TRUE NORTH
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SOUTHERN CHIEFS' ORGANIZATION INC.

Portage Place
Campus Redevelopment Plan

September 2024

MULTI-FAMILY HOUSING • COMMUNITY SERVICES & PUBLIC SPACES • HEALTHCARE

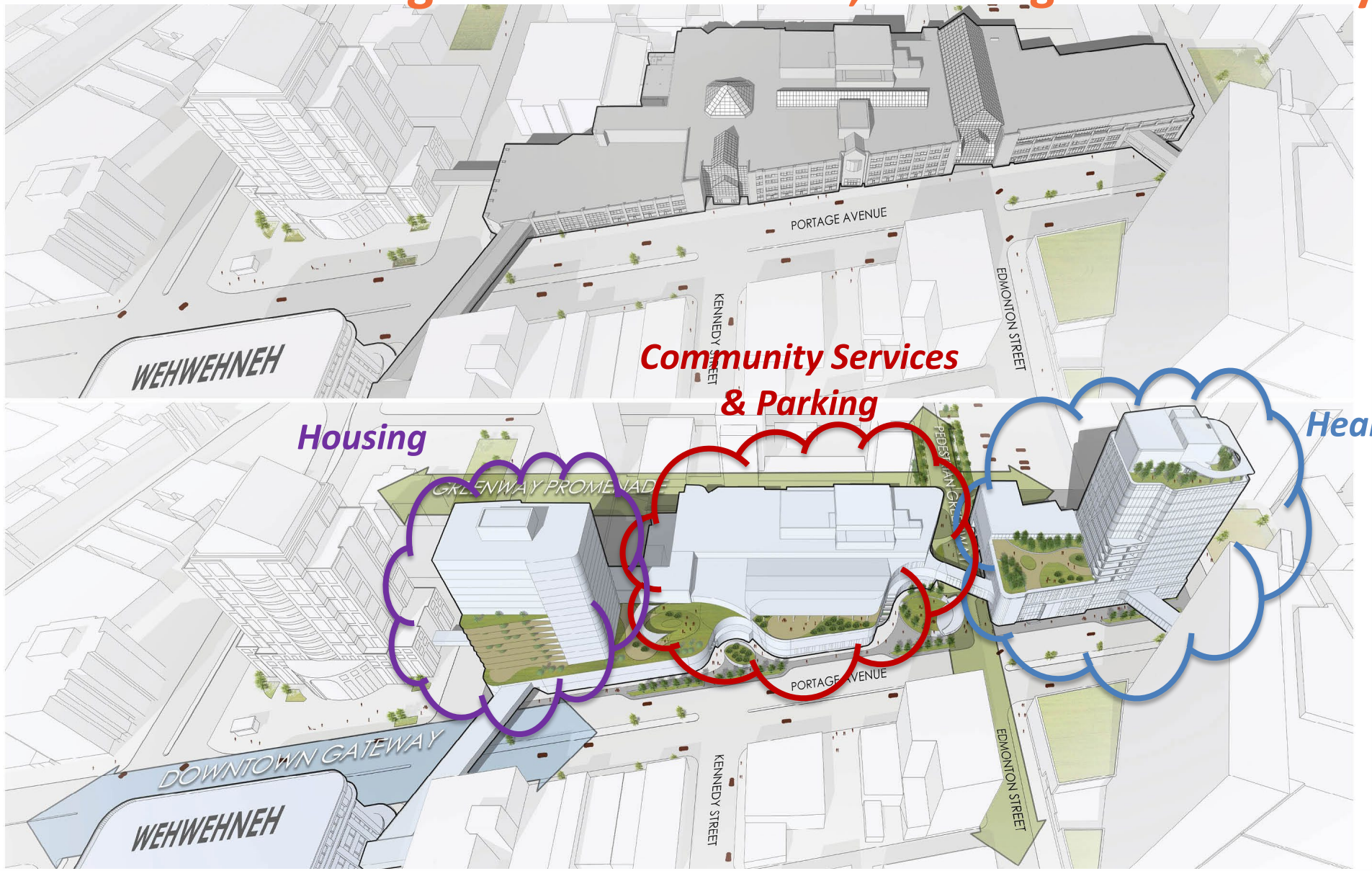
Investing in a Campus for Healthcare, Housing & Neighborhood Services

- A $650.0M Redevelopment Plan focused on:
  - Healthcare, Multi-family Housing, Neighborhood Services and Parking
- Delivered through Innovative Partnerships with Federal, Provincial, Civic and First Nations Governments
- Lead Private Sector Proponents: True North Partnership Group
- Lead First Nations Proponent: SCO
- Resulting in 1.2M square feet of redeveloped and reimagined space in downtown Winnipeg.

