

The Township of Sioux Narrows-Nestor Falls Request for Proposal for Housing Development Opportunity at 5866 Highway 71, Sioux Narrows



Introduction

The Township of Sioux Narrows-Nestor Falls, a small community of 727 permanent residents, is located along the eastern shores of Lake of the Woods. Lake of the Woods is one of the world's largest inland, freshwater lakes with over 14,000 islands and 65,000 miles of shoreline. Our population is further bolstered by a considerable number of seasonal residents which drives our population to nearly 5,000 in the summer months. These numbers also do not reflect the populations of our 4 neighbouring First Nation's communities, for whom we are a service hub. We are a full-service community marked by a quaint and charming lifestyle while surrounded by an abundance of natural resources. The Township takes pride in its community spirit. The main industry is tourism and that is apparent in this full-service community. There are over sixty customer service facilities offering a wide range of retail, hospitality, personal, emergency and other services.



The Township of Sioux Narrows - Nestor Falls takes a team-based approach to the delivery of municipal services. Council and staff work together as a unit, with a positive attitude and open communication process. The municipality promotes itself as a "Lifestyle Community", with a diverse array of recreational activities that builds upon its natural beauty on the Lake of the Woods.

The Township of Sioux Narrows - Nestor Falls reflects a positive attitude and takes a proactive role in community development. The Township will practice sustainable economic development and balance business opportunities with the environmental health of the community. The Township of Sioux Narrows - Nestor Falls strives to be a leader in sustainable development in Northwestern Ontario.

Background

Pioneer Park ceased operations as municipal park in 2015. Since that time, the municipally owned land has remained vacant. As is the case with most Northwestern Ontario Communities, the current availability of housing in our community is lacking. The Township's housing stock is predominantly single family and owner-occupied dwellings. There is need for increasing the housing supply, and also for increasing density within the housing stock in the community. The lack of local housing options presents a barrier for community growth and business recruitment and retention efforts. Our Municipal Council is actively engaged in efforts to help protect the existing housing stock and increase housing available in the community. In May 2022, the Township adopted a new community Economic Development Plan. This plan prioritized facilitating housing development to support community growth and employee recruitment and retention. Given the needs of our community, we now feel that the time is right to actively look at increasing the housing stock in our community.

Opportunity

The Pioneer Park site is a prime piece of land in downtown Sioux Narrows, within walking distance of amenities and employment opportunities. It is located along both Highway 71 and on the shores of Lake of the Woods. The property is well suited for a mixed-use development that could include commercial space as well as multi-residential.

The Municipal Council of the Township of Sioux Narrows-Nestor Falls are agreeable to offering the lands as a Housing/property Development Opportunity. The intent is to invite innovative responses from proponents who can leverage private sector funds to deliver a mix-use development on the property. The Municipal Council prefers that a portion of created units remain affordable. To enable this development and to help ensure affordability for developers, the Municipality is willing to conditionally "gift" the land to the successful proponent, as well as provide additional resources and tools.

Property Details

The subject lands are located at 5866 Highway 71, legally described as KM 323, PCL 29799, Plan 23R-3293, Parts 1 & 2. The site is a mix of exposed bedrock, grass and forest lands as well as clean, machine-packed fill. Please refer to the enclosed legal and topographical survey for more details. Hydro one is available at the site.

The subject lands are within walking distance of multiple restaurants, the Sioux Narrows-Government Docks, the Northern Ontario Sport Fishing Centre, groceries, and post services. The subject lands are located within an Established Area of the Township and are currently zoned Rural residential with a current land use as vacant/park. This zone allows for the development of public and privately-owned facilities of a residential nature.

The Township of Sioux Narrows- Nestor Falls is willing to consider rezoning the lands as part of the RFP process as required. The Township of Sioux Narrows-Nestor Falls shall support the proponent in any additional zoning changes or minor variances should they be required to accommodate the development.

PROPOSAL REQUIREMENTS

All proposals are expected to contain:

INTRODUCTION

Identify the individual who will be the primary contact for all communications including name, title, mailing address, email address and telephone number.

EXPERIENCE AND QUALIFICATIONS

Provide details of the proponent's experience, reputation, capacity, and availability of resources.

