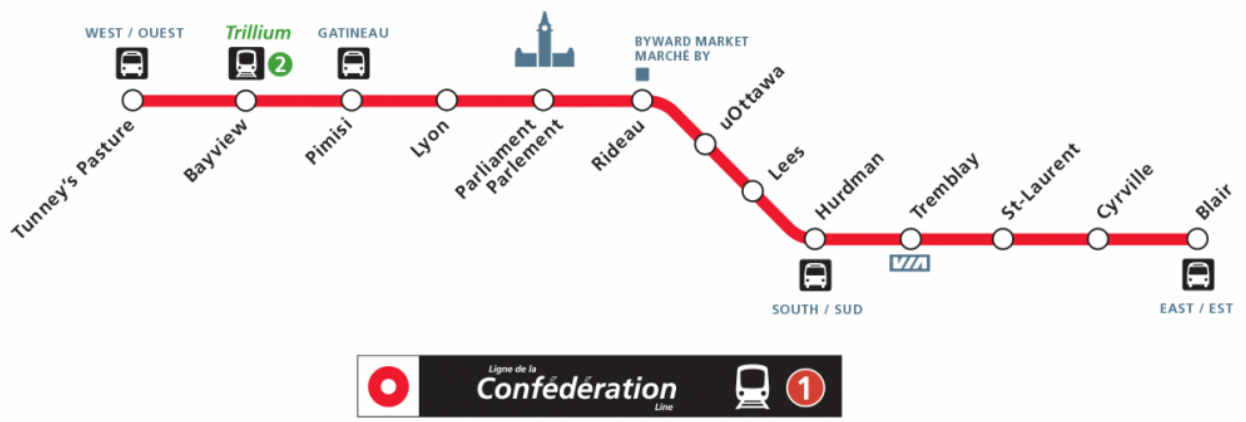
Retail Spaces for Lease O-Train Confederation Line Light Rail Stations



Map of Light Rail Stations

Overview

The City of Ottawa is seeking a **commercial operator** to lease a package of **four retail spaces** at stations within the newly constructed O-Train Confederation Line. The Confederation Line is a state-of-the-art light rail system and a significant part of OC Transpo's integrated transit network.

The Confederation Line connects to the Bus Transitway at Tunney's Pasture Station in the west and Blair Station in the east. There are retail opportunities located within each of these terminus stations. The third opportunity is located at a key north/south Bus Transitway transfer point within Hurdman Station. The fourth opportunity is within the underground Rideau Station connecting to the Byward Market and to the Rideau Centre.

General Conditions

The City will entertain any use in the premises that will improve upon the transit customer experience. No tobacco and cannabis products, including vaping products/cigarettes and alcohol are to be sold or advertised in the retail spaces.

The operator will be required to enter into a Licence Agreement with the City of Ottawa subject to approval by the City Council or its delegated authority. A sample License Agreement will be made available upon request.

The four retail spaces are being offered "as is" with the operator responsible for all fit-up costs. The tenant fit-up must comply with the Design and Development Standards established for the O-Train stations – a copy of which will be made available upon request.

Term

The period of the License contract will be for **five (5) years with one five (5) year option** to renew.

Rent

The City is not setting a rental rate. The offer for the four retail units is to be expressed as a single gross monthly rent payment over the 5-year term. A deposit of first and last month's rent is required.

Offer Process

The offers are to be submitted to the City no later than **4:00 p.m. Local Time on JUNE 26, 2019** by mail or email to:

Corporate Real Estate Office (CREO)
5th Floor City Hall
110 Laurier Avenue West
Ottawa, Ontario K1P 1J1
Email address: Angela.gatto@ottawa.ca (link sends e-mail)

All submitted **offers are to be irrevocable for a period of 21 days** to allow for a reasonable assessment period and must include:

- The name of the tenant and the individual(s) or corporate entity to sign the licence
- Permission for credit checks may be applicable
- Offer must include a proposal for all four spaces. Offers for one location only will not be considered
- All information provided will be kept confidential and if requested, returned to the bidder (along with the returned deposit cheque) after the twenty-one (21) day assessment period if the offer is not accepted
- Any fit-up and construction proposal included in the offer must conform to the Design and Development Standards for Retail Commercial and Non-Commercial Uses, a copy of which will be made available upon request
- Offers will be evaluated in accordance with the rated requirements as per Submission Requirements Document, a copy of which will be made available upon request. Proponents are required to address the requirements in sufficient depth in their proposals to permit a full evaluation of their proposal
- The Evaluation Team in its sole discretion, will recommend that Council or its delegate approve the Submission judged to be in the City's best interest

Site visits

Site visits will be conducted by appointment only and will occur on **June 5, 2019 and June 12, 2019**.

