



MARKET SOUNDING BRIEFING PACKAGE

LOWER BROCK STREET REVITALIZATION

To register for a meeting with the project team, please contact:

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TABLE OF CONTENTS

1. The Opportunity:	3
2. Site Statistics:.....	4
3. Land Use Permissions:	6
4. Township Requirements:	7
5. Technical Work:.....	8
6. Identified Constraints:.....	9
7. Reference Documents:	12
I. Township’s Official Plan	12
II. Township’s Zoning By-law	13
III. Uxbridge Downtown Revitalization Strategic Plan & Action Plan	13
IV. Downtown Uxbridge Public Consultation and Visualization Report	14
V. Town Square Conceptual Plans	14
8. Key Dates:	14
9. Questions For Your Consideration:	15
10. Appendix A – Goal #2	17

1. THE OPPORTUNITY:

Over 5 years in the making, the Township of Uxbridge is now making approximately 1.9 acres of land at a landmark intersection in the historic downtown area available for sale and comprehensive re-development. The future re-development of these lands presents an unparalleled opportunity for a community builder to place their mark on the largest single piece of property within Downtown Uxbridge with three road frontages.



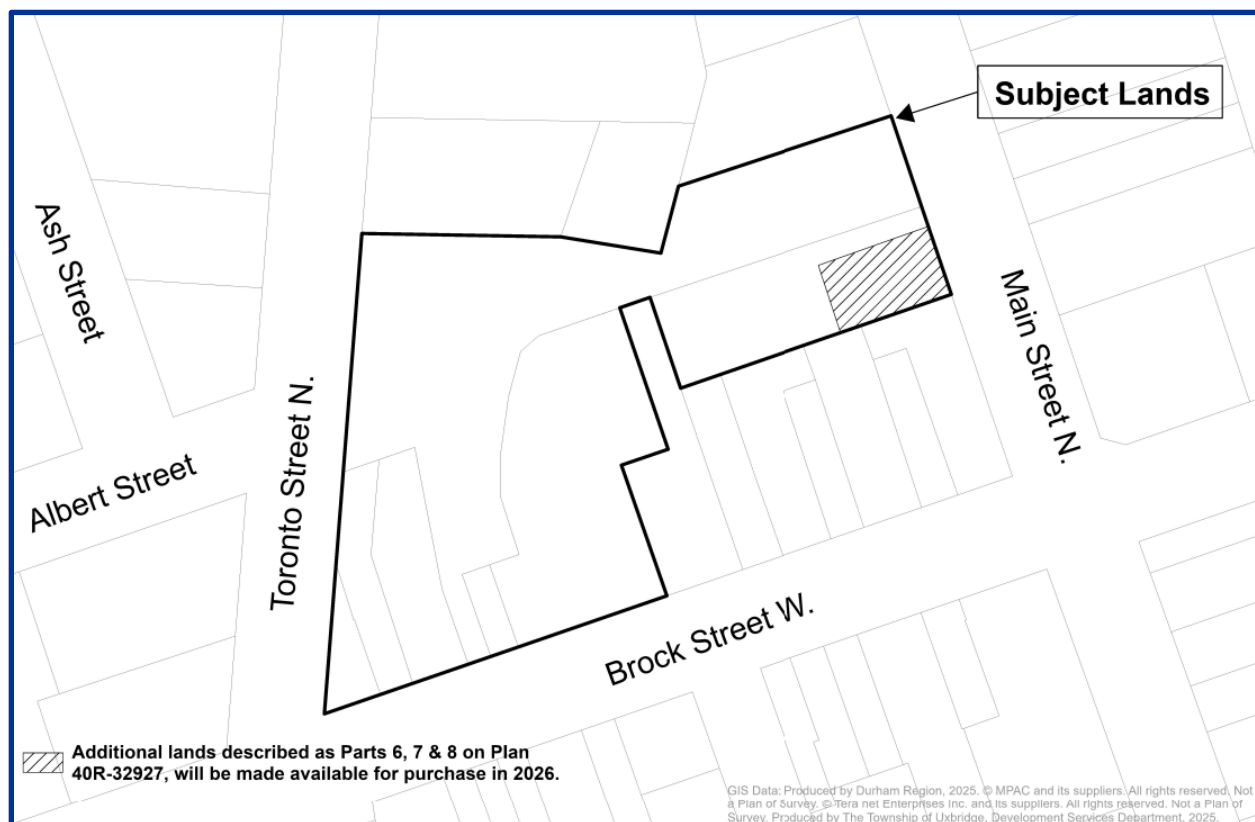
2. SITE STATISTICS:

