

RFEOI-2025-001 Re-development of Town-owned Lands

Addendum 3

1 Clarification of Project Vision

The Town of Deep River and County of Renfrew would like to thank all those who have expressed an interest in this project.

We would like to emphasise that we are interested in all proposals at this time, including housing of a variety of types. The subject property is ideally situated within walking distance of Deep River's waterfront along the Ottawa River, public beaches and other recreational amenities, and downtown retail and service amenities. While the RFEOI refers to a need for affordable housing within our community there is currently a demand for all types of housing that would provide community benefit and proposals do not require an affordable or community space component. These may form a component of the project, if feasible, rather than be the primary focus of the project.

The purpose of this Expression of Interest process is to identify suitable partners that the County and Town can work closely with to redevelop the subject lands in a way that will maximize its long-term benefit to our community, including housing and the potential for community space and attainable housing. At this time, we hope to learn more about your development experience, see recent examples of your work, and finding out more about your ideas for what is possible for this property.

2 Updated timelines

To accommodate several requests, the deadlines for this RFEOI have been extended by a week as follows:

Request for Expression of Interest issued:	March 17, 2025
Submission of written questions:	April 2, 2025, 4:00pm EST
Town's response to written questions:	April 4, 2025
Deadline for submission of Expression of Interest:	April 11, 2025 2:00pm EST

3 Project Vision & Priorities

3.1 What would be the priority in this development? (e.g., Providing housing, affordability, sustainability, community space, etc.)

The Town and County are interested in all potential uses of this property.

3.2 Does the Town have any preferred mix of housing types (e.g., rentals vs. ownership, seniors housing, etc.), or should we make our own recommendations?

At this time, The Town and County are interested in all potential uses of this property, including a mix of housing types (rentals, ownership, senior housing etc.) and styles.

3.3 Who does the Town forecast to be the target market/future tenants of this development?

The Deep River community is in need of a variety of housing options. It should be noted that the rental vacancy rate is near zero. There is a distinct lack of housing suitable for young professionals, retirees, seniors, and healthcare workers in the area.

3.4 Can you provide a definition for “affordable” and “attainable”?

The Town’s Official Plan includes the following definition of “affordable” housing:

Section 4.2.4(1)(f) “Affordable” is further defined as:

(iii) in the case of ownership housing, housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

(iv) in the case of rental housing, a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For this project, the Town and County would consider the CMHC Apartment Construction Loan Program definition of rents at 30% of median household income as affordable. In 2020, the median total income of two-or-more-person households in Deep River was \$118,000 ([StatsCan](#)).

3.5 Are there any target rent or sale price ranges you’d like us to consider for affordability?

The Town and County are open to all proposals, including market-priced housing. See 3.4 above for the Town’s definition of affordability.

4 Development Approach & Design Considerations

4.1 What form of development are you looking for? Do you want to maximize zoning, or match existing?

At this time, the Town and County are interested in all potential uses of this property. The current zoning allows for a variety of uses, including row housing, apartments, retirement homes, and various commercial uses. Mixed use development is also permitted.

4.2 What is the parking/unit ratio?

Section 3.22 of the Town's Zoning By-law provides more information on required parking.

For multi-residential dwellings, the current zoning requires 1.5 parking spaces per unit. Proposals that contain alternate/reduced ratios will be considered on a case-by-case basis.

4.3 What are you looking to have in a community space? Do you prefer the community space to be enclosed or open?

The Town and County are open to all proposals. The community has expressed a need for flexible, reconfigurable community rooms, suitable for various types of activities. It must be noted that the Town of Deep River is currently nearing completion of a Community Recreation Master Plan which is intended to inform the need for community space throughout the municipality. Proposals that do not contain a community space component will be considered on a case-by-case basis.

4.4 Is a garbage room required, or can it be replaced with large bins?

For all multi-residential buildings, the Town requires that garbage is stored in an enclosed area. This has been implemented in a variety of ways, including garbage rooms, and individual bin enclosures.

4.5 Would the Town be open to proposals that renovate and reuse the existing school building instead of tearing it down?

The Town and County are interested in all potential uses of this property.

