Agenda - Executive Policy Committee - September 21, 2006

Report - Standing Policy Committee on Downtown Development - September 5, 2006

Item No. 1 CanWest Global Park - Riverside Park Management Inc. request to Lease a portion of Parcel 1 - (Portion B) for parking purposes File FI-2.2(32)

STANDING COMMITTEE RECOMMENDATION:

On September 5, 2006, the Standing Policy Committee on Downtown Development concurred in the administrative recommendation, as amended, and submits the following to Council:

1. That the terms and conditions of the Lease Agreement between Riverside Park Management Inc., and the City of Winnipeg, as outlined in Alternative B - Lease a portion of Parcel 1 (Portion B) contained in the report of the Director of Planning, Property and Development dated August 22, 2006, be approved with the new cancellation notice as follows:

   "Cancellation: To address the City's potential interest to invite alternative development of the lands, a cancellation clause should be added to allow the City to cancel the Lease Agreement at any time during the next (16) sixteen years, provided that development on the adjacent City-owned lands in accordance with the Pioneer and Waterfront Development Principles and guidelines are completed.

   Cancellation notice would be provided to the Tenant upon 180 days written notice by the Director of Planning, Property and Development at any time during the term, and that the Tenant be reimbursed for the remaining value of the unamortized leasehold improvements at the time of cancellation."

2. That the Chief Administrative Officer and City Solicitor/Manager of Legal Services be delegated authority to finalize the Lease Agreement, as amended, and generally in accordance with the report of the Director of Planning, Property and Development dated August 22, 2006.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda - Executive Policy Committee - September 21, 2006

Report - Standing Policy Committee on Downtown Development - September 5, 2006

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 5, 2006, the Standing Policy Committee on Downtown Development concurred in the administrative recommendation, as amended, namely:

- That the Cancellation notice as outlined in Alternative B - Lease a portion of Parcel 1 (Portion B) contained in the report of the Director of Planning, Property and Development dated August 22, 2006, be deleted in its entirety and replaced with the following:

  "Cancellation: To address the City's potential interest to invite alternative development of the lands, a cancellation clause should be added to allow the City to cancel the Lease Agreement at any time during the next (16) sixteen years, provided that development on the adjacent City-owned lands in accordance with the Pioneer and Waterfront Development Principles and guidelines are completed.

  Cancellation notice would be provided to the Tenant upon 80 days written notice by the Director of Planning, Property and Development at any time during the term, and that the Tenant be reimbursed for the remaining value of the unamortized leasehold improvements at the time of cancellation."

and submitted the matter to the Executive Policy Committee and Council.

COUNCIL:

On November 23, 2005, Council concurred in the recommendation of the Standing Policy Committee on Downtown Development with respect to the CanWest Global Stadium - Interim Lease - South of Water Avenue and West of Waterfront Drive to Riverside Park Management Inc. - Short Term Parking Purposes and adopted the following:

1. That the terms and conditions for an interim lease agreement between the City and Riverside Park Management Inc., be approved, as outlined on Schedule "A".

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

RE: CanWest Global Park – Riverside Park Management Inc. Request to Lease a Portion of Parcel 1 – (portion B) for Parking Purposes
City Centre Community
Fort Rouge Ward

FOR SUBMISSION TO: Standing Policy Committee on Downtown Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: August 22, 2006

RECOMMENDATION:

1. That Alternative B as outlined in this Report be approved.

2. That the proposed terms and conditions of a Lease Agreement between Riverside Park Management Inc. and the City as outlined herein, be approved and that the Chief Administrative Officer and City Solicitor be delegated authority to finalize the Agreement generally in accordance with Alternative B.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report Summary

Key Issues:

- On October 31, 1997, the City entered into a long-term lease with Riverside Park Management Inc. for the development of CanWest Global Park. The City also approved short-term leases for land adjacent to and across Pioneer Avenue.

- At its meeting held on July 16, 2002, Council approved a request to add Parcel 1 – (portions A and B) to the Master Lease Agreement with Riverside Park Management Inc., on the basis that the Tenant would submit a development proposal involving a concept to construct a building upon Parcel 1 – (portion B), (hereinafter referred to as "portion B") within two years from the date of approval and if same was not submitted, portion B was to be removed from the Lease Agreement.

- As of this date, the Planning, Property and Development Department has not received a development concept for portion B and the 2-year option has expired.

- On September 24, 2003, Council approved a request to add Parcel 5 – the Island Parking Lot to the Master Lease Agreement, in order to permit a permanent surface parking lot.

- Riverside Park Management Inc. has advised that it attempted to formulate a concept for a building after canvassing the market for the potential development of portion B, and indicated they were unable to complete a proposal. In the interim, the Tenant improved portion B with an asphalt approach and delivery area, and is using the property as a graveled parking lot.

- Given the high profile location of portion B being in proximity to the Forks Site, adjacent to the proposed Museum of Human Rights and situated within the Provencher Bridge Roadway Corridor, the Planning, Property and Development Department would prefer to encourage development of portion B in accordance with the planning and design guidelines approved by the Standing Policy Committee on Downtown Development at its meeting on June 9, 2005.

- Riverside Park Management Inc. has now requested that the portion B lands be incorporated into the Master Lease Agreement for a period of 25 years to allow them to construct permanent surface parking as referenced in the attached Appendix "D".

- The Planning Property and Development Department has generated two potential leasing alternatives which are outlined as follows:

    - Alternative A: The City seek a Request for Proposals for development of the site in accordance with the *Pioneer & Waterfront Development Principles and Guidelines;* and,
    - Alternative B: Lease Parcel 1 (portion B) to Riverside Park Management Inc. for a term to coincide with the length of the remaining term of the Master Lease Agreement, and with a clause to allow the City to cancel the Lease Agreement at any time during the next (16) sixteen years as development evolves on the adjacent City-owned lands.

- Given the issue of timing regarding the evolution of adjacent development upon City-owned lands and the Tenant difficulties in formulating a development concept and proposal, the Department is supportive of Alternative "B".

