



TOWN OF OLIVER

REQUEST FOR PROPOSALS

STATION STREET DEVELOPMENT

(6359 Station Street)

Date Issued: AUGUST 8, 2024

Closing Date & Time: FRIDAY, OCTOBER 18 @ 2:00PM

TOWN OF OLIVER
REQUEST FOR PROPOSALS FOR STATION STREET DEVELOPMENT
(6359 Station Street)

1. INTRODUCTION.....	3
1.1. PURPOSE.....	3
1.2. HOUSING NEEDS.....	3
1.3. BACKGROUND AND SITE CONDITIONS.....	4
1.4. DESIRED DESIGN AND CONSTRUCTION FEATURES.....	4
1.5. SUBMISSION OF PROPOSALS.....	5
1.6. PROPONENT’S BRIEFING MEETING.....	6
1.7. ENQUIRIES.....	6
2. GENERAL TERMS OF PROPOSAL PROCESS.....	6
2.1. PROPOSAL PREPARATION COSTS.....	6
2.2. PROPOSAL EVALUATION.....	6
2.3. PROPOSAL CONFIDENTIALITY.....	7
2.4. CONFLICT OF INTEREST.....	7
2.5. NO COLLUSION.....	7
2.6. LITIGATION.....	7
2.7. NO CONTRACT.....	8
2.8. PROPOSAL CONTENT.....	8
3. EVALUATION, SELECTION AND CONTRACT EXECUTION.....	9
3.1. EVALUATION CRITERIA.....	9
3.2. CONTRACT NEGOTIATIONS.....	9
APPENDIX A – Subdivision Plan (Lot 3).....	10
APPENDIX B – Site Maps & Photos.....	11
APPENDIX C – 2024 Station Street Concept Plan.....	19

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DEFINITIONS

“**PROPONENT**” means the responder to this RFP.

“**TOWN**” means the Town of Oliver.

“**RFP**” means this Request for Proposals.

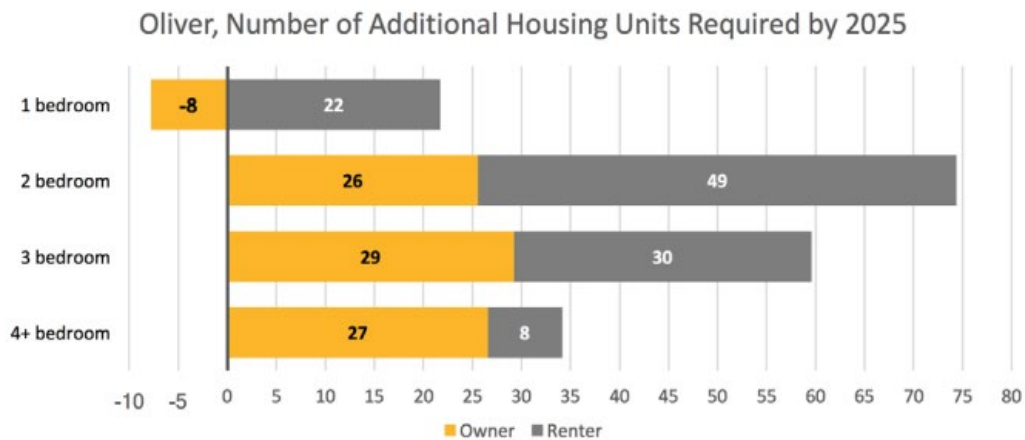
1. INTRODUCTION

1.1. PURPOSE

The Town of Oliver is requesting proposals from interested parties for the acquisition of a Town-owned parcel of land located at 6359 Station Street (PID# 030-194-300). The land shall be developed as a mixed-use apartment building with a minimum of 30 dwelling units and construction shall commence within two years of purchase of the land.

