

NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

## Request for Offers

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# Mixed-Use Development Site Gatineau, Québec

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210 Laurier Street, Gatineau, Quebec

**Servantes de Jésus-Marie  
Congregation Monastery**

Submission Deadline:  
**November 15, 2024**

Canada



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## 1 Introduction

The National Capital Commission (the “NCC”) is proud to issue this Request for Offers (RFO) to solicit the interest of Proponents in the adaptive reuse and redevelopment of the former Servantes de Jésus-Marie Congregation Monastery (the “Monastery”), located at 210 Laurier Street, in Gatineau. This site, ideally located in the core of the National Capital Region, presents a one-of-a-kind waterfront redevelopment opportunity in downtown Gatineau. The National Capital Commission is seeking proposals for the conversion of the existing historic building and development of additions and/or new buildings on site. This RFO includes a specific emphasis on the creation of new housing units, along with the opportunity for public-facing uses that seamlessly integrate with the surrounding greenspace and the rich history and cultural significance of the site. This site presents great potential for riverfront homes and commercial opportunities that showcase historical architectural features within a vibrant and dynamic context.

This RFO will identify potential Proponents to participate in a rare opportunity to develop a riverfront site with views of Parliament and direct access to the Ottawa River shoreline, and to bring synergy between public and private uses on the grounds of a culturally rich site within a park setting.

## 2 Purpose of the request

The objective of this RFO is to solicit offers under the form of an emphyteusis and redevelop the Monastery property located at 210 Laurier Street in Gatineau, Quebec. This document outlines the market offering, response requirements and evaluation criteria.

Interested parties are invited to respond to this RFO by submitting a proposal expressing their vision for the redevelopment of this unique property, from which the NCC will select one (1) Proponent to enter into an emphyteutic agreement. Proposals shall include the renovation of the main portion of the existing Monastery building and respond to the opportunity to develop the undeveloped parcels of land to the north and south of the Monastery.

## 3 Subject Lands

The total area of the land available under this RFO is approximately 2.51 hectares (6.20 acres) and includes three (3) parcels of land: north parcel, south parcel and the Monastery (altogether referred to as the “Subject Lands”). The south parcel is currently used as a paved at-grade parking lot, and the north parcel is undeveloped. All three parcels are documented contaminated sites. Information is available in the data room (see Appendix 11.6). Submissions must include all three parcels.

The Monastery building sits on a parcel of approximately 0.87 hectares (2.15 acres) while the building encompasses a gross floor area of approximately 7,339 square metres (78,996 square feet). The north parcel covers an area of approximately 1.03 hectares (2.55 acres), whereas the south parcel is an estimated 0.61 hectares (1.5 acres).



## 4 Background information

Building on 125 years of experience, the NCC provides unique value in the National Capital Region (NCR) by fulfilling three specific roles: long-term planner of federal lands; principal steward of nationally significant public places; creative partner committed to excellence in development and conservation. Intrinsic to the core values of the NCC is a commitment to respecting our heritage, nurturing community spirit, and advancing accessibility and inclusivity for all Canadians, including Indigenous peoples, in pursuit of its mandate.

The NCC is a federal Crown corporation created by Canada’s Parliament in 1959 under the *National Capital Act*. The NCC is subject to the accountability regime set out in Part X of the *Financial Administration Act* and reports to Parliament through the minister designated as minister responsible for the *National Capital Act*. As such, the NCC is committed to supporting the federal government’s overall mandate. The Monastery represents a significant opportunity to actively contribute to the Canada’s mission of fostering affordable, stable and sustainable communities, with a particular emphasis on the imperative to expand housing options while preserving our cultural heritage.

### 4.1 History and heritage

For thousands of years, Indigenous people have inhabited what today we call the National Capital Region. The Anishinabe word for the Ottawa River is the “Kichi Zibi” or “Great River.” The north shore of the river was a traditional portage route to navigate around the Chaudière Falls, a place of ceremony and exchange. The lands in the region remain part of the unceded Algonquin-Anishinabe territory.

The Congrégation des Servantes de Jésus-Marie moved to their present site on Laurier Street in the early 20th century. The order was the only female religious community founded in the Outaouais region. They purchased the land in 1902 and built a monastery in 1903. After only a few years, it was decided that a new building was required to better serve their needs as the congregation grew in numbers. After a number of expansions through the years, the building as we know it now was completed in the 1950s. The Monastery is a good example of the conventual architecture of the period, which was inspired by the eclecticism of the early 20th century, the spirit of the École des Beaux-Arts, rationalism and modernity.

The Monastery was designated a “Recognized” Federal Heritage Building in 2020 for its historical associations, architectural value and environmental significance. It has also been designated as a heritage site by the Ministère de la Culture et des Communications du

Québec and is listed in the “Inventaire du patrimoine bâti” of the City of Gatineau. The Heritage Values Statement/Statement of Significance outlines the reasons for federal heritage designation. The full statement is available on the Canadian Register of Historic Places: [HistoricPlaces.ca](https://www.historicplaces.ca).

The site’s surroundings have seen considerable transformation over the years. Plans for the Capital saw the removal of industry from the river shore and the city cores. In the 1930s, the NCC began expropriating industrial lands along the north shore to create Jacques Cartier Park. Between 1969 and 1974, over 1,500 houses and commercial buildings were demolished in Hull to make way for government offices and transportation infrastructure. The NCC purchased the building from the Servantes de Jésus-Marie in 2017 and the sisters continued to live there until they moved to a new residence in 2020.

While the sisters were cloistered, the Monastery was by no means closed off from the community. The chapel always welcomed the public to experience the peace of their contemplative lives and share in prayer and song. Pope John Paul II gave mass in the Monastery’s chapel during his visit to Canada in 1984. The NCC and local heritage organizations collaborated with the Servantes de Jésus-Marie on an oral history project in 2019 prior to their departure from the site. Twelve sisters shared their stories and experiences of monastic life. Transcripts of these interviews can be accessed in the data room (Appendix 11.6).

## 4.2 Location and connectivity

The Subject Lands are located on the Ottawa River waterfront in Gatineau, Quebec, offering a picturesque view of the river and Parliament. Nestled within Jacques-Cartier Park, a venue for a variety of events year-round, the Subject Lands offer a unique and unparalleled opportunity for mixed-use development within a park setting with access to thousands of people who visit the park annually.

The site is strategically located in a densifying residential neighborhood and near the Canadian Museum of History, accessible to downtown Hull and Ottawa through a diverse network of roads, bridges and pathways, with highway access and an interprovincial bridge nearby. This connectivity ensures seamless transportation, enabling swift and efficient travel to and from the nation's capital. The surrounding pathways, leading directly into Ottawa, offer pedestrians and cyclists a safe and enjoyable alternative to vehicular transportation. The Subject Lands therefore offer a desirable location while fostering accessibility, positioning them as an ideal hub for individuals seeking a convenient connection to the vibrant city of Ottawa.



