



REQUEST FOR PROPOSALS FOR THE  
PURCHASE AND REDEVELOPMENT OF

# 311 ROSS AVE & 346 PACIFIC AVE

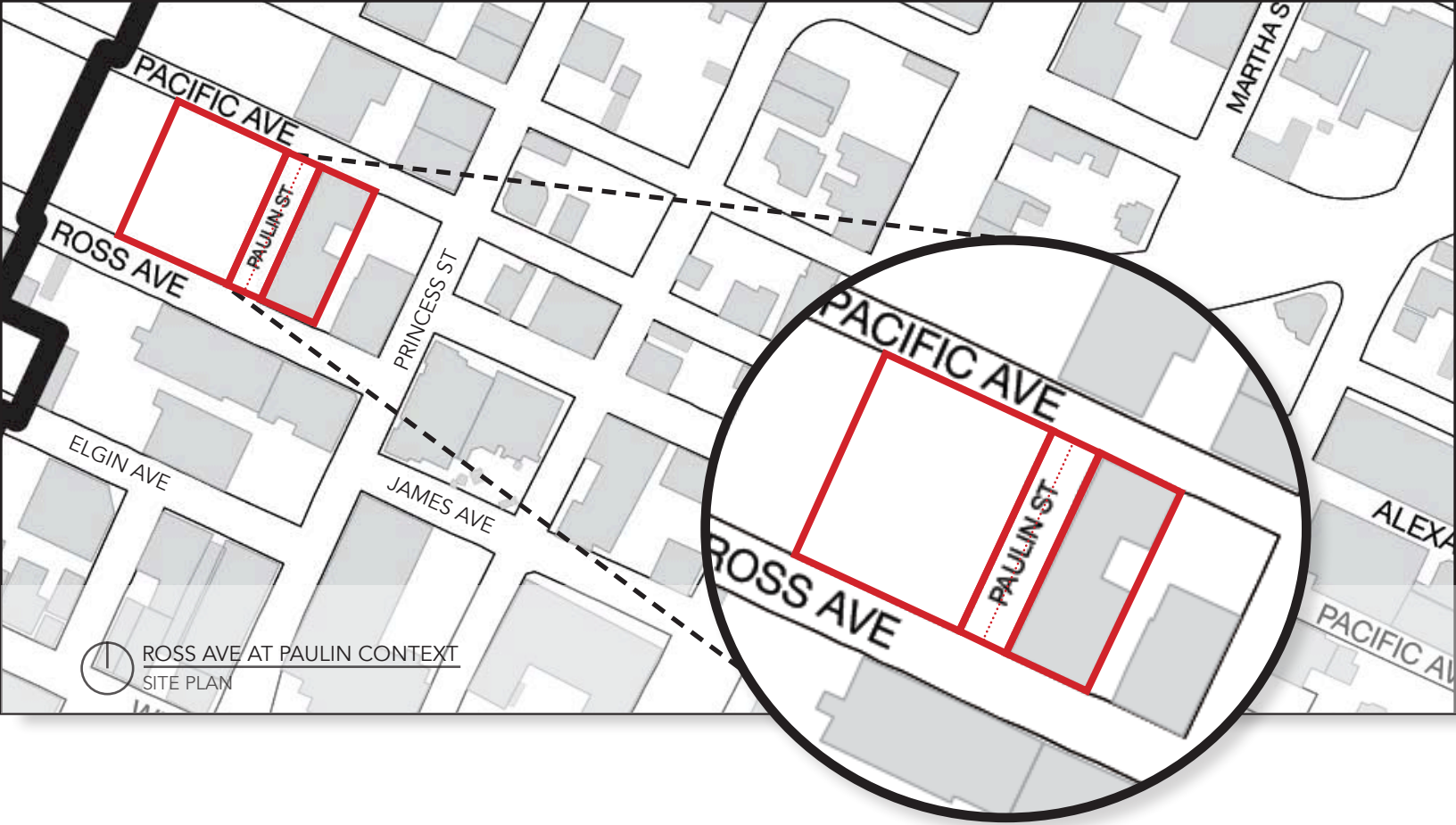
Bill Worb Furs  
WINNIPEG, MANITOBA

SUBMISSIONS DUE:  
JUNE 26, 2019 3:00PM CST

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

Please please include complete  
contact information in your email





ROSS AVE AT PAULIN CONTEXT  
SITE PLAN

**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 development opportunities, fostering investment partnerships, designing innovative incentive strategies, disseminating market information, and by serving as a resource to private sector investors. CentreVenture markets underutilized City of Winnipeg owned surplus properties for development and, where strategic, CentreVenture assembles underutilized properties for development.

