



**RETURN INFORMATION TO:**

Parks Canada Agency  
 Rouge National Urban Park Field Unit  
 Markham, ON  
 Phone: 403-461-2657  
 Email: ryan.challinor@pc.gc.ca

**REQUEST FOR INFORMATION**

**Comments:**

This is not a bid solicitation but an inquiry for the purpose of obtaining information for the goods, services, and construction specified herein. The information requested herein is for budgeting and planning purposes only. Contracts will not be entered into on the basis of suppliers' responses.

**Issuing Office:**

Parks Canada Agency  
 Rouge National Urban Park Field Unit  
 Markham, ON

<b>Title:</b> RFI – Vacant Building Rehabilitation (Rouge National Urban Park)	
<b>Solicitation No.:</b> PCA-2022-03-RNUP	<b>Date:</b> July 11, 2022

<b>Solicitation Closes:At:</b> 3:00PM EST <b>On:</b> September 9, 2022	<b>Time Zone</b> EST
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<b>Address Enquiries to:</b> Ryan Challinor	
<b>Telephone No.:</b> 403-461-2657	<b>Email Address:</b> ryan.challinor@pc.gc.ca

**TO BE COMPLETED BY THE RESPONDENT**

<b>Vendor/Firm Name:</b>	
<b>Address:</b>	
<b>Telephone No.:</b>	
<b>E-Mail:</b>	
<b>Authorized Vendor Signature:</b>	
<b>Signature:</b>	<b>Date:</b>

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## INSTRUCTION TO RESPONDENTS

### SCOPE OF WORK

#### 1. PURPOSE

Parks Canada Agency (PCA) is launching a Request for Information (RFI) process by inviting interested parties seeking appropriate commercial or residential investment opportunities for select residential properties in Rouge National Urban Park (RNUP) to review and respond to this RFI. Responses received may inform and support potential future bidding opportunities including contract scope should this initiative proceed. Please consult Annex A – Project Information for further detail.

#### 2. NATURE OF REQUEST FOR INFORMATION

This is not a bid solicitation and this RFI will not result in the award of any contract. Procurement of the goods and services as described in this RFI will not necessarily follow this request. This RFI is to determine potential future interest and opportunities and is non-binding.

Respondents and potential suppliers of goods or services described in this RFI should not earmark facilities, nor allocate resources as a result of any information contained in this RFI. This RFI will not result in the creation of any source list; therefore, whether or not a supplier responds to this RFI will not preclude that supplier from participating in any future procurement opportunities.

#### 3. NATURE AND FORMAT OF RESPONSES REQUESTED

Respondents are requested to provide their comments, concerns and, where applicable, alternative recommendations regarding how the requirements described in the RFI and in Annex C could be satisfied. Respondents are also invited to provide comments regarding the content, format and/or organization of any draft document included in this RFI. Respondents should list and explain any assumptions that they make in their responses.

#### 4. RESPONSE COSTS

PCA will not reimburse any respondent for expenses incurred in responding to this RFI.

#### 5. TREATMENT OF RESPONSES

##### a) Use of Responses

Responses will not be formally evaluated. However, the responses received may be used by PCA to develop or modify procurement strategies or any draft documents. PCA may, in its discretion, review responses received after the RFI closing date.

##### b) Review Team

A review team composed of representatives from PCA will review the responses. Parks Canada reserves the right to use any Government of Canada resources that it considers necessary to review any responses. Not all members of the review team will necessarily review all responses.

##### c) Confidentiality

Respondents should clearly mark any portions of their response that they consider proprietary or confidential. Parks Canada will treat those portions of the responses as confidential. Individual responses will not be shared with other respondents.

d) Post-Submission Review Meetings

Parks Canada may request individual Post-Submission Review Meetings with respondents to provide clarity on information provided. If required, requests will be handled via email and Parks Canada will determine whether it requires additional information from any given respondent.

**6. CONTENTS OF RFI**

Respondents are requested to note that the draft Project Information annex referenced below, remains a draft and respondents should not assume that new clauses or requirements will not be added to any bid solicitation that is ultimately published by Parks Canada. Nor should respondents assume that none of the clauses or requirements will be deleted or revised. Comments regarding any aspect of the draft document are welcomed.