4.6 Could we consider use-conversion to community space (e.g., wellness center, daycare, community hub) within the existing structure?

The Town and County are interested in all potential uses of this property.

4.7 Could we do a hybrid model—keeping part of the school for community use and building new housing alongside?

The Town and County are interested in all potential uses of this property.

5 Financial Structure & Incentives

5.1 Is the intent for the re-development to be owned by the town or is the town looking to sell the property to a developer with a good concept? Would the Town prefer to keep ownership of the property, or would you consider other models such as a long-term lease or joint venture?

The Town would consider all development models that will help to achieve our primary goal to encourage the development of new housing in our community; our preference is not to own the property in the long term.

5.2 Would the County be open to leading the project financially, while our team manages the design and delivery?

This would not be the Town's or County's preference.

5.3 Would you be open to a payment structure where the project is funded through milestone-based payments?

The Town would consider all development models that will help to achieve our primary goal to encourage the development of new housing in our community; our preference is not to own the property in the long term.

5.4 Would the Town consider full (or partial) development charge relief, tax deferral, or waste disposal/dumping fee waivers for the development? What is the process to request fee relief/deferrals?

Discussions about charges and fee relief and/or deferrals would be included as part of the direct negotiations and planning work with the chosen development partner.

5.5 Are there any restrictions that would prevent the municipality from applying for affordable housing grants or loans (such as through CMHC)?

The Town and County are not aware of any restrictions preventing the municipalities from applying for housing grants.

5.6 What are the estimated Development Charges? Would this project qualify for Development Charge credits under the redevelopment section of the Development Charges By-law?

The Development Charges rates for 2025 are as follows. Note that the Development Charges Act provides for discounts for purpose-built rental apartment units.

	DC Charges for Jan 1, 2025 to Dec 31, 2025	Reduced rates for purpose- built rental housing
RESIDENTIAL - per unit		
Single detached / semi-detached	\$4,400	N/A
Apartments – 3 bedrooms +	\$2,622	\$1,966 (25% discount)
Apartments – 2 bedrooms	\$2,622	\$2,097 (20% discount)
Apartments - Bachelor and 1 bedroom	\$1,630	\$1,385 (15% discount)
NON-RESIDENTIAL (per sq ft of Gross Floor Area)	\$2.97	N/A

NOTE; The redevelopment of an existing building may qualify for a reduction in the Development Charges.

Further, the DC Act allows the development charges for rental housing developments to be paid over six annual installments, with the first installment payable on the date the occupancy permit is issued.

6 Market & Demand Analysis

6.1 Will the Town/County be providing any market data (like housing needs, population growth, or rental rates), or should we do that research ourselves?

Demographic data and other related information about the County of Renfrew, and the Town of Deep River can be found on the Invest County of Renfrew website ([link here](#)). A community profile of Deep River [can be found here](#).

Detailed census data can be found on the [Statistics Canada website](#).

6.2 Are we expected to estimate local demand, rental prices, or sale prices as part of our proposal?

This is not a mandatory requirement for this submission.

7 Site Conditions & Constraints

7.1 Could you identify exactly what the parcel is on an aerial image?

This parcel of land is shown in orange in the aerial photo below. The total size is about 1.49 hectares.