## 4.3 Planning and vision

### 4.3.1 Applicable NCC plans and policies

The NCC's future vision for the Subject Lands is expressed in a number of plans, policies and guidelines. To obtain the federal approval required to pursue a redevelopment project on site, a proposal must conform with the direction and policies identified in the following NCC plans and guidelines:

Plans applicable to the sector:

- [The Plan for Canada's Capital 2017-2067](#) (2017)
- [Canada's Capital Core Area Sector Plan](#) (2005) – update review underway
- [Capital Illumination Plan 2017-2027](#) (2017)
- [Canada's Capital Views Protection](#) (2007) – the site is in an area of Foreground Control
- [Ottawa River North Shore Parklands Plan](#) (2018)

Interfacing plan for adjacent areas:

- [Capital Pathway Strategic Plan](#) (2020)

Plans and guidelines with general applicability:

- [Sustainable Development Strategy 2023-2027](#)
- [Capital Design Guidelines](#) (2023)
- [Bird-Safe Design Guidelines](#)
- [Working with Cultural Landscapes – A Guide for the National Capital Region](#) (2023)

The Site-specific Capital Interest Guidelines attached to this RFO as Appendix 11.1 shall also be considered as essential considerations that shall be guiding the development concept presented in response to this RFO.

The Ottawa River North Shore Parklands Plan (2018) is also applicable to this site. However, the NCC is willing to amend section 4.2 of this plan, pertaining to the Monastery and its surroundings, to further align it with the objective of this request for offers. Where there are inconsistencies in NCC policy, the Site-specific Capital Interest Guidelines (Appendix 11.1) shall take precedence.

#### 4.3.2 Public consultation report

Following extensive public consultation, the [Exploring New Uses for the Monastery Lands at 210 Laurier Public Consultation Report \(October 11-24, 2018\)](#) was established with the intention to gauge reception of future developments on this historic site. The report's findings may be used by Proponents to guide their proposal and anticipate public response to their proposed vision.

#### 4.4 Virtual Data Room

As part of the RFO process, a Virtual Data Room (the VDR) through Microsoft OneDrive is accessible to Proponents. The VDR contains all available studies and information on the property, including but not limited to planning, environmental and geotechnical information. More information will be found in Appendix 11.6.

To gain access to the VDR, Proponents must complete the Confidentiality Statement (Appendix 11.5) and submit it to [transactions@ncc-ccn.ca](mailto:transactions@ncc-ccn.ca). Following submission of the completed Confidentiality Statement, the NCC will provide access to the VDR via a Microsoft OneDrive link within five business days.

## 5 General terms

### 5.1 Agreement

Upon selection of a preferred Proponent, the NCC shall prepare the emphyteusis to be entered into between the NCC and the selected Proponent. The emphyteusis will encompass the requirements set forth in this RFO, as well as terms to be further discussed between the NCC and the preferred Proponent.

### 5.2 Term

Proponents may propose the term of its choice to the NCC, which shall not exceed 99 years. The emphyteusis shall be subject to all required approvals, whether it be internal or external. The NCC shall have the right, in its unfettered discretion, to adjust the Commencement Date as deemed necessary.

### 5.3 Payment structure

The agreement shall adopt the structure of an emphyteusis. The NCC will consider payment models consisting of a lump sum prepayment of the entire emphyteusis amount, payment in monthly or yearly installments, or other structures put forward by the Proponents. Payments based on monthly or annual installments shall include an escalation mechanism to the payment structure for any terms exceeding five years.

The NCC shall be entitled to receive the full amount payable under the terms of the emphyteusis agreement in all circumstances. The successful Proponent shall make all payments required to be made under the Agreement as and when due without any prior demand therefore and without deduction, abatement, set-off or compensation. The successful Proponent shall be responsible for all costs or obligations with regards to the Premises except for those matters which are the responsibility of the NCC pursuant to an expressed provision of the Agreement. Without limiting the generality of the foregoing, in those instances in which a matter is stated in the Agreement to be the responsibility of the successful Proponent, such responsibility shall include the responsibility for all related costs and expenses.

## 6 Submission requirements

### 6.1 Mandatory requirements

Proponents must submit of a Conflict of Interest Declaration (Appendix 11.5) to disclose any perceived, actual or potential conflict of interest.

The Conflict of Interest Declaration will be evaluated on a pass or fail basis. If a conflict of interest exists, the NCC may, at its sole discretion, withhold consideration of the submission until the matter is resolved to the satisfaction of the NCC, or the submission shall be treated as non-responsive and shall not be considered further. Undeclared conflicts of interests may result in the submission being declared non-responsive.

The purpose of the submission is to specify the Proponent's project concept and financial considerations with regards to the Subject Lands. Submissions shall be no more than 20 pages in length.

It is the Proponent's responsibility to ensure that the NCC receives a complete submission, and that it is legible, clear and concise. Failure to do so will be to the Proponent's disadvantage and could result in the submission being rejected. Each submission will be evaluated on the validity of its content and in accordance with the following process and requirements.

Submissions will be verified to ensure that all prescribed Mandatory Requirements set out in this RFO are met. A submission not meeting the Mandatory Requirements may be treated as non-responsive and may, at the sole discretion of the NCC, not be considered further.

## 6.2 Rated requirements

The NCC is looking to enter into an agreement with the team that will maximize the possibilities that this site has to offer. As part of the evaluation process, an emphasis will be placed on the quality of the team assembled by the Proponent, as well as its vision for the site. The Proponent shall demonstrate, through its submission, how and why its team will deliver that vision.

### 6.2.1 Proponent information

Proponents must provide information with respect to their background and experience, and if applicable, provide background information and information on the experience of any partners and other team members associated with the submission. The following must be provided:

- 1) Description of the team composition, structure and leadership, including:
  - a) Legal name of the business(es)/entities and years in operation (minimum five years in a related or relevant business field) for each;
  - b) Names and titles of corporate officers of the business(es)/entities; and
  - c) Corporate business/partnership structure, including the plan and approach for governing, managing the team and making decisions.
- 2) Narrative with a minimum of two (2) examples of successful projects of similar scale, complexity and technical requirements. The following information shall be specified for each project:
  - a) Project name;
  - b) Location of the project;
  - c) Detailed project description and how the project was built and financed;
  - d) Name of core members of the proposed team and key personnel involved in the project;

- e) Relevancy to the project described in this RFO;
- f) Description of the Proponent’s experience working with complex stakeholders;
- g) Reference contact information including business and operating name, contact name, title, location, phone number and email address;
- h) Graphic information package, including photographs, site plans, renderings and images; and
- i) Any further information that will assist in the evaluation of the proposal in line with the evaluation criterion for this experience.

### 6.2.2 Development concept

Proponents must provide a written description of their vision and intent for the development project, as well as a proposed timeline and description of how the Proponent will pursue the project, including addressing any required amendments to municipal bylaws/policies/regulations, which are the responsibility of the Proponent.

The following information must be provided:

1. Written description and drawing of the development proposal, which must:
  - a. Include two- and three-dimensional illustrations of the proposed development’s massing and site plan, including building heights, location and orientation.
  - b. Describe the proposed project in detail, including the principal land uses for the existing building and the adjacent undeveloped parcels, and demonstrate that the Proponent’s vision is aligned with the vision in this RFO and the NCC’s plans and policies.
  - c. Identify the number of proposed housing units (including a high-level breakdown of unit sizes) and demonstrate how affordable housing will be incorporated. Proposals must include a minimum of 20% of affordable housing units (defined as units that cost less than 30% of 80% of the average household before-tax income for Gatineau in the previous year), for a minimum of 25 years (the “Affordable Housing Requirement”).
2. A timeline and/or narrative describing the project schedule and timelines, which must:
  - a. Include any phasing and dependencies of building projects with a goal to ensure timely development.
  - b. Identify elements requiring further study as part of the proposal, including estimated time requirements to complete these studies.

