

NAAWI-ODENA

COMMUNITY UPDATE

June 2025

Canada Lands Company (CLC), in partnership with Treaty One Nation (T1N), is excited to announce progress in the redevelopment of the former Kapyong Barracks site as part of the first phase of the Naawi-Oodena project.

PROJECT OVERVIEW AND VISION

The Naawi-Oodena Master Plan is founded on seven aspirations that define a unified vision for development and the future neighbourhood's goals. The 160-acre site is envisioned to be a vibrant, mixed-use community that honours and celebrates Indigenous culture, heritage, and teachings. In partnership, T1N and CLC have established the following aspirations to create a collective vision, paving the way for innovation, continuous collaboration, and mutual understanding.

PROJECT ASPIRATIONS

1. Generate prosperity and cultivate partnerships
2. Build a welcoming and inviting community
3. Celebrate First Nations Culture and identity
4. Promote sustainable urban development
5. Advance new expressions in Indigenous Design
6. Share knowledge and cultural teachings
7. Showcase innovation in design and urban development



Conceptual artist rendering

KEY PROJECT MILESTONES

Naawi-Oodena is a significant undertaking that has gone through and continues to undergo a complex planning and development process. In collaboration with T1N, the project is designed as one cohesive vision. Ownership of the site spans both groups, resulting from the Comprehensive Settlement Agreement signed in 2019, which allocated 32% of the lands to CLC and 68% to T1N. The following timeline provides key milestones to date (in green) and key upcoming dates (in white).

CLC's Phase One Subdivision and Rezoning application is scheduled for a public hearing on June 23, 2025. If approved, CLC will be targeting land sales in Spring/Summer 2026.

**APRIL
2019**

COMPREHENSIVE SETTLEMENT AGREEMENT

T1N and the Government of Canada sign a Comprehensive Settlement Agreement, outlining the terms for the sale of the former Kapyong Barracks site.

**NOV
2019**

MASTERPLANNING PROCESS BEGINS

T1N and Canada Lands initiate a collaborative Master Planning process for the former Kapyong Barracks.

**JUNE
2020**

COMMUNITY ENGAGEMENT

Canada Lands and T1N host online public information session attended by more than 800 people.

**APRIL
2021**

KAPYONG BARRACKS RENAMED

Naawi-Oodena is introduced as the new name for the site, meaning "centre of the heart and community" in the Anishinaabemowin language.

**JULY
2022**

COMPLETION OF MASTER PLAN

The Master Plan for the site is completed.

**JULY
2022**

SIGNING OF "GAAWIJIJIGEMANGIT AGREEMENT"

T1N and the City of Winnipeg sign the "Gaawijijigemangit Agreement" – meaning "Working Together in Partnership" in the Anishinaabemowin language. This Municipal Development Services Agreement allows for the provision of municipal services at Naawi-Oodena.

**JULY
2022**

CANADA LANDS ACQUIRES 51 ACRES

Canada Lands acquires 51 acres of land within Naawi-Oodena.

**DEC
2022**

109 ACRES CONVERTED TO JOINT RESERVE LAND

T1N lands are repatriated to the seven Treaty One First Nations, becoming the largest First Nation-led Urban Economic Development Zone in Canada.

**JAN
2024**

ADOPTION OF SECONDARY PLAN

Council approves the developed Secondary Plan which applies only to lands owned by Canada Lands.

**OCT
2024**

DASZ APPLICATION FOR PHASE ONE IS SUBMITTED

Canada Lands submits a subdivision and rezoning application to the city for the first phase of development.

**JAN
2025**

COMPLETION OF DESIGN GUIDELINES

Design guidelines are developed to help guide and ensure that future development at Naawi-Oodena aligns with the goals and aspirations of the Master Plan.

**SUMMER
2025**

SUMMER 2025 COUNCIL APPROVALS

Canada Lands will present phase one of the development subdivision and rezoning aspirations in front of City Council.

**SUMMER
2026**

LAND SALES & DEVELOPMENT

Canada Lands is targeting initial land sales/offerings in 2026, with the first phase of development anticipated in the spring/summer of 2026.

