



THE CITY OF WINNIPEG

EXPRESSION OF INTEREST

EOI NO. 290-2025

SALE OF CITY-OWNED PROPERTY LOCATED AT 565-569 WATT STREET

Attention Respondents:

The Information Submissions should be submitted directly to the following City email address: HAF@winnipeg.ca

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FORM A: EXPRESSION OF INTEREST APPLICATION

1.	Document Title	_____
2.	Respondent	_____
		Name of Respondent

		Usual Business Name of Respondent (if different from above)

		Street

		City Province Postal Code

		Email Address of Respondent

		Facsimile Number

	(Mailing address if different)	Street or P.O. Box

		City Province Postal Code

		GST Registration Number (if applicable)

	(Choose one)	The Respondent is:
		<input type="checkbox"/> a sole proprietor
		<input type="checkbox"/> a partnership
		<input type="checkbox"/> a corporation
		carrying on business under the above name.
3.	Contact Person	The Respondent hereby authorizes the following contact person to represent the Respondent for purposes of the Information Submission.

		Contact Person Title

		Telephone Number Email Address

4. Addenda

The Respondent certifies that the following addenda have been received and agrees that they shall be deemed to form a part of the Information Submission:

No.		Dated	
_____		_____	
_____		_____	
_____		_____	
_____		_____	
_____		_____	

5. Indigenous Self-Declaration

The City is requesting that Proponents identify if their business is at least 51% owned by one or more Indigenous persons of Canada.

☐ YES, 51% or more Indigenous ownership

☐ NO, it is not

This information is being gathered for statistical purposes only and will not be used for purposes of evaluation.

6. Signatures

The Respondent or the Respondent's authorized official or officials have signed this

_____ day of _____, 20_____.

Signature of Respondent or
Respondent's Authorized Official or Officials

(Print here name and official capacity of individual whose signature appears above)

(Print here name and official capacity of individual whose signature appears above)

PART B - REQUEST FOR EXPRESSION OF INTEREST

B1. DEFINITIONS

B1.1 When used in this Expression of Interest:

- (a) **"Affordable Housing"** means one of the following:
 - (i) Less than 80% of the Median Market Rent for the area, in line with CMHC's Affordable Housing Fund Criteria, maintained, at minimum, for twenty years; or
 - (ii) At [Province of Manitoba Affordable Housing rental rates](#), maintained, at minimum, for twenty years.
- (b) **"Business Day"** means any Calendar Day, other than a Saturday, Sunday, or a Statutory or Civic Holiday;
- (c) **"Calendar Day"** means the period from one midnight to the following midnight;
- (d) **"City"** means the City of Winnipeg as continued under The City of Winnipeg Charter, Statutes of Manitoba 2002, c. 39, and any subsequent amendments thereto;
- (e) **"City Contact"** means the City's representative throughout the duration of the Expression of Interest who has the authority to act on behalf of the City to the extent expressly provided for in this Expression of Interest.
- (f) **"City Council"** means the Council of the City of Winnipeg;
- (g) **"may"** indicates an allowable action or feature which will not be evaluated;
- (h) **"must"** or **"shall"** indicates a mandatory requirement which will be evaluated on a pass/fail basis;
- (i) **"Person"** means an individual, firm, partnership, association or corporation, or any combination thereof, and includes heirs, administrators, executors or legal representatives of a person;
- (j) **"Respondent"** means any Person or consortium submitting an EOI Submission in response to this Expression of Interest;
- (k) **"should"** indicates a desirable action or feature which will be evaluated on a relative scale;
- (l) **"Site"** means the lands and other places on, under, in or through which the work is to be performed;
- (m) **"Submission or Information Submission"** means that portion of the Expression of Interest which must be completed or provided and submitted by the Submission Deadline;
- (n) **"Submission Deadline"** means the time and date for final receipt of Submissions.

B2. BACKGROUND

- B2.1 On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation (CMHC), entered into an agreement with the City of Winnipeg for \$122.4 million in funding from the Housing Accelerator Fund (HAF).
- B2.2 The HAF funding is contingent upon the City achieving a total of 14,101 building-permitted housing units over a three-year period. This includes 3,166 net new units specifically enabled by HAF initiatives, with the remaining 10,935 units expected to be permitted without HAF support.
- B2.3 One of the key initiatives within the City's agreement with CMHC is the creation of a Land Enhancement Office (LEO). This office is intended to meet the objectives of the CMHC agreement by facilitating the development of affordable, supportive and mixed-income housing on strategic City-owned land. This would include preparing City-owned land for sale/lease to non-profits, Indigenous organizations, and housing developers to build affordable housing.

- B2.4 The unit targets for the LEO over the 3-year agreement is to get to 611 building permits on City-owned land by December 2026. This will include 545 units within close proximity to the Frequent Transit Network and 313 affordable units.
- B2.5 On September 26, 2024, Council [amended the Real Estate Policy Framework](#) in support of affordable housing. This amendment provided delegated authority to the CAO to approve any sale or lease, for any amount, regardless of appraised value intended for affordable housing, subject to a sale/lease condition that the land must remain affordable housing through the life of the agreement on the following properties:
- (a) 825 Taché Avenue
 - (b) 795 William Avenue
 - (c) 395 Pacific Avenue
 - (d) 425 Osborne Street
 - (e) 1350 Pembina Highway
 - (f) 545-569 Watt Street
 - (g) 22 Granite Way
- B2.6 The [September 26, 2024 Council amendment](#) also stipulated evaluation criteria for the properties to be publicly marketed for sale or lease identified in B2.5, subject to any minor modifications necessary to implement this intent. Evaluation criteria approved by Council is outlined in clause B18.5, which will be used to evaluate responses to this EOI. This amendment also required that all lease or sale agreements intended for affordable housing and coordinated through the HAF program include a condition for plan approval by the relevant Community Committee.
- B2.7 The Subject Property is intended to be a portion of the parcel at 545-569 Watt Street, and contains two one-storey City buildings and several storage facilities that remain in use and may continue until such time as the development of this land proceeds.

B3. PURPOSE OF THE EXPRESSION OF INTEREST DOCUMENT

- B3.1 The purpose of this Expression of Interest (EOI) is to identify an experienced and capable Respondent to work with the City in developing 565-569 Watt Street into a multi-family residential development with affordable housing.
- B3.2 The City of Winnipeg is seeking innovative and feasible concepts for the development of 565-569 Watt Street, ensuring that:
- (a) The private or non-profit developer is responsible for financing and constructing the development.
 - (b) The respondent is responsible for operating the residential and/or amenity space portion of the development, including the affordable housing component. The affordable housing component must remain affordable for the lifetime of the agreement with the City.
- B3.3 Council approval of this Site as part of the HAF Land Enhancement Office indicates the intention to see increased housing supply, including affordable units. Respondents will be expected to maximize housing units and affordable housing.
- B3.4 Prior to permitting development of this parcel, the City will enter into a subdivision and rezoning (DASZ) application. A map of the proposed development area is identified as the 'Subject Property' in 'Schedule A – Map of Subject Property'.
- (a) The application intends to re-zone the Subject Property from 'R1S – Residential Single Family – Small' to 'RMF-L – Residential Multi-Family – Large.'
 - (b) The application intends to subdivide the property into two parcels, both fronting onto Watt Street:

- (i) The northern parcel (Subject Property) will have approximately 210 feet of frontage and an approximate area of 99,010 square feet (~2.3 acres).
 - (ii) The southern parcel, which is not subject to this EOI, will have approximately 124 feet of frontage and an approximate area of 43,854 square feet (~1 acre). The southern parcel will be developed into a mixed-use multi-family residential development through a separate and independent process.
 - (c) Any agreements or conditions required by the proposed rezoning and subdivision shall be entered into with the City of Winnipeg or assigned to the successful Respondent and registered in series with the plan of subdivision at the Winnipeg Land Titles Office.
- B3.5 The development may include social amenity space, such as a daycare or other amenity that provides positive social impacts to building tenants/residents or the broader community.
- B3.6 The City encourages creative yet practical approaches that maximize development potential while ensuring the City's long-term operational interests are maintained.
- B3.7 The City invites qualified Persons to submit an Information Submission in response to this EOI.
- B3.8 After receiving the Submissions to this EOI, the City will review all Submissions received and use the information to make an informed decision which may proceed to direct negotiations with one or more Respondents or the issuance of a Request for Proposal (RFP). Notwithstanding the above intentions, the City will have no obligation to enter into negotiations or a Contract with a Respondent or issue a subsequent RFP.