Municipal Address: 23, 31, 43, 45, 47 Brock Street West and 12 Main Street North

Legal Description: Full description on following page

Property Area: 1.9 acres (approximately)

Road Frontage: 3 road frontages totaling 215 metres



Legal Description:

23 Brock St. W., legally described as LT 233 1/2 BLK CC PL 83 & PT LTS 227 & 234 BLK CC PL 83 AS IN D143257; S/T & T/W D143257 ; S/T D213671, TU7036; TOWNSHIP OF UXBRIDGE (PIN 26845-0076 (LT));

31 Brock St. W., legally described as PT LT 227 BLK CC PL 83 AS IN D209937; TOWNSHIP OF UXBRIDGE (PIN 26845-0075 (LT));

43 Brock St. W., legally described as (PIN 26845-0071 (LT)) PT LT 227 BLK CC PL 83 PTS 1,2,4, 40R5680 S/T D88057; S/T 102029; S/T D104796 ; UXBRIDGE; (PIN 26845-0124 (LT)) PART LOT 227 BLOCK CC PLAN 83 PART 1 ON EXPROPRIATION PLAN DR2385450; T/W D396786; TOWNSHIP OF UXBRIDGE (PIN 26845-0071 (LT));

45 Brock St. W., legally described as PART LOT 227 BLOCK CC PLAN 83 PARTS 1, 2, 3 AND 4 ON EXPROPRIATION PLAN DR2385459; T/W CO139709; TOWNSHIP OF UXBRIDGE (PIN 26845-0125 (LT));

47 Brock St. W., legally described as PART LOT 227 BLOCK CC PLAN 83, PARTS 1, 2, AND 3, EXPROPRIATION PLAN DR2385686; TOWNSHIP OF UXBRIDGE (PIN 26845-0126 (LT)); and

12 Main St. N., legally described as LT 233 BLK CC PL 83 ; S/T TU7036; TOWNSHIP OF UXBRIDGE (PIN 26845-0084 (LT)) AND LT 232 BLK CC PL 83 ; S/T CO126335,CO89586,TU7036 UXBRIDGE (PIN 26845-0085 (LT)) (collectively, the **"Property"**)

Additional lands legally described as Part 6, 7 & 8 on Plan 40R-32927, will be available for purchase in 2026, and it is expected that these lands will also be purchased by the same Proponent and redeveloped with the Property.

3. LAND USE PERMISSIONS:

Official Plan Designation:	“Main Central Area” within Downtown
Zoning:	“C3-8” under Zoning By-law 81-19, as amended
Permitted Uses:	<u>Residential</u> , together with a variety of <u>commercial</u> uses including retail, personal service, restaurants, office, clinics and institutional uses.
Minimum Building Height:	2 storeys
Maximum Building Height:	6 storeys with potential of up to 8 storeys, subject to criteria and an amendment to Zoning By-law
Minimum Floor Space Index:	1.0
Maximum Floor Space Index:	3.5
Parking:	1.5 spaces/unit for apartment unit and a range of parking ratios based on uses.

