

## QUALICO COMMUNITIES OPEN HOUSE



**Website:** [www.qualicocommunitieswinnipeg.com](http://www.qualicocommunitieswinnipeg.com)

**Email:** [wpgcommunities@qualico.com](mailto:wpgcommunities@qualico.com)

**Instagram:** [@qualicocommunitieswpg](https://www.instagram.com/qualicocommunitieswpg)

**Facebook:** [@QualicoCommunitiesWinnipeg](https://www.facebook.com/QualicoCommunitiesWinnipeg)

## École Sage Creek Bonavista



### School Name

Through our public consultation process, there was strong support to name the school after the late Honourable Justice and Senator Murray Sinclair, a highly respected leader and advocate for truth, reconciliation, and education in Canada. As part of our engagement with the Sinclair family, we were informed that specific Anishinaabe ceremonial protocols must be observed before proceeding. During this period, we approach his remembrance with care, alongside honouring the family's own grief, to ease his transition and support healing.

Out of respect for the Sinclair family and these protocols, we will wait until after November 5, 2025, to formally name the school. Until then, we will refer to the school as École Sage Creek Bonavista.

### Community Engagement Initiatives

One of our first community engagement initiatives will be a fundraising effort to support the development of our playground structure. More details on this will be coming soon.

- > **Address:** *355 des Hivernants Blvd*
- > **Elementary School:** *French Immersion K-8 (<800 students)*
- > **Opening:** *September 2025*
- > **Neighbourhoods:** *Sage Creek & Bonavista*

### Contact Us:

**(204) 257-7827**

## École DSFM Sage Creek



### **A French First Language School**

Through our French-language education, we help students of all ages thrive in French academically, socially, and emotionally-at school and in the community.

### **A bilingual future!**

At the DSFM, your child will grow and thrive in French while building strong community connections. Choosing a French-language education means giving your child a rich cultural and linguistic foundation that will benefit them for a lifetime!

### **Registration**

We are accepting registrations for all grade levels from Kindergarten to Grade 8.

