



39-2026 ADDENDUM 2

DEVELOPMENT OF CITY-OWNED RESIDENTIAL PROPERTIES FOR AFFORDABLE HOUSING

URGENT

PLEASE FORWARD THIS DOCUMENT TO WHOEVER IS IN POSSESSION OF THE BID/PROPOSAL

ISSUED: February 12, 2026
BY: Priscilla Pang
TELEPHONE NO. 204 986-2410

THIS ADDENDUM SHALL BE INCORPORATED INTO THE BID/PROPOSAL AND SHALL FORM A PART OF THE CONTRACT DOCUMENTS

Template Version: Add 2021-03-05

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Bid/Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 10 of Form A: Bid/Proposal may render your Bid/Proposal non-responsive.

EOI

Replace: 39-2026_Addendum_1_EOI with 39-2026_Addendum_2_EOI. The following is a summary of changes incorporated in the replacement EOI.

C3. SCHEDULE "C" – LOT DESCRIPTIONS

Add: 529 Boyd Avenue, 'Preliminary Planner Comments': "Three units may be considered through a Conditional Use application, subject to planning review"

Revise: (Unaddressed) Harbison Avenue E, 'Lot Width (feet)' to read 31.39 ft

Delete: 560 Doucet Street in its entirety

C4. SCHEDULE "D" – STATUS OF TITLE

Replace: Land Title 1131 with Land Title 3395209/1 for (unaddressed) Harbison Avenue E

Delete: 560 Doucet Street in its entirety

QUESTIONS AND ANSWERS

Q1: *Multiple questions were received about the development potential for the property at 560 Doucet Street.*

A1: The property located at 560 Doucet Street has been removed from the EOI as a result of complications related to the site. This removes the ability to submit a proposal for this property, and removes the property from potential consolidation with the adjacent property located at 558 Doucet Street.

Q2: *Can more than four units be supported on the property located at 310 Dufresne Avenue?*

A2: The Urban Planning and Design Division is supportive of a Conditional Use for up to 6 units, subject to a 1-to-1 parking ratio and a plan that is consistent with the Small Scale and Low-Rise Residential Development Guidelines for Mature Communities.

Q3: *Can group home uses be supported on the lots zoned R2?*

A3: Yes, a group home is a permitted use up to a maximum of six persons. Group homes over six persons require a Conditional Use application. The Urban Planning and Design Division is open to applications for group

homes over six persons on a case-by-case basis. Key factors that Planning looks at when evaluating applications include the size of the lot and the structure as well as the proposed management/oversight of the care home.

Q4: *Would you get more points if you propose more units than are indicated in parcel unit capacities within the EOI?*

A4: The Urban Planning and Design Division has indicated the total number of units it would support for each property, located under the Site Information heading for each property within SCHEDULE "C" – LOT DESCRIPTIONS. Additional information is contained within the addendums. Proposed units beyond the capacities indicated within this EOI and addendums will not be considered.

Q5: *Do proposals receive more points for more units?*

A5: We would consider points for more units based on the social impact criteria under Evaluation Criteria B19.5(d), so long as the total number of units do not exceed the capacities indicated within the EOI and addendums.

Q6: *How is lot width determined for the odd-shaped lots?*

A6: Lot width, for the purposes of development potential, is measured as the lot width at the depth that is midway between the front and back, or 50 feet from the front, whichever is less. This is why the width for (unaddressed) Harbison Avenue E has been revised to be measured as 31.39 feet, instead of as 42.0 feet. Lot Width criteria are available in the Winnipeg Zoning By-Law (200/2006).



39-2026 ADDENDUM 1

DEVELOPMENT OF CITY-OWNED RESIDENTIAL PROPERTIES FOR AFFORDABLE HOUSING

URGENT

**PLEASE FORWARD THIS DOCUMENT TO
WHOEVER IS IN POSSESSION OF THE
BID/PROPOSAL**

ISSUED: January 21, 2026
BY: Priscilla Pang
TELEPHONE NO. 204 986-2410

**THIS ADDENDUM SHALL BE INCORPORATED
INTO THE BID/PROPOSAL AND SHALL FORM
A PART OF THE CONTRACT DOCUMENTS**

Template Version: Add 2021-03-05

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Bid/Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 10 of Form A: Bid/Proposal may render your Bid/Proposal non-responsive.

EOI

Replace: 39-2026_EOI with 39-2026_Addendum_1_EOI. The following is a summary of changes incorporated in the replacement EOI.

C3. SCHEDULE "C" – LOT DESCRIPTIONS

Revise: 529 Boyd Avenue, Preliminary Planning Comments to read:

- Hydro requires a 4.5 metre easement in the rear
- Mature trees on site should be preserved, if possible.

Revise: (Unaddressed) Harbison Avenue E, Potential Development to read: 2 units

Delete: 400 Pritchard Avenue in its entirety

C4. SCHEDULE "D" – STATUS OF TITLE

Delete: Caveat 5321967/1 from 529 Boyd Avenue

Delete: 400 Pritchard Avenue in its entirety



THE CITY OF WINNIPEG

EXPRESSION OF INTEREST

EOI NO. 39-2026

**DEVELOPMENT OF CITY-OWNED RESIDENTIAL PROPERTIES FOR
AFFORDABLE HOUSING**

Attention Respondents:

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

TABLE OF CONTENTS

PART A – EXPRESSION OF INTEREST APPLICATION

Form A: Expression of Interest Application

PART B - REQUEST FOR EXPRESSION OF INTEREST

B1. Definitions	1
B2. Background	1
B3. Purpose of the Expression of Interest Document	2
B4. Property Information	3
B5. Enquiries	3
B6. City Contact	3
B7. Addenda	3
B8. Conflict of Interest and Good Faith	4
B9. Confidentiality	4
B10. Non-Disclosure	5
B11. Respondent's Costs and Expenses	5
B12. No Contract	5
B13. Submission Deadline	5
B14. Opening of Submission and Release of Information	5
B15. Information submission	5
B16. Information Session	6
B17. Form A: Expression of Interest Application (Section A)	6
B18. Information to be supplied by Respondent as part of EOI Submission (Section B)	7
B19. EOI Evaluation and Review	9

PART C - SCHEDULES

C1. Schedule "A" - Housing Accelerator fund predevelopment grant criteria	1
C2. Schedule "B" – Provincial participation and funding evaluation	3
C3. Schedule "C" – Lot Descriptions	6
C4. Schedule "D" – Status of Title	6

FORM A: EXPRESSION OF INTEREST APPLICATION

1. Document Title _____

2. Respondent _____

Name of Respondent

Usual Business Name of Respondent (if different from above)

Street

City Province Postal Code

Email Address of Respondent

Facsimile Number

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

City Province Postal Code

GST Registration Number (if applicable)

(Choose one) The Respondent is:

a sole proprietor

a partnership

a corporation

carrying on business under the above name.

3. Contact Person The Respondent hereby authorizes the following contact person to represent the Respondent for purposes of the Information Submission.

