



THE TOWN OF GORE BAY
REQUEST FOR EXPRESSION OF INTEREST

For
Development Opportunity

SUBMISSION CLOSING
DATE: **August 11, 2026**
TIME: **2:00 p.m. EST**
Drop off in person or by mail:
Town of Gore Bay
15 Water Street, P.O. Box 590
Gore Bay, Ontario, P0P 1H0

LATE SUBMISSIONS WILL NOT BE ACCEPTED



2026 Request for Expression of Interest

1. Introduction

The Town of Gore Bay is inviting Expressions of Interest from qualified developers, investors, and development partners interested in the purchase, development, or joint development of municipally owned lands located at 66 Meredith Street (see Appendix A).

This is a premier waterfront development opportunity. The Town is seeking innovative proposals that will return this strategically located property to productive use, support the creation of new attainable multi-residential housing, and commercial opportunities.

The Town's preferred outcome is a high-quality, well-designed mixed-use development with a strong residential focus. Proposals should demonstrate excellence in urban design and create an attractive gateway that complements the surrounding waterfront, downtown, and parkland.

Recognizing that successful developments often occur in stages, the Town would be supportive of prioritizing the residential development on the Water Street frontage as an initial phase, with the Meredith Street frontage and any complementary commercial component developed in subsequent phases.

To support prospective proponents, the Town has undertaken preliminary planning work through third-party professional planning consultants. This work has identified the potential for two complementary development sites—one fronting Meredith Street and the other fronting Water Street—providing flexibility in project design and phasing.

The Town is committed to working collaboratively with the successful proponent and is open to a variety of partnership structures, including:

- An outright purchase of the property, subject to development conditions; or
- A joint venture development partnership with the Town.

As the local Planning Authority, the Town of Gore Bay is committed to facilitating the development process and will work proactively to expedite planning approvals. This includes coordinating and fast-tracking planning applications, zoning amendments, density considerations, parking requirements, and other municipal approvals necessary to achieve an optimal development that meets the shared objectives of both the Town and the development partner.



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2. Background: Why Gore Bay?

The Town of Gore Bay is open for business and has strategically positioned itself as a shovel-ready community committed to attracting new housing, investment, and economic development opportunities.

Gore Bay is the urban and economic hub of Manitoulin Island. As a full-service municipality with a population of approximately 900 and a regional service area of

nearly 13,000 residents, the Town serves as the centre for healthcare, commerce, education, government services, and professional services for Western Manitoulin.

Recognizing the growing demand for housing and investment, the Town has taken a proactive approach to removing barriers to development. Through strategic planning, infrastructure investment, and progressive municipal policies, Gore Bay has created an environment where residential, commercial, and mixed-use projects can move forward efficiently. With municipal services in place, a supportive Council, and a streamlined development approach, Gore Bay is well-positioned to welcome developers, builders, businesses, and new residents.

Known for its stunning waterfront, exceptional quality of life, safe neighbourhoods, and vibrant community spirit, Gore Bay offers an outstanding place to live, work, retire, and invest.

In recent years, the Town has undertaken a number of significant initiatives designed to support sustainable growth and long-term prosperity, including:

- A strategic goal to double the Town's population over the next 20 years
- No municipal development charges, reducing the cost of new residential and commercial construction
- A newly implemented Community Improvement Plan (CIP) providing financial incentives, including incremental tax rebate program over 10 years
- The first Community Improvement Plan on Manitoulin Island, positioning Gore Bay as a regional leader in planning, investment attraction, and economic development
- Completion of a major downtown revitalization project, creating an attractive, walkable, and investment-friendly commercial core
- Significant investment in critical infrastructure, including roads, water and wastewater systems, airport improvements, and expansion of healthcare facilities
- An active "[Destination Gore Bay](#)" marketing campaign focused on attracting new residents, entrepreneurs, remote workers, and investors
- A commitment to increasing residential density through infill development, redevelopment opportunities, and housing intensification within the Community Improvement Plan area and other fully serviced neighbourhoods



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- Available serviced lands and redevelopment opportunities that support a variety of housing forms, including single-family homes, townhouses, apartments, seniors' housing, and mixed-use developments
- A Council and municipal administration committed to working collaboratively with developers and investors to facilitate timely approvals and successful projects
- The Town of Gore Bay will complete the municipal planning process for zoning, parking, and density to facilitate development.

3. Property Overview

The municipally owned property is ideally situated within the heart of the community. This unique site offers the rare combination of full municipal services, walkable amenities, and scenic waterfront views, making it an ideal location for a high-quality residential or mixed-use development.

Encompassing approximately 0.5 hectares (1.23 acres), the property occupies an entire municipal block bounded by Meredith Street to the west and Water Street to the east. The site enjoys elevated views overlooking the waterfront, with adjacent parkland creating an attractive natural setting that enhances the quality of future residential development. Residents will benefit from immediate access to green space, walking trails, the waterfront, marina, downtown shopping, healthcare services, restaurants, recreation facilities, and community amenities within a short walking distance.

The property features approximately 8.7 metres of frontage on Meredith Street and 30.5 metres on Water Street, with a natural eastward slope that lends itself well to creative architectural design, stepped construction, and maximizing water views from residential units.

The property is currently zoned Residential Multiple (R2) along the Water Street frontage and Core Commercial (C1) along the Meredith Street frontage.

This site presents a rare opportunity to create a landmark residential development in one of Manitoulin Island's most desirable communities.

4. Submission Requirements

Expressions of Interest should include the following information:

- Name and contact information of the proponent.
- Description of the proposed development.
- Proposed number and type of residential units.



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- Description of any proposed commercial component.
- Concept plan or sketch showing the general layout of the proposed development.
- Proposed project timeline, including anticipated start and completion dates.
- Description of the proponent's development experience.
- Proposed financial arrangement.

5. Evaluation Criteria

Submissions will be reviewed based on the following general priorities

- Housing creation
- Quality of proposed use (urban design)
- Timing of development
- Proponent development experience in downtown and waterfront

6. Site Visit

Although a site visit is not mandatory, the Town of Gore Bay strongly encourages all prospective development partners to experience firsthand the exceptional opportunity this property presents.

A visit to Gore Bay offers an opportunity to explore the site's impressive waterfront and parkland settings and visit the vibrant downtown and witness the many investments that have made Gore Bay one of Northern Ontario's most desirable communities.

To arrange a visit, no later than August 4th, 2026, please contact Pam Fogal, Town Manager/Clerk, 705-282-2420 ext. #1, or pfogal@gorebay.ca.

7. Submission Deadline

Expressions of Interest must be submitted no later than:

August 11, 2026

Submissions shall be directed to:

Acting Town Manager/Clerk

Town of Gore Bay

15 Water Street

Gore Bay, ON

POB 1H0

Email: pfogal@gorebay.ca



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8. Town Rights

The Town of Gore Bay reserves the right, in its sole discretion, to:

- reject any or all submissions;
- accept any submission in whole or in part;
- request additional information from one or more proponents;
- negotiate with one or more proponents;
- cancel, amend, or reissue this EOI;
- impose conditions on any sale or development agreement;

9. Questions Regarding the Request for Expressions of Interest

The last date for questions is **August 4, 2026, at 1:00 p.m. EST**. Any questions arising from the Request for Expressions should be directed to:

Pam Fogal, Acting Town Manager/Clerk
pfogal@gorebay.ca



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Appendix A
66 Meredith Street, Gore Bay, ON





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Property frontage on Water Street



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Property frontage on Meredith Street

