



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: October 13, 2005
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RTS No.: 5538
CC File No.: 8206
Meeting Date: October 18, 2005

TO: Vancouver City Council

FROM: Project Manager, Southeast False Creek and Olympic Village

SUBJECT: Southeast False Creek and Olympic Village - List of Developer Teams to Advance to Next Stage of Selection Process

RECOMMENDATION

That Council endorse the recommended short list of developer teams to be invited to participate in the detailed Request for Proposals (RFP) for the development of the Olympic Village as follows:

- Concord Pacific Ltd.;
- The Millennium Group;
- Wall Financial; and
- Windmill Development Group, Great West Life Realty Group, and BCIMC

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of this report, and notes that only those developer teams short listed above will be eligible to respond to the RFP.

COUNCIL POLICY

- City Council committed to developing the Athlete's Village for the 2010 Winter Olympics on the Southeast False Creek (SEFC) site.

- On March 1, 2005, Vancouver City Council approved the Official Development Plan (ODP) for SEFC.

PURPOSE

This report updates City Council on the outcome on the Request for Expressions of Interest (RFEI) process and proposes a short list of respondents to advance to the detailed RFP stage of the selection process.

BACKGROUND

On August 12, 2005 the City issued an RFEI for the development of the Olympic Village (attached as Appendix A). The closing date for submissions was September 21, 2005. In response to the RFEI the City received submissions from five development teams led by: Concert Properties, Concord Pacific Group, Millennium Group, Wall Financial, and the Windmill Development Group. Concert Properties has since withdrawn its expression of interest.

DISCUSSION

The four submissions evaluated are from:

1. **Concord Pacific Group:** a well known developer of urban, master plan residential communities. They partnered with Walter Francl Architects, whose work includes the Vancouver Community College Rapid Transit Station. The team also includes Hancock Bruckner and Wright Architects who have worked on a number of Vancouver's new landmarks including the Opus Hotel and the Bayshore Gardens.
2. **The Millennium Group:** a diversified Vancouver-based real estate developer with 60 years experience world wide. Their projects include the seven tower, 15 acre master planned City-in-the-Park community in Burnaby, the Edgewater in West Vancouver, L'Hermitage in downtown Vancouver comprising residential, retail, non-market housing and a hotel component, a large new community in Burnaby's Brentwood Town Centre and various projects in Europe and the Middle East. Millennium's team includes Gomberoff Bell Lyon & Architects Group, Merrick Architecture, and Robert Stern, an internationally renowned architect.
3. **Wall Financial:** a British Columbia owned and operated public company with over 40 years experience building single and multi-family housing developments throughout the lower mainland. They teamed up with Hotson Bakker Boniface Hadden Architects, who have been the lead architect for the design of the Southeast False Creek Concept Plan and also the coordinating architect for Granville Island for the past 27 years.
4. **Windmill Development Group:** the development firm that is building two mixed use projects in Calgary and Ottawa targeting LEED Gold, and the Dockside Green Project in Victoria targeting LEED Platinum, has partnered with Great West Life Realty Group and BCIMC, as well as Busby Perkins & Will Architects, a local firm whose work includes one Wall Centre and the Mount Pleasant Community Centre.

EVALUATION

A staff evaluation committee was assembled with representation from the SEFC and Olympic Village Project Office, Real Estate Services, the Housing Centre, the Office of Sustainability, and the City's Materials Management / Purchasing group. The key evaluation criteria used were as described in Section 5.2 of the RFEI document:

- (a) the Respondent's ability to meet the requirements set out in this RFEI and particularly to address the Guiding Principles;
- (b) the Respondent's business and technical reputation and capabilities and the experience of its personnel;
- (c) the Respondent's experience and expertise in developing properties to high environmental, social, and economic sustainability standards;
- (d) the Respondent's strategy to rezone the Property;
- (e) the Respondent's financial capability to undertake the Project; and
- (f) the Respondent's strategy to deliver the Project on or ahead of schedule, and experience and reputation in delivering similar projects on or ahead of schedule.

Each of the submissions was evaluated by the individual committee members and discussed at length in a committee setting. Each respondent was also interviewed by the entire evaluation committee. Results were shared in a group setting and a consensus developed through an evaluation matrix.

The evaluation committee is pleased to report that the four submissions reflect the efforts of four world class development teams, and all four submissions meet the evaluation criteria. As a consequence, all four teams are recommended by staff to be advanced to the next phase of the selection process. If City Council approves the staff recommendation in this report, the four development teams will be invited to submit a response to the more detailed RFP.

REQUEST FOR PROPOSALS

As directed by City Council, the detailed RFP will be structured using a triple bottom line approach specifically measuring the economic, social, and environmental bottom lines of the respondents' proposals against key sustainability criteria. The RFP will be a performance-based evaluation approach and will not require a detailed architectural design submission

The RFP document is under development by staff and will be available to be issued to the developer teams in the next few weeks.

CONCLUSION

Staff recommends that Council approve the advancement of all four RFEI respondents to the next phase of the selection process, and that they be invited to submit responses to the City's more detailed RFP.



CITY OF VANCOUVER

REQUEST FOR EXPRESSIONS OF INTEREST PS05071
FOR THE DEVELOPMENT OF
THE OLYMPIC VILLAGE



Responses should be submitted on or before 11:00:00 A.M., WEDNESDAY, SEPTEMBER 14, 2005 to the attention of:

Linda Syvertsen, CPPB
Contracting Specialist
Vancouver City Hall
Purchasing Services, 2nd Floor
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

NOTES:

1. Responses are to be in sealed envelopes or packages marked with the Respondent's Name, the EOI Title and Number.
2. The Closing Time will be conclusively deemed to be the time shown on the clock the Courier Delivery Drop-off Office for this purpose.
3. DO NOT SUBMIT BY FAX.

Queries should be submitted in writing to the above contact at:
FAX: 604-873-7057 E-Mail: purchasing@vancouver.ca



CITY OF VANCOUVER
PROJECT OFFICE
Southeast False Creek & Olympic Village

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CITY OF VANCOUVER
PROJECT OFFICE
Southeast False Creek & Olympic Village

1.0 INTRODUCTION

1.1 Development of Southeast False Creek

On March 1, 2005, Vancouver City Council approved the Official Development Plan for Southeast False Creek (the "ODP"), which includes approximately 50 acres (20 hectares) of land owned by the City of Vancouver (the "City Lands") and 30 acres (12 hectares) of privately-owned land. The City of Vancouver (the "City") has set high objectives for Southeast False Creek for environmental, social and economic sustainability.