- It should be noted that the parking lot development will be subject to a Conditional Use Approval under the Downtown Zoning By-law and the Department is requesting that the concept plan as referenced in Appendix "D", be revised to provide for a larger landscaped area along Waterfront Drive and Pioneer Ave. Final development plans would be subject to design review in discussion with the Tenant. Within the context of these discussions, the Department would also prefer to have a broader discussion with the Tenant about the landscape treatment along the outfield fence adjoining Waterfront Drive south of the scoreboard, with a view to creating an enhanced landscape buffer.

Implications of the Recommendation(s):

General Implications

(x) None

( ) For the organization overall and/or for other departments

( ) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s):

Policy Implications

( ) No

(x) Yes

Comment(s): This proposal may not be consistent with policies and guidelines directing development at the Forks and downtown parking.

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

Riverside Park Management Inc. has requested City approval to lease Parcel 1 – Portion B for parking purposes and to complete leasehold improvements.

The Planning, Property and Development Department is seeking approval of the proposed terms and conditions of a Lease with Riverside Park Management Inc. for the use of Parcel 1 – Portion B for parking purposes associated with the Canwest Global Stadium.

HISTORY:

By Agreement dated October 31, 1997, the City entered into a Lease Agreement with Riverside Park Management Inc. for the development of a baseball stadium. The particulars of this Master Lease Agreement are as follows:

Owner:	City
Tenant:	Riverside Park Management Inc.
Location:	City-owned lands north of Pioneer Avenue and east of Westbrook Street and west of Pioneer Avenue
Legal Description:	Misc. Plan No CC 9985/9
Size:	7.7342 ac
Term:	25 Years
Commencement	July 28, 1998
Expiry Date:	July 27, 2022
Termination:	By City on Tenant default
Rental:	$1.00 per year plus school, business and entertainment funding tax. The Tenant receives an annual municipal tax credit for the municipal portion of the realty taxes. The Agreement does not provide for any revenue sharing.

At its meeting held on July 17, 2002, Council considered a Report dealing with a variety of Tenant issues at the CanWest Global Park including a request to add Parcel 1 – (portion B), (hereinafter referred to as "portion B"), to the Master Lease Agreement with Riverside Park Management Inc. (hereinafter referred to as "RPMI"). Council approved the following recommendation:

> That the Master Lease Agreement be amended to add Parcel 1 as shown on Misc. Plan 11119/4 attached, on the understanding that the existing lease terms and conditions will also apply to this parcel subject to:
>
> a) portion B being developed in accordance with the "guiding principles and development and design objectives" as discussed herein, and;
>
> b) that in the event the said portion B is not developed within two years from the Date of Approval, that portion B be forthwith deleted from the Lease and returned to the City.

During the construction of the East Grandstand Extension, RPMI used portion B for temporary construction purposes and is using an expanded gravelled area for parking purposes.

Between 2004 and 2006, the Planning, Property and Development Department has been involved in the resolution and implementation of the July 2002 Tenant issues at the CanWest Global Park site along with some additional issues including the development of Parcel "5", the approval to erect a free standing advertising sign board, and the renewal of a parking lot lease for Parcel "4".

By letter dated April 23, 2004, the Planning, Property and Development Department inquired of RPMI as to its plans for the property. At a previous meeting, RPMI indicated that it wished to be granted an extension of time to submit a proposal for portion B.

At its meeting held on June 9, 2005, the Standing Policy Committee on Downtown Development approved a Report regarding proposed planning and design guidelines for City-owned lands lying north of the Forks and in proximity to the Waterfront Drive/Pioneer Avenue intersection, an excerpt of which is attached as Appendix "A".

By letter dated March 22, 2006, the Planning, Property and Development Department inquired of RPMI as to the status of portion B with a view to seeking a resolution of this outstanding leasing matter.

DISCUSSION:

1. Planning Context:

In 2002, the Planning, Property and Development Department provided comments to Council regarding the planning framework for City-owned lands lying north of the Forks and in proximity to the Waterfront Drive and Pioneer Avenue intersection. After considering Plan Winnipeg: 2020 Vision, CentrePlan (Vision and Strategies, Development Framework) and the Forks North Portage Partnership Concept and Financial Plan (2001-2020), the Department concluded that Parcels 1, 2, 3, 4 and 5 as shown on the attached Misc. Plan 11119/4, are prominent downtown development sites suitable for retail, office, entertainment and residential development. It supported the development of these lands within the plans for the Marina Precinct, Portage and Main Precinct and Festival Precinct.

The Planning, Property and Development Department advised that, in order to enable marketing and future development of portion B, and Parcels 2, 3, 4 and 5, these properties not be encumbered by long-term lease agreements. It also advised that opportunity for interim, joint use and permanent parking facilities (surface or structured) on Parcels 2, 3, 4 and 5 should be considered as plans for these specific sites evolve. Furthermore, permanent surface parking as a principal use of these lands is inconsistent with referenced plans and would not be encouraged by the Planning, Property and Development Department.

With respect to portion B, the Planning, Property and Development Department advised Council, at its meeting held on July 17, 2002, that if no parking is to be permitted on this site, then the land could be used for the purpose of providing a sports memorabilia store, a restaurant and/or sports bar in accordance with the Master Lease Agreement.

2. Current Status:

Since 2002, the planning framework for the City-owned lands has evolved and several development initiatives have been announced or implemented.

On June 9, 2005 the Standing Policy Committee on Downtown Development adopted the *Pioneer and Waterfront Development Principles and Guidelines* developed by the Planning, Property and Development Department in consultation with the Forks North Portage Partnership. The parcel in question is identified in these guidelines as an opportune location to introduce a built form that would define this key intersection and provide a distinctive gateway into the downtown and the Exchange District.

