



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

**Invitation for Expressions of Interest and
Development Proposals For:
A Multiple Family Housing Project with a Strong
Green Space Component on
City Owned Property Located at
730 Pandora Avenue West
Winnipeg, Manitoba**

(EOI # 938 – 2008)

December 23, 2008

1.0 INTRODUCTION

The City of Winnipeg (City) invites Expressions of Interest (EOI) from proponents, with respect to the purchase and redevelopment of 730 Pandora Avenue West *for the purpose of the establishment of a multiple family housing project with strong green component.*

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

2.0 LOCATION

The subject property is located on the south-east corner of Pandora Avenue West and Plessis Road and outlined in the attached Misc. Plan No. 11979/1, shown appended as “Schedule A”.

The City will retain a 12.3 metre widening along the Plessis Road frontage and a corner cut at Plessis Road and Pandora Avenue West for a future road widening in the shaded area shown on Schedule “C” attached.

Vacant possession will be given to the Purchaser on closing.

The subject City property is being sold with the existing building to remain.

3.0 BACKGROUND

The Winnipeg Police Service, until recently, operated out of this property.

4.0 COUNCIL DIRECTIVE

On April 23, 2008, Council adopted the report of the Standing Policy Committee on Property and Development dated March 25, 2008, which recommended the following:

- “1. That the subject City-owned property shown outlined on Misc. Plan No. 11979, be declared surplus excepting the 12.3 metre widening along the Plessis Road frontage and a corner cut on the north west corner of the subject City Property required to accommodate future transportation purposes.
2. That the Director of Planning, Property and Development Department be authorized to **market the subject property for sale via an expression of interest, for the purpose of the establishment of a multiple family housing project with a strong green space component.**
3. That upon the successful conclusion of the expression of interest process the Winnipeg Police Service Canine Unit be notified that they will be required to vacate the premises.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.”

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.

6.0 CURRENT STATUS

6.1 Development Plan

The City of Winnipeg’s official development plan, *Plan Winnipeg... Vision 2020 (By-law #7630/2000)* designates the area bounded by Pandora Avenue, Plessis Road and Dugald as an *Industrial Policy Area*. Application has been made by the City to redesignate the subject City property to Neighbourhood Policy Area. Residential uses are permitted in the Neighbourhood Policy Area.

The property is located in the Transcona Yard Industrial Neighbourhood Area Redevelopment Plan (By-law #141/2005) and any development on the subject City property must take into consideration this area’s multiple roles such as linking North and South Transcona, ensuring public safety and mitigating potential impacts of industrial developments on the adjacent neighbourhoods.

Expressions of Interest should indicate how the proposed development will address the requirement from Council that the property be developed for multiple family housing with a strong green space component.

6.2 Zoning and Surrounding Land Use

The City’s lands are zoned “M2” Manufacturing General. The adjacent properties to the south and east are also zoned “M2” Manufacturing General.

The properties to the north and west are zoned “R1M” Residential – Single Family.”

A Plan Winnipeg Amendment to designate the subject City property to Neighbourhood Policy Area has been initiated by the City and was given second reading by Council on December 17, 2008. Third and Final Reading

of Bylaw Amendment will be given by Council, pending approval by the Minister of Inter-governmental Affairs, by Spring, 2009.

Rezoning and subdivision of the subject City property (including dedication fees, if any) will be at the expense of the Proponent.

6.3 Services

Land drainage sewer and water service is existing on Plessis Road. It is the responsibility of the proponent to satisfy itself that sufficient services are available to develop the site for multi-family residential development.

6.4 Property Information

Title: 1479911

Legal Description: Lot 1, Plan 34348, WLTO, excepting all mines, minerals, oils, petroleum, gas, coal, gravel and valuable stone in, upon or under the said land and the right to enter and remove the same and in SW 5-11-4 EPM

Caveat: The Subject City Property is being sold subject to the following caveats:
Caveat # 208195 By The Manitoba Hydro Electric Board\Manitoba Telephone System
Caveat # 210260 By Winnipeg Pipelines Ltd. affects WTN Limits PL 9401 and Pt. of Plan 9716

Assessment: \$590,000.00
Roll # 09-009923500

The existing radio transmission tower will be removed prior to the date of closing.

7.0 INSTRUCTIONS TO PROPONENTS

7.1 Material and Information to be Supplied by Proponents

7.1.1 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.

