



TOWN OF TISDALE REQUEST FOR PROPOSAL (RFP) Multi-Residential Development – Doghide Drive

Issued by:

Town of Tisdale
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Date of Issue: March 20, 2026

Proposal Due Date: June 1, 2026

1. INTRODUCTION

The Town of Tisdale invites qualified developers to submit proposals for the development of multi-residential housing on municipally owned land located along Doghide Drive. The Town has made significant infrastructure investments and is seeking to partner with a developer to stimulate residential growth.

2. BACKGROUND

The Town has invested a total of \$454,968 in municipal infrastructure to support development in the Doghide Drive area, excluding associated engineering costs. Additional work is required to fully prepare the site for development, including site grading, subdivision, and the installation of natural gas, power, and street lighting services.

3. PROJECT OBJECTIVE

The objective of this project is to increase the supply and diversity of housing in the Town of Tisdale by facilitating the development of multi-residential units that meet the needs of a growing, evolving population. This initiative aims to support population growth by attracting new residents and providing a range of housing options for families, seniors, and the workforce.

Additionally, the project seeks to maximize the efficient use of existing municipal infrastructure investments by promoting development on serviced land, thereby strengthening long-term financial sustainability and supporting responsible, strategic community planning.



4. PROPERTY DETAILS

Location: Doghide Drive, Tisdale, Saskatchewan

Condition: As is, where is

Zoning: R3 (Residential District)

Please see the attached map to view the location. The subject land is highlighted in green.

5. DEVELOPMENT INCENTIVE

The Town is offering the subject lands for a nominal purchase price of **\$1.00** as a significant incentive to encourage timely and meaningful development. This approach reflects the Town's commitment to leveraging its substantial prior investment in infrastructure and represents a strategic opportunity for developers to undertake a project with reduced upfront land acquisition costs. This initiative represents one of the most substantial development incentives offered by the Town and is intended to stimulate private investment, accelerate housing development, and support long-term community growth.

6. SCOPE OF WORK

The successful proponent will be solely responsible for all aspects of the development process, from initial planning through to project completion. This includes, but is not limited to, undertaking and financing all subdivision requirements such as surveying and lot layout, obtaining all necessary municipal and regulatory approvals, and ensuring full compliance with applicable bylaws and zoning regulations. The developer will also be responsible for all site preparation activities, including grading, excavation, and the provision of any required fill material.

In addition, the proponent must complete all construction associated with the proposed multi-residential development, including buildings, access points, and any required on-site improvements. The installation and coordination of all necessary utilities and services, including but not limited to natural gas, electrical, and communications, will also be the developer's responsibility. All work must be completed to the Town's satisfaction and in accordance with the applicable standards, specifications, and timelines outlined in the Development Agreement.

7. DEVELOPMENT REQUIREMENTS

The successful proponent will be required to ensure that the proposed development is substantially completed within two (2) years from the date of execution of the Development Agreement, unless otherwise approved in writing by the Town. "Substantial completion" will be defined in the agreement and generally includes the completion of the majority of construction and the development's readiness for occupancy or use.



A formal Development Agreement between the Town and the successful proponent will be required prior to the transfer of land. This agreement will establish the terms and conditions governing the development, including but not limited to construction timelines, performance milestones, servicing requirements, compliance with all applicable municipal bylaws and regulations, and any securities or guarantees deemed necessary by the Town. The agreement may also include provisions for default, including the Town's right to reclaim or repurchase the property should the developer fail to meet the agreed-upon obligations or timelines.

