



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

**Invitation for Expressions of Interest for Sale or  
Lease for Residential Conversion or  
Redevelopment of the  
City Owned Property Located at  
227 Boulevard Provencher  
Winnipeg, Manitoba**

**(EOI # (866 – 2009))**

## 1.0 INTRODUCTION

The City of Winnipeg (City) invites Expressions of Interest (EOI) from Proponents, with respect to the sale or lease of 227 Boulevard Provencher for residential conversion or redevelopment of the site.

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

## 2.0 LOCATION

The subject City property is located on the south west corner of Rue Dumoulin and Rue Langevin and is shown as “**Subject Property – Parcel B**” outlined on the attached Misc. Plan No. 12063/5, shown appended as “Schedule A”.

## 3.0 BACKGROUND

The one storey masonry building, with basement, was constructed in 1964 and has been used as a Police Station and Court House. Presently, a portion of the main floor and court room is leased to the Provincial Courts.

The subject City property is being offered as if vacant with possession to be arranged.

## 4.0 COUNCIL DIRECTIVE

On October 24, 2007, Council adopted the report of the Standing Policy Committee on Property and Development, as amended by Executive Policy Committee, the following: “That the Old St. Boniface City Hall Campus which encompasses 219, 227, 233 boulevard Provencher and 212 rue Dumoulin, be declared surplus to the City’s requirements”.

## 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 hereby discloses that some components of the building may contain various forms of asbestos, including but not limited to the following: pipe elbows, plaster on part of main floor floor tiles, furnace headers.

The building is offered in a “**as-is, where is**” condition, and it is the responsibility of the Proponent to do its own due diligence in this regard.

## **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 property will be developed for residential conversion or leased or for redevelopment of the site.

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

The City's lands are zoned "C2" Commercial Community. This Commercial Community District is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community.

Multi-family residential development is a conditional use and will require a public hearing.

Dependant on the number of units proposed, the subject City property may require a rezoning. Any rezoning shall be at the expense of the Proponent.

The site is located within the Boulevard Provencher Planned Development Overlay, the purpose of which is to encourage the protection of Provencher Boulevard with its Franco Manitoban cultural and historic significance as the neighbourhood main street for St. Boniface (See Winnipeg Zoning By-Law 200/2006 Pages E-1 to E-6 for development guidelines.)

The Planning and Land Use Division will support a building form that is consistent with the Urban Design Considerations outlined in the Boulevard Provencher Planned Development Overlay 1 (PDO-1) of the Winnipeg Zoning By-law 200/2006.

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For further information, contact Mr. John Wintrup, Planner, 986-5102.

### **6.3 Services**

Combined sewer and water main is available on Rue Dumoulin.

It is the responsibility of the Proponent to satisfy itself that sufficient services are available to develop the site for its proposed use.

For detailed information on specific servicing requirements contact: Mr. Frank Mazur, Water and Waste Department, 986-4486.

### **6.4 Property Information**

Subject City Property: The subject City property is part of a larger landholding owned by the City consisting of 219, 227, 233 Provencher and 212 Dumoulin Avenue.

A Plan of Subdivision will be initiated at the City's expense, to create subject City Property – Parcel B, which is the parcel of land being offered in this EOI (ie. Misc.Plan No. 12063/5).

The Plan of Subdivision will include the provision for extension of the existing public lane northwards to Rue Dumoulin.

Building: One storey masonry office/institutional building consisting of:

Main floor	13,493 sq. ft.
Basement:	<u>8,032 sq. ft.</u>
Total	21,525 sq. ft.

Underground parking for 6 cars is provided for in the existing building.

Assessment: Part of Roll # 06-093117500

## **6.5 Open House**

Two Open Houses will be held to view the property on the following dates:

Wednesday, January 6, 2010, between 11am and 12 noon.

Thursday, January 28, 2010, between 11am and 12 noon.

