



Settle down.

**The Corporation of the City of Grand Forks
British Columbia**

**Invitation for Expressions of Interest for
Purchase of City Owned Property**



EOI #2021-01-Development

Date of issue – June 25,

2021



City of Grand Forks Expressions of Interest

Purchase of City Owned Property

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Introduction

The City of Grand Forks (the City) is seeking expressions of interest for proposals to purchase or lease City owned property located east of Kal Tire adjacent to Highway 3 - legally described as Lot A, DL 520, SDYD, Plan KAP83258, PID: 026-994-828.

Intent

The City of Grand Forks is committed to supporting initiatives that revitalize, beautify, and improve Grand Forks, including facilitating development in the West End. Through the development of this property the City would like to see an improvement that advances economic development in the community and capitalizes on the significant volume of highway traffic travelling through the community daily.

Background

The subject property, measuring 1.1 hectares (2.76 acres) in area, is located in the West End adjacent to existing commercial development and established residential neighborhoods.

Services

There is a 6-metre-wide statutory right of way along the northwestern property line registered on title for the protection of a water main, walking path, and signage. The water main runs alongside the property on Central Avenue and continues along the eastern property line via 25th street. Sanitary mains are located along 72nd Avenue and 25th Street, adjacent to the southern and eastern property lines. Electrical service is located off 25th Street. There are currently no improvements on site.

Submissions

Guidelines

It is strongly recommended that interested proponents include all of the following materials as part of their submission package:

<input checked="" type="checkbox"/>	Item	Explanation
	Letter of Introduction	Introduce yourself and/or your company; you should include: <ul style="list-style-type: none"> • Name of company or individual • Length of time in business • Similar projects the company has developed and/or managed • Corporate Registry Search document showing the individual as the director <ul style="list-style-type: none"> ○ A signed letter from the director authorizing an agent is required if the applicant is not the director of the company

	Business Proposal	<p>Clearly indicate the proposed use for the land, including:</p> <ul style="list-style-type: none"> • Business plan analysis speaking to long term viability • Evidence of market demand, or evidence that a significant gap exists in the community • How the proposed development will capitalize on the high volume of traffic travelling through Grand Forks • How the proposed business contributes to the community • Anticipated jobs created <ul style="list-style-type: none"> ○ Including approximate wage and skill level required (entry vs. professional level employment) • Hours of operation
	Tenure Proposal	<p>Identify whether you are pursuing a lease or purchase of the land. Indicate:</p> <ul style="list-style-type: none"> • The proposed purchase or lease amount <ul style="list-style-type: none"> ○ Professional assessments by a third party may be considered • The proposed area for purchase or lease
	Site Plan	<p>A detailed layout for the proposed development. Site plans should be professionally drafted and include the following:</p> <ul style="list-style-type: none"> • Directional arrow and appropriate scale • Location, dimensions, size, and use of each building • Elevations • Visuals, such as artistic drawings and 3D renderings • Access points, traffic flow, and parking areas • Phased development, if applicable • Timelines for construction • Landscaping, barriers, and buffers separating the development from nearby residences • Plans to maintain and enhance the active transportation corridor, such as the walking trail currently featured on the property

Electronic Submissions

Proposals may be submitted electronically in pdf format with the EOI name and number noted in the email subject line to: corporate@grandforks.ca

If submissions exceed the permitted email size of the Proponent or the City, Proponents should submit the proposal in multiple emails indicating on each email the total number of emails being sent.

Deadline

The City will accept submissions until end of day July 30th, 2021.

No Contract

The EOI is deemed to be an inquiry only. By submitting an EOI and participating in the process as outlined in this document, proponents expressly acknowledge and agree that no contract of any kind is implied or formed hereunder or arises from this EOI and that no legal obligations will arise between the parties. The City has no obligation to enter into negotiations or a contract with any proponent as a result of this EOI.

Evaluation

Criteria

Council for the City of Grand Forks will evaluate proposals on their own merits, price alone may not be the sole determining factor considered in the evaluation process.

