



Portage Place Campus Redevelopment Plan

September 2024

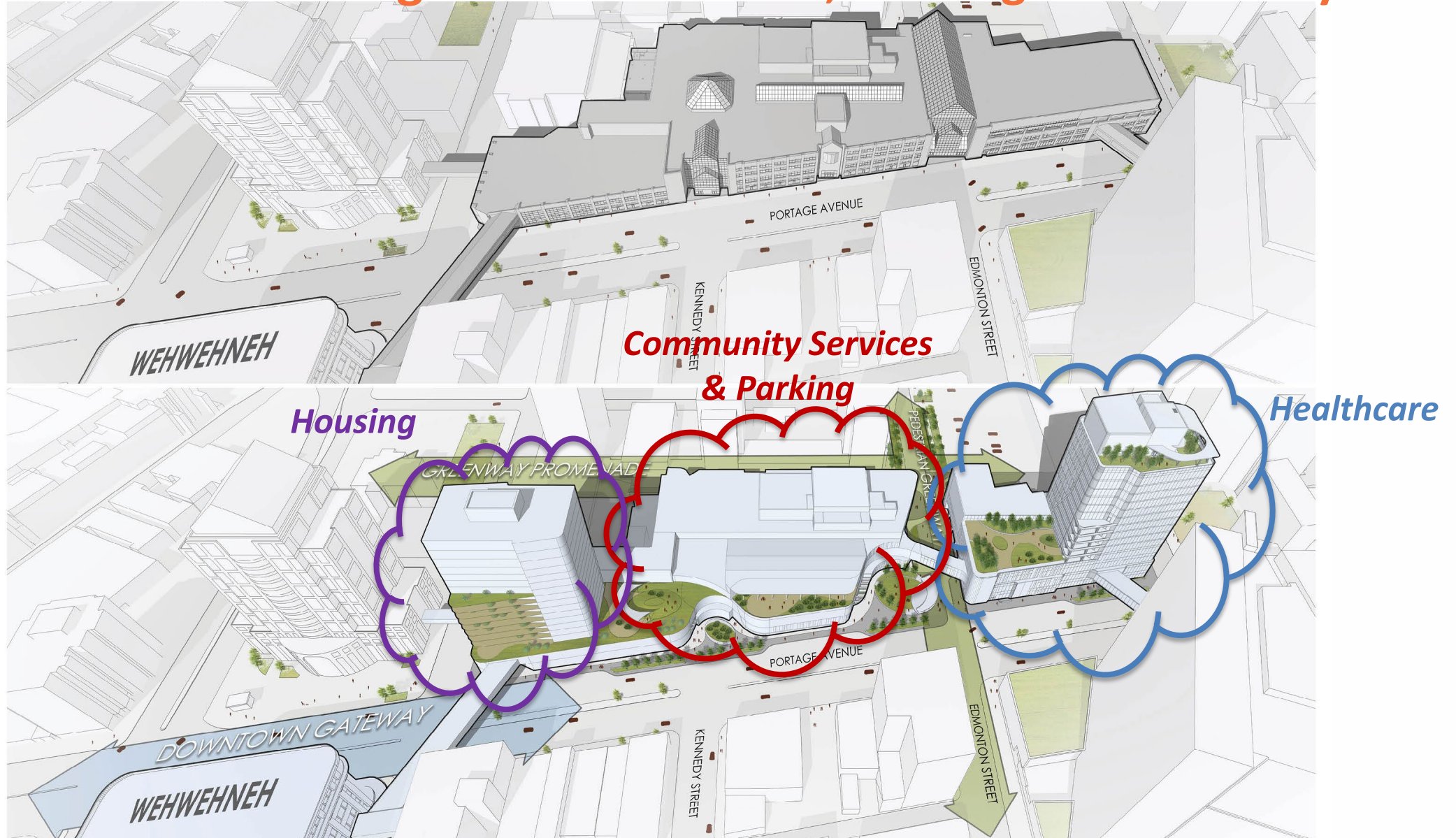
MULTI-FAMILY HOUSING • COMMUNITY SERVICES & PUBLIC SPACES • HEALTHCARE



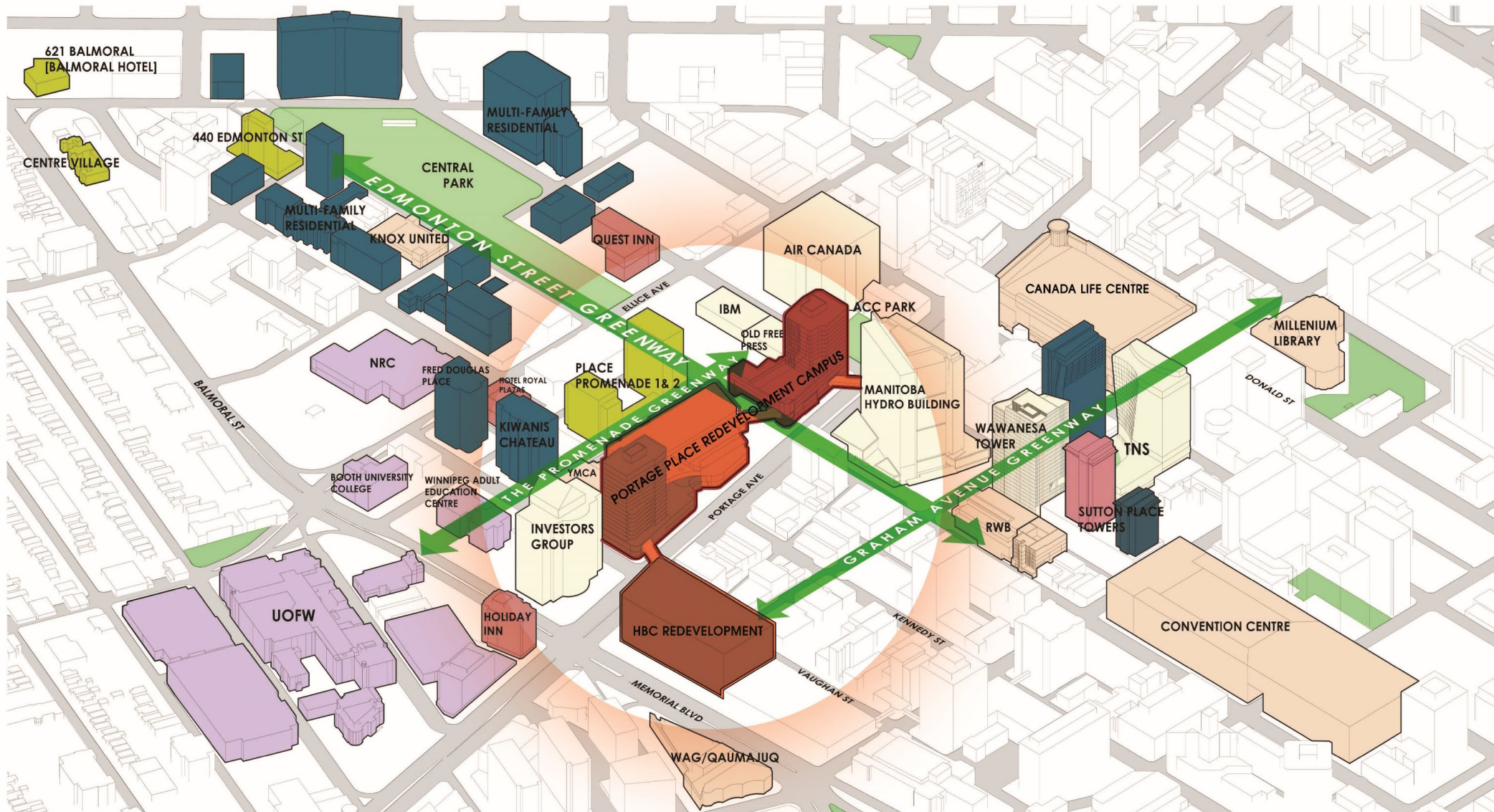
Investing in a Campus for Healthcare, Housing & Neighborhood Services