Demonstrate the ability to meet requirements of this RFP.

Provide qualifications, competencies and track record of key persons involved in project.

Include items 1 – 3 for sub-consultants that will be engaged in the project if successful.

Include a list of previously completed projects of similar nature including the name of the organization.

REFERENCES

Provide three references of current and former clients for types of services described in this RFP.

TECHNICAL INFORMATION

The proponent shall demonstrate the ability to meet the Township of Sioux Narrows-Nestor Falls requirements, project deliverables and how these will be achieved by the proponent's methodology.

Concept sketches and drawings that are able to clearly demonstrate the vision for the property. These should include placement on the site, total number of units, configuration, common space, and landscaping.

An operating systems plan for the proposed development is required. This must include a detailed plan for water and waste-water (septic) outlined.

SCHEDULE

Provide an expected schedule for design work as well as construction.

PROPERTY OPERATIONS

Provide a detailed operating plan for the development. This should include sales/rental plan and potential rates for the units. It should also include an on-going building maintenance and grounds maintenance plan for the building(s). If you choose to include subsidized units in partnership with other agencies such as the KDSB, this must also be clearly outlined in your operations plan and proposal.

EVALUATION OF PROPOSALS

The Township of Sioux Narrows-Nestor Falls will review the proposals submitted to determine whether, in the owner's opinion, Proponents have demonstrated the required experience and qualifications to fulfil the obligations of the services identified in this RFP.

The Township, in its sole discretion and without having any duty or obligation to do so, may:

Contact references, to verify the claims and information submitted in connection with the Proposal.

Seek clarification from the Proponent's clients regarding any financial and experience issues.

Seek clarifications directly with the Proponent(s).

Proposals will be evaluated on the basis of the overall best value and alignment with Councils vision for Sioux Narrows-Nestor Falls. This will be based on quality, service, and any other criteria that is in the best interest of the Council, including but not limited to:

Being a qualified and experienced housing developer;

Relatable Design and Management Experience;

Proposed Approach / Methodology;

Quality of Proposal;

Team Composition

Experience and Qualifications of those staff to be assigned to the project.

Project Deliverables and Timelines;

Understanding of project objectives/outcomes and vision;

References.

As part of the entering into a letter of intent with the Township of Sioux Narrows-Nestor Falls, the Proponent may be required to demonstrate financial stability. Proof of insurance coverages and licences will be required.

ACCEPTANCE OR REJECTION OF PROPOSALS

Proposals shall be valid for at least 60 days from the submission date.

Proposed fixed fees for this phased approach shall be valid for the duration of the project following the award / issuance of a PO for Phase 1.

Under no circumstances will the Owner consider a Proposal which is:

Not received in the manor given in this RFP, and;

Not received within the time prescribed in this RFP.

The Owner has the unqualified right to:

Accept or reject any proposal or all proposals; and

Waive the formalities in any proposal as the interest of the Owner may require; without giving any reason for any such action.

The Township of Sioux Narrows-Nestor Falls is not under any obligation to enter into a letter of intent for the property and may elect to terminate this RFP at any time.

Should the Owner not receive any proposal satisfactory to the Owner in its sole and absolute discretion, the Owner reserves the right to issue a new call for proposals, or negotiate a contract for the whole or any part of the Project with anyone or more persons whatsoever, including one or more of the proponents.

If a letter of intent is awarded, the following documents will all form part of the Contract:

- a. Purchase Order;
- b. The accepted Proposal;
- c. This RFP Document;
- d. Any amendments or addenda, and;
- e. Schedules.

The owner may terminate this agreement at any time upon at least two (2) weeks' written notice delivered to the Proponent(s) or a shorter time and in such a manner as may be agreed upon by all parties.

OWNERSHIP OF PROPOSALS

All Proposals submitted become the property of the Township of Sioux Narrows-Nestor Falls and will not be returned to Proponents.

SUBMISSION DETAILS

This is an open and on-going RFP process. Proposals from qualified housing developers will be accepted and considered until there is letter of intent issued for the described property.

Questions or inquiries, as well as completed proposals (which may be submitted in PDF form), should be directed to:

Heather Gropp, Community Development Officer at: hgropp@snnf.ca