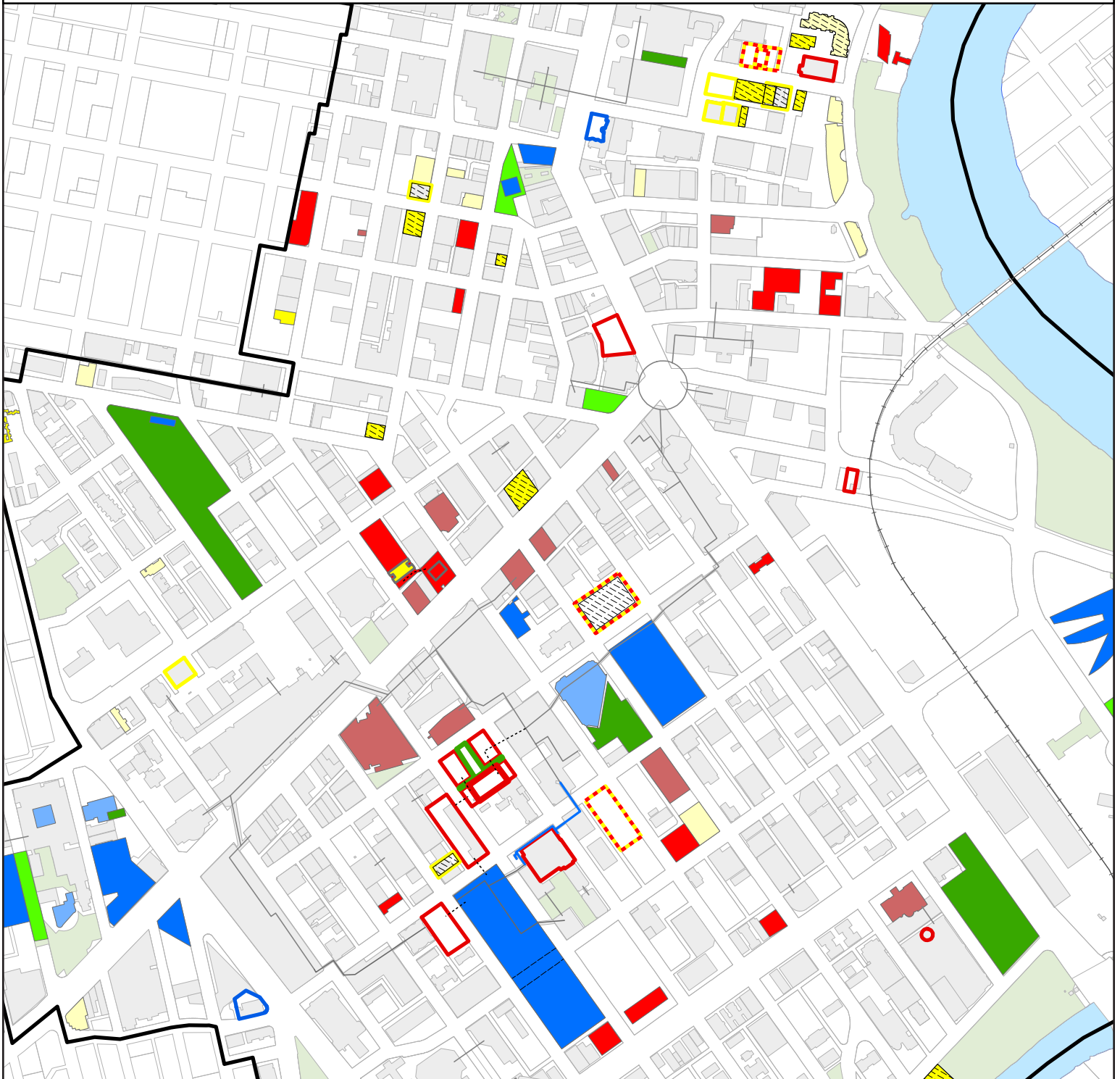




The IUS *In-Brief* Series

DOWNTOWN WINNIPEG:

Developments and Investments, 2005-2013





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The IUS In-Brief series provides new space for thought on urban issues from a variety of perspectives: from academic research to journalistic investigation, from editorial comments to public stories. The In-Brief series is intended to provide concise comment, thought and informed discussion on a range of urban issues. We invite submissions: ius@uwinnipeg.ca

The Institute of Urban Studies is an independent research arm of the University of Winnipeg. Since 1969, the IUS has been both an academic and an applied research centre, committed to examining urban development issues in a broad, non-partisan manner. The Institute examines inner city, environmental, Aboriginal and community development issues. In addition to its ongoing involvement in research, IUS brings in visiting scholars, hosts workshops, seminars and conferences, and acts in partnership with other organizations in the community to effect positive change.

Foreword

Over the last eight years, Winnipeg's downtown has been on a rapid upswing with investment eclipsing an estimated \$2 billion dollars. This period marks a dramatic shift from the late 1980s to the early 2000s, which were characterized by slower growth, increasing vacancies and a further suburbanization of our downtown retail landscape. What has changed? Where is investment heading? This *IUS In-Brief* explores these questions by collecting and mapping the changes that have taken place during this frenzied period of development. The mapping of this activity is striking and gives strong representation to the diversity of development with the ensuing spatial pattern reinventing the look and feel of downtown. In particular, during this eight year period, well over 100 new projects have brought people, investment and vigour to a downtown that has faced significant challenge. While this recent spate of development has not necessarily changed the broader view of downtown for all Winnipeggers, it has set us on a new course of growth not seen in perhaps a century.

The Rise, Fall and Reawakening of a City

Investment & Development in Downtown Winnipeg, 2005-2013

LOOKING BACK

A young city with a prosperous future

Winnipeg's recent successes cannot be explained without looking back to both better times and a darker period when the level of uncertainty would become profound. For Winnipeg, we have to go back 100 plus years when a young prairie city began to grow at a pace that was drawing international attention. A somewhat famous quote from the day reads "all roads lead to Winnipeg." This line referred to the emerging dominance of Winnipeg as a city positioned to take hold off the movement of goods and services not only east and west but also north and south. With oft comparisons to Chicago, Winnipeg seemed destined for greatness.

This was most evident during the late 1800s and early 1900s when our city boomed, and our downtown thrived with bustle and vigor. Growth was driving spatial change and people were flooding in from all over the world. While many roads did lead to Winnipeg, it was the grain markets and trade that built a lasting base from which our city began to position itself within the top five for population in Canada.

It was also at this time that the thirst for growth would become unquenchable as a land rush fueled a fever not unlike that of the Klondike. We would also become a magnet for young gun architects freshly minted from the Chicago School of Art. This included John Atchison, an American who helped plan the 1893 World's Columbian Exposition in Chicago—an event largely seen as reawakening the art of city making—who came to Winnipeg and sculpted some of our finest buildings. Many more followed Mr. Atchison, so much so, that the over-used slogan of "Winnipeg: the Chicago of the North" began to bare some truth if in only in attracting some of the finest architects from the windy city.