- 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

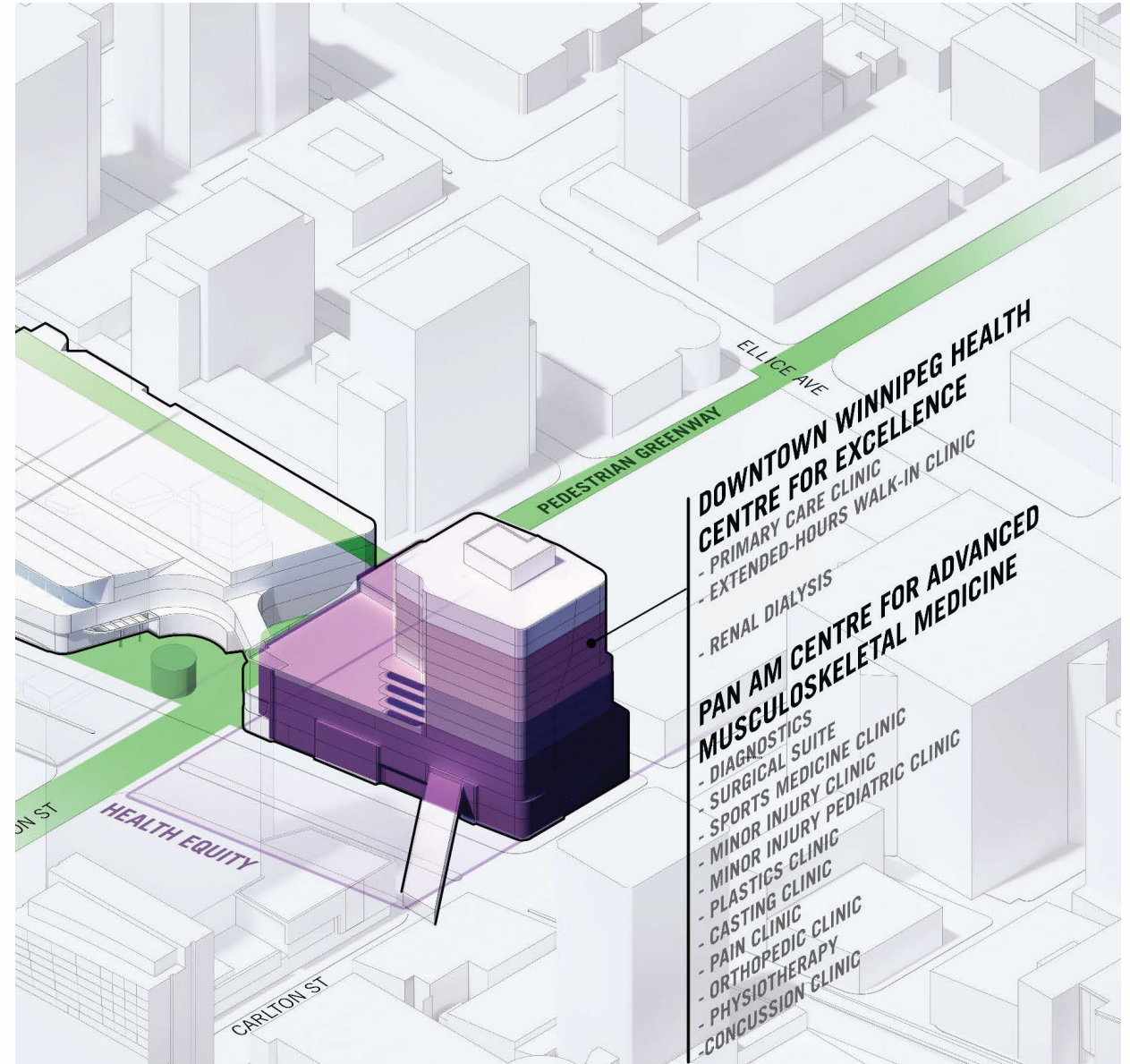


The Heart of Downtown Winnipeg



Winnipeg's Healthcare Centre of Excellence

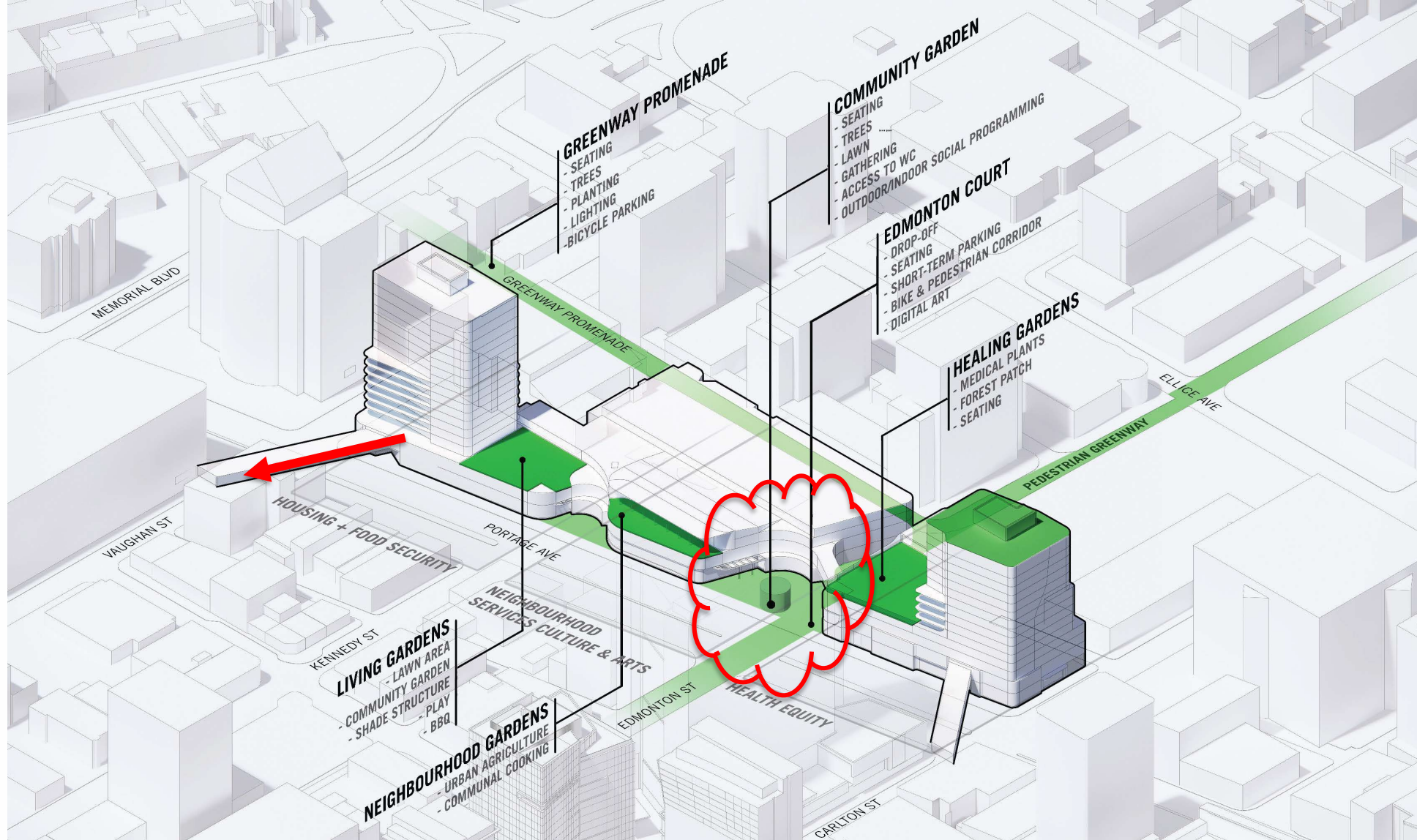
- 265,000sf downtown anchor Healthcare Centre for Excellence
- Advance programming in primary care, surgery, diagnostics, renal, and other related healthcare deliverables
- Core of Pan Am Clinic programming



