

REQUEST FOR PROPOSALS

Exclusive opportunity to
set the stage for the future
in the heart of this vibrant city

CORE BLOCK

City of Summerside



City of
Summerside

Prince Edward Island
Canada

SPECIAL LIMITED-TIME OFFER

Issue date: March 16, 2021
Closing date: May 27, 2021 12:00 pm AST

THE OPPORTUNITY

Per downtown urban core planning



The City of Summerside, led by the Department of Economic Development, is inviting expressions of interest in a limited-time opportunity for the purchase and redevelopment of the land(s) informally known as the Core Block Land(s) (“Subject Property”) at the corner of Summer and Water Street.

The City is seeking high-calibre developers with a proven track record of outstanding, architecturally significant projects and the capacity to execute in a timely manner.

This Request for Proposal (RFP) is specifically looking for development proposals that:

- 1. Make the best commercial and residential use of the property in terms of diversity and intensification.
- 2. Advance the goals of the City's Downtown Urban Core Plan
- 3. Contribute to the creation of a mixed-use district that enlivens and enriches the downtown core.

Through this RFP process, the City wishes to attract developers who are willing to work with the City's vision in realizing the full potential of this important site. The aim is to create a development that meets the immediate needs of our rapidly growing city while setting aesthetic standards for the future.

Accommodating the accelerating demand for Downtown housing and service facilities is seen as fundamental to the long-term health, economic vitality, and sustainability of the entire community. It is something the City believes this development will accomplish.

This is a unique opportunity to contribute to — and benefit from — Summerside's aggressive expansion.

ACT NOW!



SUBJECT PROPERTY

Potentially three opportunities in one

The Core Block consists of one primary property with an option for the developer to propose the addition of two contiguous land parcels which, if included, would constitute a total developable area of just over 0.77 acres. All lands are fully serviced with the infrastructure to support development.

Property 1

The primary property to be sold and developed is Property PID #309674 (referenced below), a 0.36 acre (15,912 sq. ft.) parcel of prime land in the very heart of downtown Summerside. Roughly 200 x 73 ft., this property is bound by Water Street on the South and Summer Street on the East.

Property 2

To ensure maximum development potential, the City will also entertain offers for a small portion of First Street bounding on Summerside Street to be incorporated into the property. It measures approximately 48 X 73 ft. (3,553 sq. ft.) covering 0.08 acres.

Property 3

Developers also have the opportunity to propose incorporation of a third property directly North of the primary property. Roughly 0.33 acres, PID #310102 measures approximately 147.4 x 98 ft.



Core Block
overview



CORE BLOCK

Premier property of vital importance

Recognized as one of the City's premier properties, the 0.77-acre Core Block site plays a vital role of in the continued resurgence of downtown Summerside. The prominence of this site affords some of the best downtown views with locational advantages for a greenfield site, suggesting architecture be of outstanding quality and sufficient mass to maximize potential.

While developers are encouraged to be as creative as possible, mixed-use commercial is envisioned to be the primary use, blending the charm and character of Downtown. It is also felt that street-level use would ideally include restaurants, cafes and retail, with upper floors dedicated to market rental units/condominiums.

The site itself can also include two additional parcels of land: a second lot of 0.08 acres and a third of 0.33 acres. The City is willing to entertain development options for all parcels or the primary 0.36-acre site as a standalone.

As part of the overall development plan, the City is considering closure of a portion of First Street, converting it into a two-way cul-de-sac which would form a contiguous property and create an expanded footprint for development of the primary property.

Parking is to be incorporated within the development following prescribed bylaws and should not extend beyond the edges of building footprints or additional lands developed as part of this RFP call.

In summary we are seeking proposals that:

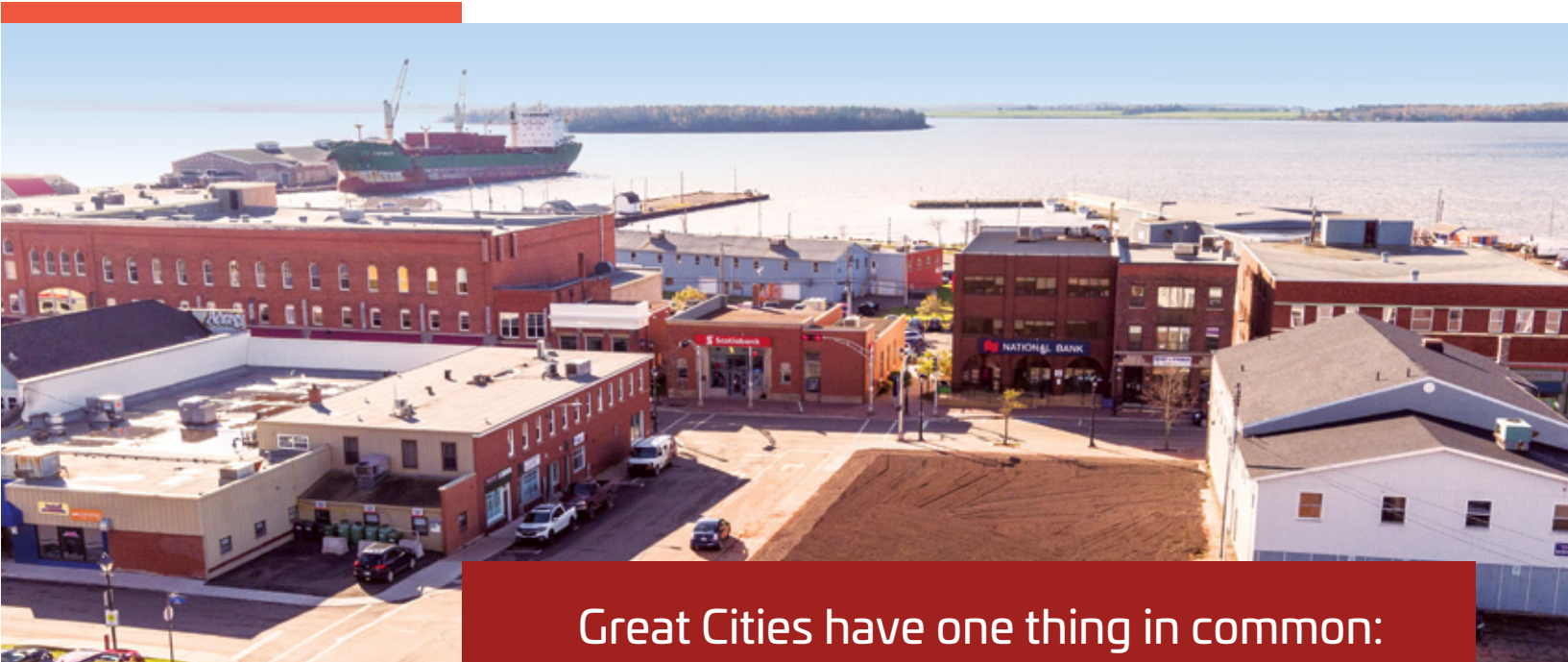
- Incorporate mixed use with ground floor commercial encouraging pedestrian interaction from the street and upper floors devoted to residential. It is envisioned to include but not be limited to restaurants, professional offices, cafes and retail.
- Windows are to dominate ground floor facades and must meet the codes prescribed in Downtown zoning and heritage bylaws.
- As much as possible, street front should encourage pedestrian traffic into the space.
- All setbacks from the street edge are to be sufficient to allow for pedestrian flow, per Downtown development and zoning bylaws.
- Parking is to be discreetly located and ideally not extend beyond the edges of building footprints. However, as this RFP indicates, a developer has the discretionary right to incorporate surrounding lands that could become part of the overall development and used for parking if needed. It would be at the discretion of the developer to propose parking options that meet development standards.

