

TREATY ONE

 CUSHMAN &
WAKEFIELD
Winnipeg

 Stevenson

FOR LEASE

Naawi-Oodena

PRE-LEASING BLOCK A

Be Part of a Historic
Indigenous Development



FOR LEASE

Naawi-Oodena

Pre-Leasing Block A

Winnipeg's Newest Mixed-Use Village

Naawi-Oodena* (the former Kapyong Barracks) is a 160-acre master-planned development led by Treaty One Development Corporation in partnership with Canada Lands Company CLC. The transformation of the 160-acre site will introduce a diverse and vibrant mixed-use community that emphasizes Indigenous design excellence and connectivity with surrounding established neighbourhoods.

The village-like atmosphere planned for the mixed-use village area will transform the character of Grant entering the former Kapyong Barracks site. The existing open fields will give way to mid-rise, mixed-use buildings, active storefronts, patios, and courtyards offering neighbourhood scale goods and services such as clothing, art, food, coffee, bakery, bikes, books, and technology, with a strong emphasis on Indigenous design and culture.

Naawi-Oodena – Anishinaabe for “centre of the heart and community” – signifies the land’s important and historic location in the centre of Turtle Island (North America).

*Pronounced Nah way – Oh day nah

Site Servicing to Commence Q3 2023



SITE HISTORY

Naawi-Oodena

The following timeline provides a brief historical overview of the former Kapyong Barracks and its evolution.

TUXEDO NEIGHBOURHOOD PLAN

1905-1910

Planning and development of Tuxedo commences. First area plan developed by Rickson A. Outhet in 1905, followed by the Olmsted Plan of Tuxedo, by the renowned landscape architecture firm led by the Olmsted Brothers (completed in 1910 and adopted by the City in 1911).

1940's

FORT OSBORNE BARRACKS

Kapyong Barracks (then named For Osborne Barracks South) opens during WWII and is home to The Lord Strathcona's Horse, the 2nd Battalion Princess Patricia's Canadian Light Infantry (2 PPCLI), and C Battery of the Royal Canadian Horse Artillery.

CANADIAN FORCES BASE WINNIPEG

1968

Fort Osborne Barracks South merged with the Royal Canadian Air Force Station Winnipeg to form the Canadian Forces Base Winnipeg.

MAY 1973

FORT OSBORNE BARRACKS RENAMED

Fort Osborne Barracks South re-named Kapyong Barracks, after the battle of Kapyong, fought by 2 PPCLI in Korea in 1951.

ROYAL CANADIAN REGIMENT

1984-1988

3rd Battalion, Royal Canadian Regiment posted to Kapyong Barracks while 2 PPCLI was posted to Germany.

2004

RELOCATION TO SHILO

2nd Battalion of the Princess Patricia's Canadian Light Infantry relocated from Kapyong Barracks to Canadian Forces Base Shilo.

DUTY TO CONSULT

2007

The DND received approval from the Government of Canada to sell the property to CLC. In response to this, Treaty 1 First Nations members mounted a legal challenge, arguing that Canada failed to consult and accommodate the First Nations before selling the land.

2009-2015

COMPREHENSIVE SETTLEMENT AGREEMENT SIGNED

As a result of the Federal Court of Appeal ruling, Treaty 1 First Nations were able to obtain the land through purchase, eventually signing the Comprehensive Settlement Agreement with Canada.

DEMOLITION

MAY 2019

First phase of demolition of the barracks is completed by DND.

AUG 30, 2019

COMPREHENSIVE SETTLEMENT AGREEMENT EXECUTED

Parties executed the Comprehensive Settlement Agreement to sell 68% of the Kapyong Barracks to the Treaty One First Nations.

NAAWI-ODENA NAMING CEREMONY

APR 14, 2021

Elder Dr. Dave Courchene conducted a Traditional Naming Ceremony for the former Kapyong Barracks, at the request of the Treaty 1 Governing Council. The traditional Anishinaabe name unveiled at the Ceremony was Naawi-Oodena, which means "The Centre of the Heart and Community".

DEC 16, 2022

RECLAMATION OF NAAWI-ODENA

To conclude negotiations spanning the course of two decades, lands of the former Kapyong Barracks in Winnipeg were officially converted to reserve and repatriated to the Joint Reserve land base of the seven Treaty One First Nations.

