

Smiths Falls Water Treatment Plant Redevelopment

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RFP 2022-ECDEV-01
Redevelopment of 25 Old Mill Rd.
(Former Water Treatment Plant)



SMITHS FALLS

Local Profile

Smiths Falls offers a diversity of quality of life experiences and has become a residential attraction for new retirees and young families working from home or working in the nation's capital and commuting to and from Ottawa.

- Population 9,500.
- Approximately 4,500 private households.
- Regional population of 70,00 residents within a 30-minute driving radius.
- Recent rehabilitation of Beckwith Street and downtown.
- Strong community support.
- Centre of a transportation “hub” that connects to larger urban centres of Brockville, Kingston, Ottawa, Montreal, Toronto.
- Home to the Rideau Canal Visitor Centre, Heritage House Museum, and Railway Museum of Eastern Ontario and the Station Theater for Performing Arts.



Community Hub

At the centre of a transportation corridor and the heart of the Rideau Canal only a short drive from larger urban centres, Smiths Falls is a destination for newcomers looking for a small town lifestyle with modern amenities.

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- Our community services residents and visitors of surrounding municipalities being a regional hub for shopping, dining, recreation, culture and heritage, education and more.
 - Centrally located at the junctions of Highway 29, Highway 15 and Highway 43 approximately 1 hours southwest of Ottawa and three hours east of Montreal and Toronto to the west.
 - Approximately one hour (94.7 km) from the Thousand Island Bridge border to the United States.
 - Accessible by freight and passenger rail that connects to Montreal, Kingston, Ottawa and Toronto.
 - Smiths Falls/Montague airport close to town with a dedicated commercial hangars and flight school.



Business Community

Innovation thrives in Smiths Falls – here, we have embraced burgeoning industries and business concepts while still in their infancy, while providing the resources and infrastructure to help them prosper.

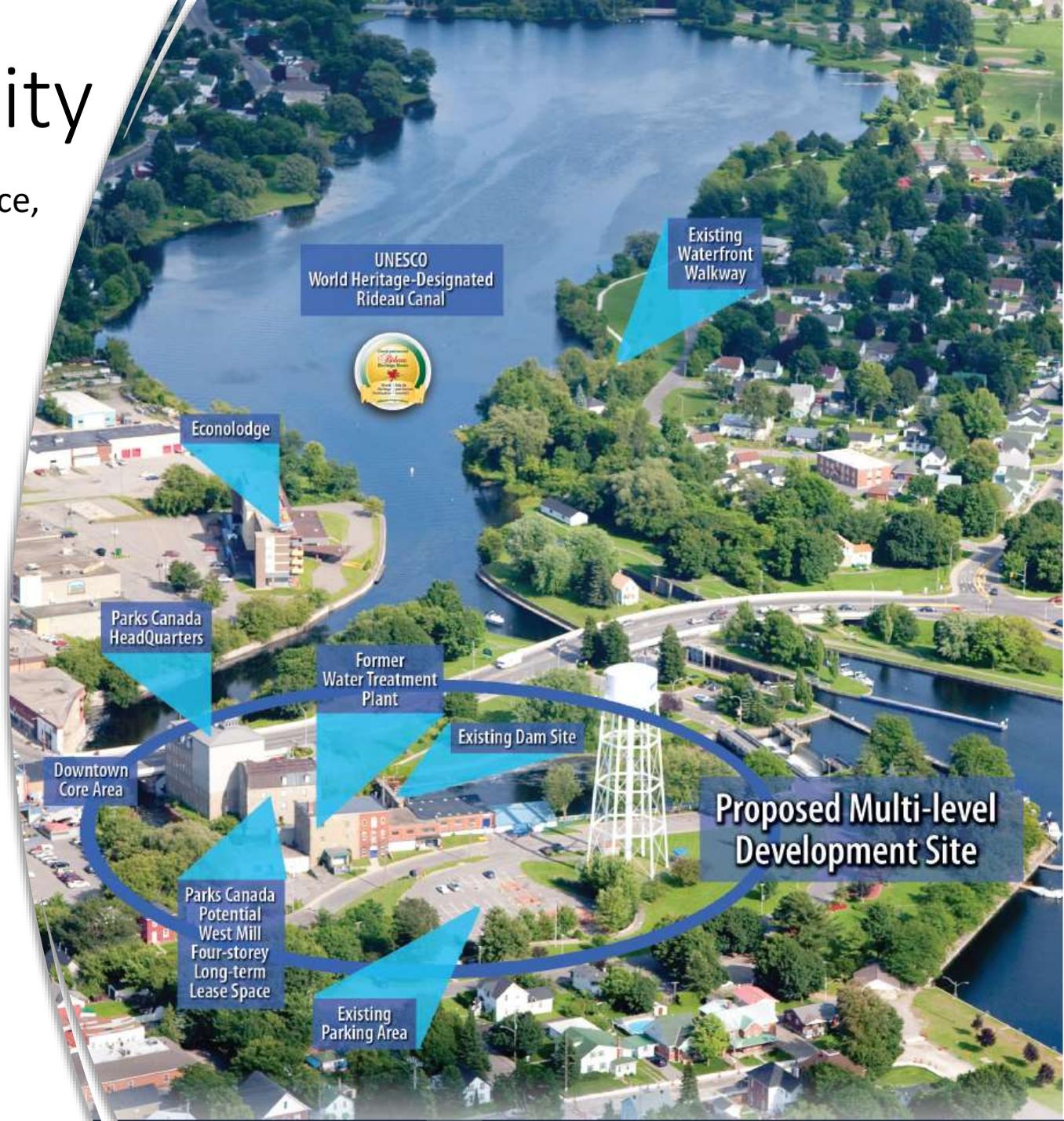
- North American Headquarters of Le Boat – European Self-Driving Boat Rentals.
- Canadian Headquarters of Canopy Growth Corporation.
- Strong and growing business community, seeing 85+ businesses open since Jan 2019.
- More than 350 existing and established businesses
- Revitalization of the Settlers Ridge Centre – Former Zellers/Target Mall.
- Revitalization of the Rideau Hotel in Downtown Smiths Falls.
- \$2M rehabilitation and upgrade of Stone Arch Bridge.



