
Parry Sound DDSAB

Expression of Interest

October 28, 2025



Issued by: Parry Sound District Social Services Administration Board

Issue Date: October 28, 2025

Submission Deadline: November 19, 2025 at 3 pm

Re: Expression of Interest (EOI) for Parry Sound District Social Services Administration - Housing Development Opportunities in Parry Sound District

The Parry Sound District Social Services Administration Board (Parry Sound DSSAB) is inviting Expressions of Interest (EOIs) from qualified organizations to help advance new affordable and attainable housing opportunities across the Parry Sound District.

Parry Sound DSSAB is responsible for delivering social services across 22 municipalities and numerous communities within the District of Parry Sound. The Board provides leadership in housing, homelessness prevention, childcare and income support programs, working collaboratively with local partners, Indigenous communities and senior levels of government to improve social and economic well-being across the region.

As part of its commitment to addressing the housing crisis, Parry Sound DSSAB is exploring innovative and sustainable ways to expand the local supply of affordable and attainable homes.

This EOI seeks to identify innovative, feasible and sustainable housing concepts that align with Parry Sound DSSAB's mission to expand access to affordable housing for residents of the District. Submissions will inform development of a Strategic Housing Development Plan and guide future decisions regarding partnerships, site development and potential acquisitions.

Section 1 - Objectives of EOI

The purpose of this EOI is to identify collaborative opportunities that can accelerate the creation of affordable and attainable housing within the Parry Sound District. Through this process, Parry Sound DSSAB aims to understand current market capacity, interest and innovation among potential partners, and to establish a foundation for a future project delivery pathway.

Through this EOI, Parry Sound DSSAB aims to:

- Identify potential development partners across the Indigenous, non-profit and private sectors.
- Explore potential development opportunities on Parry Sound DSSAB-owned land.
- Assess acquisition or partnership models for existing or in-progress housing projects.
- Gather information on any innovative delivery approaches available to Parry Sound DSSAB.

Section 2 - Types of Opportunities

Respondents may submit proposals under one or more of the following pathways:

Figure 1: Summary of Types of Opportunities

Type of Opportunity	Summary of Opportunity
Development on Parry Sound DSSAB Owned Land	Proposals that leverage Parry Sound DSSAB's land holdings for new housing development (66 Waubeek Street*).
Joint Ventures or Partnerships	Collaborative initiatives involving Parry Sound DSSAB and other organizations to deliver new housing projects.
Acquisition or Turnkey Projects	Opportunities to acquire or partner on completed or in-progress developments that meet Parry Sound DSSAB's housing objectives.

Each respondent may submit up to three proposals, one for each type of opportunity. Proposals should clearly indicate which pathway they address. Respondents are not required to submit for all three; submissions can be made for any one, two or all three categories.

**Parry Sound DSSAB owns the property at 66 Waubeek Street, which has received an approved Official Plan Amendment and Zoning By-law Amendment to enable the development of up to 90 residential units. Please reference Appendix A for the Official Plan Amendment and Appendix B for the Zoning By-law Amendment.*

Section 3 - Submission Requirements

Submissions should include the following information (as applicable). Responses must be limited to 15 pages in total per submission, excluding optional attachments.

Figure 2: Submission Requirements

Section	Requirements
A. Proponent Information	- Organization name and type (non-profit, Indigenous organization or private developer). - Contact information and key personnel. - Summary of relevant housing development or management experience
B. Project Concept	- Overview of the proposed opportunity (location, scale, tenure mix, target population). - Proposed development pathway (Parry Sound DSSAB-owned site, joint venture or acquisition). - Current development readiness (zoning, building permits, servicing, design level, etc.). - If applicable, summary of the project team (including general contractor and design team) - If submitting for 66 Waubeek Street, please indicate your proposed vision and solution for the site.
C. Affordability and Community Impact	- Intended affordability levels (rents or income thresholds). - Anticipated community and social benefits. - If applicable, highlight any partnerships with local agencies or service providers.
D. Financial and Delivery Approach	- Potential or confirmed funding sources, financing partners or grants. - Expected role of Parry Sound DSSAB (e.g., partner land contributor, funder and/or operator). - Pro Forma (Recommended): Respondents are encouraged to include a high-level pro forma to illustrate project costs, funding sources and operating assumptions. Key financial assumptions should be included.
E. Implementation Timeline	Key milestones and anticipated delivery timeline.
F. Proposed Structure and Partnership Approach	- Respondents should outline the proposed structure of their concept and the anticipated partnership with Parry Sound DSSAB, including: - Proposed ownership or governance model. - Roles and responsibilities between parties. - Expectations regarding financial participation, land contribution, or long-term ownership. - Key success factors for implementing the partnership.
G. Additional Supporting Information (Optional – not included in page count)	- Concept drawings, renderings, or site photos. - Any other applicable information.

