



REQUEST FOR EXPRESSION OF INTEREST (RFEOI)

Shannon Park - Block 7, Lot 1

Address: 15 Iroquois Drive, Halifax Regional Municipality NS

Deadline: **December 18, 2024**



Canada Lands Company
Société immobilière du Canada



1. ABOUT CANADA LANDS COMPANY (CLC)

Canada Lands Company CLC Limited (CLC) is a non-agent, commercial Crown corporation that carries out its real estate and development business and attractions management in all regions of Canada.

CLC’s activities ensure that former government properties are redeveloped or managed to benefit the communities where they are located and CLC’s shareholder, the Government of Canada. CLC is committed to being a key housing enabler, and to accelerating its activities to contribute to Canada’s housing supply.

For more information about CLC and our real estate work, go to: CLC’s website: <https://www.clc-sic.ca/enabling-new-housing>.

2. ABOUT THIS RFEOI

The purpose of this RFEOI is for CLC to seek feedback from builders who are interested in the subject property and wish to inform CLC as to ways to innovate together to enable more housing faster. Input is welcome as to how CLC can leverage the land opportunity, type of tenure, and business arrangements to support outcomes including acceleration, housing innovation, affordability, enhanced energy performance, minimum accessibility standards and/or supporting community diversity.

The opportunity being marketed in this RFEOI is the **Shannon Park (Block 7, Lot 1)**.

CLC is open to, but not limited to, hearing from the following groups:

- Community housing organizations
- Non-profit organizations or registered charities
- Co-operative housing organizations
- Municipal, provincial and territorial governments including their agencies
- Indigenous governments and organizations, including tribal councils
- For-profit organizations
- Non-profit and for-profit organizations

3. PROPERTY DESCRIPTION

Shannon Park is master-planned community connected to the land and water. Once fully built out, this community will include housing and a mix of commercial uses and amenities, such as shops, parks, an active transportation network, and a public school.

Block 7, Lot 1 is a vacant parcel that will be cleared and serviced with new municipal services. The site is located across the street from what is planned to be a new pre-kindergarten to grade 8 French immersion school and public park space. The site offers views of the park space, as well as views to the Harbour, the Halifax skyline, and Tufts Cove. The site is also less than 400m to a future Halifax Transit ferry terminal, which will provide ferry access to downtown Halifax.

Market Description

Property Address	15 Iroquois Drive, Halifax Regional Municipality (HRM), NS
Offering	Land lease or sale. Residential site that can accommodate a minimum of approximately 220 units
Legal Description	Draft Plan of Subdivision approval underway
Site Area	+/- 0.44 ha (+/- 1/1 ac)
Services	Responsibility for all base servicing and infrastructure requirements assumed by CLC
Official Plan	Regional Centre Secondary Municipal Planning Strategy (SMPS) Shannon Park was identified as a Future Growth Node in the SMPS and as such, a Development Agreement was prepared to guide future development of this site
Zoning	CEN-2; however, must refer to additional development regulations as outlined in the Development Agreement approved in 2023
Improvements	None



4. CLC OBJECTIVES AND PRIORITIES

Interested responders must demonstrate their project objectives (which may include one or more of the objectives below), and how the responder's project could meet or exceed the CLC Priorities listed in this section.

CLC Priorities (could include a combination of)

- housing acceleration
- housing innovation
- density optimization
- affordability
- energy performance
- sustainability
- accessibility
- Indigenous engagement
- supporting diverse community business arrangements (concepts can include but are not limited to; lease or fee simple ownership, upfront or staged land payments, joint venture or other arrangements - with departures from fair market value transaction bringing concomitant social outcomes)

Additional Details

- A. Energy performance: demonstrate how their project objectives could achieve reductions in energy consumption and Greenhouse Gas (GHG) emissions.
- B. Environmental performance: support innovative environmental features such as low impact development.
- C. Heritage / Commemoration: commitment to complying with heritage commemoration principles, where applicable.
- D. Architectural control and urban design: demonstrate a commitment to high-quality design and meeting the Halifax Centre plan urban design guidelines where applicable.
- E. Minimum or maximum density potential: state the minimum and maximum unit yield as well as willingness to provide community amenities and non-residential uses to support the needs of the residential units, where applicable.

- F. Experience: demonstrate a minimum of five years of experience in the construction and operation of projects of similar size and scope.
- G. Innovation: demonstrate how the project could support CLC objectives with respect to acceleration of housing delivery, improved social outcomes and Indigenous engagement.

5. NEXT STEPS

This RFEOI is not a step in a competitive process. The main purpose of the RFEOI is to solicit feedback from interested responders about the property and development opportunity to inform the eventual market offering for the property.

CLC will review RFEOI responses and may seek clarifying information from the responder.