4. TOWNSHIP REQUIREMENTS:

In order to be successful in this opportunity, the Township requires any proposals to purchase and re-develop the lands to incorporate the following:

- 1) A privately owned publicly accessible space (POPs) centrally located over existing stormwater management infrastructure (Brock Street Culvert), referred to as a “Town Square”.
- 2) The Town Square is required to have frontage on Brock Street West and frame the street line, providing pedestrian connections through the subject lands to access other municipal sidewalks.
- 3) The Town Square shall be an open and inviting flexible space framed with buildings, store fronts, cafes on the ground floor, and access to public facilities.
- 4) The Town Square will incorporate associated infrastructure that will serve visitors, and the public during daytime use (e.g. public washrooms).
- 5) Significant mixed-use development consisting of at-grade commercial uses and multiple unit residential building(s) of multiple storeys that will contribute to the revitalization of downtown.
- 6) Mix of residential tenure with ownership and/or purpose-built rental housing.
- 7) Historically sensitive building design that will contribute to the charming heritage character of the surrounding area, including designated heritage buildings.
- 8) Buildings should be designed to front and be oriented onto municipal roadways with any rear portion of a building offering a welcoming experience for residents and visitors from parking lots and laneways through design that is both attractive and accessible.

5. TECHNICAL WORK:

The Township has undertaken a number of studies for the subject lands and surrounding lands, including:

- I. Geotechnical Investigation for (Brock Street Culvert)
- II. Hydrogeological Investigation (Detailed Design for Brock Street Culvert)
- III. Phase I Environmental Site Assessment (23 Brock Street West)
- IV. Phase II Environmental Site Assessment (23 Brock Street West)
- V. Preliminary Geotechnical Investigation Report (23 Brock Street West)
- VI. Underground Utility Locate Map (to follow)
- VII. Property Survey (to follow)

6. IDENTIFIED CONSTRAINTS:

Brock Street Culvert and associated Hazards Lands

The subject lands are traversed by a culvert (Brock Street Culvert) that contains and directs the Uxbridge Brook watercourse. The drawing identified as Figure 1 below, prepared by the Lake Simcoe Region Conservation Authority (LSRCA) indicates the approximate extent of the Brock Street Culvert in relation to the subject lands.

All proposals to re-develop the subject lands will be required to demonstrate a 3.0 metre setback from the culvert to all buildings. Easements over the culvert and the 3.0 metre maintenance area will be registered prior to transfer of the lands. Buildings should generally be setback 3.0 metres from the culvert to allow access to the culvert for maintenance or repair. Parking, and other passive spaces/uses, can occur over the culvert and within the maintenance setback. Consideration to reduce the maintenance setback may be considered in collaboration with the Township and LSRCA should appropriate access be demonstrated.

The flood plain hazard and the erosion hazard are both contained within the culvert. Any development within 15.0 metres of the hazard/culvert would be considered within the LSRCA Regulated area and as such would require a permit from LSRCA, however, the development would not be subject to the same requirements as if you were within the hazard proper.

Storm Sewer & Sanitary Sewer:

Portions of the subject lands contain sanitary sewers and storm sewers. Some of this infrastructure is recognized through registered easements while other portions are currently not. Portions of existing storm sewer and sanitary sewer infrastructure have been identified on Figure 2 below, however the location of one storm sewer is required to be confirmed and another has not been identified on the figure. Prior to the transfer of the subject lands, the Region of Durham and the Township will require registered easements for all storm sewers and sanitary sewers on the lands.



