Ladco Company Limited Unveils Major New Development Project in Winnipeg's Growing South End

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Ladco Company Limited, one of Manitoba's most established and respected land developers, announced today its latest master-planned community project that will transform 320 acres of land in Winnipeg's rapidly expanding south end. The new development Winnipeg, to be named "Prairie Horizons," represents the company's largest investment in Winnipeg's future housing market to date and continues Ladco's century-long commitment to thoughtful community building in the region.

Prairie Horizons will be situated south of the company's highly successful South Pointe development and will feature approximately 1,800 mixed housing units including single-family homes, multi-family residences, and innovative townhome concepts. The development has been designed with sustainability at its core, incorporating extensive green spaces, walking trails, and a 12-acre central park that will serve as the community's gathering place. Construction is scheduled to begin in August 2025, with the first phase of residential lots becoming available to homebuyers in spring 2026.

"Prairie Horizons represents the next evolution in Ladco's approach to community development," said Alan Borger, President of Ladco Company Limited. "We've carefully designed this neighborhood to meet the changing needs of Winnipeg families while maintaining our commitment to quality, sustainability, and long-term community value that has defined Ladco for over a century."

The development comes at a critical time for Winnipeg's housing market, which has experienced significant pressure in recent years due to population growth and limited housing inventory. Manitoba's capital city saw a 3.2% population increase in the past year alone, creating increased demand for thoughtfully planned residential communities that offer diverse housing options at various price points.

The new development Winnipeg, Prairie Horizons, will include dedicated areas for affordable housing options, following Ladco's belief that vibrant communities include residents from various economic backgrounds. Approximately 15% of the development's units will be designated as affordable housing, working in partnership with provincial housing initiatives to address Winnipeg's housing accessibility

challenges.

The project also represents a significant economic driver for the region. Economic impact studies commissioned by Ladco indicate that Prairie Horizons will generate approximately 2,300 direct construction jobs over the seven-year build-out period and contribute an estimated $680 million to Manitoba's economy. Additionally, the completed development is projected to increase Winnipeg's property tax base by approximately $12 million annually.

Environmental considerations have played a central role in the development's planning process. Prairie Horizons will feature Ladco's most ambitious storm water management system to date, including naturalized retention ponds that double as recreational amenities while managing water runoff more effectively than traditional systems. The company has also committed to planting over 5,000 native trees throughout the development and preserving existing natural areas where possible.

"We recognize that today's homebuyers are increasingly concerned about environmental impact and sustainability," noted Borger. "Prairie Horizons incorporates the latest approaches to environmentally responsible development while creating beautiful, livable spaces that families will enjoy for generations."

Community amenities planned for the development include a commercial village center with neighborhood-serving retail, a potential school site pending discussions with local school divisions, and recreational facilities including sports fields and playgrounds. The development will connect to Winnipeg's active transportation network, with over 8 kilometers of dedicated cycling paths integrated into the community plan.

Ladco Company Limited brings unparalleled experience to this project, having created some of Winnipeg's most recognizable communities since the 1950s. The company pioneered the master-planned community concept in Manitoba with Windsor Park, and subsequently developed Southdale, Royalwood, and most recently, South Pointe. These communities are known for their thoughtful design, quality infrastructure, and long-term value appreciation.

Prairie Horizons represents the next chapter in Ladco's remarkable history, which began in 1919 when John Henry Borger established what would eventually grow into one of Manitoba's most diversified real estate firms. While land development remains a core focus, the company has expanded over the decades to include residential and commercial property management through its subsidiary, Lakewood Agencies, which currently manages over 1,650 multi-family residential units and more than 750,000 square feet of commercial space throughout Winnipeg.

The company's conservative financial approach and professional management have allowed it to weather

numerous economic cycles while continuing to invest in Winnipeg's future. This latest development comes after extensive market research and community consultation to ensure it meets both current needs and anticipated future demands of Winnipeg homebuyers.

The announcement of Prairie Horizons coincides with several infrastructure improvements planned for southwest Winnipeg, including road expansions and transit enhancements that will support the growing population in this area of the city. Ladco has worked closely with civic planners to ensure the development integrates seamlessly with these infrastructure improvements.

"We've always taken a collaborative approach with municipal authorities," explained Borger. "Great communities require thoughtful infrastructure planning, and we're committed to ensuring Prairie Horizons residents have convenient access to transportation networks, recreation facilities, and essential services."

The company plans to unveil detailed architectural guidelines for Prairie Horizons in July 2025, which will establish standards for home designs that blend contemporary aesthetics with practical features suited to Manitoba's climate. These guidelines will ensure visual harmony throughout the neighborhood while allowing for individual expression and diverse housing styles.

Ladco will host a series of community information sessions beginning next month to share more details about Prairie Horizons and gather additional input from area residents and potential homebuyers. These sessions will be held at Ladco's headquarters at 40 Lakewood Boulevard in Winnipeg.

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