Downtown Summerside is alive with opportunity



DOWNTOWN SUMMERSIDE

On the crest of the wave

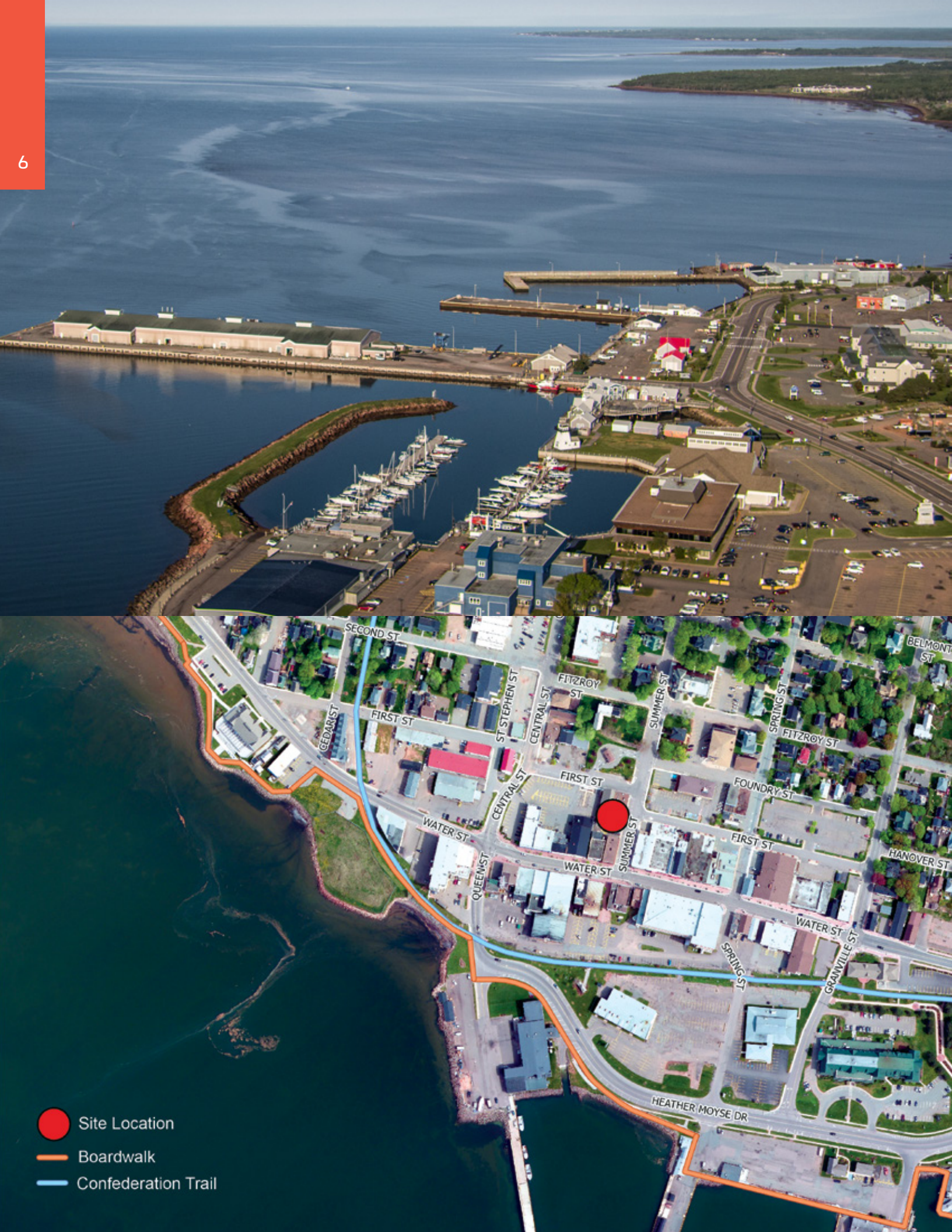


Great Cities have one thing in common:
Great Downtowns

Located on one of Prince Edward Island's most beautiful waterfronts, Summerside is home to a 6 km boardwalk, stunning views, fresh ocean breezes and a Downtown that has become the commercial and social hub of the City. The product of effective revitalization, it offers something for everyone amid an eclectic blend of historic brick buildings and heritage homes. With over 199 businesses presenting a bustling array of restaurants, boutique retail, professional services, post-secondary education and tourist amenities — including world-class attractions, festivals and events — Downtown Summerside has become an around-the-clock environment and is regarded as the best investment in town.

Development makes a big difference here

Summerside has enjoyed significant private and public sector investment over the years and 2021 is projected to show no signs of slowing demand. Transforming these lands is the next evolution in a growing and diverse landscape for Downtown Summerside. Summerside has shown the demand is there and constricting supply is limiting the City's true potential. This project has the potential to catapult Downtown while at the same time providing a significant ROI for investors.



- Site Location
- Boardwalk
- Confederation Trail

Developments in 2020 DESPITE COVID

In 2020, Downtown Summerside welcomed over 30 new businesses to the Core including:

16

Professional Service
Businesses

8

New Retail
Businesses

6

New
Restaurants

1

New
Grocery Store



DEVELOPMENT CONTROLS

Elevating urban design



Under the City's official plan and specifically the Urban Core Plan, the Core Block property is envisioned to accommodate a mix of residential and commercial buildings following prescribed Downtown zoning bylaws. The intention is to improve the streetscape while elevating the urban design, character and architecture of Downtown Summerside.

The purpose of Downtown Zone (D) is to accommodate a mix of commercial, residential, institutional, and waterfront nature, which blends for mutual benefit and promotes a cohesive community focus in a central City location. The subject property is bound by development control bylaw district 1 and district 4.



199
Businesses 2020

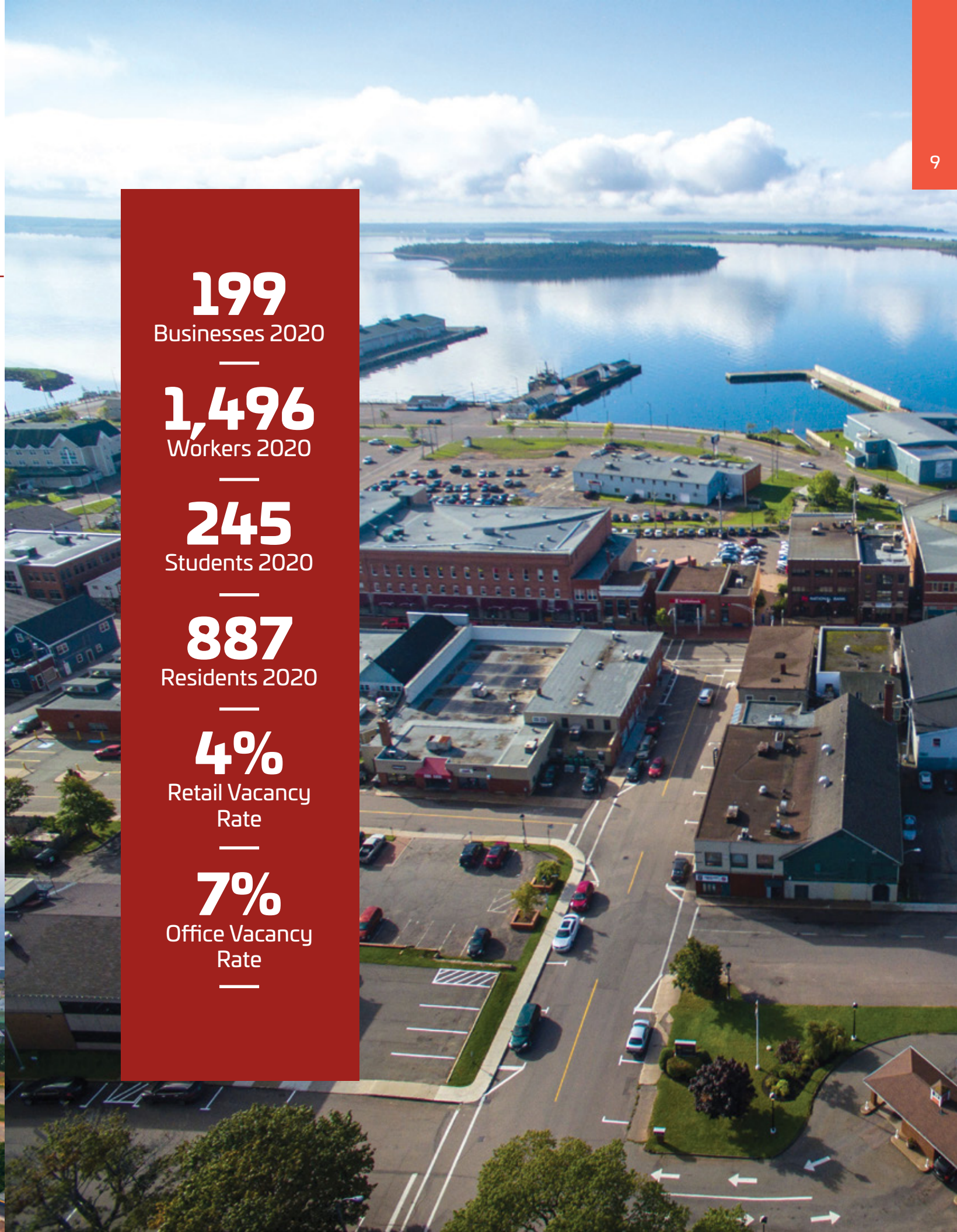
1,496
Workers 2020

245
Students 2020

887
Residents 2020

4%
Retail Vacancy
Rate

7%
Office Vacancy
Rate



DESIGN PRINCIPLES

As part of the design principles for Downtown, driven by the Urban Core Plan, the intent is to follow three key design principles that should be considered as part of this overall project:

1. STREETSCAPE PUBLIC REALM

Build to (or close to) the front property line. Do not locate off-street surface parking between the front face of a building and the fronting public street or between a building and the waterfront.

