



NORTH VANCOUVER
DISTRICT

REQUEST FOR PROPOSALS

To Acquire and Develop

For the Purposes of Senior Specific Housing

1280 East 27th St
North Vancouver, BC
(The Previous Lynn Valley Public Library Site)

ISSUE DATE: December 9, 2009

PROPONENT GENERAL MEETING: January 12, 2010

CLOSING DATE & TIME: Friday February 5, 2010 - 4:00 PM

LOCATION FOR PROPOSAL SUBMISSIONS: District of North Vancouver Municipal Hall
355 W. Queens Rd.
North Vancouver, BC V7N 4N5
Attention: Ryan P. Malcolm
Real Estate & Properties Department

LEGAL

NOT A CALL FOR TENDERS OR AN OFFER TO LEASE OR SELL

This request for proposal is not a call for tenders, bids or offers, nor does it amount to an offer by the District to sell or lease the subject site. By issuing this request for proposal document, the District does not intend to enter into contractual relations with any Proponent, and no contractual obligations shall arise between the District and any Proponent until and unless the District and a Proponent enter into a formal written contract authorized and formally approved by District Council for the project contemplated by this request for proposal.

Nothing done or not done by the District in respect of this request for proposal or the consideration of proposals shall in any manner render the District in any way liable to any Proponent, including, without limitation, with respect to any claims for proposal preparation costs or loss of anticipated profit.

USE OF IDEAS

The District shall be entitled to use any concept or idea contained in any proposal in negotiating changes to any other proposal and may incorporate such concepts or ideas into a final agreement with such other Proponent.

PRIVACY

Proponent's should be aware that documents and other records in the custody of or under the control of the District are subject to possible disclosure under the *Freedom of Information and Protection of Privacy Act* and that the District may be obligated to disclose all or a part of a proposal, including where the Proponent has expressly stipulated that the proposal or a part thereof is supplied in confidence.