- c. Identify and explain the proposed approach to obtain any amendments to City of Gatineau bylaws, policies and regulations (zoning, etc.) that would be required, including estimated time requirements to achieve those amendments.
- d. Identify barriers and/or dependencies that may arise in the development and/or delivery of the project and the strategies that would be employed to ensure timely development of the project.

### 6.2.3 Financial proposal

Proponents shall also submit a financial proposal based on the proposed density included in its development concept and provide a base unit rate applicable to additional density not already forming part of the initial project that might be obtained through future municipal development applications. The financial proposal shall account for costs associated with the commitments made in response to the rated requirements.

The following information must be provided:

1. Written description of the financial proposal, including:
  - a. Proposed term (maximum 99 years);
  - b. Payment structure options. Proponents may propose multiple payment structure options. Options can include, but are not limited to:
    - i) A lump sum prepayment of the total consideration;
    - ii) An initial lump sum payment and subsequent monthly or annual payments; and/or
    - iii) A payment structure based only on monthly or annual payments.
  - c. Any submission which includes payments after the first five years must include escalation mechanisms to the payment structure.
  - d. Proponents must demonstrate how additional density would impact the proposed financial structure.
2. Description of affordable housing component and its impact on the financial proposal:
  - a. Demonstrate that the Affordable Housing Requirement is included in the proposal. Proponents must describe the depth of affordability, duration of the affordability period and the number of affordable housing units to be included in the development project.
  - b. Describe the impact of the affordable housing component on the financial proposal, including any assumptions regarding third-party funding to support the delivery of affordable units.

## 7 RFO Schedule

The NCC proposes the following schedule for the RFO process:

<b>RFO issued</b>	August 30, 2024
<b>Question deadline</b>	October 31, 2024 (5 pm EST)
<b>Submission deadline</b>	November 15, 2024 (5 pm EST)
<b>Submission evaluation</b>	November 15, 2024 – December 6, 2024
<b>Commercially confidential meetings</b>	December 6, 2024 – January 10, 2025
<b>Second round of offers (if required)</b>	January 11, 2025 – February 14, 2025
<b>Negotiation of the agreement</b>	February 14, 2025 – October 1, 2025
<b>Due diligence period</b>	
<b>Federal Land-Use and Design Approval (FLUDA) for concept-level design</b>	October 1, 2025 – March 31, 2026
<b>Emphyteusis agreement development and execution</b>	October 1, 2025 – March 31, 2026
<b>Target date for emphyteusis agreement commencement</b>	March 31, 2026
<b>FLUDA for detailed design (per development phase)</b>	Mid to late 2026

The NCC reserves the right to make adjustments to the RFO Schedule. Adjustments will be made via issuance of an addendum posted on the NCC website.

## 8 Submission preparation instructions

### 8.1 Questions

All communications and questions related to the RFO must be submitted by email to the NCC by October 15, 2024, no later than 5:00 pm EST.

Questions must be addressed to: [transactions@ncc-ccn.ca](mailto:transactions@ncc-ccn.ca) . Proponents should reference as accurately as possible the section and, where relevant, the subsection of the RFO to which the inquiry relates. Questions related to the RFO will be answered to the best of the NCC's ability and knowledge, and as quickly as possible. At its sole discretion, the NCC retains the right to post questions (and answers to questions) that result in a material change or clarification to this RFO on the NCC's website.

### 8.2 Addenda

The NCC may, in its absolute discretion, amend or clarify the terms or contents of this RFO at any time before the RFO submission deadline by issuing a written addendum and posting it on the NCC's website. Only the NCC is authorized to amend or clarify this RFO by issuing an addendum. No other means of communication are authorized to amend or clarify this RFO. It is the sole responsibility of the Proponent to regularly check the NCC's website for the posting of any questions, answers and addenda.

### 8.3 Submission procedure

All proposals are to be submitted by no later than 5 pm EST on **November 15, 2024**.

Responses shall be clearly marked in the email title: "NCC RFO Submission: 210 Laurier Street." Submissions must be sent to: [transactions@ncc-ccn.ca](mailto:transactions@ncc-ccn.ca).

Submissions shall be no more than 20 pages in length. Within those 20 pages, the Proponent shall ensure that all the Mandatory Requirements (Section 6.1) are adequately addressed. The NCC reserves the right to disqualify any submission received missing one of the Mandatory Requirements, at its sole discretion.

It is the sole responsibility of the Proponent to:



1. Submit a signed digital document comprising of the submission materials in PDF format.
2. Ensure that the submission meets all Mandatory Requirements of this RFO as described in Section 6.1.
3. Provide a comprehensive and sufficiently detailed submission responding to the rated requirements of this RFO described in Section 6.2, including all requested details that will permit a complete evaluation.
4. Deliver the submission in the appropriate manner to the NCC.

Submissions received on or before the stipulated closing date and time will become the property of NCC and will not be returned. All submissions will be treated as confidential.

## 9 Proponent selection

By responding to this RFO, Proponents confirm they have read and understood the RFO. After the submission deadline, the NCC will evaluate the offers with the intention of selecting a preferred Proponent with whom to enter into an agreement. The minimum scoring threshold for each rated requirement (see Appendix 11.7) must be met in order for the submission to be considered responsive. Proponent selection will be based upon compliance with the relevant criteria, and the Proponent offering the best value to the NCC, both financially, in terms of vision for the Subject Lands outlined in this RFO and in terms of the quality of the team it has assembled to deliver on this vision. See Appendix 11.7 for information about the evaluation criteria.

If an agreement is offered to the Proponent as a result of its submission to this RFO document, the resulting emphyteusis will be based on the development concept, terms and conditions detailed in the submission; however, it is the intent of the NCC to allow for some flexibility with respect to said terms and conditions in order to arrive at a mutually agreeable agreement. It is not the intent of the NCC to allow for new or significantly altered terms and conditions in the initial agreement.

It is anticipated that the Proponent and the NCC will enter into an emphyteusis agreement within 18 months from signing the initial agreement, subject to the obtention of all required NCC internal and external approvals. The NCC shall not be obligated to any Proponent in any manner until an emphyteusis agreement has been duly executed.

## 10 General conditions

### 10.1 Interpretation

In this RFO, words importing the singular include the plural and vice versa, words importing gender include all genders, and words importing persons include corporations and vice versa. All capitalized terms in this documentation shall have the meaning given to such terms in the agreement, unless the context otherwise requires.

### 10.2 Confidentiality

All documentation and information obtained by the Proponent, the Proponent's business partners, representatives and other third parties associated with the Proponent in respect of this submission, are the property of NCC, and must be treated as confidential and must not be used for any purpose other than for responding to this RFO and for fulfilling any subsequent agreement with the NCC. Upon request, all such documentation and information, and copies thereof, must be returned to the NCC.

Proponents shall not disclose, without the NCC's prior written approval, any details pertaining to their submission, and/or the selection process in whole or in part to any business partners, representatives or other third parties associated with the Proponent in respect of this submission except to such of them to whom disclosure is necessary in connection with this submission and who have agreed to be bound by the obligations of confidentiality under this submission. Proponents shall not issue a news release or other public announcement pertaining to details of their submission, this request for offers and/or the selection process without the NCC's prior written approval.