2. VITALITY

Ensure a public realm that is active and attractive with transparent street frontages. Incorporate continuous frontages, a significant amount of glazing and avoid blank walls along streets so as to create vitality and “eyes on the street”. Orient entrances and building facades towards sidewalks and other pedestrian areas along streets.

3. HUMAN SCALE

Incorporate architectural features, details and site design elements that are humanly proportioned and support pedestrian activity for buildings. This includes attractive view corridors connecting with our waterfront and creating an active pedestrian network of streets and waterfront boardwalk.

As per the guidelines established in our zoning bylaw specific to Downtown, the site borders on two distinct districts in the downtown area which prescribe allowable uses and development standards. Proponents should reference (appendix) all related planning and zoning standards to understand allowable uses and development standards.



THE PATH FORWARD

Speed to market



IMMEDIATE NEED

There is an obvious immediacy to bring these lands to their full market potential while also being sensitive to the large undertaking this transformative project will require from a private sector developer. The vision and ultimate outcome of the property’s development is still emerging and will be left to potential developers of this RFP to clearly articulate its true potential.

The City will entertain and evaluate developer proposals and prioritize them according to market demand, highest economic/financial benefit to the City and highest and best use of the property in alignment with our Downtown’s future.

As part of this development and the condition that the land assembly and site preparations have been completed, it is envisioned that any proposal will not require any further zoning or bylaw amendments or third-party financing to bring this project to market. The City does not sell properties for speculative purposes, therefore **only proponents having the capacity and commitment to move forward immediately will be considered**. Conveyance of this property will occur only when the successful proponent has secured all necessary council approvals, project financing and land use approvals as part of the final RFP stage.

SHARED VISION

The lands and ultimate development for this property require a shared vision between the successful proponent and the City, aligned with previous studies, reports and long-term planning. While the exact vision of this property has never been formally fleshed out, the City expects proposals to be specifically aligned with the [Summerside Urban Core Plan 2016](#).

The goal of this RFP is to transform these lands through intensification and improved connectivity to the downtown and waterfront so as to maximize developed potential for this property. The ultimate approach and vision should be driven by the proponent.

SELECTION PROCESS

The selection process is planned to move quickly to the development stage. This encompasses a plan and implementation strategy of innovative solutions that can exceed traditional forms of development concepts, keeping in mind the principles of the Urban Core Plan which are to encourage intensification, connectivity, focus investment and time-to-market as key principles. Summerside’s goal is to dispose of these lands via this RFP and work with a professional and market-ready developer that can bring a transformative and realistic vision to this property that enhances Summerside’s unique character and development potential in short order.



OFFERING GUIDELINES

To provide as much certainty as possible to prospective proponents so that an assessment can be made to determine the level of interest in participating in this RFP, the City would like to clarify the following:

OFFERING — It is the City’s intent to select and engage through this RFP process with a single successful proponent (principle or consortium group) that presents a compelling masterplan and expedient timeline to develop subject lands without encumbrances requiring third-party consent.

LAND OWNERSHIP — The subject lands are currently owned by the City. Upon successful negotiation of contracts and subject to final council approvals, the City intends to transfer these lands to the successful proponent after the awarding of building permits based on submission per this RFP.

PLANNING/DEVELOPMENT AND ENVIRONMENTAL — The City holds title to these lands “as is where is” subject to the completion of older foundations removal from the demolition of former properties.

DESIRED OUTCOMES

Through this process, the City hopes to achieve the following outcomes in their broadest sense:

- The highest and best use of subject lands, with a preference to not entertain any need for rezoning or special discretionary uses not found in the existing bylaws for this property
- Maximum market value for the lands to be developed
- Construction to begin in 2021
- A vibrant mixed-use development that enhances the area while respecting the surrounding area and maximizing gaps in Summerside's marketplace, including but not limited to residential and commercial spaces
- A vibrant and dynamic development that offers partnerships and synergies to surrounding amenities like cultural, recreational and retail experiences for the lands
- Enhanced visual and physical connection to the Summerside harbour and trail system linking downtown
- A development that is planned, designed and built to support future multi-modal transportation that integrates with the rest of the city
- A project that excels as a model for design, sustainable living, accessibility, and environmental conservation
- Intensification of mixed-use development furthering the City's long-term goals including its Development Strategy to grow the percentage of our Industrial/Commercial tax base from its current 18.6% to a minimum of 21% over the next four years.



TERMS AND CONDITIONS

REPORTING AND CONFIDENTIALITY

The successful proponent shall not be permitted to disclose or discuss the nature or content of the project with others while engaged with the City and without the City's express written permission.

CONFLICT OF INTEREST

Any potential Conflicts of Interest on the part of the proponent or the individual staff members involved must be disclosed in the proposal.

PROPOSAL SCHEDULE AND CLOSING TIMES

TASK	DATE
Issue Request for Proposal	March 16, 2021
Receipt of Proponents Questions	April 2, 2021
Response to Proponents Questions	April 12, 2021
RFP Closed	May 27, 2021



PROPOSALS WILL BE REVIEWED WITH THE FOLLOWING BASE PRINCIPLES AS PART OF THE PROPOSAL

- Concept Plan
- Visual concept drawings of conceptual development ideas
- Monetary and in-kind commitments by the Proponents/Partners
- Demonstrated need for the proposed development
- Anticipated property tax assessment
- Estimated job creation
- Closing date, timing/completion of development and phasing for development
- Level of compatibility with existing planning policy
- Other demonstrated benefits to the municipality
- Environmental Sustainability
- Public Presentation Materials
- Urban Innovation
- Ownership & Financing
- Project Delivery
- Project Stewardship & Change Management
- Financial Proposal
- List of references of achieved projects

PROPOSAL EVALUATION

EVALUATION CRITERIA

Selection of a proposal will be based on, but not solely limited to, the following criteria and weighting:

EVALUATION CRITERIA	PERCENTAGE
Offer for the Property	25%
Proposal Concept proposed	15%
Benefits of the proposed development (tax base, compatibility, job creation, needs fulfilment)	20%
Construction Schedule and completion date of Project	25%
Experience/References of similar past projects	15%

Interviews and reference verification may also be undertaken to assist with the selection process. Short-listed proposals will be further considered by the City’s Evaluation Team. Proponents who are short-listed may be requested to provide a detailed overview of their proposals to City Council.

PROPONENT SELECTION

All submissions must demonstrate an understanding of the City’s needs, a clear articulation of the consultant’s approach to addressing the need and potential of the property, plus the unique attributes of the consultant that make it the best choice to undertake this project.

Specifically, proposals must provide details on:

- lead proponent and other investors/partners and role in the proposal (if any)
- project team background and achievements
- an overview of relevant projects (include references)
- project management and implementation track-record
- the role and responsibilities of each member of the group if applicable
- any conflicts of interest with other consultant projects or clients
- draft work/project plan including task timing, start and completion dates

PROPOSAL REQUIREMENTS

- Proposals should include as a minimum, the following specific components:
- Site Renderings of proposed development
 - A clear indication of the purchase amount and/or other terms of the proposed transaction
 - A detailed description and analysis of how this development would complement the surrounding land uses
 - A clear indication of what is to be developed on the subject lands by the proponent. A conceptual site plan, depicting the various project components including, but not necessarily limited to, parking, access, internal traffic circulation, landscaping, servicing, the location and cross sections/elevations of the proposed building(s), and a description of building materials used in the construction of the proposed development
 - A detailed work plan which includes associated start and completion timelines (including any phasing) for the development of the subject property. The work plan should also reflect the level of effort and financial (and other) involvement of the proponent and any project partners for each component of the development
 - A clear indication of any potential municipality’s proposed commitment (both financial and in-kind) to the project if the municipality is identified as a partner in the development

- A clear indication of the proponent’s financial commitment (as well as in-kind contributions) towards this project, including reference to how and where private sector investment is to be secured, including a statement indicating the proponent’s ability to secure financing for the cost of the project such as a reference letter from a financial institution
- In the case of a partnership approach, a letter signed by each partner validating their involvement
- A minimum of two (2) references from similar projects
- Proponents must disclose their involvement in any recent or ongoing projects, which would conflict with the City

RFP SUBMISSIONS — TWO ENVELOPE APPROACH



Each submitting proponent is required to submit their Proposal in two parts that are sealed and clearly marked using **One (1) Master envelope** with two sealed inner envelopes, using the labels appended at the rear of this document as follows:

Envelope 1 — Technical Submission (6 copies)

Six (6) complete 8 ½ X 11 paper hard copies (plus 1 USB) of your proposal (1 Original & 5 Copies) should be submitted, with everything EXCEPT COST in Envelope 1.

