

TRUE NORTH REAL ESTATE DEVELOPMENT PORTAGE PLACE REDEVELOPMENT PLAN

True North Real Estate Development Option Agreement (exclusive right to acquire Portage Place)

In March 2023, True North Real Estate Development (TNRED) announced its interest in purchasing and leading the redevelopment of Portage Place to create a dynamic, purposeful and community-minded space to advance the critical needs of urban improvement downtown. With the support of the Manitoba government, TNRED's program plan is intended to improve the urban health of downtown Winnipeg, and is based on the notion of breaking down the large monolithic structure into four simple zones providing for health equity, public spaces and greenways, neighbourhood services, culture and arts, and housing and food equity. TNRED, its partners and consultants, both public and private, will vigorously pursue this redevelopment planning process to its successful completion.

Campus for Health, Wellness and Neighbourhood Services

HEALTH EQUITY – 314,000 sq.-ft.

Downtown Winnipeg Health Centre for Excellence (up to 100,000 sq.-ft.)

- Primary Care Clinic
- Extended-Hours Walk-In Clinic
- RAAM Clinic
- Renal Dialysis

Pan Am Centre for Advanced Musculoskeletal Medicine (up to 200,000 sq.-ft.)

- Advanced Diagnostics
- Ambulatory Surgery
- Sports Medicine Clinic
- Minor Injury Clinic
- Minor Injury Pediatric Clinic
- Plastics Clinic
- Casting Clinic
- Pain Clinic

- Orthopedic Clinic
- Physiotherapy
- Concussion Clinic

NEIGHBOURHOOD SPACES AND PUBLIC GREENWAYS (99,605 sq.-ft.)

Community Green (14,552 sq.-ft.)

- Outdoor/Indoor social programming
- Gathering space with seating
- Lawn and trees
- Access to washrooms

Edmonton Court (15,766 sq.-ft.)

- Bike and pedestrian corridor
- Drop off and short-term parking
- Seating
- Digital art

Greenway Promenade (31,938 sq.-ft.)

- Trees and plantings
- Seating
- Lighting
- Bicycle parking

Central Rooftop Neighbourhood Gardens (6,048 sq.-ft.)

- Urban agriculture
- Communal cooking

East Rooftop Healing Gardens (19,811 sq.-ft.)

- Medicinal plants and forest path
- Seating

West Rooftop Living Gardens (11,490 sq.-ft.)

- Lawn and community garden
- Shade structure
- Play
- Barbecue

NEIGHBOURHOOD SERVICES, CULTURE AND ARTS (158,100 sq.-ft.)

Arts and Culture (42,000 sq.-ft.)

- YMCA
- Prairie Theatre Exchange

Community Offices (17,900 sq.-ft.)

Neighbourhood Retail Services (7,700 sq.-ft.)

Neighbourhood General Services (29,700 sq.-ft.)

Community Centre/Drop-in (45,400 sq.-ft.)

Food and Drink Services (15,400 sq.-ft.)

HOUSING AND FOOD SECURITY (281,400 sq.-ft.)

Food Security (23,900 sq.-ft.)

- Mainline grocery
- Health and organic food

Housing (257,500 sq.-ft.)

- Multi-family housing
- Affordable housing
- Student housing

DECONSTRUCTION TO CONSTRUCTION (1.5 million-sq.-ft.)

- 474,000 sq.-ft of new construction
- 122,000 sq.-ft. of new greenspaces
- 476,000 sq.-ft.of renovation and redevelopment
- 52,000 sq.-ft.of existing greenspaces maintained
- 430,000 sq.-ft. (1,000 spots) heated underground parking maintained and connected to all zones

ABOUT TRUE NORTH REAL ESTATE DEVELOPMENT

TNRED is a well-known locally based developer and owner of mixed-use real estate and sports entertainment assets in Winnipeg, including the 1.5 million-sq.-ft. transformative mixed-use True North Square. TNRED remains committed to a better Winnipeg through the pursuit of real estate developments that produce meaningful social and economic impacts, and that contribute to the growth and development of the downtown core and to attracting people to live, work and play downtown.