First Call for Expressions of Interest - March 14th, 2024
Increasing Housing Supply, Town of Channel-Port aux Basques

INFORMATION

The Town of Channel-Port Aux Basques (CPAB) is seeking Expressions of Interest from any entity (person or business) with an idea for developing a property to provide housing. This could be new construction or renovation/conversion of an existing building.

The Town has received funds from the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF). The purpose of the funding is to promote the development of housing in the Town to address the community needs. The Town is committed to promoting housing types that are affordable for households, accessible, inclusive, and appropriately designed and built for the projected impacts of climate change.

The purpose of the Town calling for Expressions of Interest (EOI) is to solicit ideas/proposals and available assets from residents and businesses which can be leveraged to increase the number of available housing units and types in the community. More than one idea/proposal can be submitted for consideration by each entity.

This EOI for housing development ideas is a first step. Further EOIs and other opportunities to engage with the Town are planned over the coming months.

Please note that submitting an idea/proposal to this EOI call is not binding on any party. Anyone who chooses to submit a form can withdraw the idea at any time with no impact whatsoever. Similarly, the Town is not required to respond to all submissions or move forward with any of the submitted ideas (you may or may not be contacted about your submission). All submitted information will be reviewed internally within the Town's Housing Accelerator Fund team and will not be disclosed publicly. Each submission will provide valuable information about available land, interested parties, and project ideas that will help paint a picture of how new housing could be created within the Town. This will contribute to an inventory of possibilities that will inform the housing development strategy going forward.

This first EOI is focused on the following:

- Anyone with property in CPAB (land or existing commercial building) that is willing to make it available for housing development (with or without a specific project identified)
- Contractors/Developers ready and willing to undertake housing development projects in CPAB (with or without a specific project or property identified)
- Contractors/Developers who are interested in submitting a proposal for housing development on the below-listed Town-owned properties:
    - Approximately 1 hectare property between the College of the North Atlantic and St. James Regional High School (between Hardy's Arterial Road and Grand Bay Road)
    - Within the Grand Bay West Subdivision:
        - Lot 15 on Dennis Road
        - Lot 21 on Dennis Road
        - Lot 24 on Dennis Road
        - Lot 43 on Smallwood Drive

Please view the maps identifying these properties on the following pages.

The Town is committed to climate change action and supporting residents in accessing housing that fits with their needs and pocketbooks. As such, the Town wishes to encourage housing developments that fit with the following objectives and principles:

- **Affordability** - affordable housing and social housing are not necessarily the same. Social housing is provided by the government to address households with specific vulnerabilities. Housing that is affordable is housing that individuals and families have the capacity to pay for on their own based on a moderate income without experiencing financial strain. A key objective of addressing housing affordability is to support households to reach or maintain economic stability and improve their overall well-being. Availability of housing that's affordable helps to strengthen communities and promote economic development by ensuring that people can access adequate housing in areas where they work and live.

- **Municipal Land Bank -** Land banking is when municipalities or other organizations acquire property in anticipation of the development of affordable housing units on the site. Properties in the land bank are typically developed by private entities in a way that aligns with the purpose and requirements of the land bank as defined by the municipality/organization. The Town of CPAB has begun the process of developing a land bank as part of the HAF project.

- **"Missing middle" housing** - multi-unit residential buildings such as duplexes, fourplexes, etc., town/rowhouses, and low-rise apartment buildings (less than 4 stories). Single detached homes may still be considered but maximizing the overall number of housing units created, and increasing availability of a wide variety of housing types is a priority.

- **Accessible housing** - ground-level, fully wheelchair accessible, and/or units which embody the principles of universal design (equitable access, ease of use, intuitive layouts, barrier-free, usable by a wide range of ages and abilities, etc.). There is a high demand for accessible housing in the Town.

- **Net-zero housing** - highly energy efficient and low carbon homes built with local materials (where possible) and high levels of insulation. This will ensure that energy costs are low for homeowners/renters and will minimize the environmental impact of new developments in line with the Town's climate action targets. Developments that do or could incorporate renewable energy (i.e. solar panels) and/or electric vehicle charging stations are also desirable.

