



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
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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).