**6.1 This RFI contains the following attachments:**

***All documents can be downloaded by clicking the paperclip icon on the left side of the screen.***

- a) Building Condition Assessments
- b) Rouge National Urban Park – Vacant Building RFI Response Template
- c) Park Map

**7. FORMAT OF RESPONSES**

Please complete the attached *Rouge National Urban Park – Vacant Building RFI Response Template*. To view and download all attachments, click the paperclip icon located on the left side of the screen.

**8. ENQUIRIES**

Because this is not a bid solicitation, Parks Canada will not necessarily respond to enquiries in writing or by circulating answers to interested parties. However, respondents with questions regarding this RFI may direct enquiries to the Contracting Authority.

Contracting Authority: Ryan Challinor

Email: ryan.challinor@pc.gc.ca

Tel: 403-461-2657

**9. SUBMISSIONS**

Please submit RFI responses electronically by email.

**10. GOVERNMENT OF CANADA: INTEGRITY REGIME**

The Government of Canada is committed to open, fair and transparent contracts and real property agreements. An Integrity Regime that spans across the federal government has been implemented to ensure that the Government of Canada conducts business with ethical suppliers in Canada and abroad. It will foster ethical business practices, ensure due process for suppliers

and uphold the public trust in the procurement process. All respondents will be required to comply with the *Integrity Regime*.

## **ANNEX A – PROJECT INFORMATION**

### **1. Background & Opportunity**

#### **1.1 Background**

A rich assembly of natural, cultural and agricultural landscapes, Rouge National Urban Park (RNUP) is home to amazing biodiversity, some of the last remaining working farms in the Greater Toronto Area, rich cultural and built heritage, and human history dating back over 10,000 years, including some of Canada's oldest known Indigenous sites. The largest urban park in North America, RNUP spans the cities of Toronto, Markham and Pickering and the Township of Uxbridge.

Since 2015, RNUP has gradually been expanded through land acquisition, and this has seen the Parks Canada Agency acquire a variety of assets, including some residential houses. Through this request for interest, PCA aims to identify potential parties who might be able to invest in the rehabilitation, reintegration, operation and maintenance of selected park houses, with the opportunity for a potential proponent to generate revenue through a lease or licensing agreement.

#### **1.2 Opportunity & Overview**

Parks Canada Agency (PCA) is reviewing responses received from potential interested parties to rehabilitate, reintegrate, operate and maintain selected park houses in RNUP through appropriate commercial and/or residential operational models that align with the *Rouge National Urban Park Management Plan*.

##### **Overview**

As per the *Rouge National Urban Park Management Plan*, RNUP will provide varied opportunities for residents and visitors to explore, enjoy and experience the park through visitor experience-related facilities and activities. The Park seeks to;

- Protect and restore natural heritage values in support of a resilient park landscape;
- Preserve as much of the park's built heritage as possible;
- Seek appropriate commercial uses that provide services and educational opportunities for park visitors (this may include educational and academic spaces, research facilities, visitor services, accommodations such as bed and breakfasts, retail, culinary tourism, cafes, and other appropriate opportunities);
- Meet the current and future needs of both residents and park visitors.

Parks Canada Agency aims to restore use of selected residential houses within the park to revitalize and contribute to a strong sense of community with the park, as well as to provide opportunities for local businesses and tourism.

Parks Canada aims to deliver innovative solutions for exceptional and sustainable visitor experiences that exceed the needs of a growing and diverse population.

### Funding & Authorities

Parks Canada Agency will not be providing any funding for this potential initiative. In the event this initiative proceeds, the successful proponent would be required to fund the investment capital and would enter into a long-term agreement with Parks Canada. Respondents are encouraged to consult the following resources on the legislation, regulations and directives that Parks Canada follows for Real Property management in order to better understand limitations and possibilities.

