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Town of Nipawin  
Request for Proposals for  
Residential Development Opportunity

**NUMBER: 2021 – RDO**

210 – 2<sup>nd</sup> Avenue East

Nipawin, SK. S0E 1E0





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Residential Development Opportunity

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Issue Date: July 27<sup>th</sup> 2021

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## Introduction

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The Town of Nipawin is requesting proposals from parties that are interested in purchasing a municipal property and constructing residential development. The Town of Nipawin recently demolished its old water treatment plant and the site is available for development.

Questions/inquiries regarding the Request for Proposal may be submitted via email or phone to:  
*Jamie Fast – Director of Works, Utilities, and Engineering or*  
*Jeff Hrynkiw – Land Planner*

Phone: 1-306-862-9866

Email: [j.fast@nipawin.com](mailto:j.fast@nipawin.com) or [j.hrynkiw@nipawin.com](mailto:j.hrynkiw@nipawin.com)

The Town would like the project to start in 2022.

## 1.0 Community Information

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The Town of Nipawin is in Northeast Saskatchewan, approximately 160 km east of Prince Albert and 270 km northeast of Saskatoon. According to the 2016 Federal Census, Nipawin has a population of 4,401, however; Saskatchewan Health numbers indicate the population is approximately 5,600. Over the past 20 years, population declined by 5.6% and then increased by 8%. The trading area extends west to Smeaton, northeast to Cumberland House and south to Tisdale. Summer population increases with tourism from Tobin and Codette Lakes.

## 2.0 General information

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### 2.1 Purpose

Nipawin is looking for an interested party to purchase the land and construct a form of residential development including but not limited to: Multiple duplexes, Townhouses, or various types of a Multi-Unit Dwelling. The Town is looking to utilize this larger site to make a positive residential impact for the community. The Town can assist in subdividing the land, if necessary.

### 2.2 The Site

The property is 0.84 acres in size and located on the corner of 6<sup>th</sup> Street East and Shults Road which is the entrance of a new and prominent subdivision in Nipawin. The site is 175 meters away from Nipawin's high school and 600m away from Nipawin's Hospital, Cumberland College, and Nipawin's elementary school which means the location caters well to both families and seniors. The immediate area has housing in the forms of single detached, 4 plex, and a multi-unit apartment. An area picture is located on page 4, Figure 1, and current site picture is on page 5, Figure 2. The Town of Nipawin

meticulously removed the old treatment plant allowing the site to be used for residential construction. An ISC site drawing with dimensions is attached as Appendix 'A'.

### 2.3 Servicing

Water and sewer services are available along both streets, but the Town would prefer servicing be from Shults Road. The nearest hydrant is approximately 23m northeast from the site boundary. Power, telecommunications, and natural gas are all adjacent to the site and not expected to be an issue for service connections. Site access is preferred from Shults Rd., but access could be from 6<sup>th</sup> St. E. as well.

Figure 1 – Site Area.

