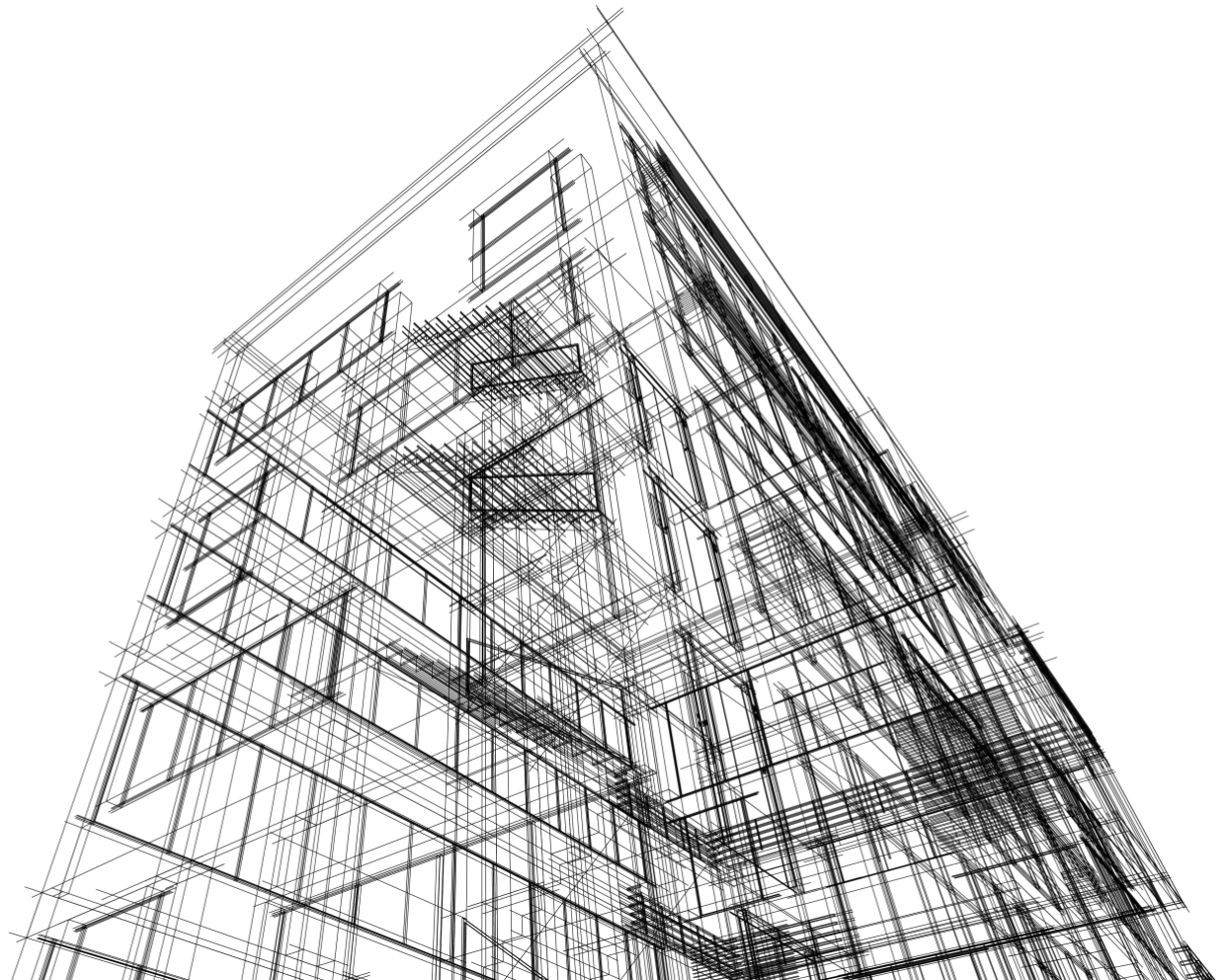




Federal Government Update Federal Lands Initiative



Federal Lands Initiative, 2024

The Federal Lands Initiative is a \$316.9 million program designed to facilitate the transfer or leasing of surplus federal lands and buildings to eligible applicants. These properties are made available at reduced prices or, in some cases, at no cost, with the objective of transforming them into affordable housing.