Contact Person Title

Telephone Number Email Address

4. Addenda

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

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

5. Indigenous Self-Declaration

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

YES, 51% or more Indigenous ownership

NO, it is not

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

6. Signatures

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

_____ day of _____, 20_____.

Signature of Respondent or
Respondent's Authorized Official or Officials

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

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

PART B - REQUEST FOR EXPRESSION OF INTEREST

B1. DEFINITIONS

B1.1 When used in this Expression of Interest:

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

B2. BACKGROUND

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

- B2.4 The unit targets for the LEO over the 3-year agreement is to get to 611 building permits on City-owned land by December 2026. This will include 545 units within close proximity to the Frequent Transit Network and 313 affordable units.
- B2.5 The City of Winnipeg [Real Estate – Declaration as Surplus and Sale of Property Policy \(No.PD-026\)](#), amended July 18 2024, allows the City to sell surplus land at a price less than Market Value if the sale creates Affordable Housing.
- B2.6 On November 27, 2025 Council concurred with the [Housing Accelerator Fund – 2025 Status Report and Future Program Plans report](#), which included the following plan:
- The City will release an Expression of Interest (EOI) for release of 10 to 20 smaller City-owned properties to all developers for \$1. Focus for sales will be non-profit or Indigenous housing providers for the purpose of developing affordable rental or homeownership. The EOI will include key information for each site including zoning, lot dimensions, maximum or intended development potential (and required applications for approvals), and servicing considerations. The City will also provide support in streamlining approvals through the Concierge service.
- B2.7 Successful respondents to this Expression of Interest may be considered for Predevelopment Grants under the [Housing Accelerator Fund Grant Program By-Law \(64/2024\)](#). Details of the criteria for these grants can be found in Schedule A. Nothing in this document obligates the City to award a grant to successful respondents to this Expression of Interest.

B3. PURPOSE OF THE EXPRESSION OF INTEREST DOCUMENT

- B3.1 The purpose of this Expression of Interest (EOI) is to identify an experienced and capable Respondent to develop affordable housing on residential lots currently owned by the City.
- B3.2 The City of Winnipeg is seeking qualified Respondents or teams of Respondents to:
- (a) Purchase one or more of the City-owned parcels identified in Schedule C for a purchase price of \$1 per lot.
 - (b) Develop housing on each parcel. Building permits for each lot must be secured by December 31, 2027. Preference will be given to projects that are able to secure full building permits by December 4, 2026.
 - (c) Develop a minimum of one residential unit on each property, with a minimum of one unit per site being affordable for a period of at least 20 years. Preference will be given to projects which exceed the minimum affordability criteria in any or all aspects of depth of affordability, percentage of affordable units, and length of affordability period.
 - (d) Preference will be given to projects which deliver a higher number of units, and/or projects which deliver units that respond to priorities identified in the City of Winnipeg [2025 Housing Needs Assessment](#), including, but not limited to:
 - (i) Accessible housing, including universal design.
 - (ii) Housing with supports, including onsite wraparound supports for healthcare, case management, and other needs.
 - (iii) Housing for older adults, including affordable or subsidized assisted living.
 - (iv) Safe transitional and supportive housing for people who have experienced gender-based violence.
 - (v) Rental housing for larger households (three or more bedrooms).
 - (e) The Respondent is responsible for financing and constructing the development. If the Respondent provides consent, the City will share the Expression of Interest submission with potential funding and financing partners, including:
 - (i) The Winnipeg Foundation's Social Impact Investment Fund, which provides project financing support to non-profit and charitable-sector affordable housing projects;
 - (ii) The Province of Manitoba, where Respondents indicate an interest in provincial funding and provide consent, submissions may also be reviewed by the Province of

Manitoba. Schedule B describes how Manitoba Housing and Renewal Corporation may participate in the review and funding of eligible projects advanced through this Expression of Interest.

- (f) The Respondent is responsible for operating the residential units or partnering with an organization that will operate the units, including the affordable housing component. The affordable housing component must remain affordable for a period of at least 20 years.
- (g) Submissions will be awarded according to the evaluation criteria in B18.

B4. PROPERTY INFORMATION

- B4.1 Descriptions of the properties included in this Expression of Interest, including Status of Title for each property, are included in Schedule C and Schedule D.

B5. ENQUIRIES

- B5.1 All enquiries shall be directed to the City Contact identified in B6.
- B5.2 Any Respondent who has questions as to the meaning or intent of any part of this document or who believes this document contains any error, inconsistency or omission should make an enquiry prior to the Submission Deadline requesting clarification, interpretation or explanation in writing to the City Contact.
- B5.3 If the Respondent finds errors, discrepancies or omissions in the document, or is unsure of the meaning or intent of any provision therein, the Respondent shall promptly notify the City Contact of the error, discrepancy or omission at least five (5) Business Days prior to the Submission Deadline.
- B5.4 If the Respondent is unsure of the meaning or intent of any provision therein, the Respondent should request clarification as to the meaning or intent prior to the Submission Deadline.
- B5.5 Responses to enquiries which, in the sole judgment of the City Contact, require a correction to or a clarification of the EOI will be provided by the City Contact to all Respondents by issuing an addendum.
- B5.6 Responses to enquiries which, in the sole judgment of the City Contact, do not require a correction to or a clarification of the EOI will be provided by the City Contact only to the Respondent who made the enquiry.
- B5.7 The Respondent shall not be entitled to rely on any response or interpretation received pursuant to B6 unless that response or interpretation is provided by the City Contact in writing.

B6. CITY CONTACT

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

B7. ADDENDA

- B7.1 The City Contact may, at any time prior to the Submission Deadline, issue addenda correcting errors, discrepancies or omissions in the EOI, or clarifying the meaning or intent of any provision therein.

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

B8. CONFLICT OF INTEREST AND GOOD FAITH

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

B9. CONFIDENTIALITY

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

B10. NON-DISCLOSURE

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

B11. RESPONDENT'S COSTS AND EXPENSES

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

B12. NO CONTRACT

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

SUBMISSION INSTRUCTIONS

B13. SUBMISSION DEADLINE

- B13.1 The Submission Deadline is February 19, 2026 at 12:00 noon. Winnipeg time.
- B13.2 The City Contact or the Manager of Purchasing may extend the Submission Deadline by issuing an addendum at any time prior to the time and date specified in B13.1.
- B13.3 The Information Submission should be submitted directly to the following City email address: HAF@winnipeg.ca.
- B13.4 EOI Submissions submitted by facsimile transmission (fax) or by paper copy will not be accepted.

B14. OPENING OF SUBMISSION AND RELEASE OF INFORMATION

- B14.1 Information Submissions will not be opened publicly.

B15. INFORMATION SUBMISSION

- B15.1 The Information Submission should consist of the following components:
- (a) Form A: Expression of Interest Application (Section A);
 - (b) Information to be supplied by Respondent as part of EOI Submission located in B18 (Section B).

