



**TheCounty**<sup>™</sup>  
PRINCE EDWARD COUNTY ♦ ONTARIO

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD  
Expression of Interest**

**2020-CSPI-84**

**282/284 Main Street, Wellington**

**PLEASE USE BLUE OR BLACK INK TO COMPLETE**

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Name of Firm or Individual

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Address

Postal Code

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Telephone Number

Fax Number

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Name of Person Signing for Firm

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Name of Contact Person

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Email Address for Contact Person

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Company Website

**CLOSING DATE: February 5, 2021 at 2:00 pm**

## Overview

The Wellington Convenience Store / Pizzeria located at 282/284 Main Street Wellington was purchased by the municipality to facilitate potential Lane Creek realignment. Staff and Council have determined that municipal ownership is no longer necessary and that selling the property is in the best interest of the municipality, Prince Edward County and Wellington ward.



By inviting expression of interests for the purchase of the property commonly known as 282/284 Main Street, Municipal Council seeks to divest of this real estate asset to a new owner to utilize and re-use the property to improve the asset and the general profile of Wellington Commercial Core (?identify the highest and best use for the property?), while maintaining and/or adapting the building at 282 Main St and for re-development of 284 Main Street, due to their historical and community significance in Wellington while acknowledging the municipality's strategic priorities.

**Expression's of Interest should consider and can involve varying approaches to the property's use and operation but must also include an offer for purchase including a price the proponent is willing to pay.**

The overall value of the proposal will be considered in the context of the economic, cultural, social and environmental benefits to the community and not necessarily based on price.

## Background

In the summer of 2015, the Council of Prince Edward County purchased the property at 282/284 Wellington Main Street for the purpose of facilitating works on Lane Creek. The creek flows under a portion of both the buildings as it passes from Wharf Street to Main Street flowing south to Lake Ontario. 282 Main Street is located at the intersection of Wharf and Main Streets Wellington, with 284 Main Street attached to the corner building and located immediately west.

After the purchase, staff contemplated a number of different scenarios for how to deal with Lane Creek and the possibility for its realignment. After study the community and council were presented with a number of options and at the August 30, 2018 meeting of Council, the following motion was considered and passed, later ratified on September 11, 2018:

### **Motion CW-350-2018**

**Moved by** Councillor Dunlop

**Seconded by** Councillor Fox

**THAT** the report of the Community Development Department dated August 30th, 2018 regarding 282 Wellington Main Street - Lane Creek Realignment Recommendation be received;  
**THAT** Council approves Option #2017-1 for the realignment of Lane Creek, being the alignment of the creek around the relocated existing building at 282 Wellington Main Street and retention of the original convenience store structure, as outlined in the attached report;  
**THAT** Council approves Option #2017-1 as the Preferred Solution under the Municipal Class EA for the Lane Creek Realignment project;  
**THAT** the revised Notice of Completion be published;  
**THAT** Council directs staff to update the budget for the realignment of Lane Creek in the 2019 capital budget based on Option #2017-01; and  
**THAT** subject to completion of the capital project for the realignment of Lane Creek, Council reviews the lot at 282 Main Street containing the existing convenience store as surplus to the needs of the municipality for the purpose of marketing the property for sale.

**CARRIED**

Since 2018 the municipality has reconsidered the need to reroute the creek around the building and in turn council approved the following resolution at their November 12, 2019 meeting:

**Resolution CW 404-2019 Approved by Council November 12, 2019**

**Moved by** Councillor Margetson

**Seconded by** Councillor Harper

**WHEREAS**, The Corporation of the County of Prince Edward has been developing and moving towards the implementation of a strategy for Lane Creek Channel, and associated infrastructure within Wellington Ward since 2012; and

**WHEREAS** the approved strategy will have significant immediate and future implications for the Municipality, which include but are not limited to project expenditures, community impact during construction, and long-term fiscal implications of assumed assets;

**THEREFORE, BE IT RESOLVED** that the Council of the Corporation of the County of Prince Edward authorize the formation of a Work Team consisting of Councillor Harper and Councillor Margetson, the Director of Development Services, and the Director of Community Development and Strategic Initiatives, or their designates, to: review the project status and related documentation to articulate the specific problem or issue; review the decisions and directions of Council to date and confirm or recommend modifications to the final work plan; seek an acceptable solution to minimize risk exposure and financial expenditure; and prioritize the divestiture of the Wellington Convenience Store property; and

**THAT** the Work Team report back to Council accordingly no later than December 31, 2019.

**CARRIED**

At the December 17, 2019 meeting of Council, Councillor Margetson brought forward an update to Council that outlined the discussions of the working group and their decision to bring forward an Expression of Interest on the property at 282 / 284 Main Street, Wellington.

