

REQUEST FOR PROPOSALS FOR THE PURCHASE AND REDEVELOPMENT OF

285 SMITH STREET

WINNIPEG, MANITOBA

SUBMISSIONS DUE: DECEMBER 20, 2018 4:00PM CST

To register to receive the complete Request for Proposal (RFP) package email Loretta Martin, Development Manager
martin@centreventure.com

Please please include complete contact information in your email

centreventure development corporation



ABOUT CENTREVENTURE DEVELOPMENT CORPORATION

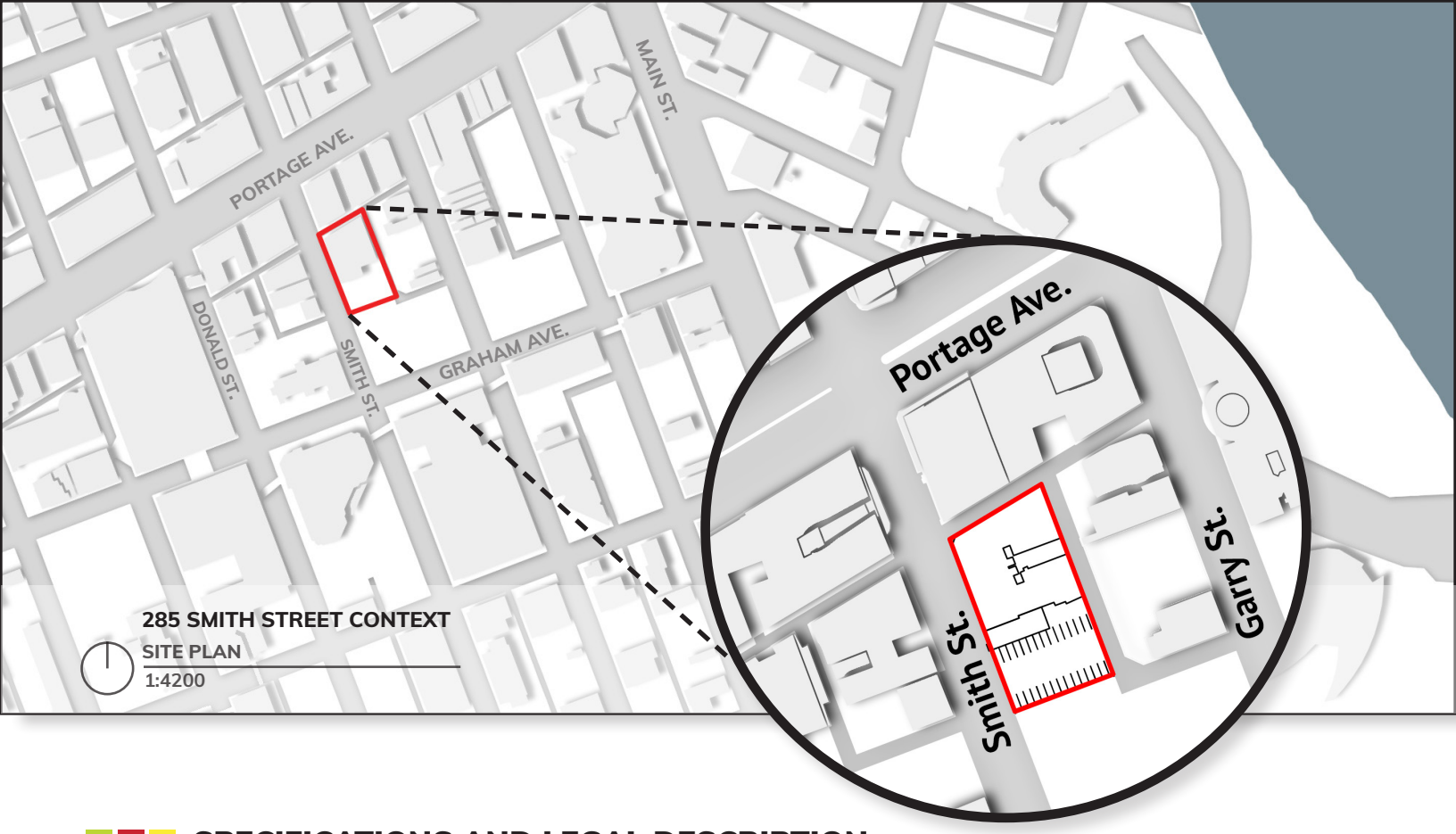
CentreVenture Development Corporation was created by Winnipeg City Council on May 13, 1999, to provide leadership in the planning, development, coordination and implementation of projects and activities in downtown Winnipeg. CentreVenture serves as an advocate for downtown by identifying redevelopment opportunities, fostering investment partnerships, designing innovative incentive strategies, disseminating market information, and by serving as a resource to private sector investors. Where strategic, CentreVenture also assembles underutilized properties and markets them for redevelopment.

