centreventure
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MANDATE RENEWAL DISCUSSION AND CONSIDERATIONS 2024

Prepared by CentreVenture Development Corporation

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EXECUTIVE SUMMARY

This report provides a discussion and guide for renewing CentreVenture's mandate, crucial for the revitalization of downtown Winnipeg.

Rationale for a Specialized Approach: The report emphasizes that the unique dynamics of downtown Winnipeg—its economic significance, stakeholder diversity, and complex land use—call for CentreVenture's specialized management. As an arm's length entity, CentreVenture benefits from increased agility to innovate and adapt quickly to changing conditions. It allows for more effective engagement with stakeholders and government entities, fostering collaborations that are less constrained by government processes.

Downtown Winnipeg Context and Housing Imperative: The current state of downtown Winnipeg is described as facing dual challenges post-pandemic: a public health and homelessness crisis, alongside a dramatic economic shift marked by altered work patterns and reduced office space demand. It prescribes a dual-track strategy, prioritizing housing, especially affordable options, as crucial to addressing these intertwined challenges effectively.

Success Factors for CentreVenture's Impact: Clear agency delineation, effective communication, and policy alignment with the City are identified as essential for CentreVenture's success. The report emphasizes the need for CentreVenture to operate within its distinct scope, ensuring focused and impactful urban development. CentrePlan 2050 is highlighted as a central organizing vehicle for action in the downtown, with better accountability and reporting mechanisms as fundamental.

Operational Challenges and Strategic Tools: Highlighted is CentreVenture's need for a diverse toolkit to address development challenges, including financial instruments and land development strategies. These tools are critical for effective downtown revitalization. The Housing Accelerator Fund (HAF) is identified as a key instrument in this context, aligning with CentreVenture's core competencies and its expanded focus on fostering affordable housing development.

Mandate Renewal and Implementation Plan: The report recommends CentreVenture's new mandate have a strong focus on housing and affordable housing, leveraging HAF resources to address the interconnected challenges of housing affordability and downtown development. This scope necessitates an immediate operational plan, especially given the absence of a CEO. Steps include CEO recruitment, staff reinforcement, interim city-agency collaboration, and a phased implementation roadmap, with a strong emphasis on strategic communication for stakeholder engagement.

In summary, the report advocates for a continued strategic role for CentreVenture in transforming downtown Winnipeg. It stresses the importance of a well-crafted implementation strategy, defined success factors, and effective communication to realize CentreVenture's renewed mandate successfully.

RATIONALE

Before considering a new mandate for CentreVenture, it's essential understand the underlying reasons for adopting a unique approach to downtown development and management. This broader perspective helps explain why such a tailored approach is necessary and what underpins the participation of CentreVenture to yield positive results.

A SPECIAL GEOGRAPHIC ENTITY

Downtowns are special geographic entities within cities, with diverse and complex features that set them apart very dramatically from other parts of the city. This dynamic in downtown calls for a different and more intensive approach to urban planning and management.

Economic Significance

Downtowns are indispensable to a city's prosperity on multiple fronts. They are increasingly pivotal in attracting and retaining a dynamic, young, and educated workforce, which propels a city's economic development and growth. Downtowns serve as the epicenter for culture and social interaction, nurturing a shared identity among the city's residents. They occupy a distinctive role as the primary gateway for visitors, shaping the initial impressions that transcend borders and significantly mold a city's reputation both nationally and internationally. In Winnipeg, downtown development encounters market challenges (Appendix B) that set it apart from other parts of the city, posing hurdles to achieving its full economic potential. Tailored strategies that consider the unique characteristics, needs, and potential of Downtown are essential for effectively addressing the complexities of its market and development.

Stakeholders and Interests

Downtown Winnipeg is home to a wide range of influential stakeholders, including large property owners, businesses of all sizes, residents, tourists, cultural institutions, government bodies, and organizations supporting vulnerable populations. What makes downtown unique is the convergence of these diverse and sometimes conflicting interests in a relatively small area. These stakeholders hold substantial sway and have high expectations, with their interests intricately intertwined. They actively seek to influence the development of downtown and expect their voices to be acknowledged and their roles to be significant. Effectively managing these expectations and building collaboration among stakeholders is essential for fostering a harmonious and thriving downtown community.

Mixed Land Uses and Architectural Heritage

Downtown Winnipeg, poses intricate challenges due to its diverse mix of land uses, including commercial, residential, institutional, entertainment, and cultural spaces. Striking a delicate balance among these varied functions to maintain a cohesive urban environment is a demanding task. Furthermore, downtown Winnipeg harbors a rich architectural heritage, necessitating preservation alongside modern development. This dual imperative of preserving our past while accommodating contemporary progress adds a unique layer of complexity to the management of Downtown, ensuring its sustainable development and growth while preserving its distinctive character.

Infrastructure and Transportation Demands

Downtown Winnipeg faces unique challenges due to its higher population density and constant influx of visitors for various purposes. This situation

places significant demands on infrastructure and necessitates a higher level of maintenance and reinvestment in sidewalks, public transit facilities, street trees, public spaces, and more compared to other city areas. Additionally, addressing transportation and parking challenges is vital for ensuring accessibility to Downtown. Achieving a balance between the needs of commuters, residents, and visitors requires nuanced and responsive management.

A SPECIAL MANAGEMENT AUTHORITY

Winnipeg has a well-established tradition of endorsing the establishment of arm's-length management authorities, like CentreVenture, for specific geographic regions. Other notable examples include The Forks Renewal Corporation (1987), The Assiniboine Park Conservancy (2008), and CentrePort Canada (2008). This practice is rooted in a recognition that such agencies enhance cities by providing specialized expertise, operational agility, and opportunities for greater public engagement and intergovernmental collaboration.

These agencies, governed by business and community leaders, have been successful because they possess the following characteristics and benefits that differentiate them from their government shareholders. This isn't to diminish the role of government departments but to highlight that the arms-length model offers a complementary and targeted framework for addressing specific and important urban challenges.

Singular Focus and Specialized Expertise

These agencies have a clear and defined mission related to their specific area of focus. This clarity ensures that their efforts are directed toward achieving specific outcomes in a unique or high priority area. Furthermore, this singular focus allows them to attract experts and professionals and build advanced knowledge and skills toward their respective missions. In contrast, government departments have multiple mandates and pressures, making it challenging to maintain a consistent and concerted mission in one area over time, as well as to build advanced and specialized expertise in all areas.

Innovation and Operational Agility

The independent nature of development authorities cultivates a culture of innovation and creativity, promoting unconventional approaches, pilot projects, and experimental initiatives to rejuvenate urban areas. This flexibility in trying new ideas often leads to ground-breaking solutions for urban development challenges. Furthermore, these agencies exhibit operational agility, capable of swiftly adapting to feedback from the community and shifting market conditions. This adaptability is crucial for long-term success and distinguishes them from more structured government departments.

Market Driven Solutions

The presence of private sector representation on agency boards brings valuable perspectives. Their presence introduces market-driven considerations, innovative financing methods, creative business models, and robust financial and risk management strategies. Private sector representatives also leverage their networks to identify cost-effective solutions as well as partnership and funding opportunities. This blend of market expertise and community reach significantly bolsters the agencies' capacity to achieve their urban development goals.

Public-Private-Non-Profit Partnerships

These agencies excel in fostering and establishing innovative public-private and non-profit community partnerships, serving as catalysts for more robust investment and expertise in urban development projects. This collaborative

approach involves merging the strengths of public, private, and non-profit community resources to create projects that are not only more ambitious but also significantly more successful. By harmonizing the collective expertise and resources of these diverse sectors, these agencies drive the creation of initiatives that go beyond the ordinary, transforming urban spaces and enriching the community in ways that are seldom achieved by traditional government departments working in isolation.

Cross-Jurisdictional Cooperation

These agencies excel in fostering collaboration across different levels of government, acting as unbiased intermediaries between local, provincial, and federal governments. Their unique position, characterized by a reputation for independence and specialized expertise, enables them to navigate the complexities of multi-level government partnerships. Their impartiality is especially valuable when dealing with competing interests or jurisdictions, creating a politically neutral environment for effective cooperation. This ability to unite different government levels enables them to secure increased funding and resources for their specific missions, surpassing what municipal initiatives can achieve independently.

Strategic Long-Term Planning

Arm's length agencies have the freedom to engage in long-term planning without being swayed by electoral cycles, allowing them to focus on the steady growth and development of urban areas. This independence also shields their government shareholders from the political risks associated with contentious or protracted development projects, ensuring a consistent and forward-thinking approach.

CONTEXT

CURRENT STATE OF DOWNTOWN

Over the past two decades, Winnipeg has experienced an unprecedented surge in new downtown development, with over $3 billion in capital investment, driven significantly by proactive initiatives undertaken by government and agencies like CentreVenture, and done in collaboration with the private and non-profit sectors. The overarching objective has been to boost the downtown's vitality by increasing the number of people living, working, and visiting downtown. This surge instilled a strong sense of optimism regarding the future of downtown and Winnipeg's competitive position in Canada and the world. However, the COVID-19 pandemic, a shock of unprecedented proportions, has undeniably reshaped the Downtown landscape, unfurling direct impacts on two distinct fronts, with subsequent indirect consequences for downtown vibrancy and reputation.

First and foremost, the COVID-19 pandemic has had profound and far-reaching consequences, particularly in the significant upsurge of substance use disorders and homelessness, especially within the Downtown area. The emergence of makeshift encampments and the visible impact of addictions have led to a fundamental transformation in the landscape and social fabric of Downtown. These changes underscore the urgent need for a compassionate, community-coordinated response to address the complex public health needs of our community and provide support for individuals facing these challenges.

Secondly, the pandemic has simultaneously brought about a transformative shift in work and employment patterns. The widespread adoption of remote work has disrupted the traditional dynamics of downtowns, akin to the way the migration of retail to the suburbs reshaped downtown areas in the 1960s and 70s. In this post-COVID era, businesses are re-evaluating the necessity of large office spaces and the concentration of office workers in the downtown core. The conventional concept of the daily commute has been redefined, resulting in altered demands for public transportation and downtown commercial real estate. Downtown Winnipeg is now faced with the imperative to adapt to this evolving and likely permanently altered economic landscape, necessitating a diversification of its economic base to maintain and increase vibrancy.

DUAL-TRACK HOUSING IMPERATIVE

Addressing the challenges on these two fronts is imperative. Instead of addressing them sequentially, adopting a dual-track strategy is vital to restore and invigorate Downtown's social and economic fabric. By simultaneously prioritizing public health and economic revitalization, Winnipeg can confidently pave the way for a more resilient and vibrant Downtown. While both tracks will necessitate multifaceted actions, the shared solution in both is the introduction of more housing, especially affordable housing in the Downtown.

Public Health & Homelessness	< More > Housing	Economic Revitalization
↓		↓

The "Housing First" model, recognized as a successful strategy for tackling challenges related to homelessness and substance use disorders, is set to be a key component of Winnipeg's extensive plan to address these issues. This approach emphasizes immediately providing permanent housing, establishing a stable living environment as the groundwork for individuals to confront and overcome the complexities of their

situations. An excellent illustration of this approach can be found in the Bell Hotel, a development by CentreVenture and operated by Main Street Project. Other essential actors in the downtown such as the Manitoba Metis Federation, the Southern Chief's Organization, the University of Winnipeg Renewal Corporation, and The Forks are all committed to building more affordable housing downtown. Moreover, and encouragingly, all three levels of government have recently united in support of the "housing first" approach, drawing inspiration from initiatives like Houston's coordinated community action to end homelessness. This renewed spirit of collaboration holds great promise for achieving positive outcomes on this track.