Through this expression, the municipality is seeking a purchaser for the property at 282 - 284 Main St. that would retain and respect as much of the built heritage as possible while developing the parcel into something that is supported in the Prince Edward County Official Plan, Wellington Secondary Plan and The County's Comprehensive Zoning By-Law No. 1816-2006.

## Property History and Building Architecture

The parcel purchased by Harriet and Miles Petit for the corner store measured only 24 feet X 56 feet, and the main block of the original store was built at 24 X 40 feet, with zero setbacks from the property line at Main and Wharf Streets. Both buildings are wood frame, originally with wood cladding. The corner store as built is essentially as presented today, other than there have been some modest changes to the store front, with the windows and the upper balcony slightly altered. A single-story concrete block addition was later added to provide more storage/mechanical space on the lower level. Certainly, one of the most interesting heritage features is the cantilevered attic storey over the front balcony, offering some protection to the outdoor balcony space below, but adding considerable interest to the main street façade. This projecting gable with the supporting brackets in an ogee form, or elongated 'S' shape, is similar in style to the work of prominent architect/builder Willard Wesley Fitzgerald, who worked in Wellington from 1880 to 1928.

The combination of projecting gable, balcony, and store front windows/entrance below add considerable architectural interest to an otherwise modest building. The adjacent attached one storey building is assumed to have been built for commercial use due to its size and location directly adjacent to Main Street, closer to the street originally than the corner store. It is a single storey building essentially built right over the creek, with a small addition added later at the back. The original gable roofed building retains its boom town front, and was originally about four feet from the corner store, but the space in between was later filled and the buildings joined.

## Wellington Commercial Core History and the building of 282/284 Main St.

The commercial or business core of the Town (Village) of Wellington was established in the valley of Lane Creek, due in part to the construction of another wharf and warehouse at the foot of Wharf Street and a wharf at Beach Street, but also due to evolution and transition of technology and transportation that facilitated an increase in, and changes to, commerce. As Wellington continued to serve as the commercial hub for the surrounding rural area, new mercantile, institutional, and financial enterprises were established in the Town core from 1880 to 1920, and essentially provide the nucleus of what is considered the 'town center' today.



It is in this development period that the buildings at 282/284 Main Street were built and the businesses established. The two-storey building (corner store) is presumed to be built in 1898, as Harriet and Miles Petit, a grocer (earlier tinsmith), mortgaged the property for 500 dollars (mortgage discharged in 1903). The property is thought to have had an earlier building, as the Goads Fire Insurance Map from 1892 depicts a smaller (in plan) storey and a half building and no adjacent building. It is speculated that the earlier smaller building on the corner was built adjacent to and south of, but not completely over, the creek. It is quite possible that the cellar now evident beneath the present building, and located in the southeast corner, is the foundation of the earliest building.

Both the corner store and the adjacent store front at 284 Main Street are depicted on the 1900 Goads Fire Insurance Map, and at this time, the buildings were not joined.

### **Historic Uses of the Property and Buildings**

The uses and spaces of the original corner building have continued to be functional since construction with the lower level reserved for business and the upper level for a dwelling, in a 'live/work' association. The building has been used as a grocery and also once in part a barber shop, but for most of its history it has been a grocery or convenience store. Frank Brimley Sr. was long associated with the store and then his son Francis (Frank Jr.) operated it for many years, later as the Lucky Dollar Food Store. Both Brimley men are well remembered by long time residents of the community. Cline Pierson, still a Wellington grocer, also has working links to the building and the Brimley's. The adjacent building was for many years a butcher shop, and it may have been built with this use in mind. It seems that an Edward McMahon in 1906 may have owned both buildings, and the small building was until 1924 know as McMahons' Butcher Shop, and then continued as a butcher shop into the 1970s, associated with William Bailey and Ralph MacDonald, then the Bailey brothers Charlie and Ed, and later Harley Aman, a son-in-law to Frank Brimley Jr. It continued with other commercial uses thereafter until purchased by the Municipality.