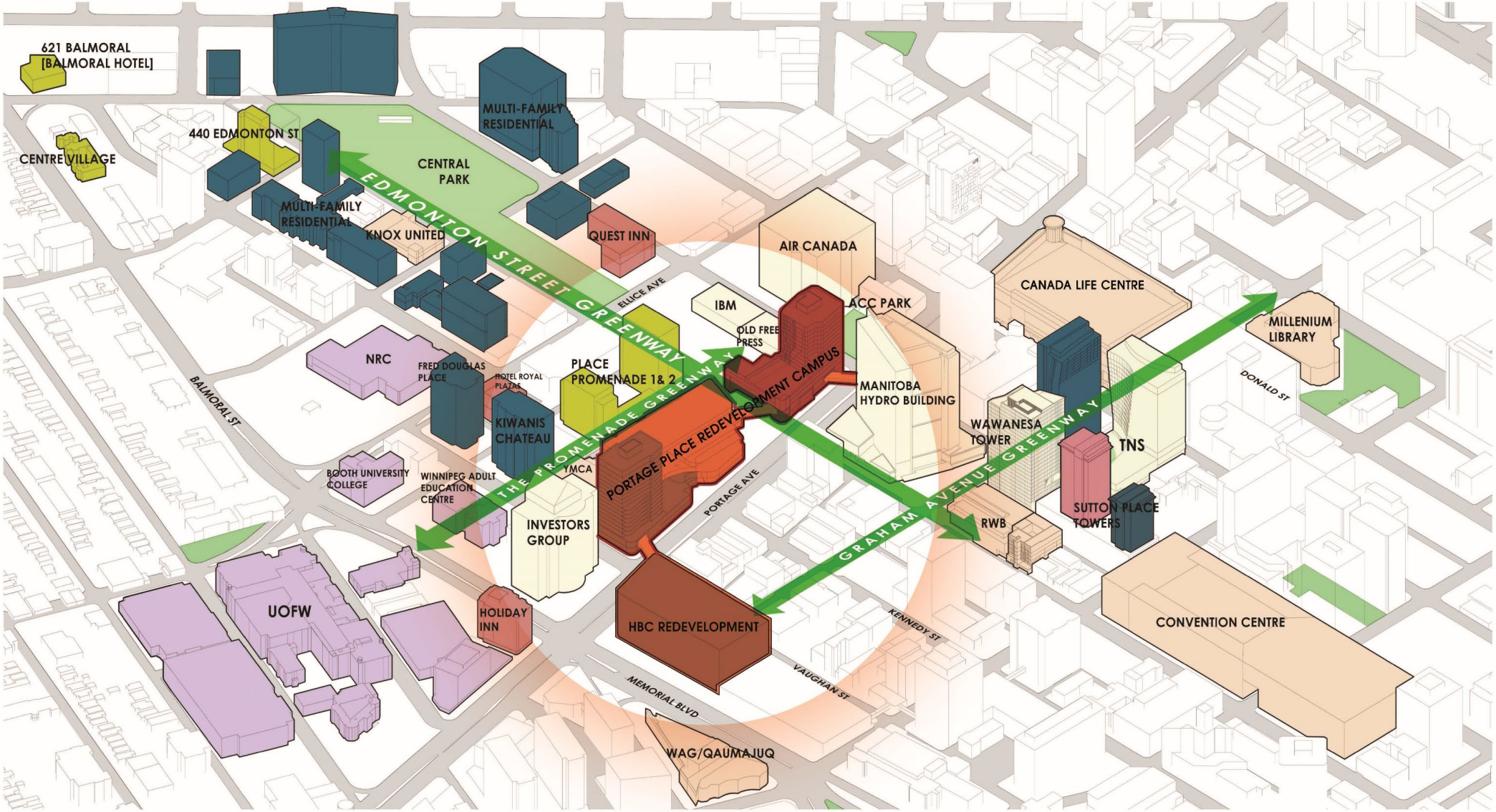
* *A catalyst for urban renewal & community integration in downtown Winnipeg at a critical time*

- ***Powerful Social & Economic Impact***
- ***Balanced Social & Economic Return***