**DEVELOPMENT OPPORTUNITY**

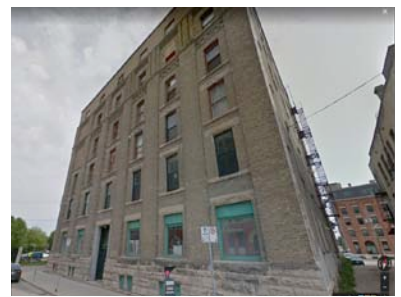
311 Ross Ave. & 346 Pacific Ave. provide a rare development opportunity in the Northwest Exchange District of downtown Winnipeg. These properties are ½ block away from The Exchange District National Historic Site and just a few blocks from all the amenities, arts and culture and entertainment venues the Exchange District has to offer.

This site also borders Chinatown and the Centennial neighbourhood. While there are number of underutilized properties in the neighbourhood, this area has experienced significant development in recent years with more planned in the near future. See the Neighbourhood Highlights Map on Page 3.

These are City owned properties that have been optioned to CentreVenture to market for development. 311 Ross includes a 6-storey heritage warehouse and accessory buildings that have been used by the City for storage. 346 Pacific is a large surface parking lot. Both properties span the width of the block with frontages on both Ross and Pacific Avenues. Paulin Street, which is currently a public right-of-way, runs between the two properties. Paulin Street may be closed and added to the development site(s).

This RFP is designed to select a one or more developers who present a proposal that will positively contribute to the neighbourhood and overall revitalization of downtown Winnipeg. Respondents to the RFP can submit a proposal for any one, or all, of the properties. Please request the full RFP Package for details and RFP submission requirements.

Site Photos



**SPECIFICATIONS & LEGAL DESCRIPTIONS**

**311 Ross Avenue**

Parcel Size: 24,430 +/- sq. ft. (2,270 +/- sq.m.)  
 Property Tax Roll: 13071485000  
 Title No.: 1629621  
 Legal Description: Firstly: SP Lot 69 Plan 32037 WLTO In RL 9 to 11 Parish of St. John  
 Secondly: Lots 41 to 44 West of Main Street Plan 24 WLTO (W DIV) In RL 9 Parish of St. John

