



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

**Invitation for Expressions of Interest and  
Development Proposals For  
City Owned Property Located in Pointe Hebert -  
North St. Boniface  
Winnipeg, Manitoba**

**(EOI # 530 – 2006)**

August 9, 2006

## 1.0 INTRODUCTION

The City of Winnipeg (City) invites Expressions of Interest (EOI) from proponents, with respect to the purchase and redevelopment, en bloc, of 24 residential lots within the North St. Boniface area commonly referred to as “Pointe Hebert”.

The City lots are not being sold individually, but are being offered as a single package of 24 properties on the terms and conditions outlined in this EOI.

This information package provides a brief overview of the properties and the associated terms of reference for this EOI.

## 2.0 LOCATION

The subject properties are located in an area bounded by Rues Messenger, St. Joseph, Hebert and Tache Avenue.

The City offering consists of sixteen (16) titled properties along Rues Messenger, St. Joseph, Hebert and Tache Avenue, as well as a portion of each of the 8 titled properties along the north side of Rue Darveau (i.e. The City will retain a portion required for a future widening for a proposed transit corridor.)

**Please refer to Misc. Plan No. 12964.**

A complete listing of the 24 City properties, or portions thereof, offered for sale within this EOI is appended as Schedule “A”.

## 3.0 BACKGROUND

Pointe Hebert is located on a bend of the Red River in North St. Boniface, north of the Canadian National Railway river crossing commonly referred to as the Hi-Line.

The area originally developed into a small enclave of predominantly single family residential housing, with some mixed-use light industrial uses west of Ave Tache.

Whittier Park, located east of Rue St. Joseph and north of Rue Messenger, has been developed into a cultural and recreational facility by the Festival Du Voyager for its various festive activities throughout the year.

Currently this area is predominantly interspersed with vacant lots and a number of older homes, 21 of which are privately owned.

#### **4.0 COUNCIL DIRECTIVE**

On July 17, 2002, Council adopted the report of the Executive Policy Committee dated July 10, 2002, which recommended the following:

- “I. That the City of Winnipeg, in accordance with Plan Winnipeg Policy and the stated objectives of the North St. Boniface Action Area Plan, issue a proposal call for the redevelopment of the City-owned lands north of the highline in North St. Boniface for mixed use residential development, subject to the following principles:
- A. That the densities be limited to principally single-family with the possibility of some low to medium density multiple-family along the north side of rue Darveau and on the west side of Tache Avenue, if necessary, subject to obtaining the required Plan Winnipeg amendments.
  - B. That the riverbank area, by-and-large, be preserved for public, open park space in accordance with Plan Winnipeg Policy guidelines.
  - C. That the City of Winnipeg establishes and maintains urban design controls over development as it occurs.”

This Expression of Interest (EOI) has been issued in response to the above Council Directive.

#### **5.0 PREVIOUS STUDIES**

##### **5.1 Environmental Assessments**

No previous environmental investigations for the potential presence of soil contaminants have been carried out by the City of Winnipeg.

The City is unaware of any previous environmental assessments or reports for the lands located in this area.

#### **6.0 CURRENT STATUS**

##### **6.1 Development Plan**

The City of Winnipeg’s official development plan, *Plan Winnipeg... Vision 2020*, designates the area bounded by Rues Messenger, St. Joseph, Darveau and Tache as a *Neighbourhood Policy Area*.

Residential uses are permitted within this policy area.

The City is currently preparing a road opening plan to re-establish the formerly closed portion of Rue Messenger. That plan will also open the lane access between Rues Messenger and Hebert.

The City is also preparing a road opening plan over its land ownership on the north side of Rue Darveau, in preparation for the proposed right-of-way for the future transit corridor. That roadway opening will establish the residual titles to the currently zoned RM-1 lands on Rue Darveau.

## **6.2 Community Expectations**

In the latter part of 2004, the Planning, Property and Development Department retained a consultant to prepare architectural landscape sketches for the Pointe Hebert area to suggest enhancements to this area.

The consultant also produced variations on the design of the roadways and lane pavement locations.

A meeting was held with the local area residents, representatives of the St. Boniface Residents Association and Enterprises Riel to discuss these sketches, and the future development of the Pointe Hebert area.

The local community favoured, and endorsed, the suggested landscaping treatments and the new street and lane configurations as presented within the McGowan-Russell Conceptual Masterplan, Option 2A.

Please refer to Schedule "B".

