



## The Corporation of the Town of Deep River

### REQUEST FOR EXPRESSION OF INTEREST

#### Re-development of Town-owned Lands

RFEOI-2025-01

Expressions of Interest shall be submitted in **via email by 2:00 p.m. EST on April 4, 2025**. Expressions of Interest received after that date and time will not be considered further. Expressions of Interest must be in accordance with the requirements stated in this RFEOI.

All Expressions of Interest shall be directed to the Contact Persons listed below for this RFEOI:

<b>CONTACT:</b>	Jessy Pace	Christian Kaiser
<b>ADDRESSED TO:</b>	<a href="mailto:jp@deepriver.ca">jp@deepriver.ca</a>	<a href="mailto:ckaiser@deepriver.ca">ckaiser@deepriver.ca</a>
<b>SUBJECT:</b>	RFEOI-2025-01: Housing Development	

Any questions or clarification regarding this Expression of Interest must be communicated via email to the Contact Persons listed by **4:00 p.m. EST March 26, 2025**.

**Expressions of interest will be opened in public and proponent names will be announced.**

**NOTE:** Should any potential bidders download this Request for Expression of Interest, it is the Proponent's responsibility to check for Addenda which will be posted on the Town website: <http://www.deepriver.ca/>

# 1 Overview

## 1.1 Purpose of the RFEOI and Project Goal

The County of Renfrew and the Town of Deep River recently purchased a surplus school property from a local school board. The property is located at 167 Brockhouse Way, is approximately 3.7 acres (1.49 hectares) in size and contains an existing building of approximately 43,000 sq. ft (4,000m<sup>2</sup>). This purchase is a key part of the Town and County's multi-faceted plan to increase housing opportunities.

The purpose of this Expression of Interest process is to identify suitable partners that the County and Town can work closely with to redevelop the subject lands in a way that will maximize its long-term benefit to our community, including housing and the potential for community space and attainable housing.

Submitted Expressions will be evaluated by the County and Town, and based on the expressions received, the County and Town **may** enter into discussions and/or negotiations with one or more of the Proponents to set appropriate terms for an integrated project design and delivery agreement. The County and Town reserve the right to not proceed with discussions with any or all Proponents at its sole discretion.

## 1.2 Deep River – background

Deep River is located approximately 200km northwest of Ottawa along the Trans-Canada Highway 17 in the County of Renfrew. It is known internationally as the research home of Atomic Energy of Canada Ltd, and Canadian Nuclear Laboratories, Inc. There are also several other high technology businesses in the area, and it is a neighbouring community to Canadian Forces Base Petawawa. It has a beautiful waterfront setting on the Ottawa River, with a wide variety of amenities and recreational facilities, and features an active, safe and affordable lifestyle.

All of Deep River's primary employers are expanding. In particular, a new 96-bed long-term care facility is currently under construction, and will create an additional 200 employment opportunities. Further, AECL has embarked on a multi-year revitalization of the Chalk River Laboratories, with over \$1 billion to be invested in the next ten years.

### 1.3 Summary of Key Dates

Request for Expression of Interest issued:	March 17, 2025
Submission of written questions	March 26, 2025, 4:00pm EST
Town's response to written questions	March 28, 2025
Deadline for submission of Expression of Interest:	April 4, 2025 2:00pm EST

### 1.4 Expression of Interest Submission

Expressions of Interest will be received until 2:00 p.m., Friday, April 4, 2025, local time.

Expressions shall be properly labeled with the proposal number 'EOI-2025-01' and submitted via email to the details listed below, or in hardcopy form at:

#### **Town of Deep River**

**ATTN: Jessy Pace**

100 Deep River Road

Deep River ON

K0J 1P0

It is the interested party's responsibility to verify that any submission is submitted by the undersigned by the closing date and time.

### 1.5 Registration / Intent to submit

Individuals or firms interested in submitting an Expression of Interest should register as described below to ensure they receive any addenda which may be issued.

<b>CONTACT:</b>	Jessy Pace
<b>ADDRESSED TO:</b>	jp@deepriver.ca
<b>SUBJECT:</b>	RFEOI-2025-01: Intent to Submit
<b>CONTENTS:</b>	<ul style="list-style-type: none"><li>• Name of vendor's designated project contact for the purposes of this Expression</li><li>• Contact information (Phone number, email)</li></ul>

## 1.6 Questions

All communications and/or questions concerning this Expression of Interest should be submitted in writing to the contact details below. Questions will be received until 4:00pm on March 26, 2025.

