



# Municipality of Clanwilliam-Erickson

## Request for Proposals (RFP)

### Residential Land Development – Railway Avenue Lot

**Issue Date:** July 28, 2025

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#### 1. Introduction

The **Municipality of Clanwilliam-Erickson** invites proposals from qualified developers for the **purchase and development** of a **1.46-acre parcel** of municipally owned land, located on **Railway Avenue South**, in Erickson, Manitoba.

The site is suitable for **multi-unit residential development**, aligning with the Municipality's goals to increase housing options and support local growth. Proposals should reflect feasible and community-aligned residential development concepts.

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#### 2. Property Overview

- **Location:** Railway Avenue South between First Street and Second Street SW, with Trans-Canada Trail in the rear
  - **Size:** 5,892.2 square metres
  - **Zoning:** currently Industrial, will be rezoned to Residential by Municipality following adoption of new Development Plan (currently in process).
  - **Services:** Municipal water and sewer service available. Developer is responsible for tie-in and connection costs of \$5,000 per connection to the main.
  - **Legal Description:** Pt. Station Grounds Plan No.346 (legal description will be updated when subdivision is complete)
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#### 3. Development Objectives

The Municipality seeks a development that:

- Provides market-based multi-unit residential housing;
- Enhances the character of the surrounding neighbourhood;
- Demonstrates high-quality site planning and architectural design;

- Is financially and logistically feasible, with a clear timeline for completion.
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#### 4. Submission Requirements

Interested proponents must submit a proposal including:

- Cover Letter and summary of the development concept;
  - Conceptual Site Plan and Building Renderings (if available);
  - Project timeline and key milestones;
  - Experience and qualifications of the developer;
  - Proposed purchase price for the land;
  - Details of servicing plans and anticipated timelines for connection;
  - Any conditions of purchase.
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#### 5. Evaluation Criteria

Proposals will be evaluated based on:

- Alignment with municipal goals and development objectives;
- Project feasibility and financial viability;
- Quality of design and site layout;
- Developer qualifications and past project experience;
- Proposed timeline and offer price.

The Municipality reserves the right to accept or reject any or all proposals and is not bound to accept the highest or any offer.

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#### 6. Submission Deadline & Contact

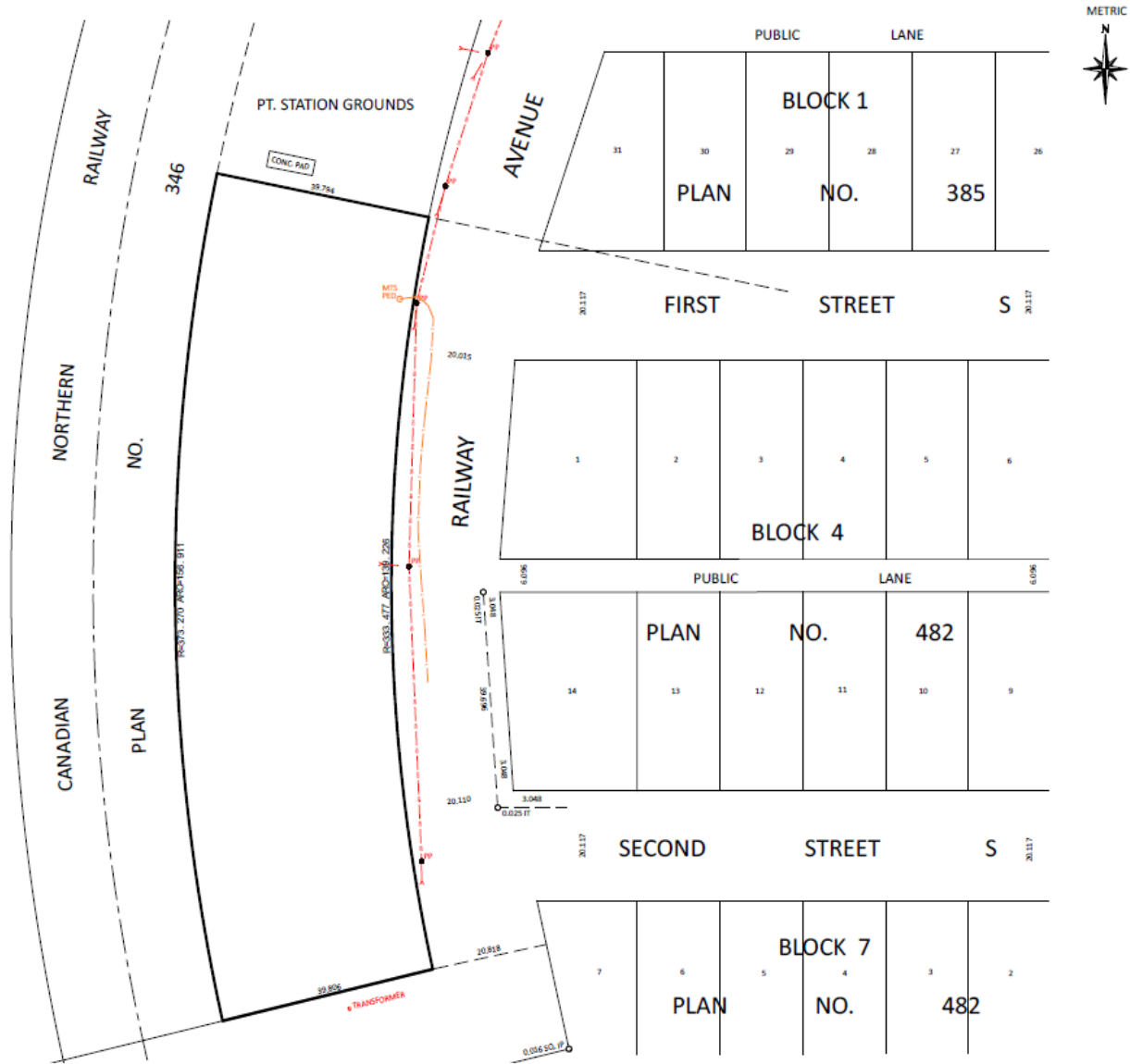
All proposals must be submitted **by email** to the Chief Administrative Officer (CAO).

**Submit to:** Iain Edye, CAO – Municipality of Clanwilliam-Erickson

**Email:** [cao@ericksonmb.ca](mailto:cao@ericksonmb.ca)

**Subject line:** *Residential Development RFP – Railway Avenue*

## 7. Site Location Map



## 8. Additional Information

- Site visits may be arranged upon request.
- All costs incurred in the preparation of proposals are the responsibility of the proponent.
- Questions may be directed to the CAO, by emailing [cao@ericksonmb.ca](mailto:cao@ericksonmb.ca) or by phoning (204) 636-2431.

Thank you for your interest in contributing to the growth of Clanwilliam-Erickson.