**Find out more or to  
register your child**



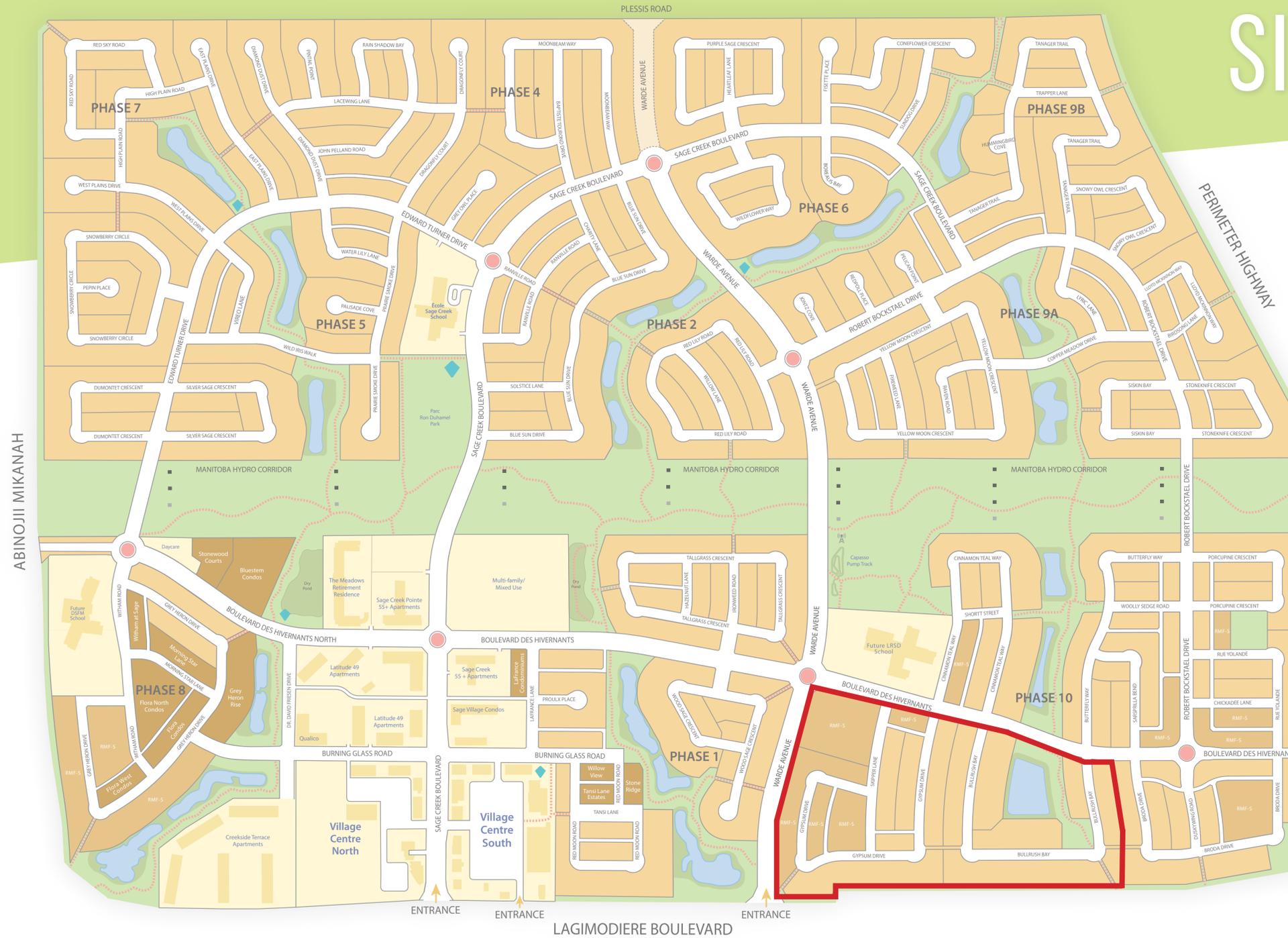
**Contact Us:**

**[dsfmsagecreek@dsfm.mb.ca](mailto:dsfmsagecreek@dsfm.mb.ca)**

- > **Address:** *45 Witham Road*
- > **Elementary School:** *French Program K-8*
- > **Opening:** *September 2025*
- > **Neighbourhoods:** *Sage Creek, Bonavista, Island Lakes, Royalwood*

Sage Creek's final servicing nears completion

## SITE MAP



### LEGEND

- ..... TRAIL/WALKWAY
- ◆ PLAYGROUNDS
- HYDRO TOWER**
  - Existing
  - Proposed

Please note: plan is for conceptual use only and is subject change



[sagecreek.ca](http://sagecreek.ca)

**Final servicing of Sage Creek - Phase 10D**

*Conceptual Rendering. Not to Scale - For Illustration Purposes Only. Subject to Change.*

