



THE CORPORATION OF THE VILLAGE OF FRUITVALE

In the "HEART OF THE BEAVER VALLEY"

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January 15, 2024

**Re: RFP- Multi-Unit Housing Project 2024-01-10
Amendment #1**

The following question has been received concerning the RFP released on January 10, 2024.

We are interested in potentially submitting a proposal for this project.

1. Given that this reads a lot like a design/build RFP, but does not offer the standard stipend to help offset costs related to the design build submission, we are curious about the level of detail required in the concept plans.
2. Can these be at the level of a "white box" model showing rough scale of the project on the site, and diagrammatic floor plans, used predominantly to understand the unit mix and count, or are you expecting DP level detail with form and character? Or perhaps something in between?
3. We have accessed the reports referenced in the RFP that discuss the housing needs in Fruitvale, but if you have any other documentation that supports the housing needs in the area, that would be helpful.

We offer this as our response:

Thank you for your inquiry.

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 Village has owned the former Beaver Valley Middle School property since 2018. The entire site has been subject to a Master Plan prepared in 2020 and background report available at:

<https://fruitvale.ca/wp-content/uploads/2022/10/Former-Middle-School-Project-Preliminary-Background-Report-January-2020.pdf>;

<https://www.cityspaces.ca/project/middle-school-rmp/>

The entire site has now been subdivided into 5 parcels, with two of the parcels currently undergoing construction projects: a daycare and affordable housing.

<https://www.lowercolumbiahousing.ca/fruitvale-1>

<https://www.mykootenaynow.com/53566/regional-news/news/fruitvale-to-celebrate-daycares-completion-housing-projects-start/>

This RFP-Multi Unit Housing Project is intended that the Village **enter into an agreement for sale of the property and receive assurance that the site is developed into multi units of housing as generally proposed by the purchaser** for the 1866.6 m² parcel situated at 1800 block of Columbia Gardens Road (PID: 031-641-539) Lot B Plan EPP116609 District Lot 1236 Kootenay Land District.

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

1. There is no stipend available to offset costs for the design build. Further, the proponent is directed to review the “Village of Fruitvale Rates, Fees and Charges Bylaw “at https://fruitvale.ca/wp-content/uploads/2022/08/939-Rates-Fees-and-Charges-Bylaw_2.pdf for the most recent fees associated with property development. (i.e., Development Permit, Development Cost Charges and Building Permit Fees). All development fees will be the responsibility of the successful proponent.
2. Submission criteria:
 - Offer on land purchase
 - Meets housing objectives: generally, of providing more housing units in Fruitvale.
 - Concept and site plan: White box with some sense of form and character is envisioned. This is not necessarily to development permit application level, but to a level that the Village can use for assurance that the proposed building(s) will be constructed and incorporated into the purchasing agreement / development permit application/approval.
 - Development Team Capability and Track Record – team and experience and schedule for completion
 - Quality of References – experience of past projects
 - Feasibility – business case
3. Although we are not aware of further housing needs documentation, the final report entitled, *Former Beaver Valley Middle School Master Plan*, prepared by CitySpaces Consulting, July 2020 will be shared on BCBID #187403 once the report’s pdf version is located.

Sincerely,

Patricia Dehnel, RPP MCIP

RFP Contact
Planner