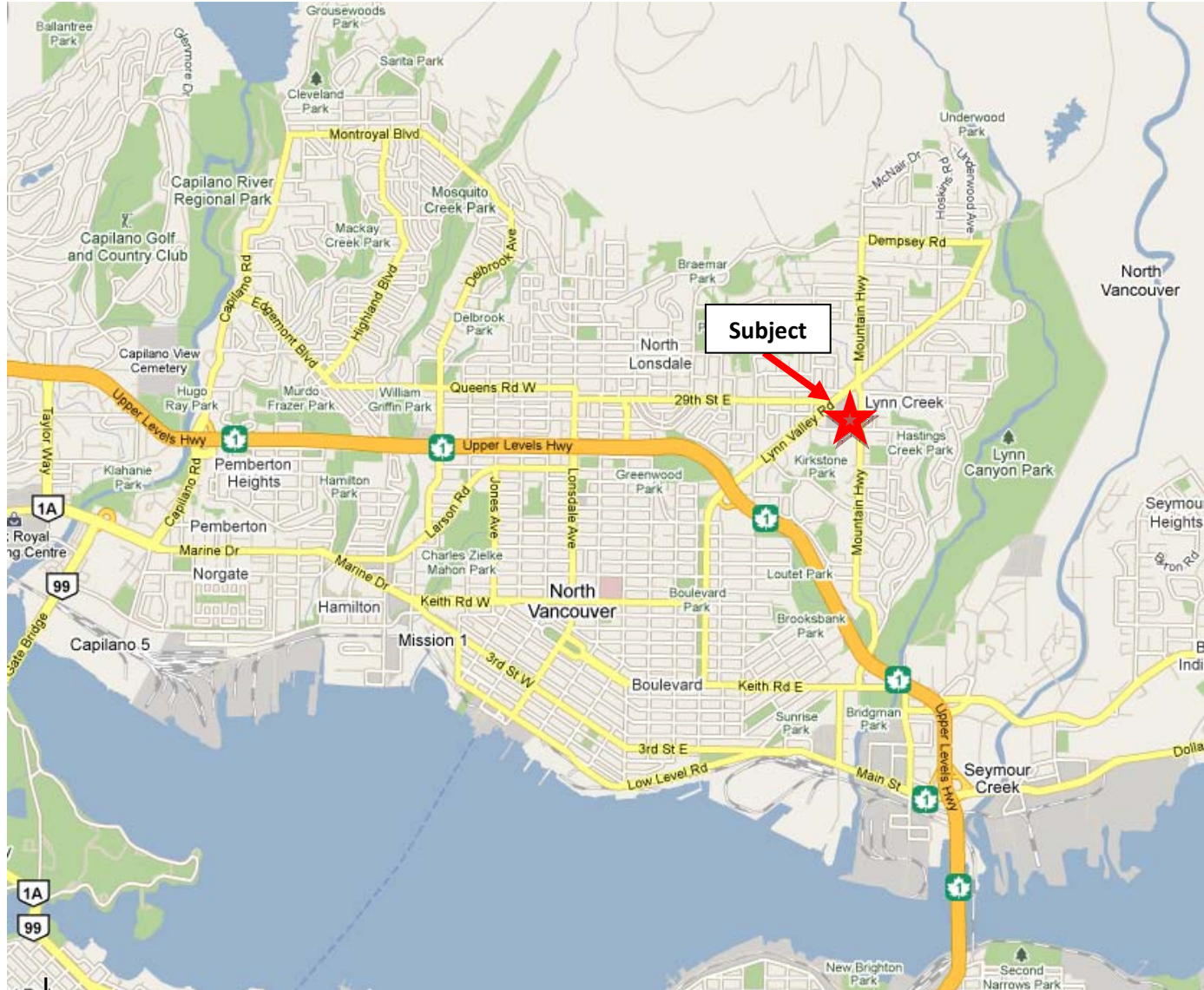
NO DISTRICT WARRANTY AS TO INFORMATION

The District does not warrant the accuracy or completeness of any information included in or attached to this request for proposal document, or of any information at any time provided by the District in connection with this request for proposal. Proponents should independently and at their own expense satisfy themselves as to the accuracy and completeness of such information and its applicability to their intended development of the site and to otherwise make such site investigations as they may consider necessary in with respect to their proposal and intended development.

