

Request for Expressions of Interest & Request for Proposal Processes for the Dockside Lands

Background

In 1989, the City of Victoria purchased the Dockside Lands from the Province for one dollar plus servicing and environmental remediation costs. The land area is approximately 12 acres and is comprised of four distinct lots bordered to the north by the Point Ellice Bridge, to the south by the Johnson Street Bridge, to the west by Tyee Road and to the east by Harbour Road.

In November 2002 the business case — including considered environmental contamination, remediation options and approaches, geotechnical constraints, market demand and land use, initial pro forma results and recommendations — was approved and released.

In the first phase of public consultation, conducted from January through April 2003, the vision and planning principles were drafted and input was provided on the land uses, density, design guidelines and community amenities. This information was put through a detailed pro forma and then used to draft the Development Concept.

Early in 2004, public consultation was undertaken on the draft Development Concept. Feedback focused on five major areas: mix of land uses, open space, design amenities and density. Changes addressing each of these areas have been incorporated into the final concept which can be found on the City's website (www.city.victoria.bc.ca, under Current Projects in the hotlink box, then Dockside Development).

Why are you Doing a Request for Expressions of Interest Instead of Request for Proposals?

The two stage process allows the City to pre-qualify a short list of candidates through the Request for Expressions of Interest (RFEI) process who will then be invited to provide detailed design proposals through a Request for Proposal (RFP) process in early August.

What Will the RFEI Process Consist of?

The RFEI will be issued at the beginning of June and will include five main criteria:

- Financial liquidity (as determined by a third party accountant using audited financial statements)
- Development experience (including Brownfield remediation and Leadership in Energy & Environmental Design (LEED))
- A disclosure statement of judgments and statements of claim
- Proposal summary consistent with the Development Concept
- Land references from municipalities, building tenants or purchasers, suppliers and municipal officials.

And the RFP Process?

The RFP will be issued at the beginning of August. Proposals will be evaluated using the triple bottom line matrix of environmental, economic and social. Proponents will be required to make a public presentation to Council which will be considered in the evaluation and selection process. The successful RFP proponent will then provide two presentations to the community.

The next stages are site rezoning and development.

**For More Information About the Dockside
Development RFEI & RFP, Contact:**

Media: Carola Bloedorn, Dockside Project Manager
at (250) 952-8856

Real Estate: Andrew Turner, Colliers
International at (250) 388-6454