## **6.3 Zoning and Surrounding Land Use**

The City's lands are zoned R1- 3.5 Residential District on Rues Messenger, Hebert, and St. Joseph.

Lot 19, Plan No. 29652 fronting on Rue Tache is zoned R2.

The City's residual land holdings along the expanded Rue Darveau right-of-way have been rezoned by the City to an RM-1 category to reflect Council's July 17, 2002 directive.

Please refer to Misc. Plan No. 12964/1.

The balance of the privately owned lands within the Pointe Hebert area are zoned R2.

The lands to the east and north are designated as open space under Plan Winnipeg and are zoned for park purposes.

Property to the west of Ave Tache is zoned industrial, and currently supports mixed-use residential and light industrial public and private uses. However, this area is currently designated as Open Space under Plan Winnipeg, which precludes any other land uses (or changes to current uses without an amendment to that Plan).

## **6.4 Services**

### **Existing Services**

The Pointe Hebert area is serviced with a combined residential sewer system on all streets except Rue St. Joseph.

All streets are serviced by residential water mains, and all streets and lanes have an all-weather gravelled surface.

The combined sewer within Rue Messenger was installed in 1951. The balance of the underground services within the area were installed in 1958. These utilities are regarded to be in good serviceable condition for use by single family development.

Existing surface ditching currently accommodates the land drainage within the area.

A land drainage trunk sewer was installed along Rues Messenger and St Joseph in 2005 to facilitate the future separation of the combined sewers, and the future paving of the streets and lanes within the area.

The Water and Waste Department advises that should densities exceed single family residential uses an upgrade of the water main system would be required on adjacent streets.

### **Required Services**

It is Council's desire to see the Point Hebert area re-developed to current standards, which includes the installation of the remaining services.

It will therefore be necessary for the successful proponent to enter into a servicing agreement with the City in order for the proponent to complete, at its expense, the outstanding services on ALL STREETS AND LANES (excluding Rue Darveau lane) within this area.

The services required are concrete pavement on streets and lanes, concrete sidewalks, boulevard landscaping and tree planting, as well as the installation of underground hydro, telephone, and cable utilities, all as may be required to

complete the services to the requirements of current utility standards for emerging neighbourhoods.

The proponent will be allowed to request the City advertise local improvements to recover servicing costs from privately owned lands. The City will contribute approximately \$420,000.00 from the Building Communities Funding Program as part payment for those services which will benefit the existing private frontage and the remaining City frontage within this area.

The City will arrange an information meeting with interested proponents, and City representatives regarding municipal servicing requirements. The meeting date will be in late August or early September, 2006, and the date will subsequently be posted on both the Planning, Property and Development Department website and Materials Management website at:  
<http://www.Winnipeg.ca/matmgt/bidopp.asp>

## **6.5 Urban Design Controls**

Council has directed the Planning, Property and Development Department to prepare Urban Design Controls for the re-development of the City lands within Pointe Hebert.

These standards are attached as Schedule “C” for the information of all proponents.

All house plans for each lot will be reviewed in the context of the standard building permit requirements, as well as in the context of the above Urban Design Controls, and will be subject to the approval of the Director of Planning, Property and Development (or his designate).

In addition, the successful proponent will be required to substantially complete the construction of a dwelling on each existing, or re-subdivided, lot within three (3) years from the date of purchase, unless an extension of time for an additional year is approved by the Director of Planning, Property and Development.

The proponent is required to allow the City of Winnipeg to register a caveat on the 24 City properties regarding the imposition of the Urban Design Controls, thereby assuring their compliance by any subsequent owner(s).

## **7.0 INSTRUCTIONS TO PROPONENTS**

### **7.1 Process**

The City invites EOI's for the purchase of all 24 City properties as a single offering (en bloc). The City properties are shown on Misc. Plan No. 12964 (as itemized within Schedule "A"). Development of these properties and the Pointe Hebert area should be in accordance with the attached concept plan (Schedule B) and in accordance with the Urban Design Controls (Schedule "C").

**Expressions of Interest must be submitted, en bloc, for all of the offered lots.**

### **7.2 Material and Information to be Supplied by Proponents**

#### **7.2.1 Background Information**

- i) the names of all Principals associated with the 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.

#### **7.2.2 Details of the Proposed Purchase and Site Development**

The proposals must include the offering price, financial terms, conditions, if any, related to the development of the subject City properties, the proposed land uses, an outline of the development timing, and any other relevant terms or assumptions.

