



**Request for expression of interest: 21.0100**

Clover Bar Lodge

100 Fir Street

Sherwood Park, Alberta

## Executive Summary

Pioneer Housing Foundation (PHF) and Strathcona County (County) are pleased to present this Request for Expression of Interest information package for the redevelopment of the former Clover Bar Lodge located at 100 Fir Street in Sherwood Park, AB.

This offering memorandum provides opportunity highlights for interested parties to submit a high-level development proposal for the redevelopment of the site that aligns with the purposes and objectives of PHF and the County as outlined, as phase I of a two-part process.

## Phase I

1. Interested parties complete and submit a capabilities questionnaire and acknowledgement letter demonstrating their qualifications. **The questionnaire and acknowledgement letter are found on page 4 and 5 of this information package and must be submitted on May 27, 2021 by 2pm.**
2. Parties may be interviewed by the Project Team, if necessary.
3. References are checked by the Project Team.
4. Short-list developed based upon the results of the capabilities questionnaire, interview(s), and reference check by the Project Team.
5. Proponents who qualify for Phase II will be notified in writing. Those proponents will be required to submit a detailed development proposal on or before **August 3, 2021 by 2 pm**. PHF and the County are not obligated to accept any proposal and reserve the right to reject any or all proposals received.

### **Evaluation Process:**

Short-list developed based upon the results of the capabilities questionnaire, interview(s), and reference check. Submissions received will also reviewed by the Project Team to ensure adherence to purposes and objects established for PHF.

Strathcona County and PHF will work with the shortlisted proponent or proponents whose proposal(s) is most in line with the long-term vision. Higher density residential or a mixed-use site/building with similar or higher densities is preferred.

## Phase II

Invited parties will be required to submit their detailed development proposal by **August 3, 2021 by 2pm**.

## Supplementary Material

In this information package is material to assist parties in completing the capabilities questionnaire for phase I and, for parties that advance to phase II, in preparing a development proposal.

Appendix A – Building assessments reports

- Property Condition Assessment Report
- Phase I Environmental Site Assessment
- Hazardous Building Materials Assessment

Appendix B – Housing reports

- Executive Summary Housing Need and Demand Assessment
- Needs and Demand Assessment

Appendix C – Memorandum of Association – Pioneer Housing Foundation

Any and all material provided is for informational purposes only with no guarantees, representations or warranties as to any of its content. Interested parties are advised to conduct their own inquiries as to the accuracy of any information.

## Timeline

1. Interested parties must submit their capabilities questionnaire and acknowledgement letter to PHF/County by **May 27, 2021 at 2 pm.**
2. Proponents will be notified in writing if they are short listed for phase II by **June 16, 2021.**
3. The phase II detailed development proposal submission deadline is **August 3, 2021 by 2pm.**

## Submission

Option 1: Submit two (2) copies of the proposal (in a sealed envelope), one paper copy marked "Original" and one electronic copy in one single Adobe pdf file on a USB stick, both titled Clover Bar Lodge Expression of Interest Phase I 21.0100. Both copies to be delivered to the County at **2001 Sherwood Drive, Sherwood Park, AB T8A 3W7 Attention: Land Management Services.**

Option 2: Submit one (1) electronic copy of the proposal in one single file in Adobe PDF format emailed to **lms@strathcona.ca**. The subject line of the email must include the full legal name of the proponent and Clover Bar Lodge Expression of Interest Phase I 21.0100. Proponents selecting this option must ensure that they attach only one file to the email, and that the email is not larger than 10Mb in size. Emails including zip files or that are larger than 10 Mb will be rejected by the County firewall and will not be received. If this option is selected by the proponent the time stamp for the submission will be the date and time on which the email is received in the lms@strathcona.ca inbox, and proponents using this option are solely responsible for any technical systems delays in the electronic delivery of the email submission.

## Contact us

**Please direct all questions to:**

Land Management Services on behalf of Strathcona County– [paula.laplante@strathcona.ca](mailto:paula.laplante@strathcona.ca)  
Legislative and Legal Services on behalf of PHF – [iana.dyrland@strathcona.ca](mailto:iana.dyrland@strathcona.ca)

## Expression of Interest– Questionnaire

1. Please describe how the proponent would propose to redevelop the site. Include details as to type(s) of use, major components and amenities that could be incorporated that would support the objectives of the PHF as well as the objectives of the County's attached Housing Reports (ie: affordable housing options). Please indicate the type of investment the proponent is willing to make on their own and any support they would require by the County to support the completion of their proposed redevelopment.
2. Please indicate the proponent's approach to land ownership and/or considerations for long-term lease options.
3. Please identify the firm or consortium (e.g., partnership or a joint venture) which would participate in the project.
4. Please describe the experience of your firm and partners, if any, in developing multi-family mixed-use projects and identify any recent projects that may be similar or relevant.
5. Please identify key personnel who would be involved in the development project and their roles.
6. Identify your experience in financing and developing unique or innovative solutions involving public/private partnerships related to site development and explain how they may be relevant to this project.
7. Please identify any prior experience in sustainable development projects or energy efficient design.
8. Please disclose any ongoing litigation or other legal matters that may impact your ability to complete this project.
9. Please provide the names of three references who can attest to your firm's ability to complete a project like this.

## Expression of Interest– Acknowledgement

I, \_\_\_\_\_ on behalf of \_\_\_\_\_ hereby attest to the following:

1. I have reviewed the Expression of Interest information package dated \_\_\_\_\_ and other relevant documentation outlining the re-development opportunities for the former Clover Bar Lodge.
2. I have provided responses to all of the questions on the questionnaire detailing experience and qualifications, including providing the required references.
3. I will make myself available for an interview with the Project Team should that be required.
4. I acknowledge that the Project Team will be reviewing this submission to determine, in its sole discretion, whether I will be invited to submit a detailed development proposal.
5. I understand my expression of interest and its review are on a without prejudice basis with no commitment by either party at this phase I stage.
6. If invited, I intend to submit a comprehensive development proposal in a form which meets the requirements of the Project Team.

