



# TRUE NORTH CAMPUS

## Phase 2 - Community Engagement Summary Report

Prepared for: True North Real Estate Development

Prepared by: M Richard & Associates Ltd. and McGowan Russell Group Inc.

June 2024

# TRUE NORTH

REAL ESTATE DEVELOPMENT



**M Richard**  
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& Associates Ltd.



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# EXECUTIVE SUMMARY

Phase 2 of the public engagement initiative started in late 2023, as initially planned, immediately following the completion of Phase 1 in the fall of the same year. The Phase 1 Engagement Report was issued December 2023 following the completion of the Phase 1 consultation. Additionally, on December 12, 2023, TNRED and the Southern Chiefs' Organization (SCO) established a memorandum of understanding to collaborate on the Portage Place redevelopment and Wehwehneh Bahgahkinahgoohn projects. This agreement is intended to support the ongoing evolution of the programming, resources, and design of the True North Campus,

Following Phase 1 of the community engagement, TNRED requested an extension from the City to purchase the mall for additional due diligence and to allow more time for community design.

Phase 2 began with a comprehensive meeting with representatives from the Province of Manitoba, Government of Canada, and the Phase 1 Working Group to analyze Phase 1 results and strategize for Phase 2. It was decided to conduct five in-depth stakeholder workshops, each focusing on one of the five key themes: Housing, Culture & Art, Food Security, Neighbourhood Services, and Public Spaces & Greenways. The five stakeholder group workshops, conducted from January 31 to March 6, 2024, engaged over 67 stakeholders and extended invites to over 75 organizations and groups. Each workshop focused on elevating discussions around the designated key uses within the True North Campus, providing insights into the top three responses from Phase 1. The workshops facilitated the identification of actionable opportunities, challenges, and strategies related to each key theme.

Following the workshops, a pop-up event was organized at Portage Place Shopping Centre to gauge public sentiment on changes that occurred during Phase 2 compared to Phase 1. An online survey was also launched on April 15, 2024, closing on April 30, 2024, with survey responses gathered both online and in-person during the Open House event on April 18, 2024.

Building on the insights from Phase 1, TNRED also unveiled a revised concept plan emphasizing additional space for essential community resources. Significant developments that occurred during Phase 2 include confirmed plans for a 15-storey multi-family tower and a 300,000-square-foot Health-Care Centre of Excellence.

## SURVEY RESPONSE ANALYSIS: TYPES AND QUANTITIES

Online Surveys (April 15– April 30)	172
In-Person Pop-Up (April 18)	144
Total	316

**Note:** Of the 316 survey responses, 95 identified as “Live in the Area”.



## RESULTS AND INSIGHTS

The engagement process resulted in 316 survey responses (172 online, 144 in-person, and 95 identifying as Living in the Area) from diverse community segments. Key findings include:

**Satisfaction with Redevelopment Plan:** There was strong support for the project, with 76.2% of respondents expressing satisfaction with the overall concept, 78.53% with the proposed amenities and services, and 71.15% with the redevelopment plan. Neutral selections, averaging 14.79%, were not included in the positive response percentage. The average percentage of unsupportive responses was low at 7.02%.

**Key Use Areas:** The public response to the proposed housing concept was positive, with a majority expressing satisfaction. Comments and in-person engagements highlighted housing as a significant area for improvement within the Downtown. Consequently, housing was recognized as a priority for addressing downtown needs, to be achieved through initiatives from the True North Campus and other housing projects in the area.

Public Spaces and Greenways received the lowest satisfaction levels. Feedback centred around a desire to further address or confirm items such as public washroom safety and accessibility, maintaining and enhancing the existing skywalk network (especially during construction), improving accessibility through various measures, confirming the programming of green roofs, incorporating more green and sustainable elements into the building, and further addressing downtown safety throughout the outdoor areas.

**SCO Partnership:** The partnership between TNRED and SCO received strong community endorsement, with 75.24% of respondents expressing a positive outlook, with only 3.2% unsupportive.

**Focus Amenities Feedback:** Survey respondents were asked to list the top-rated items/amenities in the design of the True North Campus to highlight which they were most passionate about, and which needed improvement. The respondents highlighted the following:

### Most Passionate About

- 1- Grocery Store (57.4%)
- 2- Affordable Housing (43.5)
- 3- Rent Geared to Income (37.4%)

### Desire for Improvement

- 1- Community-Led Safety Program (32.9%)
- 2- Affordable Housing (30.9%)
- 3- Rent Geared to Income (24.2%)

**Live in Area Feedback:** Responses from area residents generally paralleled the overall results, showing mutual satisfaction with the concept and amenities.

## RECURRING THEMES

Recurring themes from the comments highlighted the community's strong desire to address current challenges throughout Downtown Winnipeg. Key areas of focus included enhancing social services, particularly mental health and addiction resources, as well as creating inclusive community spaces for disadvantaged populations and maintaining existing community programs. Emphasis was also placed on cultural sensitivity, Indigenous representation, affordable services, increased housing, and support for local businesses.

The community identified arts and culture, such as Prairie Theatre Exchange and youth programming, as crucial. Additionally, there were calls for better bike parking, enhanced transit access, ongoing community involvement, and long-term planning to meet downtown residents' needs during redevelopment.

**Housing:** Emphasis on long-term success of all housing components, ensuring a sense of safety and community, further refining the target market, continued ownership of the development by True North Real Estate Development, further addressing transportation and parking needs, ensuring effective management, and maintaining a sense of inclusivity.

**Food Security:** Ensuring grocery store accessibility, affordability, safety, and extended hours; supporting ethnic food options and businesses; promoting accessible, safe, and collaborative conditions for vendors and customers; providing in-building pickup; promoting food education and sustainable practices; and strategically collaborating with existing downtown food bank services.

**Culture & Arts:** Creating a dynamic environment with a clear identity, collaborating with Indigenous partners, providing engaging public art throughout the public spaces, improving access, and supporting arts and culture tenants.

**Public Spaces and Greenways:** Need for public washroom safety and accessibility, maintaining and enhancing the existing skywalk network (especially during construction), improving accessibility through various measures, confirming the programming of green roofs, incorporating more green and sustainable elements into the building, and further addressing downtown safety throughout the outdoor areas.

**Neighbourhood Services:** Addressing the downtown safety challenges, enhanced training and approachability for safety personnel, effective community safety models, support for local vendors, and creating inclusive spaces for all.

# 1.0 INTRODUCTION

Phase 2 of the public engagement initiative commenced as scheduled in late 2023, immediately following the completion of Phase 1 consultations in the fall of the same year. The Phase 1 report was finalized, issued, and made available to the public in early December 2023.

In a significant development on December 12, 2023, TNRED and the Southern Chiefs' Organization (SCO) established a Memorandum of Understanding (MOU), signaling a collaborative effort on the Portage Place redevelopment and Wehwehneh Bahgahkinahgoohn projects. The agreement aims to support the ongoing evolution of the programming, resources, and design of the True North Campus.

Concurrently, TNRED obtained an extension from the City to purchase the mall for additional due diligence and to allow more time for community design.

Following the extension and Memorandum of Understanding, TNRED continued their analysis and concept plan updates as part of the ongoing development process originally scheduled and shared by TNRED.

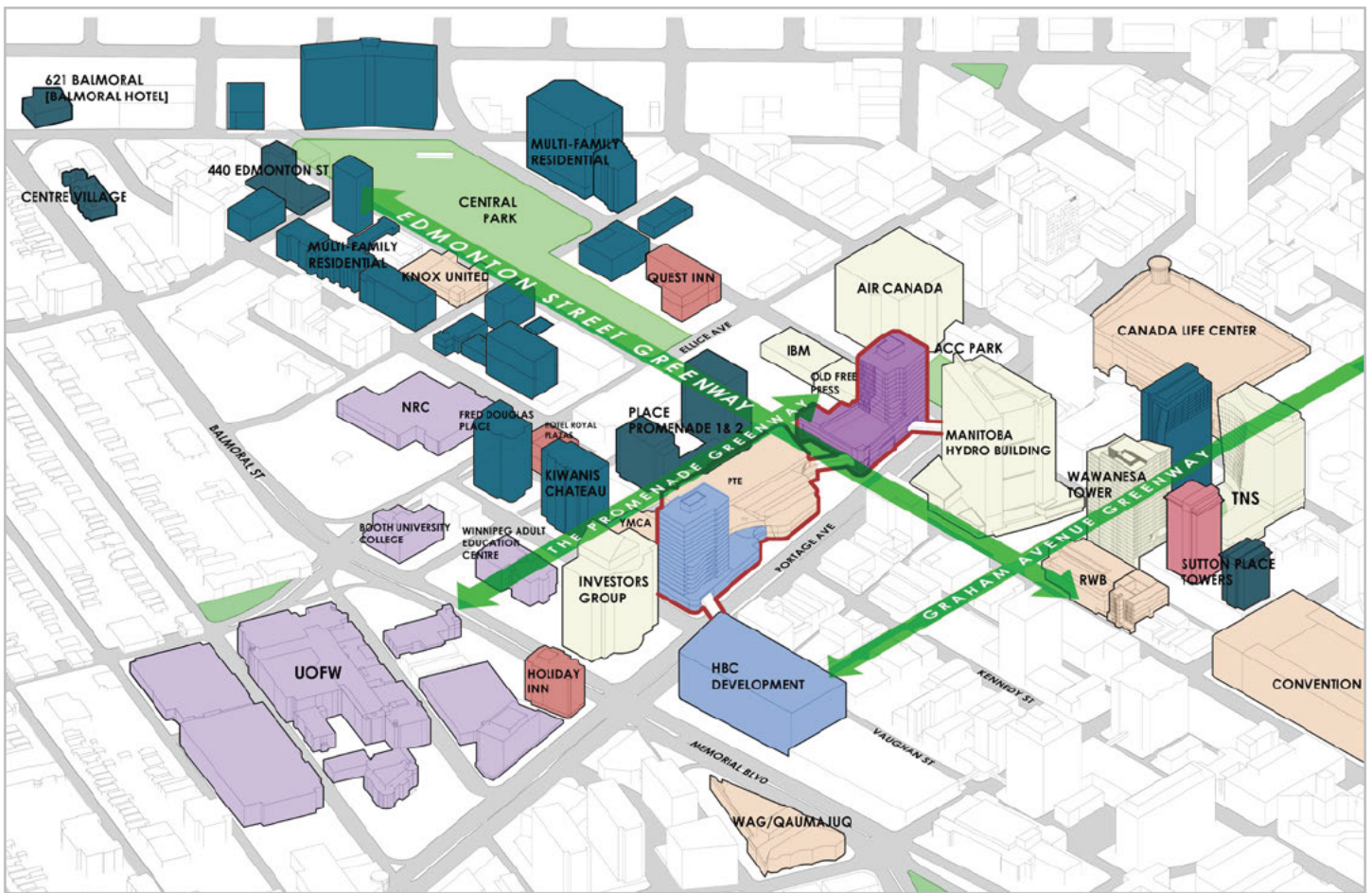
To kick off Phase 2, the Public Engagement Team convened with representatives from the Province of Manitoba and Government of Canada to provide a comprehensive overview of the project and share insights obtained from Phase 1 engagement. The Team also reconvened with the Phase 1 Working Group to analyze Phase 1 engagement results and review proposed strategies for Phase 2. It was collectively decided to conduct five in-depth stakeholder group workshops, each focusing on one of the five key themes guiding the True North Campus development:

- Housing
- Culture & Art
- Food Security
- Neighbourhood Services
- Public Spaces & Greenways



*Phase 2 Public Engagement Portage Place Pop-Up Event*





*Connection to the Built Environment Diagram of the True North Campus Concept*

Each workshop concentrated on the primary use aligned with the top three responses from Phase 1. The objective was to identify actionable opportunities, challenges, and strategies to enhance these components for the community, alongside broader discussions on important issues related to the respective themes.

Following the workshops, the Team organized a pop-up event in Portage Place Shopping Centre, mirroring the format and objectives of the previous pop-up engagement. This event aimed to gauge public sentiment regarding the changes introduced in Phase 2 compared to Phase 1 and to gather additional feedback on the project.

This Phase 2 Public Engagement Report consolidates all insights and feedback received into a coherent and comprehensive format, facilitating TNRED's understanding of the further adjustments desired by the public and their current level of approval for the proposed development.

We once again extend our sincere appreciation to all participants who generously provided their time and insights to Phase 2 of the public engagement process. Their contributions, spanning the Working Group, stakeholder workshops, the pop-up public event, online survey, have been important in shaping the outcomes reflected in this report.

# 2.0 PHASE 2 ENGAGEMENT

## 2.1 Process and Timelines

The Phase 2 engagement aimed to build upon Phase 1 feedback and gather further input on the transformative downtown project, focusing specifically on the five key uses within neighbourhood services and community spaces.

Commencing on December 6th, 2023, Phase 2 of the public engagement began with a meeting involving the established Working Group from Phase 1. The objectives of this meeting were threefold: 1) present the findings from Phase 1 Public Engagement, 2) share the updated Conceptual Plan with incorporated public input, and 3) discuss the proposed Phase 2 engagement program.

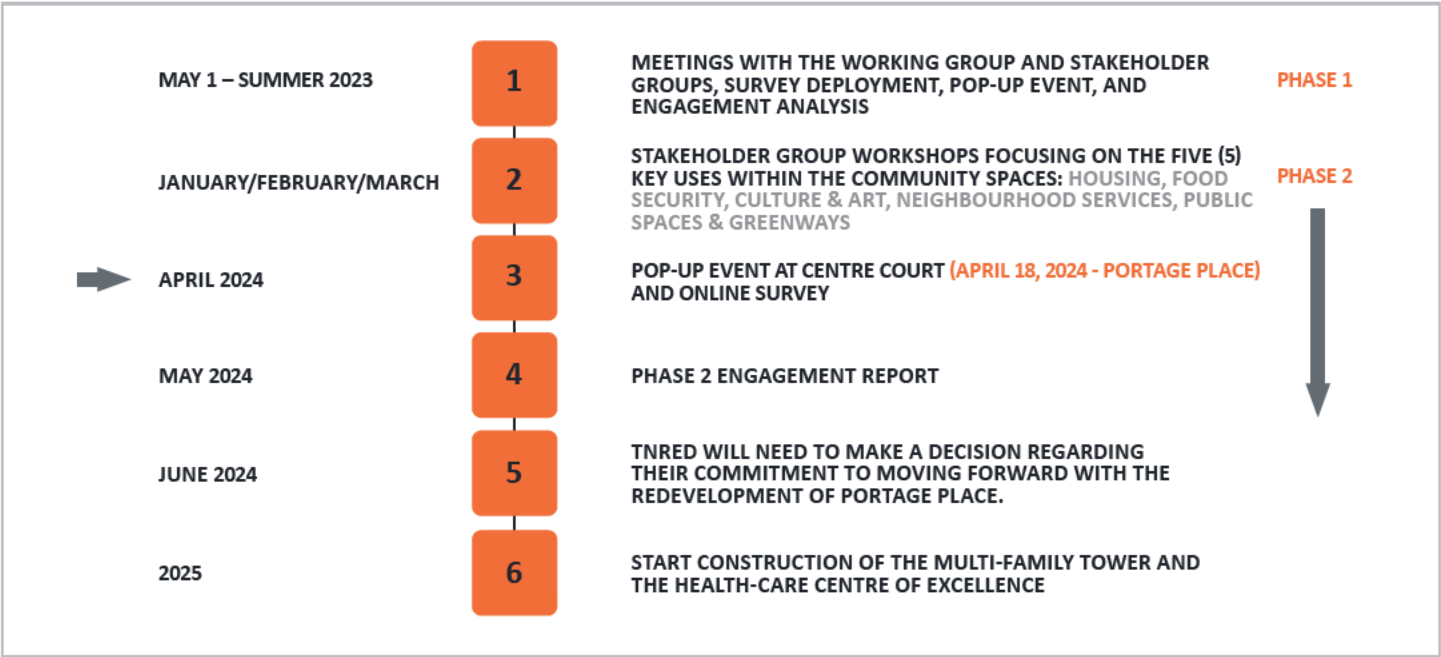
True North Real Estate Development (TNRED) also announced plans for further analysis and consideration through independent engagements, building upon Phase 1 results. Topics of focus included: primary, community, and Indigenous Healthcare Services; Indigenous design consultation; and Childcare and Newcomer Services.

Following the initial Working Group meeting, five stakeholder group workshops centred around the five key uses occurred on January 31, 2024, with the final session concluding on March 6, 2024. Some workshops were rescheduled to accommodate participants' schedules. The Project Engagement Team extended invitations to over 75 organizations and successfully engaged with more than 67 stakeholders through workshops, sharing preliminary feedback with TNRED.

Subsequently, the public engagement team crafted a survey and prepared a draft of programming and engagement boards for the planned Phase 2 Pop-Up event. A follow-up meeting with the Working Group reviewed the draft survey and engagement boards.

The online survey launched on Monday, April 15, 2024, at 12:00 PM and closed fifteen days later on Tuesday, April 30, 2024, at the end of the day.

Survey responses were also gathered in-person at the Open House event held on Thursday, April 18, 2024, from 8:00 AM to 6:00 PM at the centre court in Portage Place Shopping Centre.



Phase 2 Public Engagement Timeline shown at the Portage Place Pop-Up event

## 2.2 Goals and Purpose of Engagement

Similar to Phase 1, the primary goal of Phase 2 was to adopt an inclusive and thorough approach by engaging the public, key downtown organizations, and stakeholders. This was achieved through a series of workshops, a pop-up event, and established Working Group meetings, ensuring broad participation and feedback from diverse perspectives.

### 2.1.1. General Objectives of the Phase 2 Public Engagement

Objectives for the Working Group, stakeholders, and the public include:

1. Present the Findings from Phase 1 public engagement
2. Share the updated Conceptual Plan incorporating public input
3. Gauge public sentiment regarding the changes introduced in Phase 2 compared to Phase 1
4. Gather additional feedback on the project

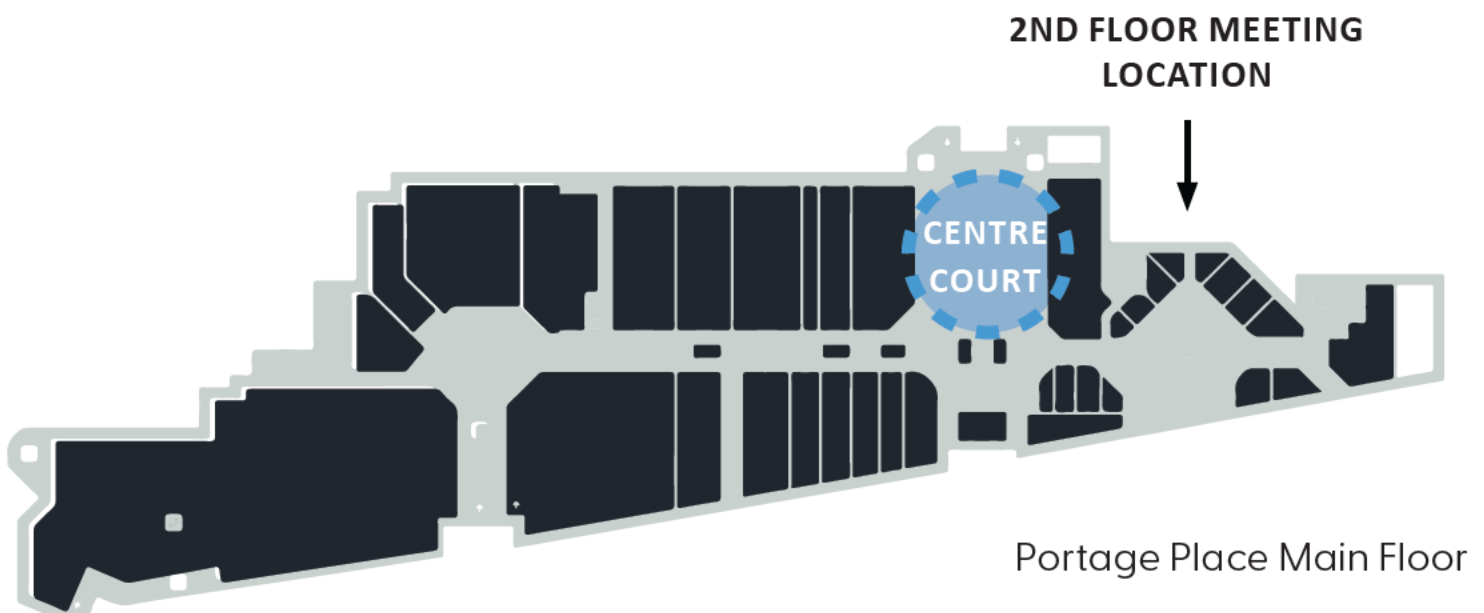
## 2.3 Stakeholders

The established Working Group from Phase 1 remained active throughout Phase 2. As for the workshops, initially, over 75 stakeholders were invited to participate, though not all chose to attend.

Similar to Phase 1, the engagement process invited participation from various stakeholder groups, including: neighbourhood organizations, arts and culture groups, community organizations, educational institutions, economic development entities, and neighbouring businesses.

The Team maintained the use of vacant retail space in Portage Place Mall as the primary basecamp and meeting location, ensuring continuity and accessibility for all participants.

Moreover, during Phase 2, when possible, TNRED engaged various other organizations to conduct additional due diligence and to further engage in meaningful conversations, including the City of Winnipeg, Province of Manitoba, Southern Chiefs' Organization (SCO), Government of Canada, Manitoba Métis Federation, as well as local residents, tenants, and other government departments and officials



*Location of the Pop-Up Event and the Basecamp Location for the Working Group Meetings*




## 2.4 Workshops

Five stakeholder group workshops were organized, each focusing on one of the five key uses within the community spaces: Housing, Food Security, Culture & Art, Neighbourhood Services, and Public Spaces & Greenways. These workshops commenced on January 31, 2024, with the final session concluding on March 6, 2024. Some workshops were rescheduled to accommodate participants' schedules. A representative from TNRED attended the working sessions, providing additional insights on the overall designs, facilitating discussions on the concept. This included a Q&A session for stakeholders to ask questions.

The workshops aimed to elevate and advance discussions on the designated key uses within the True North Campus. Participants were tasked with identifying actionable opportunities, challenges, and strategies related to the top three responses of each

key use. Each workshop, approximately 2 hours long, provided an overview of Phase 1 results, with a focus on results pertaining to the key use under discussion, followed by a 1-hour discussion period. The Project Engagement Team prepared workbooks and video presentations of the materials, which were shared with all contacted stakeholders.

During the presentations, food and drinks were provided to the participants. The Project Engagement Team also clarified that while the engagement's focus was on identifying actionable items related to the top three responses of the key use in focus, this did not imply that TNRED was not thoroughly considering it within the development concept. Stakeholder participants were also encouraged to suggest other stakeholders to engage with.



# HOUSING

### TOP 3 RESPONSES

**1**  
Affordable Housing

**2**  
Rent Geared to Income

**3**  
Student Housing  
Seniors Housing

### IMPORTANT NOTE:

Please be aware that if one of the suggested items or features from the survey did not secure a spot in the top three priorities, it does not imply that TNRED is not thoroughly considering it.

Please identify actionable opportunities, challenges, and strategies for the top three responses that you believe enhance the effectiveness of these components for the community.

**BARRIERS TO ACHIEVE THE TOP THREE RESPONSES**

**STRATEGIES TO OVERCOME THE IDENTIFIED BARRIERS**

**ADDITIONAL COMMENTS REGARDING HOUSING THAT SHOULD BE CONSIDERED MOVING FORWARD**

Example Page from the Housing Workshop Workbook

2.0 Phase 2 Engagement

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## 2.5 Workshop Feedback and Themes



### 2.5.1. Culture and Arts

- **Dynamic Experiences** - liveliness and entertainment of everyone.
- **Creating a Clear Place Identity** - current design struggles with trying to do everything, causing it to not have an effective and defined identity.
- **Collaborative Efforts with Indigenous Partners, Newcomer Groups, and Other Tenants** - to gather feedback to ensure that all related building elements are appropriate and effective for each user group.
- **Interactive and Engaging Public Art** - small-scale experiences throughout indoor and outdoor public areas.
- **Wayfinding and Connectivity of Walkways** - access during and after construction; consider the use of creative wayfinding and information sharing to help visitors better connect with the Campus, nearby services and the Downtown area.
- **Prairie Theatre Exchange To Expand Their Presence** - engage more with the community while also focusing on improving evening accessibility and safety.
- **Attract and Assist the Arts and Culture Tenants** - they enhance the creative and culture experiences of the area.



### 2.5.2. Food Security

- **Improve the Accessibility of the Grocery Store** - Prioritize accessibility, affordability, safety and extended operating hours.
- **Awareness and Accessibility of Farmers Markets** - Prioritize accessibility, collaboration, affordability, safety for vendors and customers, and food security program with vouchers.
- **Promoting Ethnic Food Options** - Prioritize diversity, understanding market need, affordability, healthy competition with existing ethnic food stores.
- **Enhancing Food Bank Services** - Enhance outreach with schools, daycares, and community groups. Improve access with in-building pickup spots. Expand distribution network with local partnerships. Offer diverse ethnic foods.
- **Community Food Gardens** - Promoting sustainable food practices and community involvement through volunteer-based gardening programs and strategic partnerships.



### 2.5.3. Public Spaces & Greenways

- **Public Washrooms** – Addressing limitations in access, cleanliness, and safety. Strategies include emergency buttons, open-concept designs (while maintaining privacy), and accessibility hours.
- **Skywalks** – Enhancing accessibility and safety during construction (partial access) and post-construction phases. Advocating for improving connectivity, and prioritizing safety measures.
- **Accessibility** – Enhancing accessibility through improved wayfinding, adequate lighting to ensure visibility, prioritization of safety measures, and inclusive design of public spaces for diverse visitors and communities.
- **Rooftops** – Enhancing the use of the rooftop, both from a design and programming standpoint.
- **Green Elements and Sustainability** – Integrating green elements into indoor design for sustainability and aesthetic appeal. Incorporating visual “green” elements and sustainability features.
- **Campus Design and Programming** – Consider diverse community needs and using space efficiently. Involve the community in collaboration for programming, play area design and rooftop uses.
- **Outdoor/Indoor Programming** – Addressing safety in outdoor spaces. Safety and programming initiatives for vibrant community engagement.



### 2.5.4. Neighbourhood Services

- **Community Engagement and Collaboration** – Importance of engaging with diverse voices, including Indigenous communities, and creating partnerships with various organizations to address community needs effectively.
- **Service Delivery Strategy** – Understanding the diverse needs of the community and focusing on programs that provide a wide range of support services, like healthcare, childcare, and social assistance, to encourage wellness and inclusion.
- **Enhanced Training and Approachability** – Ensuring safety personnel are approachable and trained in crisis management. Ensuring there’s an effective Community Safety Model.
- **Awareness and Accessibility** – Effective wayfinding systems and providing street-front access to facilities. Supporting local vendors and establishing connections with existing farmers markets for a vibrant community marketplace.
- **Inclusive Space Design, Mental Health Services and Support** – Spaces to accommodate all users and prioritize harm reduction. Increasing visibility and accessibility of mental health services in the area. Promote well-being and connection.
- **Flexible Child Care Options and Funding** – Expanding daycare options with drop-in services and extending hours for better accessibility. Exploring alternative funding for program requirements.



### 2.5.5. Housing

- **Affordable Housing Barriers and Strategies** – Addressing concerns about long-term success, ownership retention, and reducing stigmatization through effective building design and promoting inclusivity. Effective accessibility and universal design, management, and referral systems.
- **Rent-Geared-to-Income Challenges** – Addressing complexities in application processes, accessibility issues, and potential changes in rental assistance programs through well-equipped management teams and advocacy for universal design principles.
- **Defining Target Groups** – Considering the unique needs of diverse groups, including students, seniors, Indigenous and new Canadians, and ensuring access to amenities and services.
- **Safety** – Enhance safety perception through community engagement, monitoring, and design elements to create a sense of community and safety.
- **Transportation and Parking** – Addressing transportation challenges and parking costs to accommodate residents’ mobility needs.
- **Affordability Challenges and Financing** – Navigating affordability challenges and public funding expectations through innovative financing models, partnerships, and advocating for reasonable investment levels.
- **Community Amenities and Services** – Providing essential amenities, such as grocery accessibility, community spaces, and maintenance support.