The contents of Envelope #1 will be evaluated, and each proposal must receive a minimum of 60 points before the Evaluation Team will move on to envelope # 2.

Envelope 2 — Pricing Submission (1 copy)

The City expects to receive an all-inclusive cost submission for purchase of lands to be submitted in Envelope # 2 along with any addendum that may have been issued.

Failure to comply with this “Two Envelope Approach” shall result in the submission being rejected.

Further, each envelope shall contain one (1) USB copy of your proposal. The USB shall contain all documents associated with the submission in Adobe Acrobat (PDF) format (including cost).

Proposals delivered in person or by a courier service and failing to be delivered to the Tender Box, first floor City Hall by the proponent or courier service may be rejected if not delivered **on time** and shall result in the Proposal being rejected.

All Proposals received must remain valid for acceptance up to **90 days** beyond the closing date.

PROPONENT REGISTRATION

All firms are required to register directly with the City of Summerside Economic Development via email at mike@summerside.ca, with subject line **City of Summerside — Core Block RFP Registration. Failure to register will disqualify any proponent.**

Submit responses to Request for Information in electronic format to:

Mike Thususka
Director of Economic Development
City of Summerside
275 Fitzroy Street
Summerside, PE C1N 1H9
mike@summerside.ca

PROPONENT QUESTIONS

Questions from proponents concerning this RFP can be forwarded by email to **Mike Thususka: mike@summerside.ca**. Please note that **questions from proponents will only be accepted by email prior to noon (AST) on Friday April 2, 2021**. If a question(s) results in amendments of clarification directives, a copy of the amended response will be directed to those proponents that have completed the registration process.

FREEDOM OF INFORMATION

Careful consideration should be given before confidential information is submitted as part of this process. Consideration should include whether this information is critical or relevant for evaluating a proposal. All proposals submitted in response to this RFP will become public record and are therefore subject to the Municipal Freedom of Information and Privacy Act.

If proponents desire to include confidential information, they should submit the information in a separately bound document with a cover letter indicating the contents and reason why it would provide an unfair competitive advantage for other companies if made part of the public record.

PROPOSAL SUBMISSION

Interested proponents must submit their proposals as well as a full electronic package (PDF) of their proposal on a USB Flash Drive **by 12:00 pm AST on May 27, 2021** in a sealed envelope, clearly identified as to the contents, to:

City of Summerside — Core Block
Secured Tender Box First Floor City Hall
First Floor Finance Department
275 Fitzroy Street
Summerside, PE
C1N 1H9

GENERAL INFORMATION

The proposal shall clearly demonstrate the proponent’s skill, experience and capacity for completing this project, citing work of similar scope and complexity.

The proposal shall be valid for 90 days after the closing date.

This RFP assumes that the necessary financing will be available to move the project forward. We assume no responsibility for any costs that might be incurred to respond to this RFP and we offer no guarantee that the project will take place.

The proposal must be signed by an authorized representative with the corporate power and authority to execute and deliver obligations as proposed.

The stakeholders reserve the right to reject any or all submissions and to determine in their own judgment the consultant(s) best qualified to undertake this project.

The stakeholders reserve the right to cancel this RFP at any time without penalty or cost to the stakeholders.

The stakeholders will not be responsible for any cost incurred by proponents in the preparation or submission of a proposal.

The stakeholders further reserve the right to request proponents to address specific requirements not adequately covered in their initial submission and/or to provide additional information.

DOCUMENT LINKS

Summerside Official Plan:

<https://www.summerside.ca/cms/one.aspx?portalId=4499374&pageId=6474609>

Zoning Bylaw:

https://www.summerside.ca/UserFiles/Servers/Server_4499283/File/Official%20Documents%20&%20Data/Bylaws/Zoning%20Bylaw%20SS-15.pdf

Subdivision and Site Development Bylaw:

https://www.summerside.ca/UserFiles/Servers/Server_4499283/File/Official%20Documents%20&%20Data/Bylaws/Subdivision%20&%20Site%20Development/SS-19_Rev_2008.pdf

Urban Core Plan:

https://www.summerside.ca/UserFiles/Servers/Server_4499283/File/Official%20Documents%20&%20Data/Plans%20and%20Strategies/Urban%20Core%20Plan/Urban%20Core%20Plan.pdf

Demographic and Community Information:

<http://www.bigpossibilities.ca>

Summerside Economic Development Annual Report:

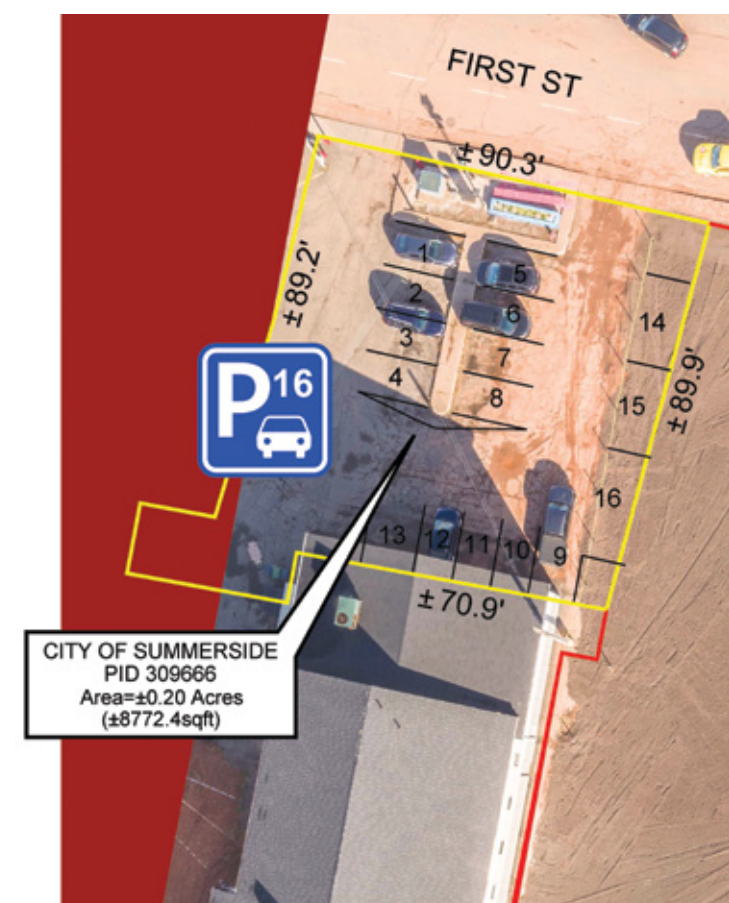
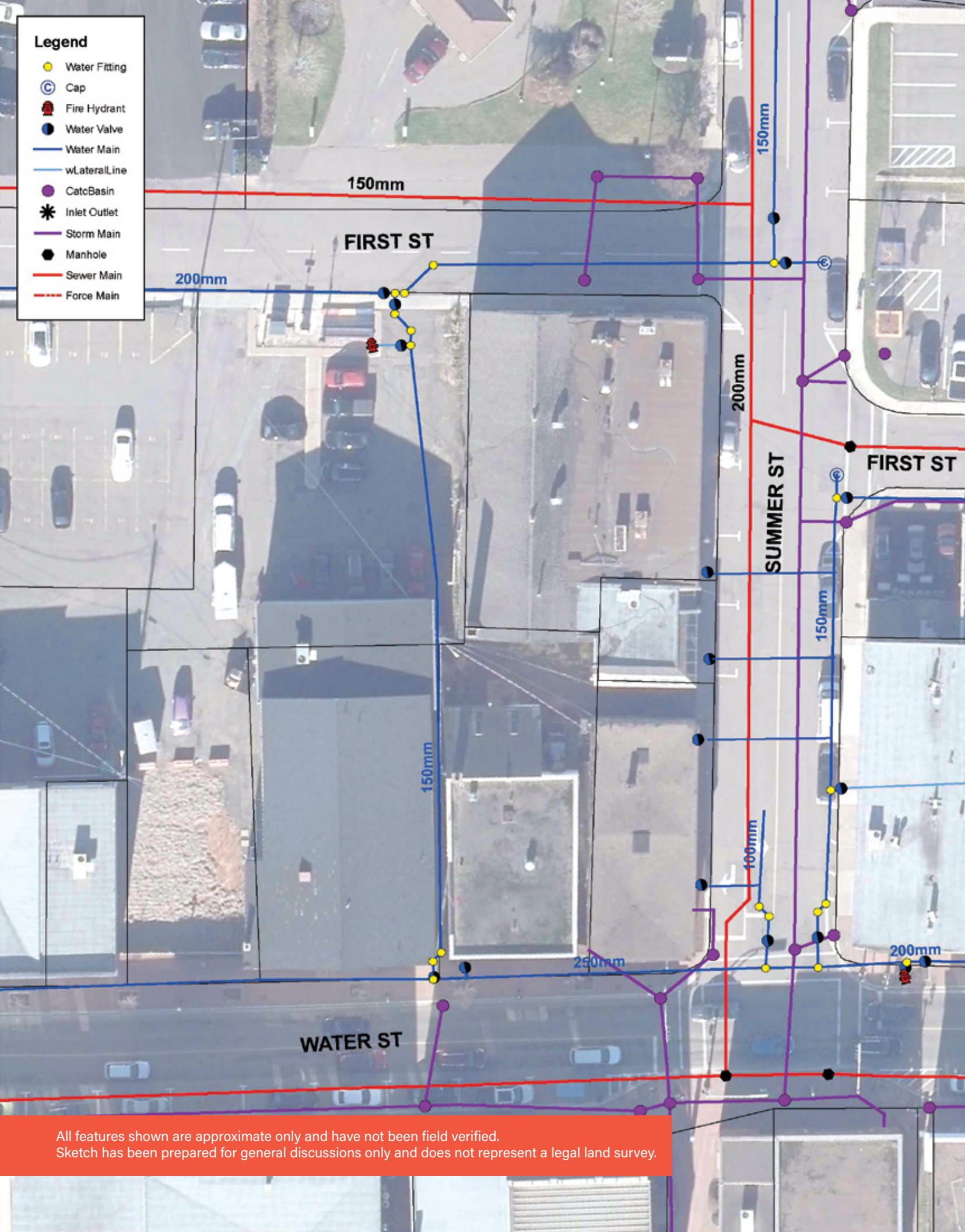
<http://www.bigpossibilities.ca/assets/uploads/multimedia/files/brochures/Web.pdf>