Proponents must ensure that the Proponent, the Proponent's business partners, representatives, and other third parties associated with the Proponent in respect of this submission do not disclose or publicize at any time any of the information provided to it by the NCC or its Agent, or any of the information obtained in connection with this request for offers without the prior written consent of the NCC.

Any violation of this provision will result in the rejection of the Proponent's submission and disqualification from further participation in this RFO process.

### 10.3 Reserved rights

For the purpose of evaluating the submissions, the NCC may, but has no obligation to, do any one or all of the following:

- Seek clarification of or confirm any information or data provided by the Proponent.
- Contact any reference provided by the Proponent.
- Interview the Proponent and/or any person proposed by the Proponent.

The NCC reserves the right to accept or reject any and/or all submissions, to waive irregularities and technicalities, to enter into negotiations with Proponents on any or all aspects of their submission, to request a resubmission, and to cancel and/or re-issue this RFO at its sole and absolute discretion. Any response received may or may not be rejected by the NCC depending on available competition and requirements of the NCC. In the event that only one submission meets the Mandatory Requirements, the NCC reserves the right to negotiate with the sole responsive Proponent to ensure best value.

The NCC shall be the sole judge of the submission and the resulting negotiated agreement that is in its best interest and the NCC's decision shall be final. The NCC also reserves the right to investigate, as deemed necessary, the ability of any Proponent to develop the lands that form part of this RFO. The Proponent shall provide information to the NCC that it deems necessary to make this determination. The NCC reserves the right to subsequently modify the agreement based on the Proponent's performance and/or the NCC's needs.

The Proponent agrees that the exercise of any right described herein shall be without liability on the part of the NCC for any damage or claim brought by a Proponent because of same nor shall the Proponent seek any recourse of any kind against NCC because of same.

#### 10.4 Limitation of liability

The NCC does not accept any responsibility for any verbal information or advice or any errors or omissions, which may be contained in this document or any documentation, disclosed or otherwise provided by or with information for this RFO. The NCC does not make any representations or warranties either express or implied with respect to the completeness or accuracy of this information for this RFO and any supporting documentation, or any information or opinion contained herein. Any use or reliance on the information for this RFO or on any information or opinion contained herein, or documentation disclosed or otherwise provided by or with this document, is at the risk of the Proponent, and the NCC shall not be liable for any action, cost, loss, damage, injury and/or liability whatsoever incurred by any person arising out of the same. The Proponent is responsible for obtaining its own independent legal, accounting and other advice with respect to its submission. By responding to this RFO, the Proponent agrees it has ascertained the extent of its obligations under this RFO and any resulting agreement, by calculation and by examination of the documents concerning this RFO. The Proponent shall not, under any pretense whatsoever, make any claim because of errors or omissions that may exist in the documents and drawings associated with this RFO.

## 10.5 Other government approvals

The NCC will not consider any commitments or representations made in a submission on behalf of another public entity.

## 10.6 Administrative cure period

The NCC will allow up to five (5) business days for Proponents to resolve administrative issues associated with their submissions. For the purposes of this section, administrative issues mean matters related to the production of the submission, such as corrupt or unreadable files. In all other respects the submission must be complete.

## 1 1 Appendices

## 11.1 Site-specific capital interest guidelines

Submissions made in response to this RFO must take into account and demonstrate adherence to these Site-specific Capital Interest Guidelines:

### 1) Site capacity, heritage and urban integration

- a) The Monastery is a designated federal heritage building. It is rich in women's history, as the mother house of the only female religious congregation founded in the Outaouais. Each part of the building tells a part of the story about the congregation and the sisters that were trained here and spread out to the other sites in Quebec and northern Ontario.
- b) Proposals must include the adaptive reuse of the historic building. Proposals shall showcase the Monastery building's architecture and history through integration of conservation and adaptive reuse. Refer to the document *Servantes de Jésus-Marie Congregation Monastery Conservation Guidelines 2021-2022* available in the Virtual Data Room (Appendix 11.6).
- c) Maximum retention of the historic building fabric will be considered an asset. The main section of the building, which includes the full extent of its street-facing façade width, as well as the historic chapel, must be preserved.
- d) Proposals may include new development on the parcels north and south of the Monastery provided that:
  - i) The new development supports the site environmental capacity (quantity and composition of added development shall enhance the symbolic, aesthetic, and natural values of the site).
  - ii) Prioritize active ground-floor uses open to the public in the existing building and in any new buildings. Land uses at grade within the historic building should include a public amenity or cultural component.
  - iii) New land uses may include uses non-compliant with the current Ottawa River North Shore Parklands Plan, if the proposal demonstrates value to the National Capital and integrates with the NCC's long-range plans and the Ville de Gatineau's *Plan Particulier d'Urbanisme (PPU) pour le Centre-Ville*. The NCC is willing to amend section 4.2 of this plan, pertaining to the Monastery and its surroundings, to further align it with the objective of this request for offers.
  - iv) Ensure visual connections, site permeability and public accessibility to the riverside path along the Ottawa River.
  - v) Provide urban integration between private, semi-public and public uses at ground level.
  - vi) Contribute to a quality recreational riverfront experience, including funding and developing all new public realm and park-like components of the redeveloped site.
  - vii) Underground parking facilities should include dedicated spaces for paid public parking that supports the activities of Jacques Cartier Park.

- viii) The garage door entrance to any underground parking must not be visible from any public street or from Jacques Cartier Park. Such entrances must be in the interior side of any new buildings and accessed by a discreet laneway from the street.
- ix) Surface parking must be reduced to the absolute minimum and will not be permitted to be located between any building façade and the sidewalk of any public street or the pedestrian pathway of any public lands.
- x) Architectural additions to the Monastery must not exceed the height of the main part of the historic building from any public street.
- xi) Architectural additions to the Monastery must be of the same architectural style as the historic building, and of a compatible design (physically and symbolically). They must be integrated with the site's natural features/green spaces and the adjacent urban context including any new buildings to the north and south of the Monastery.
- xii) A new building to the south of the Monastery should have a massing, footprint and height profile that is visibly similar to the height, massing and footprint of the historic Monastery building. A new building to the south of the Monastery should establish a strong built edge along Jacques Cartier Park and include along the park façade a wide, tree-lined, illuminated pedestrian connection between Laurier Street and the park interior. This built edge may include active uses at grade.
- xiii) The architectural style of a new building to the south of the Monastery should either match, be consistent with, or be visibly referential to the style of the Monastery building. This includes façade elements, materials, patterns of fenestration and features of ornamentation.
- xiv) A new building to the north of the Monastery may be taller than the Monastery and be composed of podium and tower elements. The podium's architectural style should either match, be consistent with, or be visibly referential to the style of the Monastery building. This includes façade elements, materials, patterns of fenestration and features of ornamentation.
- xv) New buildings to the south and north of the Monastery may be located closer to the street than the Monastery, to establish a strong built edge along Laurier Street.

## **2) Natural areas and archaeology**

- a) Maintain forest cover on the steep banks and along the top of the escarpment to contribute to the river's scenic landscape and prevent erosion:
  - i) Maintain a forested riparian zone along the north parcel of the Monastery, with a minimum width of 30 metres from the high-water mark.
  - ii) Maintain the existing mature vegetation on the escarpment.
- b) The property at 240 Laurier Street is of low pre-contact and archaeological potential. No archaeological assessment is required in this portion of the study area. Portions of the property at 210 Laurier Street are considered to have moderate pre-contact potential. These areas should be subject to archaeological monitoring during ground disturbance. The southern portion of the

study area are considered to have high pre-contact and historical archaeological potential. An archaeological impact assessment is required on these parcels prior to any ground disturbance.

