

# Creating Opportunities, Housing Our Community

## Informing Development of City Land in Shea Heights

The City of St. John's is excited about the housing opportunities that can be created in the Shea Heights community on a large piece of City owned land that is about to be opened up to development. Council is currently considering rezoning of this land to Residential Medium Density 'R2' zone – which permits a wide range of housing options.

The City wants to make the most of this opportunity – and the first step is to get the input of the community: including the residents of Shea Heights, local housing advocates and the residential construction industry. This public meeting is your opportunity to take part in the dialogue.

**The City has a vision** to collaborate with the community and the private sector to create a high quality residential development that fits into the Shea Heights community and helps to expand the local housing market to meet the needs of our city's diverse population including:

- **Young working families** looking for affordable home ownership
- **Seniors** looking for accessible housing that facilitates healthy aging in place
- **Both singles and families** looking for small scale, affordable rental accommodations

**We want to hear your input on this vision.**

### Imagining the Possibilities:

*Medium Density Housing* ► can help to create a range of price points and reduce urban sprawl while maintaining the character of a single family neighbourhood.



## Request for Proposals

If rezoning is approved, the next step for the City is to develop a public **Request for Proposals (RFP)**. This RFP will invite local developers and homebuilders to submit their ideas for what this new development could look like - including design, marketing, financing model and construction. The City will encourage innovative and creative designs that incorporate:

- **Smooth integration** into the existing character of the surrounding neighbourhood; including adequate buffers with existing structures
- A combination of **low and medium density** housing
- **Price points that are affordable** to a mix of household size, composition and income
- **A variety of housing forms** such as single detached, accessory/basement apartments, townhouses, semi-detached houses and duplexes.
- **Useful open space** that can be enjoyed by all members of the community
- Attention to unique requirements of this site, such as **storm water drainage**

RFP submissions will be evaluated by city staff and recommendations will go to Council, who will make the final decision regarding the award of contract. The City will provide an overview of the design to the community at a follow up meeting. This approach not only builds community support for the development, but also ensures an efficient and cost effective process for developers, builders and the City as the project progresses to completion.



### Imagining the Possibilities:

◀ *Secondary Suites* and basement apartments can provide a perfect home for seniors and single people – plus the added rental income makes mortgage payments more manageable for the home owner.