The last few years have witnessed the completion of several significant development projects in this area, including the expansion of CanWest Global Park, the new Provencher Bridge and Esplanade Riel with a restaurant, and the new walkway/bicycle path that links The Forks site with Stephen Juba Park. One of the most important recent developments is the completion of Waterfront Drive. This $9 million dollar capital project has established a critical transportation link between The Forks and The Exchange District and has created significant new mixed-use development opportunities in the area. There are currently four mixed use residential projects underway immediately to the north of the rail bridge, strengthening the development potential of this area and establishing its character as an urban neighbourhood. (See Appendix B for a list of these projects)

Another major proposal involves a parcel opposite the site in question on the southeast corner of Pioneer Avenue and Waterfront Drive. Plans are being developed for the Canadian Museum for Human Rights (CMHR), a joint project sponsored by the Friends of the Canadian Museum for Human Rights Inc., The Forks North Portage Partnership, the Government of Canada, the Province of Manitoba and the City of Winnipeg. This unique museum will attract a global audience, including tourists, scholars, and program participants. Once completed, it is anticipated that over 250,000 visitors a year will visit this major attraction. A project of this scale will have an impact on the development potential of other lands in the area and will define the character of this intersection.

The Pioneer and Waterfront intersection also represents a major link to Portage and Main where there is interest in refining the public space around the crossing. The future of this area is therefore currently in evolution and the long-term vision for the site, as defined by the *Pioneer & Waterfront Development Principles and Guidelines,* is for the introduction of a built form that would define this key intersection and encourage street-level pedestrian activity.

It should also be noted that the *Downtown Winnipeg Zoning By-law No.100/2004* does not encourage the establishment of surface parking, as it is not seen as the most efficient use of land in the downtown and often does not contribute to a good pedestrian environment. On September 25, 2002 Council adopted 9 goals for parking in the downtown area as part of the *Parking Policy for Downtown Winnipeg*. Goal #6 reads: *"Over time, decrease the proportion of total downtown off-street parking supply in surface parking lots."* The development of another surface parking lot in this area would conflict with this policy. In addition, the *Pioneer & Waterfront Development Principles and Guidelines* recommends that parking in the Forks district be addressed through an area-shared parking model developed with all area stakeholders and that parking structures be developed within reasonable walking distance of all amenities.

Coincident with the above, RPMI has considered various development options for portion B, canvassed the market for potential uses and determined that the constraints associated with the subject property, limit the possibilities for the site. The constraints include:

(1) remaining lease term of 16 years for the entire ball park site which does not provide a sufficient amortization period for an investor to capitalize the investment. A separate lease may be required for this particular parcel to make an investment viable which would result in breaking up the entire site;
(2) the location of an underground fibre optics cable conduit, which bisects the parcel, creates constraints for construction and the location of foundation piles (see Appendix "C" for location of this conduit) and;
(3) there is some hesitation on behalf of investors as the size of the parcel limits the amount of land that would be left for on-site surface parking for clients, although other parking is available in the immediate vicinity.

The Tenant is reporting that it cannot submit a concept plan at this time for a building on this site, and is requesting permission to use the site for vehicle parking. The Tenant is prepared to proceed with a formal surface parking lot development. In the design of this parking lot, the tenant has committed to respect, in part, the spirit of the *Pioneer & Waterfront Development Principles and Guidelines* that includes a prominent design feature and plaza on the corner, to provide a distinctive gateway to this area. As well, it provides a visual barrier for the parking area by integrating fencing and landscape features that will complement the pedestrian experience along Pioneer and Waterfront as shown on the attached Appendix "D".

In reviewing this matter, the Planning, Property and Development Department has formulated two alternatives as follows:

Alternative A: Develop and Implement an RFP

The City could retain the parcel and conduct a Request for Proposals (RFP) for its development in accordance with the *Pioneer & Waterfront Development Principles and Guidelines*.

Departmental Comment:

Under this alternative, the City could directly assess the market potential of the site. The City would retain control of the development and ensure that proposals conform to the established guidelines.

This alternative may not yield any success. It may be premature to elicit proposals for this site until the uncertainties surrounding other developments in the area are clarified, and the market potential of this corner becomes more defined. In addition, the separation of portion B from the remaining City-owned lands, under lease to Riverside Park Management Inc., would create a difficulty in the future, when a redevelopment of the entire site may be considered.

Alternative B – Lease Parcel 1 (portion B) to Riverside Park Management Inc.

The City could agree to lease Parcel 1 – (portion B) to Riverside Park Management Inc. for a term to coincide with the length of the remaining term of the Master Lease Agreement for the ballpark and allow the Tenant to use the lands for parking and to complete the leasehold improvements as identified in the attached Appendix "D". This would allow the Tenant to use and develop the lands for parking as requested. A surface parking lot would be a non-accessory

use and subject to a conditional use application under the *Downtown Winnipeg Zoning By-law No.100/2004* which may be granted by the Director. As well, the Tenant would be required to indemnify the City for any damages caused by its occupancy that may occur to the underground fibre optics cable at any time during the lease term.

To address the City's potential interest to invite alternative development of the lands, a cancellation clause should be added to allow the City to cancel the Lease Agreement at any time during the next (16) sixteen years with no financial implications to the City, as development evolves on the adjacent City-owned lands.

The particulars of the City-owned property and proposed terms and conditions of lease are as follows:

Owner:	City
Tenant:	Riverside Park Management Inc.
Location:	North of Pioneer Avenue and west of Waterfront Drive
Leased Lands:	Portion "B" as shown on Misc. Plan 11439
Rental:	$1.00 per annum
Realty taxes:	Tenant
Term:	16 Years
Commencement:	July 28, 2006
Expiry Date:	July 27, 2022
Termination:	By City on Tenant default
Cancellation:	180 days written notice by the Director at any time during the term, with no financial implications to the City and conditional on the development of the other three corners of Pioneer and Waterfront Drive.
Special Conditions:	Tenant to be responsible for any damages and costs to restore the Fibre Optics Cable located within Leased Lands Lease is subject to acceptance of a conditional use application under the *Downtown Winnipeg Zoning By-law No.100/2004*

Departmental Comments:

This alternative would keep Parcel 1 – portion B available for development as the character of the remaining corners continues to evolve over the medium term. During this period, construction of the Canadian Museum for Human Rights may be completed and the impact of this development, and the development of the other corners on the market potential of the site, can be assessed. Also, the area-shared parking model for the Forks precinct may be more fully developed and the need for surface parking at this site can be re-evaluated.

