



**City of Winnipeg
Planning, Property and Development Department**

**Invitation for Expressions of Interest
and Development Proposals For
The Public Markets Site
Winnipeg, Manitoba**

(EOI # 362 – 2006)

May 24, 2006

1.0 INTRODUCTION

The City of Winnipeg is the capital of the Province of Manitoba and has a population of 650,000. The immediate trading area includes an additional 50,000 persons. Winnipeg is well situated with respect to regional transportation facilities. It has an international airport with 24 hour access, the main lines for both CN Rail and CP Rail extend through the City with excellent rail connections to the markets within the United States of America. The Trans-Canada Highway intersects through Winnipeg and Highway #75 provides a direct surface transportation route to the United States.

The economy of Winnipeg is very diverse, including farm implement, furniture, building material and bus manufacturing, a diverse aerospace industry, three universities and a full range of financial services. Several of Canada's major trucking firms have their head offices in Winnipeg. Winnipeg also has a rich ethnic and cultural history and a wealth of cultural institutions and facilities.

Winnipeg is currently experiencing a very active market expansion in the commercial, industrial and residential sectors of the economy. The City is pursuing an aggressive policy of releasing lands within its inventory for private sector development.

2.0 INTENT

The City of Winnipeg invites Expressions of Interest (EOI) from private sector proponents for a 121 acre +/- (48.97 hectares) site, commonly referred to as the Public Market Site. (See Figure 1).

The City is interested in securing a purchaser(s) or joint venture partner(s) for all or part of this site. This information package provides a brief overview of the property.

In addition, various heavy industrial uses, including a rendering plant and other meat processing facilities are in close proximity.

3.0 THE SITE

The Public Markets site is located south of Marion Street and east of Rue Archibald in St. Boniface. The total area of City owned land offered in this EOI is 121 acres (48.97 hectares).

The site is located south of Marion Street, east of Archibald Street and adjacent to the CPR Emerson line. The majority of the lands offered for purchase or joint venture development are bordered by the southerly extension of Dupuy Avenue on the west, Marion Street on the north, the CNR Sprague line on the east and the

CP/CN transfer track and Paddington Yard on the south. (See Figure 2 – Misc. Plan No. 12658/7).

3.1 Properties Adjacent

There are several parcels of privately held property adjacent to the site that are located along the Marion Street frontage. In addition, a site adjacent to the southwest corner is jointly owned by CP Rail and CN Rail. This area is leased to an auto transport company, which unloads new vehicles from CP and CN and transports and distributes them by truck throughout the City (Figure 2 – Misc. Plan No. 12658/7).

In addition, various heavy industrial uses, including a rendering plant and other meat processing facilities are located in close proximity.

4.0 BACKGROUND

For eighty years prior to the late 1980s, much of the Public Markets site had been used for livestock related uses including holding, selling, transferring, processing and packing. The primary operations were the Public Markets Limited stockyards, which occupied most of the land away from the Marion Street frontage.

The stock holding pens, barns and most of the associated buildings were removed between 1983 and 1988.

The original Public Markets Limited land was purchased by the City of Winnipeg in 1991.

Structures remaining on the site include the administration building, powerhouse and water tower. In March, 2006, the Historical Buildings Committee recommended to the Riel Community Committee and the Standing Policy Committee on Property and Development that the three structures at 780 Marion Street be placed on the Buildings Conservation List as Grade III Buildings. However, to this date, no decision has been reached to declare these structures as being historically significant.

5.0 PREVIOUS STUDIES

5.1 Environmental Assessments

Previous environmental investigations for the potential presence of soil contaminants have been carried out for the Public Markets Site. A copy of an environmental study done by TetrEs Consultants Inc., in association with Wardrop Engineering, in November, 1990, was incorporated within

DS Lea Consultants Ltd.'s "Public Markets Development Concept Study", which was prepared for the City's Land and Development Services Department in 1996. These reports are available for review or purchase at the City's Materials Management Offices at Main Floor, 185 King Street.

The environmental investigation for the Public Markets Site reported that those portions of the site that were investigated are relatively free from contaminants. The report also identified some scattered surface rubble and manure piles and some soil contamination associated with a former service station location. These locations may require some level of remediation that may be dependant on the land uses contemplated.

