



TNRED 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 Province of Manitoba, 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 & Neighbourhood Services

HEALTH EQUITY – 314,000 SF

Downtown Winnipeg Health Centre for Excellence – up to 100,000 SF

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

Pan Am Centre for Advanced Musculoskeletal Medicine – up to 200,000 SF

- 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 & PUBLIC GREENWAYS – 99,605 SF

Community Green – 14,552 SF

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

Edmonton Court – 15,766 SF

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

Greenway Promenade – 31,938 SF

- Trees and plantings
- Seating
- Lighting
- Bicycle parking

Rooftop Neighbourhood Gardens (Central) – 6,048 SF

- Urban agriculture
- Communal cooking

Rooftop Healing Gardens (East) – 19,811 SF

- Medicinal plants and forest path
- Seating

Rooftop Living Gardens (West) – 11,490 SF

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

NEIGHBOURHOOD SERVICES, CULTURE & ARTS – 158,100 SF

Arts & Culture – 42,000 SF

- YMCA
- Prairie Theatre Exchange

Community Offices – 17,900 SF

Neighbourhood Retail Services – 7,700 SF

Neighbourhood General Services – 29,700 SF

Community Centre/Drop-in – 45,400 SF

Food & Drink Services – 15,400 SF

HOUSING & FOOD SECURITY – 281,400 SF

Food Security – 23,900 SF

- Mainline grocery
- Health & organic food

Housing – 257,500 SF

- Multi-family housing
- Affordable housing
- Student housing

Deconstruction to Construction – 1.5M SF

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

About True North Real Estate Development

True North Real Estate Development 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 square-foot 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.