Simple & Effective Program Plan – Health, Housing & Community Services

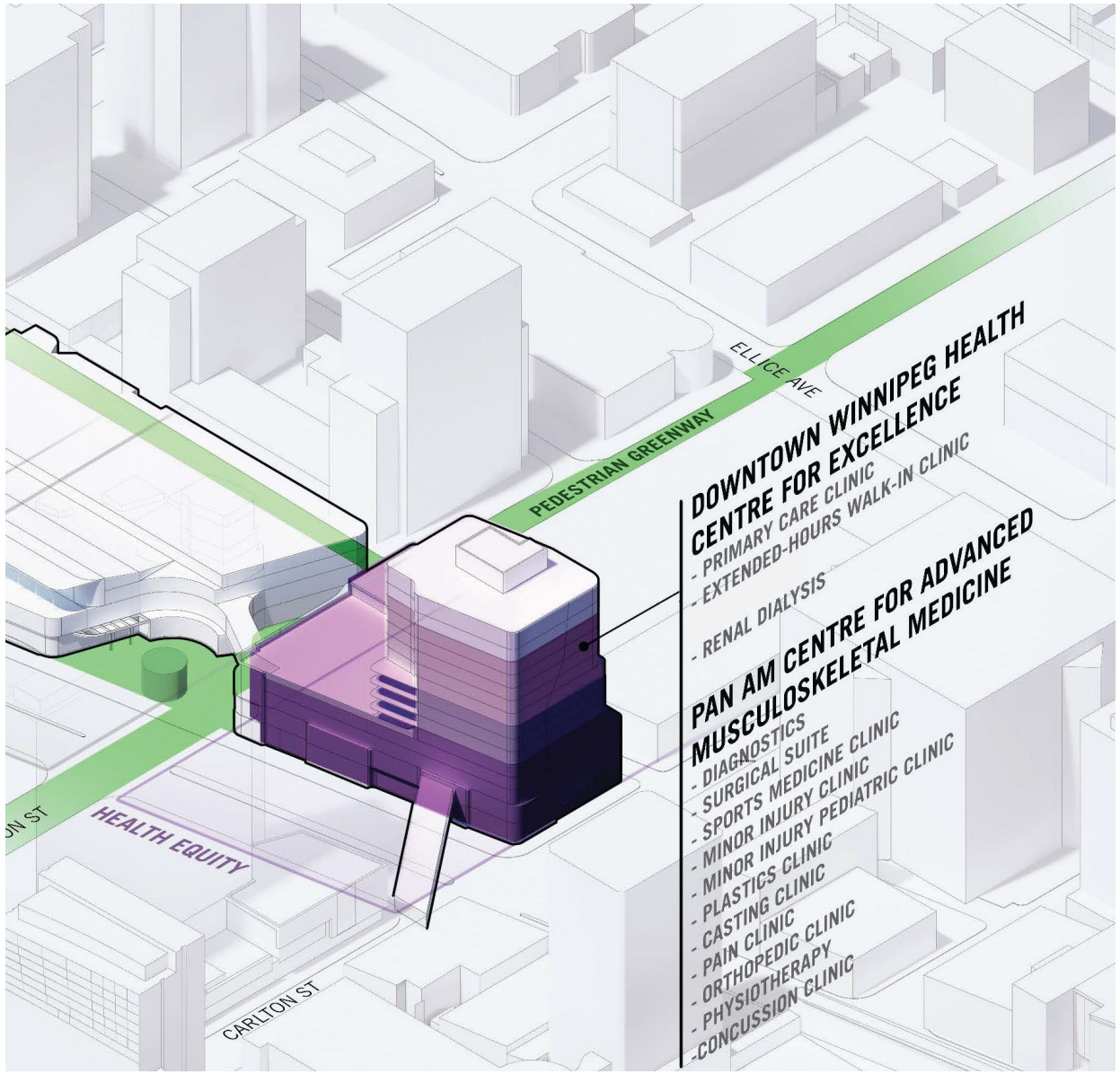


The Heart of Downtown Winnipeg



Winnipeg's Healthcare Centre of Excellence

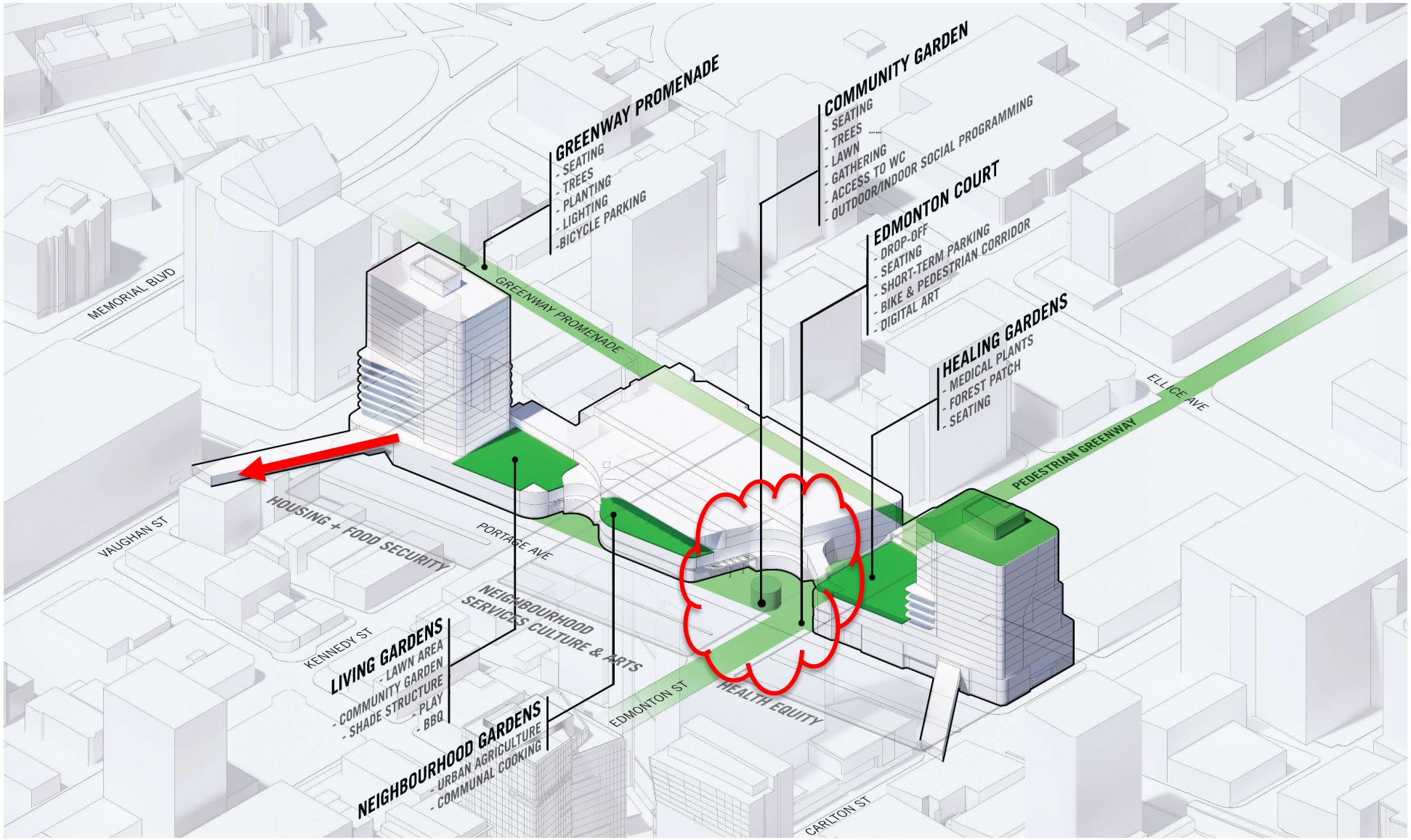
- 265,000sf downtown anchor Healthcare Centre for Excellence
- Advance programming in primary care, surgery, diagnostics, renal, and other related healthcare deliverables
- Core of Pan Am Clinic programming