THE WINDS OF CHANGE

All good things must come to an end

Winnipeg's fortunes changed as the tumultuous 1930s and beyond cast a cloud over the city, not quite crippling us but instilling a muted paralysis that saw growth grind to a near halt and prosperity weaken. The great boosters of the city continued to thrust a brave face forward but change was upon us. Winnipeg would slide from one

of Canada’s largest and fastest growing cities to barely holding on to top ten status. Many factors are offered to explain this slow growth period: the opening of the Panama Canal, war, internal labour unrest, and the emergence of a stronger economy in Canada’s West led by Calgary, Edmonton, and Vancouver—cities that grew through oil-development and better positioning for global trade.

Winnipeg’s growth would continue, but at a much slower pace up to the end of World War II. However, like most North American cities, the ensuing post-war period would bring forth a baby boom and economic prosperity that would drive change for decades to come. This demographic explosion propelled Winnipeg forward through the 1950s and onward. However, even with this boom, the luster of our downtown had already begun to tarnish as more and more change was afoot in the downtown and nearby neighbourhoods. Perhaps most crucial was the increasing growth of our suburbs that drew people and restructured our retail landscape.

During the 1960s and 1970s, the city began to come to grips with the need to intervene with policies and supports to help undo a long, slow period of decline. By 1980, the three levels of government came to the

table with a comprehensive package for dealing with downtown and inner city change. What would unfold was a government-led policy and program-based period of intervention.

GOVERNMENT TO THE RESCUE

In 1981, The Core Area Initiative (CAI) would lay the foundation for 30 years of sustained government-based investment in the downtown. Using a broad mandate of urban revitalization, the intent was to seed a range of projects in the downtown as well as the surrounding neighbourhoods that had languished during the 1970s onward, with many having lost more than half their population. Throughout the 1980s and 1990s, government support would evolve with the CAI giving way to the Winnipeg Development Agreement and other iterations. For the downtown, the creation of the Forks Renewal Corporation and North Portage seeded two of the largest redevelopment projects: Portage Place and The Forks. More recently, CentreVenture (founded in 1999), would take the lead on downtown development, assisting in 46 projects to date.¹ The outcomes of these efforts are beginning to have significant impacts on the downtown.

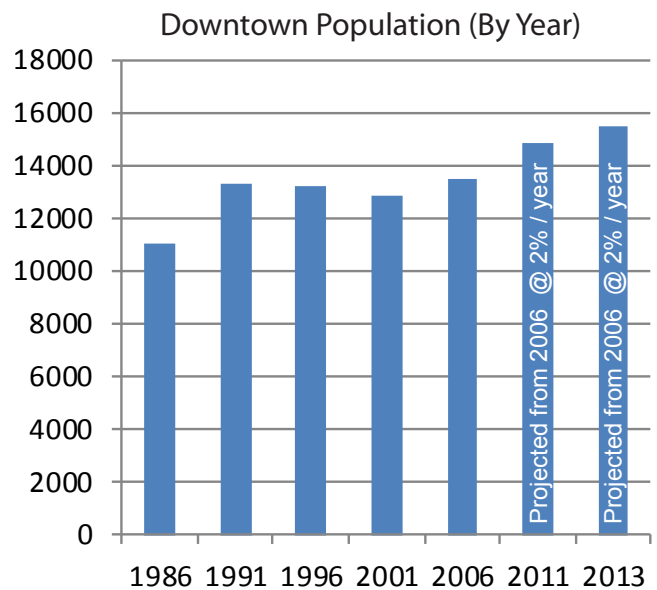
The BIG Picture: 2005-2013	
Total Investment In The Downtown	over \$2 Billion
Number Of Significant Investments / Developments (Over \$0.5 M)	106
Currently Proposed Projects	30
Residential Units Built	1772
Residential Units Currently Proposed	646
Expected Downtown Population Growth 2008-2021	1.9-2.4% / year
Population Growth In Census Tract 0024.00; 2006-2011 (Parts Of The Exchange District, And South Point Douglas)	52%
Commercial / Office / Institutional Space Developed	over 2 million sq.ft.
Education / Museum Space Developed	0.7 million Sq.ft.
New Hotel Rooms Under Construction	221
Proposed New Downtown Hotels	4
Number Of New Parkades Downtown	6
Number Of New Parkades Proposed	3
Number Of Surface Parking Lots Developed To Higher Use	7
Surface Parking Lots Currently Proposed To Be Developed	8

A New Downtown Emerges

Over the last eight years, Winnipeg’s downtown has ushered in a wave of development not seen in some time. The data and supporting maps clearly point to a robust economy led by private investment with strong government support. More people are moving into the downtown, and the condo market that began with seed money from the Core Area Initiative in the 1980s through to the current Downtown Residential Development Grant, has resulted in just under 1800 units being built within the last eight years.

Based on publicly available information, the IUS has catalogued and mapped ‘significant’ new developments, as well as investments in existing buildings. For this review, ‘significant’ was defined as investments over \$500,000. Our intent has not been to delineate every development or capture every detail, but rather to draw a broad picture of the changing face of downtown—a picture that may not be easily visible to most Winnipeggers. From this wider perspective, developments between 2005 and 2013 have been more significant than many may imagine, perhaps becoming one of Winnipeg’s most significant periods of development. In the eight years reviewed, we found 106 significant investments in the downtown, totalling over \$2 billion (based on 79% of projects reporting costs); and thirty currently proposed projects. This is a substantial amount of investment for Winnipeg given its history of slow-growth and lower investment.²

Downtown population is approaching 16,000 people



A half-dozen major projects alone account for one billion of this total. Many of these, but not all, have been funded by multiple levels of government. Yet small and mid-sized private projects easily outpace government investment in the downtown. This is most evident in the creation of new housing. We catalogued the development of 1,772 new residential units over the eight years with an additional 646 currently proposed.³ This residential development has helped the downtown pull back from the low point of the late 80s and early 90s, where the population bottomed out at 11,000 people. Although we await 2011 Census statistics for the official downtown area, the current population is estimated to be closing in on 16,000 people—a remarkable turn-around. The area of highest population growth is along Waterfront Crescent up into South Point Douglas. This section of the downtown (Census Tract 0024.00) has seen a 52% increase in population between the 2006 and 2011 Censuses.⁴ Downtown growth is matching, even exceeding, projections made by the City in 2007, which foresaw population growth by 4,700 to 6,070 persons between 2006 and 2021 (a rate of 1.9% - 2.4%).⁵

