

**Item No. 11.1.4**  
**Halifax Regional Council**  
**December 11, 2012**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:**

Original signed by



Richard Butts, Chief Administrative Officer

Original Signed by



Mike Labrecque, Deputy Chief Administrative Officer, Operations

**DATE:** November 19, 2012

**SUBJECT:** **Award RFP No. P12-044B, Proposals to Purchase and Develop  
Bloomfield Property**

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### **ORIGIN**

This report originates with:

- May 14, 2012, Peninsula Community Council Report regarding update on issuance of Bloomfield RFP and recommended criteria;
- January 9, 2012, staff presentation to Peninsula Community Council on the Implementation strategy for the Bloomfield redevelopment project; and
- August 11, 2009, Regional Council approval in principle of the Bloomfield Master Plan.

### **RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Declare the Bloomfield Property, located at 2748-86 Agricola St. Halifax, surplus to municipal requirements; and
2. Authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale with the highest scoring proponent to RFP No. P12-044B, Nova Scotia Housing Development Corporation or assignee, subject to the minimum key terms and conditions outlined in Table 1 of this report.

## **BACKGROUND**

The Bloomfield property is located in the north end of the Halifax Peninsula (Attachment “A”). Its redevelopment will play an important role in shaping urban growth and renewal in this part of the City and the Region as a whole. The site has had the benefit of pre-development site analysis and community engagement through the Bloomfield Conceptual Master Plan, approved in principal by Regional Council in 2009. The results of this work have concluded that a vibrant mix of housing, commercial, community and cultural uses on the site is supported by the community.

The area of land is approximately 3.28 acres with 1500 feet of frontage along three major roadways. Currently, there are three community buildings on the site totaling 90,000 square feet of floor area. The “Bloomfield Community Centre” (c. 1971) is currently managed by HRM for delivery of community programming and non-profit space. Existing tenants are under short-term, temporary leases. The two other buildings, the Commons (c.1919) and the Fielding building (c.1929), are largely vacant.

Via the Master Plan, Council deemed the three buildings surplus to the Municipality’s operational requirements in 2009. The Municipality is, however, interested in ensuring that the site continues to provide for long-term community access through facilities and open space. HRM does not intend to own the facility or offer direct programming at the site, but rather enable the opportunity for affordable community and cultural space. Therefore, the request for proposal (RFP) outlined requirements to provide community and cultural space along with an overview of a proposed approach for management of the space. The minimum requirements outlined in the RFP included 10,000 square feet of commercial market space targeted to creative industry, 20,000 square feet of affordable community and cultural space, and 20% of the site reserved for public open space. These requirements are consistent with the principles of accessibility, community building, inclusiveness and engagement, as outlined in the Bloomfield Master Plan.

The Master Plan was developed through extensive public engagement and approved in principle by Council in 2009. The Plan establishes a strong community vision and objectives for the redevelopment of the property as a mixed-use urban neighbourhood with a concentrated hub of community and cultural spaces. Council chose the master planning approach for this property as a means to directly implement priority regional planning policies including housing density, compact walkable communities and affordable housing (Attachment “B”).

The objective of the RFP was to select a development proponent who can satisfy HRM’s objectives for the redevelopment of the site consistent with the principles under the Bloomfield Master Plan. Consistent with the Master Plan principles, the Municipality endeavors to maximize the sale value of the land through a medium to high density residential development, supported by a vibrant hub of business, community and cultural space and affordable housing options.

## **DISCUSSION**

Request for Qualifications No. P12-044A was publicly advertised on the Nova Scotia Public Tenders website on June 21, 2012, and closed on July 17, 2012. Eight (8) responses were received and were evaluated by staff from Planning & Infrastructure and Community & Recreation Services and facilitated by Procurement. The responses were received from Dixel Developments, Pink Ink Realty, Banc Developments, Daniels Corp, Urban Capital, United Gulf Developments, Nova Scotia Housing Development and Nanco Developments.

Subsequent to staff's review of each statement of qualifications, four (4) qualified respondents were invited to respond to RFP No. P12-044B, Proposals to Purchase and Develop Bloomfield Property on August 3, 2012, and closed on September 13, 2012. The pre-qualified proponents were:

- Daniels Corporation
- Dixel Developments
- Nova Scotia Housing Development Corp
- Urban Capital Group/Killam Properties

An information copy of the Request for Proposals, and the list of invited proponents, was published on the Nova Scotia Public Tenders website.