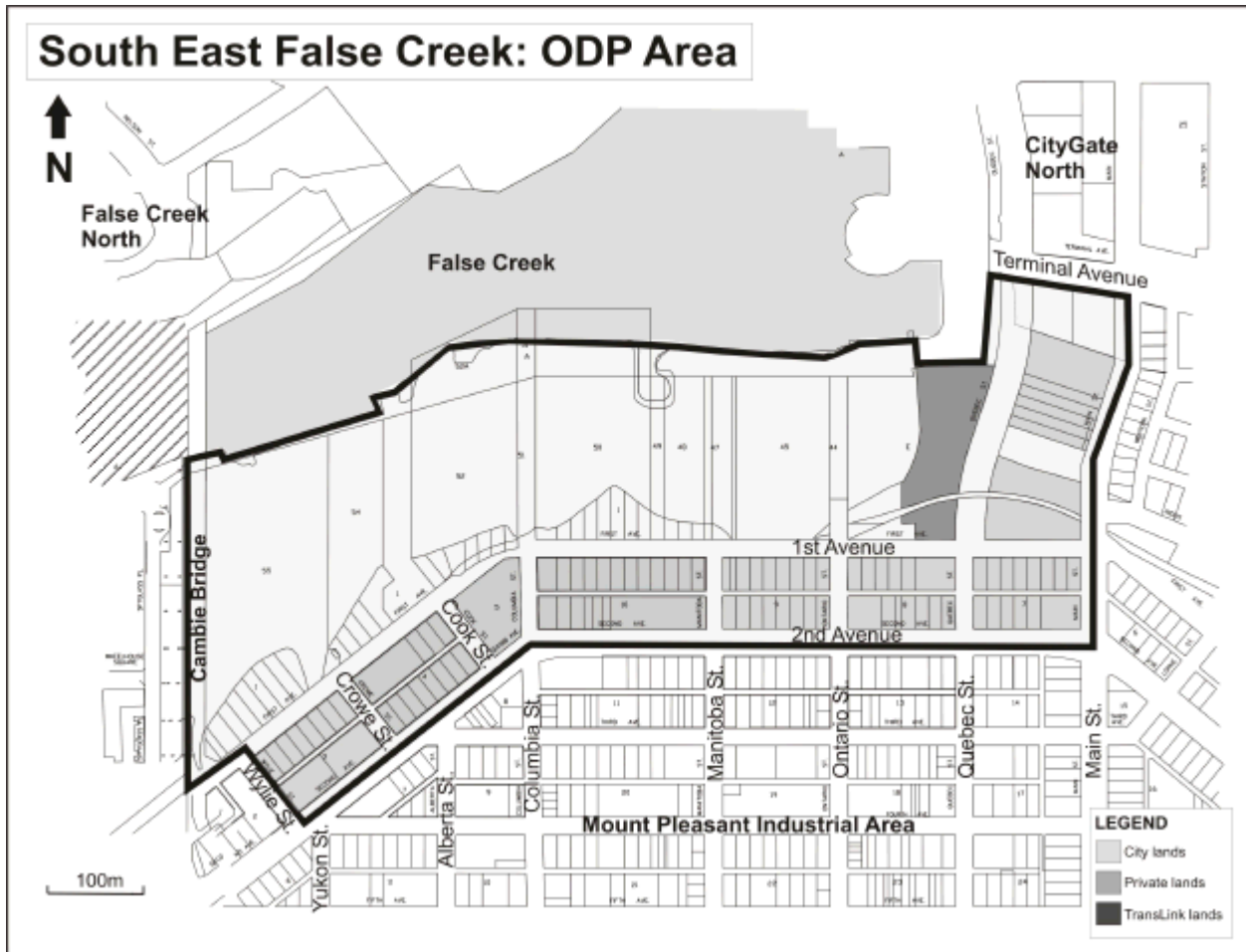
The new Southeast False Creek community will be predominantly residential with a diverse housing mix and a focus on families with children, supported by a neighbourhood-oriented commercial centre. The community has been planned as a model urban community that will create a new standard for sustainable development at this scale. Elements that illustrate this vision and commitment include:

- a community with a mix of affordable housing, modest market housing, and market housing;
- a community heat system with net zero greenhouse gas emissions;
- innovative and sustainable storm water management;
- community gardens;
- local serving streets;
- greenways / bikeways;
- high transit access;
- park space and foreshore walkway totaling 26 acres (11 hectares);
- a community centre and non-motorized boating facility;
- a school for kindergarten to grade seven;
- childcare and daycare facilities;
- restoration of key heritage buildings; and
- an interfaith spiritual centre.

It is anticipated that Southeast False Creek will be built out by 2018 and include up to 14,000 new residents.

See Figure One below for an illustration of the ODP area. A conceptual rendering of the ODP area is attached as Appendix A.

Figure One: Illustration of ODP Area



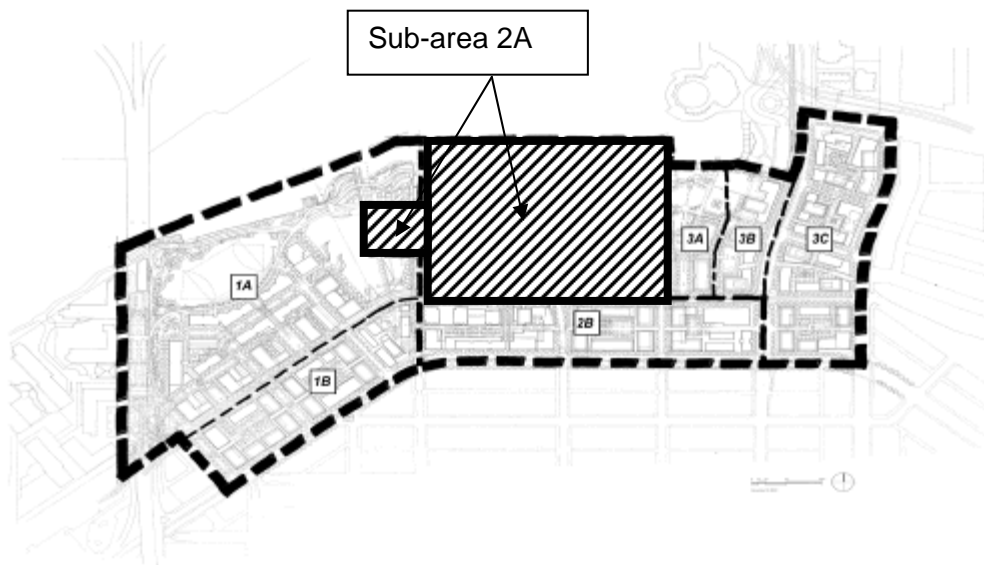
The City will design and install all the site servicing and public infrastructure and complete first the consolidation and then the subdivision of the City Lands in the ODP area, and obtain the necessary environmental approvals for the aforementioned work. The City will seek the involvement of a developer, or developers, to design and build the buildings on the City Lands. The City Lands will be developed in phases.

1.2 Development of Sub-area 2A

As its first priority, the City intends to develop Sub-area 2A of the ODP area, which is approximately 856,000 square feet (79,500 square metres) of mostly City-owned land, as a predominantly high density residential neighbourhood that includes a community centre, childcare facilities, retail and commercial space including a mid-size grocery store, a school for kindergarten to grade seven, and the restoration of a heritage building. Sub-area 2A may also include an interfaith spiritual centre.

See Figure Two below for an illustration of sub-area 2A.