## **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 227 Boulevard Provencher EOI #866 – 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 February 19, 2010:

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 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 Persons

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

Or

Joedi Pruden, A/Land Enhancement Co-ordinator  
City of Winnipeg  
Planning, Property and Development Department  
2<sup>nd</sup> Floor, 65 Garry Street  
Winnipeg, Manitoba

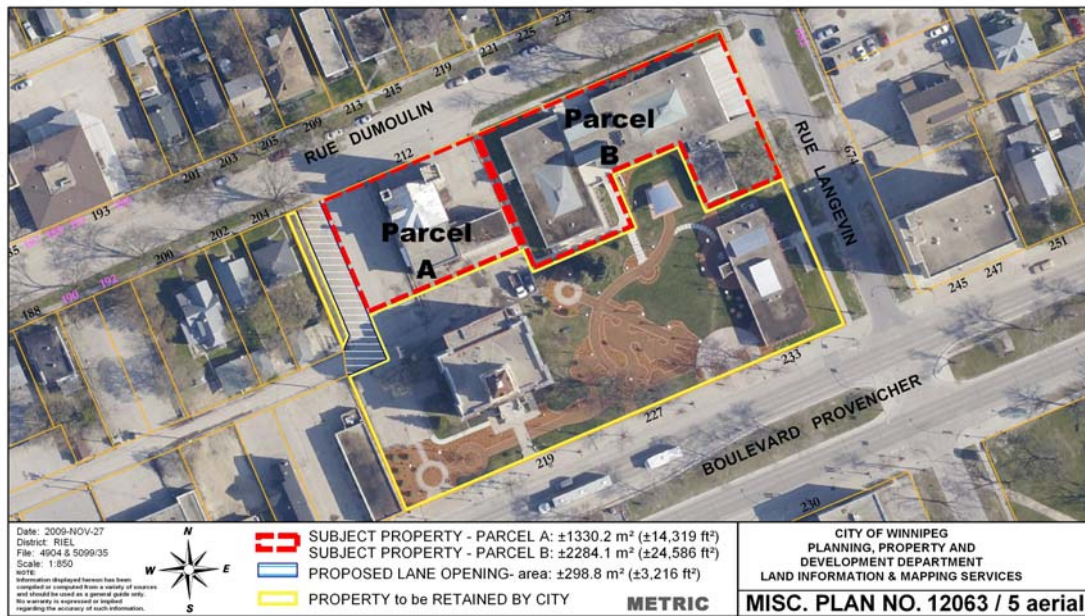
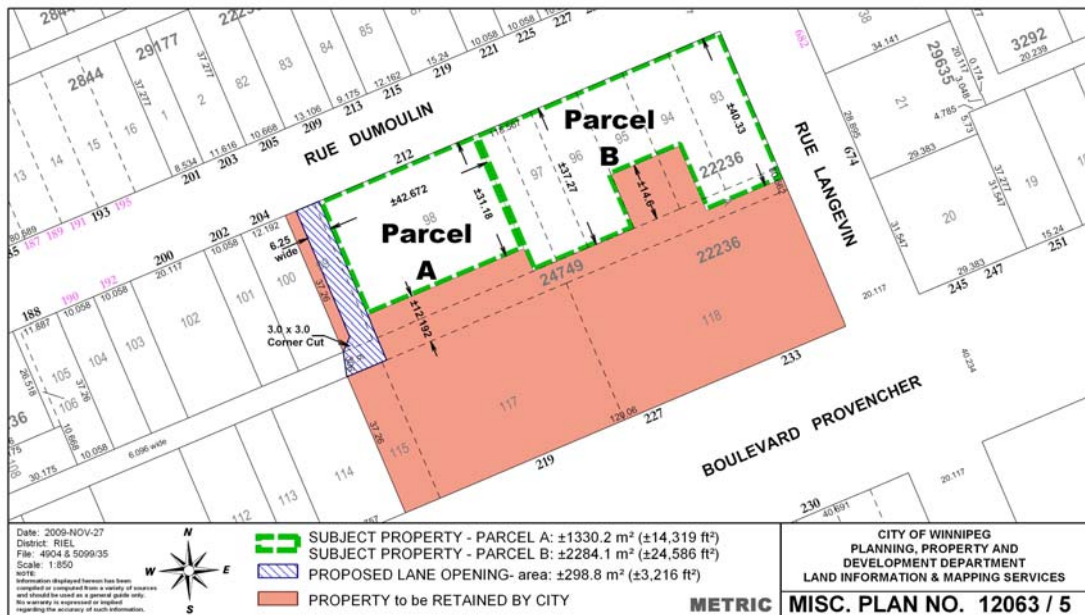
Phone (204) 986-7533      Fax: (204) 944-8476

### List of Figures

- |                |                        |                       |
|----------------|------------------------|-----------------------|
| • Schedule “A” | Misc. Plan No. 12063/5 | Subject City Property |
| • Schedule “B” | Main floor plan        |                       |
| • Schedule “C” | Basement floor plan    |                       |