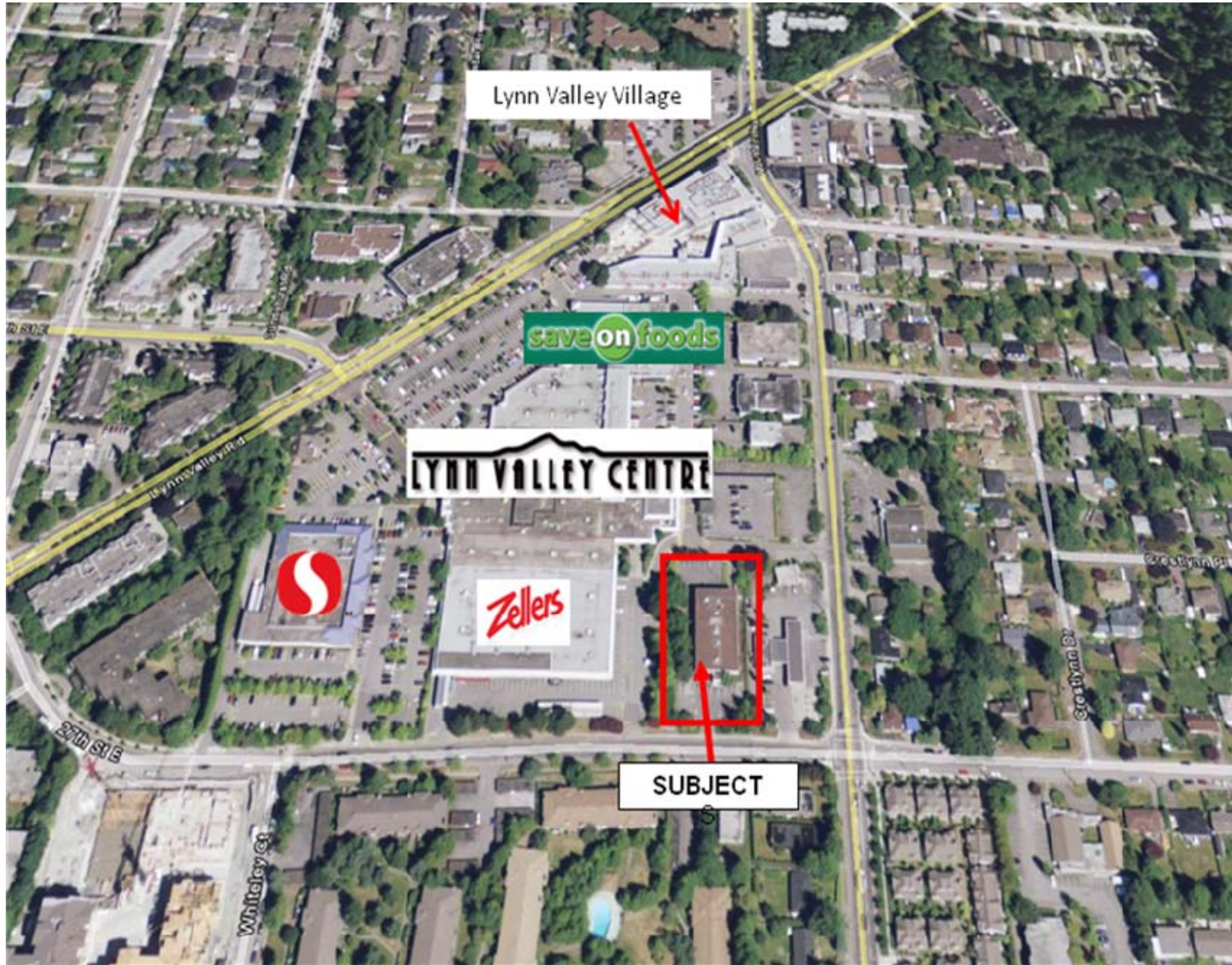
CHANGES

Proponents should be aware that the District may make changes to this request for proposal package at any time. Prospective proponents are responsible for confirming directly with the District whether any such changes have been made from time to time.

SITE LOCATION



AERIAL PHOTO



AERIAL PHOTO



1.0 INTRODUCTION

- 1.1 The District of North Vancouver seeks proposals for the re-development of the property located at 1280 East 27th Street. The proposals are to focus on a seniors housing project on the site and complementary community and commercial opportunities.

In keeping with the District's Corporate Vision the redevelopment will incorporate distinct sustainable features integrating environmental, social and economic values to create a unique and vibrant seniors housing project. The subject property is located within the Lynn Valley Town Centre Master Planning study area. The redevelopment is expected to synergize with the short, medium and long term viability of the Lynn Valley Town Centre and North Vancouver community.

The District prefers to maintain ownership of the site and all proposals should be based upon a 99 year prepaid ground lease. Notwithstanding, a proponent may, *in addition*, provide an alternate proposal based upon a different lease term or based upon the sale of the land. The District may consider an alternate proposal but does not presently intend to proceed on this basis.

- 1.2 All enquiries regarding the site and its development should be directed by telephone, in writing or in person to the contact persons listed below. If a proponent contacts anyone inside the District organization, including members of Council, regarding this request for proposals without being referred to such person by the contact person identified below, the District may have cause for the rejection of the proponent's proposal.

Primary Contact:

Ryan P. Malcolm, Property Services Agent

Direct: 604-990-2264

E-mail: rmalcolm@dnv.org

2.0 GENERAL SITE INFORMATION

The subject site is the vacated old Lynn Valley Library property. In January 2008, the Library moved to its new location within the brand new Lynn Valley Village commercial centre located at the south-west intersection of Lynn Valley Road and Mountain Highway.