The extent of the discount on the purchase or lease of these properties is contingent upon the social outcomes demonstrated by the approved proposal. Following the transfer or lease, the properties will be developed or renovated into housing that is affordable, sustainable, accessible, and socially inclusive.

This table summarizes the properties available:

Available Property	Summary of Development Opportunity
Currie, Calgary, Alberta	<p>The Federal Lands Initiative has released a request for proposals to develop at least 99 housing units at the 0.4-hectare site located in Calgary.</p> <p>Application must be submitted before 12:00 p.m. (EST) on November 1, 2024.</p>
Village at Griesbach, Edmonton, Alberta	<p>The Federal Lands Initiative has released a request for proposals to develop at least 45 three-bedroom row housing units at the 1.06-hectare site located in Edmonton.</p> <p>Application must be submitted before 12:00 p.m. (EST) on November 1, 2024.</p>
Wateridge Village, Ottawa, Ontario	<p>The Federal Lands Initiative has released a request for proposals to develop at least 405 units at the 1.7-hectare site located in Ottawa.</p> <p>Application must be submitted before 12:00 p.m. (EST) on November 1, 2024.</p>
Arbo Phase 1, Toronto, Ontario	<p>The Federal Lands Initiative has released an expression of interest to develop at least 280 units at the 0.98-hectare site located in Toronto.</p> <p>Expressions of interest must be submitted before 12:00 p.m. (EST) on October 1, 2024.</p>
Cote-de-Liesse, Montreal, Quebec	<p>The Federal Lands Initiative has released an expression of interest to develop at least 110 units at the 0.93-hectare site located in Montreal.</p> <p>Expressions of interest must be submitted before 12:00 p.m. (EST) on October 1, 2024.</p>

The remainder of this bulleting looks at each property in more detail.

Property #1 - Currie, Calgary, Alberta

The Currie community combines a unique mix of housing, parks and heritage sites with a walkable urban design that is just minutes from the downtown core. Located in the heart of southwest Calgary, Currie will be a contemporary urban core where work and play rest in perfect balance, with vibrant amenity spaces just steps from your door. Following on the success of Garrison Woods and Garrison Green, Currie is a showpiece community for the latest in urban living.



Property Aerial View



Property Street View

Property Summary

	Summary
Minimum Project Size	99 units
Address	Dieppe Avenue SW and Quesnay Wood Dr SW, Currie, Calgary
Site Area	0.4 hectares (0.9 acres)
Services	Full municipal services available
Zoning	District Control - DC163D2016 residential land use with flexibility
Improvements:	None, vacant lot

Leasehold Length & Costs

The site will be leased to the successful proponent for a duration of 99 years. The property will be available for lease at a discounted to no cost. The lease price will be determined based on the level of social outcomes achieved.

Minimum Requirements

Below is a summary of the minimum requirements through the Federal Lands Initiative:

Metrics	Requirements
Affordability	<ul style="list-style-type: none"> At least 30% of units must be less than 80% of Median Market Rent and must be maintained for the 99-year lease.
Accessibility	<ul style="list-style-type: none"> At least 20% of units must meet accessibility standards and projects must be barrier-free or demonstrate full universal design.
Energy Efficiency	<ul style="list-style-type: none"> New projects are required to achieve either a 25% decrease in energy consumption and greenhouse gas (GHG) emissions relative to the 2015 National Energy Code for Buildings or the 2015 National Building Code; OR a 15% decrease relative to the 2017 National Energy Code for Buildings.
Evidence of Community Need	<ul style="list-style-type: none"> Proponents must provide a clear description of how their project will meet the needs of the community and at least a letter of support from the municipality, a market study or waiting lists for social or affordable housing in the community.
Experience	<ul style="list-style-type: none"> Proponents, or their team, must indicate a minimum of 5 years of experience in the construction/renovation and operation of projects of similar size and scope.
Financial Viability	<ul style="list-style-type: none"> Projects must meet the minimum debt coverage ratio (DCR) of 1.10.
Eligibility	<ul style="list-style-type: none"> Community housing organizations; non-profit organizations or registered charities; co-operative housing organizations; municipal, provincial and territorial governments including their agencies; Indigenous governments and organizations, including tribal councils; for-profit organizations; and non-profit and for-profit organizations with a seniors focus.