## KEY PRIORITIZED COMPONENTS & TOP SELECTIONS

Rank	Item	Category	No. 1 Rankings
1	Grocery Store	Food Security	512
2	Affordable Housing	Housing	287
3	Prairie Theatre Exchange	Culture & Art	256
4	Movie Theatre	Culture & Art	166
5	Skywalk Connection	Pub. & Green.	164
6	Access to Washrooms	Pub. & Green.	152
7	Downtown Community Safety Program	Services	148
8	Rent Geared to Income	Housing	148
9	Mental Health & Addictions	Services	122
T10	Public Art	Culture & Art	92
T10	Community Green with Outdoor and Indoor Programing	Pub. & Green.	92

**Note:** Rankings from the 702 total survey responses.



## 2.6 Pop-Up Event

The Pop-Up event was held on Thursday, April 18, 2024, from 8:00 AM to 6:00 PM at the centre court in Portage Place Shopping Centre. Valuable input from the established Working Group enhanced the outreach materials, ensuring greater effectiveness and accessibility for all.

Posters, both physical and digital, were widely distributed, containing clear information about the concept vision, engagement timelines, the open house Pop-Up event, and accessible links to the public survey. Visual survey poster boards were positioned throughout the engagement area, presenting Phase 1 engagement results, the updated Concept Vision based on Phase 1 feedback, and essential contextual information to help participants provide informed feedback in their survey responses.

The event facilitated extensive conversations with participants, yielding valuable insights into their current space usage and suggestions for improvements. Over 400 contacts were made, with the majority indicating no need to complete the survey either because they were in full support of the project, lacked time, or felt insufficiently informed.

Additionally, engaging physical and creative activities were offered, complemented by meals, snacks, and beverages for the participants. Translators of various languages were also available to ensure inclusive communication.



### *The Pop-Up Engagement at the Centre Court in Portage Place*

## 2.7 Surveys

Valuable input from the established Working Group assisted with outreach materials, ensuring a higher level of effectiveness and accessibility for all.

Posters, in both physical and digital formats, were widely distributed, containing accessible information about the concept vision, engagement timelines, the open house Pop-Up event, and easy-to-access links to the public survey.

The survey was designed to reach Portage Place users in order to compile the following information:

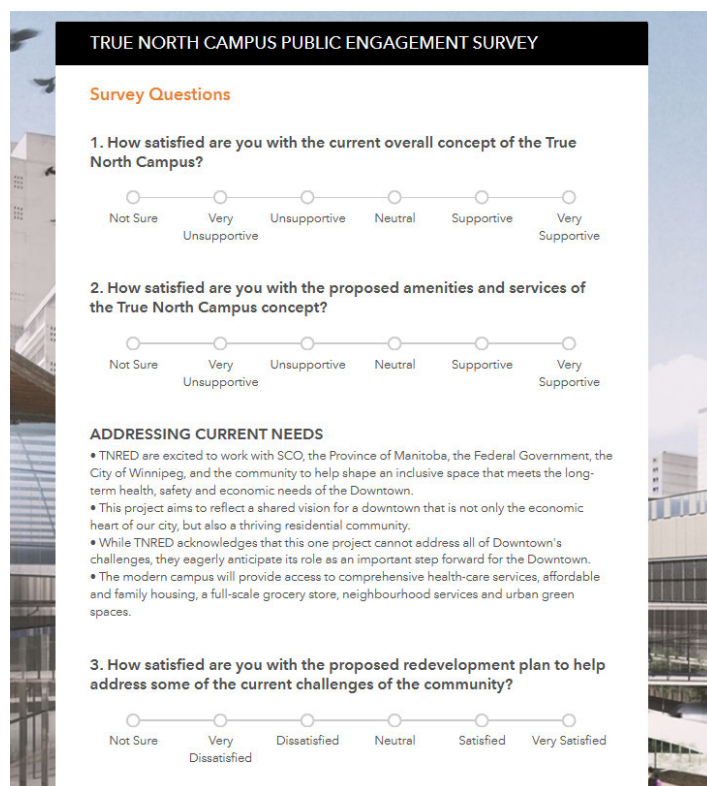
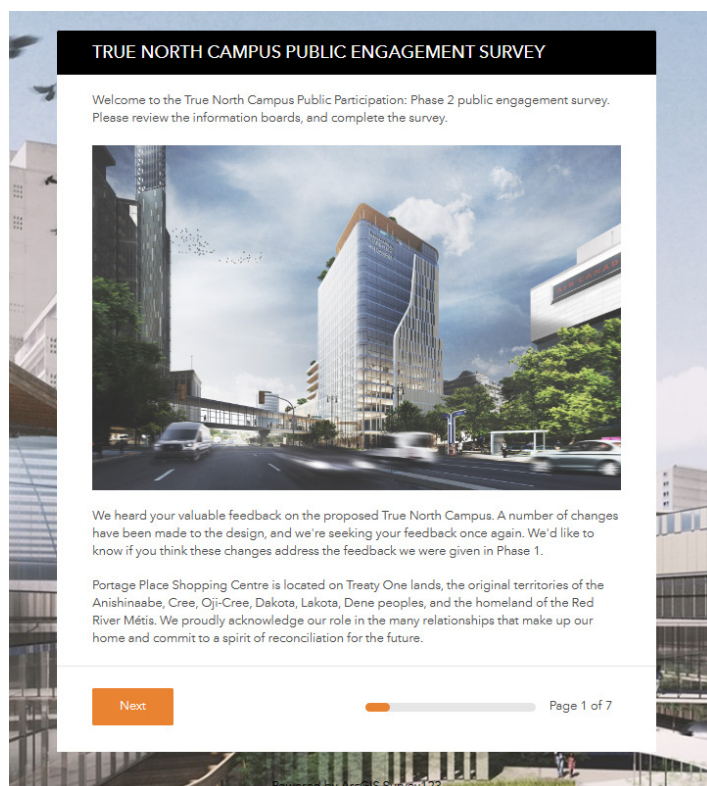
- Demographic information (including age, self-identification, income level, usage of space, and general dwelling location of respondents)
- Additional comments on the proposed development
- Satisfaction with the proposed development
- Key Uses or amenities for continued focus or refinement

- Satisfaction in addressing current needs
- Satisfaction with changes implemented from the initial iteration

### 2.7.1. Survey Responses

A total of 316 survey responses were gathered. This report consolidates all survey results obtained from both the online survey and the in-person event.

The online survey was launched on Monday, April 15, 2024, at 12:00 PM, and concluded on Tuesday, April 30, 2024, at the end of the day. Additionally, survey responses were collected in-person at the Open House event held on Thursday, April 18, 2024, from 8:00 AM to 6:00 PM at the centre court in Portage Place Shopping Centre. The online survey collected 172 responses, while the in-person open house event generated an additional 144 responses. Moreover, the Pop-Up event facilitated approximately 400 additional contacts.



Phase 2 Online survey prepared by the Public Engagement Team and hosted on Survey123.ArcGIS



## 2.8 Notable Events and Partnerships

On April 5, 2024, TNRED and The Southern Chiefs' Organization (SCO) furthered their December 2023 commitment to accelerating the current phase of the redevelopment by entering into a letter of intent regarding a multi-family tower, agreeing to principles of shared ownership and the key priorities, with a direct connection to the Wehwehneh Bahgahkinahgoohn project at the former HBC building. The Manitoba Government also announced its intention to move forward with TNRED in the creation of the Health-Care Centre of Excellence as part of the redevelopment of Portage Place.

TNRED announced that they intend for the redevelopment of Portage Place to start in 2025. The partnership group will aim to transform this section of downtown into a modern campus that connects comprehensive health-care services with affordable and family housing, a full-scale grocery store, neighbourhood services and urban green spaces. The principles of reconciliation, inclusion and building thriving communities are core to the partnership.



Announcement by the Province, SCO, and TNRED to move forward with health and housing commitment for Portage Place. Image taken from [www.tnse.com](http://www.tnse.com)

## 3.0 CONCEPTUAL PROGRAM CHANGES FROM PHASE 1 TO PHASE 2 OF PUBLIC ENGAGEMENT

### 3.1 Programming Changes

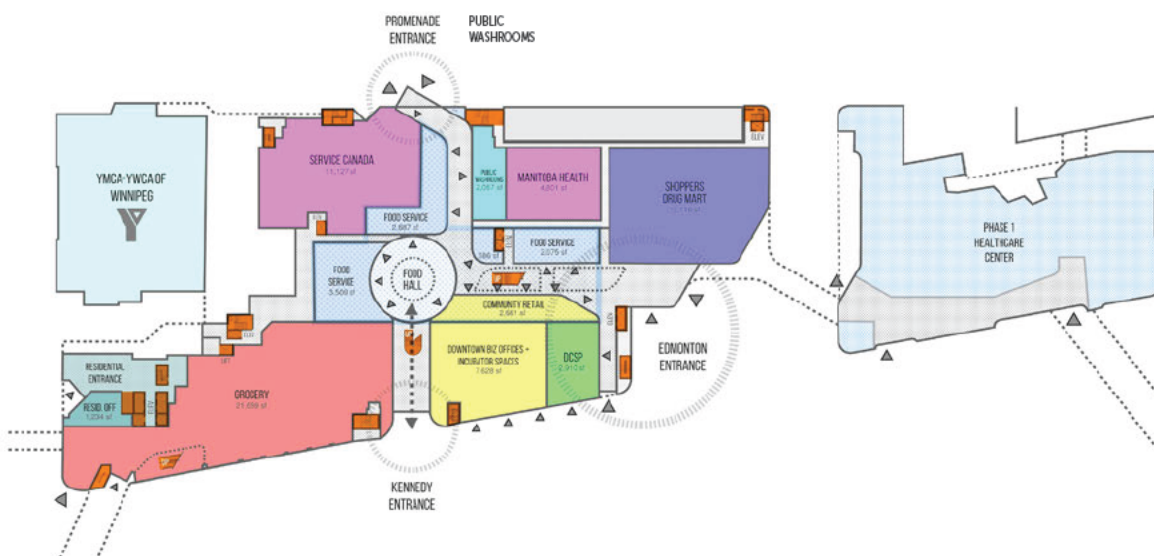
Building upon the insights gathered from the Phase 1 Public Engagement report, TNRED unveiled a revised programming plan for the Campus, aimed at enhancing neighbourhood amenities and services. This updated approach emphasized the allocation of additional space for essential community resources, including:

- Not-for-Profit Organizations
- Healthcare and Social Services
- Safety Services
- Food Accessibility Initiatives
- Recreational Facilities

It is important to note that TNRED and their design team also implemented numerous other design changes based on the updated goals and feedback from Phase 1 Public Engagement. While this report does not detail all these changes made by the development and design team, it is important to recognize their additional impact on the concept.

#### TRUE NORTH CAMPUS

### Phase 2 - Second Iteration Conceptual Program Ground Floor



## 3.2 Development Commitments Update

### 3.2.1. Multi-Family Tower

Announced on April 5, 2024, TNRED revealed plans for a 15-storey multi-family tower. This tower is strategically designed to address the pressing need for safe, accessible, and affordable housing within downtown Winnipeg, with a direct link to the Wehwehneh Bahgahkinahgoohn project

### 3.2.2. Health-Care Centre of Excellence

Simultaneously on April 5, 2024, the Manitoba Government signaled its commitment to collaborate with TNRED in the creation of a 300,000-square-foot, 12-storey Health-Care Centre of Excellence as part of the Portage Place redevelopment initiative.

### 3.2.3. Key Uses

Overall, the latest iteration of the redevelopment proposal aimed to integrate comprehensive healthcare services with affordable family housing, a full-scale grocery store, neighbourhood services, and urban green spaces. This holistic approach reflected a concerted effort to address diverse community needs while creating a lively, inclusive urban environment.

It is important to note that information regarding these updates and commitments by TNRED, the Province, and SCO was provided at the Pop-Up Event to further inform survey respondents.



Diagram of the Phase 2 Concept Plan for the proposed True North Campus





*In-person Pop-Up event at Portage Place on April 18, 2024*

# 4.0 RESULTS - OVERALL

The following section presents the combined results from both in-person and online surveys conducted from April 15 to April 30. This overview encompasses all submitted surveys. The subsequent section will focus specifically on the responses from individuals who identified as “Live in the Area.”

A full analysis of the combined results can be found under Appendix C. The summary below is presented by the following themes:

- Demographics
  - Visitation Trends
  - Satisfaction with the Plan
  - Addressing Current Needs
- Partnership between TNRED and the SCO
  - Addressing the Design
  - Addressing Phase 1 Feedbacks

## SURVEY RESPONSE ANALYSIS: TYPES AND QUANTITIES

Online Surveys (April 15– April 30)	172
In-Person Pop-Up (April 18)	144
Total	316

**Note:** Of the 316 survey responses, 95 identified as “Live in the Area”.

## 4.1 Demographics



### AGE

The largest group of respondents to the survey falls into the young adult category (ages 25–39) comprising 34.97% (107 individuals), closely followed by mid-age adults (ages 40–59) at 33.66%. Older adults (ages 60–79) also represent a significant portion at 20.92%. Youth (ages 15–24), making up 7.84% of the respondents and the eldest demographic (ages 80 and over) constitutes the smallest group at just 2.61% (8 individuals). The survey did not receive any responses from the 0–14 age group.

### SELF-IDENTIFICATION



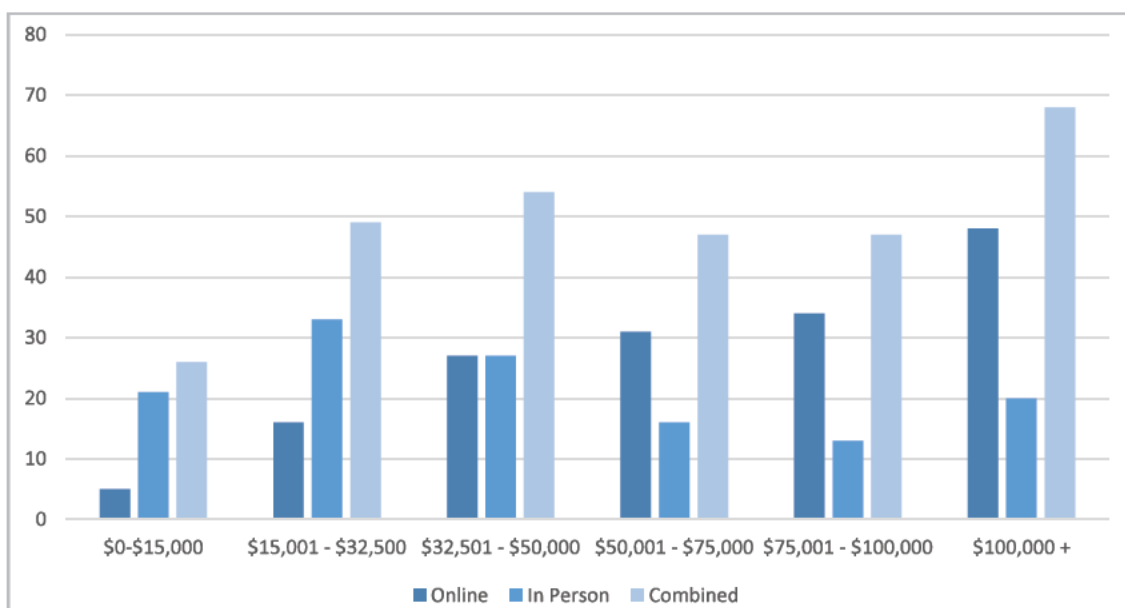
Survey respondents were asked to self-identify as they felt comfortable and to check all that applied. It is important to note that some individuals may have selected multiple options. Out of the survey responses, 31.26% of respondents (156 individuals) identified as women, while 15.23% identified as men. Within vulnerable and diverse groups, 10.42% of respondents identified as Indigenous persons, 9.42% as people of colour, and 9.82% as members of the LGBTQ2S community. Additionally, 7.41% of participants reported having physical or non-visible disabilities.

### HOUSEHOLD INCOME



In the overall survey results, 8.93% of respondents reported an income of \$0–\$15,000. Those earning between \$15,001 and \$32,500 made up 16.84%, while 18.56% earned between \$32,501 and \$50,000. Middle-income brackets, from \$50,001 to \$100,000, accounted for 16.15%, with this group showing the greatest difference between online and in-person responses. The highest income bracket, those earning over \$100,000, comprised the largest group at 23.37%. Generally, online survey respondents reported higher household incomes than in-person respondents.

**Question 13 - What is your household income?**

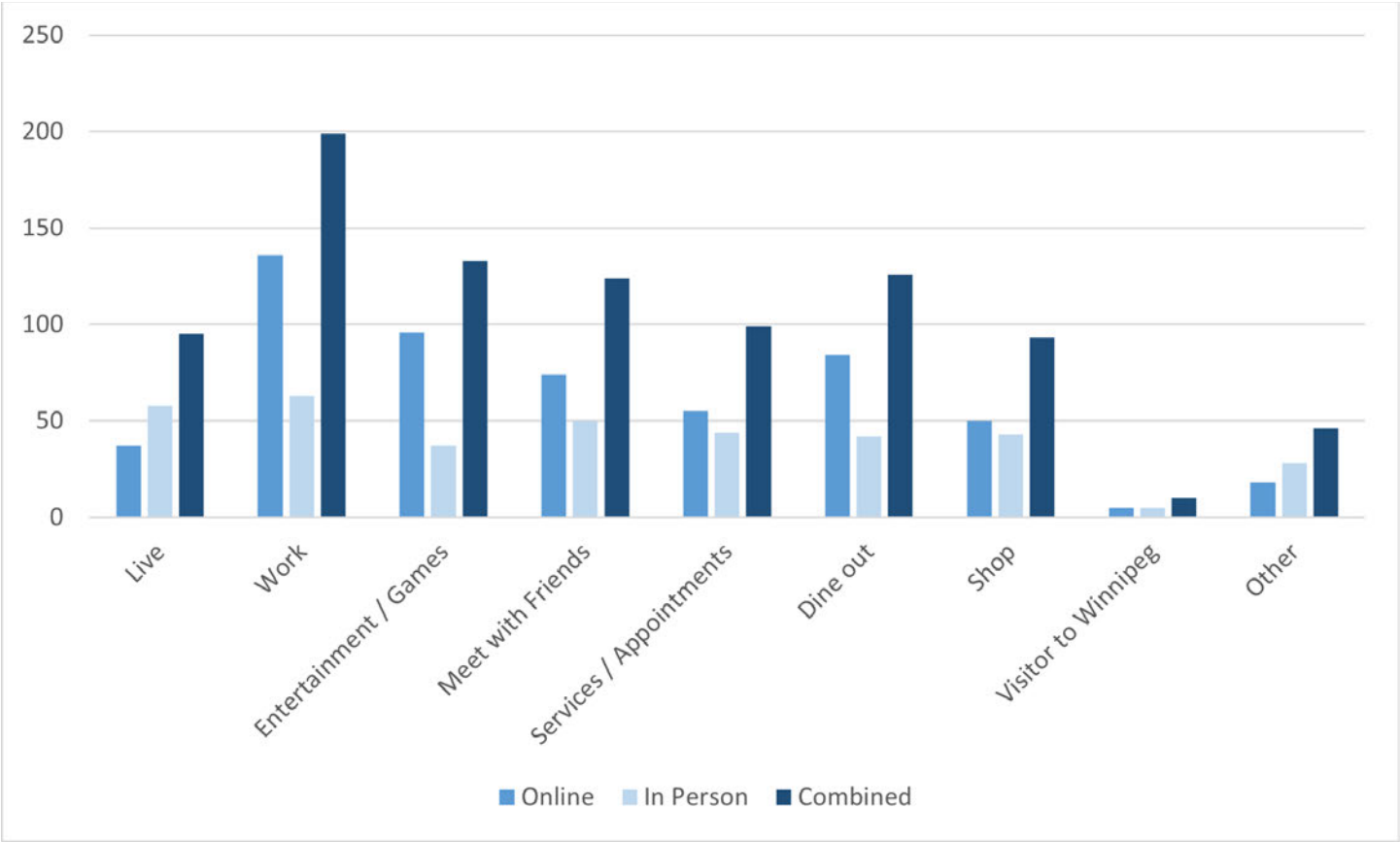


## 4.2 Visitation Trends

When respondents were asked what brings them to Portage Place and Downtown, common themes included work, entertainment (such as the Prairie Theatre Exchange), and accessing services like dining and shopping. Please note that respondents were asked to select all options that applied.

The most common reason for visiting Portage Place and Downtown was working in the area, cited by 21.51% of respondents (199 individuals). Entertainment and games were the next most frequent reasons, attracting 14.38% of respondents; however, this category showed the greatest discrepancy between online and in-person responses. Dining out followed closely at 13.62%. Meeting with friends was also significant, mentioned by 13.41% of participants. Services and appointments, as well as shopping, each engaged over 10% of respondents. Additionally, 10.27% indicated that they live downtown, highlighting a substantial residential community. The ‘Other’ category accounted for 4.97% of responses, while a small fraction, 1.08%, were visitors to Winnipeg.

Question 15 - What brings you to Downtown?





### 4.3 Satisfaction With the Plan

Consistent across all 3 questions, the results demonstrate overall support for the campus developments, with particular approval for the amenities and services and for overall concept. However, there are higher levels of neutrality regarding the redevelopment plans.

The highest level of neutrality is observed in question 3 regarding the satisfaction with how the proposed development will help address some of the current challenges of the community, with 18.69% of respondents selecting “Neutral”, possibly indicating uncertainty or neither satisfied nor dissatisfied with the proposed redevelopment plan.

Question 3 received the highest percentage of dissatisfaction and very dissatisfied responses, although it still represents a minority of respondents. This suggests that this minority portion of respondents feel that community needs may not be adequately addressed, and their opinions may be expressed through written comments in response to question 10.

#### Questions 1 to 3 - Satisfaction with the concept, amenities and services, and redevelopment plan?

Que. No.	Question	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Uncertain
1	How satisfied are you with the current overall concept of the True North Campus?	34.08%	42.44%	14.79%	3.22%	1.93%	3.54%
2	How satisfied are you with the proposed amenities and services of the True North Campus concept?	37.18%	41.35%	10.90%	5.13%	1.28%	4.17%
3	How satisfied are you with the proposed redevelopment plan to help address some of the current challenges of the community?	31.48%	39.67%	18.69%	4.59%	4.92%	0.66%

**Note:** 5 respondents did not answer question 1, 4 respondents skipped question 2, and 11 respondents skipped question 3. The Public Engagement Team understands that a “Neutral” response may suggest indifference, a lack of impact on opinions or experiences, insufficient information, balanced views, or uncertainty about outcomes or benefits. Additionally, to facilitate comparison between questions, we have combined the responses to these three questions into one table.

4.4 Addressing Current Needs

For both questions, respondents were asked to select all answers that applied. Of the 715 choices for Question 4 (satisfaction), 456 choices were made for Question 5 (dissatisfaction), indicating an overall higher satisfaction level with the design and programming of the proposed Key Use Areas, while also suggesting areas for improvement.

Most Satisfied	Area for Improvement
1- Food Security (54.8%)	1- Housing (37.1.%)
2- Housing (49.7%)	2- Neighbourhood Services (31.6%)
3- Culture & Arts (44.8%)	3- Food Security (27.4%)

Housing received the second highest satisfaction (49.7%) from respondents while also receiving the greatest percentage as an area for improvement. The general feedback from the engagement indicated a widespread desire for downtown housing improvements and strong community support for this proposed development. Although half of participants were in favour of the proposed housing concept and the majority in favour of the overall True North Campus concept (76.52%), some suggested additional changes or consideration to further address the overall downtown housing challenges.

Public Spaces and Greenways received low satisfaction levels, with 116 respondents satisfied and approximately 83 indicating as an area for improvement. Feedback centred around a desire to further address or confirm items such as public washroom safety and accessibility, maintaining and enhancing the existing skywalk network (especially during construction), improving accessibility, incorporating more green and sustainable elements into the building, and further addressing downtown safety throughout the outdoor areas.

Overall, there was valuable dialogue among all participants, stakeholders, and working group members, and the developer will consider these suggestions moving forward.

Question 4 and 5 - Satisfaction Levels and Areas for Improvement in Key Uses

Key Area	Satisfied (Total Responses)	Area for Improvement (Total Responses)
Housing	49.7% (154)	37.1% (115)
Food Security	54.8% (170)	27.4% (85)
Culture and Art	44.8% (139)	24.2% (75)
Neighbourhood Services	43.9% (136)	31.6% (98)
Public Spaces and Greenways	37.4% (116)	26.8% (83)

Note: Percentages are based from the 310 total survey responses (notably, 6 of the 316 respondents did not provide any answers to either question). It’s important to note that respondents were asked to select all answers that applied. Percentages have been provided for ease of comparison. Additionally, to facilitate comparison between questions, we have combined the responses to these two questions into one table.

Respondents were asked two questions regarding the five Key Use areas for the Phase 2 Campus concept: 4) Of the 5 Key Use areas of the Phase 2 Campus concept, which are you most satisfied with, and 5) Of the 5 Key Use areas for the Phase 2 Campus concept, which ones need more refinement or improvement?

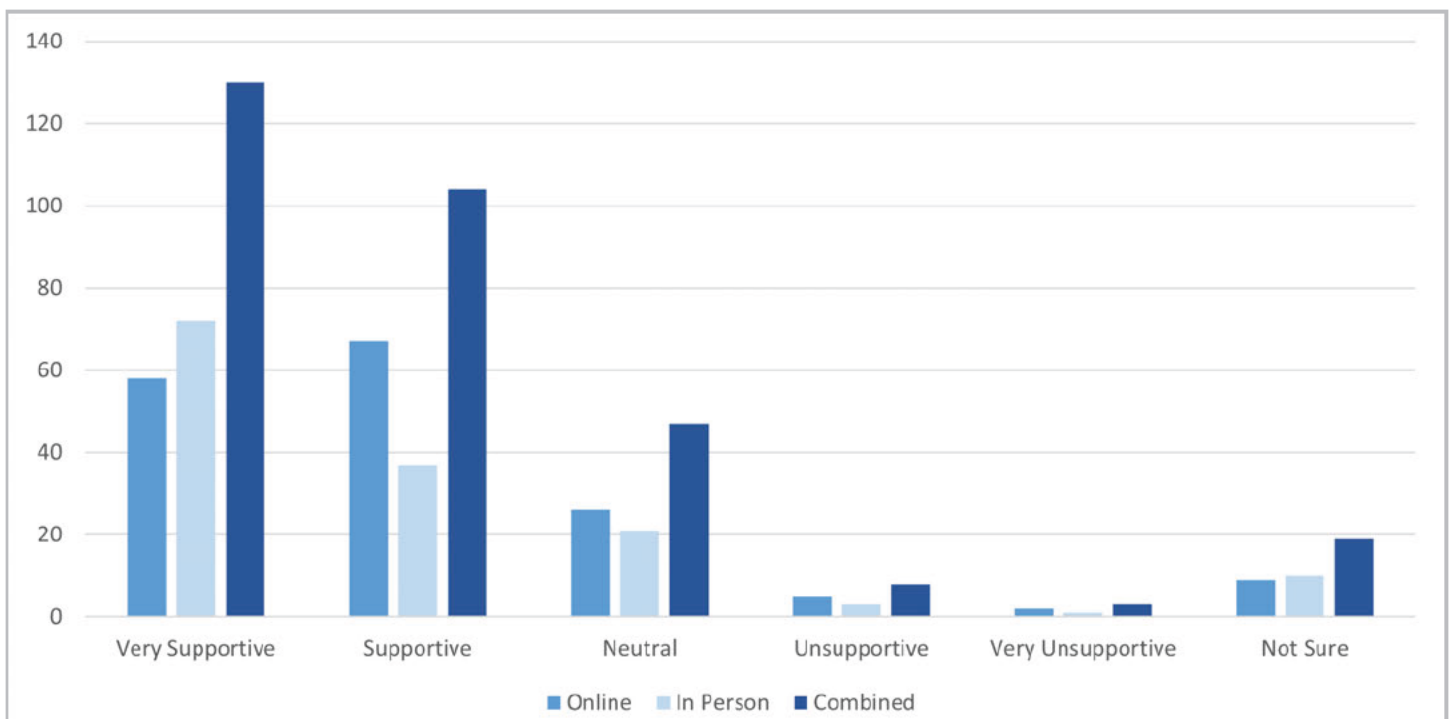
## 4.5 Partnership between TNRED and the SCO

The survey results concerning the partnership between TNRED and the Southern Chiefs' Organization (SCO) show a predominantly positive reception among respondents:

- Very Supportive and Supportive: **75.24%** (41.80% very supportive and 33.44% supportive)
- Neutral: **15.11%**
- Unsupportive and Very Unsupportive: **3.53%** (2.57% unsupportive and 0.96% very unsupportive)
- Not Sure: **6.11%**

Overall, these results reflect a strong community endorsement of the partnership, with over three-quarters of the respondents. However, there remains a group of respondents that are neutral and unsure of the partnership, suggesting indifference, a lack of impact on opinions or experiences, insufficient information, balanced views, or uncertainty about outcomes or benefits.