### **7.3 General Conditions of EOI**

#### **7.3.1 Sealed EOI's**

Sealed EOI's marked POINTE HEBERT EOI #530 - 2006, addressed and delivered to:

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

Sealed EOI's will be received up to the deadline of:

4:00 pm, Winnipeg Time, on September 29, 2006:

EOI 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.

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 provisions 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.

### **7.3.2 Proposals on all or Part of the Lands**

The City will only consider proposals which intend to purchase and develop all of the Subject City Properties.

### **7.3.3 Evaluation**

The City shall evaluate each proposal on its own merit 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, overall development layout, building design and quality, and compliance with Council's Directives for the re-development of the properties, as well as compliance with the Urban Design Controls, will all be critical factors within the evaluation.



#### **7.3.4 Right to Reject**

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

#### **7.3.5 Caveat Emptor**

The City makes no representations or warranty with respect to the quality, condition or sufficiency of the Subject City Properties.

The Pointe Hebert lots will be sold on an “**as is, where is**” basis, subject to the conditions as outlined within this E.O.I.

#### **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 submission. The City will only negotiate with the Proponents submitting, in the City’s opinion, the most advantageous and thorough proposal.

The Planning, Property and Development Department will review all proposals on the basis of financial, operational and strategic merit to the City.

Conformance with Council’s Directives and their requirement for Urban Design Controls will constitute a major component of the evaluation process.

If, after this initial review, the Department deems the proposals to be unacceptable, the proponents will be notified and no further discussions will be held.

Upon completion of the initial Phase I review, the Department will short list those submissions that are of worthy of additional discussions and proceed to the Phase II evaluation process.

#### **7.3.7 Phase II – Detailed Proposal Solicitation and Evaluation**

The Department will notify all proponents of their status within the short listed process, and will invite the short listed proponents to submit additional, or clarifying details, regarding their submission(s).

#### **7.3.8 Phase III - Negotiations**

The Department will enter into detailed negotiations with one or more short listed proponents which it believes have the most merit. The

proposal(s) will be finalized for submission to, and consideration by the Standing Policy Committee on Property and Development.

The Council of the City of Winnipeg, or its designate, is the final authority for the approval of the disposition of Subject City Properties.

### **7.3.9. No Contract**

The Expression of Interest is an inquiry only. By responding to this EOI and participating in the process as outlined in this document, proponents expressly understand and agree that no contract of any sort is implied or formed under, or arises from this EOI and that no legal obligations between parties has, or will be, pre-determined.

The City will have no obligation to enter into negotiations or a contract with any proponent as a result of this Expression of Interest.

### **7.3.10 Confidentiality**

Information provided to a Proponent by the City, or by a Proponent to the City, or acquired by any party by way of further enquiries or through investigation, **is strictly confidential**. Such information shall not be used or disclosed in any way without the prior written authorization of the City, or of the Proponent.

The Proponent, or the City, shall **not** 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 without the authorization of the Proponent.

Disclosure of a successful submission by a proponent is the sole responsibility of the Council of the City of Winnipeg, or its Designated Authority. The City may be obligated to disclose the final purchase price after closing date of the sale of the Subject City properties.

### **7.3.11 No Commissions Payable**

There will be no commissions payable by the City.

### **7.3.12 Contact Person**

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

Phone (204) 986-3241

Fax: (204) 944-8476

**List of Figures**

- Misc. Plan No. 12964            Subject City Properties pertaining to this EOI
- Misc. Plan No. 12964/1        Zoning of Subject City Properties
- Schedule “A”                    Individual details of properties
- Schedule “B”                    Conceptual Masterplan – Option 2A
- Schedule “C”                    Development Standards

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Invitation for Expressions of Interest and Development Proposals  
 for City Owned Land Located in Pointe Hébert - North St. Boniface, Winnipeg, Manitoba



Invitation for Expressions of Interest and Development Proposals  
 for City Owned Land Located in Pointe Hébert - North St. Boniface, Winnipeg, Manitoba



**PLACE ( POINTE ) HÉBERT  
 NORTH ST. BONIFACE**

■ Subject City Properties



Date: 2006-AUG-2  
 District: RIEL  
 File: 5413 / AA V3  
 Scale: 1:1500

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.

