

# TOWN OF GANDER



## **Request for Proposal RFP23-07 Development Proposal and Purchase of Residential Land**

### **Robertson Avenue**

**Deadline for receipt of proposals is January 26, 2024, 2:00 P.M. Local Time**

The Town of Gander is seeking proposals for the purchase and development of land, situated in a Residential Medium density zone. (as described in drawing# #23-1080-2 Rev 2 attached )

#### **CONDITIONS:**

Any persons wishing to express interest must fully complete this request for proposal form as well as a land application (attached) and submit a \$1000.00 deposit. (Refundable to non-successful applicants)

All Town of Gander land sales will proceed as follows; An offer of purchase and sale and/or a development agreement and a cover letter will be prepared by the Town Clerk's office. The cover letter will outline the full purchase price, including HST, the 20% deposit required, less the initial \$1000.00 deposit, and a deadline date of ten (10) business days for the return of the signed offer to purchase to the Town Clerk's office. If the offer of purchase and sale is not returned to the Town Clerk by the deadline date, the land offer will be withdrawn, and the \$1000.00 deposit will be forfeited.

This sale is subject to HST of 15%, unless the successful applicant can provide proof that they are an HST registrant.

Acceptance of any proposal will be at the sole discretion of the Town Council of the Town of Gander with Council reserving its right to not accept any proposal. As outlined in the Municipalities Act, Council may apply for Ministerial permission to accept other than the highest qualifying bid based on social and economic development grounds.

The Town of Gander reserves the right to require supplemental submissions for proposals under consideration. Any such request will be made in writing to proponents with detailed expectations and submission timeline.

Referenced land is currently unserviced. It will be the responsibility of the purchaser to obtain necessary development permits. All associated costs for accessing, servicing, and associated upgrades to accommodate the development will be the responsibility of the purchaser.

To be considered a qualified bid, proposals must include the following:

- o Bid deposit of \$1,000.
- o A development proposal outlining the following criteria.
  - land application
  - Site plan
  - Development schedule with completion date of no later than Dec, 31, 2025
  - A minimum of (18) dwelling units comprised of cluster development, apartment buildings, multiplexes or other housing models as approved under the Town of Gander Development Regulations.
  - Proof of project readiness, including financial capacity, team experience in similar scale projects.
  - Outline options to achieve inclusive, equitable and diverse housing options. ( ie affordability, accessibility, age friendliness, etc)

Any acceptance will be at the sole discretion and subject to approval by Motion of the Town Council of the Town of Gander and Council reserves its right to not accept any bid or as outlined in the Municipalities Act.

Building construction and/or site development will be subject to a completion deadline indicated in the land sales agreement and will commence upon signing and return of the "Offer to Purchase and Sale."

Municipal Zoning for this property is residential medium density. (attached)

All other inquiries can be directed to Mr. Dave Quinton at 709-651-5910, E-mail [dquinton@gandercanada.com](mailto:dquinton@gandercanada.com).

The successful applicant must comply with all Town of Gander Development Regulations.

The minimum amount that the Town will accept for this property is \$97,000 plus HST. If there are no bids for this amount or higher, the property may not be sold. The size of this parcel of land is approximately 0.95 acres, please refer to drawing #23-1080-2 Rev 2 (attached) to see a map of this parcel of land.

The Town of Gander reserves the right to negotiate conditions of sale other than what is outlined within this call for proposals.

Proposals must be mailed, couriered or hand delivered and received by the Procurement Officer, Town Hall, 100 Elizabeth Drive, Gander, NL, AIV 1G7 by the deadline indicated . Proposals are to be in a sealed envelope clearly identifying on the outside the request for proposal name and #, as well as the name of the applicant, and be addressed to the following:

Procurement Officer  
Town of Gander  
100 Elizabeth Drive  
Gander, NL  
AIV 1G7  
Telephone: 709-800-4543