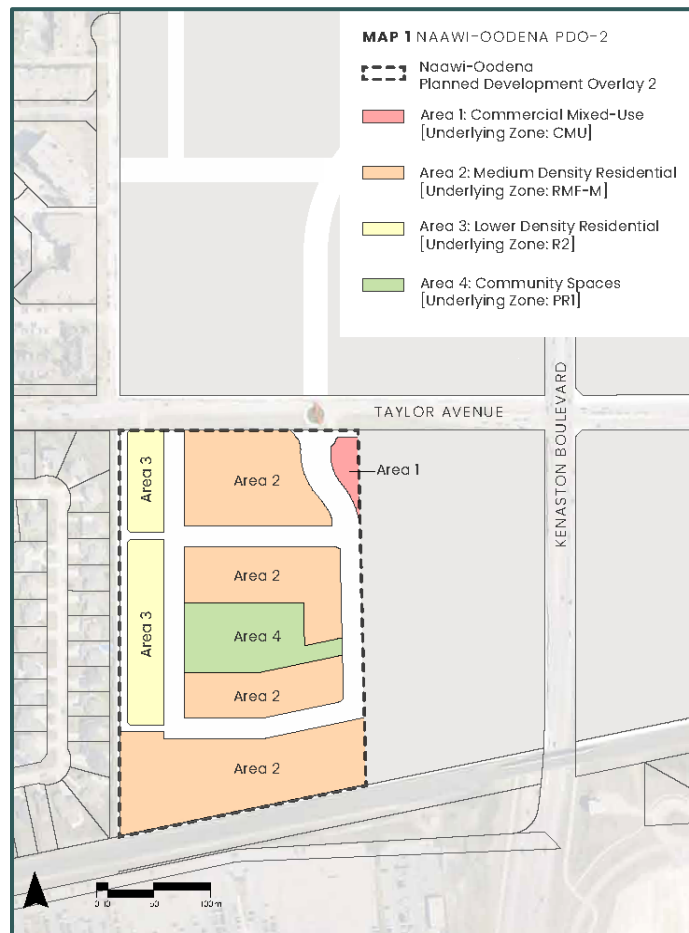
This summer, CLC is seeking approval for its Subdivision and Rezoning (DASZ) application, which is scheduled to be presented before the Assiniboia Community Committee on June 23, 2025. This application pertains to the southwest area of the Master Plan, south of Taylor and adjacent to the Tuxedo neighbourhood. The purpose of this application is to facilitate the creation of lots and roads that are consistent with the Master Plan and Secondary Plan for Naawi-Oodena. If approved, development will include:

- [illegible]

NAAWI-ODENA ZONING OVERLAY DISTRICT

As part of the subdivision and rezoning application, CLC is seeking adoption of the *Zoning Bylaw Naawi-Oodena Planned Development Overlay-2 (PDO-2)*. The PDO-2 sets out unique zoning regulations specific to the site, particularly on CLC-owned land, to ensure that rules and regulations enable development that aligns with the Master Plan and Secondary Plan. The following provides some examples of regulations outlined in the PDO-2 Naawi-Oodena Overlay District:

- **Height limits in low-density areas to the west to ensure appropriate height and density transition**
- **Safe and slow streets designed to be multi-modal and reduce traffic**
- **25% parking reductions for most uses other than multi-family and row houses**



(Map of PDO-2 highlighting Phase One)

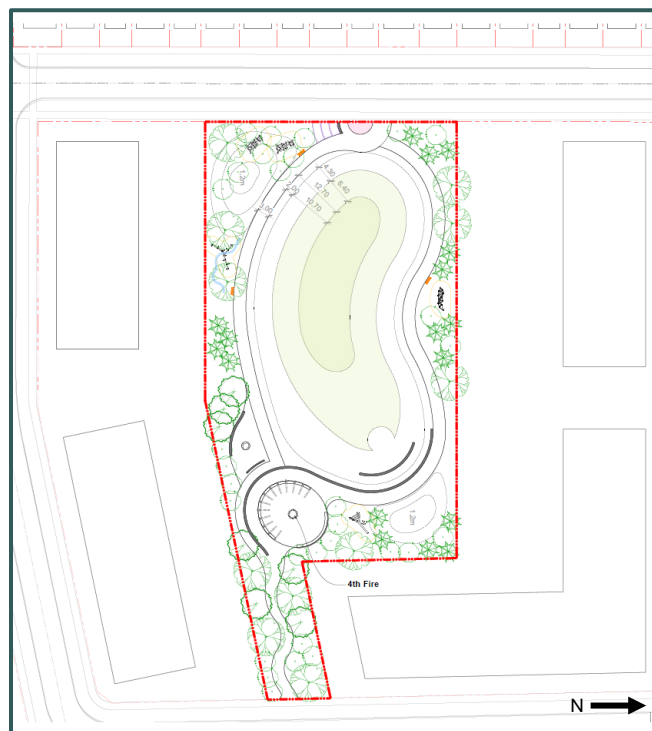
Niswi Pattern

The Niswi pattern displayed on the header and footer of this document was designed by Anishinaabe textile and interior designer Destiny Seymour. The pattern is based on a pottery pattern from Treaty One territory dating back over 3,000 years. Niwsi means 'Three' in Anishinaabemowin.

PHASE ONE PARK CONCEPT

If approved, a new 1.66-acre community park will be developed. The size of this park has grown significantly since CLC last spoke with residents, increasing by about 1 acre. The greenspace will feature a dry pond for stormwater retention and will foster community connection through play and gathering nodes designed to provide informative and engaging learning experiences about Indigenous traditions and culture. Native Manitoba plantings will harmonize with public art pieces throughout the park, offering teachings while exemplifying symbiotic living and commemoration.

It is important to note that plans for the park space have not been finalized. The conceptual plan below provides an idea of what the future park space could look like.



(Conceptual drawing of the park space in Phase One)

WANT TO SEE MORE OR HAVE QUESTIONS?

For more information about the Naawi-Oodena development, please refer to the following website link: <https://www.clc-sic.ca/real-estate/naawi-oodena>

If you have any questions, please contact David Marsh (Director, Real Estate, Central Region) at naawioodena@clc-sic.ca