With respect to Alternative "B", the *Pioneer & Waterfront Development Principles and Guidelines* suggests that surface parking on this site should be located behind a building. In the absence of a building, the surface parking that is developed in the interim should still reflect these guidelines. That is, parking located at the back of the site, leaving the landscaped area at the front of the site, large enough to accommodate some form of future built development. The Department would request that the concept plan be revised to provide for a larger landscaped area along Waterfront Drive and Pioneer Ave. Final development plans would be subject to design review in discussion with the Tenant. Within the context of these discussions, the Department would also prefer to have a broader discussion with the Tenant about the

landscape treatment along the outfield fence adjoining Waterfront Drive south of the scoreboard, with a view to creating an enhanced landscape buffer.

The development of a surface parking lot on the site for the remaining 16-year term of the Master Lease Agreement would legitimize the present use of the site and would allow for a higher standard of development than presently exists.

Recommendation

Given the timing issue with adjacent development upon City-owned lands and the disadvantages of proceeding with an RFP for Parcel 1 – Portion B and the lack of the Tenant's success in formulating a viable development concept for the subject property, the Department is recommending that Alternative B, as outlined in this Report, be approved, and the proposed terms and conditions of a Lease Agreement between Riverside Park Management Inc. and the City, as outlined herein, be approved, and that the Chief Administrative Officer and City Solicitor be delegated authority to finalize the Agreement generally, in accordance with Alternative B.

.

Financial Impact Statement

Date: August 22, 2006

COMMENTS:

The recommendation contained in this report is that the City lease Parcel 1 – (portion B) for a term of 16 years and permit parking lot leasehold improvements on the basis that the City could cancel the Agreement on 180 days written notice and not be responsible to reimburse the Tenant for the value of un-amortized leasehold improvements at the time of cancellation.

There are no new material financial implications associated with this recommendation. The tenant would be responsible to pay a nominal rent of $1 per annum. In addition, the tenant would be responsible to pay all realty taxes on the land, which it currently does.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