Confidential Information and Non-Disclosure Agreements (NDAs)

Respondents who anticipate including commercially sensitive or confidential information within their submission should notify the Contact Person no later than ten (10) business days prior to the submission deadline to request execution of a Non-Disclosure Agreement (NDA).

Parry Sound DSSAB will review the request and, if appropriate, execute an NDA prior to the submission deadline. Any information not identified as confidential at the time of submission will be treated as non-confidential. Parry Sound DSSAB reserves the right to decline NDA requests that are submitted after this date or are deemed unnecessary for the purposes of this EOI.

Section 4 – Submission Process & Key Dates

Submissions must be provided electronically in PDF format to ntomic@ellisdon.com. Submissions must not exceed 25 MB in total file size (including attachments). Respondents requiring additional capacity for large files should contact the Contact Person in advance to arrange an alternative method of submission (e.g., secure file-transfer link).

For clarity:

- All responses should be limited to 15 pages, excluding optional attachments, per submission (maximum of 3 submissions).
- The email subject line should read: "EOI Submission – Parry Sound District Housing Opportunities"
- Questions regarding this EOI may be submitted in writing to the Contact Person no later than November 10, 2025. Responses to all questions will be shared with interested parties to ensure transparency.
- If your organization wishes to include commercially sensitive or confidential information, please notify the Contact Person by November 5, 2025 to request execution of a Non-Disclosure Agreement.

The following table summarizes the key milestones, deadlines and anticipated decision points associated with this EOI process. Respondents are encouraged to review these carefully and plan their submissions accordingly.

Figure 3: Summary of Key Dates

Milestone	Date
EOI Release	October 28, 2025
Deadline to Request NDA	November 5, 2025
Questions Due	November 10, 2025
Addendum Deadline	November 14 2025
EOI Submissions Due	3 pm on November 19, 2025
Parry Sound DSSAB Review & Interviews (If required)	November 19, 2025 to January 15, 2026
Communication with Respondents on Next Steps	January 16, 2026

Section 5 – Review & Assessment Process

All submissions will be reviewed by Parry Sound DSSAB and its advisors. This process is exploratory and non-competitive; the purpose of the EOI is to understand potential housing concepts, partnership structures and delivery pathways that could inform future decisions.

Submissions will be assessed using the following directional framework:

Figure 4: Framework for Assessment

Criteria	Description	Rating
Alignment with Parry Sound DSSAB Priorities	Degree to which the proposal supports affordable, sustainable, and community-focused housing outcomes.	High / Medium / Low
Feasibility & Readiness	Readiness for implementation, including land control, zoning, site plan, servicing and overall viability.	High / Medium / Low
Financial	Strength and realism of the proposed funding or delivery approach, including availability of a high-level pro forma if provided.	High / Medium / Low
Partnership Potential	Clarity and feasibility of the proposed relationship with Parry Sound DSSAB.	High / Medium / Low
Innovation & Scalability	Creativity and potential for regional benefit.	High / Medium / Low

Parry Sound DSSAB may invite selected respondents to participate in an interview or discussion session to clarify their proposal or explore partnership opportunities. These discussions are non-binding and intended solely to support strategic understanding. Please note that participation does not imply prequalification or selection for any future procurement.

Section 6 – Contact Person

Nina Tomic,
Senior Development Analyst, EllisDon Community Builders
ntomic@ellisdon.com



APPENDIX A - OFFICIAL PLAN AMMENDMENT

Corporation of The Town of Parry Sound

10.3.1

Passing of By-law No: 2023 – 7309

17th Day of January 2023

Moved by Councillor

Seconded by Councillor

 GA


That By-law No: 2023 – 7309

Being a By-law to Adopt Official Plan Amendment No. 5 - 66 Waubeek Street

Be considered as read a first time.

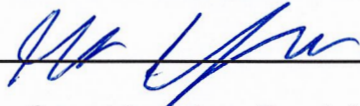
- Carried - ✓



Are all members in favour of having the second and third readings? ✓

Moved by Councillor

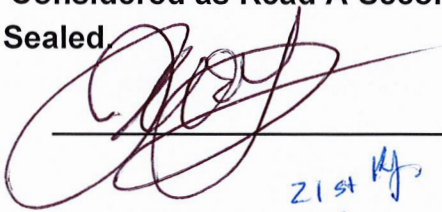
Seconded by Councillor


 GA.