Development Opportunity

A prime redevelopment opportunity for an affordable price, this property offers qualified private sector developers a chance to create an innovative out of the box mixed-use development within a booming community.

- Site consists of two main parcels which total approximately 2.40 acres in size.
- Current building offers a gross floor area of 16,206 sqft.
- Opportunity for purchase or lease options.
- Additional for sale/lease land is optional.
- Property was appraised at approximately \$385,000 (2013).
- Building offers possibility of independent hydro electric power supply.
- Town rezoning of property to Commercial Zone will allow mixed uses and prescribed height limit of 22 m (72 ft).





Development Opportunity

The redevelopment of the Former Water Treatment Plant is a key priority and a unique development opportunity that will transform the area and create further connection and expansion of the downtown core.



- Property is ideally located at the base of the downtown core, overlooking the Rideau Canal and Centennial Park.
- The Rideau Canal is used by over 80,000 boaters annually and visited by an additional 1.2 million visitors by land.
- Site offers waterfront and park views.
- Open to out-of-the-box development concepts.
- Opportunity for mixed-use redevelopment.
- Building offers unique architecture and heritage features as a result of its former operations.

Development Ideas

A unique development that will act as a driver for further economic and community growth. Creative and inspirational approaches are encouraged, with an eye towards environmental sustainability and our cultural and heritage.

A new development should...

- Create significant and sustainable economic stimulus in the Town of Smiths Falls.
- Create new jobs in the community.
- Be a major attraction for tourists and local citizens alike.
- Provides a new venue for arts and cultural activities in the community.
- Promote active transportation and walkable connections to the downtown and parks.
- Showcase Smiths Falls as the heart of the UNESCO World Heritage Rideau Canal.



Before



After



Highlights

An exceptional opportunity to redevelop one of the last remaining commercial properties along the Rideau Canal.

- Prime downtown waterfront location.
- Potential long-term lease of adjacent heritage stone facility.
- Possibility for water level development and multi-level construction.
- Inoperative hydro electric generation plant on premises.
- Growing community.
- Development incentive programs.
- Recent reconstruction of main street downtown.
- One of few remaining development properties on the UNESCO World Heritage Site the Rideau Canal.



Smiths Falls Water Treatment Plant Redevelopment

The Town of Smiths Falls is seeking qualified developers interested this unique redevelopment opportunity. Developers are invited to sign up to receive direct circulation of the upcoming Request For Proposal (RFP-2022-ECDEV-01) being released on March 14, 2022.

SIGN UP NOW www.surveymonkey.com/r/3NMGH83

For more information contact: Julia Crowder, Manager Economic Development & Tourism: 613-283-4124 ext. 1107 or jcrowder@smithsfalls.ca



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