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

**MISC. PLAN NO. 12964 / 1**

**Schedule “A”**

**6.5 Properties Offered for Sale**

**South Side of Rue Messenger:**

- 1.) CT 1402589, Clear
  - a.) Part Lot 49, Plan No. 29652  
(balance of Lot 49 after a 6.24 metre lane opening with corner cut)  
Parcel Size:  $\pm 79' \times 122.25' = 9,658$  sq. ft.  
Vacant Land
  - b.) Part Lot 16, Plan No. 64  
Lot Size:  $66' \times 122.25' = 8,068.5$  sq. ft.  
Vacant Land
  - c.) Part Lot 18, Plan No. 64  
Lot Size:  $66' \times 122.25' = 8,068.5$  sq. ft.  
Vacant Land
  - d.) Part Lot 20, Plan No. 64  
Lot Size:  $66' \times 122.25' = 8,068.5$  sq. ft.
- 2.) CT 1402591, Clear  
  
Lot 50, Plan No. 29652  
Lot Size:  $33' \times 122.25' = 4,034.3$  sq. ft.  
Vacant Land
- 3.) CT 1402590, Clear  
  
Lot 51, Plan No. 29652  
Lot Size:  $33' \times 122.25' = 4,034.3$  sq. ft.  
Vacant Land

**West Side of Rue St. Joseph:**

- 4.) CT 1308625, Clear  
  
Lot 52, Plan No. 29652  
Lot Size:  $33' \times 66' = 2,178$  sq. ft.  
Vacant Land

5.) CT 1309954, Clear

Lot 53, Plan No. 29652  
Lot Size: 51' x 66' = 3,366 sq. ft.  
Vacant Land

6.) CT 1308628, Clear

Lot 54, Plan No. 29652  
Lot Size: 38' x 66' = 2,508 sq. ft.  
Vacant Land

7.) CT 1309950, Clear

Lot 29, Plan No. 29652  
Lot Size: 132.25' x 112.2' = 14,835.6 sq. ft.  
Vacant Land

**North Side of Rue Hebert:**

8.) CT 1309942, Clear

Lot 32, Plan No. 29652  
Lot Size: 33' x 122' = 4,026 sq. ft.  
Existing 861 sq. ft. Bungalow (rented)  
Address 167 Rue Hebert

9.) CT 1309952, Clear

Lot 33, Plan No. 29652  
Lot Size: 33' x 122' = 4,026 sq. ft.  
Existing 1050 sq. ft. 1½ Storey Home (rented)  
Address 165 Rue Hebert

10.) CT 1872764, Clear

Part Lot 119, Plan 64  
Lot Size: 66' x 122.25' = 4,034.3 sq. ft.  
Vacant Land

11.) CT 1309947, Clear

Lot 36, Plan No. 29652  
Lot Size: 31' x 122.25' = 3,789.9 sq. ft.  
Vacant Land

12.) CT 13099450, Clear

Lot 38, Plan 29652  
Lot Size: 33' x 122.25' = 4,034.3 sq. ft.  
Vacant Land

13.) CT 1309940

Lot 41, Pan 29652  
Lot Size: 44' x 66' = 2,904 sq. ft.  
Existing 697 sq. ft. Bungalow (rented)  
137 Rue Hebert

**South Side Rue Hebert:**

14.) CT 1309943, Clear

Lot 28, Plan 29652  
Lot Size: 40' x 122.25' = 4,890 sq. ft.  
Vacant Land

15.) CT 1309951, Clear

Lot 23, Plan No 29652  
Lot Size: 40' x 122.25' = 4,890 sq. ft.  
Vacant Land

**East Side of Rue Tache:**

16.) CT 1309946, Clear

Lot 19, Plan No. 29652  
Lot Size: 28' x 132.2' = 5,286.7 sq. ft.  
Vacant Land

**North Side of Rue Darveau:**

17.) CT 1311592 Clear

Part Lot 4, Plan 29652  
Lot Size: 66' x ±89' = ±5,874 sq. ft.  
Vacant Land



Invitation for Expressions of Interest and Development Proposals  
for City Owned Land Located in Pointe Hebert - North St. Boniface, Winnipeg, Manitoba

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18.) CT 396325, Clear

Part Lot 217, Plan 64  
Lot Size: 66' x ±89' = ±5,874 sq. ft.  
Vacant Land

19.) CT 1309918, Clear

Part Lot 6, Plan 29652  
Lot Size: 33' x ±89' = ±2,937 sq. ft.