### Question 6 - Do you believe that the partnership between TNRED and the SCO will have a positive impact on Downtown?



**Note:** Five respondents did not provide answers.

## 4.6 Top 15 Amenities Selected from Phase 1

Survey respondents were asked to list the top-rated items and amenities in the design of the True North Campus to highlight which they were most passionate about, as well as areas for improvement and additional consideration. While certain amenities were identified as needing improvement, the general feedback from the engagement indicated a widespread desire for these focus areas and amenities to be enhanced throughout Downtown Winnipeg. The respondents highlighted the following:

### Most Passionate About

- 1- Grocery Store (57.4%)
- 2- Affordable Housing (43.5)
- 3- Rent Geared to Income (37.4%)

### Needs Improvement

- 1- Community-Led Safety Program (32.9%)
- 2- Affordable Housing (30.9%)
- 3- Rent Geared to Income (24.2%)

These results underscore a strong community desire for amenities like grocery stores and affordable housing, alongside a persistent demand for improved safety measures, housing options, and access to public washrooms, better meeting the current community needs throughout downtown. This suggests a need for additional discussion and consideration from the developer on these topics to understand how the proposed concept can further address these challenges in the community. There is also moderate interest and identified improvement needs in areas like movies and entertainment, public art, and community green spaces.

### Question 7 and 8 - Areas of Passion and Perceived Areas for Improvement Among Top 15 Selected Amenities from Phase 1 of the Public Engagement

Top 15 Selected Items and Amenities from Phase 1	Passionate About (Total Responses)	Area for Improvement (Total Responses)
Grocery Store	57.4% (178)	21.6% (67)
Affordable Housing	43.5% (135)	30.9% (96)
Rent Geared to Income	37.4% (116)	24.2% (75)
Community Led Safety Program	26.1% (81)	31.9% (99)
Movies & Entertainment	22.6% (70)	15.2% (47)
Public Art	11.0% (34)	14.8% (46)
Farmers Market	19.4% (60)	11.9% (37)
Access to Washrooms	20.3% (63)	22.6% (70)
Skywalk Connection	20.6% (65)	17.1% (53)
Community Green with Programming	15.2% (47)	20.0% (62)
Child Care	13.9% (43)	18.7% (58)
Student & Seniors Housing	19.4% (60)	20.6% (64)

**Note:** Percentages are based from the 310 total survey responses (notably, 6 of the 316 respondents did not provide any answers to either question). Respondents were asked the following two questions: 7) Of the 15 top-rated items within the design of the Campus, which 3 are they most passionate about, and 8) which three items needs more refinement.

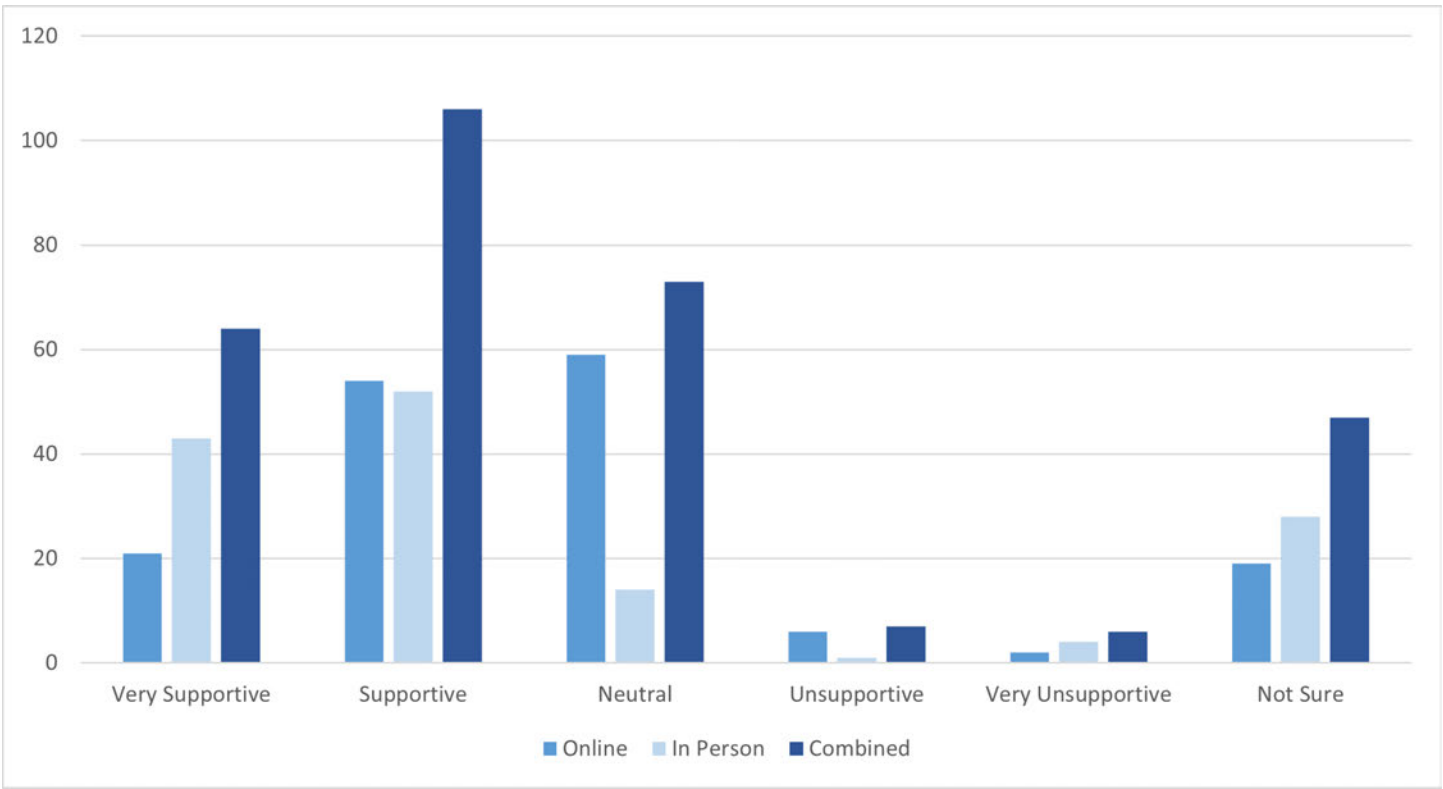
4.7 Addressing Phase 1 Feedback

The survey results concerning the effectiveness of changes implemented after Phase 1 feedback show a predominantly positive reception among respondents:

- Very Supportive and Supportive: **56.10%** (21.12% very supportive and 34.98% supportive)
- Neutral: **15.96%**
- Unsupportive and Very Unsupportive: **4.26%** (2.31% unsupportive and 1.98% very unsupportive)
- Not Sure: **15.96%**

Overall, these findings reflect a strong majority in favour of how the changes have been implemented, with nearly two-thirds of the respondents expressing some level of support. However, the presence of a significant portion of respondents who are neutral or unsure, indicating some uncertainty or a lack of sufficient information to form a definitive opinion.

Question 9 - Do you think these changes effectively address the related feedback provided during Phase 1?



## 4.8 Other Comments and Priorities

Recurring themes emerged from the comments, emphasizing the continued desire to improve upon the area's current social services, particularly mental health and addiction resources. There is strong support for inclusive community spaces that prioritize disadvantaged populations, as well as a desire to maintain some of the existing community programming.

Cultural sensitivity and Indigenous representation were also emphasized, along with a continued desire for affordable services, including affordable housing and support for local businesses. Arts and culture, such as Prairie Theatre Exchange and support for youth programming, were identified as crucial.

Accessibility and mobility improvements, such as better bike parking and transit access, were also highlighted.

A desire for continued community involvement, and long-term planning to ensure the needs of downtown residents are met during the redevelopment process. For more detailed insights into these themes, please refer to Appendix E: General Comments.



# 5.0 RESULTS – LIVE IN THE AREA

Of the 316 total surveys, 95 respondents identified themselves as living in the area. For the full results and graphs please consult Appendix D: Live in the Area.



## 5.1 Age and Self-Identification

Thirty-five percent (35%) of the respondents were aged 25-39, 28% were aged 60-79, followed by 21% aged 40-59, with the remaining 16% falling into other age brackets. Over 10% of respondents identified as Indigenous, and approximately 24% of the surveys were completed by women.



## 5.2 Household Income

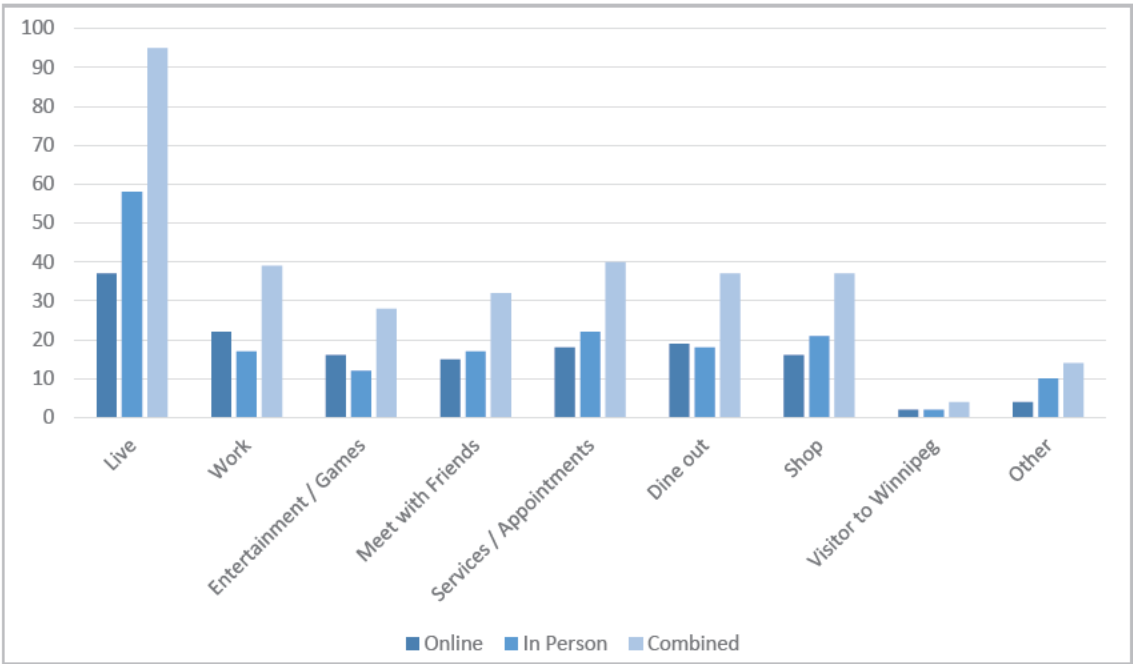
The income levels varied across a range of income brackets. Specifically, Live in the Area respondents indicated a higher percentage of household income in the \$15,001 - \$32,500 and \$32,501 - \$50,000 ranges compared to the overall results.



## 5.3 Visitation Trends

The primary motivations for their visits are the following:

- 1. Accessing Services
- 2. Work
- 3. Dine Out
- 4. Shop



## 5.4 Satisfaction with the Plan

The responses from those living in the area were similar to the overall results, indicating their mutual satisfaction with the proposed concept, amenities and redevelopment plan.

**Q1.** Satisfaction with the Overall Concept: **82.1% Positive** (only 5.26% dissatisfied)

**Q2.** Satisfaction with Proposed Amenities and Services: **86.31% Positive** (only 5.27% dissatisfied)

**Q3.** Satisfaction with the Proposed Redevelopment Plan: **72.52% Positive** (only 8.79% dissatisfied)

Q. No.	Question	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Uncertain
1	How satisfied are you with the current overall concept of the True North Campus?	46.26%	36.84%	11.58%	1.05%	4.21%	1.05%
2	How satisfied are you with the proposed amenities & services of the True North Campus concept?	37.89%	48.42%	6.32%	2.11%	3.16%	2.11%
3	How satisfied are you with the proposed redevelopment plan to help address some of the current challenges of the community?	37.36%	35.16%	18.68%	3.30%	5.49%	0.00%

## 5.5 Addressing Key Use Areas

### Satisfaction

1- Food Security

2- Housing

3- Neighbourhood Services

### Needs Improvement

1- Housing

2- Neighbourhood Services

3- Culture and Art

It is important to note that participants were asked to select all applicable choices for each question. Consequently, Key Use Area satisfaction received a total of 242 responses, while the selected dissatisfaction received 138 responses, indicating a greater level of satisfaction with the Key Use Areas.

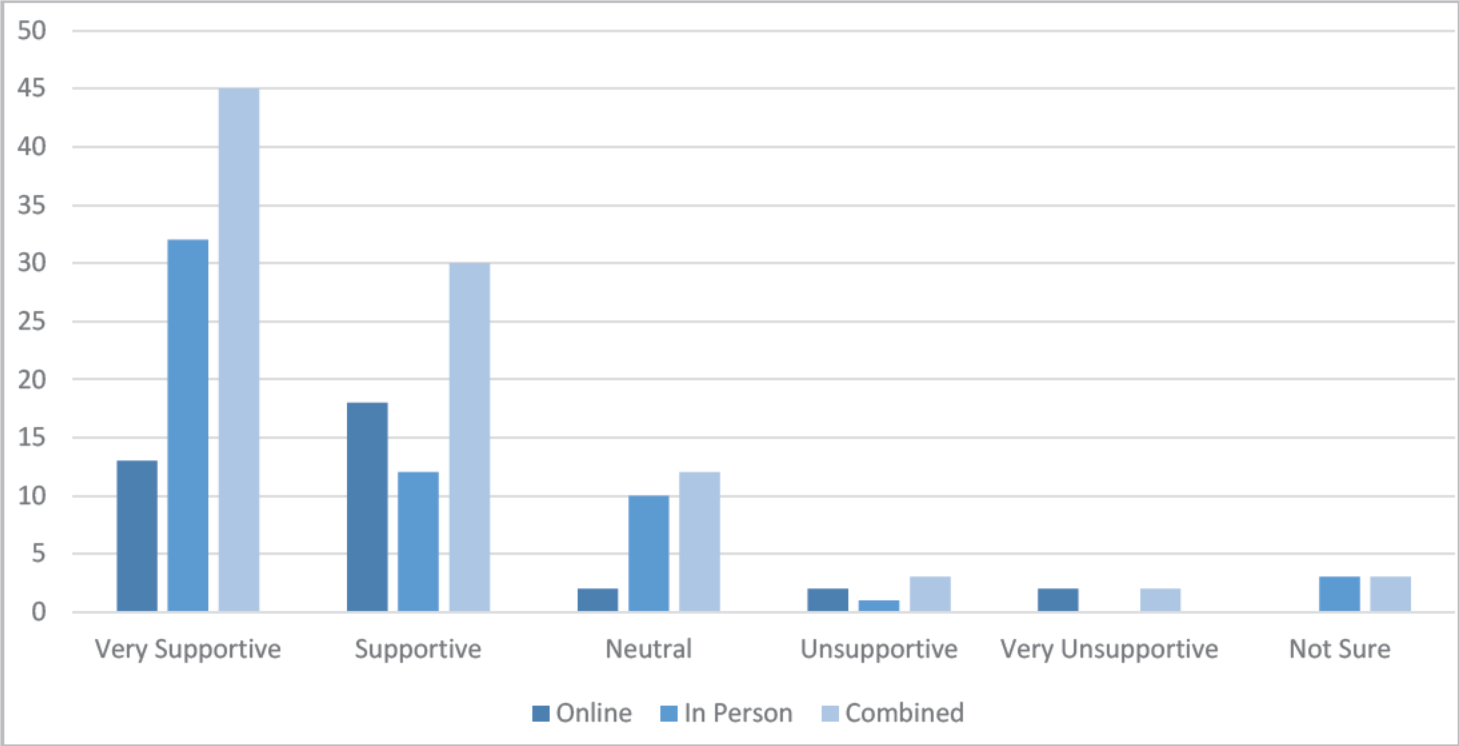
While there is a baseline level of satisfaction with the Key Use Areas, there remains a demand for further enhancements across the board. Similar to the Overall Results, Housing received the second highest satisfaction from respondents while also receiving the greatest percentage as an area for improvement. Similarly the general feedback indicated a desire for downtown housing improvements and strong community support for this proposed development and the majority of respondents remained in favour of the overall True North Campus concept (83.10%), some suggested additional changes or consideration to further address the overall downtown housing challenges. Housing and Neighbourhood Services, in particular, received greater attention both in terms of satisfaction and the need for improvements.

5.6 Partnership between TNRED and the SCO

Regarding positive impact of partnership between TNRED and the SCO, the three most prominent responses were:

- **Very Supportive** (47.37%)
- **Supportive** (31.58%)
- **Neutral** (12.63%)

This result reflect strong community support for the partnership, with nearly 79% of respondents endorsing it positively. However, the presence of a neutral and unsure (12%) segment underscores the need for ongoing communication and engagement to address any concerns and solidify community backing.



5.7 Top 15 Amenities Selected from Phase 1

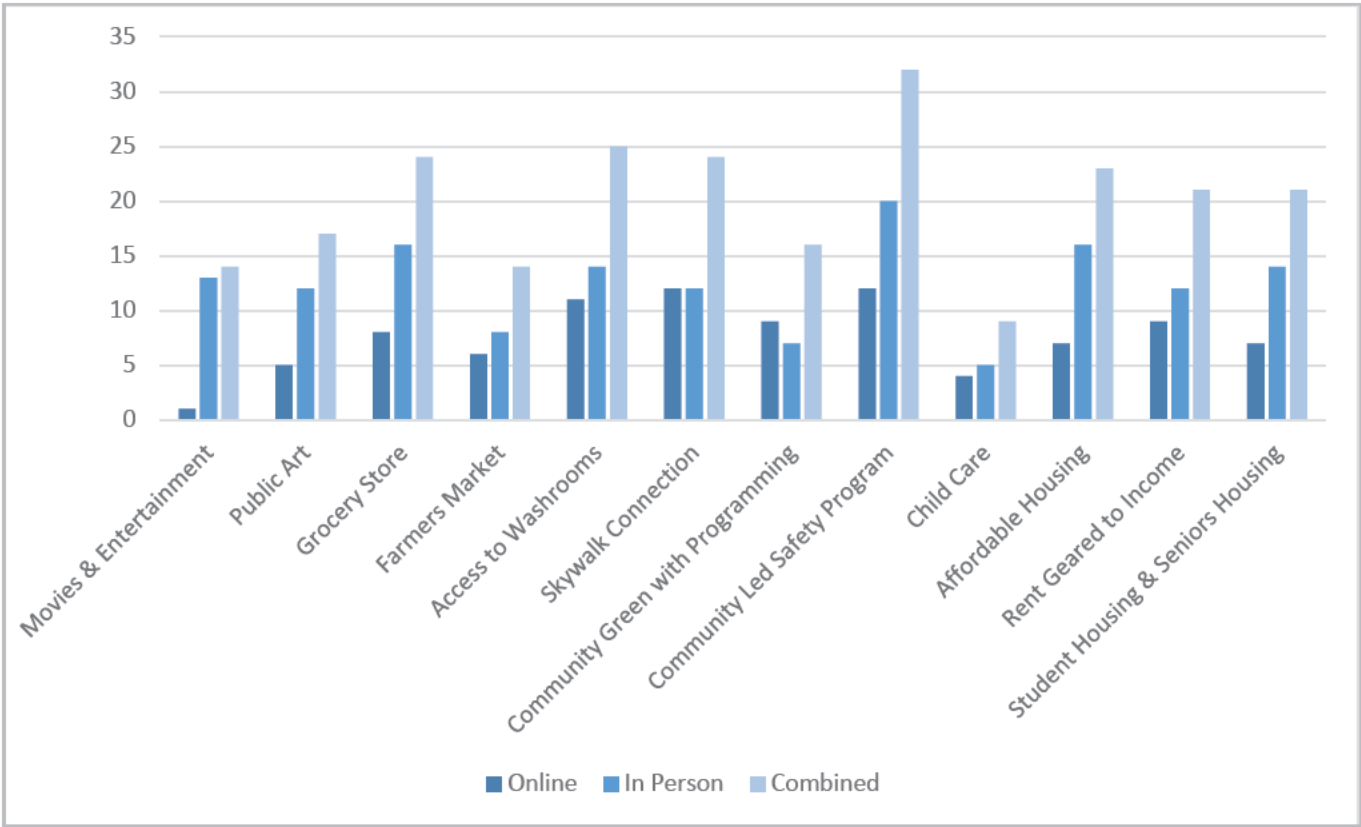
The Live in the Area survey respondents were asked to list the top-rated items/amenities in the design of the True North Campus to highlight which they were most passionate about, and which needed improvement. The respondents highlighted the following:

Most Passionate About	Needs Improvement
1- Grocery Store	1- Community-Led Safety Program
2- Affordable Housing	2- Affordable Housing
3- Rent Geared to Income and Skywalk Connections	3- Access to Washrooms

The Live in the Area results largely echo the overall findings regarding respondents’ passions and areas of refinement or further consideration. However, a notable distinction between the two (Overall versus Live in the Area) lies in the Live in the Area respondents’ heightened interest and support for skywalk connections, a topic frequently raised during in-person discussions at the Pop-Up event.

Additionally, these results underscore a strong community desire for amenities like grocery stores and affordable housing, alongside a persistent demand for improved safety measures and housing options to better meet the community needs.

Question 8 - Of the top 15 top-rated items, which 3 do you think needs more refinement or improvement within the design of the True North Campus?





## 5.8 Addressing Phase 1 Feedback

The survey results on the effectiveness of changes made in response to feedback from Phase 1 of the project indicate a generally positive perception among respondents:

- **Very Supportive and Supportive** (63.83%)
- **Neutral** (15.96%)
- **Unsupportive and Very Unsupportive** (4.26%)
- **Not Sure** (15.96%)

Overall, these findings indicate a strong majority in favour of the changes, with over half of the respondents expressing some level of support. However, a significant portion of respondents remain neutral or unsure, suggesting uncertainty or a lack of sufficient information to form a definitive opinion.

## 5.9 Additional Comments

The recurring themes identified include social services, safety and security, housing affordability, general affordability, amenities, accessibility, arts and culture, youth services, mobility, proposed designs, and maintained pedestrian accessibility during construction. Additionally, the comments section highlighted the importance of inclusive communities and mental health and addiction resources.

In comparison to the overall comments, the “Live in the Area Results” had a greater emphasis on safety and security, accessibility, youth services, and added accessibility considerations during construction.

For the full list of comments and graphs please consult Appendix D: Live in the Area

## 6.0 ENGAGEMENT INSIGHTS

The engagement process resulted in a total of 316 survey responses (172 online and 144 in-person) from diverse segments of the community. The responses together provide a robust dataset reflecting community sentiments and priorities.

### SATISFACTION WITH THE REDEVELOPMENT PLAN

Key themes from the survey responses include strong support for the redevelopment plan, satisfaction with proposed amenities, and some neutrality regarding the effectiveness of addressing current community challenges. Specifically, 76.2% of respondents expressed satisfaction with the overall concept, 78.53% with the proposed amenities and services, and 71.15% with the redevelopment plan.

### SATISFACTION WITH FIVE KEY USE AREAS

The survey assessed satisfaction across five key use areas. Housing emerged as the Key Use area with the highest satisfaction despite also being identified as primary area for improvement, either within the downtown or directly through the proposed concept. Public Spaces and Greenways had lower satisfaction, with feedback highlighting a desire for increased public washroom safety and accessibility, maintenance and enhancement of the skywalk network (especially during construction), improved accessibility, incorporation of more green and sustainable building elements, and enhanced downtown safety in outdoor areas.

### SATISFACTION WITH SCO PARTNERSHIP

The partnership between TNRED and the Southern Chiefs' Organization (SCO) received strong community endorsement, with 75.24% of respondents expressing a positive outlook.

### FOCUS AMENITIES FEEDBACK

The community's passion for specific amenities was evident, with a grocery store being the most favoured (18.70%). Affordable housing and

rent-geared-to-income units also garnered strong support, reflecting the community's prioritization of accessible living conditions. Conversely, the community-led safety program was identified as the greatest need for improvement in the area (12.79%), indicating a need for the development to continue to address these challenges and for clearer communication on how safety measures will meet community expectations; followed by affordable housing (12.40%) and rent geared to income (9.69%).

### LIVE IN THE AREA FEEDBACK

Responses from residents living in the area paralleled the overall results, showing mutual satisfaction with the concept and amenities. Key use areas requiring improvement mirrored those identified in the overall results, with housing and neighbourhood services needing more attention. The partnership between TNRED and SCO was similarly supported.

The changes implemented after Phase 1 feedback were generally well-received, with 56.10% of respondents supportive or very supportive. A significant portion (24.09%) remained neutral, suggesting unfamiliarity, balanced opinions, or indifference.

### RECURRING THEMES FROM COMMENTS

Recurring themes from additional comments emphasized the need for enhanced social services, especially mental health and addiction resources (similar to Phase 1 feedback), inclusive community spaces, and Indigenous representation. Affordable services, local business support, and improved accessibility and mobility were also highlighted. These insights underscore the community's desire for a redevelopment plan that holistically addresses their diverse needs while ensuring inclusive and long-term benefits.

## WORKSHOPS

The workshops provided comprehensive insights into the five Key Use areas. Key housing strategies focused on the importance of long-term success, ensuring safety, ownership retention, and ensuring effective management and inclusivity for diverse groups. Food security strategies highlighted enhancing grocery store access, supporting ethnic food options and businesses, and the strategic use of food bank services. Culture and Arts insights emphasized creating a dynamic environment with a clear identity, collaborative efforts with Indigenous partners, engaging public art, and supporting arts and culture tenants. Public Spaces included addressed the need for accessible, clean, and safe public washrooms, improved skywalk accessibility and safety, enhanced wayfinding, and inclusive design of public spaces. Neighbourhood Services recommended enhanced training and approachability for safety personnel and effective community safety models. Stressed the need for effective wayfinding systems and accessible facilities, support for local vendors, and creating inclusive spaces.

## CONCLUSION

Overall, the Phase 2 engagement process demonstrated strong support for the redevelopment plan, satisfaction with proposed amenities, and approval of the progress and changes made between Phase 1 and Phase 2. This engagement process provided valuable insights and feedback, helping to inform the design and development of the True North Campus to better meet the needs and aspirations of the Winnipeg community.

## NEXT STEPS

The future phases of engagement are planned, with additional sessions intended to be scheduled following the issuance of the Phase 2 report and post-purchase of the property.

While no further public engagement will occur before the purchase, consultations will take place where appropriate and necessary, including on topics such as public washrooms and community resources.

Design teams are expected to conduct necessary engagement to further inform and refine the proposed design concept.

Further information regarding these community reach-outs will be provided to the public and the Working Group. It's important to note that this process is ongoing as needed and remains unfinished.

# LIST OF APPENDICES

- **APPENDIX A – ENGAGEMENT POSTERS**
- **APPENDIX B – SURVEY COPY**
- **APPENDIX C – COMBINED RESULTS** (April 15– April 30)
- **APPENDIX D – LIVE IN THE AREA RESULTS** (95 respondents from the 316 survey responses)
- **APPENDIX E – GENERAL COMMENTS** (from all total surveys)
- **APPENDIX F – LIST OF ENGAGED STAKEHOLDERS AND ADDITIONAL CONTRIBUTORS**



# APPENDIX A - ENGAGEMENT POSTERS



**TRUE NORTH**  
 REAL ESTATE DEVELOPMENT 

**Portage Place Redevelopment**

## True North Campus

True North Real Estate Development is working to help transform and rebuild the Portage Place Shopping Centre into a four-part campus, all aimed at benefiting the Downtown Winnipeg community.

The project will also contribute to the economic growth of the Downtown, creating better economic opportunities, activity and more job opportunities.

**The main 4 parts of the Campus:**

1. Modern and Inclusive Healthcare Centre
2. Public Greenspaces
3. Neighbourhood Services as well as Culture and Arts Features
4. Affordable and Multi-family Housing and a Large Footprint Grocery Store

This project requires the important thoughts and ideas from the community and mall users. We're actively engaging the community and mall users through pop-up events, in-person meetings, and online surveys. This helps shape an inclusive space that meets changing needs of community and help create a sense of belonging for all.



