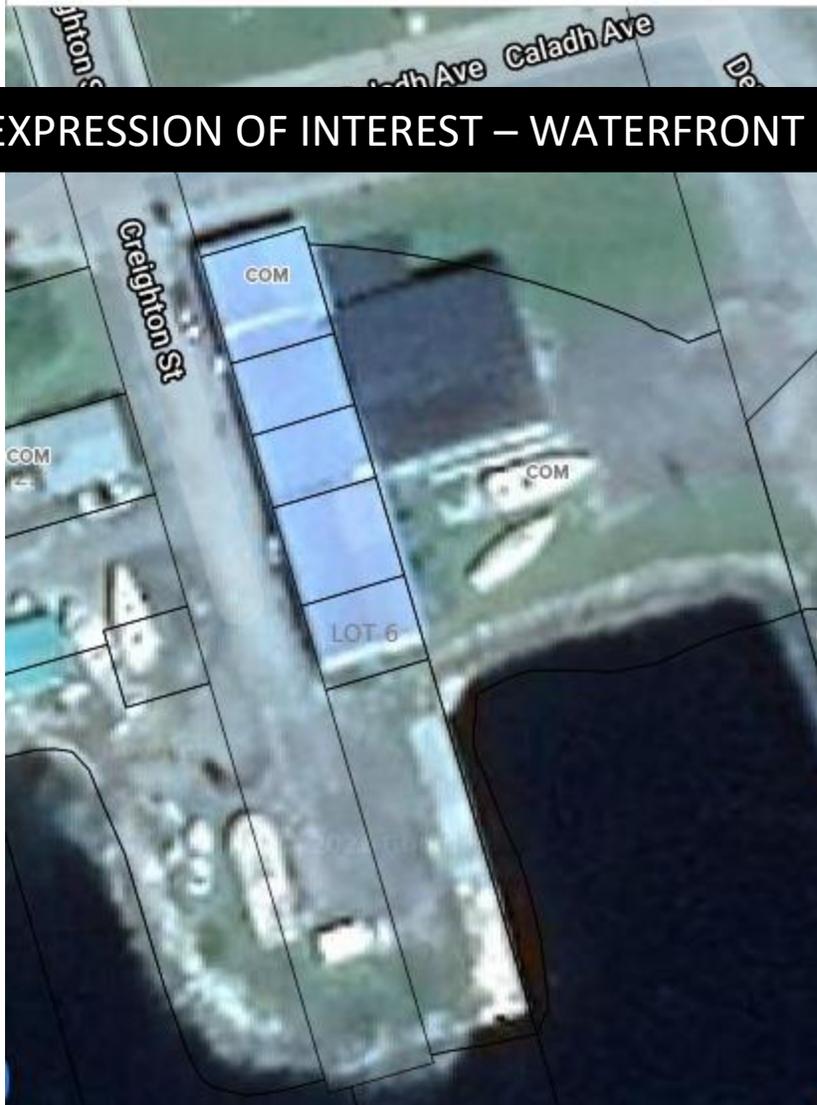


**Town of Pictou – EOI
Former Bottle Recycling Depot
Property**

2022

EXPRESSION OF INTEREST – WATERFRONT LAND DEVELOPMENT



Kyle Slaunwhite
Chief Administrative Officer
Town of Pictou

April 6, 2022

SUMMARY

The Town of Pictou (Town) is hereby inviting responses to calls for an Expression of Interest (EOI) related to the commercial development of lands located adjacent to Creighton Street and Caladh Avenue formerly utilized as a Bottle Recycling Depot and Laundromat at 28 Creighton Street (PIDs# 65078669, 65231573, 65231581, 65231540, 65231557, 65231565).

To submit an EOI, Developers, hereinafter referred to as Proponents, must first register and obtain a submission package from the Town.

The Town will receive sealed proposals from Proponents until 4:00 p.m. (local time) May 26th, 2022 addressed as follows:

Town of Pictou
Re: Expression of Interest – Waterfront Land Development
PO Box 640
40 Water Street
Pictou, NS B0K 1H0

The Town of Pictou will not accept electronic submissions. Proponents are to submit three (3) bound copies and a flash drive containing an electronic copy formatted for printing.