**Applicants must submit only one bid reply**

**REQUEST FOR PROPOSALS MUST INCLUDE:**

- o Bid deposit of \$1,000.
- o A development proposal outlining the following criteria.
  - land application
  - Site plan
  - Development schedule with completion date of no later than Dec 31, 2025
  - A Minimum of (18) dwelling units comprised of cluster development, apartment buildings, multiplexes as approved under the Town of Gander Development Regulations.
  - Proof of project readiness, including financial capacity, team experience in similar scale projects.
  - Outline options to achieve inclusive, equitable and diverse housing options. ( ie affordability, accessibility, age friendliness, etc)

Amount Quoted \$ \_\_\_\_\_

Plus 15% HST\$ \$ \_\_\_\_\_

Total Price \$ \_\_\_\_\_ (Parcel of Land)

It is understood by the undersigned that the right is reserved by the Town of Gander to reject any and all call for proposals, and to accept any bid deemed to be in the Town's best interest.

It is understood by the undersigned that the authorized signature on the request for proposals hereby affirms that no collusion with other applicants has taken place. Evidence of collusion shall be cause for rejection of the request for proposals.

The undersigned agrees that by submission of this request for proposals, the applicant agrees to all terms and conditions indicated on this request for proposals form.

Legal Name of Company \_\_\_\_\_

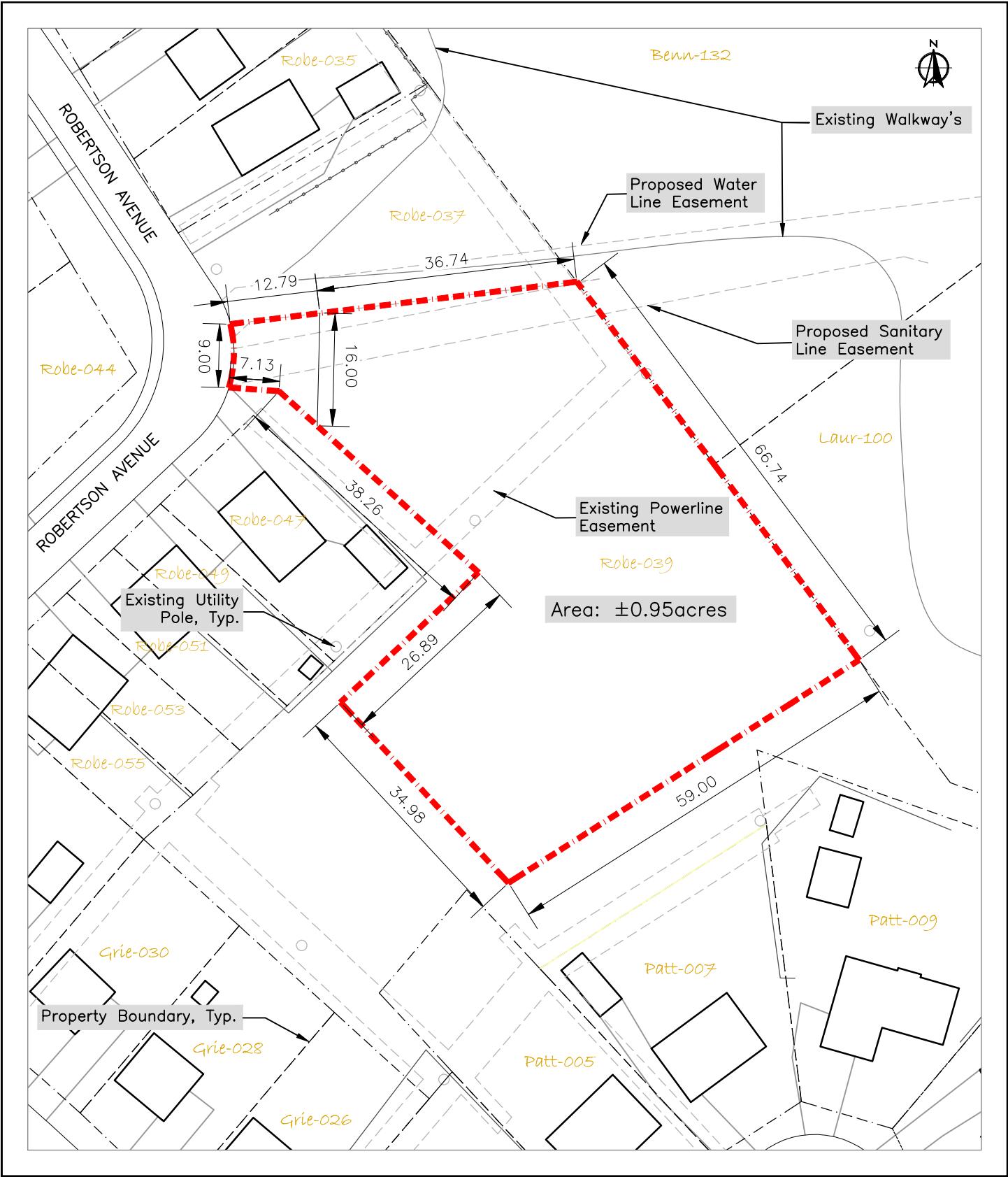
Authorized Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone # \_\_\_\_\_ Date \_\_\_\_\_