Winnipeg's Healthcare Centre of Excellence



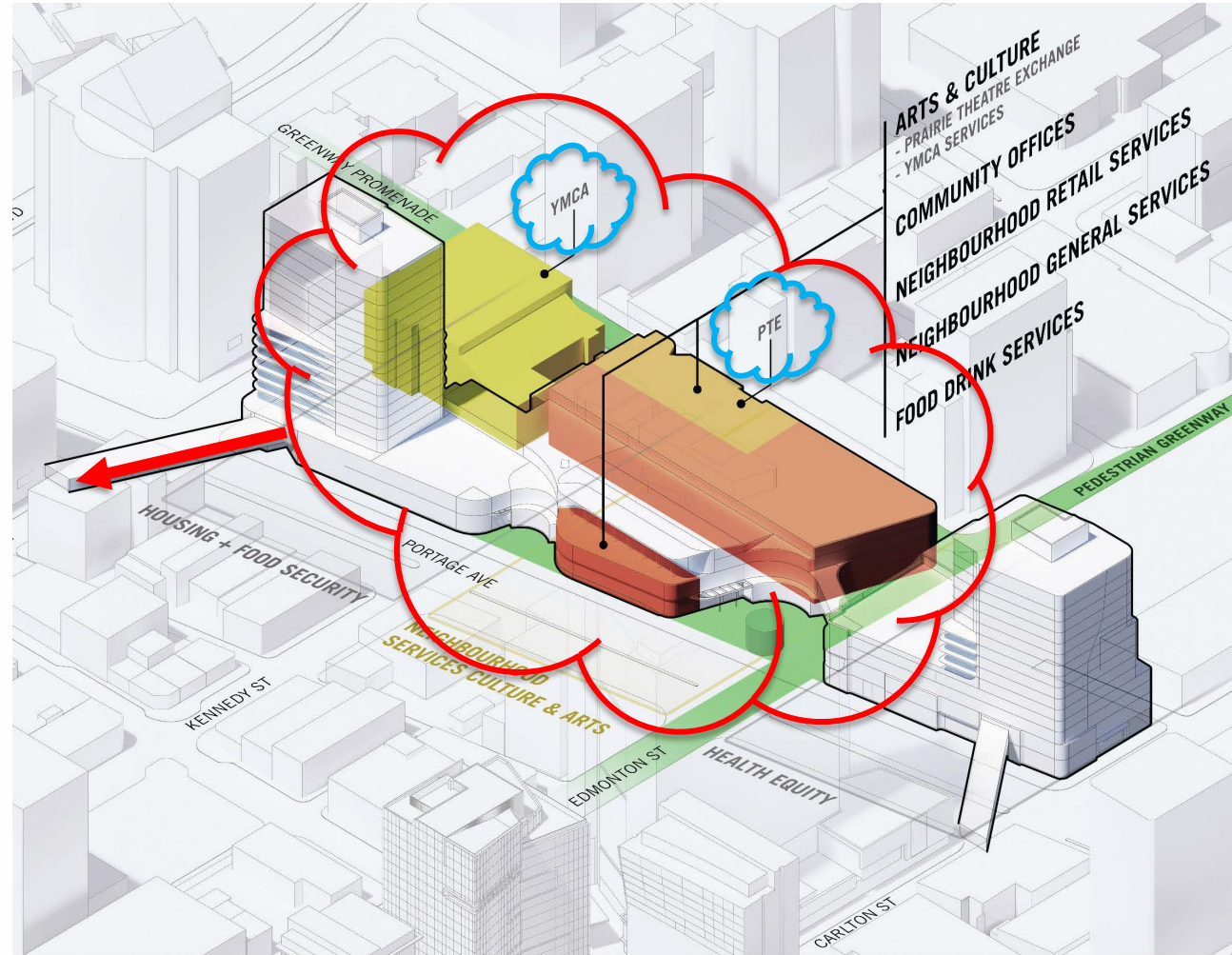
Greenspaces – Winnipeg's Reconciliation Park & Plaza



