



Subject: 235-241 Welland Street – RFP and Design Guidelines

To: Council

From: Chief Administrative Office

Report Number: 2021-288

Meeting Date: November 8, 2021

Recommendation:

That Chief Administrative Office Report 2021-288 be received;

That the Request for Proposal (RFP) and Draft Guidelines for the sale and development of 235-241 Welland Street attached as Appendix A and B to Chief Administrative Office Report 2021-288 be approved; and

That the Manager of Strategic Initiatives be directed to issue an RFP for the sale and development of 235-241 Welland Street.

Purpose:

The purpose of this report is to seek Council approval on the draft urban design guidelines and RFP prepared by NPG Planning Solutions for the sale and development of 235-241 Welland Street.

Background:

235-241 Welland Street is a vacant City owned property strategically located in the City's downtown core, with views of the Welland Canal and Clarence Street Bridge, and a gateway to the East Village and Nickel Beach. Council directed staff to have design guidelines prepared and included within an RFP document to guide the development of this property.

NPG Planning Solutions' Senior Planning Consultant appeared at the October 25, 2021 Council meeting and presented a vision and guiding principles; City planning policies for the area; design priorities; site organization; and key design elements for mixed use, residential, and commercial buildings. The City is adopting a placemaking approach to

the development of this property which focuses on transforming public spaces, promoting linkages and connections through active transportation, and enhancing the co-existence of residential, commercial, industrial and recreational uses.

Discussion:

An RFP has been prepared that includes the urban design guidelines prepared by NPG Planning Solutions. The City Project Team working with the consultant will receive and evaluate the proposals based on the development criteria outlined in the design guidelines. These proposals will be brought forward to a closed session meeting with Council to keep potential purchasers and proprietary information confidential. Once Council chooses the successful proposal, an agreement with the purchaser will be finalized and brought to open session for approval.

Staff are proposing the following RFP schedule:

Council review/approval of design guidelines/RFP	November 8, 2021
RFP Issued	November 9, 2021
Submission of proposals	December 2, 2021
Project Team review	December 3 and 6, 2021
Council review and decision	December 13, 2021

The RFP will be emailed to a database of investors, developers, and real estate agents that is maintained and updated by the City’s Economic Development and Tourism Services Division. It will also be posted on the City’s website and posted on Biddingo which is an online public sector bid service. A minimum bid price of \$319,900 has been established and is included in the RFP document.

Internal Consultations:

Staff from Planning and Development, Economic Development and Tourism Services, and Corporate Services have been working together on this project and providing input to the consultant.

Financial Implications:

The cost of this consultancy will be in the \$10,000 - \$14,000 range and will be funded from the Economic Development Reserve. This reserve will be replenished from the sale proceeds.

There are tax arrears on the property which impacts both the City and provincial government. Once this property has been divested, the sale proceeds will be used to eliminate the tax arrears and any surplus will be transferred to the Economic Development Land Reserve.

The RFP includes a minimum bid price of \$319,900 which is based on outstanding and ongoing tax arrears, penalties from previous property standard infractions, costs of demolition, costs for completing a Phase One Environmental Assessment report, and consultancy fees for preparing the design guidelines and advising on the development of the RFP.

Public Engagement:

The urban design guidelines are based on the City's Official Plan, Zoning By-Law, and East Waterfront Secondary Plan and the Region's Smart Growth Criteria and their programs. These policy documents were developed through a public process and involved considerable resident and stakeholder engagement.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Attracting Business Investment and Tourists to Port Colborne
- Value: Financial Management to Achieve Financial Sustainability
- Governance: Communications, Engagement, and Decision-Making

Conclusion:

Council directed staff to have urban design guidelines established for the development of 235-241 Welland Street. These guidelines are included in an RFP document that will invite development proposals and an offer price. 235-241 Welland Street is a gateway location within the downtown area and the City's East Village where revitalization and renewal is a strategic focus.

Appendices:

- a. Request for Proposal (RFP)
- b. Design Guidelines

Respectfully submitted,

Gary Long
Manager of Strategic Initiatives
905-835-2900 x.502
gary.long@portcolborne.ca

Bram Cotton
Economic Development Officer
905-835-2900 x.504
bram.cotton@portcolborne.ca

Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.