Parties interested in a site visit are invited to contact Angela Gatto, Corporate Real Estate Office (CREO) at 613-580-2424 ext. 25559 or by email to angela.gatto@ottawa.ca (link sends e-mail).

Please note that Personal Protection Equipment will be required for site visits.

Printable inforamtion sheet PDF opens in a new tab or window

Tunney's Pasture Station

- Located in the middle of the main concourse level overlooking the west side of the train platform in the fare-paid zone
- Customers access the train platform via stairs, escalators and elevators which are located on both sides of the retail space, therefore generating lots of foot traffic and visibility.
- The retail space is partially enclosed to the elements and public washrooms are available at this station. The size of the retail space is approximately 34 m2 or 366 ft2, as depicted by the red outline in the Tunney's Pasture Station Retail Plan.

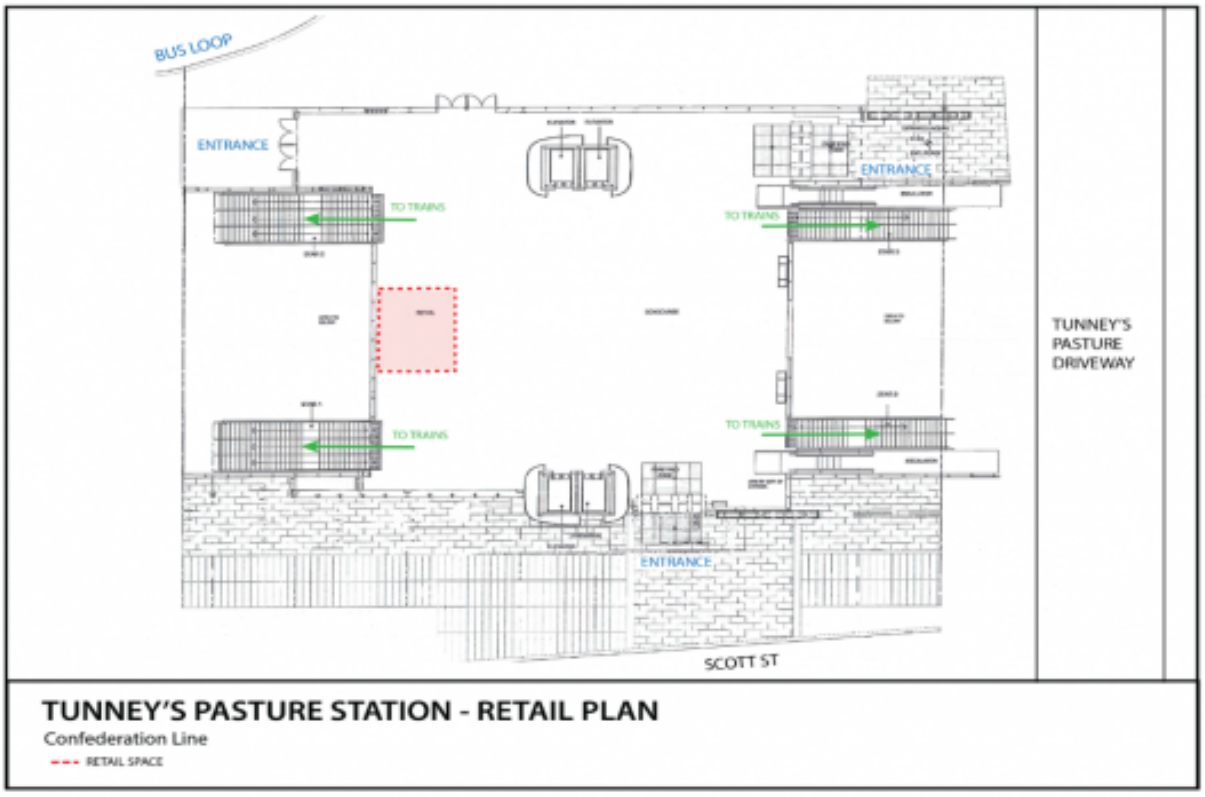
- The size of the retail space is approximately 34 m2 or 366 ft2 as depicted by the red outline in the diagram below
- The estimated 2021 AM peak hour customer activity for Tunney’s Pasture Station total 12,880
- The estimated AM peak hour customer activity once Stage 2 extensions are in place for Tunney's Pasture Station total 3,607. The estimated volumes increase to a total 3,937 for the 2031 AP peak hour estimates.



