Properties Coming Available Across Canada

Closed campuses, malls, and industrial sites — ready for a second life as community campuses

Across Canada, colleges are closing regional campuses, landmark shopping malls are entering receivership, and massive industrial plants are shutting their doors. Each one is the kind of property the Compassion Network campus model is designed to convert: permanent homes with onsite care, built from places already standing.

College Campuses Closing

Confederation College — four regional campuses, closing fall 2027

- **Kenora Campus** (Kenora, Ontario)
- **Dryden Campus** (Dryden, Ontario) — operates inside the Dryden Regional Training & Cultural Centre
- **Fort Frances Campus** (Fort Frances, Ontario)
- **Sioux Lookout Campus** (Sioux Lookout, Ontario)

Why they are closing: Federal limits on international student visas have driven sharp enrollment and revenue drops. Confederation College is shifting its presence in these four communities into a credential partnership with the Seven Generations Education Institute, which takes over local delivery starting in fall 2027. (The Red Lake regional campus and the main Thunder Bay campuses remain open.)

Scale: These are not sprawling multi-building campuses. The closing regional locations are single-building facilities or dedicated suites within multi-purpose community centers — compact regional hubs, efficient to repurpose.

Broader Canadian college pressures

- **Manitoba Institute of Trades and Technology (MITT):** became Canada's first public college to wind down operations following severe international enrollment declines.
- **Private & regional cutbacks:** numerous public and private institutions across Ontario, British Columbia, and Quebec have suspended hundreds of programs or shuttered satellite campuses — such as Algonquin College closing its Perth campus — amid provincial funding and immigration policy changes.

Large Shopping Malls Seeking Closure & Redevelopment

Rather than closing overnight, sprawling retail properties are being phased out or forced into court-supervised restructuring — each a candidate for conversion instead of demolition.

Place Versailles — Montreal, Quebec

Status: Scheduled for progressive demolition and redevelopment starting in 2026/2027.

Size: Nearly 17 hectares (approx. 42 acres).

Details: The city approved a $2.2 billion project to replace this 60-year-old enclosed mall with 5,805 housing units, three public parks, an elementary school, and a hotel.

Woodbine Centre — Toronto area, Ontario

Status: Operating in receivership; transitioning away from the traditional retail model.

Size: Over 50 acres.

Details: After entering receivership, the property is being marketed to buyers primarily as a major mixed-use high-density residential redevelopment site.

Dixie Outlet Mall — Mississauga, Ontario

Status: Entered receivership in March 2026; open under court supervision.

Size: Sprawling multi-acre suburban footprint (400,000+ sq ft of retail space).

Details: Hit by severe financial distress and $156 million in debt while stakeholders advance long-term mixed-use redevelopment plans.

Large Industrial Complexes & Plants Closing

Recent closures in Canada's industrial sector are heavily concentrated in chemical manufacturing, aerospace, and forestry — massive complexes with the bones for campus-scale conversion.

RYAM Industrial Complex — Témiscaming, Quebec

Size: Landmark complex with annual capacity of 180,000 tonnes of paperboard and 290,000 tonnes of pulp.

Closing: Halted production October 4, 2026 — shuttered indefinitely following a collapse in trade talks and 50% U.S. tariffs on Canadian goods.

INVISTA Plant, Maitland Industrial Park — Maitland, Ontario

Size: Located within a 1,000-acre waterfront industrial park.

Closing: Gradual phase-out concluding by 2027; the U.S. chemical firm is shuttering the plant due to global overcapacity and relocating production to Texas.

Woodward Aerospace Plant — Peterborough, Ontario

Size: 379,415 square feet of manufacturing space at 2000 Fisher Drive.

Closing: Scheduled to close August 31, 2027; relocating all operations to Krakow, Poland.

AV Nackawick Pulp Mill — Nackawick, New Brunswick

Size: Large regional anchor complex employing 350 workers.

Closing: Temporarily idled late October 2026 on a temporary/indefinite basis, citing severe macroeconomic headwinds and unfavorable market conditions.

Large Industrial Complexes & Plants Closing (continued)

Stelco / Algoma Steel — Hamilton, Ontario

Size: Canada's historic steel sector, under severe pressure from cross-border tariffs and market shifts.

Closing: Stelco's Hamilton operations face major downsizing and threats of forced asset sales and layoffs; historic mills like the Stelco #3 Bloom and Billet Mill closed permanently.

Kaufman Rubber & BFGoodrich Plants — Kitchener, Ontario

Size: Massive brick factories and tire manufacturing operations, including the Dominion Tire Building / Glasgow Street and Strange Street plants.

Closing: Lost following North American trade realignments in the early 1990s — Kitchener was once Canada's rubber capital.

Decommissioned Automotive Plants — Ontario & Quebec

Major manufacturing footprints decommissioned or retooled across the decades: the Ford St. Thomas Assembly Plant, the Chrysler Pillette Road Plant in Windsor, the Navistar Chatham Truck Plant, and the GM Sainte-Thérèse Plant in Quebec.

Landmark Architectural Ruins — Montreal, Quebec

Historic complexes like the Canada Malting Silos along Montreal's Lachine Canal and Grain Elevator No. 5 in the Old Port stand as massive reminders of Canada's industrial past — parts of the Canada Malting site are undergoing emergency controlled demolition due to structural decay.

Land would then be available for a new community center.