B4. PROPERTY INFORMATION

B4.1 Location

- (a) 565-569 Watt Street (See Schedule "A")

B4.2 The Subject City Property contains two one-storey buildings fronting onto Watt Street in average condition, and four one-storey storage facilities behind 565 Watt Street. The Subject Property contains a gravel parking area with undefined boundaries and sod / vegetation in the rear.

- (a) 565 Watt Street – One storey masonry building constructed in 1956 with approximately 7,500 square feet of floor area. The building is currently in use for City operations, primarily used for storage with private offices.
- (b) 569 Watt Street – One storey masonry building constructed in 1989 with approximately 1,060 square feet of floor area. The building is currently in use for City operations, and was initially built by Emergency Medical Services as a paramedic building.

B4.3 Size, Assessment and Title

- (a) Site Size: Subject Property to be leased – 9,198± m² (99,010± ft²)
- (b) Assessment: Not Assessed (portion of Roll # 06060005500)
- (c) Certificate of Title: 1279195/1 (portion thereof)
- (d) Legal Description:
 - (i) SP LOT 3 PLAN 30623 WLTO EXC, PUBLIC LANE, PLAN 45284 WLTO IN RL 92 AND 93, PARISH OF KILDONAN.

B4.4 Zoning and Land Use

- (a) The Site is currently in use for City operations, which may continue until the time at which development proceeds.
- (b) The Subject Property is zoned 'R1S – Residential Single Family – Small'

B4.5 Servicing

- (a) A Municipal Servicing Report completed by Barnes and Duncan on October 18, 2024. A copy of the report is included as Schedule "B".
- (b) Combined Sewer
 - (i) The Site is located in a combined sewer district. Clause 8 of Environment Act Licence 3042 applies, which means that the flow into the combined sewer cannot increase due to any development. The sum of the wastewater and land drainage peak discharge from future development into the combined sewer cannot exceed the allowable discharge rate of 98 L/s.
- (c) Water
 - (i) The available water servicing is adequate to support multi-family development.
- (d) Land Drainage
 - (i) The allowable land drainage discharge rate from the Site is 98 L/s, based on a "c"-value of 0.35. Any existing connections and overland flows need to be accounted in the allowable discharge rate and on-site storage must be provided for the 25-year rainfall event.

B4.6 Environmental Assessments

- (a) The City has not conducted any environmental investigations or environmental site assessments for the potential presence of contaminants, including without limitation soil contaminants, on the Subject City Property. The property is not listed as a Designated Impacted Site with Manitoba Conservation and Climate.

B4.7 Geotechnical Studies

- (a) The City has not commissioned a geotechnical study for this Site.

B4.8 Site Survey

- (a) A Site Survey was completed by Barnes and Duncan on November 20th, 2024. A copy of the survey is included as Schedule "C".

B4.9 Caveat Emptor

- (a) The City makes no representations or warranties whatsoever with respect to the Site at 565-569 Watt Street, including no representations or warranties regarding the quality, condition or sufficiency of the Subject Property.

B5. ENQUIRIES

B5.1 All enquiries shall be directed to the City Contact identified in B6.

B5.2 Any Respondent who has questions as to the meaning or intent of any part of this document or who believes this document contains any error, inconsistency or omission should make an enquiry prior to the Submission Deadline requesting clarification, interpretation or explanation in writing to the City Contact.

B5.3 If the Respondent finds errors, discrepancies or omissions in the document, or is unsure of the meaning or intent of any provision therein, the Respondent shall promptly notify the City Contact of the error, discrepancy or omission at least five (5) Business Days prior to the Submission Deadline.

B5.4 If the Respondent is unsure of the meaning or intent of any provision therein, the Respondent should request clarification as to the meaning or intent prior to the Submission Deadline.

B5.5 Responses to enquiries which, in the sole judgment of the City Contact, require a correction to or a clarification of the EOI will be provided by the City Contact to all Respondents by issuing an addendum.

- B5.6 Responses to enquiries which, in the sole judgment of the City Contact, do not require a correction to or a clarification of the EOI will be provided by the City Contact only to the Respondent who made the enquiry.
- B5.7 The Respondent shall not be entitled to rely on any response or interpretation received pursuant to B5 unless that response or interpretation is provided by the City Contact in writing.

B6. CITY CONTACT

- B6.1 The City Contact is:
Mike Lennon
HAF Program Support Specialist
Telephone No. 204-986-8356
Email: mlennon@winnipeg.ca

B7. ADDENDA

- B7.1 The City Contact may, at any time prior to the Submission Deadline, issue addenda correcting errors, discrepancies or omissions in the EOI, or clarifying the meaning or intent of any provision therein.
- B7.2 The City Contact will issue each addendum at least two (2) Business Days prior to the Submission Deadline, or provide at least two (2) Business Days by extending the Submission Deadline.
- B7.3 Addenda will be available on the City's website www.winnipeg.ca/landenhancementoffice and MERX website at www.merx.com.
- B7.3.1 The Respondent is responsible for ensuring that they have received all addenda and is advised to check the City's website or the MERX website for addenda regularly and shortly before the Submission Deadline, as may be amended by addendum.
- B7.4 The Respondent should acknowledge receipt of each addendum on Form A: Expression of Interest Application.

B8. CONFLICT OF INTEREST AND GOOD FAITH

- B8.1 Respondents must not include among their team, any business entity or individual who is, or is associated with, in any way, any consultant retained by the City in relation to the Project, including but not limited to consultants providing engineering, architectural, legal, process, finance or financial capacity advice or any Person likely to create a conflict of interest or a perception of conflict of interest.
- B8.2 If a Respondent considers that a particular relationship or association does not create a conflict of interest and will not create a perception of conflict of interest, but is concerned that the City could arrive at a different conclusion, the Respondent should fully disclose the circumstances to the City at the earliest possible date, and request that the City provide an advance interpretation as to whether the relationship or association will be likely to create a conflict of interest or a perception of conflict of interest.
- B8.3 The Respondent declares that in submitting their response to this EOI, it does so in good faith and will disclose to the best of their knowledge, whether there are any circumstances whereby any member of Council or any officer or employee of the City would gain any pecuniary interest, direct or indirect, as a result of the Respondents participation in this Project.
- B8.4 Failure to comply with this provision may result in disqualification of your Submission from the EOI process or, if the City becomes aware of your breach of this provision after the EOI has been issued, disqualification from the subsequent procurement process.

