



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

**Invitation for Expressions for:  
City Owned Property Located at  
401 Pandora Avenue West  
Winnipeg, Manitoba  
(EOI # 421 – 2009)**

May 25, 2009

## **1.0 INTRODUCTION**

The City of Winnipeg (City) invites Expressions of Interest (EOI) from proponents, with respect to the purchase and/or redevelopment of 401 Pandora Avenue West to Multiple Family Residential and/or Institutional Uses.

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 north side of Pandora Avenue West between Hoka and Madeline Streets and outlined in the attached Misc. Plan No. 6003/1, shown appended as “Schedule A”.

## **3.0 BACKGROUND**

The City of Winnipeg Forestry Division most recently occupied this property.

## **4.0 COUNCIL DIRECTIVE**

On May 24, 2006, Council adopted the report of the Standing Policy Committee on Property and Development dated May 2, 2006, wherein the subject property was declared surplus under the Declaration of Surplus Properties for the Public Works-Water and Waste Facilities Master Plan.

## **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 subject property area as a *Neighbourhood Policy Area*. It provides for a residential mix together with a variety of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other. Residential uses are permitted in the Neighbourhood Policy Area.

Expressions of Interest should indicate how the proposed development will address how the property will be developed for multiple family housing and/or institutional uses.

## **6.2 Zoning and Surrounding Land Use**

The City's lands are zoned "M1" Manufacturing General.

The Planning and Land Use Division will support a rezoning for multi-family residential development of the property, maximum 3 storey.

Within 90 days of the Date of Approval of the sale by the Standing Policy Committee on Property and Development, the proponent agrees to initiate and file a completed rezoning application, at its expense, to rezone the Lands to permit the proponent's intended development.

Construction must start within 12 months following the approval of the rezoning of the property, and be completed within 12 months after construction has started.

A rezoning will require a public hearing. For further information, contact Mr. John Wintrup, Planner, 986-5102.

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

## **6.3 Services**

There is no existing waste water sewer on Pandora Avenue West fronting the subject City property.

If the property is developed as one or two sites under a multiple family zoning, access to the underground services could be from Hoka Street or Madeline Street.

It is the responsibility of the proponent to satisfy itself that sufficient services are available to develop the site for multi-family residential or institutional development. For detailed information on specific servicing requirements, contact: Mr. Frank Mazur, Water and Waste Department, 986-4486.

## **6.4 Property Information**

Titles: 396888, 415057, 428373, 440370, 492199,  
503673 and 759293

Legal Description: Lots 1 to 27, Block 1, Plan 1504, WLTO

Building: A vacant two storey office/one storey service garage building of approximately 11,400 sq. ft. is located on the property, consisting of:  
Two Storey Office Area, +/- 4,275 sq. ft. total gross floor area  
Service Garage Area, +/- 7,125 sq. ft.  
The office building is mostly concrete block load bearing masonry walls exterior, some face brick with stucco siding. The office areas are modestly finished. partially air conditioned. No elevator. Gas fired boiler.  
Service garage has 14' ceiling, concrete block load bearing masonry walls, combination open web steel joists/wood decking, total of 6 overhead doors. Floor drains. Gas fired unit heaters. 400 amps, 208/120 volt, 3 phase 4 wire electrical main service.  
A building asbestos inventory inspection detailed in December, 2005, that portions of the office building and service garage have piping and elbows that may contain asbestos. These have been encapsulated with pipe wrap.

Caveat: The Subject City Property is being sold subject to the following caveat that will be registered by the City prior to a sale being completed:  
A caveat will be registered for a 5 metre wide easement in Lot 16 for the maintenance of the City's land drainage sewer. The easement shall be in a form acceptable to the City.

Assessment: \$967,000.00  
Roll # 09-000000500

## **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 property, **a detailed plan outlining the proposed development**, an outline of the development timing, the anticipated economic and social benefits, both direct and indirect, to the community and any other relevant terms or assumptions.

## **7.2 General Conditions of EOI**

### **7.2.1 Sealed EOI's**

Sealed EOI's marked 401 PANDORA AVENUE WEST EOI #421 – 2009, 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 July 31, 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 or 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 Branch 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, proposed building design and quality, 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.

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, has designated authority to the Standing Policy Committee on Property and Development 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 commission payable by the City.

### **7.2.12 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**

- Schedule “A”                      Misc. Plan No. 6003/1                      Subject City Property

Invitation for Expressions of Interest and Development Proposals  
for City Owned Land Located at 401 Pandora Avenue West, Winnipeg, Manitoba

Schedule 'A'

