

**March 30<sup>th</sup>, 2016**

**Town of Oromocto Housing Development Opportunities**  
**Request for Expressions of Interest**

**Background**

The new Municipal Plan for the Town of Oromocto (adopted in March 2016) places a high priority on creating a greater diversity of housing choices for an aging population. The intent is to retain and attract current and new citizens who are seeking housing that will allow them to stay in their own homes post retirement and for many years to come. As such, the Town is now ready to move forward with housing developments that will be noteworthy for the advantages of affordability, a barrier free design and the potential for low to no effort for property upkeep and maintenance.

The Town of Oromocto is prepared to make land available at a very reasonable price as an incentive to proceed with attractive developments.

**The Opportunity**

The Town has designated three Town-owned properties for this purpose and is now seeking development partners to design, build and potentially manage the new housing options.

**Desired Outcomes**

The desired diversity of housing choices includes housing in medium density (single level, 2 – 4 units per structure) and high density (multi-level and more than 4 units per structure) configurations. The dwelling units must be designed in accordance with modern and generally accepted standards for accessible house design that ensure the units are suitable for aging in place, such as the CMHC *FlexHousing* concept. A garage or other indoor parking space for each unit must also be provided.

**Available Land**

Parcels that may be available for development include:

**Parcel A** - A 2.7 acre parcel (portion of PID 60102589) located at the intersection of Waasis Road and MacDonald Avenue, and accessible from Gilmour Street (see Appendix A).

**Parcel B** – A 1.4 acre parcel (portion of PID 60132859) located at the intersection of Restigouche Road and Restigouche Road North (see Appendix B).

**Parcel C** – A 9.0 acre parcel (PIDs 60123098 and 60123080) located on Black Watch Avenue between Brayson Boulevard and Leger Street (see Appendix C).

### **Expression of Interest Requirements**

It is not the Town of Oromocto's intent that proponents who respond to this *Request for Expression of Interest* incur significant expense to prepare their submission. That said, the submissions must contain sufficient information for us to evaluate the proposed development concepts and assess the developers' experience in delivering similar projects.

Guidelines for submission of the *Expression of Interest* are detailed below.

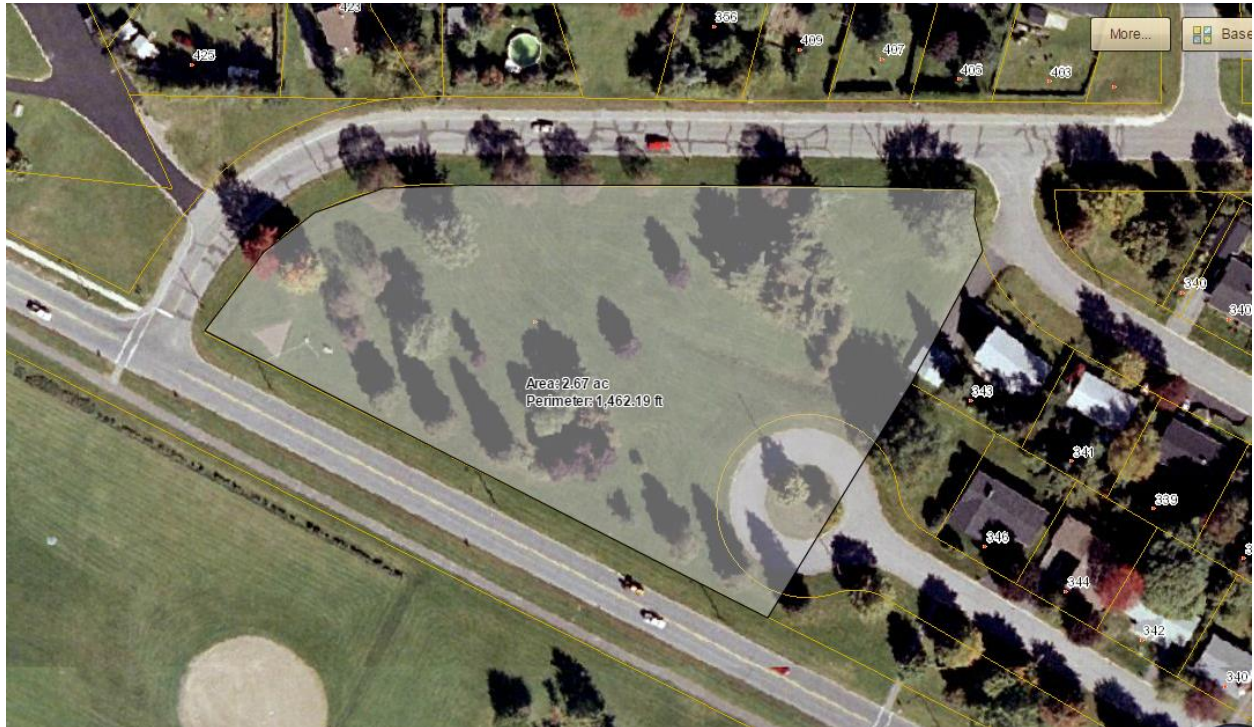
- (a) Include name, address and contact information of the individuals and/or principals of partnerships and/or corporations comprising the beneficial owner(s).
- (b) Clearly identify the planned use(s) and scope of the project.
- (c) Identify the development team including architects, engineers and construction management, if applicable.
- (d) Demonstrate that your team has the expertise, experience and financial resources to complete the proposed project. Include information on prior projects either completed or underway.
- (e) Indicate projected commencement and completion dates, and break out timing for separate phases, if applicable.

### **Proposed Schedule of Events**

- (a) Release of Request for Expression of Interest: 30 March 2016
- (b) Deadline for Submission of Responses to Request: 16 May 2016
- (c) Submissions may be delivered to the Town of Oromocto Municipal Office by any of these means:
  - (1) Mail or hand deliver to 4 Doyle Drive, Oromocto, NB E2V 2V3
  - (2) E-mail to [Isabelle@oromocto.ca](mailto:Isabelle@oromocto.ca)
- (d) Submission Evaluation Complete: 26 May 2016
- (e) Exploratory meetings with short listed proponents: June 2016
- (f) Successful partner(s) notified: 30 June 2016

**APPENDIX A TO  
TOWN OF OROMOCTO REQUEST FOR EXPRESSION OF INTEREST**

**Parcel A** - A 2.7 acre parcel (portion of PID 60102589) located at the intersection of Waasis Road and MacDonald Avenue, and accessible from Gilmour Street. The preferred concept for this property is single level design.



**APPENDIX B TO  
TOWN OF OROMOCTO REQUEST FOR EXPRESSION OF INTEREST**

**Parcel B** – A 1.4 acre parcel (portion of PID 60132859) located at the intersection of Restigouche Road and Restigouche Road North.





**APPENDIX C TO  
TOWN OF OROMOCTO REQUEST FOR EXPRESSION OF INTEREST**

**Parcel C** – A 9.0 acre parcel (PIDs 60123098 and 60123080) located on Black Watch Avenue between Brayson Boulevard and Leger Street. Any portion of or this entire parcel may be considered for the new development.