- B15.2 All requirements of the EOI should be fully completed, or provided and submitted by the Respondent no later than the Submission Deadline, with all required entries made clearly and completely.
- B15.3 Respondents seeking provincial funding should ensure that their Information Submission includes sufficient detail to support provincial review, as outlined in Schedule B – Provincial Participation and Funding Evaluation.
- B15.4 All Submissions received in response to this EOI will be kept in confidence with the sole purpose of evaluating and developing the best possible strategic option for the City, unless consent is given by the Respondent in writing for the City to share EOI Submissions with partners as described in B3.2(e).
- B15.5 Submissions and the information they contain will be the property of the City upon receipt. No Submissions will be returned.
- B15.6 The Respondent is advised any information contained in any Submission may be released if required by The Freedom of Information and Protection of Privacy Act (Manitoba), by other authorities having jurisdiction, or by law or by City policy or procedures (which may include access by members of City Council).
- B15.6.1 To the extent permitted, the City shall treat as confidential information, those aspects of a Proposal Submission identified by the Respondent as such in accordance with and by reference to Part 2, Section 17 or Section 18 or Section 26 of The Freedom of Information and Protection of Privacy Act (Manitoba), as amended.
- B15.7 Should a Respondent require access to the City lands to perform due diligence concerning the Properties (e.g. geotechnical study or environmental assessment), the Respondent will enter into the necessary agreements with the City to permit investigations.

B16. INFORMATION SESSION

- B16.1 The City will host an information session for any interested Respondents. This will provide an opportunity for interested Respondents to ask questions about the Expression of Interest and to connect with other interested Respondents. The information session will take place on January 27th, 2026, 1:00-3:00 pm. To register please contact HAF@Winnipeg.ca with the subject line "Small Lots EOI Info Session". The location will be provided upon registration.

B17. FORM A: EXPRESSION OF INTEREST APPLICATION (SECTION A)

- B17.1 Further to B15.1, the Respondent should complete Form A: Expression of Interest Application, making all required entries.
- B17.2 Paragraph 2 of Form A: Expression of Interest Application shall be completed in accordance with the following requirements:
- (a) if the Respondent is a sole proprietor carrying on business in their own name, their name shall be inserted;
 - (b) if the Respondent is a partnership, the full name of the partnership shall be inserted;
 - (c) if the Respondent is a corporation, the full name of the corporation shall be inserted;
 - (d) If the Respondent is a co-operative, the full name of the co-operative shall be inserted;
 - (e) if the Respondent is carrying on business under a name other than their own, the business name and the name of every partner or corporation who is the owner of such business name shall be inserted.
- B17.2.1 If the Submission is submitted jointly by two or more persons, each and all such persons shall identify themselves in accordance with B17.2.

- B17.3 In Paragraph 3 of Form A: Expression of Interest Application, the Respondent shall identify a contact person who is authorized to represent the Respondent for purposes of this EOI.
- B17.4 Paragraph 6 of Form A: Expression of Interest Application should be signed in accordance with the following requirements:
- (a) if the Respondent is sole proprietor carrying of business in their own name, it shall be signed by the Respondent;
 - (b) if the Respondent is a partnership, it shall be signed by the partner or partners who have authority to sign for the partnership;
 - (c) if the Respondent is a corporation, it shall be signed by its duly authorized officer or officers and the corporate seal, if the corporation has one, should be affixed;
 - (d) if the Respondent is a co-operative, it shall be signed by its duly authorized officer or officers who have authority to sign for the co-operative;
 - (e) if the Respondent is carrying on business under a name other than their own, it shall be signed by the registered owner of the business name or by the registered owner's authorized officials if the owner is a partnership or a corporation.
- B17.5 The name and official capacity of all individuals signing Form A: Expression of Interest Application should be entered below such signatures.
- B17.6 If a Submission is submitted jointly by two or more persons, the word "Respondent" shall mean each and all such persons, and the undertakings, covenants and obligations of such joint Respondents in the Submission, shall be both jointly and several.
- B18. INFORMATION TO BE SUPPLIED BY RESPONDENT AS PART OF EOI SUBMISSION (SECTION B)**
- B18.1 Executive Summary
- (a) Provide a high-level summary of the proposed approach to developing the propertie(s).
 - (b) Confirmation of the City's requirements as per B3
- B18.2 Respondent Information
- (a) Contact information, including name, address and telephone number of all Principals associated with the EOI Submission.
 - (b) Organization type (i.e. non-profit, for profit), including if the organization is an Indigenous-led organization. Proof of non-profit status if applicable.
- B18.3 Respondent Experience
- (a) Organizational profile (company history, structure, ownership details).
 - (b) Description of key staff/team member roles to be involved in the Respondent's project, their associated professional qualifications, and prior related experience.
 - (c) A list and description of housing projects carried out by the Respondent prior, if any, including development and/or management of residential buildings, particularly any affordable housing projects.
 - (d) If the project proposes to serve a vulnerable population, Respondent's experience in serving that population.
 - (e) Provide reference contact(s) concerning previous projects.
- B18.4 If the Respondent is part of a partnership arrangement, all partners should provide information as per B18.2 and B18.3.
- B18.5 Details of the Development

- (a) A description of the Respondent's development intentions for the properties. This should include:
 - (i) The number of properties that the Respondent is interested in purchasing and developing;
 - (ii) A list of properties, by address, from the list provided in Schedule C that the Respondent is interested in purchasing and developing, listed in order of preference, if the list is greater than the number of properties indicated in B18.5(a)(i);
 - (iii) Number and description of units intended to be built on each property, by address, including:
 - (a) Number of affordable units;
 - (b) Proposed length of affordability for affordable units;
 - (c) Proposed starting (gross) rent for each rental unit, and specify if there are any utilities not included in this rent;
 - (d) Number of bedrooms proposed for each unit;
 - (e) Any additional details about the proposed units relevant for assessing the proposal, including accessibility, energy efficiency/green building considerations, onsite supports, and/or target population;
 - (f) If the proposed plan does not conform with the existing zoning for the property, please indicate the steps that would be required to entitle the proposed development on the property (e.g. conditional use);
 - (g) Description of how the proposed project addresses the priorities identified in the City of Winnipeg 2025 Housing Needs Assessment, available at the following link: <http://winnipeg.ca/housingneeds>.
- (b) A detailed description of the development structure and ownership model, including:
 - (i) How governance, cost-sharing, and long-term management would be handled in the case of a partnership.
 - (ii) Any legal, statutory, or financial considerations the City should be aware of.
- (c) Project timelines.
 - (i) Provide a high-level development timeline that would be needed to enable the development proposal. This would include assumptions for City decision making timelines that would be needed to support the development. Please include anticipated dates for securing building permit(s) and construction start and completion.

B18.6 Funding Approach

- (a) Provide a high-level cost estimate for the proposed development.
- (b) Identify potential financing sources (private financing, grants, partnerships, etc.)
- (c) Requested grant amount (if any) from the City of Winnipeg, in accordance with the [Housing Accelerator Fund Grant Program By-law Predevelopment Grant](#) description (See Schedule A).
- (d) Revenue model (if applicable) and approach to long-term financial sustainability.
- (e) Indicate whether the Respondent gives consent to the City sharing their application details with potential funding/financing partners, as described in B3.2(e).

B18.7 Optional but Recommended

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

B18.8 The EOI Submission should include any other information which the Respondent considers pertinent to the EOI.

B19. EOI EVALUATION AND REVIEW

B19.1 City will only consider EOI Submissions which, in the City's sole discretion and opinion, are the most advantageous and thorough.

B19.2 If, after this initial review, the City deems an EOI Submission to be unacceptable, the Respondent will be notified of same and no further discussions will be held.

B19.3 The City will notify all Respondents of the status of their submission, and may invite one or more Respondents to submit additional or clarifying details regarding their EOI Submission.