Figure Two: Illustration of Sub-area 2A



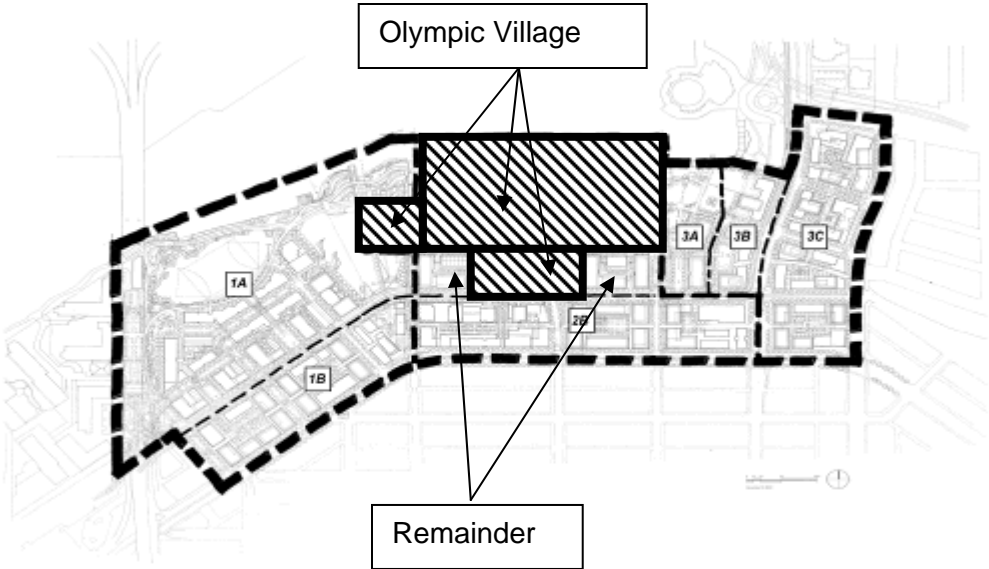
1.3 Development of the Olympic Village

Most of Sub-area 2A will be developed with permanent buildings for initial and exclusive use by the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games (“VANOC”) from November 1, 2009 to March 31, 2010 (the “Exclusive Use Period”) to provide accommodation and support services for athletes, officials, and visitors as the Athletes’ Village for the 2010 Winter Olympics (the “Olympic Village”). The Olympic Village is intended to be a showcase of sustainable development.

For the Exclusive Use Period, the infrastructure and buildings will be designed and constructed to a certain level of fit, finish, and functionality to meet the International Olympic Committee (“IOC”) and VANOC requirements for the Olympic Village, and in such a way as to facilitate conversion to their permanent uses after the Olympics. Following the Exclusive Use Period, the infrastructure and buildings will be completed to their permanent configuration and form the first completed portion of Sub-area 2A of the City’s Southeast False Creek community.

See Figure Three below for an illustration of that portion of Sub-area 2A that will be developed with permanent buildings for the Olympic Village, and for that portion of Sub-area 2A that will not be developed with permanent buildings for the Olympic Village (the “Remainder”). The land area for the Olympic Village is approximately 731,500 square feet (68,000 square metres), and the land area for the Remainder is approximately 124,500 square feet (11,600 square metres). A three dimensional conceptual rendering of the Olympic Village is attached as Appendix B.

Figure Three: Illustration of Olympic Village

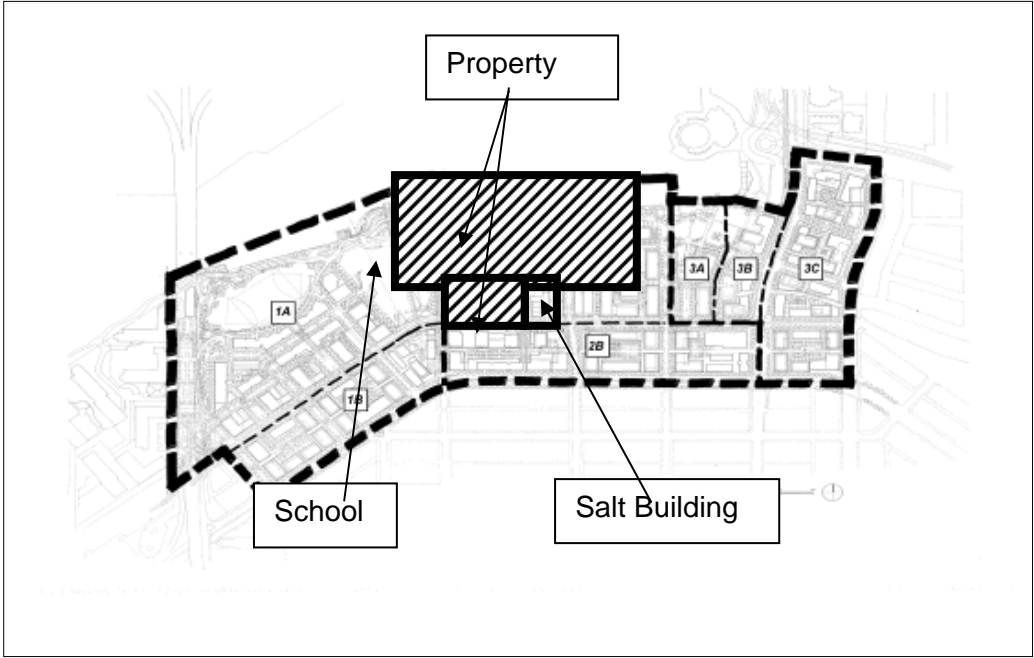


1.4 Development of the Property

The City has issued this Request for Expressions of Interest (“RFEI”) for the development of the Olympic Village site excluding the future School on the west of the Olympic Village (the “School”) and excluding the heritage building and property at 85 West First Avenue (the “Salt Building”), the balance being the “Property”. The development of the Property is hereinafter referred to as the “Project”. The restoration and use of the Salt Building is the subject of an RFEI to be issued separately.

The land area of the Property is approximately 665,000 square feet (61,700 square metres). Figure Four below is an approximate illustration of the Property, including all existing and future roads and some lands the City does not own. A detailed plan of the Property is attached as Appendix C. A detailed description of the Property is included in Section 2.3.

Figure Four: Illustration of the Property



The City is seeking expressions of interest from interested parties (“Respondents”) that may be prepared, in cooperation with the City, to undertake the Project as the Developer, as defined in Section 1.5, which includes:

- sourcing financing for the Project, except possibly for the Affordable Housing as defined in this section 1.4;
- addressing the Guiding Principles set out in Section 2.1;
- rezoning the Property;
- developing the detailed design for the buildings and finalizing a public realm plan for the Property:
 - in accordance with the zoning;
 - in conformance with IOC and VANOC requirements; and
 - in conformance with the streetscape concept plan and site servicing provided by the City;
- constructing the buildings on the Property;

- turning over the Project to VANOC for the Exclusive Use Period; and
- completing the Project to its permanent configuration after the Exclusive Use Period.

The buildings to be constructed on the Property are comprised of the following components:

- (a) Housing - not less than 612,000 square feet (56,900 square metres) and not less than 564 units of residential accommodation will be built for use by VANOC as part of the Olympic Village during the Exclusive Use Period. The accommodation configurations contemplated for the Exclusive Use Period are attached as Appendix D for illustrative purposes only. Actual configurations will be developed to the satisfaction of the City in consultation with VANOC. The total amount of housing provided on the Property may be greater than that required to be provided for VANOC during the Exclusive Use Period, in accordance with the ODP.

After the Exclusive Use Period, the aforementioned accommodation and any additional housing built will be completed as follows:

- (i) Affordable Housing - approximately one third of the housing units will be built as Affordable Housing to a minimum LEED Silver Standard as defined in Section 1.8. The City will retain ownership of the land and lease the land to a third party agency after completion of the buildings by the Developer. Senior government funding is anticipated to be available to finance the construction of the buildings, but that is not yet confirmed and the Developer may need to provide interim financing for the construction of the buildings.
- (ii) Modest Market Housing - approximately one third of the housing units will be built as Modest Market Housing to a minimum LEED Silver Standard as defined in Section 1.8. The Developer will purchase the land from the City and construct the buildings. The Respondent will propose a strategy or range of options to achieve the Modest Market Housing. The City is not intending to subsidize the Modest Market Housing, but encourages Respondents to be creative in their Submissions.
- (iii) Market Housing - approximately one third of the housing units will be built as Market Housing to a minimum LEED Silver Standard as defined in Section 1.8. The Developer will purchase the land from the City and construct the buildings.
- (b) Commercial / Retail - a total of approximately 77,000 square feet (7,150 square metres) of commercial and retail space will be built to a minimum LEED Silver Standard as defined in Section 1.8. The total amount of Commercial / Retail space provided on the Property may be less or greater than 77,000 square feet (7,150 square metres), in accordance with the ODP. The Developer will purchase the land from the City and construct the buildings. Not less than 30,000 square feet (2,790 square metres), or greater amount as determined by the City, will be completed and be available for use by VANOC as part of the Olympic Village during the Exclusive Use Period.