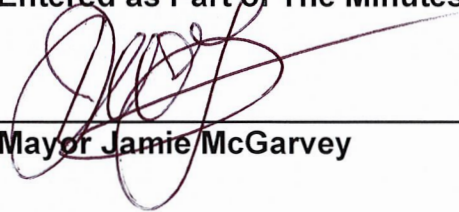
That the By-law Above Mentioned Be Considered as Read A Second,
And Third Time, Passed, Signed and Sealed

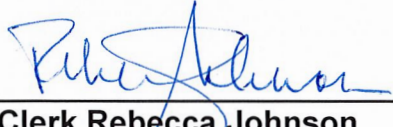
Deferred to
Feb 21/23

- Carried -



Entered as Part of The Minutes of the Meeting Held this 17th day of January 2023.


Mayor Jamie McGarvey


Clerk Rebecca Johnson

Postponed to: _____
Amends By-law: _____
Repeals By-law: _____
By-law Amended: _____
By-law Repealed: _____

The Corporation of the Town of Parry Sound

By-law 2023 – 7309

Being a By-law to Adopt Official Plan Amendment No. 5 – 66 Waubeek Street

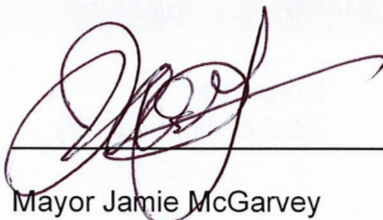
Whereas Sections 17 and 22 of the Planning Act, R.S.O. 1990, c.P.13 as amended, authorize municipalities to adopt Official Plans and Amendments to Official Plans; and

Whereas Section 17(9) of the Planning Act and O.Reg 525/97 exempt amendments to the Town of Parry Sound Official Plan from the Minister of Municipal Affairs and Housing's approval;

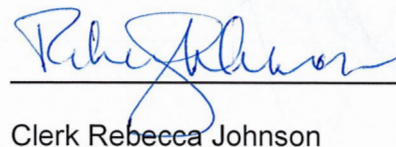
Now Therefore the Council of The Corporation of the Town of Parry Sound Enacts As Follows:

1. Official Plan Amendment No. 5 for The Corporation of the Town of Parry Sound, in the format as generally attached in Schedule "I", is hereby adopted;
2. Schedule "I" attached hereto is hereby made part of this By-law; and
3. Official Plan Amendment No. 5 shall take effect on the final passing thereof, and shall come into force in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended.

READ a FIRST time this 17th day of January, 2023



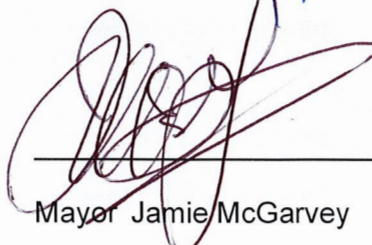
Mayor Jamie McGarvey



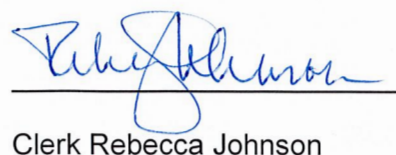
Clerk Rebecca Johnson

READ a SECOND and THIRD time, PASSED, SIGNED and SEALED this 21st day of

February, 2023



Mayor Jamie McGarvey



Clerk Rebecca Johnson

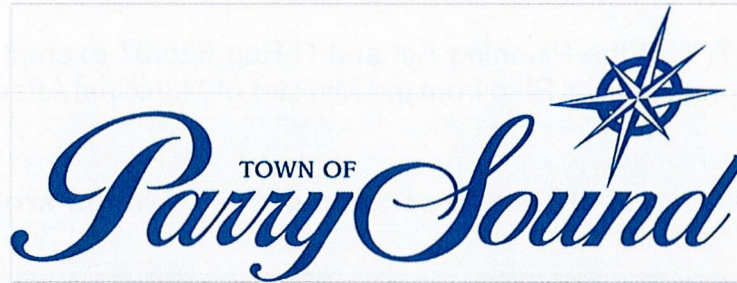
The Corporation of the Town of Parry Sound

By-law 2023 – 7309

Schedule “I”

Amendment No. 5 to the Official Plan for the Town of Parry Sound

Being a site-specific amendment - Part of Block MA, Plan 137, except Part 1, Plan 42R-2931, Town of Parry Sound, 66 Waubeek Street.