<b>CONTACT:</b>	Jessy Pace
<b>ADDRESSED TO:</b>	jp pace@deepriver.ca
<b>SUBJECT:</b>	RFEOI-2025-01: Questions

A written response to all questions will be sent on March 28, 2025, to those individuals and firms who have registered an Intent to Submit. All inquires and answers will be shared with all respondents.

The County and Town reserves the right to not address questions received after the specified deadline for questions has passed. The County and Town will not respond to questions by telephone or in person. A Proponent who seeks to obtain information, clarification or interpretation from any other Town or County official or employee is advised that such material is used at the Proponent's own risk, and the Town and County shall not be bound by any such representations.

## 2 Submission Requirements

### 2.1 Expression of Interest

Expression of Interest submissions must include all the following information:

- i. Name of primary contact, along with your address and contact details.
- ii. If an Expression is being submitted by a business, please include the business name and a brief description of your primary operations.
- iii. Your experience in similar projects, including any recently completed developments.
- iv. Your proposed form of development, and an approximate number of units and sizes (e.g. number of rooms).
- v. The scope of affordability. For example, please provide the projected range of pricing; how many units of the overall development will be affordable, and what level of affordability will be provided. Please describe any strategies related to affordable housing funding sources, such as the CMHC.
- vi. Your timeline for commencement of the development, the projected first occupancy date, and any phasing of the proposal.
- vii. High level strategies related to the environmental approach (for example, energy efficiency targets, drainage approach, etc.)
- viii. Any anticipated in-kind or procedural support anticipated of the County or Town as part of the development (e.g. zoning change facilitation, property severance, etc.)
- ix. Signed Statement of Acceptance as per Schedule A.

### 2.2 Optional Financial Information

Please note that any financial information provided will not be considered as binding, and is only used to evaluate the expressions for the purposes of entering into detailed negotiations.

If available, please provide any additional information that would relate to the financial components of the proposal, for example:

- Your projected offer purchase price
- Requests and justification for any fee relief, e.g. construction waste / demolition tipping fees, planning application fees

- Requests and justifications for reduction in Development Charges, or potential tax deferral or relief
- Funding sources

### **2.3 Evaluation Criteria**

The Evaluation team will comprise representatives from the County of Renfrew and the Town of Deep River. The required and optional information provided will be evaluated consistent with the submission requirements list above.

### **2.4 Right to Accept or Reject Expression**

The Town and County reserve the right to reject any or all expressions, as a whole or in part, and waive formalities as the interests of the Town and County may require, without stating reasons.

### **2.5 Multiple Expressions**

Multiple responses from any one party are acceptable, providing each response is complete as per the format specified herein and submitted separately.

### **2.6 Collection of Personal Information and Confidentiality Provision**

Any personal information collected through the Request of Expression of Interest process will be done so, and managed, in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Any personal information collected is being done so for the purposes of expression review and administration.

### **2.7 Nature of information provided**

All information supplied by the County of Renfrew and Town of Deep River as part of this Expression of Interest process is done in good faith and to the best of the County and Town's knowledge. The County and Town, however, do not guarantee its accuracy. Any party advancing to the negotiation of terms is wholly responsible for performing any due diligence activities they require themselves. Reasonable access to the site and buildings will be arranged to allow for these activities.

Changes to this Request for Expression of Interest shall only be done in writing by formal written addenda issued by the Contact Person. The County of Renfrew and Town of Deep River reserves the right in their sole discretion to amend this RFEOI at any time prior to the closing date and time.

It is each proponent's ultimate responsibility to ensure that all addenda have been received prior to the submission of their Expression of Interest or, in any event, prior to the close of the RFEOI.

## **2.8 Attachments to this RFEOI**

The following supporting documents have been provided and form part of this RFEOI:

- **Plan of Survey 49R-20899** – The subject lands comprise Parts 1 to 14 indicated on the plan of survey
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### 3 Schedule A: Statement of Acceptance

All responses should be signed.

I/We certify that the information provided in this RFP Response Document is true and complete

I/We declare that no employee of the Town of Deep River is or will become interested, directly or indirectly as a contracting party or otherwise in the supplies, work or business to which it relates or in any portion of the profits thereof, or in any such supplies to be therein or in any of the monies derived there from.

I/We further declare that the undersigned is empowered by the Proponent to negotiate all matters with the partnering municipality's representatives, relative to this Proposal.

I/We further declare that the agent listed below is hereby authorized by the Proponent to submit this Proposal and is authorized to negotiate on behalf of the Proponent.

Legal Company Name:	
Companies Address:	
Respondent's Signature:	
Respondent's Printed Name:	
Respondent's Title:	
Email:	
Business Phone:	
Business Fax:	