7.1.2 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, **a detailed plan outlining how the development complies with the criteria of a multiple family housing project with a strong green space component**, an outline of the development timing, and any other relevant terms or assumptions.

7.2 General Conditions of EOI

7.2.1 Sealed EOI's

Sealed EOI's marked 730 PANDORA AVENUE WEST EOI #938 – 2008, should be 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 February 13, 2009:

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 Division 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 Division internet site for addenda shortly before the submission deadline.

7.2.2 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 Property.

7.2.3 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 Subject City Property, as well as compliance with the Transcona Yards Industrial Neighbourhood Area Redevelopment Plan, will all be critical factors within the evaluation.

7.2.4 Right to Reject

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

7.2.5 Caveat Emptor

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

No current legal survey was made of the Subject City Property to determine the nature and extent of any structure thereon or to determine if there are any encroachments from adjoining lands.

The Subject City Property will be sold on an **"as is, where is"** basis, subject to the conditions as outlined within this EOI.

7.2.6 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 Directive 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 worthy of additional discussions and proceed to the Phase II evaluation process.

7.2.7 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).

7.2.8 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 Property.

7.2.9 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.

7.2.10 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 property.

7.2.11 No Commissions Payable

There will be no real estate commissions payable by the City.

7.2.12 Contact Person

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

- Schedule “A” Misc. Plan No. 11979, Subject City Property
- Schedule “B” Transcona Yards Industrial Neighbourhood Plan
- Schedule “C” Plan Showing Land Required for future Roadway Expansion

Schedule "B"