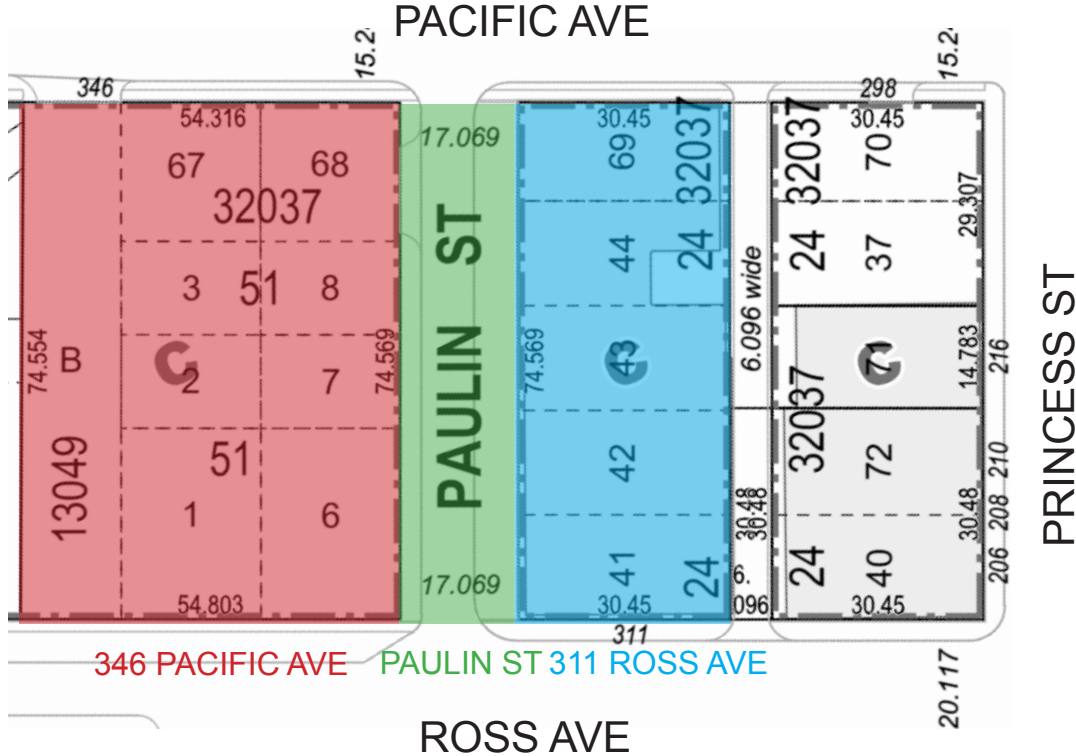
**346 Pacific Avenue**

Parcel Size: 43,769 +/- sq. ft. (4,066 +/- sq.m.)  
 Property Tax Roll: 13096115300  
 Title No.: 1386629, 2282671, G25983, 2488246  
 Legal Description: Firstly: SP Lots 67 and 68 Plan 32037 WLTO In RL 9 to 11 Parish of St. John  
 Secondly: Lots 1 to 3 and 6 and 8 Plan 51 WLTO (W DIV) In RL 9 of Said Parish  
 Lot 7 Plan 51 WLTO (W DIV) In RL 9 Parish of St. John  
 Parcel B Plan 13049 WLTO in RL 9 Parish of St. John