- c) The following clause shall apply to all portions of the study area during ground disturbance: If any archaeological resources or human remains are discovered during excavations/construction, all works at the location concerned must be halted immediately and the NCC Archaeology Program must be contacted for instructions immediately at Archaeology-Archeologie@ncc-ccn.ca. Work shall not be resumed at that location until measures for the protection of those resources or remains have been put in place to the satisfaction of the Archaeology Program.

### **3) Views to Parliament**

- a) Protect and improve the experience of the views to Parliament (as identified in Canada's Capital Views Protection) by:
  - i) Framing of the view's composition and creating a complementary and discreet foreground.

### **4) Environmental sustainability**

- a) Meet NCC's Sustainable Development Strategy targets:
  - i) Ensure waste diversion from demolition and construction (90% diversion rate).
  - ii) Conduct a GHG life cycle cost analysis and prioritize low carbon investment.
  - iii) Perform a climate vulnerability and risk assessment and prioritize climate resilient design.
- b) Apply NCC stormwater management guidelines, the NCC Capital Illumination Plan and the NCC Bird-safe Design Guidelines.

### **5) Consultation and communications**

- a) Coordinate review of the development proposal with the City of Gatineau and ensure that it integrates with the NCC's long-range plans and the City of Gatineau's *PPU*.
- b) Consider how to integrate feedback received from the public and stakeholders in previous public consultations.



## 11.2 Federal approval process and requirements

The NCC's Federal Approvals Division (the Regulator) has identified Site-Specific Capital Interests and a Federal Approval Strategy to guide the planning and design development of 210 Laurier Street (Monastery) and the adjacent parking lots. Additionally, a set of detailed planning and design guidelines will be provided to the Proponent at the "pre-consultation meeting" that initiates the federal approval review. The NCC's plans, policies and site-specific guidance will frame the Regulator's review to support a recommendation to the NCC's Board of Directors.

This document should be read in conjunction with the applicable NCC plans and policies and the Federal Approvals [Proponent's Guide](#).

The NCC coordinates the development of federal lands in the National Capital Region (NCR) and, through the federal approval process, the Regulator engages with Proponents to ensure that their program objectives are met and that their projects contribute to the living legacy of the NCR.

Development on the 210 Laurier Street site is subject to the NCC's federal review and approval under section 12 of the *National Capital Act*. This process includes as a pre-requisite, a determination under sections 81 to 91 of the *Impact Assessment Act*.

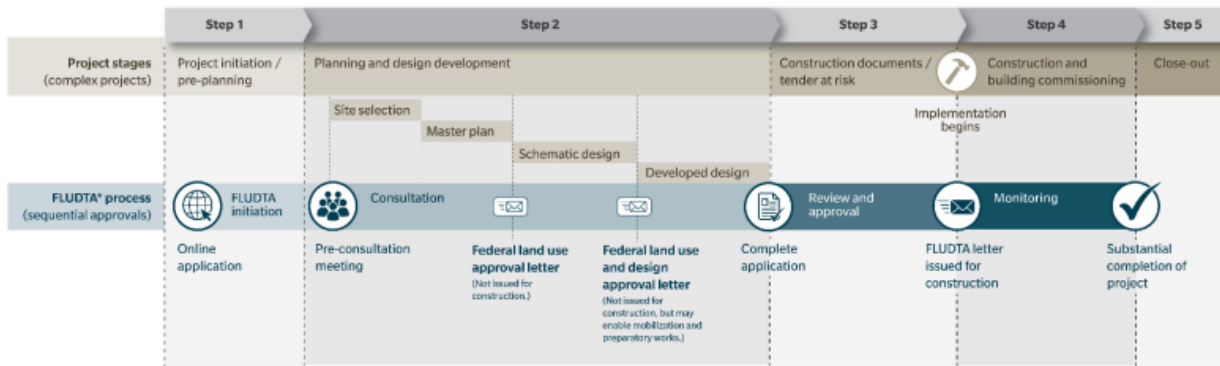
Development at 210 Laurier Street will be treated as a Level 3 project, meaning that the proposal will be recommended to the NCC Board of Directors at key project stages (typically site plan, schematic design and developed design) by the Federal Approval Manager. These meetings are in person and take place four times a year, in January, April, June and October. During the review process, the Federal Approval Manager will seek advice from the NCC's advisory committees on specific aspects of planning and design proposals.

To initiate the federal approval process, a pre-consultation meeting will be held with the Proponent. At the pre-consultation meeting guidance for the project development will be provided, including the above capital interests and supporting detailed planning and design guidelines. The Federal Approval Manager will also identify the submission requirements for a complete application, including consultation and/or engagement with NCC staff, other entities, the public, Indigenous peoples and other stakeholders as required.

Following the initial pre-consultation meeting, the Federal Approval Manager will work with the Proponent, the developer and their consulting team to establish the stages and timing for the sequential approval process (see process map below for typical approval

stages). The approval process for a given project will be adapted to the project’s schedule, phasing and governance to the extent possible.

Complex Project and NCC Process Stages



During the consultation period, the Federal Approval Manager will meet regularly with the Proponent and its team as required, to provide guidance on the process, and expert feedback and advice in the planning and design development of the project, in compliance with this planning framework.

A complete federal approval application is required by the NCC at the end of the consultation period to initiate the review and approval period. A complete federal approval application requires the submission of a complete application, as identified by the Federal Approval Manager, with the recommendations made by the Federal Approval Manager during the consultation period fully addressed.

See the [Proponent’s Guide](#) for further details on the federal approval process.

### 11.3 *Impact Assessment Act (IAA)* requirements

The NCC must ensure compliance with sections 81 to 91 of the IAA as a prerequisite for the issuance of any federal approval that would enable a project to proceed. Under the IAA provisions, the Proponent must submit the relevant project information to the NCC's Environmental Impact Assessment Team for review and "determination of adverse environmental effects" under section 82 of the IAA. Under the IAA, environmental effects are "changes to the environment and the impact of these changes on the Indigenous peoples [in] Canada and on health, social or economic conditions."

As part of the complete federal approval application, the Proponent must complete the required analysis for the "determination of adverse environmental effects" to assess the level of risk and potential for significant adverse environmental effects associated with the project, as well as identifying corresponding mitigation measures, for NCC review and determination. The NCC will provide guidance that lays out the requirements, including any site-specific information and advice from its internal experts. In order to support that environmental determination, site studies may be required. In addition, a minimum 30-day posting on the [Canadian Impact Assessment Registry](#) will be required for most projects. The posting text will be drafted and translated by the Proponent (templates to be provided), and the posting and related notices will be managed by the NCC.

The NCC will consider potential impacts on both the biophysical and socio-economic environment, including, but not limited to, how a project may affect the following:

- Natural resources: species at risk, wildlife, trees, vegetation, soil, air, groundwater and surface water;
- Cultural resources: any structure, site, or thing(s) of historical, archaeological, paleontological or architectural significance;
- Social conditions: community well-being, infrastructure and services, land and resource use, and recreational experience;
- Economic conditions: industry or livelihood (e.g. forestry, tourism, agriculture, fishing, hunting, trapping);
- Human health: effects resulting from noise, vibration, air emissions, lighting, spills, exposure to hazardous substances;
- Indigenous rights: physical and cultural heritage, use of lands and resources for traditional purposes, or anything of historical, archaeological, paleontological or architectural significance to Indigenous peoples.