Figure 1: Brock Street Culvert Diagram

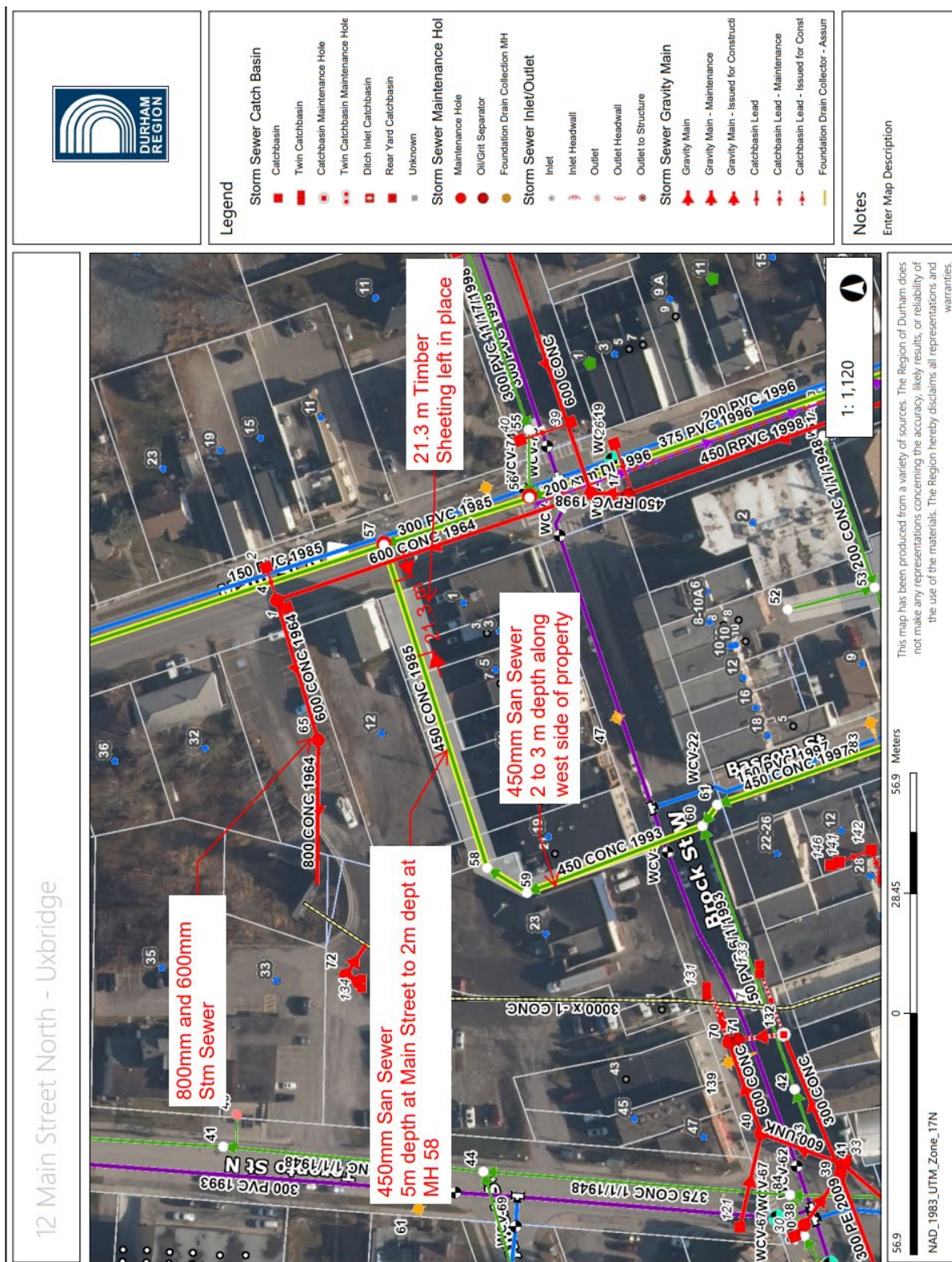


Figure 2: Map of Sanitary Sewers and Storm Sewers

7. REFERENCE DOCUMENTS:

The following documents give guidance on the vision for downtown and the future re-development of the lands:

I. TOWNSHIP'S OFFICIAL PLAN

- The Township of Uxbridge Official Plan was adopted by the Township Council in July 1999 and approved by the Ontario Municipal Board in August 2000 with modifications. The Uxbridge Urban Area Secondary Plan is found in Section 2 of the Official Plan. The Subject Lands are located in the Uxbridge Urban Area.
- The Property is designated “Main Central Area” on Schedule “A” – Land Use and Transportation Plan – Uxbridge Urban Area. The key relevant policies of the Plan with respect to the Main Central Area designation include, but are not limited to:
 - Section 2.5.2.2 Growth Management Related Structural Elements identifies in subsection iii lands designated “Main Central Area” as an intensification area “which shall be developed in accordance with all applicable policies of this Plan”. Subsection v) Main Central Area notes that it is designated as a Regional Centre and “will function as the main concentration of urban activities within the Urban Area, providing a fully integrated array of land uses which complements the main street and pedestrian character of existing development.”
 - Section 2.5.15 Main Central Area in the Land Use Strategy sets out the importance of this component of the Downtown. Its purpose as established in Section 2.5.15.1 “shall function as the main concentration of urban activities within the Urban Area, providing a fully integrated array of community, office, service and shopping, recreational and residential uses. The Main Central Area shall also function as a place of symbolic and physical interest for Township residents and provide identity to Uxbridge.”
 - Section 2.5.15.2 Permitted Uses indicates that “the Township shall support improvements and redevelopment of the Main Central Area to maintain this area as the most diverse focus of activity and use in the Urban Area. The Township encourages rehabilitation, redevelopment and new development that strengthens the Main Central Area as a location for a range of retail, office,

service and other commercial uses, along with governmental, institutional, residential and community uses.”

- Section 2.5.15.4.2 provides criteria for the evaluation of new development including the location of pedestrian generating activities at grade level on Brock Street, Main Street and Toronto Street, where the Subject Lands are located. In addition, development is to be integrated with adjacent lands where feasible.
- Official Plan Amendment No. 73 which was approved as of November 2024 establishes a revised approach to height and density. The amendment increased the maximum height to six storeys but permits a maximum of eight storeys in key areas such as the intersection of Brock and Toronto Streets, subject to detailed design review and an amendment to the Zoning By-law. In addition, the amendment increased the maximum floor space index to 3.5.

II. TOWNSHIP’S ZONING BY-LAW

- 1) The majority of the subject property is zoned “Downtown Commercial Exception No. 8 (C3-8) Zone” with two small areas, one on Toronto Street North and the other on Main Street, being zoned “Holding Downtown Commercial Exception No. 7 ((H)C3-7) Zone”. Prior to the final transfer, the Township will re-zone the lands to be entirely zoned “C3-8”.

III. UXBRIDGE DOWNTOWN REVITALIZATION STRATEGIC PLAN & ACTION PLAN

- 2) In March 2022, Council approved the Downtown Revitalization Strategic Plan and Action Plan that focused on the long-term economic development and social well-being of the downtown.
- 3) Goal #2 provides direction for the Revitalization of Lower Brock and speaks to urban design priorities and the establishment of a Town Square. Further details are provided under Appendix A.

IV. DOWNTOWN UXBRIDGE PUBLIC CONSULTATION AND VISUALIZATION REPORT

- 4) The purpose of the visualization exercise was to create a visual plan and graphics to demonstrate the vision for the Downtown. The exercise also sets a 'Framework' and 'Key Directions' for future detailed planning and development decisions by staff and the Council for specific projects.

V. TOWN SQUARE CONCEPTUAL PLANS

- 5) The Uxbridge Town Square Concept Plan provides drawings for what could be accommodated within the proposed Town Square, based on different activities. It also includes drawings for an interim Town Square. All these drawings are conceptual and should not be considered final design documents.

8. KEY DATES:

Note: Dates are subject to change.


June 23, 2025	• Market Sounding Opportunity Notice
July 4, 2025	• Deadline to request Market Sounding meeting
July 7 to 11, 2025	• Market Sounding meetings will take place
July 14, 2025	• Release of the Request for Expression of Interest (RFEI)
*August 5, 2025	• Deadline for Submissions of Expression of Interest (EOI)
August 2025	• Shortlist of qualified parties will be contacted to initiate negotiation discussions

* An Expression of Interest (EOI) **must be submitted** to be considered in the final step of the process.