Application must be submitted before 12:00 p.m. (EST) on November 1, 2024. For additional information & application steps, please visit [CMHC's website](#) for further information.

Property #2 - Village at Griesbach, Edmonton, Alberta

The site is a 1.06 hectare serviced vacant lot. We're looking for committed proponents to invest in developing this site into a row housing project. The project must include at least 45 3-bedroom residential units to create a desirable living space for the community. The site forms part of Canada Lands Company's Village at Griesbach community. This is a 252.7-hectare master-planned neighbourhood with new urbanism design principles. It offers a family-friendly and sustainable environment while honouring land's military legacy.



Property Aerial View



Property Street View

Property Summary

	Summary
Minimum Project Size	45 three-bedroom row housing units
Address	10730 Griesbach Road NW, Edmonton, AB
Site Area	1.06 hectares (2.6 acres)
Services	Full municipal services available
Zoning	Griesbach Row Housing Zone (3.173 GRH - Griesbach Row Housing Zone, City of Edmonton Zoning Bylaw
Improvements:	None, vacant lot

Leasehold Length & Costs

The site will be leased to the successful proponent for a duration of 99 years. The property will be available for lease at a discounted to no cost. The lease price will be determined based on the level of social outcomes achieved. Affordability must be maintained throughout the lease term.

Minimum Requirements

Below is a summary of the minimum requirements through the Federal Lands Initiative:

Metrics	Requirements
Affordability	<ul style="list-style-type: none"> At least 49% of units must be less than 80% of Median Market Rent in Edmonton and must be maintained for the 99-year lease.
Accessibility	<ul style="list-style-type: none"> 20% of all units within the project meet or exceed accessibility standards as prescribed in Table A of the National Housing Strategy Federal Lands Initiative Energy Efficiency and Accessibility Tables and that access to the project and its common areas is barrier free; OR the entire project (common areas and dwelling units) has full universal accessibility design.
Energy Efficiency	<ul style="list-style-type: none"> New projects are required to achieve either a 25% decrease in energy consumption and greenhouse gas (GHG) emissions relative to the 2015 National Energy Code for Buildings or the 2015 National Building Code ; OR a 15% decrease relative to the 2017 National Energy Code for Buildings.
Evidence of Community Need	<ul style="list-style-type: none"> Proponents must provide a clear description of how their project will meet the needs of the community and at least a letter of support from the municipality, a market study or waiting lists for social or affordable housing in the community.
Experience	<ul style="list-style-type: none"> Proponents, or their team, must indicate a minimum of 5 years of experience in the construction/renovation and operation of projects of similar size and scope.
Financial Viability	<ul style="list-style-type: none"> Projects must meet the minimum debt coverage ratio (DCR) of 1.10.
Eligibility	<ul style="list-style-type: none"> Community housing organizations; non-profit organizations or registered charities; co-operative housing organizations; municipal, provincial and territorial governments including their agencies; Indigenous governments and organizations, including tribal councils; for-profit organizations; and non-profit and for-profit organizations with a seniors focus.

Application must be submitted before 12:00 p.m. (EST) on November 1, 2024. For additional information & application steps, please visit [CMHC's website](#) for further information.

Property #3 – Wateridge, Ottawa, Ontario

The 1.7 hectares of the former Canadian Forces Base Rockcliffe, only 5 kilometers from Ottawa’s downtown core, present a great opportunity to experience urban reintegration, quality of life and factors important in developing a community where residents can live, work, learn and play. Wateridge Village is the largest undeveloped piece of land within Ottawa’s Greenbelt. The property has been owned primarily by Canada Lands Company. The total site area is 131 hectares.



Property Aerial View



Property Street View

Property Summary

	Summary
Minimum Project Size	495 residential units
Address	Codd’s Road and Winisik Street, Ottawa, ON
Site Area	Block 2: 0.66 hectare (1.6 acres) Block 3: 1 hectare (2.5 acres)
Services	Full municipal services available
Zoning	GM31 H20
Improvements:	None, vacant lot

Leasehold Length & Costs

The site will be leased to the successful proponent for a duration of 99 years. The property will be available for lease at a discounted to no cost. The lease price will be determined based on the level of social outcomes achieved. Affordability must be maintained throughout the lease term.