The attached document constitutes Amendment No. 5 to the Official Plan for the Town of Parry Sound

Date: 21st day of February, 2023

Clerk:

A blue ink signature, likely of the Clerk, is written over a horizontal line.

Mayor:

A red ink signature, likely of the Mayor, is written over a horizontal line.

Corporate
Seal of Municipality

The Corporation of the Town of Parry Sound

By-law 2023 – 7309

Constitutional Statement

The following Amendment to the Official Plan of the Town of Parry Sound Consists of two parts, being Part A and Part B.

Part A - The Preamble, does not constitute part of this Amendment.

Part B - The Amendment, consisting of the noted text and Schedule A constitutes Official Plan Amendment No. X to the Town of Parry Sound Official Plan.

The Corporation of the Town of Parry Sound

By-law 2023 – 7309

AMENDMENT NO. 5 TO THE OFFICIAL PLAN FOR THE TOWN OF PARRY SOUND

Part A - The Preamble

SECTION 1 - LANDS SUBJECT TO THE AMENDMENT

- 1.1 This amendment is for the lands described as part of Block MA, Plan 137, except Part 1, Plan 42R-2931, Town of Parry Sound; 66 Waubeek Street. The lands are more specifically identified on Appendix A.

SECTION 2 - PURPOSE OF THE AMENDMENT

- 2.1 This Amendment has been prepared in response to an application submitted by John Jackson Planner Inc., on behalf of District of Parry Sound Social Services Assessment Board, being the owner of the subject lands.
- 2.2 The purpose of the Amendment is to redesignate the lands from Low Density Residential and Medium Density Residential to High Density Residential.

SECTION 3 - BACKGROUND AND BASIS OF AMENDMENT

- 3.1 The Subject Property is located at 66 Waubeek Street and legally described part of Block MA, Plan 137, except Part 1, Plan 42R-2931, Town of Parry Sound.
- 3.2 The Subject Property is located in the Low Density Residential, Medium Density Residential and High Density Residential Designations. The Official Plan of the Town of Parry Sound in Section 3.1.2, Low Density Residential, states that:
 - 3.1.2.1 *The maximum allowable net density in the Residential Low Density designation is 25 units per hectare.*
 - 3.2.2.2 *This designation will generally be limited to single detached dwellings.*
- 3.3 The Official Plan of the Town of Parry Sound in Section 3.1.3, Medium Density Residential, states that:
 - 3.3.2 3.1.3.1 *The maximum allowable net density in the Medium Density Residential designation is 50 units per hectare.*
 - 3.3.3 3.1.3.2 *This designation includes single detached dwellings, converted*

The Corporation of the Town of Parry Sound

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dwelling, duplexes, triplexes, semi-detached dwellings and row houses and multiple unit dwellings to a maximum of three units. Fourplexes, row housing and small scale multiple dwellings in excess of three units are permitted in accordance with the policies of this Section.

- 3.3.4 3.1.3.3 *Lands designated Residential Medium Density will be zoned to allow up to three dwelling units on a property. Additional dwellings may be permitted by rezoning up to the maximum density subject to the following criteria:*
- a) the design of the project is compatible with the area in which it is situated and does not conflict with adjoining development;*
 - b) appropriate access, both vehicular and pedestrian, can be provided to and from the site;*
 - c) the development is located within close proximity to public open space or adequate on-site open space and/or recreational facilities are provided;*
 - d) the development is located on or in close proximity to arterial or collector roads; and*
 - e) there is adequate sewer and water capacity available to service the development*
- 3.4 Up to 90 residential dwelling units are proposed for the subject property in the form of rowhouses and apartment dwellings.
- 3.5 The portions of the subject property located in the Low Density Residential, Medium Density Residential are proposed to be located in the High Density Residential Designation. The Official Plan of the Town of Parry Sound in Section 3.1.4, High Density Residential, states that:
- 3.5.1 3.1.4.1 *The maximum allowable net density in the High Density Residential designation is 75 units per hectare.*
- 3.5.2 3.1.4.2 *This designation includes all those uses permitted in the Residential Medium Density designation, but apartment buildings, row housing, stacked townhouses and all forms of multiple housing are the preferred form of development.*
- 3.6 The location of the Subject Property is identified on Appendix A. Appendix B, attached, is a copy of the Official Plan Schedule A to be amended.