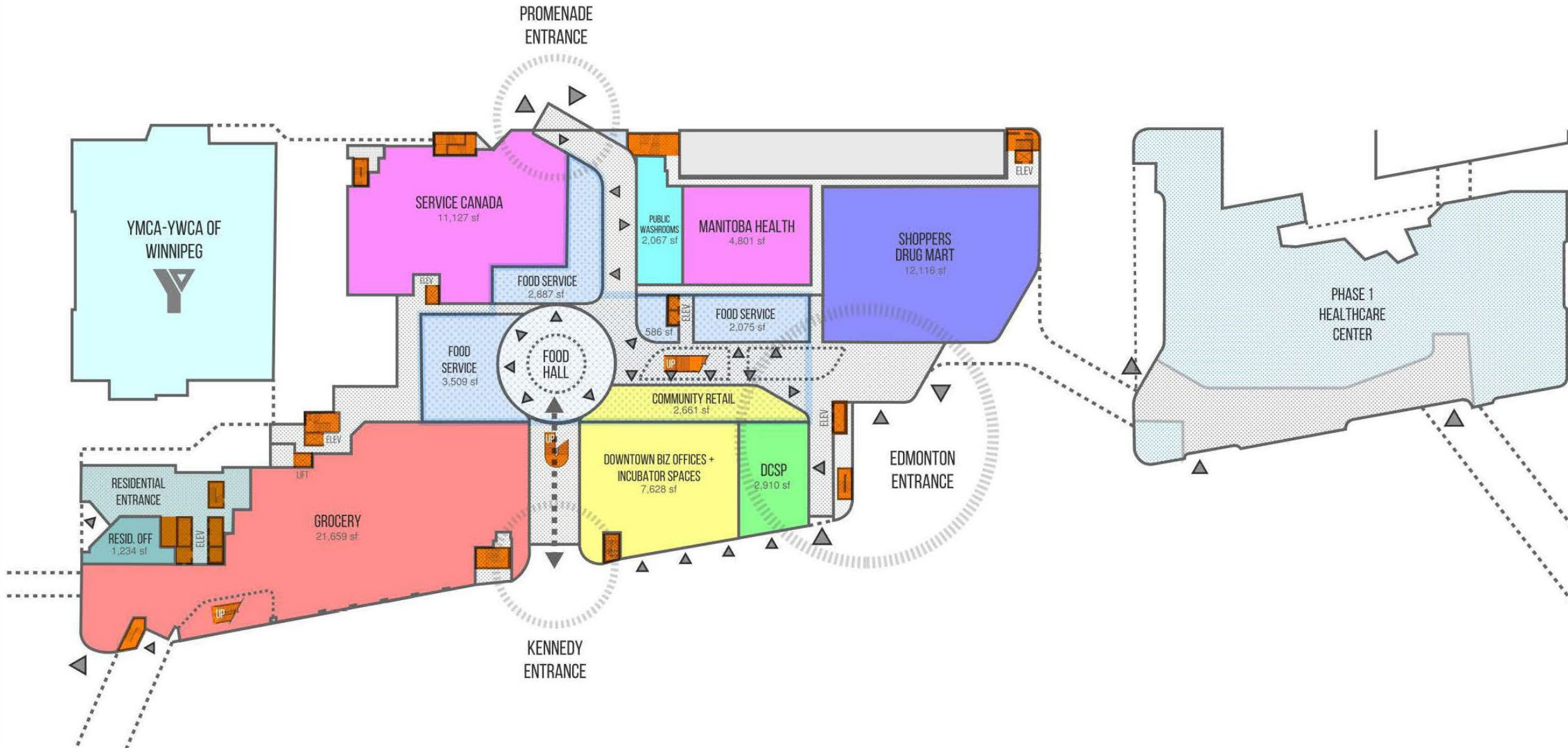


Neighborhood Services, Public Spaces & Parking

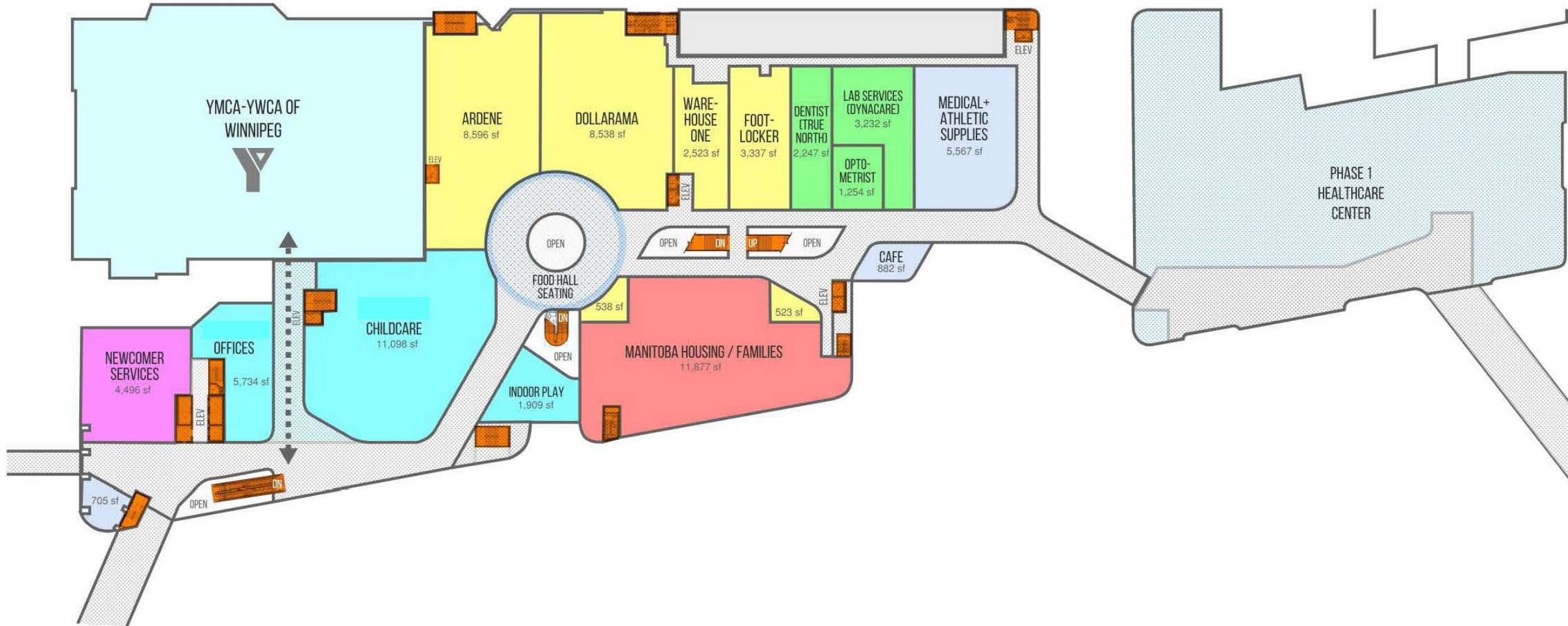
- Neighborhood services & connections is a major campus initiative
- 220,000sf of community, retail and offices including the Prairie Theatre Exchange
- 1,000 stall heated underground car park
- Wrap around health & community services & connected care
 - Medical supplies
 - Dental
 - Foundation
 - Research;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



