



**REQUEST FOR EXPRESSION OF
INTEREST**

**for Land Available at Breakwater
District at Ogden Point**

RFEOI # OP2021-01

Issued February 3, 2021

RFEOI Due: February 25 , 2021

14.00 hrs. Pacific Daylight Time

1.0 Invitation

The Greater Victoria Harbour Authority (“GVHA”) is accepting written Proposals from qualified proponents to lease an area of land located adjacent to the existing Boat Ramp located at the Breakwater District at Ogden Point.

The land area was recently utilized by contractors during the installation of the forcemain along Dallas Road by the Capital Regional District (CRD), and has now been rehabilitated and returned to the GVHA. The area has been regraded with compacted gravel surface.

A Statutory Right of Way (SRW) is located under some portions of the area for lease with caveats to allow access to a valve chamber and to the right of way. The land and proposed lease or license boundaries are provided in **Attachment A** of this Request for Expressions of Interest (RFEOI). Proponents are strongly encouraged to visit the site to determine the viability of the site as well as fully understand the limits placed on the use of the site by the SRW.

The purpose of the RFP is to understand interest in leasing and use of the land area within the current zoning and uses permitted.

2.0 GVHA Objectives of the RFEOI

Respondents should in their RFP demonstrate the ability and commitment to a business or operation that will meet the following objectives:

- Demonstrate the highest and best use of the land.
- Generate Revenue for GVHA
- Lease at Market Rate
- Operate within the current permitted uses and zoning of the site.
- Immediate occupation of the Land

3.0 Background

GVHA was incorporated as a not-for-profit corporation in February 2002 under the BC Society Act. GVHA's Board is comprised of Directors representing its member agencies and organizations (Esquimalt Nation, Songhees Nation, City of Victoria, Township of Esquimalt, the Victoria/Esquimalt Harbour Society, Destination Greater Victoria, the Greater Victoria Chamber of Commerce, and the Capital Regional District). It also comprises four independent Directors.

GVHA is responsible for the operation, maintenance and development of waterfront lands and facilities located on Victoria's Inner and Outer harbour, including Ogden Point, Fisherman's Wharf, the Steamship Terminal, the Lower Causeway, Ship Point and Wharf Street, as well as the Hyack Air Terminal. GVHA receives no government grants or subsidies by taxpayers for its operations. GVHA must pay property taxes and operate its facilities as a self-sustaining business, while at the same time facilitating the economic development of the local community.

Acting as an advocate for the harbour, GVHA is working to improve its function as a

working harbour and a marine transportation centre with a strong focus on tourism.

Vision

We envision:

- A harbour where people live, learn, work, and play; a spectacular gateway into Victoria's past and into its future, monumental in look and feel, linking communities and all people together.
- A GVHA organization that is recognized by the community as an effective marine asset manager, and as a trusted advocate and partnership, working for the common good of the Harbour and the Region.

Mission

In fulfilling our Constitution, we perform three distinct yet complementary roles:

- Owners and managers of the properties entrusted to us through divestiture or under lease;
- Advocates for best water and marine-related use and development of the whole Harbour and its assets, regardless of ownership, in accordance with our guiding principles; and
- Partners or collaborators with others in implementing Harbour initiatives that drive economic, social, and environmental benefits for the Region.

Guiding Principles

GVHA's actions and decisions will be guided by the following principles:

- First Nations Relationship - We commit to working in partnership with the Esquimalt Nation and the Songhees Nation as they pursue their cultural and economic aspirations in the Harbour.
- Financial Self-Sustainability – We commit to structuring and managing GVHA in a financially prudent manner, and to ensuring the long-term sustainability of the organization and its assets without recourse to local subsidies.
- Working Harbour - We commit to promoting the Harbour as a working Harbour seeking out opportunities to help advance industrial, commercial and tourism related enterprises – “where commerce requiring the connection between the land and water takes place”.
- Triple Bottom Line - We commit to generating broad economic and social benefit from the use of our properties, while continuously mitigating adverse social and environmental impacts in local neighbourhoods and to our land, air, and water.
- Accountability - We commit to act in the public interest of the Harbour on behalf of GVHA's Member Agencies, their stakeholders, and the people of the region, and to be held publicly accountable for our activities and results,

4.0 GVHA Properties

GVHA is the owner of several major iconic waterfront properties. A key map of owned properties and facilities under lease is provided below (Figure 1).

