

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST FOR THE ACQUISITION/LEASE OF LAND IN
ONTARIO**

Date Issued: November 25, 2021

Attention: Private and Public landowners across Ontario, including their representatives, economic development offices, and other delegated authorities, agencies, and assigns.

CBRE Limited, on behalf of Infrastructure Ontario (IO), is inviting interested parties to propose land sites for setting up a science complex with laboratory, ancillary office space, storage, and fleet/equipment management facilities.

Proposed Use:

Laboratory and science complex with ancillary office space and supporting facilities. The complex will provide a comprehensive range of analytical testing capabilities, as well as method development, expert testimony, scientific advice and specialized training to support compliance monitoring, audit and emergency response needs. The complex will also be the hub of monitoring, regulatory, and reporting services that have a wide purview ranging from localized emergency issues to more long-term provincial environmental reporting functions.

Criteria:

MEASURE	DESCRIPTION
Approximately 10 Acres	- Ideal size, single parcel, will consider severance from larger parcels if feasible.
Available for Sale, Lease, or Partnership Opportunity	- IO will consider various forms of tenure as well as potential to co-locate with existing laboratory operators.
Shovel-Ready for 2024	- Construction start date.
Early Access for Due Diligence Works	- Early works due diligence to begin before construction start, ideally 18-24 months in advance.
Access to Provincial Highway	- Close proximity is preferred.
Proximity to Airport	- Close proximity is preferred, ability to accommodate provincially-routed aircraft is preferred.
Proximity and Type of Public Transit Service	- Close proximity to public transit preferred, multi-modal access preferred (but not required).
Favourable Planning Status	- Existing entitlements preferred but not required provided use can be accommodated by or before construction start date.

Low Environmental Risk	- Limited environmental issues are preferred but not required provided existing issues can be addressed by or before construction start date.
Favourable Site Configuration	- Ideally a flat, square- or rectangular-shaped lot, but other configurations may be considered.
Required Distance from Nuclear Power Plant	- Minimum (not preferable) 40 km from a reactor facility upwind, 50 km downwind. - General operating concern.
Consistent with Growth Plan Policies	- Future use and associated impacts generally consistent and support Growth Plan initiatives.

Note: Interested parties may provide additional information for IO's consideration, to be assessed and used at IO's sole and unfettered discretion.

Information Provided by Interested Parties:

Information provided by interested parties should include, but not be limited to:

- Municipal Address
- Location Map
- Site Survey
- Size and site dimensions
- Official Plan designation
- Current zoning
- Status and location of all municipal services
- Environmental condition
- Contact information of the Legal owners

Not a solicitation Process:

Note that this is not a tender process, nor a request for proposal, but only an inquiry as to the availability of sites which will not necessarily lead to an invitation for offers.

Last Date of Submission: Submissions are requested by January 7th, 2022. Any responses received after this date may not be considered.

Response Submission:

All responses to be submitted via EMAIL to:

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