APPENDIX

PROPERTY SITE PLANS AND VISUALS





All features shown are approximate only and have not been field verified.
Sketch has been prepared for general discussions only and does not represent a legal land survey.

ZONING AND DEVELOPMENT STANDARDS

Downtown — (D) Zone

22.1 Purpose

The purpose of this zone is to accommodate a mix of downtown uses of a commercial, residential, institutional, and waterfront nature, which mutually benefit each other and, together, promote a cohesive community focus in a central City location.

22.2 Downtown Design Guidelines and Standards (DDG)

Urban design is the comprehensive and cohesive combination of buildings, streets and open spaces, and has as its objective the creation of memorable public spaces. The essence of good urbanism is determined by the relationship between the public and private realm — between buildings and public open spaces — at street level. Buildings, streets and other public open spaces, scaled for human comfort and use, are essential to the creation of a functional, aesthetically rich and vibrant downtown. As such, building frontages are among the strongest determinants of the character and quality of the downtown.

The Summerside Urban Core Plan (UCP) establishes a clear long-range vision for the next 30 years+ with Downtown as a highly sustainable, livable and unique urban place that is the cultural, civic and social heart of Summerside. The overall intent of the Downtown Urban Design Guidelines should help implement parts of this vision over the next five years.

The overall intent of the Urban Design guidelines and standards can be boiled down into the following three key approaches:

STREETSCAPE PUBLIC REALM:

Build to (or close to) the front property line. Do not locate off-street surface parking between the front face of a building and the fronting public street or between a building and the waterfront.

VITALITY:

Ensure a public realm that is active and attractive with transparent street frontages. Incorporate continuous frontages, a significant amount of glazing and avoid blank walls along streets so as to create vitality and “eyes on the street”. Orient entrances and building facades towards sidewalks and other pedestrian areas along streets.

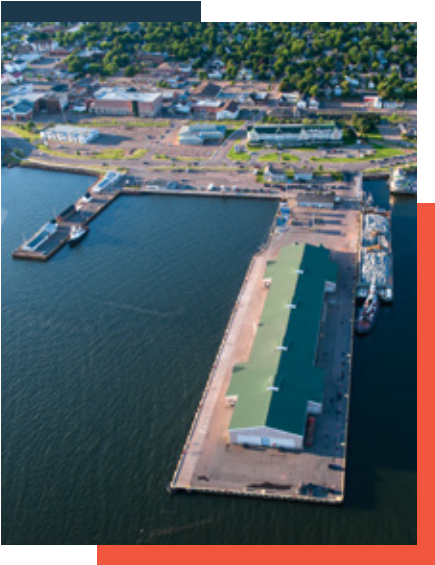
HUMAN SCALE:

Incorporate architectural features, details and site design elements that are humanly proportioned and support pedestrian activity for buildings. This also includes attractive view corridors connecting with our waterfront and creating an active pedestrian network of streets and waterfront boardwalk.

22.3 Connectivity: Enhancing the Pedestrian Network

Overview

The City of Summerside has a distinct but intact foundation of good urban design due to its grid street layout.



Guidelines

- i. New development or redevelopment on large sites, incorporate pedestrian linkages that support existing streets and open space network, including a portion of the Confederation Trail downtown.
- ii. Where large blocks are unavoidable, provide publicly accessible mid-block pedestrian and bike pathways.
- iii. Increase pedestrian connections to the waterfront and residential neighbourhoods so as to create more route options and direct connections for pedestrians and cyclists.

22.4 Streetscape: Public Realm

Overview

Public streets require visual and structural definition. They should have clear boundaries or “street walls” that create the feeling of an outdoor room. Therefore, new buildings should be sited and designed to positively frame and define streets and public view corridors to the waterfront.

Guidelines

- i. Minimize the distance buildings are set back from the sidewalk or street r-o-w to create good street definition and a sense of enclosure.
- ii. Parking should not be located between the front of a building and the public sidewalk or street r-o-w. Locate parking behind, underneath or where necessary, the side yard of the building.
- iii. Build ground floor commercial uses up to the front property line so that a continuous commercial street frontage and positive street definition are maintained. A setback may be considered where there are features that benefit the pedestrian experience, or to align with the building setback from an adjacent building.
- iv. Residential apartment buildings entrances should front towards public streets.
- v. Establish a minimum street-wall for new buildings at public streets.
- vi. New developments with tall buildings (over 4 storeys in height) should step back at a 45 degree angle at the base of the fifth storey in Historic Water Street Downtown Core District #1.
- vii. Site and design buildings to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, sites framing important waterfront view corridors.

22.5 Street Vitality: Creating Active Building Frontage

Overview

Street vitality is achieved by ensuring active and transparent building frontages along public streets. Active frontages can be achieved by locating building entrances frequently along and at or near the sidewalk edge. Transparency is when interior uses are visible from — and can even spill out onto — the (public) sidewalk, such as dining patios and when the use of public space is visible from inside buildings to allow for casual surveillance.



Therefore, windows and entrances for residential and commercial uses should be designed and located to be inviting, engaging, sociable, and to provide “eyes on the street.”

Guidelines — COMMERCIAL AND MIXED-USE BUILDINGS

- i. Provide pedestrian access to storefronts and businesses from the public street.
- ii. On corner sites, develop street-facing facades for both streets. Design front elevations with pronounced entrances oriented to the corner and/or primary streets.
- iii. Ensure that storefronts are transparent. Clear site lines from inside buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.
- iv. Continuous commercial uses shall be provided at street level along Water Street.
- v. Commercial entries tend to be public and residential entries tend to be private. Accordingly, residential entrances should be architecturally differentiated from business entrances in mixed-use buildings.
- vi. Avoid expansive blank walls (over 5 m/16.4 ft in length) adjacent to public streets. When blank walls are unavoidable, use of an appropriate design treatment is encouraged. Incorporate walls into a patio or sidewalk café space.
- vii. New developments, regardless of the district, are not to exceed four storeys in height where the property is adjacent to residential land use.

Guidelines — RESIDENTIAL BUILDINGS

- i. Site and orient apartments to overlook public streets, greenspaces, walkways and communal spaces, while ensuring the security and privacy of residents.
- ii. Residential entries should be clearly visible and identifiable from the fronting public street to make the building more approachable and create a sense of association amongst neighbours.
- iii. Set back residential apartment buildings from streets by a minimum of 2 m (6.5 ft).
- iv. A landscaped transition zone and greater setbacks in between the entryway and public sidewalk should be considered with high traffic volumes for developments north of Heather Moyse Drive.

22.6 Parking and Access

Overview

A welcoming pedestrian environment is critical to the quality and character of Downtown streets and open spaces, particularly along retail frontages. Therefore, it is important that parking, access and other service functions remain primarily in/off of the street so as not to conflict with pedestrian-oriented street activity.

Guidelines

- i. Locate off-street surface parking behind or underneath buildings at grade. Off-street surface parking located between the front of the building and the public street is not allowed.
- ii. Off-street surface parking should be located to the rear of the building with parking access from Central Street, Spring Street or Granville Street.
- iii. Off-street parking located between a building and the waterfront should be avoided.
- iv. If unavoidable, off-street surface parking located in the front yard of a building and adjacent to a public sidewalk in the Port District #2 may be acceptable, provided these areas are properly screened from sidewalks and other active open spaces. This includes using materials that provide a visual buffer while still allowing clear visibility into the parking areas to promote personal safety and security.

