upgrade	$5,000,000
Green Roof	$2,200,000
Security upgrade (Mall and Ped. Link Only)	$1,100,000

TOTAL COMMUNITY BENEFIT COST

Community Benefit Component	Expected Cost
Carlton Streetscape	$400,000
Portage Streetscape	$5,000,000
Vaughan Streetscape	$200,000
Edmonton Courtyard (Including waterproofing and Alum. Facades)	$8,400,000
Community Centre	$2,100,000
Upgrade podium elevations	$11,100,000
Pedestrian Link (Plus 15) (New Section)	$13,200,000
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Promenade - East/West	$2,600,000
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Podium lighting	$1,800,000
Transit Improvements - Portage at Edmonton	$400,000
Transit Improvements - Vaughan at Portage	$200,000
Displays (4)	$500,000
Public Art Allowance	$1,000,000
Infrastructure upgrade	$5,000,000
Green Roof	$2,200,000
Security upgrade (Mall and Ped. Link Only)	$1,100,000
Subtotal	$60,000,000
Hard Construction Contingency 10%	$6,000,000
Total Hard Cost (Excluding Taxes)	**$66,000,000**
Soft Costs 15%	$9,900,000
Soft Cost Contingency 3%	$300,000
Total Community Benefit Cost (Excl. Taxes)	**$76,200,000**