### **Current Uses**

Currently the buildings are unoccupied and have been for the past 5 years. In its more recent history, the space has had various occupants over the last XX years:

282 Main St. - Main Floor: Commercial - convenience and small grocery store.

Second Floor: Residential - Owner Occupied in Live/work scenario.

284 Main St.: Commercial Use - pizzeria.

### **Heritage Value or Interest**

This property has contextual value due to the location of the buildings and continuity of use within the core commercial area of Wellington. The buildings are important in maintaining and supporting the character of this prominent intersection, and represent early commercial buildings in the development of the Wellington business core, contributing to the unity of the total composition in this area of Wellington. The scale and massing of the buildings are appropriate to the immediate streetscape of the intersection, and to the Town as a whole.

The zero-lot setback on Main and Wharf Streets is important visually in order for the street to achieve the intimate and welcoming quality of an outdoor room, and also inherently provides vehicular traffic calming resulting from the sense of enclosure and the immediate proximity. The buildings and their uses are 'physically, functionally, visually and historically linked to the surroundings'.

The buildings have been consistent as fixture commercial buildings in the Town, even though the specific uses have evolved with changes in retail patterns. The corner store building has historic value within the Town of Wellington for its history of owners and with the architectural language of W. W, Fitzgerald, and may represent one of his building designs and construction for commercial/residential use. The architectural treatments as expressed in the building are unique and central to a gifted Wellington builder.

Both buildings are modest and may be considered 'everyday' small town buildings, but their authenticity and well used history provide character and continuity to Wellington history. Although some have thought them better demolished, it is difficult to ignore the buildings for their 'testimonial value and historical memory'. These buildings make it apparent that County heritage is not just about the grand buildings such as the Court House, Town Halls or stately homes, it is also about the smaller, less refined buildings, where personal experiences and interactions are made, and where the community has passed by one another for over 100 years.

### **General Property Information**

**Location:** 282/284 Main Street

**Ward:** Wellington

**Legal Description:** Part Lot 25A and 25B Plan 8, Hillier, designated as Part 1 and 2, Plan 47R-1494 and Part 1, Plan 47R-5119, Village of Wellington, now in the Municipality of the County of Prince Edward

**Use:** Convenience Store / Former Restaurant / Apartments

**Dimensions:** 44.95FR 83.38D

**Area:** .08 Acres

**Zoned:** Core Commercial – 4 (CC-4)

**Roll Number:** 135022401509300

**Building Dimensions:** approximately 70 ft. by 40 ft.

*Gross Floor Area:* The total gross floor area of the structure is 5600 sq. ft. comprised of 2800 sq. ft. on each floor.

**Utilities/Services:** Paved Roadway, Municipal Water and Sewer, Hydro, Garbage Collection, Police and Fire Protection, Storms, Curbs, Sidewalks, Street Lights, Natural Gas.

**Zoning:** CC-4 - Core Commercial

No person shall within any Core Commercial (CC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:



**18.1 PERMITTED NON-RESIDENTIAL USES**

- 18.1.1** financial institution and bank
- 18.1.2** clinic or office of medical practitioner
- 18.1.3** day nursery
- 18.1.4** retail commercial establishment
- 18.1.5** personal service shop
- 18.1.6** merchandise service shop
- 18.1.7** place of entertainment, recreation or assembly
- 18.1.8** commercial club
- 18.1.9** private club
- 18.1.10** restaurant
- 18.1.11** business, professional or administrative office

- 18.1.12** convenience store
- 18.1.13** hotel
- 18.1.14** bakery
- 18.1.15** dry cleaning distribution station
- 18.1.16** food store
- 18.1.17** laundromat
- 18.1.18** taxi depot
- 18.1.19** parking lot
- 18.1.20** video rental
- 18.1.21** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law
- 18.1.22** uses, buildings and structures accessory to the foregoing permitted uses including the sale of pre-filled propane tanks