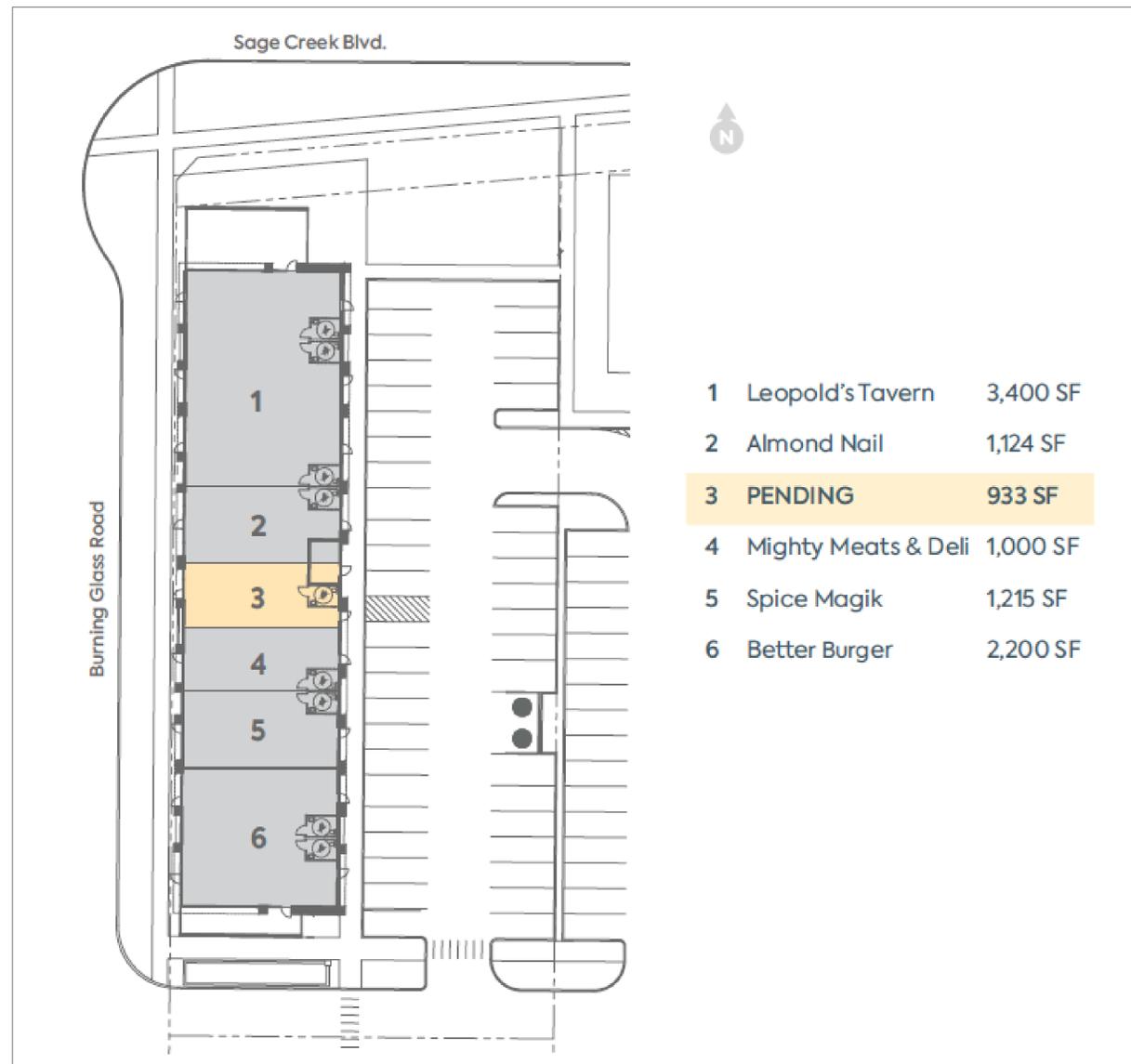
## Latest Phase 10 lot releases



- This final phase of Sage Creek will see servicing/road completion this summer (2025)
- Park space, trails and Hydro Corridor grasses/pathway will be completed over the 2025 and 2026 construction seasons
- Phase 10 includes a wide variety of product types for both single family and multi-family
- Additional Phase 10 lots will be released to both Premium and Custom Builders this summer

## New Tenants coming to Village Centre

### Context Map - Village Centre East



Located at the south east corner of Sage Creek Boulevard and Burning Glass Road, the Sage Creek Village East commercial site is well underway. With 5 out of 6 tenants already confirmed, we're excited to soon offer more retail, professional and dining services to the community.

### New Tenants - Coming Soon



Spice Magik Better Burger

\*Opening dates have not yet been confirmed, we will update our website as we know more\*

### (Village Centre North)



(Formerly Za Pizza Bistro)

Fall 2025

## New 55+ Apartment & The Meadows Retirement Residence

### New 55+ Apartment

A third 55+ building is planned for Sage Creek and will be a 5-storey building containing 98 units. The project will be located on Sage Creek Blvd, adjacent to the Hydro Corridor. Construction is expected to start this summer.