B19.4 Where provincial funding is being considered, Manitoba Housing and Renewal Corporation may participate in the review of submissions in accordance with Schedule B. The City of Winnipeg remains responsible for EOI evaluation outcomes and land disposition decisions.

B19.5 Evaluation Criteria

- (a) Evidence of available funding or ability to secure adequate funding/financing to complete the project, and efficiency of funding (ie. output for money budgeted). (15%)
- (b) Experience and/or history of successful projects and endeavors carried out by the Respondent, including affordable housing projects (development and operations), projects at a similar scale, and projects serving similar target population(s). (25%)
- (c) Capacity (readiness) to complete the project. Innovative approaches and partnerships are encouraged. Preference for ability to secure full building permit(s) by December 4, 2026. (25%)
- (d) Social impacts of the proposed development, including ownership, number of units, operations capacity and tenant supports (if applicable), project alignment with City of Winnipeg 2025 Housing Needs Assessment objectives, and affordability, with a minimum requirement to include at least one unit per site rented at rates: (35%)
 - (i) Less than 80% of the Median Market Rent for the area, in line with CMHC's Affordable Housing Fund Criteria, maintained for twenty years; or
 - (ii) At Province of Manitoba Affordable Housing rental rates, maintained for twenty years.
 - (iii) If Affordable Homeownership is being proposed, provide details on the process through which affordability will be secured for the intended recipient.

B19.6 Negotiations

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

B19.7 RFP

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

PART C - SCHEDULES

C1. SCHEDULE "A" - HOUSING ACCELERATOR FUND PREDEVELOPMENT GRANT CRITERIA

Excerpt from the Housing Accelerator Fund Grant Program [By-law 64/2024](#)

Program Overview

4.1(1) A grant in the amount of up to \$35,000 per dwelling unit may be paid for the predevelopment costs (referred to herein as a "Predevelopment Grant") for an approved property that

(a) is leased from the City or has been purchased from the City via the City's Land Enhancement Office to accomplish Housing Accelerator Fund objectives,

(b) is owned or leased by a non-profit housing provider, a private corporation, or an Indigenous government,

(c) includes new housing,

(d) includes the development of a minimum of two (2) dwelling units, and

(e) has either:

(i) four (4) dwelling units or less, and includes at least one (1) dwelling unit being rented at either of the following affordability criteria:

i. at less than 80% of the median market rent for the area, in line with CMHC Affordable Housing Fund Criteria for a minimum of twenty (20) years, or

ii. at Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years, or

(ii) five (5) dwelling units or more, and includes at least 30% of the total dwelling units being rented at either of the following affordability criteria:

i. at less than 80% of the median market rent for the area, in line with CMHC Affordable Housing Fund Criteria for a minimum of twenty (20) years, or

ii. at Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years.

4.1(2) A Predevelopment Grant may be paid for an approved property either separate from or in addition to a grant set forth in section 4.

4.1(3) The following are eligible costs that may be funded by the Predevelopment Grant:

(a) engineering studies and services,

(b) development application fees,

(c) architectural services,

(d) riverbank stabilization works,

(e) environmental site assessments,

(f) Geotech reports,

(g) land surveys,

(j) financial modeling and proforma development,

(j.1) construction costs,

(k) municipal infrastructure, and

(l) other costs that have been approved by the Chief Administrative Officer in writing.

4.1(4) The following are ineligible costs that are not funded by the Predevelopment Grant:

(a) operational expenses,

(b) non-development related studies

(c) contingency funds,

(d) marketing and promotional expenses,

(e) financing costs,

(f) existing property maintenance,

(g) legal costs,

(h) any other costs that are not eligible costs.

C2. SCHEDULE “B” – PROVINCIAL PARTICIPATION AND FUNDING EVALUATION

Overview

This Appendix describes how Manitoba Housing and Renewal Corporation (MHRC), on behalf of the Province of Manitoba, may participate in the review and funding of eligible projects advanced through this Expression of Interest (EOI).

For projects seeking provincial funding, this EOI also serves as the mechanism through which Manitoba Housing and Renewal Corporation will assess and make funding decisions.

MHRC may commit provincial funding through this EOI for eligible projects, subject to funding availability, required approvals, and execution of a funding agreement. Nothing in this Appendix:

- forms part of the City’s EOI evaluation or scoring;
- amends or supersedes any provision of the EOI; or
- creates an entitlement to provincial funding.

Consideration of projects under this Appendix does not establish a program, precedent, or ongoing funding mechanism, nor does it delegate approval authority beyond that provided under applicable legislation and policy.

Process and Information Requirements

Where a Respondent provides consent under Section B3.2(e) of this EOI, the City of Winnipeg may share EOI submissions with MHRC for the purpose of provincial review and funding consideration.

Any provincial funding, if approved, would be considered and committed through this EOI process based on:

- information submitted by the Respondent as part of the EOI; and
- any additional information requested by MHRC to complete its assessment.

Respondents are not required to submit a separate provincial application. As part of its assessment,

MHRC may request additional information through the City, including:

- detailed project budgets and cost estimates;
- sources and uses of funds;
- confirmation of secured or conditionally secured financing;
- construction readiness and anticipated timelines;
- affordability assumptions and duration of affordability; and
- information related to long-term financial viability.

Provincial funding commitments may be conditional upon the receipt and verification of this information. Requests for additional information by MHRC will not modify or delay the City’s EOI timelines, evaluation, or land disposition decisions.

Provincial Funding Scope and Assessment Considerations

Provincial funding commitments made through this EOI will be subject to available funding, and may be used to support affordable rental housing and/or affordable homeownership initiatives, including to advance delivery on City-owned lots identified in this EOI.

Provincial funding is intended to support affordability, feasibility, or delivery outcomes and is not intended to address unresolved financing gaps. Projects seeking provincial funding must demonstrate the ability to fully fund total project costs, including construction, financing, and long-term sustainability, independent of provincial participation.

In determining whether to commit provincial funding, MHRC may consider factors including:

- the amount of funding requested relative to the depth and duration of affordability proposed;
- speed of delivery, including readiness to secure permits and commence construction;
- long-term compliance with approved affordability requirements;
- efficiency of public investment relative to affordability and delivery outcomes; and
- overall project readiness and risk.

Respondents may describe the anticipated impact of MHRC funding on their proposal, including impacts on affordability levels, unit mix, delivery timelines, or long-term housing stability. For context only, Respondents may also reference broader housing impacts, including impacts on related or similar projects, provided this does not imply eligibility, priority, or consideration for provincial funding outside this EOI, including for projects not located on City-owned lots.

Any provincial funding approved through this EOI would be formalized through a funding agreement incorporating standard MHRC terms and conditions, including affordability, reporting, and compliance requirements.

Modern Methods of Construction

In assessing proposals, MHRC may prioritize projects that incorporate modern methods of construction, where such approaches demonstrably support:

- affordability outcomes;
- speed of delivery;
- cost certainty;
- replicability across sites; and
- reduced construction risk.

Modern methods of construction may include:

- modular or volumetric construction;
- panelized or prefabricated systems;
- off-site manufacturing; and
- standardized or repeatable design approaches.

Use of modern methods of construction is not mandatory, and proposals will not be deemed ineligible solely on the basis of construction methodology.

Limitations and Clarifications

Provincial funding is not required for a project to be successful under this EOI.

