



LAND DEDICATION RESERVE FUND APPLICATION

APPLICANT INFORMATION

Name of Organization: Treaty One Development Corporation

Mailing Address: 103-1075 Portage Ave, Winnipeg, MB Postal Code: R3G 0R8

Phone: Fax No.: E-mail address:

Name(s) of designated representatives to be contacted about this application: Name: Cody Mercer Phone (daytime):

Position: Chief Development Officer Phone (evening):

Name: Tyndall Fontaine Phone (daytime):

Position: Business Development Manager Phone (evening):

How long has the organization been in operation? 7 years

Select Community Committee Area where project is located: Assiniboia ☐ City Centre ☒ Riel ☐

East Kildonan-Transcona ☐ Lord Selkirk-West Kildonan ☐

PROJECT INFORMATION

Name of Project: Naawi-Oodena Twin Arena Study

Location of Project: Naawi-Oodena: SE corner of Kenaston and Taylor (Block B)

Project is located on City of Winnipeg owned lands? YES ☐ NO ☒

Project Start Date: July 20, 2026 Anticipated Completion Date: October 30, 2026

Total Estimated Project Cost: \$ 128,100

Land Dedication Reserve Fund Requested Amount: \$ 95,000

LIST OTHER PROJECT FUNDING SOURCES		AMOUNT	CONFIRMED	
Source #1	Treaty One Development Corporation	\$ 33,100	YES ☒	NO ☐
Source #2		\$	YES ☐	NO ☐
Source #3		\$	YES ☐	NO ☐
Source #4		\$	YES ☐	NO ☐
Source #5		\$	YES ☐	NO ☐

DETAILED PROJECT DESCRIPTION

Provide a detailed description of the planned project, including:

- Community need/ support for the project
- Community consultation, if applicable (surveys, open houses, etc.)
- City of Winnipeg staff involved in project to date
- Scope of work
- Cost estimates/ quotes
- Project schedule

Project details, plans and supporting documentation may be submitted as attachments.

The Naawi-Oodena Master Plan completed in 2021, was developed with extensive input from Treaty One First Nation members, Winnipeggers living near the site, and the City of Winnipeg.

The master plan process included extensive engagement including a series of community surveys, a major public information session and strong use of social media. Input received helped identify the need for a sport and recreation component to the development, identified for the SE corner of Taylor and Kenaston in the master plan.

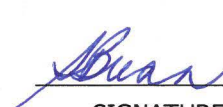
Treaty One is now looking to implement a community-regional scale recreation facility that includes a twin arena with supporting spaces. This initial study will explore the building requirements, site planning, transportation and parking requirements, site servicing and estimated costs. The study will also confirm partnership opportunities with the City of Winnipeg (Community Services Department) for programming and community access.

Preliminary scope for the facility would include a spectator focused rink for junior and minor professional hockey and events as well as a community focused rink for local teams and programming.

The estimated cost for the study is \$128,100 and will allow Treaty One to move the project forward into further planning and design work. The study is anticipated to begin in late July 2026 and be completed in Fall 2026.

APPLICANT SIGNATURES

I/We hereby certify that I/we am/are the authorized signing officer(s) for the applying organization and this application is accurate to the best of my/our knowledge.

	Cody Mercer	Chief Development Officer	June 25, 2026
SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE
	Shannon Burn	Funding Officer	June 25, 2026
SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE

Submit completed application to:

Land Dedication Reserve Fund Program
Planning, Property and Development Department
Urban Design Division
15-30 Fort Street, Winnipeg, MB R3C 4X5
e-mail: PPD-LDR@winnipeg.ca

The City of Winnipeg

Signage Requirements

Signage Requirements

No person or business shall display, install, or affix any sign, symbol, notice, or lettering of any kind anywhere on City of Winnipeg-owned assets or property without City approval.

Submitted sign designs will be reviewed to ensure compliance with relevant City of Winnipeg bylaws, policies, and processes.