For several decades, Canadian cities, including Winnipeg, have actively promoted housing development as a fundamental strategy to improve the economic performance in downtown areas. However, despite consistent efforts, Winnipeg's progress in this regard has been comparably slower than other cities. Notably, among the twelve largest Canadian cities, Winnipeg stands as one of only three where the population growth rate in the downtown core lags that of the surrounding areas.[1]

This performance gap, and the pandemic-induced reduction in the downtown office population, underscores the urgent need for more robust housing initiatives within downtown Winnipeg. To ensure that Winnipeg remains economically competitive on the national stage, it is imperative to take more ambitious measures to initiate and boost residential construction of all types in the Downtown for the foreseeable future.

[1] Source: Statistics Canada - Population by proximity to downtown, census metropolitan areas, 2016 to 2021.

CENTREPLAN 2050

CentrePlan 2050, currently in draft, acknowledges the imperative for more housing and affordability in Downtown, recommending significant actions to remove barriers and reduce costs of downtown development. The plan complements these measures with strategic approaches to cultivate neighborhood distinctiveness and inclusivity, bolster the arts and entertainment scene, and improve the management of transportation and infrastructure upkeep in the downtown. Additionally, the plan advocates for a collaborative approach involving public, private, and non-profit sectors, with CentreVenture designated as a key facilitator in implementing these initiatives.

THE HOUSING ACCELERATOR FUND

The City of Winnipeg is poised to receive significant support through CMHC's Housing Accelerator Fund (HAF). HAF provides funding to local governments for initiatives aimed at increasing housing supply and supporting the development of complete, low-carbon and climate-resilient communities that are affordable, inclusive, equitable and diverse. The City has prepared a proposal to utilize these funds toward incentivizing denser housing development in the city, especially downtown, mainly through the provision of developer grants, land assembly/enhancement, and infrastructure provision.

STRATEGIC ROLE FOR CENTREVENTURE

The state of downtown and the ambitions outlined in CentrePlan 2050, make CentreVenture's role more pertinent than ever. The successful integration of more housing, particularly leveraging the Housing Accelerator Fund (HAF) resources, calls for the kind of focused and adaptive

leadership CentreVenture has consistently demonstrated.

CentreVenture's proficiency in transforming underutilized areas into vibrant spaces and catalyzing investment is proven and measured. In its 23 years, it has been instrumental in the development of hundreds of projects and thousands of new housing units in the downtown through creative financing solutions, inspirational district planning, and productive partnership formation with the private and non-profit sectors, and other levels of government (See Appendix D).

As an organization with a deep understanding of market demands and the intricacies of urban development, CentreVenture is uniquely equipped to utilize HAF funds efficiently and effectively,

CentreVenture's proficiency in transforming underutilized areas into vibrant spaces and ensuring the creation of housing units within the stipulated timeline, and to act as a bridge between public aspirations and private sector dynamism.

Both CentrePlan 2050 and HAF provide very clear deliverables that can provide CentreVenture with a precise mandate, sharpening its focus beyond what has been seen in recent years. The federal resources afforded by HAF could also empower CentreVenture to unprecedented levels of efficacy and impact, setting the stage for the organization's most significant period of success since its inception.

SUCCESS FACTORS

In its extensive two-decade history, CentreVenture has encountered a blend of successes and challenges, influenced by an ever-changing organizational and political landscape. During periods of peak performance, specific conditions have been instrumental in driving success. As CentreVenture embarks on a renewed mandate, it is essential to recognize and address these key success factors, considering the historical dynamics that have shaped the organization's performance.

AGENCY DELINEATION

CentreVenture has been more successful when its mandate enjoys clear understanding by City Council, the City Administration, and the downtown community. Whenever CentreVenture has deviated from its mandate, or during periods when other agencies have encroached upon CentreVenture's role, it has resulted in a decline in performance due to duplication and inefficiency, unclear understanding by external stakeholders, and/or strained relationships among agencies.

The authority to define the distinctions between its agencies is vested in the City of Winnipeg. It is imperative that a clear and distinct role be articulated for CentreVenture, in contrast to its other agencies, including Economic Development Winnipeg (EDW) and the Business Improvement Zones (BIZs). This clarity is instrumental in keeping CentreVenture focused, enabling the development of the requisite expertise, and ensuring that its initiatives harmonize with, rather than duplicate, the efforts of other entities. By formalizing distinctions in written form, the City establishes the right conditions for its various agencies to collaborate most effectively, thereby propelling them to greater achievements in their respective mandates. When each agency comprehends its role and operates within its designated lane, relationships become more harmonious, and work becomes notably more productive.

While these agencies do engage in some similar activities, such as advocacy, marketing, investor assistance and pathfinding, they possess distinct skill sets and tools that synergize at different phases of downtown's economic development and revitalization journey. Ensuring the optimal performance of these agencies relies on understanding their core competencies, and consistent implementation of their distinct roles, fostering collaboration to prevent redundancy and overlap.

CentreVenture

CentreVenture was established by Winnipeg City Council on May 13, 1999, in response to recommendations made by a Downtown Task Force, struck by Economic Development Winnipeg (EDW) in 1998. The Task Force, comprised of community and business leaders, was established to find a new approach to revitalizing downtown, in the context of a declining tax base, storefront vacancies, derelict heritage properties, and the exodus of longstanding downtown businesses. Their primary recommendation was:

> “That a sustainable Downtown Development Authority be created to provide leadership in the planning, development, coordination, and implementation of projects and activities in the downtown; and that a public-private partnership approach is pursued to build on the expertise and innovation of the private sector and the political leadership and policy development capacity of the public sector”.

This mandate was formalized and renewed in 2015. While 'providing leadership in the planning, development, coordination, and implementation of projects and activities in the downtown' sounds all-encompassing and could be construed to govern all actions in the downtown, in practice, CentreVenture most often operated within a narrower scope.

CentreVenture has primarily operated as a community and economic development organization, focusing chiefly on the "physical revitalization" of downtown. This role has involved planning and initiating enhancements to the public realm and community spaces, improving neighbourhood well-being, and spurring private capital investment. Notable projects include Waterfront Drive, The SHED, Central Park, and The Market Lands. Additionally, the organization has initiated and implemented various financial tools and programs designed to overcome market barriers to the revitalization of privately held properties downtown, such as mortgage financing, land assembly and marketing, tax increment financing, heritage tax credits, and project grants.

CentreVenture organizes its activities through a ‘district strategy’ planning approach, recognizing that Winnipeg’s downtown is large and an amalgam of distinct neighbourhoods with different assets and opportunities that warrant a tailored approach to investment and revitalization. These tangible and visual strategies flow from the Complete Communities Direction Strategy of Our Winnipeg and CentrePlan. They have an urban planning underpinning but are different from regulatory plans in that they apply a redevelopment marketing lens to inspire community stakeholders and attract investment. They provide strategic focus for CentreVenture’s actions, but also provide a point of coordination for other actors in the downtown, in the public and private sectors. This approach to corporate strategic planning around a “future state” physical and geographic framework is fundamentally different from the City’s other arms-length agencies. Moreover, CentreVenture's work frequently involves direct financial investment in development projects, in collaboration with the private sector, non-profit organizations, and various levels of government.

To operate effectively in this sphere of activity CentreVenture has developed unique expertise which contrasts from other city agencies. Its skillset is in the “how to” of physical planning and development in the downtown, with distinct knowledge in urban planning and design, market conditions, real estate finance, land development and law, and public-private development partnerships.

Economic Development Winnipeg

Economic Development Winnipeg (EDW) operates city-wide with a mission "to promote and influence economic growth in Winnipeg" and a mandate that involves "leading, facilitating, and promoting Winnipeg's economic development and tourism development efforts." It operates under the joint authority of the City of Winnipeg and the Province of Manitoba, with the overarching goal of achieving job growth in key economic sectors, including tourism.

In the downtown, EDW performs a dual role of "attracting" and "amplifying" activity. Through its Tourism Winnipeg arm, EDW actively attracts conventions and events, while its Yes Winnipeg arm draws businesses to locate or expand in the downtown. Additionally, as Winnipeg's primary marketing agency, EDW is crucial in showcasing the existing attractions and advantages of downtown Winnipeg to foreign tourists and investors.

A more focused delineation of roles between CentreVenture and EDW at the business attraction stage could enhance productivity and agency collaboration. When dealing with new business opportunities or downtown expansions, EDW should involve CentreVenture early in the process. In some cases, EDW should designate CentreVenture as the lead when specific conditions are met. This would apply to projects not entailing substantial ongoing job creation, such as retail, hospitality, or residential development. It should also apply to scenarios where the investment decision is already assured or primarily depends on a favorable real estate transaction or capital development. This approach recognizes CentreVenture's unique knowledge and expertise in downtown planning and development.

Conversely, when CentreVenture is involved in a real estate investment project with the potential to attract large businesses downtown, it should bring in EDW early on. This allows EDW to use the project as a tool for business attraction. In instances requiring additional business-focused support from other government levels—such as research or industry specific tax credits, training, and labor recruitment—CentreVenture should defer to EDW, acknowledging its expertise in that area of industry-government relations.

Business Improvement Zones

There are three Business Improvement Zones in the downtown with The Downtown Winnipeg BIZ, being the largest, spanning the majority of downtown's geography. The Exchange District BIZ is centred around Winnipeg's heritage district and West End BIZ has a small portion of it mandated area encompassing a section on the western edge of downtown. A City of Winnipeg by-law (NO. 8111/2002) prescribes how BIZs are formed, how they levy a business improvement tax, and what their objects are.

The by-law outlines the objects of a Business Improvement Zone (BIZ) are "to beautify, improve, and maintain the real property of the City in the zone, subject to the authorization by Council" and "to promote improvements and economic development in the zone." While the latter objective is broad in scope, BIZs in practice focus on operational roles in the downtown to enhance economic outcomes.

BIZs are "urban place managers". This includes running placemaking and public enhancement programs to improve the visitor experience, to improve cleanliness, as well as increasing safety and security through participation in the Downtown Community Safety Partnership (DCSP) or with self-directed patrols. Additionally, BIZs actively market and promote the downtown area through events, festivals, and marketing campaigns to attract visitors and customers. They undertake market research and advocate to government on behalf of local businesses to address pertinent issues and provide support services to these businesses, including marketing assistance, networking opportunities, and regulatory guidance. Furthermore, they work to attract new businesses to their areas, often providing incentives or grants, with a particular focus on the ground floor/retail sector.

These operational activities are in contrast to CentreVenture's focus on planning and capital investment in downtown. CentreVenture and the BIZs can be seen as complementary forces: while BIZs enhance the day-to-day experience of downtown, CentreVenture shapes its long-term development. It's crucial to understand that this primary distinction—operation versus capital—is not mutually exclusive and should not be overly simplified. Both organizations play a critical role in strategically planning the downtown. But at the same time, it's essential to maintain this basic distinction to prevent mandate creep of both organizations. Recognizing the depth of this

relationship, CentreVenture should lead on the creation of district development strategies but engage actively in partnership with the BIZs to ensure their on-the-ground insights and placemaking expertise are incorporated. This would ensure a more cohesive effort in driving the evolution and revitalization of downtown Winnipeg.

City of Winnipeg CentrePlan 2050 vision and policy framework for downtown		
EDW Core Competencies	CentreVenture Core Competencies	BIZs Core Competencies
• job attraction and expansion • economic data and analytics • talent attraction and retention • marketing and promotion • industry advocacy and liaison • business relationship building	• urban planning, design, development • real estate finance and analysis • land assembly and development • financial incentive programs • project management • public-private partnerships	• urban place management • local businesses advancement • place making and maintenance • safety and outreach • events and engagement • research, promotion, advocacy

The Forks North Portage Partnership

The Forks North Portage Partnership (TFNP) was not delineated above because this tripartite-controlled organization is distinct and requires a separate background.

In 1999, when CentreVenture was created, the City of Winnipeg was understandably impatient about the state of downtown. At that time, intergovernmental collaboration on downtown issues had significantly diminished. The successful tri-partite Core Area Initiatives I & II (CAI) were replaced by the Winnipeg Development Agreement (WDA). This new agreement shifted the primary focus away from the core area, reduced the scale and equal financial participation of the three levels of government, and eliminated the joint office and decision-making requirements of the previous agreement. This lack of collective action on downtown challenges prompted Economic Development Winnipeg to form the Task Force that ultimately led to the establishment of CentreVenture.