**18.2 PERMITTED RESIDENTIAL USES**

- 18.2.1** one or more dwelling units in a portion of a commercial building

**18.3 REGULATIONS FOR PERMITTED USES**

- 18.3.4** Minimum Exterior Side Yard 0 m (0 ft.)
- 18.3.5** Minimum Interior Side Yard
  - i. abutting another commercial or an industrial zone 0 m (0 ft.)
  - ii. abutting any other zone 2.0 m (6.6 ft.)
- 18.3.6** Minimum Rear Yard 4.5 m (15 ft.)
- 18.3.7** Maximum Lot Coverage 60 %
- 18.3.8** Maximum Height of Buildings 12 m (40 ft.)
- 18.3.9** Existing Building Line
- 18.3.9** Existing Building Line

The existing building line shall be maintained in the case of any construction, reconstruction, rebuilding or renovation of structures in the CC Zone. In the case of rebuilding or reconstruction,

where the former building encroached on the street line, the existing street line shall be the new building line.

**18.3.10 Minimum dwelling unit floor area**

- i. Bachelor Unit 46 m<sup>2</sup> (495.2 ft.<sup>2</sup>)
- ii. One Bedroom Unit 55 m<sup>2</sup> (592 ft.<sup>2</sup>)
- iii. Two Bedroom Unit 60 m<sup>2</sup> (645.9 ft.<sup>2</sup>)
- iv. More than Two Bedrooms 65 m<sup>2</sup> (699.7 ft.<sup>2</sup>)

**18.4 SERVICING REQUIREMENTS**

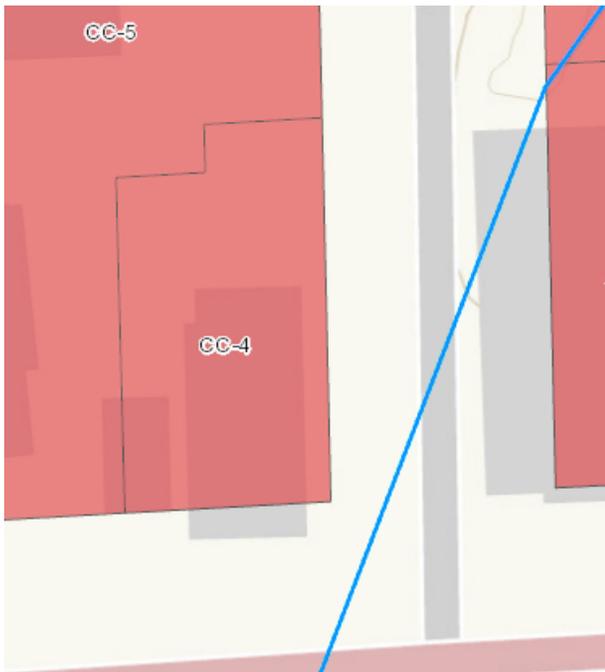
All uses permitted in the Core Commercial (CC) Zone shall be serviced with full municipal water supply and sanitary sewer services.

**18.5 GENERAL ZONE PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS**

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Core Commercial (CC) Zone shall apply and be complied with.

**18.6 SPECIAL CORE COMMERCIAL (CC) ZONES**

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.



**18.6.4 CC-4 Zone (General Convenience Store & Pizza, Ward of Wellington)**

Notwithstanding any provisions of this By-law to the contrary, within the CC-4 Zone, the following provisions shall apply:

- i. Minimum lot area 297 m<sup>2</sup> (3,169.9 sq. ft.)
- ii. Minimum lot frontage 12.3 m (40.35 ft.)
- iii. Minimum front yard 0 m (0 ft.)
- iv. Minimum rear yard 2.1 m (6.88 ft.)
- v. Minimum dwelling unit floor area 66 m<sup>2</sup> (710.4 sq. ft.)

The inclusion of the current zoning by-law is for information purposes only and any accepted proposal would be subject to any and all land-use planning, site plan and relevant building permits should renovation or rebuilding be contemplated.

