Minutes – Executive Policy Committee – May 15, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 7, 2018

Item No. 5 CentreVenture Development Corporation: Drive for 2020

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the CentreVenture Development Corporation Business Plan, attached hereto as Attachment 1, entitled, *Drive for 2020*, be approved.

2. That CentreVenture Development Corporation ("CentreVenture") be authorized to use the proceeds from the marketing and disposition of the properties set out in Property Recommendation 12 below to fund CentreVenture's general operating expenditures, with residual proceeds deposited to reduce CentreVenture's line of credit and used only as specifically outlined within CentreVenture's Business Plan Pro-forma.

3. That the City request that CentreVenture allow two representatives of the City to attend its meetings as non-voting observers, provide them with meeting notices and agendas, and, upon approval by CentreVenture of this request, that the City appoint two (2) observers to the CentreVenture Board, one of which shall be the Director of Planning, Property and Development with the other to be determined by the Chief Administrative Officer.

4. That CentreVenture's Board be required to submit an annual report to Council in a form that is satisfactory to the Chief Administrative Officer, that identifies CentreVenture's progress in achieving its goals and objectives as set out in its Business Plan: *Drive for 2020*.

5. That the Chief Administrative Officer be directed to bring forward to Council any matter arising from CentreVenture's operations that requires Council consideration to ensure that the strategic direction and activities of CentreVenture remain consistent and aligned with CentreVenture's Business Plan: *Drive for 2020*.

Minutes – Executive Policy Committee – May 15, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 7, 2018

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That Council adopt the proposed criteria attached hereto as Attachment 2 to be used as the grant criteria and procedures for administration of the Gail Parvin Hammerquist Fund, monies granted to CentreVenture pursuant to section 3(4) of the Gail Parvin Hammerquist Fund By-law No. 7633/2000 (the "By-law").

7. That the Winnipeg Public Service be directed to report back in ninety (90) days with recommendations regarding the use of repayable loans, in addition to grants, to carry out the objectives of The Gail Parvin Hammerquist Fund.

8. That, subject to approval of Recommendation 6 above, Council approve the payment of the 2014-2017 Gail Parvin Hammerquist Fund monies to CentreVenture to be expended by CentreVenture in accordance with the grant criteria attached hereto as Attachment 2 and subject to the City and CentreVenture entering into a grant agreement that sets out the terms and conditions of the grant funding.

9. That the City enter into, execute, and deliver, the grant agreement referenced in Recommendation 8 above, and the Chief Administrative Officer be delegated the authority to negotiate and approve the terms of such grant agreement in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

10. That, subject to approval of Recommendation 2 above, the recommendation in the Administrative Report, Item 1, Minute 37, approved by Council on November 25, 2009 to declare the Public Safety Building surplus upon consolidation of the Winnipeg Police Service, be rescinded.

11. That, subject to approval of Recommendations 2 and 10 above, the City-owned property referred to as "The Market Lands" and identified as "Subject City Property" on Misc. Plan No. 13684/9 (attached hereto as Attachment 5), be declared surplus to the needs of the City.

12. That subject to approval of Recommendation 2 above and approval of the proposed Public Lane closing referred to in D below, CentreVenture be granted the option to purchase the following properties, all of which are attached hereto as Attachments 4 and 5:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 7, 2018

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

A. The Market Lands, identified as "Subject City Property" on Misc. Plan 13684/9;

B. 346 Pacific Avenue, identified as "Subject City Property" on Misc. Plan 12212/2;

C. 311 Ross Avenue, identified as "Subject City Property" on Misc. Plan 10775/5;

D. Public Lane proposed to be closed and identified as "Proposed Closing- DAC 2/2017" on Misc. Plan 15256 subject to CentreVenture being responsible at its sole cost, effort and expense, to close the aforementioned Public Lane, and;

E. Properties identified as "Surplus City-owned Properties originally optioned to CentreVenture under expired Asset Agreement" on Misc. Plan 15182/4;

F. Each for the price of $1.00 in accordance with the terms and conditions in the attached Schedules "A" and "B" (Attachment 3) and such other terms and conditions deemed necessary to protect the interests of the City, for a period ending on December 31, 2020 following approval hereof by Council and that the requirements of City policy entitled "Offers to Purchase City-Owned Property" approved by Council on December 6, 2006, be waived in this instance.

13. That, subject to approval of Recommendations 10, 11 and 12 above, the City enter into, execute and deliver Option to Purchase Agreements and such other related agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

14. That the authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of all Agreements and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

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

Minutes – Executive Policy Committee – May 15, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 7, 2018

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On May 7, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: CentreVenture Development Corporation: *Drive for 2020*

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Cianflone	M. Ruta, CFO J. Kiernan, Director of PPD	M. Ruta	D. McNeil

EXECUTIVE SUMMARY

On December 9, 2015, Council concurred in the recommendations of the Executive Policy Committee that included, amongst other recommendations, that CentreVenture Development Corporation, as a condition of future funding, submit an annual business plan to the satisfaction of the City's Chief Financial Officer and for consideration by Council. The Public Service recommends approval of the CentreVenture Development Corporation business plan, entitled *Drive for 2020*, and approval of proposed alternate funding sources described herein for the period of 2018 to 2020, as set forth in the recommendations below.

In addition, this report includes recommendations for the administration of the Gail Parvin Hammerquist Fund and recommends Options to Purchase Strategic Surplus City-owned Properties. CentreVenture has been successful in encouraging development in the downtown to such an extent that the downtown area has become a vibrant component of Winnipeg life.

RECOMMENDATIONS

Business Plan Recommendations:

1. That the CentreVenture Development Corporation Business Plan, attached hereto as Attachment 1, entitled, *Drive for 2020*, be approved by Council.

2. That CentreVenture Development Corporation ("CentreVenture") be authorized to use the proceeds from the marketing and disposition of the properties set out in Property Recommendation 12 below to fund CentreVenture's general operating expenditures, with residual proceeds deposited to reduce CentreVenture's line of credit and used only as specifically outlined within CentreVenture's Business Plan Pro-forma.

3. That the City request that CentreVenture allow two representatives of the City to attend its meetings as non-voting observers, provide them with meeting notices and agendas, and, upon approval by CentreVenture of this request, that the City appoint two (2) observers to the CentreVenture Board, one of which shall be the Director of Planning,

Property and Development with the other to be determined by the Chief Administrative Officer.

4. That CentreVenture's Board be required to submit an annual report to Council in a form that is satisfactory to the Chief Administrative Officer, that identifies CentreVenture's progress in achieving its goals and objectives as set out in its Business Plan: *Drive for 2020*.

5. That the Chief Administrative Officer be directed to bring forward to Council any matter arising from CentreVenture's operations that requires Council consideration to ensure that the strategic direction and activities of CentreVenture remain consistent and aligned with CentreVenture's Business Plan: *Drive for 2020*.

6. That Council adopt the proposed criteria attached hereto as Attachment 2 to be used as the grant criteria and procedures for administration of the Gail Parvin Hammerquist Fund, monies granted to CentreVenture pursuant to section 3(4) of the Gail Parvin Hammerquist Fund By-law No. 7633/2000 (the "By-law").

7. That the Winnipeg Public Service be directed to report back in ninety (90) days with recommendations regarding the use of repayable loans, in addition to grants, to carry out the objectives of The Gail Parvin Hammerquist Fund.

8. That, subject to approval of Recommendation 6 above, Council approve the payment of the 2014-2017 Gail Parvin Hammerquist Fund monies to CentreVenture to be expended by CentreVenture in accordance with the grant criteria attached hereto as Attachment 2 and subject to the City and CentreVenture entering into a grant agreement that sets out the terms and conditions of the grant funding.

9. That the City enter into, execute, and deliver, the grant agreement referenced in Recommendation 8 above, and the Chief Administrative Officer be delegated the authority to negotiate and approve the terms of such grant agreement in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

Property Recommendations:

10. That, subject to approval of Recommendation 2 above, the recommendation in the Administrative Report, Item 1, Minute 37, approved by Council on November 25, 2009 to declare the Public Safety Building surplus upon consolidation of the Winnipeg Police Service, be rescinded.

