



619 Cliff Avenue
P. O. Box 400
Enderby, B. C. V0E 1V0

The Corporation of the City of Enderby
Where the Shuswap Meets the Okanagan

Tel: (250) 838-7230
Fax: (250) 838-6007
Website: www.cityofenderby.com

CITY OF ENDERBY

REQUEST FOR EXPRESSIONS OF INTEREST (RFEI)

DEVELOPMENT OF 607 CLIFF AVENUE

1. Expressions of interest (“Applications”) should be addressed and delivered to the attention of Kurt Inglis, Planner and Deputy Corporate Officer, prior to 4:00 p.m. on August 10, 2018 (the “Closing Date”).
2. Applications may be submitted electronically to info@cityofenderby.com, faxed to 250-838-6007, or mailed to Enderby City Hall, P.O. Box 400, Enderby, BC V0E 1V0.
3. All Applications shall include the Applicant’s Name and reference the RFEI Title: “Development of 607 Cliff Avenue”.
4. Enderby City Hall is open between the hours of 8:30 a.m. and 4:30 p.m., excluding 12:30 p.m. through 1:30 p.m., Monday through Friday, excluding statutory holidays.
5. Questions may be submitted by fax or email on or before August 3, 2018. All questions related to this RFEI should be submitted in writing to the attention of: Kurt Inglis, Planner and Deputy Corporate Officer, Fax: (250) 838-6007, E-mail: kinglis@cityofenderby.com.
6. Questions and responses may, at the City's sole discretion, be posted to its website, www.cityofenderby.com, under this RFEI.
7. Amendments to this RFEI will be posted to the City's website, www.cityofenderby.com, under this RFEI.

1.0 Introduction

The City of Enderby (the "City") is a growing community of approximately 2,964 urban residents and 4,000 rural residents, located "where the Shuswap meets the Okanagan". Enderby is a popular tourist destination given its location along the western banks of the Shuswap River and the abundance of public and recreational amenities in the area; in addition, Enderby is a hub for smaller communities such as Grindrod, Ashton Creek, and Kingfisher. Enderby is located along Highway 97A with Vernon 35 kilometers to the south and Salmon Arm 24 kilometers to the northwest, which results in a high volume of local and tourist traffic travelling to or through the heart of the community.

In 2016, the City undertook a streetscape revitalization of Cliff Avenue which celebrated the importance of the Shuswap River to Enderby's culture and economy. Enhanced traffic and pedestrian safety were prioritized with a raised intersection at Cliff Street and Belvedere Street that doubles as a public plaza, while unique seating and distinctive pier-themed gateway structures enhance the visibility of the community's main street. The new streetscape supports cultural and social opportunities such as outdoor markets, music events and parades, while creating a beautiful and vibrant streetscape that helps to generate civic pride, enrich community activities, attract tourism, and support local businesses.

The City is the owner of a parcel of land at 607 Cliff Avenue ("the Parcel") which is in the heart of the downtown. The City is seeking Expressions of Interest ("Applications") from interested parties ("Applicants") in purchasing the Parcel, in the amount of \$75,000, to redevelop the property to a mix of commercial and residential land uses.

2.0 The Parcel

The Parcel is 263.5 square meters (0.065 acres) in area with no improvements on the site. Community water and sewer connections are available at the northern property line. The property is zoned General Commercial (C.1) which provides the broadest set of permitted uses of all the commercial zones in the community, including permitting dwelling units above or behind the principal commercial use. The property has significant development potential given that it is a zoned, vacant, and serviced commercial lot with a high-profile location along the newly revitalized Cliff Avenue.

The City of Enderby does not collect Development Cost Charges for commercial development, and the property is not within a Development Permit Area.

Pictures and maps of the Parcel are attached as Schedule 'A'.

3.0 Community Vision

In 2012, the City of Enderby undertook an Integrated Community Sustainability Planning process to identify a desired future for the community, including the downtown; the following are visioning statements that Enderby residents developed for a desirable downtown:

- Buildings, facades and the streetscape within the downtown all contribute to and reflect the community's collective vision for a beautiful, vibrant downtown.
- The downtown is designed and promoted as a pedestrian-oriented environment which provides an array of amenities which make the downtown a comfortable, convenient, safe and desirable space for pedestrians.
- The downtown has a healthy supply of businesses which meet the needs of Enderby residents and tourists alike.
- Residential use is promoted within the downtown which strengthens the downtown core as a mixed use area with a residential population that supports downtown businesses.
- Enderby's unique character and identity is reflected within businesses and the built environment which draws people from the highway corridor into the downtown.
- Enderby's diverse local economy enables residents to shop locally by providing all the products and services necessary to meet their needs.
- Business anchors throughout the community provide a large number of jobs for residents and stability for the local economy.
- Enderby embraces unique and alternative industry and business.
- The business community embraces beautification within their buildings and facades which work towards furthering Enderby's identity, character, and the community's collective vision for a desirable Enderby.
- Development within Enderby uses Smart Growth principles which promote Enderby as a complete, compact and walkable community.
- There is an adequate supply of quality, affordable, attainable and special needs housing which meets the needs of all residents of the community, regardless of age, mobility, background or socio-economic status.