**Important Times (April 18, 2024)**

8:00am - 10:00am (with breakfast)  
Review information and fill out a survey

10:00am - 12:00pm (activity)  
Interactive art project with Graffiti Gallery

12:00pm - 2:00pm (with lunch)  
Review information and fill out a survey

2:00pm - 4:00pm (activity)  
Get active with the YMCA

4:00pm - 6:00pm (with dinner)  
Review information and fill out a survey

Thursday, April 18th, 2024

## PUBLIC PARTICIPATION POP-UP

Join us at Centre Court in the Portage Place Shopping Centre to have your voice heard!

**Location**

**CENTRE COURT IN PORTAGE PLACE**  
Food, snacks and drinks will be served!



Portage Place Main Floor

N




Can't Make it in person? That's okay!

## Online Survey

We care about what you think. We hope that the survey will only take you around 10-15 minutes to complete. Your time and ideas are greatly appreciated!

Scan here to get to the Survey



The survey will be open from **Monday, April 15, 2024, at 12:00 PM (noon) to Tuesday, April 30, 2024.** For access to the survey, please scan the QR Code or visit the following web link: <https://arcp.is/10C8080>

You can scan the QR Code using the camera on your phone



Large Storefront Poster - Pop-Up Event

Portage Place Redevelopment

# True North Campus



## Location

Centre Court in Portage Place (Main Floor)  
Food, snacks and drinks will be served!

## Public Participation

# POP-UP EVENT

**Visit us Thursday, April 18th, 2024!**

8:00am - 10:00am *(with breakfast)*  
Review information and fill out a survey

10:00am - 12:00pm  
Interactive art with Graffiti Gallery

12:00pm - 2:00pm *(with lunch)*  
Review information and fill out a survey

2:00pm - 4:00pm *get active with the YMCA*

4:00pm - 6:00pm *(with dinner)*  
Review information and fill out a survey



Portage Place Main Floor

Please note that the survey and the information during the event will be available online. **Information boards will also be displayed in a storefront** in Portage Place - 2nd floor across from Art Beat Studio.

## Online Survey

The survey will be open from **Monday, April 15, 2024, at 12:00 PM (noon) to Tuesday, April 30, 2024.** For access to the survey, please scan the QR Code or visit the following web link: <https://arcg.is/10C8080>

You can scan the QR Code using the camera on your phone



# APPENDIX B - SURVEY COPY

## True North Campus Public Survey – Phase 2

April 18, 2024

We heard your valuable feedback on the proposed True North Campus and a number of changes have been made to the design. We are seeking your feedback once again. We'd like to know if you think these changes address the feedback we were given in Phase 1.

Portage Place Shopping Centre is located on Treaty One lands, the original territories of the Anishinaabe, Cree, Oji-Cree, Dakota, Lakota, Dene peoples, and the homeland of the Red River Métis. We proudly acknowledge our role in the many relationships that make up our home and commit to a spirit of reconciliation for the future.

1. How satisfied are you with the current overall concept of the True North Campus?

- ☐ Very supportive
- ☐ Supportive
- ☐ Neutral
- ☐ Unsupportive
- ☐ Very Unsupportive
- ☐ Not sure

2. How satisfied are you with the proposed amenities and services of the True North Campus concept?

- ☐ Very supportive
- ☐ Supportive
- ☐ Neutral
- ☐ Unsupportive
- ☐ Very Unsupportive
- ☐ Not sure

---

### ADDRESSING CURRENT NEEDS

TNRED are excited to work with SCO, the Province of Manitoba, the Federal Government, the City of Winnipeg, and the community to help shape an inclusive space that meets the long-term health, safety and economic needs of the Downtown.

- This project aims to reflect a shared vision for a downtown that is not only the economic heart of our city, but also a thriving residential community.
- While TNRED acknowledges that this one project cannot address all of Downtown's challenges, they eagerly anticipate its role as an important step forward for the Downtown.
- The modern campus will provide access to comprehensive health-care services, affordable and family housing, a full-scale grocery store, neighbourhood services and urban green spaces.

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3. On a scale of 1-5 (5 being great), how well do you believe the proposed redevelopment plan helps to address some of the current challenges of the community?

- ☐ 5
- ☐ 4
- ☐ 3
- ☐ 2
- ☐ 1

4. Of the 5 Key Use areas of the Phase 2 Campus concept, which are you most satisfied with?  
(Select all that apply.)

- |   |  |
|---|--|
| <input type="checkbox"/> Housing                | <input type="checkbox"/> Public Spaces and Greenways |
| <input type="checkbox"/> Neighbourhood Services | <input type="checkbox"/> Culture and Art             |
| <input type="checkbox"/> Food Security          |  |

5. Of the 5 Key Use areas for the Phase 2 Campus concept, which ones need more refinement or improvement? (Select all that apply.)

- |   |  |
|---|--|
| <input type="checkbox"/> Housing                | <input type="checkbox"/> Public Spaces and Greenways |
| <input type="checkbox"/> Neighbourhood Services | <input type="checkbox"/> Culture and Art             |
| <input type="checkbox"/> Food Security          |  |

---

## HOUSING

- TNRED in partnership with SCO are proposing a 15-storey residential tower, with access to the health-care services, full-scale grocery store, neighbourhood services and urban green spaces.
- SCO and TNRED have agreed to principles of shared ownership and other key priorities for a multi-family tower that will provide much needed safety, accessibility, and affordable housing in the downtown.
- TNRED are committed to affordable and accessible units, with up to 40% of units as affordable housing for the proposed Residential Tower.
- TNRED aims to offer a diverse range of units, including one-, two- and three-bedroom units.
- The housing tower will provide a physical and symbolic connection to SCO's development by way of a symbolic skywalk bridge.

- 
6. Do you believe that the partnership between TNRED and the SCO will have a positive impact on Downtown?

- ☐ Very supportive  
☐ Supportive  
☐ Neutral  
☐ Unsupportive  
☐ Very Unsupportive  
☐ Not sure

7. Of the 15 top-rated items, which 3 are you most passionate and excited about within the design of the True North Campus?

- |  |   |
|--|---|
| <input type="checkbox"/> Rent Geared to Income             | <input type="checkbox"/> Farmers Market                   |
| <input type="checkbox"/> Access to Washrooms               | <input type="checkbox"/> Community Green with Programming |
| <input type="checkbox"/> Movies & Entertainment            | <input type="checkbox"/> Skywalk Connection               |
| <input type="checkbox"/> Affordable Housing                | <input type="checkbox"/> Public Art                       |
| <input type="checkbox"/> Student Housing & Seniors Housing | <input type="checkbox"/> Childcare                        |
| <input type="checkbox"/> Grocery Store                     | <input type="checkbox"/> Community Led Safety Program     |

8. Of the top 15 top-rated items, which 3 do you think needs more refinement or improvement within the design of the True North Campus?

- |   |  |
|---|--|
| <input type="checkbox"/> Community Led Safety Program | <input type="checkbox"/> Student Housing & Seniors Housing |
| <input type="checkbox"/> Farmers Market               | <input type="checkbox"/> Community Green with Programming  |
| <input type="checkbox"/> Rent Geared to Income        | <input type="checkbox"/> Access to Washrooms               |
| <input type="checkbox"/> Childcare                    | <input type="checkbox"/> Movies & Entertainment            |
| <input type="checkbox"/> Affordable Housing           | <input type="checkbox"/> Grocery Store                     |
| <input type="checkbox"/> Public Art                   | <input type="checkbox"/> Skywalk Connection                |

9. Do you think these changes effectively address the related feedback provided during Phase 1?

- ☐ Very supportive  
☐ Supportive  
☐ Neutral  
☐ Unsupportive  
☐ Very Unsupportive  
☐ Not sure



10. Do you have any additional comments or suggestions you would like to share with us?

---

The following questions are being asked to understand who is responding to the survey and are optional. All personal information provided is anonymous to be used for statistical analysis and will not be available to anyone outside of the project team.

11. Please self-identify as you feel comfortable. (Check all that apply.)

- ☐ An Indigenous person - First Nation (status or non-status), Métis, or Inuit
- ☐ A recent newcomer to Winnipeg
- ☐ A person of colour
- ☐ A person with physical or non-visible disabilities
- ☐ A parent, guardian or caregiver of a dependent
- ☐ A member of the LGBTQ2S community
- ☐ A woman
- ☐ A man
- ☐ Non binary
- ☐ Other \_\_\_\_\_

12. How old are you?

- ☐ 0-14
- ☐ 15-24
- ☐ 25-39
- ☐ 40-59
- ☐ 60-79
- ☐ 80+

13. What is your household income?

- ☐ \$0 - \$15,000
- ☐ \$15,001 - \$32,500
- ☐ \$32,501 - \$50,000
- ☐ \$50,001 - \$75,000
- ☐ \$75,001 - \$100,000
- ☐ \$100,000+

14. What is your postal code?

\_\_\_\_\_

15. What brings you Downtown? (Check all that apply.)

- ☐ Live
- ☐ Dine out
- ☐ Work
- ☐ Meet with friends
- ☐ Shop
- ☐ Entertainment / Games
- ☐ Services / Appointments
- ☐ Visitor to Winnipeg
- ☐ Other \_\_\_\_\_

# APPENDIX C - COMBINED RESULTS

## (15 APRIL - 30 APRIL)

### TRUE NORTH CAMPUS SURVEY RESULTS

The following is a summary of responses collected via survey for the True North Campus project, Second Phase. The survey was designed to reach Portage Place users in order to compile the following information:

- Demographic Information (Including age, self-identification, income level, usage of space, and general dwelling location of respondents)
- Additional Comments on the Proposed Development
- Satisfaction with the Proposed Development
- Key Uses or Amenities for Continued Focus or Refinement
- Satisfaction in Addressing Current Needs
- Satisfaction with Changes Implemented from the Initial Iteration

Survey responses were collected digitally and in-person at the Open House event on Thursday, April 18, 2024, from 8:00 AM to 6:00 PM at the centre court in Portage Place Shopping Centre. The online survey launched April 15, 2024, and closed April 30, 2024. The online survey received 172 responses while the in-person pop-up event generated an additional 144 for a combined total of 316 surveys. Approximately 400 contacts took place during the open house event.

Survey results presented herein use clustered column charts with categories comparing online, hard copy and combined responses.

Beyond the demographic questions similar to those in the Phase 1 survey, the bulk of the questions focused on gauging satisfaction levels, spanning from 'very dissatisfied' to 'very satisfied,' with an additional 'unsure' option provided for respondents.

For questions concerning Key Uses for continued focus or refinement (questions 4 and 5), respondents were instructed to select all applicable options. Questions regarding amenities for continued focus or refinement (questions 7 and 8) required respondents to identify their top three amenities from the list.

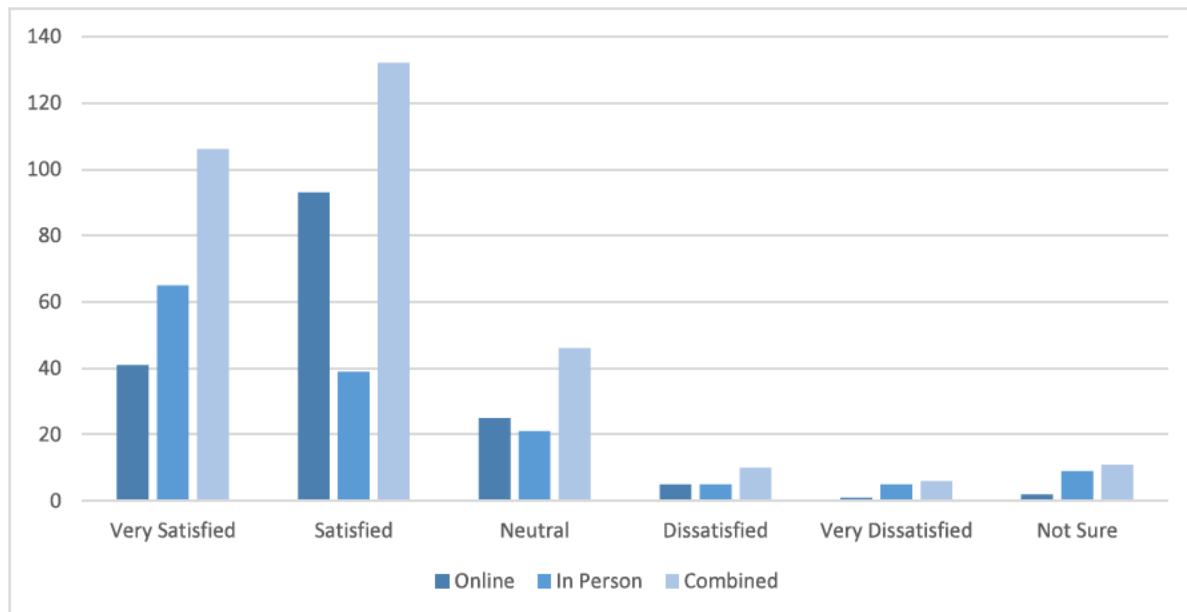
Data presentation utilizes bar charts, opting for percentages rather than total response counts. This approach makes it easier to understand and keeps graphs more consistent across all questions.

Note:

In order to effectively oversee the compilation of comments across the public engagement reports and to ensure their suitable redaction for public dissemination, all comments have been relocated to Appendix G – General Comments.

The live results were determined by using the postal codes provided in question 14 to geographically locate the neighbourhoods respondents are from. Additionally, individuals who indicated residence in the specified area in question 15, but did not provide a postal code, were also included in the analysis.

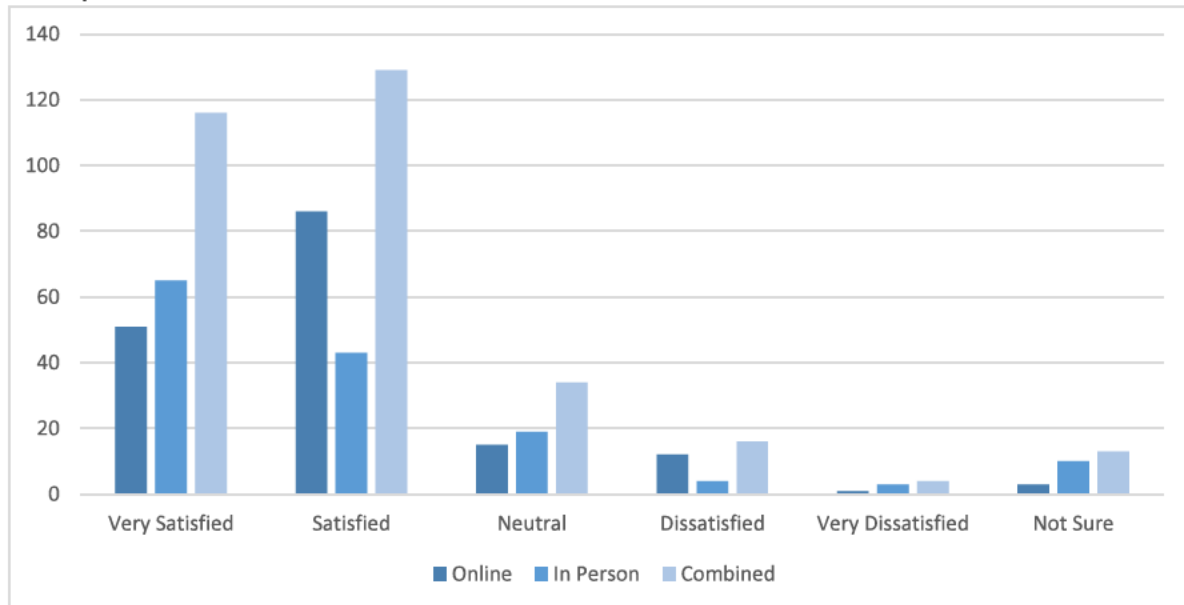
1. How satisfied are you with the current overall concept of the True North Campus?



	Online	In-Person	Combined
Very Satisfied	24.55%	45.14%	34.08%
Satisfied	55.69%	27.08%	42.44%
Neutral	14.97%	14.58%	14.79%
Dissatisfied	2.99%	3.47%	3.22%
Very Dissatisfied	0.60%	3.47%	1.93%
Not Sure	1.20%	6.25%	3.54%

5 surveys had no answer provided.

**2. How satisfied are you with the proposed amenities and services of the True North Campus concept?**

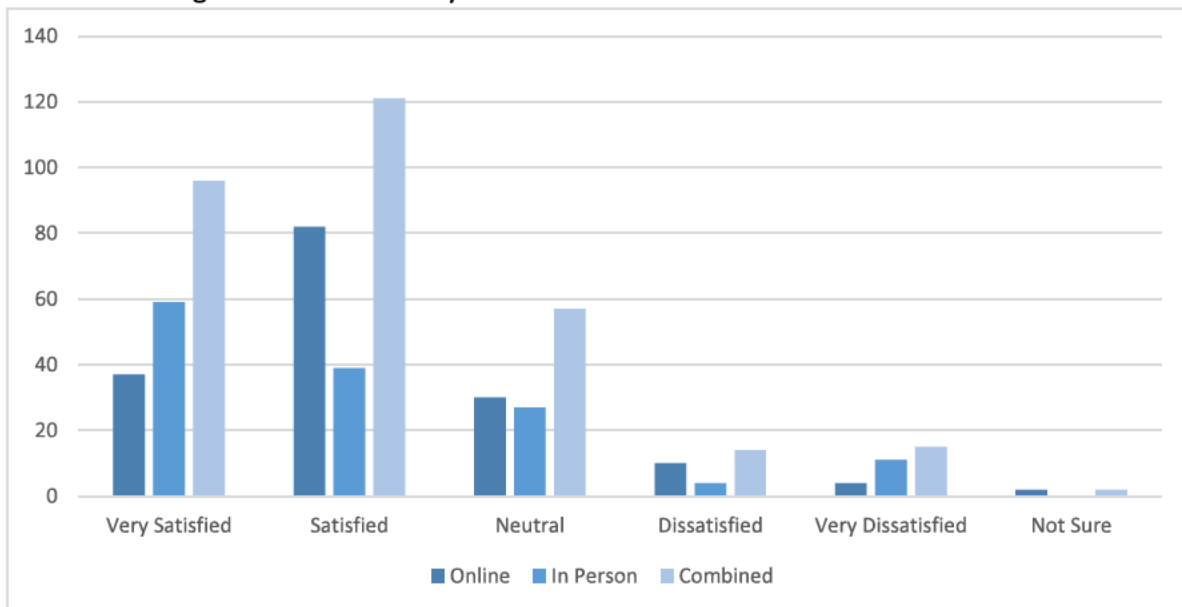


	Online	In Person	Combined
Very Satisfied	30.36%	45.14%	37.18%
Satisfied	51.19%	29.86%	41.35%
Neutral	8.93%	13.19%	10.90%
Dissatisfied	7.14%	2.78%	5.13%
Very Dissatisfied	0.60%	2.08%	1.28%
Not Sure	1.79%	6.94%	4.17%

4 surveys had no answer provided.



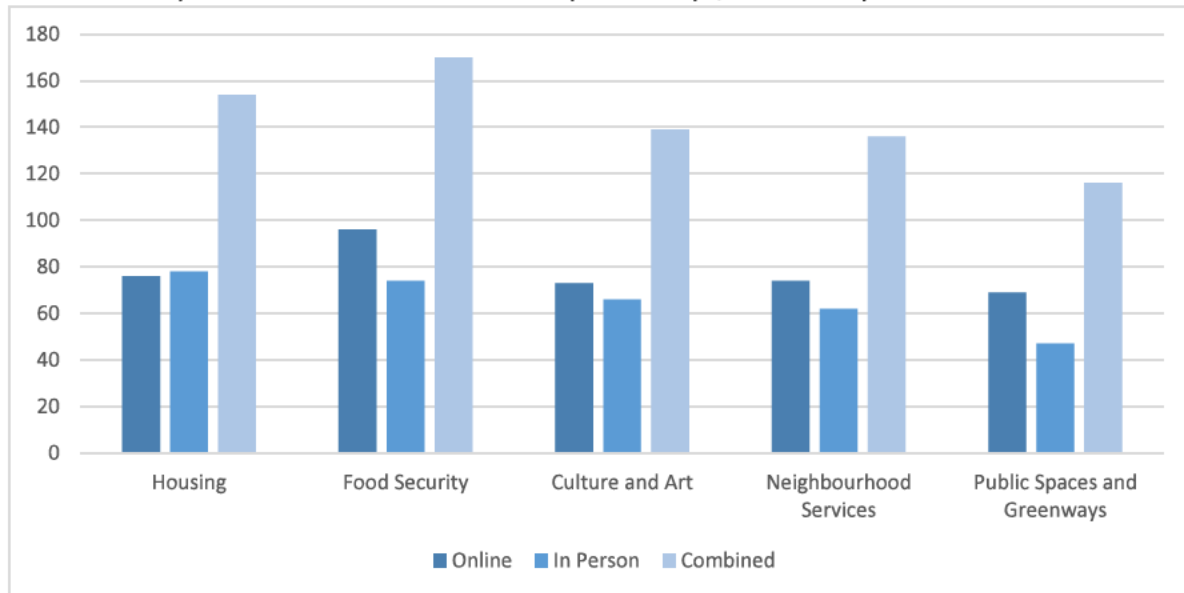
**3. How satisfied are you with the proposed redevelopment plan to help address some of the current challenges of the community?**



	Online	In Person	Combined
Very Satisfied	22.42%	42.14%	31.48%
Satisfied	49.70%	27.86%	39.67%
Neutral	18.18%	19.29%	18.69%
Dissatisfied	6.06%	2.86%	4.59%
Very Dissatisfied	2.42%	7.86%	4.92%
Not Sure	1.21%	0.00%	0.66%

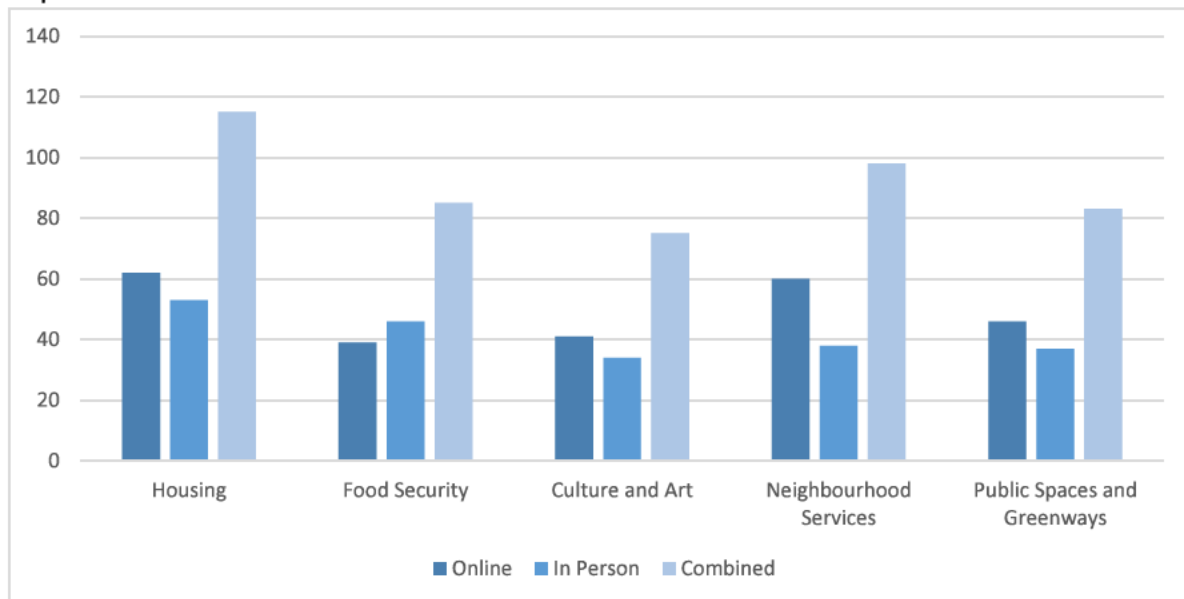
11 surveys had no answer provided.

4. Of the 5 Key Use areas for the Phase 2 Campus concept, which are you most satisfied with?



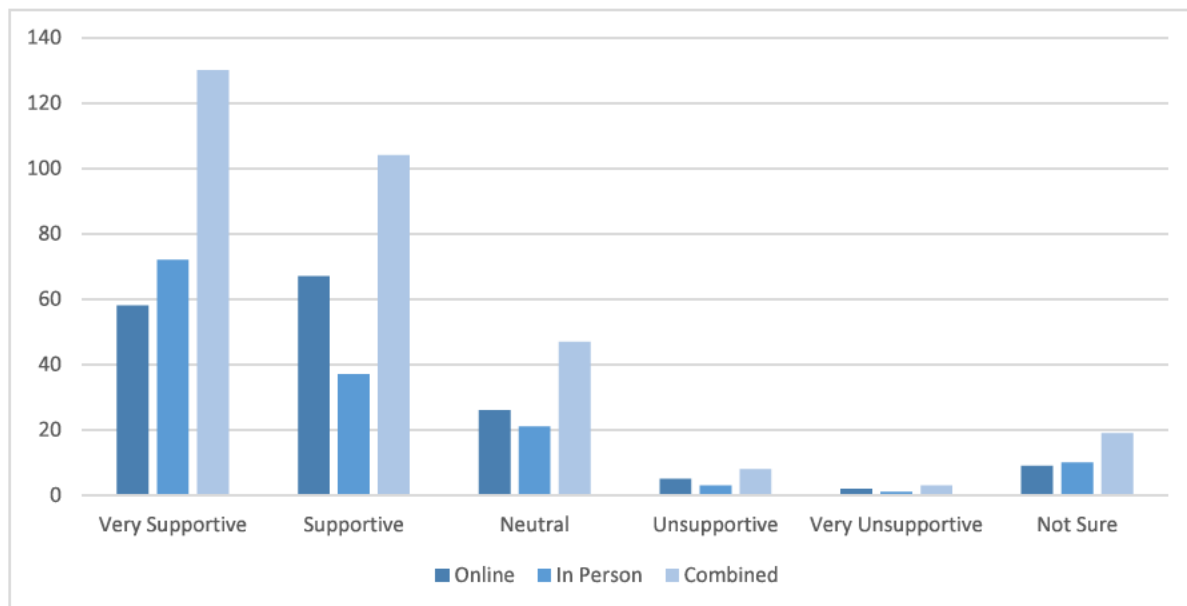
	Online	In Person	Combined
Housing	19.59%	23.85%	21.54%
Food Security	24.74%	22.63%	23.78%
Culture and Art	18.81%	20.18%	19.44%
Neighbourhood Services	19.07%	18.96%	19.02%
Public Spaces and Greenways	17.78%	14.37%	16.22%

5. Of the 5 Key Use areas for the Phase 2 Campus concept, which ones need more refinement or improvement?



	Online	In Person	Combined
Housing	25.00%	25.48%	25.22%
Food Security	15.73%	22.12%	18.64%
Culture and Art	16.53%	16.35%	16.45%
Neighbourhood Services	24.19%	18.27%	21.49%
Public Spaces and Greenways	18.55%	17.79%	18.20%

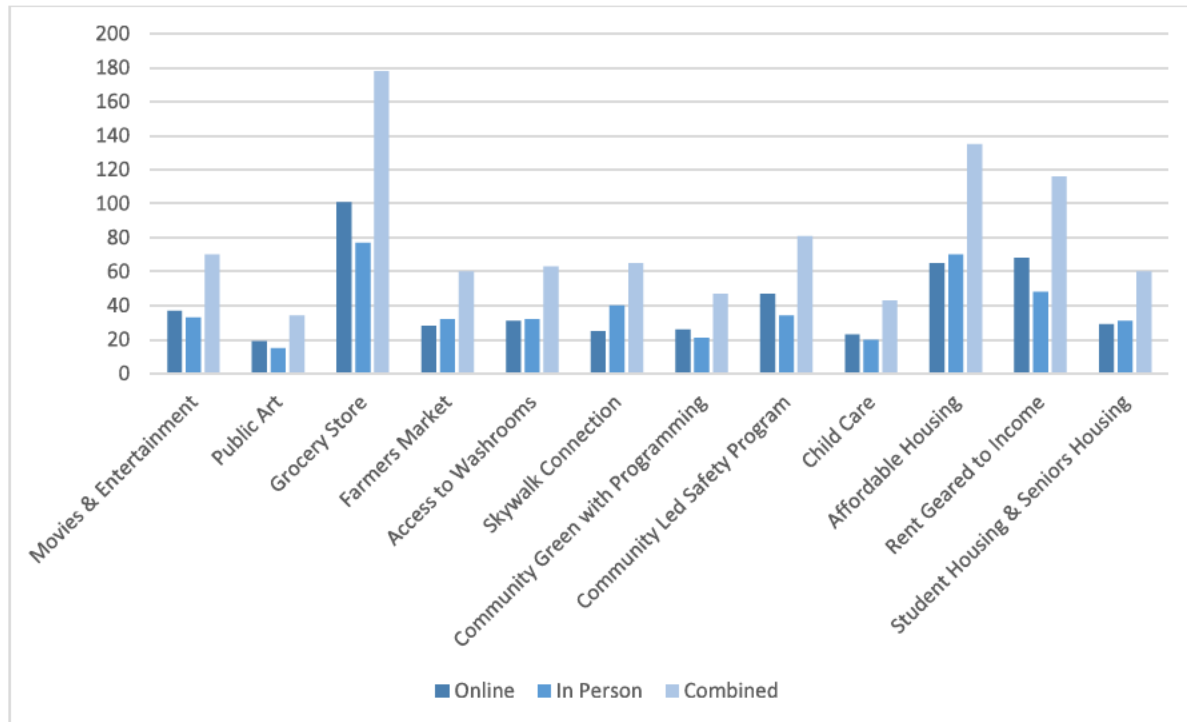
6. Do you believe that the partnership between TNRED and the SCO, will have a positive



	Online	In Person	Combined
Very Supportive	34.73%	50.00%	41.80%
Supportive	40.12%	25.69%	33.44%
Neutral	15.57%	14.58%	15.11%
Unsupportive	2.99%	2.08%	2.57%
Very Unsupportive	1.20%	0.69%	0.96%
Not Sure	5.39%	6.94%	6.11%

5 surveys had no answer provided.