11. That, subject to approval of Recommendations 2 and 10 above, the City-owned property referred to as "The Market Lands" and identified as "Subject City Property" on Misc. Plan No. 13684/9 (attached hereto as Attachment 5), be declared surplus to the needs of the City.

12. That subject to approval of Recommendation 2 above and approval of the proposed Public Lane closing referred to in D below, CentreVenture be granted the option to purchase the following properties, all of which are attached hereto as Attachments 4 and 5:

A. The Market Lands, identified as “Subject City Property” on Misc. Plan 13684/9;

B. 346 Pacific Avenue, identified as “Subject City Property” on Misc. Plan 12212/2;

C. 311 Ross Avenue, identified as “Subject City Property” on Misc. Plan 10775/5;

D. Public Lane proposed to be closed and identified as “Proposed Closing- DAC 2/2017” on Misc. Plan 15256 subject to CentreVenture being responsible at its sole cost, effort and expense, to close the aforementioned Public Lane, and;

E. Properties identified as “Surplus City-owned Properties originally optioned to CentreVenture under expired Asset Agreement” on Misc. Plan 15182/4;

F. Each for the price of $1.00 in accordance with the terms and conditions in the attached Schedules “A” and “B” (Attachment 3) and such other terms and conditions deemed necessary to protect the interests of the City, for a period ending on December 31, 2020 following approval hereof by Council and that the requirements of City policy entitled “Offers to Purchase City-Owned Property” approved by Council on December 6, 2006, be waived in this instance.

13. That, subject to approval of Recommendations 10, 11 and 12 above, the City enter into, execute and deliver Option to Purchase Agreements and such other related agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the “Ancillary Agreements”).

14. That the authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of all Agreements and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

15. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

As a condition of future funding to CentreVenture, at its meeting on December 9, 2015, Council required the submission of a business plan, in appropriate form as determined by the City’s Chief Financial Officer, and Council approval.

Council approval of proposed criteria for administration of the Gail Parvin Hammerquist Fund is required in accordance with Council disposition on December 9, 2015. In accordance with Council policy, Council approval is required to grant a direct option to purchase surplus City-owned property.

The Public Service was able to comply with the City’s “Offers to Purchase City-Owned Property” Policy approved by Council in 2006 while CentreVenture’s Asset Agreement was in place. Once the Asset Agreement expired, CentreVenture was no longer exempt under the 2006 policy. As a result, a waiver of the “Offers to Purchase City-Owned Property” is required to complete an unsolicited offer with CentreVenture.

IMPLICATIONS OF THE RECOMMENDATIONS

- There are no regulatory or human resource implications associated with this report.
- Provisions of The Gail Parvin Hammerquist Fund By-law No. 7633/2000 and the City-wide Heritage Program criteria will be observed in the administration of the Gail Parvin Hammerquist Fund, subject to Council approval of the proposed requirements attached.
- The City's standard terms and conditions of sale and/or lease will be in keeping with the intent of the original Asset Agreement and include provisions to protect City interests.
- The City's standard terms and conditions of sale will include provisions in the Option to Purchase Agreements and/or any Ancillary Agreements to protect the City's interests in the event that environmental contamination is discovered, easements are required, etc.
- Surplus City-owned Properties will be optioned in order to facilitate CentreVenture in fulfilling its mandate and continuing its public consultation and marketing strategy for the development of these properties.
- The timeline associated with granting of an option for a period of two years and ending on December 31, 2020 is intended to align with CentreVenture's Business Plan and may be extended as required.
- While CentreVenture's Business Plan does not include any new loans within its projections, alternate financial arrangements, if contemplated by CentreVenture, may add potential financial loss and risk to the City.

HISTORY/DISCUSSION

History:

On May 13, 1999, Council amended and adopted the CentreVenture - Downtown Revitalization Report and its companion, CentreVenture: A New Approach to Downtown Revitalization Report, dated May 5, 1999. City Council endorsed the creation of CentreVenture Development Corporation to provide leadership in creating and sustaining business opportunities and economic growth in downtown Winnipeg.

On July 9, 1999, CentreVenture Development Corporation ("CentreVenture") was duly incorporated under the laws of the Province of Manitoba.

On September 20, 1999, the City held a workshop and tabled the preliminary draft of Plan Winnipeg... 2020 Vision for review and consideration. This document identified a "downtown first" philosophy as the number one priority for The City of Winnipeg. Also on September 20, 1999, CentreVenture presented a workshop for all Members of Council and tabled its Preliminary Draft Business Plan.

On September 24, 1999, the CentreVenture Board adopted their Start-Up Business Plan for final submission to a special September 29, 1999 Council Meeting.

On September 29, 1999, Council approved recommendations outlining resources necessary to support the new Corporation as it undertakes its mission for downtown Winnipeg that included, amongst other recommendations, creation of an endowment fund for its Development Bank, annual operating grant and land contribution and inventory of City-owned property with resulting land sales revenues to CentreVenture.

On November 17, 1999, Council authorized the City to enter into an Asset Agreement with CentreVenture that provided a land contribution and inventory of City-owned properties with resulting land sales revenues to CentreVenture.

In 2002, Council approved the establishment of an Urban Development Bank of $10 million from the City of Winnipeg to CentreVenture that was reported to provide "…developers with loans, mortgages and gap financing for the purchase and/or development of downtown properties."

In November 2011, Council adopted recommendations to increase CentreVenture's line of credit and to establish "A new operating grant of up to $300,000 per annum from 2011 to 2013 to CentreVenture Development Corporation ("CentreVenture") to offset the projected operating budget shortfall identified in their 2011 – 2013 Business Plan".

In December 2012, Council adopted a time-limited line of credit increase from $13 million to $19.6 million with a loan guarantee from the City of Winnipeg in conjunction with CentreVenture's acquisition of strategic properties in the Downtown (St. Regis Hotel and The Carlton Inn). This increase was subsequently reduced and currently stands at $10.4 million.

In March of 2013, CentreVenture approached the City of Winnipeg, through Planning, Property and Development, with a request to pursue a sustainable funding option in conjunction with their next three-year Business Planning cycle (2014 to 2016).

On June 25, 2014, Council concurred in the recommendations of the Executive Policy Committee and adopted CentreVenture Development Corporation's ("CentreVenture") 2014 - 2016 Business Plan subject to report back with a recommended long-term funding solution.

On December 9, 2015, Council concurred in the recommendations of the Executive Policy Committee to recognize the spirit of the original document that established CentreVenture, re-affirmed its mandate "to provide leadership in the planning, development, coordination, and implementation of projects and activities in the downtown" and continue to strengthen the City of Winnipeg's commitment and successful relationship with CentreVenture.

On December 9, 2015, Council concurred in numerous recommendations of the Executive Policy Committee, which included a recommendation that future funding to CentreVenture be subject to submission of an annual business plan in appropriate form as determined by the City's Chief Financial Officer, and Council approval.

On February 26, 2016, Council appointed six (6) citizen members to the CentreVenture Development Corporation Board of Directors for 3-year terms expiring on December 31, 2018.

On July 13, 2016, Council adopted the CentreVenture Development Corporation 2015 Annual Report to be received as information.

The Asset Agreement entered into between the City and CentreVenture has been renewed a number of times since 1999 and expired on March 1, 2017.

On June 21, 2017, Council approved a report granting CentreVenture the option to purchase four (4) surplus City-owned properties each for the price of $1.00 in order to conclude negotiations and legal commitments related to the proposed development of those properties.

Discussion:

Business Plan:

In September 2017, CentreVenture submitted *Drive for 2020*, attached hereto as Attachment 1, the result of multiple business plan iterations submitted for consideration by the City's Chief Financial Officer in conjunction with the submission of supporting annual financial reports and information.

Drive for 2020 outlines strategies to fulfill priorities in keeping with Council's 2015 mandate and the reaffirmation that "CentreVenture will provide leadership in the planning, development, coordination, and implementation of projects and activities in the downtown."

Drive for 2020 provides current market analysis, accomplishments and a vision of 3-year self-sustainability that includes a proposal for alternate funding sources in lieu of annual operating grants from the City. CentreVenture reports to have "…undertaken an extensive review of its historical financial and operating performance with the goal of creating a leaner and more sustainable footing for its go forward operations." Staff reductions, cost containment and other efficiency measures are reported to support its current operating budget. A long-term funding solution is not proposed at this time. *Drive for 2020* proposes that a comprehensive review be undertaken in 2021.