CLC anticipates issuing a competitive offering process for the property in the future.

All responders to the RFEOI process will be invited to participate in the offering process.

6. REVIEW OF THE RFEOI

CLC reserves the right to request additional information for clarification during the review of the responses to this RFEOI and/or to consider a subsequent modification of the response put forward by a responder.

No payment will be made by CLC for any costs incurred and associated with the preparation and submission by the responder of responses to this RFEOI. All costs are the sole responsibility of the responder.

7. NO OBLIGATION

The issuance of this RFEOI does not create an obligation for CLC to issue a subsequent competitive offering process and does not bind CLC legally or otherwise to enter into any agreement(s).

This RFEOI process is not a bid solicitation, and a contract will not result from this request or any response thereto.



8. CONFIDENTIALITY

Information provided by responders through their RFEOI response is subject to the *Access to Information Act*. Responders should identify any submitted information that is to be considered as either company confidential or proprietary. CLC will not reveal any designated confidential or proprietary information.

9. INFORMATION WILL NOT BE RETURNED

The RFEOI response and any accompanying information or documentation provided by a responder will not be returned.

10. INFORMATION IN RFEOI ONLY AN ESTIMATE

CLC makes no representation, warranty or guarantee as to the accuracy of the information contained in the RFEOI or issued by way of addenda. Any quantities shown or data contained in this RFEOI, or provided by way of addenda, are estimates provided only as general background information.

11. LANGUAGE

RFEOI responses are to be provided in one of the two official languages of Canada (English or French).

12. GOVERNING LAW

This RFEOI process will be governed by and construed in accordance with the laws of the **province of Nova Scotia** and the federal laws of Canada applicable therein.

13. TERMS OF REFERENCE

- The responder must provide a response to the RFEOI to **info@clc-sic.ca** by **December 18, 2024**.
- CLC reserves the right to request supporting details and validate any information, qualifications and capabilities provided by the responder(s);

- CLC reserves the right to cancel this RFEOI at any point and/or refrain from issuing a subsequent offering; and
- Neither this RFEOI nor any subsequent selection process will in any way impose an obligation or responsibility on CLC to execute any contract with any responder and/or for any costs incurred by a responder to respond to this RFEOI. By submitting a response to this RFEOI, responders waive any right to seek costs or damages or any other remedy against CLC with respect to this RFEOI or any subsequent offering process.
- The responders release and forever discharge and agree to indemnify CLC and save it harmless from and against any and all claims relating to this RFEOI. For the purposes of this section, “claims” means any claims, suits, proceedings, liabilities, obligations, losses, damages, penalties, orders, judgments, costs, expenses, fines, disbursements, legal fees on a substantial indemnity basis, interest, demands and actions of any nature or any kind whatsoever.

14. RFEOI RESPONSE

On the responder’s letterhead (or something similar), answers to the below questions in no more than 10 pages (8.5” x 11”, double-sided) outlining in broad terms the type of project the responder would like to develop on the site in consideration of the objectives identified by CLC under Section 4:

1. A general description of the responder’s project that is envisioned.
2. Target clientele.
3. Expected schedule of development.
4. Expected composition and number of units.
5. Level(s) of targeted affordability of units.
6. Explanation for how the responder intends to meet and/or exceed the Additional Details described in Section 4 as noted below:



- A. Energy performance: demonstrate how their project objectives could achieve reductions in energy consumption and Greenhouse Gas (GHG) emissions.
 - B. Environmental performance: support innovative environmental features such as low impact development.
 - C. Heritage / Commemoration: commitment to complying with heritage commemoration principles, where applicable.
 - D. Architectural control and urban design: demonstrate a commitment to high-quality design and meeting the Halifax Centre plan urban design guidelines where applicable.
 - E. Minimum or maximum density potential: state the minimum and maximum unit yield as well as willingness to provide community amenities and non-residential uses to support the needs of the residential units, where applicable.
 - F. Experience: demonstrate a minimum of 5 years of experience in the construction and operation of projects of similar size and scope.
 - G. Innovation: demonstrate how the project could support CLC objectives with respect to acceleration of housing delivery, improved social outcomes and Indigenous engagement
7. A description of the responder's experience in developing projects of similar size and scope (which can include project partners, and consultants).
 8. Comments on options to ground lease or acquire the site from CLC and how a ground lease or ownership could affect, improve or challenge project outcomes.
 9. Highlight innovation to accelerate housing delivery, comments on proposed business or financial structures, and the advantages for the respondent and for CLC, concepts can include but are not limited to; lease of fee simple ownership, payment structures, joint venture or other arrangement, upfront or staged land payments.
 10. Expected sources of funding, and the anticipated availability of that funding.
 11. Feedback on the development opportunity and considerations for project success and feasibility.