



Request for Proposals

Multi-Unit Housing Project

**Closing date and time: Thursday March 21, 2024
2pm Pacific Time**

RFP Contact:

**Patricia Dehnel, Planner
patricia@dehnel.com**

**The Village of Fruitvale
1947 Beaver Street
Fruitvale, B.C.
V0G 1L0**

Date Issued January 10, 2024

1.0 Introduction

The Village of Fruitvale is seeking proposals from interested parties for the acquisition of a Village-owned parcel of land to develop multi-unit housing. The Village would like to see the parcel developed into a minimum of 12 units residential housing.

The site is 1866.6 m² and situated on Columbia Gardens Road (PID: 031-641-539). It is a parcel newly created by subdivision from the Former Beaver Valley Middle School.



Disclaimer: This report and map is for general information only. The ROKB does not guarantee its accuracy or correctness. All information should be verified. This ownership information should be used for internal

2.0 Property Zoning

The property is zoned RMU Residential Mixed Use Zone. Zone details are found in the Village Zoning bylaw: <https://fruitvale.ca/wp-content/uploads/2022/08/CONSOLIDATED-ZONING-BYLAWS-846-.pdf> Permitted uses include apartment housing, row housing and 3-4 unit multi-plexes. Maximum lot coverage is 50%.

3.0 Village Objectives

3.1 Official Community Plan

Please refer to the Village's Official Community Plan which provides a number of objectives for development and land use the Village is striving to achieve. The document should be referenced in developing a proposal.

<https://fruitvale.ca/wp-content/uploads/2022/08/835-Official-Community-Plan-Bylaw.pdf>

Key housing principles found within the Village OCP are to encourage a variety of housing options; increase the amount of affordable housing options; and increase density that respects efficient development and community sustainability.

3.2 House and Home RDKB Housing Needs Report.

The Village of Fruitvale, a member municipality of the Regional District of Kootenay Boundary, participated in the 2020 Housing Needs Report. The RDKB Contextual Map is shown beside.



https://rdkb.com/Portals/0/Planning/Housing_Needs_Report2020.pdf?ver=2021-11-03-141810-277.

The Fruitvale section is excerpted as follows:

Fruitvale

Fruitvale has a population just under 2,000 people, a number it has hovered around the past two decades. The community was largely developed pre-1980s, accounting for 67% of the housing stock. Limited, but steady, development of new housing units occurred in Fruitvale until the 2000s, when thereafter fewer homes have been built year-over-year. Some of the housing stock is starting to show its wear, with 11% of rental housing and 11% of ownership housing in need of major repair – which is above the BC average.

Most housing units in Fruitvale are single-detached houses (79%), with a large proportion of units (73%) three or more bedrooms. Between 2009 and 2019, few new housing units have been constructed in either Fruitvale (36) or the surrounding Electoral Area A (34), with the majority being single-detached (56%) or mobile homes (41%).

FRUITVALE HOUSING HIGHLIGHTS

- Aging housing stock, with limited mix of types, tenures and bedrooms. The uniformity of housing does not reflect the diversity of community housing needs.
- Groups facing the greatest challenge finding and affording housing: seniors, low- and moderate-income families, young people, and people with disabilities.
- Common experiences: limited options to downsize, limited accessible units/buildings, and poor condition of rental units. Homes available to purchase often require considerable maintenance and repairs, adding ‘hidden costs’ to first-time homebuyers. Affordability is less of a concern compared to being able to find suitable housing in good condition, close to services and amenities.
- Housing gaps: market rental, low-end of market rental, non-market rental; accessible seniors-oriented housing; semi-supportive seniors housing and/or better-at-home

programs; diverse housing typologies including ground-oriented multi-unit housing or apartments.

- The proposed redevelopment of the former Beaver Valley Middle School site into affordable housing with on-site childcare will help alleviate housing pressures in the community; particularly, adding more variety and tenure options including subsidized units, and in a central location within close proximity to services.

Note: Master Plan prepared July 2020 and background report available at: <https://fruitvale.ca/wp-content/uploads/2022/10/Former-Middle-School-Project-Preliminary-Background-Report-January-2020.pdf>

3.3 Development Permit Areas

Please refer to the Schedules within the Village’s Official Community Plan. The subject property is situated in the Beaver Valley Water District with sewer lines situated along Columbia Gardens Road. It is within the Multiple Family Development Permit Area and the Greenhouse Gas Reduction Development Permit Areas. Guidelines for site and building/structure requirements are outlined in Sections 17.10 and 17.11 of the OCP.

3.4 Desired Design and Construction Features

The Village wishes for the parcel to have construction of well-designed, attractive and livable developments that contribute to the existing character and identity of Fruitvale. Some components that could be considered:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages.
- Integrate site and design with natural features, topography and vegetation.
- Siting, scale and massing of buildings should be consistent with existing adjacent development, prevailing neighbourhood character and future land uses.
- Design should include varied and interesting facades, including a variety of roof lines, roof cover over entry points, balconies and porches.
- Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.
- Incorporate ground oriented units into residential buildings located along public streets.
- Large surface parking areas should be broken into smaller groups, with landscaping between the groups of parking and parking areas to consider EV readiness.
- Ensure building access that is universally accessible and available to those with mobility impairments.
- Provide secured and weather protected bike parking.
- Build to BC Energy Step Code for energy efficient construction.