- v. Locate public on-street parking at the curb to provide convenient and easy access to commercial and residential entrances.
- vi. No off-street parking is required for commercial, industrial and institutional land uses.
- vii. Residential apartment units will require on-site parking at a ratio of 0.5 (half) space per unit.

22.7 Height and Massing

Overview

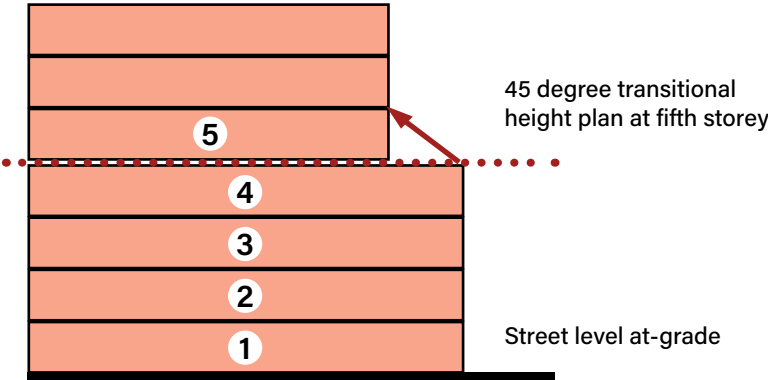
The intent of the following guidelines is to reduce the visual mass of large buildings and to ensure sensitive transition from new development or redevelopment to adjacent buildings, open spaces and view corridors to the waterfront.

Guidelines

- i. Break up the mass of large buildings to reduce their visual impact at the pedestrian realm and to create variation along the street. This can be achieved by incorporating minor visual breaks in building facades using vertical setbacks and upper-storey step-backs for buildings higher than 4 storeys.
- ii. Limit the visual mass of building facades to lengths of 75 m (246 ft) or less, parallel to public street frontages.
- iii. A minimum and maximum building height will be maintained for buildings in all districts.
- iv. Maximum building heights may be up to 10 storeys, except where buildings are adjacent to residential land uses, where a maximum height of 4 storeys is allowed to be compatible with existing residential homes.
- v. Encourage appropriate spacing of tall buildings to ensure adequate daylight, skyline and views for residents.
- vi. An interesting and varied roof form is encouraged.
- vii. Special height requirements may apply in District #1 — Historic Water Street Downtown Core for buildings higher than four storeys in the following cases:

Transitional Height Plan — Buildings 4 storeys or higher should step back at the fifth storey by a 45 degree transitional height plan as shown on the drawing.

Bonus Heights — A bonus height may be permitted in exchange for providing specific public benefits. A public benefit may be provided in another Downtown zone district from the development. Developments that propose a demolition of a designated and/or non-designated heritage resource will not be eligible for a bonus height. All bonus height proposals shall be reviewed by Heritage Planning Board and approved by Council.



Proposals for height bonus may be permitted if the developer provides one or more of the following public benefits:

- ▣ Adaptive reuse, maintenance, preservation or enhancement of a heritage resource, whether designated or non-designated.
- ▣ The provision of public art, urban greenspace, plaza, boardwalk or other facility where a deficiency exists or as indicated by the City. This may be provided in other districts.
- ▣ Substantial facade improvements along Water Street that significantly enhance the vitality of the heritage district.

22.8 View Corridors to Waterfront

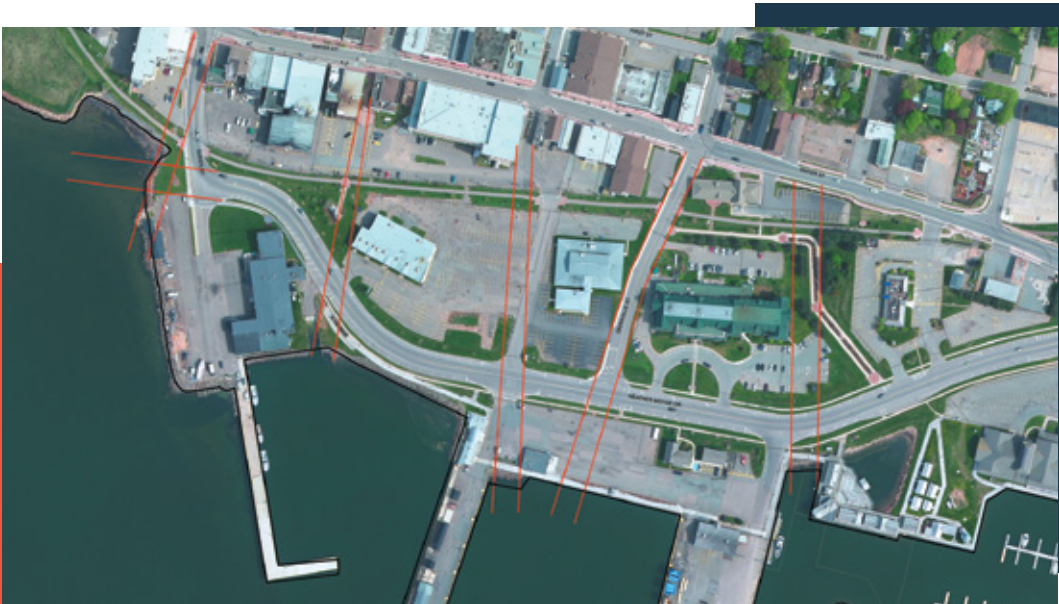
Overview

The intent of the following guidelines is to ensure attractive view corridors and open spaces to the waterfront.

Guidelines

- i. An attractive skyline shall be maintained as viewed from the waterfront.
- ii. Development shall frame key view corridors from Water Street to the waterfront rather than block them.
- iii. To preserve key view corridors at Granville Street (Water Street to the waterfront boardwalk) all new buildings shall not be located in the 12 m (39.3 ft) view corridor.
- iv. View corridors shall be maintained at the terminus of public streets to the waterfront, other than parking lots, an access lane or archway.
- v. Providing connections to the boardwalk and greenspace, to enhance public access to the waterfront, should be conditions of new development.
- vi. A Visual Impact Assessment may be required from a qualified professional, to the satisfaction of the Development Officer, to assess proposed development impacts on view corridors to the waterfront.

MAP 2:
VIEW CORRIDORS



22.9 Exterior Cladding Materials

Overview

The intent of the following guidelines is to ensure building materials used in new construction are of very good quality, so that they will one day become part of heritage buildings themselves.

Guidelines

- i. Materials used for the front facade facing the public street should be carried around the building where any facades are exposed to public view at the side or rear.
 - ii. Changes in materials should not generally occur at building corners, except flankage lots at intersection of streets;
 - iii. Building materials recommended for new construction include brick, stone, glass, in-situ concrete and pre-cast concrete.
 - iv. In general, the appearance of building materials should be true to their nature and should not mimic other materials.
- The following cladding materials are not permitted on any sides of buildings visible from public streets:
- v. Unpainted or unstained bare wood, including pressure-treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings and other similar facade treatments, except when applied to seasonal sidewalk cafes.
 - vi. Vinyl siding, plastic, plywood, plain concrete block, stucco, metal siding with exposed fasteners.
 - vii. Tinted or mirrored glass is prohibited at street level so as to allow transparency from outside and inside a building, but allowed on second and higher storeys.