#### 55+ Apartment Location



Conceptual Rendering. Not to Scale - For Illustration Purposes Only. Subject to Change.

### The Meadows Retirement Residence

The Meadows Retirement Residence is a modern senior living community opening in June 2025. Located at 65 Des Hivernants Boulevard North, The Meadows offers one- and two-bedroom suites with high-end finishes, in-suite laundry, and private balconies. Concrete construction ensures a quiet and comfortable living experience.

Residents will enjoy a range of amenities, including a gym, theatre, library, games room, and a rooftop deck. Additional services such as meals, housekeeping, and scheduled activities provide a worry-free lifestyle.

Display suites are now open for guided tours, Monday to Friday, 10 a.m. to 3 p.m., or by appointment.



#### Inquiries:

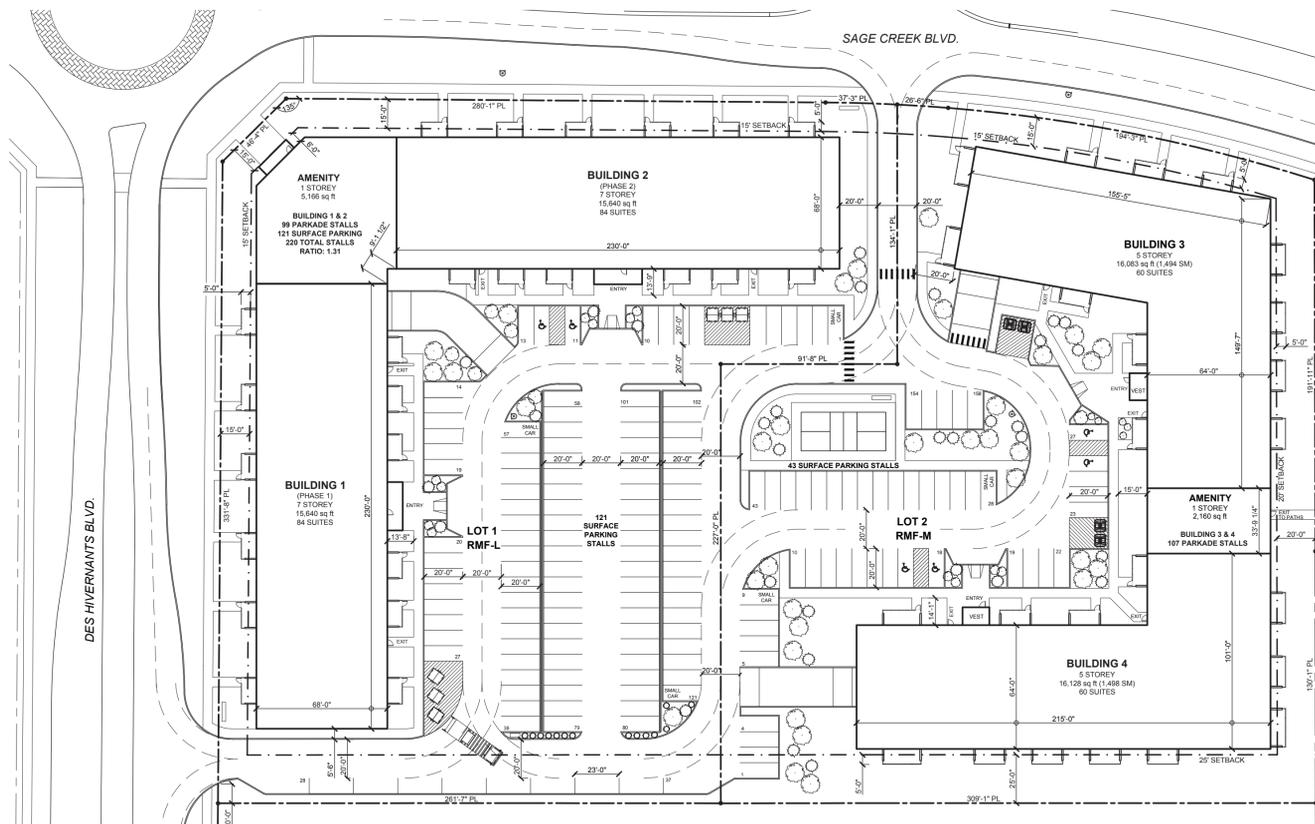
[themeadowswinnipeg.ca](http://themeadowswinnipeg.ca)  
204-560-1112