The Corporation of the Town of Parry Sound

By-law 2023 – 7309

- 3.7 The proposal has been reviewed in accordance with the Provincial Policy Statement and is consistent with the relevant policies and conforms to the intent of the Town of Parry Sound Official Plan.
- 3.8 A Zoning By-law amendment is being processed concurrently with this Official Plan Amendment.

The Corporation of the Town of Parry Sound

By-law 2023 – 7309

Part B - The Amendment

SECTION 4 – APPLICABLE LANDS

The Official Plan for the Town of Parry Sound and Schedule “A”, as modified and approved as modified April 29, 2014, be amended for the lands located at 66 Waubeek Street, and legally described as Block MA, Plan 137, except Part 1, Plan 42R-2931, Town of Parry Sound, and more specifically identified on Appendix A as follows:

- 4.1 Schedule “A” to the Town of Parry Sound Official Plan be modified to redesignate portions of the subject property to High Density Residential, per Appendix B.

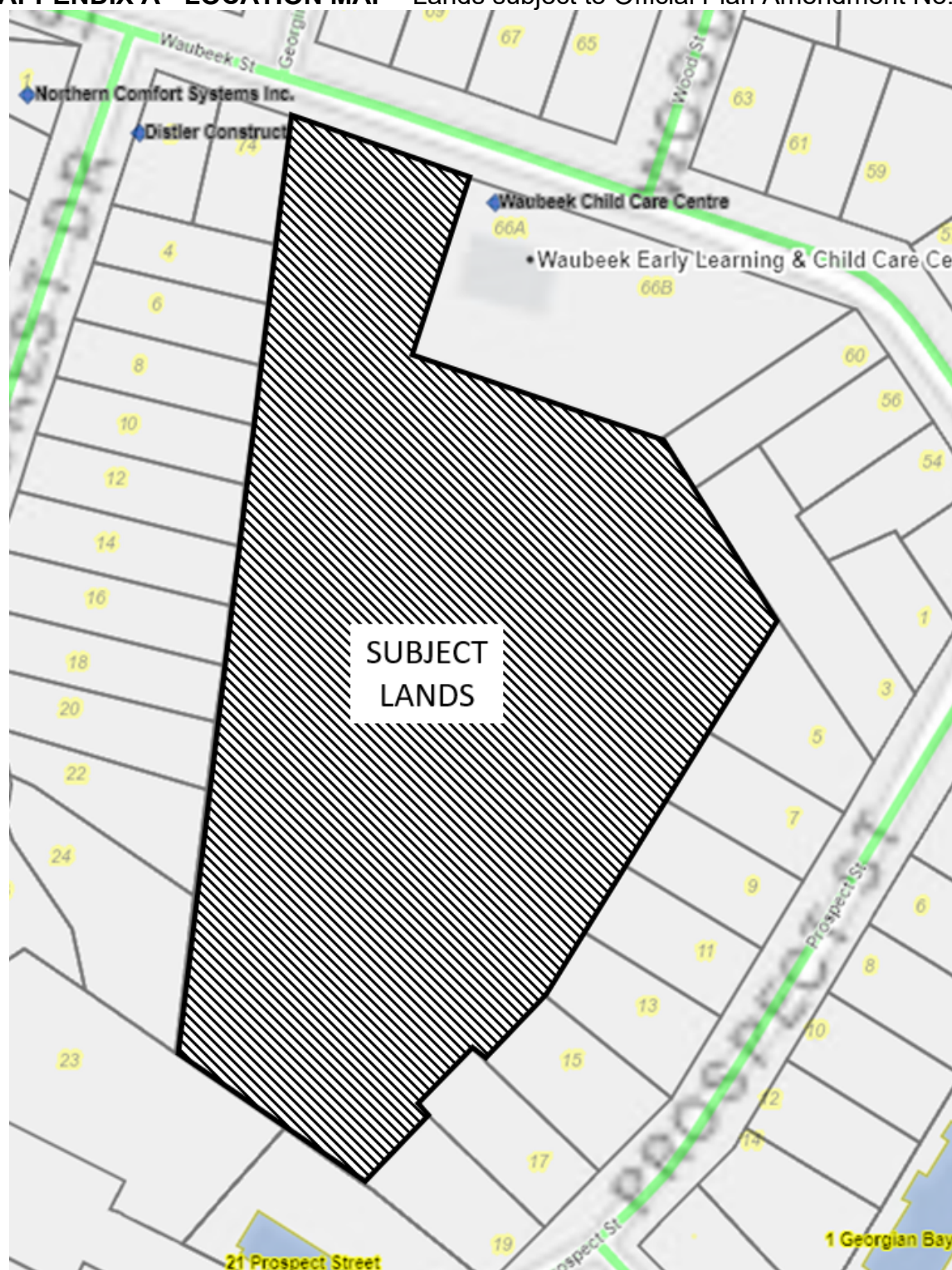
SECTION 5 - IMPLEMENTATION AND INTERPRETATION

- 5.1 The provisions of this Amendment shall be implemented by a Zoning By-law amendment to be enacted by the Town.
- 5.2 The interpretation of the Official Plan for the Town of Parry Sound, as modified, shall govern the interpretation of this Amendment.