All inquiries concerning this EOI are to be directed to:

Kyle Slaunwhite
Chief Administrative Officer
Town of Pictou
(902) 485-4372 x.258
kyle.slaunwhite@townofpictou.ca

The Town reserves the right to request clarification and additional information. All costs associated with the compilation and presentation of any and all proposals or any supplemental information requirements shall be borne solely by the Proponent.

The Town reserves the right to accept or reject any or all proposals, or to accept any proposal which it may consider to be in the best interest of the Town. The Town also reserves the right to waive any formality, informality, or technicality in any proposal.

To aid in the assembly of proposals, the Town has included an engineered review of the existing slab and an economic profile of the western portion of Pictou County. Due to the report being assembled with third party information, the Town does not warrant or provide any assurances as to the accuracy or validity of the data. The profile can be obtained at: <http://www.townofpictou.ca/town-hall/planning-permits-and-reports/>.

Contents

Summary	i
1. Overview	1
1.1 General Overview	1
1.2 Lots.....	2
1.3 Waterfront Development	2
1.4 Property Development.....	2
2. Site Conditions.....	3
2.1 Access Points and Piped Services.....	3
2.2 Square Area Requirements.....	3
2.3 Land Banking.....	3
2.4 Land Use.....	3
3. Evaluation Criteria	3
4. Contact information.....	4
5. Instruction to Bidders.....	4
Appendix A – Former Bottle Depot Lot.....	5
Appendix B – Waterfront development plan.....	6
Appendix C – Land Use By-Law Waterfront.....	7
Appendix D – Engineering Review of Concrete Slab	10
Appendix E – Economic Profile of Western Pictou County.....	13

1. OVERVIEW

1.1 General Overview

This Expression of Interest (EOI) is a second phase of a development strategy incorporated within the Town's Integrated Community Sustainability Plan (ICSP) and a major component of the Waterfront Masterplan. The first phase was commercial development at the entrance to the Town near the Pictou Rotary, which captures traffic that are travelling via the Sunrise Trail (Highway 6), Prince Edward Island Ferry and Causeway (Highway 106) and Highway 376. The goal of the second phase is to enhance Pictou's Waterfront to entice the traffic to continue to the downtown and harbour.

To help formalize a strategy, the Town and its partners have engaged planners to develop a Waterfront Masterplan. The report is available in Appendix B and outlines a strategic direction for the Town.

One identified goal for the Town is to maintain control over what occurs along the waterfront. With this goal in mind, the Town is looking at entering into long-term lease or buy-back options for the property. This is to ensure that at the end date of any agreement, the Town still has the ability to utilize the space in a manner that aligns with its vision.

The property identified for development is surrounded by Creighton Street, Caladh Avenue and Depot Street, and sits next to Pictou Harbour. The lot is approximately 20,000 square feet and has an existing concrete slab from the former bottle recycling depot, laundromat, and before that, a fish processing facility. An engineering review has been completed to certify the slab for reuse, with the requirement of an overpour (Appendix D).

The surrounding downtown area is home to over eighty shops and services. The Town of Pictou also serves as a 'gateway' to the Province of Nova Scotia via ferry service to and from Prince Edward Island, Provincial highways and marine linkages. Pictou is also the service centre to western Pictou County – a population base in excess of 10,000 people (Appendix E). Pictou is also an active commercial port linking Nova Scotia to the world via the Gulf of St. Lawrence. The port infrastructure is owned and managed by Pictou Marine Terminals (Pier C) and Canadian Maritime Engineering (Pictou Shipyard).

The average daily (two-way) traffic for the connecting Provincial highways ranges between 19,600 vehicles in the fall/winter and 21,900 in the spring/summer seasons. The 2019 average annual daily traffic count for the exit directly leading to the downtown/waterfront area has been reported at 13,000 vehicles. Annual Ferry related passenger vehicle traffic counts has ranged between 135,000 and 150,000, while commercial related vehicles have ranged between 15,000 and 17,500.

To encourage business development and job creation, the Town has instituted a 'Commercial Assessment Phase-in By-Law', enabled within the *Municipal Government Act*. The legislation allows for the phase in of commercial taxation over a 10-year period.

In summary, the subject area is immediately adjacent to Pictou Harbour and other waterfront attractions. The entire waterfront has been identified as an area of particular interest for development and revitalization by not only the Town of Pictou, but other levels of government. The Town of Pictou is seeking a partner that is committed to the enhancement of the Pictou Waterfront by attracting people into the downtown core. The increased interest in the Pictou downtown/waterfront district provides unlimited opportunity for this high potential property and the Town expects this partnership to be one of many that will promote additional interest in the area.