## StreetSide Planned Projects

Application in with City to subdivide into 3 lots for 3 StreetSide projects



### Proposed Apartment Site Plan - Lots 1 & 2



### Proposed Townhome Site Plan - Lot 3



Conceptual Rendering. Not to Scale - For Illustration Purposes Only. Subject to Change.

## SCRA Updates



Memberships available to all that live in Sage Creek.

Let's work together to build a stronger, more connected Sage Creek. ***The SCRA needs your support.***

For memberships, please contact Abiodun Adetu at [membership@sagecreekra.com](mailto:membership@sagecreekra.com)

Any questions regarding the Sage Creek Residents Association please contact Frank Capasso at [president@sagecreekra.com](mailto:president@sagecreekra.com)

<https://www.sagecreekra.com/>

Email: [info@sagecreekra.com](mailto:info@sagecreekra.com)

Instagram and Twitter: [@sagecreekra](https://www.instagram.com/sagecreekra)

### SCRA Green Team

The SCRA Green Team needs your support to continue to keep Sage Creek Clean. Any questions regarding the Sage Creek Residents' Association Green Team please contact [sagecreekgreenteam@gmail.com](mailto:sagecreekgreenteam@gmail.com)

### Community's Annual Canada Day Celebrations - July 1

Filled with free activities, live entertainment, fireworks, Ryan Price Magic, Cultural Performances, Zumba, Brand new to Sage Creek stage is 'Men in Cheap Suits', Food Trucks, Bouncy Castles, Photo Booth Fun, at Ron Duhamel Park from 4-11 PM.

### Community Clean Up Day - July 5

Community clean up day in Sage Creek is Saturday, July 5, from 10:00 am to Noon followed by a free hot dog, chips and a drink.

