



DRYDEN

BLAZE YOUR TRAIL | MII-KIN-AA-KAN

Expression of Interest

324 First Street | Dryden, ON

THE CORPORATION OF THE CITY OF DRYDEN
EXPRESSION OF INTEREST (EOI)

FOR THE SALE AND DEVELOPMENT OF: **324 FIRST STREET**

Pending legal description, (Roll No. 6026.260.15301.0000) in the City of Dryden, District of Kenora (Vacant).

Reference #: 2021–COD-EOI-001

EOI Issue Date: Wednesday, August 25, 2021

EOI Closing Date and Time: Submissions must be received by 4:00 p.m. local time on Friday, September 24, 2021

EOI Closing Location: Via email to: **aeuler@dryden.ca**
Land Sales and Development
City of Dryden

Contact: Tyler Peacock
Economic Development Manager
tpeacock@dryden.ca

Notice: Late Submissions Will Not Be Accepted

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1. PURPOSE OF THIS EXPRESSION OF INTEREST

- 1.1. The City of Dryden is seeking Expressions of Interest (EOI) from interested developers wishing to purchase and develop 324 First Street.
- 1.2. The Respondent must submit an Expression to be considered for the sale and development of this property.
- 1.3. The legal description of the property is as follows:

(Current legal description pending registration)

- 1.4. The current civic address is: 324 First Street, P8N 2T6
- 1.5. This is an expression of interest. No contractual obligations whatsoever will arise between the City and any Respondent who submits an Expression in response to this EOI until and unless City Council directs the City and Respondent to enter into a formal, written contract for the Respondent to acquire the property identified in this EOI.
- 1.6. The Respondent acknowledges that the subject property is being sold by the City on an “as is” basis.

2. DEFINITIONS

- 2.1. “Council” means the elected Mayor and Council of The Corporation of the City of Dryden
- 2.2. “City” means the Corporation of the City of Dryden
- 2.3. “Property” or “lands” means the property listed in Section 1.3 of this EOI.
- 2.4. “Respondent” means a party who is participating in this EOI process.
- 2.5. “Expression” means an expression of Interest prepared by a Respondent in response to this EOI.
- 2.6. “Public Authority” means any government agency, commission, or other authority exercising an executive, legislative, regulatory, or administrative function.
- 2.7. “EOI” means this expression of interest.

3. PROPERTY OVERVIEW

- 3.1. The property is approximately 3.29 acres in size and is located at the intersection of Pioneer Street and First Street in Dryden, Ontario.
- 3.2. The property has municipal water, sewer, and stormwater services available for connection. The property has Frontage onto First Street and can be accessed through a paved driveway that is a suitable access point for up to commercially sized vehicles to enter the property.
- 3.3. The property was previously used as a sports facility and is currently vacant, with a small shed.
- 3.4. The subject lands are designated as Regional Business Centre in the City of Dryden’s Official Plan, directing for business development. The property is currently zoned as Open Space (OS) in the City Zoning By-Law. As such a Zoning By-law Amendment may be required based on the type of proposed development. Additionally, the City may apply Site Plan Control to any potential development. Please see the attached Appendices for the City of Dryden Zoning Provisions, and Site Plan Control.
- 3.4.1. For a Google Street View of the location, [click here](#).