CentreVenture's strengths in delivery of the Gail Parvin Hammerquist Fund is its knowledge and strong understanding of the downtown market and opportunities for properties, including those with heritage elements, to achieve their full market potential. Over the years, CentreVenture has provided project and gap financing that has been especially critical in adaptive re-use of smaller development projects and buildings. These successes demonstrate that project financing through repayable loans can be an effective tool to encourage smaller investments in the downtown and to bridge economic gaps for more complicated projects like heritage rehabilitation and restoration projects. CentreVenture recommends this methodology to offer greater sustainability of the Gail Parvin Hammerquist Fund and maximize opportunity to support a greater number of projects.

It should be noted that the Business Plan contains a number of suggested future opportunities, including but not limited to, a focus on the development of the following three assets:

- The Market Lands
- Ross Avenue/Paulin Street – Surface Parking Lot
- 311 Ross Avenue – Materials Storage Buildings

As noted in the business plan, each of these City properties present an opportunity to make a positive difference in the Northwest Exchange & Chinatown neighbourhood, characterized by many underutilized and vacant properties.

The Public Service recommends approval of the attached CentreVenture Business Plan: *Drive for 2020* and approval of proposed criteria for administration of the Gail Parvin Hammerquist Fund and granting CentreVenture direct options to purchase key surplus City-owned property.

FINANCIAL ANALYSIS

A. Update from last report

On December 9, 2015, Council approved a report entitled “CentreVenture Development Corporation – Long-Term Funding Solution”. Included in the report was an extensive overview of funding sources and financial instruments. In short, information was provided under the following categories:

- Start-up Funding and on-going operating grants
- Urban Development Bank Funding
- Heritage Funding
- Asset Agreement
- Specific Initiative Funding
- Loan Guarantees
- Program Administration

Since the date of the report, $600,000 of general operations grants was approved for both 2016 and 2017. Payment of the full 2017 grant is still pending. The City has not provided further heritage funding payments or urban development grants aside from tax credits collected and remitted since 2015. Similarly, there have been no further loan guarantees.

B. Financial Review

The City reviewed CentreVenture’s audited financial statements dated December 31, 2017 and obtained the following information:

- Total assets are $31 million, reduced down from $39 million, restated in 2014 primarily resulting from transactions associated with the St. Regis and Carlton Inn. Total liabilities are $25 million, down from $32.1 million, restated in 2014.
- The approved operating loan balance has been reduced to $10.4 million with a year-end balance due of $3.8 million.
- The Urban Development Bank balance has decreased from $6.9 million, restated in 2014, to $2.4 million in 2017. Part of the recent decline relates to the acquisition of two heritage buildings in 2017 for $1.7 million. It should be noted that the Urban Development Bank balance commenced operations with $10 million of equity so there has been a significant depletion of the balance to the end of 2017.
- CentreVenture budgeted for an operating shortfall of $187,000 in 2017 based on receiving a $600,000 grant from the City. It is now expecting a surplus of $141,638.

At December 31, 2017, the City has approved the loan guarantees listed below. Outstanding balances are also shown below.

Purpose	Approval Date	Term Expiry	Financial Institution	Amount Approved	Amount at Risk	Balance as at Dec 31, 2017
General Purpose Line of Credit Increase for new development initiatives in the downtown	6/23/2010		RBC Royal Bank	10,400,000	10,400,000	3,776,880
Line of Credit to further plans for downtown	4/21/2008			-	-	
Extension for disposal of 220 Carlton Property	12/11/2013	9/30/2016	RBC Royal Bank	6,600,000	-	-
Youth for Christ loan - Term Loan #1 @4.47%	2/24/2010	10/31/2025	RBC Royal Bank	2,600,000	1,595,500	1,595,500
				$ 19,600,000	$ 11,995,500	$ 5,372,380
Downtown Residential Grant Program - 5 loans in total with TD	4/27/2011	10/31/2027	Toronto Dominion	$ 40,000,000	$ 40,000,000	$ 10,641,688
Downtown Residential Grant Program - 3 loans in total with RBC			RBC Royal Bank			$ 3,333,422
Sports Hospitality and Entertainment District - Phase 1- 2 Loans	4/25/2012	10/31/2029	Toronto Dominion	8,290,000		7,003,122
Sports Hospitality and Entertainment District - Phase 2				16,700,000		-
				$ 24,990,000	$ 24,990,000	$ 7,003,122
Exchange Waterfront Neighbourhood Development Program	7/17/2013			$ 7,785,000	$ 7,785,000	$ -
			CentreVenture Total	**$ 92,375,000**	**$ 84,770,500**	**$ 26,350,612**

With the exception of CentreVenture's $10.4 million operating line of credit, these loan guarantees are for City-directed borrowing for City programs and projects including the Downtown Residential Development Grant (DRDG) program, the SHED program and the Exchange Waterfront Neighbourhood Development Program (EWNDP). These amounts are borrowed by CentreVenture in accordance with Council approval, under joint Province and City oversight and direction, and are repaid through incremental taxes generated from specific redevelopment projects in the downtown. An additional loan guarantee relates to the Youth Centre of Excellence project.

The purpose of the Gail Parvin Hammerquist Fund, established by By-law 7633/2000, is to encourage and assist in the renovation of buildings of architectural or historic significance and to provide for heritage research and heritage economic development initiatives in the City. On December 14, 2016, Council approved transfer of the Fund from the General Revenue Enterprises Fund to the Heritage Investment Reserve Fund. The balance in the Heritage Investment Reserve Fund at the end of 2017 totals $3 million of which the Gail Parvin Hammerquist component comprises all but $44,000.

The term of the last Asset Agreement between the City and CentreVenture expired on March 1, 2017.

C. Future Direction

- Section 8 of CentreVenture's Business Plan sets out its financial plan for 2018 onwards. As noted, City grant funding will be discontinued in favour of proceeds from the disposition of the properties described herein over the next three years. These properties will be provided to CentreVenture on an option basis, which will then be transferred based on conditions set by the Planning, Property and Development Department and attached hereto as Attachment 3. If property sales are delayed, there is risk of significant operating deficits that would need to be covered by draws from CentreVenture's operating line of credit, which is guaranteed by the City of Winnipeg.
- Included in the 2018 budget are anticipated fees totaling $300,000 from the second stage of SHED Phase II.
- Also included in revenue from 2018 to 2020 are annual payments from the Gail Parvin Hammerquist Fund intended for acquisition of heritage properties. It is recommended that the proposed criteria, attached hereto as Attachment 2, be used as the grant criteria and procedures for administration of the Gail Parvin Hammerquist Fund.
- The Public Service recommends that the City and CentreVenture collaborate to explore the concept of using repayable loans in addition to grants in the administration of the Gail Parvin Hammerquist Fund and report back to Council within ninety (90) days with recommendations.
- CentreVenture contemplates continued use of financing tools previously available to the Corporation such as borrowing for its redevelopment projects and gap financing (lending) to third party projects. However, CentreVenture acknowledges that there is reduced demand for its gap financing, due to maturity in the downtown market, and is projecting a decline in this activity. While CentreVenture does not anticipate any new loans within its projections, alternate financial arrangements, if contemplated by CentreVenture, may add potential financial loss and risk to the City.
- CentreVenture currently engages City participation through involvement on various working committees. The complexity of project development in the downtown and requirement for involvement by numerous City Departments in CentreVenture project

implementation over the past 5-10 years resulted in a request from CentreVenture for direct participation by City Representatives on its Board. As stated in *Drive for 2020*, the CentreVenture Board of Directors ("Board") has held ex-officio positions for senior administrators at the City of Winnipeg and the Province of Manitoba. In order to effect appointment of City representatives to the Board, the Public Service seeks approval to appoint two City representatives as "Observers" to the Board, one of which shall be the Director of Planning, Property and Development with the other City representative to be determined by the Chief Administrative Officer on terms and conditions to be negotiated between CentreVenture and the Chief Administrative Officer.

- In this capacity, Observers shall be entitled to:
    a) Receive notice of all meetings of the Board;
    b) Receive copies of all documents, including confidential and in-camera documents, provided to the Board;
    c) Receive all written resolutions presented to the Board;
    d) Request and receive information concerning CentreVenture and its activities;
    e) Attend all meetings of the Board; and
    f) Participate in all deliberations of the Board.