Lynn Valley has established a strong identity born from its history in logging and pioneering. The Lynn Valley Town Centre sits on a large bench on the forested slopes of the Coastal Mountain Range. The towering peaks of Fromme and Seymour Mountains provide a scenic backdrop to this a thriving suburban community as well as serve as a destination recreation location for residents from all over the Metro Vancouver region and international tourists.

The subject property is favourably adjacent to the Lynn Valley Town Centre Mall. The Mall is, "... over 180,000 square feet of commercial retail space including a second floor professional level and over 50 stores and businesses with a wide range of products and services in the heart of Lynn Valley. Anchored by strong national tenants Shoppers Drug Mart, Save-On-Foods, Winners, and Zellers and comprised of a number of flourishing independent retailers, the densely populated North Shore considers Lynn Valley Centre to be their neighbourhood shopping destination." (www.shoplynnvalley.com)

3.0 LYNN VALLEY TOWN CENTRE MASTER PLAN

3.1 District staff is currently nearing completion of Phase II of a major planning study to develop a Master Plan for the entire Lynn Valley Town Centre area. The subject property is located within this core study area. Although the preferred concept plan has yet to be considered and approved by District Council, it is expected that the proponent should incorporate the 'Big Ideas' central to this conceptual work and submit a proposal that:

- Integrates with the overall Lynn Valley Town Centre Concept and demonstrates a positive benefit to the community as outlined in the Community Development Objectives contained in the Lynn Valley Local Plan.
- Demonstrates innovative practices to meet the future needs of the community with particular emphasis on seniors housing and opportunities for complementary uses;
- Promotes creative and leading edge urban design that celebrates Lynn Valley's rich heritage and unique sense of place and reflects Lynn Valley's commitment to the environment, its culture and geography;
- Encourages a compact, liveable, mixed-use development that is both pedestrian and transit oriented;
- Capitalises on alternative energy sources; and
- Reinforces the District's commitment to sustainability.

Staff will meet with the proponents to discuss further details of the Lynn Valley Town Centre planning process, however, content of the discussion will need to be considered in the context that the preferred concept plan has yet to be presented to and finalized by District Council.

For more information on the Lynn Valley Town Centre planning study please refer to the following weblink: <http://www.dnv.org/article.asp?a=3756&c=771>.

4.0 **SPECIFIC SITE INFORMATION**

4.1 The location and configuration of the site is shown on the attached plans and maps included with this document.

4.2 The following is a current description of the site

Civic Address: 1280 East 27th Street
North Vancouver, BC V7J 1S1

Legal Description: LOT A BLOCK W DISTRICT LOT 2022 PLAN 13450

Parcel Identification Number: 008-606-358

Current Zoning: C1 - General Commercial Zone 1

Size: Approximately 34,308 (subject to BCLS survey)

FSR: Currently the FSR is approximately 1.5 and is planned for a maximum FSR of 2.5. The proponent may submit an additional secondary design as part of their proposal that is over the planned 2.5 FSR for consideration, however, it is expected further community amenity and benefit contributions will be above and beyond those suggested within the RFP.

4.3 A package can be obtained at District Hall containing the registered title and other related legal documents and planning materials in regards to the property, however, the proponent is responsible in obtaining any and all necessary legal property information from the Lower Mainland Land Title and Survey Authority Office as this information provided by the District is for reference only and may be out-of-date or incorrect at the time of issuance.

- 4.4 A General Information Meeting will be held at the District Hall on January 12, 2010. Time will be confirmed closer to the date of the meeting. The purpose is to answer any questions regarding the site as well as to describe the evolving Lynn Valley Town Centre Plan in further detail. Any interested proponents who wish to attend the meeting are requested to RSVP with the Primary Contact no later than Friday January 8, 2010.
- 4.5 The site is currently occupied by the vacant ‘old’ Lynn Valley Library. The improvement is at the end of its physical and economic life and is expected to be demolished in conjunction with the development.
- 4.6 A geotechnical assessment has not been conducted for the subject property. Proponents are expected to independently, and at their own expense, satisfy themselves as to the geotechnical conditions and their relevancy to their intended development of the site.
- 4.7 An environmental assessment has not been conducted for the subject property. Proponents are expected to independently and at their own expense satisfy themselves as to the environmental conditions and their relevancy to their intended development of the site.