RESERVE CREATION COMPLETED

DEC 2022

ONGOING

IMPLEMENTATION PLAN

Naawi-Oodena

Pre-Leasing Block A

7.66 Acres Featuring:

Medium Density Residential:

- Multi-unit, purpose-built residential rental building (*Leased*)

Commercial Mixed-Use

- Gas bar (*leased*) with quick service restaurant (*+/- 800 sf available for lease*)
- Quick serve oil change (*available for lease*)
- Bank pad site
- Retail CRU including potential pad site (*available for lease*)
- Approx 80,000 sf multi-story office building (*+/- 60,000 sf remaining available for lease*)

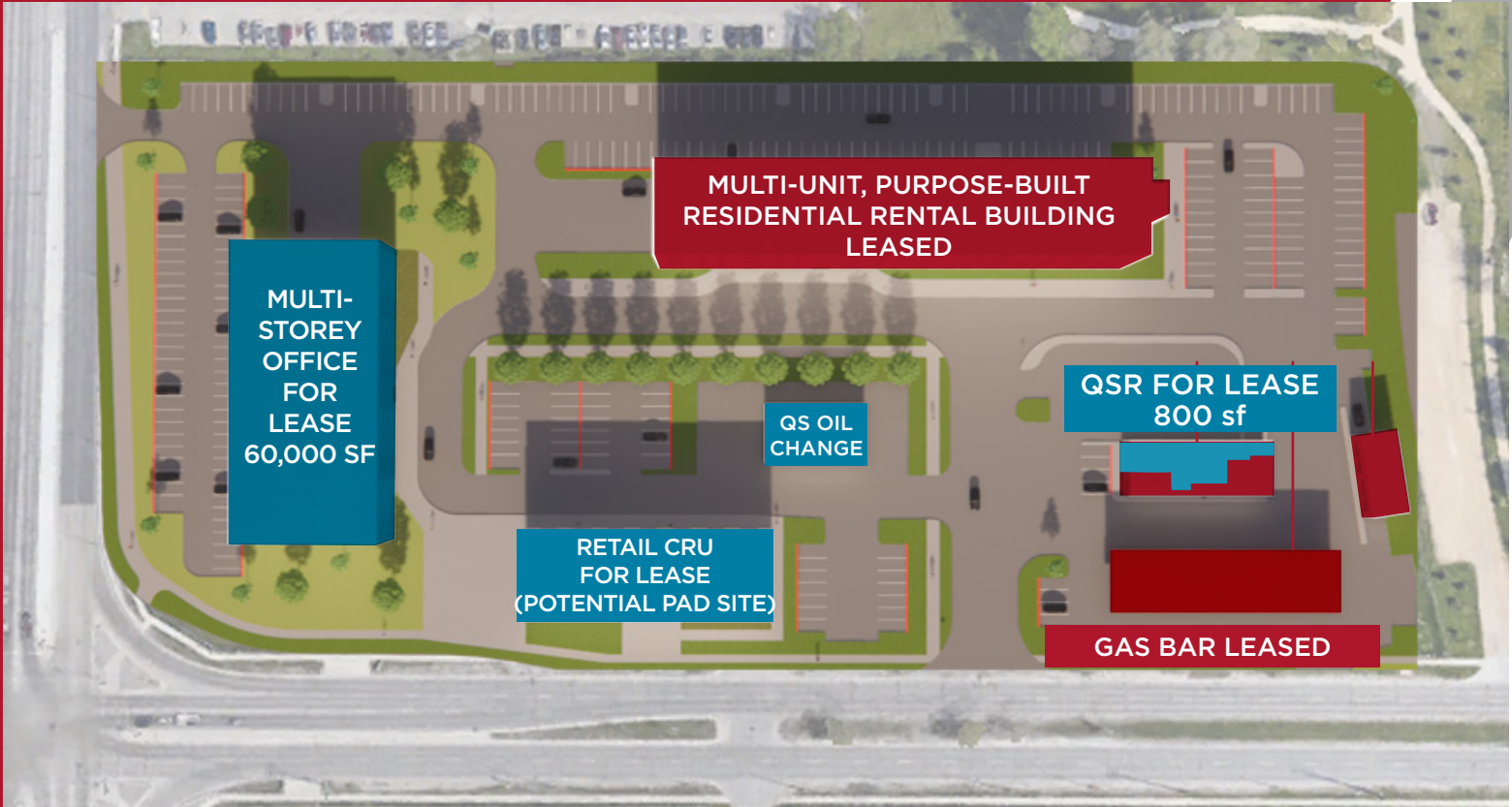
Projected Occupancy:
Q1 2025



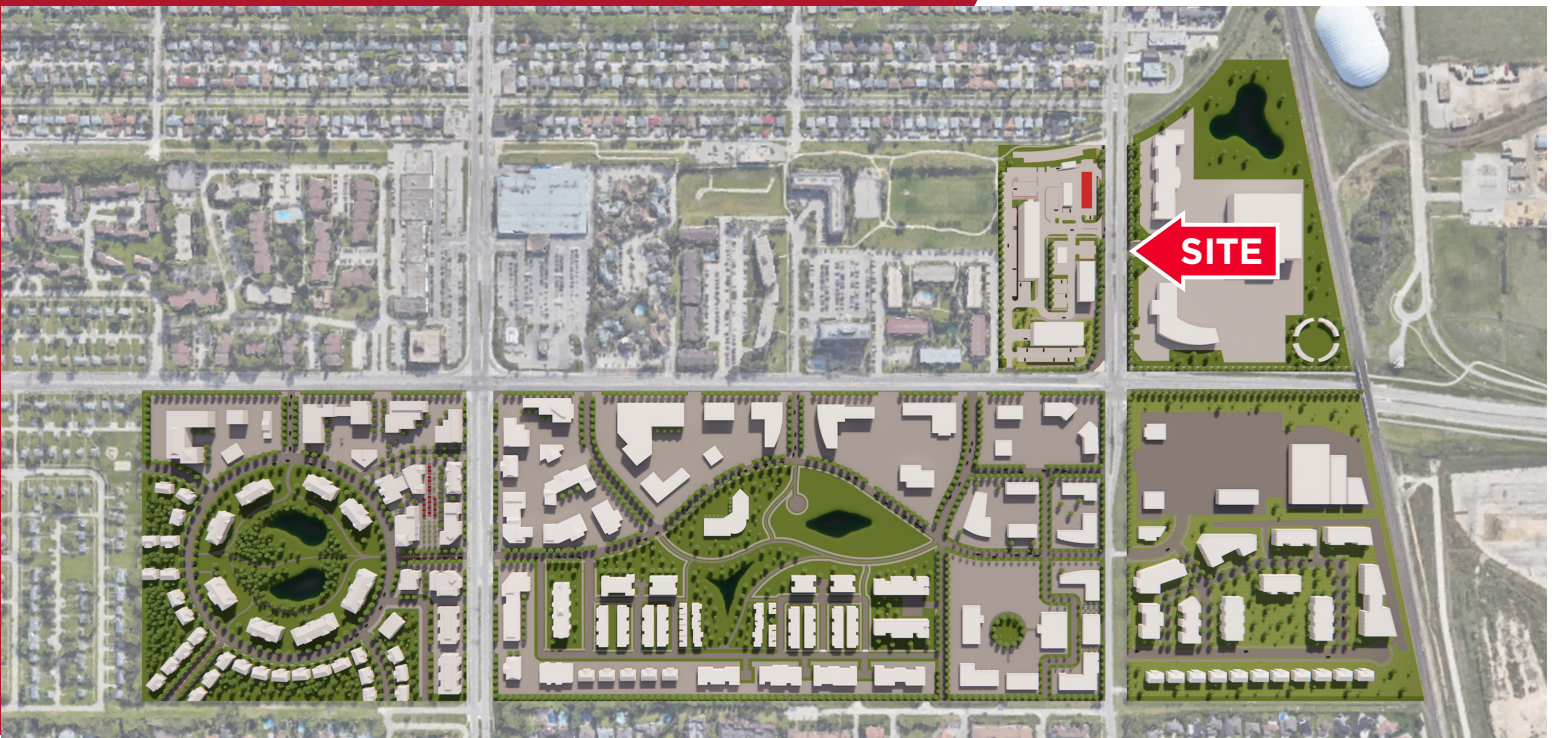
BLOCK A SITE PLAN

Naawi-Oodena