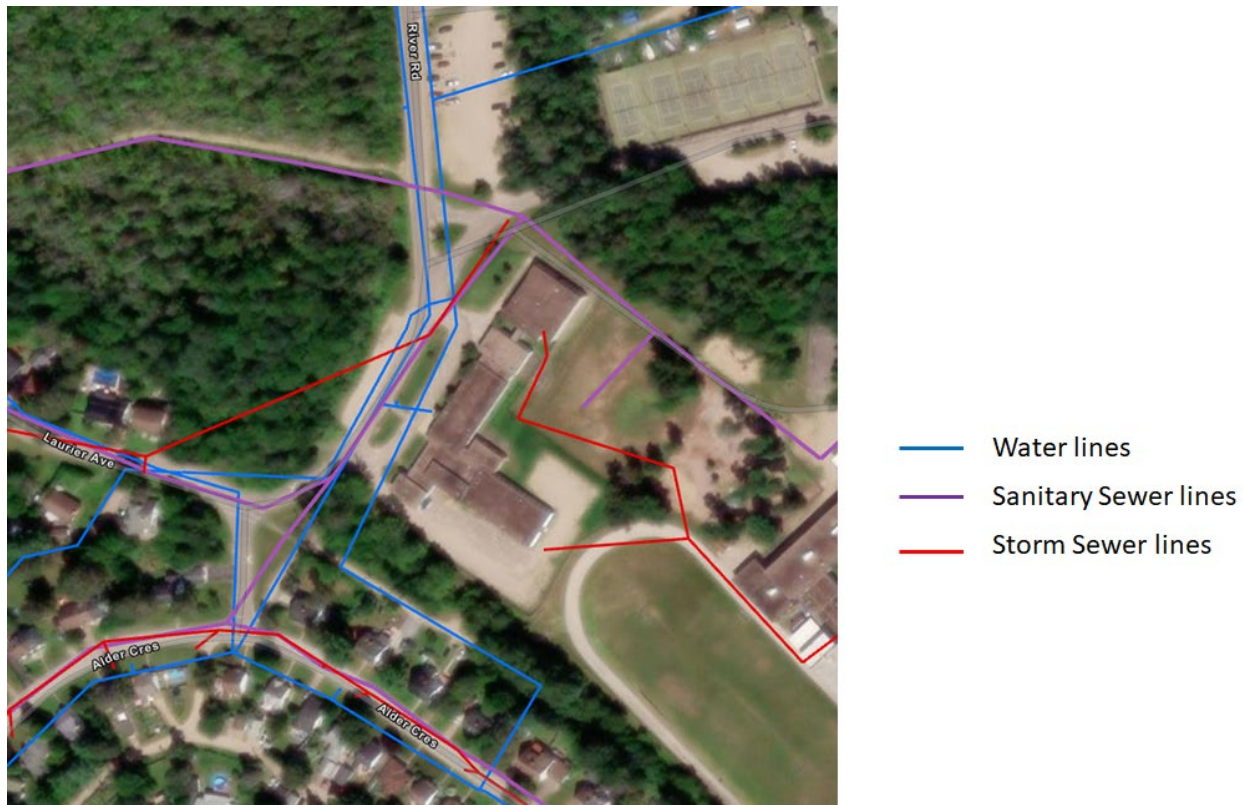


7.2 What are the existing services in the road are and their size? Can you provide the layout of services around the plot (gas, water, power), as this will have an impact on the design?

The existing building is serviced with hydro, municipal water and sanitary wastewater. The estimated layout is shown below (not to be regarded as actual; confirmation through on-site location assessment is required).

Natural Gas is available at the roadside. The existing building, however, is not connected.

We have performed a preliminary servicing capacity analysis and have not identified any capacity constraints to these services for 150-175 residential units. The existing storm sewer system utilizes the adjacent RCDSB property and should not be considered viable for the development of this property.



7.3 Can we modify the "subject to easement" sections—Parts 4, 9, and 10? This will allow us to increase both the number of units and parking spaces.

Parts 4 and 9 are for an active water main that can be moved at considerable expense. Part 10 is for a stormwater sewer which may be able to be moved or abandoned (no shrink gout) depending on the design of an updated stormwater management plan.

7.4 Is there any environmental contamination on that site. Who is the conservation authority?

The Town and County are not aware of any environmental contamination. The site has been used as a school since 1954 and was vacant before that. An asbestos containing materials report was provided with the RFEOI package.

7.5 Are there any floodplain constraints?

While close to the Ottawa River, the property is not within the floodplain. The approximate location of the floodplain contour line runs quite close to the shoreline in this area (Schedule B in the Town's Official Plan, which is contained in the RFEOI package shows the approximate location of the floodplain.)

7.6 Are there drawings available of the existing school?

Unfortunately, we do not have detailed drawings of the school building. However, we have uploaded an ACM report and roof assessment report that show the layout and rough dimensions of the existing building.