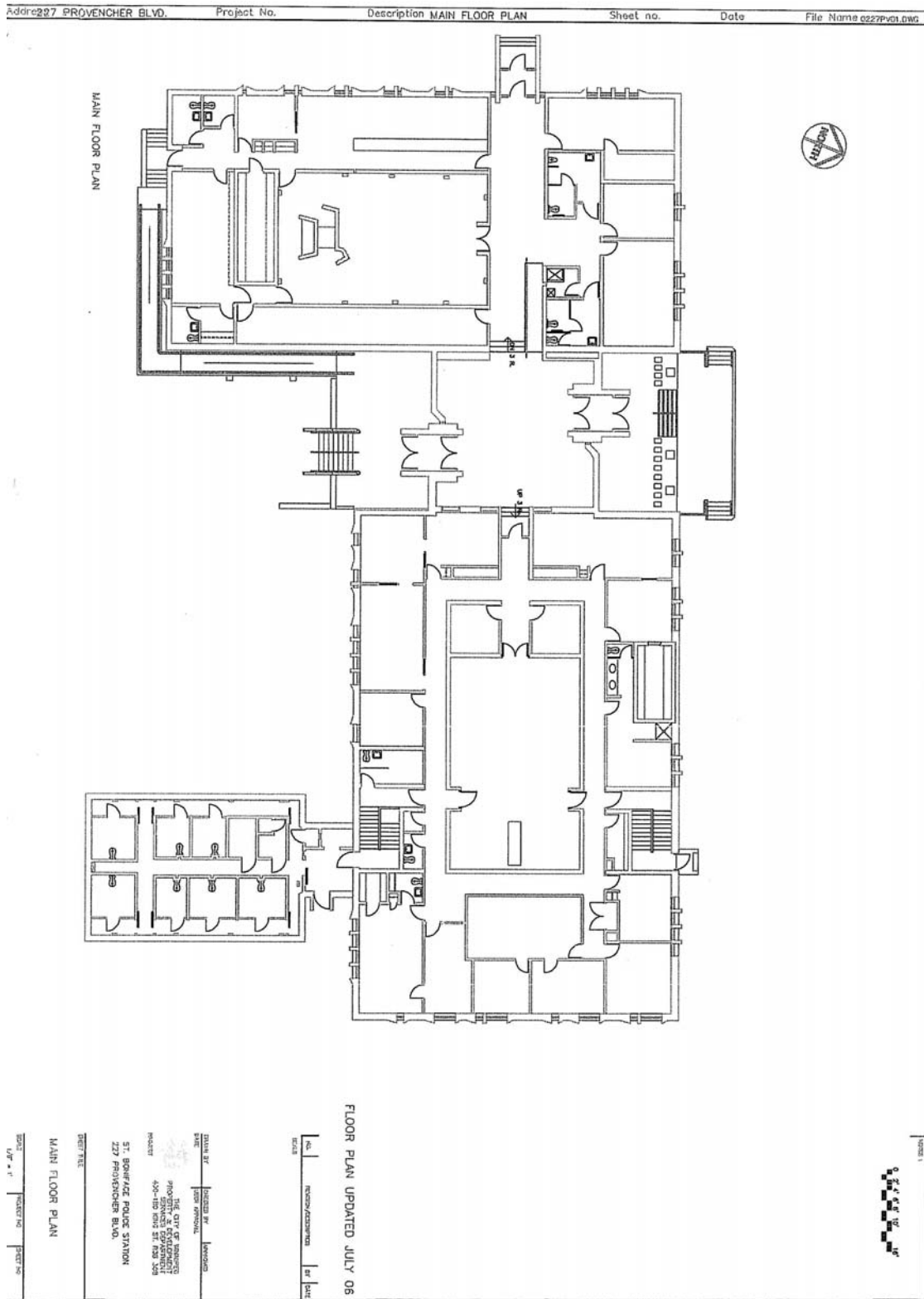
Invitation for Expressions of Interest and Development Proposals  
for City Owned Land Located at 227 Boulevard Provencher, Winnipeg, Manitoba

Schedule 'A'



Invitation for Expressions of Interest  
 for City Owned Land Located at 227 Boulevard Provencher Winnipeg, Manitoba

Schedule "B"



Invitation for Expressions of Interest and Development Proposals  
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Schedule "C"