Tunney's pasture Station image



image of site at station



Retail plan showing location

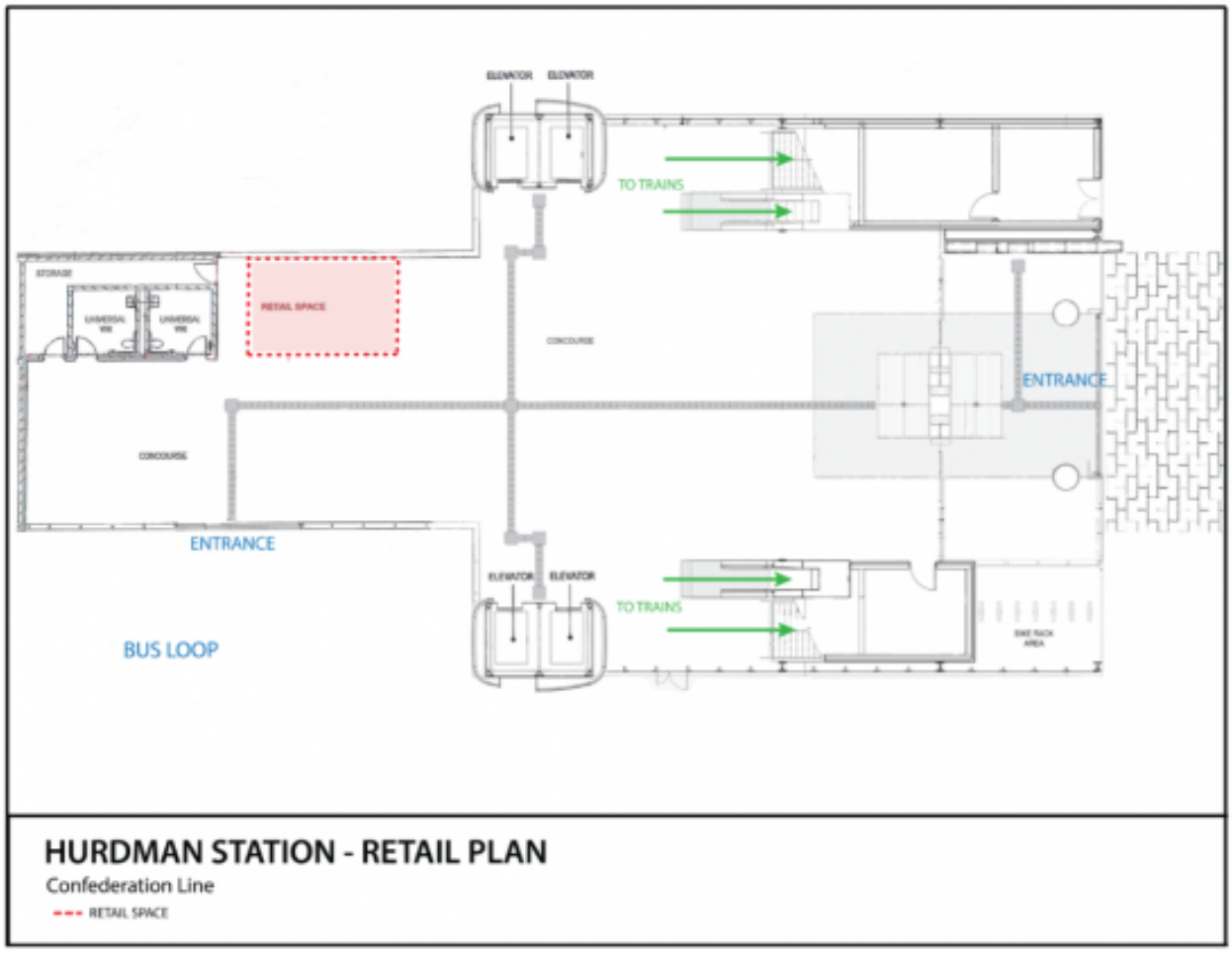
Hurdman Station

- The designated retail space at Hurdman Station is located in an open, outdoor area underneath the train platform.
- Visibility and access for customers in the fare-paid zone is excellent, with an opportunity for a small seating area should the tenant choose to include it in their design.
- The space is located about halfway between the main fare gates and the bus loop, capturing a large influx of customers.
- Designated as a major transit hub with multi-use pathways for cyclists and pedestrians, and transit connections from the east, south, west, and north ends of the city.
- Public washrooms are available at this station.
- The size of the retail space is approximately 34 m2 or 366 ft2, as depicted by the red outline in the outline below.
- The estimated 2021 AM peak hour customer activity for Hurdman Station total 5,830
- The estimated AM peak hour customer activity once Stage 2 extensions are in place for Hurdman Station total 7,038. The estimated volumes increase to a total 7,536 for the 2031 AM peak hour estimates.
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  hurdman image