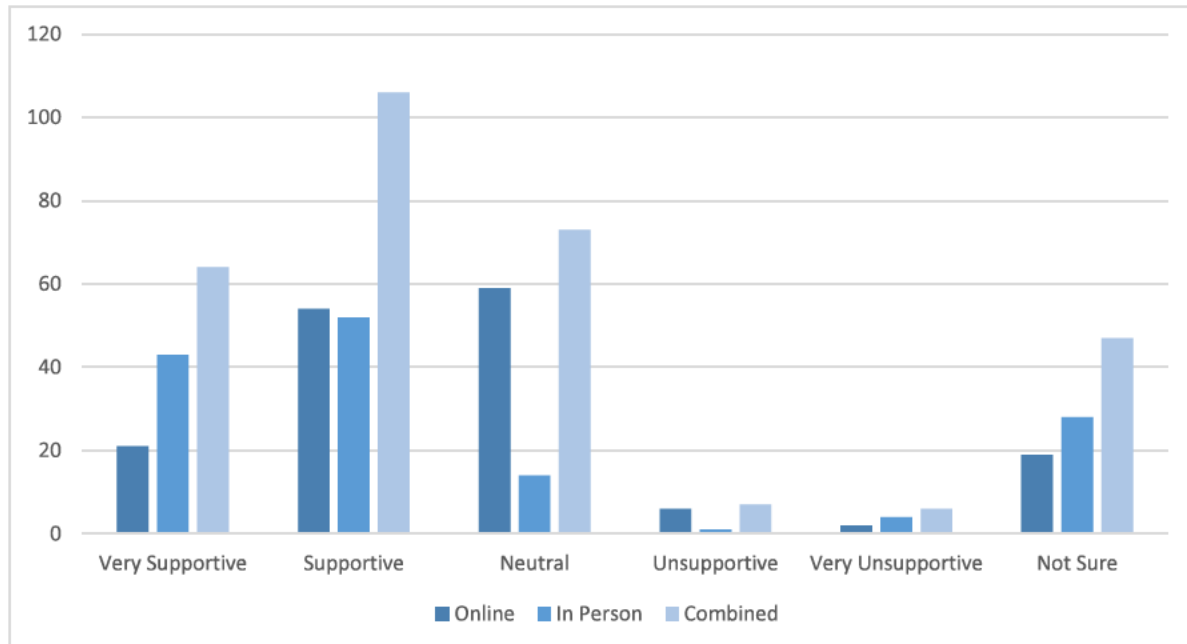
7. Of the 15 top-rated items, which 3 are you most passionate and excited about within the design of the True North Campus?



	Online	In Person	Combined
Movies & Entertainment	7.41%	7.28%	7.35%
Public Art	3.81%	3.31%	3.57%
Grocery Store	20.24%	17.00%	18.70%
Farmers Market	5.61%	7.06%	6.30%
Access to Washrooms	6.21%	7.06%	6.62%
Skywalk Connection	5.01%	8.83%	6.83%
Community Green with Programming	5.21%	4.64%	4.94%
Community Led Safety Program	9.42%	7.51%	8.51%
Childcare	4.61%	4.42%	4.52%
Affordable Housing	13.03%	15.45%	14.18%
Rent Geared to Income	13.63%	10.60%	12.18%
Student Housing & Seniors Housing	5.81%	6.84%	6.30%



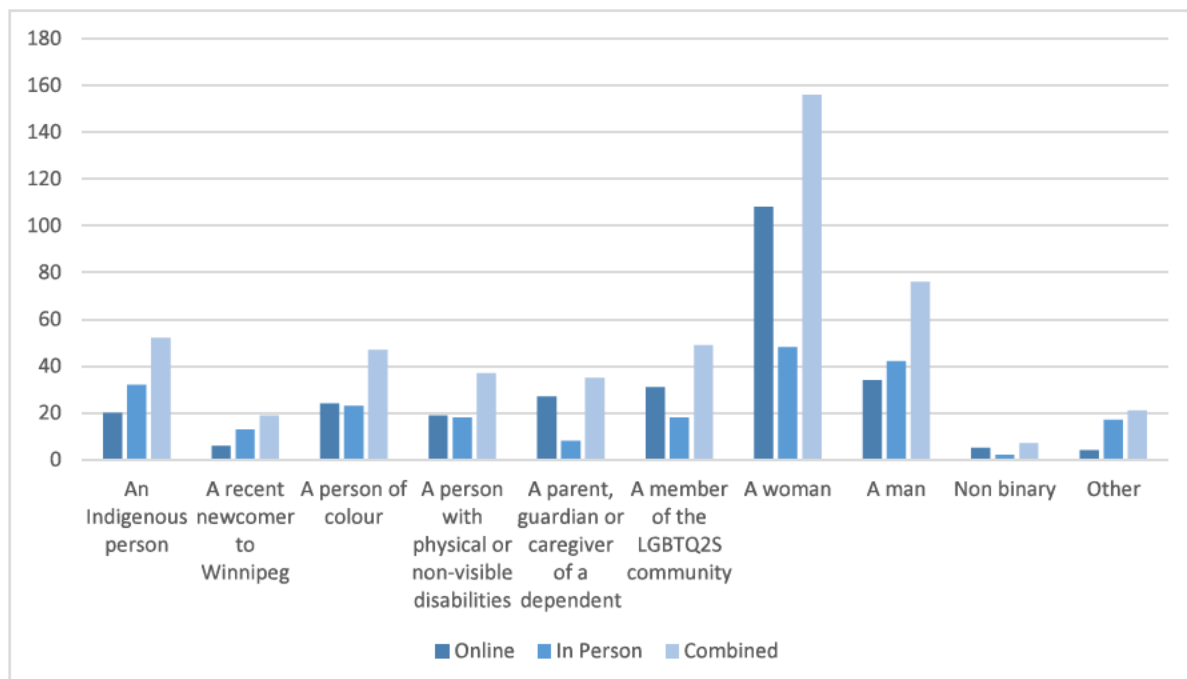
9. Do you think these changes effectively address the related feedback provided during Phase 1?



	Online	In Person	Combined
Very Supportive	13.04%	30.28%	21.12%
Supportive	33.54%	36.62%	34.98%
Neutral	36.65%	9.86%	24.09%
Unsupportive	3.73%	0.70%	2.31%
Very Unsupportive	1.24%	2.82%	1.98%
Not Sure	11.80%	19.72%	15.51%

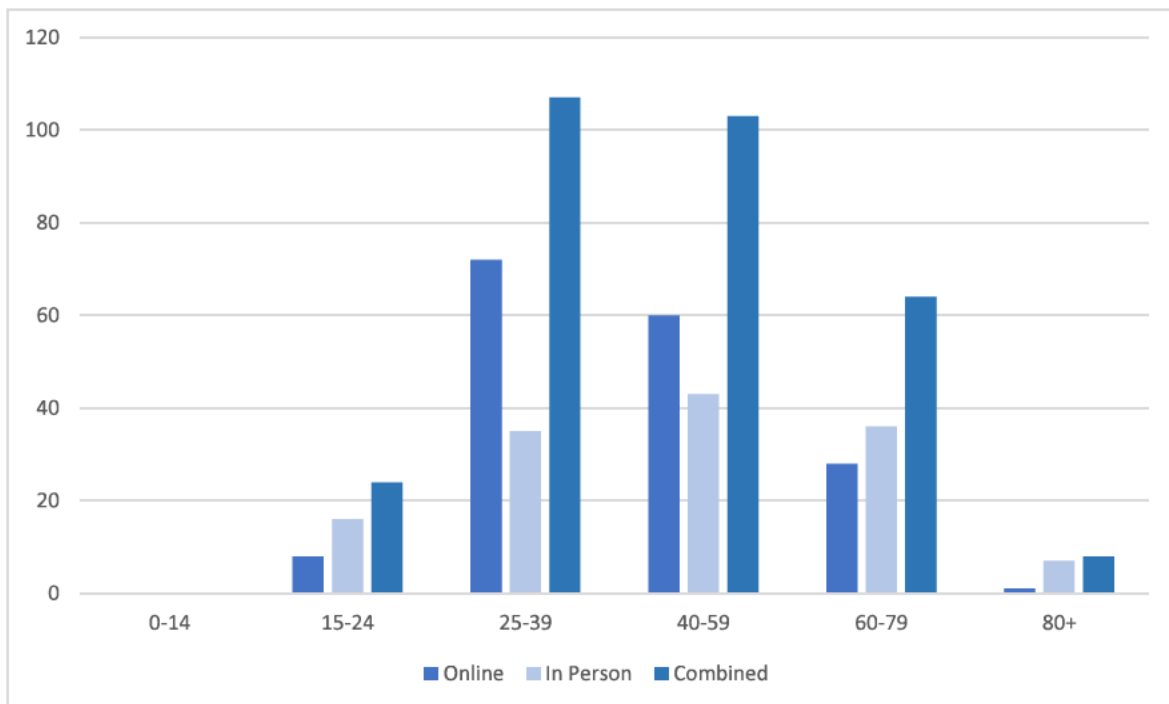
13 surveys had no answer provided.

## 11. Please self-identify as you feel comfortable.



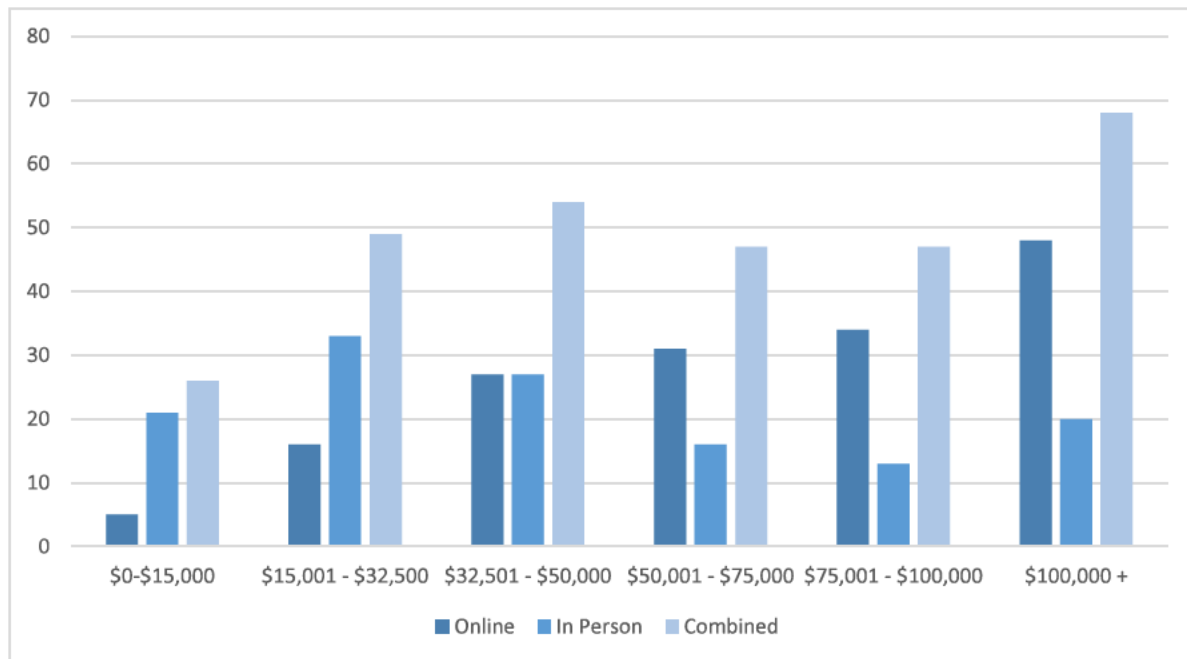
	Online	In Person	Combined
An Indigenous person	7.19%	14.48%	10.42%
A recent newcomer to Winnipeg	2.16%	5.88%	3.81%
A person of colour	8.63%	10.41%	9.42%
A person with physical or non-visible disabilities	6.83%	8.14%	7.41%
A parent, guardian, or caregiver of a dependent	9.71%	3.62%	7.01%
A member of the LGBTQ2S community	11.15%	8.14%	9.82%
A woman	38.85%	21.72%	31.26%
A man	12.23%	19.00%	15.23%
Nonbinary	1.80%	0.90%	1.40%
Other	1.44%	7.69%	4.21%

## 12. How old are you?



	Online	In Person	Combined
0-14	0.00%	0.00%	0.00%
15-24	4.73%	11.68%	7.84%
25-39	42.60%	25.55%	34.97%
40-59	35.50%	31.39%	33.66%
60-79	16.57%	26.28%	20.92%
80+	0.59%	5.11%	2.61%

### 13. What is your household income?

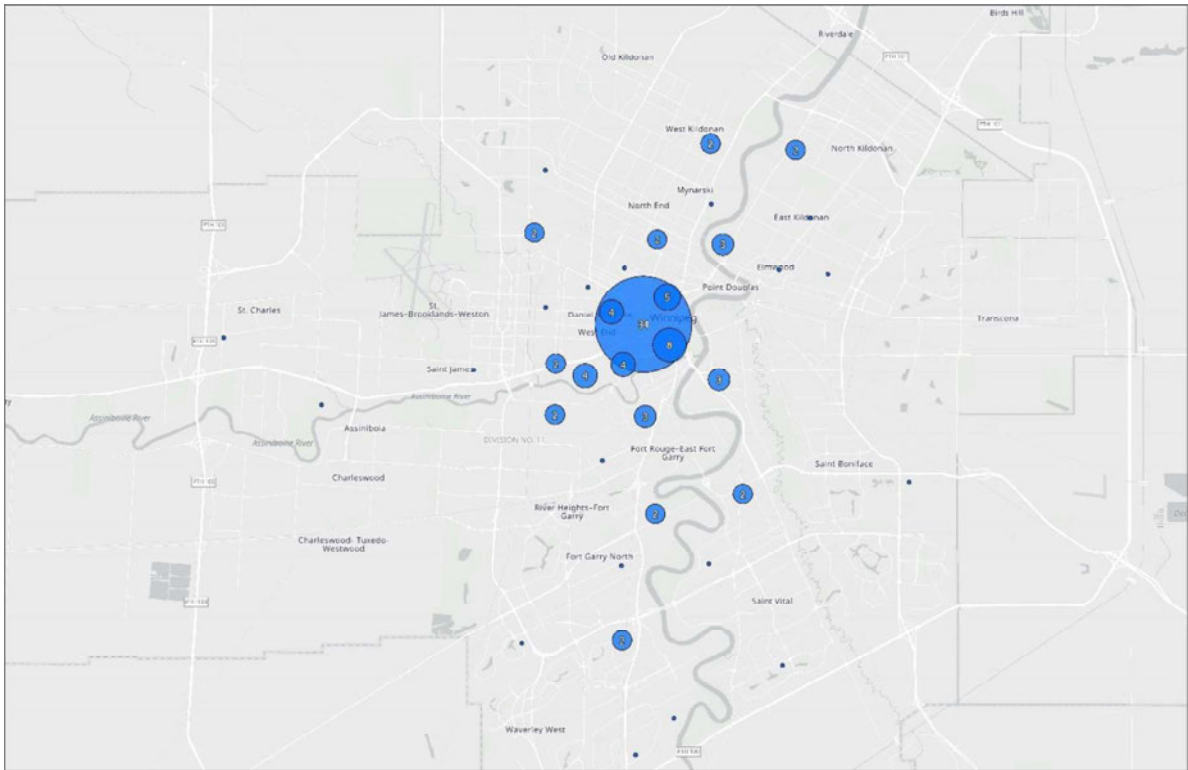


	Online	In Person	Combined
\$0-\$15,000	3.11%	16.15%	8.93%
\$15,001 - \$32,500	9.94%	25.38%	16.84%
\$32,501 - \$50,000	16.77%	20.77%	18.56%
\$50,001 - \$75,000	19.25%	12.31%	16.15%
\$75,001 - \$100,000	21.12%	10.00%	16.15%
\$100,000 +	29.81%	15.38%	23.37%

25 surveys had no answer provided.

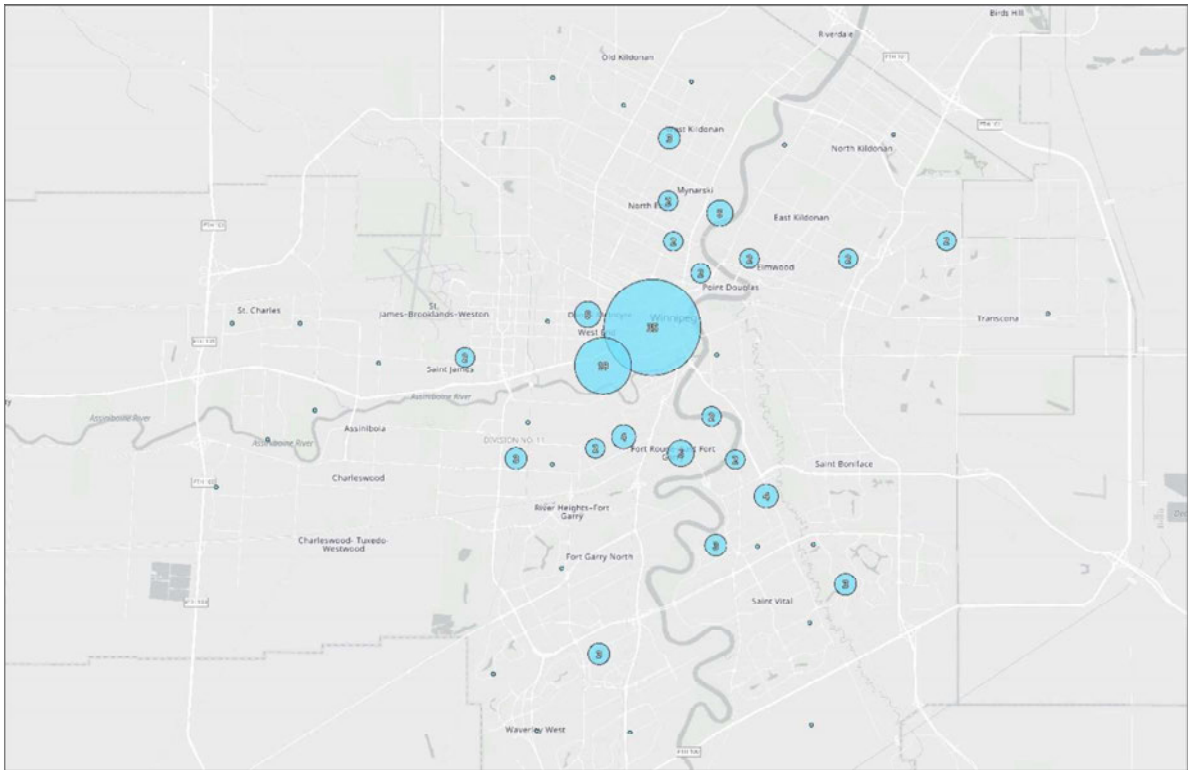
14. What is your postal code?

**In person Responses**

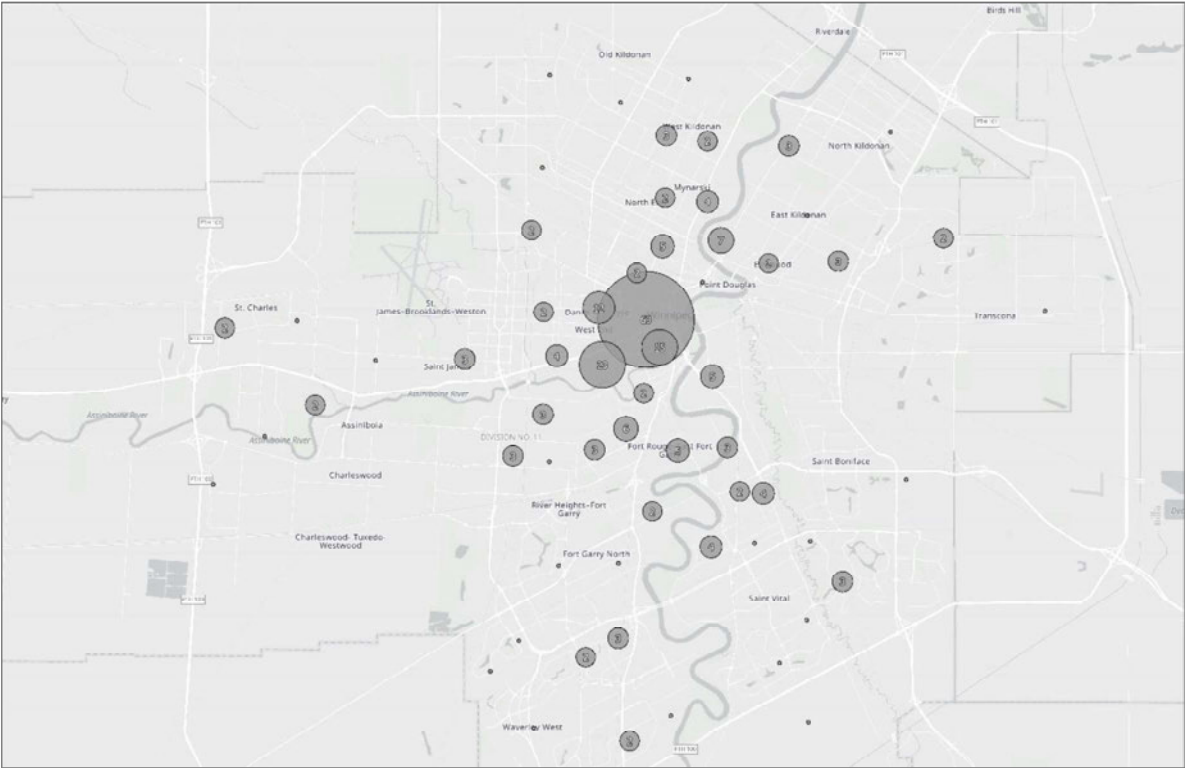




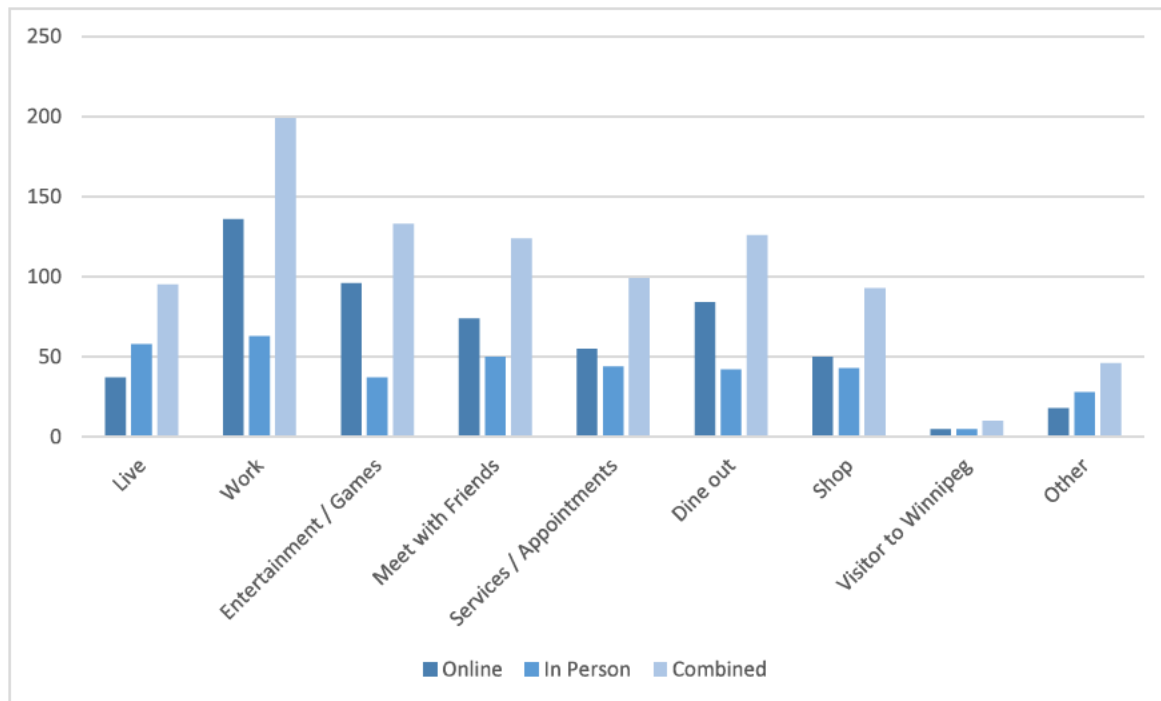
Online Responses



Combined Responses



### 15. What brings you Downtown?



	Online	In Person	Combined
Live	6.67%	15.68%	10.27%
Work	24.50%	17.03%	21.51%
Entertainment / Games	17.30%	10.00%	14.38%
Meet with Friends	13.33%	13.51%	13.41%
Services / Appointments	9.91%	11.89%	10.70%
Dine out	15.14%	11.35%	13.62%
Shop	9.01%	11.62%	10.05%
Visitor to Winnipeg	0.90%	1.35%	1.08%
Other	3.24%	7.57%	4.97%

# APPENDIX D - LIVE IN THE AREA (95 RESPONDENTS FROM THE 316 SURVEY RESPONSES)

## TRUE NORTH CAMPUS SURVEY RESULTS

The following is a summary of responses collected via survey for the True North Campus project. The survey was designed to reach Portage Place users in order to compile the following information:

- Demographic Information (Including age, self-identification, income level, usage of space, and general dwelling location of respondents)
- Additional Comments on the Proposed Development
- Satisfaction with the Proposed Development
- Key Uses or Amenities for Continued Focus or Refinement
- Satisfaction in Addressing Current Needs
- Satisfaction with Changes Implemented from the Initial Iteration

Survey responses were collected digitally and in-person at the Open House event on Thursday, April 18, 2024, from 8:00 AM to 6:00 PM at the centre court in Portage Place Shopping Centre. The online survey launched April 15, 2024, and closed April 30, 2024. The online survey received 172 responses while the in-person pop-up event generated an additional 144 for a combined total of 316 surveys. Approximately 400 contacts took place during the open house event.

The live results were filtered and/or determined by using the postal codes provided in question 14 to geographically locate the neighbourhoods respondents are from. Additionally, individuals who indicated residence in the specified area in question 15, but did not provide a postal code, were also included in the analysis.

Survey results presented herein use clustered column charts with categories comparing online, hard copy and combined responses.

Beyond the demographic questions similar to those in the Phase 1 survey, the bulk of the questions focused on gauging satisfaction levels, spanning from 'very dissatisfied' to 'very satisfied,' with an additional 'unsure' option provided for respondents.