The main criteria Council will use when evaluating proposals are as follows:

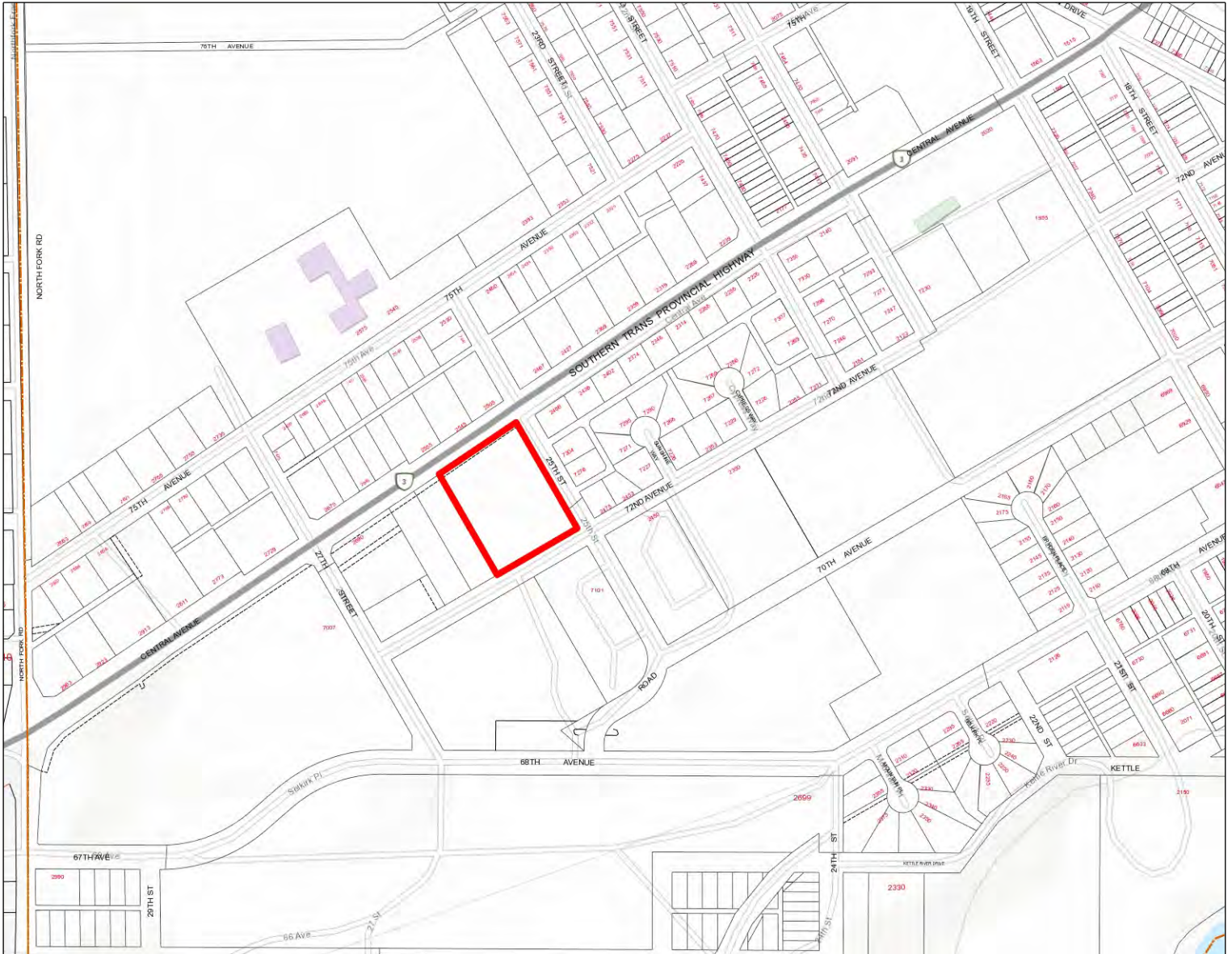
- Capacity and qualifications to successfully complete the proposed development
- Community benefit
- Compatibility with surrounding uses
- Property tax revenue
- Economic development potential and sustainability
- Overall project design

Contact Person

Dolores Sheets
Manager of Development, Engineering & Planning
City of Grand Forks
250-442-8266
dsheets@grandforks.ca