It's important to note that the Task Force report and the City Council resolution supporting the establishment of CentreVenture acknowledged the existence of TFNP and its responsibility for planning and developing a significant portion of downtown Winnipeg, recognizing the potential for duplication. The Task Force recommended that "the Forks North Portage Partnership and the Downtown Development Authority [CentreVenture] integrate planning and development activities to ensure a seamless and coordinated approach to all downtown development initiatives. It also suggested that “strategic planning and priority setting be carried out jointly between the two organizations." In response, City Council resolved that "as part of the formation of the new development corporation, a review with the other two levels of government be undertaken concerning the mandate of the Forks North Portage Partnership."

Subsequently, there were no formal resolutions or unified directives implemented concerning the potential collaboration or amalgamation of these organizations. Nonetheless, CentreVenture and TFNP have sustained amicable and respectful relationships over their histories, marked by successful collaborations on numerous development projects. While considerations for a

more substantial or formalized partnership emerged, they did not materialize. This likely stemmed from the complexities of synchronizing the policy focuses of all three tiers of government during 1998/99. Given the City's urgency to address downtown challenges, CentreVenture's establishment proceeded as an independent entity.

In 2000, following the emergence of a new provincial government, the Mayor of Winnipeg appealed for the Province to become a co-funder of CentreVenture, matching the city's contributions. However, securing an equal level of provincial involvement in CentreVenture proved challenging. The new provincial administration showed a preference for TFNP's tripartite model and expressed hesitancy towards participating in a city-centric model that had already been established. Ultimately, substantial, though not equivalent, provincial engagement in CentreVenture was attained for a time, as detailed in the preceding section.

PROVINCIAL PARTICIPATION

For most of its history, CentreVenture has enjoyed supportive participation from the provincial government, recognizing the significant impact that downtown Winnipeg has on the province's overall economy. Beginning in 2000 and until the end of 2015, the Province of Manitoba appointed an ex-officio member to CentreVenture’s Board of Directors. This was typically the Deputy Minister or Assistant Deputy Minister responsible for urban affairs. This relationship yielded impressive results, including the Province’s financial participation in programs such as the Downtown Residential Development Grant (DRDG) program, Live Downtown rental development program, the Sports, Hospitality and Entertainment District (SHED) program, and the Exchange Waterfront Neighbourhood Development Program (EWNDP). Furthermore, until the end of 2015, the Province of Manitoba provided CentreVenture with an annual grant of approximately $250,000 for its activities.

OUTCOME METRICS

CentreVenture has consistently faced the challenge of effectively tracking and measuring the outcomes of its work. This challenge is partly attributed to the difficulty of measuring the more subjective aspects of its mission, especially when assessing the overall sentiment about downtown Winnipeg. Additionally, the organization has historically operated with limited administrative resources, lacking the necessary human resources skills and capacity for consistent data collection and maintenance.

Furthermore, it's worth noting that the City of Winnipeg has never assigned key performance indicators (KPIs) to CentreVenture. This has contributed to a lack of clarity regarding the organization's purpose and effectiveness. To address these issues and enhance CentreVenture's ability to measure its impact, it is recommended that the organization invest in improving its data collection and analysis capabilities. Additionally, as part of CentrePlan 2050, the City of Winnipeg should define meaningful KPIs that can provide a clearer sense of purpose and effectiveness, making it easier to track and communicate the outcomes of CentreVenture's vital work in downtown revitalization. Potential KPIs for consideration are included in Appendix C.

This emphasis on measurable results remains paramount, as it ensures a transparent understanding of the tangible impact of CentreVenture's work. Such clarity benefits stakeholders by offering a more comprehensive view of the organization's effectiveness and areas for improvement.

COMMUNICATION

Communication has been a consistent challenge for CentreVenture, effectively conveying its work and outcomes to the City of Winnipeg and the community as a whole. One prominent issue has been the absence of a dedicated budget or an individual with the requisite skills to effectively communicate CentreVenture's mission through various communication channels.

The organization has often prioritized the allocation of its limited resources to project development, which is understandable. However, this exclusive focus has, at times, resulted in a less-than-optimal web and social media presence, as well as inconsistent public reporting. This has contributed to a lack of understanding regarding the organization's activities and the value it brings to the community. With a renewed mandate, it becomes imperative to address this aspect of the organization. While investing in communication may not always be the most appealing use of resources, it is an indispensable element of an agency that seeks to be publicly accountable.

It is recommended that, as a first course of action, CentreVenture pursue opportunities to collaborate with The BIZ's, EDW, and TFNP to develop a common platform for communicating the development of downtown Winnipeg. Currently, there is no single platform for potential investors to understand downtown and explore data and opportunities for participation in its development. This platform could serve as the basis for CentreVenture's future branding and a communication platform for its activities

WORK TOOLS

CentreVenture's success has been intrinsically linked to its ability to creatively wield a diverse array of tools and levers, essential for countering and overcoming the inherent market challenges associated with downtown development and revitalization. This versatile toolkit has evolved over the years, adapting to the dynamic needs of the downtown.

In the heart of this toolkit lies the provision of various financial instruments, including loans, grants, and tax credits. Some of these instruments have been implemented as application-based programs, while others fall under CentreVenture's designated authority to strategically pursue or initiate development projects aligned with the objectives outlined in its district strategies. Additionally, the direct acquisition of underutilized land, and in certain instances, property development, have played essential roles in this toolkit, empowering CentreVenture to actively shape the physical landscape of downtown.

CentreVenture's deep knowledge of the downtown development market has provided it with the ability to strategically combine or stack tools, such as land assembly and mortgage financing, using a thorough business case analysis. This approach ensures that very challenging revitalization projects can be achieved. In the case of loans, CentreVenture's funds have revolved and been reused for multiple impact.

When these tools have expired or been withdrawn, CentreVenture's activities have encountered limitations, resulting in reduced outcomes for downtown development and revitalization. This underscores the critical importance of ongoing collaboration and resource support from key government entities. Without access to these tools, CentreVenture would essentially function as a marketing agency, relying solely on persuasion and advocacy to encourage entities to invest in downtown spaces. Arguably, other agencies with a more robust marketing and promotional focus, such as EDW or the BIZs, could achieve this. It is the multifaceted market toolkit that CentreVenture has employed over the years that has enabled it to be a proactive and effective catalyst for tangible change in the downtown area. Simply, without a comprehensive toolkit there is rationale for CentreVenture.

SINGLE-WINDOW APPROACH

It is recommended that the City of Winnipeg implement a single-window approach to the delivery of downtown support programs under CentreVenture. A single window for stakeholders will enhance the customer experience and the investment image of the city by providing a consistent and user-friendly interface. Centralization also hones best practices in program design and controllership, saving time and administrative overhead. It multiplies expertise and market knowledge, leading to more informed decision-making and better-targeted initiatives. It also allows CentreVenture to effectively combine programs to more efficient and greater impact. This approach of embracing economy of scale at CentreVenture, would also free up resources in the City for development approvals and regulatory reform.

EXISTING PROGRAMS

It is recommended that the administration and approval of applications under the Heritage and Economic Development Incentive (HEDI) program in downtown Winnipeg be transferred to CentreVenture. Originally designed to be

administered by the CAO's office, this program would benefit from streamlining. Under the current structure, proponents engage with different individuals at CentreVenture and in the City Administration for grant review and administration. This fragmentation has caused confusion and inefficiency in the process and is inconsistent with the previous DRDG and Live Downtown housing programs that were designed and led by CentreVenture. Moreover, it is evident that the HEDI program, in its existing form, has not been as successful as previous programs in incentivizing new developments. Therefore, it is advisable for the City of Winnipeg and CentreVenture to collaborate in evaluating and redesigning the program to address its shortcomings, which could include extending the grant period of the TIF or expanding the categories of eligible investment.

It is recommended that CentreVenture be designated as the sole administrator for all Gail Parvin Hammerquist (GPH) Funds in downtown Winnipeg. Currently, GPH grants for small heritage improvements are administered by the Department of PPD in the downtown, while CentreVenture uses its GPH allocation for larger projects. This division of administration is inefficient and restricts CentreVenture's reach within the downtown community. By centralizing the administration of GPH Funds under CentreVenture, a more efficient and unified approach can be established. This change can facilitate CentreVenture's involvement in smaller projects, potentially assisting them in achieving larger renovations or forming connections that could attract additional partners and lead to greater redevelopment opportunities.

STRATEGIC INFRASTRUCTURE PLANNING

It is recommended that the City of Winnipeg adopt a policy wherein, at the conceptualization stage of all major downtown infrastructure projects, CentreVenture is engaged to lead visioning and consultation with the community in collaboration with the Departments of PPD and Public Works. Involving CentreVenture in this early stage of the process allows the organization to incorporate a market impact analysis from the outset, addressing the question of how the infrastructure can have economic and redevelopment impacts. This ensures that the infrastructure is designed to maximize economic impact and tax value uplift.

The most successful past example of this approach is Waterfront Drive. In that case, CentreVenture worked closely with planners, designers, and gained insights from the development community to design the infrastructure project in a way that would create adjacent neighborhood redevelopment spin-offs. Alongside the planning process, CentreVenture worked to create development guidelines and a marketing program for the project. In some cases, they also prepared and assembled adjacent lands to ensure that these spin-offs occurred. This $9 million infrastructure project has resulted in over $300 million invested or announced in the area, with 1,020 new housing units.

Similar strategic infrastructure planning approaches were used for the SHED, The Exchange Waterfront Neighborhood Plan, South Main, and the Market Lands. By employing this community planning method, CentreVenture cultivates community advocates and supporters, allowing them to leverage significant financial resources from other levels of government. Future opportunities, such as the re-envisioning of Graham Avenue and the development of rapid transit, represent infrastructure projects where CentreVenture's expertise and influence can be harnessed to ensure that underutilized private lands respond to public infrastructure projects with redevelopment and economic impact.

HOUSING ACCELERATOR FUND

It is in the area of housing, and the federal Housing Accelerator Fund (HAF), where a new and expanded role for CentreVenture in program delivery could achieve even greater results. Winnipeg is poised to receive considerable support through HAF, providing a significant workplan that is very well suited to the historical role of CentreVenture, its core competencies, and its arm's length position, and with that the ability to leverage partnerships in the private and on-profit sectors.

It is recommended that CentreVenture take a significant role in delivery of HAF funds in downtown, and in other areas such as priority corridors or in affordable housing, where the City feels that the arm's length organization model, with market expertise and economy of scale, can leverage faster and better outcomes.

Winnipeg's Housing Accelerator Fund application has proposed the following initiatives on two fronts. On the first front, these activities will be spearheaded by the City's Department of PPD and are aimed at eliminating regulatory and procedural obstacles to facilitate denser and faster housing development in Winnipeg. They will play a crucial role in achieving a significant number of new homes in Winnipeg, in alignment with federal requirements for lot densification as a right for new housing in the city.

City Regulatory and Process Reform

a) Rapid Zoning By-Law Amendments for Accelerated Housing and Complete Communities
b) Rapid Amendments to Local Area Plans
c) City Concierge for Affordable Housing
d) Digitize and Facilitate Faster Development and Permit Approvals

The second front involves programs to assist the private and non-profit sectors to increase housing supply at an accelerated pace, with a focus on downtown and affordable housing. While the City administration possesses some expertise to implement these three programs, the HAF application acknowledges the need for additional staff to successfully execute them. The application emphasizes that these programs will necessitate close collaboration and partnership approaches with the private and non-profit sectors, therefore very well suited to CentreVenture.

Market Support and Incentives

a) Promoting Multi-Family Housing Downtown and on Corridors (Grant Incentive Program) - This initiative will provide direct incentives to create more housing supply, specifically multi-family housing on key corridors including in the Downtown and near high frequency transit, as well as enhance the delivery of new affordable and non-profit housing.

b) Land Enhancement Office - This initiative will facilitate strategic development of affordable, supportive, and mixed-income housing through acquiring, assembling city-owned or private lands for the purposes of making them available to affordable housing providers, and/or to acquire vacant buildings or buildings at-risk of loss for the preservation of affordable housing.

c) Infrastructure Support to Increase Residential Development - This initiative supports infrastructure upgrades and/or servicing works at sites where the City has received and anticipates development interest. It could also include an option for direct City-led infrastructure investments prioritizing land enhancement activities for affordable housing or public community amenities in strategic locations to enhance the marketability and quality of life around key projects.

MANDATE RENEWAL AND IMPLEMENTATION

The preceding discussion underscores the continued critical need for a downtown development authority in Winnipeg, with a particular focus on increasing attainable and affordable housing downtown to counteract the changes brought about by the pandemic. CentreVenture's arm's length agency model for government intervention has demonstrated its effectiveness over the past 23 years, harnessing substantial community, private sector, and senior government involvement. This effectiveness is further amplified when the right conditions or success factors are in place to achieve higher performance.

MANDATE FOCUS

The core competencies and activities of CentreVenture are fundamentally aligned and essential to stimulate the Winnipeg market to build more housing, particularly affordable housing, as outlined in the Market Support and Incentive components of the City's Housing Accelerator Fund (HAF) proposal. This includes distinctive knowledge and skill sets, specialized tools, and the benefits of an arm's length agency model.

The knowledge and skills set of a downtown development authority, exemplified by CentreVenture, encompass a profound understanding of urban planning and design, real estate finance and analysis, land assembly and development, financial incentive programs, project management and public-private partnerships. These skills will be needed to implement the programs contemplated under HAF.

The tools and strategies employed by CentreVenture, which have proven effective in catalyzing downtown development – including mortgage financing, tax credits, grants, land assembly, and partnerships – mirror the programs contemplated in HAF. Employing these tools successfully involves a hands-on approach, fast response time, creative partnerships, and relationship building with the primary actors in housing delivery, including private developers, non-profits, and other levels of government.

The arm's length model, as exemplified by CentreVenture, offers several advantages in the context of HAF. It allows for a degree of separation from government structures, fostering agility and adaptability, and speed in addressing the housing challenges that HAF identifies. It also harnesses community, private sector, and senior government participation to achieve greater outcomes.

As Winnipeg grapples with two pressing challenges – the imperative to revitalize downtown and confront the affordable housing crisis, especially in light of the Housing Accelerator Fund (HAF) proposal – it becomes increasingly evident that CentreVenture's new mandate be even more sharply focussed on housing development in the downtown.

NEXT STEPS

The necessity for CentreVenture to rapidly increase staffing levels, along with the deployment of interim resources, is essential to effectively deliver on the renewed mandate and the Housing Accelerator Funds (HAF). For HAF implementation, this expedited approach, while demanding, can be realized more swiftly than with the slower staffing and procurement processes

observed within the City. To achieve this goal, it is recommended that the mandate renewal be executed on multiple parallel tracks and with these key components and considerations.

Announce Mandate Renewal

As soon as possible in the new year, the Mayor announces the City's intention to re-new CentreVenture. This announcement should emphasize that the prompt delivery of HAF resources to support private-sector and non-profit housing development initiatives will be a key role for the renewed organization.

CEO Search

Upon the announcement of the mandate renewal, a 2-month search for a new CEO should be initiated. The recruitment strategy for this vital role should focus on attracting individuals who excel in forging partnerships and fostering collaborations. While downtown and development expertise is beneficial, it is not a mandatory requirement for the CEO position. The CEO will be supported by other team members with technical knowledge in planning and development. The ideal candidate for the CEO role should possess a robust community network, demonstrable leadership experience, and command respect within the community.

The recruitment process can not only serve to find a suitable CEO but can also be instrumental in identifying potential candidates for other significant roles within the renewed organization, such as the VP of Planning or the VP of Development.

If the search for a new CEO is advertised in March, the process is expected to culminate with the extension of an offer to a selected candidate by May. It is important to consider that many candidates for executive leadership positions may be bound by employment contracts with notice periods of up to 3 months. This means that the person may not be in place until September. Therefore, a transition period of close collaboration between City of Winnipeg staff and CentreVenture staff will be required to ensure that key initiatives move forward without delay.

HAF Grant Incentive Program

In early part of 2024 CentreVenture will need to work collaboratively with City of Winnipeg staff to finalize the HAF grant incentive program criteria and develop application materials and processes so they can be launched as soon as possible. This can be accomplished using CentreVenture's current part-time staff and consulting staff working additional hours. These team members have substantial experience in launching similar programs. Additionally, CentreVenture is capable of rapidly procuring communication materials for the program, such as web presence and marketing materials.

HAF Land Enhancement Program

This will involve land assembly and affordable housing development partnerships downtown (e.g. surface parking lots) and on city-owned lands. CentreVenture must work in tandem with City of Winnipeg staff to pinpoint city-owned lands for affordable housing development. This process involves creating a framework and a protocol for the transfer of these lands to CentreVenture. Additionally, identifying other priority government or private lands in the downtown area, identified for redevelopment in CentrePlan, is crucial. The ultimate aim is to formulate a preliminary strategy and set targets for CentreVenture.

CentrePlan 2050

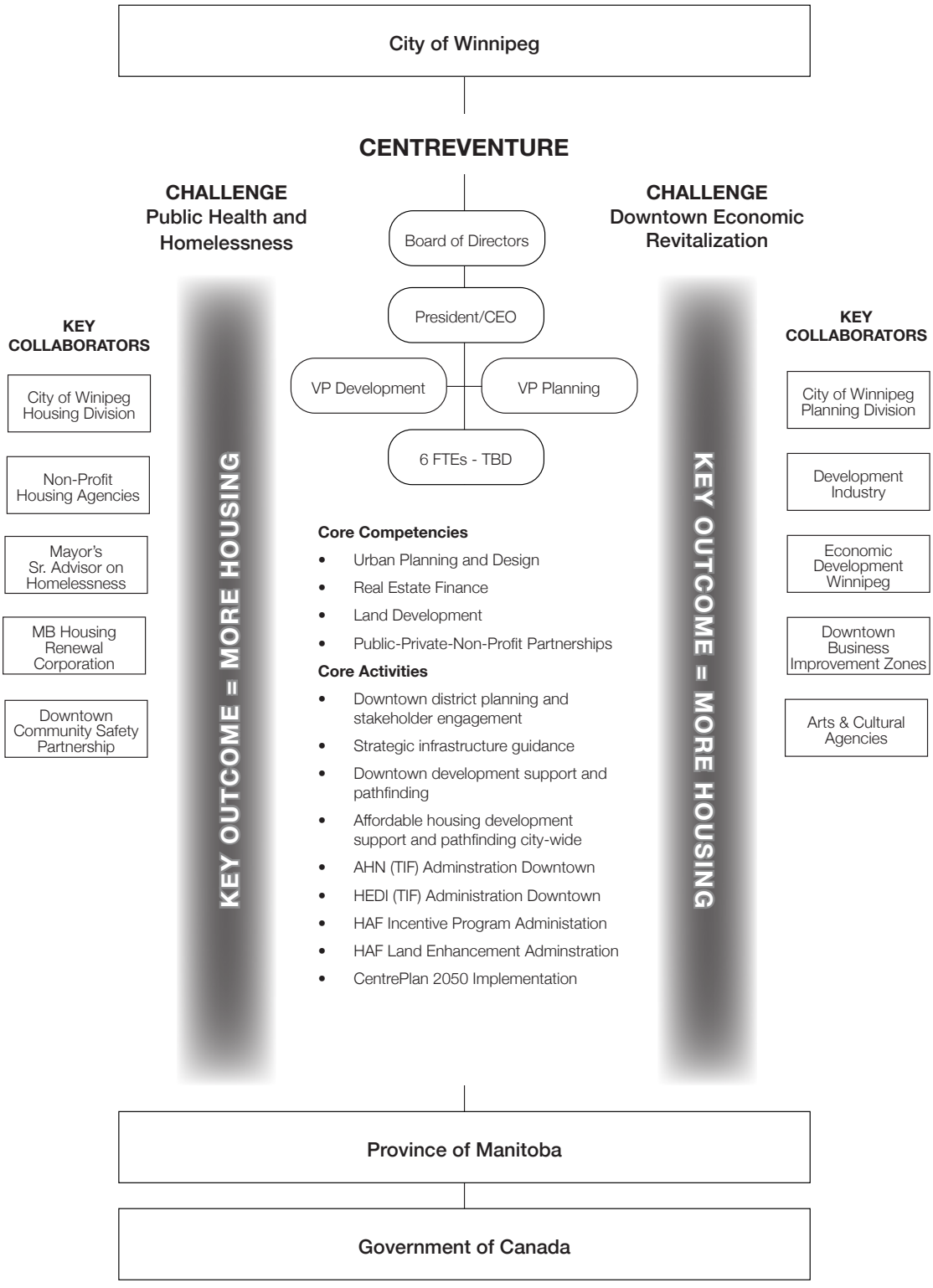
The timely release of CentrePlan 2050 in spring 2024 is paramount for demonstrating progress in downtown revitalization to the Winnipeg community. For maximum effectiveness, CentrePlan must explicitly define the roles and

responsibilities of various stakeholders in downtown development, as outlined earlier in this document. CentrePlan should serve as the foundation from which a comprehensive workplan and Key Performance Indicators (KPIs) for CentreVenture are developed.

In the coming months, it's crucial for City of Winnipeg staff and CentreVenture staff to maintain their collaborative efforts. Their joint task is to clearly articulate the City's expectation for CentreVenture and ensuring that the CentrePlan 2050 not only outlines the vision but also specifies the actionable tasks required to achieve this vision. The release of CentrePlan 2050 is a critical step forward. It must be comprehensive, clear, and actionable, delineating roles, responsibilities, and expectations to drive the successful revitalization of downtown Winnipeg.

APPENDIX A

Organizational Mandate Diagram



APPENDIX B

Downtown Residential Development Challenges

The task of constructing downtown housing and drawing more people to live downtown is accompanied by specific challenges:

Land Acquisition & Assembly: Acquiring land in the downtown area presents unique challenges due to higher land prices and smaller land parcels. In many cases, assembling multiple properties is necessary to create a viable development site, adding complexity, time, and extra costs to the project. Notably, the non-profit sector faces even more significant challenges, particularly due to high land prices and the financial burden and risk of carrying land during the feasibility phase.

Construction Costs: Constructing high-rise buildings in the downtown comes with significantly higher costs compared to low-rise suburban formats, impacting the overall budget of development projects. Rising construction costs and interest rates have made the feasibility of projects more challenging.

Site Constraints: Development parcels in the downtown are often characterized by limited size, irregular geometry, and restricted physical access. These characteristics make it challenging to create the most efficient and cost-effective building layouts.

Affordability: The demographic for market housing in the downtown includes younger individuals with lower household incomes. New market housing projects must strive to offer affordable rents that cater to this demographic, with median market rents in newer downtown apartment buildings already $200 per month lower than in other Winnipeg areas.

Public Perception: Beyond affordability, downtown projects encounter marketing obstacles tied to public perceptions of safety, crime, and the availability of amenities like grocery stores, green spaces, parking, schools, cleanliness, and more.

Complexities & Fees: Downtown development involves various complexities and fees that are less common in greenfield sites. These include expenses related to right-of-way rentals, material staging space, parking meter hooding, traffic management, site security, and accommodations for trade worker parking.

Prior Land Uses: Redeveloping downtown sites frequently involves the demolition of outdated structures. Many of these sites have a history of diverse land uses, which can pose risks and expenses associated with environmental contamination.

Parking: Providing underground or structured parking in the downtown area adds costs that are not typically associated with suburban projects. This often limits the number of on-site parking stalls available for tenants, potentially discouraging those who rely on vehicles for work or travel due to the high expense of off-site parking.

Urban Design: Downtown development projects are often subject to specific urban design requirements, such as the inclusion of ground-floor commercial spaces. These mandates introduce additional risk and complexity, especially in residential projects. Furthermore, the downtown's higher design standards can result in added premium costs.

Heritage: Many redevelopment opportunities in downtown Winnipeg involve designated historic buildings. Converting these structures demands specialized knowledge and may entail extra risks and expenses due to their heritage status.

APPENDIX C

Potential CentrePlan Key Performance Indicators (KPIs)

Economic Impact Metrics:

- Increase in downtown employment.
- Growth in downtown businesses.
- Increase in property values within the downtown area.

Housing Metrics:

- Number of new residential units developed or renovated within the downtown area.
- Reduction in homelessness within the downtown area.
- Economic impact of increased residential development
- Availability of affordable housing options within downtown.
- Occupancy rates of downtown residential buildings.
- Diversity of housing types to meet various needs.
- Accessibility features and inclusivity of downtown housing.
- Quality and condition of housing stock.
- Rental rates and housing costs in comparison to the region.
- Tenant satisfaction with living experiences.

Community Engagement:

- Number of community events and initiatives supported or organized.
- Participation rates in community activities.
- Public perception surveys measuring satisfaction and sentiment about downtown.

Infrastructure and Development:

- Number of new developments or redevelopment projects initiated or completed.
- Square footage of commercial and residential space added or renovated.
- Investments attracted for downtown projects.

Tourism and Cultural Metrics:

- Increase in tourism-related activities and attractions.
- Growth in cultural events and festivals.
- Visitor numbers and economic impact of tourism.

Sustainability and Environmental Impact:

- Reduction in greenhouse gas emissions within the downtown area.
- Implementation of sustainable practices in new developments.
- Expansion of green spaces and sustainable transportation options.

Financial Performance:

- Annual revenue and budget adherence.
- Efficiency in resource allocation and cost management.
- Return on investment for economic development programs.

Public-Private Partnerships:

- Number of successful partnerships established.
- Amount of private sector investment leveraged through partnerships.

Perception and Sentiment:

- Surveys on the perception of downtown as a vibrant and attractive place to live, work, and visit.
- Feedback from residents, businesses, and visitors regarding their overall experience in downtown.

Community Involvement and Empowerment:

- Assessment of community involvement and empowerment through qualitative interviews and focus groups.
- Documentation of community-led initiatives and projects.

APPENDIX D

CentreVenture Sample Case Studies and Project Portfolio

THE AVENUE ON PORTAGE

CentreVenture's 2006 Strategic Plan (The Heart of Gold Plan) focused on efforts to accomplish highly visible change on the major arteries of Portage Avenue and Main Street. Clustered areas of blight were identified, and efforts undertaken to acquire properties and/or work with property owners to accomplish redevelopment.

The north block of Portage Avenue between Smith and Garry was identified as a priority target area with two long vacant and boarded-up heritage buildings: The Avenue Building at 265 Portage Avenue and the Hample Building at 271 Portage Avenue.



CentreVenture approached the owner of the Avenue Building to see if the organization could assist in finding a redevelopment plan. The owner was unmotivated to undertake the redevelopment, so CentreVenture's Board made the decision to purchase the building. The purchase was successfully negotiated and CentreVenture took possession of the building in October, 2006.

The building had been open to the elements for so many years that CentreVenture had to remediate extensive pigeon excrement on the interior and complete environmental and general clean-up to make the building safe for entry.

In 2007, CentreVenture issued an RFP for redevelopment of the building and a commercial proposal was accepted. CentreVenture and the successful proponent then jointly responded to a Provincial RFP for a government lease. The joint submission did not win the Provincial RFP, so this proponent decided not to pursue the redevelopment.

CentreVenture determined that the vacant Hample Building, next door to the Avenue Building, was going to have a negative impact on efforts to find a new developer for the Avenue Building so, CentreVenture approached the owner of the Hample Building and secured an option to purchase the property.



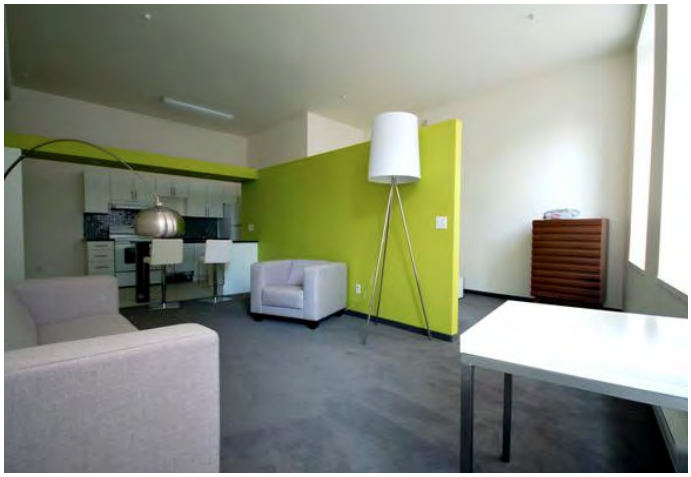
CentreVenture then directly approached developers who had experience redeveloping heritage properties and offered both buildings as a package. A developer was identified, and CentreVenture worked through planning and due diligence with the developer.

It became evident there were significant economic challenges to accomplish the redevelopment. CentreVenture identified funding support programs to bridge the gap and helped the developer make applications. Funding was secured through three programs: heritage grant funding, a tax increment financing program, and a Manitoba Housing grant. However, cash flow from these programs would not be released until after the project was complete but the developer required the funds during construction to obtain financing for the development. CentreVenture's Board decided to bridge finance a total of $2.4 million to enable the project to proceed. The financing provided by CentreVenture was secured by taking assignment of the grants provided under the programs and, by registration of a 2nd mortgage on the properties.

An additional complication to obtaining financing was that a tenant for the main floor commercial space had not been secured. Project financing was dependent upon guaranteed rental revenue from the commercial space. CentreVenture pursued leasing options with the Province and the City and eventually, a provincial government tenant was identified. The Manitoba Start Program/Employment Solutions for Immigrants would locate on the main floor of the two buildings.

CentreVenture assisted in negotiating a 10-year lease and committed to finance 50% ($600,000) of the tenant improvements so the Province could access capital funding over two fiscal budgets. In the end, CentreVenture's financing wasn't required but the knowledge the financing was in place allowed for the lease to be signed and the developer to secure project financing.

This development, completed in 2012, resulted in two highly visible derelict buildings spanning half a city block being re-developed into 75 loft style apartments with an active and attractive storefront. Also, because of the larger footprint realized by assembling the two buildings, the developer was able to excavate and construct a 35-stall secure underground parking facility for tenant parking. The developer recently confirmed the apartments are, and have been, 100% occupied with the exception of short vacancies during tenant turnover times.



The Avenue on Portage redevelopment accomplished many positive impacts for the downtown community and the following material fiscal impacts for government:

Property Tax Impacts	2011 Tax Year	2022 Tax Year	Increase
Assessed Value	$938,000	$10,072,000	1,074%
Municipal Taxes	$7,698	$68,062	884%
Education Taxes	$13,311	$48,874	367%

It took CentreVenture six years from the date of purchase to the grand opening of this $11 million mixed-use development. Vision, patient capital, persistence, knowledge, connections and the ability to identify funding sources and partners were all required to turn the lights back on these very important heritage properties.



THE CARRIAGE WORKS

In 2017, CentreVenture was working with the City of Winnipeg to have two city-owned properties optioned to the organization, half a block west of Princess Street between Ross and Pacific Avenues. One property was a heritage designated warehouse that the City had been using for storage and the other was a surface parking lot. These properties (the "Ross Properties") were envisioned as major redevelopment opportunities in the Northwest Exchange District Chinatown Development Strategy, a new District Plan that CentreVenture was formulating with area stakeholders.

CentreVenture analyzed that attracting private investment to the Ross Properties would be challenging because of their peripheral location in the downtown and because they were separated from Princess Street by a block of derelict heritage buildings (the "Carriage Works"). The owner of the Carriage Works was not a developer and planned to continue to use the buildings for warehousing. So long as these buildings stayed inactive and derelict, the Ross Properties would be difficult to market and redevelop.

After deliberation, CentreVenture's Board made the decision to pursue the acquisition of the Carriage Works buildings. Fortunately the owner was a respected local business person who cared about the city. He agreed he could find warehousing in an alternate location and saw the community benefit in participating with CentreVenture.

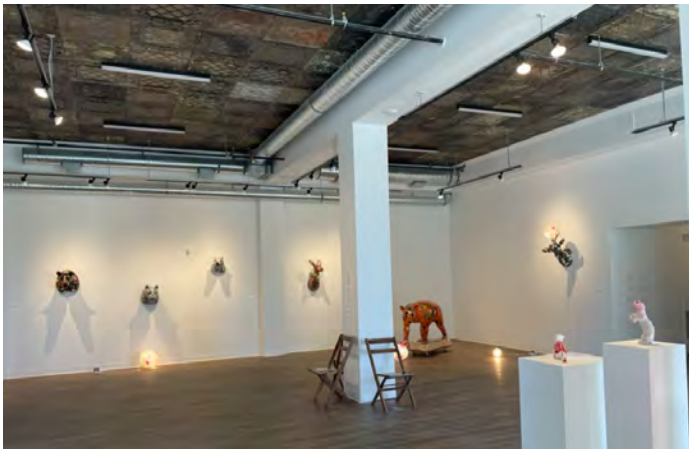


CentreVenture then undertook extensive due diligence and architectural feasibility analysis to determine the buildings were structurally sound and that a redevelopment was achievable. The purchase price was determined by a third party appraisal and CentreVenture took possession of the properties in December, 2017. The project was named "Carriage Works" because the buildings were originally used as a showroom by the McLaughlin Carriage Company.

Business planning for a mixed-use commercial and residential project began. While the Carriage Works buildings had great main floor retail spaces with big windows on Princess Street, CentreVenture determined that attracting retail tenants to this location would be difficult in the short to medium term. At the same time CentreVenture was turning its attention to the challenge that many artists and non-profit arts organizations were being displaced from The Exchange District due to rising rents. These two challenges presented an opportunity.

Founded in 1983, Aceart Inc. is an artist-run-centre exhibiting contemporary art. They were located in a non-accessible upper-floor space in a dilapidated heritage building in The Exchange District. CentreVenture was aware that they wanted a better location, but that they didn't have the human resources, skills, or financial capacity to achieve it. CentreVenture proposed the Carriage Works space to Aceart Inc. and they were very interested. However, they didn't have the staff resources to do the planning and to mount the fundraising required. CentreVenture offered to provide these services, writing all grant applications, meeting with funders, coordinating the interior design process, and achieving all occupancy requirements. In the end, CentreVenture raised $550,000 in federal and Winnipeg Foundation grant funding to provide a high-profile, long-term, turnkey home for Aceart Inc. at a very low rental cost.

As CentreVenture progressed through the planning stages in 2018, it was determined that developing and owning the residential portion would require staff resources and risk that the organization couldn't take on at that time. It was decided that the best option would be to partner with a developer who owned and managed residential properties and had experience redeveloping heritage buildings.



CentreVenture issued an Expression of Interest to five experienced developers and selected a respected partner who had completed several other heritage projects in the downtown. The organization entered into a complex joint-venture agreement where the developer purchased the properties and CentreVenture fully recovered its purchase and carrying costs. Ownership transferred to the developer and, upon completion, the building was subdivided to create two Air Space Parcels. One Air Space Parcel contains two rental units owned by CentreVenture (one unit occupied by Aceart Inc.). The other Air Space Parcel contains the residential and common areas owned by the developer.

CentreVenture granted $1.1 million to the project, including the $550,000 raised for Aceart Inc's space and a further $550,000 heritage grant to cover the construction costs of CentreVenture's space and the common areas and infrastructure shared in the building. CentreVenture also achieved a 12-year heritage tax credit from the City of Winnipeg.