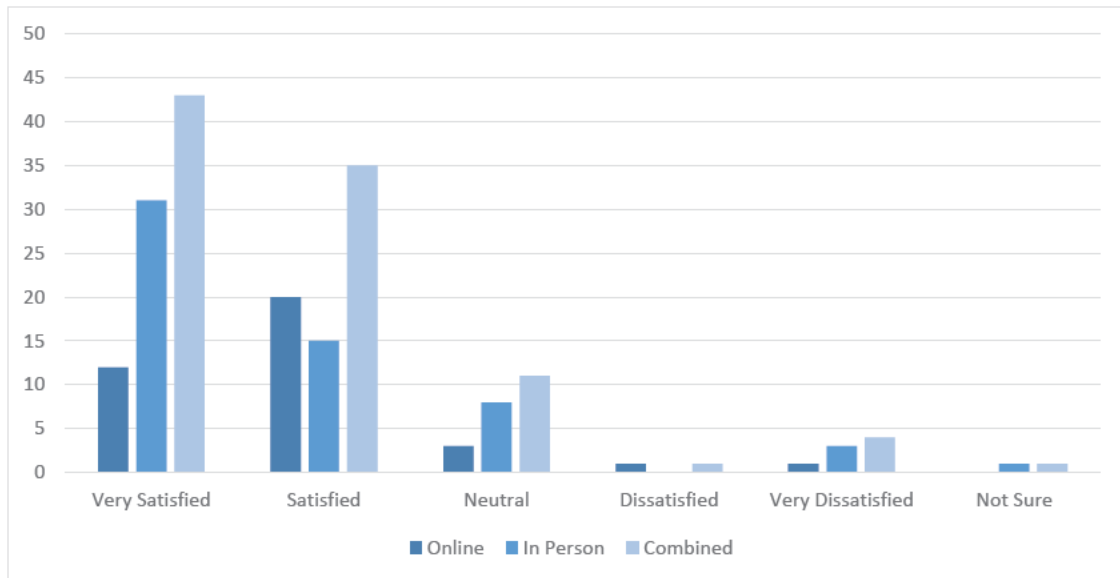
For questions concerning Key Uses for continued focus or refinement (questions 4 and 5), respondents were instructed to select all applicable options. Questions regarding amenities for continued focus or refinement (questions 7 and 8) required respondents to identify their top three amenities from the list.

Data presentation utilizes bar charts, opting for percentages rather than total response counts. This approach makes it easier to understand and keeps graphs more consistent across all questions.

Note:

In order to effectively oversee the compilation of comments across the public engagement reports and to ensure their suitable redaction for public dissemination, all comments have been relocated to Appendix G – General Comments.

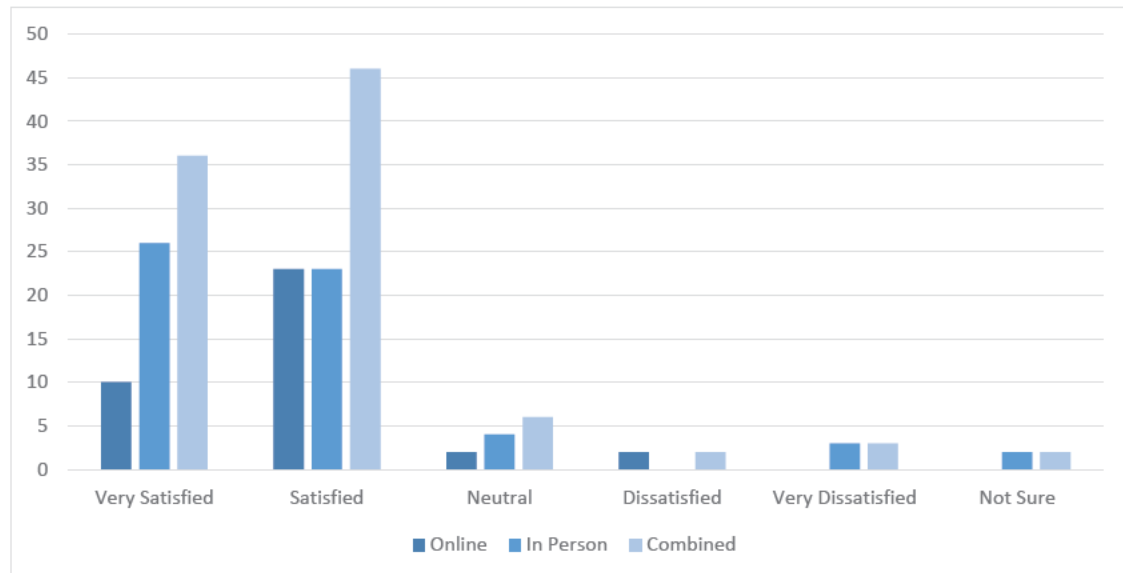
1. How satisfied are you with the current overall concept of the True North Campus?



	Online	In-Person	Combined
Very Satisfied	32.43%	53.45%	45.26%
Satisfied	54.05%	25.86%	36.84%
Neutral	8.11%	13.79%	11.58%
Dissatisfied	2.70%	0.00%	1.05%
Very Dissatisfied	2.70%	5.17%	4.21%
Not Sure	0.00%	1.72%	1.05%

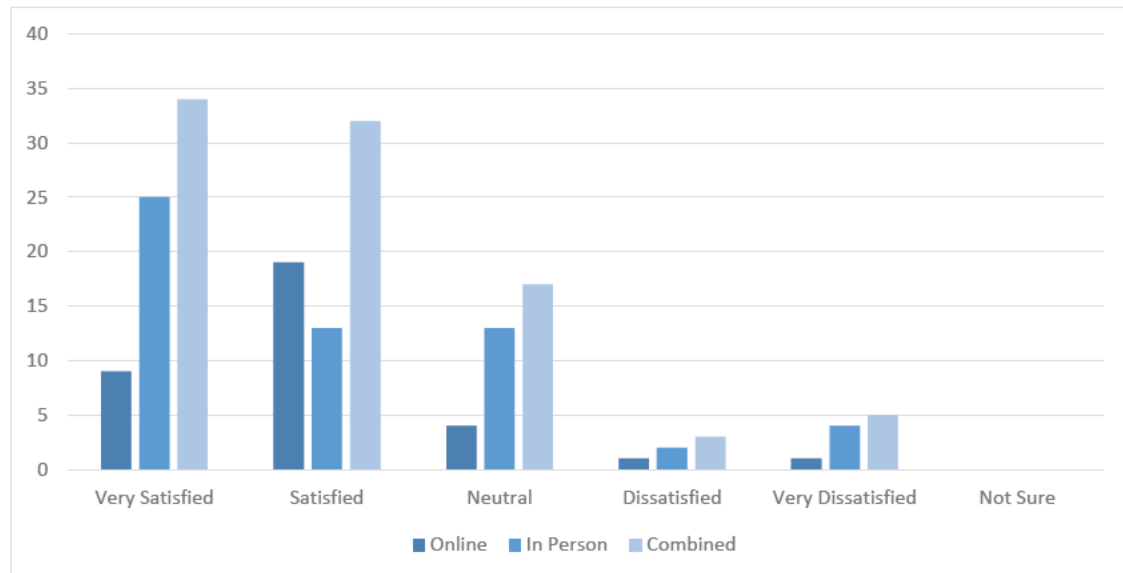


2. How satisfied are you with the proposed amenities and services of the True North Campus concept?



	Online	In Person	Combined
Very Satisfied	27.03%	44.83%	37.89%
Satisfied	62.16%	39.66%	48.42%
Neutral	5.41%	6.90%	6.32%
Dissatisfied	5.41%	0.00%	2.11%
Very Dissatisfied	0.00%	5.17%	3.16%
Not Sure	0.00%	3.45%	2.11%

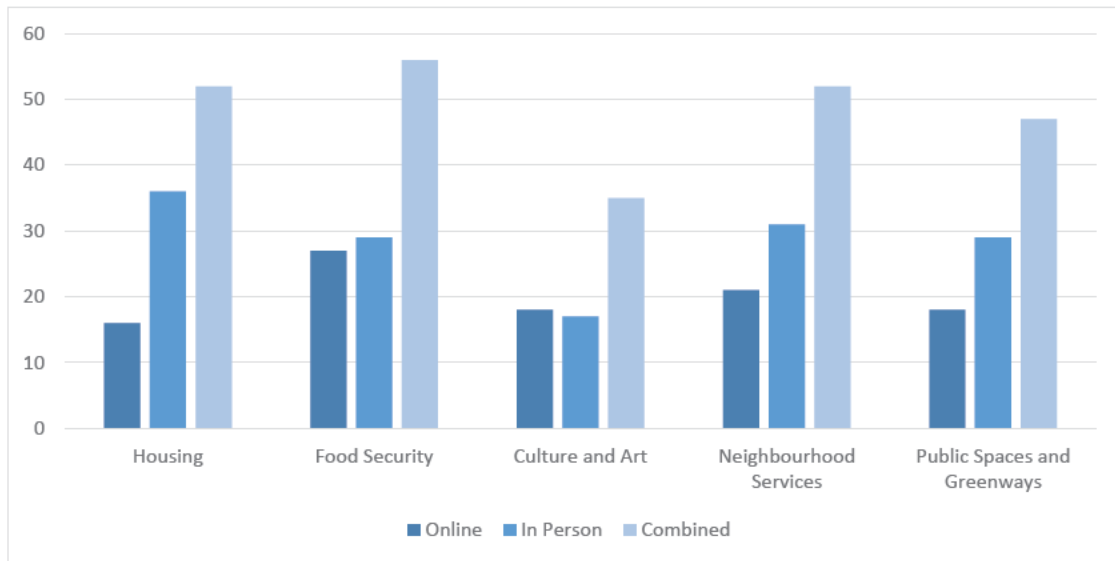
3. How satisfied are you with the proposed redevelopment plan to help address some of the current challenges of the community?



	Online	In Person	Combined
Very Satisfied	26.47%	43.86%	37.36%
Satisfied	55.88%	22.81%	35.16%
Neutral	11.76%	22.81%	18.68%
Dissatisfied	2.94%	3.51%	3.30%
Very Dissatisfied	2.94%	7.02%	5.49%
Not Sure	0.00%	0.00%	0.00%

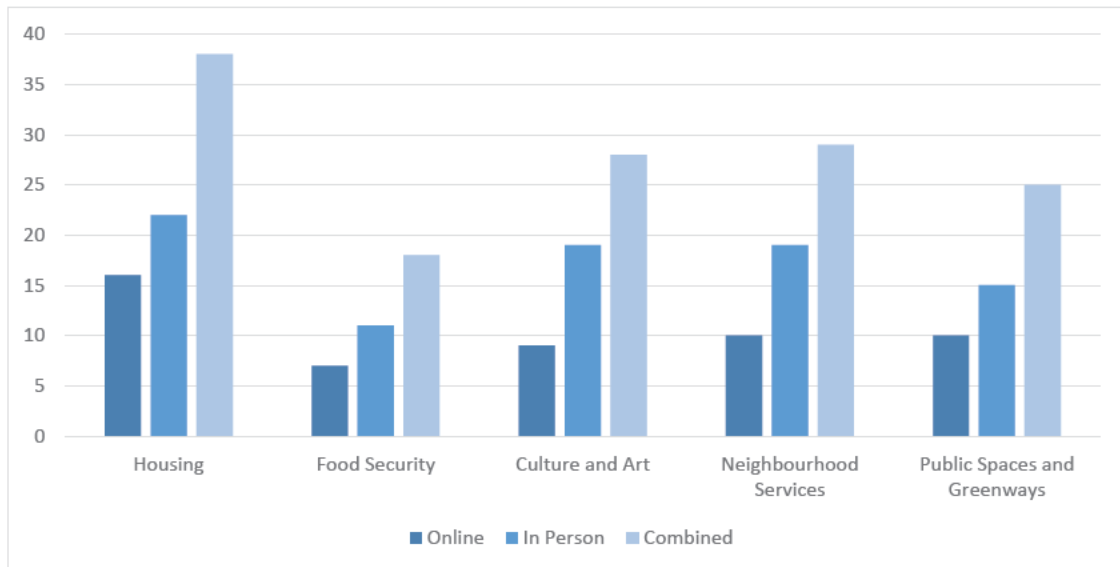
4 surveys had no answer provided.

4. Of the 5 Key Use areas for the Phase 2 Campus concept, which are you most satisfied with?



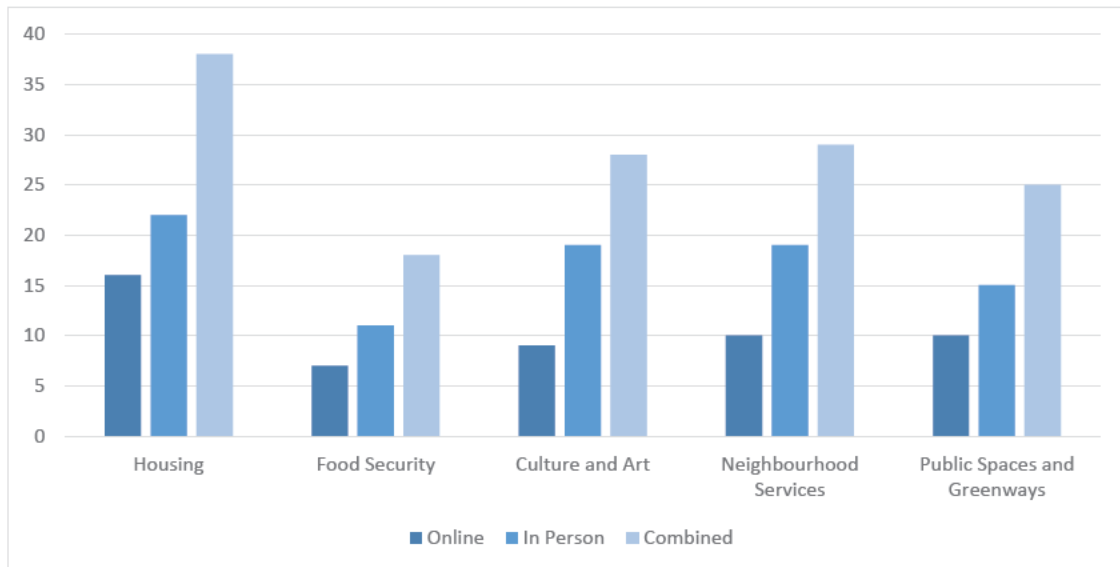
	Online	In Person	Combined
Housing	16.00%	25.35%	21.49%
Food Security	27.00%	20.42%	23.14%
Culture and Art	18.00%	11.97%	14.46%
Neighbourhood Services	21.00%	21.83%	21.49%
Public Spaces and Greenways	18.00%	20.42%	19.42%

5. Of the 5 Key Use areas for the Phase 2 Campus concept, which ones need more refinement or improvement?



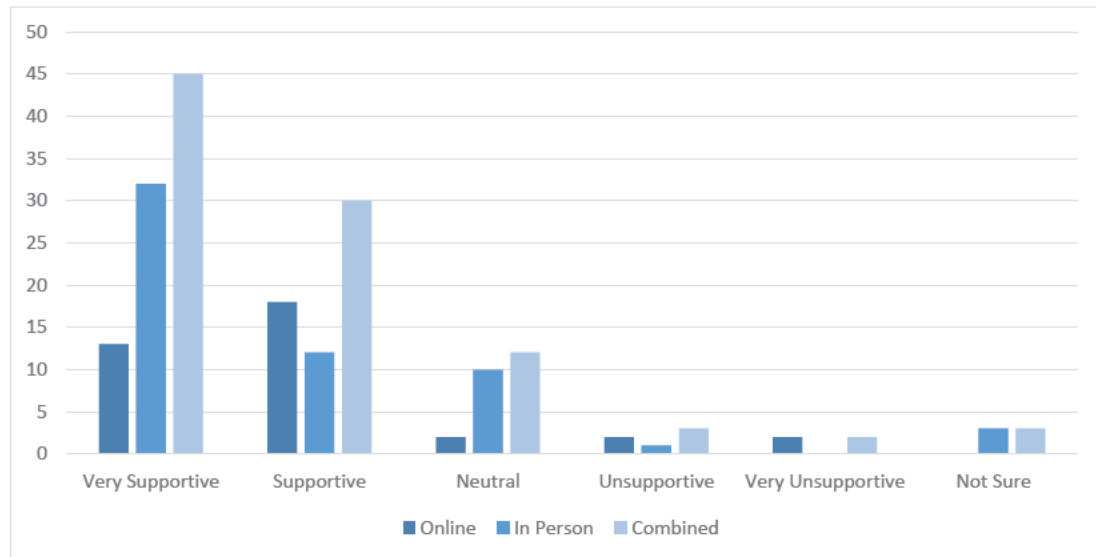
	Online	In Person	Combined
Housing	30.77%	25.58%	27.54%
Food Security	13.46%	12.79%	13.04%
Culture and Art	17.31%	22.09%	20.29%
Neighbourhood Services	19.23%	22.09%	21.01%
Public Spaces and Greenways	19.23%	17.44%	18.12%

5. Of the 5 Key Use areas for the Phase 2 Campus concept, which ones need more refinement or improvement?



	Online	In Person	Combined
Housing	30.77%	25.58%	27.54%
Food Security	13.46%	12.79%	13.04%
Culture and Art	17.31%	22.09%	20.29%
Neighbourhood Services	19.23%	22.09%	21.01%
Public Spaces and Greenways	19.23%	17.44%	18.12%

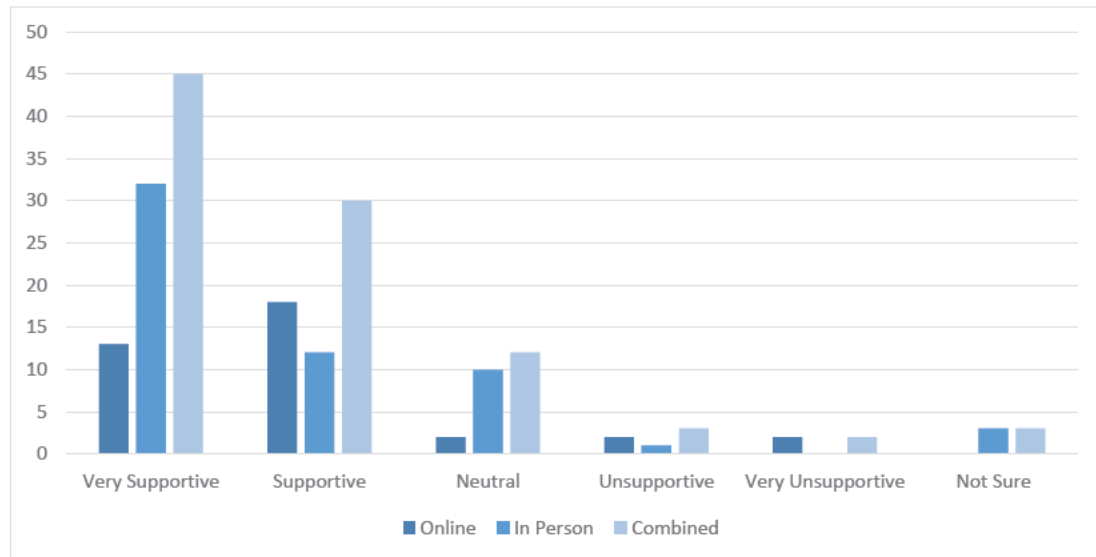
6. Do you believe that the partnership between TNRED and the SCO, will have a positive



	Online	In Person	Combined
Very Supportive	35.14%	55.17%	47.37%
Supportive	48.65%	20.69%	31.58%
Neutral	5.41%	17.24%	12.63%
Unsupportive	5.41%	1.72%	3.16%
Very Unsupportive	5.41%	0.00%	2.11%
Not Sure	0.00%	5.17%	3.16%

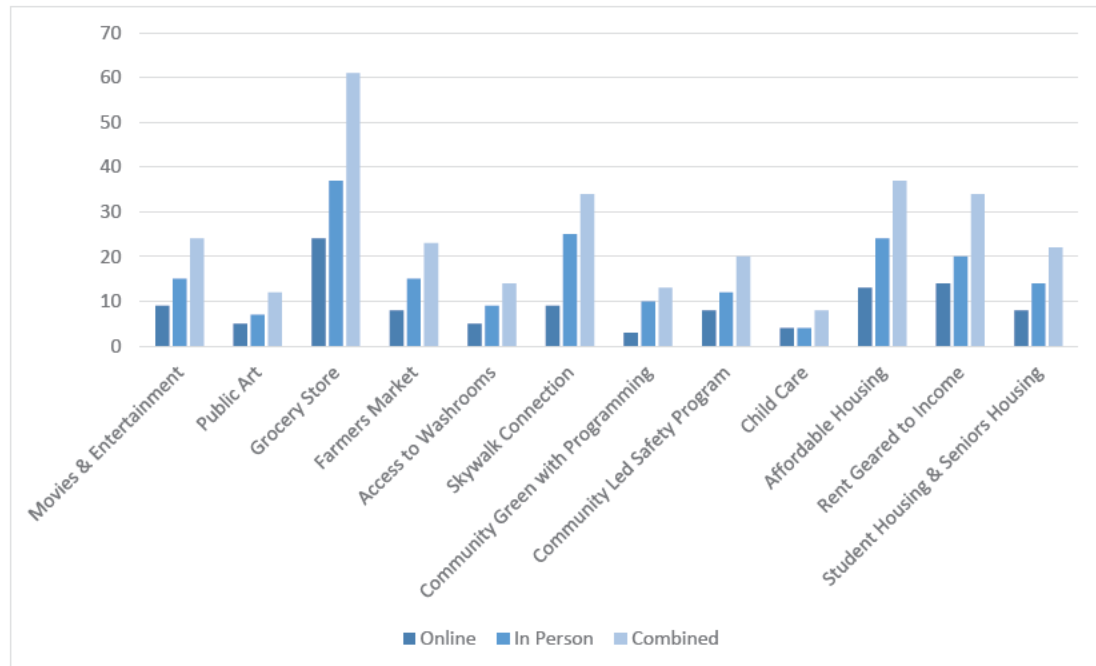


6. Do you believe that the partnership between TNRED and the SCO, will have a positive



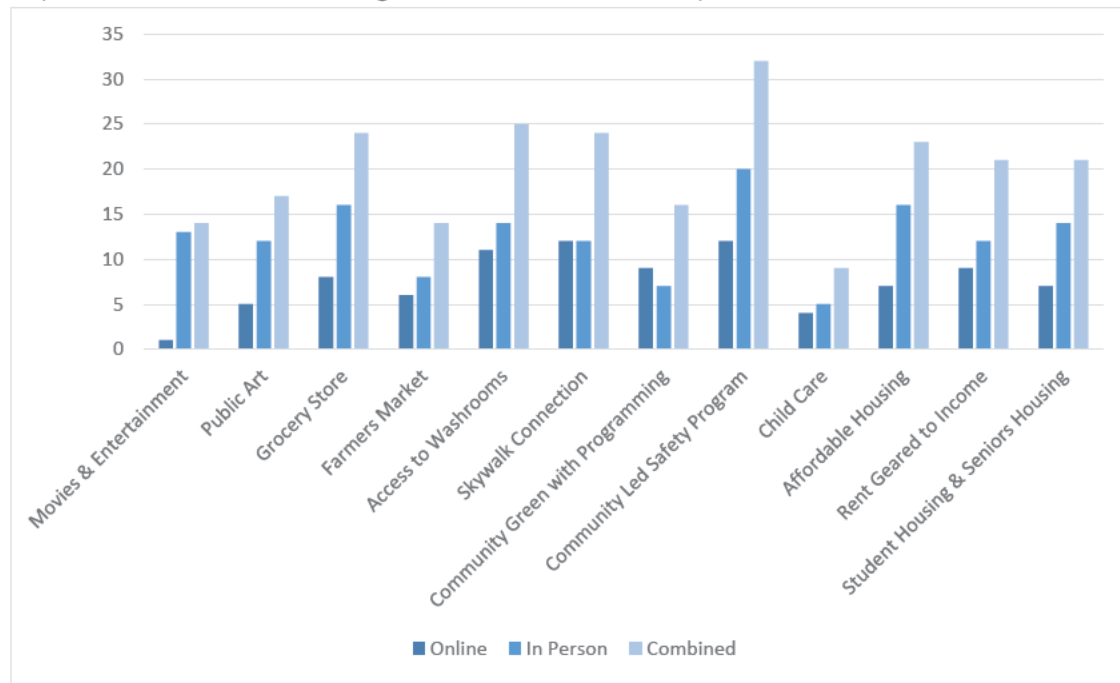
	Online	In Person	Combined
Very Supportive	35.14%	55.17%	47.37%
Supportive	48.65%	20.69%	31.58%
Neutral	5.41%	17.24%	12.63%
Unsupportive	5.41%	1.72%	3.16%
Very Unsupportive	5.41%	0.00%	2.11%
Not Sure	0.00%	5.17%	3.16%

7. Of the 15 top-rated items, which 3 are you most passionate and excited about within the design of the True North Campus?



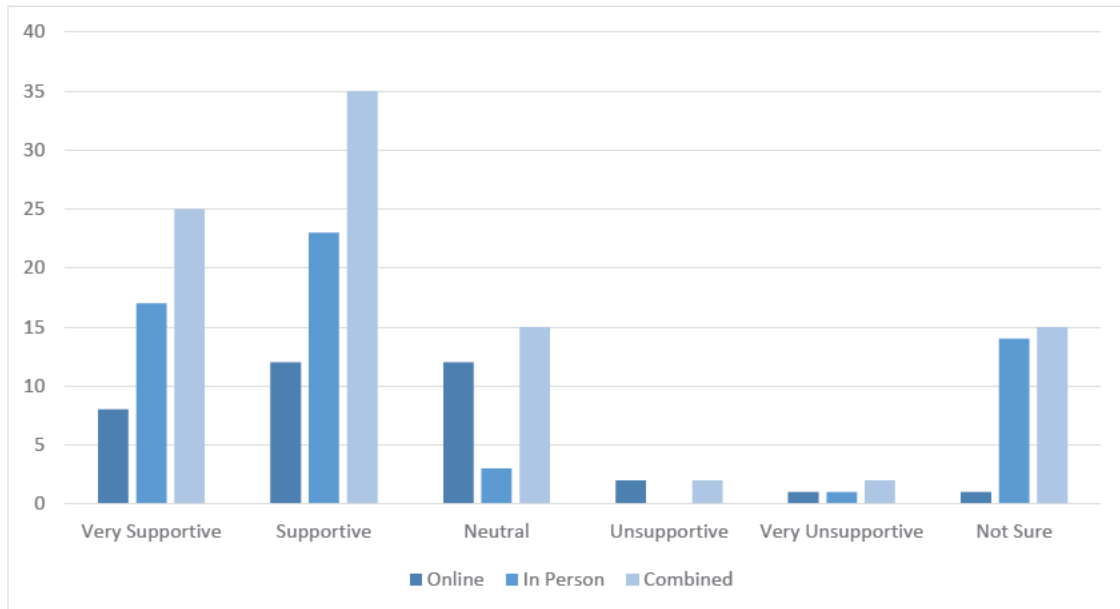
	Online	In Person	Combined
Movies & Entertainment	8.18%	7.81%	7.95%
Public Art	4.55%	3.65%	3.97%
Grocery Store	21.82%	19.27%	20.20%
Farmers Market	7.27%	7.81%	7.62%
Access to Washrooms	4.55%	4.69%	4.64%
Skywalk Connection	8.18%	13.02%	11.26%
Community Green with Programming	2.73%	5.21%	4.30%
Community Led Safety Program	7.27%	6.25%	6.62%
Childcare	3.64%	2.08%	2.65%
Affordable Housing	11.82%	12.50%	12.25%
Rent Geared to Income	12.73%	10.42%	11.26%
Student Housing & Seniors Housing	7.27%	7.29%	7.28%

8. Of the 15 top-rated items, which 3 do you think needs more refinement or improvement within the design of the True North Campus?



	Online	In Person	Combined
Movies & Entertainment	1.10%	8.72%	5.83%
Public Art	5.49%	8.05%	7.08%
Grocery Store	8.79%	10.74%	10.00%
Farmers Market	6.59%	5.37%	5.83%
Access to Washrooms	12.09%	9.40%	10.42%
Skywalk Connection	13.19%	8.05%	10.00%
Community Green with Programming	9.89%	4.70%	6.67%
Community Led Safety Program	13.19%	13.42%	13.33%
Childcare	4.40%	3.36%	3.75%
Affordable Housing	7.69%	10.74%	9.58%
Rent Geared to Income	9.89%	8.05%	8.75%
Student Housing & Seniors Housing	7.69%	9.40%	8.75%

9. Do you think these changes effectively address the related feedback provided during Phase 1?



	Online	In Person	Combined
Very Supportive	22.22%	29.31%	26.60%
Supportive	33.33%	39.66%	37.23%
Neutral	33.33%	5.17%	15.96%
Unsupportive	5.56%	0.00%	2.13%
Very Unsupportive	2.78%	1.72%	2.13%
Not Sure	2.78%	24.14%	15.96%

One survey had no answer provided.