Drawing Title:  
 Robertson Avenue —  
 Proposed Lot Parcel's

Drawn By:  
 T. Noseworthy

Scale:  
 1 : 750

Date:  
 Nov 28, 2023

Drawing Number:  
 23-1080-2 Rev2

### 9.3 Residential Medium Density (RMD) Zone

<b>RESIDENTIAL MEDIUM DENSITY (RMD) ZONE</b>				
<b>PERMITTED USES</b> (See Regulation 8.4)		<b>DISCRETIONARY USES</b> (See Regulations 3.15 and 8.5)		
Conservation Double dwelling Open space Single dwelling Subsidiary apartment (See <i>Gander Subsidiary Apartment Regulations</i> ) Secondary suite (See <i>Gander Subsidiary Apartment Regulations</i> ) Transportation Utility		Antenna Apartment building (See Condition 9.3.2) Bed and breakfast (See Regulation 5.4) Childcare (See Regulation 5.7) Cluster Development ( <i>DRA#5, 2023</i> ) Community garden Forestry (See Condition 9.3.4) Group care centre Home based business (See Regulation 5.10 and <i>Gander Home Based Business Regulations</i> ) Lodging house (See Condition 9.3.3) Neighbourhood centre Personal livestock use – small animals (See Regulation 5.13) Recreational open space Residential care home (See Regulation 5.14) Retirement home Row dwelling (See Condition 9.3.2)		
<b>DEVELOPMENT STANDARDS</b>				
<b>STANDARD</b>	<b>Single Dwelling</b>	<b>Double Dwelling (per unit)</b>	<b>Row Dwelling (per unit)</b>	
			<b>End Unit</b>	<b>Interior Unit</b>
Minimum lot area	450 m <sup>2</sup>	350 m <sup>2</sup>	315 m <sup>2</sup>	210 m <sup>2</sup>
Minimum lot frontage at building line	16.0 m	10.0 m	9.0 m	6.0 m <sup>2</sup>
Minimum street frontage	9.0 m	7.0 m	5.0 m	5.0 m
Minimum lot depth	40.0 m?	35.0 m	35.0 m	
Minimum frontyard	8.0 m	8.0 m	8.0 m	
Minimum sideyard (each side)	1.5 m + 3.0 m	3.0 m	3.0 m	n/a
Minimum sideyard flanking street	8.0 m	8.0 m	8.0 m	n/a
<b>DEVELOPMENT STANDARDS</b>				
<b>STANDARD</b>	<b>Single Dwelling</b>	<b>Double Dwelling (per unit)</b>	<b>Row Dwelling (per unit)</b>	
			<b>End Unit</b>	<b>Interior Unit</b>
Average rearyard	12.0 m	12.0 m	12.0 m	
Minimum rearyard	10.0 m	10.0 m	10.0 m	
Minimum floor area (excl. basement)	80 m <sup>2</sup>	80 m <sup>2</sup>	65 m <sup>2</sup>	
Maximum lot coverage (all buildings)	30.0%			
Maximum height	10.0 metres or in accordance with airport height limitations (see Appendix D), whichever is lower			
<b>STANDARD</b>	<b>Apartment Building (per unit)</b>			
	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	
Minimum lot area	150 m <sup>2</sup>	170 m <sup>2</sup>	180 m <sup>2</sup>	
Minimum lot depth	40 m			
Minimum frontyard	8.0 m			
Minimum sideyard (each side)	5.0 m + 5.0 m			
Minimum sideyard flanking street	8.0 m			
Average rearyard	12.0 m			
Minimum rearyard	10.0 m			
Minimum floor area	40.0 m <sup>2</sup>	50.0 m <sup>2</sup>	60.0 m <sup>2</sup>	
Maximum lot coverage (all buildings)	30.0%			
Maximum height	15.0 metres or in accordance with airport height limitations (see Appendix D), whichever is lower			

