



# Expression of Interest

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**EOI-23-03**

**Sale & Development of Municipal Property on  
Adams Crescent, Pasadena, NL**

Issue Date:	November 28, 2023
Deadline for Questions:	December 15, 2023
Closing Date:	December 22, 2023, 1:30pm NDT

**PASADENA**

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# 1. Purpose

Pursuant to Section 201.2 of the *Municipalities Act, 1999*, the Town of Pasadena (the Town) is seeking Expressions of Interest (EOI) from interested developers (the Respondent) wishing to purchase and develop property located on Adams Crescent in Pasadena, Newfoundland and Labrador as described herein.

# 2. Town's Objectives

The Town would like to see the site developed as a commercial, residential or mixed-use development.

The Town will consider any potential project that:

- Contributes to meeting the goals and objectives of the Town's *Integrated Community Sustainability Municipal Plan* (found here: [https://pasadena.ca/regulations\\_and\\_bylaws/](https://pasadena.ca/regulations_and_bylaws/));
- Contributes positively to, and is complementary of, the community's character.

# 3. Background

## 3.1 About Pasadena

Pasadena as a community is unique because it started out as three separate communities, South Brook, Pasadena, and Midland, all of which eventually joined together to form the magnificent town we have today. The town is located within the scenic Humber Valley on the west coast of the island of Newfoundland, approximately mid-way between the Town of Deer Lake to the north, and the City of Corner Brook to the south. Pasadena is a well-planned community of over 3,600 residents that is ideally situated on the southern shores of Deer Lake.

*(From the Town of Pasadena website and the Town's ICSMP)*

## 3.2 Property Overview

### 3.2.1 Property Description

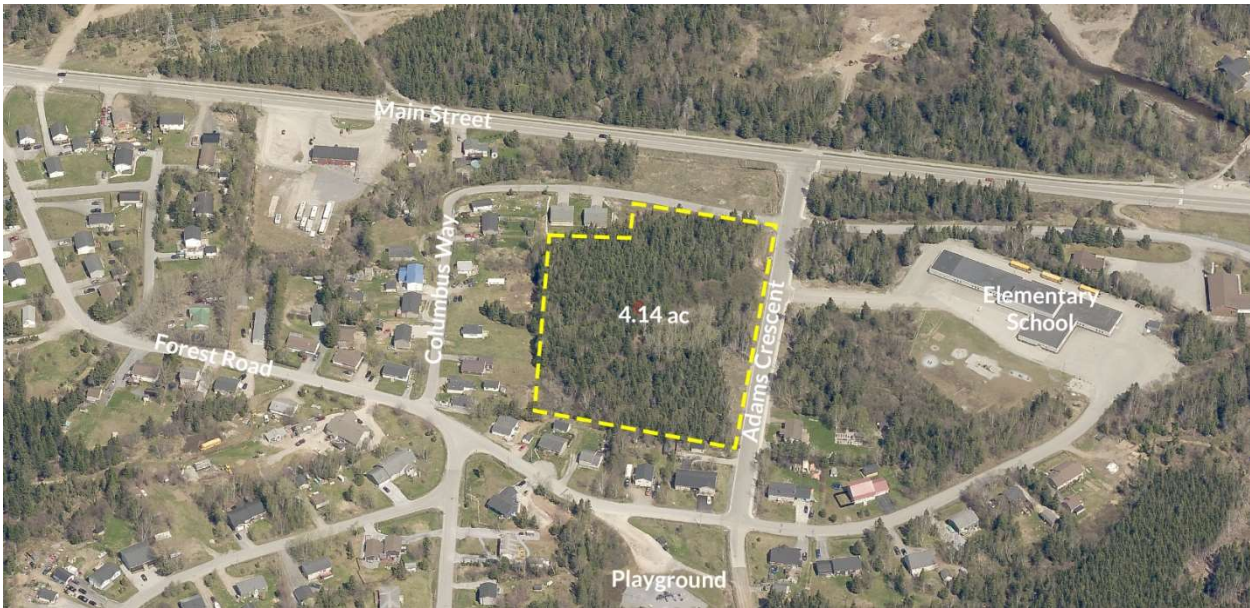
The property located on Adams Crescent in Pasadena is currently owned by the Town. The property is approximately 4.14 acres and is currently undeveloped and vacant.

The property is bounded by Columbus Way on the north, Adams Crescent on the east, and private land on the south and west.