  However, Observers are not entitled to vote at any meetings of the Board.
- The Chief Administrative Officer shall be tasked with the responsibility of bringing forward to Council any matter arising from CentreVenture's operations that requires consideration by Council in order to ensure that the strategic direction and activities of CentreVenture remain consistent and aligned with the policies and direction set out by Council.

Property Recommendations:

A critical component of CentreVenture's revitalization activity has been property assembly. Since 1999, CentreVenture has assembled property for over 20 significant projects in the downtown.

On November 17, 1999, Council authorized the City to enter into an Asset Agreement with CentreVenture that provided a land contribution and inventory of City-owned properties with resulting land sales revenues to CentreVenture. Notable projects achieved with Asset Agreement properties include Mountain Equipment Co-Op, Manitoba Credit Union Centre Headquarters, WRHA headquarters, The MET, and multiple new housing projects on Waterfront Drive.

Through the years, CentreVenture directly purchased underutilized or distressed private properties to make them available for redevelopment. Notable projects involving private properties include True North Square, CentrePoint/ALT Hotel, The United Way of Winnipeg headquarters, Centre Village, the Bell Hotel, and the Avenue Building on Portage.

While the Asset Agreement was renewed a number of times since 1999, it expired on March 1, 2017.

On June 21, 2017, Council concurred in the recommendation to grant CentreVenture direct options to purchase four (4) surplus City Properties, granted under the expired Asset Agreement, for $1.00 in accordance with specific terms and conditions in keeping with the intent of the expired Asset Agreement, but reflective of current policies, practices, terms and conditions.

As the City's Downtown Development Agency with a keen understanding of downtown market demands and unique challenges with downtown development, CentreVenture has demonstrated expertise and gained specific momentum in public consultation and marketing of key City-owned downtown properties, such as the Market Lands site, and facilitating successful partnerships with private property owners and developers in land assembly and redevelopment projects.

CentreVenture's Business Plan identifies a shared area of interest between the City and CentreVenture via the development of the following three property assets:

- The Market Lands
- Ross Avenue/Paulin Street – Surface Parking Lot
- 311 Ross Avenue – Materials Storage Buildings

As noted in the Business Plan, each of these City properties present an opportunity to make a positive difference in the Northwest Exchange & Chinatown neighborhoods that are characterized by many vacant or derelict buildings and land.

All subject City properties were circulated to all City Departments and no Civic need beyond availability to current tenancies were identified. A synopsis of the City properties proposed to be optioned to CentreVenture is summarized in Attachment 4 and shown on Misc. Plans in Attachment 5.

The Public Service supports and recommends approval to grant CentreVenture options to purchase strategic downtown surplus City Properties outlined on Attachment 4 hereto for $1.00, including surplus City-owned properties previously optioned to CentreVenture under the expired Asset Agreement. It is further recommended that the requirements of the City policy entitled "Offers to Purchase City-owned Property" approved by Council on December 6, 2006 be waived in this instance to permit direct options to CentreVenture based on terms and conditions as outlined in attached Schedules "A" and "B" as Attachment 3 and identified by Misc. Plans in Attachment 5 and terms and conditions deemed necessary to protect the interests of the City.

FINANCIAL IMPACT

Financial Impact Statement

Date: April 4, 2018

Project Name:

First Year of Program **2018**

CentreVenture Development Corporation: Drive for 2020

	2018	2019	2020	2021	2022
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 2,696,252	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 2,696,252	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	2,696,252	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct costs represent grants to CentreVenture for the 2014-2017 Gail Parvin Hammerquist Fund monies held within the Heritage Investment Reserve Fund, subject to the Gail Parvin Hammerquist Funding Criteria outlined in Attachment 2. Net proceeds of disposition of City properties optioned to CentreVenture, and the impact that may have on their operations and financing alternatives, are not reasonably estimable at this time and have been excluded from this analysis.

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

CONSULTATION

This report has been prepared in consultation with:

CentreVenture Development Corporation
Legal Services Department (as to Legal Issues)
Assessment & Taxation Department

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg
01-3-4: Support a thriving and vibrant Downtown as a citywide destination and Winnipeg's window to the world.
01-3-4: Ensure that the important and distinct roles of partnering agencies are united with a clear mission.
01-3-7: When appropriate, assist with land assembly to create viable sites for commercial and employment land development in locations that support complete communities.
01-3-7: Prioritize long-term development projects in the existing public realm based on their ability to catalyze private sector investment and area revitalization.
01-4-6: Promote downtown living with developers and potential residents.
02-3-4: Work with downtown community stakeholders to identify and support key projects and heritage conservation initiatives that encourage and support downtown living, and facilitate strategic economic and cultural initiatives.

Complete Communities Direction Strategy – Downtown

- Promote and enable a mix of residential development options as part of a mixed-use strategy downtown, seeking to:
    - Accommodate the residential needs of a large cross-section of the population.
    - Establish a number of thriving complete communities downtown.
    - Attract additional commerce to the area, leading to active and safer downtown streets.

SUBMITTED BY

Department: Planning, Property and Development
Division: Office of the Director
Prepared by: Michael Ruta and Sara Cianflone
Date: April 27, 2018

Attachments:

1. CV Business Plan: Drive for 2020
2. Gail Parvin Hammerquist Funding Criteria
3. Proposed Terms and Conditions of Options to Purchase Property - Schedule A and B
4. Synopsis of Surplus City-owned Properties proposed to be Optioned
5. Misc. Plan No. 13684/9, 12212/2, 10775/5, 15256 and 15182/4

ATTACHMENT 1

CentreVenture Development Corporation Business Plan: Drive for 2020

ATTACHMENT 2

Gail Parvin Hammerquist Funding Criteria

A. Gail Parvin Hammerquist Funds allocated to CentreVenture shall be used to encourage the conservation of Listed Historical Resources.

B. Eligible buildings must be on the City's List of Historical Resources or be nominated and the owner(s) agree that it be placed on the City's List of Historical Resources. The building owner(s) must be in good standing on all taxes and utilities and be free of any orders or liens.

C. Eligible project expenses will include:

Capital Projects

- Work to repair and conserve original exterior character-defining elements or designated original interior elements.
- Measures to meet contemporary Manitoba Building and Fire Code standards or their equivalents, including work on mechanical, plumbing, electrical, sprinkler, alarm systems, and on required life safety modifications such as the installation of additional means of egress and fire-resistant doors, walls, and finishes.
- Measures to reconstruct missing or damaged character-defining architectural elements.
- Measures to make heritage structures universally accessible.
- A maximum of 25% of professional architectural, engineering or interior design fees required to plan and execute the work identified above.

Heritage Rehabilitation Studies

- Architectural and/or engineering studies into the feasibility of converting designated buildings to alternative uses.
- Building condition assessment of the exterior and/or interior architectural, structural, mechanical, electrical elements.

D. Funds shall only be provided in the form of grants. All Gail Parvin Hammerquist project funding shall be formally approved by the CentreVenture Development Corporation Board of Directors.

ATTACHMENT 3

Proposed Terms and Conditions of Options to Purchase Property

SCHEDULE "A"

1. Following the earliest disposition date identified by the City for each property, during the 2-year period and ending on December 31, 2020 following approval by Council of an option to purchase the City Properties CentreVenture, at its sole discretion, may exercise its option to purchase any one or more of the City Properties for the sum of $1.00 for each property with respect to which it exercises its option to purchase.

2. In order to acquire one or more of the City Properties, CentreVenture shall submit request for approval in writing to the City in care of the Director of the Planning, Property and Development Department (the "Director"). Such request must include an appraisal of the City Property, a declaration that the proposed sale price of the City Property to the third party is not less than an appropriate threshold to be determined by the Chief Administrative Officer, contain the identity of the property, and the proposed Closing Date in respect thereof. The Closing Date shall be a date not earlier than the earliest disposition date identified by the City for said property and not more than seventy-five (75) days following the date of the Request or as may be otherwise agreed between CentreVenture and the City and approved by the Director.

