ADDENDUM 1

Call for Proposals

ATCO Affordable Housing Lot

Addendum Effective
May 1, 2025, 5 PM local (Iqaluit) time

City Representative
Mathew Dodds mPlan, Director of Planning and Development

The amendments herein supersede and form Addendum #1 to LD 25-001 in response to progressions in the project, and questions received by interested proponents.

1 Removals, Modifications, and Insertions

1.1 Timeline

Proponents have communicated the need for an extension to the submission deadline. An extension was assessed as feasible with respect to the project's broader timeline and will be granted. The timeline in Section 8, and any submission deadlines outlined in the original Call for Proposals, shall be superseded by the following amending schedule:

Milestone	Date
RFP Issue Date	**March 28, 2025 - 5:00 PM**
Last Day for Questions	May 15, 2025 – 9:00 AM
Proposals Due	**May 30, 2025 - 4:00 PM**
Letter of Intent	June 25, 2025

1.2 Supporting Documents

The supporting documents listed below can be accessed through this link. Access password is *city*.

- The City of Iqaluit Zoning By-law No. 899, consolidated with Pending and Approved Amendments.
- The City of Iqaluit Housing Action Plan: 2022 to 2301 and Housing Action Plan Addendum.
- ATCO Loop Decommissioning and Servicing As-Built Drawings
- Phase I ESA for Lot 204.
- Limited Phase II Environmental Site Assessment at Five Vacant Housing Trailer Sites, Iqaluit, Nunavut. December 12, 2018. Prepared by Stantec Consulting Ltd.
- Remedial Options Analysis at Five Vacant Housing Trailer Sites, Iqaluit, Nunavut. December 20, 2018. Prepared by Stantec Consulting Ltd.
- Hazardous Building Materials Assessment – Vacant Housing Trailers Sites, Iqaluit, Nunavut. November 19, 2018. Prepared by Stantec Consulting Ltd.
- A drawing (CAD format) of the newly surveyed lot consolidation in question.

The supporting documents listed below will be shared in the file sharing link above, before the Last Day for Questions:

- City of Iqaluit Non-Profit Housing Contribution Policy

1.3 Parking By-law

By-law #1007, which reduces parking requirements for residential uses in the Core Area, has been read for a 3rd time.

1.4 Updated Conditions and Requirements

Section 11, subsections 1 to 3, shall be superseded by the following:

1 Following completion of the proposal evaluation, the City shall issue the highest scoring proponent a Letter of Intent to dispose of the site. The proponent shall meet with the City after (90) working days from the Letter of Intent to discuss their progress in financing the project. If the highest scoring proponent is unable to provide evidence of their financing plan or were unable to identify funding sources, the City and the Proponent may together agree to close the opportunity. The second highest scoring proponent would then be issued a Letter of Intent and given the same opportunity.

2 Should the proponent proceed beyond the first milestone, the proponent shall have ninety (90) working days to submit a Development Permit application to the City's Planning and Development Department, including detailed site plan, floor plans, elevations and renderings that are substantially consistent with the successful proposal. If an acceptable Development Permit application is not received in the specified time frame, the City may close the opportunity and issue a Letter of Intent to the second highest scoring proponent, or cancel the Proposal Call entirely without any liability to the successful proponent.

3 Should the highest scoring proponent proceed beyond the second milestone, the proponent shall have six (6) months to identify and/or secure financing equating to, at minimum, 60% of the project's construction cost estimate or pro-forma (of which is to be completed by a qualified consultant). Should the financing objective be unmet, acting reasonably the City may opt to close the opportunity and issue a Letter of Intent to the second highest scoring proponent, or cancel the Proposal Call entirely without any liability to the successful proponent.

2 Questions

- **Can the City confirm exact locations and mapping of the remaining ATCO water loop infrastructure on the site?**

  The remining ATCO water loop infrastructure is identified on plan C-100 of the ATCO Loop Decommissioning plans.

- **Is a removal plan or scope of work available for the decommissioned infrastructure, and can you estimate the associated costs?**

  Please refer to the as-built drawings provided in the supporting documents to verify which mains and vaults were removed in 2024.