The Corporation of the Town of Parry Sound

By-law 2023 – 7309

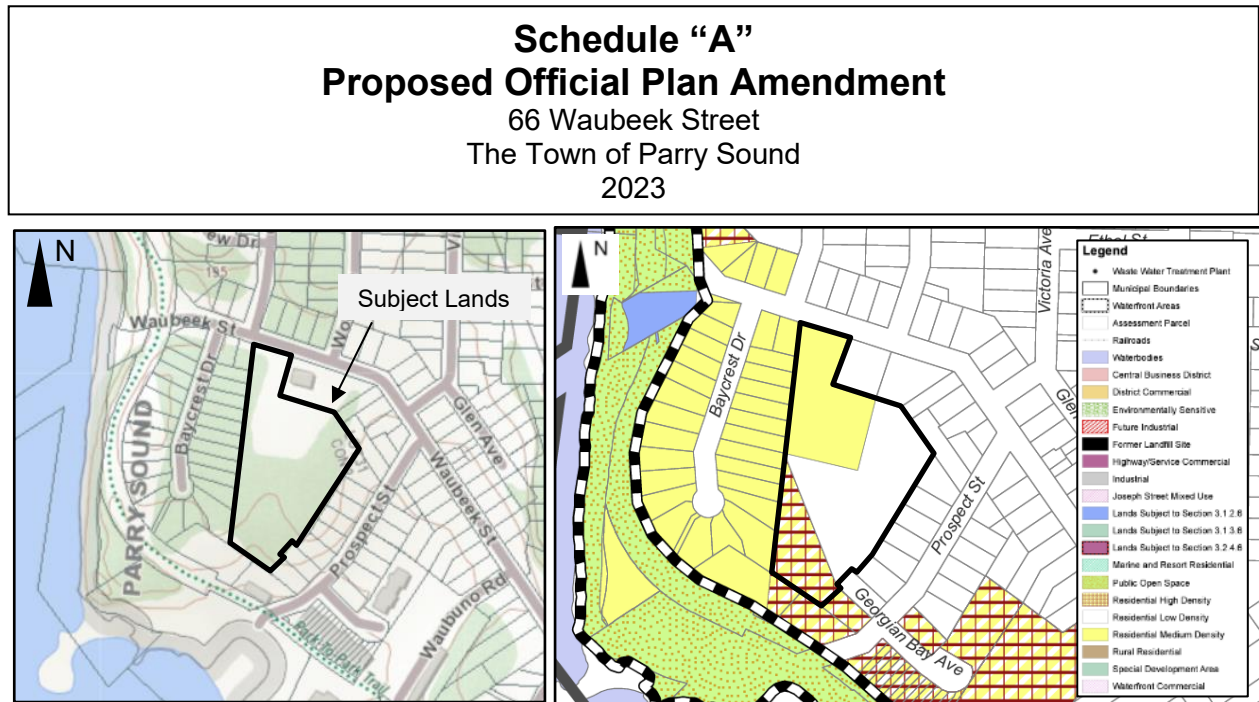
APPENDIX A - LOCATION MAP - Lands subject to Official Plan Amendment No. 5



The Corporation of the Town of Parry Sound

By-law 2023 – 7309

APPENDIX B – PROPOSED OFFICIAL PLAN AMENDMENT - Lands to be redesignated from Low Density Residential and Medium Density Residential to High Density Residential.

