

Expression of Interest to Lease the Historic Firehall No. 6 – 1111 Memorial DR NW from The City of Calgary, as landlord

The information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this Expression of Interest is to provide information to The City of Calgary regarding your desire to lease properties as advertised on calgary.ca/realestate prior to negotiation of a formal agreement. The completion and submission of the Expression of Interest in no way obligates you to lease the property in question and is not in anyway binding upon The City of Calgary. The Expression of Interest is for information purposes only.

Submit this Expression of Interest form by e-mail to christina.neal@calgary.ca with cc: to leasing@calgary.ca.

Expressions of Interest will not be reviewed until after the **deadline date of January 31, 2022**. After the deadline date, Expressions of Interest will be reviewed as received. We will review your Expression of Interest and contact you to confirm whether or not The City of Calgary will negotiate a formal agreement. The City of Calgary reserves the right to negotiate with only those parties that the City of Calgary so determines in its sole discretion.

All Leases are subject to approval based on Council policy for real estate transaction approvals.

Highlights

- Opportunity to lease a prime historical city property for retail/commercial use, to be negotiated at market lease rates
- Located at a high-profile corner of Memorial Drive and 10th Street NW
- 4,466 SF two-storey building with outdoor patio space looking onto Poppy Plaza and the Memorial Drive Landscape of Memory
- Public washroom access
- Close proximity to the LRT
- Built in 1909
- Lease term 5 years (negotiable)
- Net market rental rate

Property Information

- 0.18 acres (7,858 SF)
- S-R land use (fee simple)
- Brick construction on concrete slab foundation built in 1909
- 4,466 SF gross building area
 - 2,195 SF building area above grade (1 floor)
 - 2,271 SF building area above grade (2 floor)
- 545 SF patio area opportunity – to be negotiated

Purpose

The purpose of this request for Expressions of Interest (EOI) is to lease 1111 Memorial DR NW (formerly the Historic Fire Hall NO. 6) to a retail/commercial tenant for the purpose of providing a suitable amenity that will promote overall vibrancy to Poppy Plaza and the Memorial Drive Landscape of Memory, Bow River pathway users, visitors to Kensington and deliver the greatest benefit to the community as a whole.

Community Experience

The following community needs and amenity gaps have been identified within the Kensington community, that could be addressed at this corner location. Opportunities may include but success not limited to:

- Accessible community-oriented goods and services
- Social and gathering opportunities
- Combination of various café-style services – could include specialty beverages, ice cream, donuts, etc.
- Combination with arts and cultural space for special events
- Public event space (indoor/outdoor); busker-style opportunities
- Path user experience: bike pumps / tool rentals / bike rentals / watercraft
- **Key requirement:** care, maintenance and ongoing provision of the public washroom during business hours – hours to be negotiated and agreed to with the landlord

Facility Capital Costs

The successful applicant will be responsible for the ongoing maintenance and repair of the building as well as any other capital development work required to change the function of the building while adhering to the “Standards and Guidelines for the Conservation of Historic Places in Canada”.

Facility Operating Costs

The successful applicant will assume direct responsibility for all taxes, utilities, and fees associated with the operation of the building.

Contact Information

Required Fields are marked with an asterisk (*)

* Date	
* Lessee Name	
* Contact Name <i>(if different from Lessee Name)</i>	
* Contact Phone Number	
Contact Fax Number	
E-mail Address	
Address	
City	
Province/State	
Country	
Postal/Zip Code	

What rent price are you prepared to pay?

* Annual Rent	\$	
Security Deposit	2 months' rent plus GST (annual rent ÷ 12x2)	\$

Commencement Date

What is your preferred date to commence the lease?

* Day	
* Month	
* Year	

Real Estate Agent Involvement

Is there a Real Estate Agent involved? **	<input type="checkbox"/> No	<input type="checkbox"/> Yes (complete the information below)
Real Estate Agent		
Agent's Phone Number		
Agent's Fax Number		
Agent's E-Mail		
Real Estate Brokerage		

** If you are using a real estate agent, all negotiations must take place through your Agent.

Information Required

A Business Case, including:

- General description of your business; years of operation, ownership, organizational structure, corporate vision and/or mission; current business plan and locations (if applicable).

Proof of Financial Stability:

- Please describe/include the following:
 - Projected Operational Budget
 - Projected Capital Budget
 - Audited financial statements for the past 3 years, if available
 - Bank Statements for all accounts, not more than 30 days old

References:

- Include Letters of Support from past and/or present Landlords (subject to alternatives for new enterprises)

The City reserves the right to contact these references without prior notification to the Proponent. The City also reserves the right to contact any previous or current user of the Proponent's products or services, including the City's own personnel.

EOI Evaluation Criteria

The evaluation committee will ensure compliance with criteria and evaluate and numerically score each EOI. The evaluation will be restricted to the criteria contained in this section. Note: there are structural / technical limitations to the building which will be considered; currently, the structure cannot support a full-service restaurant with significant rooftop equipment.

Evaluation Criteria and Weighting

Criteria	Weighting (subject to change)
Community Experience / Relevance	/30
Community Working Relationships	/10
Business Case	/20
Financial Stability	/20
Engineered / Technical Alignment	/10
References and Experience	/10
TOTAL:	/100

Please respond to this Expression of Interest by January 31, 2022

This information is collected under the authority of section 33 (c) of the Freedom of Information and Protection of Privacy Act for the purpose of information to The City of Calgary regarding properties for lease. providing
It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act.

Other Notes

Land Use – [DC Direct Control District \(292D2016\)](#) (*fee simple*)

- Purpose:
 - allow for additional discretionary uses within the existing building; and;
 - allow for a relaxation in motor vehicle parking stalls and loading stalls for uses within the existing building.
- Permitted Uses
The permitted uses of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.
- Discretionary Uses
 - Office;
 - Restaurant: Food Service Only – Medium;
 - Restaurant: Food Service Only – Small;
 - Restaurant: Licensed – Medium;
 - Restaurant: Licensed – Small; and
 - Retail and Consumer Service.

Land Use - [Special Purpose - Recreation District \(S-R\)](#) (*fee simple*)

- Purpose:
 - accommodate a range of indoor and outdoor recreation uses;
 - provide for complementary uses located within buildings occupied by indoor and outdoor recreation uses; and
 - be applied to parcels of various sizes with a greater range of use intensities.
- Permitted Uses
 - Natural Area;
 - Park;
 - Park Maintenance Facility – Small;
 - Power Generation Facility – Small;
 - Sign – Class A; and
 - Utilities.
- Discretionary Uses
 - Community Entrance Feature;
 - Community Recreation Facility;
 - Food Kiosk;
 - Indoor Recreation Facility;
 - Library;
 - Museum;
 - Outdoor Café;
 - Outdoor Recreation Area;
 - Park Maintenance Facility – Large;
 - Performing Arts Centre;
 - Power Generation Facility – Medium;
 - Protective and Emergency Service;
 - Service Organization;
 - Sign – Class B;
 - Sign – Class C;
 - Sign – Class D;
 - Sign – Class E;
 - Sign – Class F;
 - Special Function - Class 2;
 - Spectator Sports Facility;
 - Urban Agriculture;
 - Utility Building; and
 - Wind Energy Conversion System – Type 1; and
 - Wind Energy Conversion System – Type 2.