Winnipeg's Healthcare Centre of Excellence



Greenspaces – Winnipeg's Reconciliation Park & Plaza

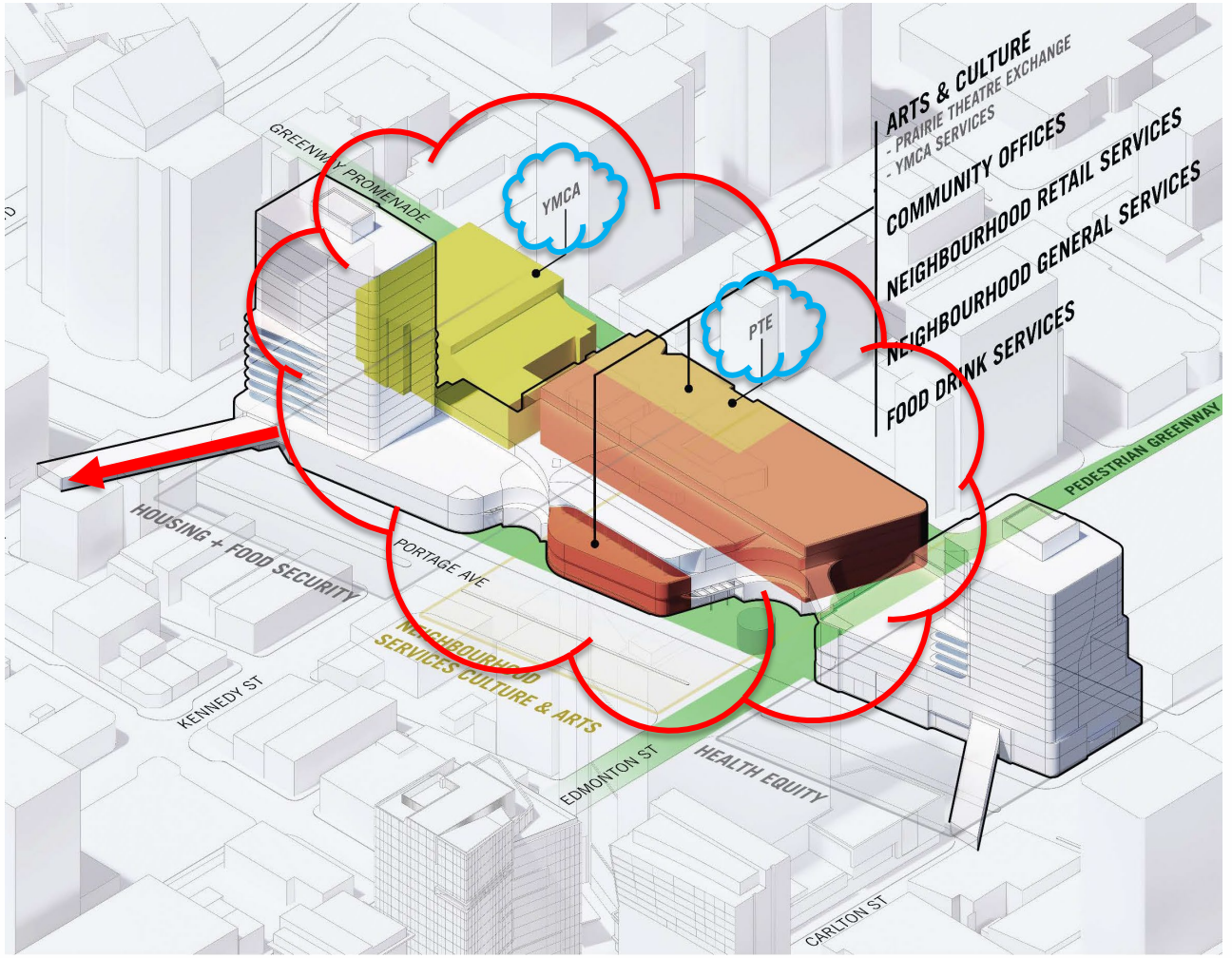


Embrace

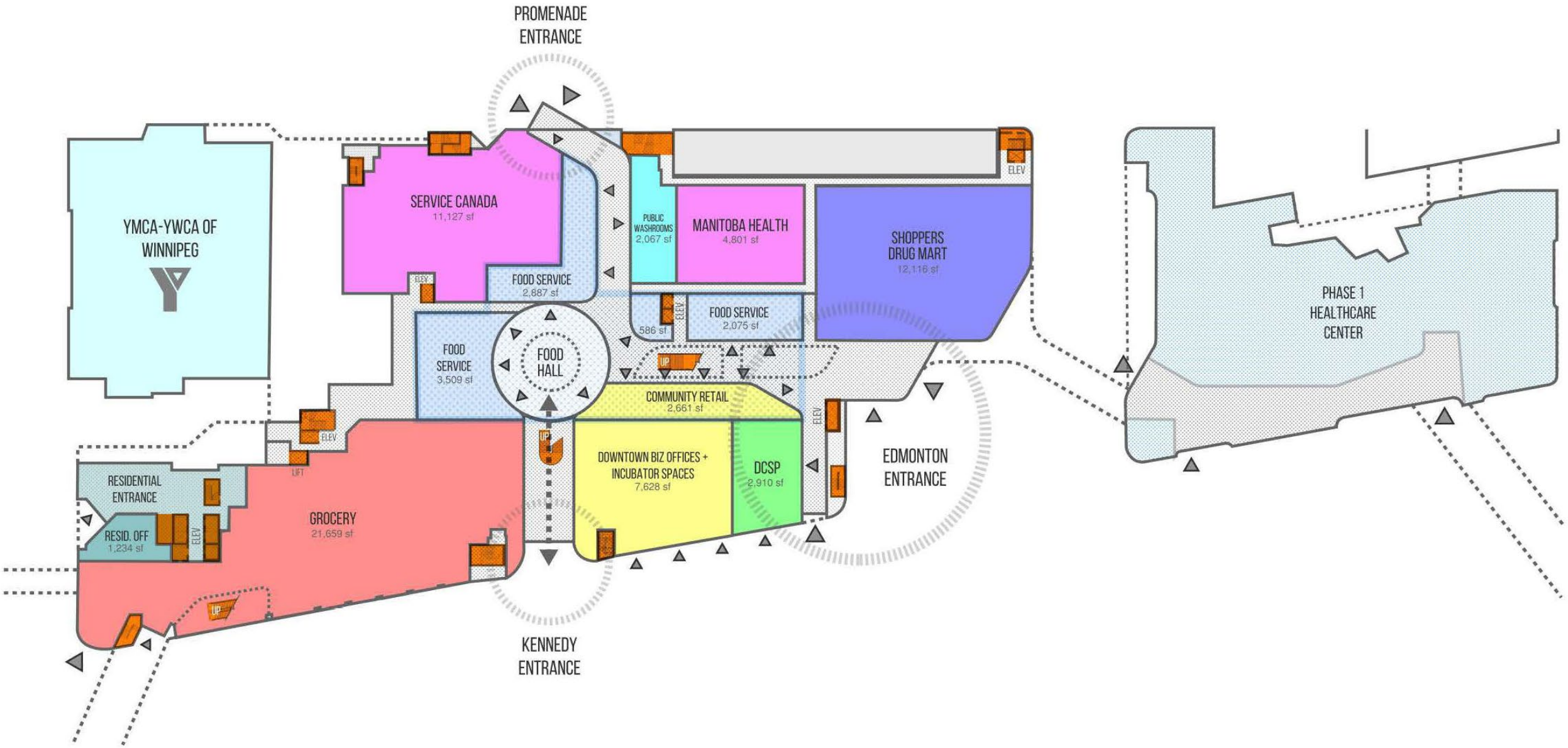


Neighborhood Services, Public Spaces & Parking

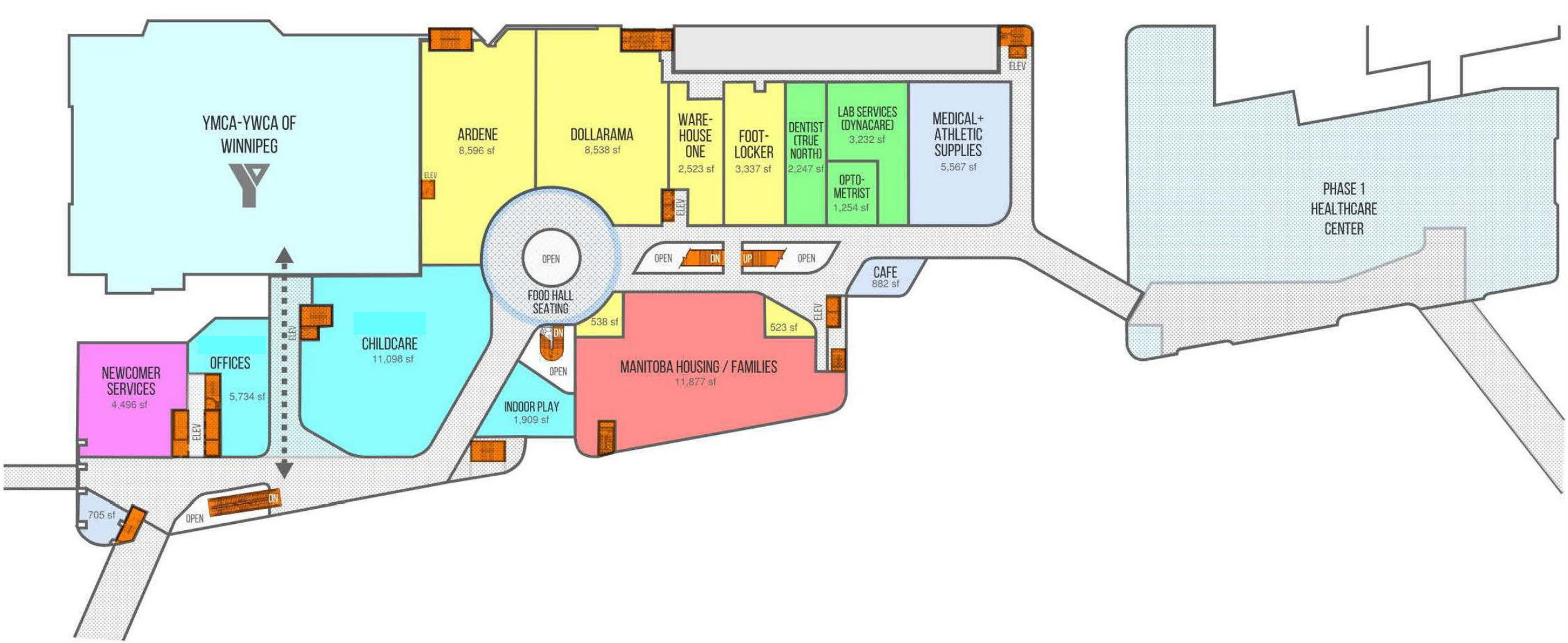
- Neighborhood services & connections is a major campus initiative
- 220,000sf of community, retail and offices including the Prairie Theatre Exchange
- 1,000 stall heated underground car pack
- Wrap around health & community services & connected care
  - Medical supplies
  - Dental
  - Foundation
  - Research; among others
- Families, mental health, newcomer, social services complement & support neighbourhood campus program
- Pharmacy & lab services complement healthcare wrap around