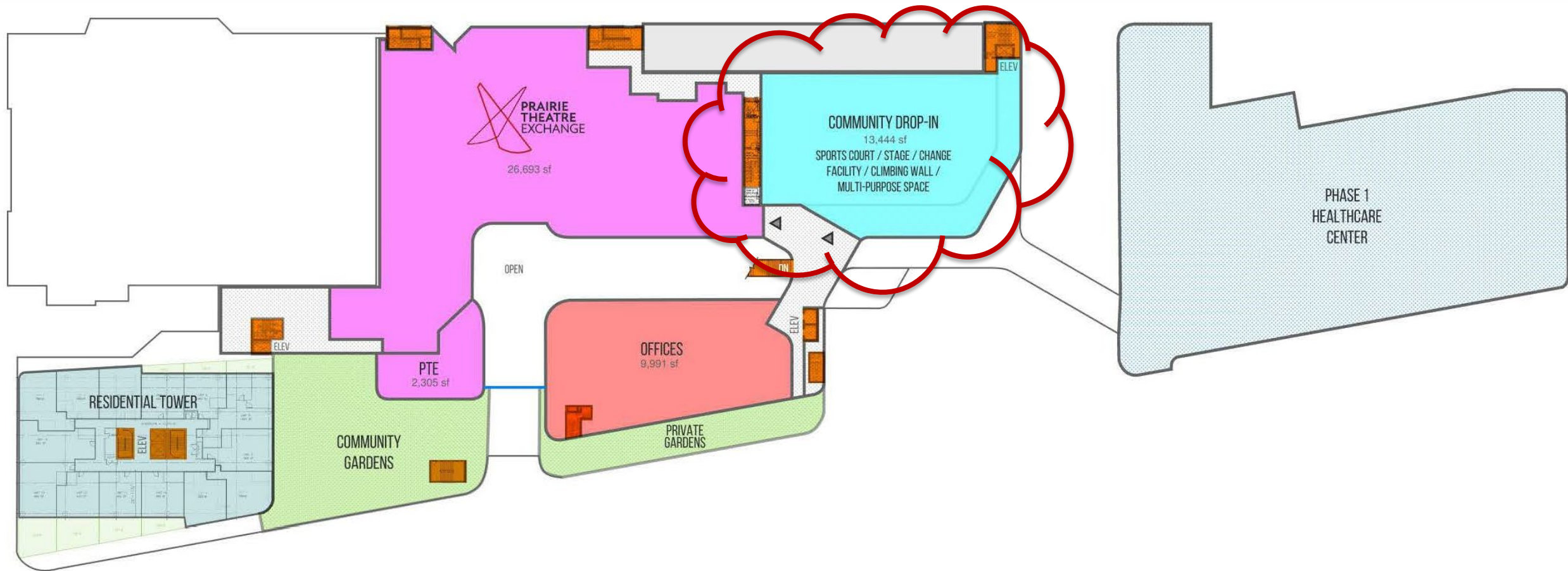
Neighborhood Services – L1 Proposal



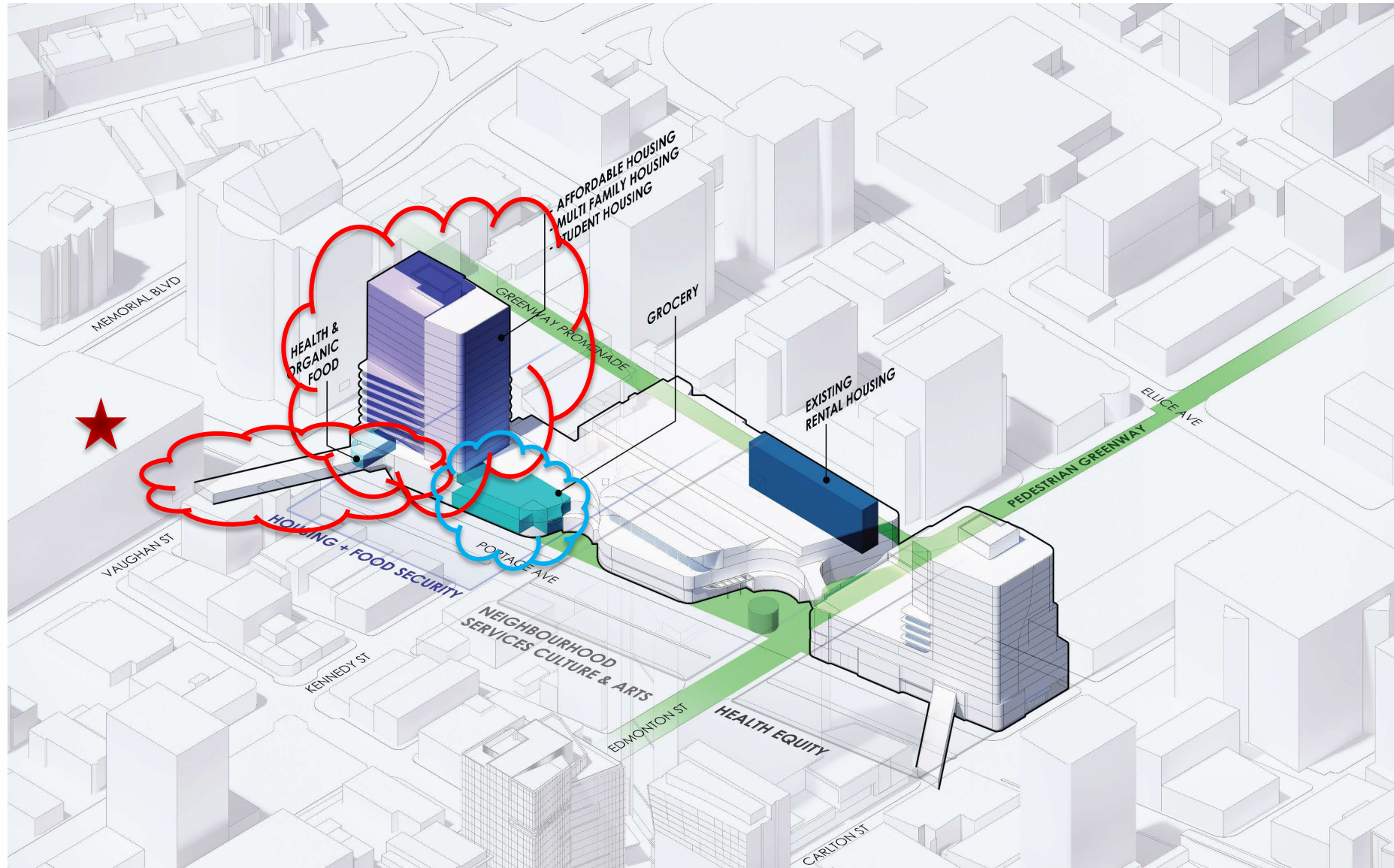
Neighborhood Services – L2 Proposal



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

