

289-2025 ADDENDUM 2

LEASE OF CITY-OWNED PROPERTY LOCATED AT 825 TACHÉ AVENUE

URGENT

**PLEASE FORWARD THIS DOCUMENT TO
WHOEVER IS IN POSSESSION OF THE
EXPRESSION OF INTEREST**

ISSUED: April 22, 2025
BY: Priscilla Pang
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**THIS ADDENDUM SHALL BE INCORPORATED
INTO THE EXPRESSION OF INTEREST AND
SHALL FORM A PART OF THE CONTRACT
DOCUMENTS**

Template Version: Add 2021-03-05

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Expression of Interest, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 4 of Form A: Expression of Interest Application may render your Expression of Interest non-responsive.

PART B - REQUEST FOR EXPRESSION OF INTEREST

Replace: B4.7 (a) *The Subject Property was a former public works yard operated by the City of Winnipeg. The City commissioned a Phase I Environmental Site Assessment (ESA), conducted by HLC Consulting Ltd, dated March 21, 2023. A copy of the ESA is included as Schedule "D". The assessment determined that the potential for subsurface impacts at the subject property as a result of either on-site or off-site sources is considered to be low and a Phase II ESA is not recommended at this time. The property is not listed as a Designated Impacted Site with Manitoba Conservation and Climate.*

PART C - SCHEDULES

Add: C4. SCHEDULE "D" - Phase 1 Environmental Site Assessment Report

QUESTIONS AND ANSWERS

Q1: Can a copy of the Phase 1 Environmental Site Assessment report from HLC be provided?

A1: Yes. An addendum to the EOI with this report is in progress.

Q2: Should access for parking for the new residential development be provided via the back lane that connects the site to Rue Hebert?

A2: Access to the property must be from Taché Avenue, not from the public lane.

Q3: Has the City considered what setback variances might be supported based on RMF-L zoning criteria?

A3: At this stage of the EOI process, the City is not in a position to commit to supporting any specific variance request. Each variance application is assessed and evaluated on its own merits in relation to applicable by-laws.

Q4: As noted in B2.7, the proposed site area has been reduced significantly from the former application (DASZ 34/2016), is the new site area fixed or are the property lines somewhat flexible?

A4: The site area is fixed.

Q5: Can dimensions of the proposed parcel be provided?

A5: The Subject Property is a rectangle approximately 152 feet deep and 172 feet wide. Please note that a survey has not yet been completed, and so the dimensions are approximate.

Q6: *Can you clarify what is the intent of the parcels between and behind the (2) single family residences?*

A6: The parcels located behind and between the single-family residences will remain in place to maintain access to the adjacent lots. Any future actions regarding these lands will be considered independent of EOI 289-2025 and will meet the intent of the North St. Boniface Secondary Plan (By-law 30/2017).

Q7: *Can you clarify how access onto the proposed parcel will be provided? Is it reasonable to assume proposed site can be accessed via extensions off rue Hebert and/or rue Darveau or is the intent to come off ave Taché?*

A7: Access to the property will be directly from Taché Avenue, and not via extensions from Rue Hébert or Rue Darveau.

Q8: *Schedule B - Barnes & Duncan municipal service report (page1) notes "...the plot is planned for a 78 multi-family unit development". Can you please clarify what this is in reference to? Is it to be understood that the municipal services are currently sized to accommodate up to a maximum of 78 units?*

A8: Barnes & Duncan had prepared this report with the assumed capacity of 78 multi-family units, based on an initial analysis which included a larger City property. The number of units permitted on the site will be determined through development application processes and in accordance with relevant City by-laws. Per B3.4, the City intends to rezone the property to 'RMF-L – Residential Multi-Family – Large'. For additional information on applicable land use policies, please refer to the [North St. Boniface Secondary Plan](#). Please feel free to contact Barnes & Duncan, should you have any questions about the servicing report, included with the EOI.

Q9: *It is my understanding that the previous applicant successfully rezoned the land but was not able to develop the property as the city was not able to transfer the Title due to caveats placed on the property from adjacent residential property owners. As such, can the city provide assurances that a Clean Title for the property related to the EOI can now effectively be transferred?*

A9: The subject property will not include the portion of land that was under dispute in the prior application (DASZ 34/2016), upon completion of the subdivision. Per Section B4.10, the City makes no representations or warranties with respect to the property. Respondents should complete their own due diligence and satisfy themselves of the Certificate of Title.

Q10: *The EOI does not mention future rapid transit easements on the proposed property but is noted in the former application (DASZ 34/2016), can you confirm if transit easement is still required and applicable on the site?*

A10: The subject property does not contain a transit easement, and the property should be developed subject to applicable by-laws.