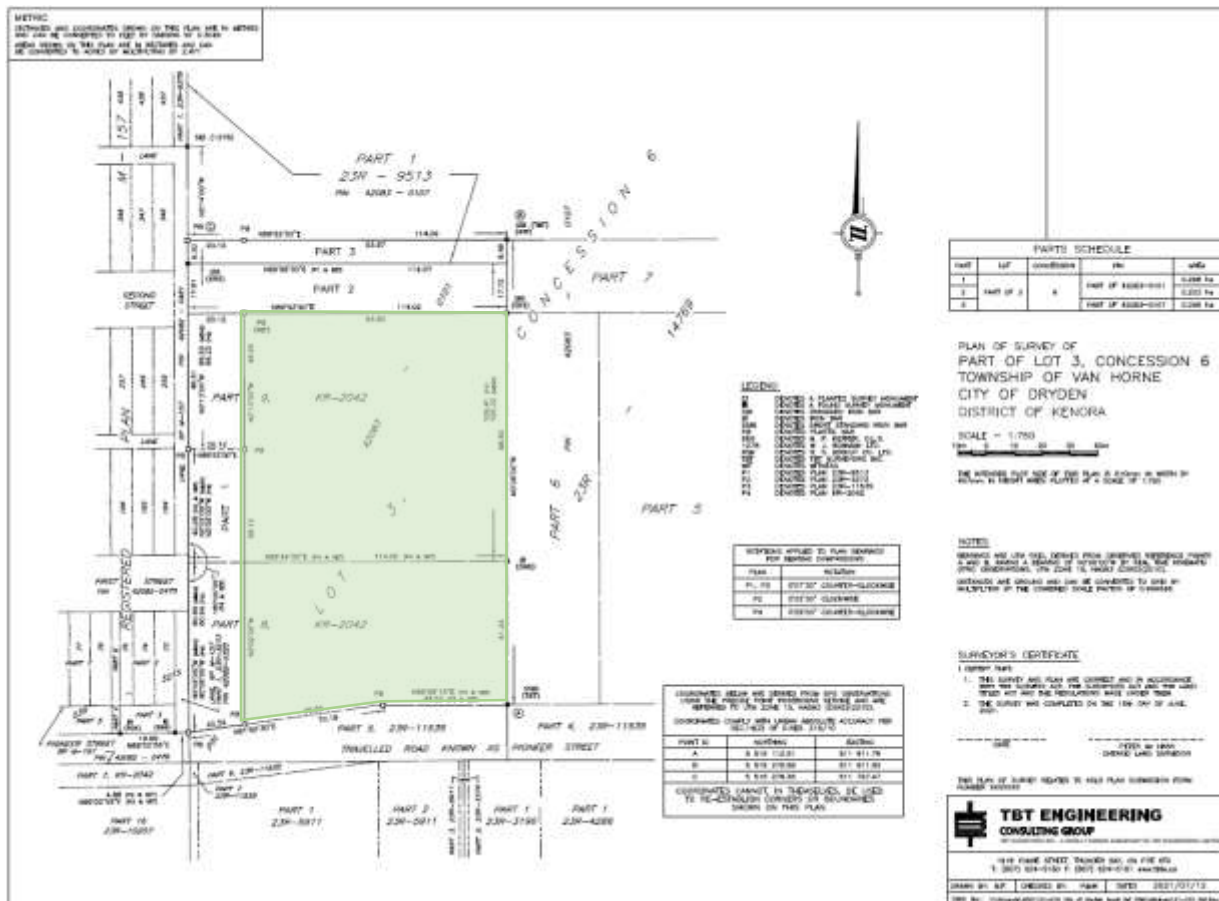


Figure 1: Map of the Location - 324 First Street (Green Highlight)

4. PROPERTY ACCESS

Prior to submitting an Expression, Respondents should visit the property in order to familiarize themselves with the site conditions and the surrounding area. Site visits shall be undertaken at the Respondent's own risk and the Respondent shall leave the site in the same condition as that in which it existed immediately before that Respondent entered the property. The City assumes no responsibility for any damage or loss that may occur as a result of accessing the property. It is the responsibility of the Respondent to ensure that they do not trespass over private property when attempting to access the subject property.

By submitting an Expression, Respondents represent and warrant that they have visited the site to make their own determinations as to the existing conditions and those likely to be encountered in the future should their Expression be accepted. In any event, by submission of an Expression, each Respondent warrants that they have been afforded such an opportunity and shall accept any condition that may be encountered on the lands.

5. POSSIBLE SELECTION OF RESPONDENT

The City will consider all Expressions received and may enter into discussion with one or more Respondents, without such discussions in any way creating a binding contract between the City and any such Respondent.

The City reserves the right to request additional information and/or verbal information from Respondents and/or other parties and to independently verify any information received.