*Image: Site Context Plan*





*Image: Site Aerial View*



*Image: Enlarged Site Aerial View*



### *3.2.2 Current Zoning*

The property is currently zoned as Residential Medium Density (RMD). However, Respondents are advised that the Town is open to considering a zoning amendment that is compliant with current by-laws and Development Regulations.



***3.2.3 Water and Sewer Services***

The site is currently serviced by municipal water, sanitary and storm sewer services.

***3.2.4 Taxes***

The property and associated lands will be taxed according to the Town of Pasadena Tax Rate and Structure. There will be no exemption from taxation.

***3.2.5 Site Access***

Respondents wishing to visit the site may do so at their convenience.

## 4. Submission Requirements

### 4.1 Closing Date

The deadline for submission of Proposals is **December 22, 2023 at 1:30pm NDT**. Proposals submitted after this time will **not** be accepted.

### 4.2 Proposal Contents

All proposals must include the following information:

1. The Respondent's name, address, phone number, and email address.
2. **Statement of Qualifications** (maximum of two pages) which describes:
  - a. The Respondent's background and qualifications to ensure the proposed project will be successfully completed as described;
  - b. The Respondent's financial capability to complete the proposed project;
  - c. Previous project experience comparable to the proposed project.
3. **Project Narrative** (maximum of two pages) which describes:
  - a. The proposed use of the property;
  - b. A summary of social and/or economic benefits to the community;
  - c. Other benefits to the community and its residents.
4. **Project Timelines:** Include a detailed schedule illustrating how the proposed purchase and development can be designed, constructed, installed, and completed in a timely fashion. Timelines must allow for any necessary approvals and proposed zoning amendments.
5. **Offer to Purchase:** Clearly indicate a total purchase price which is to be in Canadian dollars and inclusive of HST.
6. **Terms and Conditions:** Clearly outline all of the Respondent's proposed conditions that must be met prior to execution of a Purchase and Sale Agreement.
7. **Supplementary Information:** Include, if available, drawings, sketches, photos, or other illustrations that describe the intended use.



#### 4.3 Notes

- Proposals must remain valid for a period of ninety (90) days from the closing date.
- This is an Expression of Interest only and no contractual obligations whatsoever between the Town and the Respondent shall exist until the Town Council accepts the Respondent's proposal and initiates a formal Purchase and Sale Agreement.
- Acceptance of any Proposal is at the sole and absolute discretion of the Town.
- The Town reserves the right to not accept any proposal.
- Pursuant to Section 201.2 of the *Municipalities Act, 1999*, the Town may accept other than the highest qualifying bid based on social and economic development considerations.
- The Selected Respondent shall be solely responsible for all costs associated with participating in this EOI, the development of their Proposal, and any related or associated costs resulting from being chosen as the Selected Respondent;
- Proposed development must comply with applicable Municipal, Provincial, and Federal requirements.
- The property is being sold by the Town on an "as is" basis.
- The Respondent will be responsible for acquisition and costs of all required permits, licenses, and approvals from appropriate Authorities Having Jurisdiction.

#### 4.4 Submission Location

Submissions must be received by the Town of Pasadena **by email** in PDF format to the following location:

**Mr. Carlson Way, P.Eng.**

**Director of Engineering & Planning**

**Town of Pasadena**

**Phone: (709) 686-2075**

**Email: cway@pasadena.ca**

## 5. Selection Process

- The Town will evaluate each Proposal received and may enter discussions with one or more Respondent(s).
- The Town may choose to strike a committee to complete the evaluation process.
- The Town may request additional information from one or more Respondent(s).
- The Town will make a recommendation to Council as to which Proposal is preferred.
- Selection of the preferred Proposal is at the sole and absolute discretion of the Town.
- Proposals will be evaluated based on:
  - Quality of the Proposal;
  - Financial viability of the project;
  - Community and economic benefit of the proposed project;
  - Respondent's experience and qualifications to complete the proposed project;
  - Proposed timelines;
  - Purchase price.

## **6. Inquiries/Questions**

All inquiries/questions should be submitted by email no later than **December 15, 2023** and directed to:

**Mr. Carlson Way, P.Eng.**

**Director of Engineering & Planning**

**Town of Pasadena**

**Phone: (709) 686-2075**

**Email: [cway@pasadena.ca](mailto:cway@pasadena.ca)**

Please note that requests for clarification and questions by one Respondent may be shared with other potential Respondents.

