



NEW WESTMINSTER

February 13, 2019

ENQUIRIES AND RESPONSES # 1
NWRFP-19-32
Small Site Affordable Housing Project
350 to 362 Fenton Street, New Westminster, BC

ANSWERS TO SUBMITTED QUESTIONS

- Q1 In regards to the Proponent, we are wondering if all entities must be non-profit, or if the proponent team can consist of a for-profit entity? (I.e.- A for profit developer paired with a non-profit housing society).
- A1 The City is specifically requesting proposals from non-profit Proponents; however, it is appropriate that non-profits proponents work with for-profit entities in order to utilize various sources of experience, and expertise to achieve the project objectives.
- Q2 In regards to the Proponent experience, we are wondering if the for-profit development team experience would apply, if a non-profit society is the proponent?
- A2 The City is requesting that the non-profit Proponents be the applicant, recognizing that they may be working with for-profit partners to develop a proposal.
- Q3 Have there been any inquiries made from developers looking for housing partners?
- A3 At this time, staff are unaware of any inquiries made from developers looking for housing partners.
- Q4 In reviewing the property, we are wondering if the City can give us direction as to the scale, form, and potential density of housing that the Planning Department would support for development on this site? The OCP currently designates the lots and surrounding area as single-detached.
- A4 The City is looking for creative projects that: are sympathetic in design with existing neighbourhood; that incorporate units that meet a variety of needs, including for families with children; that can be replicated elsewhere in the city; and, that can be completed by fall 2022. Substantively, the City is interested in projects that ensure that the housing units remain affordable for the longest period possible, and achieves a level of affordability for low- and moderate-income households.

Please note that the successful Proponent will be responsible for submitting a rezoning application for the property, developing the design concept, and building plans/drawings, acting as the general contractor to procure all trades and materials, managing the project, and constructing the approved building.

END of Enquiries and Responses

Yours truly,

Heather M. Rossi
Intermediate Buyer