



REQUEST FOR EXPRESSIONS OF INTEREST FOR DEVELOPMENT OF  
BLOCK 20, GOVERNMENT RESERVE  
DAWSON CITY,  
YUKON TERRITORY

NOVEMBER 1<sup>ST</sup>, 2011

## **INTRODUCTION**

The Town of the City of Dawson would like to hear from proponents their ideas, concepts, or specific proposals related to the potential development of property currently held by the City of Dawson and known as **Block 20, Government Reserve** (see Appendix A).

The City of Dawson has identified a shortage of housing within the community. In an effort to increase the developable land within the City, the City has acquired the land in question. It is expected that any development proposed in response to this request for expressions of interest will demonstrate an effort to assist with alleviating this housing shortage.

## **PROCESS**

Submitted expressions of interest will be reviewed by the City of Dawson with an aim of gauging the appropriateness of the proposed development in relation to the surrounding parcels and the project's ability to maximize the project's ability to positively impact upon the City's current housing shortage.

Once this initial review is complete, a request for detailed proposals will be extended to those proponents who have expressed a project interest and with whom the City of Dawson wishes to further explore project development opportunities.

Detailed proposals will be reviewed by the City of Dawson with the intent to enter into an agreement for project development.

The City of Dawson reserves the right to develop projects that may not have been submitted under this request for expressions of interest.

## **PROJECT SPECIFICATIONS**

Expressions of interest must target the development of residential accommodations.

Submissions must be able to accommodate the possibility of a utility easement for City of Dawson infrastructure. Details of this easement will be discussed with projects chosen for detailed proposals.

## **SUBMISSION REQUIREMENTS**

Proponents must submit seven (7) hard copies of their expression of interest in a sealed envelope, addressed as follows and delivered to:

City of Dawson  
1336 Front Street  
Box 308  
Dawson, YT  
Y0B 1G0

RE: Expression of Interest to Develop Block 20, Government Reserve

Expressions of interest must be received by the City of Dawson at the above noted address by November 30<sup>th</sup>, 2011 at 4:00pm (Pacific Time).

Expressions of interest submitted later than this time will be returned unopened to the proponent.

The City of Dawson will not accept expressions of interest submitted by facsimile transmission (fax) or electronic mail (email).

Simplicity and clarity of responses are important. Proponents should avoid including extraneous or irrelevant information. All submissions should be submitted in an 8.5" x 11" format and bound in such a manner as to lay flat when opened.

## **SUBMISSION CONTENT**

Proponents should include the following in their submitted expression of interest:

1. The name of the proponent and contact information for the principal contact (namely phone number, fax number, mailing address, and email address).
2. A profile of the proponent, including the proponent's experience in residential housing development.
3. The current and required zoning of the site, including any pertinent information that may impact rezoning or necessary variances.
4. A narrative description of the overall project concept and development approach.
5. Identification of the specific target population(s) to be served.
6. Proposed number, type and size of unit(s).

7. Any preliminary conceptual drawings, including site plans, if available.
8. Details of any relevant partnerships and/or project support.
9. A high level description of any intended accessibility and energy efficient features.
10. A broad outline of the envisioned timelines for complete project development.

### **EVALUATION AND SELECTION**

All expressions of interest received by the deadline will be opened immediately following the noted deadline. An Evaluation Committee will be established comprised of representatives of City of Dawson staff and elected officials. The Evaluation Committee will be responsible for reviewing responses and recommending those projects which the City of Dawson wishes to receive a second, more detailed project proposal.

All eligible expressions of interest will be considered although preference will be given to responses which:

- Are put forward by proponents with extensive and successful documented experience in the development of housing, or who intend to link with partners and/or consultants with more substantial experience.
- Are clearly described and are based on a sound/logical project concept.
- Feature energy efficiency measures.
- Reveal no heightened level of risk that would inhibit project advancement or completion.
- Can move ahead to the construction stage within a reasonable timeframe.
- Demonstrate a knowledge of, and commitment to, the historical elements required for development within the City of Dawson.

### **SUBMISSION CONDITIONS:**

No expression of interest will be considered from a proponent where the City of Dawson, in its sole discretion, determines that a potential conflict of interest exists. No expression of interest will be considered that is in any way conditional or that may impose conditions on the City of Dawson that are inconsistent with the requirements of this request for expression of interest and the terms and conditions stipulated herein.

The submission of an expression of interest, its receipt by the City of Dawson and the opening of an expression of interest, or any one of those, does not constitute the

City of Dawson's acceptance in any way. The City of Dawson, in its sole discretion, may reject or accept all or any part of any submitted expression of interest. Furthermore, an invitation by the City of Dawson to submit a further detailed project proposal does not guarantee any further support from the City of Dawson.

The City of Dawson reserves the right to reissue this request for expressions of interests where, in the sole discretion of the City of Dawson, an insufficient number of submitted expressions of interest warrant acceptance or where it would be in the best interest of the City of Dawson to do so.

The City of Dawson is not liable for any costs incurred by proponents in the preparation, presentation, or submission of a response to this request for expressions of interest. The City of Dawson shall not be responsible for any liabilities, costs, expenses, loss of damage occurred, sustained or suffered by any proponent, prior to or subsequent to, or by reason of any delay in the acceptance or an expression of interest.

Proponents are cautioned not to finalize their project designs as the City of Dawson requirements may impact final design. The City of Dawson shall not be responsible for any costs required to adjust project designs.

The City of Dawson reserves the right to request proponents to clarify any information related to their expression of interest.

Submission of an expression of interest in response to this invitation constitutes an acknowledgement and acceptance of the conditions set forth herein.

All expressions of interest will be kept in the strictest of confidence subject to such disclosure as may be required under legislation.

## **INQUIRIES**

All inquiries related to this request for expressions of interest should be addressed to:

Mr. Micah Olesh  
Community Development Officer  
City of Dawson  
Box 308  
Dawson, YT  
Y0B 1G0  
Tel: 867-993-7400  
Fax: 867-993-7434  
Email: [molesh@cityofdawson.ca](mailto:molesh@cityofdawson.ca)

**APPENDIX A**  
**BLOCK 20, GOVERNMENT RESERVE**