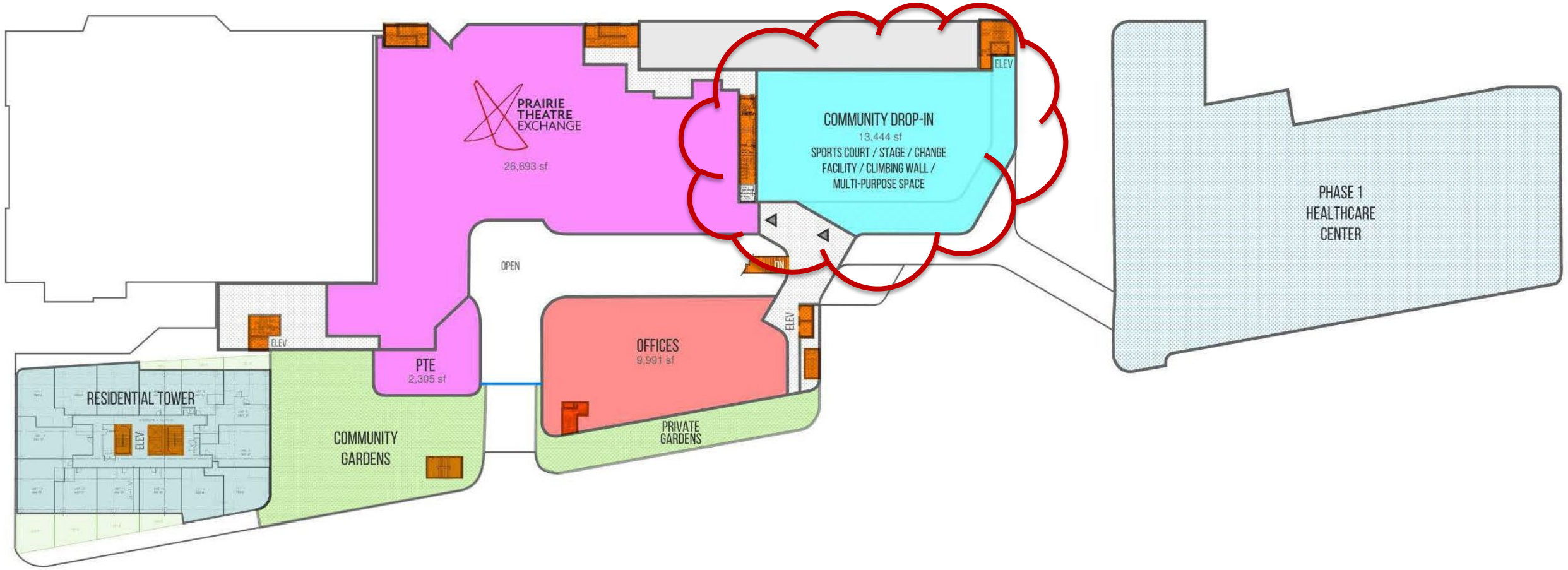
Neighborhood Services – L1 Proposal



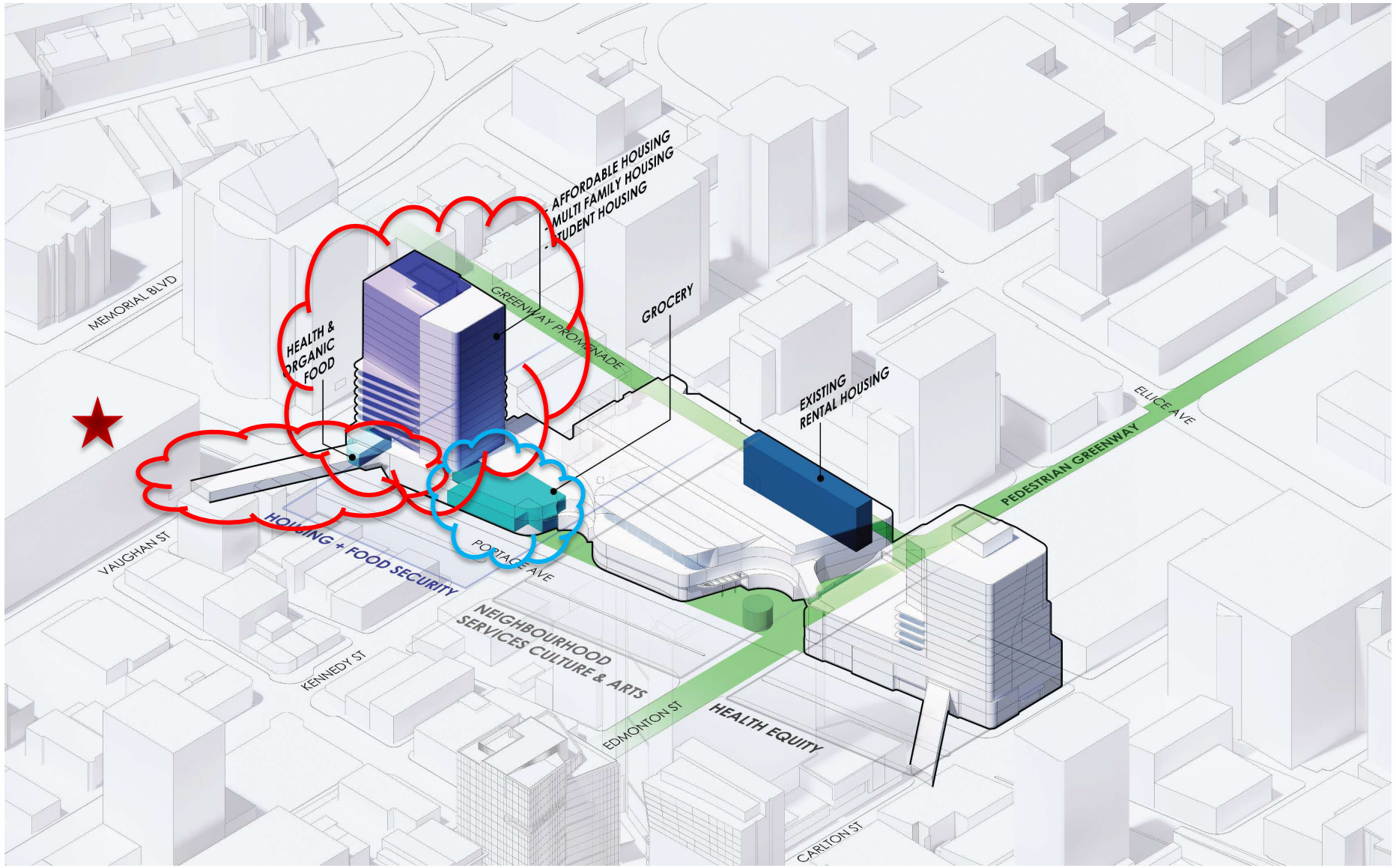
Neighborhood Services – L2 Proposal



Neighborhood Services – L3 Proposal



Multi-Family & Affordable Housing & Food Security



Multi-Family Housing by Non-Profit Organization

- Will be delivered by a newly created Non-Profit Organization – TN/SCO Housing 92 Inc. (equal representation by TN and SCO)
- Mandate of NPO to deliver Affordable Housing
  - Profits will either be reinvested into the property or can be deployed into delivery of additional units
- Market, Affordable (Rent < 80% of median market rent); Accessible Units
  - Target 200+ units over 15 floors with ~15 units per floor
- The NPO will be responsible for:
  - applying for and securing all necessary funding to complete project, i.e. Housing Accelerator Fund (HAF), CMHC, other, etc.
  - sourcing of land; working capital;
  - executing and overseeing design and construction contracts, oversight and management going forward
- Direct connection to large-scale grocery (food equity)
- Fast tracks affordable housing delivery
- A beacon to culturally inspired First Nations themes in design and program; addresses principles of reconciliation – call to action No. 92
- Complements SCO/Bay redevelopment plan

Portage Place: Community Engagement Update

- Phase 1 Engagement Report Issued September 2023

- Phase 2 Engagement via 5 in-depth stakeholder workshops and surveys conducted both online and at an in-person pop-up event at Portage Place Centre Court (316 responses received)