Environmental standards currently in effect may require some additional due diligence in dealing with remediation at these identified locations.

The City recommends that all interested proponents avail themselves of the above information.

The City makes no representations or warranty with respect to the accuracy, condition, or third party interpretations of the contents of the above named reports.

6.0 CURRENT STATUS

6.1 Development Plan

The City of Winnipeg's official development plan, *Plan Winnipeg... Vision 2020*, designates this area as an *Industrial Policy Area*. Industrial uses and limited commercial uses are permitted within this policy area. The introduction of recreational uses would require a Plan Winnipeg amendment prior to a rezoning application.

6.2 Zoning and Land Use

The site is currently zoned "M3" Industrial District.

The lands to the south and west are generally zoned and developed for residential uses. The lands to the north and east are zoned M3 and have a mix of industrial uses.

On March 22, 2006, Council approved the Public Markets Conceptual Land Use Plan dated March 9, 2006, as the preferred land use and development plan for the Public Markets site (see Figure 3 attached). It should be noted that Parcel C and part of Parcel A, as shown on Figure 3 attached, are not included in this EOI.

The City is also open to considering other options for the redevelopment of the Public Markets site.

6.3 Servicing

Municipal services such as combined sewer, water, electrical and gas are generally available along the Marion Street frontage. The site is not serviced internally and there are no water or sewer mains extending into the site.

The City will require the development of a new local on-site storm water retention system of approximately eight (8) acres for the collection and storage of surface drainage. The City will also require a storm water retention basin as part of the combined storm sewer relief for the surrounding area (see Figure 2).

As this is an urban area, other services such as fire protection and electrical and gas distribution systems are generally available along the periphery of the site.

6.4 Access

Primary access will be off Marion Street. Marion Street is part of the City's regional street network. It has a four lane undivided cross-section and is also a full-time truck route.

The Allied Systems operation, located southwest of the site, currently has an easement agreement with the City, which allows it access to its site from Marion Street at a location immediately west of the Manitoba Pork property (750 Marion Street). This access needs to be protected and maintained by all proponents, until the proposed extension of Dupuy Avenue is connected to Speers Road.

6.5 The Rail Lines and Yard

The site is bounded on two sides by rail lines and yards; the CPR Paddington yards to the south and the CNR Sprague line to the northeast.

7.0 INSTRUCTIONS TO PROPONENTS

7.1 Process

The City invites Expressions of Interest for the purchase or joint venture development of all or part of the land component of the Public Markets Site shown shaded on Misc. Plan No. 12658/7 attached (see Figure 2).

The proposals must include proposed arrangements for the acquisition of the land (outright purchase or other arrangements), financial terms and conditions, the proposed development and land use, development timing, and any other relevant terms or assumptions.

As a preferred option Proponents should submit proposals, which conform with Council's recently adopted Public Markets Conceptual Land Use Plan dated March 9, 2006 (see Section 6.2).

7.2 Material and Information to be Supplied by Proponents

7.2.1 Background Information

- i) the names of all Principals associated with the Proponent in the proposed development;
- ii) a list of the successful developments carried out by the Proponent, if any;
- iii) financial information about the Proponent;
- iv) any other information which the Proponent considers pertinent to the development proposal.

7.2.2 Details of the Proposed Development of the Site

- i) submission of a detailed proposal;
- ii) character of development;
- iii) any other amenities.

7.2.3 Financing

Each Proponent shall demonstrate the means by which the project is to be financed. A full explanation of funding is to be provided.

Proponents will not be reimbursed for any costs associated with preparing their proposals.

7.2.4 Economic Benefits

Each Proponent should identify and demonstrate the economic benefits to the City, which will be derived from the Proponent's development proposal. This should include items such as: job creation, taxation and any other benefits that will occur not only during the construction phase but also within the operational phase.

7.3 General Conditions of Proposal

7.3.1 Sealed Proposals

Sealed Proposals marked “PUBLIC MARKETS EOI #362-2006”, addressed and delivered to:

Materials Management
City of Winnipeg
Main Floor, 185 King Street
Winnipeg, MB,

Sealed Proposals will be received up to but no later than:

4:00 p.m. Winnipeg time, July 31, 2006

EOI Submissions determined by the Manager of Materials to have been received later than the Submission Deadline may not be accepted and returned upon request.

