



756-2020 ADDENDUM 2

SALE OR JOINT VENTURE OF A PORTION OF CITY-OWNED PROPERTY LOCATED AT 4540 PORTAGE AVENUE

URGENT

**PLEASE FORWARD THIS DOCUMENT TO
WHOEVER IS IN POSSESSION OF THE
BID/PROPOSAL**

ISSUED: March 11, 2021
BY: Leah Furedi
TELEPHONE NO. 204 986-4127

**THIS ADDENDUM SHALL BE INCORPORATED
INTO THE REQUEST FOR 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 Request for Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 5 of Form A: Proposal may render your Proposal non-responsive.

PART C – DEVELOPMENT PARAMETERS

Revise C1.1 to read: Rural Municipality of Headingley Development Plan 2014

The RM of Headingley’s official development plan, *By-law No. 6-2014* provides fundamental planning policies that apply to the development of lands and their growth vision for the entire Municipality (By-law No. 6-2014). The plan designates the area in which the Subject Property is located as a “Neighbourhood” overall land-use area within the Overall Land Use Plan (Appendix D).

- a) This designation within the development plan identifies areas to promote, protect and enhance existing neighbourhoods through the accommodation of a mix of residential and community service developments.
- b) In addition, the area offers a subordinate role to provide local commercial use and other compatible land uses subject to meeting design and development criteria.

Delete C1.1 c) in its entirety.

QUESTIONS AND ANSWERS

Q1: Lease: are you able to provide any information on the existing lease/management agreement for the operations of the golf course: term, amount of lease, taxes, utilities, maintenance etc.?

A1: Term = 3 years + 3 x 1 year renewals (tenant has exercised the second option and has one option left; exercising the extension option is mutually agreeable)

Rent = \$1.50/round (21, 238 rounds in 2020; equates to \$31, 857 paid in 2020)

Maintenance = City responsible for building maintenance, tenant responsible for golf course operations

Taxes = tenant responsibility

- Q2: Water: does the City have a water rights license for irrigation purposes and what are the terms? We are assuming that water is pumped from the Assiniboine River for irrigation, if there are other irrigation sources, please advise.
- A2: Water is pumped directly from the river. There is no agreement in place for our course that pumps directly from the river.