Proposals were evaluated by a committee including staff from Community & Recreation Services, Planning & Infrastructure and Finance and facilitated by Procurement, as per the criteria set out below. This criterion is consistent with the objectives of the Bloomfield Master Plan and was presented to Peninsula Community Council on May 14, 2012.

Evaluation Criteria	Max. Score
<b>Understanding of vision and objectives for the site and quality of proposed development plan, program, and design concept:</b> Consistency with the Bloomfield vision, mix and balance of uses across the site emphasizing creative convergence, quality of community and cultural space, a variety of housing types and densities, commitment to incorporating quality affordable housing, viable mix of commercial space, creativity in design and focus on quality urban design and built form, time-frame for initiating and completing the plan, etc.	35
<b>Qualifications, experience, &amp; team structure:</b> Demonstrated capability, project delivery and schedule, quality of design, developer, and partner(s) team, partnerships, experience in development of multi-faceted mixed-use projects, successful financing and construction of similar scope projects, experience working with community, and public, and/or private parties.	5
<b>Attention to value-added components:</b> Development of multi-functional community and cultural space, commercial rental space for creative sector, heritage conservation including adaptive re-use of building(s), more than 20% affordable housing, incorporation of green-building elements across the site, etc.	10

<b>Financial:</b> Purchase price, terms and conditions of offer and sale, guaranteed performance to implement the work, creativity and feasibility of financing approach, viable governance models for ownership and operation of community and cultural space, closing date, etc.	50
Total	100

Although all of the invitees responded to the Request for Proposals, the proposal from Daniels Corporation did not meet the submission requirements. The remaining three (3) qualified proponents were evaluated and scored as follows:

<b>Proponent Name</b>	<b>Total Score (100)</b>
Nova Scotia Housing Development Corporation ( <i>recommended</i> )	73
Lawen Group/Dexel	66
Urban Capital/Killam Properties	48

### **Proposal Summary**

The following is a summary of the key components of the proponent's development proposal:

**Development Mix:** "The NSHDC proposes a development that incorporates residential, commercial/retail, community, cultural and institutional uses. This plan includes a variety of housing to create a diverse mix of household types and income ranges".

**Heritage:** "The Corporation's plan respects the significance of the Fielding and Common Buildings and the heritage of the community. The buildings will be revitalized and restored, ensuring their usefulness through a combination of homes, studios, retail outlets, office space and a meeting place for community and cultural use".

**Sustainability:** "All new buildings are proposed to be built to achieve a LEED Gold rating and developed to ensure the integration of green building and energy efficiency standards".

**Affordable Housing:** "The Corporation will develop affordable homeownership options which include both affordable entry level homes and supported ownership opportunities".

**Community and Cultural Objectives:** "The community will be invited to participate during the conceptual design phase to ensure it captures those features that are important to them. Cultural inclusion will be enhanced by local artists who will have the opportunity to live and work within the development. The Bloomfield loft apartments, studios, galleries and exhibition spaces can further advance this objective".

**Imagine Bloomfield:** "The Corporation recognizes that Imagine Bloomfield has been a community leader in establishing the guiding principles for the redevelopment of the site and will be invited to play a key role in the project. Imagine Bloomfield's needs assessment survey

is a starting point for a public consultation to identify potential uses and assess space needs for the community.”

**Technical Evaluation:**

The NSHDC proposal meets the minimum requirements under the RFP with respect to mixed-use, housing density and diversity, community and cultural facility space and open space. The proposal includes a significant amount of affordable housing which would add value to the community and the Region. There are however, shortcomings with the proposal with respect to the quality of urban design, public open space and community-cultural program elements. The urban design gaps are generally related to the proposed massing, street-wall and height of buildings and building design treatment. The buildings, as proposed, are large in massing and are not well-oriented to the street. Although the existing historic school buildings would be incorporated into the development, the proposed institutional design needs to be more sympathetic to the fine-grained character of these two structures and surrounding neighbourhood context.

