

291-2025 ADDENDUM 2

LEASE OF CITY-OWNED PROPERTY LOCATED AT 1350 PEMBINA HIGHWAY

URGENT

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

ISSUED: April 22, 2025
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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: B4.4 (a) *The Subject Property was a former police station operated by the City of Winnipeg. The City commissioned a Phase I Environmental Site Assessment (ESA), conducted by HLC Consulting Ltd, dated April 5, 2018. A copy of the ESA is included as Schedule "D". The assessment report recommends that a Phase II ESA be conducted to assess the potential of petroleum hydrocarbon contamination (PHC) in the soil.*

PART C - SCHEDULES

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

QUESTIONS AND ANSWERS

Q1: *Would the City consider selling or leasing this property to be used for infant and pre-school childcare spaces as well as before and after school care? Given the proximity to Vincent Massey, Ecole Viscount Alexander, Ecole Crane, Oakenwald School, The Public Library, The Community centre, and direct access to Pembina and buses, this is a prime location for parents requiring affordable and licensed childcare.*

A1: A: While the primary purpose of the EOI is for the development of affordable housing, the City would definitely consider childcare spaces in this location. The intent was to create the EOI in a manner that allows for flexibility in proposals, while encouraging social amenity spaces such as a daycare.

- Section B3.5 identified the need for "social amenity space, such as a daycare or other amenity that provides positive social impacts to the building tenants/residents or the broader community"
- The evaluation criteria in section B18.5(v) includes consideration of "innovation and social impacts within the proposed development" in evaluating the proposals.

Q2: *Is the site zoned already for Multi-Family Housing (MFU)?*

A2: Per Section B3.4, the subject property is not zoned for residential development yet. That is something the City will begin to undertake shortly.

Q3: *One concern is hazardous materials in the existing building; Asbestos? Lead? Others?*

A3: We have a report that indicates asbestos containing materials identified during visual inspection only and destructive testing was kept to a minimum. Prior to renovation, a hazardous materials analysis will need to be performed by a qualified consultant.

Q4: *It says 130 units is planned; can we see the development plans?*

A4: There are no plans for a 130-unit development for this site. We used 130 units as a basis for our servicing report. Once the property is zoned to the 'Malls and Corridors PDO-1', this property will have the zoning entitlements to accommodate more density. Servicing upgrades are required to achieve any residential development at this location.

Q5: *Is there a height restriction on the build? (3, 6, 7 + storeys)?*

A5: Once the property is zoned to the '[Malls and Corridors PDO-1](#)' (the PDO), the design of the building will be subject to the regulations within the PDO. We encourage you to review the building design and height requirements within the PDO and the [Malls and Corridors User's Guide](#).

Q6: *Can you please advise if the east property line is what is being adjusted to create a 39,000 square foot lot or is there an error in the calculations?*

A6: Section B3.4 of EOI 291-2025 notes that the City will be subdividing the parcel prior to development, in order to facilitate the creation of the public lane. This will reduce the size of the parcel from approximately 52,120 square feet to 39,584 square feet. The east property line of 1350 Pembina is being adjusted to get the 39,584 square feet.

Q7: *Is there flexibility in number of required parking stalls?*

A7: Once the property is zoned to the '[Malls and Corridors PDO-1](#)' (the PDO), the property will be subject to the parking land loading requirements of the PDO. Section 13(4) of the PDO states that: "*Despite anything else in this PDO, accessory off-street parking is not required for any site located within an urban infill area and fronting on Portage Avenue or Pembina Highway in accordance with s. 161(5) of this By-law.*"