



REQUEST FOR EXPRESSIONS OF INTEREST

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Municipally-Owned Land in Hutton Heights
60 Lloyd St., former Township of East Wawanosh

Deadline for Receipt of Expression of Interest Submissions:

Monday, May 30, 2022 by 2:00PM.

Expression of Interest Submissions must be addressed to the Township of North Huron with "Hutton Heights- Expression of Interest" marked on envelope and submitted to Juanita Wilkins, Receptionist/ Administrative Assistant at the Municipal Office, 274 Josephine Street, Wingham, ON N0G 2W0.

Administrator for the Expression of Interest process is:

Dwayne Evans, CAO/ Deputy Clerk – devans@northhuron.ca

274 Josephine Street, Wingham, ON N0G 2W0 · T: (519) 357-3550 · F: (519) 357-1110

Introduction

The Township of North Huron is seeking a design-builder to construct a new subdivision on a vacant parcel of land in Hutton Heights, former Township of East Wawanosh. The Expression of Interest is being conducted by the Township of North Huron to:

- Generate interest in the property;
- Identify and communicate with those parties who are interested;
- Act as a vetting process of interested parties and development concepts; and
- Present North Huron with various development ideas/ opportunities for the land.

The development of this property would generate new construction employment opportunities and would help the Township address the housing needs of its residents. The construction of new permanent housing would also provide additional year-round economic benefits to local businesses, retailers, restaurants, grocery stores, banks and gas stations.

Specific enquiries regarding the property or the expression of interest can be directed to the project administrator by no later than Friday, May 6, 2022:

Dwayne Evans, CAO/ Deputy Clerk
274 Josephine Street, Wingham, ON N0G 2W0
devans@northhuron.ca
(519) 357-3550

Information provided will be kept confidential as per the *Municipal Freedom of Information and Protection of Privacy Act*.

The Property

North Huron purchased a 37 acre property in 2007 for residential development. The area to be developed is approximately 18 acres and is located south of Lloyd Street and west of the existing Hutton Heights development. The property is located at 60 Lloyd St. in the Township of North Huron, Huron County. The property can also be identified as South Part of Concession 14 Part Lot 42. An aerial photo of the property is attached as Appendix A.

The property is currently owned by the Township of North Huron and is being actively farmed. The property is surrounded by low density residential development to the east, farmland and highway commercial land to the south, vacant residential lands and a church to the north, and natural environment and open space to the west. The municipality's sewage treatment plant is also to the west of the property. A 200 metre buffer is being maintained from the sewage treatment plant and is not part of the lands to be acquired and developed.

The area to be developed is currently designated Residential in the North Huron Official Plan and is zoned FD (Future Development) in the North Huron Zoning By-Law. At a minimum a Zoning By-law Amendment and Plan of Subdivision application is required to develop these

lands for residential purposes. High density residential is the preferred type of housing in order to address housing shortages in the community.

There are four other potential Future Development parcels in the Hutton Heights area owned by private individuals who have expressed an interest in developing their lands. There are also long term plans to establish and connect a municipally owned walking trail from Hutton Heights to the Wingham Trail system.

The Township of North Huron is in the process of extending municipal water and sanitary services to area. It is expected this work will be completed by the summer of 2023.

The Township has also completed the following studies and procedures in preparation of the submission of the plan of subdivision to occur by the developer:

- Environmental Impact Study;
- Traffic Impact Study;
- Legal Survey of the Property;
- Stage 1 & 2 Archeological Assessment Study; and
- Planning Brief;

The following applications and studies are underway for the convenience of the potential buyer:

- Land Survey of the area to be developed; and
- Stormwater Management Report & Servicing Brief.

The Opportunity

North Huron envisions the property being redeveloped into a high-density residential development to address the current housing shortage in the area. The redevelopment opportunities for the property are wide-ranging and the following examples may be well suited for this residential development opportunity:

- 1) Townhomes
- 2) Stacked townhomes
- 3) Clustered townhomes
- 4) Apartment buildings

Three conceptual development design options were prepared by BM Ross and Associates for Council's consideration. Council's preferred design is attached as Schedule B. This design provided some single family and various multi-unit residential options (duplexes, triplexes and fourplexes). This design provided for low and medium residential uses for the parcel of land available. This design also provided a variety of affordable housing options for the community.

The buyer of the lands can continue with the development design of the lands as preferred by Council. The buyer can propose modifications to the development design. If neither of these options are of interest, interested purchasers are invited to propose a new development design in response to this Expression of Interest request.

Conditions of Sale

The following conditions of sale apply;

- The purchaser agrees to a one-year buyback clause;
- The purchaser agrees to reimburse the Township for all planning related study costs incurred prior to or at the time of acquisition; and
- The purchaser agrees to fund their portion of the infrastructure costs to extend services to the lands.

Estimated Project Timeline/Schedule

Event	Date
Posting of Expression of Interest	Tuesday, April 5, 2022
Deadline for Questions	Friday, May 6, 2022
Deadline for submission of EOI Envelopes	Monday, May 30, 2022
EOI Submissions opened by Administrator	June, 2022
EOI Consideration by North Huron Council	June, 2022
Potential Announcement of Awarded Purchaser/ Developer	July, 2022

Although every attempt will be made to meet all dates, the Township of North Huron reserves the right to modify any or all dates at its sole discretion.

The Submission

General

Potential purchasers must submit an EOI in a sealed envelope that includes all the required material set out in this EOI. The sealed envelope must be addressed to the Township of North Huron and clearly indicate “Hutton Heights Expression of Interest” on the envelope.

