Agenda – Council – July 17, 2025

Report – Standing Policy Committee on Property and Development – July 4, 2025

Item No. 6 Proposed Evaluation Criteria for the Request for Proposals on the Property Management of Carré Civique de Saint-Boniface (St. Boniface City Square) and Amended Terms of Reference

STANDING COMMITTEE RECOMMENDATION:

On July 8, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the proposed Evaluation Criteria for the long-term lease of Carré Civique de Saint-Boniface, attached hereto as Schedule A, be approved.

2. That the Terms of Reference for the Carré Civique de Saint-Boniface Board be amended as outlined in Schedule B.

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

Report – Standing Policy Committee on Property and Development – July 4, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

Roxane Dupuis, Directrice Générale Adjointe, Sociétéde la Francophanie Manitobaine, submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Proposed Evaluation Criteria for the Request for Proposals on the Property Management of Carré Civique de Saint-Boniface (St. Boniface City Square) and Amended Terms of Reference

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	H. Borys	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

On May 30, 2024, Council directed the Public Service to develop evaluation criteria for a long-term lease of 219 and 233 Provencher Boulevard and 212 Dumoulin Street. Along with le jardins des sculptures (sculpture garden), the garden and buildings are collectively known as Carré Civique de Saint-Boniface (Saint Boniface Civic Square). The Public Service intends to publicly market the Carré Civique de Saint-Boniface through the Request for Proposal process.

Prior to recommending the evaluation criteria to the Standing Policy Committee on Property and Development, the Public Service was instructed to consult with the Carré Civique de Saint-Boniface Board (the “Board”). The Board has been consulted and supports the evaluation criteria. The Board also made a request, which the Public Service supports, to amend their terms of reference to include additional financial oversight of an external property manager.

The Public Service recommends approval of the Request for Proposal Evaluation Criteria outlined in Schedule A for the lease of Carré Civique de Saint-Boniface.

RECOMMENDATIONS

1. That the proposed Evaluation Criteria for the long-term lease of Carré Civique de Saint-Boniface, attached hereto as Schedule A, be approved.

2. That the Terms of Reference for the Carré Civique de Saint-Boniface Board be amended as outlined in Schedule B.

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

REASON FOR THE REPORT

On May 30, 2024, Council approved the following recommendation:

> *"That the Public Service, in consultation with the Carré Civique de Saint-Boniface Board, develop evaluation criteria for a long-term lease of the City-owned Property for approval by the Standing Policy Committee on Property and Development."*

Council approval is required to amend the Carré Civique de Saint-Boniface Board terms of reference.

IMPLICATIONS OF THE RECOMMENDATIONS

If the Evaluation Criteria is approved, the Public Service intends to issue a Request for Proposals to publicly market the long-term lease of Carré Civique de Saint-Boniface.

Amending the terms of reference will allow the Carré Civique de Saint-Boniface Board to review the financial results of any external property management on site.

HISTORY/DISCUSSION

The Carré Civique de Saint-Boniface (Saint-Boniface Civic Square) is comprised of 219, 227 and 233 Provencher Boulevard, along with 212 Dumoulin Street. All buildings within the Carré Civique are designated as Historical Building Resources, which protects the structures from demolition. Weaving its way through the Carré Civique is le Jardins des sculptures (sculpture garden) which is a more recent addition to the property and represents/promotes Francophone art and culture.

In 2023, after an unsuccessful attempt to sell a portion of Carré Civique de Saint-Boniface, Council directed the Public Service to undertake public engagement for sale and lease options for the future use of the buildings. The engagement occurred between August 2023 and March 2024 and produced clear results. The overwhelming consensus of participants (French, English, Saint-Boniface residents, non-Saint-Boniface residents) indicated that 219 Provencher and 212 Dumoulin should remain as City-owned property and that the buildings important. The ownership model preferred by respondents was a long-term lease with a community organization.

On May 30, 2024, Council adopted the results of the public engagement. The Public Engagement Report now forms the basis of decisions to be made at the Carré Civique de Saint-Boniface. Other recommendations approved by Council included the creation of the Carré Civique de Saint-Boniface Board and direction to develop Request for Proposals criteria for a long-term lease of the Carré Civique de Saint-Boniface. The criteria requires approval from the Standing Policy Committee on Property and Development after consultation with the Carré Civique de Saint-Boniface Board.

In consideration of the Public Engagement Report and other stakeholder feedback, the Public Service recommends the Request for Proposals criteria outlined in Schedule A be approved. The criteria are mostly weighted toward public access and promotion of Francophone art, language, culture and history.

Previous evaluation criteria for the property did not appropriately factor in community needs. The Public Engagement Report shed light on what is needed at Carré Civique de Saint-Boniface to remain the heart of Saint-Boniface. The Carré Civique de Saint-Boniface Board supports the criteria as recommended.

If the evaluation criteria is adopted, the Public Service will form a committee to review the responses to the Request for Proposals, comprised of the following:

- Real Estate Branch
- Municipal Accommodations Division
- French Language Services
- Société de la francophonie manitobaine (external)

FINANCIAL IMPACT

Financial Impact Statement

Date: April 30, 2025

Project Name:

Proposed Evaluation Criteria for the Request for Proposals on the Property Management of Carré Civique de Saint-Boniface (St. Boniface City Square) and Amended Terms of Reference

COMMENTS:

There are no direct financial implications associated with this report.

Mike McGinn April 30, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

Environment Resilience
2.14 Heritage Conservation: Identify, designate and conserve heritage resources and districts, including lands and artifacts significant to Indigenous Peoples, that illustrate the broad range of heritage values, as defined in Complete Communities, while supporting efforts toward carbon neutrality, energy efficiency, and embodied carbon reduction.

