



# REQUEST FOR PROPOSALS

## Multi-Unit Housing Project

Kinchant Property

Closing Date and Time: **APRIL 15, 2022 4pm** Local Time

Project Contact:

Tanya Turner, Director of Development Services

Date Re-issued: February 22, 2022

## 1.0 Introduction

The City of Quesnel is seeking proposals from interested parties for the acquisition of a City-owned parcel of land to development multi-unit housing.

The site is abutting 410 Kinchant Street (City Hall) as shown below.

This parcel is in the fully serviced heart of Quesnel's downtown within walking distance of several amenities including shopping, health services, library, restaurants, parks, movie theatre and recreation.

There are a number of incentives currently being offered to assist in development of a market-based multi-unit housing development. This request for proposal is intended to address the City's long standing interest in increasing the supply of market multi-unit housing in the City's center.

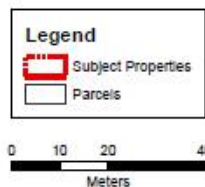
## 2.0 Property Details

The proposed subject property is the 0.46ac lot owned by the City of Quesnel abutting City Hall as shown in map.

In addition, the City is offering for sale the adjacent parking lot (0.18 ac.) with capacity for 26 stalls and an access to the property from Vaughan Street eliminating need for access from Kinchant. Please quote separately for these properties.

The property is currently zoned C-3 (Downtown Commercial). A zoning amendment is being made to this area to C3-R which allows the option of apartment on this site without ground floor commercial.

Property Development Proposal Location Map  
Kinchant Street - North of City Hall + Parking Lot



Development Services Department  
March 24, 2021



Note that a subdivision or right-of-way will be required to retain a small portion of the accessible sidewalk, shown in the photo, to City Hall which will need to be negotiated prior to final proposal acceptance.

## 3.0 City Objectives

### 3.1 Housing Needs

The primary objective of the City of Quesnel is to encourage and support a range of housing choices essential in supporting a healthy, livable community. To that end, projects should address the needs identified in the [Housing Needs Assessment, Gap Analysis and Action Plan](#) for market housing. Excerpted below are the priority objectives for this funding opportunity:

- Enhance the supply of entry-level housing for young adults/professionals and senior-appropriate housing
- Enhance supply of rental housing
- Facilitate rental housing supply
- Facilitate workforce housing
- Facilitate new development on selected parcels
- Prepare for anticipated growth in population aged 65 and over
- Ensure adequate accessibility in housing for seniors

### 3.2 Housing Incentives

The City provides incentives such as tax exemptions and DCC reductions and waivers. Please reference link below for detailed information or contact the Development Services Department.

- Minimum construction value of \$300,000
- 50% of dwellings must meet the adaptable housing standards
- Individual units must include balconies or access to a shared green space
- At least 3 of 4 exterior design standards must be met
- Minimum density of 50 dwellings per hectare
- Low flow fixtures throughout the building
- Water efficient landscaping or xeriscaping

<https://www.quesnel.ca/building-development/housing-initiatives/multi-unit-housing-incentive>

### 3.3 Official Community Plan

Housing is an essential ingredient to attracting, retaining and sustaining the people who work and live in Quesnel. Housing needs are diverse across different household types, arrangements, income levels, and livability requirements. In Quesnel, demographics are changing with an aging population. Quesnel is also looking to attract skilled workers, professionals and students to the city who also have housing needs. Please refer to the City of Quesnel's Official Community

Plan which provides a number of objectives for development and land use the City is striving to achieve. This document should be referenced in developing a proposal.

Construction of well-designed, attractive and livable developments that contribute to the existing distinctive character and identity of Quesnel.

For more on design refer to **S. 7.1.7** of the OCP with particular attention to:

- Promoting interesting, pedestrian friendly streetscape design and pedestrian linkages.
- Integrate site and design with existing significant natural features, topography and vegetation.
- Site and building design shall incorporate Crime Prevention through Environmental Design (CPTED) principles to eliminate places of concealment and to reduce opportunities for crime.
- The 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.
- Ensure building access that is universally accessible and available to those with mobility impairments.
- Provide secured and weather protected bike parking in the form of a cage or locked room where bicycles can be fastened to a rack.

[https://www.quesnel.ca/sites/default/files/city-hall/bylaws-policies/bylaws/final\\_quesnel\\_ocp\\_master.pdf](https://www.quesnel.ca/sites/default/files/city-hall/bylaws-policies/bylaws/final_quesnel_ocp_master.pdf)

### 3.4 City of Quesnel Zoning Bylaw

For further information about zoning bylaw please reference this document and Section 24 C-3R(Downtown Residential)

[https://www.quesnel.ca/sites/default/files/city-hall/bylaws-policies/bylaws/zoning\\_bylaw\\_1880\\_schedule\\_a\\_final.pdf](https://www.quesnel.ca/sites/default/files/city-hall/bylaws-policies/bylaws/zoning_bylaw_1880_schedule_a_final.pdf)

## 4.0 Submission of Proposals

An electronic proposal must be submitted by the deadline of April 15, 2022, 4pm to Tanya Turner, Director of Development Services at [tturner@quesnel.ca](mailto:tturner@quesnel.ca).

