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## ADDENDUM

**Project:** **Realty Firm to Market and Sell Vacant Land Parcels in Bridgwater Trails, Winnipeg, Manitoba, and Represent Manitoba Housing on potential purchases of land and residential Buildings**

**Tender Closing Date:** **July 19, 2024**

**Tender No:** 2024-0008-LD

**Date:** **2024-07-10** **Addendum No:** 1 (One)

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Please note the following changes, corrections, additions, deletions, information and/or instructions in connection with the Request for Tender and be governed accordingly.

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### Description of Addendum:

1. Is there servicing capacity for the maximum number of units if the two lots also become RMF-L, which would put a total possible count at 980 units (plus 10% City may allow above zoning)? Water and sewer capacity are the number one challenges in development sites and don't always match to what zoning allows.
  - a. A recent engineering report found that there is sufficient capacity, and the existing wastewater sewer system can handle the projected wastewater flows from this development if an RMF-L zoning amendment is approved.
2. Are there architectural guidelines builders need to design to? This could add costs. If there are, is it possible to see a copy of them?
  - a. Please see section 1.1 on page 1 of the NRFP regarding architectural guidelines.
3. Are there height restrictions? RMF-L would allow a building to be maximum 150' (15 stories). That doesn't seem to match the neighbourhood, so I am guessing there are limitations to the zoning.
  - a. The re-zoning application will request a maximum height of 8 stories.

4. Since there will be “affordable” units, have the gotten approvals from the City to lower parking requirements? Current zoning is 1.5 stalls per unit. Has the City approved the development to qualify for the 0.15 stalls per “affordable” unit as per their newer pilot project?
  - a. The re-zoning application does not request a parking variance.
5. Are there any other items in a Development Agreement, Servicing Agreement or other documents/agreements that would affect the properties outside of the regular zoning by-laws?
  - a. The Secondary Plan for the neighbourhood is found here:  
<https://clkapps.winnipeg.ca/DMIS/DocExt/ViewDoc.asp?DocumentTypeId=1&DocId=5886>

This land is subject to a Development Agreement. A copy is attached.

End of Addendum #1

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This Addendum shall be incorporated into the Request for Tender and shall form a part of the Contract documents.