8. PROPOSAL REQUIREMENTS

a. Developer Information

Provide a comprehensive profile of the developer to ensure credibility and capacity to complete the project. Include:

- **Company Overview:** Name, history, and years of operation.
- **Previous Experience:** List of similar projects completed, including multi-residential, mixed-use, or community-oriented developments. Highlight any projects with municipal partnerships.
- **Key Personnel:** Identify project leaders, architects, engineers, and construction managers with brief bios and relevant qualifications.
- **Licenses and Certifications:** Include any relevant municipal, provincial, or national certifications.

b. Development Concept

Describe the vision, design, and functionality of the proposed development:

- **Type of Housing:** Number of units, unit mix (1-bedroom, 2-bedroom, 3-bedroom, etc.), and accessibility features.
- **Design Approach:** Architectural style, building materials, sustainability initiatives, energy efficiency, and landscaping plans.
- **Amenities and Community Integration:** Shared spaces, parking, recreation areas, green spaces, and how the project complements surrounding neighbourhoods.
- **Innovation or Unique Features:** Smart-home technologies, modular construction, green infrastructure, or other distinguishing features.
- **Compliance:** Ensure alignment with municipal zoning, building codes, and environmental regulations.

c. Timeline

Outline a realistic project schedule with milestones:

- **Pre-Construction:** Permitting, approvals, and design finalization.



- **Construction Phases:** Site preparation, foundation, structural build, interior works, and landscaping.
- **Estimated Completion:** Provide overall timeline (e.g., 24 months from commencement).
- **Milestones:** Key checkpoints such as municipal approvals, completion of structural framing, or occupancy permits.
- **Contingency Planning:** Address potential delays (weather, supply chain, regulatory changes).

d. Financial Capacity

Demonstrate the developer's ability to fund and manage the project:

- **Capital Sources:** Equity, financing, and potential public-private partnership funding.
- **Cost Estimates:** Overall development cost, including site preparation, construction, and contingency allowances.
- **Risk Management:** How the developer will mitigate financial risks, such as cost overruns or delayed occupancy.

e. Project Benefits

Highlight how the development adds value to the community and municipality:

- **Housing Supply & Diversity:** Increase affordable, market-rate, and accessible housing options.
- **Population Growth:** Attract new residents and support demographic sustainability.
- **Infrastructure Utilization:** Maximize existing roads, utilities, and municipal services.
- **Economic Impact:** Job creation during construction and long-term economic activity from residents.
- **Community Enhancement:** Promote a vibrant, safe, and inclusive neighbourhood environment.
- **Environmental Sustainability:** Implementation of green building practices, energy efficiency, and reduced carbon footprint.

9. EVALUATION CRITERIA

Quality, experience, financial capacity, alignment with objectives, and timeline.

10. TERMS AND CONDITIONS

The Town reserves the right, at its sole discretion, to reject any or all proposals received in response to this Request for Proposals and is not obligated to accept the lowest, highest, or any proposal. Submission of a proposal does not create



any binding obligation on the part of the Town unless and until a formal Development Agreement has been executed.

The Town also reserves the right to enter into negotiations with one or more proponents, to seek clarification on submissions, or to request additional information as deemed necessary to support the evaluation process. Such negotiations may include adjustments to the scope, design, timelines, or other elements of the proposal to better align with the Town's objectives. The Town may, at its discretion, select a preferred proponent and negotiate terms prior to final award.

11. SUBMISSION DETAILS

Submission Deadline: June 30, 2026

12. SCORING MATRIX

Criteria	Description	Weight (%)
Development Concept	Quality, design, density, and feasibility	30%
Experience	Past similar projects and references	20%
Financial Capacity	Ability to complete the project	20%
Alignment with Objectives	Housing needs and community impact	15%
Timeline	Project readiness and completion schedule	15%

13. INQUIRIES AND SUBMISSION

All inquiries and submissions regarding this RFP should be directed to:

Lovely Jane Magnaye
Chief Administrative Officer
Email: cao@tisdale.ca
Phone: 306-873-2681
Box 1090 Tisdale SK S0E 1T0



General Notes

Proposed lot layout from concept in 2021. Lots not yet subdivided.
 Lots individually serviced with 25mm water and 100mm sewer.
 No additional work done on land.

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
 Town of Tisdale
 Box 1090 Tisdale, SK
 S0E 1T0

Project	Sheet
RFP Develop	1
Date	24 MAR 2026
Scale	NTS

Reg'd Plan
 No L4914

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