Pre-Leasing Block A

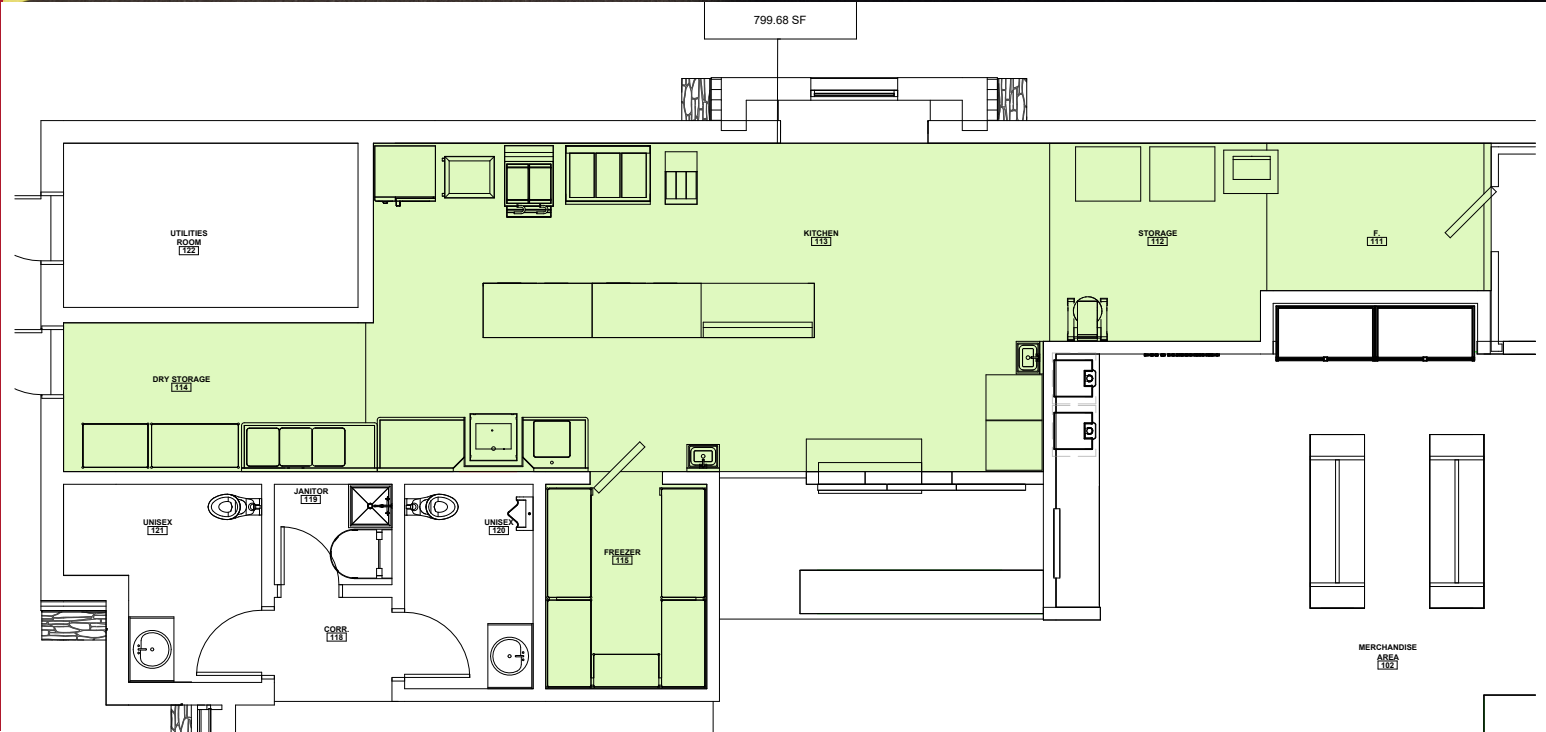


Site Plan Subject to Alterations



BUILDING PLAN

Naawi-Oodena Pre-Leasing Block A

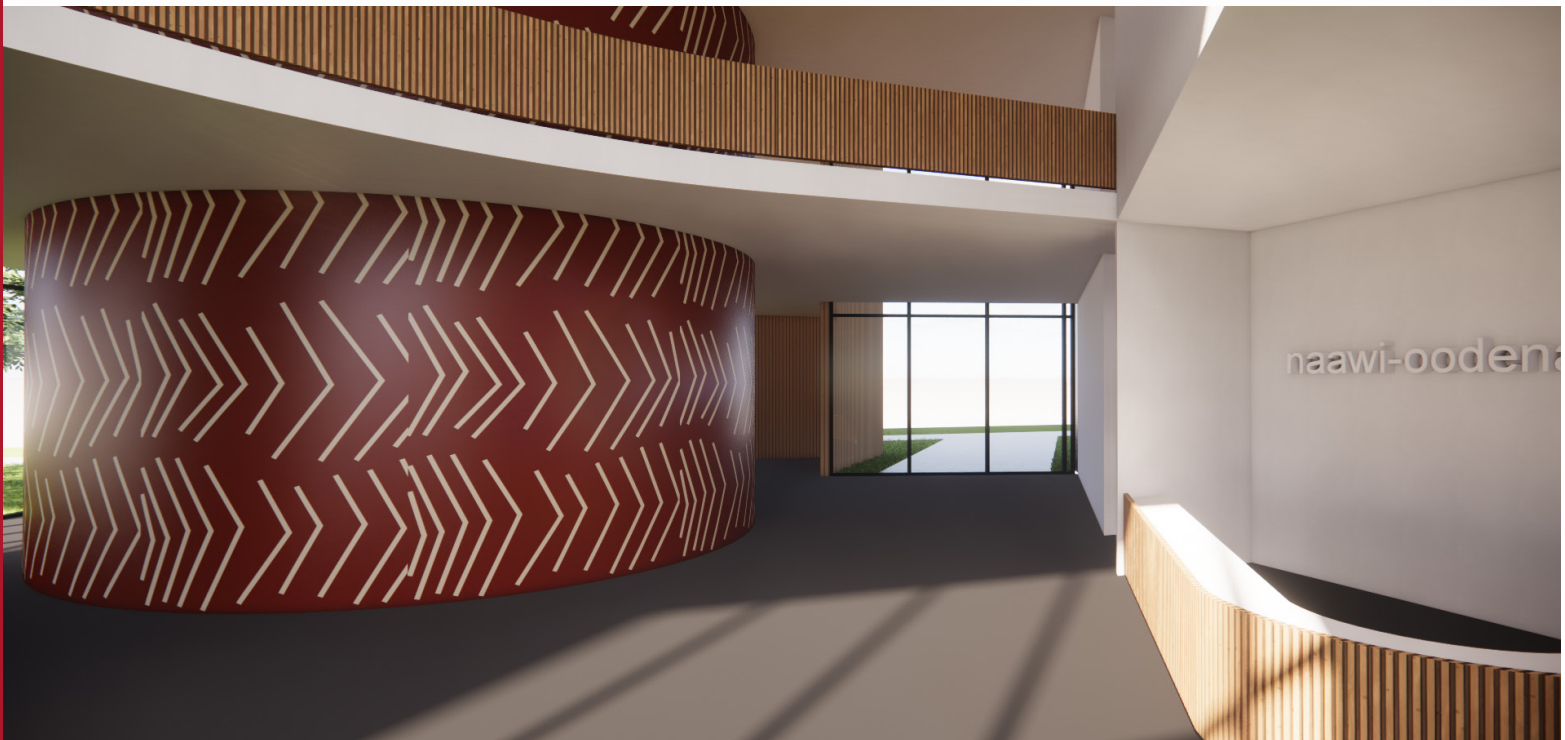
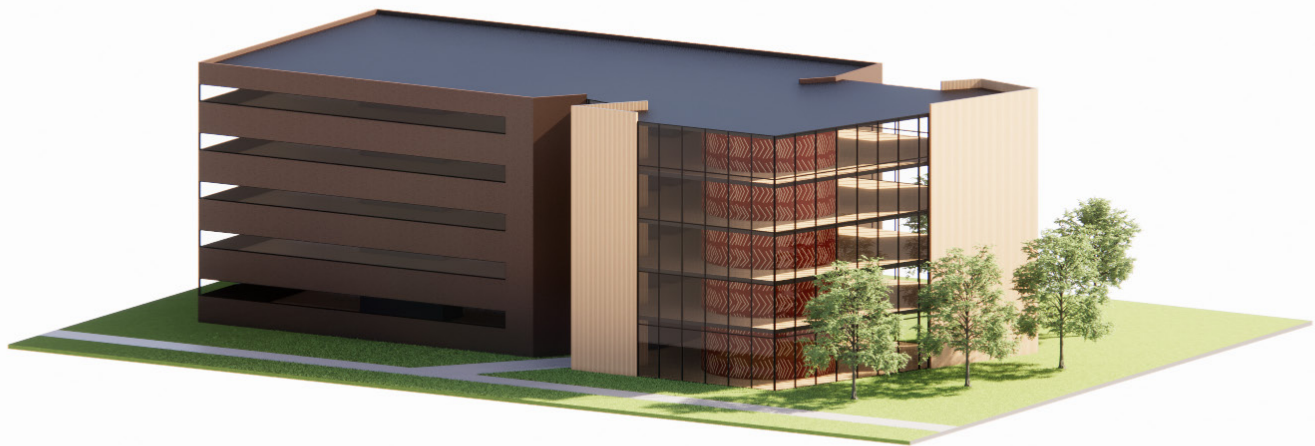