Top Ten Largest Projects (in millions)		
1	Canadian Museum of Human Rights	\$351.0
2	Manitoba Hydro Headquarters	\$278.0
3	Winnipeg Police Headquarters	\$193.6
4	Winnipeg Convention Centre	\$180.0
5	Centrepont / 311 Portage	\$75.0
6	U of W: Richardson College for the Environment	\$66.6
7	U of W: UNITED Health & RecPlex	\$40.0
8	RRC: Paterson Global Foods (Union Bank Tower)	\$35.0
9	Sky Waterfront	\$30.0
tie	Residences on York	\$30.0
tie	WRHA - 640 Main St.	\$30.0
Total (in millions)		\$1,309.2

COMMERCIAL, OFFICE, AND
INSTITUTIONAL

The most visible change in the downtown has been the addition of new buildings. Office, commercial, and institutional developments have also seen strong growth with about two million square feet developed (800,000 ft² being the redevelopment of the Canada Post building into the new Winnipeg Police headquarters). To this can be added another 700,000 square feet of development at the University of Winnipeg and the Canadian Museum of Human Rights.⁶

There are a number of hotel projects underway or proposed for Winnipeg. There are 221 new rooms under construction, which include the Alt Hotel on Portage and the Sunstone Boutique Hotel on Waterfront. But downtown also lost 571 rooms through conversion of older hotel space into rental units. The Sheraton was converted into the Residences on York in 2011, and Place Louis Riel is scheduled to convert in 2014. Although these projects decrease hotel room numbers, each of these add downtown living options. Current speculation has four new downtown hotels proposed. This includes a new hotel for the surface parking lot at 416 Main Street (rumored to be a Westin hotel); a proposed hotel by Lakeview Developments for the surface lot at St. Mary and Edmonton; and a possible hotel for the mixed use development on the lot at 225 Carlton. In addition, the redevelopment of the Carlton Inn is being pursued. These projects should see an overall increase and upgrading in downtown hotel space with an emphasis focusing on the expanding Convention Centre and the new SHED (Sports, Hospitality, and Entertainment District).

*Over 2 million ft² of office,
commercial, and institutional
space developed*

The Impact of Education Investment	
University of Winnipeg: Richardson College for the Environment	\$66.6
University of Winnipeg: UNITED Health & RecPlex	\$40.0
Red River College: Paterson Global Foods (Union Bank Tower)	\$35.0
University of Winnipeg: Wesley Hall Restoration	\$19.2
University of Winnipeg: McFeetors Hall	\$17.5
University of Winnipeg: Buhler Center	\$15.0
University of Winnipeg: The AnX Redevelopment	\$5.5
University of Winnipeg: General Restorations	\$3.0
University of Winnipeg: UWSA Daycare	\$2.5
Total (in millions)	\$204.3

Trends in New Development

TREND: REDEVELOPMENT OF OLDER BUILDINGS

The notable number of older buildings being converted into apartments and condos, as well as the redevelopment of the Canada Post building, highlights a downtown theme: a majority of the 106 projects we have catalogued are redevelopments of existing buildings. This development is important to recognize because so much of Winnipeg's downtown investment goes into existing buildings, and because many of these are Heritage buildings, considered more complicated and costly to

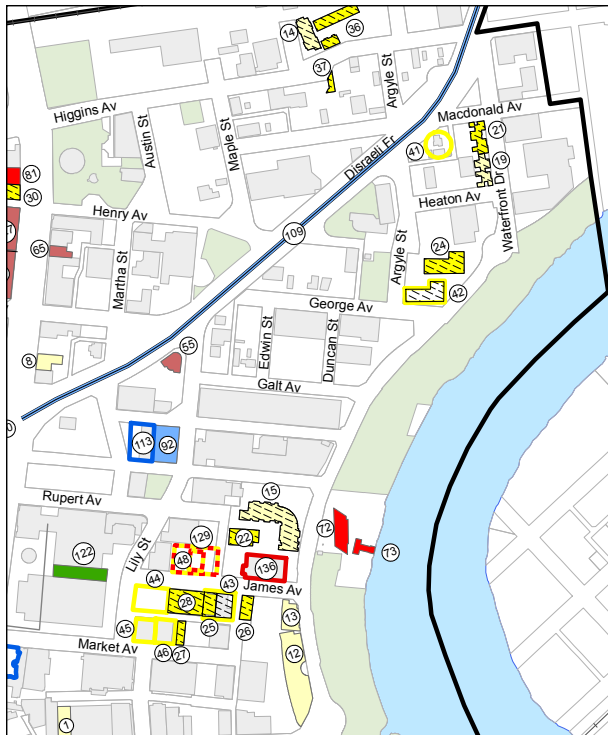
renovate. That said, major new projects like the Canadian Museum for Human Rights, Manitoba Hydro Place, and CentrePoint are

beginning to change the downtown skyline.

TREND: DEVELOPMENT CLUSTERS

The *Downtown Winnipeg Development Map* shows development in all areas of the downtown, but there are some critical clusters of development beginning to emerge. This includes a cluster of development within the growing University of Winnipeg campus. With almost a half-million sq.ft. of new development and more than \$150 million invested, the University is becoming a key player in both downtown and surrounding neighbourhoods.⁷ Along with this significant investment, the U of W's student population is over 11,000. Factor in Red River College and a dozen other smaller schools, and the total number of students downtown totals to over 24,000; a substantial economic force in the downtown.⁸

The cluster of new residential units in the East Exchange District is also very apparent. The development of Waterfront Drive which began in 2004 now stretches from McDermot through to Higgins. It is here that the City expects most future downtown population growth to occur.⁹ This is highlighted by the *Development Map*, which reveals seven currently proposed, new residential developments for this emerging area.¹⁰



Detail of Downtown Winnipeg Development Map showing the East Exchange District. Full map on page 6-7.

Lastly, at only three years old, the SHED is beginning to take shape as a key development cluster. Anchored at the north and south ends by the CentrePoint development and the Convention Centre expansion, this cluster has six new developments currently proposed to move forward. This includes three new hotels: the Alt Hotel currently under construction, the proposed Lakewood Development on St. Mary Ave., and the redevelopment of the Carlton Inn. The Delta Hotel on St. Mary has also indicated that significant renovations will happen in conjunction with the Convention Centre expansion. Two major surface parking lot developments have also been proposed in the SHED: the South Portage development and a more tenuous development at 172 Donald. Surrounding this core of SHED developments are further projects strengthening the area including:

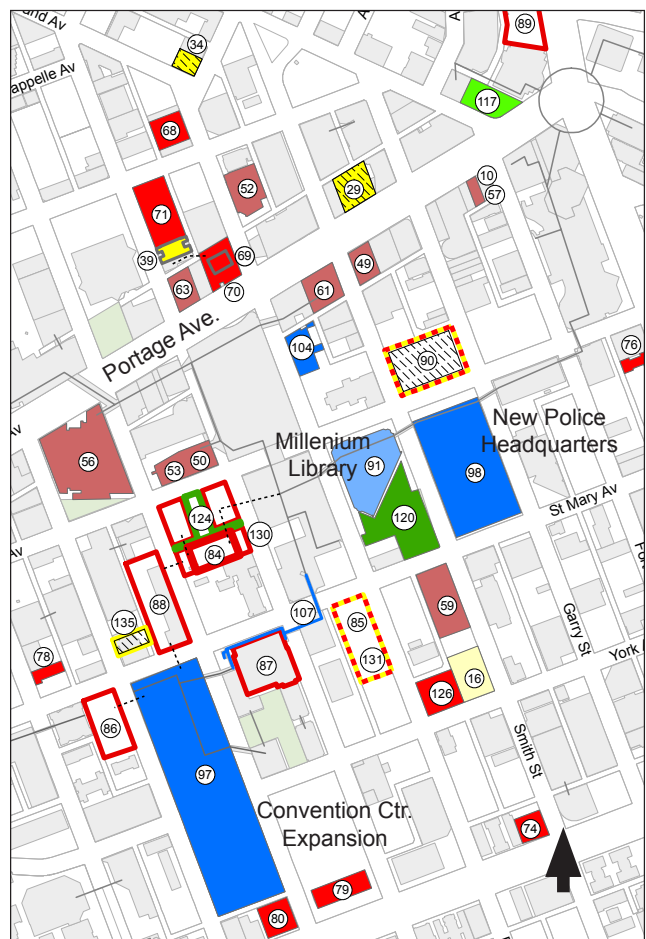
- Millennium Library and Park
- Manitoba Hydro Place
- Winnipeg Police headquarters (Canada Post Bldg.)
- The Avenue & Hample Building Conversions
- Proposed Fortress Development on Graham
- Residences on York (former Sheraton)
- Place Louis Riel Hotel conversion.

TREND: MIXED-USE DEVELOPMENTS

Another notable trend is a strong move to mixed-use developments. This is important, as these may have a higher chance of success due to multiple income streams; and because each is bringing a residential component to the downtown, further strengthening the area. The \$75 million, 311 Portage/CentrePoint development is an excellent example of a mixed use approach. This project will combine commercial space, a hotel, a parkade, and condominiums in a comprehensive offering.

Proposed mixed-use developments include the South Portage complex (225 Carlton surface parking lot) which mixes commercial and office buildings, with a public square, and parkade. As well, Fortress Developments is proposing a mixed-use complex at the 245 Graham

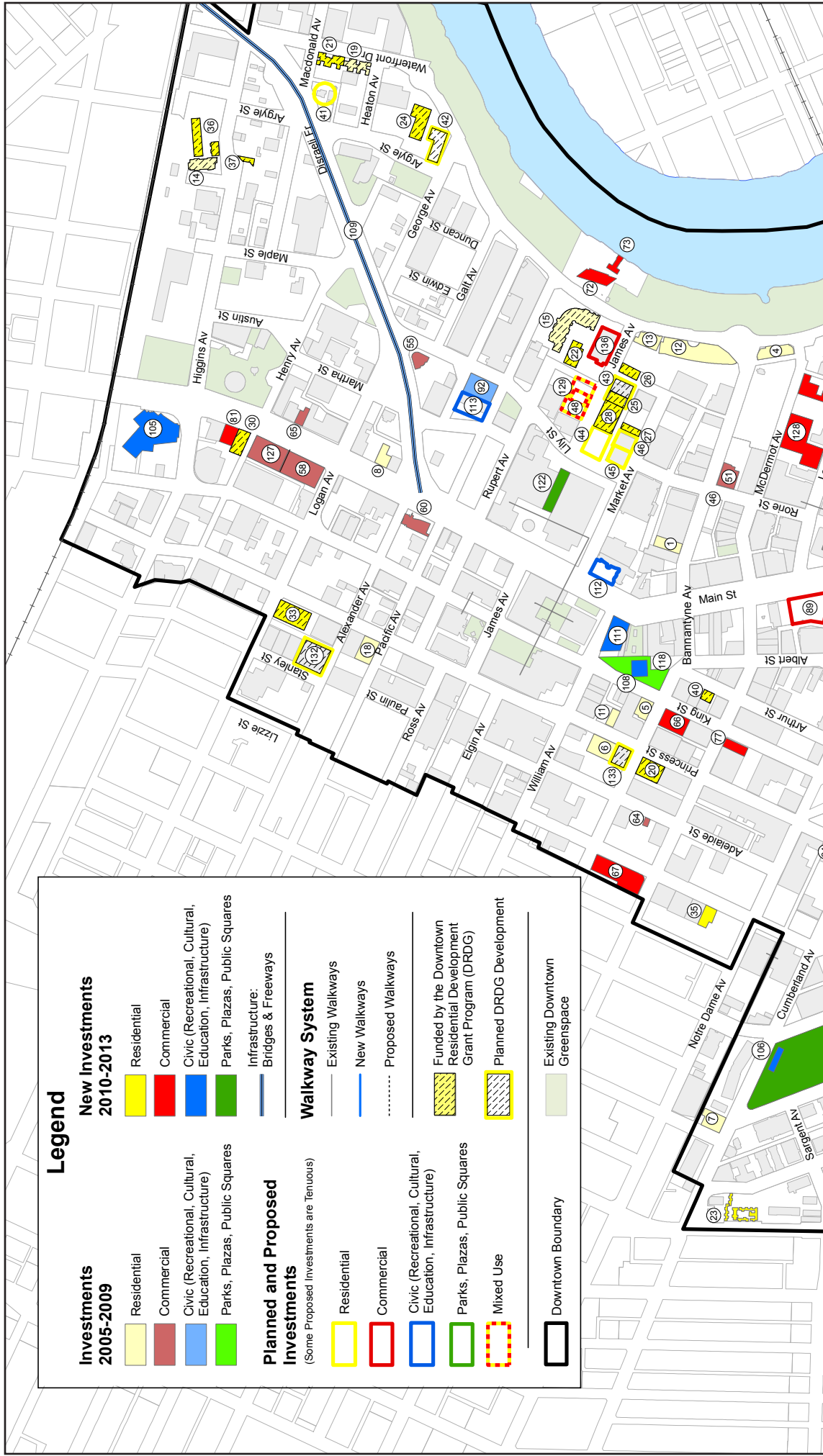
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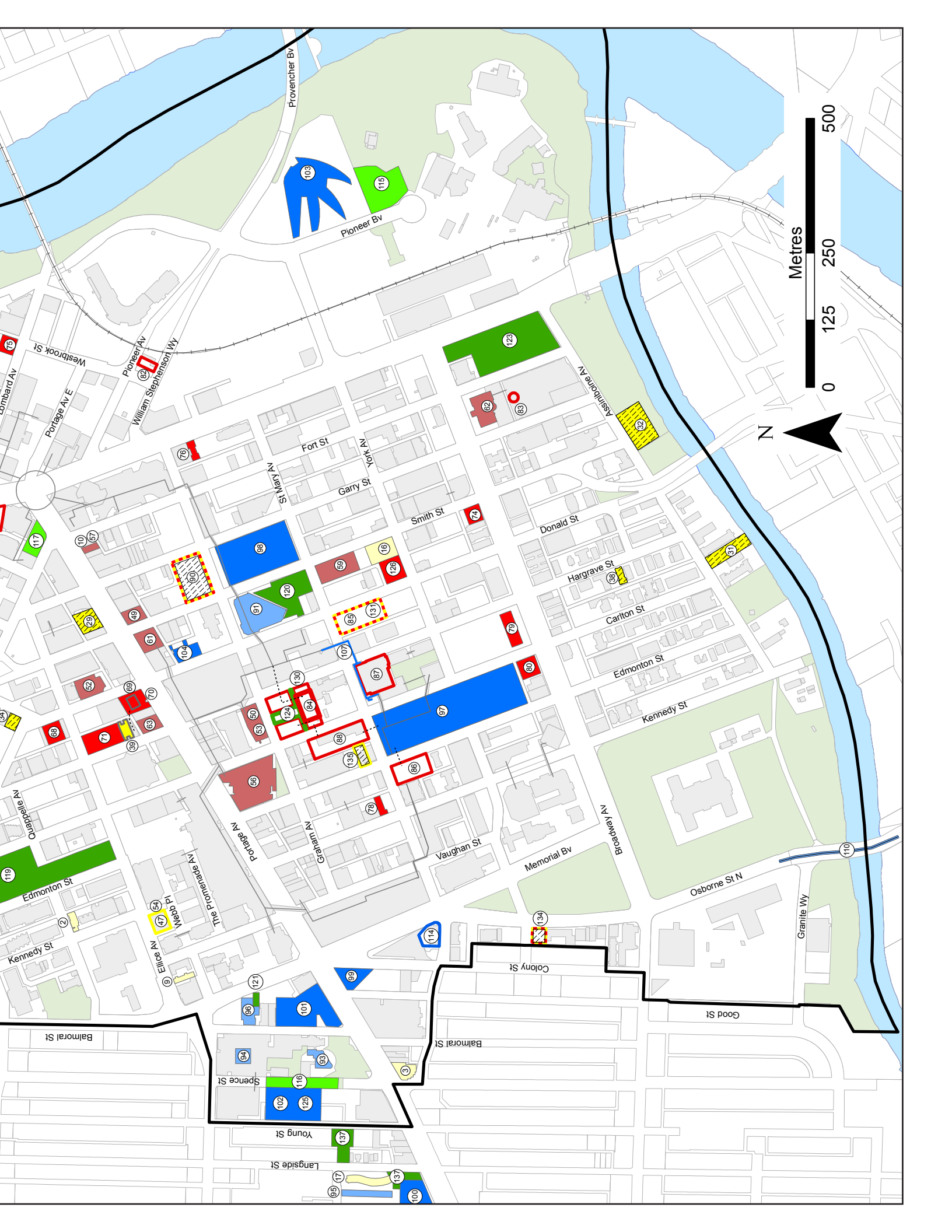