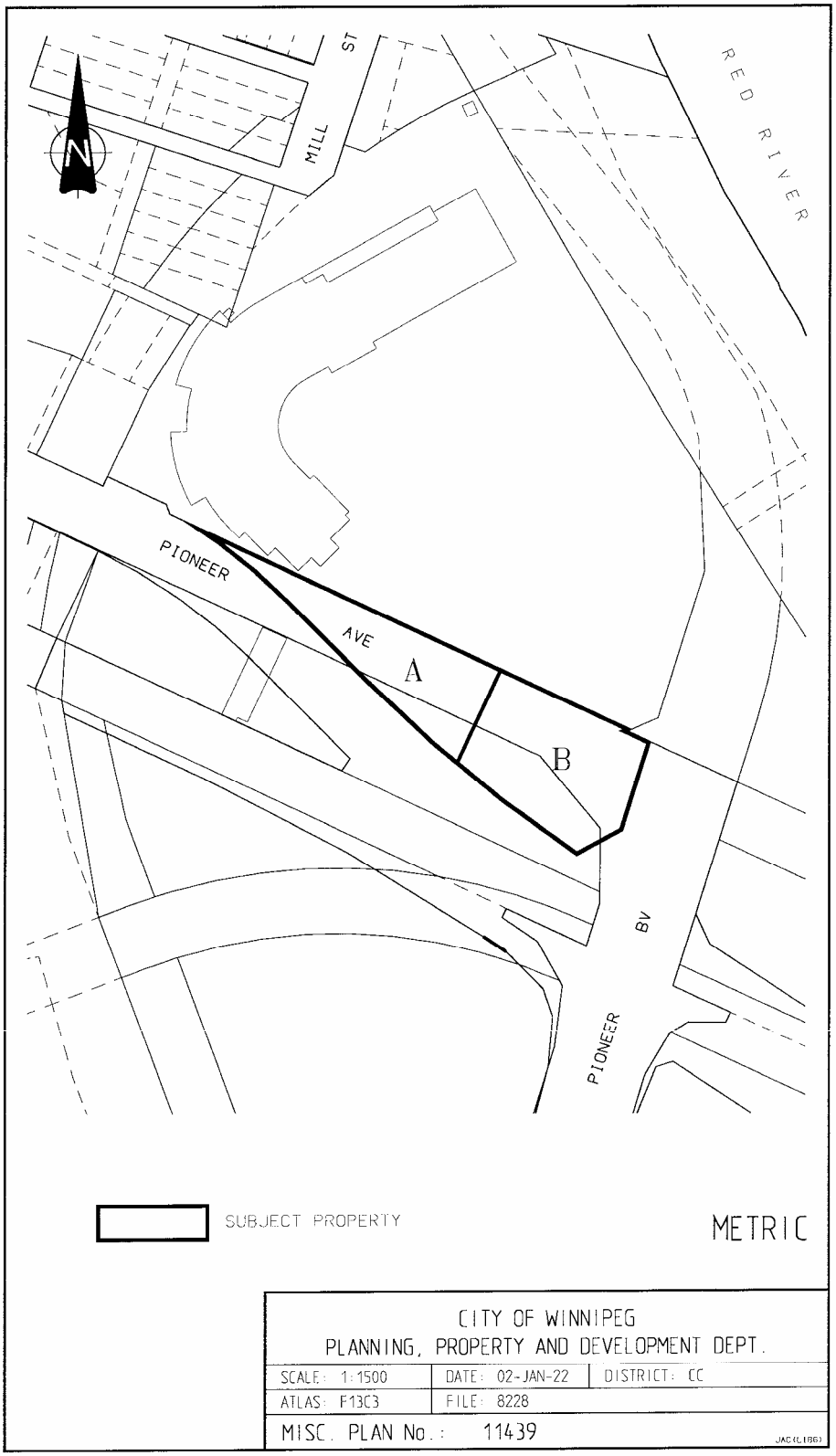
Legal Services as to legal issues

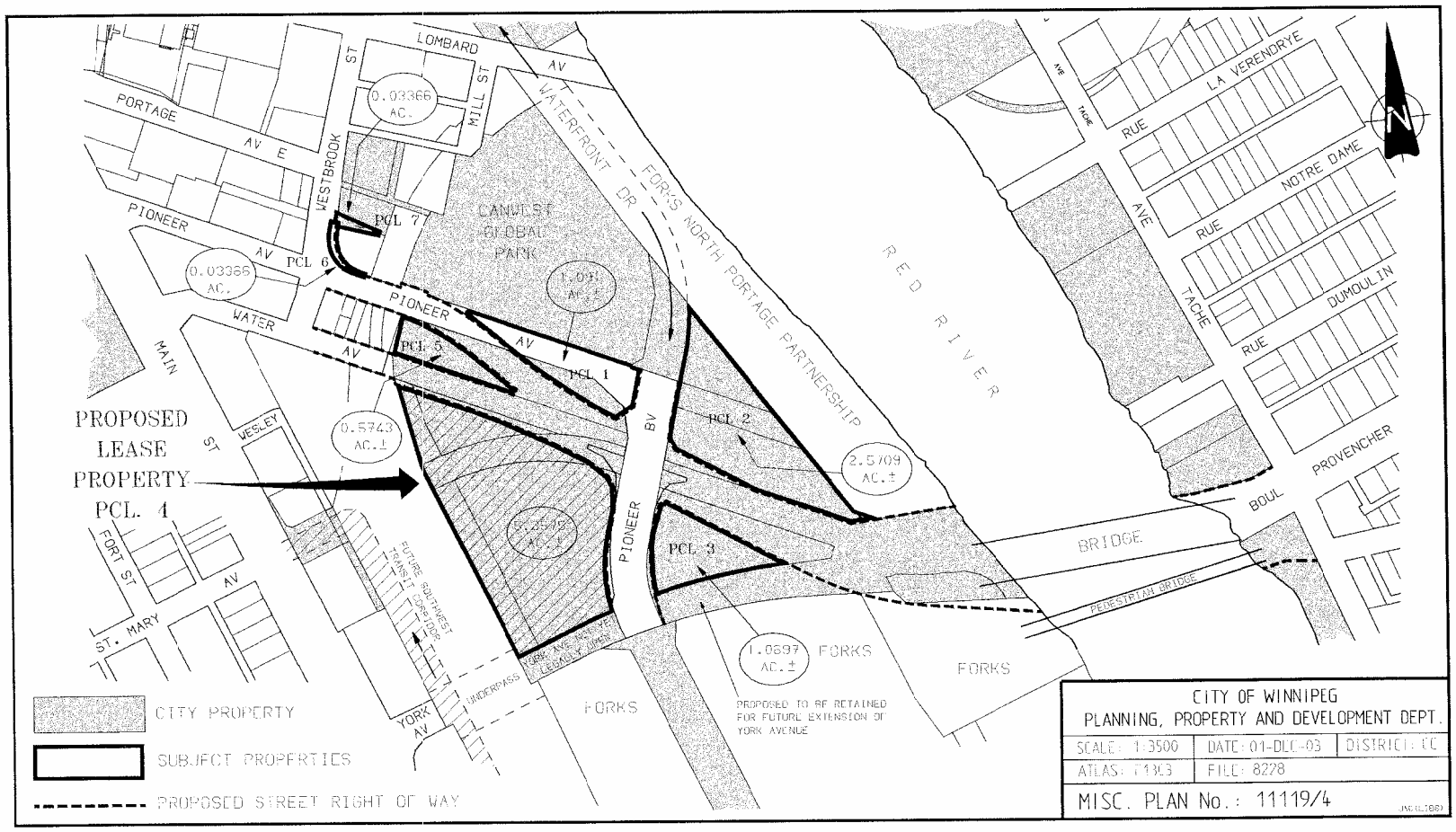
External Consultation With:

Riverside Park Management Inc.

THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Real Estate
Prepared by:	D. Armstrong
PPD File No.	7933/A V.7


N
MILL ST
RED RIVER
PIONEER AVE
A
B
PIONEER BV
SUBJECT PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1500
DATE: 02-JAN-22
DISTRICT: CC
ATLAS: F13C3
FILE: 8228
MISC. PLAN No.: 11439


PROPOSED LEASE PROPERTY PCL. 4
PCL 1
PCL 2
PCL 3
PCL 5
PCL 6
PCL 7
0.03366 AC.
0.03366 AC.
0.5743 AC.±
1.01 AC.±
2.5709 AC.±
1.0697 AC.±
PROPOSED TO BE RETAINED FOR FUTURE EXTENSION OF YORK AVENUE
CANWEST GLOBAL PARK
RED RIVER
FORKS NORTH PORTAGE PARTNERSHIP
WATERFRONT DR
PORTAGE AV E
PIONEER AV
WATER AV
MAIN ST
WESTBROOK ST
LOMBARD AV
MILL ST
WESLEY ST
FORT ST
ST. MARY AV
PIONEER BV
FUTURE SOUTHWEST TRANSIT CORRIDOR
UNDERPASS
YORK AV
FORKS
BRIDGE
PEDESTRIAN BRIDGE
LA VERENDRYE AVE
RUE NOTRE DAME
RUE DUMOULIN
TACHE AVE
PROVENCHER BOUL
CITY PROPERTY
SUBJECT PROPERTIES
PROPOSED STREET RIGHT OF WAY
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:3500
DATE: 01-DEC-03
DISTRICT: EC
ATLAS: T13C3
FILE: 8228
MISC. PLAN No.: 11119/4

APPENDIX "A"

