

# timberlands



## **REQUEST FOR EXPRESSION OF INTEREST FOR 'TIMBERLANDS NORTH (R3/C4/RLW/R2T)'**

Competition No: 1090-PLA-T18-171  
Issued: May 18, 2018  
Submission Deadline: Submissions will be received up to  
4:00:59 PM (MST) on June 29, 2018

## 1.0 Introduction

The City invites interested parties (“Respondents”) to submit an Expression of Interest (EOI) for the purchase of land and construction of multi-family (R3), major arterial commercial (C4), live work (RLW) and/or townhouse (R2T) development for the “Timberlands North” (Project).

The opportunity presented involves the purchase of various sizes and types of land parcels within the Timberlands North neighbourhood, for the purpose of designing and constructing various development, as noted above.

The City’s intention is to gain knowledge of the market through this EOI. This EOI is being conducted to engage the market, gather current market information and identify interested developers. This information will be used to gauge interest and help determine the phasing and marketing of the Timberlands North neighbourhood.

EOI submissions will not be scored and no contract will be awarded during the EOI process. However, The City reserves the right to utilize this EOI process to:

- Invite respondents who submit an EOI to participate in a second stage competitive process; or
- Invite respondents who submit an EOI to submit a response to the follow up Offer to Sell process issued by The City for the Timberlands North area; or
- Enter into direct negotiations with any respondent of the EOI; or
- Enter into direct negotiations with any Party.

The City may, in its sole and absolute discretion, choose not to proceed with any of the options listed above and may amend or cancel the EOI process without liability at any time.

Additional background information for Timberlands North is provided in Appendix A.

## 2.0 EOI Purpose

The purpose of this EOI is to

- Provide respondents the opportunity to indicate their interest in Timberlands North and highlight the type of development they are interested in and capable of producing within the vision;
- Create an opportunity for respondents to showcase their completed projects and development innovation;
- Engage the development community, gather market information, and assess the interest level of developing within Timberlands North;
- Allow respondents to influence The City’s development of requirements and evaluation criteria for attracting future developers; and,
- Influence phasing, marketing and sales strategies.

## 3.0 Anticipated Timelines

The City is currently completing the landscaping work within Timberlands North as all servicing and road alignments have been completed. The landscaping work being completed in 2018 will finalize the trail, park features, low impact developments and extensive green space.

Ideally, a site developer will be selected by late 2018. This would allow for construction to commence by the spring of 2019.

## 4.0 Submission Requirements

Respondents should submit the following information:

### 4.1 Vendor Capabilities

- 4.1.1 Company profile including headquarters location and description of core business strengths;
- 4.1.2 Description of strategic partnerships which provide a comprehensive solution and full range of products and services;
- 4.1.3 A description of expertise in the provision of various developments;
- 4.1.4 A description of current and recently completed projects (three to five projects).

### 4.2 Vendor Experience and Qualifications

- 4.2.1 Number of years the firm has been in the property development business;
- 4.2.2 Profiles of past projects (three to five) similar in size and scope to Timberlands North that have been built in municipalities of similar demographics as Red Deer. Projects should highlight elements such as:
  - Form (type and style of development);
  - Scale (height, density, floor area ratio, square footage by type);
  - Key features;
  - Environmental and Sustainability features (photo voltaic, green roofs, vertical gardens, low impact development, energy efficiency, etc.);
  - Social and Cultural features (artistic elements or displays, event space, public space, etc.); and
  - Economic benefits (employment opportunities, economic diversification, ability to attract additional investment, etc.).
- 4.2.3 Sample resumes for key personnel assigned to the past projects profiled including identification of sub-consultants and length of relationship.

### 4.3 Development in Timberlands North

Using the attached plan (Appendix B), identify the size and area of interest for development including the following information;

- Type of development of interest (multi-family, major arterial commercial, live work or townhouse);
- Consideration for the Land Use Bylaw and Vision;
- Size and scale of project, including development timelines;
- Outline your typical marketing plan for this type of project; and
- Identify the target end consumer market.