Parties submitting their Expression of Interest must include the following information:

- Name, address and brief history of your firm that showcases your ability to implement the project plus financial capability to undertake the project (insurance and bonding);
- Contact information for the primary contact person (Name, Email, Phone Number, Mailing Address, etc.);
- Related experience during the last five years, similar scope and scale to the current development opportunity;
- Identify the project team members, their proposed roles and relevant experience;
- Indicate the proposed design for the development and construction for the project;

- Indicate your proposed fee to deliver all of the services included within your response.

Closing Date and Time

Sealed envelopes from those interested in the property will be accepted until **Monday, May 30, 2022 at 2:00 p.m.** by the Receptionist/Administrative Assistant.

The Township of North Huron is not responsible for submissions which are not properly marked and/or delivered to any other location, that specified.

Electronic Submissions

Electronically transmitted submissions (email, fax, etc.) will not be accepted for this proposal.

Late Submission

Proposals received by the Township of North Huron later than the specified closing time will be returned, unopened, to the Proponent.

Proponent Expense

Any expenses incurred by the Proponent in the preparation of the proposal submission are entirely the responsibility of the Proponent and will not be charged to the Corporation.

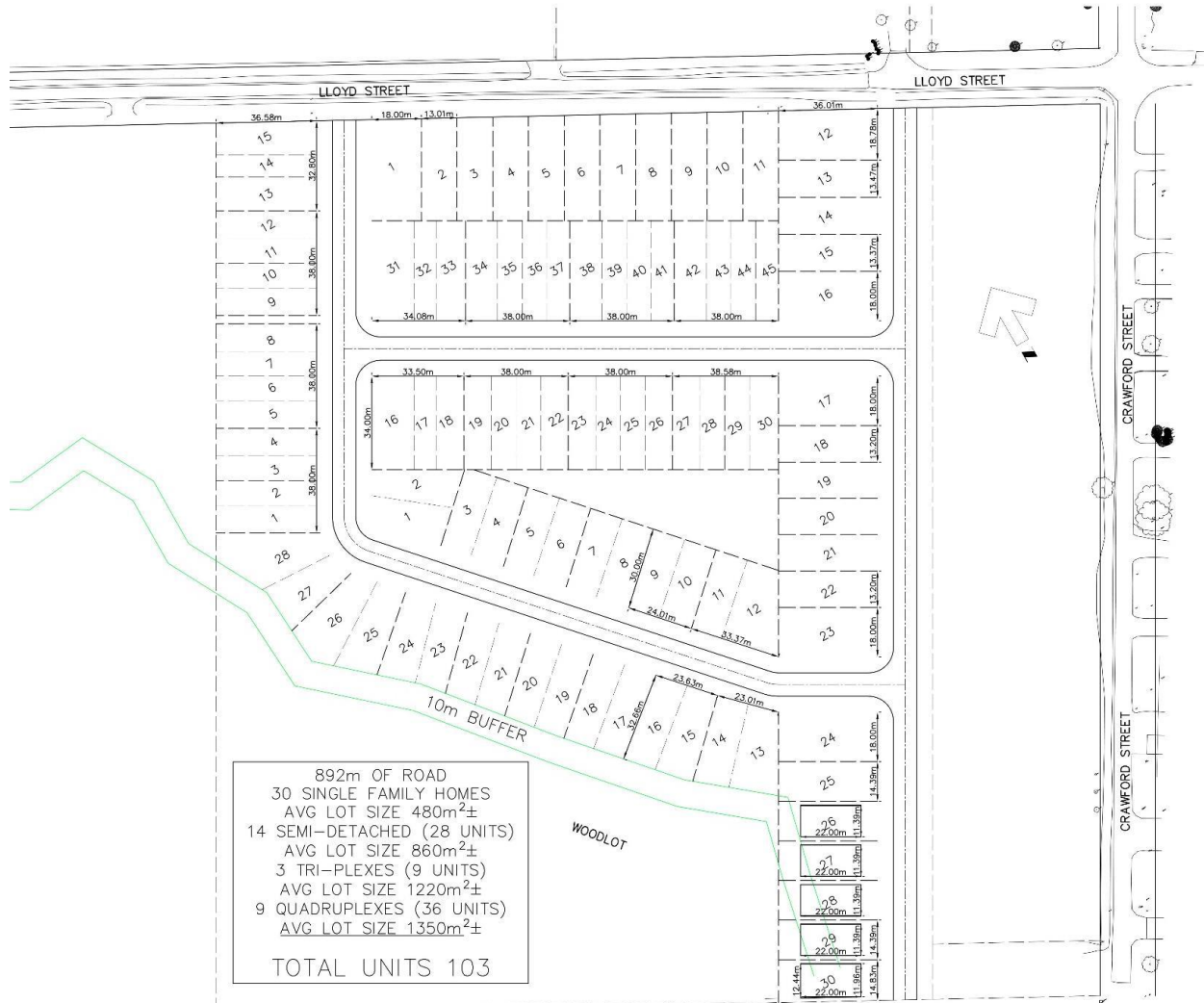
Schedule A

Aerial Image of the Lands to be Developed



Schedule B

Council's Preferred Development Concept Design



892m OF ROAD
 30 SINGLE FAMILY HOMES
 AVG LOT SIZE 480m²±
 14 SEMI-DETACHED (28 UNITS)
 AVG LOT SIZE 860m²±
 3 TRI-PLEXES (9 UNITS)
 AVG LOT SIZE 1220m²±
 9 QUADRUPLEXES (36 UNITS)
 AVG LOT SIZE 1350m²±
 TOTAL UNITS 103