

Addendum to RFP No. COM-PE-2-24

Morden Central Business District Secondary Plan

Scope Modification

The scope of the Morden Central Business District Secondary Plan is hereby expanded to encompass a more comprehensive urban area. While the central district remains the primary focus, the study area shall now include the area between the existing urban fabric and the municipal boundaries. This expansion aims to ensure a holistic approach to urban planning, considering both the established core and the potential for future urban growth.

Revised Title: RFP for Morden Central Business and Peripheral Areas Secondary Plan

Revised Plan Area

The boundaries of the study area are now defined as follows:

1. **Primary Focus:** The Central Business District, as originally defined in the RFP.
2. **Secondary Focus:** The area extends from the existing urban structure's limits to Morden's municipal boundaries.

Key Considerations

1. The plan will prioritize the development and revitalization of the Central Business District.
2. It will also address the undeveloped areas between the established urban areas and the city limits, ensuring cohesive and sustainable urban growth.
3. Potential development areas within the expanded scope, particularly those that may impact the central district's future role and character, will receive special attention.

Submission Deadline Extension

In light of the expanded scope, the deadline for proposal submission has been extended. The new submission deadline is as follows:

New Deadline: December 10, 2024, 12:00 NOON Local Time

This extension allows proponents additional time to adjust their proposals to account for the broader study area and more comprehensive planning approach.

Additional Resources Provided

The City of Morden will provide the most recent studies prepared for elaborating the review of the MSTW Development Plan. These studies will be made available to the successful proponent to assist in developing the Morden Central Business District Secondary Plan.

Additional Considerations

Proponents should note that this expanded scope may require:

1. A more extensive analysis of existing and potential land uses across the entire undeveloped urban area, emphasizing the central district.
2. Consider growth management strategies for the city's periphery and their potential impact on the central district.
3. Enhanced focus on urban-rural interface planning and its relationship to the central district's development.
4. More comprehensive infrastructure and transportation planning to accommodate potential growth areas and their connection to the central district.
5. Review and integrate the provided MSTW Development Plan study into the secondary plan process.

All other terms and conditions of the original RFP remain unchanged. Proponents are advised to incorporate these modifications into their proposals and adjust their methodologies and timelines accordingly.