



Addendum #2

Date: September 28, 2026

Owner: City of Kenora

Title: Request for Proposals – Purchase and Rehabilitation of the Kenricia Hotel

The following answers, clarifications, and changes to the RFP documents form part of the RFP process and shall be included in all considerations relating to the Proponent's submission.

Item #	Reference	Question/Answer/Clarification/Change
1	4.1.3 Heritage Strategy	Revise Section 4.1.3 Heritage Strategy from: A heritage rehabilitation and adaptive reuse strategy, including: a) proposed treatment of heritage attributes, as identified in By-law 84 2007 To: 4.1.3. Heritage Strategy A heritage rehabilitation and adaptive reuse strategy, including: a) Proposed treatment of CURRENT and EXISTING heritage attributes, as identified in By-law 84-2007
2	4.1.4 Building Facade	Revise Section 4.1.4 Building Facade from: Restoration of the building façade is a critical desired outcome of the project. Proposals should contain a detailed description of work to be completed on the building facade, including: b) Restoration of heritage elements as detailed in By-law 84-2007; To: 4.1.4 Building Façade Restoration of the building façade is a critical desired outcome of the project. Proposals should contain a

		detailed description of work to be completed on the building facade, including: b) Restoration of CURRENT and EXISTING heritage elements as detailed in By-law 84-2007
3	Section 4.1.12- Proposed Purchase Price	<u>Question:</u> Will there be commission paid to brokers? <u>Answer:</u> The City of Kenora will not pay real estate commissions or brokerage fees in connection with the sale of the property. No brokerage arrangements or associated fee shall be the sole responsibility of the proponent.
4	Question – Building Details	<u>Question:</u> Does the City have any existing photos of the Kenricia Hotel? <u>Answer:</u> Proponents are encouraged to contact the MUSE-Lake of the Woods Museum to request access to a collection of historic photographs of the Kenricia Hotel. Access to the photograph collection may be requested by email to Marus Jeffrey, Museum Registrar via email: mjeffrey@kenora.ca
5	Additional Information- Community Improvement Plan (CIP)	The City of Kenora has adopted a new Community Improvement Plan (CIP), which designates the entire municipality as the Community Improvement Project Area. The CIP introduces sixteen grants to support development, including fee rebates, tax increment grants, surplus land disposition, housing grants to support the development of additional residential units (ARUs), multi unit buildings, upper storey conversions of a commercial building, façade and signage improvements, accessibility upgrades, CPTED safety enhancements, environmental site assessment support, improved energy efficiency grants for commercial and industrial buildings, and activation programs for Harbourtown Centre such as ground floor commercial conversions and sidewalk patio grants. These programs under the new CIP aim to promote activities such as increased housing supply, beautification, economic growth, community safety, and reinvestment in underutilized properties within the municipality. Council will have the opportunity to determine funding availability and priorities annually. View the Community Improvement Plan here: City of Kenora - Final CIP - February 2026

		The City will soon be accepting applications through its Community Improvement Plan (CIP) for projects planned in 2027. The intake period will be open from October 1 to November 30, 2026, providing property owners, businesses, developers, and entrepreneurs with an opportunity to access grants and incentives that support investment, revitalization, and growth throughout the community. To learn more about available incentives, visit the Community Improvement Plan webpage. To request an application form or schedule a pre-consultation meeting, email cip@kenora.ca
6	Question – General	<u>Question:</u> Is the City able to share the names of parties who have obtained the RFP, or pass our contact details along to them <u>Answer:</u> The City will not disclose the identities of parties that have obtained or expressed interest in the RFP documents. Information regarding prospective proponents will remain confidential through the RFP process.
7	Question – General	<u>Question:</u> Will there be a chance to tour the building before October 15 closing? <u>Answer:</u> See Addendum #1 issued on September 8, 2026, Response to Question 2.
8	Question- General	<u>Question:</u> Can a contractor be named on more than one proponent's team? <u>Answer:</u> The inclusion of a contractor on one Proponent's team does not preclude that contractor from participating on another Proponent's team, providing that all requirements of the RFP are otherwise satisfied.