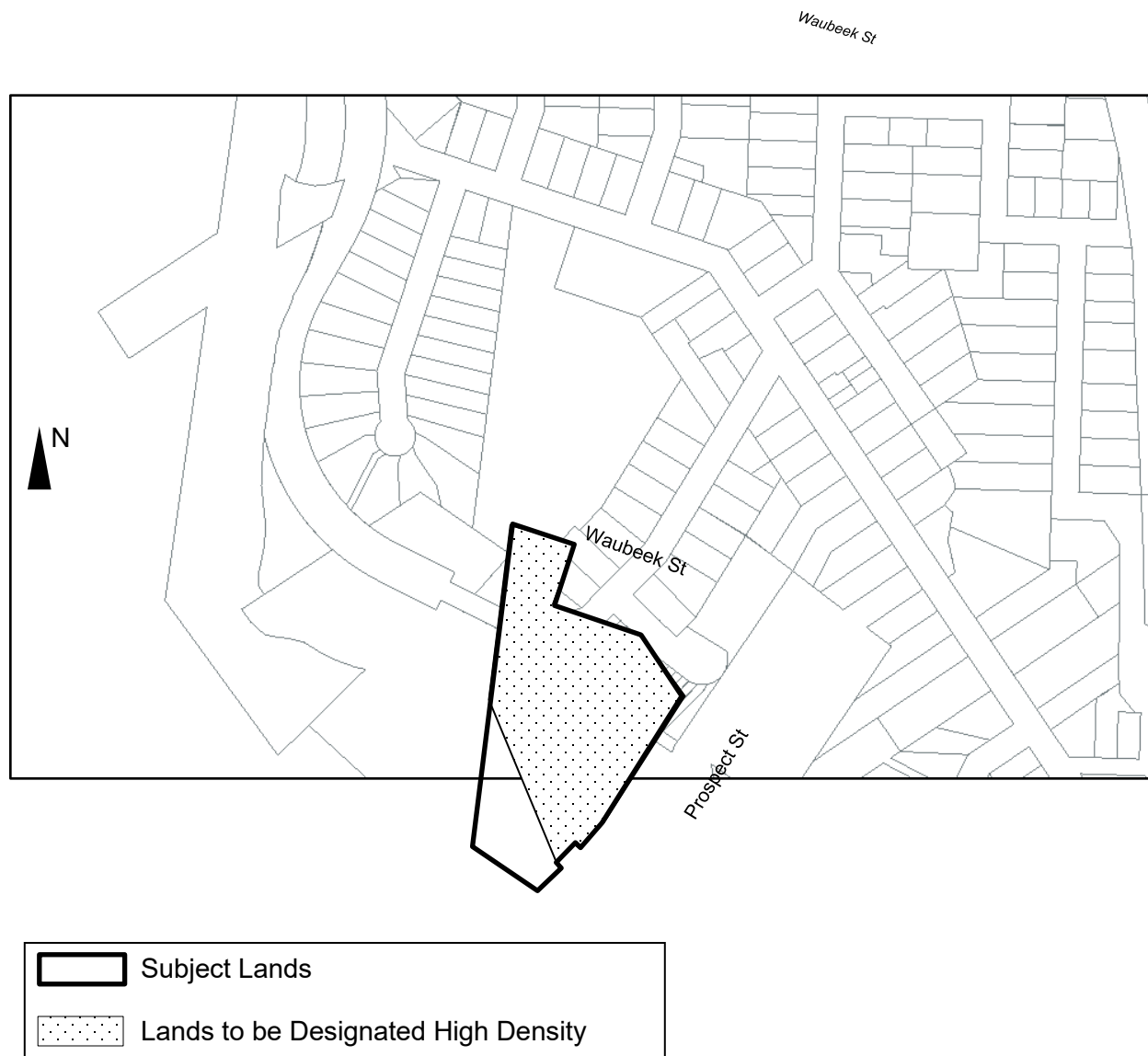


Existing Land Uses – The Town of Parry Sound – Official Plan – Schedule “A”

Baycrest Dr

The Corporation of the Town of Parry Sound

By-law 2023 – 7309





APPENDIX B - ZONING BY-LAW AMMENDMENT

Corporation of The Town of Parry Sound

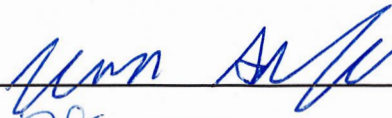
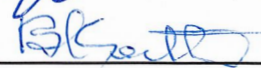
10.3.2.

Passing of By-law No: 2023 – 7310

17th Day of January 2023

Moved by Councillor

Seconded by Councillor

 G.A.


That By-law No: 2023 – 7310

Being a By-law to amend By-law No. 2004-4653, as amended, for 66 Waubeek Street

Be considered as read a first time.

- Carried - 



Are all members in favour of having the second and third readings? 

