



Village of Carmacks

REQUEST FOR EXPRESSIONS OF INTEREST



Provision of New Housing Units

1. Introduction

Village of Carmacks invites Expressions of Interest (EOIs) from qualified, experienced, and reputable developers and contractors for the final design, construction, and/or supply of new housing units. The project aims to increase the availability of affordable housing in the community by October 2027.

We own Lot 127, at the corner of Tantalus Crescent and Nansen Road, which has piped sanitary service. A Phase 1 Environmental Site Assessment did not identify concerns and a geotechnical assessment includes foundation recommendations which can be provided upon request. A development permit has been approved for up to seven 1-2 bedroom units on this multi-residential site and is included in this Request as Appendix A. Proponents should expect that the final units will need to be consistent with this development permit.

This project is intended as a pilot project to demonstrate the case and merits for modern construction methods to expedite faster, lower-cost housing development in Carmacks. Proponents must intend to supply prefabricated, modular or manufactured units. Recognizing that such methods fall on a continuum, it is expected that a minimum of 50% of construction should take place 'off-site'.

Further, should the Village proceed to a next stage of procurement, we may open the opportunity to other developers in Carmacks to join the project and increase the total number of homes to be sourced.

2. Scope of Services

The Village has limited capacity to manage a construction project and access to subcontractors, trades and suppliers in Carmacks may be limited. We prefer proponents who will approach or complete a turnkey solution. Interested proponents are encouraged to submit an EOI to include one or more of the following:

- Final design of housing units (may include pre-existing catalogue designs)
- Construction and supply of new housing units (prefabricated, modular or manufactured)
- Provision of any or all associated on-site infrastructure, including parking, drainage, water supply, sanitation, electricity, landscaping and external works
- Project management and supervision services.

3. Submission Requirements

Expressions of Interest should include:

- Company profile and key personnel qualifications and experience
- Preliminary approach to project delivery
- Scope of services to be offered (see above)
- Details of similar projects completed within the last 3 years with client references
- Any additional information demonstrating capability
- Class D cost estimate (+/- 30%) for project planning purposes only
- Typical payment schedule for specific prefabricated/modular/manufactured solution proposed
- Potential for unit volume-based discounts should the project be extended to include other developers

We understand there remains considerable uncertainty at this stage for cost estimations. Our objectives with this information are to first review the relative financial feasibility of the solutions brought forward by

interested parties and further, to understand the implications of typical payment schedules for viable approaches to financing this project.

4. Review Criteria

Proponents may be shortlisted for an invitation to participate in a subsequent procurement process based on review of submissions. EOIs will be reviewed based on:

- Scope of services to be offered (turnkey solutions preferred)
- Relative cost estimate of specific prefabricated/modular/manufactured solution proposed
- Financing implications of typical payment schedule for solution proposed
- Relevant experience of company and key personnel
- Demonstrated and validated performance on similar projects
- Compliance with submission requirements

5. Submission Instructions

We ask proponents to keep submissions concise and tightly focussed on the requested information. Interested firms should submit their Expressions of Interest by email to cao@carmacks.ca under subject line:

"Expression of Interest – Provision of New Housing Units"

Submissions must be received no later than **July 31, 2026**.

Late submissions may not be considered.

Proponents are encouraged to contact our development consultant team for further information and to discuss any questions they may have prior to completing their submission. Contact Mark Wickham and Jane Koepke by email to acrosstheriver.mark@gmail.com.

6. Disclaimer

This Request for Expressions of Interest does not constitute an offer or contract. Village of Carmacks reserves the right to accept or reject any submission, cancel the process, or modify the procurement requirements without incurring any liability to applicants.

Appendix A – Development Permit

VILLAGE OF CARMARKS ZONING BYLAW
FORM B

DEVELOPMENT PERMIT

Permit No. **Nº 2111**

To (Applicant): Village of Carmacks

Development involving: Lot 127 Multi Unit



(as further described in Application No. 2180) has been:

APPROVED

APPROVED, subject to the following conditions (state reason):

You are hereby authorized to proceed with the development specified provided that any stated conditions are complied with; that development is in accordance with any approved plans and applications; and that a Building Permit is obtained if construction is involved.

Should an appeal be made against this decision to the Board of Variance, the Development Permit shall be null and void.

Date of Decision: January 28, 2026

Date of Issue: January 28, 2026

[Signature]
Signature of Development Officer, Village of Carmacks

NOTE:

1. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that it does not become effective until 30 days after the date the order, decision or Development Permit is issued.

2. The Zoning Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appear to the Board of Variance by serving written notice of appeal to the Secretary of the Board of Variance within 30 days after notice of the decision is given.

3. A permit issued is valid for a period of 12 months from the date of issue. If, at the expiry of this period, development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

VILLAGE OF CARMACKS
ZONING BYLAW
FORM A



APPLICATION FOR DEVELOPMENT

Application No. **N^o 2180**

I hereby make application under the provisions of the Zoning Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant: Village of Carmacks Telephone: 867-863-6271
 Mailing Address: PO Box 113 Carmacks YT Y0B 1C0
 Civic Address of property to be developed: Lot 127 127 Tantalus Crescent Carmacks
 Registered Owner: Village of Carmacks Mailing Address: PO Box 113 Carmacks
 Existing Use: Vacant
 Principle Use: Multi Unit Residential

Lot Type : Interior: _____ Corner: Yes Other: -
 Lot Width: 36m Lot Length: 51m Lot Area: 1841.68 m²
 Front Yard: 6m Rear Yard: 1.5m Side Yards: 1.5m (interior)
4.5m (outside)
 Percentage of Lot Occupied: 26%
 Off-Street Parking : Number of Spaces: 12 Size of Spaces: 2.5m x 5.5m
 Off-Street Loading : Number of Spaces: - Size of Spaces: -

Accessory Use: utility buildings (water) + storage

Percentage of Lot Occupied: 3.5% Height of accessory building: 10-12'
 Setback from side lot lines: minimum 4.5m Setback from rear lot lines: minimum 1.5m

Estimated cost of the project or contract price: \$1,700,000
 Estimated dates of commencement: Fall 2026
 Estimated date of completion: Fall 2030

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only.

Date of Application: January 26, 2026 Signature of Applicant: _____

Office Use Only

Permit Fee Enclosed: waived Received By: Permindee Singh
 Date: January 26, 2026
 Attachments: Yes: One No: -
 Property Zoned: Commercial
 Development applied for is: Permitted / Secondary/Conditional
 Lot: 127 Block: -
 Registered Plan: 70743 CLR YT Certificate of Title: _____
82435 LTO YT

