

REQUEST FOR PROPOSALS (RFP)

Commercial Lot Development: 201A 1st Avenue



Issue Date: June 2, 2025

Proposals will be accepted continuously until a qualifying submission is selected for approval.

I. Overview

The Town of Maple Creek invites qualified individuals, businesses, and development entities to submit proposals for the commercial development of the property located at **201A 1st Avenue**. The selected respondent will be required to **construct a building and launch a fully operational business on the site within two (2) years of contract award**.

II. Site Description

- **Address:** 201A 1st Avenue
- **Zoning:** C1 – Commercial Core
- **Lot Size:** 24.44 m x 22.27 m, 544 m² (73ft x 80ft, 5840 ft²)
- **Utilities & Access:** Located within Maple Creek's Heritage District, access off 1st Avenue and laneway, all services available at the property line.

III. Objectives

The goal of this RFP is to activate the lot with a viable commercial business that contributes to the local economy, creates employment opportunities, and enhances community vibrancy. The desired outcomes include:

- Construction of a permanent commercial building
- Launch and sustained operation of a business within 24 months of contract execution
- Long-term use aligned with local economic development goals

IV. Proposal Requirements

Proposals must include:

1. Executive Summary
Overview of the proposed development concept.
2. Development Plan
 - Site plan and architectural concept (preliminary acceptable)
 - Construction timeline with milestone dates
 - Permitting and compliance strategy
3. Experience & Qualifications

- Background of developer and operator
- Similar past projects
- References

4. Community Benefit Statement

- Potential for job creation
- Local partnerships or community engagement efforts

V. Evaluation Criteria

Proposals will be evaluated based on:

- Feasibility of the development concept
- Developer's experience and capacity
- Timeline for completion and operation
- Potential community and economic benefits
- Compliance with local land use and zoning

VI. Submission Instructions

Submit all proposals electronically in PDF format to:

Gillian LaBoucane
Economic Development Officer
edo@maplecreek.ca
306-662-2244

Optional hard copies may be delivered to:
205 Jasper Street, Maple Creek, SK or
Mailed to P.O. Box 428, Maple Creek, SK S0N 1N0

Deadline for submissions: Ongoing intake until a development is approved.

VII. Site Visits & Questions

Interested parties may request a site visit or submit questions by email to Gillian LaBoucane, edo@maplecreek.ca. Responses to all questions will be shared with all known prospective applicants.

VIII. Additional Information

- The issuing agency reserves the right to reject any or all proposals.
- The selected proposal will be subject to final approval and execution of a development agreement.
- Any required zoning changes or permits are the responsibility of the proposer.