- (c) Community Centre - an approximately 30,000 square foot (2,790 square metre) Community Centre will be built to a minimum LEED Gold Standard as defined in Section 1.8. The City will retain ownership of the land, and the Developer will construct the Community Centre prior to the Exclusive Use Period.

The locations for the aforementioned components have yet to be determined, except for the Community Centre. The location of the Community Centre and the contemplated building footprints and building heights are illustrated in the ODP.

Respondents must submit a commentary on the option:

- for the Developer to lease the land for 99 years, rather than purchase the land, for the Modest Market Housing, Market Housing, and Commercial / Retail.

The City encourages Respondents to submit options to:

- achieve higher performance green buildings comparable to a LEED Gold Standard for all buildings on the Property;
- achieve a higher performance green building comparable to a LEED Platinum Standard for the Community Centre; and
- further enhance the environmental, social, and economic sustainability of the Project.

The City may also consider options, in accordance with the ODP, to:

- develop all or a portion of the Remainder; and
- build an interfaith spiritual centre.

Respondents should note that:

1. they are required to include all components in their Submission; and
2. only Short-listed Respondents as defined in 1.5(b) will be eligible to submit Proposals under the RFP.

1.5 Purpose of this Request for Expressions of Interest

The purpose of this RFEI is to:

- (a) invite Submissions (individually the "Submission") from Respondents that describe the desire, expertise and capability of the Respondent to participate in the Project; and
- (b) identify a short list of Respondents (the "Short-listed Respondents") to be invited to submit proposals for their participation in the Project.

This RFEI is intended to determine the range and level of interest of Respondents in the Project. After receiving the Submissions, the City will explore a conceptual framework for the Project, which may allow the City to facilitate viable partnerships for the Project among Short-listed Respondents and thus address the Guiding Principles for the Project as set out in Section 2.1.

After selection by the City, Short-listed Respondents will be invited to participate in the next stage for the development of the Property by preparing and submitting proposals (the "Proposals") in response to a formal written Request for Proposals ("RFP") issued for the Project. It is anticipated that the RFP process will result in a Short-listed Respondent being selected to undertake the Project, such successful Short-listed Respondent to be hereinafter referred to as the "Developer".

1.6 Information Session

The City will host an information session with respect to this RFEI at 2:00 P.M. (PST) on Wednesday, August 31, 2005 at Vancouver City Hall (the "Information Session") in order to answer any questions on the RFEI process. The confirmed location and time of the Information Session will be posted on the City's website at <http://www.vancouver.ca> (the "City Website"). It is recommended that all potential Respondents attend the Information Session and pre-register for such session by faxing Appendix F to 604-873-7057 by Friday, August 26, 2005.

1.7 Important Dates

Information Session:	2:00 P.M., Pacific Standard Time Wednesday, August 31, 2005 Strathcona Room, Sub-ground City Hall 453 West 12 th Avenue Vancouver, B.C. V5Y 1V4
Closing Date:	11:00:00 A.M., Pacific Standard Time Wednesday, September 14, 2005 ("Closing Date")

1.8 Definitions

In this RFEI the following definitions will apply:

"Affordable Housing" means dwelling units designed to be affordable, with a priority placed on persons who make up a core need household where such persons pay no more than 30% of their combined annual income to rent, or for such affordable housing programs or initiatives as the City may generally define or specifically approve;

"BERC" has the meaning set out in Section 2.3(d);

"City" has the meaning set out in Section 1.1;

"City Lands" has the meaning set out in Section 1.1;

"City Website" has the meaning set out in Section 1.6;

"Closing Date" has the meaning set out in Section 1.7;

"Community Centre" has the meaning set out in Section 1.4(c);

“Commercial / Retail” has the meaning set out in Section 1.4(b);

“Contact Persons” has the meaning set out in Section 4.4;

“Developer” has the meaning set out in Section 1.5;

“Exclusive Use Period” has the meaning set out in Section 1.3;

“Evaluation Committee” has the meaning set out in Section 5.1;

“Evaluation Criteria” has the meaning set out in Section 5.2;

“Guiding Principles” has the meaning set out in Section 2.1;

“Information Session” has the meaning set out in Section 1.6;

“IOC” has the meaning set out in Section 1.3;

“LEED Gold Standard” means the level of green building design achieved by meeting the Gold level requirements of the Leadership in Energy and Environmental Design (“LEED”), as adapted for British Columbia, established by the Canada Green Building Council incorporated by letters patent under the Canada Corporations Act effective December 5, 2002, or equivalent as determined by the City;

“LEED Platinum Standard” means the level of green building design achieved by meeting the Platinum level requirements of LEED, as adapted for British Columbia, established by the Canada Green Building Council incorporated by letters patent under the Canada Corporations Act effective December 5, 2002, or equivalent as determined by the City;

“LEED Silver Standard” means the level of green building design achieved by meeting the Silver level requirements of LEED, as adapted for British Columbia, established by the Canada Green Building Council incorporated by letters patent under the Canada Corporations Act effective December 5, 2002, or equivalent as determined by the City;

“Market Housing” means dwelling units designed to be affordable to persons who make up a household, and whose combined gross annual incomes fall within the upper third of income distribution for the Greater Vancouver region published by Statistics Canada, in the then current Canada Census at the time of any applicable CD-1 rezoning;

“Modest Market Housing” means dwelling units designed to be affordable to persons who make up a household, and whose combined gross annual incomes fall within the middle third of income distribution referred to in the preceding definition;

“ODP” has the meaning set out in Section 1.1;

“Olympic Village” has the meaning set out in Section 1.3;

“Project” has the meaning set out in Section 1.4;

“Project Manager” has the meaning set out in Section 5.1;

“Property” has the meaning set out in Section 1.4;

“Property Information Package” has the meaning set out in Section 2.4;

“Proposals” (individually the “Proposal”) has the meaning set out in Section 1.5;

“Remainder” has the meaning set out in Section 1.3;

“Respondents” (individually the “Respondent”) has the meaning set out in Section 1.4;

“RFEI” has the meaning set out in Section 1.4;

“RFP” has the meaning set out in Section 1.5;

“Salt Building” has the meaning set out in Section 1.4;

“School” has the meaning set out in Section 1.4;

“Short-listed Respondents” has the meaning set out in Section 1.5(b);

“Submission” has the meaning set out in Section 1.5(a);

“Triple Bottom Line Accounting” has the meaning set out in Section 2.1(t);

“VANOC” has the meaning set out in Section 1.3.

2.0 PROJECT DEFINITION

2.1 Guiding Principles for the Project

The following guiding principles for the Project (the “Guiding Principles”), are based on the vision and principles contained in the ODP and related Council policies applicable to the Property:

General Sustainability Principles

- (a) The development will be a model of environmental, social, and economic sustainability.
- (b) The development will be designed to the highest sustainability standards possible using an integrated design approach for buildings, public spaces, and infrastructure.
- (c) The neighbourhood will strive to act as a sustainability classroom for the neighbourhood, city, and region to advocate and teach the positive attributes of sustainable development.
- (d) The neighbourhood is intended to be a complete community with goods, services, and amenities within walking distance, and will offer housing linked by walking, cycling, and transit to nearby jobs.
- (e) The development will set performance objectives, measure progress toward those objectives, and communicate to the neighbourhood and broader community on that performance on an ongoing basis.