DEVELOPMENT OPPORTUNITY

285 Smith Street is rare development opportunity, over half an acre, on the edge of the Sports, Hospitality and Entertainment District (SHED) in downtown Winnipeg. The SHED is undergoing a significant transformation into a vibrant, urban mixed-use district that capitalizes on the increasing sports, hospitality and entertainment venues in the area.

Over $900 million in private real estate investment has occurred/or is under construction in the SHED over the last 5 years, including CentrePoint/ALT Hotel, The Metropolitan Entertainment Centre, Glass House Condominiums, residential redevelopment of the historic Sterling Building, True North Square/ Sutton Hotel and the RBC Convention Centre. Over $30 million has been, or is being, invested by the City/Province into public realm enhancements and improved lighting. Other developments surrounding the district are proving the spin-off impact of the SHED strategy. Artis REIT is developing a new 40-storey mixed-use residential building at the corner of Graham Avenue and Main Street, and a new apartment building conversion project is underway for the Medical Arts Building. To learn more about the SHED strategy visit: http://www.centreventure.com/the-shed

This Request for Proposals is designed to select a developer who presents a proposal that will positively redevelop 285 Smith Street and contribute to the neighbourhood and the overall revitalization of Winnipeg's downtown.



285 SMITH STREET CONTEXT
SITE PLAN
1:4200

SPECIFICATIONS AND LEGAL DESCRIPTION

Location:	285 Smith Street. Winnipeg, Manitoba
Site Size:	26,746 +/- sq. ft.
Surface Parking Lot:	11,452 +/- sq. ft.
Building Footprint	15,294 +/- sq. ft.
Building Height:	4 Story
Basement:	15,294 +/- sq. ft.
Gross Upper Area:	55,378 +/- sq. ft.
Total Gross Area:	70,672 +/- sq. ft.
Building Type:	Masonry and concrete construction
Legal Description:	Lots 226 to 229 Plan 2626 WLTO in RL 1 Parish of St. John