6.1 OPPORTUNITY SITE 1 (Canwest Global Park)

6.1.1 Context and Character:

Opportunity Site 1, located in the north quadrant of the plan area, is bound by the CNR High Line, Waterfront Drive and Pioneer and Water Avenues. This site is currently owned by the City of Winnipeg and is encumbered by a long-term lease agreement with Canwest Global Park. Included in this site is the landscaped surface parking island that is located in the block between Pioneer and Water Avenues. The majority of this six-acre site has already been developed as Canwest Global Park and accessory surface parking. The ballpark is an established destination within the plan area. It uses its setting, while drawing from rail traffic on the high line, high visibility along Pioneer Avenue and Waterfront Drive and great vistas of the river and St. Boniface skyline, to create a unique atmosphere for its patrons. As new development occurs around the ballpark it should endeavor to preserve this atmosphere. Directly adjacent to the ballpark, to the north, is a permanent surface parking lot. South of the ballpark, at the northwest intersection of Waterfront Drive and Pioneer Avenue is an approximately 3/4-acre undeveloped parcel.

The potential redevelopment of this undeveloped parcel presents an opportunity to introduce a built form that would define this key intersection and provide a distinctive gateway into the downtown and The Exchange District.

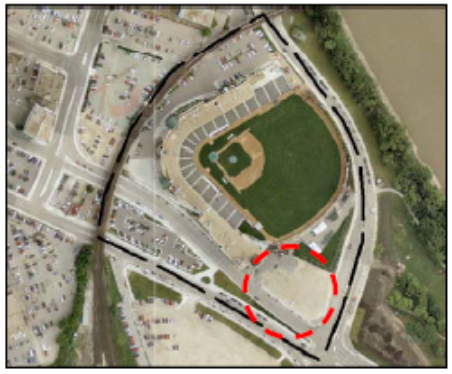


Figure 3:
Opportunity Site 1 presents an opportunity to develop the vacant parcel south of Canwest Global Park

6.1.2 Preferred Land Uses:

- Retail / Services
- Restaurant
- Office
- Recreational
- Cultural

6.1.3 Built Form:

- Building height(s) should be compatible with those of surrounding buildings, including Canwest Global Park, and buildings within The Forks and The Exchange District;
- Building height, location and massing should respect views and vistas from the viewpoint of Canwest Global Park, when looking towards the east and south;
- A substantial building mass should be encouraged on the vacant parcel with minimal setbacks from Waterfront Drive and Pioneer Avenue to define built edge;

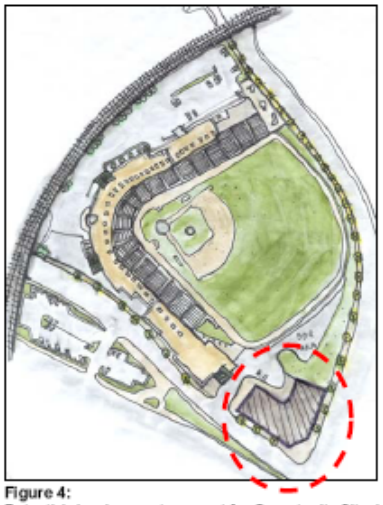


Figure 4:
Potential development concept for Opportunity Site 1

- Surface parking should be located behind the building(s), adjacent to the ballpark. Parking should be integrated with landscape features and walkways that will enhance the pedestrian experience and safety within the parking lot;
- Building architecture, form and siting should establish this site as a prominent gateway into the downtown to the west and The Exchange District to the north;
- Architecture of the highest quality and standard should encourage the integration of design detail and massing interest, combined with a strong orientation to the Pioneer Avenue/Waterfront Drive intersection;
- Commercial related uses such as retail and restaurant should be encouraged on the ground floor with office functions located above;
- Pedestrian activity and flow should principally occur on the wide sidewalks fronting Pioneer Avenue and Waterfront Drive;
- The placement and installation of Public Art between the building and street, should reinforce the site's significance as an entry portal to the downtown; and
- Signage should be incorporated on the site in a manner that respects (i.e. location, height, massing, materials and design quality) the architectural integrity of the surrounding built form and site context. In addition, the thoughtful integration of creative signage forms on or directly adjacent to existing or proposed buildings is also encouraged.

6.1.4 Transportation / Parking:

- Vehicular access to the site may occur from either Waterfront Drive or Pioneer Avenue, however, a sufficient distance from the intersection must be maintained;
- Pedestrian circulation should enhance linkages between the site and The Forks, The Exchange District, and Portage and Main;
- A functional design study is currently being undertaken for the Eastern Transit Corridor which is proposed to extend along the west and north sides of the CNR High Line; and
- Currently, surface parking is provided for the ballpark on an improved lot to the north, an improved lot in the block between Pioneer and Water Avenues, and an unimproved lot located on Opportunity Site 2, south of Water Avenue. Eventually, when Opportunity Site 2 develops, shared parking will likely occur within a multi-level structure adjacent to the CNR High Line.