B9. CONFIDENTIALITY

- B9.1 Information provided to a Respondent by the City or acquired by a Respondent by way of further enquiries or through investigation is confidential. Such information shall not be used or disclosed in any way without the prior written authorization of the Contract Administrator. The use and disclosure of the confidential information shall not apply to information which:
- (a) was known to the Respondent before receipt hereof; or
 - (b) becomes publicly known other than through the Respondent; or
 - (c) is disclosed pursuant to the requirements of a governmental authority or judicial order.
- B9.2 The Respondent 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 City Contact.

B10. NON-DISCLOSURE

- B10.1 Respondents must not disclose any details pertaining to their EOI in whole or in part to anyone not specifically involved in their Submission, without the prior written approval of the City. Respondents shall not issue a news release or other public announcement pertaining to details of their Information Submission without the prior written approval of the City.
- B10.2 Respondents are advised that an attempt on the part of any Respondent or any of their employees, agents, contractors or representatives to contact any members of City Council or their staff or any member of City Administration other than the City Contact with respect to this EOI solicitation, may lead to disqualification in any subsequent procurement process.

B11. RESPONDENT'S COSTS AND EXPENSES

- B11.1 Respondents are solely responsible for their own costs and expenses in preparing and submitting an Information Submission and participating in the EOI, including the provision of any additional information or attendance at meetings or demonstrations of the product(s).

B12. NO CONTRACT

- B12.1 By submitting an Information Submission and participating in the process as outlined in this document, Respondents expressly agree that no contract of any kind is formed under, or arises from this EOI, and that no legal obligations will arise. The City will have no obligation to enter into negotiations or a Contract with a Respondent.
- B12.2 Without limiting the generality of the foregoing, the City reserves the right and the full power to amend or cancel this EOI at any time.

SUBMISSION INSTRUCTIONS

B13. SUBMISSION DEADLINE

- B13.1 The Submission Deadline should be April 28, 2025 at 12:00 noon. Winnipeg time.
- B13.2 The City Contact or the Manager of Purchasing may extend the Submission Deadline by issuing an addendum at any time prior to the time and date specified in B13.1.
- B13.3 The Information Submission should be submitted directly to the following City email address:
HAF@winnipeg.ca.
- B13.4 EOI Submissions submitted by facsimile transmission (fax) or by paper copy will not be accepted.

B14. OPENING OF SUBMISSION AND RELEASE OF INFORMATION

B14.1 Information Submissions will not be opened publicly.

B15. INFORMATION SUBMISSION

B15.1 The Information Submission should consist of the following components:

- (a) Form A: Expression of Interest Application (Section A);
- (b) Information to be supplied by Respondent as part of EOI Submission in B17 (Section B).

B15.2 All requirements of the EOI should be fully completed or provided, and submitted by the Respondent no later than the Submission Deadline, with all required entries made clearly and completely.

B15.3 All Submissions received in response to this EOI will be kept in confidence with the sole purposes of evaluating and developing the best possible strategic option for the City.

B15.4 Submissions and the information they contain will be the property of the City upon receipt. No Submissions will be returned.

B15.5 The Respondent is advised any information contained in any Submission may be released if required by The Freedom of Information and Protection of Privacy Act (Manitoba), by other authorities having jurisdiction, or by law or by City policy or procedures (which may include access by members of City Council).

B15.5.1 To the extent permitted, the City shall treat as confidential information, those aspects of a Proposal Submission identified by the Respondent as such in accordance with and by reference to Part 2, Section 17 or Section 18 or Section 26 of The Freedom of Information and Protection of Privacy Act (Manitoba), as amended.

B15.6 Should a Respondent require access to the City lands to perform due diligence concerning the 565-569 Watt Street property (e.g. geotechnical study or environmental assessment), the Respondent will be required to enter into an agreement with the City.

B16. FORM A: EXPRESSION OF INTEREST APPLICATION (SECTION A)

B16.1 Further to B15.1(a), the Respondent should complete Form A: Expression of Interest Application, making all required entries.

B16.2 Paragraph 2 of Form A: Expression of Interest Application shall be completed in accordance with the following requirements:

- (a) if the Respondent is a sole proprietor carrying on business in their own name, their name shall be inserted;
- (b) if the Respondent is a partnership, the full name of the partnership shall be inserted;
- (c) if the Respondent is a corporation, the full name and type of corporation shall be inserted;
- (d) if the Respondent is carrying on business under a name other than their own, the business name and the name of every partner or corporation who is the owner of such business name shall be inserted.

B16.2.1 If the Submission is submitted jointly by two or more persons, each and all such persons shall identify themselves in accordance with B16.2.

B16.3 In Paragraph 3 of Form A: Expression of Interest Application, the Respondent shall identify a contact person who is authorized to represent the Respondent for purposes of this EOI.

B16.4 Paragraph 6 of Form A: Expression of Interest Application should be signed in accordance with the following requirements:

- (a) if the Respondent is sole proprietor carrying on business in their own name, it shall be signed by the Respondent;
- (b) if the Respondent is a partnership, it shall be signed by the partner or partners who have authority to sign for the partnership;
- (c) if the Respondent is a corporation, it shall be signed by their duly authorized officer or officers and the corporate seal, if the corporation has one, should be affixed;
- (d) if the Respondent is carrying on business under a name other than their own, it shall be signed by the registered owner of the business name or by the registered owner's authorized officials if the owner is a partnership or a corporation.

B16.5 The name and official capacity of all individuals signing Form A: Expression of Interest Application should be entered below such signatures.

B16.6 If a Submission is submitted jointly by two or more persons, the word "Respondent" shall mean each and all such persons, and the undertakings, covenants and obligations of such joint Respondents in the Submission, shall be both jointly and several.

B17. INFORMATION TO BE SUPPLIED BY RESPONDENT AS PART OF EOI SUBMISSION (SECTION B)

B17.1 Executive Summary

- (a) Provide a high-level summary of the proposed project and approach.
- (b) Confirmation of the City's requirements as per B3 (land ownership, affordable units, etc.).

B17.2 Respondent Information

- (a) Organizational profile (company history, structure, ownership details).
- (b) Contact information including name, address and telephone number of all Principals associated with the EOI Submission.
- (c) Organization type (ie. non-profit, for-profit), including if the organization is an Indigenous-led organization.
- (d) A brief description of the organizational structure comprising the Respondent, including an organization chart.

B17.3 Respondent Experience

- (a) Description of key staff/team member roles or partners to be involved in the Respondent's project, their associated professional qualifications, and prior related experience.
- (b) A list and description of projects carried out by the Respondent(s) prior, if any.
- (c) Provide reference contact(s) concerning previous projects.

B17.4 If the Respondent is part of a partnership arrangement, all partners should provide information as per B17.2 and B17.3.

B17.5 Details of the Development

- (a) A description of the Respondent's development intentions for the Subject Property. This should include:
 - (i) Vision for the Site, including high-level concept for the multi-family development.
 - (ii) Site design approach, including how the development integrates with the surrounding area (building heights, etc.).
 - (iii) Sustainability and urban design considerations (e.g. green building and accessibility features).

- (iv) Describing how many market and non-market residential units, including the level and duration of affordability, and any intentions on unit sizes and/or number of intended accessible units, and of what definition.
- (v) Describing any additional details on the intended model for the residential units, such as any supports to be offered to tenants or populations targeted for tenancy.
- (b) A detailed description of the development structure and ownership model, including:
 - (i) Describing how governance, cost-sharing, and long-term management of shared elements (e.g., utilities, maintenance, common areas) would be handled.
 - (ii) Providing any legal, statutory, or financial considerations the City should be aware of.
- (c) Project timelines.
 - (i) Provide a high-level development timeline that would be needed to enable the proposed development proposal. This would include assumptions for City decision making timelines that would be needed to support the development.