9. QUESTIONS FOR YOUR CONSIDERATION:

Development Industry Questions

- 1) Given your understanding of the land currently available, and understanding the constraints associated with the required easement for the culvert and the Town Square, what do you think are the market opportunities for these lands?
- 2) What type of development would you see as likely to constitute more immediate opportunities? What type of development would you see as likely to constitute longer-term opportunities?
- 3) What specific projects / developments / sites should be immediately focused upon to achieve these short and longer-term opportunities (for example, should the lands that front onto Brock Street W. and Toronto Street N. (43, 45 & 47 Brock St. W) or the lands that front onto Brock St. W (23 & 31 Brock St. W) be developed independently or as one development?
- 4) Given that the redevelopment must include a Town Square, what would your expectations and / or recommendations be for how this should be developed and maintained given the understanding that it will be a public space?
- 5) The Township's intentions are to demolish all buildings on the subject lands prior to transfer of title. The building located on lands municipally known as 12 Main St. N. will become part of the subject lands in January 2026. Would you recommend that the township demolish this building prior to transferring ownership?
- 6) If these lands were under the total control of your company, where would you start and would you develop in phases?
- 7) Do you see any specific opportunities for the development of a "strategic legacy project", and if so, what are the conditions that would need to be in place for such developments / projects to take place?
- 8) Assuming constraints exist (i.e. servicing and infrastructure constraints, soil / environmental issues, flood plain concerns, etc.), if you were developing these lands, how would you look to mitigate against these constraints?

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- 9) What involvement /assistance would you require from the Township of Uxbridge to help mitigate against these constraints?
- 10) The Township is planning to release a Request for Expression of Interest within the next week with a submission deadline of August 5th. Will this timeframe provide you with sufficient time to submit a proposal, and if not, what timeline would you recommend?

Finance Industry Questions

- 11) The Township will be seeking the following as part of the Expression of Interest:
- a. proponents will be required to provide audited financial statements for the past five (5) years, demonstrating the financial capacity and stability necessary to undertake the proposed development. The Township reserves the right to conduct a financial review and request clarification, or additional documentation as needed.
 - b. Furthermore, the selected proponent will be required to provide a performance bond or equivalent security, in a form and amount satisfactory to the Township, prior to the commencement of any site works or construction, as a condition of the final development agreement.

Do you have any concerns about these requirements?

10.APPENDIX A – GOAL #2

Uxbridge Downtown Revitalization Strategic Plan & Action Plan (2022)

Goal #2: Revitalization of Lower Brock – Highlights

1. Review / revise Official Plan, Zoning Bylaws etc. re: sympathetic development in the downtown and incorporating TPP's Public Consultation and Visual Report recommendations:
 - A mix of uses within buildings is essential to provide the opportunity for more housing and people living Downtown. All new buildings should be designed and located to front onto Downtown streets. They should have windows, doors and active internal spaces that can contribute to the activity and vibrancy of the Downtown.
 - There is an opportunity to create beautiful landmark buildings at all of the corner locations in the Downtown, including along Brock Street and most importantly at the Gateways that book end the main street.
 - Any new buildings should be designed to be compatible and sympathetic to the context of the Downtown:
 - Taller buildings should be stepped back to maintain a consistent pedestrian scaled street wall.
 - Transition should be provided to taller, larger buildings.
 - The height and massing of new buildings around the historic four corners should generally be kept to 4 to 5 storey.
 - Consider distinct architectural characteristics of historic buildings into new buildings.
 - The presence of heritage buildings is a key feature of the Downtown; these should be maintained, restored and/ or incorporated into new developments wherever possible.



New Development and Streetscape Improvements at Brock Street and Toronto Street, Looking North

2. Create a permanent Downtown Town Square, located on the Township owned property over and adjacent to the culvert. Ensure that the plan incorporates TPP's Public Consultation and Visual Report recommendations and TPP's Uxbridge Town Square Concept plan.
 - A new Town Square should be created in conjunction with the redevelopment of the Township's Brock Street property. With this, we also recommend that it should be designed to:
 - Ensure that the front door of the space is along Brock Street.
 - Frame and animate the space with commercial uses.
 - Provide pedestrian connections to adjacent existing and future developments.
 - Ensure that detailed design achieves a balance of paved plaza area, plantings, site furnishings and other park features that will accommodate and support a broad range of activities, functions and events.



New Town Square on Brock Street West, East of Toronto Street, Looking North