4.0 RFP Instructions

4.1 Proposal Format and Method of Delivery

Proposals must be sent as an electronic proposal in PDF format, contained in a single file with a maximum page limit of 20 pages, and delivered via email to patricia@dehnel.com. Submissions must be received before the closing date and time stated on the cover page of this RFP. Submittals should have a subject line of **Proposal for Multi-Unit Housing Project**. For purposes of the page limit, each page that appears in the PDF file as a separate page will count towards the limit, including the cover page, table of contents, appendices or any blank pages.

4.2 Proposal Contents

It is strongly recommended that each proposal contain the following information in the same order as listed below:

- a) offer on land
- b) identify how the proposed development meets OCP and Village housing needs as per section 3.2 above
- c) site and building concept plans
- d) project timeline
- e) description of development team
- f) references
- g) business case
- h) property management experience

4.3 Questions/Contact Person

Questions concerning this proposal, the application, or the review process may be directed by email to:

Patricia Dehnel, Contract Planner
Village of Fruitvale
1947 Beaver Street, Fruitvale, B.C. V0G 1L0
patricia@dehnel.com

Proponents are requested to not direct questions to the Village by phone or any other means other than the email provided above. The Village may, at its sole discretion, choose to publish any or all responses through RFP addenda for the benefit of all proponents.

4.4 Key Dates

The closing date and time of the RFP is provided on the cover page. The Village expects to enter into a contract with the selected proponent by April 30, 2024.

5.0 Evaluation, Selection and Contract Execution

5.1 Evaluation Criteria

Proposals will be evaluated and developers will be selected based on the following criteria:

Submission Criteria	Explanation	Points
Offer on Land	<p>Dollar value offered to Village for land purchase. The lowest priced proposal will receive a score of 20. Scores for other proposals will be calculated as follows:</p> $\text{Score} = 20 \times \frac{\text{Lowest price submitted in response to RFP}}{\text{Price proposed by particular proponent}}$	20
Meets housing objectives	<p>Housing gaps: market rental, low-end of market rental, non-market rental; accessible seniors-oriented housing; semi-supportive seniors housing and/or better-at-home programs: diverse housing typologies including ground-oriented multi-unit housing or apartments.</p>	<p>No Points (must meet at least one objective)</p>
Concept and site plans show suitability of project to surrounding and high construction quality and design	See Section 3 of RFP	20
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 • Schedule of development completed 	15
Quality of References	<p>Qualification and experience in providing the proposed development as exemplified by past projects by the development team.</p> <p><i>Points provided for quality and applicability of references.</i></p>	5

Feasibility	Business case showing minimally: <ul style="list-style-type: none"> • Total project costs • Return on investment • Anticipated time frame to complete • Project risks 	20
Property Management	Has proven experience with property management or has identified an experienced property management company	20
	TOTAL	100

5.2 Contract Negotiations

The proponent that is assigned the highest score will be invited to enter into a contract with the Village 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 Village 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 Village may invite the proponent with the next highest score to enter into the contract.

As a condition of contract execution, the preferred proponent must:

- 1) have in place general liability insurance policy for not less than \$2,000,000 during the project, naming the Village as an additional insured;
- 2) provide a WorkSafeBC (Workers Compensation Board) Registration Number in the Proposal and proof of payment of claims in good standing with WorkSafeBC.
- 3) have a current Village of Fruitvale business license or Greater Trail Mobile Business License.

The Village will require Development Permit application submission prior to finalization of property sale.

6.0 Terms and Conditions of RFP

By delivering a proposal in response to this RFP, each proponent agrees to be bound by the provisions of this RFP, including the following terms and conditions:

- (1) The Village reserves the right to:
 - a. amend, cancel, delay, suspend, terminate, or withdraw this RFP at any time;
 - b. ask proponents follow-up questions regarding their proposals;
 - c. re-advertise the RFP or to commence a new procurement process in any other form;
 - d. after the closing date and time, to not evaluate any proposal;
 - e. waive any defect or irregularity in a proposal if it is not material to evaluation criteria;
 - f. after evaluation of proposals has been performed, to not invite any proponent to enter into a contract;
 - g. after inviting a proponent to enter into a contract, to not execute the contract; and
 - h. amend or negotiate terms of the contract with a proponent.
- (2) The Village may disqualify a proponent if:
 - a. the proponent, or any officer or director of the proponent, is or has been engaged either directly or indirectly through another corporation in legal action against the Village, its elected or appointed officers and employees in relation to any matter arising from the Village's exercise of its powers, duties or functions;
 - b. the evaluation or selection of the proponent's proposal would give rise to a conflict of interest on part of the Village, its elected or appointed officers and employees;
 - c. the proponent has solicited or attempted to solicit any members of the elected Council of the Village, its employees, or its agents with the intent of influencing the evaluation of the proponent's proposal (except by submitting a proposal and making inquiries as set out herein).
- (3) The RFP process does not commit the Village in any way to select a proponent, or award or negotiate any contract.
- (4) The successful proponent by its acceptance of a negotiated agreement and purchase order, agrees to indemnify and hold harmless the Village, its elected officials, agents and employees, from and against all loss or expense that may be incurred by the Village, its officials, officers, employees and agents as a result of bodily injury, including death sustained by any person or persons, or on account of damage to property including loss of use thereof arising out of or as a consequence of the performance of the work stipulated in the RFP and any negotiated agreement.
- (5) This RFP is not a tender and the Village is not under any obligation to enter into a contract. The Village shall not be obligated in any manner to any proponent whatsoever until a written contract has been duly executed relating to an approved proposal. No contract is formed as a consequence of this RFP being issued or a proposal being submitted in response. The Village is not responsible for any costs incurred by any party that responds to, or intended to respond to this RFP.