B17.6 Funding Approach

- (a) Provide a high-level cost estimate for the proposed development.
- (b) Identify potential financing sources (private financing, grants, partnerships, etc.).
- (c) Revenue model (if applicable) and approach to long-term financial sustainability.

B17.7 Optional but Recommended

- (a) Conceptual renderings, site plan, floor plans, or massing studies (if available, to illustrate vision)
- (b) Letters of support or partnership commitments (if applicable).

B17.8 The EOI Submission should include relevant financial terms and conditions related to any agreement, plus any other relevant terms, conditions or assumptions.

B17.9 The EOI Submission should include any other information which the Respondent considers pertinent to the EOI.

B18. EOI EVALUATION AND REVIEW

B18.1 City will only consider EOI Submissions which, in the City's sole discretion and opinion, are the most advantageous and thorough.

B18.2 If, after this initial review, the City deems an EOI Submission to be unacceptable, the Respondent will be notified of same and no further discussions will be held.

B18.3 The City will notify all Respondent of the status of their submission, and may invite one or more Respondents to submit additional or clarifying details, regarding their EOI Submission.

B18.4 Additional or clarifying details may include, if applicable, a business plan, consideration of phasing and servicing, assumptions regarding realty taxes (municipal taxes and school taxes), or other matters of interest to the City.

B18.5 Evaluation Criteria

- (i) Total offering price and potential tax revenue generated by the proposed development. (5%)
- (ii) Total number of units and project description. (15%)
- (iii) Evidence of available funding and project readiness to complete the proposal. (25%)
- (iv) Experience and/or history of successful projects and endeavors carried out by the Respondent. (25%)
- (v) Innovation and social impacts of the proposed development, including affordability criteria that include at least 30% of the units at:

- (i) Less than 80% of the Median Market Rent for the area, in line with CMHC's Affordable Housing Fund Criteria, maintained for twenty years; or
- (ii) At Province of Manitoba Affordable Housing rental rates, maintained for twenty years. (30%)

B18.6 Negotiations

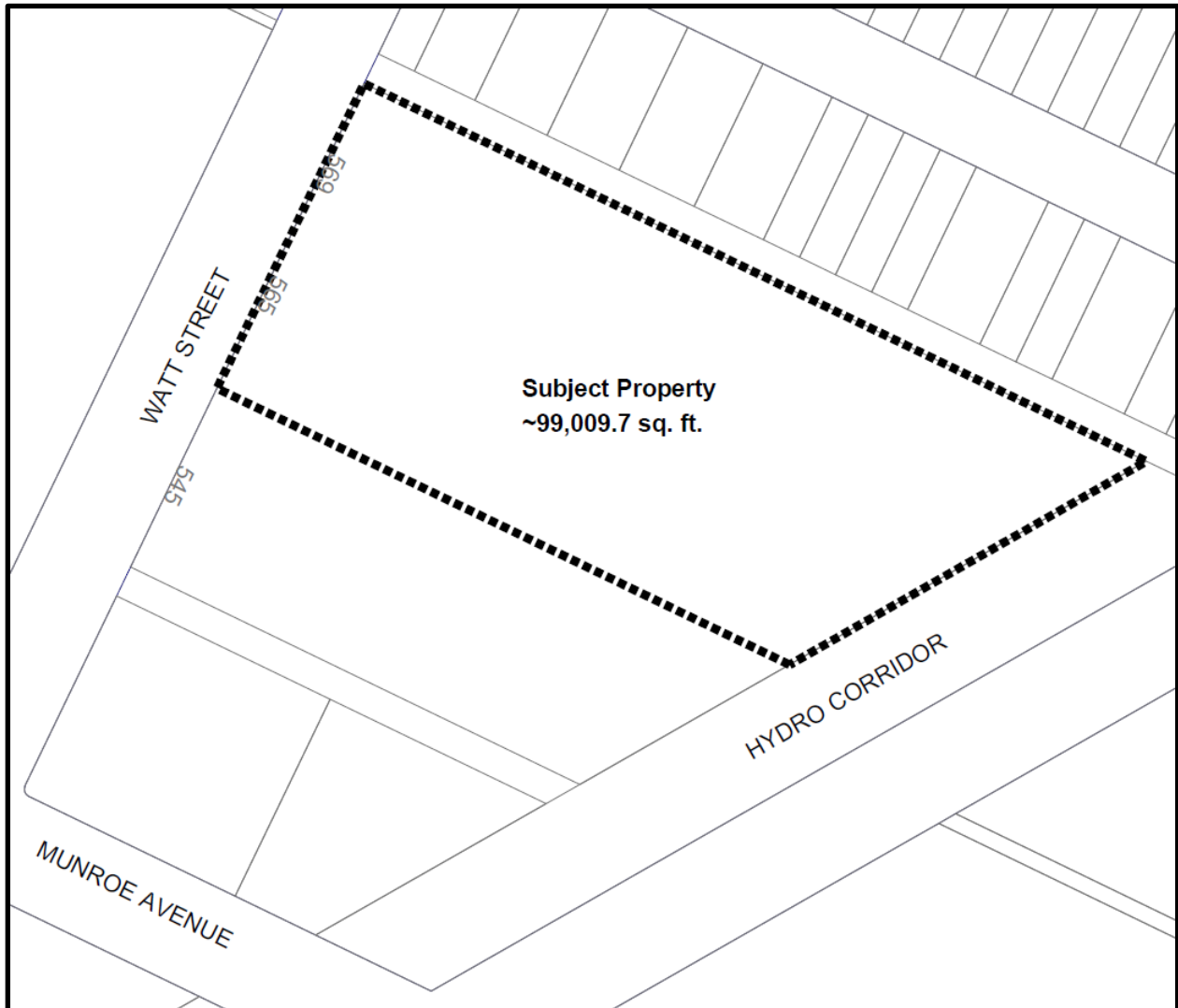
- (a) The City may enter into detailed negotiations with one or more Respondents which, in the City's sole discretion and opinion, is believed to have the most merit in consideration of the evaluation criteria. The EOI Submission of such a Respondent(s) may be further developed and finalized as a proposal for submission to and consideration by the CAO, which has the authority to approve or reject any such proposal.

B18.7 RFP

- (a) The City may in their sole discretion and opinion reserve the right to issues an RFP instead of entering into negotiations with one or more Respondents.

PART C - SCHEDULES

C1. SCHEDULE A – MAP OF SUBJECT PROPERTY



C3. SCHEDULE “B” - MUNICIPAL SERVICE REPORT

C4. SCHEDULE “C” - SITE SURVEY



SERVICING REPORT

545-569 WATT STREET, WINNIPEG, MB



Prepared for:
City of Winnipeg

Prepared by:
Barnes & Duncan



OCTOBER 18, 2024
BARNES & DUNCAN
6 Donald St, Winnipeg, MB, Canada R3L 0K6

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Figure 1: City Provided GIS for Sewer and Water Infrastructre

Figure 2: City Provided Available Fire Flows

Appendix A: Isochrone Stormwater Storage Calculations

Attention:

Richard Mahé, Consulting Contract Administrator 204-986-8631 rmahe@winnipeg.ca
Acting Manager & Land Enhancement Administrator

and

Matt Nikkel, Water and Waste Contact mnikkel@winnipeg.ca
Water Distribution Planning & Development Engineer

In response to the Request for Proposal (RFP) No. 547-2024 Barnes & Duncan is submitting this
Servicing Report for 545-549 Watt Street, Winnipeg, MB.