20.) CT 442121, Clear

Part Lot 211, Plan 64  
Lot Size: 66' x ±89' = ±5,874 sq. ft.  
Vacant Land

21.) CT 1309941, Clear

Part Lot 7, Plan 29652  
Lot Size: 33' x ±89' = ±2,937 sq. ft.  
Vacant Land

22.) CT 1311592, Clear

Part Lot 8, Plan 29652  
Lot Size: 33' x ±89' = ±2,937 sq. ft.  
Vacant Land

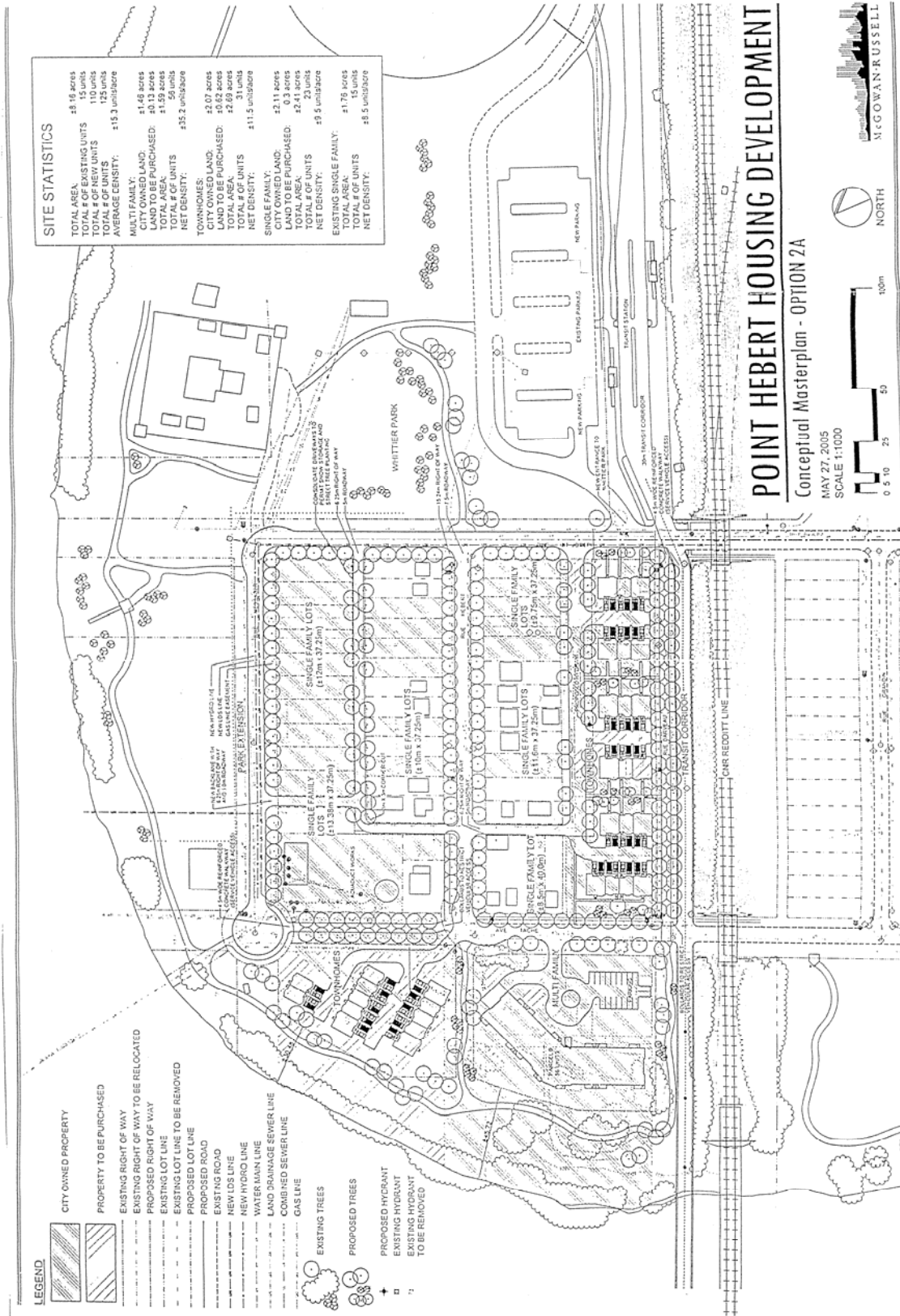
23.) CT 1309944, Clear

Part Lot 9, Plan 29652  
Lot Size: 66' x ±23' = ±1,518 sq. ft.  
Vacant Land

24.) CT 1309956, Clear

Lot 10, Plan 29652  
Lot Size: 66' x 66' = 4,356 sq. ft.  
Vacant Land

Schedule "B"



**Schedule “C”**

**DEVELOPMENT STANDARDS FOR CITY LANDS WITHIN THE POINTE  
HEBERT AREA**

**A) FOR ALL CITY LANDS DESIGNATED FOR SINGLE FAMILY HOUSING  
ON THE SOUTH SIDE OF RUE MESSEGER:**

**1. VEHICULAR ACCESS:**

Vehicular Access shall be restricted to the existing rear lane. No front drive approaches will be permitted.