The Bloomfield Master plan, approved in principle by Regional Council, calls for the creation of a vibrant and dynamic hub of residential, cultural, community gathering and commercial uses. The proposal needs to be strengthened in terms of its physical and visual connections in order to make the proposed development accommodating and accessible to all. A high degree of porosity is particularly important for a site of this size, which must be carefully integrated into the existing urban fabric. The distribution and design of public open space, including access points and circulation patterns, is particularly important in establishing connectivity across the site and within the neighbourhood.

Despite the deficiencies, staff is confident that the required improvements can be effectively addressed to the satisfaction of the Proponent, the Municipality and the Community through the planning and development process. The proponent will have the opportunity to address urban design and land-use gaps through the required planning MPS amendment and development agreement process.

**Planning Approval Process:**

The Bloomfield site is currently designated Park and Institutional under the Halifax Municipal Planning Strategy (MPS) and zoned P (Park and Institutional) under the Halifax Peninsula Land Use By-Law (LUB). The P Zone limits permitted uses to public parks, recreation fields, sports clubs, community facilities, cemeteries, hospitals, schools, colleges, universities, monasteries, churches, libraries, museums, courthouses, and other institutions of a similar type, either public or private.

As residential and commercial uses are specifically excluded from the P Zone, any successful proposal submitted subsequent to the RFP for the redevelopment of the Bloomfield site would require a full planning approval process prior to being eligible for municipal permits. A planning approval process in this case would involve a combined municipal planning strategy amendment process and a development agreement approval process.

Two options are currently being envisioned to introduce development agreement policies into the Halifax MPS for the site: (1) the ongoing Centre Plan Phase One planning exercise<sup>1</sup> or (2) site specific municipal planning strategy amendments. Inevitably, the choice of a planning approach option will be dependent on the successful proponent's planned project timeline, as well as the status and adoption schedule of the Centre Plan Phase One project. It is the intention that the key site design elements outlined above, which were included in the Bloomfield Request for Proposals and, in turn, derived from the Bloomfield Master plan exercise, would be incorporated into either of those two processes.

The development process will require a multi-year phased approach. The ultimate timeline will be dependent on the necessary planning amendment and development agreement approval process, as well as other unknown factors that could influence the development schedule. The proponent is projecting a four-phase multi-year development schedule, beginning with a community consultation process prior to the restoration and redevelopment involving of the two historic buildings. This is expected to establish access to community and cultural space in early phases of the project.

**TABLE 1: GENERAL TERMS AND CONDITIONS OF SALE**

<b>Property Address</b>	2748-86 Agricola Street
<b>Lot Area (total)</b>	3.28 acres
<b>Purchaser</b>	Nova Scotia Housing Development Corporation or assignee
<b>Purchase Price</b>	See Confidential Information Report dated November 19, 2012
<b>Appraised Value</b>	See Confidential Information Report dated November 19, 2012
<b>Proposed Development Use</b>	Mixed Use incorporating residential, commercial, retail, community and cultural uses
<b>Closing Date</b>	To be agreed upon NSHDC and HRM, assumes closing within 2013/14 fiscal year.
<b>Key Conditions</b>	See Confidential Information Report dated November 19, 2012

## **BUDGET IMPLICATIONS**

The net sales proceeds from the sale shall be credited to the Sale of Capital Assets (Sale of Land) Reserve, Q101. Furthermore, 10% of the net sale proceeds of sale will be credited to Q312 Culture Development Reserve. The purpose of the Cultural Development Reserve is to undertake initiatives related to culture, monuments, public art and heritage across HRM.

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<sup>1</sup> The Bloomfield site is currently being considered as part of a large planning exercise, commonly known as Centre Plan Phase One. The Centre Plan Phase One project was initiated by Regional Council on February 28, 2012, with the intent of bringing forward a number of planning policy amendments to deal with areas of the Regional Centre experiencing acute development pressures. The planning policy amendments are meant to be an interim measure until the Council-initiated Centre Plan can be adopted for the entire Regional Centre in 2015.

## **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

## **COMMUNITY ENGAGEMENT**

Halifax Regional Council adopted in principle the conceptual master plan for the Bloomfield property in 2009. This plan was supported by extensive public consultation. Furthermore, the property is currently zoned Park and Institutional and, in addition to the proponent's proposed community engagement, is subject to the required public consultation as part of HRM's planning application process.