Introduction

The site is located at 545-549 Watt Street, Winnipeg, MB. The site consists of multiple land parcels with a total area of 13,269.43 m² (3.28 ac). The site is fronted by Watt Street to the west, public lanes to the north and south and a Winnipeg Power Transmission Line to the east. The site has 4 single-storey buildings as well as various garages and sheds. The current site use is for the Elmwood Community Resource Centre. The following report will review Wastewater Servicing, Land Drainage Servicing, Combined Sewer Overflows, and Water Servicing. The lot is planned for a 178 MFU development, and through the Elmwood Community Hub RFP it was shared that the Community Resource Centre would be part of the new development plans as well. Detailed plans for the proposed redevelopment of the site are not available at this time, so assumptions have been made.

To support the Servicing Report a series of Figures, and Appendices will be referenced.



Image 1: Subject Site, image from City RFP 547-2024.

Wastewater Servicing

The site is fronted by a 1350mm conc. combined sewer (CS) on Watt St, all of the wastewater sewer from the existing and proposed site will connect to the 1350mm CS.

The non-residential wastewater flow contributions were estimated using the guidelines from the City, and Harmon’s Peaking Factors were applied for population based flows.

Average Dry Weather Flow (ADWF)

Peak Dry Weather Flow (PDWF) = ADWF x Harmon’s Peaking Factor

Peak Wet Weather Flow (PWWF) = PDWF + Extraneous Flows

$$\text{Harmon's Peaking Factor} = 1 + \frac{14}{\left(4 + \left(\frac{P}{1000}\right)^{0.5}\right)}$$

<https://legacy.winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm>

<https://legacy.winnipeg.ca/waterandwaste/pdfs/water/WW%20Flow%20Tables.pdf>

Pre-development wastewater flows are estimated in Table 1.

Table 1: Pre-Development Wastewater Flows

Description	Units	Population per unit	Rate (L/day)	ADWF (L/day)	ADWF (L/sec)	PDWF* (L/sec)	PWWF** (L/sec)
Community Resource Centre	1	20	38	760	0.0088	0.038	0.072

*Peaking Factor is 4.38 for population based flows, no commercial properties were factored in.

**Extraneous Flows are 4.55 L/min/weeping tile (NA), 12 L/min/MH (NA), and 2,200 L/ha/day for groundwater

Post-development wastewater flows were estimated in Table 2. It was assumed that a Community Resource Centre would be integrated somewhere on the property for the post development site in addition to the new 178 MFU building(s).

Table 2: Post-Development Wastewater Flows

Description	Units	Population per unit	Rate (L/day)	ADWF (L/day)	ADWF (L/sec)	PDWF* (L/sec)	PWWF** (L/sec)
MFU	178	2.3	270	110,538	1.279	-	-
Community Resource Centre	1	20	38	760	0.0088	-	-
Total	-	-	-	111,298	1.288	5.162	5.196

*Peaking Factor is 4.01 for populations based flows, no commercial properties were factored in.

**Extraneous Flows are 4.55 L/min/weeping tile (NA), 12 L/min/MH (NA), and 2,200 L/ha/day for groundwater

Land Drainage Servicing

The existing site does not have any land drainage infrastructure, it sheet flows in all directions. Watt St. has curb inlets that go to the 1350mm CS on Watt St. The north lane has a catch basin which goes to 300mm CS on Trent Ave. The south lane overland drains to Watt St. The east Winnipeg Power Transmission Line drains to catch basins which connect to the 1050mm CS on Golspie St.

The post development site is expected to connect to the 1350mm CS on Watt St, the main is approximately 6m deep and should be friendly for the future detailed civil design.

The allowable peak land drainage discharge flow was calculated using the Rational Method in accordance with the MacLaren Manual (1974).

<https://legacy.winnipeg.ca/waterandwaste/pdfs/drainageFlooding/MaclarenDrainageCriteriaManual.pdf>

$$Q = C * i * A / 3600$$

Q = 5yr Allowable Peak Land Drainage Flow (L/s)

C = Drainage Coefficient provided by the City = (0.35)

i = rainfall intensity = 109.5 mm/hr for 5-year storm event with time of concentration of 10 minutes

A = Site Area = (13,269.43 m²).

$$Q_{\text{allowable}} = 141.27 \text{ L/s}$$

For the post development analysis, it was assumed 20% of the site would be landscape, and 80% of the site would be building roof, parking lots, and hardscape. For the landscape, 50% of the area would be overland flow to the adjacent street systems. For the hard surfacing, 10% of the area would be overland flow to the adjacent street systems. The remaining 50% of the landscape and 90% of the hard surfacing would account for the controlled flow catchment area.

	C01 Overland Flow	C02 Controlled	Total Site
Landscape Area, m ²	1326.94	1326.94	2653.89
Hard Surface Area, m ²	1061.55	9553.99	10615.54
Total Area, m ²	2388.50	10880.93	13269.43
Weighted C	0.48	0.81	0.75
intensity i, mm/hr (10 min ToC)	154.33	154.33	154.33
Q 25yr, L/s	49.49	377.16	426.65
Max Controlled Flow	-	86.57	-

$$\text{Max Controlled Flow} = Q_{\text{allowable}} - \text{overland flow} - \text{WWS flow} = 141.27 - 49.49 - 5.20.$$

A 150mm orifice at 3.39m of head will control the site flow to 86.45 L/s. The detailed civil design should be able to accommodate a similar flow to this.

Based on the catchment area and the flow restriction, a storage volume of 295.5m³ should be provided. The stormwater storage would likely be in the surface parking lots. If the parking lots were 4,000m², the depth would be approximately 0.22m to accommodate this volume, the allowed depth for storage is 0.30m. If the site has controlled flow roof drains, the stormwater storage for the parking lot would be reduced.

See Appendix A.

Combined Sewer Overflows

The Environmental Act License #3042 (EAL3042) “Clause 8” condition will be critical for these projects as sites are required to demonstrate a reduction in combined sewer flow to receive a Development Permit.

Pre-development flows consist of the wastewater PWWF, and the land drainage Qallowable. Post Development Flows consist of the wastewater PWWF, and the land drainage overland runoff and controlled flows.

Description	PWWD (L/s)	Land Drainage (L/s)	Total Combined Sewer (L/s)
Pre Development	0.072	141.27	141.34
Post Development	5.20	135.94	141.14

*Pre Land Drainage 5yr allowable, Post Land Drainage 25yr peak.

As long as the proposed site can demonstrate a similar reduction on combined sewer flows the EAL3042 “Clause 8” conditions will be satisfied.

Water Servicing

Based on the City provided Available Fire Flows (see Figure 2), the available flow for fire fighting is 225 L/s.

As the footprint of the proposed building is not known at this time, a detailed analysis of the required fire flows using the Fire Underwriting Survey (FUS) is not able to be completed. Available flow exceeds the City’s target for multi-family development.