## **7. Appendices**



# Appendix 1 – Site Photos



*View looking southeast from Columbus Way*



*View looking southwest from Adam Crescent*



*View looking northwest from Adam Crescent*

## Appendix 2 – Site Survey



**DESCRIPTION OF LAND FOR  
TOWN OF PASADENA  
MAJORS LANE & ADAM CRESCENT  
PASADENA, NL**

All that piece or parcel of land situate and being at Pasadena, abutted and bounded as follows, that is to say:

Beginning at a survey marker on the westerly limit of Adam Crescent, fifteen decimal two four zero (15.240) metres wide, the said point being the most southerly angle of the herein described parcel and having Grid co-ordinates of North 5,430,600.323 and East 369,524.851 as referenced from Monument 94G5085;

Thence running along the aforesaid westerly limit of Adam Crescent, fifteen decimal two four zero (15.240) metres wide, north four degrees forty-one minutes fifty-one seconds east (N 4° 41' 51" E) one hundred forty-four decimal one one six (144.116) metres to a survey marker;

Thence running along the aforesaid westerly limit of Adam Crescent, fifteen decimal two four zero (15.240) metres wide, along a curve in a counter clockwise direction having a radius of five (5) metres to a survey marker which is distant seven decimal five two two (7.522) metres as measured on a bearing of north thirty-six degrees thirty-one minutes eight seconds west (N 36° 31' 08" W);

Thence running along the southerly limit of Majors Lane, fifteen (15) metres wide, north seventy-seven degrees forty-four minutes six seconds west (N 77° 44' 06" W) seventy-five decimal zero three six (75.036) metres to a survey marker;

Thence running along the aforesaid southerly limit of Majors Lane, fifteen (15) metres wide, along a curve in a counter clockwise direction having a radius of one hundred sixty (160) metres to a survey marker which is distant eleven decimal five eight five (11.585) metres as measured on a bearing of north seventy-nine degrees fifty-three minutes forty-six seconds west (N 79° 53' 46" W);

Thence running by land of Community Mental Health Initiative Inc. Civic No. 20-22, along a curve in a clockwise direction having a radius of five (5) metres to a survey marker which is distant six decimal five one nine (6.519) metres as measured on a bearing of south forty-one degrees seventeen minutes seven seconds east (S 41° 17' 07" E);

Thence running by the aforesaid land of Community Mental Health Initiative Inc. Civic No. 20-22, south zero degrees thirty-six minutes two seconds east (S 0° 36' 02" E) twenty-eight decimal five seven zero (28.570) metres to a survey marker;

Thence running by the aforesaid land of Community Mental Health Initiative Inc. Civic No. 20-22, north eighty-three degrees forty-nine minutes eight seconds west (N 83° 49' 08" W) thirty-six decimal two five six (36.256) metres to a survey marker;

Thence running by land of Frank Clarke, Elizabeth Major or assigns, Joyce Clarke, and George Wall, south zero degrees thirty-six minutes two seconds east (S 0° 36' 02" E) one hundred twenty-seven decimal four seven one (127.471) metres to a survey marker;

Thence running by land of Ryan Tyler Randell and Chelsie Sabrina Aucoin, south eighty-three degrees forty-nine minutes eight seconds east (S 83° 49' 08" E) forty decimal six nine one (40.691) metres to a survey marker;

Thence running by land of Paul & Cheryl Quigley, south eighty-four degrees forty minutes fifty-seven seconds east (S 84° 40' 57" E) sixty-seven decimal three four six (67.346) metres, more or less, to the point of beginning and being more particularly shown and delineated on the attached plan;