4.0 Project Goals

The City's goals for the redevelopment of the Parcel are to:

- i. Establish additional commercial floor space within the downtown core to enhance economic development and employment;
- ii. Foster mixed use development with the addition of dwelling units in the downtown core;
- iii. Facilitate development that is reflective of the community's vision for a desirable downtown;
and
- iv. Explore public-private partnership opportunities in order to provide the best overall community benefit.

5.0 Applications

This RFEI is an invitation for interested parties to submit Expressions of Interest ("Applications") in purchasing the Parcel, in the amount of \$75,000, to redevelop the property to a mix of commercial and residential land uses. This RFEI does not create any obligation or duty to Applicants from the City, including under any evaluation process arising from or related to this RFEI; instead, this RFEI is intended to identify development opportunities for the Parcel upon which the City can further explore and negotiate with interested parties. All costs and expenses associated with the preparation and submission of an Application will be borne solely by the Applicant.

Applications shall include:

- An overview of the Applicant and their development experience;
- Detailed description of the proposed development for the Parcel (i.e. proposed use, scale of development, design features, etc.);
- Proposed timeline/schedule for the development process; and
- Proposed purchase price of the Parcel.

It should be noted that the City is amenable to negotiating the \$75,000 purchase price based on the provision of community amenities on or off-site, or a public-private partnership.

6.0 Evaluation Process

The City will evaluate all Applications based on the following criteria:

- a. Price;
- b. Timeline/schedule;
- c. Anticipated value of the proposed development;
- d. Alignment of the proposed development with the community vision for the downtown; and
- e. Innovation of the proposal.

Based on the Applications received and how they meet the aforementioned criteria, the City may choose to enter into more detailed discussions/negotiations with one or more of the Applicants. Despite anything in this RFEI, including the submission of Applications, the evaluation of Applications by the City, subsequent discussions or negotiations between the City and any one or more Applicants, the City is under no obligation to sell the Parcel to any Applicant.

7.0 Inquiries

Please direct all inquiries to:

Kurt Inglis, Planner and Deputy Corporate Officer
250-838-7230
kinglis@cityofenderby.com

8.0 Closing Date and Time

August 10, 2018 at 4:00 p.m.

Applications may be submitted electronically to info@cityofenderby.com, faxed to 250-838-6007, or mailed to Enderby City Hall, P.O. Box 400, Enderby, BC V0E 1V0.

9.0 Terms and Conditions

The following terms and conditions shall apply to this Request for Expressions of Interest:

1. Verbal discussion, instructions or explanations between the City staff members, agents, employees, or representatives and an Applicant shall not become a part of or otherwise modify the Request for Expressions of Interest document unless confirmed by written Addendum.
2. Responses to inquiries may be distributed to all Applicants at the City's option.
3. The City may accept or reject any or all Applications for any reason, and may negotiate with a potentially successful Applicant.
4. The City may reissue, amend, cancel, or extend this Request for Expressions of Interest at its sole discretion, and reserves its right to defer, change, cancel or phase the project.
5. As part of its evaluation process, the City may request further information from Applicants at its sole discretion.
6. Under no circumstances shall this Request for Expressions of Interest be understood as a commitment for work, a contract, or a tender. The City is not responsible for costs incurred by Applicants in preparing an Application.
7. The City does not, by issuing this Request for Expressions of Interest, incur any duty of care or contractual obligation to any Applicant.
8. Applicants are strictly prohibited from engaging in any form of lobbying in relation to the Request for Expressions of Interest or with a view to influencing the outcome of this process.
9. The City is subject to the provisions of the Freedom of Information and Protection of Privacy Act ("the Act") and all information submitted to the City become records in its care and custody for the purposes of the Act.
10. All Applicants and the City acknowledge that all proposals are supplied in confidence and may reveal technical information of a third party.
11. Interested proponents shall disclose in their Application any actual, potential, or perceived conflicts of interest it may have with the City, including its elected or appointed officials, employees, or agents acting on behalf of the City.

Schedule "A"