The developer took the lead on the construction management which greatly reduced CentreVenture's risk and human resource requirements. The project was completed in February 2022, including CentreVenture's two main floor units, and the developer's 77 rental apartment units and a main floor space occupied by Harrison's Coffee Company café.



The Carriage Works is one of CentreVenture's most unique joint-venture, combining public, private and non-profit imperatives and interests. It also successfully paved the way for CentreVenture's subsequent sale and redevelopment of the Ross Properties, which is currently underway. Together these projects represent $45 million in capital investment, creating 297 rental apartment units, and bringing new vibrancy to this area of the Northwest Exchange and Chinatown District.



CENTREPOINT

The former A & B Sound Store and the former Mitchell Copp Jewelry Store sat vacant for many years across from the new downtown arena which opened in 2004. In the fall of 2009, CentreVenture was made aware that the absentee owner of the A & B Sound building was planning to sign a 20-year lease for a Liquidation World outlet. Another 3rd tier retailer in the immediate area was not consistent with the Portage Avenue Development Strategy about to be launched by CentreVenture and the City of Winnipeg.



At the same time CentreVenture was aware that True North Sports and Entertainment (TNSE) was actively pursuing the return of an NHL franchise to Winnipeg and this block of Portage Avenue could become an important backdrop on international television. The absentee owner lived in Vancouver and was not concerned about the revitalization of downtown Winnipeg. The CEO of CentreVenture flew to Vancouver to meet with the owner and convinced him to sell the building for a fair market value.

The Forks North Portage Partnership (FNPP) owned the adjacent Mitchell Copp building and had been unsuccessful in securing a redevelopment of the heritage building that had suffered significant fire damage. CentreVenture approached FNPP to partner on the acquisition of the A & B Sound building and entered into an agreement to jointly market both properties.

With these two properties secured, CentreVenture commenced efforts to assemble the seven other properties in the block. CentreVenture contacted all the owners, securing purchase options with three. The other four were either not interested or had unachievable price expectations.

To cover the carrying costs of the A&B Sound building, CentreVenture leased it to True North Sports and Entertainment for traveling exhibitions (e.g. Titanic, Bodies, Leonardo Da Vinci). This temporary use animated the building, bringing thousands of people downtown while CentreVenture worked on the broader redevelopment plan.

CentreVenture had heard that Stantec, engineering/consulting firm, required more space and was going to relocate from its Waverly Street location. CentreVenture approached Stantec management about being the anchor tenant in the redevelopment. Some departments within the company were not in favour of relocating to the downtown, but others were excited about the possibility. Eventually they were convinced to be part of the project.

At the same time, CentreVenture was reaching out to local developers about the redevelopment opportunity. Both Longboat Development Corporation (a related company to TNSE) and Artis REIT expressed the most promising interest. CentreVenture encouraged the two companies to partner.

CentreVenture completed the land assembly and sold the five properties to Longboat/Artis who brought in a condominium developer from Toronto and a hotel developer/operator from Montreal.

The $148 million project consisted of:

- a 102,000 sq. ft. 5-story building with main floor retail and 4-story office space
- Glasshouse Lofts, a 195-unit condominium with attached parking structure
- The ALT Hotel - 156 hotel rooms

CentreVenture continued to assist the developers through a number of challenges in the pre-development and design phases.

Both the Mitchell Copp and A & B Sound building were designated heritage and protected from demolition. CentreVenture assisted in reaching a compromise with the City of Winnipeg, allowing the A & B Sound building and all but the façade of the Mitchell Copp building to be demolished.

Urban Capital, the condominium developer, was approved for a tax increment financing grant to make the project viable. CentreVenture also assisted the developer to obtain bridge financing for the project using its local mortgage broker connections.

The ALT Hotel group had concerns about safety and appearance in the surrounding area and, at one point, threatened to back out of the project. CentreVenture's CEO and the Director of the City's Planning Department flew to Montreal to meet with the owner, Hugo Germaine to provide assurance.

In the meeting they were asked a pointed question, "What is CentreVenture and the City going to do to protect my investment". It prompted CentreVenture and the City to create the Sports, Hospitality and Entertainment District (the "SHED"). That plan would use the incremental property taxes generated by Centrepoint and surrounding properties to fund public realm improvements in the area. CentreVenture, with the support of the City, lobbied the Province to jointly fund the SHED plan with incremental education taxes.

The Centrepoint project generated significant annual incremental taxes, allowing CentreVenture to borrow funds to implement the first phase of the SHED plan.

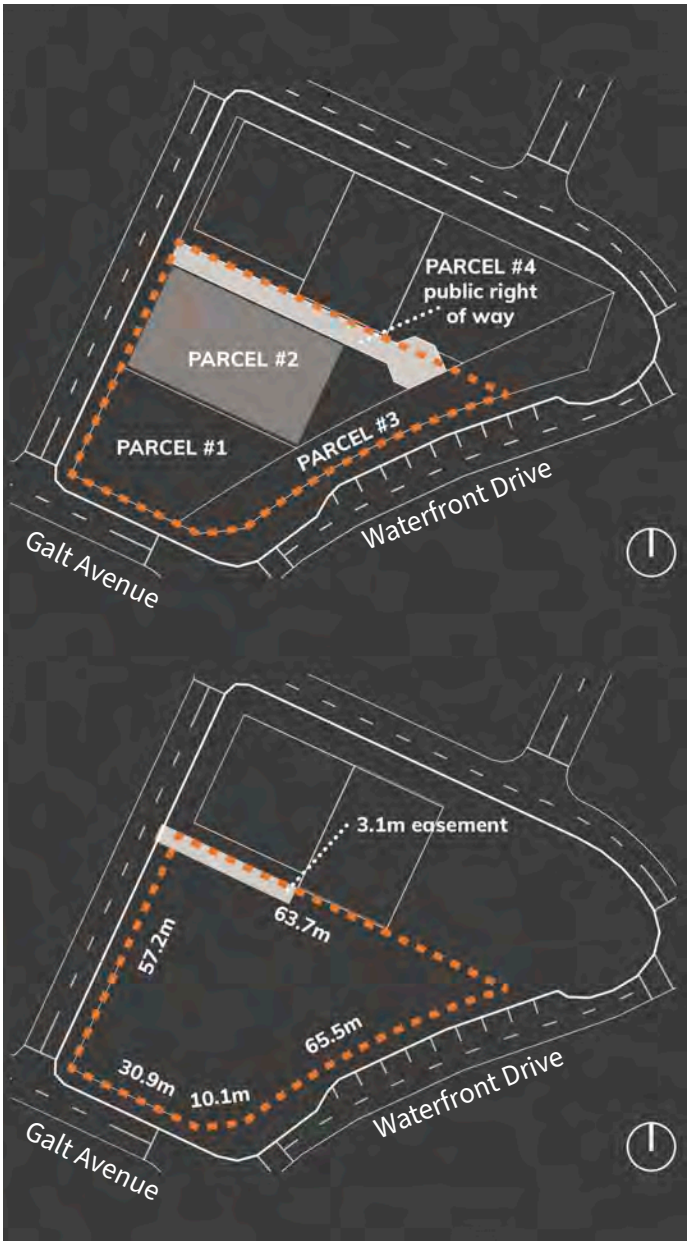
Property Tax Impacts	2011 Tax Year	2022 Tax Year	Increase
Assessed Value	$5,362,000	$95,000,000	1,771%
Municipal Taxes	$53,307	$678,500	1,273%
Education Taxes	$92,169	$972,820	1,055%

It took eight years to assemble the land, identify the developers, work through the pre-development process, and to construct these projects. CentreVenture's strategic efforts and access to patient capital were the key ingredients to making this redevelopment happen.



WATERFRONT DRIVE @ GALT

In the fall of 2017, the owner of a ball hockey rink at 55 Duncan Avenue contacted CentreVenture asking for help to sell the property. While the ball hockey rink was a going concern, it was an unattractive and underutilized property visible from Waterfront Drive.





CentreVenture had the Option to Purchase a narrow strip of city-owned surplus land fronting Waterfront Drive, adjacent to 55 Duncan Avenue and two other privately held properties. Over the years, CentreVenture had been approached by the other property owners wanting to purchase the frontage, however CentreVenture would not sell the land unless there was a redevelopment plan that would result in a higher and better use. With one of the property owners willing to sell their property, CentreVenture decided to approach the other two owners to see if a larger development site could be assembled.

CentreVenture did not have the financial resources to purchase the properties but didn't want to pass up an opportunity to see this important block improved. So, CentreVenture staff developed a joint marketing pitch to the three owners. After a year of meetings and negotiations, CentreVenture was able to reach agreement with two of the three owners, the ball hockey rink and the surface parking lot to the south.

CentreVenture entered into Option to Purchase agreements with the two owners, who were allowed to set a minimum price they would accept. These minimum prices were determined by third party market appraisals. CentreVenture was responsible to market the properties for redevelopment and, if the minimum prices were achieved, CentreVenture had the right exercise the Options, with sale proceeds distributed proportionately among the three parties based on property square footage.

Prior to distribution of the proceeds, CentreVenture would be entitled to recover all expenses and a 5% commission. The owners agreed that CentreVenture would not be obligated to accept a minimum bid if the development proposal was not compatible with the vision for Waterfront Drive.

CentreVenture issued an RFP and received several submissions. A proposal from a Calgary-based progressive urban development group ("RNDSQR") was accepted. Their proposal included 145 rental units in two buildings, with main floor commercial spaces.







The property sellers were elated with the results as the sale price was double the minimum established. The final execution of the land assembly was further complex as a public right of way closure was required and it was discovered that CP Rail still owned a 50 sq. ft. sliver of land on the site. Securing a transfer from CP Rail was not an easy task. CentreVenture undertook this and was responsible for the legal subdivision to consolidate all the parcels. The sale to RNDSQR finally closed on September 27, 2019.

Development on Waterfront @ Galt has not yet commenced because RNDSQR, who was excited by the potential of the neighbourhood and the support of CentreVenture, decided to subsequently acquire another property further south on Waterfront Drive at Alexander Avenue (former Great West Metal Factory). They determined that developing the Waterfront @ Alexander site first would increase the success of the Waterfront @ Galt development further to the north. CentreVenture agreed with this logic and permitted this phasing. The Waterfront @ Alexander development is under construction and is anticipated to be complete this summer.



CentreVenture's creative and patient approach to this land assembly created a strong value proposition for redevelopment, attracting a successful and energetic developer to the Winnipeg market. These developments will add to the eight other land assembly and redevelopment projects that CentreVenture has successfully achieved along Waterfront Drive.

