



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.

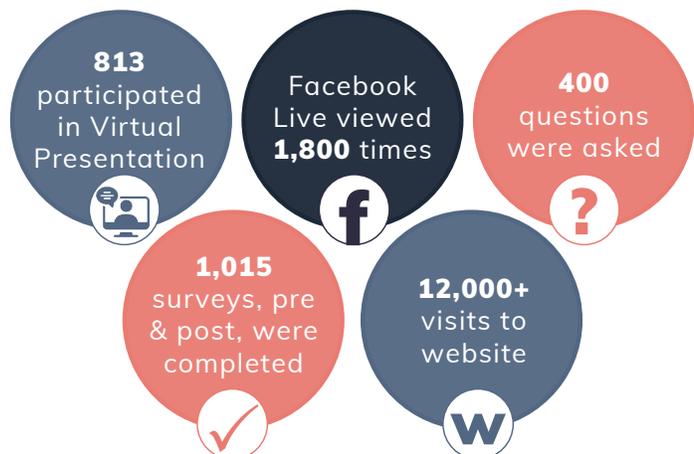
The Plan establishes a planning and land use framework for the transformation of the 160-acre (64-hectares) site into a diverse and vibrant mixed-use community. It is based on seven overarching aspirations to bring communities together:

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.



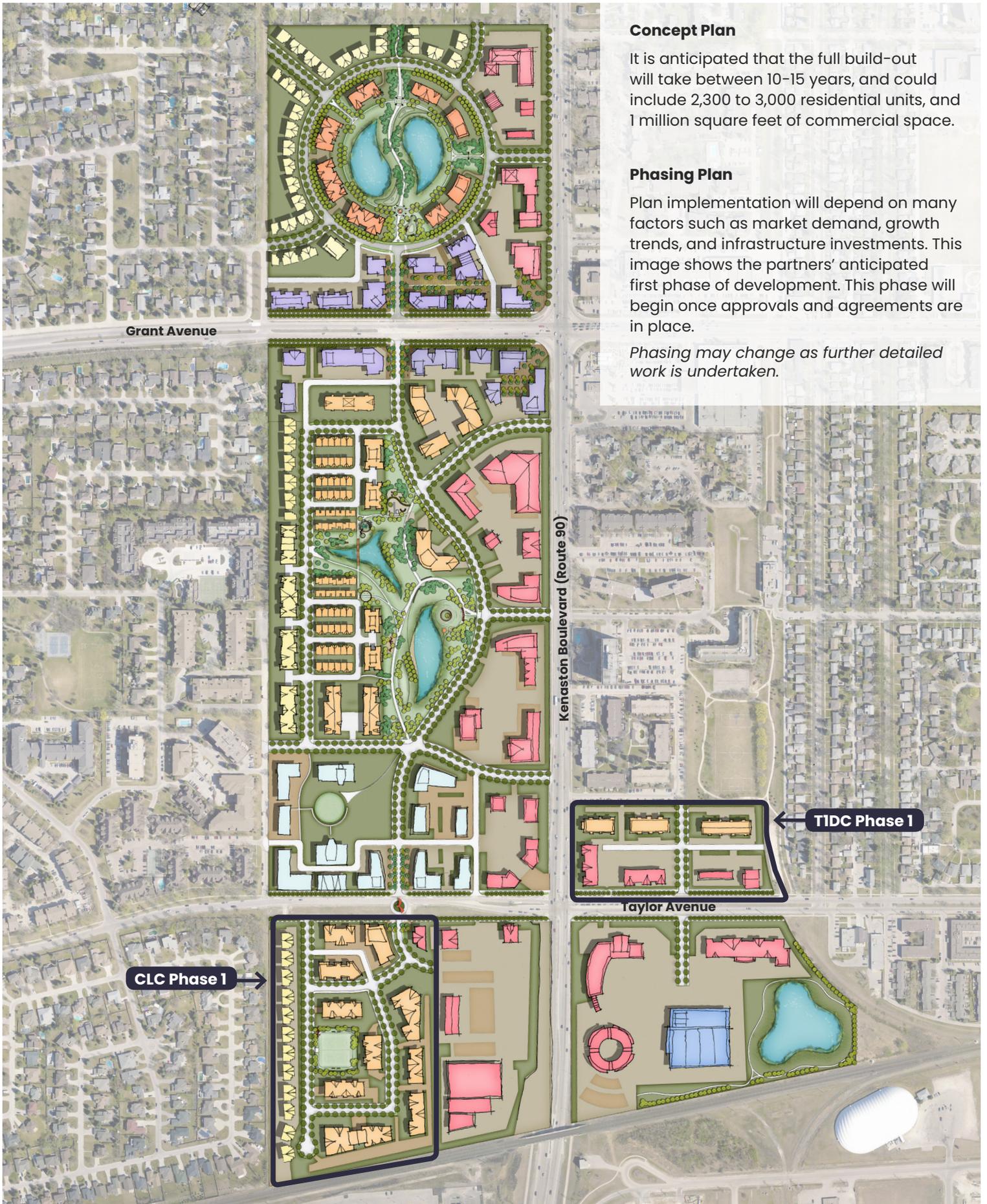
THE MASTER PLAN

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

- new open and park spaces;
- a variety of housing types, including;
- 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.



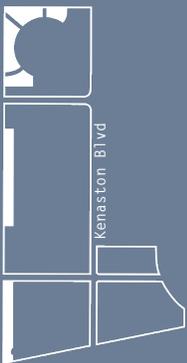
Introduce new vibrant commercial & retail areas

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.

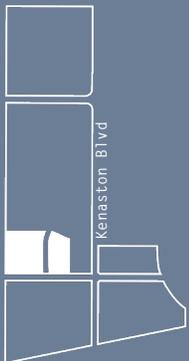


FEATURES (cont.)



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.