Detail of Downtown Winnipeg Development Map showing the SHED area and surrounding developments. Full map on page 6-7.

DOWNTOWN WINNIPEG DEVELOPMENT MAP

Significant Developments & Investments : 2005 - 2013





Street surface parking lot and former site of the Tribune Building. This development includes condos, office and commercial space, and possibly a new downtown grocery store. Similarly, the James Ave. surface parking lot proposal includes a parkade with residential apartments or condos above, and the long-planned 236 Osborne North commercial/condo development is still on the drawing board. More tenuous, is a proposal for mixed-use commercial/office space with a parkade for the surface parking lot at 172 Donald.



Sports, Hospitality, and Entertainment District (SHED) area. Official boundary for Tax Increment Financing (TIF).

TREND: SURFACE PARKING LOT CONVERSION

As noted, many of these mixed-use developments include parkades. Parking is a contentious issue in many cities and is no different in Winnipeg. Downtown Winnipeg has a high number of surface parking lots, numbering about 150, or 20% of the land area.¹¹ Again, after decades of dis-investment, redevelopment of surface parking lots is finally occurring. In fact, seven surface lots have been developed to higher uses, with eight more currently proposed to be developed. But that does not mean less parking. Downtown Winnipeg has seen six new parkades built in the last eight years, with three more proposed, bringing the number of off-street parking spots up slightly to 35,562, two-thirds of which are available to the public.¹² And, Winnipeg continues to have some of the cheapest parking in Canada, with the Median Daily Parking Rate being the second lowest in Canada at \$9.50.¹³

After eight years of strong development are we headed into another period of growth?

What is having the biggest effect on the downtown development? Why now? Three local changes, and some larger structural forces, appear to be driving the rapid pace of development over the last eight years. Changes to the Downtown Zoning Bylaw in 2004 made development of heritage buildings easier and faster, and spurred the growth of building conversions to condominiums and rental units. Secondly, the Downtown Residential Development Grant (DRDG) has made buildings previously deemed financially marginal, more profitable to develop. And lastly, CentureVenture with its Urban Development Bank, land assembly efforts, strategic development, and administration of the DRDG for the City and Province has fostered many important developments seen on this map. An additional important influence was the completion of the MTS Centre in 2004 which brings thousands of Winnipeggers into the downtown (not identified on the development map as it is previous to our study start-date of 2005).

Over the last decade Winnipeg's economy and that of the downtown have also benefited from a number of broader trends that have helped strengthen and reshape our city. Manitoba's diversified economy has continued to grow steadily, and critically, was stable during the 2008 recession. The current climate of extremely low interest rates has created opportunities for developers that would not normally exist in Winnipeg. This is an investment climate that is unlikely to last and should be taken advantage of while possible.

As well, international immigration has boosted the city's population and supported the downtown economy with many newcomers locating centrally. The overall population of the downtown is growing—enabled by the tremendous number of new housing opportunities and growing interest in living in the area.

RESTRUCTURING DOWNTOWN

The downtown is also seeing a wider range of new development. This has resulted in less of a reliance on the “big retail” mall strategies of the 1970s and 1980s when five downtown malls opened: Lombard Concourse in 1969, Eaton Place in '79, Winnipeg Square in '80, Portage Place in '87, and the Forks in '89. Most of these were part of other developments, but Portage Place was partly justified as an effort to counter the shift of retail to suburban locations. This was at best, only partially successful.

Recent developments are more varied due to three different investment strategies in place. Each strategy has resulted in more people in the downtown—either visiting in the evening or having located as permanent residents—spurring further investment into the area.