Photo of Hurdman site



Hurdman retail plan

Blair Station

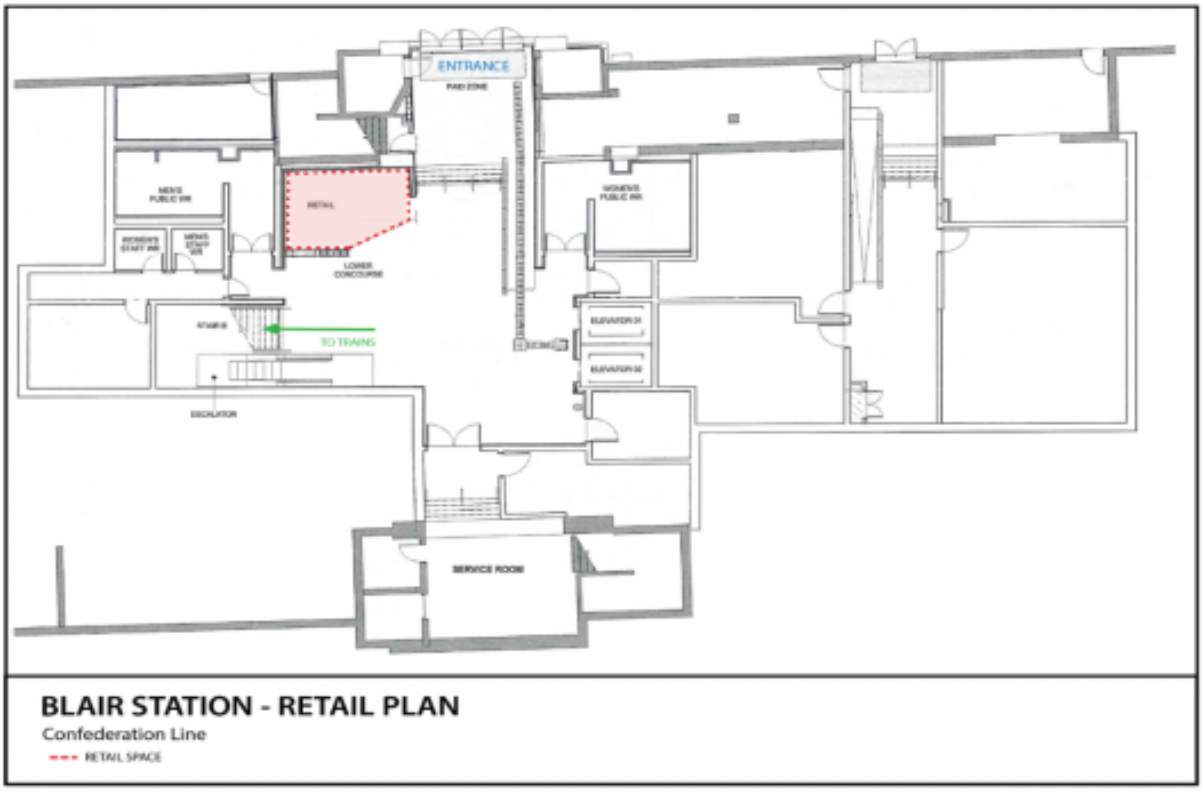
- The designated retail space at Blair Station is located at the main lower entrance level in the fare-paid zone.
- Customers will pass the retail space en route to the escalators, stairs and elevators in order to make their way to the train platform above.
- The space has excellent visibility and sight lines to the public concourse area.
- Public washrooms are available at this station.
- The size of the retail space is approximately 24 m2 or 258 ft2, as depicted by the red outline below.
- The estimated 2021 AM peak hour customer activity for Blair Station total 9,220.
- The estimated AM peak hour customer activity once Stage 2 extensions are in place for Blair Station total 3,795. The estimated volumes increase to a total 4,251 for the 2031 AM peak hour estimates.