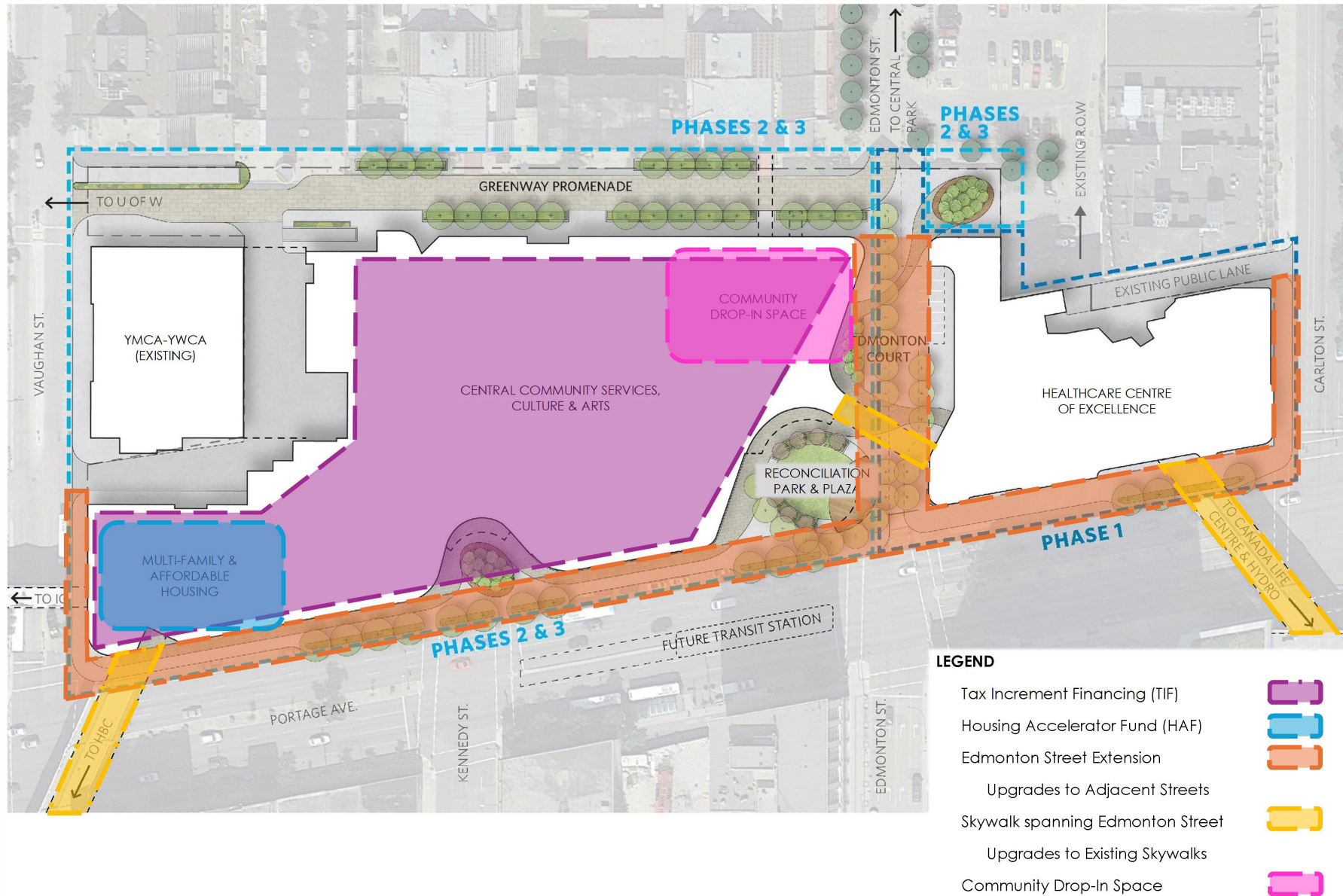
Portage Place: Community Engagement Update

- 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**



TRUE NORTH
REAL ESTATE DEVELOPMENT