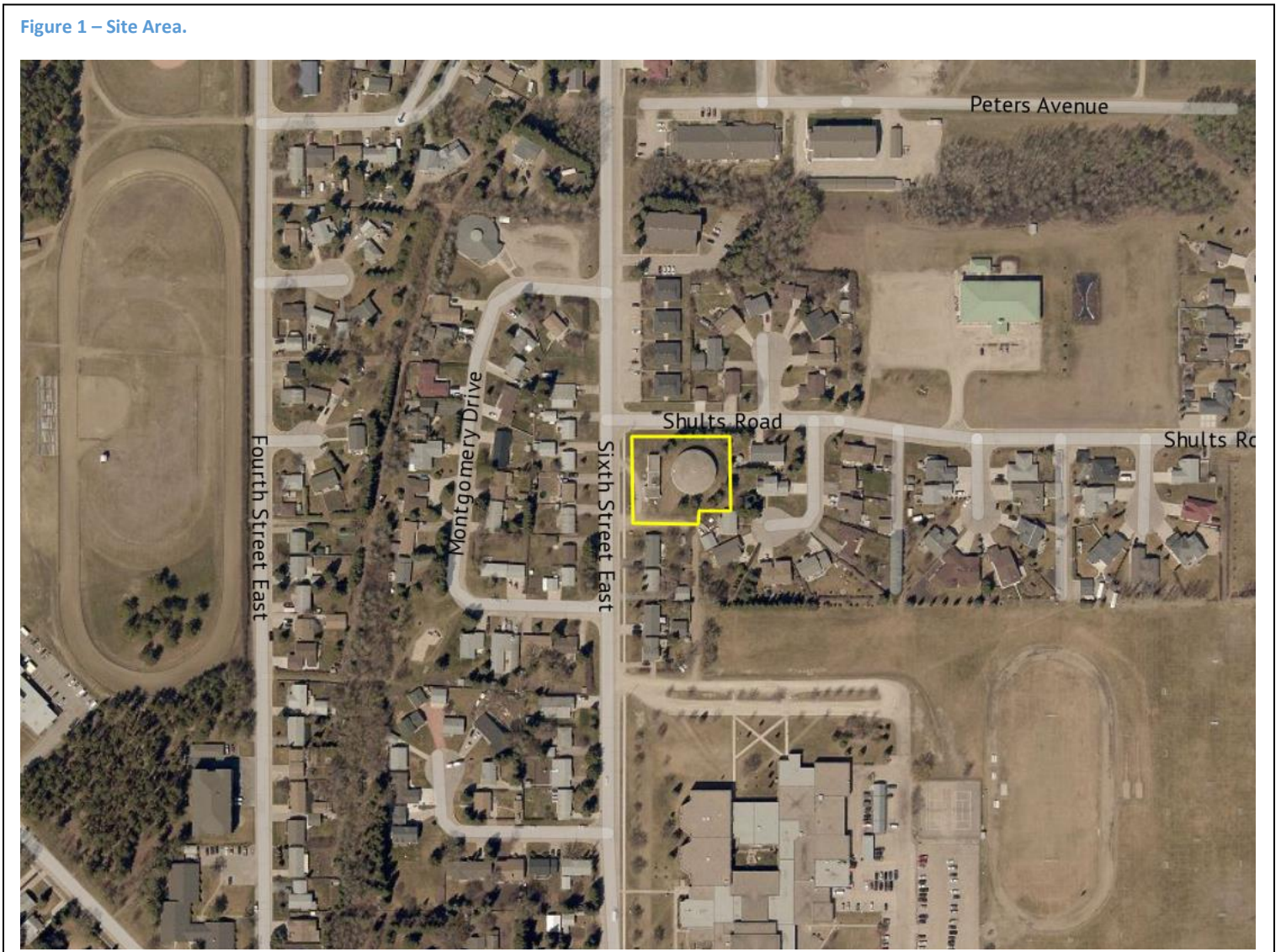


Figure 2 – Site as of June 14<sup>th</sup> 2021. Looking Southeast.



### 2.3 Possible Land Uses

Current zoning is R2 – Medium Density Residential which allows for a variety of uses including Multi-Unit dwellings in the form of apartments, condos, or townhouses; dwelling groups which is a group of separate buildings held by the same owner; multiple duplexes on separate lots; or single detached dwellings on separate lots. If another housing form is proposed and Council is supportive of the application, the town could amend the Zoning Bylaw. An excerpt from the Zoning Bylaw outlining the current regulations is attached as Appendix 'B'.

## 2.4 Excavation data

1. Fill material on this site was a combination of in-situ sand and sand hauled in.
2. Fill material for the reservoir and old water treatment plant basement did not have formal mechanical compaction.
3. The depth of disturbed material in the area of the reservoir is approximately 1.8 m (6') below finished ground elevation. See Figure 3.
4. The depth of disturbed material in the area of the water treatment plant basement is approximately 4.9 m (16') below finished ground elevation. See Figure 3.

Soil is silty sand with minimal clay. Few inches of topsoil.