- **Climate resilient housing** - homes that provide protection from extreme weather events such as heat waves and flooding. Energy efficient designs are also more safe - heat pumps provide cooling capacity during heat waves and high levels of insulation protect homeowners/tenants against both low and high extreme temperatures, particularly if those events coincide with a power outage. The properties included for consideration in this EOI have been assessed for coastal vulnerability and are believed to be low risk.

INSTRUCTIONS

Please use **FORM A**	Anyone with property in CPAB (land or existing commercial building) that is willing to make it available for housing development (with or without a specific project identified)
Please use **FORM B**	Contractors/Developers ready and willing to undertake housing development projects in CPAB (with or without a specific project or land identified)
Please use **FORM C**	Contractors/Developers with a proposal for housing development on the listed Town-owned properties

Please complete the appropriate form for **each** project/property you wish to put forward (you can submit as many as you wish).

Send any questions and completed forms to sstrickland@portauxbasques.ca
or drop off at the Town Office **any time before or on April 9th, 2024.**

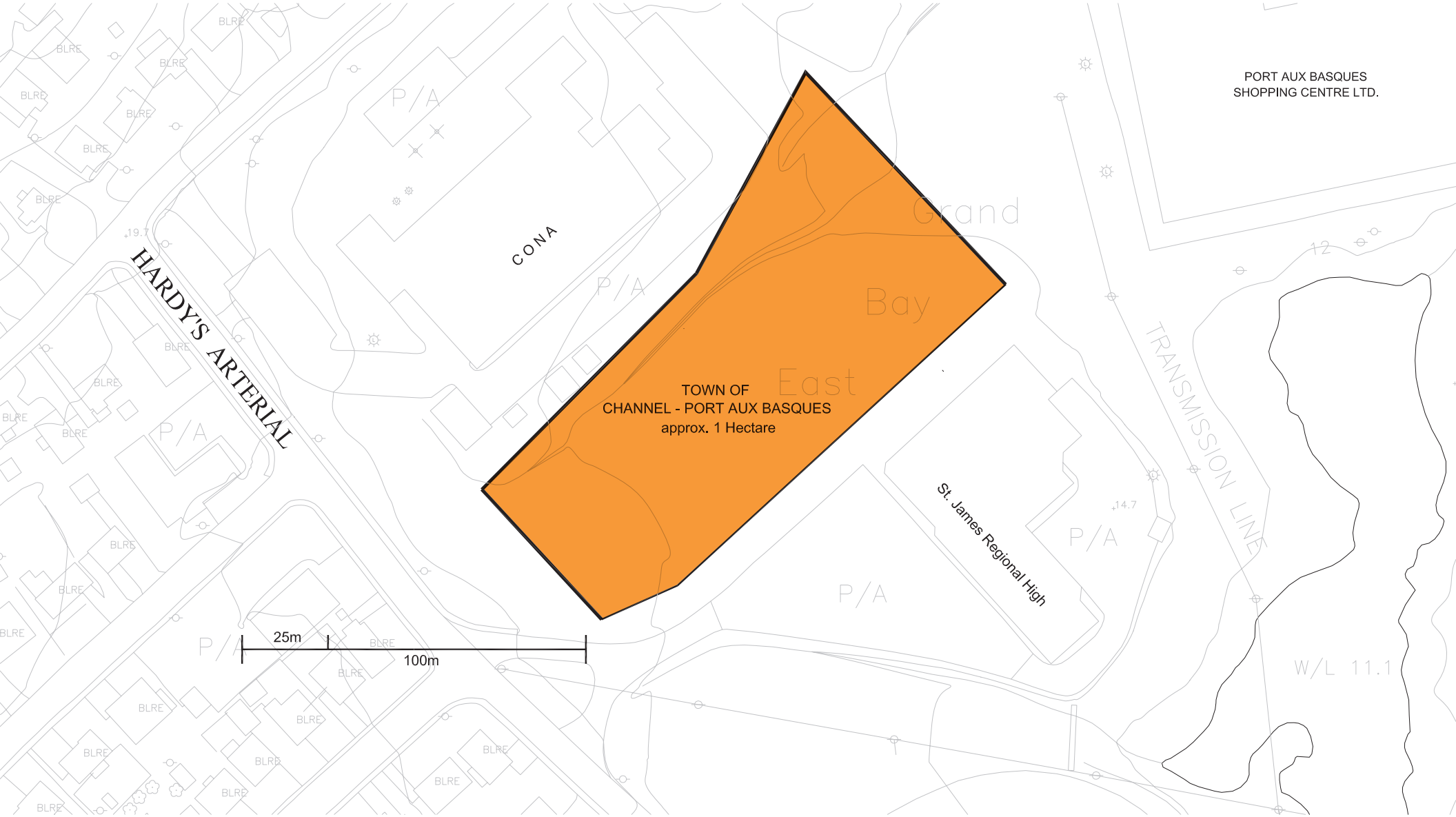
The purpose of **FORM A** and **FORM B** is to gather general information about available property and interested parties to identify and facilitate opportunities for future housing development.