## **ALTERNATIVES**

1. Council could choose not to award RFP No. P12-044B.

## **ATTACHMENTS**

Attachment "A"	Site Location Map
Attachment "B"	Bloomfield Master Plan Backgrounder
Attachment "C"	Evaluation Summary Sheet

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Evaluation Team: Peter Bigelow, Holly Richardson, Peter Stickings, Leticia Smillie and Mary Angela-Munro

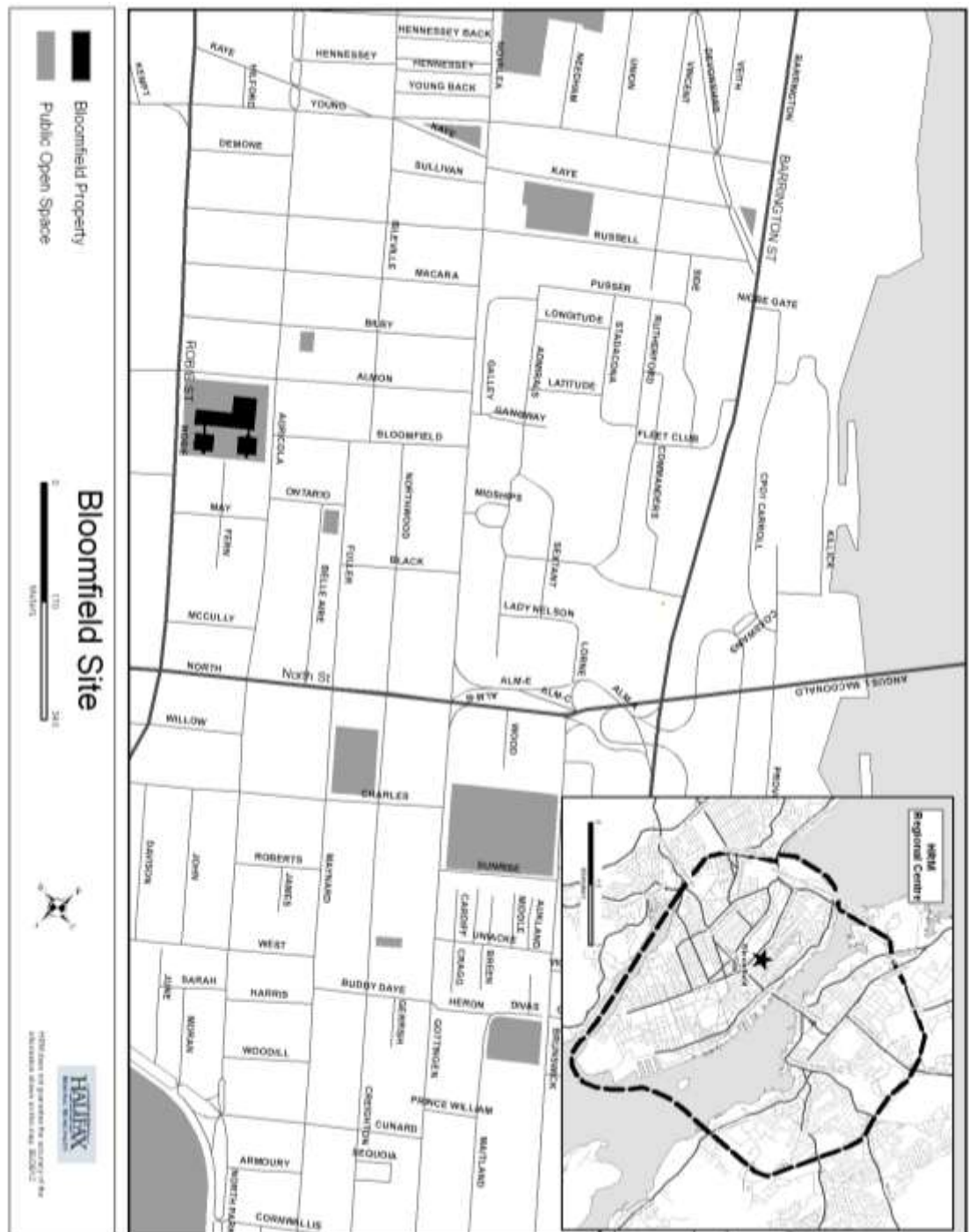
Legal Approval by: Marian Tyson, Q.C., Acting Director of Legal Services