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BUILDING RENDERINGS

Naawi-Oodena

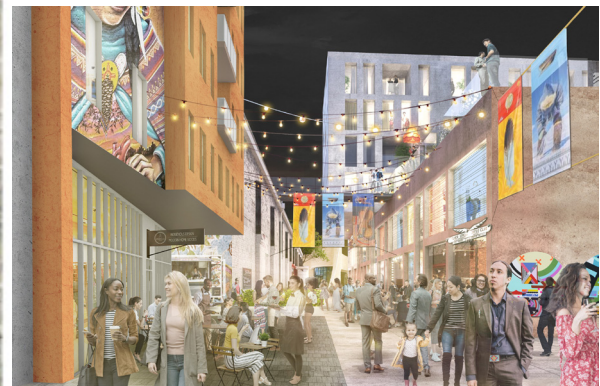
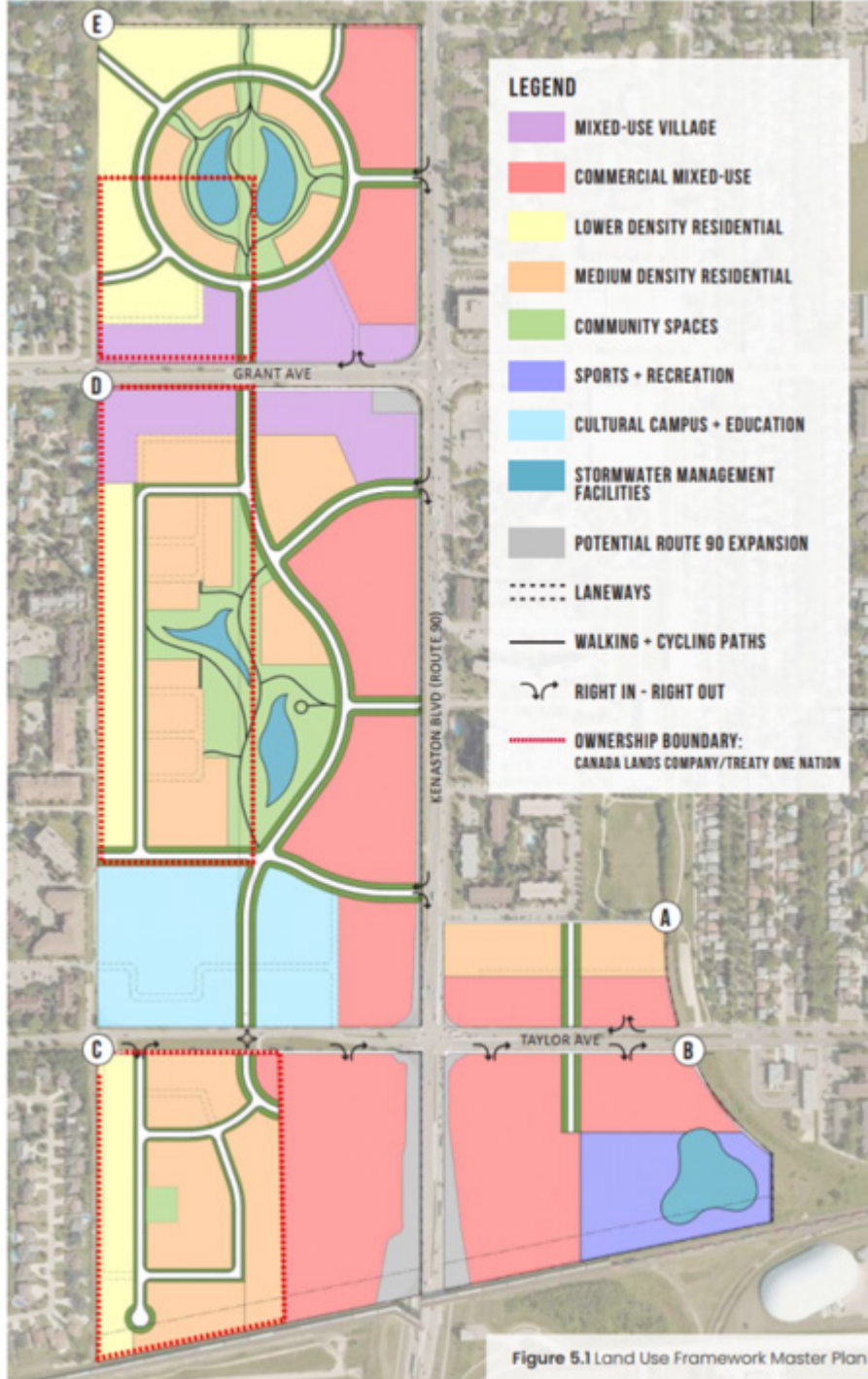
Pre-Leasing Block A



