



Naawi-Oodena FAQs – November 2023

What is Canada Lands proposing to build on the site?

Canada Lands' portion of the site area totals 51 acres (21 hectares), which is 32 percent of the Naawi-Oodena lands. Canada Lands is proposing to develop up to 1,500 residential units, 135,000 square feet (12,540 square metres) of non-residential space, and 5.7 acres (2.3 hectares) on our portion of Naawi-Oodena.

The process has been very lengthy. Why has this taken so long?

In 2019 a Comprehensive Settlement Agreement was signed by the Government of Canada and Treaty One. This agreement allocated 68% of the site (108 acres / 43.8 ha) to Treaty One and identified 32% of the site (51 acres / 20.8 ha) to Canada Lands. That same year Treaty One and Canada Lands signed a Memorandum of Understanding (MOU) to jointly plan for the development of the site. A joint Master Plan was created throughout 2019 and 2020, and was guided by numerous studies, and engagement with Treaty One communities, the City of Winnipeg, and the wider community around the site.

In January 2023 Canada Lands submitted its initial draft Secondary Plan to the City of Winnipeg for consideration. After initial review and comment, Canada Lands was at the stage where it could share plans with the wider community as part of community open house events in September 2023 before proceeding through the formal Secondary Plan approval process.

Why is Canada Lands completing a Secondary Plan? I thought a Master Plan was already completed.

The Secondary Plan builds on the Naawi-Oodena Master Plan which sets out Treaty One's and Canada Lands' collective vision for the 160-acre site. The Master Plan applies to the entire Naawi-Oodena site, while the Secondary Plan is essentially how we will implement the Canada Lands portion of the site.

The City of Winnipeg identifies Naawi-Oodena as a Major Redevelopment Site in OurWinnipeg 2045 Development Plan and the Complete Communities Direction Strategy 2.0, the City's overarching land use planning document.

A Secondary Plan is required by the City of Winnipeg before any development of the Canada Lands-owned portion of the site can begin. Canada Lands Company, like a private-sector developer, is subject to all municipal approval processes.



Is the Secondary Plan the same as the Master Plan? Is anything different?

The Secondary Plan builds on the Naawi-Oodena Master Plan which sets out Treaty One's and Canada Lands' collective vision for the 160-acre site. The Master Plan applies to the entire Naawi-Oodena site, while the Secondary Plan is essentially how we will implement it on the Canada Lands portion of the site. The Secondary Plan is largely identical to the Master Plan, with four minor changes:

- Permit newer housing types such as stacked townhomes in Medium and Lower Density areas;
- Permit more secondary suites in Lower Density Residential areas;
- Enable more innovative approaches to parking and active transportation options; and,
- Allow for up to eight storeys (from six) in Mixed-Use Village, Commercial Mixed-Use, and Medium Density Residential areas in select locations, and away from existing residential.

What types of housing options will be available? Will you include any affordable housing?

The development will offer a wide range of housing types that will make this community welcoming to all kinds of families. These will include a variety of owner-occupied and rental housing ranging from detached residential homes to townhomes, mixed-use, and apartment buildings.

Affordable housing will be included in Canada Lands' portion of Naawi-Oodena development. We will be working with the City of Winnipeg and its new Affordable Housing Strategy, Treaty One partners, and local affordable housing providers to determine how best to successfully enable affordable housing at Naawi-Oodena.

What about design? Will the development fit in with the surrounding neighbourhoods?

Canada Lands and Treaty One Nation are working together in the creation of Design Guidelines that will help shape the overall transformation of Naawi-Oodena. The Design Guidelines, which will be based on Indigenous design principles, will apply to the entire site including building and open space design.

Design excellence and promoting high-quality architecture and urban design is an important part of Canada Lands' development approach. Projects across Canada are known for their high quality of design and have won numerous awards.



How are you integrating Sustainability into your development?

Sustainability is an important priority for Canada Lands, the Company is focused on building a resilient community that demonstrates approaches to design and development that respect the environment and changing climate.

The Master Plan features many sustainability approaches that will be implemented as development moves forward. This includes developing, efficient water management systems, low-impact development measures, a denser mixed-use development that features an active transportation approach, a walkable environment and provides more transportation options for residents, making it a pedestrian-friendly community.