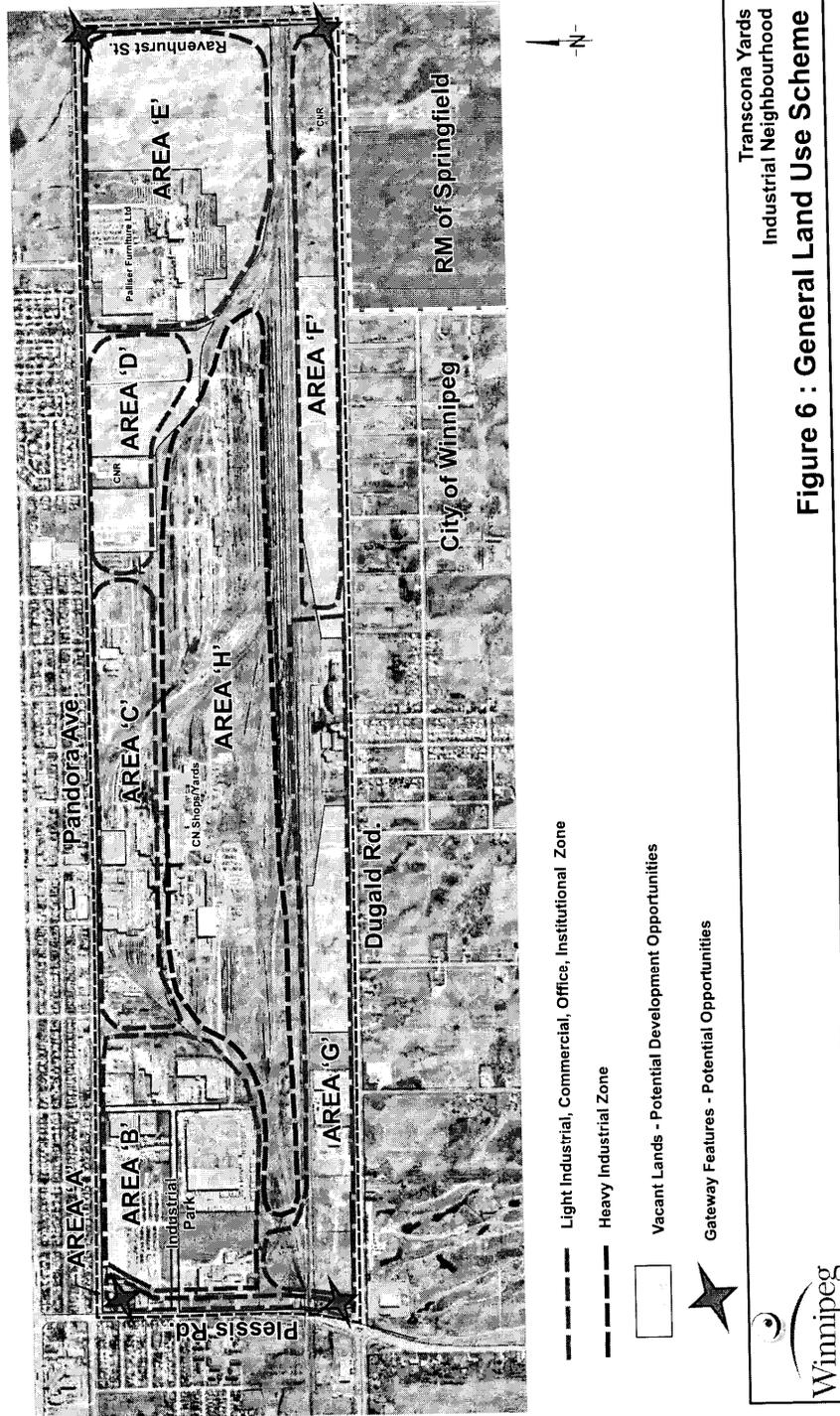


Figure 6 : General Land Use Scheme

4.0 SPECIFIC AREA POLICIES

The policies set forth in this section of the Area Redevelopment Plan are based on geographic Areas 'A' through 'H' as outlined in Figure 6 and should be considered within the context of the Overall Goals established in Section 2.3 of this Plan. Additional General Policies may apply and are found in Section 3.0 of this Plan.

Intent:

To strengthen this area's multiple roles such as linking North and South Transcona, ensuring public safety and security of the hydrocarbon high-pressure pipeline, and mitigating potential impacts of industrial developments on the adjacent residential properties.

Policy:

- 4.1.1 Gateway features and/or landmarks to Transcona and the Transcona Industrial Yards shall be established at key intersections into the community as opportunities arise.
- 4.1.2 "Green" gateways and passive parks shall be established to serve the existing Industrial Park employees and soften the industrial edge against the adjacent residential uses as opportunities arise.
- 4.1.3 Walkways, bike paths, and/or similar types of pedestrian linkages shall be established along the pipeline right-of-way to facilitate community connections and protect the integrity of the pipeline as opportunities arise.
- 4.1.4 Light industrial, commercial, institutional and/or office uses shall be encouraged to be developed as opportunities arise, and subject to setback policies as noted in sections 4.1.5 and 5.1.3.
- 4.1.5 Any development within this area shall conform to policies and requirements of Imperial Oil (see also Section 5.1.3), including:
 - The setback for any building intended for human occupancy shall be 20 metres (65 feet) from the centre of the high-pressure pipeline.
 - The setback for any building difficult to evacuate, such as a hospital, nursing home, prison, etc. shall be 200 metres (656 feet) from the centre of the high-pressure pipeline.
 - All crossings of the pipeline shall be as close as possible to 90 degrees, and have a minimum 1.2 metres (3.9 feet) of acceptable cover over the high-pressure pipeline.

- 4.1.6 No building on property adjacent to Pandora Avenue, shall be remodelled, erected or enlarged except in accordance with plans submitted and approved by the Director of Planning, Property and Development (see also Section 6.2.2).

4.2 Area B (Industrial Park):

Intent:

To maintain this area as an industrial park in keeping with City of Winnipeg Industrial Park standards, and to minimize future potential conflicts with adjacent residential lands.

Policies:

- 4.2.1 Light industrial, commercial, institutional and/or office uses shall be encouraged to be developed as opportunities arise.
- 4.2.2 All development (buildings, parking, etc.) within 150 metres (492 feet) of Pandora Avenue shall be developed in accordance with Development Standards as outlined in Section 5.0 of this Plan.
- 4.2.3 No building on property adjacent to Pandora Avenue, shall be remodelled, erected or enlarged except in accordance with plans submitted and approved by the Director of Planning, Property and Development (see also Section 6.2.2).
- 4.2.4 The City shall pursue the improvement of the aesthetic treatment of the Pandora frontage as opportunities arise.