The first strategy focuses on the entertainment/cultural/sport district that started with the construction of the MTS Centre and continues with the new developments focused in the SHED. A further example of this is the clustering of creative industries in the downtown. Following the definitions of the Winnipeg Arts Council,¹⁴ we find about 20% of such industries located in the downtown, an area comprising 1% of the city.¹⁵ These sports, convention, and entertainment investments help to bring Winnipeggers into the downtown, especially during the critical evening period when most downtown office workers are absent.

The second strategy involves investments by Red River College and the huge expansion of the University of Winnipeg. These efforts not only help rebuild the physical landscape of the downtown, they also bring tens of thousands of students into the downtown economy.

The third and final strategy places a new emphasis on housing that has allowed the downtown population to begin returning to levels that bolster the downtown economy and create a vibrant public realm.

These three factors—bringing more Winnipeggers into the downtown core during evenings, increasing student populations, and an emphasis on new housing—reinforce each other and strengthen the existing office-space economy. The result is the downtown becoming a more dynamic and diverse place to which investment is becoming increasingly attracted.

A NEW VIEW

In discussing downtown development, the emphasis has often been on short-term overviews, or of new construction only—the “new and now.” We believe, that a full accounting of Winnipeg's downtown must look beyond that narrow focus and instead consider Winnipeg's slower growth-rate, large downtown area, and the ongoing redevelopment of existing building stock, especially difficult-to-upgrade heritage buildings. We see development in Winnipeg's downtown as occurring slower than other cities, happening within existing buildings, and spread over a large downtown; making it difficult to easily observe. The *Downtown Winnipeg Development Map* makes downtown development readable by cataloguing all significant investments downtown over an eight year period. The huge amount of development seen on the map, 106 projects and over \$2 billion invested, concentrated in a few key areas is already markedly changing the downtown spatial pattern.

Winnipeg's downtown has had low levels of investment for decades, with only occasional occurrences of development booms. Examples of such development peaks include the Canadian Centennial period (including the Centennial Library, Centennial Concert Hall, Museum of Man and Nature, Planetarium, Manitoba Theatre Centre, the Winnipeg Art Gallery, and the Civic Centre). Other development booms occurred at Portage and Main (Richardson Building & Lombard

Place (1969), Trizec Building/Commodity Exchange Tower (1980), TD Centre/CanWest Global Place (1987), and MTS Place (1983). At times, individual buildings like Portage Place or the MTS Centre have been heralded as marking significant change in the downtown.

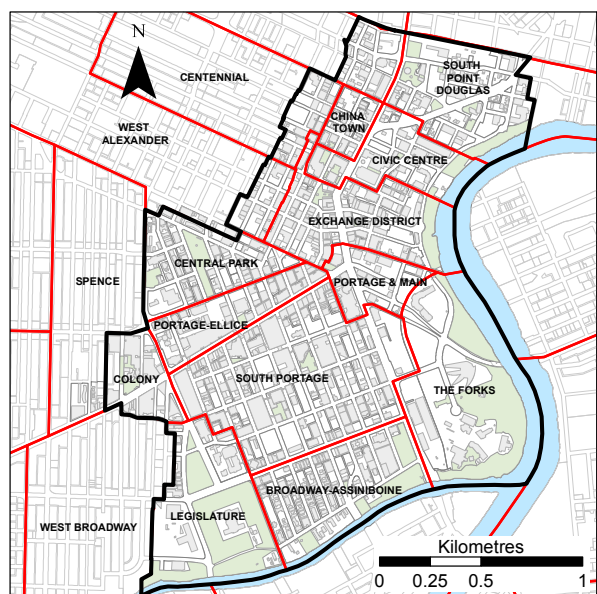
But it would be difficult to find another eight year period in the history of downtown Winnipeg that has seen as much development as is currently occurring. We believe that one would have to look back almost a century to Winnipeg's boom period that ended in the 1920's to find a comparable level of development. With well over 100 new investments and 30 proposed projects coming on board, and over two billion dollars invested, Winnipeg's downtown is fast becoming a dynamic place supported by a growing population and a range of complementary amenities.

Despite these successes, there is still more to do to encourage further development and bring additional people to live in and use the downtown. This includes supporting and to continue growing the educational component of the downtown. With a student population of 24,000, adult learners are making their presence felt and may help further grow the emerging concentration of creative-sector jobs that are adding to the buzz in the area. As well, the focus on entertainment and sports along with the expanding convention centre are bringing more people to the downtown for events. The final wildcard is the Canadian Museum for Human Rights and the potential huge growth in tourism. Combined, the range of change that has taken place contributes to a much more diverse downtown experience. Perhaps, finally, the dramatic developments we have catalogued here bring together the necessary pieces so the renewal of Winnipeg's downtown can truly flourish.

NOTES

- ¹ Gray, Kelly (c.2012). *Downtown on the Rise*. (CentureVenture publication), pp.2-5 passim.
- ² IUS (2013). *Downtown Development Map Database*, unpublished.
- ³ Ibid.
- ⁴ CHASS Canadian Census Analyser (2013). *2011 Census Profiles Files / Profile of Census Tracts*.
- ⁵ City of Winnipeg (2008). *Housing in Winnipeg's Downtown: Issues and Opportunities*. Powerpoint Presentation for 2008 WHHI Forum. September 9, 2008.
- ⁶ IUS (2013). *Downtown Development Map Database*, unpublished.
- ⁷ IUS (2013). *Downtown Development Map Database*, unpublished.
- ⁸ IUS (2013). *Survey of Downtown Educational Facilities*, unpublished.
- ⁹ City of Winnipeg (2008). *Housing in Winnipeg's Downtown: Issues and Opportunities*. Powerpoint Presentation for 2008 WHHI Forum. September 9, 2008.
- ¹⁰ IUS (2013). *Downtown Development Map Database*, unpublished.
- ¹¹ City of Winnipeg (2011). *Downtown Parking Strategy*, p.6.
- ¹² Ibid.
- ¹³ Colliers (2012). *2012 Parking Rate Survey: North America Central Business Districts*.
- ¹⁴ PRA Inc. Research & Consulting (2009) *Ticket to the Future: Phase 1: The Economic Impact of the Arts and Creative Industries in Winnipeg*. Prepared for the Winnipeg Arts Council, Nov.16, 2009.
- ¹⁵ IUS (2013). IUS analysis derived from Canadian Business Patterns data, Statistics Canada. Data mapped to Census tracks 0013, 0014, 0023, 0024, 0025 (approximate Winnipeg Downtown Boundary).

APPENDIX: Key to *Downtown Winnipeg Development Map*



Downtown Neighbourhoods

RESIDENTIAL INVESTMENTS: 2005-2009 (Includes student housing and seniors' housing.)