Other sustainability approaches will be explored. These could include EV-ready housing, integrating car shares into the development, use of low-carbon materials or approaches in construction, and non-GHG-producing heating and cooling systems such as geothermal or air-source heat pumps. These will be explored as part of a Climate Risk & Vulnerability Assessment and Low Carbon Sustainability studies as a next step for the project.

Part of your design and sustainability approach is ‘Slow Streets’. What are ‘Slow Streets’?

Naawi-Oodena will be Winnipeg’s first designed and purpose-built “Slow Streets” Neighbourhood. Slow Streets is a concept where we design streets for lower speeds and for all users. This promotes a multi-modal approach, enabling more walking, biking, and other forms of alternative transportation, while reducing traffic speeds and making a safer environment for all.

Has a traffic study been done? Have you considered the potential widening of Kenaston Boulevard?

A comprehensive transportation study was conducted for the entire site as part of the joint Master Plan process by Treaty One and Canada Lands. As part of the transportation study, our team had extensive coordination with the City of Winnipeg. Based on direction from the City of Winnipeg our transportation study did include the potential widening of Kenaston Boulevard. The study recommended transportation improvements on Grant and Taylor Avenues and Kenaston Boulevard as part of an integrated approach with the future Kenaston widening project.

The transportation study will be updated and examined by the City during the development approvals process, and the City will determine which transportation improvements are required at each step of the overall development.



Will Edgeland Boulevard be extended south to connect to Grant Avenue? We are worried about increased cut-through traffic on our street.

Not directly. Edgeland Boulevard is proposed to be extended south and then southeast to connect to an internal collector street within the lands north of Grant Avenue. The overall street network was designed to meet the City of Winnipeg's requirement for multiple points of access while discouraging cut-through traffic. While vehicles could utilize a future Edgeland Boulevard extension to connect to Grant Avenue, the route is purposely not direct and or convenient to discourage cut-through traffic. A direct pedestrian and cycling connection along the existing Edgeland Boulevard right-of-way will be explored as part of a future phase of the project.

Will there be enough on-site parking for the development? Will residents park on the existing streets in Tuxedo?

Canada Lands is sensitive to concerns about parking in the development. Parking is being approached in a comprehensive manner for the site, and individual development projects will be required to provide sufficient off-street parking, with an emphasis on underground parking for more dense developments. On-street parking is being provided within the Naawi-Oodena development.

While it is possible for future residents to park on existing streets in Tuxedo, it is unlikely. There are limited vehicular connections into the surrounding neighbourhoods, and parking in existing neighbourhoods would be very inconvenient.

When and where will construction begin?

Canada Lands is early in the approvals process, and exact construction timelines have not been finalized. Construction activity on site will occur after the rezoning and subdivision approvals have been granted for the first phases of the project, anticipated sometime in late 2024 or early 2025. Construction of site servicing infrastructure for the first phase is anticipated to occur in 2025 / 2026. Canada Lands has identified its lands south of Taylor Avenue as the first phase of our portion of Naawi-Oodena.

Treaty One is currently planning to develop the lands at the northeast corner of Kenaston Boulevard and Taylor Avenue as its first phase of development, with an anticipated construction start in Fall 2023. Additional information and updates on Treaty One's plans for Naawi-Oodena can be found here: <https://treaty1.ca/>

What are the plans for the Treaty One portion of Naawi-Oodena?

In 2019 Treaty One and Canada Lands signed a Memorandum of Understanding to jointly plan for the development of the site. A joint Master Plan was created throughout 2019 and



2020, and was guided by numerous studies, and engagement with Treaty One communities, the City of Winnipeg, and the wider community around the site. Future development of the site by Treaty One and Canada Lands will be consistent with the Master Plan.

Additional information and updates on the Treaty One portion of Naawi-Oodena can be found at: <https://treaty1.ca/>

Isn't Treaty One developing the entire site? Why is Canada Lands involved at all?

Through agreements with the Government of Canada, Treaty One acquired 68% of the site and Canada Lands acquired 32% of the site. We have been working collaboratively with our Treaty One partners for the past few years on the vision for the entire site and we look forward to continuing that relationship.

Is the Canada Lands Company portion of Naawi-Oodena part of the urban reserve? Can anyone buy land or homes there?

The Canada Lands Company portion of Naawi-Oodena (approximately 51 acres) is not part of the Treaty One Urban Reserve. Development and sale of lands on our portion of the site will be substantially similar to any other master-planned development in Winnipeg.