1.2. HOUSING NEEDS

The Town completed a housing needs report in 2020 which identified the number of additional housing units required by 2025. Due to a slow in recent building trends, limited progress has been made in meeting the required housing needs. The total number of housing units required by 2025 is broken down below by the number of bedrooms and tenure:



TOTAL HOUSING NEEDS FOR 2025			
Meet Basic Demand	Total	Owner	Renter
1 bedroom	14	-8	22
2 bedrooms	74	26	49
3 bedrooms	60	29	30
4+ bedrooms	39	27	8
Total Units	187	74	109
Address Core Housing Need*			
All unit sizes	234	45	189
Address Provisional Housing and Homelessness			
All unit sizes	90		90
Total Housing Needs for 2025	~500	~120	~380

The 2020 report can be found on the Town of Oliver’s website. The Town is in the process of completing an updated housing needs report which is anticipated to be completed by the end of 2024.

1.3. BACKGROUND AND SITE CONDITIONS

The property is 4,660m² (1.15 acres) in area and is the remaining portion of the old Centennial RV Park. It is bordered by the Okanagan River on the east side, the Coast Hotel on the south side and an unbuilt road right of way and Visitor Centre on the north side.

The property is zoned TC (Town Centre) by Zoning Bylaw 1380, which allows up to a five-storey mixed-use building 18.0m in height, with 100% lot coverage, 3.0x Floor Area Ratio and reduced setbacks. Parking requirements for residential uses are 1 space per dwelling unit. Parking requirements for commercial spaces are reduced by 50%.

The property is low-lying, adjacent to the Okanagan River. It is anticipated that the grade for a future building will need to be raised approximately 2-4ft in height, similar to that of the Coast Hotel to the south (see site photos in Appendix B).

The Town has completed a survey for the property with contours that can be provided at the request of the proponent.

1.4. DESIRED DESIGN AND CONSTRUCTION FEATURES

The property is located within the Town Centre Development Permit Area of OCP Bylaw 1370. The objectives of this designation are to:

- Provide an attractive, comfortable, safe environment for pedestrians;
- Maintain and enhance the appearance of the downtown area by establishing consistently high standard for development; and
- Ensure that site access and parking is adequately addressed.

This parcel has been part of multiple decades of planning in the area, with the most recent plan being adopted by Council and attached to this report as Appendix C.

The Town wishes for the property to feature a well-designed, attractive and livable development that contribute to the existing character and identity of Oliver. Mandatory design considerations are as follows:

- Vehicle access to occur from the unbuilt road right of way on the north side of the property directly into the building. Surface parking or vehicle access from behind the building is not permitted.
- Commercial uses are required on the main floor fronting Station Street, with an adequate setback to allow for a row of on-site trees and outdoor patio space. The parking will then be located behind the main floor commercial space.
- A 6.0m rear setback is required to be maintained on the east side adjacent to the Okanagan River with a newly planted landscape buffer. The rear face of the building shall be designed in a way that provides an inviting appearance rather than the back of a building.
- An adequate exterior setback is required to be maintained on the north side of the building to account for the grade change for vehicle access. The north face of the building shall include various design features to enhance the appearance of the building facing towards a future community amenity area.
- Siting, scale and massing of buildings should be varied, and the appearance of a single rectangle building should be avoided.
- Design should include varied and interesting facades, including a variety of roof lines, roof cover over entry points, balconies and porches.

The proponent will be responsible for the costs of a new vehicle access road to the property from the unbuilt portion of Veterans Avenue. All other frontage upgrades, including but not limited to new curb, gutter and sidewalk along Station Street have been built by the Town along with a 6" water and 6" sewer connection to the property at no cost to the proponent.

1.5. SUBMISSION OF PROPOSALS

Proposals will be accepted in hardcopy and/or by email.

Hardcopy Proposal submissions and their envelopes should be clearly marked with the name and address of the Proponent, the RFP program title, and be addressed as follows:

**Town of Oliver
6150 Main Street
Oliver, BC V0H 1T0**

Email Proposal submissions should include the RFP program title in the subject line and be sent to planning@oliver.ca.

Proposals must be received on or before the **Closing Time** of:

**TIME: 2:00PM local time
DATE: Friday, October 18, 2024**

The Proponent is responsible for ensuring its Proposal is received at the address or email set out above by the Closing Time.