It is important to note that as this is an EOI, the highest bid will not necessarily be selected. Please see item Process of Submitting an EOI below regarding selection criteria.

Once staff has reviewed all Expressions, a Staff Report with recommendations will be submitted to the City Council for consideration. No contract can be entered into by the City without the approval of City Council, which has the sole legal authority to commit the City to any contract or other legal obligation. Council may elect to accept, reject or modify City staff's recommendations.

No contractual, tort or other legal obligations are created or imposed on the City or other individual, officer or employee of the City by the request for Expression documentation or by submission or consideration of any Expression by the City.

There will be no binding agreement with the City, unless and until a formal written contract of purchase and sale has been negotiated, agreed to, and executed by the City and the successful Respondent. **In its sole and absolute discretion, the City has no obligation to accept any Expressions.** For further clarification, the City may reject any and all Expressions for any or no reason and may at any time cancel this EOI by addendum and has a further right, prior to the fully executed agreement of purchase of sale, to decide not to sell the Property without liability for any loss, damage, cost or expenses incurred or suffered by any Respondent as a result of such cancellation. If the City cancels this EOI, the City may

issue a new EOI at any time or enter into discussions or negotiations with any party for the sale and development of the Property.

6. PROCESS OF SUBMITTING AN EOI

Each response received by the City of Dryden through this EOI process will be reviewed and scored based on the expression evaluation criteria included below. The purchaser/developer with the most attractive Expression will be required to enter into a Development Agreement with the City prior to commencing development.

Cover: (Pass/Fail)

Cover page or title page. Should include Developer Name and project title “324 First Street Expression of Interest”. The Respondent’s contact information including, name, address, phone number and email should be included on this page as well.

Summary: (45 Points)

The summary should be a maximum of two (2) pages and provide the City with a high-level overview of your proposed development in a completed state, including how the proposed use adheres to the Official Plan, and Zoning By-law. This section should also include the economic benefit of the proposed development to the community and information pertaining to job creation/attraction and or business creation/attraction.

Statement of Qualifications: (35 Points)

This section should be a maximum of two (2) pages and include the qualifications the developer possesses to ensure the proposed project will be successfully completed as described within the summary. Additionally, this section should provide the City with a general background and nature of the developer’s proposed business and previous development experience.

Offer to Purchase: (20 Points)

This section should be a maximum of two (2) pages and include the developer’s total purchase price for the property, proposed deposit amounts and terms and conditions (refundable, non-refundable, etc.). Additionally, any and all proposed conditions, precedent and dates for subject removal, proposed completion, adjustment, and possession dates must also be included. This section should also include details regarding the financial capability of the developer to ensure the development described within the summary has sufficient financial support.

(HST) is applicable to the sale of this property and should be shown in the Offer to Purchase.

- 6.1.** Expression submissions must be submitted electronically with the subject line EOI #2021-COD-EOI-001 via email to: aeuler@dryden.ca by **Friday, September 24, 2021 at 4:00 P.M.**
 - 6.1.1.** Expressions must be complete, clear, consistent, well-organized, and legible to facilitate evaluation. Expression documents shall be written in English and formatted for printing in an 8.5-inch by 11-inch format including any attachments.
 - 6.1.2.** It is the responsibility of the Respondent to confirm receipt of any Expression(s).
- 6.2.** Expressions received after the closing date and time will not be accepted. Expressions will not be opened in a public forum.
- 6.3.** Questions or clarification about this Expression should be directed to the City’s Contact Person only. Verbal representations, promises, statements or advice made by employees of the City or a member of City Council regarding this Expression shall not be relied upon.
- 6.4.** All expressions must be signed by the Respondent. Any corporate Respondent must ensure that the Expression is signed by its authorized signatory or signatories.

APPENDIX “A” – SITE PLAN CONTROL

SITE PLAN CONTROL

In accordance with Section 41 of the Planning Act, the City may utilize Site Plan Control to ensure that development in the City is attractive and compatible with adjacent uses.