Financial Approval by: Greg Keefe, Director of Finance & Information Technology/CFO, 490-6308

Report Approved by: Brad Anguish, Director of Community & Recreation, Director's Office, 490-4933

Report Approved by: Jane Fraser, Director, Planning & Infrastructure, 490-7129





## ATTACHMENT “B” RFP12-044 Bloomfield Property Master Plan Project Backgrounder

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### BACKGROUND:

Since 2002 HRM has been engaged in a property rationalization and planning exercise to determine the long-term use of the Bloomfield site in the North-end of Halifax. The resulting Master Plan approved in principle by Regional Council in 2006 puts forward an innovative physical redevelopment and programming framework for the site. A successful mix and density of public, private and community uses will provide HRM citizens with a vibrant, mixed-use district and spin-off benefits for the local economy and community. As a new destination on the Halifax Peninsula for the arts and for incubating creative community programs and initiatives, Bloomfield will also create positive spin-offs for the Region as a whole.<sup>1</sup>

The Bloomfield property is centrally located on the Halifax Peninsula. The 3.25 acre site is bordered by Agricola St., Robie St, and Almon Street and sits within a diverse urban neighbourhood made up of a mix of single-family houses, low-rise commercial and industrial lands. The historic Hydrostone neighbourhood is located nearby.



The property is also well-positioned near Canadian Forces Base Stadacona and the Halifax Shipyards making it a highly desirable and strategic development opportunity. Over the past few years and since the multi-billion dollar naval shipbuilding contract was awarded, the north-end continues to experience an upswing in urban in-fill development.

Three former school buildings exist on the site including two historic buildings (not formally registered under the Heritage Act) named the Fielding Building (c.1929) and the Commons building (c.1919). The third is the Bloomfield Building (c.1971) which currently houses the Bloomfield Community Centre managed by HRM’s Community Recreation Services. The two older buildings are largely vacant.

### COMMUNITY & PUBLIC PROGRAM HISTORY:

The property was transferred to the City of Halifax in 1985 after being deemed surplus to the Province’s public education programming needs. The Bloomfield complex was originally operated by the City for

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<sup>1</sup> Halifax Regional Municipality Bloomfield Master Plan 2009, Page 5 Prepared by MacKay-Lyons Sweetapple Architects Limited in association with Colliers International and Halifax Regional Municipality

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the delivery of social services and recreation programming for seniors and persons with disabilities, a mandate of the City of Halifax up until amalgamation in 1996. With the new service exchange between the Province and HRM, social services were no longer mandated to the Municipality. Following this came a transition period of managing a facility complex housing a number of long-term, low-rent tenants who did not fall within the Municipal programming mandate. In an effort to offset operating costs of these large institutional buildings, low-rent leases were maintained up until 2002 when HRM began the process to rationalize the future use of the property. Site investigations revealed health and safety issues, including mould, in the two older buildings resulting in the removal of tenants and the closure of the buildings for ongoing community use. Those buildings have remained vacant with the exception of the Ecology Action Center Bike Again program which operates out of the basement in the Fielding building.

The Bloomfield facilities have accommodated a variety of community-based programming and low-rent tenant base and have filled a need in the community for affordable space. However, without a strong connection to HRM's program and service mandate the Bloomfield facilities could not be sustained or rationalized for ongoing direct Municipal service delivery. The results of HRM's review and planning process do, however, indicate that there is a need in the community for some degree of non-profit programming and community meeting space which could be delivered through a community-managed governance model. Today HRM continues to manage the larger building as the Bloomfield Community Centre largely for multi-purpose community meeting and programming space as well as the gymnasium used mostly for adult floor-hockey teams. There are also four community non-profit tenants who rent space through short-term lease pending the redevelopment of the property.