4.3 AREA C (Pandora Frontage)

Intent:

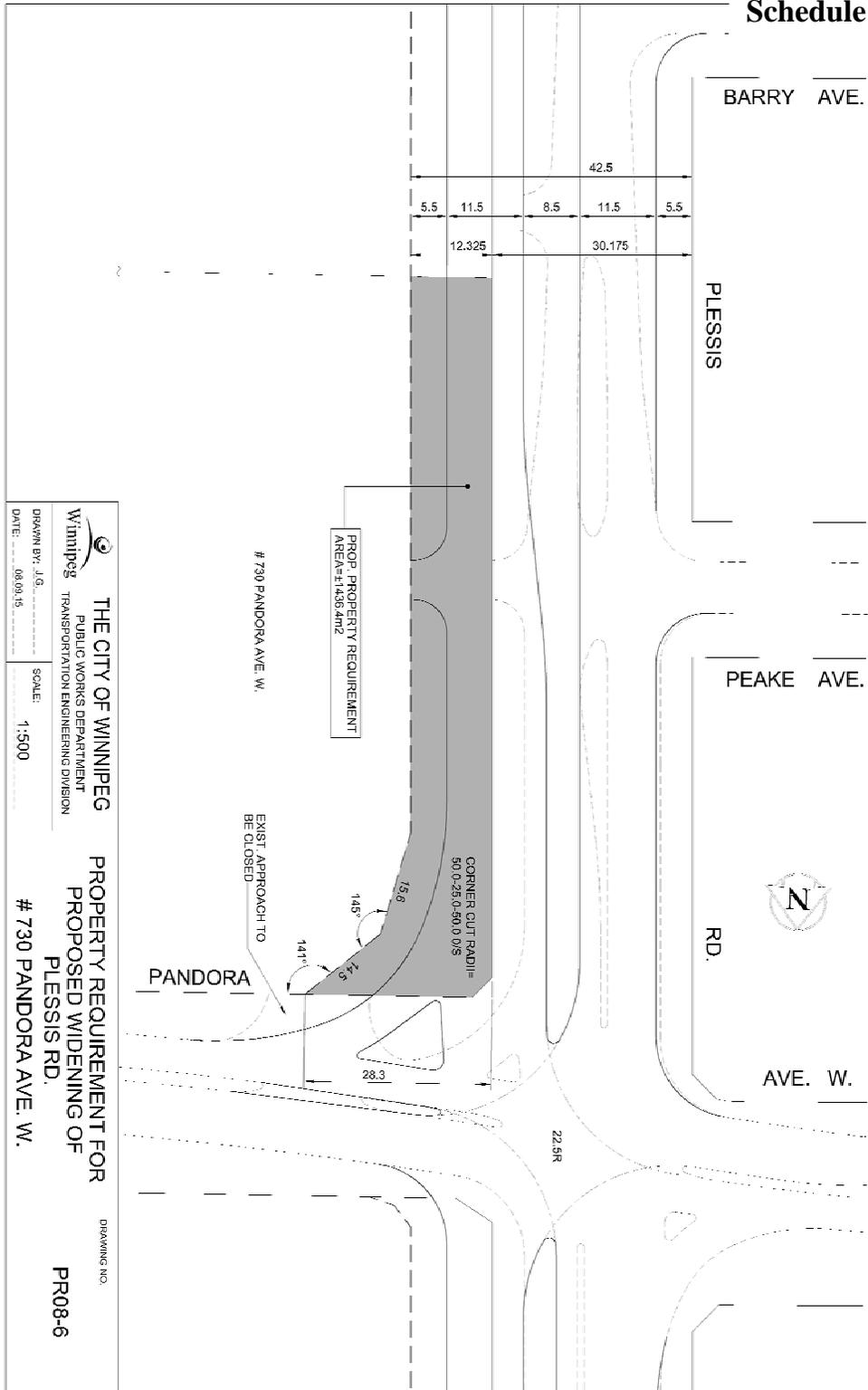
To permit the existing industrial activities to continue functioning and to mitigate potential impacts of future developments on adjacent residential properties.

Policies:

- 4.3.1 Light industrial, commercial, institutional and/or office uses shall be encouraged to be developed as opportunities arise.
- 4.3.2 The City shall pursue the improvement of the aesthetic treatment of the Pandora frontage as opportunities arise.
- 4.3.3 All development (buildings, parking, etc.) within 150 metres (492 feet) of Pandora Avenue shall be developed in accordance with Section 5.0 of this Plan.

Invitation for Expressions of Interest and Development Proposals
 for City Owned Land Located at 730 Pandora Avenue West, Winnipeg, Manitoba

Schedule "C"



THE CITY OF WINNIPEG
 PUBLIC WORKS DEPARTMENT
 Winnipeg TRANSPORTATION ENGINEERING DIVISION
 DRAWN BY: J.S.
 DATE: 08/03/15

PROPERTY REQUIREMENT FOR
 PROPOSED WIDENING OF
 PLESSIS RD.
 # 730 PANDORA AVE. W.

DRAWING NO.
 PR08-6