The Contract Administrator or the Manager of Materials may extend the Submission Deadline by issuing an addendum at any time prior to the Submission Deadline.

EOI Submissions submitted by facsimile transmission (fax) or internet electronic mail (e-mail) will not be accepted.

Proposal submissions will not be opened publicly.

The City may, at any time prior to the Submission deadline, issue addenda correcting errors, discrepancies or omissions in the Invitation for Expressions of Interest, or clarifying the meaning or intent of any provision therein.

Addenda will be available on the Bid Opportunities page at The City of Winnipeg, Corporate Finance, Materials Management Branch internet site at <http://www.winnipeg.ca/matmgt/bidopp.asp>.

7.3.2 Proposals on all or Part of the Lands

The City will consider proposals on all or part of the subject lands.

7.3.3 Evaluation

The City shall evaluate proposals on their own merits and price alone may not be the sole determining factor that the City considers in the evaluation of each and every proposal. Purchase price, tax revenue, compatibility with surrounding uses and overall project design and quality will also be considered.

7.3.4 Right to Reject

The City reserves the right to reject all or any proposals. The City also reserves the right to accept more than one proposal, if in the City's sole discretion, the City elects to further subdivide the properties to accommodate multiple acceptable proposals.

7.3.5 Caveat Emptor

The City makes no representations or warranty with respect to the quality, condition or sufficiency of the Property. The Public Markets site will be sold on an “as is, where is” basis.

7.3.6 Phase I – EOI Evaluation

The Proponents are advised to present their best offer, not a starting point for negotiations in their Proposal. The City will only negotiate with a short list of the Proponents submitting, in the City’s opinion, the most advantageous proposals.

7.3.7 The City will review and clarify all EOIs submitted. All proposals submitted under this EOI will be reviewed by the Planning, Property and Development Department on the basis of broad financial, operational and strategic merit to the City.

If the City deems that none of the proposals submitted are acceptable, proponents will be so notified and no further discussions will be held.

After completion of the Phase I evaluation of all submissions, the City will short list the submissions that are of the most interest to the City and will proceed to Phase II.

7.3.8 Phase II – Detailed Proposal Solicitation and Evaluation

The City may invite the short listed Proponents to submit detailed proposals. The City anticipates approximately 3 to 5 weeks to solicit, review and clarify the detailed proposals submitted.

If the City deems that none of the short listed proposals submitted are acceptable, proponents will be so notified and no further discussions will be held.

The evaluation of the detailed proposals may proceed to Phase III with the City contacting those Proponents and the City entering into negotiations with Proponents having projects/proposals that are considered to have the most merit and benefits for the City.

7.3.9 Phase III – Negotiation

The City reserves the right to further negotiate details of the proposals from the short listed Proponents in the Phase III negotiations.

If the parties cannot agree to a final resolution, the City shall have no obligation to come to a final agreement with a Proponent.

7.3.10 No Contract

The EOI is deemed to be an inquiry only. By submitting an EOI and participating in the process as outlined in this document, proponents expressly acknowledge and agree that no contract of any kind is implied or formed hereunder, or arises from this EOI and that no legal obligations will arise between the parties. The City has no obligation to enter into negotiations or a contract with any proponent as a result of this Expression of Interest.

7.3.11 Confidentiality

Information during negotiations provided to a Proponent by the City or by a Proponent to the City or acquired by a Proponent by way of further enquiries or through investigation is deemed to be confidential. Such information shall not be used or disclosed in any way without the prior written authorization of the City or the Proponent. The Proponent nor the City shall make any statement of fact or opinion regarding any aspect of the EOI to the media or any member of the public without the prior written authorization of the Director of the Planning, Property and Development Department or the Proponent.

7.3.12 No Commissions Payable

There will be no commissions payable by the City.