Minimum Requirements

Below is a summary of the minimum requirements through the Federal Lands Initiative:

Metrics	Requirements
Affordability	<ul style="list-style-type: none"> At least 30% of units must be less than 80% of Median Market Rent in Edmonton and must be maintained for the 99-year lease.
Accessibility	<ul style="list-style-type: none"> 20% of all units within the project meet or exceed accessibility standards as prescribed in Table A of the National Housing Strategy Federal Lands Initiative Energy Efficiency and Accessibility Tables and that access to the project and its common areas is barrier free; OR the entire project (common areas and dwelling units) has full universal accessibility design.
Energy Efficiency	<ul style="list-style-type: none"> New projects are required to achieve either a 25% decrease in energy consumption and greenhouse gas (GHG) emissions relative to the 2015 National Energy Code for Buildings or the 2015 National Building Code; OR a 15% decrease relative to the 2017 National Energy Code for Buildings.
Evidence of Community Need	<ul style="list-style-type: none"> Proponents must provide a clear description of how their project will meet the needs of the community and at least a letter of support from the municipality, a market study or waiting lists for social or affordable housing in the community.
Experience	<ul style="list-style-type: none"> Proponents, or their team, must indicate a minimum of 5 years of experience in the construction/renovation and operation of projects of similar size and scope.
Financial Viability	<ul style="list-style-type: none"> Projects must meet the minimum debt coverage ratio (DCR) of 1.10.
Eligibility	<ul style="list-style-type: none"> Community housing organizations; non-profit organizations or registered charities; co-operative housing organizations; municipal, provincial and territorial governments including their agencies; Indigenous governments and organizations, including tribal councils; for-profit organizations; and non-profit and for-profit organizations with a seniors focus.

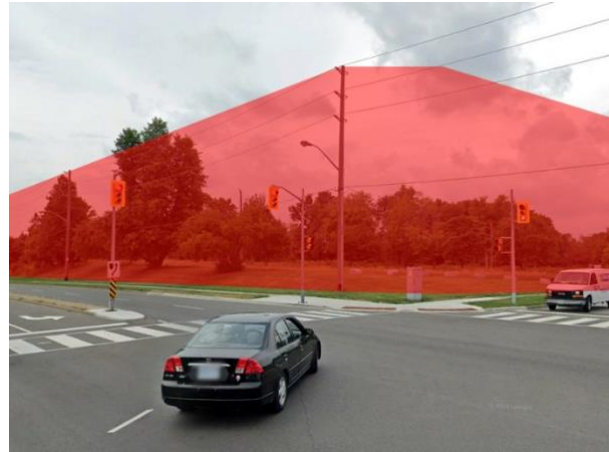
Application must be submitted before 12:00 p.m. (EST) on November 1, 2024. For additional information & application steps, please visit [CMHC's website](#) for further information.

Property #4 – Arbo Phase 1, Toronto, Ontario

Arbo is a future mixed-use neighbourhood located at the northeast quadrant of Keele Street and Sheppard Avenue West, between Downsview Park to the south and Downsview Park TTC/GO Station to the north, in Toronto. The site is located approximately 13.6 kilometres from downtown Toronto and benefits from its location to nearby transit and Highway 401 and the 400-series highways. The neighbourhood will be built with an existing and significant natural heritage woodlot and a new ecological park at its core.



Property Aerial View



Property Street View

Property Summary

	Summary
Minimum Project Size	280 residential units
Address	1350 Sheppard Avenue West, Toronto, ON
Site Area	0.981 hectare (2.42 acres)
Services	Responsibility for all base servicing and infrastructure requirements assumed by Canada Lands Company.
Zoning	City of Toronto By-law 1082-2022. RM6(287). There is a (H) Holding provision which CLC is working towards lifting.
Improvements:	None, vacant lot

Leasehold Length & Costs

The property will be available on a 99-year ground lease at a discounted to no cost price. The price will be determined based on the level of social outcomes and number of affordable units created.