**Figure 3 - Area of old development**



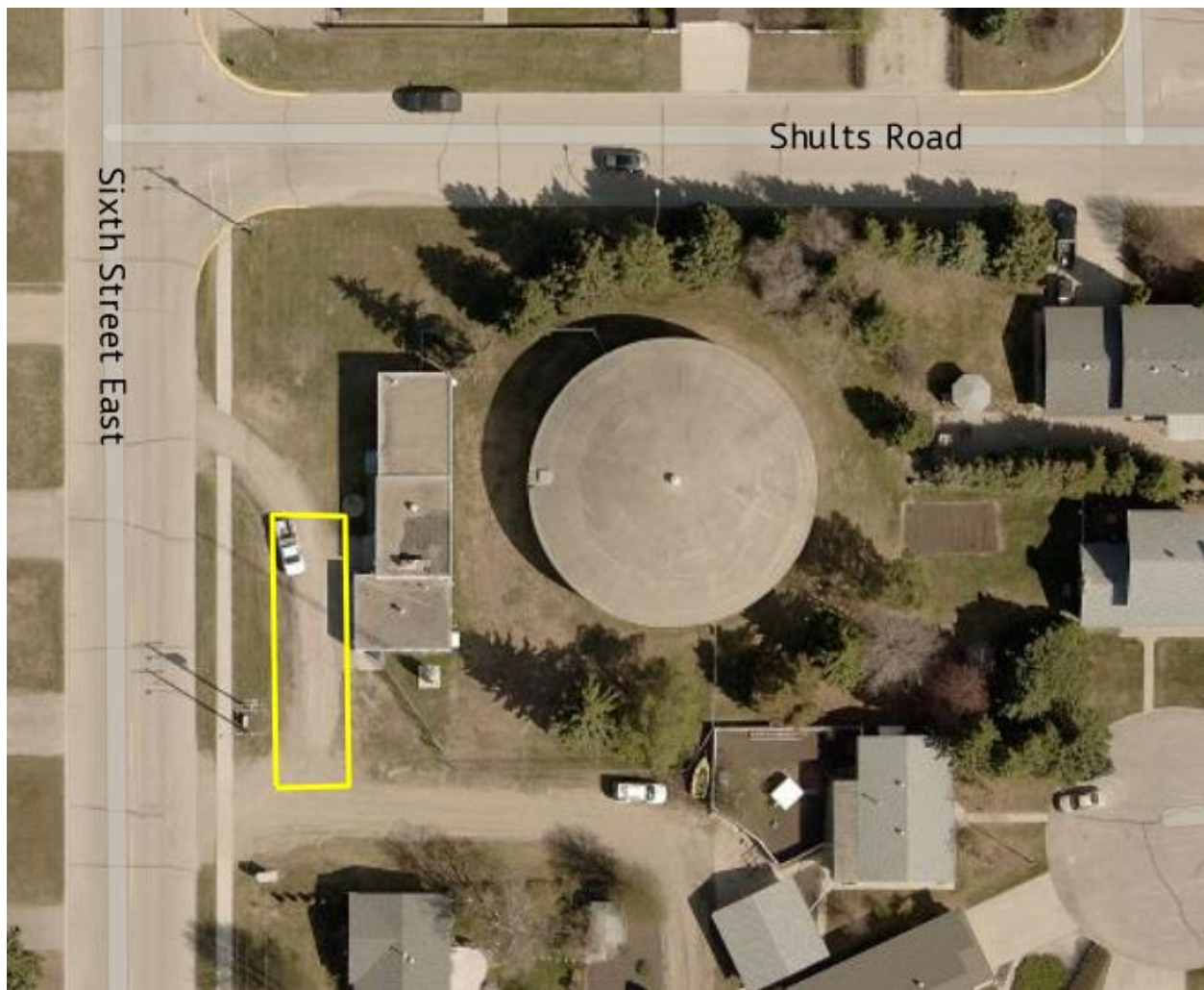
## 2.5 Purchase price and tax incentives

The Town of Nipawin is offering the property for sale with purchase price of \$90,000 plus applicable taxes. Tax incentives may be provided depending on the development.

## 2.6 Easement

Municipal water infrastructure exists on the west side of the site and an easement is being prepared that measures 22' x 86' in the area indicated on Figure 4.

Figure 4 - Approximate easement location



### 3.0 Timelines

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**Issue Date: July 27<sup>th</sup>, 2021**

**Submission Deadline: September 24<sup>th</sup>, 2021 at 4:00pm**

**Submission review period beginning September 27<sup>th</sup>, 2021**

**Notifications to unsuccessful proposals: October 4<sup>th</sup>, 2021**

**Continued discussions with shortlisted proposals to follow.**

### 4.0 Submission Requirements

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**Proposals submitted shall include:**

- Contact information;
- Description of intended development;
- Preliminary site plan;
- Preliminary elevation drawings;
- Preliminary timelines;

Proposals may include:

- Public participation;
- Preliminary landscape plan;
- Pictures/description of previous or similar projects.

### 5.0 Terms and Conditions

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**The Municipality:**

- Shall not pay for proposals submitted;
- Reserves the right to reject any or all proposals;
- May enter into further discussions with multiple proponents.
- Will assist in applying for grant funding (if applicable) to support a project.



## 6.0 Submissions

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### 6.1 Selection Process

1. The Town of Nipawin shall evaluate all proposals to ensure they meet the requirements of this Request for Proposals.
2. The CAO; Director of Works, Utilities, & Engineering; and Land Planner will review proposals and determine the best fit based on:
  - 20% Project description
  - 20% Benefit to the community
  - 20% Amount of municipal funds requested.
  - 20% Projected Timeline
  - 20% Architectural interest
3. All unsuccessful respondents shall be notified by email.
4. Once a shortlist is chosen, the Town will continue to further development discussions/negotiations with one or more parties until a land sale agreement can be created.

### 6.2 Submission and Closing Date

Proposals must be received no later than 4:00 pm local time on September 25<sup>th</sup>, 2021. Electronic or hard copy proposals will be accepted. Electronic revisions to an original proposal will be accepted. Any submissions received after the aforementioned date and time will not be accepted under this review.

### 6.3 Submission of Proposals

***Hard copy mail:***

*Attention: Chief Administrative Officer - 2021 – RDO  
Town of Nipawin  
P.O. Box 2134  
Nipawin, Saskatchewan  
SOE 1E0*

Electronic delivery:

TO: [b.elliott@nipawin.com](mailto:b.elliott@nipawin.com)

Subject Line: Nipawin Residential Development Proposal

Electronic Delivery of Large files via Dropbox:

TO: [j.hrynkiw@nipawin.com](mailto:j.hrynkiw@nipawin.com)

Message: Nipawin Residential Development Proposal

Appendix 'A'