Respondents should not assume provincial funding unless and until a formal funding commitment is issued by MHRC.

The City's evaluation, selection, and land disposition decisions remain independent of provincial funding decisions.

Nothing in this Appendix commits MHRC or the Province of Manitoba to future funding rounds, guarantees funding beyond projects approved through this EOI, or establishes volume targets, timelines, or multi-year commitments.

All provincial funding commitments are limited to this EOI and remain subject to available funding, approvals, and execution of appropriate agreements.

Selection of a project by the City under this EOI does not obligate MHRC to provide provincial funding.

All enquiries related to this EOI must be directed to the City Contact identified in Section B6. MHRC will not engage directly with Respondents during the EOI process unless requested by the City following EOI review.

C3. SCHEDULE "C" – LOT DESCRIPTIONS

C4. SCHEDULE "D" – STATUS OF TITLE

Site Information

Address:	529 Boyd Avenue	Lot Width (feet):	33.99 feet
Roll #:	14033120000	Lot Area (square feet):	3,097 sq. ft.
Zoning:	R2 – Residential Two-Family	Potential Development:	2 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Hydro requires a 4.5 metre easement in the rear
- Mature trees on site should be preserved, if possible.
- Three units may be considered through a Conditional Use application, subject to planning review.

It is important for you to be aware that any preliminary comments are intended to provide you with some assistance as you proceed with your application but do not represent the final position of the City of Winnipeg Urban Planning Division. They are not binding on the Division of the City of Winnipeg. When you submit a formal, complete application, in addition to being reviewed by other divisions within the Planning, Property and Development Department and other City of Winnipeg departments, it will be subject to a more thorough review by the Urban Planning Division. After such a review, it is possible that the Division may come to a different conclusion than it has after a cursory review.

Servicing Considerations

There is adequate water servicing to support the proposed land use.

The subject land is in a combined sewer area. According to Clause 8 of Environment Act Licence 3042, any development on the property cannot increase the flow into the combined sewer. Typically, increases in wastewater discharge can be offset by a reduction in land drainage discharge from the property.

The sum of the wastewater and land drainage runoff peak discharge from the proposed development into the combined sewer cannot exceed the allowable discharge rate:

- The allowable discharge rate will be the sum of the existing peak wastewater and peak land drainage discharge.
- The peak land drainage discharged from the site must be based on a “c”-value of 0.35, with a 5-year rainfall event applied.
- The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

Additional servicing requirements are described at the following website:
winnipeg.ca/waterandwaste/dept/comDevParkLots.stm

Site Information

Address:	562 Burrows Avenue	Lot Width (feet):	32.99 feet
Roll #:	14022407000	Lot Area (square feet):	2,463 sq. ft.
Zoning:	R2 – Residential Two-Family	Potential Development:	2 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Vacant land ready for development of two residential units

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Site Information

Address:	536 Doucet Street	Lot Width (feet):	32.99 feet
Roll #:	06030813000	Lot Area (square feet):	3,423 sq. ft.
Zoning:	R2 – Residential Two-Family	Potential Development:	2 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Vacant land ready for development of two residential units
- Land title includes encroachment agreement for neighbouring property

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Servicing Considerations

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- The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.
- Feeder main in front of property - could add to site servicing costs.

Additional servicing requirements are described at the following website:
winnipeg.ca/waterandwaste/dept/comDevParkLots.stm

Site Information

Address:	558 Doucet Street	Lot Width (feet):	32.99 feet
Roll #:	06030821000	Lot Area (square feet):	3,423 sq. ft.
Zoning:	R2 – Residential Two-Family	Potential Development:	2 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Vacant land ready for development of two residential units

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winnipeg.ca/waterandwaste/dept/comDevParkLots.stm

Site Information

Address:	310 Dufresne Avenue	Lot Width (feet):	67.17 feet
Roll #:	06030809000	Lot Area (square feet):	6,966 sq. ft.
Zoning:	R2 – Residential Two-Family	Potential Development:	4 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Will require a side approach if three or four units
- Mature trees on site should be preserved if possible
- Additional units may be considered through a Conditional Use application, subject to planning review

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- Feeder main in front of property - could add to site servicing costs.

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winnipeg.ca/waterandwaste/dept/comDevParkLots.stm

Site Information

Address:	(Unaddressed) Harbison Avenue E	Lot Width (feet):	31.39 feet
Roll #:	14081004100	Lot Area (square feet):	2,838 sq. ft.
Zoning:	R1-S – Residential Single-Family – Small	Potential Development:	3 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Vacant land ready for development of three residential units

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Site Information

Address:	330 Manitoba Avenue	Lot Width (feet):	32.99 feet
Roll #:	14020481000	Lot Area (square feet):	3,484 sq. ft.
Zoning:	R2 – Residential Two-Family	Potential Development:	2 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Vacant land ready for development of two residential units

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Additional servicing requirements are described at the following website:

winnipeg.ca/waterandwaste/dept/comDevParkLots.stm

Site Information

Address:	284 Milton Street	Lot Width (feet):	26.4 feet
Roll #:	13090928100	Lot Area (square feet):	2,588 sq. ft.
Zoning:	R2 – Residential Two-Family	Potential Development:	2 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Adjacent to equal-sized lot at 288 Milton St. EOI Respondents may submit proposal for individual lot development, or combined lot development. Lots may be consolidated through Land Titles Office for additional unit capacity.
- Hydro poles may reduce potential number of parking stalls

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Zoning:	R2 – Residential Two-Family	Potential Development:	2 units
Existing Use:	Vacant Lot		

Preliminary Planning Comments

- Adjacent to equal-sized lot at 284 Milton St. EOI Respondents may submit proposal for individual lot development, or combined lot development. Lots may be consolidated through Land Titles Office for additional unit capacity.
- Hydro poles may reduce potential number of parking stalls
- Mature tree should be preserved if possible

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Additional servicing requirements are described at the following website:
winnipeg.ca/waterandwaste/dept/comDevParkLots.stm

For 529 Boyd Avenue

STATUS OF TITLE

Title Number **3299594/1**
Title Status **Accepted**
Client File **R.1/2021(277)**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND:

LOT 36 BLOCK 12 PLAN 437 WLTO
IN RL 41 AND 42 PARISH OF ST JOHN

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Easement**
Registration Number: **5191204/1**
Instrument Status: **Accepted**

Registration Date: 2020-07-15
From/By: The City of Winnipeg
To: The Manitoba Hydro-Electric Board

Amount:
Notes: No notes
Description: Statutory Easement

3. ADDRESSES FOR SERVICE

The City of Winnipeg
510 Main St
Attention: Planning, Property and Development Department
Winnipeg MB
R3B 1B9

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
3137056/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Transfer Of Land
Registration Number: 5640539/1
Registration Date: 2024-05-21
From/By: HOUSING OPPORTUNITY PARTNERSHIP INC.
To: THE CITY OF WINNIPEG
Consideration: \$1.00
10. LAND INDEX
Lot 36 Block 12 Plan 437 IN RL 41 & 42, JO

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3299594/1



STATUTORY EASEMENT

Cow Ag No. 2020 03

Project No. 2019-1090

Agreement No. EAS-0014228

File No. SUB12967-01

2147A
Rev 18 04
v1.0MEMORANDUM OF AGREEMENT made this 6TH day of MAY 2020.