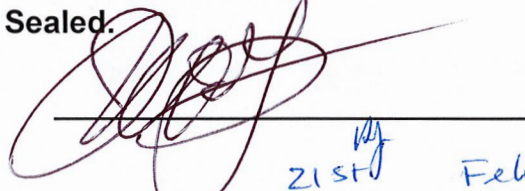
Moved by Councillor

Seconded by Councillor



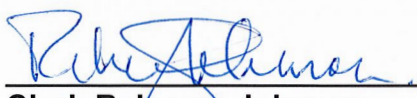

That the By-law Above Mentioned Be Considered as Read A Second,
And Third Time, Passed, Signed and Sealed.

- Carried -



Entered as Part of The Minutes of the Meeting Held this 17th day of January 2023.


Mayor Jamie McGarvey


Clerk Rebecca Johnson

Postponed to: _____
Amends By-law: _____
Repeals By-law: _____
By-law Amended: _____
By-law Repealed: _____

The Corporation of the Town of Parry Sound

By-law 2023 - 7310

Being a By-law to amend By-law No. 2004-4653 (The Zoning By-law), as amended, for 66 Waubeek Street (Parry Sound District Social Services Administration Board)

Whereas the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, c P.13 and amendments hereto;

Whereas By-law 2004-4653 was enacted by the Corporation of the Town of Parry Sound to regulate land use within the Municipality;

And whereas the Council of the Corporation of the Town of Parry Sound deems it advisable to further amend By-law 2004-4653:

Now Therefore the Council of the Corporation of the Town Of Parry Sound Enacts As Follows:

1. Schedule "A" and Section 26 – Special Provisions of By-law 2004-4653, as amended, are further amended by changing the zoning for the property described as Part of Block MA, Plan 137 and Part 1, Plan 42R-2931, from the existing Residential First Density (R1) Zone and Open Space (O1) Zone to S.P.26.134 (h), as shown hatched in red on *Schedule "A"*.
2. Schedule "A" shall form part of this By-law.
3. Section 26 "Special Provisions" of By-law No. 2004-4653, as amended, is hereby further amended by adding the following immediately after S.P. 26.133:

"S.P. 26.134(h) The lands affected are described as Part of Block MA, Plan 137 and Part 1, Plan 42R-2931. Despite Section 8.3 – R3 Zone Requirements of By-law 2004-

The Corporation of the Town of Parry Sound

By-law 2023 - 7310

4653, as amended, for those lands described above, a development is permitted subject to:

- a) A minimum interior side yard of 6.0 metres.
- b) A maximum number of 90 residential units.

Except as noted above, all provisions of the R3 zone and By-law 2004-4653, as amended shall continue to apply.

Council may pass a By-law to lift the Holding Provision (h) on the lands when the following has been completed to the satisfaction of the Town:

1. Confirmation of sufficient servicing capacity to the satisfaction of the Town's Public Works Department.
2. The completion of a site plan agreement with the Town which shall include provisions that ensure the existing access function of the "laneway" bisecting the easterly portion of the property be maintained. This could include the establishment of a new configuration of the access provided existing access rights are maintained.
3. Completion of Species at Risk assessment for the entire property and completion of a tree preservation plan.

Schedule 'A' attached hereto is hereby made part of this By-law.

This By-law shall come into force and take effect upon the final passing thereof pursuant to Section 34 (21) and (30) of The Planning Act, R.S.O. 1990, c. P.13, as amended.

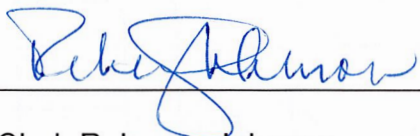
The Corporation of the Town of Parry Sound

By-law 2023 - 7310

READ a FIRST time this 17th day of January, 2023

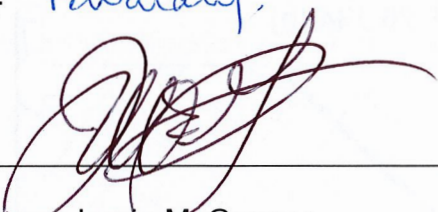


Mayor Jamie McGarvey

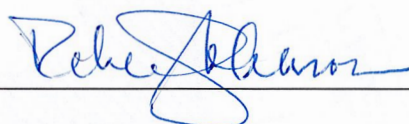


Clerk Rebecca Johnson

READ a SECOND and THIRD time, PASSED, SIGNED and SEALED this 21st day
of February, , 2023



Mayor Jamie McGarvey



Clerk Rebecca Johnson

The Corporation of the Town of Parry Sound

By-law 2023 - 7310

SCHEDULE A - LOCATION MAP - Lands subject to Zoning By-law Amendment