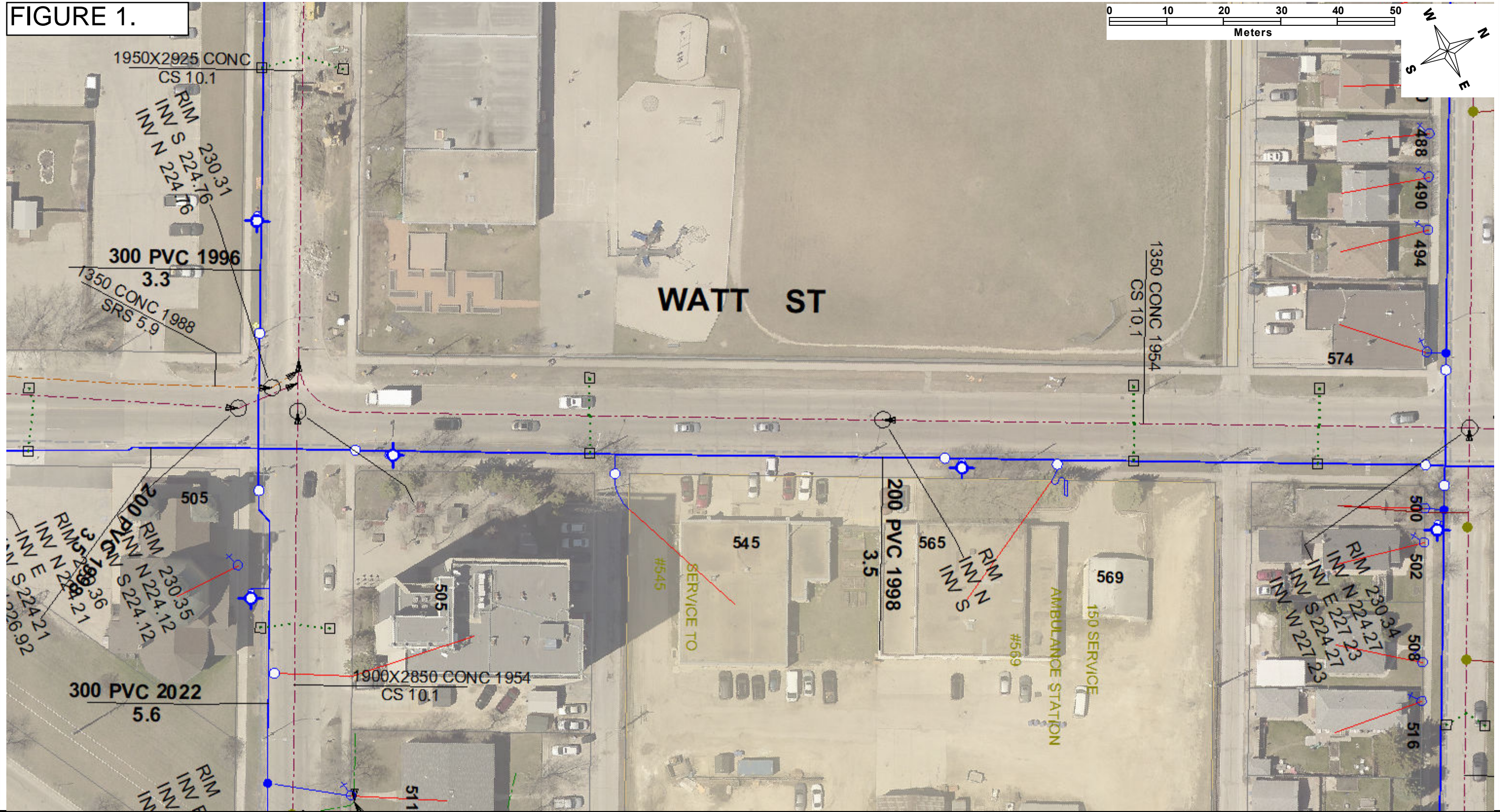
No watermain upgrades should be required to service this development.

<https://legacy.winnipeg.ca/waterandwaste/dept/waterdemand.stm>

<https://www.fireunderwriters.ca/assets/img/Water%20Supply%20for%20Public%20Fire%20Protection%20in%20Canada%202020.pdf>

FIGURES

FIGURE 1.

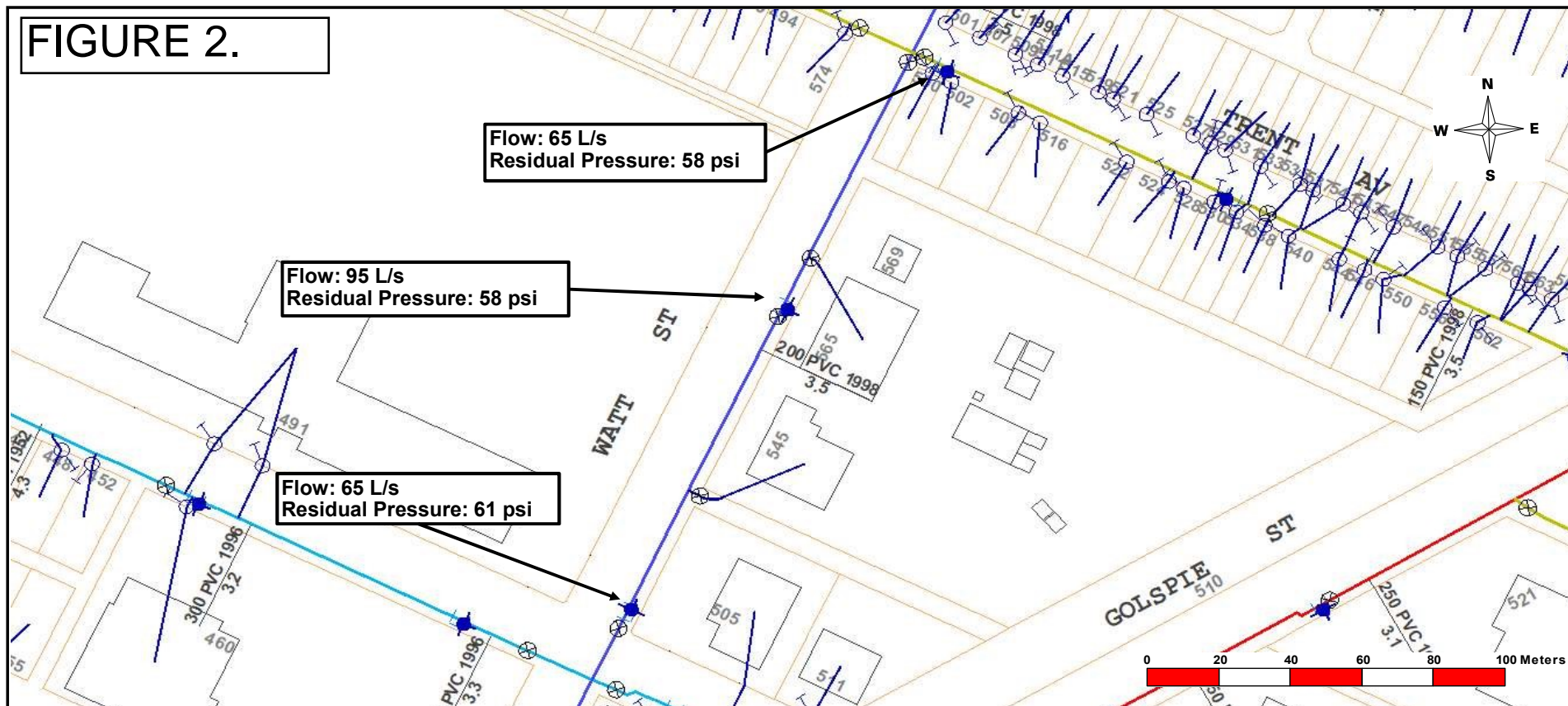


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This is for information only.
There is no guarantee as to the accuracy or completeness of the data.
For record drawing information, please contact
Underground Structures at 204-986-6401 or
by e-mail at: ugsinforequest@winnipeg.ca



- | WATER | | | SEWER | | |
|------------|--------------|------------|------------------|-------------|---------------|
| Hydrant | Anode | Watermain | Man Hole | Combined | Land Drainage |
| Valve, LH | Plug | Feedermain | Catch Basin | Waste Water | Storm Relief |
| Valve, RH | Service Corp | Aqueduct | Curb Inlet | Interceptor | Force Main |
| Valve, Air | | | Plug | CB Lead | |
| Curb Stop | | | Service Junction | | |

Print Date: May 29, 2024
Map Not to Scale



Total Available Fire Flow: 225 L/s

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APPENDIX A

ISOCHRONE STORMWATER STORAGE CALCULATIONS

ISOCHRON METHOD

Methodology for calculating impervious and pervious runoff from a site.

