

Expression of Interest 2024 – TOW-EOI

Properties located at 690-694 Main Street
Woodstock, NB

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Attachment: Site Map

1.0 Introduction

The Town is seeking Expressions of Interest from members of the development community or other interested parties who might be interested in developing the PID's as outlined under Section 2.0. This should include design, engineering, permitting, construction and marketing of the development at this site. The Town is open to options to develop **all** of the properties listed. Submissions that include development of only a portion will not be accepted.

2.0 The Subject Property

The total development opportunity consists of six contiguous properties combined for a total area of 4,500m² or just over one acre. The total development area includes close to 90m of frontage on Main Street. Table 1, below, provides specific details on the individual properties. It should be noted that there is significant grade on the subject property, with the elevation being highest at Main Street and slopes down to Richmond Street at the rear of the property. Please note that the buildings that appear in the attached site map have been removed.

Table 1. Property Information

Property Identification (PID)	Area (m2)
10107894	534
10113447	232
10107902	1,260
10107910	1,600
10156388	425
10113439	470
Total	4,521

3.0 Planning Context

Pursuant to the Town's Zoning By-law, the subject property is located in the Downtown Commercial Centre zone, which reflects the site's context as the gateway to Downtown. It is not anticipated that a rezoning will be required; however, interested parties should note the following zone standards that would apply to the property, provided below. The DCC zone permits a broad range of residential, commercial and mixed-use land uses, typical of an urban environment.

Notwithstanding Section 9.1 of the Town of Woodstock Zoning By-law, the following zone standards should be of note to interested respondents:

Minimum Lot Area: 370 m²
Minimum Lot Frontage: 10 m
Minimum Lot Depth: 30 m
Minimum Building Height: 2 storeys
Maximum Building Height: 18 m
Maximum Lot Occupancy: 80%

Parking requirements may apply to the subject property; however, multi-unit residential developments require parking to be contained to the side and rear yards or within the structure itself.

The site is fully serviced by water, sanitary and storm sewer infrastructure. It is expected that the Town's infrastructure can accommodate the development of the site, however, respondents should include any information that assists the Town in assessing the impacts on infrastructure, including a description of the use and unit counts by composition (single, one, two, and three plus bedrooms).

4.0 Town Interests

The Town is seeking motivated developers to realize a vibrant and welcoming development that carries the ability to assist the Town in its goal of enhancing the Downtown through increasing residential and employment densities in the core. As such, the Town is interested in a multiple storey, all residential or mixed-use development with ground floor retail or commercial space provided on the Main Street Frontage. The Town is also seeking an inclusive development that considers the broad needs of existing and future residents, including special considerations for students, seniors, newcomers, persons with disabilities, and overall housing affordability. The Town would also be interested in a long-term lease of approximately 5500 ft², as a town hall office, to assist with their growing needs as part of the overall development. Please note that a submission of only a townhall at this location will not be accepted.

This property is also eligible for the **Town of Woodstock Development Incentive Program**. The incentive awards the developer a grant, paid over five years, based on final property assessment. The successful developer may also qualify for grant money under the newly created Housing Accelerator Fund. The Town of Woodstock may be able to assist funding from capital funds or the Preconstruction and Infrastructure Fund to Support Housing. This program can assist in creating or upgrading infrastructure to create housing. With Richmond Street being a main entrance these funds would be used there to facilitate the needed upgrades. Lastly, the parcel of land would be considered a gift in kind from the municipality for the right project.

5.0 The Process

This is not a call for Tenders or a Request for Proposals. Proponents shall submit a written Expression of Interest that meets the requirements listed below in "submission requirements". **Expressions of Interest shall be submitted electronically, no later than 2:00**

p.m. AST, Friday, March 28, 2024 to Andrew.garnett@town.woodstock.nb.ca

All inquiries regarding this Expression of Interest request shall be submitted to Andrew.garnett@town.woodstock.nb.ca

All submissions shall be submitted with the subject line: "Main Street Development 2024-TOW-EOI".

Following an initial evaluation, the Town reserves the right to invite some or all respondents to an interview to learn more about their proposed submissions. These interviews and all responses will be confidential and not shared publicly. The Town reserves the right to reject any or all of the Expressions of Interest and to not proceed to the interview with any respondent.

6.0 Submission Requirements

Each response shall provide the following information, at a minimum:

1. An overview of the proposed development, including, if applicable: proposed use, dwelling unit composition, dwelling unit count, floor count, amenity space, parking, and conceptual site sketch plan that details the building envelope, setbacks and parking.
2. A company profile, including a profile of recent similar developments.
3. Evidence of experience completing developments of a similar scale.
4. Evidence of the proponent's ability, financial resources, and necessary qualifications to design, engineer, plan, permit and develop the property.
5. Construction timeline and expected occupancy. A project with a faster start time would be considered over those that are longer in length.

Recent market trends have uncovered a demand for novel residential developments in the Town. As such, special considerations will be made for respondents who are motivated to develop the property within the next two building seasons, with a residential component.