1. Ogden Point Deep Water Terminal – Nearly nine hectares of land and seabed, including four berths, breakwater, warehouse, staging area, helicopter terminal, and other commercial buildings.
2. Fisherman’s Wharf – Four and a half hectares of land and seabed, providing moorage for general moorage vessels including commercial fishing vessels, fish off-loading facilities, fuel dock, float home community, and other commercial and tourist recreational activities.
3. Raymur Point – a pocket marina leased from Transport Canada east of Fisherman’s Wharf housing the new customs dock owned by GVHA.
4. Steamship Terminal – The Steamship Terminal Building and Water Lot Area is leased from the Province of BC.
5. Ship Point and Lower Causeway – Tourist recreational area and guest moorage facilities, public pathway around the Harbour, host to various Victoria marine and community events, eco-tourism activities, and other commercial activities.
6. Wharf Street and Johnson Street Marinas – Commercial, annual, and guest moorage for vessels, commercial vessels, tourist recreational areas and float plane moorage at the Hyack Terminal.



Figure 1: GVHA Properties

5.0 Development Permit and Zoning

For information, Ogden Point is located within Development Permit Area, DPA 11,

James Bay and Outer Harbour.

The facility is zoned as “M2 Light Industrial.” Part 7.2. Permitted uses, density maximum and regulations can be found at:

<https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/7.2.pdf>

Depending proposed use, a delegated development permit or full development permit may be required. Some zoning restrictions are currently in effect for building heights and setbacks.

6.0 Archaeological Area

Refer to **Attachment A**. A portion of Area “B” and “C” of the Land fall within an area of archaeological interest registered with the Province of British Columbia and may, subject to proposed use, requiring excavation, require Archaeological Permits under Provincial Legislation.

7.0 Site Limitations /Restrictions

Refer to **Attachment A**. Respondents should note that a Statutory Right of Way (SRW) is located on the property. This creates certain limitations to the use, access and occupancy of the lands.

- A. Area “A-1” is deemed as the primary area by which can be fully utilized.
- B. Area “A-2” is located over the SRW but may be utilized by the Tenant within the terms of the Lease Agreement, however due to weight restrictions over this area no vehicles, buildings, permanent or temporary structures, containers or racks, or heavy items may be placed. The area may also be subject to access by the CRD or its designated authority for emergency or maintenance requirements. Subsequently fencing defining the out boundary of this lease area must be demountable. No permanent fencing may be installed in this area.
- C. Area “B” is intended to be provided nonexclusive access appurtenant to and for the benefit of the Lease Agreement and the CRD or its designated authority.
- D. Area “C” is provided for parking that may be leased for a monthly rate . There is space for Six (6) Regular Stalls.
- E. Areas “B” and “C” are to remain open in order to allow access to a Valve Chamber located on the SRW. Due to weight and access restrictions no parking or storage is permitted on Area B.
- F. Stormwater Runoff Drainage along swales located on the south and east perimeter is to be maintained.
- G. Installation of services/utilities will require detailed review with GVHA to determine the best route of connection and access.

8.0 Services/Utilities

The Proposed Area is NOT fully Serviced. There is a temporary water connection and meter located on South East Corner of site. All service installations shall be at the cost of the Lessee and shall comply with CRD SRW restrictions.

9.0 General Terms

The following are only general terms and conditions that apply to Leases on GVHA lands. Please note, additional conditions will be added to suit this particular undertaking. These conditions will be discussed with the tenant as part of finalizing the lease agreement.

- The proposed land is available immediately, subject to negotiations.
- Leases up to three (3) years will be permitted. Longer term leases are negotiable and are subject to approval by the GVHA Board of Directors.
- The lands are leased “as is” without any representations or warranties by GVHA as to use or condition.
- General liability insurance and property damage insurance and provisions for rebuilding in the event of damage and destruction are required.
- Tenant is to pay market rental rates for the land.
- GVHA reserves the right to review and approve all property uses to ensure they are in keeping with GVHA’s objectives and they do not negatively impact GVHA’s adjacent holdings, building standards, facilities, and programs.
- All proposed land uses are to be in accordance with permitted zoning and uses as well as Municipal, Provincial and Federal Environmental Regulation or legislature.
- The Tenant shall be responsible for any and all costs associated with property improvements to facilitate its intended use including any municipal or other government authority fees or legal costs, including development, or building permits, that may be required.

10.0 Submission

As this is an Expression of Interest and not a proposal call, the level of detail provided in the Respondent’s submission should demonstrate that they are capable of developing and operating their facilities on the site and generally described in the development scheme for the site.