22.10 Permit Review process

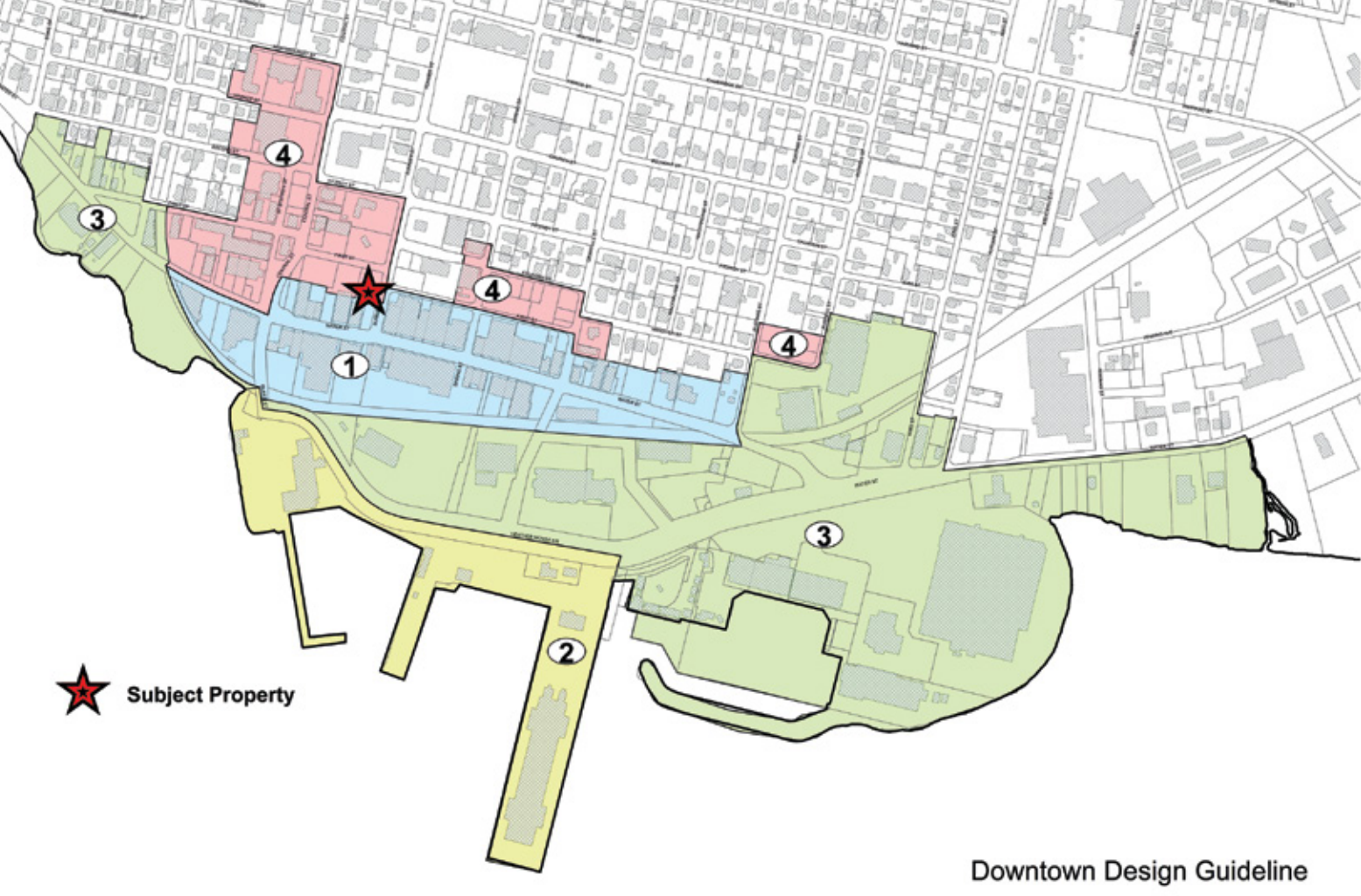
Application for all developments in the Downtown Zone shall be reviewed in accordance with the guidelines and standards in Section 22 of this Bylaw and Summerside Official Plan 2018; Building Bylaw SS-09; Zoning Bylaw SS-15; Subdivision & Site Development Bylaw SS-19; and Heritage Bylaw SS-20.

Minor variances of up to 10% may be approved by the Development Officer in accordance with Section 6 of the zoning bylaw. Variances of more than 10% will not be allowed, except in cases where the Building Code Act or safety requirements apply. Applications shall be consistent with Transportation Association of Canada (TAC) standards.

22.11 Urban Core Districts

The Area shall be divided into four Downtown Cores Districts identified on Map 1: Urban Core Districts

- ▣ Historic Water Street Downtown Core District #1;
- ▣ Port Core District #2;
- ▣ Downtown Mixed Use Core District #3;
- ▣ Neighbourhood Core District #4.



22.12 Land Uses by Districts

Permitted Uses — Districts #1, #3, #4		
COMMERCIAL		
bakery	food store: convenience and grocery	alcohol manufacturer: brew pub; ferment on premises and micro-brewery
bank/financial institution	accessory building	private club
bus terminal	liquor store	restaurant: dining room, take-out
office: business/professional and medical	marina	retail store: small and large
commercial school	tourism establishment: tourist home, inn, motel/hotel, and vacation rental property	service centre
child care facility: small, medium and large	personal service shop	shopping centre
dry cleaner: outlet	fitness centre	taxi station
farmers/fishers market	flea market	pool hall
video arcade	cannabis retail store	tavern/bar/lounge

Permitted Uses — Districts #1, #3, #4		
RESIDENTIAL		
ancillary residence	nursing care facility: community care and nursing home	social services agency
boarding house group home	apartment building	commercial/residential building
INSTITUTIONAL		
community centre	office: government	public library, museum and gallery
emergency services facility	college/university	recreation facility
entertainment facility utility facility	place of worship	cultural/interpretative centre
INDUSTRIAL		
industry: light industrial	wharf or pier	boat loading/unloading facility
OTHER		
park		

Permitted Uses — District #2		
COMMERCIAL		
restaurant: dining room, take-out	farmers/fishers market	retail store: small and large
marina	parking area and parking indoor	tavern/bar/lounge
INDUSTRIAL		
boat loading/unloading facility	marine sales/repairs	wharf or pier
navigational aides	fish processing facility	outdoor storage area
storage facility: warehouse	industry: light industrial	
Discretionary Uses — District #4		
COMMERCIAL		
tavern/bar/lounge		

22.13 Lot Standards

Staff may allow exception(s) to the development standards, where City or Provincial regulations/ acts require otherwise.

D Zone		Lot Area	Lot Depth	Frontage	Front Yard	Side Yard	Rear Yard	Max. Height	Flankage Yard
					Street Row				
Downtown Design Area	m	465	n/a	15	✕	✕	✕	✕	✕
	ft	5005.3	n/a	49.2	✕	✕	✕	✕	✕
✕ See special standards and maximum height provisions in the Table below									

22.14 Factory Constructed Buildings

For factory constructed buildings, see additional use standards in Section 8.10

22.15 Development Standards Table

Standards		District #1 Historic Water Street	District #2 Port Core (Downtown Core)	District #3 Mixed Use Core	District #4 Neighborhood Core
Administration					
1	Heritage Planning Board review	All developments in Heritage District overlay zone. All permit types	n/a	n/a	Within Heritage District overlay zone. Demolitions reviewed only
2	Planning Board review	All developments in Heritage District overlay zone. All permit types	n/a	Building less than three storeys	Discretionary uses

Standards		District #1 Historic Water Street	District #2 Port Core (Downtown Core)	District #3 Mixed Use Core	District #4 Neighborhood Core
Administration					
3	Council review	All developments in Heritage District overlay zone. All permit types	n/a	Building less than three storeys	Discretionary uses
4	Staff review	All developments	All developments	All developments	Staff + Heritage Planning Board for demolition
Building Form					
5	Building Materials (see prohibited list all districts)	Keeping with heritage character of Water Str. True to form & not mimic other materials	Complimentary with the type of land use and overall general area	High quality building materials compatible with the area	High quality buildings materials compatible with the area
6	Blank walls at street level	Maximum of 5 m (16.4 ft) linear	Maximum of 5 m (16.4 ft) linear	Maximum of 5 m (16.4 ft) linear	Maximum of 5 m (16.4 ft) linear
7	First floor height	Commercial uses 4.5 m (14.7 ft)	n/a	Commercial uses 4.5 m (14.7 ft)	Commercial uses 4.5 m (14.7 ft)
8	Building height	Minimum of two storeys or height of abutting buildings	Minimum of one storey	Minimum of three storeys. May be less than three storeys at Council's discretion	Minimum of two storeys
9	Building height	Maximum of four storeys, except 5 to 10 storeys may be permitted. See Section 21.7 vii. transitional height plane & density bonus	Maximum of ten storeys	Maximum of ten storeys	Maximum of ten storeys, after fourth storey, step back each storey 1:1 ratio for storeys 5–10 abutting residential zone
10	Street wall height	Four storeys	n/a	n/a	n/a

Standards	District #1 Historic Water Street	District #2 Port Core (Downtown Core)	District #3 Mixed Use Core	District #4 Neighborhood Core
Land Uses				
11 Street level land uses	Retail, office, restau- rants, commercial. No residential units at street level	Where possible keep industrial to waterside away from Heather Moyse Drive	Encourage mixed uses. Can be residential only such as apartments	Mixed land uses including commer- cial, retail, offices and residential
Development Standards				
12 Building placement	Zero lot line, with some exceptions at staff discretion, e.g. sidewalk patios, steps, etc.	Port uses are encour- aged to be setback more than 2 m (6.5 ft) from Heather Moyse Drive r-o-w	Maximum 2 m (6.5 ft)	Maximum 2 m (6.5 ft)
13 Building placement from high water mark or seawall	n/a	Minimum of 5.5 m (18 ft) or Dept of Env't standard if larger	Minimum of 5.5 m (18 ft) or Dept of Env't standards if larger	n/a
14 Lot frontage and area	See Section 22.13	See Section 22.13	See Section 22.13	See Section 22.13
15 Parking	<ul style="list-style-type: none">• Parking not allowed between the building and the street• No requirements for off-street parking• Residential 0.5 spaces per unit	Parking can be between a building and street and waterfront for industrial uses	<ul style="list-style-type: none">• Parking not allowed between the building and the street• Not required for commercial uses• Residential 0.5 spaces per unit	<ul style="list-style-type: none">• Parking not allowed between the building and the street• Not required for commercial uses• Residential apart- ments 0.5 spaces per unit
16 Waterfront — Minimum Finished Floor Elevation — FFE	n/a	3.018 m (10 ft) CGVD28 recommended	3.018 m (10 ft) CGVD28 recommended	n/a
17 Greenspaces	Confederation Trail as linear greenspace	n/a	Refer to City Parks & Green Spaces Secondary Plan	Subdivision & Site Development Bylaw SS-19



