

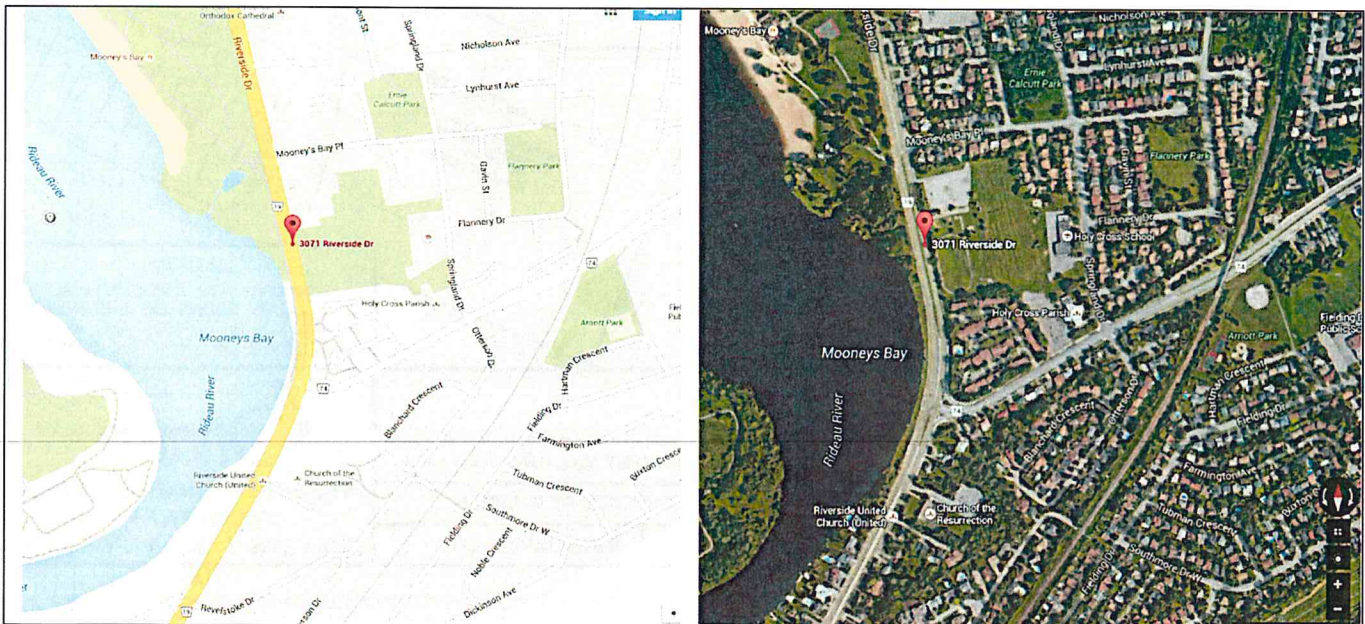
## Request for Expressions of Interest Former Bayview School – 3071 Riverside Drive

### INTRODUCTION

The City of Ottawa, through its Ottawa Community Lands Development Corporation (OCLDC), is seeking Expressions of Interest (REOI) in the opportunity to **purchase and develop** the City-owned lands located at 3071 Riverside Drive. This vacant 4.3 hectare property is the site of the former Bayview Public School, and is situated in a prime location within the City, surrounded by an established low-to-medium density residential neighbourhood. The property has frontage along Riverside Drive and is immediately opposite Mooney's Bay beach and park, providing views of Mooney's Bay and the Rideau River. A high level concept plan has been developed through consultation with the surrounding community, and the City's OCLDC is now also seeking input from the development industry about their interest related to the form and layout of the concept plan. The information gathered through this Request for Expressions of Interest will be used to inform the Request for Offers on the property that is planned for release in **May 2016**. After selection of the preferred offer(s), Purchase and Sale Agreement(s) will be completed prior to the end of 2016; phasing of Purchase and Sales Agreements may also be considered.