### **MASTER PLAN PROCESS:**

In 2002 HRM began a formal review of the property with respect to: (1.) Municipal programming mandate and objectives, (2.) community needs, (3.) risk management associated with under-capitalization, and (4.) Municipal fiscal objectives. The review concluded that the site was no longer required for direct Municipal (community) programming and that the facilities in their current form and function were not economically or environmentally sustainable. Despite HRM no longer requiring the site for Municipal recreation program delivery, the review concluded that there was a desire and need expressed by the community for affordable programming and community gathering space. The review also concluded that the potential of the site to achieve a broad range of municipal and community objectives was high. This resulted in Council's decision to develop a Master-Plan to guide the future sale and redevelopment of the site.

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In 2008 Council initiated the formal Master Plan process to determine the most feasible and community supported use, community programming direction, and design concept for the property. A local architectural firm MacKay-Lyons Sweetapple Architects Limited in association with Colliers International was hired to work with the HRM planning team and the community to prepare the plan. The Master Plan was shaped and developed with the input and final support of the community. A multi-year process of reviewing community plans and previous planning studies was paired with a comprehensive public engagement and consultation process. This included the participation of Imagine Bloomfield.<sup>2</sup> The resulting plan lays out important expectations for the Municipality, and for private and non-profit-sector partners that will be involved in implementing the Plan and developing the site.

## **Council's Objectives:**

When the initial property review and pre-planning process was completed Regional Council determined that a comprehensive master plan to guide the future development of the site was needed. The planning team was given the following directives by Council:

- Explore a balance between redevelopment and adaptive reuse of the property including conservation of the two existing historic school buildings
- Maximize opportunities to foster cultural vitality and development opportunities as guided by the HRM Cultural Plan
- The property is to be a catalyst for community economic development locally and regionally
- The development must be economically and financially feasible, affordable, and sustainable for the municipality, the community and the private market
- The development must be shaped by regional Planning objectives including a mix of uses, strong urban design, and community and cultural development opportunities
- Future community programming on the site will be determined and shaped by HRM's community development mandate and strategic priorities
- The development approach should maximise private, public and community sector partnerships for the physical development and long-term operation and management of the site (including innovative and viable community governance models for facility space)

Council's direction recognizes that the site can be used to invest in and develop a strategic public asset in order to balance economic and market opportunities with community and public needs.<sup>3</sup>

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<sup>2</sup> Imagine Bloomfield is a non-profit volunteer group established to envision the future development and community access to the Bloomfield property through advocacy, research, program delivery and direct participation on the HRM Community Advisory Committee for the Bloomfield Master Plan.

<sup>3</sup> Halifax Regional Municipality Bloomfield Master Plan 2009

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## Master Plan Vision & Principles:

The Bloomfield property is valuable at a number of levels. It has a long history of providing programming for essential social and community services and for broad community access. This role holds significant importance to the community and is reflected in the vision and guiding principles which have been developed to guide the future development of the site.

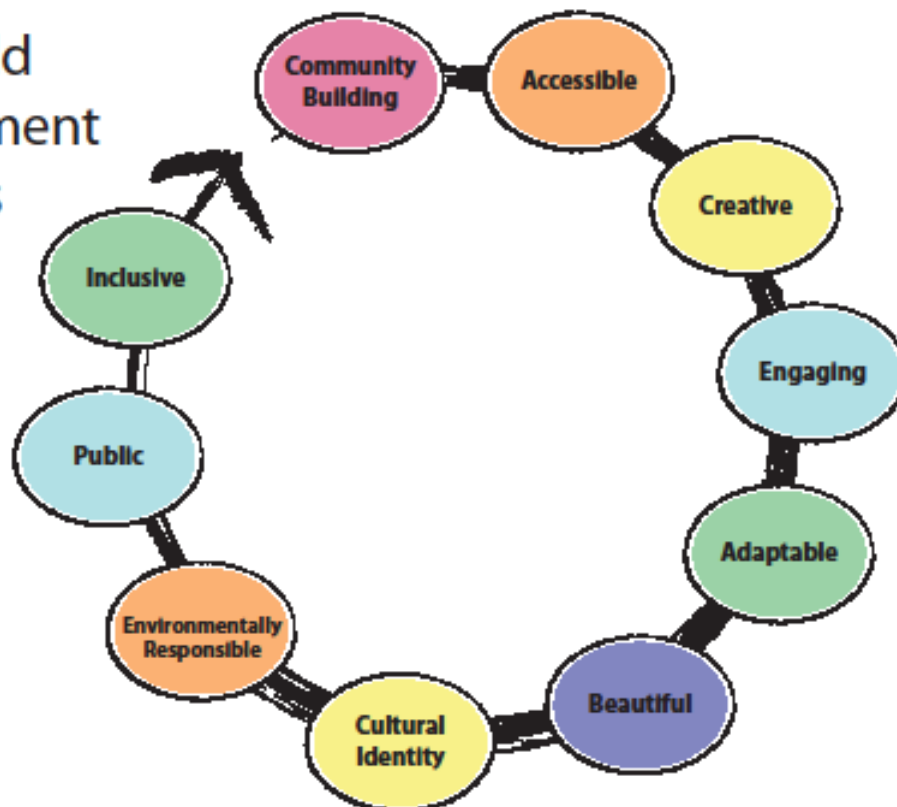
## Vision Statement:

**“Bloomfield is a dynamic hub where community, cultural, social, and economic activities converge. Good urban design, sustainable practices, and social and cultural innovation result in buildings, public open spaces, and activities that together support a diverse and vibrant community and address its varied interests and needs”.**

The vision for the site includes a high-density mix of community, cultural and commercial spaces set within a diverse residential neighbourhood. At the heart of this community is a “creative hub” which supports artists, non-profit organizations, and creative and social enterprise along-side home-owners, tenants, and business. This vision sees the property, through its built form and programming, as an incubator for innovation, community exchange and sustainable economic development.

Central to the Bloomfield vision are Core Guiding Principles that have been established to shape all aspects of the development and decision-making:

## Bloomfield Development Principles





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The Bloomfield development principles reflect the community's and Council's desire to harvest the economic, environmental, social and cultural potential in the Bloomfield site as a catalyst for future urban development projects.<sup>4</sup>

## **Development Objectives:**

The Master Plan follows Council's objective to achieve the best financial outcome for the site while maintaining an appropriate built form, housing density and affordability, and community and cultural space. The Plan identifies core urban design and program objectives that support the desire to build a multi-functional hub with broad economic and social spin-offs. The Plan aims to not only provide neighbourhood level services, housing and community spaces but also to achieve broader policy objectives under the HRM Regional Plan, HRM-by-design project and Cultural Plan. These objectives include active transportation, compact vibrant urban neighbourhoods, economic development, investment in the cultural and creative sector, and environmental sustainability.

Cultural development including support for the arts is an objective of HRM and a core focus under the Bloomfield Master Plan. The Cultural Plan, Regional Plan, and Economic Development Strategy all support creative industry and arts development as a means of enriching communities and contributing to the economic sustainability of the region. The Regional Centre is recognized as the cultural engine of the region and an area where increased investment in cultural infrastructure is needed. The Master Plan identifies the Bloomfield site as an important opportunity to establish facility space and indoor and outdoor programming space to support a hub of cultural and creative activities and innovation.

## **Developing the Regional Centre:**

The HRM Regional Plan establishes direction for how the Municipality will grow over a 25 year horizon. Sustainable development through the efficient use of land and services is the primary direction under the Plan which includes investment in the urban core as HRM's economic and cultural centre.

HRM is placing increased planning and investment focus on the Regional Centre (urban core) toward the goal of building a healthy, vibrant and sustainable region. The Regional Plan encourages residential densification in the Regional Centre as a key means of achieving this goal. Evolving housing needs and changing market demands for more affordable housing options and sustainable community design has heightened market interest in more intensive forms of development in the urban core.