## CONDITIONS

### 9.3.1 Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at Council's discretion provided the development will be compatible with the uses within the Permitted Use Classes and not contrary to the general intent of the Municipal Plan and Development Regulations.

Approval of a discretionary use will be subject to public consultation and terms and conditions to ensure it will be compatible with surrounding land uses and will not detract from the general residential and environmental quality and amenities of the area.

### 9.3.2 Residential Density

1. Apartment buildings and row dwellings shall not comprise more than 50% of total dwelling units on an individual street in the RMD zone, the remainder being single and/or double units.
2. Row dwellings will be restricted to a maximum of six dwelling units per building.
3. No two row dwellings will be erected immediately adjacent to each other.

### 9.3.3 Lodging House

If approved at Council's discretion, a single dwelling may be used for a lodging house provided that:

1. No more than three bedrooms will be available for rent.
2. No addition or alteration shall be undertaken which changes the roof line; increases the of the building; or extends into the front or side yards of the lot, except for dormers and/or structures necessary for public safety such as fire escapes.
3. Parking is provided as required in Appendix B and only in the sideyard and/or rearyard of the lot.

### 9.3.4 Forestry

Forestry in the form of timber harvesting uses may be permitted in areas where built-up development is not likely to occur for a number of years.



**TOWN OF GANDER**  
 100 Elizabeth Drive  
 Gander, NL, A1V 1G7  
 CANADA

Tel: 709-651-5912  
 Toll Free: 1-877-919-9979  
 Fax: 709-256-5809  
 Email: dqinton@gandercanada.com

OFFICE USE ONLY	
APPLICATION REVIEWED:	<input type="checkbox"/> YES <input type="checkbox"/> NO
DEPOSIT RECEIVED:	<input type="checkbox"/> YES <input type="checkbox"/> NO

## COMMERCIAL LAND APPLICATION

**SECTION I - APPLICANT**

COMPANY _____	ADDRESS 1 _____
REPRESENTATIVE _____	ADDRESS 2 _____
TELEPHONE _____	WEBSITE _____
FAX _____	EMAIL _____

**SECTION II - SITE**

LOT NUMBER _____	CIVIC ADDRESS 1 _____
LOT SIZE: _____ OM FT <input checked="" type="checkbox"/> _____ OM <input type="checkbox"/> FT	CIVIC ADDRESS 2 _____
ESTIMATED AREA _____	PURCHASE PRICE: _____ \$ _____ + HST

Briefly describe the proposed operation, including any goods to be manufactured, warehoused or sold:

**SECTION III - DEVELOPMENT TIMETABLE (MAX. 24 MONTHS)**

*Expiration of the Purchase and Sale Agreement will be based on the timelines indicated in this application. Failure to comply with these timelines will result in the cancellation of the Purchase and Sale Agreement.*

<b>BUILDING CONSTRUCTION</b> <i>(Max. 12 months from building permit issue)</i>	FROM _____	TO _____
<b>PAVING</b> <i>(Max. 12 months from occupancy)</i>	FROM _____	TO _____
<b>LANDSCAPING</b> <i>(Max. 12 months from occupancy)</i>	FROM _____	TO _____