1.2 Lots

This property is made up of several small lots (Appendix A):

- A portion of PID 65078669: ~14,500 sqft
- PID 65231573: 1,406 sqft
- PID 65231581: 953 sqft
- PID 65231540: 953 sqft
- PID 65231557: 1,295 sqft
- PID 65231565: 1,110 sqft

The properties listed are those that contain the former bottle depot property. On these lots there is a pre-existing foundation, grass area and gravelled access. The property includes lands up to the shoreline, however will not include options for water lots as these will be developed by the Town separately.

1.3 Waterfront Development

The Town of Pictou is continuing its economic development initiatives via its Integrated Community Sustainability Plan (ICSP) by turning its attention to Pictou Waterfront. A new Waterfront Masterplan has been developed (Appendix B) to formalize guiding principles. Some key elements that emerge from that document include elements of storytelling, placemaking, experiential opportunities and creating a unified, inclusive and welcoming feel to the Pictou Waterfront. Within each proposal, the Town expect to see how proponents will approach the incorporation of these elements.

Proponents should also be aware, that the Town plans to maintain adjacent water lots throughout this agreement and will continue to explore and expand waterfront connectivity. As such, there may be some additional construction that occurs throughout the term of any agreements, but it anticipated that the benefits of any expansion will create long term benefits to any businesses in the area.

1.4 Property Development

The Town's waterfront is its greatest strategic asset. As such, the Town has a vision for how it should be developed. To ensure that this vision remains, there has been a decision by council to keep an interest in this property. The Town is expecting to hear creative ideas from

developer(s) on how to make new development happen, but the ultimate goal is for the Town to ensure its vision is realized and can be maintained after an agreement ends.

The Town understand that this introduces complexities to the situation, but also offers some opportunities. Proponents are encouraged to consider these options when submitting proposal. The Town is open to any idea, not limited to long-term lease, partnered site development, buy-back options or any other option that permits the Town ownership at the end of the agreement.

2. SITE CONDITIONS

2.1 Access Points and Piped Services

There are several options for lot access. Creighton Street passes by the western edge of the property, while a gravelled driveway also exists off Depot Street. The northern edge of the property borders on waterfront sidewalks, while the vision for the southern side of the property is to create waterfront connectivity via boardwalk.

Water and sanitary services are provided for this property, but the Developer shall be responsible for confirming their requirements for servicing. Proponents are asked to include a plan identifying service requirements as well as consideration for stormwater management.

2.2 Square Area Requirements

Proponents are to include a proposed plot plan defining square area requirement for a development(s). The Town is not averse to a proposed sub-division of lot(s) provided the sub-division is in compliance with the Town's Sub-Division By-Law. The By-law can be viewed at: <http://www.townofpictou.ca/town-hall/planning-permits-and-reports/>.

2.3 Land Banking

The Town will not convey land in the absence of an executed formal Agreement committing the Proponents to construction within a prescribed period, i.e., the Town will not permit Developers to land bank a lot(s) or portion(s) thereof.

2.4 Land Use

The subject lots are zoned Waterfront (W) pursuant to the Town's Land Use By-Law. Appendix C contains the Waterfront section of the Town's Land Use By-Law and includes specifics on approvals granted through an as-of-right (permitted use) basis, through a Development Agreement or a site plan approval process. The Town's complete Land Use By-Law can be found at: <http://www.townofpictou.ca/town-hall/planning-permits-and-reports/>.

3. EVALUATION CRITERIA

In addition to the Land-Use and Sub-Division By-Law requirements, the Town requires developments to visually enhance the Town’s Waterfront. The Town will score proposals on a return on investment and aesthetics. More specifically, it is anticipated that proposals, without limitation, will include information as follows:

- Financial proposal;
 - Agreement type and/or duration;
 - Construction proposal including layout and materials used;
 - Anticipated timeline;
- Conceptual drawings/sketches;
- Building orientation on lot and lot treatments, e.g. landscaping; and
- Description of proposed activity, e.g., employment, economic impact, how the activity will enhance the waterfront

4. CONTACT INFORMATION

All inquiries concerning this Expression of Interests are to be directed to:

Kyle Slaunwhite
Chief Administrative Officer
Town of Pictou
(902) 485-4372 x.258
kyle.slaunwhite@townofpictou.ca

