



Expression of Interest

EOI-23-02

**Sale & Development of Municipal Property on Main Street,
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 Main Street in Pasadena, Newfoundland and Labrador as described herein.

2. Town's Objectives

The Town would like to see the site developed as a commercial or mixed-use development facing Main Street.

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/);
- 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 Main Street in Pasadena is currently owned by the Town. The property is approximately 0.83 acres and is currently undeveloped and vacant.

The property is bounded by Main Street on the north, Adams Crescent on the east, Columbus Way on the south, and private land on the west. There is a Newfoundland Power easement and a drainage easement along the property boundary adjacent to Main Street, as well as a conservation buffer along a small brook passing through the northwestern corner of the property.



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) with a small portion zoned as Conservation (CON) along a small brook passing through the northwestern corner of the property. 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

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 southwest from Main Street



View looking southeast from Main Street



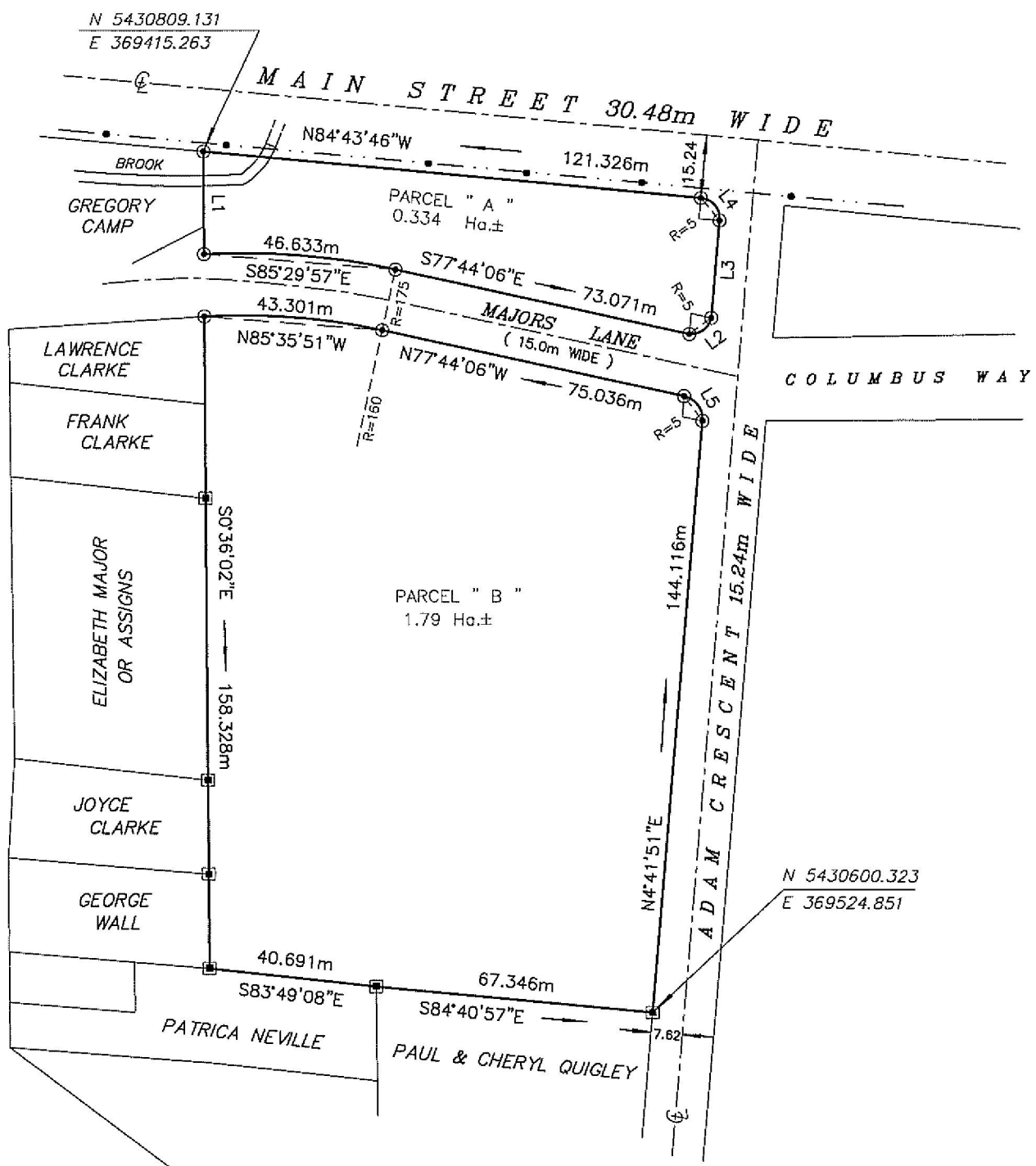
View looking northeast from Columbus Way



View looking northwest from Adams Crescent

Appendix 2 – Site Survey (Parcel A)

3° GRID NORTH (NAD, 83)
C. M. 58° 30' W. L.