Submittals should have a subject line of **Proposal for Multi-Unit Housing Project** and expect to receive an e-mail confirmation of receipt from Tanya Turner.

#### 4.1 Submissions to include:

- a. Offer on land and also include an offer on the parking lot if requesting its purchase.
- b. Identify how it meets HAP objectives (S. 3.1 above)
- c. Site and building concept plans
- d. Project timeline
- e. Description of development team
- f. References
- g. Business case
- h. Property management experience

### 5.0 Review Process Criteria for Selection

Proposals will be reviewed by City Staff and referred to City Council for final approval of proposal selection and property disbursement approval.

#### 5.1 Evaluation of Proposals

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

		Points
Offer on Land	<ul style="list-style-type: none"><li>• Dollar value offered to City for land <b><u>and parking lot if requesting</u></b> to purchase. Note the parking lot is value \$150,000 – land \$70,000, improvements \$80,000.</li><li>• A \$20,000.00 bond will be requested at time of offer acceptance – which will be applied to the purchase price under Contract Terms of Sale.</li></ul>	20
Meets HAP Objectives (S. 3.1 above)	<ul style="list-style-type: none"><li>• Enhance the supply of entry-level housing for young adults/professionals and senior-appropriate housing</li><li>• Enhance supply of rental housing</li><li>• Facilitate workforce housing</li><li>• Facilitate new development on selected parcels</li><li>• Prepare for anticipated growth in population aged 65 and over<ul style="list-style-type: none"><li>○ Ensure adequate accessibility in housing for seniors</li></ul></li></ul> <p><b><i>Must meet two or more for eligibility</i></b></p>	Must meet.  No points.
Eligible for DCC and Tax Exemptions	<ul style="list-style-type: none"><li>• Minimum construction value of \$300,000</li><li>• 50% of dwellings must meet the adaptable housing standards</li></ul>	Must meet.

	<ul style="list-style-type: none"> <li>• Individual units must include balconies or access to a shared green space</li> <li>• At least 3 of 4 exterior design standards must be met</li> <li>• Minimum density of 50 dwellings per hectare</li> <li>• Water efficient landscaping or xeriscaping</li> </ul> <p><b><i>Must meet all of above for eligibility</i></b></p>	No points.
Concept and site plans show suitability of project to surrounding area and high construction quality and design.	See section 3 above.	20
Development Team Capability and Track Record	<ul style="list-style-type: none"> <li>• Has identified an experienced development team</li> <li>• Development team has completed a similar sized project</li> <li>• Proven ability to secure financing</li> <li>• Schedule of development completed</li> </ul> <p><b><i>5 points each</i></b></p>	15
Quality of References	<ul style="list-style-type: none"> <li>• Qualification and experience in providing the proposed development as exemplified by past projects by the development team.</li> </ul> <p><b><i>Points provided for quality and applicability of references.</i></b></p>	5
Feasibility	<p>Business case showing minimally:</p> <ul style="list-style-type: none"> <li>• Total project costs;</li> <li>• Return on investment;</li> <li>• Anticipated time frame to complete project.</li> <li>• Project risks.</li> </ul>	20
Property Management	<ul style="list-style-type: none"> <li>• Has proven experience with property management or has identified an experienced property management company</li> </ul>	20
	<b>TOTAL</b>	<b>100</b>

## 5.2 Contract Negotiations

The City reserves the right to reject any or all proposals and to accept the proposal deemed most favorable in the interests of the City.

The City will require an option to repurchase the property if the development does not proceed within one year or the development does not continue to completion.

The City reserves the right to extend the deadline for applications.

The City may, in its absolute discretion, reject a proposal submitted by the proponent if 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 City, its elected or appointed officers and employees in relation to any other Contract for works or services or any matter arising from the Owner's exercise of its powers, duties or functions.

The RFP process does not commit the City in any way to select a proponent, or award or negotiate any contract. The City reserves the right to cancel this project for any reason whatsoever without any future obligations.

The City may accept or waive a minor and inconsequential irregularity where practicable to do so. The City may, as a condition of acceptance of the Proposal, request a Proponent to correct a minor and inconsequential irregularity with no change in the Proposal.

The determination of what is or is not a minor and inconsequential irregularity, the determination of whether to accept, waive, or require correction of an irregularity, and the final determination of the validity, will be at the sole discretion of the City.

The successful proponent by its acceptance of a negotiated agreement and purchase order, agrees to indemnify and hold harmless the City, its elected officials, agents and employees, from and against all loss or expense that may be incurred by the City, 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.

### **5.3 Questions/Contact Person**

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

Tanya Turner, Director of Development Services  
410 Kinchant Street, Quesnel BC V2J 7J5  
[tturner@quesnel.ca](mailto:tturner@quesnel.ca)  
(p) 250 992-2111.

#### 5.4 Key Dates

Following are the key target dates and events with respect to this RFP process. Such dates are not guaranteed and may change based upon circumstances. This RFP may extend if no suitable applications are received by the deadline.

ACTIVITY	DATE
Re -Issue Request for Proposal	February 22, 2022
Receive Proposals by	April 15, 2022
Proposal Acceptance	April 27, 2022
Bonding Required - \$20,000	April 29, 2022