BETWEEN:

THE CITY OF WINNIPEG

(hereinafter called the "Grantor"),
OF THE FIRST PART,

- and -

THE MANITOBA HYDRO-ELECTRIC BOARD,

(hereinafter called "Manitoba Hydro"),
OF THE SECOND PART,

WHEREAS the Grantor is registered as the owner of an estate in fee simple in possession in the following described land:
 LOT 36 BLOCK 12 PLAN 437 WLTO
 IN RL 41 AND 42 PARISH OF ST JOHN

(hereinafter referred to as "said land");

AND WHEREAS Manitoba Hydro requires a right, licence and easement over, across, upon, under and through certain portions of said land described below:
 THE NELY 4.3 METRES PERP OF LOT 36 BLOCK 12 PLAN 437 WLTO
 IN RL 41 AND 42 PARISH OF ST JOHN

(hereinafter referred to as the "right-of-way");

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar (\$1.00) now paid by Manitoba Hydro to the Grantor (the receipt of which is hereby acknowledged), the parties hereto covenant and agree as follows:

1. The Grantor hereby grants to Manitoba Hydro, its successors and assigns, the right, licence and easement to enter upon the right-of-way and use, excavate, construct, place, operate, inspect, maintain, repair, alter, add to and remove on, under, across, along, over, through or from the right-of-way an overhead and/or underground electric power and communication lines, cables, and related plant, equipment and facilities, together with a right of ingress and egress to and from the same and the lands adjoining the right-of-way which are now or may hereafter be owned by the Grantor.
2. The right, licence and easement hereby granted shall continue for so long as Manitoba Hydro, its successors and assigns, desire and continue to maintain and use the right-of-way.

3. Upon the discontinuance of the maintenance and use of the right-of-way and of the exercise of the rights hereby granted, Manitoba Hydro will withdraw any caveats filed against said land by virtue of this agreement and without cost to the Grantor will remove all facilities and restore the right-of-way to the same condition, as far as it is practicable so to do, as the same were in prior to the entry and the use thereof by Manitoba Hydro.
4. Manitoba Hydro shall have the right to inspect and keep the right-of-way, and either side of it, free and clear of brush, trees and other growth.
5. Manitoba Hydro shall exercise the rights, licences and easements hereby granted in a careful and skillful manner so as to cause a minimum of inconvenience or damage to the Grantor, and shall make good any such damage.
6. The Grantor shall not, without the prior consent in writing of Manitoba Hydro excavate, drill, place, install, erect or permit to be excavated, drilled, placed, installed or erected on, over or under the right-of-way any pit, well, foundation, pavement, material, fence, structure or thing which will extend more than 12 feet above ground level or within 2 feet of underground cable, but otherwise the Grantor shall have the right, fully to use and enjoy the right-of-way, subject always to and so as not to interfere with the rights, licences, and easements hereby granted.
7. The rights, licences, and easements hereby granted shall be exercisable forthwith and at any and all times hereafter by Manitoba Hydro and by its servants, agents, and employees, in any manner, free and without charge.
8. Manitoba Hydro performing and observing the covenants and conditions on its part to be performed and observed shall and may hold and enjoy the rights, licences and easements hereby granted without hindrance, molestation or interruption on the part of the Grantor or of any person claiming by, through, under or in trust for, the Grantor.
9. To the extent that the burden of all rights, licences, easements, grants, covenants and agreements contained in this Agreement may run with said land, the Grantor covenants and agrees with Manitoba Hydro that the rights, licences and easements hereby granted shall enure to the benefit of Manitoba Hydro, its successors and assigns and shall be binding upon the Grantor and on the successors in title of the Grantor, the owners or occupiers for the time being of said land or any part thereof.
10. Manitoba Hydro undertakes to leave, at no cost to the City, the easement area in a good condition after any work done in connection with any rights granted herein, by adequately compacting the excavated areas in order to avoid any future subsidence and will restore the surface of the easement area and any other area disturbed by the work to the condition it was in prior to the work being done.

IN WITNESS WHEREOF the parties hereto have executed these presents.

WITNESS:

THE CITY OF WINNIPEG

Witness

Grantor per: Director of Planning, Property and Development
Marc Pitet Manager
Real Estate and Land Development

THE MANITOBA HYDRO-ELECTRIC BOARD

Per:

I am an employee of the Corporation and have authority to bind same
Alec Stuart
Manager-Property and Corporate Environment Dept

Legally Reviewed & Certified as to form:

for Director of Legal Services/City Solicitor
File No. R.8/2020(29) JA

Approved

M.H.E.B.
Property

AFFIDAVIT OF WITNESS

I, PETR KOMOLY, of the city of Winnipeg in the province of Manitoba, hereby affirm that:

1. I was personally present and did see Marc Pittet, the person named in the attached statutory easement instrument, sign that instrument at the city of Winnipeg in the province of Manitoba.
2. I personally know the person whose signature I witnessed.
3. The person whose signature I witnessed acknowledged to me that they:
 - (a) are the person named in the attached instrument;
 - (b) have attained the age of majority; and
 - (c) are authorized to execute the instrument.

AFFIRMED before me at the city of Winnipeg
in the province of Manitoba this 6TH day of
MAY, 2020.

(3) _____)

Robert Robinson)

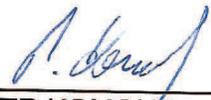
2nd Floor – 65 Garry Street)

Winnipeg, MB R3C 4K4)

204-986-5223)

(4) _____)

A Surveyor authorized to practice under
"The Land Surveyors Act")

(1) 
_____)
PETR KOMOLY)

STATUTORY EASEMENT

Certificate of Title No(s):
2914481/1

Address for Service for The Manitoba Hydro-Electric Board is
22nd Floor - 360 Portage Avenue
Winnipeg, MB R3C 0G8

Manitoba Hydro References

PROJECT NO. 2019-1090
AGREEMENT NO. EAS-0014228
FILE NO. SUB12967-01

LAND TITLES OFFICE USE ONLY			
SEE ATTACHED LETTER/FAX/ADDITIONAL EVIDENCE FOR BOX(ES) _____			
Set for acceptance	<input type="checkbox"/>		Fee _____
Examined by:	<input type="checkbox"/>		Fee adjustment _____
Fees checked	<input type="checkbox"/>		<input type="checkbox"/> Extra Fee <input type="checkbox"/> Refund
			Registration No. /

For 562 Burrows Avenue

STATUS OF TITLE

Title Number **3297765/1**
Title Status **Accepted**
Client File **R.1.2026(65)**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND:

LOT 505 PLAN 28 WLTO (W DIV)
EXC: THE SLY 8 FEET
IN RL 39 PARISH OF ST JOHN

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

The City of Winnipeg
3-185 King Street
Winnipeg MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2381726/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Transmission Of Land**
Registration Number: **5636437/1**

Registration Date: 2024-05-06
From/By: The City of Winnipeg
To:
Amount:

10. LAND INDEX

Lot 505 Plan 28
RL 39 JO (W DIV) EXC SLY 8 FT

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3297765/1

For 536 Doucet Street

STATUS OF TITLE

Title Number **1634608/1**
Title Status **Accepted**
Client File **R.1.2026(65)**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