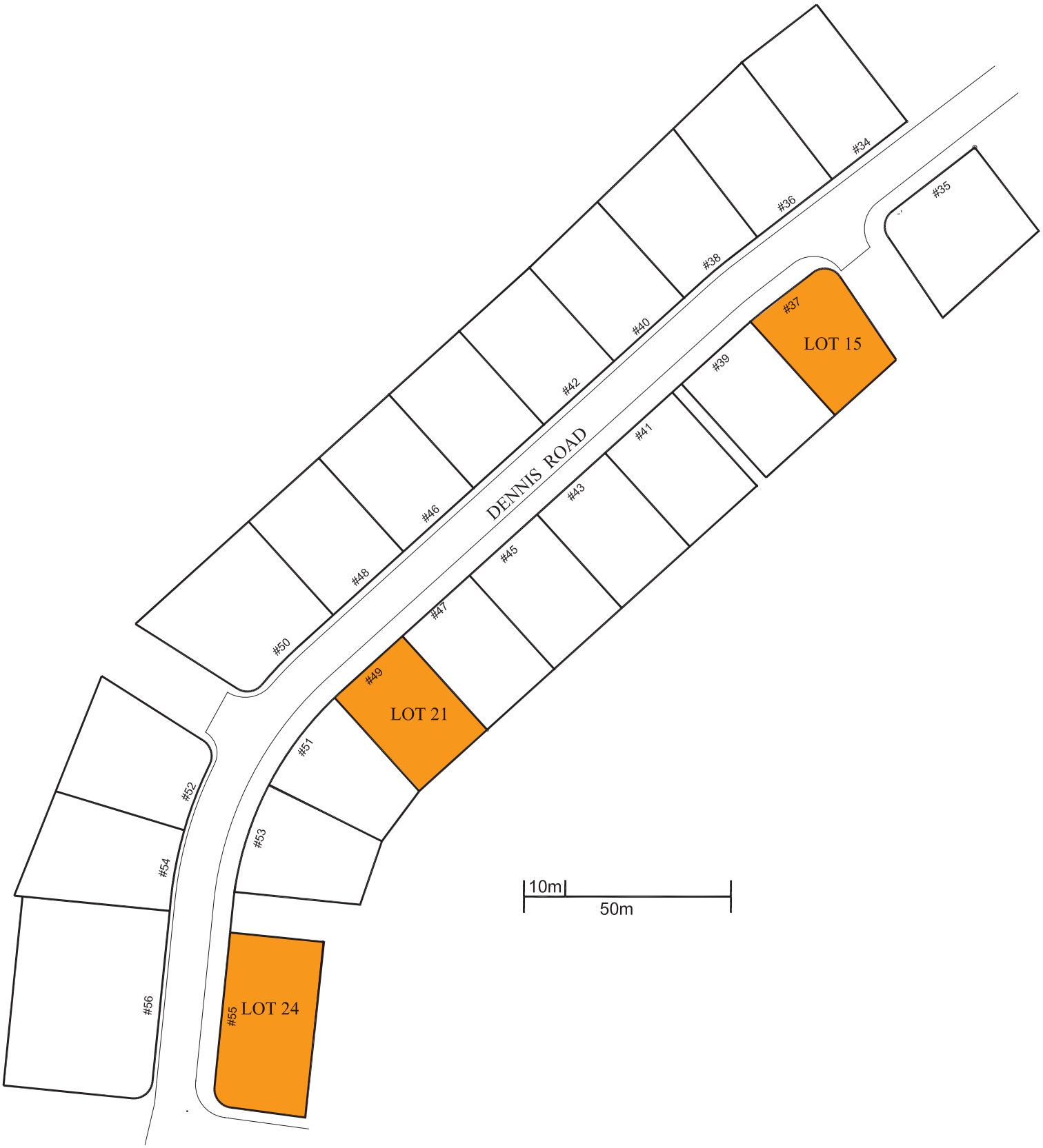
The purpose of **FORM C** is to gather specific proposals for housing development projects to be completed on the Town-owned plots specified. Sketches of proposed projects would be helpful.

