



# Commercial

REAL ESTATE

Summer 2017



WINNIPEG REALTORS  
**Real Estate News**





# Vision for the overall development for Seasons

More developments are around the corner for the Outlet Collection Winnipeg site at the northwest corner of Kenaston Boulevard and Sterling Lyon Parkway.

The outlet, which opened on May 3, contains 100 retailers, including six anchor tenants. It is Manitoba's first and only dedicated outlet shopping mall, and has over 400,000 square feet of enclosed, climate-controlled space.

The grand opening of Outlet Collection Winnipeg attracted hundreds of eager shoppers looking for bargains.

Once the overall development is completed, the 117-acre site, known as Seasons, will also have numerous restaurants, two auto dealerships, a hotel, grocery store, drug store, gas station, bank, rental apartments, a senior living facility and condominiums.

When the doors of the residential projects open, Seasons is expected to house about 4,000 residences.

The site's future is as a mixed-use development, according to Blair Forster, the development manager of the site and president of Forster Projects, which is an equal partner with Harvard Developments Inc. in Seasons.

"The opening of our Outlet Collection Winnipeg with our partner Ivanhoé Cambridge, marks the cornerstone element in realizing the vision for the overall Seasons mixed-use development," said Forster.

According to Forster, Seasons, with its retail, hotel, dining and entertainment offerings, should become Winnipeg's "go-to" lifestyle destination.

Claude Sirois, the president of retail at Ivanhoé Cambridge, said the \$200-million retail outlet is expected to become a popular tourist attraction, drawing shoppers within a seven-hour driving radius.

He expects that the outlet will attract shoppers from the northern United States, Saskatchewan and northwestern Ontario.

IHOP Restaurant will be one of the new attractions this summer, and marks the American chain's first entry into the Winnipeg market.

"This new to market tenant reinforces our commitment to deliver a unique experience to the residents of Winnipeg," said Forster, "making Seasons a regional shopping destination."

IHOP, founded in California in 1958 and with 1,700 restaurants in nine countries, will be housed in a 5,500-square-foot building and is scheduled to open this summer.

Other restaurants that will be opening in the summer and fall this year, include the Good Earth Coffeehouse and McDonald's. Dairy Queen Grill & Chill and Pronto Pizzeria are already open.

"Concurrently, Seasons is excited for the openings of Audi Winnipeg and the Hilton Garden Inn this fall," said Forster.

The Hilton Garden Inn, located in the northeast corner of the site, is the chain's first such hotel in Winnipeg. The six-storey, 86,565-square-foot hotel features 126 rooms, a beer vendor, an indoor pool, a full-service restaurant and bar with an outdoor patio and 2,500 square feet of meeting space.

St. James Audi is relocating its dealership on Century Street to Seasons, and will have nearly 70,000 square feet of useable space spread over three levels, including a 12-car showroom.

The Altern Apartments' The Summit at Seasons will be a 416-unit rental apartment complex within one six-storey building and four four-storey buildings, featuring a residential clubhouse complete with indoor pool, a fitness centre, barbecue/firepit areas and a games lounge. Phase one is slated to open this summer.

Brightwater Senior Living will provide lifestyle options in retirement, such as assisted living, personal care and memory care. The 133-unit complex will also open this summer.

The Link is a 55-plus life-lease residential development with 266 units in four interconnecting 10-storey concrete buildings. Construction will be starting this spring with an anticipated opening in the summer of 2018.