Urban Design Principles

- (f) The development will be a mixed use, high density residential community with approximately 612,000 square feet (56,900 square metres) of residential, approximately 77,000 square feet (7,150 square metres) of commercial/retail, and approximately 30,000 square feet (2,790 square metres) for a community centre.
- (g) The development will generally be built in a basin shape with lower buildings near the waterfront stepping up to higher buildings at First Avenue and on the western and eastern edges.
- (h) The development will produce a public waterfront that is dynamic and engaging for residents and visitors.
- (i) The development will establish local serving commercial, retail, and service uses at ground level along both sides of Manitoba Street and along portions of Front Street.
- (j) The development will recognize the former industrial uses of the Property.
- (k) The development will ensure the creation of opportunities for health care, office, retail, restaurant, and other businesses.
- (l) The development will have no permanent habitable structures built within 30 metres from the top of bank of the shoreline, except near the inlet.

Environmental Sustainability Principles

- (m) The development will be unique in its commitment to reduce energy consumption and greenhouse gas emissions, and will integrate with the future False Creek Flats community energy system, striving for a greenhouse gas neutral heat system.
- (n) The development will achieve energy use reduction through demand side and supply side measures, increasing both building and infrastructure efficiencies beyond standard building practices.
- (o) The development will ensure green building practices are undertaken and will, at a minimum, achieve the goals of the Green Building Strategy adopted for Southeast False Creek, including a minimum LEED Silver Standard for all non-City buildings with a Council endorsed objective of LEED Gold, a minimum LEED Gold Standard for City buildings, with an additional 30% improvement in energy

performance above existing City bylaws, and an attempt at LEED Platinum Standard as a demonstration for the Community Centre.

- (p) The development will strive for even higher levels of performance for environmental sustainability by applying advanced technologies and programs that push the boundaries of sustainable development standards.
- (q) The development will reduce water use and waste, including the management of storm water on site and the reduction of waste during construction.
- (r) The development will promote and provide a means for the neighbourhood to engage in urban agriculture.
- (s) The development will explore options and opportunities to include environmental demonstration projects such as grey water recycling, rainwater use indoors, composting toilets, black water treatment, solar energy recovery and commercial greenhouses associated with public buildings.

Social and Economic Sustainability Principles

- (t) The development will be undertaken on the basis of triple bottom line accounting as contemplated by Vancouver City Council on March 1, 2005 ("Triple Bottom Line Accounting").
- (u) The housing mix will be approximately 1/3 Affordable Housing units, 1/3 Modest Market Housing units, and 1/3 Market Housing units, with a focus on families and children.
- (v) Approximately 35% of all residential units, 50% of Affordable Housing units, and 25% of Modest Market Housing and Market Housing units will be suitable for families with small children.
- (w) Childcare and daycare facilities will be provided as specified in the ODP.
- (x) The Project will strive to create opportunities for local and inner-city neighbourhoods, and may include benefits agreements in the areas of training, acquisition of goods and services, and construction opportunities. The City has retained a consultant to provide a report on options for the City to consider related to potential benefits agreements.
- (y) The development of the Property must conform to the objectives of universal, barrier-free access.
- (z) The Project will create a neighbourhood that fosters interaction across the diverse spectrum of residents, workers and visitors, resulting in a vibrant urban setting.
- (aa) The Project may include an interfaith spiritual centre.

Olympic Village Principles

- (bb) The Project will meet the needs of the Olympic Village to provide housing and services to the athletes, officials, and visitors in the 2010 Winter Olympics during the Exclusive Use Period, while allowing easy, low-cost conversion to its permanent configuration after the Olympics.
- (cc) The Project will be constructed in conformance with all regulations and requirements mandated by the IOC and VANOC as are in effect from time to time, subject to applicable Canadian and British Columbia laws and City of Vancouver bylaws, as generally described in the "Olympic Village Overview" document included in the Property Information Package, and as determined by the City of Vancouver.

2.2 Background of the Property

In the early 1900s, the shore of False Creek was lined with sawmills, shingle mills and other construction industries. Coughlan's Shipyard was constructed on the site at the foot of Columbia Street during World War I, and built steel naval ships. This facility burned down in the 1920s; its wharf was not rebuilt until World War II. The Vancouver Salt Company constructed a building north of First Avenue, at the foot of Manitoba Street, in 1931, now known as the Salt Building. The Hamilton Bridge Company built a large steel fabrication plant, which became known as the Canron Building, on the former Coughlan's Shipyard site in 1935. Steel fabrication continued at the Canron building until 1990. The building was demolished in 1998. Historically, rail spur lines extended from West First Avenue into the barge area. The northern site boundary with False Creek currently consists of gravel fill material, and most of the upland area is paved and level.

The majority of the site for the Olympic Village and the shoreline is fill that was layered down over a number of decades to facilitate the previous industrial use of the site. Much of the site is north of the historic high water line for False Creek.

Apart from the Salt Building and the buildings in the former City Works Yard, adjacent to the Cambie Street Bridge, the most significant structure from the industrial past was the large Canron Building located at the centre of the site, generally where much of the Olympic Village is planned. Adjacent to this building on the east is a man-made inlet, which is open at the waterfront and partially covered by deck. In the southeast corner of the inlet, an inter tidal "finger" extends southward an additional 50 metres under the decking. This inlet was part of the Canron site and used for storage and water transportation related to steel fabrication, ship building, and a number of other uses. It appears the inlet was created with fill in two stages: along the west side in the 1920s and the east side in the 1940s. The decking dates to the 1950s.

The City owns all the lands in the Property except for 6 lots totaling approximately 17,200 square feet (1,600 square metres), which are described in Section 2.3. The City is currently considering the acquisition of all or a portion of these lots. In the event the City does not acquire all or a portion of these lots, the City may consider making available for the Project an amount of land, equal to the amount of land not acquired, in the Remainder.

2.3 Property Information

(a) Legal Description:

The Property is illustrated in Appendix C. The following Legal Descriptions are for the parcels in the Property as well as the lands for the Remainder and the Salt Building, excluding the portion of the Property forming the waterfront Roads. The lands for the Remainder and the Salt Building have not been separated from the following list of parcels as portions of some of the parcels in the Remainder and the Salt Building extend into the Property. Respondents are responsible for determining to their satisfaction the bounds of the Property. An estimate of the total area of the Property is provided in Section 2.3(c).

Roads to be closed and stopped up:

- (i) a portion of Columbia Street dedicated by the deposit of Plan 5832 on August 3, 1927;
- (ii) a portion of Columbia Street dedicated by the deposit of Plan 197 on October 8, 1885;
- (iii) all that portion of Ontario Street dedicated by the deposit of Plan 12958 on March 28, 1968; and
- (iv) (PID: 015-535-592); Lot 2, Block 2, District Lot 200A, Plan 197 established as Road by document filed 132452 deposited in the Land Title Office on December 12, 1968.