I understand the proposal will be a competitive one and that the Project Team, in their sole discretion, will select the successful proposal according to the process to be supplied to those parties who are invited to submit a detailed development proposal.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

## Opportunity

This offering memorandum provides opportunity highlights for interested parties to submit a high-level development proposal for the redevelopment of the site that aligns with the purposes and objectives of PHF as well as the objectives of the County's attached Housing Reports as outlined in Appendix B, as phase I of a two-part process.



The outcome of phase I, is to establish a short-list of proponents that will be invited to submit a detailed development proposal for the phase II submission of Expressions of Interest.

Submissions received will be reviewed by PHF and Strathcona County to ensure adherence to purposes and objects established for both PHF and the County.

PHF is desirous to obtain submission from interested parties who would redevelop the site in such a manner that would support the objectives of the PHF Part 9 company. PHF is interested in those proposals that would establish a new multi-family mixed development and operating model that would support their objectives for next twenty-five to fifty years.

## Objectives and Purposes

PHF is a Part 9, Not-for-Profit Company incorporated under the Companies Act Alberta and was established to, among other things:

- Provide management services to senior's housing and family housing projects and other facilities created for use by seniors and families;
- Provide assistance and services to seniors and families living in and around Strathcona County;
- Carry out duties that are incidental or conducive to the objects of PHF;
- To construct, own, maintain, manage, operate and use seniors' and family housing services and facilities.



## Location and demographic profile

- Strathcona County is the third-largest municipality in Alberta, with a population of 98,381 immediately adjacent to the City of Edmonton
- Major transportation corridors include the Trans-Canada Highway (Yellowhead Highway), Highway 21 and Anthony Henday Drive.
- 32% of Strathcona County's population is over the age of 55
- 45% of Strathcona County's population is between 25 and 54

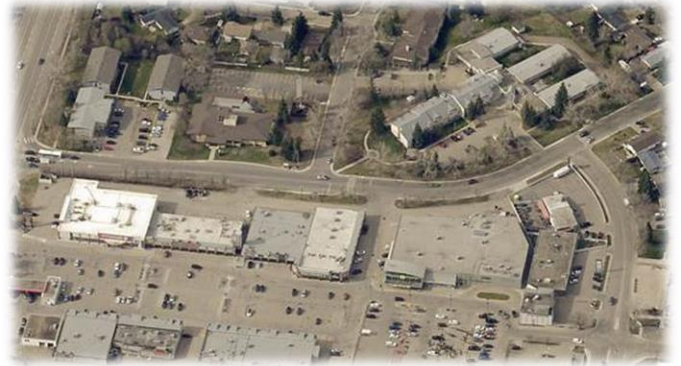
## Housing gaps in Strathcona County

- Insufficient purpose-built rental market: there is a small purpose-built rental market in Strathcona County, and there are few affordable higher density and smaller sized dwellings.
- Discrepancies between composition versus housing supply: the demand for one, two- and three-bedroom dwellings are under-served, whereas the supply of four-bedroom dwellings greatly exceeds the demand based on the family composition in the County.
- Unaffordability: Fourteen percent of households are spending more than 30% or more of their income on housing costs. Based on the current housing supply, these households have no alternatives to their current housing needs.



## Area highlights

- Urban design theme
- Unique infill location
- Amenity-rich area
- Nearby public transportation
- Pedestrian-friendly improvements
- High-exposure location



## Property Overview

Legal Description: Plan 9120631, Block 11, Lot 3

Site Area: 2.90 acres

Assessed Value: \$6,760,000

Located within the Compact Development Policy Area of the County's Municipal Development Plan and supports the evolution of complete communities by considering intensification through apartment style medium and high density residential as well as mixed use development. The objectives include ensuring that Sherwood Park's Compact Development Areas:

1. Contain compact, mixed-use development;
2. Contribute to the evolution of complete communities;
3. Incorporate walkability and areas for social interaction; and
4. Integrate green building and green infrastructure.



# APPENDIX A

## Property Reports

Strathcona County contracted Stantec Consulting Ltd. to complete a building condition assessment (BCA) to determine the current condition of the facility, its environmental hazards and forecast costs to keep the facility functioning in its current state.

The attached report has identified the building's overall condition as being in good shape and has estimated the facility would require approximately \$5,000,000 to address typical life cycle concerns over the next 25 years, provided that the building remained in its current configuration and use.

The building functionally has been deemed obsolete for a modern senior's supported living facility. Due to the age of equipment, building design and cost to remodel to bring the facility up to current expectations and applicable codes, this facility has been retired.

The report provides a detailed condition assessment, environmental contaminants (Asbestos, Lead PCB etc.) and the effective useful life of the facility.

## APPENDIX B

# Housing Reports

Availability of accessible and affordable housing plays an important role in the safety and well-being of individuals, families and communities and is a critical component of a livable community.

Affordable housing references housing that requires less than 30% of a household's income and addresses the housing continuum from homelessness to market home ownership. A household is said to be a core housing need when the dwelling is considered unsuitable, inadequate, or unaffordable, and when income levels are such that alternative housing is unaffordable.

In 2019, Strathcona County commissioned the Alberta Rural Development Network to complete a housing need and demand assessment to better understand existing needs and housing trends in Strathcona County.

The assessment examined the affordability, suitability and adequacy of the current housing inventory to assess gaps in housing. The attached study identifies Strathcona County's most prominent housing challenges.

## **APPENDIX C**

# Memorandum of Association – Pioneer Housing Foundation