LISTING OF
CENTREVENTURE SUPPORTED PROJECTS

RDSQR (55 Duncan Avenue)

55 DUNCAN STREET Waterfront Drive
New Construction
145 Rental Units
Project Investment: $25,000,000 Start Date: 2024



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

346 Pacific Avenue - Paulin Street Village

346 PACIFIC AVENUE Chinatown
New Construction
115 Rental Units
Project Investment: $15,000,000 Start Date: 2024



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

285 Smith Street

285 SMITH STREET South Portage/SHED
New Construction
Rental Units
Project Investment: $4,000,000 Start Date: 2023



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Market Lands

151 PRINCESS STREET Chinatown
New Construction
102 Rental Units
Project Investment: $50,000,000 Start Date: 2023



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■	■	

Wehwehneh Bahgahkinahgohn

450 PORTAGE AVENUE South Portage/SHED
Heritage Building Adaptive Re-Use
289 Rental Units
Project Investment: $140,000,000 Start Date: 2023



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

127 Bannatyne Avenue

127 BANNATYNE AVENUE East Exchange/Waterfront
New Construction
80 Rental Units
Project Investment: $34,000,000 Start Date: 2022



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

284 William Restoration

284 WILLIAM AVENUE West Exchange
Heritage Building Adaptive Re-Use

Project Investment: $2,000,000 Start Date: 2021



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Soho Flats

265 PRINCESS STREET Chinatown
New Construction
88 Rental Units
Project Investment: $15,000,000 Start Date: 2020



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

90 Alexander

90 ALEXANDER AVENUE Waterfront Drive
New Construction
160 Rental Units
Project Investment: $50,000,000 Start Date: 2020



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

311 Ross - Paulin Street Village

311 ROSS AVENUE Chinatown
Heritage Building Adaptive Re-Use
105 Rental Units
Project Investment: $15,000,000 Start Date: 2020



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Sutton Place Hotel

220 CARLTON STREET South Portage/SHED
New Construction
130 Condo Units
Project Investment: $100,000,000 Start Date: 2019



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

The James Avenue Pumping Station

109 JAMES AVENUE Waterfront Drive
New Construction
93 Rental Units
Project Investment: $26,500,000 Start Date: 2019



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■	■	

300 Main

360 MAIN STREET South Portage/SHED
New Construction
395 Rental Units
Project Investment: $165,000,000 Start Date: 2018



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Western Building

90 ALBERT STREET West Exchange
Heritage Building Adaptive Re-Use
2 Rental Units
Project Investment: $1,000,000 Start Date: 2018



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Coal & Canary Candle Company - PUSH

296 MCDERMOT AVENUE West Exchange
PUSH Retail Location

Project Investment: $2,017 Start Date: 2017



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
		■	■

True North Square

242 HARGRAVE STREET South Portage/SHED
New Construction
194 Rental Units
Project Investment: $400,000,000 Start Date: 2017



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Boyce Lofts

316 ROSS AVENUE Chinatown

New Construction

94 Rental Units

Project Investment: $11,500,000 Start Date: 2017



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Finch Gallery Workspace - PUSH

72 PRINCESS STREET West Exchange

PUSH Retail Location

Start Date: 2017



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

413 Graham Avenue - Facade Improvement

413 GRAHAM AVENUE Graham Avenue Area

Façade Improvement

Project Investment: $325,117 Start Date: 2017



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

The Carriage Works

206 PRINCESS STREET Chinatown

Heritage Building Adaptive Re-Use

77 Rental Units

Project Investment: $14,000,000 Start Date: 2017



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
■			

Living Edge Fine Furnishings & Robert Lowdon Gallery - PUSH

248 EDMONTON STREET South Portage/SHED

PUSH Retail Location

Start Date: 2016



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

390 on the River

390 ASSINIBOINE AVENUE Broadway/Assiniboine

New Construction

88 Condo Units

Project Investment: $35,575,000 Start Date: 2016



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Scott Block Lofts

272 MAIN STREET South Portage/SHED

Heritage Building Adaptive Re-Use

40 Rental Units

Project Investment: $5,100,000 Start Date: 2016



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

98M

98 MARKET AVENUE East Exchange

New Construction

64 Rental Units

Project Investment: $13,700,000 Start Date: 2016



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Oak & Oar - Ole Denim - From Here & Away Photography - PUSH

251 VAUGHAN STREET South Portage/SHED

PUSH Retail Location

Start Date: 2016



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Amsterdam Tea Room - PUSH

211 BANNATYNE AVENUE West Exchange

Renovation

Start Date: 2016



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Lennard Taylor - PUSH

217 MCDERMOT AVENUE West Exchange

PUSH Retail Location

Project Investment: $2,189 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Chook & Flash Boutique - PUSH

424 GRAHAM AVENUE West Exchange

PUSH Retail Location

Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Radisson Hotel - Facade Improvement

288 PORTAGE AVENUE South Portage

Façade Improvement

Project Investment: $72,455 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Dawson Richardson Building - Facade Improvement

171 MCDERMOT AVENUE East Exchange/Waterfront

Façade Improvement

Project Investment: $133,105 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Maltese Cross Building - Facade Improvement

66 KING STREET West Exchange

Façade Improvement

Project Investment: $14,200 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Inglis Building

291 GARRY STREET South Portage/SHED

Façade Improvement

Project Investment: $130,166 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

MacDonald Shoe Store - Office Conversion

492 MAIN STREET West Exchange

Façade Improvement

Project Investment: $797,601 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Garry Block

290 GARRY STREET South Portage/SHED

Façade Improvement

Project Investment: $538,077 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Leckie Building - Facade Improvement

216 MCDERMOT AVENUE West Exchange

Façade Improvement

Project Investment: $40,089 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Canada Permanent Building - Facade Improvement

298 GARRY STREET North Portage/Central Park

Façade Improvement

Project Investment: $19,378 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

UN Luggage - Facade Improvement

175 MCDERMOT AVENUE East Exchange/Waterfront

Façade Improvement

Project Investment: $37,193 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

62M

540 WATERFRONT DRIVE Waterfront Drive

New Construction

40 Condo Units

Project Investment: $6,755,000 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Del Block Annex - Facade Improvement

52 PRINCESS STREET West Exchange

Façade Improvement

Project Investment: $53,642 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Exchange Community Inc. - Facade Improvement

75 ALBERT STREET West Exchange

Façade Improvement

Project Investment: $184,800 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Verde Terrariums - PUSH

211 BANNATYNE AVENUE South Portage/SHED

PUSH Retail Location

Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Friday Knights & Josiah Gallery - PUSH

251 VAUGHAN STREET South Portage/SHED

PUSH Retail Location

Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Tiny Feast - Facade Improvement

217 MCDERMOT AVENUE West Exchange

Façade Improvement

Project Investment: $2,189 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

McDonald Shoe Store - Facade Improvement

492 MAIN STREET West Exchange

Façade Improvement

Project Investment: $47,601 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Loft on James - Facade Improvement

128 JAMES AVENUE East Exchange/Waterfront

Façade Improvement

Project Investment: $22,775 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

78 Princess Street - Facade Improvement

78 PRINCESS STREET West Exchange

Façade Improvement

Project Investment: $68,200 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Inglis Building - Facade Improvement

291 GARRY STREET South Portage/SHED

Façade Improvement

Project Investment: $130,166 Start Date: 2015



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Porter House Apartments

165 MCDERMOT AVENUE East Exchange

Heritage Building Adaptive Re-Use

34 Rental Units

Project Investment: $5,840,000 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Glasshouse

311 HARGRAVE STREET North Portage/Central Park

New Construction

195 Condo Units

Project Investment: $48,200,000 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
	■		

274 Garry Street - Facade Improvement

274 GARRY STREET South Portage

Façade Improvement

Project Investment: $2,242,000 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
			■

District Condos: Steele Briggs Building

139 MARKET AVENUE East Exchange

Heritage Building Adaptive Re-Use

64 Condo Units

Project Investment: $13,011,000 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
	■		

201 Kennedy Street - Facade Improvement

201 KENNEDY STREET South Portage/SHED

Façade Improvement

Project Investment: $87,138 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
			■

670 Main New Office Building

670 MAIN STREET North Main

New Construction

Project Investment: $1,400,000 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

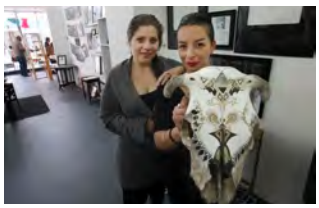
Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Exchange Umporium - PUSH

70 ARTHUR STREET West Exchange

PUSH Retail Location

Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
			■

Ming Court - Facade Improvement

236 EDMONTON STREET South Portage/SHED

Façade Improvement

Project Investment: $49,672 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
			■

289 Garry Street - Facade Improvement

289 GARRY STREET South Portage/SHED

Façade Improvement

Project Investment: $68,773 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
			■

Metropolitan Entertainment Centre (MET) - Facade Improvement

281 DONALD STREET South Portage/SHED

Heritage Building Adaptive Re-Use

Project Investment: $82,820 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Burton Cummings Theatre - Facade Improvement

364 SMITH STREET SHED

Heritage Building Renovation

Project Investment: $230,687 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Garry Block - Facade Improvement

290 GARRY STREET South Portage/SHED

Façade Improvement

Project Investment: $18,077 Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
			■

Exchange Waterfront Public Realm

East Exchange/Waterfront

Public Realm

Start Date: 2014



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
		■	

District Condos: Richards & Brown Warehouse

132 JAMES AVENUE East Exchange

Heritage Building Adaptive Re-Use

49 Condo Units

Project Investment: $6,542,000 Start Date: 2013



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

The Bell Building

370 DONALD STREET West Exchange

Heritage Building Adaptive Re-Use

38 Rental Units

Project Investment: $3,700,000 Start Date: 2013



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Bag Factory Lofts

311 ALEXANDER AVENUE Chinatown

Conversion Office/Warehouse

83 Rental Units

Project Investment: $11,350,000 Start Date: 2013



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Marie Rose Place

207 EDMONTON STREET South Portage/SHED

New Construction

40 Rental Units

Project Investment: $9,950,000 Start Date: 2013



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Eaton's Mail Order Building

333 ST MARY AVENUE SHED

Heritage Building Adaptive Re-Use

Project Investment: $700,000 Start Date: 2013



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Upper Fort Garry Park

100 MAIN STREET South Main

Public Realm

Project Investment: $13,500,000 Start Date: 2013



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Mere Hotel

333 WATERFRONT DRIVE Waterfront Drive

New Construction

Project Investment: $10,000,000 Start Date: 2013



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

CIBO Restaurant

333 WATERFRONT DRIVE Waterfront Drive

Heritage Building Adaptive Re-Use

Project Investment: $2,000,000 Start Date: 2013



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

CentrePoint

311 PORTAGE AVENUE South Portage/SHED

Heritage Building Adaptive Re-Use, New Construction

Project Investment: $100,000,000 Start Date: 2012



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

H2O Apartments

500 WATERFRONT DRIVE Waterfront Drive

New Construction

72 Rental Units

Project Investment: $8,625,000 Start Date: 2012



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Holy Trinity Church Renovations

256 SMITH STREET SHED

Heritage Building Renovation

Project Investment: $250,000 Start Date: 2012



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Sky Waterfront (Phase 2)

25 AMY STREET Waterfront Drive

New Construction

34 Condo Units

Project Investment: $8,080,000 Start Date: 2012



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Pan Am Boxing Club

88 ARTHUR STREET West Exchange

Heritage Building Adaptive Re-Use

6 Rental Units

Project Investment: $1,044,000 Start Date: 2012



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Central Park Renewal

400 CUMBERLAND AVENUE North Portage/Central Park

Public Realm

Start Date: 2012



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
		■	

Metropolitan Entertainment Centre (MET)

281 DONALD STREET South Portage/SHED

Heritage Building Adaptive Re-Use

Project Investment: $17,000,000 Start Date: 2011



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
		■	

The Avenue Building

265 PORTAGE AVENUE North Portage/Central Park

Heritage Building Adaptive Re-Use

75 Rental Units

Project Investment: $10,914,775 Start Date: 2011



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Peace Tower

260 PRINCESS STREET Chinatown

New Construction

48 Rental Units

Project Investment: $12,772,000 Start Date: 2011



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

District Condos: Ryan Brothers Building

110 JAMES AVENUE East Exchange/Waterfront

Heritage Building Adaptive Re-Use

19 Condo Units

Project Investment: $3,880,000 Start Date: 2011



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

District Condos: Firestone Tire and Rubber Company Warehouse

133 MARKET AVENUE East Exchange/Waterfront

Heritage Building Adaptive Re-Use

15 Condo Units

Project Investment: $4,150,000 Start Date: 2011



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Neeginan Village - Phase 2

155 HIGGINS AVENUE North Main

New Construction

15 Rental Units

Project Investment: $9,341,000 Start Date: 2011



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Lofts on James

128 JAMES AVENUE East Exchange
Heritage Building Adaptive Re-Use
10 Condo Units
Project Investment: $5,322,775 Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Bell Hotel Supportive Housing

662 MAIN STREET North Main
Heritage Building Adaptive Re-Use
42 Rental Units
Project Investment: $6,327,572 Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■	■	

