

**EXPRESSIONS OF INTEREST 2002-103**  
**DEVELOPMENT PROPOSALS FOR**  
**CENTRAL AREA REDEVELOPMENT PROJECT, NORTH BAY**

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The City of North Bay is considering opportunities for lands immediately adjacent to the existing Downtown and the attractive waterfront along Lake Nipissing. This is part of a process that will result in development that offers highest and best use of these key properties for the community.

The City is interested in receiving Expressions of Interest from individuals or firms for development proposals on sites in the area shown in the attachment to this document.

**(1) The Subject Lands**

The subject lands are comprised of two blocks as shown on the site location map. Proposals will be considered on all or parts of these blocks.

- (i) **The ‘Oak Street’ block** is approximately 4.05 Ha (10 acres) in area, with frontage on and access to Oak Street. It has access to full municipal services.
- (ii) **The ‘Memorial Drive’ block** is approximately 1.62 Ha (4 acres) in area, with frontage on and access to Memorial Drive. It has access to full municipal services.

**(2) General Development Principles**

The City is prepared to entertain a variety of proposals for these sites, so long as these proposals are consistent with the overall vision for this area as identified in Exhibit 1.2 of the IBI Group Report, “*Redevelopment Strategy for the Rail Lands & Waterfront*” (August 2002).

Any development of these lands should generally compliment the existing retail, service, entertainment and residential base on adjacent lands within the Downtown. Development of these sites should occur in a manner that will create a seamless extension to the urban fabric, utilize an appealing streetscape image and provide logical vehicular and pedestrian connections from the Downtown area to the Waterfront. Development of these lands should create positive impacts on the economic viability of the existing Downtown.

### **(3) Site Proposals – Information Required**

Proponents are asked to provide a reasonable level of preliminary detail in their submissions. As examples, proponents should indicate:

- The area of land to be considered;
- The footprint and approximate ground floor area of building;
- Location and amounts of on-site parking;
- Estimates of construction value and permanent (non-construction) employment generated;
- The type of use(s) contemplated for the building; and
- A general concept plan/site plan for the lands under consideration.

### **(4) Timing for Development**

Proponents will be asked to indicate their preferred time frames for land preparation, construction and final occupancy. This information will assist the City in determining the work required to make a site ready for more detailed negotiations.

### **(5) Partnerships**

The City is actively working with other partners in order to complete the overall vision for the surrounding area and to pursue alternative approaches to financing these projects. Development proposals should identify opportunities for partnerships in any of the construction, tenancy or financing components, along with the proponent's contributions (direct or indirect) which could be applied to support or enhance municipal funding applications.

### **(6) Limitations of this Process**

The City of North Bay will not enter into any contract as a result of the issue of this Expression of Interest. It is anticipated that a solicitation may follow at a later date.

Any prices quoted shall be considered for budgetary purposes only and will not be held binding.

## **(7) Background Material to Assist Proponents**

To assist proponents in becoming familiar with the City's interests in developing these lands, the following technical documents can be made available on request:

- IBI Report, "Redevelopment Strategy for Rail Lands & Waterfront", (August 2002).

## **(8) Making A Submission**

Submissions in response to this Expression of Interest must be delivered in writing to:

The Office of the Chief Administrative Officer, 5<sup>th</sup> Floor,  
City of North Bay,  
200 McIntyre St. E.,  
NORTH BAY, ON P1B 8V6  
Re: Lands Proposal

***Submissions must be received no later than 1:00p.m. on Friday, November 22<sup>nd</sup>, 2002.***

## **(9) Confidentiality**

All submissions received under this Expression of Interest will be treated under the confidentiality provisions of *The Municipal Freedom of Information and Protection of Privacy Act*.

## **(10) Influence**

No person, company, corporation or organization shall attempt in any way, either in private or in public, to influence the outcome of any City purchasing or disposal process.

The bid, quotation or proposal of any person, company, corporation or organization that does attempt to influence the outcome of any City purchasing or disposal process will be disqualified, and the person, company, corporation or organization may be subjected to exclusion or suspension under the Vendor performance Policy.

**(11) Further Information**

For further information on this Expression of Interest, please contact Mr. Jeff Celentano, Manager, Organization Development & Policy, Office of the Chief Administrative Officer, at (705) 474-0626 Ext. 401 or by email ([jeff.celentano@cityofnorthbay.ca](mailto:jeff.celentano@cityofnorthbay.ca)).

**Attachments:** Site Location Map .

msw/admin/jceoirlandstext02