7.3.13 Contact Person

Mr. Barry Lucyk, Senior Negotiator
City of Winnipeg
Planning, Property and Development Department
2nd Floor – 65 Garry Street
Winnipeg, MB R3C 4K4

Phone (204) 986-3241

Fax: (204) 944-8476

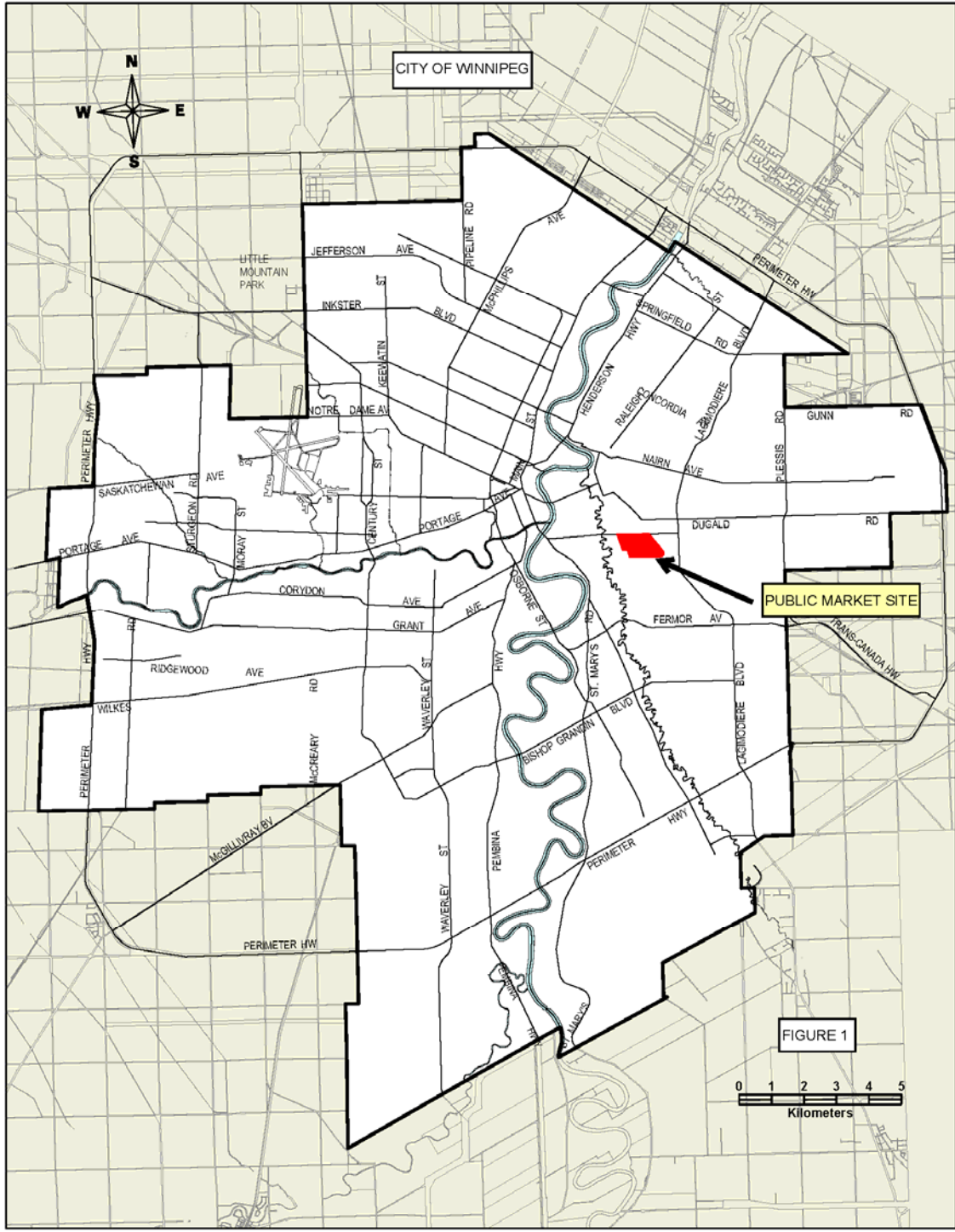
List of Figures

1. Location Plan
2. Public Market site (Misc. Plan No. 12658/7)
3. Public Market Concept Land Use Plan

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Invitation for Expressions of Interest and Development Proposals
for the Public Markets Site, Winnipeg, Manitoba