5. INSTRUCTION TO BIDDERS

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APPENDIX A – FORMER BOTTLE DEPOT LOT



APPENDIX B – WATERFRONT DEVELOPMENT PLAN

This file is large, so please view the Town’s website at: <https://www.townofpictou.ca/pictou-waterfront-master-plan>

APPENDIX C – LAND USE BY-LAW WATERFRONT**Part 13: Waterfront (W) Zone****53. Waterfront (W) Zone**

53.1. Permitted Uses

53.1.1. As-of-right

a. General Waterfront Uses

- i. Bed and Breakfast establishments to a maximum of four rooms to let (subject to section 28)
- ii. business, Professional and government Offices and facilities
- iii. Fishery industry
- iv. Cafes
- v. Commercial Recreation
- vi. Community Gardens
- vii. Cottages
- viii. Country Inns
- ix. entertainment
- x. existing mixed Commercial/residential Offices and facilities
- xi. existing multiple unit Dwellings
- xii. existing Single Detached Dwellings
- xiii. Hostels
- xiv. inns
- xv. Lounges, beverage rooms, pubs
- xvi. Recreational
- xvii. Restaurants
- xviii. Retail stores
- xix. Tourist or Guest Home Establishment

53.1.2. Development Agreement

- a. multi-unit Dwellings per Pictou SPS Policy P-W-6
- b. new Custom Workshops, Hotels, Shopping Centers, mixed residential/ Commercial/Office Developments and multi-unit residential Developments per Pictou SPS Policy P-W-3
- c. expansion of existing Multiple Unit Dwellings per Pictou SPS Policy P-W-5
- d. mixed Use residential/Office and Commercial Developments per Pictou SPS Policy P-W-4

53.2. Uses Exempt from Zone Requirements include public walkways, public parks, public utilities, Parking Lots and Parking Structures, marinas, and municipally owned or controlled

53.3. Standard Requirements

53.3.1. Lot, Yard and Height

Table 29 – Waterfront (W) Zone Requirements

Minimum Lot Area	278 m ² (3,000 ft ²)
Minimum Lot Frontage	9.1 m (30 ft)
Minimum Front Yard	3 m (10 ft)
Maximum Height of Main Building	10.7 m (35 ft)

53.3.2. Garden Plots

Public lands may be used for flower gardens as a main or Accessory Use. Such Use requires written consent of the applicable public owner. Forestry Use, intensive agricultural Use, keeping of livestock, deer Fences, flagging, chairs and like items, shall be prohibited.

53.4. Additional Requirements

53.4.1. Signs

In addition to general signage requirements herein, the following shall apply:

- a. Erected Signs shall have a consistent and aesthetic construction of wood, stone, wrought iron, simulated wood, or a combination thereof; and
- b. Signs shall have a 4.6 metre (15 foot) maximum height.

53.4.2. Outdoor Storage and Display

In addition to general Outdoor Storage or Display requirements herein, and excepting Town Outdoor Storage or Display, Outdoor Storage or Display shall be:

- a. prohibited in any Building Front Yard;
- b. Screened by opaque wooden Fencing preventing ground level visibility from any adjacent Yard or from a public Street; and
- c. prohibited except concurrent to special events, sidewalk sales, or festivals, to a maximum period of 30 days per calendar year, notwithstanding section 21.6.

53.4.3. Building Appearance

Any Building, including Accessory Buildings, shall have a consistent and aesthetic exterior, with wood, brick, and/or stone or imitation finish.

53.4.4. Landscaping

New Structures or Buildings that front on Caladh or the Jitney Trail shall provide Front Yard Landscaping a minimum height of 1.5 metres (5 feet) placed every five linear metres of frontage combined with additional plantings.

53.4.5. Parking Exemption

Permitted new or expansions to Commercial or Institutional Developments for properties fronting on the following Streets shall be exempt from off-street parking:

- a. Water Street (between Willow Street and Coleraine Street)
- b. Market Street
- c. Caladh Avenue
- d. George Street
- e. Coleraine Street
- f. Front Street (to Welsford Street)
- g. Creighton Street
- h. Depot Street
- i. Commercial Street
- j. Kempt Street

APPENDIX D – ENGINEERING REVIEW OF CONCRETE SLAB



November 23, 2020

Murray Porter
31 Front Street,
P.O. Box 1029
Pictou, Nova Scotia
B0K 1N0

529 Prospect Bay Road ■ Prospect Bay
Halifax, Nova Scotia ■ B3T 1Z8
Telephone: **902.240.4888** ■ Fax: 902.852.3185

Dear: Mr. Porter,

RE: FOOTING INVESTIGATION, 1 CALADH AVENUE, PICTOU, N.S.