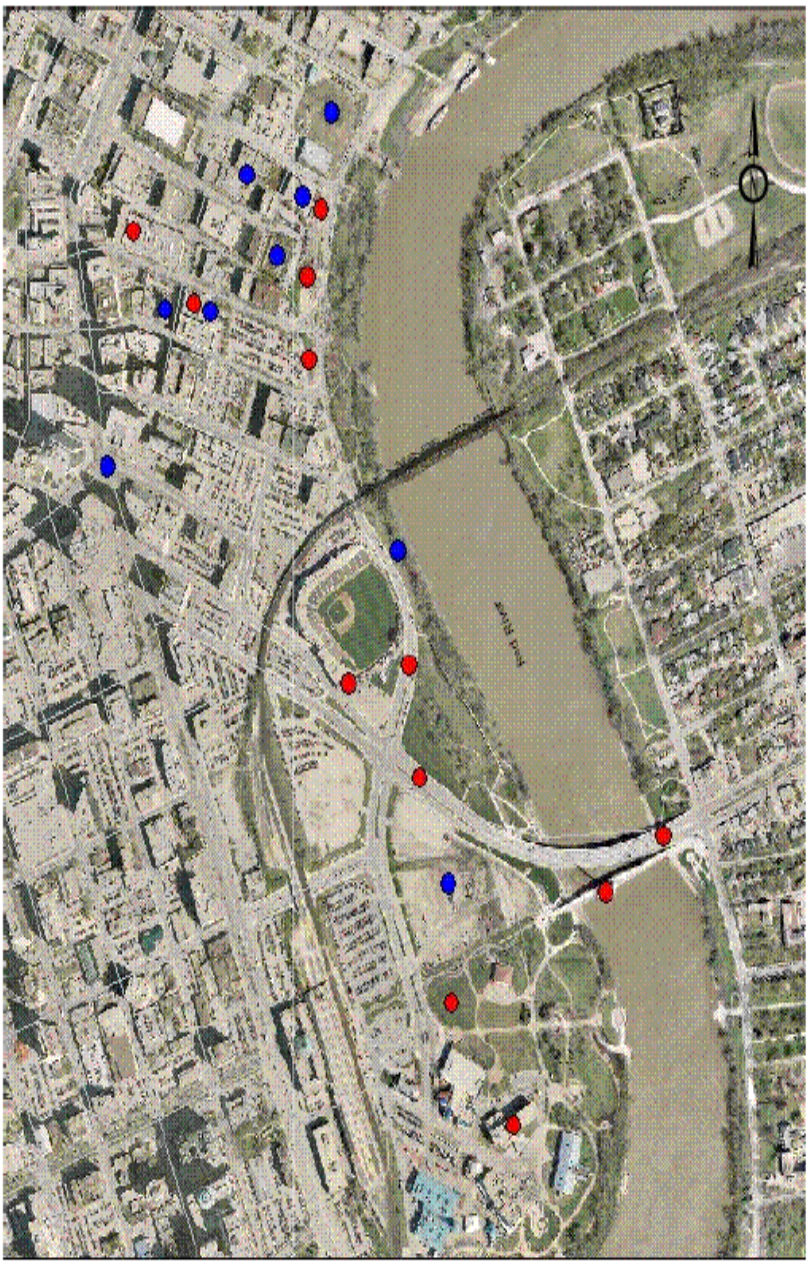


A defined built edge encourages street level activity and the creation of a gateway



APPENDIX "B"

AREA CONTEXT - NEW DEVELOPMENT



Legend

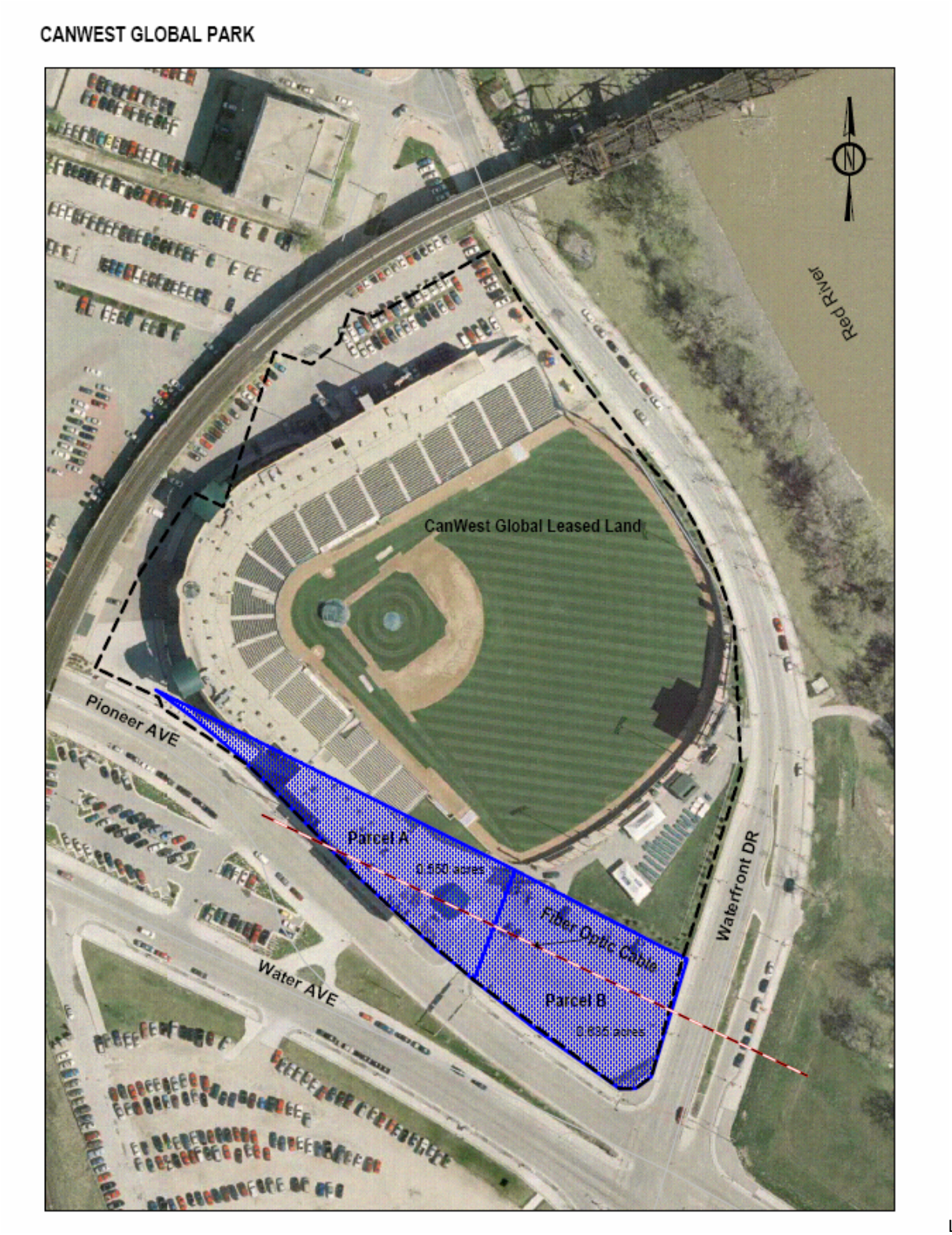
Recent New Development
(2002 - 2006)