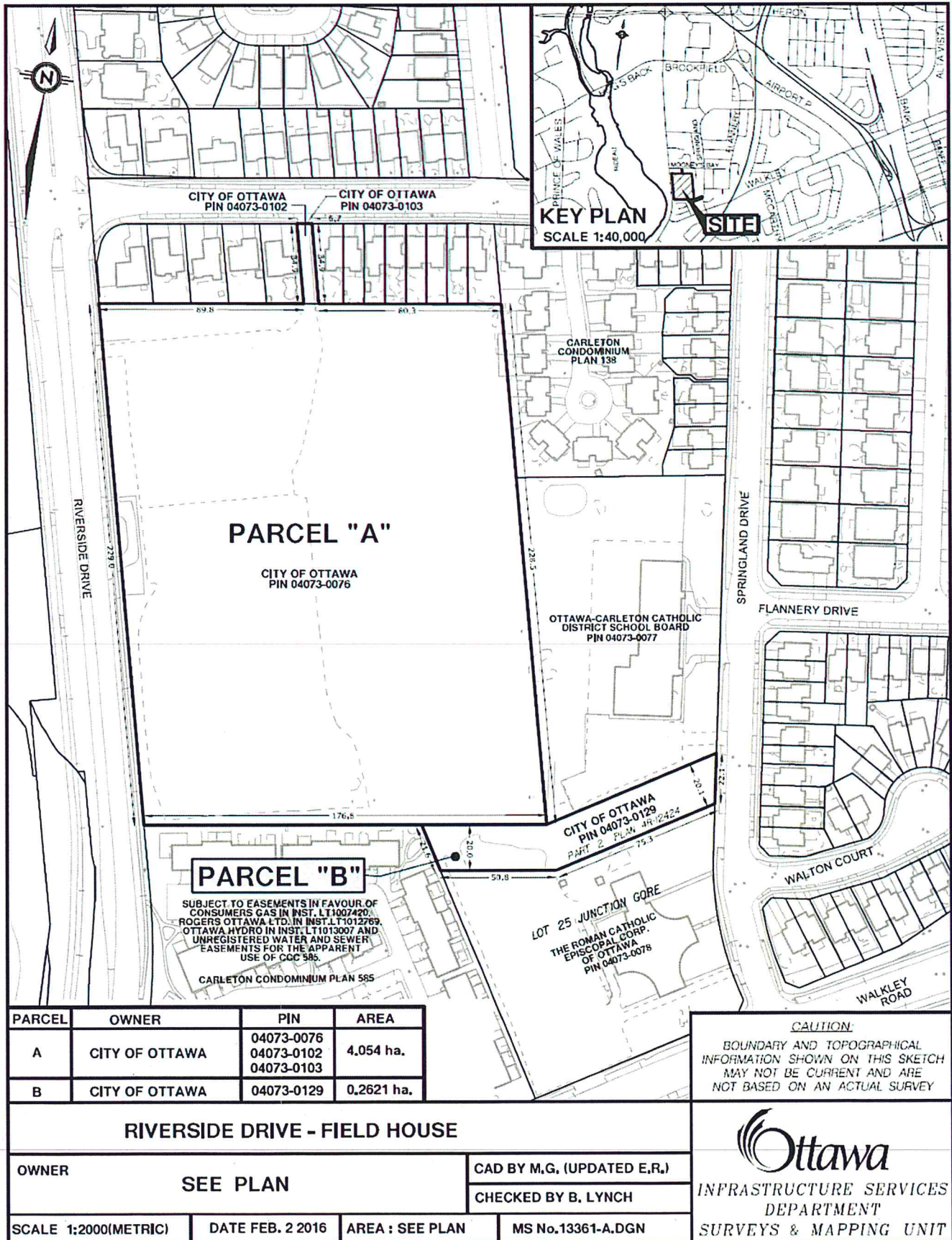
This Request for Expressions of Interest will be open for a period of four (4) weeks and closes at **4:00 p.m. on 10 March 2016**. During the open period, interested parties may request a Commercially Confidential Meeting with OCLDC representatives in order to exchange information related to possible development options and proposals. These meetings provide interested parties with an opportunity to discuss sensitive information that is deemed to be commercially confidential and specific to a party's financial or business model, which if shared with other potential bidders, could compromise the fairness and competitiveness of the upcoming Request for Offers process.

### **LOCATION MAP (Google Map; Google Earth)**





# SUBJECT SITE





## THE OPPORTUNITY

The City completed its purchase of this property from the Ottawa Carleton District School Board in 2011. Its objectives of the land acquisition were to preserve 0.8 hectares of green space, which will either maintain or replace the school's existing sports field, and to sell the balance of the land for mixed density development in support of the objectives of the City's Official Plan.

The site is designated by the City of Ottawa Official Plan as General Urban Area, thereby permitting a wide variety of urban uses. It is currently zoned "Institutional", based on the previous school use, and will need to be rezoned by the future purchaser of the property in order to accommodate the preferred form of development. The rezoning process will need to be coordinated with other planning approvals that may be required, including the Site Plan Approval or Subdivision process.

Recognizing that the site is surrounded by an established low to medium density residential community, OCLDC staff in collaboration with the ward Councilor, have consulted with the community regarding the preferred form of development. These consultations have led to the development of a high level concept plan, which is intended to incorporate the City's objectives, while also meeting the existing residents' expectations and concerns regarding the type, form and density of future infill development on the site.

## **CONCEPT PLAN**



Based on the high-level concept plan, it is likely that the primary form of development on the site will be residential. However, the OCLDC is interested in hearing from the development industry at large and this REOI is directed at developers and builders, including residential, commercial and mixed-use developers, as well as not-for-profit organizations who may be interested in purchasing and developing all or part of the site. Interested parties should have the experience and financial capacity to purchase and plan, including applying for City planning approvals, servicing, developing and constructing their proposed form of development. This information should be provided in the "CCM Request Form" which is attached to this REOI.