1. INTRODUCTION

As you requested, Skyscape Engineering Consultants Limited (SECL) carried out a structural investigation of the remaining foundation at the above mentioned property. The purpose of the investigation was to determine in what capacity that the existing foundations and slabs could be used to support a new structure.

2. DESCRIPTION

The existing foundation is all that remains of the structure that was damaged by a fire. For the purposes of the report the end of the foundation towards Caladh Avenue will be designated as the north end. The structure appears to have consisted of three main sections. The first section runs in a north south direction parallel to Creighton Street which was two stories high. The second section was also two stories high and ran in an east west direction. The third section was a single story located to the north of the second section. See the photograph below.



3. INVESTIGATION RESULTS

The investigation consisted of the following:

- *Desk top study to determine what structure was originally supported on the foundation.* The structure supported appeared to be a timber framed building as shown in the photograph above.
- *Test pits dug on site to determine footing size and depth.* The exterior footings all have at least four feet of frost cover. The foundations do not have footings but are full height thick walls that are wide enough to act as a footing.
- *Preliminary calculations to determine possible bearing loads on the foundations.* Based on previous experience, the self-weight of a roof of a timber building is in the order of 20 pounds per square foot (psf). The requirements of Part 4 of the 2015 National Building Code of Canada (NBCC) specify that for a single story roof, with no obstructions that could cause snow drifting, the design snow load for Pictou is 49 psf. For the existing soil currently supporting the foundations an allowable bearing pressure would be in the range of 3000 psf. Considering a span of 55 feet the existing load bearing foundations are able to support this loading and building configuration.

4. CONCLUSIONS AND RECOMMENDATIONS

From the investigation results the following points were determined:

- The existing exposed perimeter foundations that originally supported load bearing walls can be reused to support a typical single story timber structure consisting of timber stud wall and roof truss construction for spans up to 55 feet. Door openings should be limited to a double man door, the roof cannot support equipment or have obstructions (including difference in elevation of more than 2 feet) that can cause

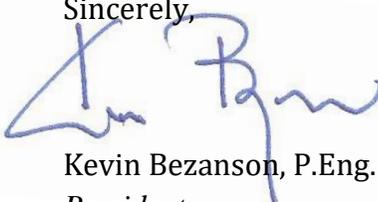
drifting. These would include the foundations running north south on Section 1 and the foundations running east west on Section 2 and Section 3. The remaining foundations we capable to support non-load bearing walls.

- It would appear that some load bearing foundations are located within the slab but these were not able to be verified. These would include the foundation running north south on Section 1 adjacent to Section 2 and the east west running foundation on Section 2 adjacent to Section 3. These foundations should be exposed to verify that they match the other load bearing foundations or new footings should be constructed. New foundations should be designed by an engineer as required.
- Typical concrete repairs should be carried out to areas having visible deterioration. The concrete should be chipped back one inch behind the reinforcing steel, deteriorated reinforcing bars replaced in kind, the area formed and new concrete placed in the area of removed concrete.
- Anchor bolts to connect the new structure to the existing foundation will have to be drilled and epoxied in place as required by design.
- Existing slabs need to be removed and replaced or an over pour applied as required to obtain a useable floor. Existing trenches will have to be infilled as well. The slabs should be adequate to support a load of 100 psf. Any concentrated loads from new equipment etc. would need properly engineered foundations.
- The existing foundation and slabs were originally intended to be inside a protected structure so if they are temporally exposed to winter conditions precautions should be made to provide protection against the cold weather and frost as required.

5. CLOSURE

We trust that this is all that you require at this time. If you have any questions please call me at 240 4888 or email at k.bezanson@seclcan.ca. Thank you.

Sincerely,



Kevin Bezanson, P.Eng.
President

APPENDIX E – ECONOMIC PROFILE OF WESTERN PICTOU COUNTY

This document can be found on the Town's website at:
<https://www.townofpictou.ca/western-pictou-county-economic-profile>