Lands the City owns:

- (v) (PID: 016-659-627); Lot 44, except part in Plan 12958, District Lot 2037, Plan 5568;
- (vi) (PID: 016-663-179); Lot 45, District Lots 2037 and 2064, Plan 5568;
- (vii) (PID: 016-664-990); Lot 46, District Lot 2064, Plan 5568;
- (viii) (PID: 016-665-678); Lot 47, District Lot 2064, Plan 5568;
- (ix) (PID: 016-669-011); Lot 48, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- (x) (PID: 016-673-506); Lot 49, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- (xi) (PID: 016-674-464); Lot 50, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- (xii) (PID: 016-674-995); Lot 50A, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- (xiii) (PID: 016-675-053); Lot 51, District Lot 2064, Plan 5568;
- (xiv) (PID: 016-675-274); Lot 51A, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- (xv) (PID:004-670-680); Lot 1; Block 1, District Lot 200A, Plan 197;
- (xvi) (PID:004-670-698); Lot 2; Block 1, District Lot 200A, Plan 197;
- (xvii) (PID:004-670-701); Lot 3; Block 1, District Lot 200A, Plan 197;
- (xviii) (PID:004-670-710); Lot 4; Block 1, District Lot 200A, Plan 197;
- (xix) (PID:004-670-728); Lot 5; Block 1, District Lot 200A, Plan 197;
- (xx) (PID:004-670-736); Lot 6; Block 1, District Lot 200A, Plan 197;
- (xxi) (PID:004-670-744); Lot 7; Block 1, District Lot 200A, Plan 197;
- (xxii) (PID:004-670-752); Lot 8; Block 1, District Lot 200A, Plan 197;
- (xxiii) (PID:015-535-576); that part of Lot 1 in Explanatory Plan 5090, Block 2, District Lot 200A, Plan 197; and
- (xxiv) (PID:015-535-649); Lot A (Reference Plan 2368) of Lot 13, Block 1, District Lot 200A, Plan 197.

Lands the City does not own:

- (xxv) (PID:008-462-054); Lot 9; Block 1, District Lot 200A, Plan 197;
- (xxvi) (PID:003-132-811); Lot 10; Block 1, District Lot 200A, Plan 197;
- (xxvii) (PID:003-132-854); Lot 11; Block 1, District Lot 200A, Plan 197;
- (xxviii) (PID:003-132-871); Lot 12; Block 1, District Lot 200A, Plan 197;
- (xxix) (PID:003-132-935); Lot 13, except parcel A (Reference Plan 2368), Block 1, District Lot 200A, Plan 197; and
- (xxx) (PID:003-132-803); Lot 1, except that part included in Explanatory Plan 5090, Block 2, District Lot 200A, Plan 197.

(b) Assessment Information:

The 2005 British Columbia Assessment Authority assessment of the Property and the Remainder, excluding the portion of the Property forming the waterfront Roads, is approximately as follows:

Property Class	Land	Improvements	Total
Business/other	\$55,000,000*	\$58,000*	\$55,000,000*

* including land and improvements not owned by the City

Although the Property is exempt from property taxes while owned by the City, on sale or lease by the City of any portion of the Property, the property taxes, or an amount in lieu of property taxes, will be payable.

(c) Size of Property:

Estimated Property Size: approximately 665,000 square feet
(61,800 square metres).

Proposed Building Area: no less than approximately 612,000 square feet
(56,900 square metres) residential;

up to approximately 77,000 square feet
(7,150 square metres) Commercial / Retail;
and
approximately 30,000 square feet
(2,790 square metres) Community Centre.

(d) Environmental Status of the Property:

The Property is a brown field site with contaminated soils. The Community Centre, child-care space, Affordable Housing, and other City owned buildings will be built on the basis of risk-managed in-situ soils.

The Approval in Principle for the Soil Remediation Plan for the City Lands in Southeast False Creek was issued by the Ministry of Water, Land and Air Protection on June 15, 2005, and is included in the Property Information Package, along with a summary of the City's Soil Remediation Plan prepared by Morrow Environmental.

The City filed an application with the Burrard Inlet Environmental Review Committee ("BERC") on May 16, 2005 for the shoreline works, including the filling and reconstruction of the inlet where a portion of the Olympic Village will be built. BERC responded on May 31, 2005, and the City is currently preparing a resubmission. A summary of the City's BERC application prepared by Golder & Associates is included in the Property Information Package.

(e) **Survey Plan:**

The detailed plan for the Property is attached as Appendix C.

(f) **Zoning:**

Sub-area 2A was formerly zoned M-2 Industrial, but now falls within the Southeast False Creek ODP area. The Developer will be required to achieve rezoning for the Property by way of a CD-1 Bylaw according to the permitted uses as set out in the ODP, a copy of which is included in the Property Information Package set out in Section 2.4.

(g) **Serviced Parcels**

The City will take the responsibility for first consolidating, then subdividing, the Property, installing site servicing and public infrastructure including shoreline works, roads, pedestrian and bicycle ways, sidewalks, sewers, water mains, storm water system, energy system, street lighting, street furniture, and third party utilities on all the public lands in the Property. The Developer will be responsible for designing and building the buildings in conformance with the site servicing installed by the City.

2.4 Property Information Package

The information package for the redevelopment of the Property (the "Property Information Package") contains the items listed below. Respondents are asked to download those items noted as available on the City Website and obtain a copy of all remaining items from the Contact Person at no charge (see Section 4.5):

- (a) *Official Development Plan Bylaw for Southeast False Creek* adopted by City Council July 19, 2005 (<http://www.city.vancouver.bc.ca/commsvcs/bylaws/dop/SEFC.pdf>);
- (b) Administrative Report, *Southeast False Creek Project Office Staffing and Budget*, dated April 29, 2005 (<http://vancouver.ca/ctyclerk/cclerk/20050512/documents/pe7.PDF>);
- (c) Administrative Report, *Southeast False Creek: Work Program, Budget and Staffing for the Rezoning of Sub-area 2A - The Olympic Village*, dated April 26, 2005 (<http://vancouver.ca/ctyclerk/cclerk/20050512/documents/pe8.pdf>);
- (d) *Revised Site Plan for Southeast False Creek Official Development Plan Area* by PWL Architecture dated May 5, 2005;
- (e) Policy Report, *Southeast False Creek Official Development Plan*, dated December 3, 2004 (<http://vancouver.ca/ctyclerk/cclerk/20050301/ph3.htm>);
- (f) Policy Report, *Southeast False Creek Redevelopment: Financial Plan and Strategy*, dated January 17, 2005 (<http://vancouver.ca/ctyclerk/cclerk/20050301/ph1.htm>);

- (g) Policy Report, *Sustainability Indicators, Targets, Stewardship and Monitoring for Southeast False Creek*, dated January 17, 2005
(<http://vancouver.ca/ctyclerk/cclerk/20050301/ph2.htm>);
- (h) Minutes of City Council meeting, March 1, 2005
(<http://vancouver.ca/ctyclerk/cclerk/20050301/regmin.htm>);
- (i) *Southeast False Creek Policy Statement - 1999* (www.vancouver.ca/sefc);
- (j) Energy Precinct Study: *Towards an Energy Utility for False Creek Precinct: Feasibility and Options*, Compass Resource Management, March 3, 2005
(<http://www.vancouver.ca/commsvcs/southeast/greenbuildings/pdf/feasibility.pdf>);
- (k) Southeast False Creek Environmental Study: *Merge Report* (summary) 2003
(<http://www.vancouver.ca/sefc>);
- (l) *Approval in Principle for Soil Remediation Plan*, from Ministry of Water, Land and Air Protection, dated June 15, 2005, and summary of the City's Soil Remediation Plan by Morrow;
- (m) Executive summary of the City's submission to the Burrard Environmental Review Committee by Golder & Associates dated May 16, 2005;
- (n) *Housing Objectives for Southeast False Creek Olympic Village* from the City's Housing Centre dated August 2005;
- (o) *Vancouver 2010 Olympic Village - draft Olympic Overlay* dated March 31, 2005;
- (p) *Foreshore Lands, Southeast False Creek, Vancouver - Statement of Significance*, by Commonwealth Historic Resource Management, draft dated September 2004;
- (q) *Integrated Design Services RFP* Number PS05047, from Southeast False Creek & Olympic Village Project Office, issued May 27, 2005; and
- (r) *Olympic Village Overview* document from VANOC dated August 2005.