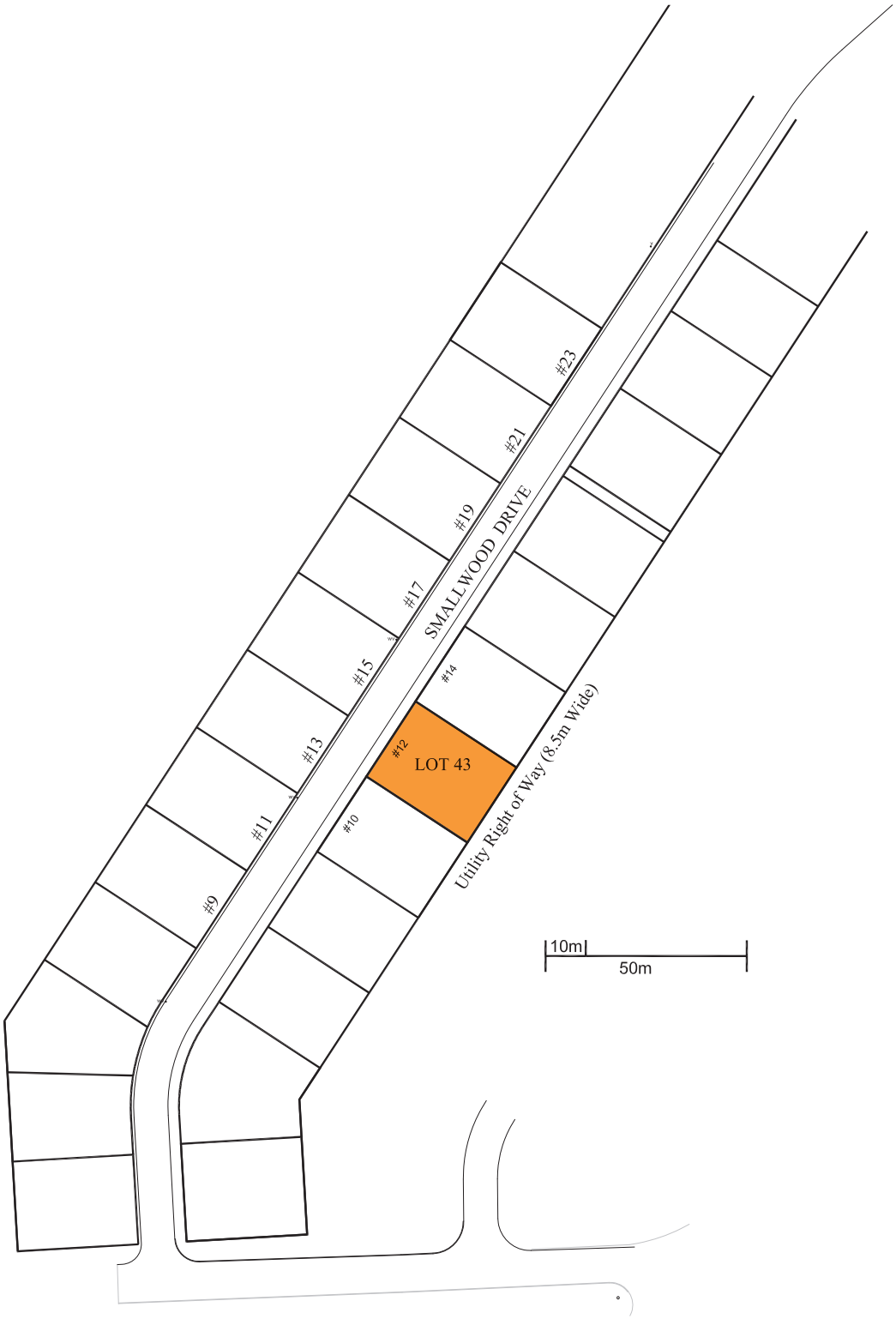
FORM C submissions will be evaluated using the following **criteria**:

- Developer/contractor experience
- Number of units/housing type
- Estimated construction timeline
- Value to community economic development and alignment with the Town's housing strategy
- Home purchaser(s)/renter(s) identified?
- Incorporation of/willingness to incorporate*:
    - Affordability
    - Accessibility
    - Net-zero energy/carbon design
    - Climate resilient design

*The Town will engage to provide supports where possible


PORT AUX BASQUES
SHOPPING CENTRE LTD.
HARDY'S ARTERIAL
CONA
Grand
Bay
East
TOWN OF
CHANNEL - PORT AUX BASQUES
approx. 1 Hectare
St. James Regional High
TRANSMISSION LINE
25m
100m
W/L 11.1
P/A
BLRE


DENNIS ROAD
#34
#35
#36
#37
LOT 15
#38
#39
#40
#41
#42
#43
#45
#46
#47
#48
#49
LOT 21
#50
#51
#52
#53
#54
#55
LOT 24
#56
10m
50m


SMALLWOOD DRIVE
Utility Right of Way (8.5m Wide)
LOT 43
#9
#11
#13
#15
#17
#19
#21
#23
#10
#12
#14
10m
50m

FORM A - Available Private Property

Property-Owner Information

1. Name:

2. Contact information:

3. Address and description of property (e.g. vacant land, commercial building with potential for conversion to residential units)

4. Do you have a specific housing development project in mind? If so, please describe. [Optional]

FORM B - Interested Contractor/Developer

Contractor/Developer Information

1. Name of Company:

2. Name of Representative:

3. Contact Information:

5. Do you have a specific housing development project and/or piece of property in mind? If so, please describe. If not, please describe in general terms the types of projects you are interested in working on (e.g. new construction of multi-unit buildings, commercial-to-residential conversions, tiny homes, etc.)

FORM C - Specified Town-Owned Properties

Contractor/Developer Information

1. Name of Company:

2. Name of Representative:

3. Contact Information:

4. Tell us about your experience in a few bullet points (how long you've been working in the construction industry, types of developments completed, credentials, etc.)

Proposed Project

1. Property of interest (select one - submit one form for each proposed project)

   ☐ Approximately 1 hectare property between the College of the North Atlantic and St. James Regional High School (between Hardy's Arterial Road and Grand Bay Road)
   ☐ Lot 15 on Dennis Road
   ☐ Lot 21 on Dennis Road
   ☐ Lot 24 on Dennis Road
   ☐ Lot 43 on Smallwood Drive

2. Describe your proposed housing type(s) (single detached, duplex, fourplex, townhouse, apartment building, etc.) for the selected site

3. How many housing units are you proposing to create (in total) on the selected site?

4. What is your anticipated construction timeline for the proposed project?

5. Have you already identified a potential home purchaser or renter for the proposed project?

6. Do you plan to incorporate or are you willing to incorporate the following with support from the Town? What kinds of supports would you need?

Affordability:

Accessibility:

Net-zero energy/carbon design:

Climate resilient design:

7. If possible, please attach a sketch of the proposed project (this can be hand drawn or digital, accuracy is not critical at this stage)