LOT 6 BLOCK 10 PLAN 1507 WLTO
IN LOT 313 ROMAN CATHOLIC MISSION PROPERTY

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **1789371/1**
Instrument Status: **Accepted**

Registration Date: 1994-04-29
From/By: MARGUERITE SIMONE GOKMEN
To: BY AGENT: ALAIN L.J. LAURENCELLE

Amount:
Notes: No notes
Description: EASEMENT AGREEMENT

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG (LAW)
3RD FLOOR
185 KING ST.
WINNIPEG MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
1297161/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Report On Title
Registration Number: 2360021/1
Registration Date: 1999-03-22
From/By: THE CITY OF WINNIPEG
To:
Amount:
10. LAND INDEX
Lot 6 Block 10 Plan 1507 LOT 313 RC

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1634608/1

For 536 Doucet Street

LTO USE ONLY

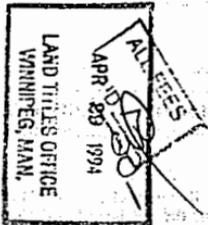
CERTIFICATE OF REGISTRATION

Registered this date 29 APR 1994
as No. 178937/1

I certify that the within instrument was registered in the
900 Land Titles Office and entered on
Certificate of Title No. 1166541

[Signature]
Deputy or Assistant
District Registrar
New Certificate of Title No. _____

Caveat



178937/1
Case

See inside L.

Caveat

APPROVED AS TO FORM - REGISTRAR GENERAL - 91/01/24 -
Where an instrument is registered that does not conform with the form
of the instrument prescribed by regulation, the Registrar General and
the District Registrar disclaim liability for loss resulting from the non-
conformance.

Manitoba
Justice
Land Titles

District of WINNIPEG

1789371

1. CAVEATOR(S) (include address and postal code)

I (we) ^N MARGUERITE SIMONE GÖKMEN, 534 Doucet Street, Winnipeg, Manitoba, R2J 0M7

claim an interest in the following land or mortgage, and I forbid the registration of any instrument affecting this interest unless such instrument be expressed to be subject to my claim.

2. PARTICULARS OF ESTATE OR INTEREST CLAIMED

by virtue of an Agreement in writing between Joseph William Brisson, the Grantor, and Marguerite Simone Gökmen, the Grantee, dated the 21st day of April, 1994, wherein the Grantor granted unto the Grantee an easement over part of Parcel I and serving Parcel II

(as set forth in an instrument hereto attached)

A

"Easement Agreement" h

3. LAND (description)

Parcel I - Lot 6, Block 10, Plan 1507 WLTO in Lot 313, RCMP

Servient CT. 1297161 h

Parcel II - Lot 5, Block 10, Plan 1507 WLTO in Lot 313, RCMP

Dominant CT. 1354704 h

TITLE NUMBER(S) ^{1354704 h} ~~116654~~, 1297161

*if additional room required, attach schedule

MORTGAGE NUMBER(S)

4. NAME AND ADDRESS OF REGISTERED OWNER(S) FOR SERVICE (include postal code)

Joseph William Brisson, 536 Doucet Street R2J 0M7

*if additional room required, attach schedule

5. ADDRESS OF CAVEATOR(S) FOR SERVICE (include postal code)

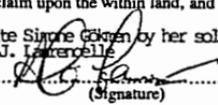
Same as above

6. SIGNATURE OF CAVEATOR(S)

- That I (we) am (are) the within Solicitor and (Agent of or the Caveators) and the statements herein are true in substance and in fact.
- The said Caveator(s) has (have) a good and valid claim upon the within land, and this caveat is not filed for the purpose of delaying or embarrassing any person.

Alain L.J. Laurencelle
(Name)

Marguerite Simone Gökmen by her solicitor and agent,
Alain L.J. Laurencelle

Per: 
(Signature)

DATE
Y M D
94 04 28

(Name)

(Signature)

7. EVIDENCE - FARM LANDS OWNERSHIP ACT S.M. 1982-83-84 C. 22 where applicable

BY VIRTUE OF Agreement to Purchase Lease Loan Option to Purchase

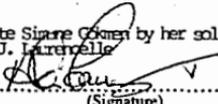
- Declaration under The Farm Lands Ownership Act enclosed; or
- The within lands are not farm lands within the definition of section 1(1) of The Farm Lands Ownership Act; or
- The within farm lands are exempt by Regulation 211/84 of The Real Property Act, i.e. are 5 acres or less; or
- The within farm lands are exempt from The Farm Lands Ownership Act by section 85(13) of The Real Property Act.

Particulars:

* strike out inappropriate statement(s) and initial

Alain L.J. Laurencelle
(Name)

Marguerite Simone Gökmen by her solicitor and agent,
Alain L.J. Laurencelle

Per: 
(Signature)

DATE
Y M D
94 04 28

(Name)

(Signature)

8. INSTRUMENT PRESENTED FOR REGISTRATION BY, including address and postal code

Marguerite Simone Gökmen, 534 Doucet Street, Winnipeg, Manitoba, R2J 0M7

IMPORTANT NOTICE: By virtue of Section 194 of The Real Property Act, any statement set out in this document and signed by the party making the statement has the same effect and validity as an oath, affidavit, affirmation or statutory declaration given pursuant to The Manitoba Evidence Act.

SCHEDULE A

Easement Agreement between Joseph William Brisson, the grantor, and
Marguerite Simone Gökmen, the grantee, dated April 21, 1994

This Schedule forms part of CAVEAT

From JOSEPH WILLIAM BRISSON To MARGUERITE SIMONE GÖKMEN

Dated this 28th day of APRIL 1994



Signature
MARGUERITE SIMONE GÖKMEN

Signature

Schedule "A"

THIS AGREEMENT made in triplicate this 21 day of April,
A.D. 1994.

BETWEEN;

JOSEPH WILLIAM BRISSON
of the City of Winnipeg, in Manitoba,
(hereinafter called the "Grantor"),

OF THE FIRST PART,

- and -

MARGUERITE SIMONE GOKMEN
of the City of Winnipeg, in Manitoba,
(hereinafter called the "Grantee"),

OF THE SECOND PART.

WHEREAS the Grantor is the registered owner of the lands
legally described as follows:

Lot 6, Block 10, Plan 1507, WLTO in Lot 313, R.C.M.P.
536 Doucet St., WINNIPEG, MB

(hereinafter called the "Grantor's land");

AND WHEREAS the Grantee is the registered owner of the
lands legally described as follows:

Lot 5, Block 10, Plan 1507, WLTO in Lot 313, R.C.M.P.
534 Doucet St., WINNIPEG, MB

(hereinafter called the "Grantee's lands");

AND WHEREAS by virtue of the location of a shed wall
which encroaches a maximum of 1.95 feet, a fence which encroaches
a maximum of 1.95 feet and a concrete pad which encroaches a
maximum of 1.4 feet (the "Encroachment") all located on the

Grantor's property, as shown on a Plan of Survey dated April 15, 1994, prepared by POLLOCK & WRIGHT and a copy is attached hereto as Schedule "A", by reason whereof the Grantee requires an easement over that part of the Grantor's land to permit the Encroachment;