LAND USE PLAN

Naawi-Oodena

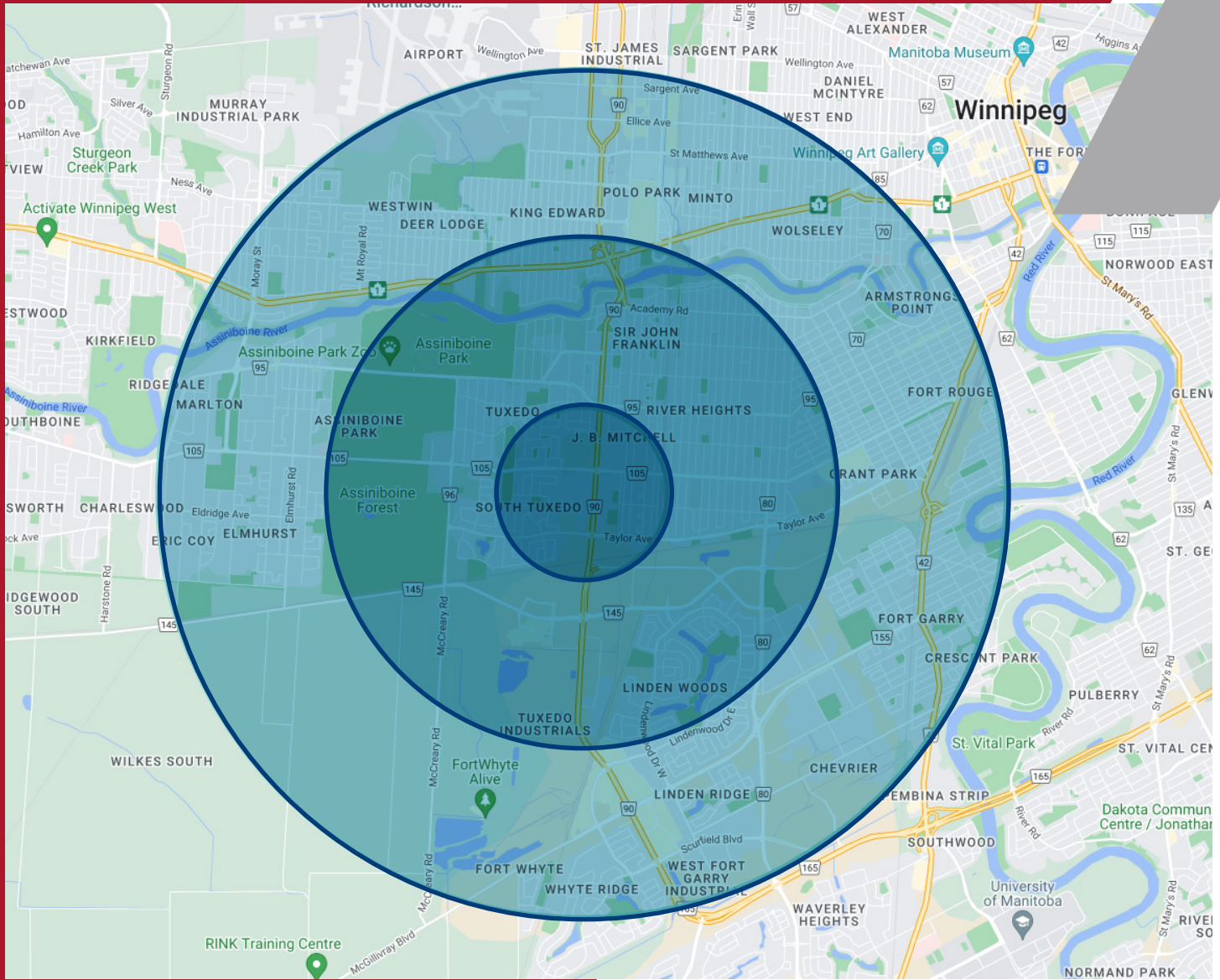
Pre-Leasing Block A



DEMOGRAPHICS

Naawi-Oodena

Pre-Leasing Block A

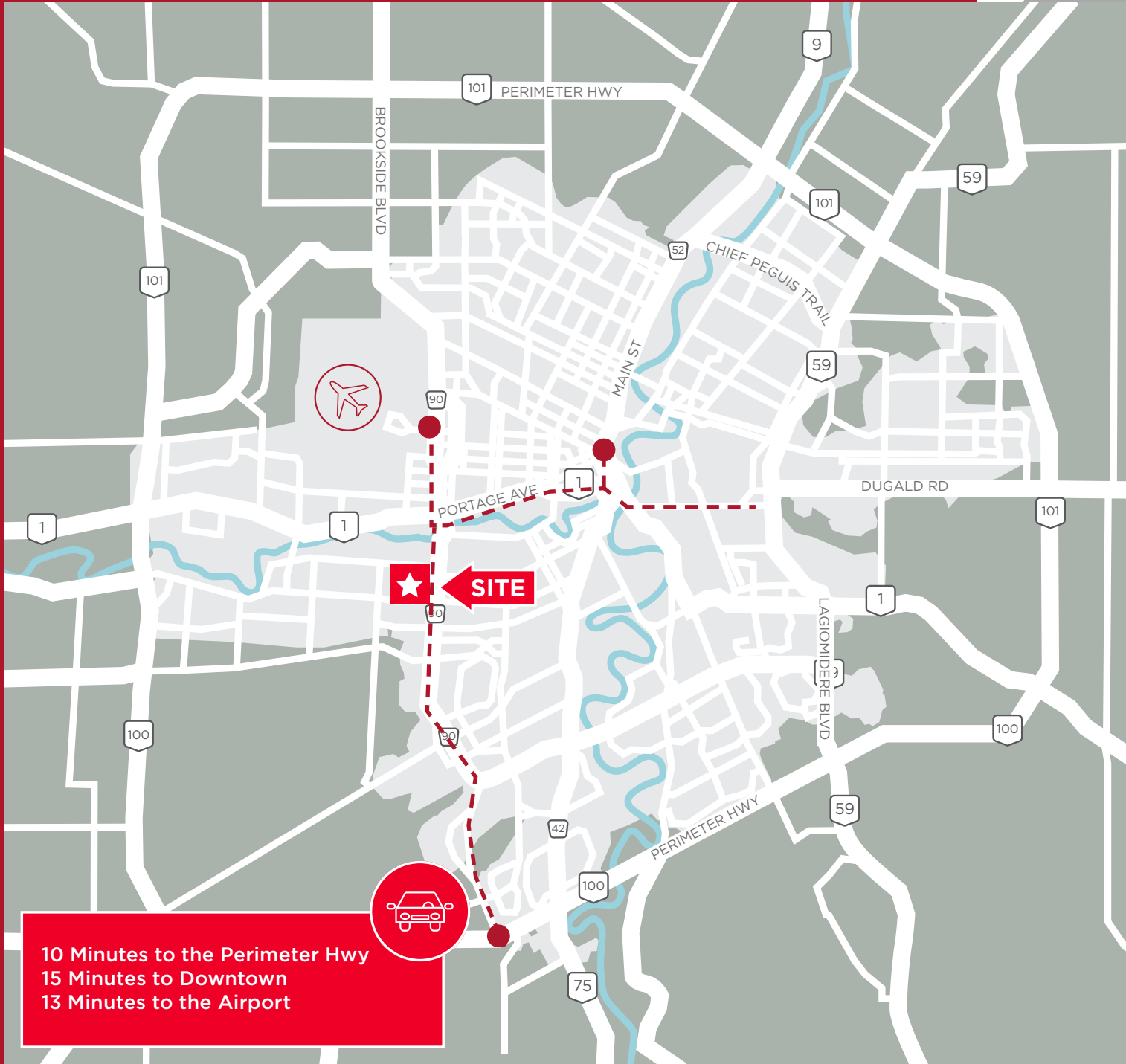


	POPULATION	HOUSEHOLD INCOME	AVERAGE HOUSEHOLD SPENDING	AVERAGE AGE
1 KM	6,876	\$100,144.45	\$88,844.23	46
3 KM	44,311	\$135,128.45	\$111,468.41	44
5 KM	132,495	\$112,524.94	\$93,984.31	42

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LOCATION

Naawi-Oodena Pre-Leasing Block A





TREATY ONE



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