- **Has the Phase II ESA for Lot 204 been completed? If not, when will results be available?**

  The City has not yet completed a Phase 2 ESA on Lot 204, Plan 644 (Building 190). It will be shared with the winning proponent when it is complete.

- **Can the City clarify whether Building 190 has been assessed for hazardous materials or if [redacted] would need to conduct a new assessment?**

  Building 190 (Lot 204, Plan 644) has not been assessed for hazardous materials. The Phase 1 ESA noted some general observations about the site (Table 4) and noted that the NHC interviewee stated that an asbestos testing program has not been completed for this house (Table 8). The successful proponent will be responsible for completing a Hazardous Building Materials Assessment prior to demolition and will be responsible for ensuring appropriate disposal and health and safety measures during disposal activities.

- **Will the City allow for a conditional development schedule or lease adjustment if unforeseen environmental or ATCO loop decommissioning issues arise?**

  The lease will require that construction of improvements begin within 18 months and is completed within 48 months. If there are unforeseen challenges, genuine efforts to prepare the site for development, including addressing contamination or demolishing the existing building, would be considered adequate to meet the 18-month deadline.

  The 48-month deadline to complete construction is intended to be adequate to allow for unforeseen delays.

  For the 24-month deadline for construction after Development Permit issuance, requests for extensions will be considered and evaluated following normal procedures.

- **The RFP states that the City will reduce the lot price by the additional cost of remediation, however if the cost is an estimate and the required remediation is in excess of that estimate, is there a mechanism in place to reimburse the non-profit? Or will the non-profit bear the risk of additional remediation costs?**

  The City will base the lease price on the cost of remediation in the Phase II ESA, which will have a fairly high degree of certainty. If there are excess costs, the City does not have a mechanism to refund a portion of the lease.

- **Would the City consider a land lease payment schedule vs. lump sum payment?**

  The City may accept installments in accordance with the Land Administration By-law's provisions for installment payments.

- **What is the threshold for "substantial consistency" between the proposal and the final Development Permit application? At this stage in the process, designs are likely to have changes as they develop, to ensure they satisfy funding criteria and make sense from a financial viability perspective.**

The RFP requires only a conceptual site layout and the identification of the proposed non-residential use, estimated non-residential gross floor area, unit count, details of the proposed non-market housing component, and number of storeys.

The City acknowledges that the proposal stage has significant uncertainty. However, to ensure a fair proposal evaluation process it is essential that the successful applicant is not selected based on features or design elements that the proponent is not able to commit to providing in the constructed development. Where specifics are given in the proposal, the proponent should be confident that they can meet that commitment or work with the City to provide a satisfactory and comparable alternative. Where there is uncertainty, the proponent should avoid overcommitment by identifying a minimum or range.

- **Will the City accept letters of intent or preliminary funding agreements as part of the proof of financing?**

  Yes, the City will accept letters of intent or preliminary funding agreements as part of the proof of financing.

- **How will the City evaluate community-benefit non-residential uses? Are there examples of preferred ground-floor uses?**

  Proponents are welcome to provide rationale or evidence as to why their proposed non-residential use is of a community-benefit. The evaluation committee will appreciate and review all proposals and corresponding rationale with fairness.

- **Has NHC been involved in reviewing or co-developing the criteria for this RFP? Are there any known preferences or constraints from their side that would impact their approval of the RFP award?**

  The City and the NHC have a signed Memorandum of Understanding (MOU) that requires that the City transfer Lots 204, Plan 644 back to NHC if no multi-family housing developments are approved within 3 calendar years of the date of signing (June 28, 2024). The MOU requires that the City first attempt to dispose of the land to a non-profit for a non-market housing project that offers some or all units at 20% or more below the current market rates. Failing that, the City is required to dispose of the lot for the purpose of a multi-unit residential development. No other criteria have been established that may impact approval of the RFP.

  The MOU also requires that the City offer the lease at 30% below market value, reduce application fees by 50% as per the *Fees and Charges By-law*, and provide per-unit stackable funding for the non-market units.