10. Do you have any additional comments or suggestions you would like to share with us?"

Online Responses
Will the affordable housing units be available to everyone?
The thing that is most exciting here is the full scale grocery store. Please make it a Superstore or something. I live downtown and it is a pain in the ass to have to bus far away to get affordable groceries. I really want this project to make my neighbourhood not suck.
Safety isn't being addressed enough. What are you going to do to keep it from turning into the same hangout for criminals that Portage Place mall already is?
PTE needs it's own dedicated entrance where the hours are controllable by PTE
prairie theatre exchange is deserving of a fresh space that will meet its needs now and for years to come. Please make sure that they are taken care of in addition to public art and accessible art
Maintenance of access to skywalk throughout construction period very important to residents of Fred Douglas Place and Fred Douglas Chateau.
If the sectors that build neighbourhoods [housing, grocery, green] are done well & w. inclusivity in mind – the other parts will follow. PP has the potential become where business are vying to be, host business events, visit & support. A Cultural centre is a way of DEI
I would be shocked if you kept your word on affordable housing. True North has already proven they are willing to lie to the city and public to get what they want. Where was the affordable housing as advertised in your initial phase?
i hope the new design will make the buildings more open - currently, the mall is locking doors and erecting barricades. The perception of "safety" must be addressed to revive the downtown. And please, keep Shoppers Drug Mart! Their staff are compassionate and knowledgeable.
I have been so impressed with the community involvement that create the indoor skate park. As much as I want that grocery store, it is really important for youth to have a safe place to gather.
I currently work here in social services. Building improves to elevators, HVAC/temperature systems, and plumbing/washrooms is long overdue. I look forward to the future state of improved building structure and more social housing and childcare.
I am concerned the feedback does not adequately address the current or future downtown residents voices. I am suspicious of TNDC as they did not follow through on their housing commitments in prior projects.
How will all involved in this project ensure a safe transition for those who use portage place as a place of warmth during the winter. What solutions are in place to ensure this is not just a removal of the homeless.
Hope it all comes about! Love the walkway system!
During the construction phase, the skywalk. Must be kept open at least in some capacity. at least in some capacity. For those of us who lived downtown and are connected to the skywalk system, such as myself, it is an important component for our enjoyment of portage place.
Drop the woke agenda crap and focus on the real issues

<b>In-person Responses</b>
No one present to interpret Indigenous people during public engagement.
Very impressed and looking forward to up and coming changes.
We need services for our neighbours with mental health and addictions.
Reception, vendors and busking
The washrooms need to be like the one at The Forkes because with the LGBTQ+ community would feel safer.
A non binary bathroom like the one at The Forks
Its very important that the walkway over the promenade remain open.
True North Square promised public space as well - but that vision has been lost in practice. How will this differ?
While I'm glad someone is developing Downtown, I'm also worried that this is gentrification sort of.
Who would get preferential housing selection (i.e.. Would there be vetting? How would you improve housing management. Currently they do nothing in MB Housing.
It's Amazing!!
Nice to see this project take place
Number 8 - add Support workers as an option
Have more security
Have more security when it opens up
Number 4 - it feels this is the only one that has been flushed out (culture and art). 8. All of it, not much info was presented on the board. I feel this is a great initiative however there are not enough info on the different aspects of the project. Example on the community space and the health centre. Happy to be involved in the info session.
Looks good - your plans
Number 4 - Least satisfied - skywalk closed for period of time.
Number 6 - I hope so. Spaces for low income. Accessibility. Spaces for artists. Low Cost/FREE spaces!!! Please use your thousands of dollars to actually listen to the community members of Downtown. Listen to our needs. You cannot make a profit with unsatisfied clientele.
Number 1-3 - Tell me the changes you're going to make before asking if I like them. Keep the multiple art and recreation spaces such as Studio 393, studio central, and Pitikwe, make this space safe for queer people especially trans people. It does not matter how many rainbows you paint on the walls if as a trans woman I need to feel like my life is on the line any time I need the bathroom. Don't turn this into another bland gentrified, overpriced tourist trap like <del>was done with the Forks.</del>
<del>Don't profile people of colour also.</del>
More seating areas without anti homeless Architecture. More accessibility features in general.
Do what you say.
The legal Help Center (currently a Portage Place tenant) provides free legal information to low income individuals. We would love to engage in conversation about our future within the redevelopment.
Number 3 - who or what details? I hope the dreams all are reached.
Our youth are the future of our city/country but there are no provisions made for them. Where with the Graffiti Art Gallery, Studio 393 or the Skate park be?
We definitely need to combat the addictions issues a little more aggressively.
I think this project is a major step in improving downtown and bringing more people downtown.

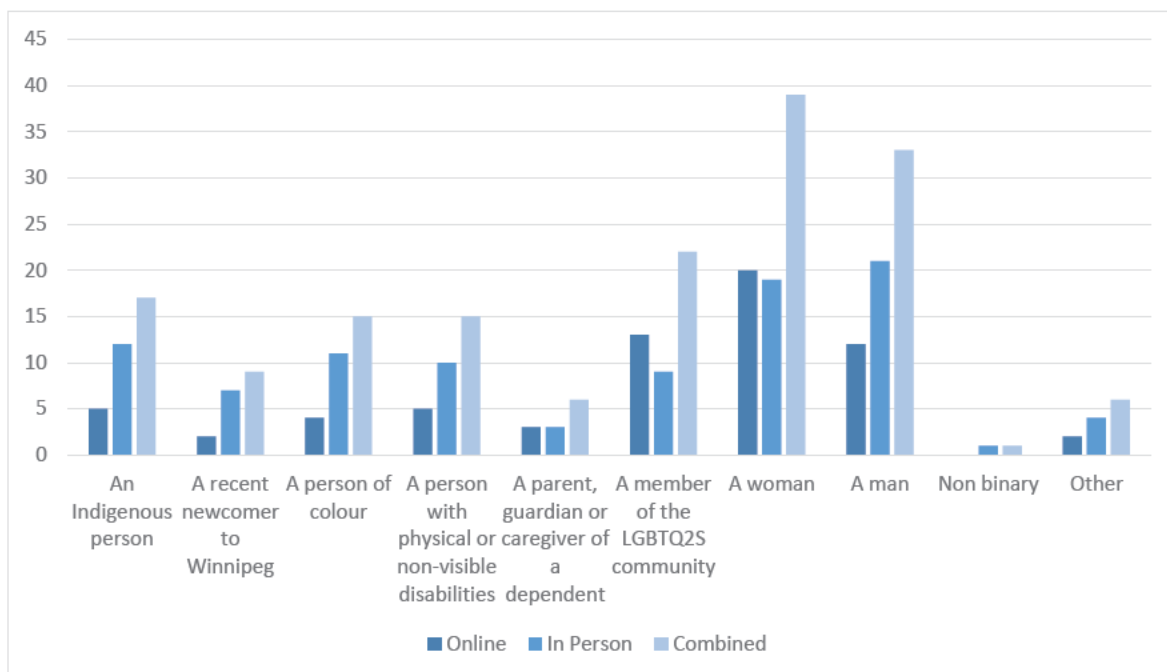


A needs based survey specific to neighbourhood/Social Service areas would be beneficial to assess what the community needs are to ensure a holistic approach is used in designing/filling this space. We are happy to connect with you about this.
I want to see more youth accessible resources, help for youth and community in downtown. That's what will be good and brings hope for youth engagement.
I would like more information on the price increase.
Concerned about how effective housing will be and how affordable. Sometime if only last a few years before a price jump.
Public Safety
Retail opportunities and the grocery store should be below market rate and should emphasize local businesses not Dollarama or Ardene chains. Local grocery chain like Food Fare or Dino's. Even more washrooms and have them outside too.
Bike route improvement
Please resolve drug activities inside the mall
Make all of it for all people to use. No Winnipeg Regional Health Authority - don't let them have a building here. Make the building more for the people to walk around in. Don't let True North or anyone just turn Portage Place into a place community cant use as a gathering place anymore, or make it so expensive most people can't afford anything in it. [REDACTED]
[REDACTED] They do the least to help a person, they don't care about our health its just another business making money off of peoples illness and sickness.
Make sure the skywalk remains open during construction. Make the storefront rent affordable for immigrant entrepreneurs in the neighbourhood.
Affordable income....meaning as it stands, I cannot afford a one bedroom in TNS, so how will "affordable housing" cater to an income of \$1000.00??? I am wondering.
Would love to see a Manitoba Music Hall of Fame component. Would love to see practice space/performance space. More youth programming. Musician/songwriter in residence.
I don't want drugs selling around this building.
Free wi-fi, more security.
Hire aboriginals that can speak First Nations languages. Cultural Sensitivity Training for all hires.
Keep the skywalk connections (ALL) as close to original as possible.
This was a long time coming and look forward to the changes of landscape on this site.
I strongly believe that Aboriginal people should be a part of this committee.
I'm concerned about the safety of the people in Downtown.
RGI units is affordable housing must be balances with needs but also with for profit.
I would like to live closer to downtown where you can have a pet, affordable, walk inside and out.
I think safety/security services will be critical to the success of this project.
Any programs that help the youth. I don't think people realize just how important these programs are for people. They help keep them safe, out of trouble and push them and inspire them to be creative and learn new skills or activities. Also would love see more affordable housing.
Number 5. Indoor public space, we are snow 1/2 the year. Stick to the number of 40% of units being affordable housing. Also make sure there is a variety of suites in this price point, 1 bedroom-4 bedroom. Rentable studio art space for individuals. Indoor hang out space for adults including seating the number of people who are just hanging out as this is accessible and warm in the winter, we need that. Elevators in every building. Skywalk open all ours. Think about bus routes and transfers when considering how far to move services. Community programming should be accessible to those who work 9-5 too, have evening and weekends in mind.

I hope this pulls through! Let's use this space!
Community Connection space is needed.
Need to have safe spaces for community- youth 2SLGBTQIA+, older adults, newcomers/refugees.
Grocery store important also outside and inside security.
Long-time downtown resident. Have lived within one block of the U of W for the last thirty (30) years. The core area really needs this. Thank you.
No thanks.
Need a movie theatre. Need useful and varied retail that can be accepted without a card.
Everything about portage is good. Not too much.
Improvement of security and employment for people living on the streets.
The skywalk is very important to seniors living here. We hope it can be open and security everyday from early morning until late evening. Skywalk businesses and service from Fred Douglas Place to Portage and Main are greatly appreciated.
Amateur preforming arts (drama and music) rehearsal space please with access to parking (secure) with secured storage space.
Number 7 and 8 - None of the above. I am worried. I live at 400 Webb place for 20 years. Will I lose my home and I am not a student or a senior or low income? I am concerned about the tenants in the Webb Place apartments where I live. My neighbour has lived there for 25 years. We are neither low income, senior or student. Will we lose our home. Will we lose our rental price? If you take over the Webb apartment buildings too will you give us much notice, allow us a space as non-seniors, non-students and not low income. This is our home and I worry. Also how will you get the mostly more affluent, mostly white faculty add uwinnipeg and those who use downtown to work and watch Jets to give back. I am faculty at UWinnipeg. I am white and I am troubled by how folks in my demographic group take from downtown and ask how do we encourage them to give back. I watch as food court after food court restaurants leave and ask why cannot faculty who make \$70,000 - \$150,000 a year not walk 8 minutes to get a soda or a burger as a way to give back. I watched the Source Store close up its doors this week and only 3 weeks ago the sports store also in portage place left. How can we get folks in my demographic to support downtown. I think Portage Place Mall could have thrived had they done so. My fellow faculty ask me all the time why I live down here. They see it as "dirty" and "dangerous". Students fear eventing courses as they do not want to come downtown after 4pm. How do we change that?
I personally think there should be more outlets geared for youth. Taking most of it away wouldn't be beneficial.
There is not really space for youth to have free programming. Getting rid of studio 393 (graffiti art gallery) is ridding youth of their amazing free programming. As a 17 year old who found joy in this area through their dance program this might negatively impact me and the people around me. It is one of the places that brings youth together and improves our mental health. WMCA is not really the best since it is quite expensive compared to Studio 393.
Restrict the drug dealers.
I'm glad that someone will improve our city and make it better for everyone.
Keep youth programs open to the public. Free activities build morale.
More music and entertainment.
More music and entertainment.
Very short sighted not including a safe space for youth to partake in cultural/artistic activities..
Allow community leaders to have a voice.
Get good security. Add good housing and more food.
Bingo hall and entertainment for seniors.

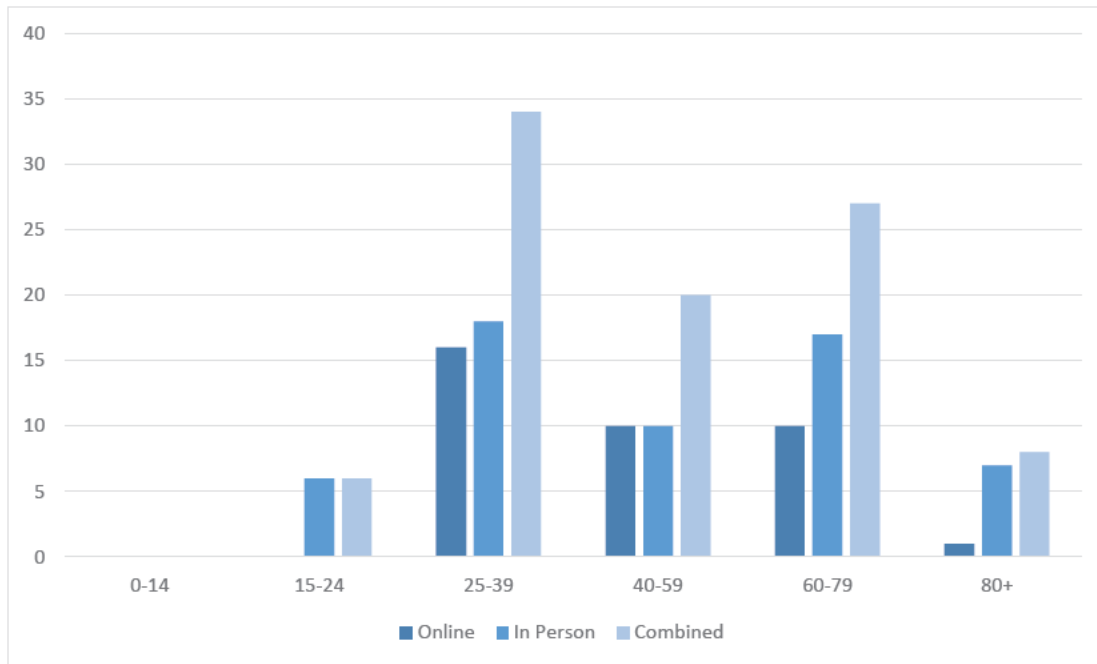
My only concern would be the access for inner city kids for the YMCA programs, will they be free or there a fee. Will the housing be subsidised?
There needs to be more retail space and there should be provision for at least one full service restaurant. The skywalk connections need improvement. Retail doesn't seem to work in there so the space should either be removed or something else should go in them. It doesnt look good when they are empty.
This will be a great opportunity. Skywalk is more important because it can also be a safe environment. Yes it would be good to have more impact security!!
I only believe in supporting the many needs of first nations people. Including mental health.
I would like to see more shopping for routine, basic items. (the old "general store" concept.) since Dollarama doesn't always fit.
Restrict drug dealers.
Maintain walkway between place promenade and portage avenue south during construction.

11. Please self-identify as you feel comfortable.



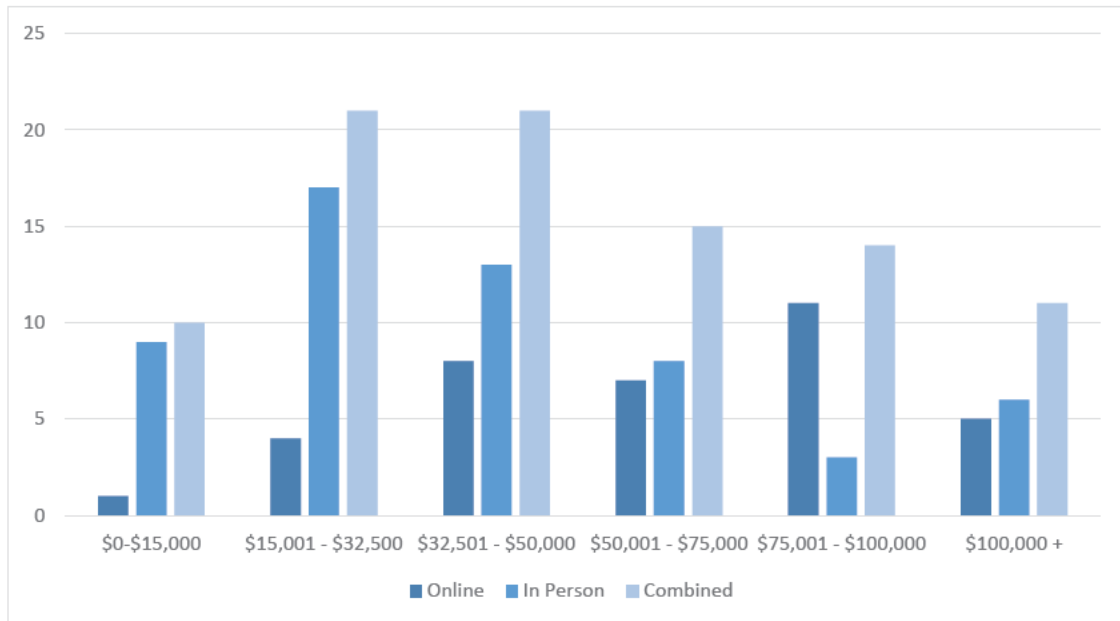
	Online	In Person	Combined
An Indigenous person	7.58%	12.37%	10.43%
A recent newcomer to Winnipeg	3.03%	7.22%	5.52%
A person of colour	6.06%	11.34%	9.20%
A person with physical or non-visible disabilities	7.58%	10.31%	9.20%
A parent, guardian, or caregiver of a dependent	4.55%	3.09%	3.68%
A member of the LGBTQ2S community	19.70%	9.28%	13.50%
A woman	30.30%	19.59%	23.93%
A man	18.18%	21.65%	20.25%
Nonbinary	0.00%	1.03%	0.61%
Other	3.03%	4.12%	3.68%

## 12. How old are you?



	Online	In Person	Combined
0-14	0.00%	0.00%	0.00%
15-24	0.00%	10.34%	6.32%
25-39	43.24%	31.03%	35.79%
40-59	27.03%	17.24%	21.05%
60-79	27.03%	29.31%	28.42%
80	2.70%	12.07%	8.42%

### 13. What is your household income?

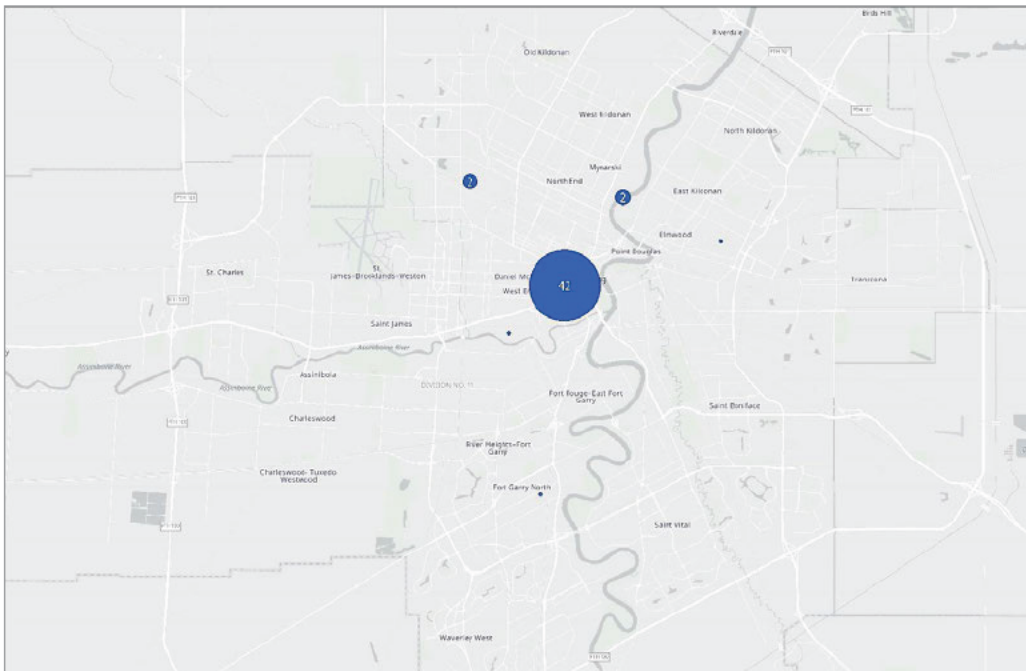


	Online	In Person	Combined
\$0-\$15,000	2.78%	16.07%	10.87%
\$15,001 - \$32,500	11.11%	30.36%	22.83%
\$32,501 - \$50,000	22.22%	23.21%	22.83%
\$50,001 - \$75,000	19.44%	14.29%	16.30%
\$75,001 - \$100,000	30.56%	5.36%	15.22%
\$100,000 +	13.89%	10.71%	11.96%

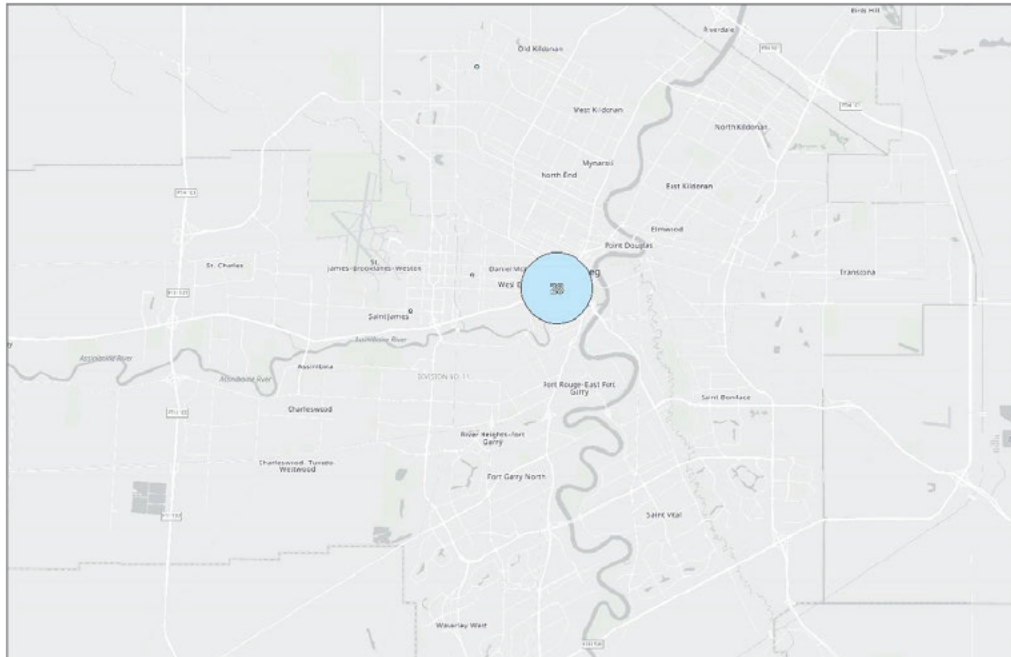


14. What is your postal code?

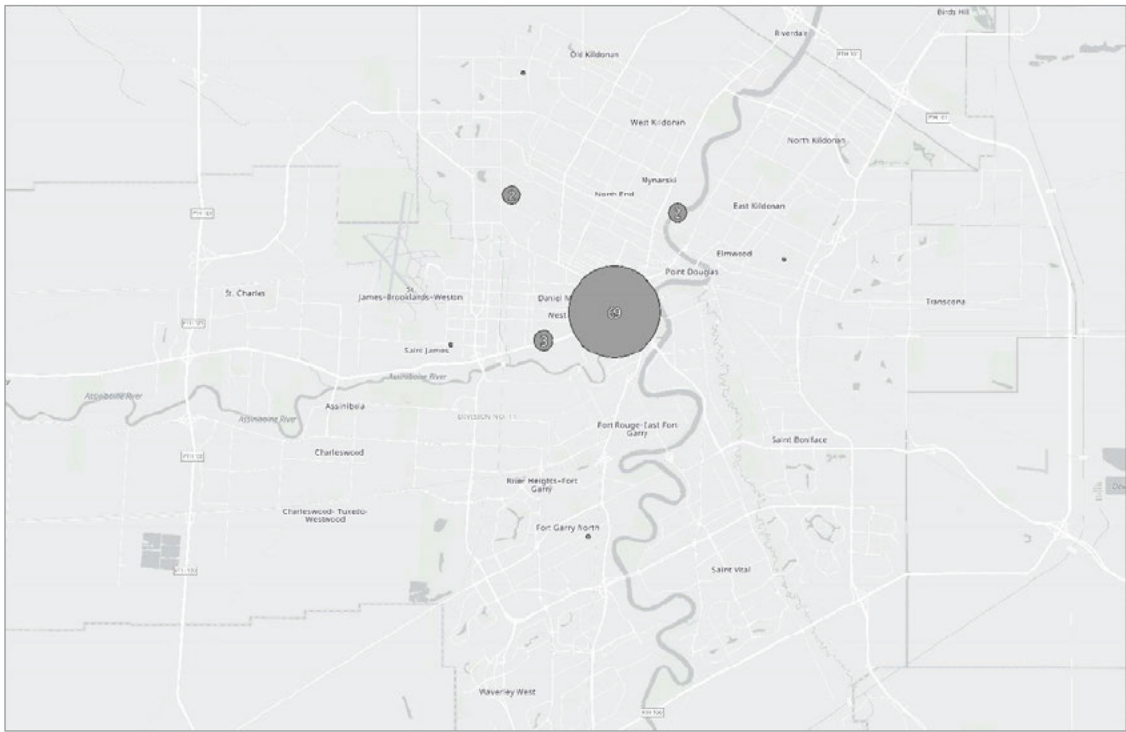
**In person Responses**



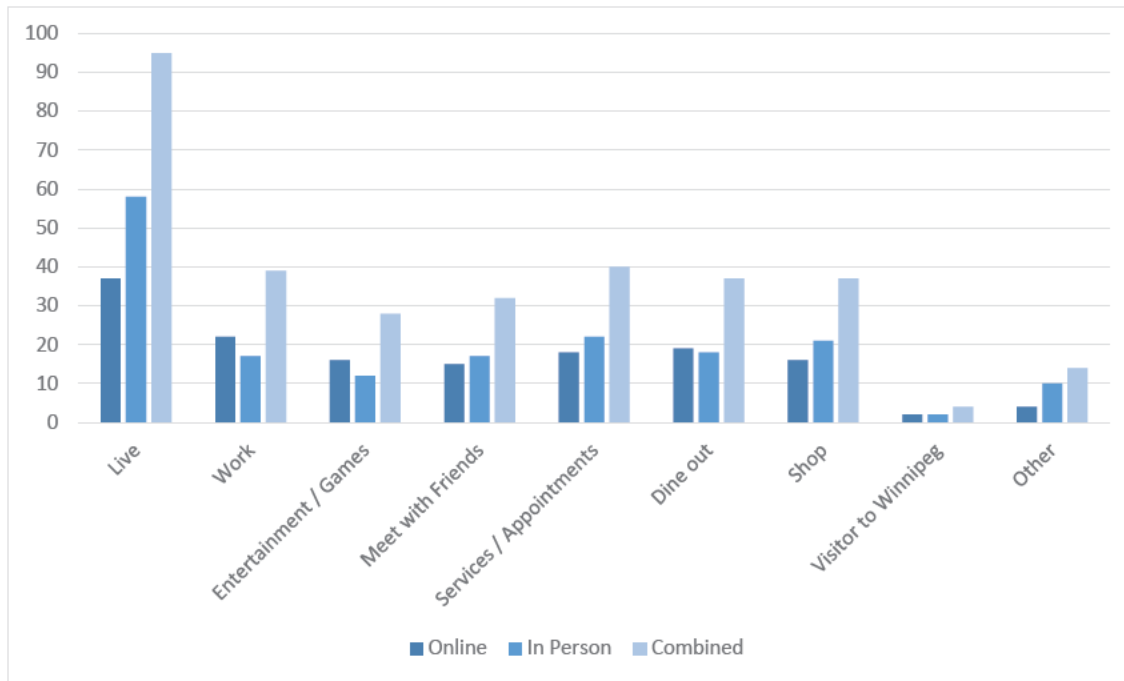
## Online Responses



Combined Responses



## 15. What brings you Downtown?



	Online	In Person	Combined
<b>Live</b>	24.83%	32.77%	29.14%
Work	14.77%	9.60%	11.96%
Entertainment / Games	10.74%	6.78%	8.59%
Meet with Friends	10.07%	9.60%	9.82%
Services / Appointments	12.08%	12.43%	12.27%
Dine out	12.75%	10.17%	11.35%
Shop	10.74%	11.86%	11.35%
Visitor to Winnipeg	1.34%	1.13%	1.23%
Other	2.68%	5.65%	4.29%

3 surveys had no answer provided.