The core objectives for the Regional Centre and the Bloomfield Master Plan are:

- a. Complete communities where a mix of uses coexists
- b. Compact built form where people can live, work, and play in a walk-able neighbourhood

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<sup>4</sup> Ibid

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- c. Identifiable communities which foster social and cultural identity and character
- d. Community spaces and places that foster social interaction, innovation and capacity-building
- e. Transportation choice - where transit, cycling and walkability are efficient
- f. Housing choice – where there are affordable options to suit family types and income levels
- g. Efficient use of infrastructure to sustain financial and environmental resources
- h. Environmentally sustainable development methods and building practices
- i. Protection of heritage and cultural resources

In seeking development proposals through the Request for Proposals process HRM has identified core development and programming objectives and requirements to inform interested developers as to the quality of development proposals that are required to meet the vision of the community. These are proposals that blend a thoughtful mix of residential, commercial, community and cultural uses which are located and designed to encourage a vibrant community-cultural hub. These objectives include:

### **Land-Use and Programming Objectives:**

- A built form and density which can establish a critical mass of people and capital to sustain a quality level of community and cultural amenity and generate economic development for HRM
- A mix of housing which can meet a range of family structures and income levels;
- An appropriate mix of commercial space including ground-floor retail
- A concentration of community and public spaces in the form of facilities and open space

### **Urban Design Objectives:**

- Street wall treatments that extend the existing neighborhood fabric including recognition of existing street function and character of Robie, Almon and Agricola streets.
- Accessible, and attractive streets and public open spaces including tree retention and planting, and public amenity and design to support pedestrian activity, community gathering, passive recreation and public art
- Increased connectivity between exterior and interior public spaces to increase opportunities for social and cultural exchange and community-building
- Walkable, neighborhood-scale blocks that provide porosity through the site including the extension of Fern Lane and Bloomfield Lane

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- Emphasis on the inclusion of pedestrian and cycling connections and supporting infrastructure such as bike parking and transit connections
- The adaptive re-use and sensitive redevelopment of architectural heritage found in the Commons and Fielding buildings (or elements of) which have cultural importance to the community.

## **Environmental Sustainability Objectives:**

- A high density built form, sensitive to the surrounding neighbourhood context and character, that can achieve a smaller ecological footprint
- Green-spaces that provide opportunities for people to work, live and play in close proximity to home and foster a diverse urban habitat
- Reduction of surface water run-off and heat-island effects
- Appropriate adaptive re-use of buildings with emphasis on sensitive treatment of architectural heritage which is of cultural importance to the community
- Energy efficient infrastructure including siting and massing of buildings to maximize passive solar heating, centralized systems, natural ventilation, day-lighting, geo-thermal heating and cooling, and green roofs

## **Community & Cultural Space Objectives:**

Integral to the development is a hub of quality, affordable community and cultural space to support a dynamic range of programming and community-based activity within a creative urban hub of housing, commercial activity, and creative incubation and production. Community and cultural space can include tenant and programming space for non-profit groups, social enterprise, community meeting and gathering, and other complimentary activities that can contribute to a cross-functional environment.

- A minimum of 20% of the site for public open space appropriately sized and designed to serve the needs of on-site users and the surrounding community
- A minimum of 20,000 square feet of affordable community and cultural facility space offered to the non-profit community for multi-purpose use and community-cultural program delivery.
- A minimum of 10,000 square feet of commercial space for creative industry tenants and businesses including artist studios, exhibition space, retail space for arts products, small-scale performance space, and office space.
- A “hub” of facility space which can foster cross-cultural exchange and efficiencies among organizations and tenants including:
  - Multi-purpose community gathering and program delivery/workshop space



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- Small (100-200 seats) presentation space, flexible in nature, suitable for multiple users and disciplines suitable for professional arts presentation
- A percentage of shared common and administrative space to support non-profit tenants and community users in an effort to provide for additional program space
- Small (100-300 square foot) creation/studio space for creative incubation for amateur and emerging artists
- Sustainable operation and governance models for community facilities

## PROPOSAL EVALUATION CRITERIA

RFP P12-044B

Criteria	Max. Score	Dexel Developments	Urban Capital/Killam	NS Housing Development Corporation
Understanding of vision and objectives for the site and quality of proposed development plan, program, and design concept	35	32	30	18
Qualifications, experience, & team structure	5	4	4	3
Attention to value-added components	10	8	8	7
Financial	50	22	6	45
Total	100	66	48	73
Proposal Notes		Residential Units 365 Commercial & Community uses Underground Parking – yes 10% affordable housing Build Area 477,000 sqft	Residential Units 370 Commercial & Community uses Underground Parking – yes 5% affordable housing Build Area 357,000 sqft	Residential Units 478 Commercial & Community uses Underground Parking – yes 40% affordable housing options Build Area 380,900 sqft