



TOWN OF KAMSACK

Expression of Interest

Tiny House Development

EOI # KAM 2020-003

June 26, 2020

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Introduction:

The Town of Kamsack has recently acquired the titles to 14 separate residential lots, located adjacent to each other, through the tax enforcement process. This property was a trailer court up until the early 1990's.

Town Council believes these properties would be an ideal location to develop a tiny house community, especially one which utilizes energy efficient or green technology, and is seeking interested parties to initiate discussions and potential partnerships.

This EOI is not a tender and does not create contractual obligations between the Town of Kamsack and any other party.

Supporting Documents:

The following documents form part of this EOI:

- a. Appendix A: Property Details
- b. Appendix B: Community Demographics

Background:

The Town of Kamsack is located in East Central Saskatchewan, approximately 90 km from Yorkton and 20 km from Duck Mountain Provincial Park (DMPP). The population of Kamsack is approximately 2000, however we service a trading area of approximately 20,000. This trading area includes permanent and seasonal residents at DMPP, surrounding RMs and villages as well as three First Nation's reserves.

Town Council believes a tiny house development may be a solution to the following challenges we currently have:

- Our medical facilities (hospital, medical clinic, dental clinics and nursing home) and educational facilities (elementary and high school) are utilizing more and more temporary professionals, who then have a difficult time finding appropriate accommodations;
- The RCMP detachment also experiences a large annual turnover in staff and tiny houses may be an option for single members;
- Many of our seniors travel out of country during the winter and a tiny house may be an attractive option, rather than an apartment, during the summer months;
- Our proximity to the provincial park and Madge Lake make Kamsack a perfect location for retired people to spend their summers, however there are limited options, outside of camping at the park;
- There is a gap in the rental inventory within town, with only few good rental accommodations available, and
- We have a need to better serve marginalized groups within our community.

The Town does not have any experience in housing development, nor do we have a pre-conceived idea about what the partnership or end results would look like and would need to depend heavily on the knowledge and experience of the selected developer to ensure the success of the project. And, while we believe this property would be ideal for a tiny house development, Council would consider other proposals that meet the community's housing needs.

If you are interested in pursuing this exciting opportunity, please submit an Expression of Interest (EOI), outlining your thoughts on both the development and what a partnership with the Town would look like at a conceptual level.

Proposal Submissions:

Proposal must be mailed or delivered to, and received by, The Town of Kamsack at the address below by 4:00 p.m. Saskatchewan time on August 31, 2020.

Town of Kamsack
Kamsack, SK S0A 1S0
EMAIL: admin.kamsack@sasktel.net
Subject line: EOI

Proponents should provide the following information with their proposals:

- Proponent's name, address, telephone and facsimile numbers
- Name and contact information for people who will be dealing directly with the Town for the purposes of this EOI
- Number of years the proponent worked in the housing industry
- Relative experience in similar developments
- References

All information contained in your proposal will be considered confidential and not shared beyond Town Council and Administration.

Late proposals may be rejected at the sole discretion of the Town of Kamsack. The Town may, in its sole discretion at any time, extend the deadline for receipt of proposals. If the deadline for the receipt of proposals is extended, it will be done by way of addendum.

The Town reserves the right to disqualify bidders if there is an existing, or recent, business or personal relationship which can be perceived as causing a conflict of interest. Proposals shall contain a declaration of a conflict of interest, and describe how the Proponent is to deal with that conflict of interest.

Addenda:

Addenda to this EOI, if any, will be posted on SaskTenders at the same location where this EOI was originally posted on. Whether to issue any addenda, and the timing of any addenda issued, is to be determined by the Town of Kamsack in its sole discretion.

Inquiries:

Inquiries concerning this EOI are to be directed, in writing, as follows:

Attention: Laura Lomenda, CAO

Email: admin.kamsack@sasktel.net

To ensure a timely response, all questions and inquiries must be submitted to the Town of Kamsack no later 7 business days prior to the EOI closing date. Questions received after this date may not receive responses. It is solely the Proponent's responsibility to ensure that questions are submitted by the deadline.

No implied terms or obligations of any kind shall arise from anything in this agreement.

Appendix A – Property Information

- Each lot is 15.25m wide by 36.56m deep
- Seven lots are on the west side of the Poplar Drive and 7 are on the east side
- Previously, each lot had a services connection pedestal for utilities. The pedestals have been removed, however the sewer and water lines are believed to be still on the property. Natural gas lines have been removed back to the main line, running down the alley.
- Several lots had piles and grade beams at one time; the grade beams have been removed however the piles are believed to still be in place

Appendix B – Community Demographics

The following information was taken from the Statistics Canada website – Focus on Geography Series, 2016 Census.

- In 2016, the enumerated population of Kamsack (Town) was 1,898, which represents a change of 4.0% from 2011.

Age groups	Both sexes	Males	Females
0 to 14	17.7%	19.0%	16.5%
15 to 64	55.9%	59.2%	53.5%
65 and over	26.4%	21.8%	30.5%

- The land area of Kamsack (Town) is 5.83 square kilometres and the population density was 325.3 people per square kilometre.
- In 2016, there were 821 private dwellings occupied in Kamsack (Town), which represent a change of 1.2% from 2011.
- In 2015, 470 persons or 26.3% of the persons in Kamsack lived in low income (the after-tax low-income measure (LIM-AT) was \$22,460 in 2015.)
- In 2015, 55.2% of households in Kamsack contributed to Registered Retirement Savings Plans (RRSPs), Registered Pension Plans (RPPs), or Tax-free Savings Accounts (TFSA's). In Saskatchewan, 66.0% of households contributed to an account while 65.2% of households contributed nationally
- In 2015, the median total income of couples in Kamsack was \$71,339 compared to \$87,688 for all couples in Canada.