- 1 The Loft on Bannatyne, 181 Bannatyne
- 2 404 Qu-Appelle
- 3 Supreme Racquet Court, 520 Portage
- 4 Ship Street Village
- 5 Old West Market Square, 283 Bannatyne
- 6 Fairchild Lofts, 110 Princess
- 7 Mb. Chinese Senior Centre, 435 Cumberland
- 8 The Edge Artist Village Phase 1, 611 Main
- 9 WebbSite Condominiums, 443 Webb Place
- 10 234 Portage
- 11 123 Princess
- 12 The Excelsior Condominiums, 290 Waterfront
- 13 The Strand on Waterfront, 300 Waterfront
- 14 Neeginan Village: Phase 1, 155 Higgins
- 15 Sky Waterfront - Phase 1, 340 Waterfront
- 16 Residences on York, 160 Smith
- 17 U of W: McFeetors Hall, 370 Langside
- 18 The Edge (Frost & Wood Warehouse), 232 Princess
- 19 YouCube Condominiums: Phase 1, 1 Heaton

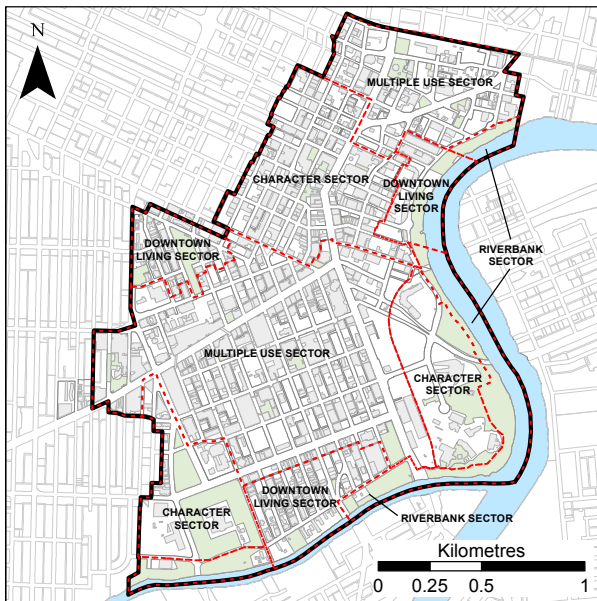
NEW RESIDENTIAL INVESTMENTS: 2010-2013 (Includes student housing and seniors' housing.)

- 20 Penthouse Condos / Rentals, 100 Princess
- 21 YouCube Condominiums: Phase 2, 1 Heaton
- 22 Sky Waterfront: Phase 2, 340 Waterfront
- 23 Centre Village Apartments: 575 Balmoral
- 24 H2O Waterfront: Phase 1 (H2O One), 480 Waterfront
- 25 Loftworks: Phase 1, 120 James
- 26 District Condos: 110 James
- 27 District Condos: 133 Market
- 28 District Condos: 132-136 James
- 29 The Avenue & Hample Bldgs., 265 Portage
- 30 Bell Hotel, 662 Main
- 31 dCondo, 390 Assinaboine
- 32 Heritage Landing, 300 Assinaboine
- 33 Peace Tower, 260 Princess
- 34 Bell Block, 370 Donald
- 35 Hargrave Hard Lofts, 448 Hargrave
- 36 Neeginan Village: Phase 2, 144-149 Higgins
- 37 148 Higgins, The Braunstein Block
- 38 44 Hargrave
- 39 Glasshouse Skylofts, 311 Portage
- 40 The Arthur Building, 88 Arthur

PROPOSED RESIDENTIAL INVESTMENTS (Some proposed developments are tenuous.)

- 41 62M, 62 MacDonald
- 42 H2O Waterfront-Phase 2 (H2O Two), 480 Waterfront
- 43 Loftworks: Phase 2, 120-128 James
- 44 District Condos: 140 James
- 45 District Condos: 139 Market
- 46 District Condos: 145 Market
- 47 Hostelling International, 330 Kennedy
- 48 James Ave. Mixed-Use Complex
(Residential, Commercial, Offices, Parkade)

APPENDIX: Key to *Downtown Winnipeg Development Map*



Downtown Zoning Districts

COMMERCIAL INVESTMENTS: 2005-2009

(Includes commercial, all office, and retail.)

- 49 Birks Building, 276 Portage
- 50 Powerhouse Redevelopment, 345 Graham
- 51 140 Bannatyne
- 52 Credit Union Central Office Alterations, 317 Donald
- 53 CTV Television Studio, 345 Graham
- 54 330 Kennedy (Downtown Conversion to hostel)
- 55 Entegra Credit Union, 121 Disraeli Fwy.
- 56 Manitoba Hydro Headquarters, 360 Portage
- 57 The White House, 234 Portage
- 58 Winnipeg Regional Health Authority, 640 Main
- 59 Place Louis Riel, 190 Smith
- 60 United Way Building, 580 Main
- 61 Radisson Hotel Renovation, 288 Portage
- 62 Hotel Fort Garry Renovation, 222 Broadway
- 63 4Play Sports Bar & Entertainment Zone,
323 Portage
- 64 Kelly House, 88 Adelaide
- 65 Main Meats, 661 Main

NEW COMMERCIAL INVESTMENT: 2010-2013

(Includes commercial, all office, and retail.)

- 66 Bedford Parkade (King/Ryan Block), 104 King
- 67 Winnipeg Regional Health Authority,
490-496 Hargrave
- 68 Canada Building, 352 Donald (MB. Housing)
Centrepont; 311-315 Portage, containing:
 - 69 Alt Hotel
 - 70 Offices
 - 71 Parkade (450 stalls)
- 39 Glasshouse Skylofts (counted in residential)
- 72 Sunstone Boutique Hotel, 333 Waterfront; and,
73 Harbourmaster Restaurant
- 74 Sovereign Building Renovation, 287 Broadway
- 75 Kemp Building, 111 Lombard (Brick's)
- 76 Scott Block, 272 Main
- 77 Maltese Cross Building, 66 King
- 78 Ingram & Bell Block, 203 Kennedy
- 79 WCB, 333 Broadway
(Heritage envelope replacement)
- 80 363 Broadway (Envelope replacement)
- 81 670 Main Street

PROPOSED COMMERCIAL INVESTMENTS

(Some proposed developments are tenuous.)