City of Dryden Official Site Plan Control may be applied to all commercial, institutional, industrial, and multiple residential developments exceeding five units in the City. The entire City shall be designated as a Site Plan Control Area.

Council may delegate Site Plan Approval to municipal staff in order to ensure that the process does not create undue delay or additional costs in the development process

APPENDIX “B” – RESIDENTIAL TYPE ONE (R1) ZONE

RESIDENTIAL TYPE ONE (R1) ZONE

Permitted Uses

No person shall within a Residential Type One (R1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- i) crisis centre
- ii) group home
- iii) home occupation
- iv) single detached dwelling

Regulations for Permitted Uses

- v) Minimum Lot Area 465 sq. m.
- vi) Minimum Lot Frontage 15.0 m.
- vii) Minimum Yard Requirements
 - a) Front Yard 7.5 m.
 - b) Interior Side Yard 1.5 m.
 - c) Exterior Side Yard 5.0 m.
 - d) Rear Yard 7.5 m.
- viii) maximum lot coverage
 - all buildings 50%
 - accessory buildings - 75% of principal building or maximum 10% lot coverage, whichever is greater.
- ix) Minimum Landscaped Open Space 20%
- x) Maximum Building Height 9.0 m or not more than 1.0 metres higher than the average height of the dwellings on the adjacent lots, whichever is less.

APPENDIX “C” – RESIDENTIAL TYPE TWO (R2) ZONE

RESIDENTIAL TYPE TWO (R2) ZONE

Permitted Uses

No person shall within a Residential Type Two (R2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- i) bed and breakfast
- ii) boarding house
- iii) crisis centre
- iv) duplex dwelling
- v) group home
- vi) home occupation
- vii) semi-detached dwelling
- viii) single detached dwelling
- ix) townhouse dwelling

Regulations for Permitted Uses

- x) Minimum Lot Area
 - a) bed and breakfast, boarding house, duplex, group home and single detached dwelling 465 sq. m.
 - b) semi-detached and townhouse 200 sq. m.
- xi) Minimum Lot Frontage
 - a) bed and breakfast, boarding house, duplex, group home and single detached dwelling 15.0 m.
 - b) semi-detached and townhouse 9.0 m.
- xii) Minimum Yard Requirements
 - a) Front Yard 7.5 m.
 - b) Interior Side Yard
 - one storey 1.5 m.
 - two storeys 3.0 m.
 - semi-detached nil with communal wall, 3.0 m. on the other
 - townhouse 5.0 m. on exterior wall only
 - c) Exterior Side Yard 5.0 m.
 - d) Rear Yard 7.5 m.
- xiii) Maximum lot coverage
 - all buildings 50%
 - accessory buildings - 75% of principal building or maximum 10% lot coverage, whichever is greater.
- xiv) Minimum Landscaped Open Space 20%

APPENDIX “D” – MULTIPLE RESIDENTIAL (RM) ZONE

MULTIPLE RESIDENTIAL (RM) ZONE

No person shall within a Multiple Residential (RM) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

Permitted Uses

- i) apartment building
- ii) bed and breakfast
- iii) duplex dwelling
- iv) group home
- v) home occupation
- vi) quadraplex dwelling
- vii) semi-detached dwelling
- viii) single detached dwelling
- ix) townhouse dwelling
- x) triplex building

Regulations for Permitted Uses

Single detached dwellings, semi-detached, duplex dwellings, triplex or quadraplex, boarding houses and group homes shall meet the Regulations for permitted uses in the R2 Zone.