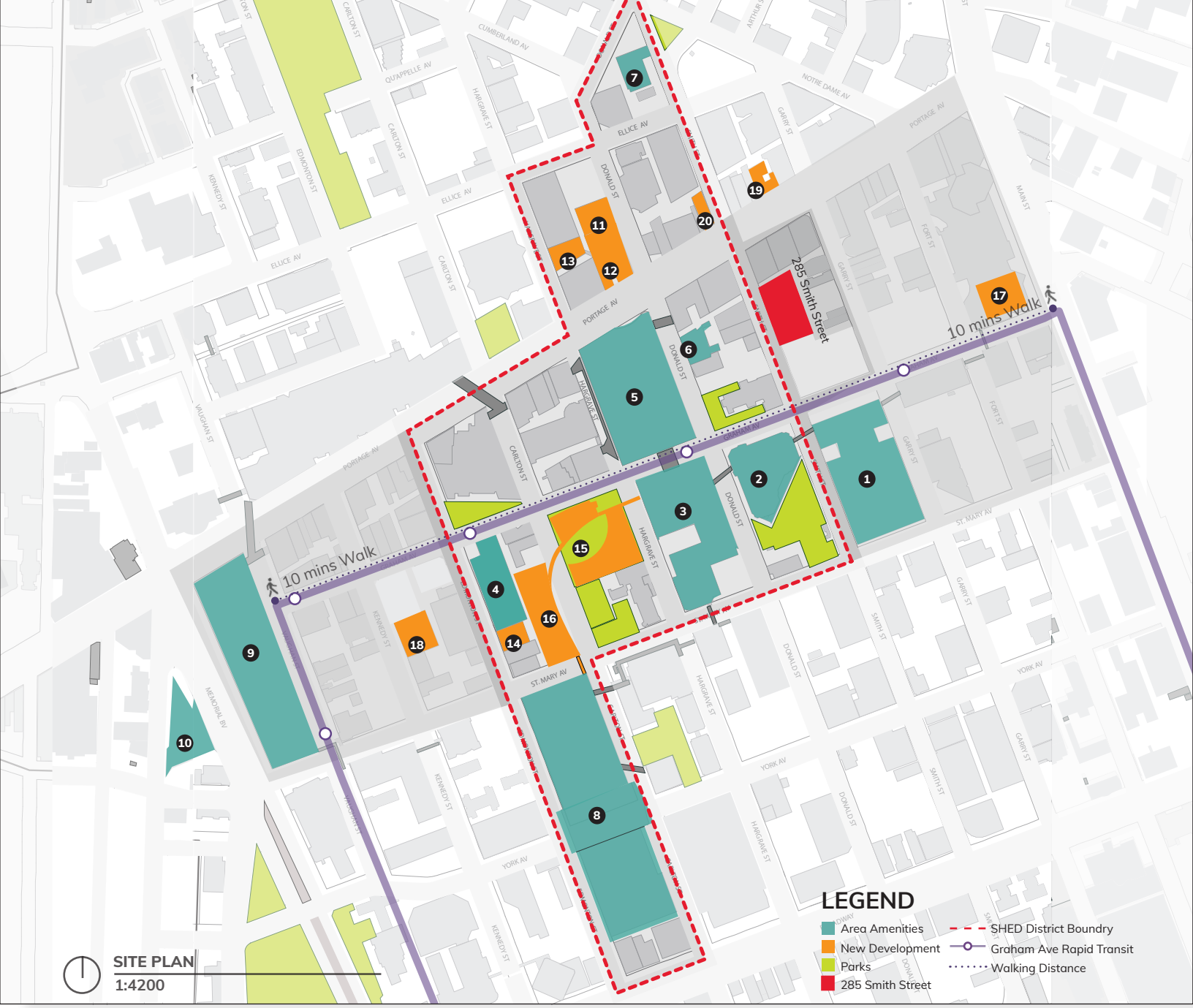




Site Photos

INTENDED USE CONSIDERATIONS

The development site is in the Multiple-Use Sector under the Downtown Winnipeg Zoning By-law No. 100/2004 and borders on the Character and Riverbank Sectors. The Multiple-Use Sector "demonstrates a diversity of uses, including: office, retail, service, restaurants, entertainment opportunities, public institutions, multiple-family residential and off-street parking facilities." 285 Smith Street is not a protected heritage building. Alteration or demolition of the structure will be permitted under a redevelopment scenario.



KEY NEIGHBORHOOD HIGHLIGHTS
WITHIN THE SHED DISTRICT

AREA AMENITIES

1. Winnipeg Police Headquarters | 245 Smith St
2. Millennium Library | 251 Donald St
3. Cityplace | 333 St Mary Ave
4. Royal Winnipeg Ballet | 380 Graham Ave
5. Bell MTS Place | 300 Portage Ave
6. The Metropolitan Entertainment Centre | 281 Donald St
7. Burton Cummings Theatre | 364 Smith St
8. RBC Convention Centre | 375 York Ave
9. The Hudson Bay | 450 Portage Ave
10. Winnipeg Art Gallery | 300 Memorial Blvd.

NEW DEVELOPMENT

11. Alt Hotel
12. 311 Portage @ Centrepoint
13. Glasshouse Condominiums
14. Marie Rose Place
15. True North Square
16. Sutton Place Hotel
17. Artis Tower | 300 Main St.
18. Medical Arts | Residential Redevelopment |
19. Avenue Building | 265 Portage Ave
20. Sterling Building | 283 Portage Ave



NEIGHBORHOOD HIGHLIGHTS

AREA AMENITIES



NEIGHBORHOOD HIGHLIGHTS
NEW DEVELOPMENTS