

HOUSING AND COMMUNITY DEVELOPMENT

January 5, 2015

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Addendum to Unit Sizes, Circulation and Service Room Areas, Amenity and Programming Space, and Market Housing and Commercial Space

This addendum shall be read in conjunction with Manitoba Housing's "Request for Expressions of Interest for the Development and Operations Management of Housing at the Old Grace Hospital Site" (referred to herein as the "REOI") document dated October 9, 2014.

Proponents shall review the following in its entirety and take into account all items affecting their prospective expression of interest.

This addendum consists of two (2) pages and the purpose of this addendum is to:

- 1) Replace dwelling unit sizes as outlined in Appendix D "*Modesty Assurance*" of the REOI document with the following which are to be maximum unit sizes:

Unit Type	Size (m ²)	Size (sq.ft.)
1-bedroom	55	594
2-bedroom	72	779
3-bedroom	89	960
4-bedroom	105	1,130

Floor areas for units designed for an individual living with a disability may exceed the unit sizes above to accommodate mobility requirements. Accessible units should be no greater than 12% above the maximum unit size for the applicable unit type as listed above.

- 2) Add the following to Section 4 "*Project Specifications*" of the REOI document:

Circulation and Service Rooms

The combined circulation and service room areas for apartment buildings must not exceed 25% of the combined dwelling unit areas. Circulation space includes areas such as lobbies, corridors, interior stairs, and elevators. Service rooms

include areas such as electrical rooms, mechanical rooms, garbage/recycling rooms and maintenance rooms.

Amenity and Programming Space

For basic rental or cooperative housing buildings that do not offer on-site programming to residents, the maximum allowable combined amenity and administration space is 1.86 m² for every residential unit (approximately 20 sq.ft. per residential unit).

For rental or cooperative housing buildings that offer on-site programming to residents, the maximum allowable combined amenity and administration space is 4.65 m² for every residential unit (approximately 50 sq.ft. per residential unit).

Amenity space includes common rooms such as multi-purpose rooms, common washrooms, laundry rooms, and resident storage space located outside of the dwelling unit.

Administration space includes office space and space for the delivery of on-site programming (if applicable).

*Size targets for circulation and service room areas and amenity and programming space are reviewed periodically and are subject to change.

Market Housing & Commercial Space

The market component including residential units and any commercial space should lease at full recovery rental rates and be financially self-sufficient (i.e. should not depend on ongoing operating assistance or public operating subsidies).

- 3) Add the following to Section 6 "*Submission Content*" of the REOI document:

q. Confirmation that the proposed project will conform to all addenda issued by Manitoba Housing related to this REOI.

- 4) Add the following to Section 7 "*Selection and Evaluation*" of the REOI document:

All eligible expressions of interest will be considered although preference will be given to responses which:

-Provide building designs that are spatially efficient in terms of circulation and service room areas and provide for amenity and administration space that is at or below Manitoba Housing's maximum allowable size.

End of Addendum Number One.