

Homes

FEATURED

Living Alongside Giants

Sponsored by Oxbow of Tuxedo Point



By: Jennifer McFee
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Excitement continues to mount as the new Seasons development takes shape to become a hub for commercial giants, including some entirely new names to Manitoba's retail scene.

Nestled at the northwest corner of Sterling Lyon Parkway and Kenaston Boulevard, the conveniently located project is a joint venture of Forster Projects and Harvard Developments Inc.

The 117-acre site will be home to the much-anticipated Outlet Collection Winnipeg, developed by Ivanhoé Cambridge in partnership with Seasons. This \$200 million project is expected to open in May 2017 as Winnipeg's first true outlet destination. Katherine Roux Groleau, senior advisor for public affairs and communications with Ivanhoé Cambridge, describes the far-reaching appeal of the initiative.

"With over 400,000 square feet of pure outlet shopping experience featuring more than 100 outlet brands, Outlet Collection Winnipeg will become a retail destination of choice for value-seeking shoppers of the Greater Winnipeg area and the U.S." she says.



Saks OFF 5TH will anchor the property with a 32,191-square-foot store. As part of the Hudson's Bay Company brand portfolio, Saks OFF 5TH features more than 800 brands from new designers and well-known fashion icons. New items of men's and women's clothing, footwear and accessories will arrive each day with deep discounts up to 65 per cent off.

Additional Outlet tenants will be announced throughout the upcoming year.

The Seasons development also includes 20 acres of residential land for rental units, condominiums and an assisted living facility. Another 50 acres is set aside for commercial uses including restaurants, retail and other daily services.

Blair Forster of Seasons Retail Corp. outlines the benefit of this type of development. "We feel that successful large-scale projects need to become complete communities. This means merging various types of residential uses with complementary commercial uses in a walkable format," Forster says. "Retail, residential, office, hotel, entertainment, food and beverage, and daily services should all co-locate in a master planned environment."

And for homebuyers looking to live in the area, the Seasons development is proving to be an attractive draw.

Realtor sisters Marnie and Laura Ross point to the new Oxbow of Tuxedo condominiums, which are ideally located for the best of both worlds — featuring close proximity to FortWhyte and Assiniboine Forest as well as premium shopping and the future home of Winnipeg's only fashion outlet mall. "Intelligent and forward-thinking people are getting in at the ground floor, taking advantage of excellent price points, quality construction and an advantageous location," the Ross sisters say.

Oxbow of Tuxedo residents can maintain close connections with family members who might choose to live nearby at the proposed assisted living complex while still retaining their independence.

Oxbow owners are also abuzz about the benefits of living within walking distance of the shopping hub, which will serve as a great place to meet friends and family at numerous restaurants coming to the area.

One such eatery is Good Earth Coffeehouse, which is bringing its inviting atmosphere to the Seasons development. Michael Going co-founded this Calgary-based coffee chain with his wife Nan Eskenazi 25 years ago.

"We're an authentic coffeehouse offering the best coffees that are available in a comfortable, warm, inviting coffeehouse atmosphere," says Going, the company's CEO. "We've always combined it with a really good food program. Our food menu caters to all day. We have kitchens in our cafés, so we have fresh-baked goods right out of the oven."

The counter-service coffeehouse offers lunch options including fresh flatbreads and salads topped with proteins. Snacks are also available throughout the day.

"In the evening, we have a wine, beer and liqueur program that ties in nicely with our dessert lines as well," Going says.

"On certain weeknights, we'll bring in some live music and have open mike nights to create that community gathering place and that true authentic coffeehouse atmosphere. I know what a great music scene Winnipeg has, so I'm sure we won't have any trouble finding people to play."

Currently, Good Earth Coffeehouse has 45 locations spread across Alberta, British Columbia, Saskatchewan and Ontario. Their average-sized café is 1,800 square feet with about 40 indoor seats plus a small patio space.

"We bring an urban concept to the suburbs. The type of atmosphere and the things that we provide are more often found in inner cities of major cities, but there's no reason why people in the suburbs can't enjoy the same sort of atmosphere," Going says.

"We're a franchise model, so we really look for like-minded people to partner up with us to open and operate our cafés. It's for anyone who has an interest in nice coffee and simple wholesome foods in a comfortable inviting atmosphere."

photo source - ivanhoecambridge.com



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hoto source - facebook.com/GoodEarthHQ/

Rounding out the impressive list of companies coming to the area, three lots on Kenaston Boulevard will be developed to accommodate two car dealerships — Audi and Porsche — as well as a brand new Hilton hotel.

Kyle Kostenuk, project manager of Thomas Design Builders Ltd., has been working with owners SK Developments Inc. on the 127-room hotel, which is currently under construction.

Set to open August 2017, \$35 million four-star hotel will draw attention with its ample amenities.

"There's going to be a full kitchen, bar and patio. The esthetics of the hotel will jive nicely with that whole development. It is quite fancy, so it's going to be a feature hotel for the neighbourhood," Kostenuk says.

"The large meeting facilities and banquet area will definitely draw a lot of people in. You could host a wedding there if you wanted to."

A beer vendor will be located adjacent to the hotel, maintaining the same esthetic appeal as the upscale Hilton.

"It will be the fanciest beer vendor in the city and probably the busiest too," Kostenuk says.

"With the large outlet mall that's being built and Oxbow nearby, I think this whole development is going to be a centre point for the city."



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