5.0 **PROPOSAL SUBMISSION**

- 5.1 Six sealed proposals clearly marked “**Request for Proposal – 1280 East 27th Street – Lease Proposal and Development of Seniors Housing**” must be received by 4:00 PM, Friday, February 5th, 2010 by the offices of:

Ryan P. Malcolm, Property Services Agent
Real Estate and Properties Department
District of North Vancouver
255 West Queens Road V7N 4N5

- 5.2 All Proposals and subsequent information or material received shall become the property of the District of North Vancouver and will not be returned. The Proposals will be held in confidence by the District subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

5.3 **Deposit Payable Upon Proposal Submission**

A deposit of **FIFTY THOUSAND DOLLARS** (\$50,000) must be submitted with each proposal. It may be made by Certified Cheque or Bank Draft as evidence of good faith. All instruments are made payable to the Corporation of the District of North Vancouver. The deposit will be returned, without interest, to all un-successful proponent’s who have not been selected for this project after the conclusion of the evaluation process.

Once the preferred proponent is selected this deposit will become entirely non-refundable and will be then utilized as a contribution towards the District's administrative and legal costs associated with attempting to negotiate an agreement with the preferred proponent. This deposit **will not** form a part of the pre-paid lease amount or purchase price.

5.4 **Acceptance Period for Proposal Selection**

All proposals received as a result of this RFP will be considered open for acceptance over a period of one hundred and twenty (120) days from the closing date of the RFP.

5.5 **Proponent Information**

- a) Letter of introduction from the proponent detailing the length of time they have been in business, the primary line of business they are in, the markets they target and the volume of business they produce. This letter should include the full legal name of the proponent, name of the contact person and the names of the authorized signatories;
- b) Background information on the proponent including résumés of the key personnel to be involved in the project and their respective roles and responsibilities;
- c) A reference letter from the proponent's primary banker confirming the proponent's ability to access funds;
- d) A list of completed projects that are representative of the type of project proposed for the site. This list should include a brief description of each project along with the date of completion, construction value and role of the proponent such as general contractor, developer, joint venture partner, etc.;
- e) A list of contractors, consultants and others to be engaged as part of the project team; and
- f) Details of potential partnerships, joint ventures or other business arrangements (if any) proposed for the development of the site.

6.0 **THE FORM OF PROPOSAL TO LEASE**

- 6.1 The District intends to maximize its financial return from the lease but also to ensure that the development is to be an asset to the entire community and will be a catalyst for the future development of the Lynn Valley Town Centre. It is anticipated that the parties will enter in to an conditional agreement to lease, with actual commencement of the lease term being conditional upon the satisfaction of various conditions precedent, including the preparation of detailed development plans satisfactory to the District, adoption of a Comprehensive Development zoning bylaw and any amendment necessary to the Lynn