## **Expression of Interest Submission Requirements**

In releasing an Expression of Interest, the municipality is looking to divest itself of the property, seeking fair market value and an acknowledgement that the property has a natural watercourse (creek) passing through it and the buildings are constructed over it. The municipality intends to register an easement within the vicinity of where the watercourse enters the subject property from Wharf Street and where the watercourse leaves the property to Main Street. This easement would provide as required in the future, access to Municipal infrastructure at Wharf or Main Streets should it be necessary to conduct any engineering or environmental work or undertake construction on Municipal infrastructure related to the watercourse conveyance or street(s). The easement would not extend through the subject property but would allow for work directly adjacent to the subject property at said streets. By responding to the Expression of Interest the proponent is aware of these conditions.

Submissions should include the following:

### Proponent Profile

- Corporate/organizational profile or individual profile
- Development experience (related to proposed development)
- Operational/management expertise
- References

### Development Plan

- Statement of intent
- Description of changes to the buildings or property
- Proposed development schedule/timing

### Property Acquisition

- Include an offer amount and the conditions under which you are interested in acquiring the property

## **Evaluation Criteria**

Please structure your expression of interest into three sections as per the preceding **Expression of Interest Submission Requirements**.

1. Profile
2. Development Plan
3. Property Acquisition

Given the open-ended nature of this Expression of Interest, each proposal received will be assessed on its own merits and not necessarily in accordance with a fixed scoring scheme that

would predetermine the value of some criteria over others. The County will seek to identify the net benefit of each proposal for the community in its review and recommendations.

The County reserves the rights, in its sole discretion, to select any or none of the submissions received and/or to enter into further discussion with any of the interested parties.

## Schedule

The Corporation of the County of Prince Edward intends to utilize the following schedule in completion of this process. The County reserves the right to amend the schedule should it be deemed necessary:

Date	Description
November 25, 2020	EOI release date
November 25 - December 18, 2020 January 4 - 22, 2021	Opportunity for Site Visits (scheduled)
January 22, 2021	Last day for Written Questions from Vendors
February 5, 2021	EOI submission due date
March 9, 2021	EOI recommended to Council for Approval

Site Visits: Appointments to visit the property for viewing and inspection purposes maybe be made Monday - Friday from 8:30AM - 4:30PM by contacting Grace Nyman at 613-476-2148 ext. 2502 or [gnyman@pecounty.on.ca](mailto:gnyman@pecounty.on.ca). The visit must be pre-booked and a representative of municipal staff will provide supervised access to the property following all Covid-19 protocols. Any and all visitors will be expected to wear a mask and observe physical distancing protocols as appropriate. Access and protocols are subject to change with direction from the Emergency Control Group, Health Unit and CAO's office with limited notice.

Questions for Clarification must be submitted and be received before 4:00 p.m. Local Time January 22, 2021. Questions for Clarification received after this date will not be answered. Answers to questions and clarifications may be released in the form of an addendum should the County determine the information is relevant to all interested respondents.

All questions can be sent to the Purchasing Clerk: [pwhite@pecounty.on.ca](mailto:pwhite@pecounty.on.ca)

## Registration

If you are interested in submitting an Expression of Interest for 2020-CSPI-84, please register with the Purchasing Clerk at: [pwhite@pecounty.on.ca](mailto:pwhite@pecounty.on.ca) in order to receive any addendums that may be issued. Also all addendums will posted on the County website.

## Process

Submissions will be used by the County to better determine the options available. Further detail regarding your submission may be requested under a separate process.

**Terms and Conditions**

Nothing in this Expression of Interest, receipt by the County of a submission to this Expression of Interest, or subsequent negotiations by the County of the terms of an agreement or contract, shall in any way impose a legal obligation on the County to sign an agreement or contract with any proponent.

**Submissions**

PROPONENTS shall submit one document marked "original" and **Four (4) additional copies**. Submissions must be delivered to:

The County of Prince Edward,  
Purchasing Clerk  
332 Main Street,  
Picton, Ontario, K0K 2T0

**Submissions must be received no later than 2:00 pm, February 5, 2021**

All projects out for competition are posted on the County website:

<https://www.thecounty.ca/residents/services/purchasing/>