There are two parts to signage approval:

1. Design

To have a design approved, submit proposed sign design to: marketing@winnipeg.ca

Be sure to include:

- all text in legible font, graphics, and logos
 - Note:** For signage in recognition of sponsorships and/or donations, only the sponsor and/or donor relationship with the City of Winnipeg will be recognized on the sign.
- proposed sign dimensions
- proposed location of sign

2. Permit

Some signs need a sign permit before installation. For more information about sign permits, go to: winnipeg.ca/signpermits

Applicants are responsible for getting the required permits.

Once submitted, permit staff will provide approval to the applicant within fifteen (15) business days. Signs must not be installed until approval is provided to the applicant in writing, and any required permits have been issued.

Upon approval, applicants are responsible for all costs related to:

- fabrication of the sign
- installation*, repair, replacement, and/or removal of the sign
- insurance required by the City of Winnipeg

* Installation of the sign must be done by (a) City of Winnipeg staff, or (b) a City of Winnipeg approved contractor under the supervision of City staff.

Updated: February 2026



Canada Lands Company
Société immobilière du Canada

MARCH 2021

KAPYONG UPDATE

MASTER PLAN OVERVIEW

Treaty One Development Corporation (T1DC), on behalf of the Treaty One Nation, and Canada Lands Company (CLC) are proud to unveil their Master Plan for the former Kapyong Barracks site. This plan details the vision that will guide future development on the site for many years to come. T1DC and CLC will work together with the City of Winnipeg and other government agencies to ensure that Indigenous culture and identity are honoured and celebrated, and that this becomes Winnipeg's most sought after community.

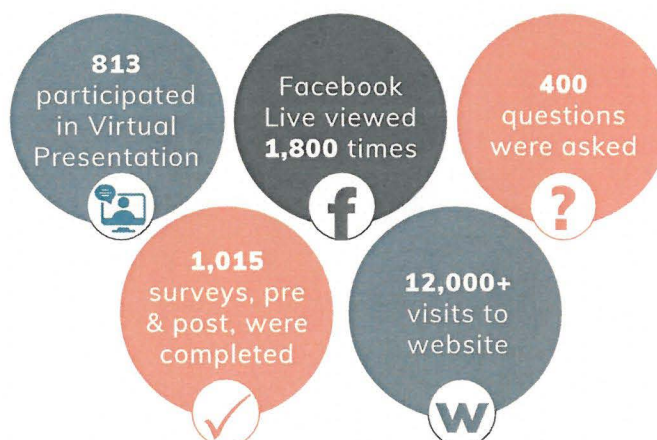
The Plan establishes a planning and land use framework for the transformation of the 160-acre (64-hectares) site into a diverse and vibrant mixed-use community. It is based on seven overarching aspirations to bring communities together:

1. generating prosperity and cultivating partnerships;
2. building a welcoming and inclusive community;
3. celebrating First Nations identity and culture;
4. promoting sustainable urban development;
5. advancing new expressions in Indigenous design;
6. sharing knowledge and cultural teachings; and
7. showcasing innovation in design and urban development.



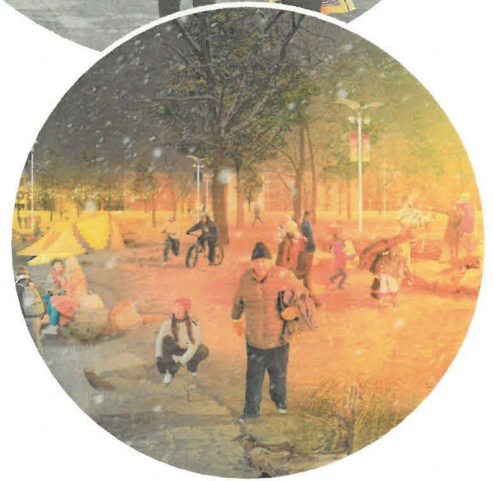
PUBLIC ENGAGEMENT

The Plan was informed by extensive community engagement that included conversations with Treaty One Nation (T1N) members, neighbouring residents and businesses, special interest groups, and the City of Winnipeg. In addition, a series of community surveys, a major virtual public information session, and the strong use of social media platforms were also important engagement tools.



PARTNERS' ROLE

Work with the City of Winnipeg and other government agencies will continue over the next number of months. CLC is seeking municipal planning approvals for its portion of the site (51 acres / 20.6 hectares), while the T1DC advances its work in support of the transfer to reserve process on their portion (108-acres / 43.7 hectares). Together the partners will continue to work on shared infrastructure projects, parks planning, and commemoration initiatives, while supporting each other during their respective redevelopments.



