



## **RFP-ADMIN-01-2017**

### **Request for Proposals for the Purchase of Town Owned Land (121 Ontario Street)**

#### **ADDENDUM #1**

**Plan takers are asked to take note of the following questions received, and answers provided, in regards to the above noted RFP:**

#### **1. Is the property able to be severed?**

The lot is able to be severed. The property is affected by flood plain and zoning by-law requirements based on the intended future use of the property. After review, it was determined to be preferable for the Town to sell the property as one large lot so as not to impede any planned future use of the property.

The intended future use of the site will dictate which zoning and site plan requirements apply and are required to be met (i.e. parking requirements, setbacks, etc.). In turn, how a future use of the property intends to meet the zoning requirements will then affect how and where lot lines of a severed parcel should be drawn. Given this information, the Town decided to sell the lot as one large parcel rather than speculate a future use and presume how best to properly divide the lot.

If a proponent is considering a future severance of the lot they should make this clear within their submission as a part of their planned future use of the property.

#### **2. Is the existing building able to be demolished?**

As noted in the RFP document, the Town has no formal heritage stipulations on the existing building at the site or on the property as a whole. As a result, a possible demolition of the existing building is possible subject to an approved demolition plan and the issuance of a demolition permit.

As a part of a proponent's concept plan, the Town is interested in understanding the proponent's plan for the existing building. Proponents who do not plan to retain the existing building should clearly outline in their proposal how the history and heritage of the site will be respected and how fit with the local neighbourhood will be achieved through the redevelopment process.

The RFP is designed to assign marks for how the history and heritage of the site will be respected and how fit with the local neighbourhood will be achieved through the

redevelopment process. It is a safe assumption that proposals that plan to demolish the existing building will face a higher test of demonstrating how the above requirement will be met.

**3. Is a Record of Site Condition (RSC) required as a part of a Zoning by-law amendment? Under O. Reg 153/04 the change from an “Institutional” use as a daycare to a “Residential” are considered to have the same degree of sensitivity of use and we would expect an RSC not to be required.**

The requirement for and RSC is at the discretion of the Chief Building Official when making his determination if an application for a Zoning By-Law Amendment is complete. In response to this specific question, the Town would be willing to accept and consider an opinion from a qualified individual or firm that an RSC is not required if their opinion can demonstrate that the intent of the legislation is met.

**4. What are the costs for: Rezoning Application/By-Law Amendment? Site Plan Application Severance application? Could they all be done same time and what would the timing be?**

The fees are as follows:

Zoning By-Law Amendment:	\$2,300
Site Plan Agreement:	\$2,200
Consent to sever:	\$1,500

All of the applications can be completed concurrently. Town staff will ensure that they are presented to Council/Committee in the correct sequence. Decisions in 60-120 days would be expected depending on the number of applications and the complexity.

As noted in the RFP, the Town is agreeable to negotiating a term for the sale to be conditional on the successful rezoning of the property for its intended future use prior to transferring title to the lands. The Town is also agreeable to negotiating terms in the sales agreement for repayment of costs to the proponent in the event that a zoning by-law amendment fails.

All costs related to the site plan agreement and consent to sever process would be borne by the proponent.

**5. If building new building and the water service and sanitary service are adequate size, and if sanitary was camera'd and found in good shape, will new services be required?**

If the intent was to demolish the existing building and build a new multi-residential (i.e. apartments) on top of or near the same location, then no, new services will not need to be installed. One adequately sized water service and one adequately sized sanitary service is all that is required for an apartment style building.

If the intent is to construct town houses or semis anywhere on the property then each individual unit will require its own water service and sanitary connection.

**6. Is storm water management required on this site?**

Yes.

**7. Can the Town provide the dimensions of the property?**

Please see the attached sketch with approximate dimensions. Please note that the dimensions HAVE NOT BEEN VERIFIED.

For those proponents who have requested a CAD copy of the topographical survey please contact NA Engineering (Peter Moreton, [pmoreton@naeng.com](mailto:pmoreton@naeng.com)) as he has been authorized to release the file.



16-6076

**NOTE:**

THIS SKETCH IS PREPARED FROM PLAN OF SURVEY 440 COMPLETED IN 1978 BY McNEIL, CAMPBELL, BRUBACHER LTD., O.L.S.'s AND CALCULATED INFORMATION. BEING LOTS 14, 15, 16, 17, 18, 19 & 20 ON THE WEST SIDE OF THOMAS STREET and LOTS 16, 17, 18, 19 & 20 ON THE EAST SIDE OF ONTARIO STREET, REGISTERED PLAN No. 235, IN THE TOWN OF ST. MARYS.

NOT ALL DIMENSIONS HAVE BEEN VERIFIED.