- xi) Minimum Lot Area
 - tri-plex or townhouse 200 sq. m. per unit
 - apartment building 200 sq. m. per unit plus 93.0 sq. m. per unit after 4units
- xii) Minimum Lot Frontage 8.0 m. per unit
- xiii) Minimum Yard Requirements
 - a) Front Yard 7.5 m. plus 3.0 metres for each storey above 3
 - b) Interior Side Yard
 - with common wall nil
 - without common wall 4.5 m. or half the building height whichever is greater
 - c) Exterior Side Yard 7.5 m.
 - d) Rear Yard 10.5 m.
- xiv) Maximum Lot Coverage 50%
- xv) Minimum Landscaped Open Space 20%

APPENDIX “E” – INSTITUTIONAL (I) ZONE

INSTITUTIONAL (I) ZONE

Permitted Uses

No person shall within an Institutional (I) Zone, use any land or erect, alter or use any building or structure except for one or more of the following uses:

- i) ambulance station
- ii) arena
- iii) business, professional, and administrative offices
- iv) community centre
- v) day nursery
- vi) fire station
- vii) hospital
- viii) library
- ix) municipal water and sewage treatment and storage facilities
- x) nursing home
- xi) place of worship
- xii) school

Regulations for Permitted Uses

xiii)	Minimum Lot Area	on full municipal services on private services	550 sq. m. 1.0 ha
xiv)	Minimum Lot Frontage	on full municipal services on private services	15.0 m. 60.0 m.
xv)	Minimum Yard Requirements		
	a) Front Yard		7.5 m.
	b) Interior Side Yard		7.5 m.
	d) Exterior Side Yard		7.5 m.
	d) Rear Yard		7.5 m.
xvi)	Maximum Lot Coverage		35%
xvii)	Minimum Landscaped Open Space		10%

APPENDIX “F” – OPEN SPACE (OS) ZONE

OPEN SPACE (OS) ZONE

No person shall within an Open Space (OS) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

Permitted Uses

- i) cemetery
- ii) golf course
- iii) outdoor recreation
- iv) private recreational park
- v) public park and accessory structures
- vi) public recreation centre
- vii) uses that legally existed as of the date of passing of this By-law

Regulations for Permitted Uses

viii)	Minimum Lot Area	2.0 ha.
ix)	Minimum Lot Frontage	60.0 m.
x)	Minimum Yard Requirements	
	a) Front Yard	7.5 m.
	b) Interior Side Yard	7.5 m.
	c) Exterior Side Yard	7.5 m.
	d) Rear Yard	7.5 m.
xi)	Maximum Lot Coverage	5%
xii)	Minimum Landscaped Open Space	50%

Lands Under Water

All lands situated below the surface of a waterbody or watercourse shall be deemed to be in the Open Space (OS) Zone. Notwithstanding the permitted uses in Section 4.19.1 to the contrary, the only permitted uses of such land shall be marine facilities and boathouses accessory to permitted uses on the appertaining lands where such a use is permitted on the appertaining zone and in accordance with Section 3.1. In addition, the Regulations for Permitted Uses shall not apply to lands under water.

It is noted that approval from the Ministry of Natural Resources and/or Transport Canada may be required for marine facilities and boathouses.

Exceptions

Open Space Exception One (OS-1) Zone

Notwithstanding the provisions in the OS Zone to the contrary, within the Open Space Exception One (OS-1) the permitted uses shall be limited to a gun club, a rifle and pistol range and accessory uses. In addition, the following provisions shall apply:

Minimum lot area	1.6 ha.
Minimum lot frontage	152 m.
Minimum front side and rear yards	30.0 m.
Maximum gross floor area of main building	40.0 sq. m.
Minimum parking spaces	20.0

In all other respects the provisions of the Open Space (OS) Zone shall apply.

APPENDIX “G” – LIGHT INDUSTRIAL (M1) ZONE

LIGHT INDUSTRIAL (M1) ZONE

No person shall within a Light Industrial (M1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

Permitted Uses

- i) building supply and lumber outlet
- ii) business, professional and administrative office
- iii) contractors’ yard
- iv) equipment sales and services
- v) hardware, home furnishings, office supply or wholesale sales
- vi) manufacturing, processing or assembly within an enclosed building
- vii) motor vehicle repair garage
- viii) motor vehicle body shop
- ix) outdoor storage
- x) publishing or printing establishment
- xi) retail sales accessory to a permitted use not exceeding 35 per cent of the total floor area
- xii) telecommunications tower
- xiii) transmission towers and hydro-electric substations
- xiv) warehouse including self-storage
- xv) workshop