The analysis and the determination of adverse environmental effects shall be completed in accordance with the Impact Assessment Agency of Canada's guidance located here: "[Projects on federal lands and outside Canada: Guidance document on Sections 81 to 91 of the \*Impact Assessment Act\*.](#)"

Further information specific to the 210 Laurier Street site and environmental considerations will be provided by the NCC Environmental Officer assigned to the file once the federal approval review is formally initiated. This information will support tailoring of the requirements for the “determination of adverse environmental effects” and will enable the NCC to identify whether compensation and/or specific mitigation measures may be required and if environmental permits from authorities (provincial or federal) may be required.

11.4 Conflict of Interest Declaration

No entity affiliated with the National Capital Commission or not at arm’s length from the National Capital Commission shall be eligible to reply to this Request for Offers (RFO). Proponents making a submission in response to this RFO must ensure that they, and all partners, constituent firms of a joint venture, team members and their consultants, in no way, directly or indirectly, have a conflict of interest, either real or perceived, in relation to any aspect of this RFO or their submission.

Should a perceived or potential conflict of interest exist, the NCC may, at its sole discretion, withhold consideration of the submission until the matter can be resolved. Failure to appropriately manage, mitigate or minimize the perceived or potential conflict of interest to the satisfaction of the NCC, shall result in the submission being treated as non-responsive and shall not be considered further.

In any event, the Proponent acknowledges and agrees that the NCC shall not be liable for any cost or any other direct or indirect charge associated with the Proponent’s response to this RFO.

The Proponent acknowledges that no conflict of interest exists, either real or perceived.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2024.  
Proponent \_\_\_\_\_  
Per: \_\_\_\_\_  
Title: \_\_\_\_\_

The Proponent is uncertain or declares interest in the following:

\_\_\_\_\_  
\_\_\_\_\_

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2024.  
Proponent \_\_\_\_\_  
Per: \_\_\_\_\_  
Title: \_\_\_\_\_

11.5 Confidentiality Statement

**CONFIDENTIALITY STATEMENT**

The Proponent hereby agrees that all members of its workforce or its subcontracted workforce(s) will be bound by this Confidentially Agreement for the Request for Offers – 210 Laurier Street, Gatineau. Specifically, no aspect of the reports made available may be discussed, divulged or transmitted directly or indirectly to any other person or entity. Breach of this Confidentiality Statement by the Proponent could result in disqualification from the process, at the NCC’s sole discretion.

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Name of Proponent

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I have the authority to bind the Corporation (Print Name)

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Signature

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Date

## 11.6 Virtual Data Room

The following Document List details the available reports and plans found in the Virtual Data Room (VDR).

To gain access to the VDR, Proponents must complete the Confidentiality Statement (Appendix 11.5) and submit it to [transactions@ncc-ccn.ca](mailto:transactions@ncc-ccn.ca). Following submission of the completed Confidentiality Statement, the NCC will provide access to the VDR via a Microsoft OneDrive link within five business days.

The NCC reserves to right to make adjustments to the following list.

ID	Available Reports (English)	Available Reports (French)
01	20011-210 Laurier-1st floor	Version française non disponible
02	20011-210 Laurier-2nd floor	Version française non disponible
03	20011-210 Laurier-3rd floor	Version française non disponible
04	210 & 240 Laurier - Drome Survey Controls	Version française non disponible
05	210 and 240 Rue Laurier, Gatineau, Quebec - Human Health and Ecological Risk Assessment	Version française non disponible
06	210 Laurier - SITE TOPO	Version française non disponible
07	210 Rue Laurier - Information related to Flood Plain Zone	Version française non disponible
08	Accessibility Plan 2023-2026	Plan sur l'accessibilité 2023-2026
09	Addendum Report – DQHHRA and PERA, 210 Laurier Street, Gatineau, Quebec	Version française non disponible
10	Below the Falls; An Ancient Cultural Landscape in the Centre of (Canada's National Capital Region) Gatineau (Jean-Luc Pilon and Randy Boswell, 2015)	Version française non disponible
11	Bird-Safe Design Guidelines	Lignes directrices de conception sûre pour les oiseaux
12	Capital Illumination Plan 2017-2027	Plan lumière de la capitale de 2017 à 2027
13	Designated Substance Report Servantes de Jésus-Marie Congregation Monastery 210 Laurier St, Gatineau Québec	Version française non disponible
14	Designated Substances Survey 210 Laurier Street, Gatineau, Quebec	Version française non disponible

15	Detailed Quantitative Human Health and Preliminary Ecological Risk Assessment, 210 Laurier Street, Gatineau, Quebec NCC Property Asset 460444	Version française non disponible
16	Draft Property Condition Assessment & Capital Plan for Monastère des Servantes de Jésus-Marie 210 Rue Laurier Gatineau, Quebec	Version française non disponible
17	Energy Services Acquisition Program - Modernization Project - National Printing Bureau Pumphouse Context Site Plan	Version française non disponible
18	English Version Not Available	Occupation du territoire - Elements connus
19	English Version Not Available	Couvent de la Congrégation des Servantes de Jésus-Marie 210, rue Laurier, Gatineau (Québec)
20	English Version Not Available	2018 Entrevues Monastère (vidéo)
21	English Version Not Available	Projet Mémoire vivante des Sœurs servantes de Jésus-Marie
22	English Version Not Available	2018 Tour guidé du Monastère (vidéo)
23	English Version Not Available	Évaluation Archéologique 210, Rue Laurier Servantes de Jésus-Marie, Ville De Gatineau (Secteur Hull), Province de Québec
24	English Version Not Available	Bureau d'examen des Édifices Fédéraux du Patrimoine
25	Exploring new uses for the monastery lands at 210 Laurier - Public Consultation Report October 11 to 24, 2018	Exploration d'usages nouveaux pour les terrains du monastère du 210, rue Laurier - Rapport de consultation publique du 11 au 24 octobre 2018
26	FHBRO Heritage Character Statement - Monastery, Servantes De Jésus-Marie Congregation Gatineau, Quebec	Version française non disponible
27	Geotechnical Data Report – 210 and 240 Laurier Street, Gatineau, Quebec	Version française non disponible
28	Geotechnical Design Memorandum – 210 and 240 Laurier Street, Gatineau, Quebec	Version française non disponible
29	Heritage Assessment Report – Monastère des servantes de Jesus-Marie 210 Laurier, Gatineau	Rapport d'évaluation patrimoniale – Monastère des servantes de Jesus-Marie 210 Laurier, Gatineau
30	Jacques Cartier Park Clean-up – Supervision Report	Version française non disponible
31	Environmental Assessment of Biomedical Waste and Shallow Soils – Jacques Cartier Park	Version française non disponible
32	Phase II Environmental Site Assessment – Cloistered Convent – Order of Les Servantes de Jésus-Marie	Version française non disponible