7.0 Reserved Rights

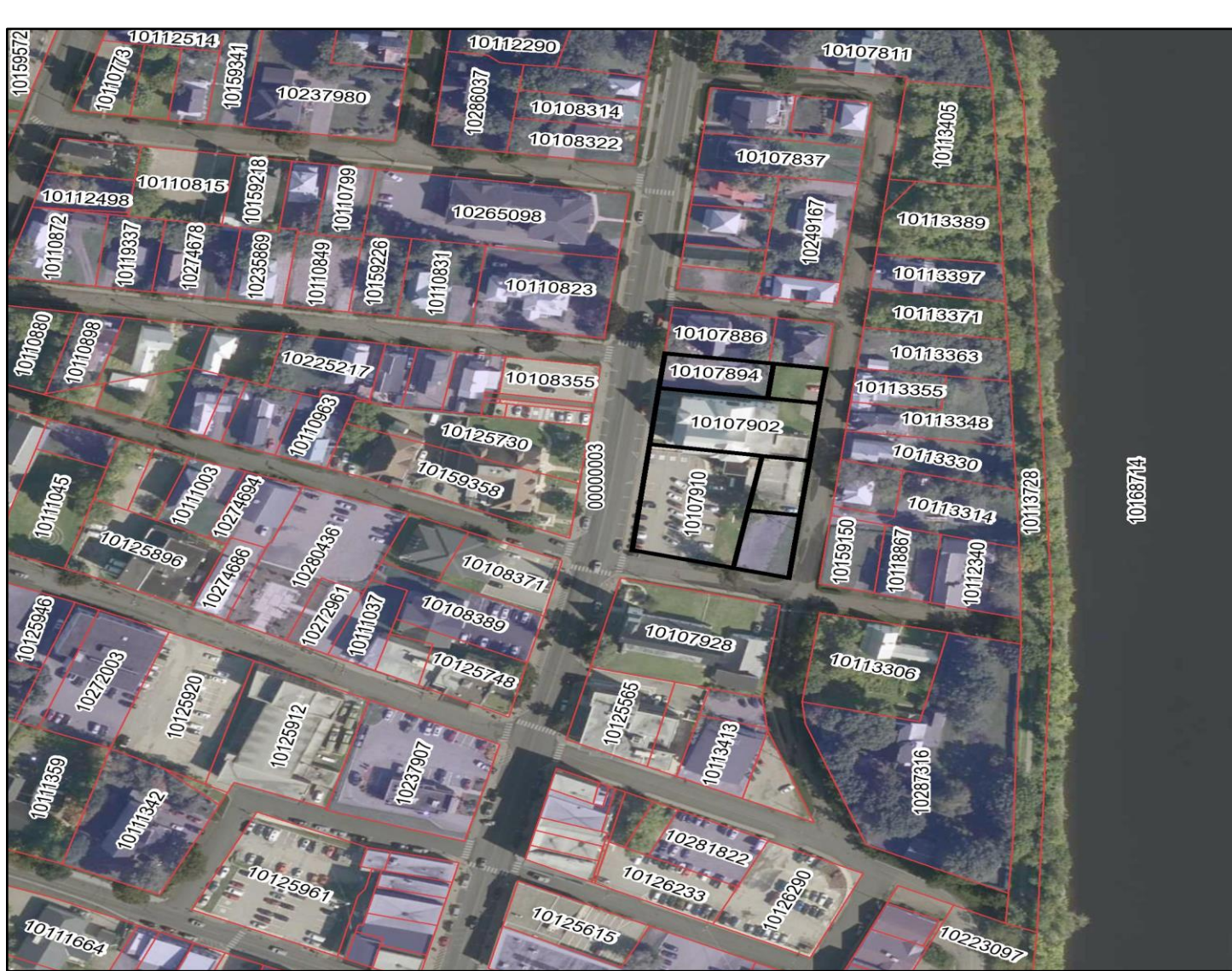
1. The Town of Woodstock reserves the right to invite some or all respondents to confidential interviews to clarify or further discuss their Expression of Interest.
2. The Town of Woodstock reserves the right to reject any or all Expressions of Interest and to not proceed further through the interview process.

3. The Town of Woodstock reserves the right to shortlist respondents to those who best address the needs of the Town and intent of the development opportunity described above.
4. The Town of Woodstock reserves the right to call for competitive bids in the form of a tender or Request for Proposals.

Attachment: Site Map

Service New Brunswick

Service Nouveau-Brunswick



Scale/Échelle 1:2057

Date: 2021/11/10 13:18:25

While this map may not be free from error or omission, care has been taken to ensure the best possible quality. This map is a graphical representation of property boundaries which approximates the size, configuration and location of properties. It is not a survey and is not intended to be used for legal description or to calculate exact dimensions or area.

Même si cette carte n'est peut-être pas libre de toute erreur ou omission, toutes les précautions ont été prises pour en assurer la meilleure qualité possible. Cette carte est une représentation graphique approximative des terrains (limites, dimensions, configuration et emplacement). Elle n'a aucun caractère officiel et ne doit donc pas servir à la rédaction de la description officielle d'un terrain ni au calcul de ses dimensions exactes ou de sa superficie.