3. CentreVenture may, at its sole discretion and without restriction, assign its right to purchase one or more of the City Properties subject to delivery to the City of an indemnity from CentreVenture in favour of the City saving the City harmless from all liabilities, damages, costs, expenses, causes of action, suits, claims or judgments arising from or out of any assignment of rights to purchase one or more of the City Properties by CentreVenture in form and having content as set out in Schedule "B" attached.

4. In the event of CentreVenture assigning its right to purchase a City Property, CentreVenture shall, prior to the Closing Date, provide the legal description of the assignee for purposes of transferring title to the City Property.

5. There shall be no adjustments as between the City and CentreVenture or its assignee in respect of Purchased Property except for:

    a. Rent in the event the City Property, or any part thereof, is leased by the City to a third party and such lease is not terminated prior to the Closing Date; and

    b. All other amounts, items and matters as would normally be adjusted between a vendor and purchaser on the sale of real property unless otherwise excluded pursuant to the provisions of this Schedule.

6. CentreVenture, or its assignee, shall obtain possession of the City Property at its own expense. For greater clarity and without limitation, CentreVenture shall be responsible for all its closing costs, including legal, Winnipeg Land Titles Office registration, Land Transfer Tax, Provincial Sales Tax, if any, Goods and Services Tax, environmental site assessments and survey costs as may be required as a condition of sale. In addition, CentreVenture shall be responsible at its sole cost, effort and expense to close City Property if it is legally open street or public lane.

7. The City Property is presently owned by The City of Winnipeg and is therefore tax-exempt to the extent provided for under the provisions of *The Municipal Assessment Act*, C.C.S.M. c. M226. The City Property will no longer be tax-exempt to the extent presently provided for under the provisions of *The Municipal Assessment Act* on and after the Date of Closing, Possession and Adjustments or the transfer of title, whichever is the earlier. CentreVenture, or its assignee, is responsible for payment of the taxes applicable to the City Property on and after the Date of Closing, Possession and Adjustments or transfer of title, whichever is the earlier, and will be sent a statement of, and demand for payment of, taxes in accordance with the provisions of *The Municipal Assessment Act* and *The City of Winnipeg Charter*, S.M. 2002 c. 39 as amended from time to time. All adjustments of other taxes, levies and charges, and other adjustments, if any, will be made as at the Date of Closing, Possession and Adjustments.

8. CentreVenture, or its assignee, shall accept title subject to all exceptions, reservations and encumbrances expressed or implied in the City's title to the City Property unless otherwise agreed between CentreVenture and the City and approved by the Director. Further, CentreVenture, or its assignee, shall accept title subject to any utility easements required by The Manitoba Hydro-Electric Board, Bell MTS Inc., Centra Gas (Manitoba) Inc., Shaw Cablesystems Limited, The City of Winnipeg or any similar entity as a result of the transfer of the City's Property, and any other instrument required by the City to be registered in favour of the City against title to the City Property including but not limited to caveats based on development agreements and conservation agreements. For clarity, it is understood and agreed that, in the event that the City's Property is Old System Land to which The Registry Act of Manitoba applies, CentreVenture, or its assignee, shall accept title subject to any instruments registered against the City's Property pursuant to The Registry Act of Manitoba.

9. The sale of the City Property to CentreVenture, or its assignee, shall be subject to the provisions of all laws, by-laws, regulations, restrictions, ordinances and the like of any municipal, provincial, federal or statutory authority having jurisdiction. Furthermore, CentreVenture, or its assignee, acknowledges and understands that its proposed use and development of the City Property may require applications for re-zoning, variances or conditional uses, amendments to OurWinnipeg, which applications and resulting land dedication charges (if any) are to be at the sole cost and responsibility of CentreVenture or its assignee. Nothing in this Offer shall be construed as placing any duty or obligation upon the City to grant such rezoning, variance or conditional use orders and/or amendments to OurWinnipeg when the Purchaser's application for same is made to the City.

10. On or before the Closing Date in respect of the City Property, the City shall provide to CentreVenture, or its assignee if so directed by CentreVenture, the transfer documentations set out as follows:

    a. an executed registerable transfer of land in favour of CentreVenture, or its assignee, in accordance with The Real Property Act (Manitoba) which, upon registration in the Winnipeg Land Titles Office, will vest good and marketable title to the City Property in the transferee subject to all exceptions, reservations and encumbrances, expressed or implied, in the City's title to the City Property unless otherwise agreed between CentreVenture and the City, and subject to any and all standard utility easements;

    b. a statement of adjustments to the purchase price of the City Property in form and content satisfactory to CentreVenture and the City; and

c. an Indemnity Agreement given by the City in favour of CentreVenture and its assignee saving CentreVenture and its assignee harmless from any and all liabilities, damages, costs, expenses, causes of actions, suits, claims or judgments arising from or out of leases, contracts, agreements or any other matter whatsoever with respect to the City Property in respect of which CentreVenture has exercised its right to purchase, or any part thereof, and arising before or after the Closing Date but in existence at or relating to the period of time up to the Closing Date.

11. On or before the Closing Date in respect of the City Property, CentreVenture shall provide to the City:

    a. the balance due on closing in accordance with the statement of adjustments; and

    b. an Indemnity Agreement given by CentreVenture's assignee in favour of CentreVenture and the City saving CentreVenture and the City harmless from any and all liabilities, damages, costs, expenses, causes of actions, suits, claims or judgments arising from or out of the leases or any contract or agreement assumed by such assignee or any other matter whatsoever with respect to the City Property in respect of which CentreVenture has exercised its right to purchase, or any part thereof, arising after the Closing Date but not existing at or relating to the period prior to the Closing Date. In the event that CentreVenture exercises its option to purchase any one of more of the City Properties but does not assign its right to purchase such property or properties, such Indemnity Agreement with the necessary changes being made shall be given by CentreVenture in favour of the City.

12. CentreVenture, or its assignee, may at any time conduct an environmental site assessment of any one of the City properties. CentreVenture agrees that in the event it or its assignee conducts or causes to be conducted an environmental site assessment and/or soil testing of any one of the City Properties it shall do so at its cost or at the cost of the assignee and it shall:

    a. ensure all work done in connection with such environmental site assessment and/or soil testing is completed within ninety (90) days from the commencement of such work and, if such work is being done on a City Property, such work shall be completed prior to the Closing Date in respect of such City Property;

    b. maintain the City Property in a safe condition at all times during the conduct of any work done in connection with such environmental site assessment and/or soil testing;

    c. restore the City Property to the same condition as prior to the commencement of such work;

    d. indemnify and save harmless the City from and against all damages and claims arising out of or in any way attributable to the conduct of any such environmental site assessment and/or soil testing;

    e. provide true copies of any such environmental site assessment and/or report concerning soil testing to the City for its own use.

    f. In the event the environmental site assessment and/or soil testing is done in connection with a City Property and it is determined that as result of the

environmental site assessment and/or soil testing that contamination levels exceed provincial environmental standards for the intended use of the City Property, CentreVenture shall be entitled to cancel and withdraw the exercising of its option to purchase within fourteen (14) days of receipt of notice that contamination levels exceed provincial environmental standards. In such event any monies paid to the City by CentreVenture or its assignee shall be immediately refunded, without interest, in full without deduction of any kind. In the event CentreVenture fails to cancel and withdraw the exercising of its option to purchase, CentreVenture hereby agrees to complete the purchase of the City Property and to indemnify and save harmless the City from and against any and all claims from or in any way attributable to the existence of contaminants of any kind whatsoever, at, in or upon the City Property.

13. CentreVenture shall bear the full responsibility of attending to the completion of the transfer of the City Property, subject to the City providing the transfer documentation as set out above, without liability to the City following the transfer of the City Property. In doing so CentreVenture shall make no representations or give any warranty on behalf of the City without the expressed authority of the City to do so.

14. In the event of any condition or conditions imposed upon the purchaser of the City Property such condition or conditions shall be between CentreVenture and such purchaser and shall be the sole responsibility of CentreVenture to enforce or satisfy, as the case may be.

15. The City shall continue to operate and manage the City Properties to the Closing Date in respect of each City Property in as prudent and responsible a manner as would a reasonable and prudent proprietor of similar properties.

16. At all times and without restriction CentreVenture by its authorized representatives shall have full and complete access to each one of the City Properties subject however to reasonable notice to tenants, if any.