Waterfront Drive Streetscape
Provencher Bridge
Esplanade Riel
Esplanade Restaurant
Pioneer & Water Streetscape
CanWest Global Park - Expansion
Forks - Skatepark
Inn at the Forks
Waterfront Drive - Ship Street
Waterfront Drive - The Excelsior
Waterfront Drive - The Strand
181 Bannatyne Avenue - Lofts
65 Rorie Street - Office Addition

Proposed New Development

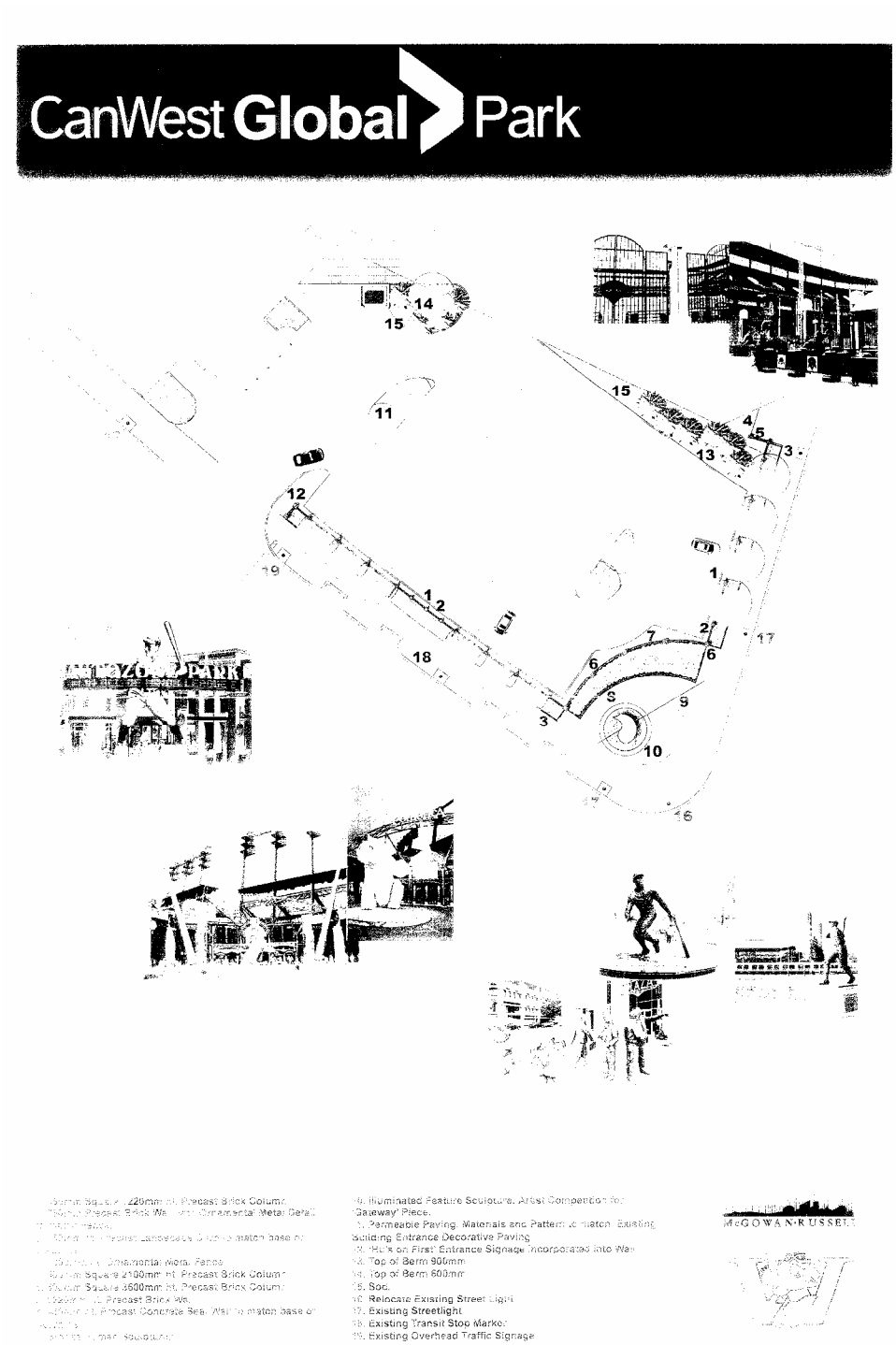
Museum of Human Rights
Portage Ave. & Main St. - Redevelopment
Waterfront Drive - Public Art
140 Bannatyne Ave. - Office Addition
165 McDermot Ave. - Boutique Hotel
Market & James Ave. - Nygard Village
104 James Ave. - Office Building
90 Market Ave. Parkade & Residential
Waterfront Drive - Sky Waterfront Condo's

APPENDIX “C”



Location of Fiber Optic Cable

APPENDIX "D"


CanWest Global Park
14
15
11
15
4
5
3
13
12
19
1
2
1
2
7
6
6
17
18
S
9
3
10
16
Ornamental Metal Fence
Square 2100mm ht. Precast Brick Column
Square 3600mm ht. Precast Brick Column
Precast Brick Wall
Precast Concrete Seal Wall to match base of
Illuminated Feature Sculpture, Artist Competition for 'Gateway' Piece.
Permeable Paving, Materials and Pattern to match Existing Building Entrance Decorative Paving
'Hu's on First' Entrance Signage Incorporated into Wall
Top of Berm 900mm
Top of Berm 600mm
Sod.
Relocate Existing Street Light
Existing Streetlight
Existing Transit Stop Marker
Existing Overhead Traffic Signage
McGOWAN·RUSSELL