PROJECT: 24-1125
LOCATION: 545-569 Watt St
DATE: October 17, 2024

i) Impervious area, surface storage capacity

0.10

Total Impervious Area

2.36 acres

Horton Equation

Total Pervious Area

0.33 acres

imperial		metric used in SWMM	
fo (in/hr)	3.00	fo (mm/hr)	75
fc (in/hr)	0.118	fc (mm/hr)	3
k (1/min)	-0.069	k (1/sec)	-0.00115

Total Area

2.689 acres

Allowable runoff

3.0517 cfs

Required Site Storage (ft3)

10434 ft³

Required Site Storage (m3)

295.5 m³

Allowable offsite runoff (5yr storm)

Q = CIA 3.052 cfs

Enter "C" Value = NA

Enter from 5 year storm

"I" = 4.300

A= 2.689 In Acres

C value Assigned by City of Winnipeg

Please use a Time of Concentration of 10 min for Commercial developments

Editable fields

City of Wpg 25 yr storm

Pervious Flow Calculation

Time	25 yr discretized storm ²	rainfall depth	sum of rainfall depths	Impervious runoff	infiltration ¹	net intensity after infiltration	pervious runoff	total per. + imp. flow	allowable discharge offsite	net runoff requiring storage	mass sum of storage
(min)	(in/hr)	(in)	(in)	(cfs)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	ft ³
0	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0
5	0.12	0.01	0.01	0.00	2.16	0.00	0.00	0.00	0.00	0.00	0
10	0.13	0.01	0.02	0.00	1.56	0.00	0.00	0.00	0.00	0.00	0
15	0.15	0.01	0.03	0.00	1.14	0.00	0.00	0.00	0.00	0.00	0
20	0.17	0.01	0.05	0.00	0.84	0.00	0.00	0.00	0.00	0.00	0
25	0.19	0.02	0.06	0.00	0.63	0.00	0.00	0.00	0.00	0.00	0
30	0.21	0.02	0.08	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0
35	0.23	0.02	0.10	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0
40	0.26	0.02	0.12	0.61	0.30	0.00	0.00	0.61	0.61	0.00	0
45	0.29	0.02	0.15	0.68	0.25	0.04	0.01	0.70	0.70	0.00	0
50	0.33	0.03	0.17	0.78	0.21	0.12	0.04	0.82	0.82	0.00	0
55	0.42	0.04	0.21	0.99	0.18	0.24	0.08	1.07	1.07	0.00	0
60	0.53	0.04	0.25	1.25	0.16	0.37	0.12	1.37	1.37	0.00	0
65	0.76	0.06	0.32	1.79	0.15	0.61	0.20	1.99	1.99	0.00	0
70	1.24	0.10	0.42	2.93	0.14	1.10	0.36	3.29	3.05	0.24	71
75	2.96	0.25	0.67	6.99	0.13	2.83	0.93	7.91	3.05	4.86	1530
80	7.86	0.66	1.32	18.56	0.13	7.73	2.53	21.09	3.05	18.04	6941
85	3.93	0.33	1.65	9.28	0.13	3.80	1.25	10.53	3.05	7.47	9183
90	2.29	0.19	1.84	5.41	0.12	2.17	0.71	6.12	3.05	3.06	10103
95	1.54	0.13	1.97	3.64	0.12	1.42	0.46	4.10	3.05	1.05	10417
100	1.17	0.10	2.07	2.76	0.12	1.05	0.34	3.11	3.05	0.05	10434
105	0.92	0.08	2.14	2.17	0.12	0.80	0.26	2.43	2.43	0.00	10434
110	0.75	0.06	2.20	1.77	0.12	0.63	0.21	1.98	1.98	0.00	10434
115	0.65	0.05	2.26	1.53	0.12	0.53	0.17	1.71	1.71	0.00	10434
120	0.58	0.05	2.31	1.37	0.12	0.46	0.15	1.52	1.52	0.00	10434
125	0.51	0.04	2.35	1.20	0.12	0.39	0.13	1.33	1.33	0.00	10434
130	0.45	0.04	2.39	1.06	0.12	0.33	0.11	1.17	1.17	0.00	10434
135	0.40	0.03	2.42	0.94	0.12	0.28	0.09	1.04	1.04	0.00	10434
140	0.35	0.03	2.45	0.83	0.12	0.23	0.08	0.90	0.90	0.00	10434
145	0.30	0.03	2.47	0.71	0.12	0.18	0.06	0.77	0.77	0.00	10434
150	0.26	0.02	2.50	0.61	0.12	0.14	0.05	0.66	0.66	0.00	10434
155	0.22	0.02	2.51	0.52	0.12	0.10	0.03	0.55	0.55	0.00	10434
160	0.19	0.02	2.53	0.45	0.12	0.07	0.02	0.47	0.47	0.00	10434
165	0.17	0.01	2.54	0.40	0.12	0.05	0.02	0.42	0.42	0.00	10434
170	0.16	0.01	2.56	0.38	0.12	0.04	0.01	0.39	0.39	0.00	10434
175	0.15	0.01	2.57	0.35	0.12	0.03	0.01	0.36	0.36	0.00	10434
180	0.14	0.01	2.58	0.33	0.12	0.02	0.01	0.34	0.34	0.00	10434
185	0.13	0.01	2.59	0.31	0.12	0.01	0.00	0.31	0.31	0.00	10434
190	0.12	0.01	2.60	0.28	0.12	0.00	0.00	0.28	0.28	0.00	10434
195	0.12	0.01	2.61	0.28	0.12	0.00	0.00	0.28	0.28	0.00	10434

2.61

GOAL SEEK
MACRO

86.45 L/s =
3.05 Cfs

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WINNIPEG, MANITOBA
R3L 0K6

CLIENT:
CITY OF WINNIPEG

545, 565 & 569 WATT STREET
WINNIPEG, MANITOBA

PLAN OF TOPOGRAPHIC SURVEY
OF PART OF
RIVER LOT 92
PARISH OF KILDONAN

BEING
S.P. LOTS 3 AND 4, PLAN 30623 W.L.T.O.

CITY OF WINNIPEG
MANITOBA

SCALE - 1 : 250

2.5 0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25 METRES

TITLE INFORMATION:

CERTIFICATE OF TITLE: 1345416/1 W.L.T.O. (SEARCH DATE: AUGUST 28, 2024)

REGISTERED OWNER: THE CITY OF WINNIPEG

LEGAL DESCRIPTION: SP LOT 4, PLAN 30623 WLTO
IN RL 92 AND 93, PARISH OF KILDONAN

ENCUMBRANCES: INSTRUMENT NUMBERED 241493/1 IS REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE.
ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN
INVESTIGATED AS TO THEIR INTENT OR EXTENT.

