



Dockside Land Development to Proceed to Market Stage

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For Immediate Release

VICTORIA, BC — On May 27, Victoria City Council approved the staff recommendation to finalize the draft Development Concept and issue a Request for Expressions of Interest (RFEI) for sale and development of the Dockside Lands. The RFEI is a pre-qualification process for development proponents, which will be conducted through the month of June. Successful RFEI proponents will be invited to provide detailed design proposals through a Request for Proposal (RFP) process in early August.

“We are pleased to move ahead with this project,” said Kim Fowler, Manager, Regulatory & Development Services. “The two step process — RFEI then RFP, including the triple bottom line accounting matrix of environmental, economic and social — should help achieve our goal of finding an experienced, well-respected developer to partner with the City to redevelop this land consistent with the Development Concept.”

Public feedback on the draft Development Concept received since February focused on five major areas: a 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).

Council also approved a maximum total budget of \$774,000 for the complete RFEI and RFP process, which includes hiring a real estate broker to market the site locally, regionally, nationally and internationally. A Fairness Advisor and Community Advisor will be appointed to monitor the RFEI and RFP processes and to ensure an impartial process and community involvement. An environmental remediation site plan is also being prepared for an Approval in Principle, required under Provincial regulations.

The RFEI 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))
- Disclosure statement of judgments and statements of claim
- Proposal summary consistent with the Development Concept
- Land references from municipal officials, building tenants or purchasers, and suppliers

“The Dockside Lands provide a truly unique redevelopment opportunity within the City of Victoria and will be a feature landmark of the restored city harbour,” said Mayor Alan Lowe. “Dockside will exemplify a ‘new urbanism’ type of community, as reflected in its mix of uses, people friendly streets and open space and innovative, environmentally-conscious design.”

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