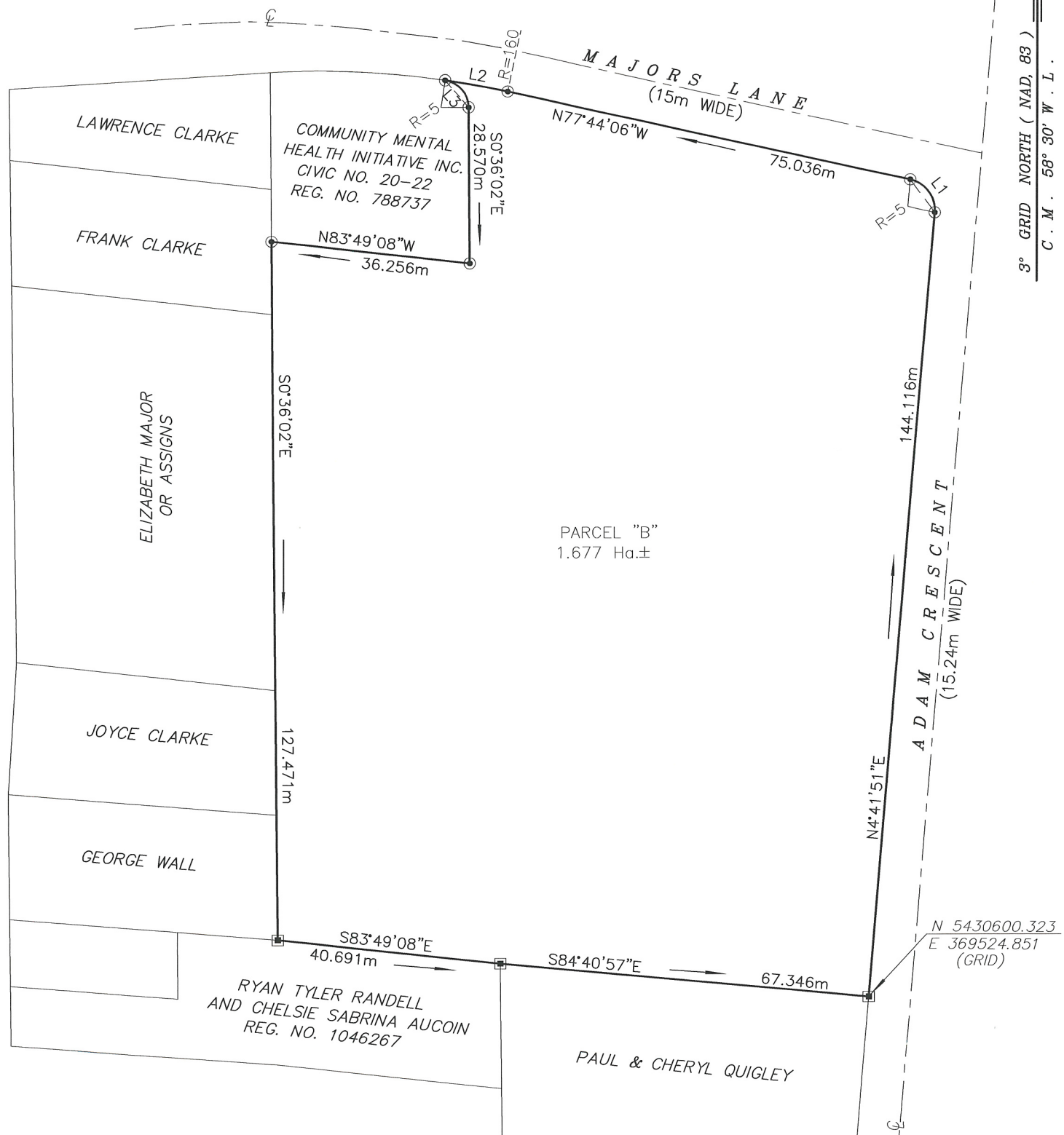
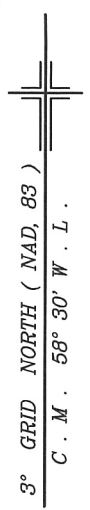
The above described land contains an area of one decimal six seven seven (1.677) hectares, more or less;

All bearings referenced to the Meridian of fifty-eight degrees thirty minutes west longitude of the Three Degree Modified Transverse Mercator Projection, Zone 3, NAD 83 for the Province of Newfoundland and Labrador.

Yates and Woods Limited  
23587

Oct. 24, 2023





**LEGEND**

- CONTROL MONUMENT .....
- CAPPED IRON PIN .....
- FOUND IRON PIN .....
- PK NAIL ..... PK
- BOUNDARY LINE .....
- POLE OR LIGHT STANDARD .....
- HYDRANT.....
- FENCE POST ..... FP
- FENCE LINES .....
- GUY WIRE .....
- POWER-TELEPHONE LINES .....
- EASEMENTS .....
- CENTERLINE .....

NUM	BEARING	DISTANCE
L1	N36°31'08"W	7.522m
L2	N79°53'46"W	11.585m
L3	S41°17'07"E	6.519m

REFERENCE MONUMENTS : 94G5085 N 5,430,765.618 E 369,746.965  
 ( COMBINED SCALE FACTOR : 0.999949)  
 94G5077 N 5,430,828.814 E 370,394.384

ALL DISTANCES SHOWN ARE HORIZONTAL  
 DISTANCES MEASURED IN METERS .

