



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

**Invitation for Expressions of Interest
and Development Proposals For
100 MAIN STREET
Winnipeg, Manitoba**

(EOI # 418 – 2006)

July 6, 2006

1.0 INTRODUCTION

The City of Winnipeg is the capital of the Province of Manitoba and has a population of 650,000 residents. The immediate trading area includes an additional 50,000 residents.

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 proponents for proposals related to the City owned property located at 100 Main Street.

The City is interested in receiving EOI's for all or part of this site.

This information package provides a brief overview of the property.

3.0 THE SITE

The subject site is located on the west side of Main Street north of Assinboine Avenue and is accessed from Assinboine Avenue on the south, and by lane access from Fort Street on the west.

Please refer to Misc. Plan No. 12500

The property is developed with a 3 storey 30,000 sq. ft. building, which was constructed within the north eastern portion of the site in 1948 as Imperial Oil Limited's Regional Office.

The larger southern portion of the site is used for surface parking.

The City acquired the Property in 1962.

3.1 Properties Adjacent

The land immediately to the north and northwest contains the restored northern gate of the historic Upper Fort Garry.

The lands to the west and north of the lane accessing the site are owned and occupied by the Grain Exchange Curling Club.

Bonnycastle Park is located immediately to the south of Assiniboine Avenue.

Gibraltar House, an office building, is located across Main Street to the east.

4.0 BACKGROUND

The subject property straddles part of one the most significant heritage locations within the City, which is the former fortification of Upper Fort Garry, a Hudson's Bay Fur Trading Complex built between 1834 and 1837.

The northern gate of that Fort has been restored and is located on lands immediately adjacent to the northwest of the subject property.

Please refer to **EXHIBIT A: Location of Upper Fort Garry relative to the subject property and surrounding area.**

5.0 PREVIOUS STUDIES

5.1 Environmental / Archeological Assessments

On April 20, 2005, the Planning, Property and Development Department retained Quaternary Consultants Ltd. to prepare a "Preliminary Archeological Assessment for Potential Development of the Property at 100 Main Street".

The report outlined, among other things, the following:

- (1) The provisions for dealing with the Manitoba Heritage Resources Act,
- (2) Potential for archeological resources within the site, and
- (3) The likelihood of archeological resources remaining within the site.

The report identifies the potential for archeological resources from Pre-European occupations, Upper Fort Garry and the latter use of the subject property by the Winnipeg Electric Railway Company.

Two areas of the site were identified with good potential for archeological resources remaining from Upper Fort Garry.

These locations are:

- (1) west of the existing 100 Main Street building where Government House once was, and
- (2) a location at the southeast end of the property, where smaller structures such as the General Depot, Pemmican Store and Granary Complex once stood.

Exhibit A attached, shows the original location of the fortification and compound of Upper Fort Garry relative to the property at 100 Main Street, and the surrounding area.

The Consultant identified four (4) development scenarios:

A. *Status Quo.*

The existing buildings and parking lots are retained in their current locations.

B. *Retain existing buildings at 100 Main Street, redevelop existing parking areas at north east corner of Fort Street and Assiniboine Avenue (i.e. the area outside of the west wall of Upper Fort Garry) and retain balance of parking areas.*

The development of the parking area lying west of the west wall of Upper Fort Garry could have sub-surface archeological resources.

The report identifies that sub-surface impact assessments would be required in these areas to ascertain the presence or absence of fur trade era resources or pre-European campsite locations.

C. Retain existing building at 100 Main Street, redevelop existing parking areas south of the Grain Exchange Curling Club and 100 Main Street.

The development of the parking area lying south of the Curling Club and 100 Main Street would impact the structural remnants of Upper Fort Garry (pemmican store/ granary, fur store and office) as well as the sub-surface features of the privy and potential refuse pits. The report indicates that a mitigation program would need to include an assessment of the location and integrity of recorded and unrecorded resources, and could take a consulting firm two years to complete.

D. Redevelop the entire site.

Demolition of 100 Main Street and excavation of sub-surface archeological resources throughout the entire area would be required. The mitigation program would include the measures noted in Alternative 3 above, as well as the archeological resources/artifacts from Government House. The Quaternary Archeological Report notes that this option could take a consulting firm three seasons to complete.

A copy of the Quaternary Archeological Report is attached as Appendix A to this document.

6.0 ADDITIONAL OPTIONS

Proposals will be considered that preserve the site as a historic and public place (e.g. park, interpretive center, etc).

7.0 HERITAGE RESOURCES ACT

The Proponent should be aware that The Manitoba Heritage Resources Act pertains to this site and deals with the issuance of Heritage Permits, Resource Impact Assessments as well as Custody of Artifacts and Burials, including treatment of human remains.

8.0 CURRENT STATUS

8.1 Plan Winnipeg

Plan Winnipeg... Vision 2020, notes that consideration should be given to heritage preservation, and that preference should be given to projects that closely match Plan Winnipeg's desire to promote the adaptive reuse of heritage property.