- Valley Local Plan, possibly by the issuance of a development permit by the District and finalization of any associated covenants, rights of way and servicing agreements. The form of lease will be negotiated before entering into the agreement to lease and will form a schedule to the agreement.
- 6.2 All proposals should include a description of proposed uses, preliminary concept plans indicating potential site layout, massing and relation to surrounding buildings and the proposed site value as a prepaid 99 year lease which are to include the terms of payment. Additional annual payments may be proposed and considered as part of the value. The proposal should reflect the District’s intention that the lease will be ‘triple-net’ with all taxes and costs associated with the site and the lease to be borne by the tenant. The lease may include a clause entitling the District to terminate the lease if the development does not proceed in accordance with milestone dates set out in the lease.
 - 6.3 The District prefers to maintain ownership of the site and all proposals must be based upon a 99 year prepaid ground lease. Notwithstanding, a proponent may, *in addition*, provide an alternative proposal based upon a different lease period or the sale of the subject property. The District may consider, *but does not presently intend*, to proceed on that basis.
 - 6.4 The proposal must also include a description of the community amenities proposed in the development and the expected benefit to the community (see sections “Community Amenities” and “Site Development Guidelines” for further detail).
 - 6.5 The District intends to include, as a term of the agreement to lease, a requirement that the chosen successful proponent pay a substantial deposit concurrently with the execution of that agreement in an amount to be negotiated.
 - 6.6 A general description of the Proponent’s proposed design and development concept for the site and how it achieves the District’s planning objectives for the area;
 - 6.7 A list of items requested of the District in order to achieve the Proponent’s design and development concept (parking relaxation, variances, bonus density, etc.);
 - 6.8 The estimated value of construction;
 - 6.9 Inclusion of a project schedule;
 - 6.10 A detailed list of sustainability objectives for the project to confirm the Proponent’s commitment to green building measures and sustainability practices which includes the surrounding site such as landscaping;
 - 6.11 Colour renderings representing the developers intended development;

- 6.12 Conceptual site plan detailing the location of the building(s) proposed for the site including proposed vehicular and pedestrian access points;
- 6.13 Context plan of the proposed development in relation to the adjacent properties; and
- 6.14 Cross section drawings that demonstrate building massing, height and number of floors proposed;

7.0 EVALUATION CRITERIA FOR PROPOSALS

7.1 Evaluation Criteria for Proposals

In selecting the successful proponent, the evaluation will consist of, but not be limited to, the following criteria (not in any particular order):

- a) Overall terms of proposed lease (price, terms and conditions, closing date, etc.);
- b) Strength of overall Senior's housing development concept combined with the creativity of establishing the objective of a vibrant community focused project;
- c) Strength of proponent (financial resources, experience, reputation, etc.);
- d) Community amenity contributions;
- e) Sustainability criteria applied to the proposed project with particular emphasis on, sustainable development practices, green building and associated technologies, as well as social and economic objectives; and
- f) Form and character of the development, particularly with respect to building design, landscaping and site layout in conjunction with the evolving Lynn Valley Town Centre Plan.

7.2 Preferred Proponent

Following the evaluation of proposals, the District intends to select a preferred proponent and to then endeavour to negotiate the agreement contemplated in this document. In order to determine the preferred proponent for such further negotiation on the agreement, the District may enter into discussions with two or more of the proponent's. For clarity, the District may negotiate changes to any proposal in order to achieve an acceptable agreement.

7.3 Acceptance of Proposals

The District reserves the right to reject any or all proposals or to accept any proposal received in response to this RFP, should it be in the best interest of the District to do so.

The District reserves the right to waive any irregularities in any proposal. The District is under no obligation to proceed with the RFP and should it decide to abandon same, it may at any time invite further proposals, or enter into any discussion or negotiation with any party for the long term lease, or purchase, and development of the property.

8.0 COMMUNITY AMENITIES

Site development objectives should take into consideration certain community amenities which have been identified as being integral to the Lynn Valley Town Centre Master Plan. Such amenities include, in no particular order:

- Affordable seniors ownership or rental housing
- Seniors care, seniors day care or seniors wellness facility or facility improvements
- Cultural venue/theatre
- Child care facility or facility improvements
- Youth services centre
- Space for a local non-profit organization
- Multipurpose Transit Hub/Tourist Centre
- Elder College
- Environmental, or sustainability measures beyond the normal environmental development permit requirements
- Pedestrian, cycling, streetscape, public plaza or other public-realm linkages and improvements beyond those required by District bylaws
- Provision of park land or park improvements, including community gardens
- Public Art

The proponents are encouraged to recommend other community amenities that may not have been listed here that are felt would be a benefit to the site and to Lynn Valley. The proposal should include an estimate of the financial benefit of the proposed amenity to the community. The District will consider the value of the proposed amenity, financially, socially and culturally in the overall value of the proposal to the community. Further information on community amenities for Lynn Valley are found in the Lynn Valley Local Plan, Chapters 5 and 7 and in the Lynn Valley Town Centre Design Brief.

9.0 SITE DEVELOPMENT GUIDELINES

In keeping with the District's Corporate Vision the District expects that sustainable development features incorporating environmental, social, economic and architectural values will be included in the proposal for the site.

9.1 Sustainable Development – Green Building Measures

In addition to maximising the lease value for the property, and the strength of the overall seniors housing component, proponents are advised that the proposals will be assessed on

the basis of their sustainability components as well. Some examples of sustainability components that the District will be seeking in the proposals are listed below. Please note that the following list is not all inclusive and prospective proponents are encouraged to expand on the sustainability objectives for their projects.

- Utilise “green” building techniques and technologies with the construction of the improvements, particularly with respect to site development, water efficiency, energy efficiency or alternative energy sources, material selection and use, indoor environmental quality, and innovation in design.
- Commitment to LEED Canada for New Construction and Major Renovations certification, including relevant application guides, or other 3rd party certification system as approved by the District.
- Reduce greenhouse gas emissions to a level where, if possible, there will be no net emissions of greenhouse gas from the development.
- Reduce use of potable water in buildings. Consideration of site-wide strategies including rainwater collection for irrigation and toilet flushing.
- Utilise energy efficient heating and power technologies and/or alternative green energy resources to service the development.
- Minimise light trespass from the building and site.
- Create an innovative storm water management plan for the lot that could possibly benefit adjacent properties. Consideration for rainwater retention, filtration and infiltration.
- Enhance habitat in association with development to connect with surrounding eco-systems.
- Provide provisions to help future tenants maximise the potential for incorporating sustainability into their fit-out.

9.2 Servicing

The District is not currently aware of any extraordinary servicing requirements and contemplates that on and off site servicing will be settled and the required security posted once the detailed design of the approved development is completed and prior commencement of the lease term and issuance of the building permit. Any necessary upgrading of any of the aforementioned services will be at the cost of the successful proponent.

9.3 **Objectives and Use**

- The primary use is to be a type of Senior's oriented residential housing. The type of Senior's housing (i.e. market strata, market rental, subsidized rental, assisted or supportive living or residential care, or any mixture of types, tenures and affordability) is being left to the proponent and the proposal submission
- Other secondary and tertiary uses that should be considered with the site are ancillary community or limited commercial uses complementary to the site, including medical services
- To demonstrate a positive benefit to the community as outlined in the Community Development Objectives in the Lynn Valley Local Plan.
- Act as a community catalyst for further redevelopment and enrichment of the Town Centre in accordance with the concept being developed for the Lynn Valley Town Centre Master Plan.
- Take advantage of the central location to both residential, commercial and retail developments in the community

SCHEDULE 'A'**APPROXIMATE CALENDAR OF EVENTS**

RFP Issuance	December 9 th , 2009
General Information Meeting	January 12 th , 2010
Proposals Submission Deadline	February 5 th , 2010
Staff Selection of Winning Proponent	To Be Determined (TBD)
Report to Council	To Be Determined (TBD)
Begin negotiating Agreement to Lease and form of Lease with preferred Proponent	To Be Determined (TBD)
Approval of Agreement to Lease by Council and preferred Proponent and subsequent execution	To Be Determined (TBD)
Develop detailed site plan	To Be Determined (TBD)
Public Review of site plan	To Be Determined (TBD)
Public hearings on zoning and Official Community Plan	To Be Determined (TBD)
Approval of Zoning and Official Community Plan	To Be Determined (TBD)
Issuance of Development Permit	To Be Determined (TBD)
Commencement of Lease Term	To Be Determined (TBD)
Issuance of Building Permit	To Be Determined (TBD)

This approximate calendar of events may change or be modified based upon receipt of proposals and refinement of schedules.