THE MASTER PLAN

The Plan includes all key components to create a vibrant, complete community, including:

- new open and park spaces;
- a variety of housing types;
- supportive new retail and commercial uses;
- public art;
- thoughtful landscape design;
- innovative sustainable development approaches;
- commemoration opportunities; and
- connections through and into site from existing communities.

As well, the plan includes consideration and conversation about the widening of Kenaston Blvd (Route 90).





Concept Plan

It is anticipated that the full build-out will take between 10-15 years, and could include 2,300 to 3,000 residential units, and 1 million square feet of commercial space.

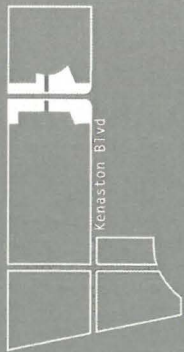
Phasing Plan

Plan implementation will depend on many factors such as market demand, growth trends, and infrastructure investments. This image shows the partners' anticipated first phase of development. This phase will begin once approvals and agreements are in place.

Phasing may change as further detailed work is undertaken.

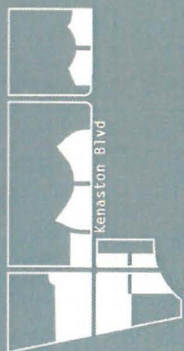


FEATURES



Create a Village Corridor

Mixed-Use Village areas promote higher density housing with retail, commercial, and other active uses at grade level to create a people-friendly, transit-supportive environment along Grant Avenue. The goal is to support future investment in rapid transit and create a strong entryway into the northern parts of the site.



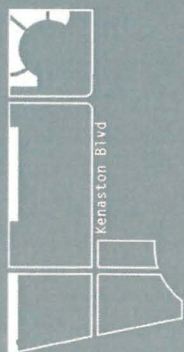
Introduce new vibrant commercial & retail areas

Commercial Mixed-Use areas promote retail and commercial uses, as well as office and major cultural facilities that service the local community, the wider City of Winnipeg and Treaty One Nation communities.



Provide new housing opportunities Medium Density

Medium Density Residential areas promote well-designed housing for households of all ages, abilities, and income levels.

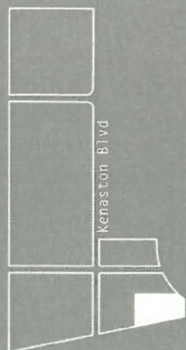


Provide new housing opportunities Lower Density

Lower Density Residential areas promote a mix of well-designed housing types along the western edge of the site. The aim is to ensure compatibility with land uses of established adjacent neighbourhoods.

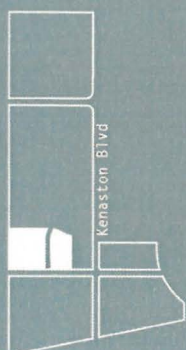


FEATURES (cont.)



Include sports & recreation opportunities for healthy lifestyles

Sports and Recreation areas promote community and regional-scale facilities. Spaces for recreational, cultural, and passive leisure activities contribute to overall community health and well-being.



Incorporate a campus that celebrates Treaty One Nation & Indigenous identity

The Cultural Campus and Education designation promotes an integrated mix of institutional uses that serve as a prominent centre for the Treaty One Nation and First Nations identity.



Integrate parks & open spaces for everyone to enjoy

Community Spaces promote the development of a high quality, connected network of parks and open spaces. These spaces will honour Mother Earth, showcase Indigenous art and design, and share traditional knowledge.

NEXT STEPS

The partners will continue to work with the City of Winnipeg and other government agencies on their respective approvals and agreements, and begin assembling their teams of construction, engineering, and other experts who will assist in the implementation of the plan.





VIEW THE PLAN & STAY IN TOUCH

To view the full plan please visit Canada Lands' website at www.clc-sic.ca/real-estate/former-kapyong-barracks, or Treaty One Development Corporation website at www.treaty1.ca/kapyong/, and don't forget to subscribe and keep in touch.