2.5 City Support for the Project

The City has established the Southeast False Creek & Olympic Village Project Office (the "Project Office") to manage the development of the City Lands in Southeast False Creek. The Project Office retained Stantec Consulting Ltd. in July 2005 to lead the design of the site servicing and public infrastructure for Southeast False Creek, including the Olympic Village. A copy of the RFP is included in the Property Information Package.

The Project Office will let all RFEIs, RFPs, tenders and contracts related to the development of the public infrastructure and lands in the Property, and will manage the relationship with the Developer.

The Project Office will work with and assist the Developer in achieving rezoning and obtaining permits related to the Project. The City has also added regulatory staff and resources to facilitate the development and rezoning process in a timely fashion.

2.6 Project Timetable

- (a) Selection of Developer - the City anticipates that the selection of the Developer will proceed along the following timetable:

ACTIVITY	DATE
RFEI issued	August 12, 2005
Information Session for RFEI	August 31, 2005
Deadline for RFEI Submissions	September 14, 2005
Announcement of Short-listed Respondents	early October 2005
RFP issued	October 2005
Deadline for RFP Proposals	November 2005
Selection of Developer	Dec 2005 - Jan 2006

- (b) Timeline for Development - the City anticipates that the Project will proceed approximately along the following timetable:

ACTIVITY	DATE
Construction of site servicing by City	Jan 2006 - Mar 2007
Zoning final submission	Feb 2006
Zoning public hearing	May 2006
Zoning enactment	June 2006
Construction of buildings	Jan 2007 - May 2009
Installation of temporary facilities by VANOC	Jul - Nov 2009
ACTIVITY	DATE
Commencement of Exclusive Use Period	Nov 1, 2009
Completion of decommissioning by VANOC	Mar 31, 2010
Completion of buildings by Developer	Apr - Jun 2010

3.0 SUBMISSION REQUIREMENTS

Only complete submissions will be accepted. Partial submissions will not be considered.

A Submission may be in any form, provided it includes all of the information required in Section 3.1. Respondents are to submit seven (7) copies of their submission in a sealed envelope or package marked with the Respondent's name, the RFEI title and

number, prior to the closing time set out on the date and to the location shown on the cover page of this RFEI.

3.1 Submission Requirements

The following information must be included in Submissions:

- (a) letter of introduction, including name and address of Respondent and details of potential partnerships and business agreements contemplated for the Project;
- (b) a full description of the Respondent's proposed team, including architects, engineers, and specialty consultants such as energy and green building consultants, with resumes of key personnel to be involved in the Project;
- (c) development philosophy for the Project to address the Guiding Principles;
- (d) strategy to rezone the Property;
- (e) strategy to initially meet the requirements of the Olympic Village and then transition into the permanent uses for the buildings;
- (f) commentary on the possible strategy or range of options for the Modest Market Housing component;
- (g) commentary on the option to lease the land for 99 years, rather than purchase the land, for the Modest Market Housing, Market Housing, and Commercial / Retail.
- (h) indication of opportunities for local and inner-city neighbourhoods in the areas of training, goods and services, and construction opportunities;
- (i) examples of past experience in developing similar major projects, including details on the sustainability outcomes and the dollar value of such projects;
- (j) design strategy to deliver excellence in architecture and urban design in the context of achieving high performance green buildings and energy systems and sustainable community building;
- (k) evidence of provisions for environmental performance beyond base expectations or as unique demonstration opportunities;
- (l) evidence of familiarity with the City regulatory process;
- (m) details of the Respondent's financial capability to undertake the Project; and
- (n) indication of timing and phasing strategy, including an estimation of anticipated construction start and completion dates.

The City is interested in achieving the best possible outcome for the Project and invites Respondents to include in their Submissions commentaries on opportunities and challenges related to the Project, including feedback on the RFEI and the proposed RFP. Respondents should also identify any specific constraints the City should be aware of concerning its Submission or the Project.

4.0 INSTRUCTIONS TO RESPONDENTS

4.1 Closing Date

The Closing Date, including the time, is as set out in Section 1.7.

4.2 Delivery of Submissions

Submissions should be in a sealed envelope and addressed and delivered by courier on or before the Closing Date to:

Linda Syvertsen, CPPB
Contracting Specialist
Vancouver City Hall
Purchasing Services, 2nd Floor
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

4.3 Late or Faxed Submissions

Submissions received after the Closing Date will not be considered and will be returned unopened to the Respondent. Faxed Submissions will not be accepted.

4.4 Contact Person

The inquiries related to this RFEI should be directed, in writing, to the following person ("Contact Person"):

Linda Syvertsen
Materials Management
2nd Floor, City Hall
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4
Telephone: 604.873.7256
Fax: 604.873.7057
Email: linda.syverstsens@vancouver.ca

4.5 Inquiries

The City's Manager of Materials Management will have conduct of this RFEI, and all communications are to be directed only to the contact person named on the cover page.

It is the responsibility of the Respondent to thoroughly examine these documents and satisfy itself as to the full requirements of this RFEI. Inquiries are to be in written form only, faxed to 604-873-7057 or e-mailed to purchasing@vancouver.ca to the attention of the contact person shown on the cover page before the deadline date. If required, an addendum will be issued to all registered Proponents and posted on the City's website.

After the Information Session, the City may, at its discretion, convene a further information meeting.

A copy of the material listed in the Property Information Package that is not available on the City's Website is available without charge from the City by telephone or email request to the Contact Person.

Information obtained from any source other than the Contact Person is not official and should not be relied upon.

4.6 Revisions to Submissions

Submissions may be revised by written amendment, delivered to the location set out for delivery of Submissions, before the Closing Date.

4.7 Addenda

This RFEI may only be amended by written addenda issued by the Contact Person.

4.8 Ownership of Submissions/Confidentiality

All Submissions submitted to the City become the property of the City, and the information in Submissions will be disclosed as necessary to carry out the RFEI process or as required by law, including the *Freedom of Information and Protection of Privacy Act*.

The contents of all Submissions will be subject to public disclosure, except that any part of a Submission that would reveal a Respondent's financial information or third party confidential lease negotiations will be kept confidential by the City **if the Respondent has clearly indicated that such part of the Submission has been provided in confidence.**

5.0 EVALUATION OF SUBMISSIONS

5.1 Evaluation Committee

A team of professionals from the City, VANOC, and other parties, as determined by the City, (the "Evaluation Committee") will be assembled to review and evaluate all Submissions.

The Evaluation Committee intends to use the criteria in this Section 5 to short-list Respondents. The Evaluation Committee may, in addition to the evaluation criteria described in this Section 5, apply other evaluation criteria which the Evaluation Committee considers relevant during the evaluation process. The Evaluation Committee will apply the same criteria to the evaluation of all Submissions.

A Respondent may be requested to meet with the Evaluation Committee to provide additional information.

The Evaluation Committee will recommend Short-listed Respondents to the Project Manager for the Southeast False Creek & Olympic Village development (the "Project Manager"), who will bring recommendations to the City's Southeast False Creek Steering Committee and then to Vancouver City Council for approval.