Standards	District #1 Historic Water Street	District #2 Port Core (Downtown Core)	District #3 Mixed Use Core	District #4 Neighborhood Core
Administration				
18 Waterfront boardwalk along water's edge	n/a	Provide a continuous public waterfront boardwalk through Districts #2 & #3	Provide a continuous public waterfront boardwalk through Districts #2 & #3	n/a
19 View corridors	12 m (40 ft) wide — see map	12 m (39.3 ft) wide — see map	12 m (39.3 ft) wide — see map	n/a
20 Density bonus	See Section (5) Height & Massing	n/a	n/a	n/a

HOUSING MARKET OVERVIEW

The exciting future ahead

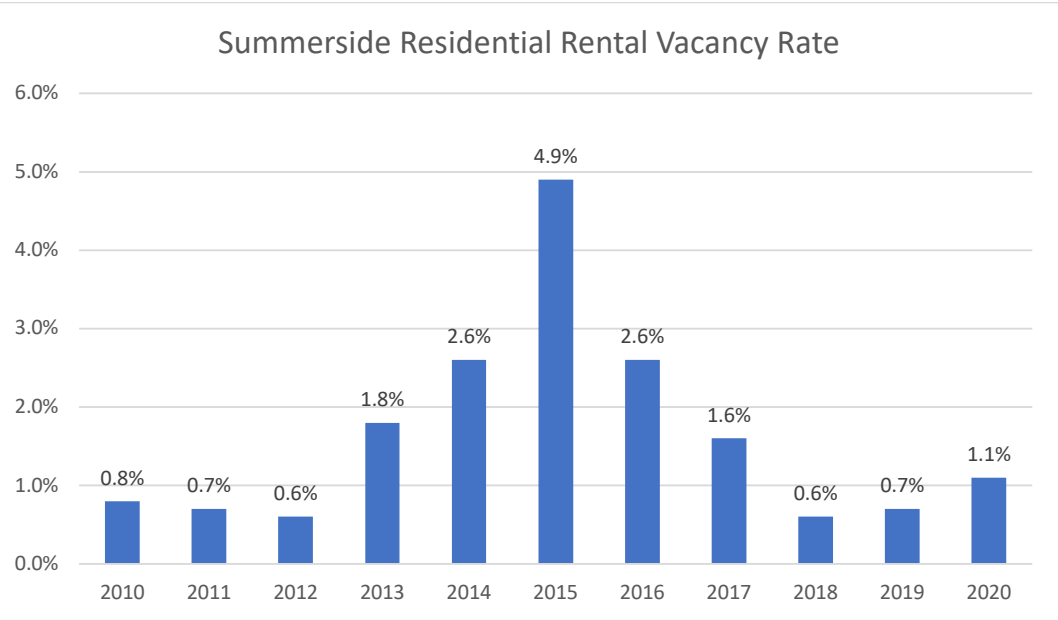
Introduction:

The past few years have been very encouraging for Summerside. Despite the pandemic difficulties of 2020, so much economic activity has taken place and so much more is forecast.

Considering all the new businesses and investments that have taken root, housing (and commercial space) has become of utmost importance. Linked directly to population and employment supply & demand, housing is the key medium on which we count to continue our accelerating growth.

There are many reasons to be excited about Summerside’s housing and what it holds for the future.

Residential Rental Vacancy Rates:

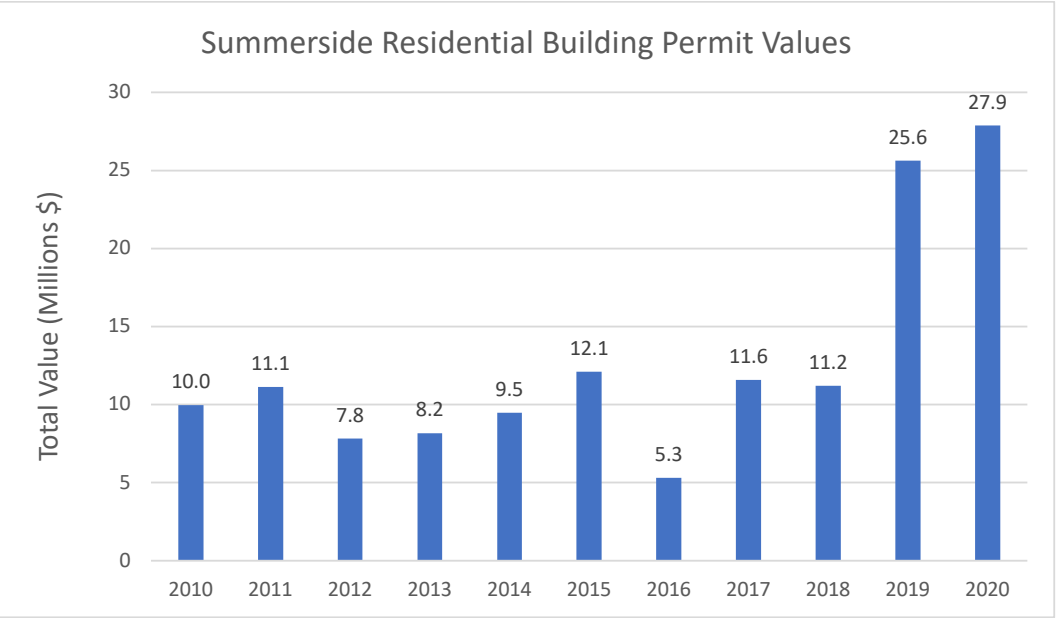


Source: Canada Mortgage and Housing Corporation

BUILDING PERMITS

The numbers say it all

Residential Construction activity in Summerside has continued to experience steady growth from 2010 to 2018, averaging about \$10M per year. However, in 2019, permit values leapt to more than double that figure, coming in at \$25.6M.



New Residential Construction (2016–2020)					
	2016	2017	2018	2019	2020
Single Family Units	5	15	20	22	37
Semi-Detached Units	14	26	8	26	44
Row House Units	16	20	15	4	30
Townhouse Units	0	0	0	0	21
Apartment Units	0	0	0	117	22
Total Units	35	61	43	169	154

Source: City of Summerside, Dept. of Technical Services

Clearly, 2019 and 2020 eclipse previous years in terms of new construction. New employment opportunities, the desire for more rentals, seniors downsizing, and welcoming newcomers have all contributed to an urgent need for new developments.

GO WITH THE GROWTH

Immigration

Summerside plays a major role in the attraction of immigrant business. Our immigration investment continues to rise as an important element in fueling the City’s growth.

Year	Summerside	Landings % of PEI Total
2015	25	2.1
2016	80	3.5
2017	105	4.5
2018	95	4.4
2019	205	8.4
2020	220	17.5

Source: Immigration, Refugees, and Citizenship Canada (IRCC)

The number of immigrant landings in Summerside has seen a dramatic increase: from 2.1% of PEI landings in 2015 to 17.5% in 2020.

* This sudden increase is due to about 100,000 sq. ft. of fully occupied Marine Industrial (M2) space being rezoned to Downtown Commercial (D)

New Businesses

Summerside continues to experience significant business investment and labour growth. All forecasts indicate that this trend will be continuing for the foreseeable future.

Year	Businesses Established in Summerside
2018	31
2019	39
2020	60

Vacancy

Summerside continues to see record lows in regard to all classes of available space, including residential, and it is starting to significantly constrict our economic potential.

Date	Retail Vacancy	Office Vacancy	Industrial Vacancy
Dec 2018	9%	14%	7%
Mar 2019	8%	14%	15%*
June 2019	8%	14%	17%
Oct 2020	4%	6%	13%
Dec 2020	4%	6%	13%
Feb 2021	4%	5%	14%





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City of Summerside

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CORE BLOCK

City of Summerside

REQUEST FOR PROPOSALS

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set the stage for the future in
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Closing date: May 27, 2021 12:00 pm AST



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