# APPENDIX E - GENERAL COMMENTS COMPILED COMMENTS (FROM ALL TOTAL SURVEYS)

## Introduction

In this section, we've compiled the comments from the entire 702 surveys received. Participant comments and feedback are presented here, contributing to a comprehensive understanding of the survey's outcomes. These comments have been thoughtfully categorized based on their respective questions. Sub-categories have been implemented to provide additional organizational structure.

## Redaction Policy for Public Engagement Report

In order to ensure the utmost respect for the diverse and inclusive nature of the Winnipeg community, the following rule governs the redaction of information and words deemed potentially offensive:

1. **Principle of Respectful Engagement:** Information or words that may be offensive or inappropriate to the public or specific community groups will be identified and redacted with the utmost care and sensitivity. Our goal is to uphold the principles of respect, inclusivity, and fairness throughout the public engagement process.
2. **Review Process:** All survey responses, comments, or content potentially containing offensive language or sensitive information will be reviewed.
3. **Preservation of Anonymity:** Personal identifying information will be redacted to maintain respondent anonymity and confidentiality, ensuring that individuals' privacy is protected throughout the report.
4. **Balancing Transparency and Respect:** While promoting transparency is essential, our commitment to respect means striking a balance between providing insightful information and safeguarding against the dissemination of offensive content. Redaction will be implemented judiciously to maintain the report's integrity while upholding social values.
5. **Consultation with Downtown Community Groups:** Consultation with the stakeholder group was done to ensure Transparency and to gather their insights and perspectives on the redaction process. Their input has been carefully considered during the final decision-making phase.
6. **Continuous Learning and Improvement:** We commit to continuous learning and improvement regarding redaction practices. Feedback from stakeholders and the public will be sought to enhance our approach and uphold the highest standards of ethical engagement.

By adhering to this redaction policy, we aim to ensure that our public engagement report accurately represents the collective voices of the Winnipeg and the Downtown Winnipeg community while safeguarding against offensive or harmful content. Our unwavering dedication to inclusivity and respect will guide every step of the redaction process, ensuring the report serves as a valuable resource for informed decision-making and positive community impact.

Comments categorized into the following themes: Social Services, Safety & Security, Housing Affordability, General Affordability & Amenities, Arts & Culture, Youth Services, Mobility, Proposed Designs, Transition During Construction, and Others.

## **1- Social Services**

### **Mental Health & Addiction Resources**

- The sheer lack of Mental Health and Addiction resources throughout Manitoba plays a huge part in our disheveled downtown without improvements to those this will be a short-lived revitalization story.
- Drug use and theft is rampant in this area of downtown. By having a potential “harm reduction site” for drug use, you are only inviting the problem into the community you wish to create. I’m disappointed.
- We need services for our neighbours with mental health and addictions.
- We definitely need to combat the addictions issues a little more aggressively.
- A needs based survey specific to neighbourhood/Social Service areas would be beneficial to assess what the community needs are to ensure a holistic approach is used in designing/filling this space. We are happy to connect with you about this.
- Number 8 - add Support workers as an option
- I appreciate the effort and support this project represents. I’m sure you recognize the risks especially given how Portage Place turned out. Winnipeg’s downtown is challenging to say the least. At risk people need wrap around supports. Thank you for caring.

### **Community Programming**

- Community programming is very important. I don’t want the new place to push out community programming that are important to me and to my community. Studio Central is perfect in this place and I want to see it be a part of your plan for the new Portage Place. It’s safe space.
- Make all of it for all people to use. No Winnipeg Regional Health Authority - don’t let them have a building here. Make the building more for the people to walk around in. Don’t let True North or anyone just turn Portage Place into a place community cant use as a gathering place anymore, or make it so expensive most people can’t afford anything in it. [REDACTED] they do the least to help a person, they don’t care about our health its just another business making money off of peoples illness and sickness.
- Allow community leaders to have a voice.

### **Inclusive Community Space**

- I think it’s so important to make sure that ‘design for everyone’ doesn’t exclude the low income/ homeless population that exists in the neighbourhood. From my perspective, these designs seem not to accommodate that population.
- I am concerned the feedback does not adequately address the current or future downtown residents voices. I am suspicious of TNDC as they did not follow through on their housing commitments in prior projects.
- Number 1-3 - Tell me the changes you’re going to make before asking if I like them. Keep the multiple art and recreation spaces such as Studio 393, studio central, and Pitikwe, make this space safe for



queer people especially trans people. It does not matter how many rainbows you paint on the walls if as a trans woman I need to feel like my life is on the line any time I need the bathroom. Don't turn this into another bland gentrified, overpriced tourist trap like was done with the Forks [REDACTED]

[REDACTED] Don't profile people of colour also.

More seating areas without anti homeless Architecture. More accessibility features in general.

- Number 6 - I hope so. Spaces for low income. Accessibility. Spaces for artists. Low Cost/FREE spaces!!! Please use your thousands of dollars to actually listen to the community members of Downtown. Listen to our needs. You cannot make a profit with unsatisfied clientele.
- Of portage place is going to be a gathering centre for the community shouldn't there be more for the community to do? Project doesn't seem to check a lot of social/community boxes.
- Community Connection space is needed.
- Need to have safe spaces for community- youth 2SLGBTQIA+, older adults, newcomers/refugees.
- The washrooms need to be like the one at The Forks because with the LGBTQ+ community would feel safer.
- A non binary bathroom like the one at The Forks

### **Indigenous Services**

- No one present to interpret Indigenous people during public engagement.
- Hire aboriginals that can speak First Nations languages. Cultural Sensitivity Training for all hires.
- I strongly believe that Aboriginal people should be a part of this committee.
- Green space, Indigenous-led organizations and supports, and safety are essential in the success of this project.

### **Senior Services**

- Bingo hall and entertainment for seniors.
- I only believe in supporting the many needs of first nations people. Including mental health.
- The skywalk is very important to seniors living here. We hope it can be open and security everyday from early morning until late evening. Skywalk businesses and service from Fred Douglas Place to Portage and Main are greatly appreciated.

### **2- Safety & Security**

- You need to have police or cadets constantly patrolling this area as it's super unsafe, you can redesign as much as you want but people still won't want to go Downtown until it's safe, homelessness and drug addiction needs to be fixed first
- The security and people with addictions/homeless issues is a constant concern in and around portage place.
- The one missing component that the site has needed since day one is a community police station. The area has been in decline since the 70s and public safety has never been properly addressed in the North Portage/Portage Place area. Downtown foot patrol could be based here.
- Safety isn't being addressed enough. What are you going tondo to keep it from turning into the same

hangout for criminals that Portage Place mall already is?

- Safe community spaces and services as to priority
- More specifics related to safety for all in the area/what that looks like isn't detailed
- i hope the new design will make the buildings more open - currently, the mall is locking doors and erecting barricades. The perception of "safety" must be addressed to revive the downtown. And please, keep Shoppers Drug Mart! Their staff are compassionate and knowledgeable.
- As a person who has worked downtown for 24 years, I have watched a bad situation get worse with respect to the safety. My main concern with with developing these beautiful new buildings and spaces, would that they wouldn't be safe enough to visit or enjoy.
- Have more security
- Have more security when it opens up
- Public Safety
- Please resolve drug activities inside the mall
- I don't want drugs selling around this building.
- Free wi-fi, more security.
- I'm concerned about the safety of the people in Downtown.
- I think safety/security services will be critical to the success of this project.
- Grocery store important also outside and inside security.
- Improvement of security and employment for people living on the streets.
- Restrict the drug dealers.
- Get good security. Add good housing and more food.
- This will be a great opportunity. Skywalk is more important because it can also be a safe environment. Yes it would be good to have more impact security!!
- Restrict drug dealers.

### **3- Housing**

- Will the affordable housing units be available to everyone?
- Some deeply affordable housing should be provided for those with physical disabilities.
- Rent geared to income housing should be the first priority, with affordable housing and student and senior housing afterwards..
- Primary focus should be on affordable housing, then all the supports to make residents happy, comfortable, and safe.
- I would be shocked if you kept your word on affordable housing. True North has already proven they are willing to lie to the city and public to get what they want. Where was the affordable housing as advertised in your initial phase?
- I currently work here in social services. Building improves to elevators, HVAC/temperature systems, and plumbing/washrooms is long overdue. I look forward to the future state of improved building structure and more social housing and childcare.
- Who would get preferential housing selection (i.e.. Would there be vetting? How would you improve housing management. Currently they do nothing in MB Housing.
- Concerned about how effective housing will be and how affordable. Sometime if only last a few years before a price jump.
- Affordable income....meaning as it stands, I cannot afford a one bedroom in TNS, so how will "affordable housing" cater to an income of \$1000.00??? I am wondering.
- RGI units is affordable housing must be balances with needs but also with for profit.

- Number 5. Indoor public space, we are snow 1/2 the year. Stick to the number of 40% of units being affordable housing. Also make sure there is a variety of suites in this price point, 1 bedroom-4 bedroom. Rentable studio art space for individuals. Indoor hang out space for adults including seating the number of people who are just hanging out as this is accessible and warm in the winter, we need that. Elevators in every building. Skywalk open all ours. Think about bus routes and transfers when considering how far to move services. Community programming should be accessible to those who work 9-5 too, have evening and weekends in mind.
- Number 7 and 8 - None of the above. I am worried. I live at 400 Webb place for 20 years. Will I lose my home and I am not a student or a senior or low income? I am concerned about the tenants in the Webb Place apartments where I live. My neighbour has lived there for 25 years. We are neither low income, senior or student. Will we lose our home. Will we lose our rental price? If you take over the Webb apartment buildings too will you give us much notice, allow us a space as non-seniors, non-students and not low income. This is our home and I worry. Also how will you get the mostly more affluent, mostly white faculty add uwinnipeg and those who use downtown to work and watch Jets to give back. I am faculty at UWinnipeg. I am white and I am troubled by how folks in my demographic group take from downtown and ask how do we encourage them to give back. I watch as food court after food court restaurants leave and ask why cannot faculty who make \$70,000 - \$150,000 a year not walk 8 minutes to get a soda or a burger as a way to give back. I watched the Source Store close up its doors this week and only 3 weeks ago the sports store also in portage place left. How can we get folks in my demographic to support downtown. I think Portage Place Mall could have thrived had they done so. My fellow faculty ask me all the time why I live down here. They see it as “dirty” and “dangerous”. Students fear eventing courses as they do not want to come downtown after 4pm. How do we change that?

#### **4- General Affordability & Amenities**

##### **Affordability**

- The thing that is most exciting here is the full scale grocery store. Please make it a Superstore or something. I live downtown and it is a pain in the ass to have to bus far away to get affordable groceries. I really want this project to make my neighbourhood not suck.
- prioritize AFFORDABLE grocery stores and services for houseless people living downtown, don't push poverty to another area, prioritize housing and ensuring people living in the area can continue living with extra support, don't gentrify downtown to only accommodate the rich!
- While I'm glad someone is developing Downtown, I'm also worried that this is gentrification sort of.
- I would like more information on the price increase.
- Retail opportunities and the grocery store should be below market rate and should emphasize local businesses not Dollarama or Ardene chains. Local grocery chain like Food Fare or Dino's. Even more washrooms and have them outside too.

##### **Improved Amenities**

- Shoppers Drug Mart needs to go! I worked directly across from them at Studio 393 and have been racially profiled almost every time I went in the store (I'm native), I've also witnessed security fighting women that allegedly stole on more occasions than I. prices are also to high
- Just a few more retail options in the enclosed revamped mall. Hari salon, a fashion store, an intermediate bake shop, food to go store.
- If the sectors that build neighbourhoods [housing, grocery, green] are done well & w. inclusivity in mind – the other parts will follow. PP has the potential become where business are vying to be, host

business events, visit & support. A Cultural centre is a way of DEI

- Reception, vendors and busking
- There needs to be more retail space and there should be provision for at least one full service restaurant. The skywalk connections need improvement. Retail doesn't seem to work in there so the space should either be removed or something else should go in them. It doesn't look good when they are empty.
- I would like to see more shopping for routine, basic items. (the old "general store" concept.) since Dollarama doesn't always fit.
- I would like to live closer to downtown where you can have a pet, affordable, walk inside and out.
- I like the non-profit office spaces. It would be ideal if those spaces were services that could assist with access to educational, legal, and financial resources. Legal Help Centre is a great example. Something similar to the tax clinic on York might also be a helpful resource.

## **5-Arts & Culture**

### **Prairie Theatre Exchange**

- PTE needs its own dedicated entrance where the hours are controllable by PTE
- Prairie Theatre Exchange needs to be ONE OF the main focuses for development. We need the theatre to be a hub for community.
- prairie theatre exchange is deserving of a fresh space that will meet its needs now and for years to come. Please make sure that they are taken care of in addition to public art and accessible art
- Please create a better environment for PTE and all those who work there and patronize the theatre.
- It looks like the current elevator access to PTE is blocked. How will the theatre be accessed in an accessible way and how can they have more of a public face
- Hope to see prairie theatre exchange developed more ! :) great for community and arts
- Build in more connections with the arts besides movie theatres and support for PTE. There is ample room for building art-related connections with Health facilities in particular. Art will save us.

### **Studio 393**

- Wish the art,music,dance studio stays for the community
- keep studio 393 please
- I enjoy the artbeat and studio central community and what they do for the public I think they are important to keep a friendly environment.

### **Entertainment**

- Turning the Imax into a concert/theater venue, we need more outdoor entertainment gathering spaces(think T.O. Eaton Centre)
- Would love to see a Manitoba Music Hall of Fame component. Would love to see practice space/performance space. More youth programming. Musician/songwriter in residence.
- Need a movie theatre. Need useful and varied retail that can be accepted without a card.
- Amateur performing arts (drama and music) rehearsal space please with access to parking (secure) with secured storage space.
- More music and entertainment.
- More music and entertainment.

## 6- Youth Programming

- What will happen to the skate park?
- There is nothing within the current plan that supports the youth of the downtown community. YMCA provides a membership and paid for resource, however you are cutting all free and accessible youth services and entertainment features that Portage Place currently offers.
- Studio 393 in Portage Place is a tremendous support for kids and youth. Its had a huge positive impact on keeping youth away from violence & abuse. I urge you to consider keeping a space for Studio 393 in Portage Place and to listen to the voices of youth in inner city Winnipeg.
- Non profit community arts should be considered in this plan as a supportive resource. This plan doesn't address the needs for youth specific spaces. Young people in the area would benefit greatly from a youth hub right now the Studio 393 and Pitikwe are providing that service.
- Needs more youth programming beyond child care – programs like GAP that engage teenagers and young adults in meaningful artistic and community endeavours. Programs such as these deserve a permanent space in the plans and should not be treated as rotating or temporary programming.
- Include more low-barrier youth resources, and community-driven arts and culture options that don't requires fees for membership or drop-in visits. Most children and youth living in Winnipeg's core are economically marginalized and need access to no-cost recreation opportunities.
- I teach at Winnipeg Adult Education Centre and we often struggle to keep our students coming to school. I believe housing is an issue for many of them and having stable, affordable housing would be a huge benefit to many of them.
- I have been so impressed with the community involvement that create the indoor skate park. As much as I want that grocery store, it is really important for youth to have a safe place ato gather.
- Our youth are the future of our city/country but there are no provisions made for them. Where with the Graffiti Art Gallery, Studio 393 or the Skate park be?
- I want to see more youth accessible resources, help for youth and community in downtown. That's what will be good and brings hope for youth engagement.
- Any programs that help the youth. I don't think people realize just how important these programs are for people. They help keep them safe, out of trouble and push them and inspire them to be creative and learn new skills or activities. Also would love see more affordable housing.
- I personally think there should be more outlets geared for youth. Taking most of it away wouldn't be beneficial.
- There is not really space for youth to have free programming. Getting rid of studio 393 (graffiti art gallery) is ridding youth of their amazing free programming. As a 17 year old who found joy in this area through their dance program this might negatively impact me and the people around me. It is one of the places that brings youth together and improves our mental health. WMCA is not really the best since it is quite expensive compared to Studio 393.
- Keep youth programs open to the public. Free activities build morale.
- Very short sighted not including a safe space for youth to partake in cultural/artistic activities.

## 7- Mobility

### Accessibility

- There needs to be a Portage Avenue drop-off point for Prairie Theatre Exchange for Handy-Transit, ride-share and family drop-offs.
- The adaptations are nice, however the importance of accessibility for the downtown community cannot be overstated. If all these new resources and entertainments are not accessible for the

community that will be using them most, there really isn't anything changing then.

### **Cycling**

- Better bike parking and a non-profit community bike shop would be lovely.
- Bike route improvement
- Please please please create some secure bike parking. It would be amazing if an empty store front could be used as a bike valet

### **Transit**

- Improving transportation downtown to make it easier for folks to get there would be beneficial.. downtown needs to be pedestrian friendly and not overrun by traffic. The free downtown bus or better parking areas.

### **Parking**

- How will parking and transportation be addressed to ensure affordability and accessibility?

### **Skywalk**

- Keep the skywalk connections (ALL) as close to original as possible.

## **8- Transition During Construction**

- [REDACTED] You haven't addressed that.
- Maintenance of access to skywalk throughout construction period very important to residents of Fred Douglas Place and Fred Douglas Chateau.
- During the construction phase, the skywalk. Must be kept open at least in some capacity. at least in some capacity. For those of us who lived downtown and are connected to the skywalk system, such as myself, it is an important component for our enjoyment of portage place.
- Create an interim plan to ensure the stability of Prairie Theatre Exchange during the renovations
- Number 4 - Least satisfied - skywalk closed for period of time.
- Make sure the skywalk remains open during construction. Make the storefront rent affordable for immigrant entrepreneurs in the neighbourhood.
- Maintain walkway between place promenade and portage avenue south during construction.
- How will all involved in this project ensure a safe transition for those who use portage place as a place of warmth during the winter. What solutions are in place to ensure this is not just a removal of the homeless.

## **9- Proposed Designs**

- The towers could be taller (20+ stories). Otherwise it looks great! The design is high quality, which is increasingly rare in Winnipeg as our architects jump on the new grey and black stucco trend.
- The diagrams/floor plans for the proposed development are illegible and so it is impossible to provide meaningful feedback. The most important aspects of any development downtown is grocery stores and AFFORDABLE housing.
- It is hard for me to answer these questions because I cannot really see what is on the diagram. It would be nice to be able to zoom in on the floor plan, to properly see what is all included in the building.
- Hard to read schematics in survey I am not clear on what the plans actually are for the area.

## 10- Other

- Number 4 - it feels this is the only one that has been flushed out (culture and art). 8. All of it, not much info was presented on the board. I feel this is a great initiative however there are not enough info on the different aspects of the project. Example on the community space and the health centre. Happy to be involved in the info session.
- More RGI!
- Make sure more emphasis is put on the in person recommendations because those are going to be coming from the community that will utilize the space most. We need to make sure this is addressing their needs first and foremost.
- love the move of business into the space and room for non-profits. I'm interested in hearing more on long term plans to support the same if they're floundering
- Let SCO lead this.
- I think that looking ahead to the future maintenance of all these initiatives is important. Such as tenant meetings, neighbourhood meetings, etc. to communicate learning opportunities, funding/program opportunities and other means to support the goals.
- i dont have any cuz the opposing force has good intentions that i would feel bad going agenst but at the same time this is our space they cant just come and take over
- I can't wait to see this change
- Hope it all comes about! Love the walkway system!
- Very impressed and looking forward to up and coming changes.
- Its very important that the walkway over the promenade remain open.
- True North Square promised public space as well - but that vision has been lost in practice. How will this differ?
- It's Amazing!!
- Nice to see this project take place
- Looks good - your plans
- Do what you say.
- The legal Help Center (currently a Portage Place tenant) provides free legal information to low income individuals. We would love to engage in conversation about our future within the redevelopment.
- Number 3 - who or what details? I hope the dreams all are reached.
- I think this project is a major step in improving downtown and bringing more people downtown.
- This was a long time coming and look forward to the changes of landscape on this site.
- I hope this pulls through! Let's use this space!
- Long-time downtown resident. Have lived within one block of the U of W for the last thirty (30) years. The core area really needs this. Thank you.
- No thanks.
- Everything about portage is good. Not too much.
- I'm glad that someone will improve our city and make it better for everyone.



# APPENDIX F - LIST OF ENGAGED STAKEHOLDERS AND ADDITIONAL CONTRIBUTORS

Organization	Contact Name	Email	Phone
Aboriginal Youth Opportunities			
Air Canada			
ATPN			
Bear Clan patrol			
Booth University College			
Centennial Community Improvement Association			
Central Park Foot Patrol CPFP			
CentreVenture			
Downtown Biz			
Fred Douglas Chateau Residents Council			
Inclusion Winnipeg			
Independent Living Resource Centre			
Investor's Group (IG)			
IQRA SCHOOL			
Knox United Church			
Main Street project			
Manitoba Association of Newcomer Serving Organizations (MANSO)			
Manitoba Association of Senior Communities			
Manitoba Harm Reduction Network			
Manitoba Hydro			
Red River College Polytech			
Red River College Polytech - School of Indigenous Education			
Salvation Army CFOT			
Sister MacNamara school			
St. James Assiniboia 55+ Centre			
University of Manitoba			
University of Winnipeg			
West Alexander Residents Association			
West End Biz			
Winnipeg School Division			
Winnipeg Adult Education			
Winnipeg Indigenous Executive Circle (WIEC)			
YMCA-YWCA of Winnipeg			
Abilities Manitoba			
Art City			
Artbeat Studio			
Community Safety House			
Conseil de développement économique des municipalités bilingues du Manitoba			
Creative Manitoba			
Downtown Biz			
Economic Development WPG			
End Homelessness Winnipeg			
Ethnocultural Council of Manitoba			
Folklorama			
Huddle			
Immigrant and Refugee Community Organization of Manitoba			

Immigrant Centre			
John Howard Society			
Klinic			
Manitoba Arts Council			
Manitoba Music			
Mentoring Artists for Women's Art-MAWA			
Nine Circles			
Prairie Theatre Exchange			
Rainbow Resource Centre			
RaY drop-in place			
SEED Winnipeg			
Société de la francophonie manitobaine (SFM)			
Street Connections			
Sunshine House			
Thrive Community Support Circle			
Welcome Place			
West Broadway Community Organization			
West Central Women's Resource Centre			
West End 24 Hour Safe Space			
Winnipeg Arts Council			
Winnipeg Central Global Market			
Winnipeg Central Park Women's Resource Centre			
Winnipeg Chamber of Commerce			
Winnipeg Public Library			
WRHA			
*wg- Also part of Working Group			

**Note:** Participant identities and contact information have been removed or modified for the purposes of safeguarding their privacy and confidentiality. Not all stakeholders listed above actively participated in the workshops, but they were engaged and provided with materials to inform them of the content being discussed.

# APPENDIX G – WORKING GROUP COMMENTS

## DATE

- December 6, 2023
- April 3, 2024

## INTRODUCTION

The summary provided below outlines the key points from the Working Group meetings held on December 6, 2023 and April 3, 2024. To ensure respondent anonymity and confidentiality, the notes have been edited, safeguarding individuals' privacy throughout this report. Furthermore, specific topic notes have also been adjusted for respondent anonymity while preserving transparency and respect while retaining the theme or intent of the comment.

The summary primarily focuses on the overall themes and general comments expressed by the Working Group throughout the public engagement process. Although numerous back-and-forth dialogues occurred during the meetings between the Public Engagement Team and the participants, these conversations have been limited in the summary to prioritize the comments and themes resonating from the Working Group's important input.

## PURPOSE OF THE WORKING GROUP ENGAGEMENTS

The Engagement Team informed the Working Group about the objective of the Phase 2 engagement and how it would present critical information to the Stakeholders and the public, encompassing findings from Phase 1 Public Engagement and an updated Conceptual Plan influenced by public input. The meetings were also used to review the scope of materials for the Pop-Up event held on April 18th and the results of the stakeholder consultations.

## SUMMARY OF WORKING GROUP COMMENTS

The subsequent summary encapsulates key themes and topics discussed in the Working Group meetings, thoughtfully organized into relevant themes/categories for enhanced clarity and effective communication.

### **Presentation of True North Campus Site Plan**

The second iteration of the True North Campus site plan was presented to participants, who were reminded that the design is not final. The discussions focused specifically on the central Neighbourhood and Community area.

### **Workbook Activity and Key Use Categories**

The Public Engagement Team initiated discussions with the Working Group regarding the proposed Stakeholder Engagement Workshops. These workshops were intended to facilitate purposeful and concentrated dialogues on the five Key Use areas. The Team outlined the structure of the workshops, emphasizing their focus on in-depth discussions centred around the top three highest-ranked survey items. The objective was to explore tangible opportunities, challenges, and actionable strategies to enhance these community components' effectiveness. The Public Engagement Team solicited input from the Working Group on identifying tangible barriers and strategies. The following items summarize the key points discussed with the group.

## HOUSING:

### Barriers:

- Disparity in construction costs between downtown and greenfield areas.
- High demand and lengthy waitlists for housing, particularly for individuals leaving care.
- Need for family reunification space and Housing Accelerator Fund inquiries.
- Flexibility in housing solutions and addressing homelessness concerns.

### Strategies:

- Engage groups to identify needs and create a graduated system of housing.
- Consider mixed-use rental rates to promote diversity and prevent demographic polarization.

## FOOD SECURITY:

### Barriers:

- Limited hours of operation, lack of prominent grocery stores, and need for ethnic food choices.

### Strategies:

- Establish a value statement on food security and explore business partnerships.
- Integrate vertical growing factories and community gardens.
- Address long-term solutions for northern cargo movement and equity partnerships with First Nation communities.

## NEIGHBOURHOOD SERVICES:

### Barriers:

- Policing issues and shortcomings in safety programs.
- Disproportionate views on community safety and incarceration rates.

### Strategies:

- Implement progressive restorative justice models.
- Promote collaboration between agencies and introduce culturally appropriate safety strategies.
- Propose alternative responses to citizens, such as the ARC (Alternative Response to Citizens) model.

## ARTS AND CULTURE:

### Barriers:

- Lack of affordable family entertainment downtown and safety concerns during gatherings.
- Participants expressed concerns about potential impacts on long-standing tenants.

### Strategies:

- Partner with Prairie Theatre for family movie nights and advocate for outdoor recreational spaces.
- Prioritize art programming over static art.

## **PUBLIC ACCESS AND GREENWAYS:**

### **Barriers:**

- Challenges with washroom costs, skywalk connections, and lighting issues, with a focus on gender-neutral facilities.

### **Strategies:**

- Consider the Thunderbird solution for safety and explore city-wide replication.

## **RECOMMENDED WAYS TO PROCEED WITH PHASE 2**

The Public Engagement Team proposed a structured engagement process for Phase 2, including:

- Five focused stakeholder engagements.
- One-on-one engagements.
- A Pop-Up event.
- Working Group meetings as needed.
- Review and circulation of the Phase 2 Engagement Report.

There were acknowledged scheduling challenges for stakeholder meetings, which led to adjusted times. The Working Group endorsed the public engagement plan for Phase 2, and participants were invited to select their preferred Stakeholder workshops.

## **COMMENTS ON THE SURVEY**

The Public Engagement Team presented the Phase 2 draft survey, which was refined with input from the Working Group to increase effectiveness and improve clarity for the general public. The Team reviewed the challenges and successes of the Phase 1 survey, as well as the general data acquisition strategy for Phase 2. The Working Group also discussed adding additional options and features to the survey to enhance usability.

## **PHASE 2 POP-UP EVENT**

The Working Group and the Public Engagement team collaborated in organizing the Pop-Up event. The upcoming timelines for Public Engagement were presented again to the Working Group. The project team was assisted by the Working Group in selecting translators to be present at the event to assist with translations for various demographic groups.

## **OTHER COMMENTS**

- The Team revisited Phase 1 timelines and engagement process, focusing on five main uses: Housing, Food Security, Culture & Art, Neighbourhood Services, and Public Spaces & Greenways.
- One Working Group participant emphasized challenges faced by the Urban Indigenous Community and the importance of collaboration.

*Note: Some of the images and diagrams in this document are for illustrative purposes only, they are not produced by M Richard & Associates Ltd. Images shown in this document are for educative consumption only.*



**M Richard & Associates Ltd.**

200 - 55 Donald Street  
Winnipeg, MB. R3C 1L8  
ph: 204.202.7672

[www.mrichardassociates.ca](http://www.mrichardassociates.ca)