
ADDENDUM

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

Tender Closing Date: August 6, 2026

Tender No: 2026-0002-LD

Date: 2026-07-30 **Addendum No:** 1 (One)

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

Description of Addendum:

1. Is it possible to get a copy of the Architectural Guidelines? We want to make sure we understand what Purchasers will be required to adhere to and how it may or may not affect value and marketability.
 - a. Please see the attached guidelines.
2. Is there anything in the Development Agreement, Zoning Agreement and Servicing Agreement that may be important for a Purchaser to be aware of that may have positive or negative affect on the site they choose? Are copies of those agreements available for us to review?
 - a. There are a range of factors in these agreements that could impact a purchasers' decisions. Overall based on previous sales, MHRC expects there to be significant interest in these lots from buyers who are willing to follow through and close the sales.

Outside of the regular zoning bylaw, these parcels are also affected by the following bylaws:

<https://dmis.winnipeg.ca/ViewByLaw?bylawId=3010&version=O>

<https://dmis.winnipeg.ca/ViewByLaw?bylawId=8705&version=C>

<https://dmis.winnipeg.ca/ViewByLaw?bylawId=9024&version=C>

The land is also subject to a development agreement. A copy is attached for the development agreement for the CMU parcels. The development agreement for the RMF-L parcel is at:

https://www.gov.mb.ca/housing/progs/pdf/rfp_realty/development_agreement_ag_8.12_bridgwater_trai.pdf

Any other required documentation in MHRC's possession can be provided to the successful proponent of NRFP 2026-0002LD and potential bidders as information.

3. Will it be a requirement for the CMU parcels to have commercial on the ground floor or is that at the option of the Purchaser?
 - a. See page 11 of the attached BWC guidelines.
4. The RMF-L parcel had originally been listed October 8, 2024. Are you able to provide any feedback the market had provided in the two years it was available? Had it been under contract and that sale collapse? If so, can you share the reason for its collapse so we can understand and address any challenges in order to provide a complete analysis and devise a strategy for a successful sale.
 - a. The RMF-L parcel was under contract for sale, but the closing was delayed. The current purchaser has until December 2026 to close. If the current purchaser does not close this sale by the deadline, the RMF-L parcel will be listed once again by the successful proponent of NRFP 2026-0002LD. MHRC expects there will be no issue garnering interest and selling the lot quickly if presented to other prospective buyers.

End of Addendum #1

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