Proponents wishing to make revisions to their Proposals after submission, but prior to the Closing Time, may do so by submitting the revisions by email or hard copy as listed above.

Proposals received after the Closing Time will not be considered and will be returned.

1.6. PROPONENT'S BRIEFING MEETING

There will be no mandatory or optional Briefing Meeting for this RFP.

1.7. ENQUIRIES

Proponents must carefully examine the RFP documents and the project site to fully understand existing conditions, site limitations, and any other factor that may affect a future development.

Proponents finding discrepancies or omissions in this RFP, or having doubts as to the meaning or intent of any provisions therein, should immediately notify the Town project contact. If there are any changes, additions, or deletions to the RFP, Proponents will be advised by means of an Addendum issued by the Town. All Addenda will become part of the RFP. Receipt of Addenda should be acknowledged by the Proponent in their submission.

Verbal discussions between the Proponent and the Town (including Town directors, management), shall not become a part of the RFP, or modify the RFP, unless confirmed by written Addendum.

All project enquiries must be submitted by **Friday, October 11, 2024 at 2:00PM local time by email to planning@oliver.ca**.

2. GENERAL TERMS OF PROPOSAL PROCESS

2.1. PROPOSAL PREPARATION COSTS

All expenses incurred by the Proponent in preparation and submission of a Proposal are to be borne by the Proponent. The Town shall not be responsible for any costs involved in or associated with any meetings, discussion or negotiation following submission that may or may not result in acceptance of the Proposal and award of a contract.

2.2. PROPOSAL EVALUATION

A Proposals evaluation criteria is included in Section 2.8 of this RFP. The evaluation team may consider other criteria that, at their discretion, is relevant to the evaluation process. Any additional criteria considered will be used in the evaluation of all Proposals.

The Town, at its sole discretion, reserves the right to:

- reject any or all Proposals whether complete or not,
- reject any Proposal it considers not in its best interests,
- waive any minor irregularity or insufficiency in any Proposal submitted,
- not be liable for misunderstandings or errors in the Request for Proposals,
- issue addenda to the Request for Proposals,
- contact references provided by the Proponents,
- retain independent persons or contractors for assistance in evaluating Proposals,
- request points of clarification to assist the Town in evaluating Proposals,
- negotiate changes with the successful Proponent,
- select a Proposal with a higher price if it offers greater value,

- withdraw the Request for Proposals.

2.3. PROPOSAL CONFIDENTIALITY

All Proposal submissions become the property of the Town and will not be returned. The Town reserves the right to make copies of Proposals for its internal review and for review by its financial, accounting, legal, and technical consultants.

Proponents should be aware that the Town is a “public body” as defined in and subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. **If the Proponent believes any of the information provided by them in their Proposal is confidential, then they should identify it as such and provide a rationale as to why it should not be released under “Freedom of Information” legislation.**

The rationale for keeping information confidential under this legislation includes:

- a) Trade secrets of the Proponent;
- b) Financial, commercial, scientific or technical information, the disclosure of which could reasonably be expected to result in material financial loss or gain or could reasonably be expected to prejudice the competitive position of the Proponent; or
- c) Information the disclosure of which could be reasonably expected to interfere with contractual or other negotiations of the Proponent.

2.4. CONFLICT OF INTEREST

Proposals must disclose any actual or potential conflicts of interest and existing business relationships the Proponent may have with the Town, its elected or appointed officials or employees. The Town may rely on such disclosure.

2.5. NO COLLUSION

Except as otherwise specified or as arising by reason of the provision of the contract documents, no person whether natural, or body corporate, other than the Proponent has or will have any interest or share in this Proposal or in the proposed contract which may be completed in respect thereof. By submission of a Proposal, the Proponent certifies that there is no collusion or arrangement between the Proponent and any other actual or prospective Proponents in connection with Proposals submitted for this project and the Proponent has no knowledge of the contents of other Proposals and has made no comparison of figures or agreement or arrangement, express or implied, with any other party in connection with the making of the Proposal.

2.6. LITIGATION

Proponents who, either directly or indirectly through another corporation or entity, have been or are in litigation, or who have served notice with intent to proceed with court action against the Town in connection with any contract for works or services, may be considered ineligible Proponents. Receipt of Proposals from such Proponents may be disqualified from the evaluation process.

2.7. NO CONTRACT

This RFP is not a tender and does not commit the Town in any way to select a preferred Proponent. By submitting a Proposal and participating in the process as outlined in this RFP, Proponents expressly agree that no contractual, tort or other legal obligation of any kind is formed under or imposed on the Town by this RFP or submissions prior to the acceptance of a Proposal and the execution of a formal offer to purchase.

2.8. PROPOSAL CONTENT

The Proponent shall address all the information requested in this RFP. Content to be included in the Proposal (in the same order as listed below):

- Proponent Information: Full name, address and telephone number of the submitting office of the Proponent.
- Proposed Development Team: The Proposal shall list key individuals who will have major responsibilities in a future development project. Describe the task to be performed by each and their qualifications and substantive experience directly related to the proposed project. Provide examples of similar developments completed by the team in other BC municipalities.
- Offer Price for Subject Property: This will form the basis of a future contract to purchase.
- Site and Building Concept Plans: The plans do not need to be to the detail of development permit drawings, but should include a site plan, zoning compliance table, preliminary building elevations and floor plans.
- Project Timeline: The timeline will need to identify development permit submission, building permit submission, construction commencement and completion.
- References: The Proposal shall provide no less than three (3) references that are relevant to a future development. The references should be from a third party who can provide information about the performance of the Proponent in delivering services for the experience cited.

3. EVALUATION, SELECTION AND CONTRACT EXECUTION

3.1. EVALUATION CRITERIA

Proponent's Name: _____			
Project Title: Station Street Development – 6359 Station Street			
Evaluation Date: _____			
Evaluator: _____			
Submission Criteria	Explanation	Assigned Points	Points
Offer on Land	<ul style="list-style-type: none"> Dollar value offered to the Town for land purchase. The highest priced proposal will receive a score of 40. Scores for other proposals will be calculated as follows: Score = 40 x (Price proposed by particular proponent divided by the highest priced proposal). 	40	
Site and Building Concept Plans	Refer to Section 1.3 (Desired Design and Construction Features)	35	
Development Team Capability and Track Record	<ul style="list-style-type: none"> Has identified an experienced development team . Development team has completed a similar sized project. 	15	
Quality of References	<ul style="list-style-type: none"> Qualification and experience in providing the proposed development as exemplified by past projects by the development team. Points provided for quality and applicability of references. 	10	
	Total	100	

3.2 CONTRACT NEGOTIATIONS

The proponent that is assigned the highest score will be invited to enter into a contract with the Town for sale and purchase of the property at the price offered by the proponent. Such contract must have as a condition precedent the registration of an option for the Town to repurchase the property for the original sale price if either of the following conditions are achieved:

1. a building permit is not issued for construction substantially similar to that contemplated in the proposal within one year after completion of the contract; or
2. construction has not commenced for development substantially similar to that contemplated in the proposal within two years after completion of the contract.

If the invited proponent fails to enter into the contract, the Town may invite the proponent with the next highest score to enter into the contract.

APPENDIX B – Site Maps & Photos



Figure 1: Ortho Photo of Subject Property



Figure 2: East Ortho of Subject Property



Figure 3: West Ortho of Subject Property



Figure 4: West View of Subject Property



Figure 5: West View of Subject Property



Figure 6: West View of Subject Property



Figure 7: Unbuilt Vehicle Access from Veterans Avenue



Figure 8: North View of Subject Property



Figure 9: North View of the Southern Portion of Subject Property



Figure 10: South View of Subject Property



Figure 11: East View of Subject Property with Adjacent Hike and Bike Trail



Figure 12: Adjacent Hike and Bike Trail & Okanagan River



Figure 13: Adjacent Hike and Bike Trail



Figure 14: Oliver Visitor Centre to the North of Subject Property



Figure 15: Oliver Visitor Centre along Hike and Bike Path

2024 STATION STREET C O N C E P T P L A N

What's Happening?

In 2023, Council launched a process to review and refresh the Station Street area and plaza concept completed in 2020.

Why?

The 2020 concept for station street and plaza area needed review to:

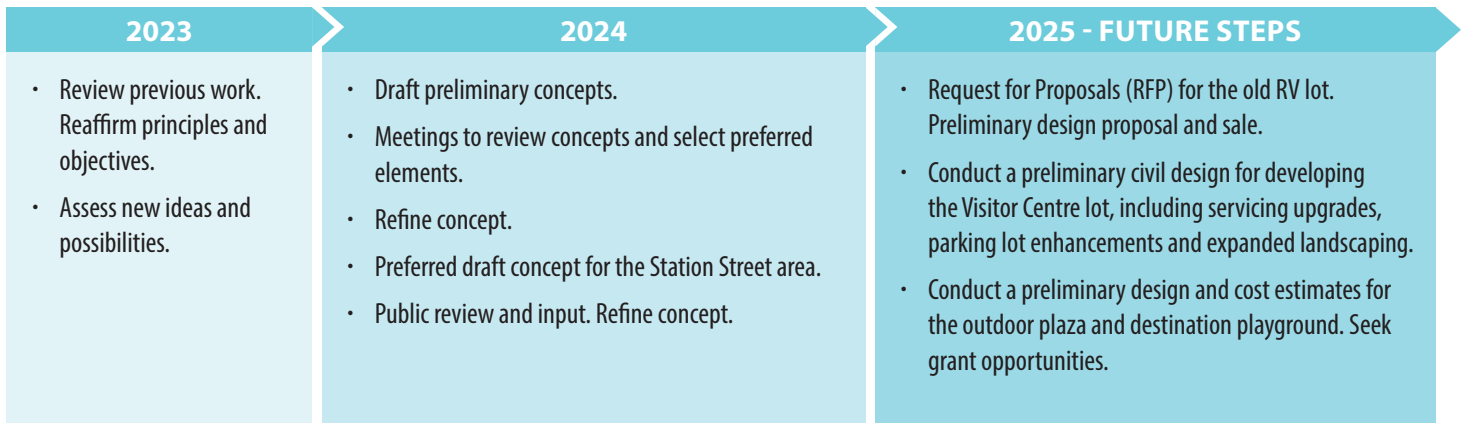
- address an identified need for housing in the town center.
- recognize that amenities outlined in the preferred 2020 plaza concept plan were not financially feasible.

What about all the previous work done?

In recognition of past work (and to not start all over again), Council direction was to:

- ensure an updated concept utilized past planning principles.
- include design elements aligned with 2020 public input and interests.

Process



We are looking for your input!



Please review the 2024 Concept Plan on the back of this page. Provide your feedback via the Town of Oliver website using the QR code here. Council will use this for further refinement with the goal to adopt the updated 2024 Station Street Concept Plan.





Visitor Centre lot:

- Relocated plaza engages the south side of the visitor centre, the river, Station Street and future residential uses. It is also in close proximity to the future pedestrian bridge crossing.
- Expanded park area, including landscaping, destination playground, and picnic area. Maintained existing mature tree cover.

Large size multi-family building on the old RV lot:

- Zoning presently permits a 4-5 storey building with a mix of commercial at grade and residential above.
- Vehicle access from the future bridge road to the north, which includes an expanded parking area and a new pedestrian access to the Hike and Bike path.
- Parking to be located within the building, with no surface parking permitted.
- Landscape buffer to be provided along the rear of the property, adjacent to the Hike and Bike Path.
- The site will need to be raised by approximately 2-4ft.
- Farmer's market will be shifted to the street, which will be closed during the market.

THE 2024 STATION STREET CONCEPT AIMS TO:

- Incorporate additional housing/residential development.
- Maintain public space.
- Improve access, transportation connections and linkages through the site.
- Retain and attract businesses (along Station Street and in the town centre).
- Protect and enhance the natural environment (along the river).