GVHA shall not be liable for any expenses incurred, including the expenses associated with the cost of preparing responses to this RFEOI. The Proponents shall bear their own costs associated with or incurred through this RFEOI process.

No binding contracts will be formed between the GVHA and any respondent as

result of any submission under this RFEOI. Please note that:

1. A Respondent makes a submission for information only. A submission does not entitle or oblige the respondent or the GVHA to enter into any contractual relationship with each other.
2. GVHA reserves the right to negotiate or accept future proposals with any party whether they have submitted an EOI under this RFEOI or not.
3. GVHA may also decide to cancel this process in its entirety for any reason.

11.0 Evaluation of Responses

In order for responses to be evaluated by GVHA, the Respondent’s Expression of Interest should provide at a minimum:

- A. Sufficient information to allow an evaluation of the Respondent’s relevant experience and ability to undertake a project of this nature and scale;
- B. A general outline of your proposed use and operation, including proposed layout to enable GVHA to determine whether it will result in the timely development of the operation that will positively contribute to the Working Harbour and GVHA’s objectives;
- C. A general outline of approach to occupy the land in a reasonable timeframe;
- D. A general outline of proposed business arrangements in terms of financing and subsequent operation and management of the operation.
- E. A general outline of what is required of GVHA.

Evaluation of the responses shall be based on a weighted scoring tabulated (Table 1) as follows:

Table 1: RFEOI OP2021-01 – Evaluation Criteria and Weighting		
item	Criteria	Max Points per Criteria
1	Experience, Market knowledge and background of Respondent’s Organization to meet GVHA Objectives	25
2	Quality and completeness of Response	5
3	Quality of proposed uses and operation in meeting GVHA’s Objectives.	25
4	Proposed business arrangements and financial approach	20
5	Social, Environmental and Economic Benefits	10
6	Value Added Options	5
7	First Nation Opportunities	10
		100

Please note that in accordance with GVHA Procurement Policy; ensuring that Indigenous business have the same opportunities as other qualified contractors to participate in a competitive manner on all RFP's, RFEOI's and other forms of procurement, and all other things being equal, if the Indigenous business meets the qualifications required, GVHA may give preference to the Indigenous business.

12.0 Next Steps

GVHA may interview or contact respondent submitting Expressions of Interest to better understand their experience, development scheme, timing, and proposed business arrangements.

13.0 Submission Requirements

Expressions of Interest are to be submitted in the following format:

- A. Email Portable Document Format (PDF) Submissions ONLY, addressed as outlined below clearly referencing:
“Request for Expression of Interest (RFEOI) for Land Available at Breakwater District at Ogden Point .”
- B. The submission shall include a letter expressing your interest in developing the site. The letter is to describe the proposed uses and how this will meet the GVHA's objectives noted above.
- C. Submissions are to be received at the address shown below no later than **14.00 hrs., Pacific Daylight Time (PDT), Thursday, February 25, 2021**
- D. Submissions are to be addressed to:

Reference No. RFEOI –OP2021-01
Attention: Mark Crisp , Director, Infrastructure ,
C/o Greater Victoria Harbour Authority
100 – 1019 Wharf Street, Victoria BC.
V6W2Y9

Email: mcrisp@gvha.ca
Tel: 250-383-8300 Ext. 228

14.0 Enquiries and Addenda

All questions from Respondents must be submitted by email to mcrisp@gvha.ca no later than 15.00 hrs. (PDT), February 18, 2021, (question/clarification deadline).

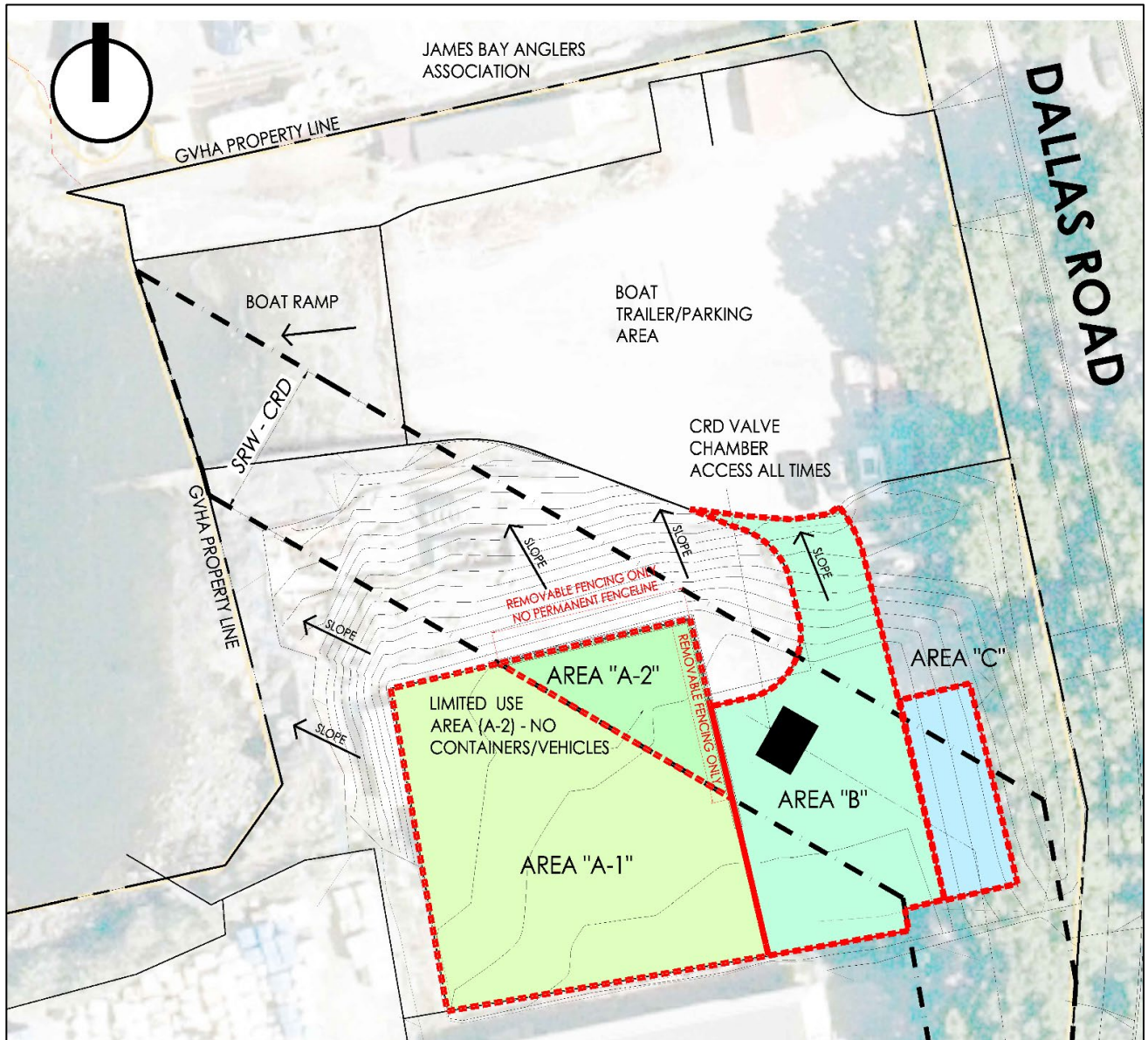
No inquiries directed to other parties providing information in this RFEOI is permitted. It will be the sole responsibility of Respondents to ensure questions are submitted in a timely manner. Addenda to this RFEOI (if any), to provide clarification of written questions submitted by Respondents, shall be posted on the GVHA's website and BC Bid. Receipt of addenda (if any) must be **acknowledged (addenda number and date)** in the **covering letter of interest** that must be submitted with the EOI package.

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for Land Available at Breakwater District at Ogden Point
Victoria BC.
RFEOI – OP2021-01 February 3, 2021

Oral communications and emails from the GVHA, its staff, agents, employees or external advisor, or any other person associated with this RFEOI **shall not** be binding on the GVHA and shall in no way modify any provision of the RFEOI.

Only formally issued addenda shall modify the terms of this RFEOI. Any addenda issued for this RFEOI will be published at the following website address: GVHA www.gvha.ca, and BC Bid. Respondents are responsible for checking the website prior to submission of proposals for any addenda. If you are unable to download the addenda, you may contact the GVHA Contact noted in this Section.

Attachment A –Lease Areas



Attachment A –Lease Areas – Summary Table

Map Area Label	(Rounded)		Use
	Area M2	Area Ft2	
A-1	527	5,667	TBC
A-2	108	1,162	TBC
B	367	3,955	To remain as open access Only
C	90	966	Max Six (6)Stalls at COV Standard.