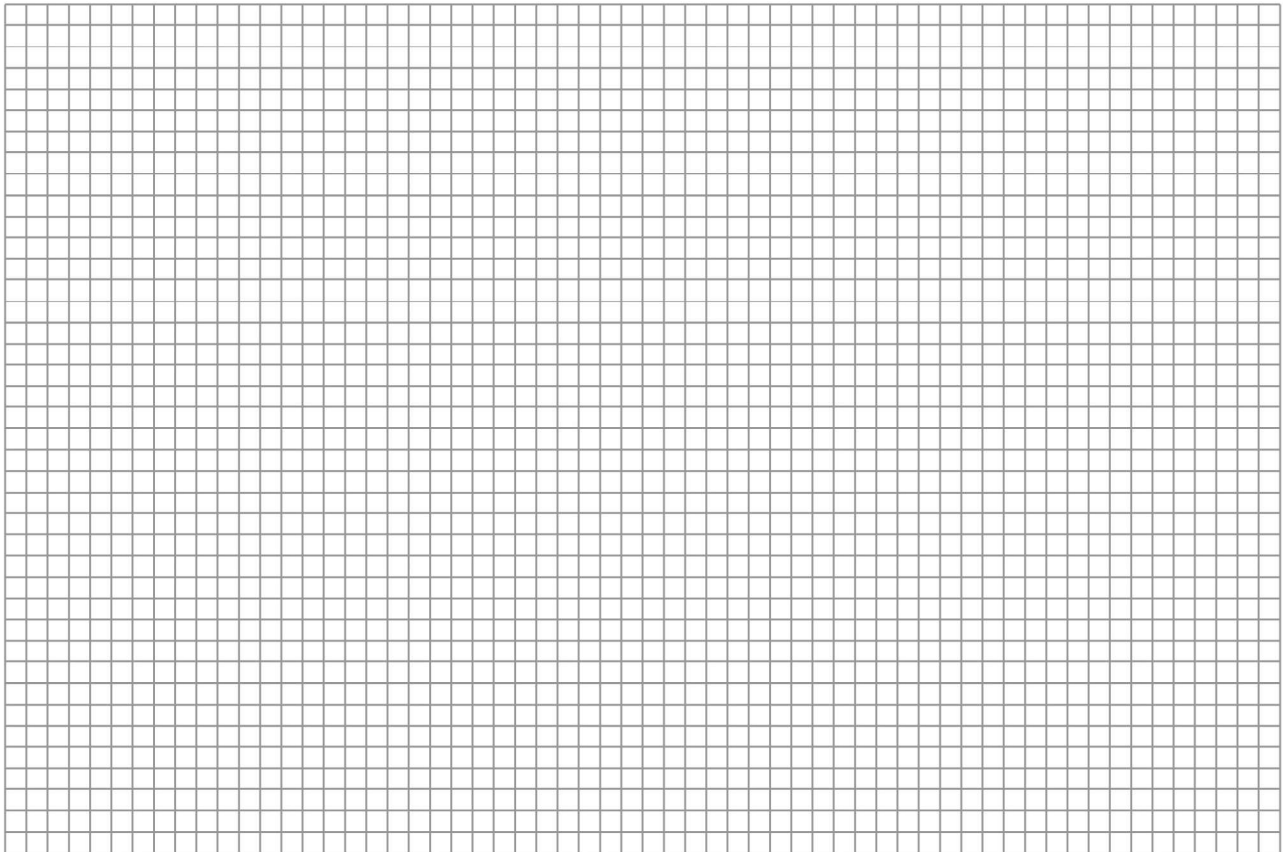


**SECTION IV- BUILDINGS**

*Briefly describe the types of buildings proposed for the site, including dimensions and total area, types of building materials and exterior treatment of each building:*

**SECTION V - PROPOSED SITE PLAN**

*Please attach a site plan or use this space to sketch your site, including the position of all buildings, parking and landscaped areas.*



Scale: 1 unit = 5 x 5 ft / 1.5 x 1.5 m

**SECTION VI - DECLARATION**

*With this application, it is understood that the prospective purchaser agrees to comply with all Development Regulations of the Town of Gander, national building and fire codes and all municipal by-laws.*

\_\_\_\_\_  
APPLICANT'S NAME

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE