



FOR SALE VIA REQUEST FOR OFFERS NO. 1861

0.42 Acre Commercial Development Site 100 Gordon Street, Nanaimo, British Columbia

CIVIC ADDRESS: 100 Gordon Street

LEGAL DESCRIPTION: Lot 1, Section 1, Nanaimo District and of the Bed of the Public Harbour of Nanaimo, Plan VIP79756 and That Part of Section 1, Nanaimo District, shown as closed Road on Plan EPP30517

PID: 029-126-002 and 029-125-871

LOT SIZE: 1,694 square metres (18,234 square feet)

ZONING: DT6 Port Place

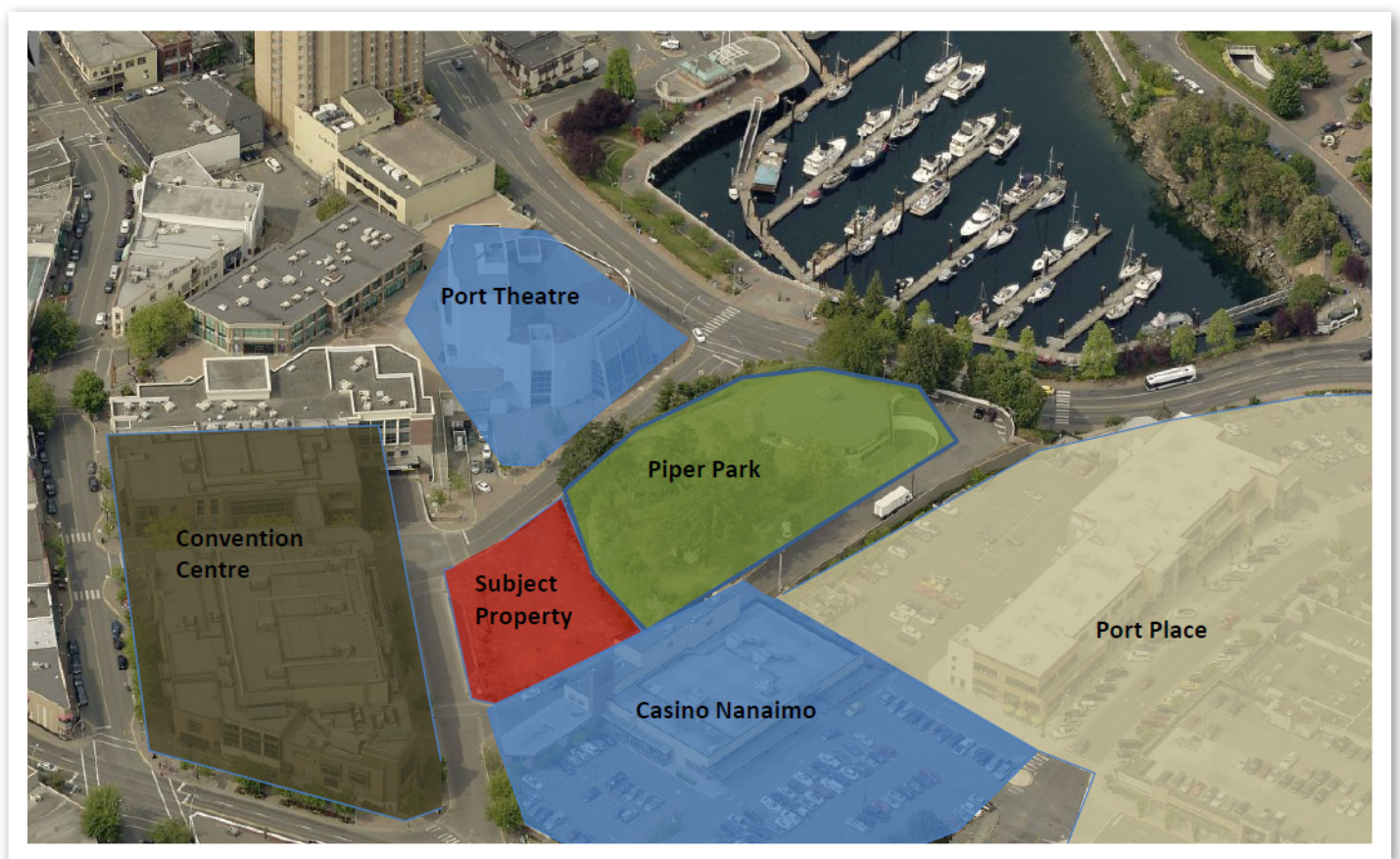
For more information on the property and submission process, please contact the Real Estate Section (250-755-4476) or visit www.nanaimo.ca > Business > Bid Opportunities.

Offers must be submitted no later than 3:00 pm on Friday, January 27, 2017.

BACKGROUND

The subject property is located at 100 Gordon Street, Nanaimo, BC. The property is owned by the City of Nanaimo and is currently vacant and awaiting redevelopment.

In the past, the property had been identified for a hotel to support the adjacent Vancouver Island Conference Centre. A recent hotel feasibility study was completed for the property and is available for proponents to review. While a hotel is still a goal of Council, other uses contemplated for the site are welcome to be identified through this process. Council is keen to see the 100 Gordon Street property redeveloped in a timely manner.



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SITE DESCRIPTION & PREPARATION

The property is directly across the street from the Vancouver Island Conference Centre. Great Canadian Casino and Port Place Mall are to the south across Cameron Road. The Port Theatre, library and Diana Krall Plaza are to the north across Museum Way. The waterfront walkway and Port Authority Boast Basin are 100 metres to the east of the property.

The subject property is pan handle shaped, 0.17 ha (0.42 acre) in size, level graded and backs onto Piper Park which has a steep, upward sloping cliff.

The subject property is fully serviced with potable water, sanitary sewer, storm sewer, hydro and telecommunication utility providers.

The site has excellent access from the Trans Canada Highway (Terminal Avenue) or from Front Street, via Museum Way.

ZONING & DEVELOPMENT OPTIONS

The property is currently zoned DT6 – Port Place. The zone provides for an integrated residential and commercial community that anchors the downtown in a manner that supports the nearby waterfront walkway and Commercial Street shopping area. The zone provides for a wide range of uses including hotel, multi family dwelling, retail, office and restaurant. Please see the City's zoning bylaw for the full range of permitted uses.

The site has no maximum floor area ratio, with a maximum height of 87 meters. There are no setback requirements from the property boundaries.

Currently, there are no Development Cost Charges (DCCs) applied in the downtown core of Nanaimo. This property is exempt from DCCs.

The developer is responsible for any additional off-site or on-site works and services.

The property is eligible for enrollment in the City's Hotel Tax Exemption Bylaw if approved by Council.

Any above data is considered to be approximate information only and is not intended to fully describe the subject property.

CONTACT INFORMATION

All inquiries related to this Request for Offers are to be directed to the City of Nanaimo Real Estate Department.

For more information, please contact:

City of Nanaimo Real Estate Section
455 Wallace Street
Nanaimo, BC V9R 5J6

Telephone: 250-755-4476

Email: realestate@nanaimo.ca

**Offers must be submitted no later than
3:00 pm on Friday, January 27, 2017.**

Submit completed response forms to:

City of Nanaimo Purchasing Department
2020 Labieux Road
Nanaimo, BC V9T 6J9

Email: purchasinginfo@nanaimo.ca (max email size 8MB)
Fax: 250-756-5327

REQUEST FOR OFFERS NO. 1861

INFORMATION TO BE PROVIDED IN SUBMISSION:

Sufficient information should be provided in response to enable the evaluation of submissions. A response form is attached.

LIST OF ADDITIONAL INFORMATION PROVIDED

The following documents related to this Request for Offers may be viewed online at www.nanaimo.ca, where a link to these documents will be provided. The documents are also available at the City of Nanaimo Service and Resource Centre (SARC) building located at 411 Dunsmuir Street, Nanaimo BC.

- Certificate of Title - 100 Gordon Street
- City of Nanaimo Property Report - 100 Gordon Street
- 100 Gordon Street - Location Map
- City of Nanaimo Zoning Bylaw 4500 - Permitted Uses for DT6
- Hotel Feasibility Study
- Response Form

REAL ESTATE COMMISSION:

The City will pay a commission of 3.0% (plus applicable HST) on the purchase price to a licensed realtor/agent acting on behalf of a purchaser upon the sale of this property. The terms and conditions of the payment of commission will include:

- Commission is payable after the sale has closed and title has been transferred.
- In all cases, agents shall submit invoices for commission due to them before payment by the City.

INTERVIEWS & ADDITIONAL INFORMATION:

The City of Nanaimo may request that companies participate in a telephone or in-person interview to discuss the information submitted and to ask any additional questions. Additional information may be requested by the City via mail or email as well.

QUALIFICATIONS REVIEW COMMITTEE:

Review of responses will be by a committee formed by the City at its sole discretion.

ACCEPTANCE OF RESPONSES:

The City is not bound to enter into a contract with any respondent. The City will be under no obligation to receive further information, whether written or oral, from any

respondent. The highest offer or any offer may not necessarily be accepted. The City reserves the right to dispose of this land as it may see fit and further, the City reserves the right to further negotiate with a proponent on any Offer received.

Any transaction negotiated is subject to the final approval of City Council.

MODIFICATION OF TERMS:

The City reserves the right to modify the terms of this document at any time in its sole discretion. This includes the right to cancel the Request for Offers at any time for any reason whatsoever without entering into a contract.

“AS IS, WHERE IS” AGREEMENT:

The Request for Offers is made on an “as is, where is” basis with no vendor representations or warranties other than as to ownership. Interested parties must satisfy themselves on all matters concerning the Property including without limitation, its size, location, encumbrances, and fitness for any particular purpose.

RESPONDENT COSTS:

Respondents are solely responsible for their own expenses in preparing a response and for subsequent negotiations with the City.

WRITTEN AGREEMENT:

A sale of this property will require the applicant to enter into a written agreement, the form of which will be determined by the City.

STATUTORY NOTICE:

The Request for Offers process is a statutory notice of disposition pursuant to section 26 of the Community Charter and is not a tender.

INQUIRIES:

All inquiries related to this Request for Offers are to be directed, in writing, to the City of Nanaimo Real Estate Department. Inquiries should not be directed to City Council members or the remainder of Staff. Information obtained from any other source is not official and should not be relied upon.

RESPONSE FORM

A. CONTACT INFORMATION

Date _____

Prospective Purchaser _____

Contact Name (if different from Purchaser) _____

Contact Phone Number _____

Contact Fax Number _____

Contact Email Address _____

Contact Street Address _____

City _____ Province/State _____

Country _____ Postal/Zip Code _____

B. INTENDED USE

Describe in detail your intended future use of the property and attach any additional information if necessary:

C. COMMITMENT TO DEVELOP IN A TIMELY MANNER

Describe how you intend to reassure Council that your project will be developed in a timely manner.

D. PURCHASE PRICE

Proposed purchase price:



EXPRESSION OF INTEREST RESPONSE FORM

E. PROPOSED CLOSING DATE

What is your preferred date to complete the transaction:

F. ADDITIONAL TERMS & CONDITIONS REQUESTED INFORMATION

Are there any other terms or conditions you would like to add to the purchase agreement? For example, do you require a time period for due diligence?

| # | Additional Terms & Conditions | Condition Date |
|---|-------------------------------|----------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

F. ADDITIONAL INFORMATION

Do you have any questions or comments?

OFFERS MUST BE SUBMITTED NO LATER THAN 3:00 PM (PACIFIC TIME) ON FRIDAY, JANUARY 27, 2017.

By Mail/Courier/Hand Delivery:

City of Nanaimo Purchasing Department
2020 Labieux Road
Nanaimo BC, V9T 6J9

By Email: purchasinginfo@nanaimo.ca (max file size 8MB)

By Fax: 250-756-5327

If you have questions, please contact the Real Estate Section at 250-755-4476