17. CentreVenture shall exercise its best efforts to ensure that any City Property in respect of which CentreVenture has exercised its right to purchase be recoverable in the event that the transferee of such City Property shall fail to complete development of the City Property as contemplated.

18. Each party covenants and agrees to do and cause all things to be done and to execute and deliver all such documents as may be required fully and effectually to carry out the terms of this Schedule.

19. Any tender of documents or money hereunder may be made upon the City or CentreVenture or the solicitors acting in their respective behalves. The solicitors for the parties shall be entitled to impose reasonable trust conditions each upon the other, consistent always with the provisions hereof, in order to protect the interests of their respective clients.

SCHEDULE "B"
INDEMNITY

TO: THE CITY OF WINNIPEG
(the "City")

WHEREAS pursuant to Council approval of , 2018, CentreVenture exercised its right to purchase the property described as follows:

_____

_____

_____

(the "Subject Property");

NOW THEREFORE IN CONSIDERATION of the sum of One ($1.00) Dollar paid by the City to CentreVenture and in consideration of other good and valuable consideration (the receipt and sufficiency whereof is hereby acknowledged by CentreVenture), CentreVenture covenants and agrees as follows:

1. The preamble hereto shall be deemed to be a part hereof to the same extent and as effectually as if again set forth.

2. CentreVenture indemnifies and saves harmless the City from and against all liabilities, damages, costs, expenses, causes of actions, suits, claims and judgments arising from or out of the assignment by CentreVenture to the Assignee of CentreVenture's right to purchase the Subject Property.

3. This Indemnity is intended to effect as a document under seal.

IN WITNESS WHEREOF this Indemnity has been executed by CentreVenture Development Corporation this _____ day of _____20____

CENTREVENTURE DEVELOPMENT CORPORATION

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory
I/We have been authorized to bind the Corporation

ATTACHMENT 4

Synopsis of City property proposed to be optioned to CentreVenture

1. The Market Lands, identified as "Subject City Property" on Misc. Plan 13684/9
    - On November 25, 2009, Council declared the Public Safety Building surplus to the needs of the City once consolidation of the Winnipeg Police Service occurred at 266 Graham Avenue.
    - The declaration did not identify the boundaries of the Public Safety Building or consider the impact of the reversionary interest registered against a portion of the City-owned land.
    - The Public Service recommends that the November 25, 2009 declaration be rescinded and that the Subject City Property identified on Misc. Plan 13684/9 be declared surplus to the needs of the City.
    - Circulation completed by the Real Estate Division of the Planning, Property and Development Department confirmed support to declare said lands surplus subject to a number of requirements including, but not limited to:
        - CentreVenture shall be granted permission to market and advertise use of the site in its entirety recognizing retained ownership for a portion of the site by the City.
        - Submission of a site redevelopment concept be submitted for City consideration and feedback.

2. 346 Pacific Avenue, identified as "Subject City Property" on Misc. Plan 12212/2

    - On June 23, 2010, Council declared 346 Pacific Avenue surplus to the needs of the City and approved the sale of the property to Habitat for Humanity for $1.00.
    - On November 14, 2012, Council rescinded the sale to Habitat for Humanity and approved a sale to the Winnipeg Housing and Rehabilitation Corporation for $1.00.
    - The sale to the Winnipeg Housing and Rehabilitation Corporation was rescinded by Council on April 26, 2017.
    - Circulation completed confirms support to declare said lands surplus subject to a number of conditions. (e.g. to address utility easement, encroachments, etc.)

3. 311 Ross Avenue, identified as "Subject City Property" on Misc. Plan 10775/5

    - On March 9, 1999, the City acquired 311 Ross Avenue through tax sale.
    - According to the May 18, 2005 Council disposition, "The Director of Planning, Property and Development, or designate, be delegated the authority to declare all properties acquired by the City through the Tax Sale process as surplus to the City's needs."
    - On July 6, 2017, 311 Ross Avenue was circulated to all Civic Departments to determine if there was any further need for this property; no further need was identified. The Ward Councillor has also been consulted.
    - The property was declared surplus by the Manager of Real Estate and Land Development on November 2, 2017.
    - Circulation completed confirms support to declare said lands surplus, authority for CentreVenture to market and availability for disposition after December 31, 2018 (the date at which the existing City tenants will vacate the building) and

subject to a number of conditions.

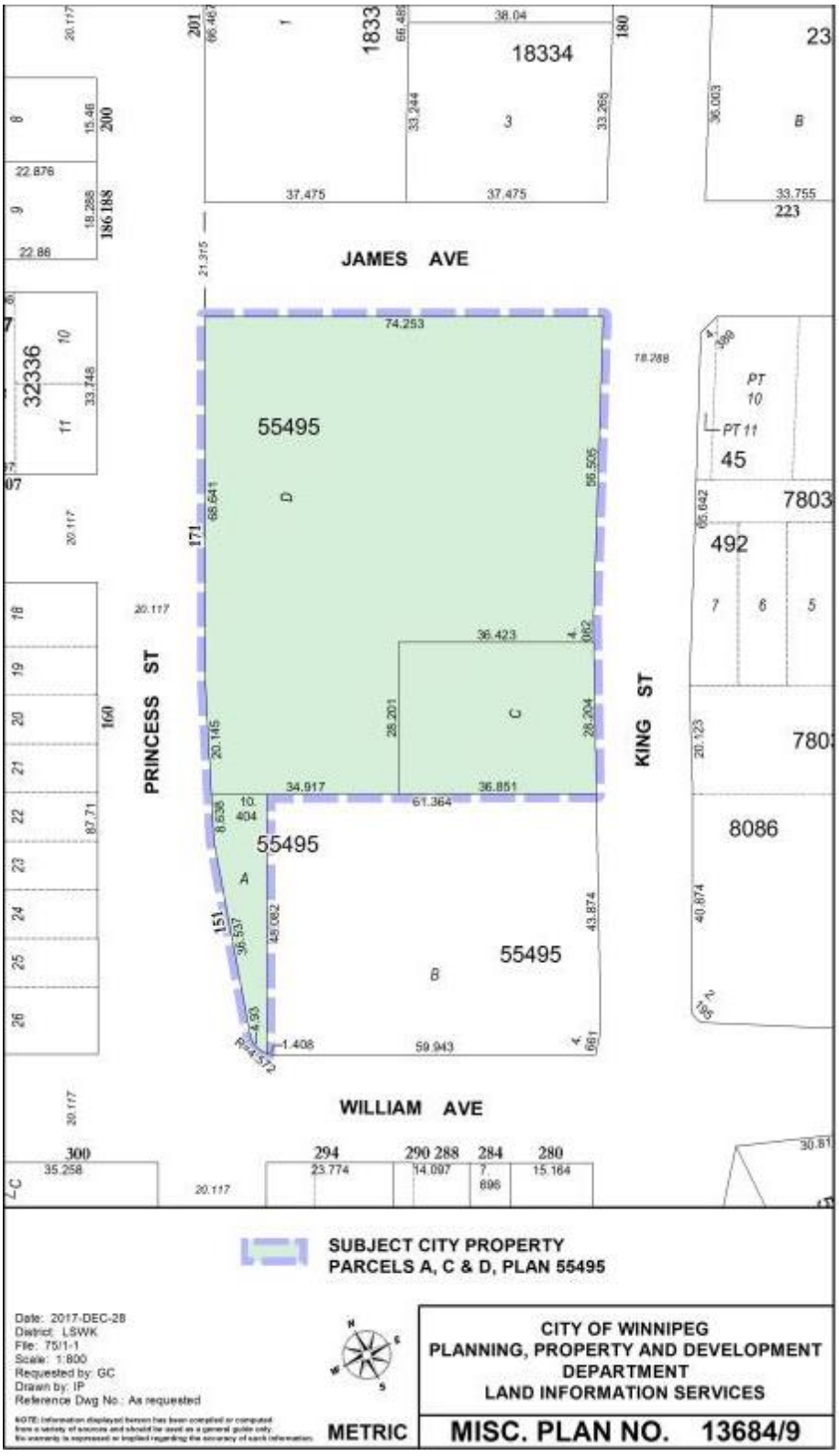
- The building is expected to be added to the list for Heritage designation as it has been nominated to be added to the List of Historical Resources under the Historical Resources By-law no. 55/2014. The building will be evaluated for heritage status no later than May 2020.