Regulations for Permitted Uses

- xvi) Minimum Lot Area
 - without municipal sewage services 4,000 sq. m.
 - with municipal sewage services 555 sq. m.
- xvii) Minimum Lot Frontage 18.0 m
- xviii) Minimum Yard Requirements
 - a) Front Yard 9.0 m.
 - b) Interior Side Yard 6.0 m.
 - c) Exterior Side Yard 9.0 m.
 - d) Rear Yard 12.0 m.
- xix) Maximum Lot Coverage 65%
- xx) Minimum Landscaped Open Space 20%
 - in any yard abutting a residential zone a landscaping strip shall be required

APPENDIX “H” – GENERAL COMMERCIAL (CG) ZONE

GENERAL COMMERCIAL (CG) ZONE

No person shall within a General Commercial (CG) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

Permitted Uses

- i) apartment dwelling
- ii) assembly hall
- iii) car wash
- iv) clinic
- v) crisis centre
- vi) day nurseries
- vii) dwelling units within a commercial building
- viii) existing dwelling units
- ix) funeral parlour
- x) gas bar
- xi) hotels and motels
- xii) laundromat
- xiii) movie theatre
- xiv) parking lot
- xv) personal services establishment
- xvi) place of amusement
- xvii) place of worship
- xviii) post office
- xix) private club
- xx) restaurant
- xxi) retail store
- xxii) service shop
- xxiii) supermarket
- xxiv) tavern
- xxv) taxi depot

Regulations for Permitted Uses

- | | | |
|---------|--|------------|
| xxvi) | Minimum Lot Area | 555 sq. m. |
| xxvii) | Minimum Lot Frontage | 18 m |
| xxviii) | Minimum Yard Requirements | |
| | a) Front Yard | nil |
| | b) Interior Side Yard | nil |
| | c) Exterior Side Yard | nil |
| | d) Rear Yard | 7.5 |
| xxix) | Maximum Lot Coverage | 60% |
| xxx) | Minimum Landscaped Open Space | |
| | - in any yard abutting a Residential zone a landscaping strip shall be required | |
| vii) | Notwithstanding the regulations in this section, permitted existing dwellings shall meet the requirements of the Residential Type 2 (R2) Zone. | |

APPENDIX “I” – LOCAL COMMERCIAL (CL) ZONE

LOCAL COMMERCIAL (CL) ZONE

No person shall within a Local Commercial (CL) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

Permitted Uses

- i) one business and professional office
- ii) a maximum of 2 dwelling units located on the second storey or at the rear of the first storey
- iii) retail stores not exceeding 185 sq. m.

Regulations for Permitted Uses

- | | | | |
|-------|--|---|----------------------------|
| iv) | Minimum Lot Area | on full municipal services
on private services | 280 sq. m.
4,000 sq. m. |
| v) | Minimum Lot Frontage | on full municipal services
on private services | 12.0 m.
60.0 m. |
| vi) | Minimum Yard Requirements | | |
| | a) | Front Yard | 9.0 m. |
| | b) | Interior Side Yard | 9.0 m. |
| | | - abutting a commercial zone | nil |
| | | - abutting another zone | 5.0 m. |
| | c) | Exterior Side Yard | 9.0 m. |
| | d) | Rear Yard | 9.0 m. |
| | | - abutting a non-residential zone | 7.5 m. |
| | | - abutting a residential zone | 10.5 m. |
| vii) | Maximum Lot Coverage | | 40% |
| viii) | Minimum Landscaped Open Space | | 10 % |
| | - in any yard abutting a residential zone a landscaping strip shall be required. | | |

Exceptions

Local Commercial Exception One (CL-1) Zone

Notwithstanding the uses permitted in the Local Commercial (CL) zone to the contrary, within the Local Commercial Exception One (CL-1) Zone, the permitted uses shall be limited to a business or professional office, a fire hall, a police office, and government offices.

In all other respects the provisions of the Local Commercial (CL) Zone shall apply.