33	Ottawa River North Shore Parklands Plan	Plan d'aménagement des terrains riverains situés au nord de la rivière des Outaouais
34	Ottawa River North Shore Parklands Plan, Amendment No. 1.	Amendement n° 1 au Plan d'aménagement des terrains riverains situés au nord de la rivière des Outaouais
35	Phase I Environmental Site Assessment 210 & 240 rue Laurier, Gatineau, Québec	Version française non disponible
36	Phase II Environmental Site Assessment, 210 And 240 Rue Laurier, Gatineau, Quebec Final Report	Version française non disponible
37	Phase I Environmental Site Assessment - Jacques Cartier Park South	Version française non disponible
38	Phase II Environmental Site Assessment - Jacques Cartier Park South	Version française non disponible
39	Enhanced Preliminary Quantitative Human Health Risk Assessment and Preliminary Quantitative Ecological Risk Assessment – Jacques Cartier South Lands	Version française non disponible
40	Servantes de Jésus-Marie Congregation Monastery Conservation Guidelines 2021-2022	Version française non disponible
41	Species at Risk Phase - Update and Phase II Assessment and Tree Assessment - 210 & 240 Laurier Avenue, Gatineau, QC	Version française non disponible
42	Stormwater Management Manual	Version française non disponible
43	Supplemental Environmental Site Investigation 210 Laurier Street Gatineau, Quebec	Version française non disponible
44	Sustainable Development Strategy 2023–2027	Stratégie de développement durable 2023-2027
45	Servantes de Jésus-Marie Congregation Monastery Heritage Recording Report 2021-2022	Monastère de la Congrégation des Servantes de Jésus-Marie Rapport de Relevé du patrimoine 2021-2022
46	Phase I and II Environmental Site Assessment Jacques Cartier Park-North	Version française non disponible
47	Phase I and II Environmental Site Assessment Jacques Cartier Park-North	Version française non disponible
48	Borehole Investigation and Groundwater Monitoring Program Jacques Cartier Park	Version française non disponible
49	English Version Not Available	Investigation Géotechnique Déchets Biomedicaux dans des Matériaux de Remblai Parc Jacques Cartier
50	Jacques Cartier Park Clean-up – Supervision Report	Version française non disponible

51	Environmental Assessment of Biomedical Waste and Shallow Soils – Jacques Cartier Park	Version française non disponible
52	Phase II Environmental Site Assessment – Cloistered Convent – Order of Les Servantes de Jésus-Marie	Version française non disponible

## 11.7 Evaluation Guide

### **Mandatory Requirements**

Submissions will be verified to ensure that all prescribed Mandatory Requirements set out in this RFO are met. A submission not meeting the Mandatory Requirements may be treated as non-responsive and may, at the sole discretion of the NCC, not be considered further.

Proponents must submit a Conflict of Interest Declaration (Appendix 11.5 of the RFO) to disclose any perceived, actual or potential conflict of interest.

The Conflict of Interest Declaration will be evaluated on a pass or fail basis. If a conflict of interest exists, the NCC may, at its sole discretion, withhold consideration of the submission until the matter is resolved to the satisfaction of the NCC, or the submission shall be treated as non-responsive and shall not be considered further. Undeclared conflicts of interests may result in the submission being declared non-responsive.

Proposals shall be no more than 20 pages in length and must be legible, clear and concise.

### **Weighting of scoring**

The following table explains the weighting of the scoring criteria to be used in the evaluation process. The criteria correspond to the submission requirements. The minimum scoring threshold for each rated requirement must be met in order for the submission to be considered responsive.

RFO SECTION	RATED REQUIREMENT	MAXIMUM SCORE	MINIMUM THRESHOLD
6.1	<b>Proponent information, experience and qualifications</b> 1. Description of the team composition, structure and leadership 2. Narrative with a minimum of two (2) successful projects of similar scale, complexity and technical requirements	10	17.5 points
		15	
		<hr/> 25 points	
6.2	<b>Development concept</b> 1. Written description and sketch of the development 2. Project schedule and timelines	15	17.5 points
		10	
		<hr/> 25 points	
6.3	<b>Financial consideration</b> 1. Financial proposal 2. Affordable housing	40	35 points
		10	
		<hr/> 50 points	

SCORE	DESCRIPTION OF RESPONSE	CRITERIA
<b>100% of the allotted points</b>	Response is excellent.	<p>The NCC has determined that the Proponent’s response to the rated requirement is outstanding.</p> <p><i>For example, all specified factors of the requirement have been addressed in persuasive detail and exceed the requirements.</i></p>
<b>80% of the allotted points</b>	Response is very good.	<p>The NCC has determined that the Proponent’s response to the rated requirement is sound and fully meets the rated criteria.</p> <p><i>For example, all specified factors of the requirement have been addressed to varying degrees with some addressed minimally.</i></p>
<b>60% of the allotted points</b>	Response is satisfactory.	<p>The NCC has determined that the Proponent’s response to the rated requirement is satisfactory.</p> <p><i>For example, the specified factors of the rated requirement meet the basic requirements but with some weaknesses.</i></p>
<b>50% of the allotted points</b>	Response is less than satisfactory.	<p>The NCC has determined that the Proponent’s response to the rated requirement is unsatisfactory.</p> <p><i>For example, the specified factors of the rated requirement have been addressed nominally.</i></p>
<b>30% of the allotted points</b>	Response is inadequate	<p>The NCC has determined that the Proponent’s response to the rated requirement is inadequate.</p> <p><i>For example, the response does not address many of the specified factors of the requirement, or the Proponent did not provide any substantiating documentation or evidence in support of its response.</i></p>
<b>0% of the allotted points</b>	Not responsive, not relevant or not discussed.	A response was not given to a requirement.

## Rated Requirements

<b>Section 6.2.1: Proponent information, experience and qualifications (maximum of 25 points)</b>	
<p><b>Rated requirement:</b></p> <ol style="list-style-type: none"> <li>1. Description of the team composition, structure and leadership, including:               <ol style="list-style-type: none"> <li>a. Legal name of the business(es)/entities and years in operation (minimum five years in related or relevant business field) for each;</li> <li>b. Names and titles of corporate officers of the business(es)/entities; and</li> <li>c. Corporate business/partnership structure, including the plan and approach for governing, managing the team and making decisions.</li> </ol> </li>   <li>2. Narrative with a minimum of two (2) examples of successful projects of similar scale, complexity and technical requirements. The following information shall be specified for each project:               <ol style="list-style-type: none"> <li>a. Project name;</li> <li>b. Location of the project;</li> <li>c. Detailed project description and how the project was built and financed;</li> </ol> </li> </ol>	<p><b>Evaluation criteria:</b></p> <ol style="list-style-type: none"> <li>1. The proposal will be evaluated based on the degree to which the Proponent provides a clear and effective team composition, structure, and approach. Elements presented in support of this requirement shall collectively demonstrate:               <ol style="list-style-type: none"> <li>a. Comprehensive information about the business(es)/entities that form the Proponent’s partnership, including names of all corporate officers and a description of the business/entity’s duration of experience in a relevant or related business field; and</li> <li>b. A clearly presented organizational structure, including a comprehensive description of the decision-making approach and identification of key personnel that are accountable for different elements of the project.</li> </ol> </li>   <li>2. The submitted examples of projects will be evaluated based on:               <ol style="list-style-type: none"> <li>a. Completeness of the information provided, including all elements listed in the requirement (project name, location, etc.);</li> <li>b. The degree to which the project examples are comparable to the project described in this RFO, with a focus on the following areas (as applicable):                   <ol style="list-style-type: none"> <li>i) Mixed-use development of an urban site;</li> <li>ii) Construction and operation of affordable housing;</li> </ol> </li> </ol> </li> </ol>