N 5430600.323
E 369524.851

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	S0°36'02"E	24.868m
L2	N53°28'52"E	6.589m
L3	N 4°41'51"E	23.620
L4	N40°00'57"W	7.106m
L5	N36°31'08"W	7.522m

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 GROUND 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 THE TOWN OF PASADENA , MAJORS LANE & ADAM CRESCENT PASADENA , DISTRICT OF HUMBER EAST , NL .

SCALE: 1 : 1500 DWG. NO. 14376 DRAWN BY K B E DATE: OCT. 6 , 2014

**DESCRIPTION OF LAND FOR
THE TOWN OF PASADENA
Majors Lane and Adam Crescent
Parcel A**

All that piece or parcel of land situate and being located at Pasadena, in the Province of Newfoundland and Labrador, being further bounded and described as follows:

Beginning at a survey marker on the southerly limit of Main Street, thirty decimal four eight (30.48) metres wide, the said point being the most westerly angle of the herein described parcel of land, the said angle having co-ordinates of North 5,430,809.131 and East 369,415.263;

Thence running by land of Gregory Camp, south zero degrees thirty-six minutes two seconds east (S 0° 36' 02" E) twenty-four decimal eight six eight (24.868) metres to a point;

Thence running by the northerly limit of Majors Lane, fifteen (15) metres wide, along a curve having a radius of one hundred seventy-five (175) metres and being distant forty-six decimal six three three (46.633) as measured on a bearing of south eighty-five degrees twenty-nine minutes fifty-seven seconds east (S 85° 29' 57" E) from the last mentioned point

Thence running by the aforesaid northwesterly limit of Majors Lane, fifteen (15) metres wide, south seventy-seven degrees forty-four minutes six seconds east (S 77° 44' 06" E) seventy-three decimal zero seven one (73.071) metres to a point;

Thence running along a curve having a radius of five (5) metres, being distant six decimal five eight nine (6.589) metres as measured on a bearing of north fifty-three degrees twenty-eight minutes fifty-two seconds east (N 53° 28' 52" E) from the last mentioned point;

Thence running by the westerly limit of Adam Crescent, fifteen decimal two four (15.24) metres wide, north four degrees, forty-one minutes fifty-one seconds east (N 4° 41' 51" E) twenty-three decimal six two zero (23.620) metres to a point;

Thence running along a curve having a radius of five (5) metres, being distant seven decimal one zero six (7.106) metres as measured on a bearing of north forty degrees zero minutes fifty-seven seconds west (N 40° 00' 57" W) from the last mentioned point;

Thence running by the southerly limit of Main Street, thirty decimal four eight (30.48) metres wide, north eighty-four degrees forty-three minutes forty-six seconds west (N 84° 43' 46" W) one hundred twenty-one decimal three two six (121.326) metres, more or less to the point of beginning;

Containing an area of zero decimal three three four (0.334) hectares, more or less, and being more particularly shown Parcel A on Yates and Woods Limited drawing no. 14376, dated October 6, 2014;

All bearings refer to 3° Grid North (NAD 1983) as referred to the Transverse Mercator Projection for the Province of Newfoundland and Labrador with the Central Meridian at 58° 30' west longitude;

Yates and Woods Limited

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

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.

DEVELOPMENT STANDARDS: RESIDENTIAL MEDIUM DENSITY				
Standards:	Detached Dwelling	Semi-Detached Dwelling	Townhomes	Infill Detached Dwellings only
Minimum				
Lot area (m ²)	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
Maximum				
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**

	Type I		Type II		Type III	Type IV
Standards	A: Detached Dwelling (standard size)	B: Detached Dwelling (compact size)	Detached Dwelling	Semi-Detached	Town-houses	
Minimum						
Lot size (m ²)	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
Maximum						
Lot Coverage %	40%	40%	40%	40%	40%	
Maximum	11	11	11	11	11	

3.6 CONSERVATION ZONE

USE ZONE TABLE CONSERVATION ZONE	
PERMITTED USES	DISCRETIONARY USES (see Condition 3)
-Conservation – All uses (4.5) -Uses permitted in all zones (2.3.2.5)	-Campgrounds (4.3.9) -Marina (4.3.18) -Restaurant (4.3.26) -Outdoor Market (4.3.22) -Tourism uses

DEVELOPMENT STANDARDS FOR STRUCTURES IN CONSERVATION ZONE	
Minimum Standards in Metres (m)	
Front yard (building line)	10
Side yard	5
Flanking yard	8
Rear yard	15
Maximum Standards	
Height (m)	15

Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and 9 of the Development Regulations.
2. Notwithstanding the standards in the Use Zone Table, Council may require the yard setbacks of new building to complement the yard setbacks of existing conforming buildings on adjoining or nearby lots on the same street.
3. As per the Policy for Flood Plain Management which applies to the Conservation areas within the 1:20-year and 1:100-year flood zone overlay areas shown on the Land Use zoning map, the Discretionary Uses allowed are subject to conditions set out in the policy:
https://www.mae.gov.nl.ca/waterres/regulations/policies/flood_plain.html
4. Note that the buffer along Blue Gulch Transmission and South Brooks are 20 m from the top of the bank on each side of the watercourse to provide for enhanced flood risk protection and trails.