AND WHEREAS in consequence of the foregoing, the Grantee has requested the Grantor to grant a right, licence and easement over those portions of the Grantor's land hereinbefore described, on the terms and subject to the conditions hereinafter set forth, for the purposes hereinbefore recited;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One (\$1.00) Dollar now paid by the Grantee to the Grantor, the receipt of whereof is hereby acknowledged and in further consideration of the mutual covenants hereinafter contained, the parties hereto covenant and agree as follows:

1. The Grantor grants to the Grantee for the term of this Agreement the right, licence, and easement over that portion of the land described in the preamble hereto, to allow the Encroachment located on the Grantee's land to encroach into the Grantor's land to a maximum of 1.95 feet.
2. This Agreement shall be in full force and effect so long as there shall be situate, from time to time, the Encroachment which is the subject of this Agreement. In the event the Encroachment is removed, destroyed or otherwise torn down by the Grantee, this Agreement shall be terminated and the Grantee shall have no residual rights whatsoever in the Grantor's lands or premises.
3. To the intent that the burden of all rights, licences, easements, and covenants herein contained shall run with and bind the Grantor's land and to the intent that the benefit of the rights, licences, easements and covenants shall be annexed to and run with the Grantee's land, it is agreed that the rights, licences, easements and covenants herein contained shall be binding upon and enure to the benefit of the parties hereto and their respective successors in title and assigns and any owner or occupier, from time to time, of the Grantor's land and the Grantee's land and as such the Grantee may register notice of this agreement against the Grantor's land.

For 558 Doucet Street

STATUS OF TITLE

Title Number **1799439/1**
Title Status **Accepted**
Client File **R.1.2026(65)**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

LOT 14 BLOCK 10 PLAN 1507 WLTO
IN RL 313 ROMAN CATHOLIC MISSION PROPERTY

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG (LAW)
3RD FLOOR
185 KING ST.
WINNIPEG MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

G72702/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request Electronic Title Conversion**

Registration Number: **2588189/1**

Registration Date: 2001-04-18

From/By: WINNIPEG LAND TITLES OFFICE - CONVERSIONS

To:

Amount:

10. LAND INDEX

Lot 14 Block 10 Plan 1507

LOT 313 RC

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 1799439/1

For 310 Dufresne Avenue

STATUS OF TITLE

Title Number **1293588/1**
Title Status **Accepted**
Client File **R.1.2026(65)**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

FIRSTLY: SP LOT 20 PLAN 29293 WLTO
IN LOT 313 ROMAN CATHOLIC MISSION PROPERTY

SECONDLY: LOT 1 BLOCK 10 PLAN 1507 WLTO
IN LOT 313 ROMAN CATHOLIC MISSION PROPERTY

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG (LAW)
3RD FLOOR
185 KING ST.
WPG., MB.
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

C83520/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request To Issue Title - Internal**
Registration Number: **1648677/1**

Registration Date: 1993-02-24
From/By: WLTO SURVEY OFFICE
To:
Amount:

10. LAND INDEX

Lot 1 Block 10 Plan 1507
LOT 313 RC

Lot 20 Plan 29293

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 1293588/1**

For (unaddressed) Harbison Avenue E

STATUS OF TITLE

Title Number **3395209/1**
Title Status **Accepted**
Client File **20250520**



<p>1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION</p> <p>THE CITY OF WINNIPEG</p> <p>IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:</p> <p>FIRSTLY: PARCEL 1 PLAN 8608 WLTO IN RL 46 PARISH OF ST.JOHN</p> <p>SECONDLY: PARCEL "A" PLAN 11546 WLTO EXC PUBLIC LANE PLAN 16638 WLTO IN RL 46 PARISH OF ST.JOHN</p> <p>The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of <i>The Real Property Act</i>.</p>
<p>2. ACTIVE INSTRUMENTS</p> <p>No active instruments</p>
<p>3. ADDRESSES FOR SERVICE</p> <p>The City of Winnipeg 510 Main Street Winnipeg MB Attention: Legal Services R3B 1B9</p>
<p>4. TITLE NOTES</p> <p>No title notes</p>
<p>5. LAND TITLES DISTRICT</p> <p>Winnipeg</p>
<p>6. DUPLICATE TITLE INFORMATION</p> <p>Duplicate not produced</p>
<p>7. FROM TITLE NUMBERS</p> <p>A12969/1 Balance</p>

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request Electronic Title Conversion**

Registration Number: **5831873/1**

Registration Date: 2026-01-20

From/By: The City of Winnipeg

To:

Amount:

10. LAND INDEX

Lot 1 Plan 8608

Lot A Plan 11546

EXC PUBLIC LANE PLAN 16638

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3395209/1

For 330 Manitoba Avenue

STATUS OF TITLE

Title Number **3379976/1**
Title Status **Accepted**
Client File **R.1.2026(65)**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

LOT 480 PLAN 53 WLTO (W DIV)
EXC SLY 10 FEET
IN RL 37 AND 38 PARISH OF ST JOHN

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

City of Winnipeg
3-185 King Street
Winnipeg MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2613650/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Transmission Of Land**
Registration Number: **5800689/1**

Registration Date: 2025-10-14
From/By: The City of Winnipeg
To:
Amount:

10. LAND INDEX

Lot 480 Plan 53
RL 37 & 38 JO W DIV EX S 10 FT

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3379976/1

For 284 Milton Street

STATUS OF TITLE

Title Number **2882118/1**
Title Status **Accepted**
Client File **R.1.2026(65)**



<p>1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION</p> <p>THE CITY OF WINNIPEG</p> <p>IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:</p> <p>SP LOT 34 PLAN 28640 WLTO IN OTM LOTS 11A AND 35 PARISH OF SAINT JOHN</p> <p>The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of <i>The Real Property Act</i>.</p>
<p>2. ACTIVE INSTRUMENTS</p> <p>No active instruments</p>
<p>3. ADDRESSES FOR SERVICE</p> <p>THE CITY OF WINNIPEG 3-185 KING STREET WINNIPEG MB R3B 1J1</p>
<p>4. TITLE NOTES</p> <p>No title notes</p>
<p>5. LAND TITLES DISTRICT</p> <p>Winnipeg</p>
<p>6. DUPLICATE TITLE INFORMATION</p> <p>Duplicate not produced</p>
<p>7. FROM TITLE NUMBERS</p> <p>2411070/1 All</p>
<p>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</p> <p>No real property application or grant information</p>

9. ORIGINATING INSTRUMENTS

Instrument Type: **Report On Title**
Registration Number: **4808664/1**

Registration Date: 2017-01-24
From/By: THE CITY OF WINNIPEG
To:
Amount:

10. LAND INDEX

Lot 34 Plan 28640

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2882118/1

For 288 Milton Street

STATUS OF TITLE

Title Number **2865222/1**
Title Status **Accepted**
Client File **R.1.2026(65)**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SP LOT 35 PLAN 28640 WLTO
IN OTM LOTS 11A AND 35 PARISH OF SAINT JOHN

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

THE CITY OF WINNIPEG
3-185 KING STREET
WINNIPEG MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

1256331/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Report On Title**
Registration Number: **4773821/1**

Registration Date: 2016-10-07
From/By: THE CITY OF WINNIPEG
To:
Amount:

10. LAND INDEX

Lot 35 Plan 28640

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2865222/1