**2. FRONT PORCHES:\***

Attached Front Porches are a mandatory design requirement, which must have:

- a) A minimum depth of 1.8 metres (6 feet), and
- b) A minimum area of 5.57 square metres (60 square feet).

The maximum limit established for the overall porch area will be determined by the setback requirements for the front yard and side yard requirements as stated below.

\*For the purposes of this requirement for the Pointe Hebert Enclave, a Porch shall be defined as a roofed-over permanent addition to the front of a principle structure, which shall not be enclosed by any peripheral wall coverings or glazed window panels. This area may however be enclosed by screening.

**3. FRONT YARD BUILDING SET-BACKS:**

- a) There shall be a MINIMUM setback of 4.8 metres (16 feet) from the front property line
- b) There shall be a MAXIMUM setback of 6 metres (20 feet) from the Front Property Line to the Principle Structure.

**\*The Attached Front Porch may protrude into the Front Yard from the Principal Structure to a maximum of 3 metres (10 feet) from the Front Property Line.**

**4. REAR YARD BUILDING SET-BACKS:**

- a) a MINIMUM rear yard of 7.6 metres (25 feet) from the Rear Property Line to the Principal Structure shall be maintained.\*\*
- b) a setback of 1.22 metres (4 feet) from the rear property line to any detached garage(s) or other accessory buildings shall be maintained.

\*\* An attached garage is deemed to be a part of the Principal Structure.

**5. FENCING**

- a) All Rear and Front Yard Fencing, if desired, shall not exceed 1.2 metres (4 feet) in height, except in the case of the By-law's mandatory requirement for a minimum 1.8-metre (6 feet) high fence to be established around a pool enclosure. In that instance, a chain-link fence is required.
- b) Side yard Fencing shall be a MAXIMUM of 1.2 metres (4 feet) within the first 3 metres (10 feet) of the Front and Rear Property Lines, after which a MAXIMUM height of 1.8 metres (6 feet) will be permitted.

**6. ALL OTHER REQUIREMENTS:**

All other requirements, specifically existing Side Yard setbacks of 1.2 metres (4 feet) to Principal Structures and existing limitations on the MAXIMUM HEIGHT of Principal Structures of 9.1 metres (30 feet) are to be retained as per the Bulk Regulations outlined within By-law 6400/94 for the Zoning Categories Permitted.

**B) FOR ALL CITY LANDS DESIGNATED FOR SINGLE FAMILY HOUSING ON THE NORTH AND SOUTH SIDES OF RUE HEBERT**

All City Lands designated for single family housing fronting on Rue Hebert will be required to conform to the same Development Standards as stipulated for Rue Messenger, except where in the opinion of the Director of the Planning, Property and Development Department, this requirement may not be compatible with existing adjacent private housing, at which time the Director has the authority to vary the requirements as he deems to be appropriate for that location.

**C) FOR ALL CITY LANDS DESIGNATED FOR LOW TO MEDIUM DENSITY RESIDENTIAL HOUSING SOUTH OF RUE HEBERT AND NORTH OF RUE DARVEAU:**

All City lands designated for Low to Medium Density Residential Housing South of Rue Hebert and North of Rue Darveau, shall be subject to Development Standards to be established and clarified when those lands are tendered to the public for that purpose.

**D) GENERAL INFORMATION:**

It is both City Council's and the neighbouring community's desire to re-develop the overall North St. Boniface Community into a rejuvenated and vibrant "French Quarter" Residential area reflecting its Francophone roots.

To this end Council requests that a concerted effort be made by those individuals, and families, purchasing the City Lands within the Pointe Hebert Enclave to reflect the design of their housing toward what would be considered to be typical "French Quarter Stylistic Design Elements".

**E) APPLICATIONS FOR BUILDING PERMITS**

All building permit applications will also be reviewed by the Director of the Planning, Property and Development Department, or his designate(s), in order to facilitate the general appropriateness of the housing designs submitted.

Approvals will not be unreasonably withheld.