5.2 Evaluation Criteria

The anticipated evaluation criteria to be used by the Evaluation Committee are as follows (the "Evaluation Criteria"):

- (a) the Respondent's ability to meet the requirements set out in this RFEI and particularly to address the Guiding Principles;
- (b) the Respondent's business and technical reputation and capabilities and the experience of its personnel;
- (e) the Respondent's experience and expertise in developing properties to high environmental, social, and economic sustainability standards;
- (f) the Respondent's strategy to rezone the Property;
- (f) the Respondent's financial capability to undertake the Project; and
- (g) the Respondent's strategy to deliver the Project on or ahead of schedule, and experience and reputation in delivering similar projects on or ahead of schedule.

6.0 GENERAL CONDITIONS

6.1 No Contract

By submitting a Submission and participating in the process as outlined in this RFEI, Respondents expressly agree that no contract of any kind is formed under, or arises from, this RFEI, and that no legal obligations arise.

6.2 Respondent's Costs and Expenses

Respondents are solely responsible for their own costs and expenses in preparing and submitting a Submission and participating in this RFEI.

6.3 No Claims

The City and its officials, employees, agents, consultants and advisors will not be liable to any Respondent, or any firm, corporation or individual member of a Respondent, for any claims, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the Respondent, or any firm, corporation or individual member of a Respondent, in preparing and submitting a Submission or any other activity related to or arising out of this RFEI.

6.4 Accuracy of Information

The City gives no representation whatsoever as to the accuracy or completeness of any of the information set out in this RFEI, or any other background or reference information or documents prepared by third parties and made available to the Respondents. Respondents will make an independent assessment of the accuracy and completeness of such information and will have no claim whatsoever against the City, or its officials, employees, agents, consultants and advisors, with respect to such information.

APPENDIX A

Conceptual Rendering of ODP Area

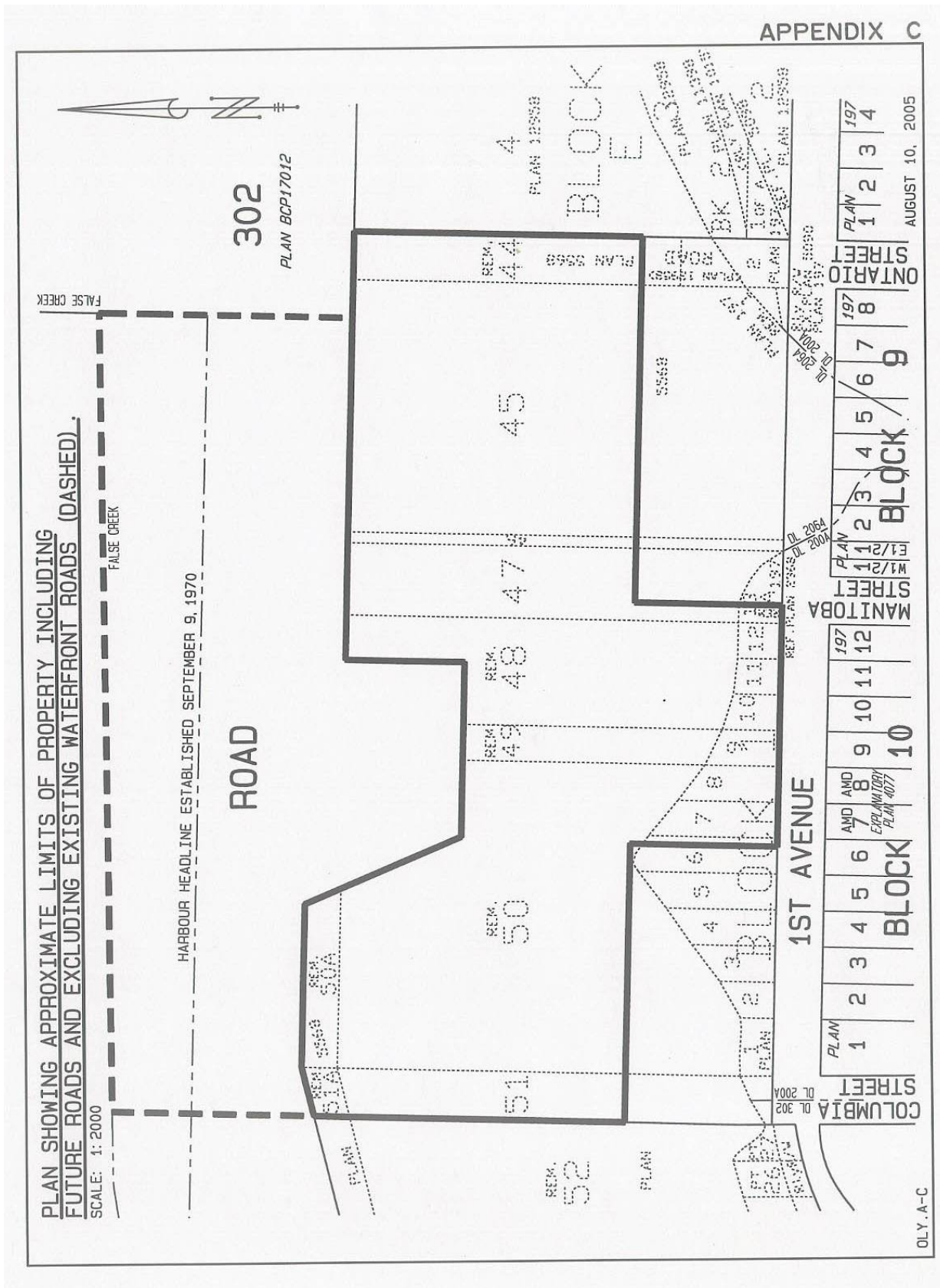


APPENDIX B

3D Conceptual Rendering of Olympic Village



APPENDIX C
Detailed Plan of the Property



APPENDIX D

Olympic Village Accommodation Configurations Contemplated

	Number of Units	Unit Type	Area (square feet)
	58	studio	450
	100	1 bedroom	600
	368	2 bedroom	850
	38	3 bedroom	1,000
TOTAL:	564		



1. CITY OF VANCOUVER
CORPORATE SERVICES GROUP
Materials Management
Purchasing Services

Request for Expressions of Interest
No. PS05071
The Development of the Olympic Village

To acknowledge your intent to submit a Response, and to ensure that you receive the required information, please submit this form to the person identified below before close of **Wednesday, September 7, 2005**.

Cara Bissonnette
Administrative Assistant
City of Vancouver
Fax: (604) 873-7057
Email: purchasing@vancouver.ca

Your details:

Proponent's Name: _____
"Proponent"

Address: _____

Telephone: _____ Fax: _____

Key Contact Person: _____

E-mail: _____ Incorporation Date: _____

Our company WILL / WILL NOT submit a response for
"RFEI PS05071 - For The Development of the Olympic Village"
by the closing date (**Wednesday, September 14, 2005 at 11:00:00 A.M.**).

Authorized Signatory and Name of Company (Please print)

E-mail Address (Please print)

Date



CITY OF VANCOUVER
CORPORATE SERVICES GROUP
Materials Management
Purchasing Services

Request for Proposal
No. PS05067
Arts and Culture Strategic Framework and Investment Plan

To acknowledge your intent to attend the Informational Meeting being held, and to ensure that you receive the required information, please submit this form to the person identified below before close of business day, **Friday, August 26, 2005**.

Cara Bissonnette
Administrative Assistant
City of Vancouver
Fax: (604) 873-7057
Email: purchasing@vancouver.ca

Your details:

Respondent's Name: _____
"Respondent"

Address: _____

Telephone: _____ Fax: _____

Key Contact Person: _____

E-mail: _____ Incorporation Date: _____

Our company WILL / WILL NOT attend the informational meeting for
"RFEI PS05071 - For the Development of The Olympic Village"

Authorized Signatory and Name of Company (Please print)

E-mail Address (Please print)

Date