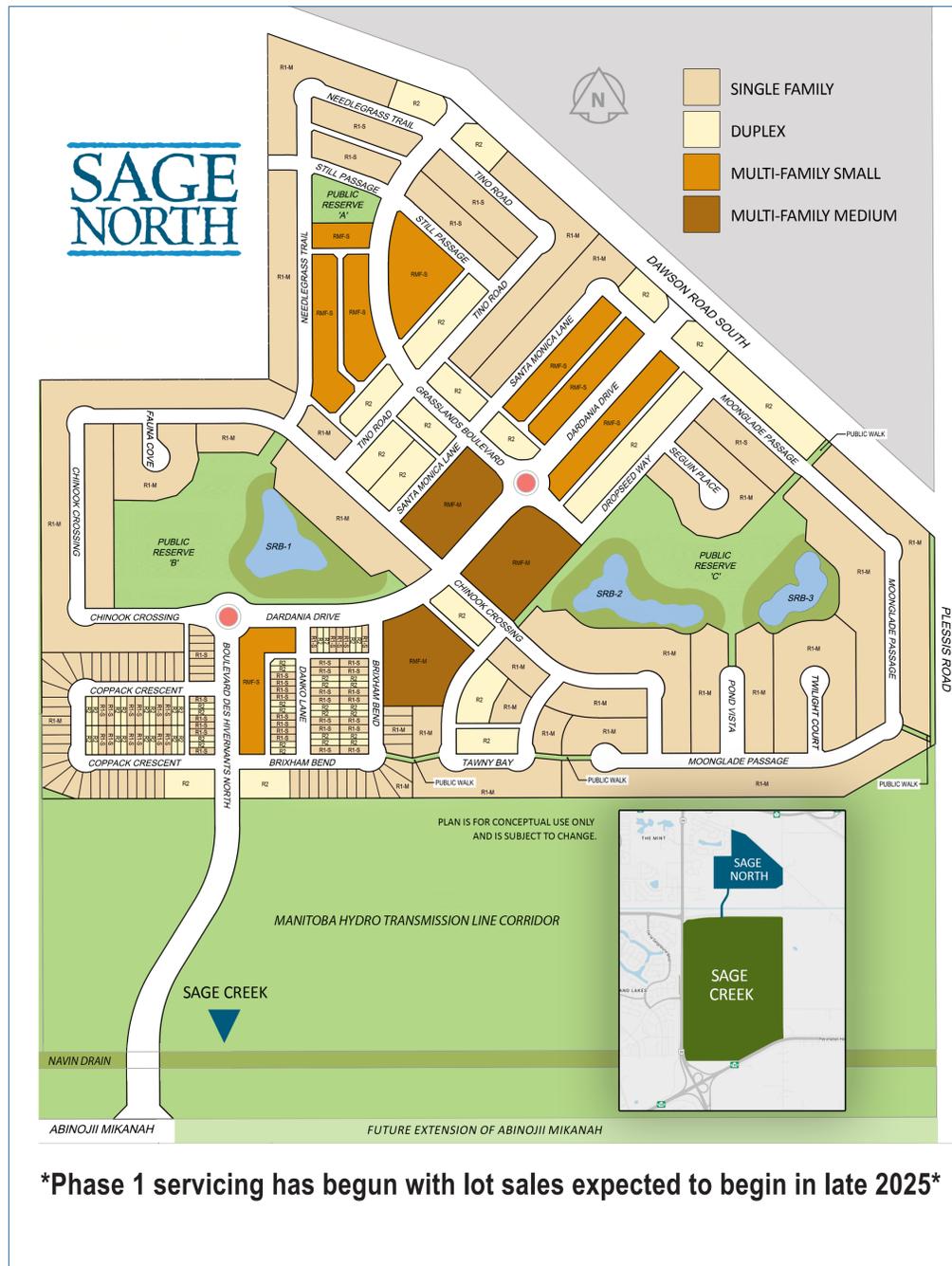
### Run Sage Creek & Market - September 13

For further information, please contact Jessica Drakul or [runsagecreek@gmail.com](mailto:runsagecreek@gmail.com)



New Qualico community begins Phase 1 servicing

## Context Map



## Diverse Home Styles

Sage North will include a variety of single-family lot sizes and home designs along with duplexes, townhomes, condominiums and apartments. These diverse options will provide a high level of flexibility for new home buyers looking in southeast Winnipeg.

The first lot releases will include single family home options available through the participating builders: Broadview Homes, Kensington Homes and Randall Homes. Multi-family options will be available through StreetSide.



## Connected to Sage Creek

Boulevard Des Hivernants North will connect the two communities giving residents quick access to all the amenities of the bustling Sage Creek Village Centre. Shopping, dining, lifestyle and professional services—all just a short walk or drive away.

Along with Qualico Communities' signature trails, wetlands and open park space - Sage North has it all.

Join our mailing list and stay up to date with servicing and lot release announcements.

[sagenorth.ca](http://sagenorth.ca)



## Sage Creek Overview



At the completion of Sage Creek,  
the community will include:

2810

Single Family Homes

74

Duplex Units

38

Multi-Family Sites

705

Townhome  
Units\*

1768

Apartment  
Units\*

\* Projected unit totals at community completion.  
Subject to change.

30+

Acres of Commercial/  
Mixed Use

3

School Sites  
(Total: 20+ Acres)