Economic Prosperity
3.8 Culture and Heritage Value: Enhance the economic and cultural value of arts and heritage resources in the community, by promoting awareness, education, viable adaptive re-use, and other effective conservation tools.

City Building
6.43 Heritage Conservation: Conserve cultural, natural, and heritage resources and districts, as defined in Complete Communities, and Indigenous land-based practices to celebrate sense of place through community history, architecture, civic identity and cultural perspectives.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Facilitate Compact, Complete Development and Increase Density
4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (PRS), as well as the corresponding 2021-2023 Implementation Plan, and it was determined that the Strategy is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Real Estate Administrator
Date: May 8, 2025
File No: 4904 V5

Attachments:
Schedule A – Request for Proposals Criteria
Schedule B – Amended terms of reference
Schedule C – French Translation of the Report

Schedule A

Evaluation of Proposals shall be based on the following criteria:

(a) Public access to the common areas of Carré Civique de Saint-Boniface (30%);

(b) Promotion of Francophone art, language, culture and history in relation to Saint Boniface, the City of Winnipeg and the Province of Manitoba (30%);

(c) A conceptual business plan indicating the method in which the Carré Civique de Saint-Boniface will be leased, maintained and managed, including innovative ideas related to the maintenance and preservation of Carré Civique de Saint-Boniface (20%);

(d) Experience and/or history of successful projects carried out by the Proponent along with the proposed financial terms for the lease arrangement with the City (10%);

(e) Alignment with the *Winnipeg Climate Action Plan (*10%).

Schedule B

Terms of reference proposed to be amended are struck-out, bolded, underlined and italicized below

Carré Civique de Saint-Boniface Board
Proposed Terms of Reference

INTERPRETATION

In this document:

“Board” means the Carré Civique de Saint-Boniface Board;

“Carré Civique de Saint-Boniface” means the City-owned property located at 219 Provencher Boulevard, 233 Provencher Boulevard, 212 Dumoulin Street and includes the sculpture garden and parking lots;

“City” means the municipal corporation of The City of Winnipeg, continued under section 8 of The City of Winnipeg Charter, S.M. 2002, c. 39;

“Council” means the council of The City of Winnipeg;

“Designated Committee” means the committee of Council responsible for providing policy advice to Council in respect of planning and land use, which, on the date these terms of reference are enacted, is the Standing Policy Committee on Property and Development;

“Organizational Meeting of Council” means that meeting of Council held in November each year as set out by Procedure By-law No. 50/2007;

“Property Department” means the City department having jurisdiction over the leasing of City property to external parties, which, on the date these terms of reference are enacted, is the Real Estate Branch of the Planning, Property and Development Department;

“Property Manager” means the party responsible for the management and leasing of the Carré Civique de Saint-Boniface and could be the City department having jurisdiction over leasing/management or an external third party;

“Société de la francophone manitobaine” means organization that serves as the official spokesperson for the Francophone community in Manitoba.

“Ward Councillor” means the elected official that represents one of the electoral wards within the City of Winnipeg within which the City-owned property is located;

AUTHORITY

The Board shall serve in an advisory capacity to the City with respect to the use of Carré Civique de Saint-Boniface, providing reports through the City’s Property Department, as necessary, to the Designated Committee.

FUNCTION
The Board's Function is to:

- Provide guidance on the use of Carré Civique de Saint-Boniface to the City's Property Department; ~~***and***~~

- Monitor site activities, programing, leasing/licensing, and land use of Carré Civique de Saint-Boniface~~.~~***; and***

- ***Monitor quarterly financial results (if available) and receive the annual audited financial statements, if an external third party property manager is utilized.***

RESPONSIBILITIES
The Board is responsible to:

- Provide guidance to the City's Property Department, in an advisory capacity, on whether the management or any proposed use of the of Carré Civique de Saint-Boniface aligns with the intended use of the property as determined by Council;

- Request property updates from the Property Manager as necessary~~***; and***~~***.***

CHAIRPERSON
The Board will be led by a Chairperson and Vice-Chairperson, both to be appointed by Council.

The role of the Chairperson is to:

- approve Minutes items for meetings;

- call meetings to order;

- maintain order; and

- state all motions, to put them to a vote and announce the results of voting.

The role of the Vice-Chairperson is to act as the Chairperson when the Chairperson is absent or unavailable.

COMMITTEE COMPOSITION
The Board shall not exceed 5 members and will be comprised of:

- the Saint-Boniface Ward Councillor;

- one of the remaining Riel Community Ward Councillors;

- two representatives nominated by Société de la francophone manitobaine; and

- one non-voting representative from the Winnipeg Public Service.

Three Board members (with voting rights) are required for quorum.

APPOINTMENTS
Subsequent to the initial Board appointments, future Board appointments will be determined via administrative report to the Designated Committee.

MEMBERSHIP CHANGES — RESIGNATIONS, REPLACEMENTS, VACANCIES
Members may resign at any time by giving written notice to the Chair of the Board and the City Clerk's Department.

Recommendations from the Board to fill mid-term vacancies shall be submitted to Council through the ~~***Standing Policy Committee on Property Development***~~ ***Designated Committee*** for appointment for the remaining portion of any term of office.

VOTING
Voting is by majority rule.

A tie vote means that a motion or decision is defeated.

A member who may be in a conflict of interest situation is required to declare the conflict and refrain from voting and participating in the discussion with respect to that particular issue.