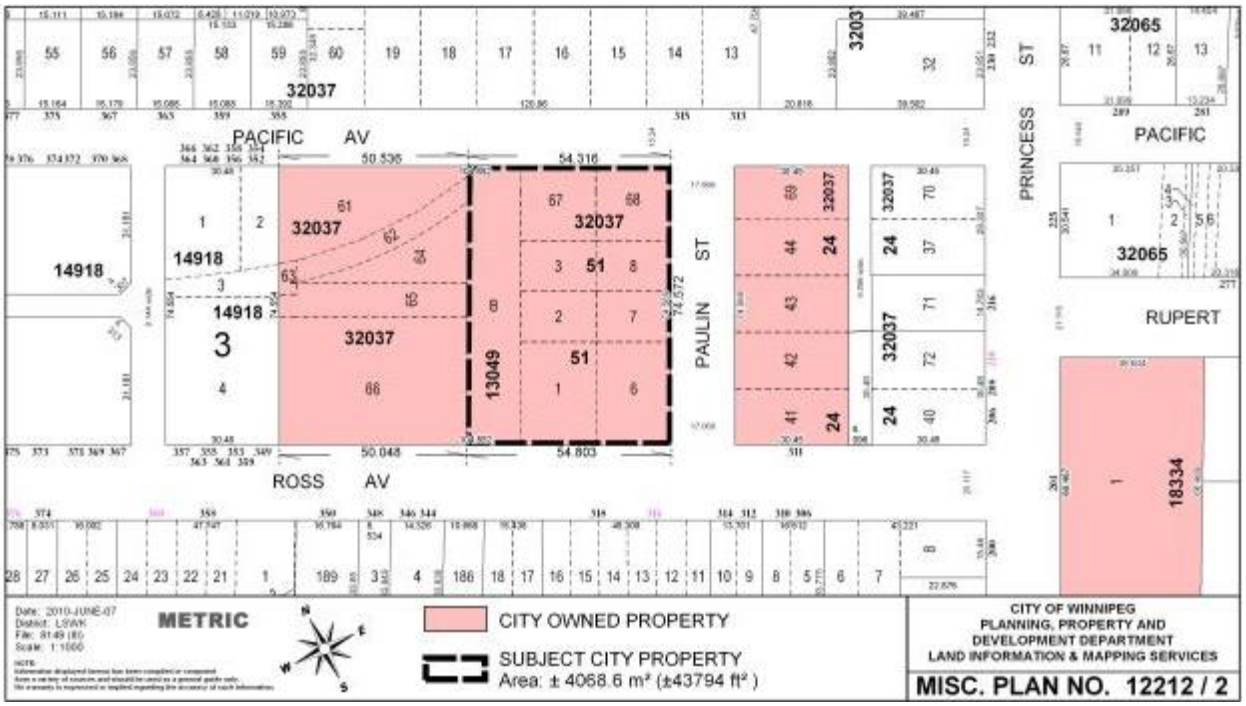
4. Proposed lane closing identified on Misc. Plan 15256 and City-owned Properties previously Optioned under expired Asset Agreement on Misc. Plan No. 15182/4

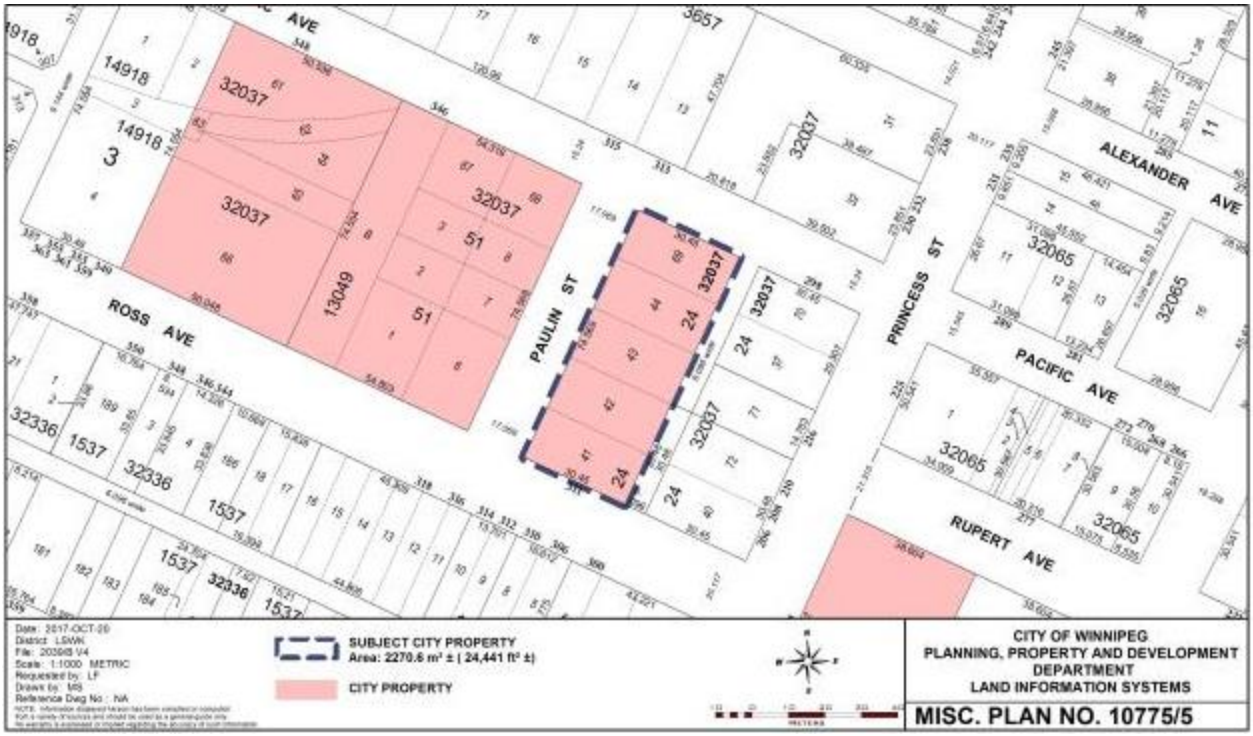
    - Circulation of the proposed lane closure application DAC 2/2017 identified as proposed lane closing on Misc. Plan No. 15256 confirms there is no civic need for this public lane.
    - CentreVenture has advised that discussions are currently underway to support sale of this lane to complete land assembly required to pursue a private development project that will result in increased property taxes and development of adjacent surplus City-owned property optioned to CentreVenture under expired Asset Agreement.
    - Parcel K on said Misc. Plan No. 15256 was optioned to CentreVenture in accordance with Council approval of June 21, 2017.
    - Misc. Plan 15182/4 identifies unbuildable and surplus City-owned properties previously optioned to CentreVenture under expired Asset Agreement with the City of Winnipeg.
    - No new civic need has been identified for the remnant unbuildable lots.
    - The Public Service recommends that the properties identified on Misc. Plan 15182/4 be optioned to CentreVenture in accordance with report provisions.