- 82 Bond Tower, 151 William Stephenson
- 83 Prairie 360, 83 Garry (Restaurant Redevelopment)
- 84 Carlton & Graham Parking Lot, 225 Carlton
- 85 Donald St. Parking Lot, 172 Donald
- 86 Edmonton & St. Mary Parking Lot
- 87 Delta Hotel, 350 St. Mary
- 88 Carlton Inn, 220 Carlton
- 89 Westin Hotel, 416 Main
- 90 Graham St. Parking Lot, Mixed-Use Complex
(Office, Commercial, Retail, Residential)

APPENDIX: Key to *Downtown Winnipeg Development Map*

CIVIC INVESTMENTS: 2005-2009

(Recreational, Cultural, Educational, and Infrastructure)

- 91 Millennium Library, 251 Donald
- 92 Sports for Life Centre: Phase 1, 145 Pacific
- 93 U of W: Wesley Hall, 515 Portage
- 94 U of W: General Renovations
- 95 UWSA Day-Care, 548 Furby
- 96 CanWest Centre for Theatre and Film, 400 Colony

NEW CIVIC INVESTMENTS: 2010-2013

(Recreational, Cultural, Educational, and Infrastructure)

- 97 Winnipeg Convention Centre, 375 York
- 98 Winnipeg Police Headquarters, 266 Graham
- 99 U of W: Buhler Centre, 460 Portage
- 100 U of W: Richardson College, 599 Portage
- 101 U of W: The AnX, 471 Portage
- 102 U of W: UNITED Health & RecPlex
- 103 Canadian Museum of Human Rights
- 104 Metropolitan Entertainment Centre, 281 Donald
- 105 Centre for Youth Excellence, 333 King
- 106 Central Park Pavilion
- 107 Skywalk Extension, CityPlace to Delta Hotel
- 108 Old Market Square - CUBE
- 109 Disraeli Freeway and Bridge
- 110 Osborne Street Bridge
- 111 RRC - Paterson Global Foods (Union Bank Tower)

PLANNED & PROPOSED CIVIC INVESTMENTS

(Some proposed developments are tenuous.)

- 112 Pantages Playhouse Expansion, 180 Market
- 113 Sports for Life Centre: Phase 2, 145 Pacific
- 114 Winnipeg Art Gallery, Inuit Art & Learning Centre

PARKS, PLAZAS, PUBLIC SQUARES: 2005-2009

- 115 The Forks Skate Park Plaza
- 116 Spence Street Pedestrian Mall
- 117 Canwest Global Plaza on Portage
- 118 Old Market Square

PARKS, PLAZAS, PUBLIC SQUARES: 2010-2013

- 119 Central Park Redevelopment, 400 Cumberland
- 120 Millennium Library Park, 251 Donald
- 121 Babs Asper Lilac Garden, 400 Colony
- 122 Centennial Concert Hall: Steinkopf Gardens, 555 Main
- 123 Upper Fort Gary Heritage Park, 100-130 Main

PLANNED & PROPOSED PLAZAS, PUBLIC SQUARES

(Some proposed developments are tenuous.)

- 124 "SoPo" Square (South Portage), 225 Carlton

PARKADES: ALL: 2005-2013

- 66 Bedford Parkade (King/Ryan Block)
- 71 Centrepoint Parkade
- 125 U of W: UNITED Health & RecPlex Parkade
- 126 York Parkade, 160 Smith
- 127 Winnipeg Regional Health Authority Parkade
- 128 Lombard Parkade, 153 Lombard

PARKADES: PROPOSED

- 129 James Ave. Parking Lot, Mixed-use development
- 130 225 Carlton Parking Lot, Mixed-use development
- 131 172 Donald Parking Lot, Mixed-use development

LATE ADDITIONS:

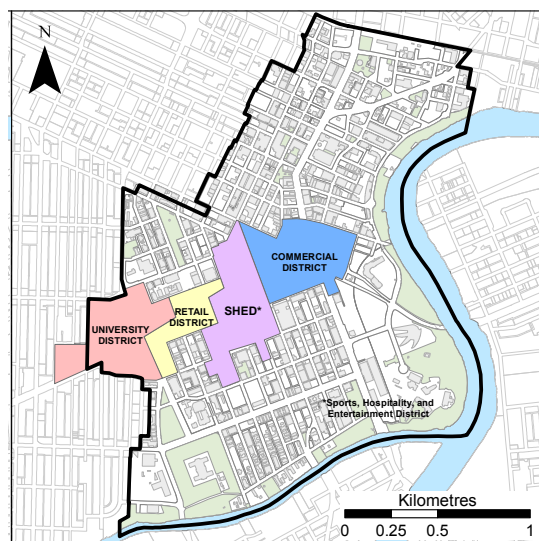
(Some proposed developments are tenuous.)

PROPOSED:

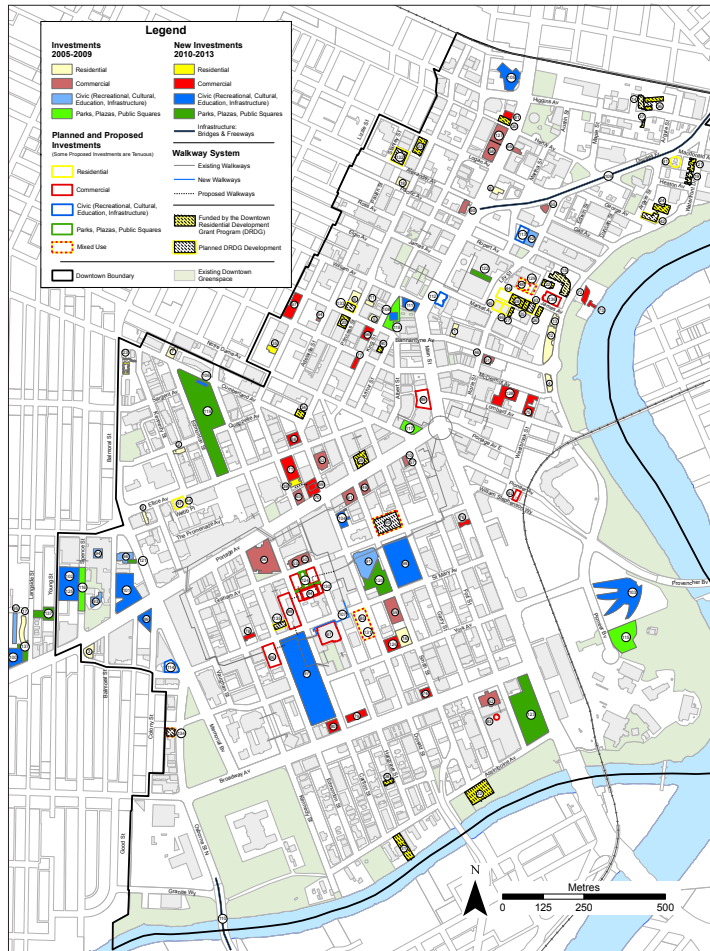
- 132 311 Alexander
- 133 Fairchild Lofts Phase 2
- 134 236 Osborne North, Mixed-Use Complex
- 135 207 Edmonton
- 136 James Ave. Pumping Station Redevelopment

NEW CIVIC INVESTMENT:

- 137 Richardson Green Corridor, Campus Link (Pathway)



Portage Ave Development Districts



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