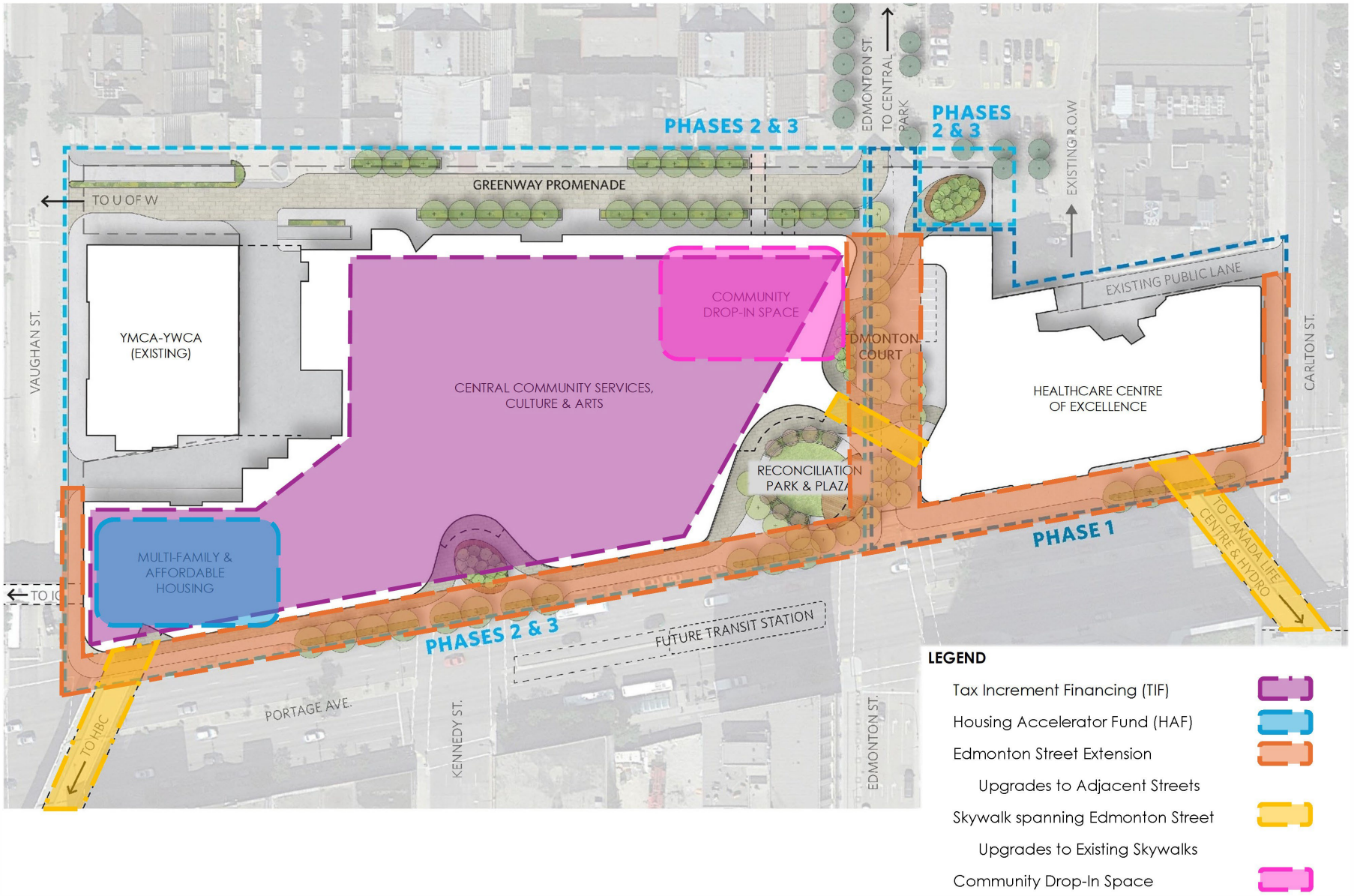
- Phase 2 Engagement Report
  - Currently circulating in draft
  - Report is being shared with the Working Group for review, allowing 1-2 weeks for feedback
  - Consultants will make any necessary revisions
  - Report will be finalized, published on the website and circulated to all levels of Government and FNP

- Key areas of focus and input within Phase 2:
  - Housing
  - Food Security
  - Culture & Arts
  - Public Spaces & Greenways
  - Neighborhood (Community) Services



SUMMARY: *There is strong support for the project, with 76.2% of respondents expressing satisfaction with the overall concept, 78.53% with the proposed amenities and services, and 71.15% with the redevelopment plan.*

Portage Place: City Infrastructure & Public Greenspaces



Portage Place: Public Investment

- Catalyst for downtown revitalization, safety & health – *City Building*
- Material social and economic impacts including job creation and tax generation

- **Multi-Family Housing**
  - Market & affordable housing; 200+ units shovel ready – 2025 start & 2027 delivery – fast track
  - Supporting economic reconciliation & First Nations partnerships
  - Food security: large-scale grocery

- **Healthcare Delivery**
  - Primary care on Portage Ave; Downtown Winnipeg
  - PanAm specialty deliverables – central location

- **City Infrastructure**
  - Connectivity – Edmonton Street reverts to City of Winnipeg street – Graham Avenue to Central Park
  - Skywalks at Portage Place: a bridge between urban communities

- **Public Greenspaces**
  - Public spaces & parks, streets, sidewalks, skywalks, lighting
  - Nationally significant heritage plaza & park – commemorating Canada's reconciliation efforts; Treaty 1 – the Heart of Canada & Winnipeg

- **Neighborhood & Wrap Around Services**

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