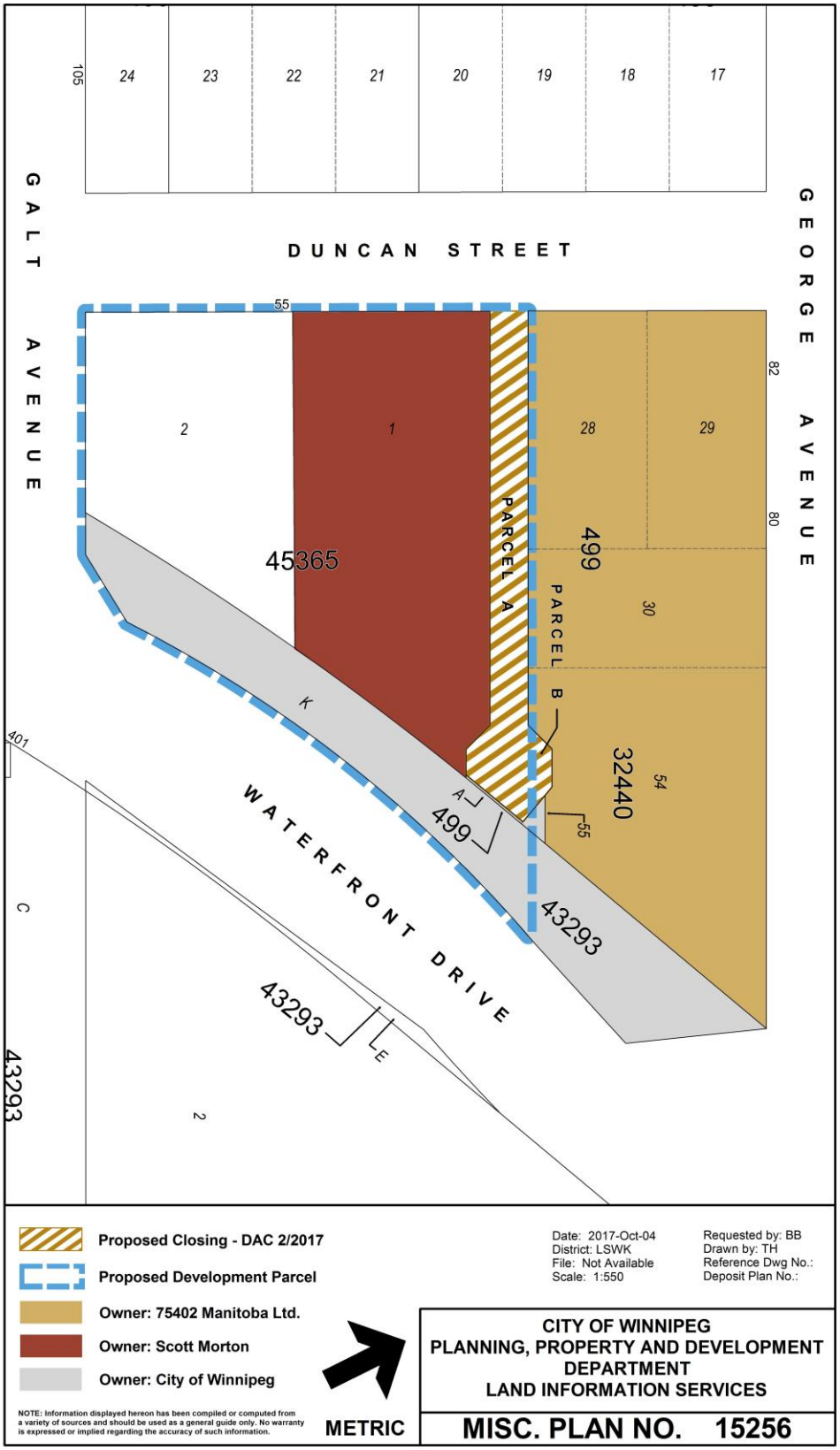
ATTACHMENT 5

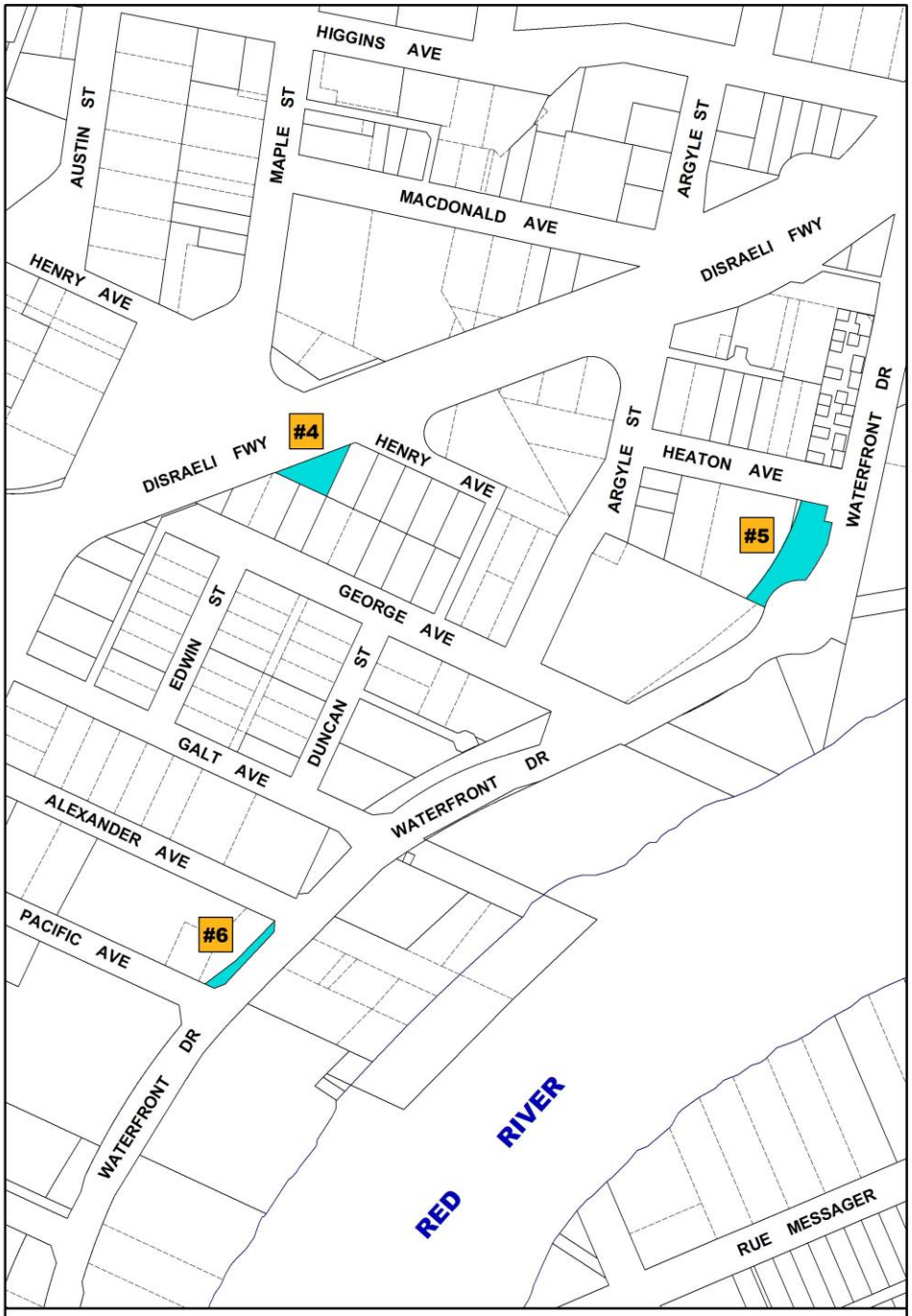
MISC. PLANS




PACIFIC AV
ROSS AV
PAULIN ST
PRINCESS ST
PACIFIC
RUPERT
METRIC
CITY OWNED PROPERTY
SUBJECT CITY PROPERTY
Area: ± 4068.6 m² (±43794 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12212 / 2


ROSS AVE
PAULIN ST
PRINCESS ST
ALEXANDER AVE
PACIFIC AVE
RUPERT AVE
SUBJECT CITY PROPERTY
Area: 2270.6 m² ± (24,441 ft² ±)
CITY PROPERTY
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT
DEPARTMENT
LAND INFORMATION SYSTEMS
MISC. PLAN NO. 10775/5


105
24
23
22
21
20
19
18
17
DUNCAN STREET
GALT AVENUE
GEORGE AVENUE
55
82
80
2
1
28
29
45365
499
PARCEL A
PARCEL B
30
54
32440
K
401
A
499
55
43293
WATERFRONT DRIVE
43293
LE
C
43293
2
Proposed Closing - DAC 2/2017
Proposed Development Parcel
Owner: 75402 Manitoba Ltd.
Owner: Scott Morton
Owner: City of Winnipeg
NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
METRIC
Date: 2017-Oct-04
District: LSWK
File: Not Available
Scale: 1:550
Requested by: BB
Drawn by: TH
Reference Dwg No.:
Deposit Plan No.:
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15256



Surplus City-owned Properties originally optioned to CentreVenture under expired Asset Agreement

Date: 2018-MAR-09
District: LSWK
File: Not Available
Scale: 1:2400
Requested by: SC
Drawn by: IP
Reference Dwg No.: As requested

NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES

MISC. PLAN NO. 15182/4