[Financial Administration Act \(justice.gc.ca\)](https://www.justice.gc.ca)

[Federal Real Property and Federal Immovables Regulations \(justice.gc.ca\)](https://www.justice.gc.ca)

[Policy on Management of Real Property- Canada.ca \(tbs-sct.gc.ca\)](https://www.tbs-sct.gc.ca)











[National Parks of Canada Lease and Licence of Occupation Regulations \(justice.gc.ca\)](https://www.justice.gc.ca)


## 2. Project Requirements

### 2.1 Anticipated Project Scope

It is anticipated that the addresses of the buildings in question include:

**To view the Building Condition Assessment for each address, click the paperclip icon located on the left side of the screen.**

Address	Heritage Considerations	Estimated Rehabilitation Cost	
2269 Meadowvale Road, Scarborough, ON M1B 5W4	No	Ready for occupancy	
1869 Concession Road 2, Uxbridge, ON	No	Ready for occupancy	
165 Locust Hill Lane, Locust Hill, ON L0H 1J0	No	Less than \$50K	
9 Reesor Road, Scarborough, ON	Yes - High	\$50 - 100K	
7536 14 <sup>th</sup> Avenue, Markham, ON	No	\$50k - 100K	
7672 Elgin Mills Road East, Markham, ON L6B 1A8	Yes	\$100k – 200K	
9048 York Durham Line, Locust Hill, ON L0H 1J0	Yes	\$100k – 200K	
7862 11 <sup>th</sup> Concession, Markham, ON L6B 1A8	No	\$100k – 200K	
260 Old Finch Avenue, Scarborough, ON, M1B 5K4	Yes	\$200K – 300K	
10531 Reesor Road, Markham, ON	Yes	\$300K – 400K	

7293 Reesor Road, Markham, ON	Yes - High	\$300K – 400K	
8402 Steeles Avenue East, Markham, ON	Yes - High	\$400K – 500K	
7134 Major Mackenzie, Markham, ON	Yes - High	\$600K – 700K	
4675 Sideline 32, Claremont, ON	Yes – Very High	\$1M – 1.5M	

**2.2 Site Visit Requests**

Potential respondents interested in visiting any of the above sites must contact the contract authority for an approved appointment time. Potential respondents are not authorized to access and survey these addresses without an approved appointment time.

**ANNEX B – QUESTIONS FOR INDUSTRY**

Please complete and return the Rouge National Urban Park – Vacant Building RFI Response Template. **This document can be found by clicking the paperclip icon located on the left side of the screen.**

**General Questions**

1. Would your organization be interested and capable of providing the services involved in renovating, reintegrating and managing buildings for commercial uses in Rouge National Urban Park? Please list any limitations or concerns for you or your organizations participation.
2. Has your organization previously worked with the Government of Canada? If so, in what capacity?
3. Has your organization delivered similar projects in the past? If so:
  - a. How recently?
  - b. What was the size and scope of the project?
  - c. Did the property have heritage value or designations?
  - d. What was the duration of the project?
4. Will you or your organization be seeking commercial funding in order to finance this potential initiative?
5. How did you learn about this RFI?
6. What business/activity/program is your company interested in operating out of this potential initiative? *Please feel free to respond generally, or to a specific property.*

**Property Specific Questions**

7. The physical location of this building has a \_\_\_\_\_ impact on investment appeal.

1 Considerably Negative	2 Negative	3 Somewhat Negative	4 Neutral	5 Somewhat Positive	6 Positive	7 Considerably Positive

8. The physical condition of this building has a \_\_\_\_\_ impact on investment appeal.

1 Considerably Negative	2 Negative	3 Somewhat Negative	4 Neutral	5 Somewhat Positive	6 Positive	7 Considerably Positive

9. The property/lot size of this building has a \_\_\_\_\_ impact on investment appeal.

1 Considerably Negative	2 Negative	3 Somewhat Negative	4 Neutral	5 Somewhat Positive	6 Positive	7 Considerably Positive

10. The estimated funds needed to rehabilitate this building and proposed funding model have a \_\_\_\_\_ impact on investment appeal.

1 Considerably Negative	2 Negative	3 Somewhat Negative	4 Neutral	5 Somewhat Positive	6 Positive	7 Considerably Positive

11. My organization sees \_\_\_\_\_ commercial and/or residential potential in this building.

1 Extremely Low	2 Low	3 Somewhat Low	4 Neutral	5 Somewhat High	6 High	7 Extremely High

12. For this building, does your organization see greater investment potential in commercial or residential opportunities?

1 Residential	2 Commercial	3 Equal	4 Other	5 No Potential	Reason

13. What is the estimated timeframe in weeks before this building could be renovated and operational?

<b>Address</b>	<b>Timeframe</b>
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ANNEX C – MAP