Figure 1



Invitation for Expressions of Interest and Development Proposals
for the Public Markets Site, Winnipeg, Manitoba

Figure 2

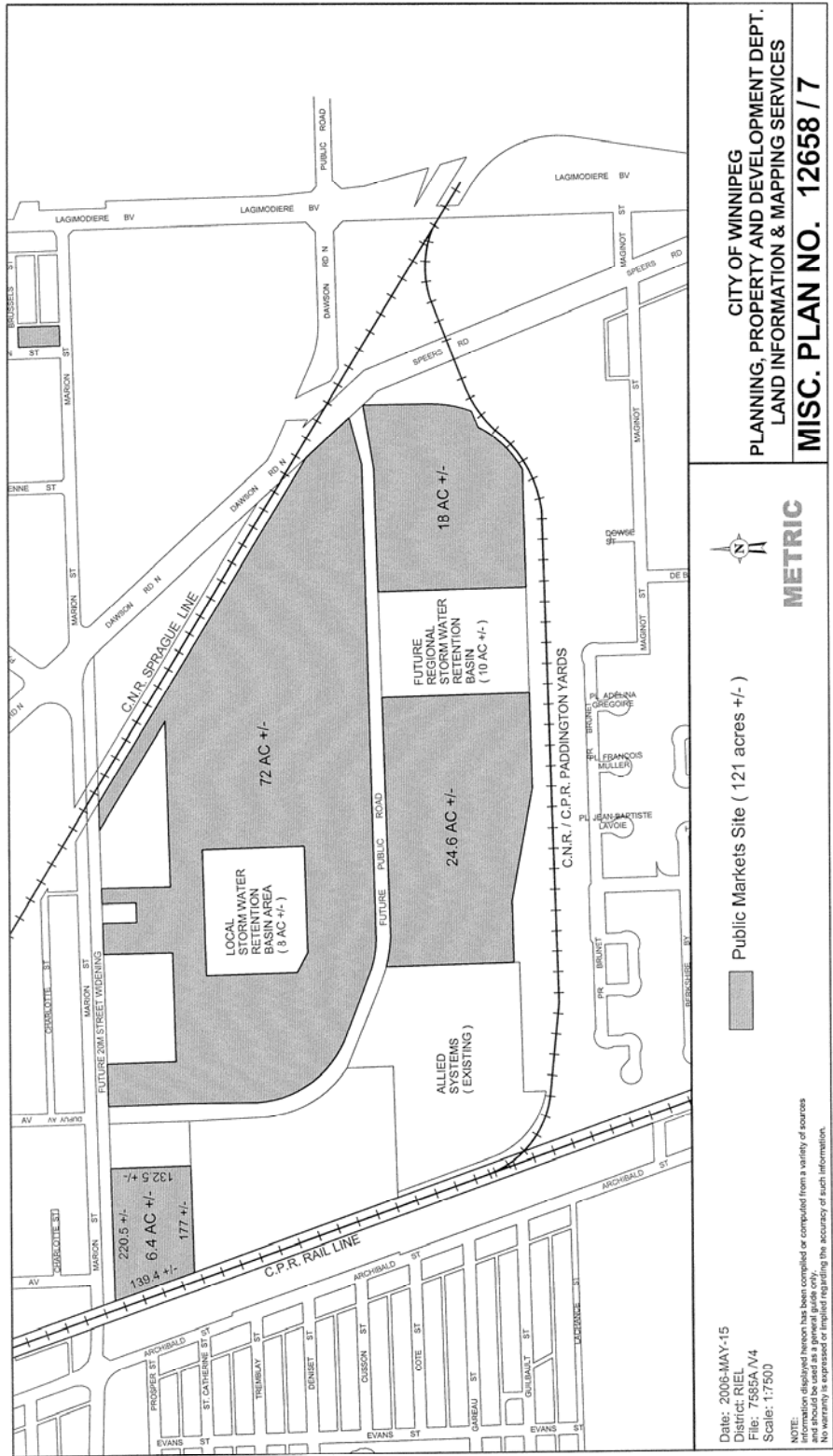


Figure 3