8.2 Zoning and Land Use

The 100 Main Street site is zoned M – Multiple Use Sector, as per Downtown Winnipeg Zoning Bylaw No. 100/2004. Under the Downtown Winnipeg Zoning By-Law No. 100/2004 all development, redevelopment, expansion, demolition or exterior alteration visible from public rights-of-way or rivers is subject to urban design review and approval based on the City’s adopted Urban Design Guidelines.

Lands to the south of Assiniboine Avenue are zoned R – Riverbank Sector.

The lands west of Fort Street are zoned D – Downtown Living Center.

8.3 Servicing

Municipal services such as waste-water sewers, land drainage sewers, waterlines, and electrical, telephone and gas utility services, are readily available along the adjoining streets.

8.4 Access

Primary access to the site is currently available from Assiniboine Avenue and Fort Street.

Pursuant to Private Approach Bylaw No. 6546/95, Schedule 1, no access is permitted from Main Street to the site.

9.0 INSTRUCTIONS TO PROPONENTS

9.1 Process

The City invites EOI’s for the purchase of all or part of the land and building identified as Subject City Property, as shown on **Misc. Plan No. 12500**.

The EOI must include detailed terms and conditions for the acquisition of the land and building, financial details, any proposed development and land use, project timing, and any other relevant terms or assumptions.

9.2 Material and Information to be supplied by Proponents

9.2.1 Background Information

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

9.2.2 Details of the Proposed Use of the Site

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

9.2.3 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 EOI.

9.2.4 Economic and Social Benefits

Each Proponent should identify and demonstrate the economic and social benefits to the City, which will be derived from the Proponent's EOI.

This should include items such as: job creation, taxation and any other benefits that will accrue to the City.

9.3 General Conditions of the EOI

9.3.1 Sealed EOI's

Sealed EOI's marked "*100 Main Street EOI # 418 - 2006*", addressed and delivered to:

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

Sealed EOI's will be received up to the deadline of:
4:00 pm, Winnipeg Time, on September 29, 2006

EOI's submissions determined by the Manager of Materials to have been received later than the EOI 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's submitted by facsimile transmission (fax) or internet electronic mail (e-mail) will not be accepted.

EOI's will not be opened publicly.

9.3.2 Addenda

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 Opportunity page at the City of Winnipeg, Corporate Finance, Materials Management Branch internet site at <http://www.Winnipeg.ca/matmgt/bidopp.asp>.

The Proponent is responsible for ensuring that it has received all addenda and is advised to check the Materials Management Branch internet site for addenda shortly before the submission deadline.

9.3.3 Proposals on all or Part of the Subject Property

Notwithstanding Clause 5.0 and 6.0 herein, and provided the proposal meets the requirements of The Manitoba Heritage Resources Act, the City will consider proposals on all or part of the subject property.

9.3.4 Evaluation

The City shall evaluate EOI's 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.

Preferential consideration will be given to the EOI that, in the City's opinion, best addresses the unique and symbolic relationship that the site shares with the historic evolution of the developmental growth of the City of Winnipeg.

Purchase price, municipal tax revenue, compatibility with the site's character and surrounding uses and overall project design and quality will all be considered within the context of the site's uniqueness.

9.3.5 Right to Reject

The City reserves the right to reject all or any EOI.

The City also reserves the right to accept more than one EOI, if in the City's sole discretion, the City elects to further subdivide the property to accommodate multiple acceptable proposals.

9.3.6 Caveat Emptor

The City makes no representations or warranty with respect to the quality, condition or sufficiency of the subject property. *This site is considered to be of historical significance to the evolution of the City of Winnipeg.*

9.3.7 Phase I – EOI Evaluation

The proponents are advised to present their best proposal. The City will only negotiate with a short list of the proponents submitting, in the City's opinion, the most advantageous proposals.

The City will review, and clarify as required, all EOI's submitted. All EOI's submitted in response to this invitation will be reviewed on the basis of broad financial, operational, strategic and historical merit to the City.

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

After completion of the Phase I evaluation of all EOI's, the City will short list those that are of the most interest to the City and may proceed to Phase II.

9.3.8 Phase II – Detailed Proposal Solicitation and Evaluation

The City may invite the short listed proponents to submit detailed proposals.

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

The evaluation of the short listed 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.

9.3.9 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.

9.3.10 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 EOI.

9.3.11 Confidentiality

Information acquired during negotiations by the City or by a proponent 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.

Neither 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.

9.3.12 No Commissions Payable

There will be no commissions payable by the City.

9.3.13 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
Email: blucyk@Winnipeg.ca


List of Figures

- 1. Misc. Plan No. 12500**
- 2. Exhibit A: Location of former Upper Fort Garry relative to the Subject Property.**

Invitation for Expressions of Interest and Development Proposals
for 100 Main Street, Winnipeg, Manitoba

Misc. Plan No.12500



 Subject City Property
6424.6 sq.m. +/- (69,154 sq.ft. +/-)



Date: 2005-FEB-18
District: CC
File: 7616 / 53
Scale: 1:1000

METRIC

**CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES**

MISC. PLAN NO. 12500

NOTE:
Information displayed hereon has been compiled or computed from a variety of sources
and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.

EXHIBIT A: Location of Upper Fort Garry relative to the subject property

