

An aerial photograph of a suburban neighborhood. In the foreground, there is a large, mostly undeveloped lot with some trees and a small, curved driveway. To the right of this lot, there are several houses and a small pond. In the background, a dense residential area with many houses is visible, leading up to a city skyline with several tall buildings under a clear blue sky.

REQUEST FOR PROPOSAL #16 of 2011

**FOR SALE AND DEVELOPMENT
OF
#50 SOUTHWOOD DRIVE
PARCEL B, PLAN G4060, EXT. 6**

Proposals will be accepted until 2:30 p.m. on Thursday, March 10, 2011, for the sale and development of land at #50 Southwood Drive for the purpose of an attainable housing initiative. The purpose of this proposal will be to allow for mixed housing models targeted at various income levels.

The present zoning of the site is R1 – Small Single Dwelling. Please refer to Appendix “B” Zoning Regulation Section 7, for the listing of allowable development under the present zoning of R1.

Should a proposal include a higher density housing development (i.e. High-rise or Walk-up Apartments) than what is allowed under the current zoning – R1 - Small Single Dwelling and based on an acceptable proposal, Administration would be prepared to take a rezoning application forward to change the zoning from R1 to R5 - Multiple Unit Dwelling (see Appendix “C” Zoning Regulation Section 11). This application, would include a public consultation process, which would be required prior to City Council’s consideration to allow for denser development on the site. The rezoning would be contingent upon City Council approval after the public process. Should a rezoning not be approved, the City reserves the right to review all applications based on the current R1 zoning.

It is anticipated that the Developer will purchase the land in a serviced state “as is”. Internal servicing, roadways, subdivision plans/registration and landscaping will be the responsibility of the Developer. The land must be developed in conformance with the Zoning Bylaw and all other applicable bylaws of the City of Prince Albert.

Additionally, the City is expecting the proposal to indicate a mixture of housing models (home ownership and rental) which could include secondary suites, townhouse units etc. Pricing for the homes for ownership can be varied with a ***number of economically priced units*** - for example pricing approximately between \$150,000 and \$200,000 per unit.

Proposals that will receive **favorable consideration** should include:

1. Initiatives for perpetual attainability. For example, the Developer could have an interest registered on the title of any sold properties that they may not be resold for more than the original purchase price or 75% of market value, whichever is greater. This interest should be valid for no less than 5 years from date of initial sale. The purpose of this is to reduce speculation on housing intended for the express purpose of this RFP.
2. Architectural design that includes higher density in the development.
3. Submissions that contain a collaborative approach in the form of a partnership between public, non-profit and private sectors.
4. Creative design and new approaches that would create an aesthetically pleasing neighborhood.

The Developer(s) selected will be required to enter into a Subdivision Development and Servicing Agreement which will provide for the sale, subdivision and servicing requirements of the proposed development in accordance with the City of Prince Albert's policies and standards. There may also be other agreements, as required by the development, with conditions specific to the proposed development.

Any tendered bid will be subject to GST (5%) which will also be collected with the purchase price of the land. 2011 bareland property taxes will be collected with the signing of the Sale and Development Agreement.

Legal Description: Parcel B, Plan G4060, Ext. 6, and indicated as "B" on Appendix "A" site location map.

Lot Size: 4.64 acres

Services: A 50 mm water and 150 mm sanitary connection exists to middle of lot from Southwood Drive. It will be the responsibility of the selected Developer to extend any services as required for their development including any Government services. The Developer will be responsible for any leveling required – the City will not provide fill material. The selected Purchaser will also be responsible for the installation of sidewalk along Central Avenue from the existing Rotary Trail to Southwood Drive.

There is a storm and water easement on the northwest corner of the lot that cannot be built upon. The Purchaser will be responsible for the creation and landscaping of a playground park area on this easement area. Please refer to Appendix "A" for size or contact Public Works Department 953-4900 for further details.

Zoning: R1 – Small Single Dwelling – Section 7 excerpt from the City's Zoning Bylaw is attached as Appendix "B". R5 – Multiple Unit Dwelling – Section 11 is attached as Appendix "C"

Listed Price: \$580,000 (\$125,000 per acre) "land sold as is". Purchase price includes off site levies of \$11,750 per acre.

Note: A lesser purchase price may be negotiated by the City with the successful Developer should the listed criteria, as contained within this document, be met. Appendix "D" should include the purchase price that needs to be obtained by the Developer in order for the development contemplated within his/her Request for Proposal submission to be completed.

Submissions without a contemplated development on the site along with general subdivision plans, if applicable, will not be considered.

Costs associated with the Plan of Survey and registration at Information Services Corporation will be the responsibility of the Developer.

Proposals will be received by **Purchasing Department, City of Prince Albert, Municipal Service Center, 11 – 38th Street East, Prince Albert, Saskatchewan, S6W 1A5, until 2:30 p.m., Thursday, March 10, 2011**, in sealed envelopes clearly marked “Request for Proposals - #50 Southwood Drive”. All proposals must include Appendix “D” Request for Proposal form attached to this package. **Please note that in accordance with the new Purchasing Policy, the proposals must be submitted in a two envelope system, one envelope containing the proposal price and one envelope containing the general description of the development.**

1. Any questions regarding this Request for Proposal should be directed to Elaine McCloy, Property Coordinator, City of Prince Albert, City Hall, 1084 Central Avenue, Prince Albert, SK, S6V 7P3 Telephone: (306) 953-4377 Fax: (306) 953-4380
2. Proposals being considered will be offers to purchase and develop the land into attainable residential housing. The Developer will enter into a Sale and Development Agreement with the City of Prince Albert and will require the approval of City Council.
3. A general description of the proposed residential development, indicating estimated sale price of the dwelling units along with conceptual plans and proposed subdivision plans, if applicable, must be submitted with the proposal form.

The City of Prince Albert reserves the right to refuse any or all proposals submitted. Should the City of Prince Albert select a preferred proposal from those submitted, a Notice of Award of Proposal will be sent to the Developer(s)

Appendix “A” – Location map
Appendix “B” – Zoning Bylaw excerpt R1
Appendix “C” – Zoning Bylaw excerpt R5
Appendix “D” – Request for Proposal Form (2 parts)

Appendix “A”

Location Map