Graphic of Blair Station



Blair Station photo of site



Blair Station retail plan

Rideau Station

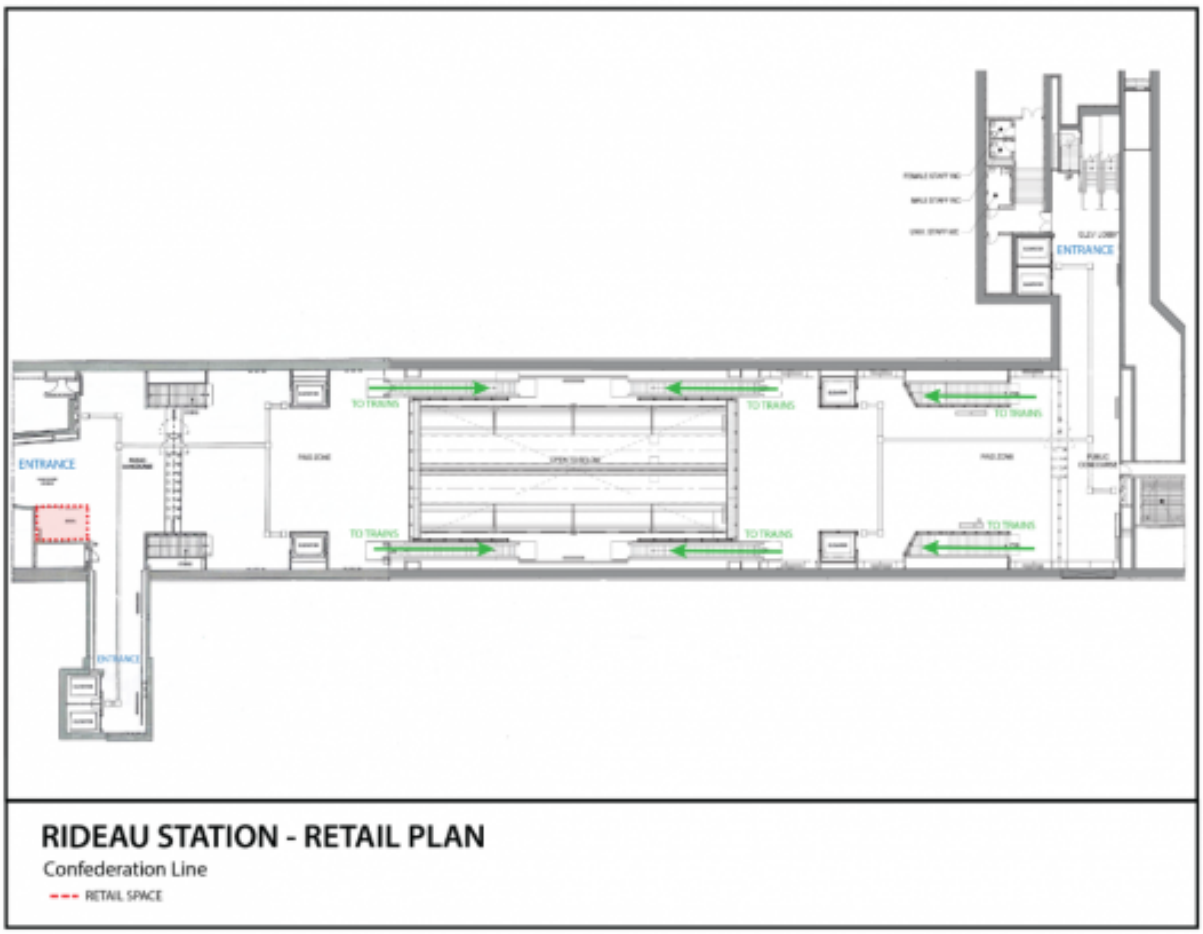
- The designated retail space at Rideau Station is located underground, in the public concourse, outside of the fare-paid zone.
- Customers will pass the retail space in order to access the platform located nearby.
- The design of the space is similar to Blair Station, located in a corner with excellent visibility and sightlines.
- Public washrooms are not available at this station.
- The size of the retail space is approximately 15 m2 or 161 ft2, as depicted by the red outline in the diagram.
- Customer activity at Rideau Station will increase gradually and will not change significantly once Stage 2 extensions are in place
- The estimated AM peak hour customer activity once Stage 2 extensions are in place for Rideau Station total 4,820. These estimated volumes increase to a total 5,319 for the 2031 AM peak hour estimates.



Image of Rideau Station



Image of Rideau Station



Retail plan for Rideau Station