Attachments

Appendix A: Property Maps



Scale 1: 4,514

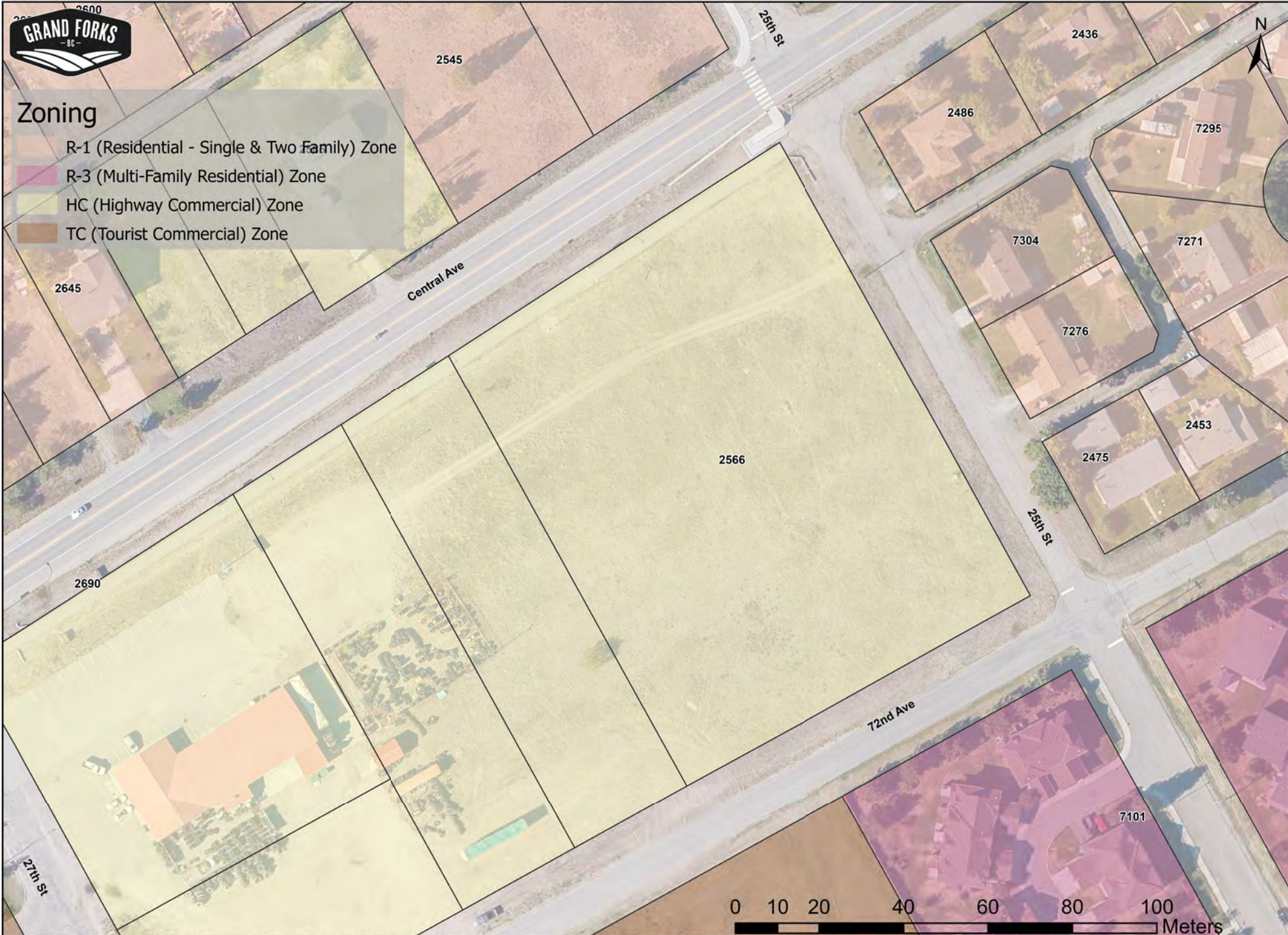
Legal Information

Plan: KAP83258	Section:	Jurs: 210	Lot Area: 2.767
Block:	Township:	Roll: 875055	Area Unit: acr
Lot: A	Land District: 54	PID: 026994828	Width (ft):
District Lot: 520	Electoral Area: City of Grand Forks		Depth (ft):
Street: 2566 CENTRAL AVE			
Description: Lot A, Plan KAP83258, District Lot 520, Similkameen Div of Yale Land District			