<ul style="list-style-type: none"> <li>d. Name of core members of the proposed team, and key personnel involved in the project;</li> <li>e. Relevancy to the project described in this RFO;</li> <li>f. Description of the Proponent’s experience working with complex stakeholders;</li> <li>g. Reference contact information including business and operating name, contact name, title, location, phone number and email address;</li> <li>h. Graphic information package, including photographs, site plans, renderings and images; and</li> <li>i. Any further information that will assist in the evaluation of the proposal in line with the evaluation criterion for this experience.</li> </ul>	<ul style="list-style-type: none"> <li>iii) Heritage preservation and adaptive reuse of heritage buildings;</li> <li>iv) Public benefits/programming;</li> <li>v) Partnerships with community organizations or Indigenous partners;</li> <li>vi) Sustainability and innovation.</li> </ul> <ul style="list-style-type: none"> <li>c. The degree to which the project examples demonstrate the Proponent’s capability to: <ul style="list-style-type: none"> <li>i) Provide value-added, innovative solutions to design and technical challenges.</li> <li>ii) Deliver on project objectives and requirements.</li> </ul> </li> </ul>
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**Section 6.2.2: Development concept (maximum of 25 points)**

<p><b>Rated requirement:</b></p> <ul style="list-style-type: none"> <li>1. Written description and drawing of the development proposal, which must: <ul style="list-style-type: none"> <li>a. Include two- and three-dimensional illustrations of the proposed development’s massing and site plan, including building heights, location and orientation.</li> <li>b. Describe the proposed project in detail, including the principal land uses for the existing building and the adjacent undeveloped parcels, and demonstrate that the Proponent’s vision is aligned</li> </ul> </li> </ul>	<p><b>Evaluation criteria:</b></p> <ul style="list-style-type: none"> <li>1. Submissions will be evaluated based on clarity, level of detail, completeness and cohesiveness of the development proposal (both written and visual). <ul style="list-style-type: none"> <li>a. Proposals presented with a higher level of detail will score higher, particularly proposals that describe the proposed land uses, the intended publicly accessible spaces within the development (including retail/commercial space), the number and size of housing units, etc.</li> <li>b. Proposals that integrate the NCC’s plans and policies in the development concept will score higher. More specifically,</li> </ul> </li> </ul>
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<p>with the vision in this RFO and the NCC’s plans and policies.</p> <p>c. Identify the number of proposed housing units (including a high-level breakdown of unit sizes) and demonstrate how affordable housing will be incorporated. Proposals must include a minimum of 20% affordable housing units (defined as units that cost less, on a yearly basis, than 30% of 80% of the average household before-tax income for Gatineau in the previous year), for a minimum of 25 years (the “Affordable Housing Requirement”).</p> <p>2. A timeline and/or narrative describing the project schedule and timelines, which must:</p> <p>a. Include any phasing and dependencies of building projects with a goal to ensure timely development.</p> <p>b. Identify elements requiring further study as part of the proposal, including estimated time requirements to complete these studies.</p> <p>c. Identify and explain the proposed approach to obtain any amendments to City of Gatineau bylaws, policies and regulations (zoning, etc.) that</p>	<p>attention will be paid to how the Site-specific Capital Interest Guidelines included in the RFO as Appendix 11.1 form a cohesive part of the proposed development.</p> <p>i) The proposal should demonstrate how it brings value to the National Capital and integrates with the vision presented in the NCC’s long-range plans and the City of Gatineau’s “<i>Plan Particulier d’Urbanisme (PPU) pour le Centre-Ville.</i>” Proposed new land uses may include uses non-compliant with the current Ottawa River North Shore Parklands Plan; the Site-specific Capital Interest Guidelines (Appendix 11.1) shall take precedence.</p> <p>c. Higher scores will be awarded to development concepts that provide more affordable units, deeper affordability, and/or affordability for a longer duration.</p> <p>2. The proposal will be evaluated based on clarity, level of detail, completeness of the proposed project schedule and narrative, including:</p> <p>a. The degree to which it identifies opportunities, potential challenges and explains mitigation strategies and provides value-added, innovative solutions to technical challenges;</p> <p>b. The speed of implementation of the proposed project – project schedules that indicate a faster completion timeline will score higher; and</p> <p>c. Prioritization of the repurposing of the Monastery building – proposals focused on early repurposing of the historic building will score higher.</p>
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<p>would be required, including estimated time requirements to achieve those amendments.</p> <p>d. Identify barriers and/or dependencies that may arise in the development and/or delivery of the project and the strategies that would be employed to ensure the timely development of the project.</p>	
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<b>Section 6.2.3: Financial consideration (maximum of 50 points)</b>	
<p><b>Rated requirement:</b></p> <ol style="list-style-type: none"> <li>1. Written description of the financial proposal, including:               <ol style="list-style-type: none"> <li>a. Proposed term (maximum 99 years);</li> <li>b. Payment structure options. Proponents may propose multiple payment structure options. Options can include, but are not limited to:                   <ol style="list-style-type: none"> <li>i) A lump sum prepayment of the total consideration payable;</li> <li>ii) An initial lump sum payment and subsequent monthly or annual payments; and/or</li> <li>iii) A payment structure based only on monthly or annual payments.</li> </ol> </li> <li>c. Any submission which includes payments after the first five years must include escalation mechanisms to the payment structure.</li> <li>d. Proponents must demonstrate how additional density would impact the proposed financial structure.</li> </ol> </li> </ol>	<p><b>Evaluation Criteria:</b></p> <ol style="list-style-type: none"> <li>1. The financial proposal will be evaluated based on:               <ol style="list-style-type: none"> <li>a. Clarity and completeness;</li> <li>b. The net present value of the proposal submitted, based on a discount rate equal to the Canadian Long-Term Bond Yield;</li> <li>c. A clear breakdown of the proposed base unit rate for the commercial and/or residential density of the proposed development;</li> <li>d. The extent to which it demonstrates financial sustainability throughout the duration of the term; and</li> <li>e. A clear breakdown of the assumptions made by the Proponent with regard to the proposed financial structure, which must enable the NCC to clearly determine how any additional future density would impact the revenues generated by this project. Higher scores will be awarded to proposals that provide a larger share to the NCC of any future additional revenues generated by additional density.</li> </ol> </li> </ol>

<p>2. Description of affordable housing component and its impact on the financial proposal:</p> <ul style="list-style-type: none"> <li>a. Demonstrate that the Affordable Housing Requirement is included in the Proposal. Proponents must describe the depth of affordability, duration of the affordability period and the number of affordable housing units to be included in the development project.</li> <li>b. Describe the impact of the affordable housing component on the financial proposal, including any assumptions regarding third-party funding to support the delivery of affordable units.</li> </ul>	<p>2. The description of the affordable housing component's impact on the financial proposal will be evaluated based on:</p> <ul style="list-style-type: none"> <li>a. The number of affordable housing units proposed as part of the development project, as well as the extent of the depth and duration of affordability – proposals that go beyond the minimum affordable housing requirement in any or all of those three criteria will score higher; and</li> <li>b. The identification of potential funding sources and alignment of the project with funding requirements in order to minimize the impact of the affordable housing component on the financial proposal.</li> </ul>
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