## BACKGROUND

The Ottawa Carleton District School Board (OCDSB) declared the former Bayview School at 3071 Riverside Drive surplus to its needs in 2007. In November 2007, Ottawa City Council directed City staff to negotiate the acquisition of the 4-hectare property and to present to City Council a conceptual redevelopment plan. The City Council report that addresses this matter can be found at the following link: <http://ottawa.ca/calendar/ottawa/citycouncil/occ/2007/11-28/csedc/ACS2007-BTS-RPM-0042.htm>.

The City's OCLDC staff held two visioning sessions with the community in 2009, and a redevelopment concept plan was drafted which broadly reflected the input received by staff. The results of the visioning sessions were reported to City Council and the concept plan was approved on 9 December 2009. The City Council report is available at the following link: <http://ottawa.ca/calendar/ottawa/citycouncil/occ/2009/12-09/csedc/08%20-ACS2009-0053-CMR-REP-0053-3071Riverside.htm>. Through this report, City Council also directed staff to advertise the property for sale through the OCLDC. The OCLDC will manage the disposal and guide the redevelopment of the parcel in a manner that responds to the financial, social and environmental initiatives that guide the operations of the OCLDC.

On 9 February 2011, Ottawa City Council also approved the acquisition of an adjacent 0.30 hectare parcel of land that will provide improved access to the site via Springland Drive. This acquisition will permit a more efficient development site. The City Council report that addresses this matter can be found at the following link: <http://ottawa.ca/calendar/ottawa/citycouncil/occ/2011/02-09/fedco/05%20-%20ACS2011-CMR-REP-0009%202826%20Springland.htm>.

## MANDATE OF THE OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION

The Ottawa Community Lands Development Corporation (OCLDC) was approved by Ottawa City Council on October 10, 2007, and is incorporated as a municipal services corporation. The OCLDC provides an implementation vehicle to clearly separate the City's land ownership and real estate development role as a corporate entity under the Corporations Act from its planning authority role as the Municipality under the Municipal Act and Planning Act.

As a legally separate entity from the City of Ottawa, the OCLDC can enter into subdivision and other development agreements with the City, and can also enter into agreements with third parties to provide additional corporate control when selling development land.

The Council approved mandate of the OCLDC is to ensure the appropriate disposition of strategic surplus City-owned properties that will provide optimal value to the City's taxpayers. In carrying out this mandate, "optimal value" pertains to both financial and non-financial value. The disposition of these properties must be sensitive to local neighbourhood and overall community objectives, as approved by Council in the City's Strategic Plan, and with consideration for local real estate market conditions.

The objectives of the OCLDC are to promote and undertake community improvements in the City. This is accomplished through planning, subdividing and developing or redeveloping sites owned or held by the OCLDC for residential, industrial, commercial, institutional, public, recreational, religious, charitable and other uses.

## PRINCIPLES TO BE CONSIDERED IN THE FUTURE SALE AND DEVELOPMENT

- A Purchase and Sale Agreement for all or part of the property will be completed before the end of 2016.
- The Purchaser will be responsible for all Planning applications and approvals, including rezoning, subdivision, site plan, condominium, etc..., including all related due diligence and reports.
- Subject to the above approvals, the Purchaser will commence construction, whether or not it is phased, before the end of 2017.
- The Vendor will have the option to re-purchase all or part of the property should conditions set out in the Purchase and Sale Agreement not be met.
- A 0.8-hectare park, as required by the City, will be dedicated by the Purchaser to the City.
- No building will be more than six storeys in height.
- Potential access to/from the site via Riverside Drive may be permitted as right-in-right-out only.
- The principles of environmental sustainability and other innovative designs will be considered positively in the evaluation of potential bidders.
- The Purchaser agrees to enter into a Development and Option to Repurchase Agreement subject to the above conditions, to be registered on title and which will survive closing.
- Additional principles to be determined and included in the future Agreement of Purchase and Sale.

## REQUIREMENTS OF THE REOI & REQUESTS FOR COMMERCIALLY CONFIDENTIAL MEETINGS

At this time the OCLDC is seeking Expressions of Interest from developers and builders who are interested in developing all or part of the property described herein. Parties requesting a Commercially Confidential Meeting must submit a completed "CCM Request Form", attached to this REOI. For more information or if you would like to schedule a Commercially Confidential Meeting, please contact the undersigned not later than **4:00 p.m. on 10 March 2016:**

**Lauren Reeves; MCIP, RPP**  
**Telephone: (613)580-2424 ext. 27596**  
**E-mail: [Lauren.Reeves@ottawa.ca](mailto:Lauren.Reeves@ottawa.ca)**  
**Fax: 613-580-6051**





## CCM Request Form

Please provide the following information:

<b><i>Respondent Information</i></b>	
<b><i>Required Information</i></b>	<b><i>Response</i></b>
Name of legal entity	
Primary line of business	
Name of authorized representative	
Contact information for authorized representative	
<b>Description of Comparable Project/ Experience</b>	
<b><i>Required Information</i></b>	<b><i>Response</i></b>
Project Name	
Client	
Start and Completion Date	
Estimated Value	
A description of the nature of the project (e.g. concrete frame construction)	