Minimum Requirements

Below is a summary of the minimum requirements through the Federal Lands Initiative:

Metrics	Requirements
Affordability	<ul style="list-style-type: none"> At least 30% of units must be less than 80% of Median Market Rent and must be maintained for the 99-year lease.
Accessibility	<ul style="list-style-type: none"> 20% of all units within the project meet or exceed accessibility standards as prescribed in Table A of the National Housing Strategy Federal Lands Initiative Energy Efficiency and Accessibility Tables and that access to the project and its common areas is barrier free; OR the entire project (common areas and dwelling units) has full universal accessibility design.
Energy Efficiency	<ul style="list-style-type: none"> New projects are required to achieve either a 25% decrease in energy consumption and greenhouse gas (GHG) emissions relative to the 2015 National Energy Code for Buildings or the 2015 National Building Code; OR a 15% decrease relative to the 2017 National Energy Code for Buildings. New projects are also required by CLC to achieve or exceed the Toronto Green Standard Version 4 Tier 2.
Experience	<ul style="list-style-type: none"> Proponents, or their team, must indicate a minimum of 5 years of experience in the construction/renovation and operation of projects of similar size and scope. Proponents are permitted to acquire this experience by engaging third parties. If you do not currently possess this experience, you must indicate in your Expression of Interest that you will commit to getting it if you are selected.
Eligibility	<ul style="list-style-type: none"> Community housing organizations; non-profit organizations or registered charities; co-operative housing organizations; municipal, provincial and territorial governments including their agencies; Indigenous governments and organizations, including tribal councils; for-profit organizations; and non-profit and for-profit organizations with a seniors focus.

Expressions of interest must be submitted before 12:00 p.m. (EST) on October 1, 2024. For additional information & application steps, please visit [CMHC's website](#) for further information.

Property #5 – Côte-de-Liesse, Montreal, Quebec

The redevelopment of the former National Film Board headquarters in Saint-Laurent, Montréal will include 600 to 700 apartments in mid-rise buildings offering both affordable and market housing. Building F at 125 rue Houde offers the potential to convert the building to residential use, and to add an expansion onto the building. With the result providing a minimum of 110 units.



Property Aerial View



Property Street View

Property Summary

	Summary
Minimum Project Size	110 residential units
Address	125 Rue Houde, Saint-Laurent, Montréal, Quebec
Site Area	0.38 hectare (0.93 acres)
Services	Services are available at the street, and new connections will be required for Sewer, rainwater, water, and electrical. The building will continue to be served by the district energy plant with hot and cold water for heating and cooling.
Zoning	Existing zoning is for Film Studio and will need to be modified to allow for residential use.
Improvements:	Existing Building F

Leasehold Length & Costs

The property will be available on a 99-year ground lease / MTL- Emphyteutic lease at a discounted to no cost price. The price will be determined based on the level of social outcomes and number of affordable units created.

Minimum Requirements

Below is a summary of the minimum requirements through the Federal Lands Initiative:

Metrics	Requirements
Affordability	<ul style="list-style-type: none"> At least 30% of units must be less than 80% of Median Market Rent and must be maintained for the 99-year lease.
Accessibility	<ul style="list-style-type: none"> 20% of all units within the project meet or exceed accessibility standards as prescribed in Table A of the National Housing Strategy Federal Lands Initiative Energy Efficiency and Accessibility Tables and that access to the project and its common areas is barrier free; OR the entire project (common areas and dwelling units) has full universal accessibility design.
Energy Efficiency	<ul style="list-style-type: none"> New projects are required to achieve either a 25% decrease in energy consumption and greenhouse gas (GHG) emissions relative to the 2015 National Energy Code for Buildings or the 2015 National Building Code; OR a 15% decrease relative to the 2017 National Energy Code for Buildings.
Experience	<ul style="list-style-type: none"> Proponents, or their team, must indicate a minimum of 5 years of experience in the construction/renovation and operation of projects of similar size and scope. Proponents are permitted to acquire this experience by engaging third parties. If you do not currently possess this experience, you must indicate in your Expression of Interest that you will commit to getting it if you are selected.
Eligibility	<ul style="list-style-type: none"> community housing organizations non-profit organizations or registered charities co-operative housing organizations municipal, provincial and territorial governments including their agencies Indigenous governments and organizations, including tribal councils for-profit organizations

Expressions of interest must be submitted before 12:00 p.m. (EST) on October 1, 2024. For additional information & application steps, please visit [CMHC's website](#) for further information.

Reach out to EllisDon Community Builders

Contact Nick Gefucia at ngefucia@ellisdon.com to discuss how EllisDon Community Builders can help you advance your project.