Penthouse

92 PRINCESS STREET West Exchange
Heritage Building Adaptive Re-Use
60 Rental Units
Project Investment: $10,593,000 Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Paterson Global Student Housing

504 MAIN STREET West Exchange
Heritage Building Adaptive Re-Use
104 Rental Units
Project Investment: $45,000,000 Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
■			

Centre for Youth Excellence

KING STREET North Main
New Construction

Project Investment: $11,000,000 Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Art Space Renovations

100 ARTHUR STREET West Exchange
Heritage Building Renovation

Project Investment: $608,834 Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

YouCube

530 WATERFRONT DRIVE Waterfront Drive
New Construction
21 Condo Units
Project Investment: $5,000,000 Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
	■		

Pantages Theatre Feasibility Planning

180 MARKET AVENUE East Exchange/Waterfront
Plan/Study

Project Investment: $100,000 Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
		■	

SHED Public Realm

SHED

Public Realm

Start Date: 2010



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**
		■	

Kelly House Restoration

88 ADELAIDE STREET West Exchange

Heritage Building Adaptive Re-Use

Project Investment: $450,000 Start Date: 2009



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Centre Village Immigrant Housing

575 BALMORAL STREET North Portage/Central Park

New Construction

25 Rental Units

Project Investment: $2,373,000 Start Date: 2009



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

United Way of Winnipeg Headquarters

580 MAIN STREET North Main

New Construction

Project Investment: $9,000,000 Start Date: 2009



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Bedford Parkade Development

100 KING STREET West Exchange

Heritage Building Adaptive Re-Use

Project Investment: $5,000,000 Start Date: 2009



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Main Meats

661 MAIN STREET North Main

Heritage Building Adaptive Re-Use

Project Investment: $500,000 Start Date: 2008



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		■
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

WRHA Headquarters

650 MAIN STREET North Main

New Construction

Project Investment: $35,000,000 Start Date: 2008



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Aboriginal Centre of Winnipeg

181 HIGGINS AVENUE North Main

Heritage Building Renovation

Start Date: 2008



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

The Edge on Princess

230 PRINCESS STREET Chinatown

Heritage Building Adaptive Re-Use

49 Rental Units

Project Investment: $6,700,000 Start Date: 2008



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

160 Smith

160 SMITH STREET South Portage/SHED

Conversion Hotel/Residence

181 Rental Units

Project Investment: $33,000,000 Start Date: 2008



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
	■		
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Sky Waterfront (Phase 1)

340 WATERFRONT DRIVE Waterfront Drive

New Construction

109 Condo Units

Project Investment: $29,500,000 Start Date: 2008



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Old Market Square Revitalization

275 BANNATYNE AVENUE West Exchange

Public Realm

Start Date: 2008



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Canadian Hostelling Association

330 KENNEDY STREET North Portage/Central Park

Conversion Hotel/Residence

Start Date: 2008



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Bernes & Black

468 MAIN STREET West Exchange

Heritage Building Adaptive Re-Use

Project Investment: $420,000 Start Date: 2007



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Building Redevelopment

560 MAIN STREET North Main

Renovation

Start Date: 2007



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Neeginan Village - Phase 1

155 HIGGINS AVENUE North Main

New Construction

28 Rental Units

Project Investment: $9,341,000 Start Date: 2007



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
	■		
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Bridgman Collaborative Architecture

678 MAIN STREET North Main

Heritage Building Adaptive Re-Use

Project Investment: $1,000,000 Start Date: 2007



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
■			

The Strand

300 WATERFRONT DRIVE Waterfront Drive

New Construction

15 Condo Units

Project Investment: $6,000,000 Start Date: 2006



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
	■		

The Neon Factory

594 MAIN STREET North Main

Heritage Building Adaptive Re-Use

Project Investment: $220,000 Start Date: 2006



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Scott Fruit Company Warehouse Conversion

319 ELGIN AVENUE West Exchange

Heritage Building Adaptive Re-Use

2 Rental Units

Project Investment: $1,265,000 Start Date: 2006



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	■
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
■			

City Oasis Apartment Complex

435 CUMBERLAND AVENUENorth Portage/Central Park

New Construction

42 Rental Units

Project Investment: $4,200,000 Start Date: 2006



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
	■	■	

The Forks Skateboard Park

1 FORKS MARKET ROAD The Forks

Public Realm

Start Date: 2006



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
		■	

Ship Street Village

228 WATERFRONT DRIVE Waterfront Drive

New Construction

8 Condo Units

Project Investment: $4,500,000 Start Date: 2005



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
	■		

St. Charles Hotel Feasibility Study

235 NOTRE DAME AVENUE West Exchange

Plan/Study

Project Investment: $61,000 Start Date: 2005



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Excelsior

270 WATERFRONT DRIVE Waterfront Drive

New Construction

48 Condo Units

Project Investment: $17,500,000 Start Date: 2005



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
	■		

Entegra Credit Union

121 DISRAELI FREEWAY East Exchange/Waterfront

New Construction

Project Investment: $2,500,000 Start Date: 2005



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

289 Garry Street

289 GARRY STREET South Portage

Façade Improvement

Project Investment: $268,773 Start Date: 2005



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

The White House

234 PORTAGE AVENUE South Portage

Heritage Building Adaptive Re-Use

1 Condo Units

Project Investment: $2,000,000 Start Date: 2005



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
■			

The Edge Gallery & Urban Art Centre

611 MAIN STREET North Main

Conversion Hotel/Residence

8 Rental Units

Project Investment: $823,500 Start Date: 2005



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
		■	

Wanda Koop Art Studio

72 HENRY AVENUE East Exchange/Waterfront

Heritage Building Adaptive Re-Use

Project Investment: $300,000 Start Date: 2004



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

10 Spa

170 FORT STREET South Portage/SHED

Renovation

Project Investment: $270,000 Start Date: 2004



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Credit Union Central Office Building

317 DONALD STREET North Portage/Central Park

New Construction

Project Investment: $15,000,000 Start Date: 2004



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Fairchild Lofts

110 PRINCESS STREET West Exchange
Heritage Building Adaptive Re-Use
50 Condo Units
Project Investment: $8,050,000 Start Date: 2004



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

404 Qu'Appelle

404 QU'APPELLE AVENUE North Portage/Central Park
Conversion Hotel/Residence
27 Rental Units
Project Investment: $1,507,000 Start Date: 2004



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Lofts On Bannatyne

181 BANNATYNE AVENUE East Exchange/Waterfront
Heritage Building Adaptive Re-Use
21 Condo Units
Project Investment: $4,000,000 Start Date: 2004



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Traveller's Building

283 BANNATYNE AVENUE West Exchange
Heritage Building Adaptive Re-Use
16 Condo Units
Project Investment: $3,100,000 Start Date: 2004



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Bay Building Feasibility Study

450 PORTAGE AVENUE South Portage
Plan/Study

Start Date: 2004



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Exchange Princess Lofts

121 PRINCESS STREET West Exchange
Heritage Building Adaptive Re-Use
7 Condo Units
Project Investment: $1,450,000 Start Date: 2003



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Burton Cummings Theatre Renovations

364 SMITH STREET SHED

Project Investment: $405,687 Start Date: 2003

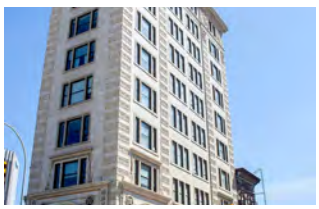


CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Lindsay Building

228 NOTRE DAME AVENUE West Exchange
Heritage Building Adaptive Re-Use
45 Rental Units
Project Investment: $4,000,000 Start Date: 2003



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Building Improvement

390 NOTRE DAME AVENUE North Portage/Central Park

Renovation

Start Date: 2003



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Kum Koon Garden Expansion Project

257 KING STREET North Main

New Construction

Project Investment: $2,000,000 Start Date: 2003



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Red Road Lodge

627 MAIN STREET North Main

Conversion Hotel/Residence

Start Date: 2002



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Conservatory of Music

211 BANNATYNE AVENUE West Exchange

Renovation

Start Date: 2002



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Mountain Equipment Co-Op

303 PORTAGE AVENUE North Portage/Central Park

New Construction

Project Investment: $3,100,000 Start Date: 2002



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■		
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Hemisphere Building

87 PRINCESS STREET West Exchange

Heritage Building Adaptive Re-Use

14 Condo Units

Project Investment: $1,000,000 Start Date: 2002



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Northern Electric Building

65 RORIE STREET East Exchange/Waterfront

Heritage Building Renovation

Project Investment: $65,000 Start Date: 2002



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■			
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Salvation Army Citadel

216 PACIFIC AVENUE Chinatown

Heritage Building Renovation

Start Date: 2002



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
		■	
Heritage Tax Credit	**Tax Increment Financing**	**Other CV Grant**	**Facade or Retail Grant**

Millennium Centre Feasibility Study

389 MAIN STREET East Exchange/Waterfront
Heritage Building Renovation

Start Date: 2001



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			■
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

J. Maw & Company Garage

291 BANNATYNE AVENUE West Exchange
Heritage Building Adaptive Re-Use

Project Investment: $1,800,000 Start Date: 2001



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Art Gallery & Office

62 ALBERT STREET West Exchange
Heritage Building Renovation

Project Investment: $407,000 Start Date: 2001



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

260 St. Mary Avenue

260 ST MARY AVENUE South Portage/SHED
Renovation

Project Investment: $45,000 Start Date: 2001



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Stovel Block (Kay Building)

245 MCDERMOT AVENUE West Exchange
Façade Improvement

Project Investment: $476,500 Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Criterion Hotel

214 MCDERMOT AVENUE West Exchange
Heritage Building Renovation

Project Investment: $250,281 Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Richard Olschewski Law Office

590 MAIN STREET North Main
New Construction

Project Investment: $350,000 Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■	■	■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Earn International Building

78 PRINCESS STREET West Exchange
Façade Improvement

Project Investment: $68,200 Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Glengarry Block

290 MCDERMOT AVENUE West Exchange

Heritage Building Renovation

Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
		■	

Birks Building

276 PORTAGE AVENUE East Exchange

Heritage Building Adaptive Re-Use

Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

The Woodbine

466 MAIN STREET West Exchange

Heritage Building Renovation

Project Investment: $26,000 Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

The Paris Building

251 PORTAGE AVENUE North Portage/Central Park

Heritage Building Renovation

Project Investment: $4,000,000 Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Nightclub Redevelopment

436 MAIN STREET West Exchange

Heritage Building Adaptive Re-Use

Project Investment: $1,025,730 Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■		■	
		■	
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Marlborough Hotel

331 SMITH STREET North Portage/Central Park

Heritage Building Renovation

Project Investment: $280,000 Start Date: 2000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Neeginan College of Applied Technology

167 HIGGINS AVENUE North Main

Heritage Building Renovation



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Kookums Place Daycare

134 HIGGINS AVENUE North Main

Renovation



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

375 Hargrave Street

375 HARGRAVE STREET North Portage/Central Park

Façade Improvement

Project Investment: $195,000



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Allen Building

288 MCDERMOT AVENUE West Exchange

Heritage Building Renovation



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
		■	

Carlton Building

354 PORTAGE AVENUE South Portage/SHED

Heritage Building Renovation



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

F.W. Alloway Building

179 MCDERMOT AVENUE East Exchange/Waterfront

Heritage Building Renovation



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Bank of British North America

436 MAIN STREET West Exchange

Heritage Building Renovation



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant

Exchange District Pharmacy

66 KING STREET West Exchange

Heritage Building Renovation



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
		■	

Alexandra Block (Marriaggi's)

231 MCDERMOT AVENUE West Exchange

Heritage Building Renovation



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant
		■	

Walker Theatre Feasibility Study

364 SMITH STREET SHED

Plan/Study



CENTREVENTURE SUPPORT TOOLS:

Facilitation	Property Assembly	Mortgage Financing	Heritage Grant (GPH)
■			
Heritage Tax Credit	Tax Increment Financing	Other CV Grant	Facade or Retail Grant