## 5.0 EOI Timelines

Timelines for the EOI process are as follows:

EOI Release	<b>May 18, 2018</b>
Deadline for Respondents' Questions	<b>June 15, 2018</b>
Deadline for Responses to Questions	<b>June 22, 2018</b>
EOI Submission Deadline	<b>June 29, 2018</b>

The City of Red Deer, at its sole discretion, reserves the right to amend these dates at any time, for any reason.

## 6.0 Submission Instructions

One hard copy and one (1) electronic copy single file PDF version (on a USB drive) of the submission should be received in a sealed envelope clearly marked "**Timberlands North**" on or before **4:00:59 p.m. Alberta Time, on, June 29, 2018** at:

The City of Red Deer  
Professional Building, Suite 600  
4808 50th Street,  
Red Deer, AB T4N 1X5  
Attention: Financial Services Reception Desk

## 7.0 Inquiries

Any questions related to this EOI are to be directed in writing to:  
**Joel Johnson, Procurement & Contract Specialist**  
Email: [purchasing@reddeer.ca](mailto:purchasing@reddeer.ca)

## 8.0 Procedural Rules

- a. This EOI is not a legally binding bidding process and does not create any Contract A obligations under tendering law.
- b. Respondents are asked to mark sections or pages of their submission that are considered proprietary or commercially sensitive, in order for The City to protect this information. Please note that all information submitted to The City is subject to FOIP legislation.
- c. The City may cancel this process at any time, for any reason.
- d. For practical purposes, submissions received after the closing deadline will not be considered.

## Appendix A – Background Information

### 1.1 About the City of Red Deer

The City of Red Deer is centrally located in Alberta between the two major cities of Calgary and Edmonton. As Alberta's third largest city, Red Deer is a commercial and industrial hub to an immediate trade area of over 271,000 people.

### 1.2 Timberlands Project History

The purpose of this development is to allow for and encourage a variety of commercial, limited office, residential, civic, cultural and recreational uses that primarily serve the local neighbourhoods. These uses shall be distributed throughout a comprehensively designed development area that emphasizes sustainability and compact pedestrian-friendly urban development.

Timberlands will be the heart of the surrounding East Hills communities. The area will be developed to reflect a unique image and character through design with focus on walkable streets, a diverse range of land uses and solid integration of commercial, residential and civic opportunities. Recreational, social and cultural activities are the foundation of the overall design and philosophy.

A viable commercial development will be achieved through the provision of a vital and attractive core commercial centre to meet the shopping needs of local and regional residents and visitors to the area. The commercial development and limited office uses, with unique residential opportunities, will foster employment opportunities for area residents within close proximity.

This Project will achieve a sense of neighbourhood through the integration of commercial and residential development. Distinct theme and character, a range of commercial and housing forms, and the creation of unique streetscapes will assist in creating the Timberlands community. Development may also incorporate mixed use buildings which may include ground floor commercial with residential or office uses on floors above.

It is the intention of The City of Red Deer to develop a Project that will be consistent with the following 9 Neighbourhood Planning Principles:

1. Unique Neighbourhoods
2. Integrated Parks & Community Spaces
3. Mixed Land Uses
4. Compact Urban Form and Density
5. Multi-Modal Choice
6. Resilient & Low Impact Neighbourhoods
7. Safe & Secure Neighbourhoods
8. Housing Opportunity & Choice
9. Natural Areas & Ecosystem Enhancement

### 1.3 Available City of Red Deer references;

Visit our [Timberlands North](#) web page to find the relevant neighbourhood information.

Further information on the City of Red Deer's Land Use Bylaw can be found on the following link:  
<http://www.reddeer.ca/city-government/bylaws/land-use-bylaw/>

Timberlands North Area Structure Plan

<http://www.reddeer.ca/media/reddeerca/business-in-red-deer/planning-and-development-of-property/planning/Timberlands-North-2013.pdf>

Neighbourhood Planning and Design Standards

<http://www.reddeer.ca/media/reddeerca/business-in-red-deer/planning-and-development-of-property/planning/Neighbourhood-Planning--Design-Standards-combined-June-2015.pdf>

# Appendix B – Timberlands North Proposed Parcel Layout