Zoning

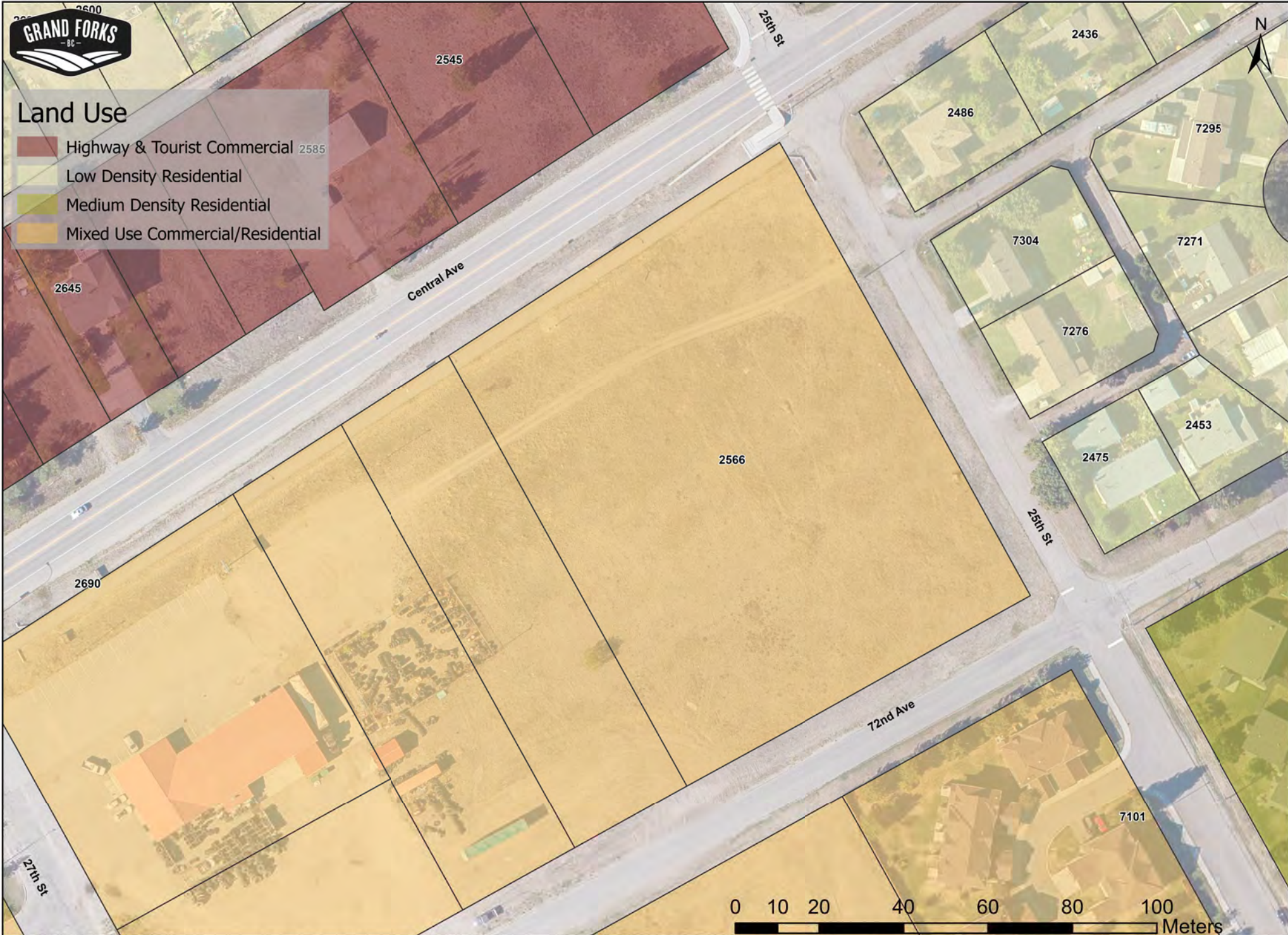
- R-1 (Residential - Single & Two Family) Zone
- R-3 (Multi-Family Residential) Zone
- HC (Highway Commercial) Zone
- TC (Tourist Commercial) Zone





Land Use

- Highway & Tourist Commercial 2585
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential



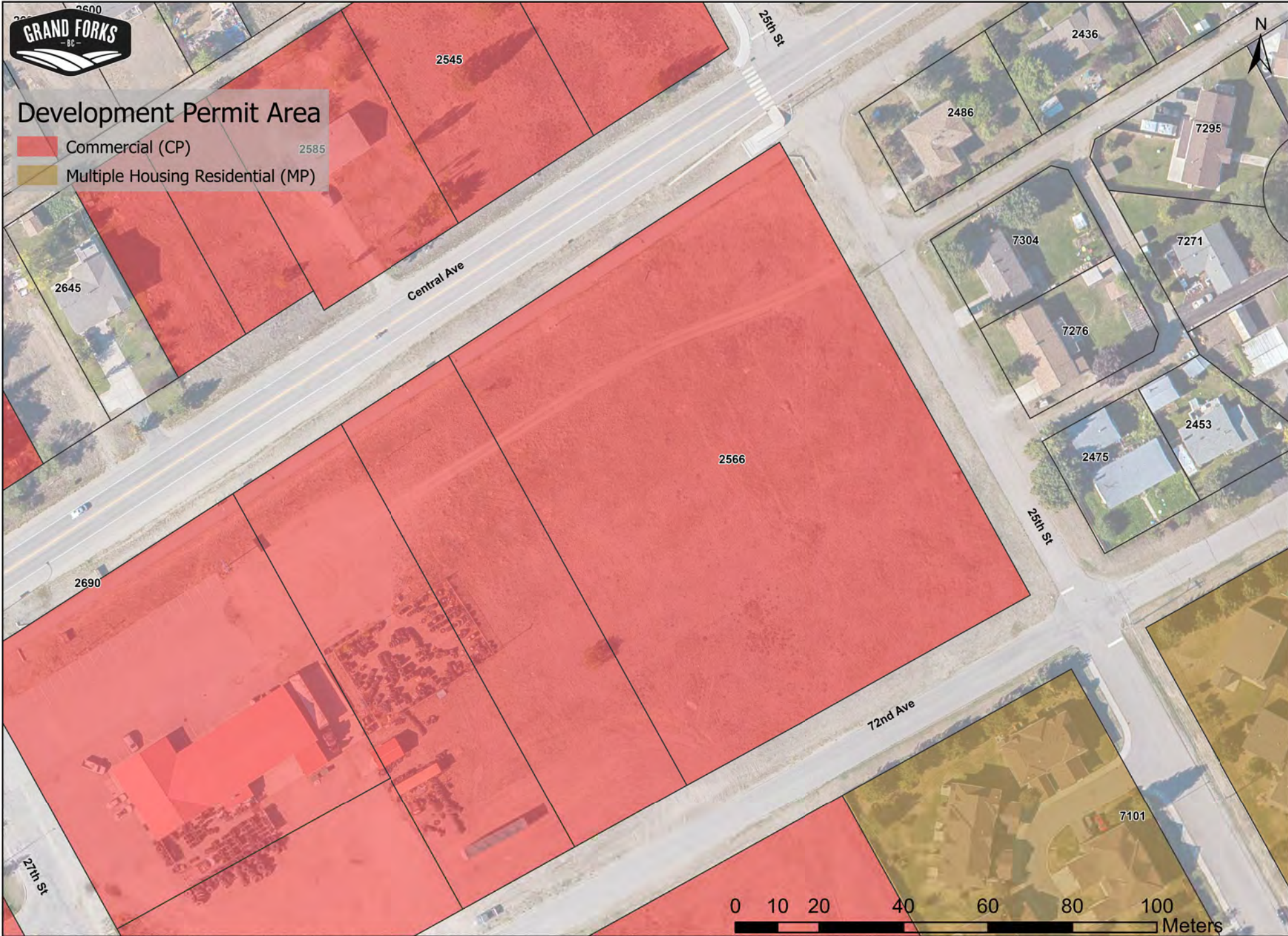
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Development Permit Area

- Commercial (CP)
- Multiple Housing Residential (MP)





Sanitary Mains Water Mains

- Main (Green solid line)
- Service (Green dashed line)
- Main (Blue solid line)
- Hydrant Lead (Blue dashed line)
- Service (Blue dashed line)



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Covenants, Easements & Right-of-Ways

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