CERTIFICATE OF TITLE: 2169636/1 W.L.T.O. (SEARCH DATE: AUGUST 28, 2024)

REGISTERED OWNER: THE CITY OF WINNIPEG

LEGAL DESCRIPTION: SP LOT 3, PLAN 30623 WLTO
EXC. PUBLIC LANE, PLAN 45284 WLTO
IN RL 92 AND 93, PARISH OF KILDONAN

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LEGEND

Survey monuments found on the ground are described and shown thus ----- O

Property Lines and Dimensions ----- 100.000

Curbs and Gutters ----- CURB ----- GUTTER -----

Fences ----- OR ----- OR ----- x ----- x -----

Manhole ----- Power Poles w/Light -----

Catch Basins ----- Power Poles -----

Curb Inlet ----- Guy Wire Anchors -----

Fire Hydrant ----- Deciduous Trees -----

Water Valves ----- Coniferous Trees -----

Street and Traffic Signs ----- Gas Meters -----

Combined Sewer ----- CS ----- CS ----- CS ----- CS ----- CS ----- CS -----

Land Drainage Sewer ----- LUS ----- LUS ----- LUS ----- LUS ----- LUS ----- LUS ----- LUS -----

Watermain ----- WM ----- WM ----- WM ----- WM ----- WM ----- WM ----- WM -----

Natural Gas Line ----- GAS ----- GAS ----- GAS ----- GAS ----- GAS ----- GAS ----- GAS -----

Telephone Cables (overhead) ----- TEL/OH ----- TEL/OH ----- TEL/OH ----- TEL/OH ----- TEL/OH ----- TEL/OH ----- TEL/OH -----

Telephone Cables (underground) ----- TEL/UG ----- TEL/UG ----- TEL/UG ----- TEL/UG ----- TEL/UG ----- TEL/UG ----- TEL/UG -----

Hydro Cables (overhead) ----- HRO/OH ----- HRO/OH ----- HRO/OH ----- HRO/OH ----- HRO/OH ----- HRO/OH ----- HRO/OH -----

Hydro Cables (underground) ----- HRO/UG ----- HRO/UG ----- HRO/UG ----- HRO/UG ----- HRO/UG ----- HRO/UG ----- HRO/UG -----

Street Light Cables ----- SL ----- SL ----- SL ----- SL ----- SL ----- SL ----- SL -----

Traffic Signal Cables ----- TS ----- TS ----- TS ----- TS ----- TS ----- TS ----- TS -----

NOTES

All dimensions are in metres and may be converted to feet by multiplying by 3.28084.

Elevations are referred to Geodetic Datum and are indicated thus -----

For Geodetic Elevations add 200.0 to all elevations shown.

Elevations are referred to Can-Net Bench Mark MB-Winnipeg_Wes, Elevation=241.423 metres (CGVD28).

Locations of underground structures as shown are based on the best information available, as provided by

the City of Winnipeg's Underground Structures Department and Accurate Underground Utility Locating Ltd.,

but no guarantee is given that all existing utilities are shown or that the given locations are exact.

Confirmation of existence and exact location of all services must be obtained from the individual utilities

before proceeding with construction.

This survey was made on the 19th day of September, 2024.

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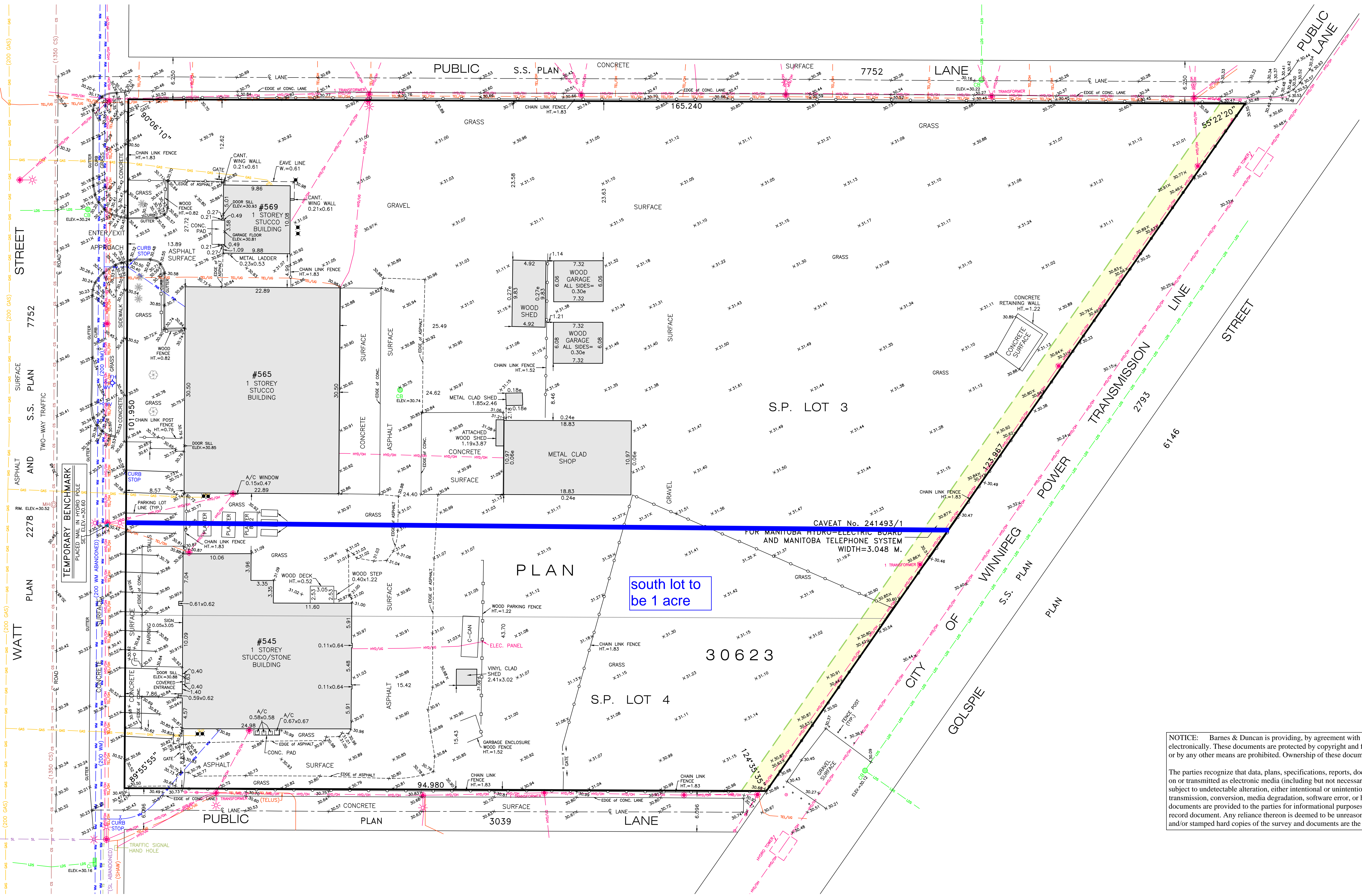
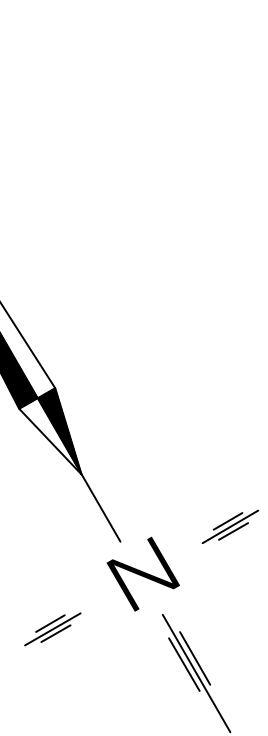
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED BY THE MANITOBA LAND SURVEYOR

JASON A. CROSSLEY, M.L.S.

DATED THIS 25th DAY OF OCTOBER, 2024

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FILE: 24-1125
DWG: 24-1125-2-TOPO
FB: B&D 1597-21/27

AN