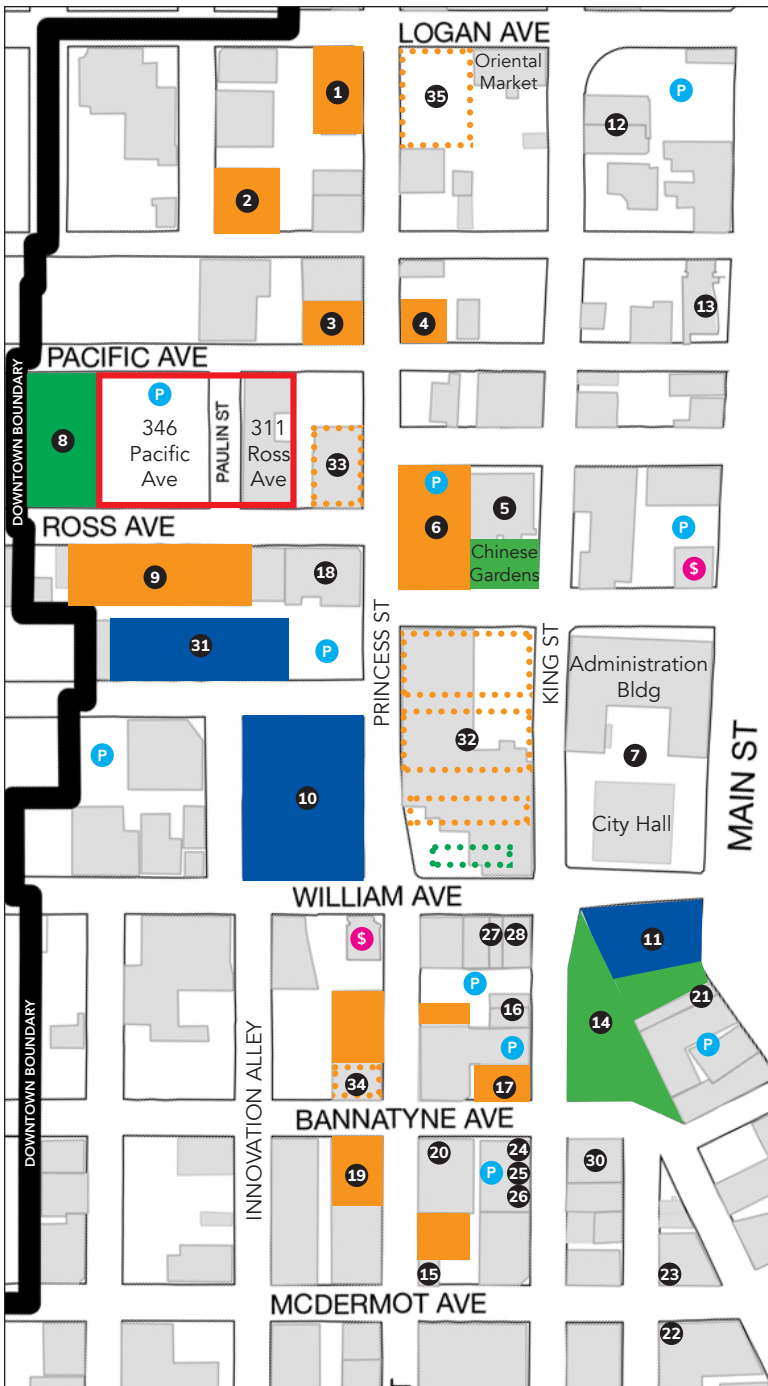
**Paulin Street**

Parcel Size: 13,700 +/- sq. ft. (1,273 +/- sq.m.)  
 Property Tax Roll: Currently no roll number  
 Title: Subject to Closing Plan and Subdivision  
 Legal Description: To Be Determined

**Total site size = 81,899 +/- sq. ft (approx. 1.88 acres)**



The properties are in the Character Sector under the Downtown Winnipeg Zoning By-law No. 100/2004. The Character Sector "is intended to encourage a compatible, fine-grained mix of uses – rather than a separation of uses." This zoning allows for a range of uses and a full list of permitted uses can be accessed at the following link. Refer to Part 4 of the By-law.



SITE PLAN

LEGEND	
	Development Opportunity
	Red River College
	Residential (existing)
	Residential (under construction / planned)
	Parks
	Proposed Public Market
	Bank / Credit Union
	Casual Parking

## NEIGHBOURHOOD HIGHLIGHTS

- 1 Peace Tower | 260 Princess St
- 2 Bag Factory Lofts | 311 Alexander Ave
- 3 The Edge | 232 Princess St
- 4 Sek On Toi | 289 Pacific Ave
- 5 Chinese Cultural & Community Centre | King St
- 6 Harmony Mansion | 201 Princess St
- 7 City Hall & Administration | 500 Main St
- 8 Gord Dong Park | 364 Smith St
- 9 The Boyce Lofts | 318 Ross Ave
- 10 Red River College Roblin Campus | 450 Portage Ave
- 11 Red River College Paterson GlobalFoods | Main St
- 12 Kum Koon Garden
- 13 United Way Winnipeg
- 14 Old Market Square & The Cube
- 15 deer + almond
- 16 King's Head Pub
- 17 Peasant Cookery
- 18 HutK
- 19 Interior Illusions
- 20 West Coast Kids
- 21 The Exchange District BIZ
- 22 Hilary Druxman Design
- 23 Winnipeg Free Press News Cafe
- 24 King + Bannatyne
- 25 Bronuts
- 26 Chosabi
- 27 Miss Browns
- 28 Heartland International English School
- 30 Artspace

## NEW DEVELOPMENTS

- 31 Red River College Innovation Centre | 319 Elgin Ave
- 32 Market Lands
- 33 The Carriage Works | 210 Princess St
- 34 104 Princess St
- 35 265 Princess St



■ NEIGHBOURHOOD HIGHLIGHTS  
■ AREA AMENITIES



■ NEIGHBOURHOOD HIGHLIGHTS  
■ NEW DEVELOPMENTS