**YATES AND WOODS LTD.**  
 NEWFOUNDLAND LAND SURVEYORS  
 53 CARIBOU ROAD CORNER BROOK, NL.  
 A2H 4W8 TEL. 639-9177 E-mail: yatewood@nf.aibn.com



**SURVEY PLAN OF LAND FOR  
 TOWN OF PASADENA  
 MAJORS LANE & ADAM CRESCENT, PASADENA, NL.**

SCALE: 1 : 1000

DWG. NO. 23587

DRAWN BY M.D.L

DATE: OCT. 24, 2023

## **Appendix 3 - Current Land Use Zoning Tables**



**3.1.2 Residential Medium Density Zone**

Housing types may include well-designed town homes, cluster housing consisting of small footprint homes, three and four-unit residential structures and bare strata subdivisions of detached dwellings with private driveways and shared common property (NL *Condominium Act, 2009*). These uses provide more efficient use of municipal infrastructure.

In considering a rezoning of land to Residential Medium Density, Council shall consider appropriate transition in intensity, use and form between existing neighbourhoods, and to ensure compatibility, may require site-specific setbacks, landscaping or different density standards to maintain or enhance neighbourhood character.

USE ZONE TABLE: RESIDENTIAL MEDIUM DENSITY (RMD) ZONE		
PERMITTED USES	DISCRETIONARY USES	PROHIBITED USES
<ul style="list-style-type: none"> <li>-Detached Dwelling (4.7.1)</li> <li>-Semi-Detached Dwelling (4.7.2)</li> <li>-Cluster Residential (4.7.9)</li> <li>-Home Business – home office only (5.4)</li> <li>-Personal Care Home-Residential (4.7.7)</li> <li>-Conservation – All Uses categories (4.5)</li> <li>-Uses permitted in all zones (2.3.2.5)</li> </ul>	<ul style="list-style-type: none"> <li>-Townhomes (4.7.3)</li> <li>-Apartments (4.7.5)</li> <li>-Home business (5.4) other than home office which is listed as permitted</li> <li>-Urban agriculture (4.2.2)</li> </ul>	<ul style="list-style-type: none"> <li>-Mobile homes/mini-homes</li> </ul>

**Conditions:**

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and 9 of the Development Regulations.
2. All development in the RMD zone must have municipal water and sewer servicing.
3. Infill development should be utilized for residential subdivision of 3 (three) lots and less.

<b>DEVELOPMENT STANDARDS: RESIDENTIAL MEDIUM DENSITY</b>				
<b>Standards:</b>	<b>Detached Dwelling</b>	<b>Semi-Detached Dwelling</b>	<b>Townhomes</b>	<b>Infill Detached Dwellings only</b>
<b>Minimum</b>				
Lot area (m <sup>2</sup> )	465	790	240*	375
Floor area	80	80*	n/a	n/a
Frontage (m)	15	9*	6/9 for end units	15.3
Building Line	7	7	7	5-7**
Side yard Width	3	3	5	1.5/3
Side yard, Flanking	7	7	15	7
Rear yard (m)	9	9	12	6
<b>Maximum</b>				
Lot Coverage (%)	40%	40%	40%	40%
Height (m)	10	10	10	10

\*PER UNIT

\*\*Note that a staggered setback is permitted to provide for a more visually interesting streetscape.

**DEVELOPMENT STANDARDS:  
CLUSTER RESIDENTIAL COMPREHENSIVE DEVELOPMENT**

	<b>Type I</b>		<b>Type II</b>		<b>Type III</b>	<b>Type IV</b>
<b>Standards</b>	A: Detached Dwelling (standard size)	B: Detached Dwelling (compact size)	Detached Dwelling	Semi-Detached	Town-houses	
<b>Minimum</b>						
Lot size (m <sup>2</sup> )	700	372	372	745	2000	A combination of Types I, II and III and associated standards in this table will apply
Front (m)	18	9	9	30	30	
Building Line Setback (m)	7.5	7.5	7.5	7.5	7.5	
Side Yards (m)	1.8	1.8	1.8	1.8	7.5	
Flanking Yard	3.6	3.6	3.6	3.6	7.5	
Rear Yard (m)	7.5	7.5	7.5	7.5	8	
Depth (m)	30	30	30	30	30	
% Open Space of total Cluster Comprehensive Development	50	60	70		80	50% to 80% The amount of open space shall be calculated in proportion to the housing types
<b>Maximum</b>						
Lot Coverage %	40%	40%	40%	40%	40%	
Maximum	11	11	11	11	11	