



FOR SALE VIA REQUEST FOR OFFERS NO. 1769

**Half Acre Mixed Use Development Site
2103 Bowen Road, Nanaimo, British Columbia**

CIVIC ADDRESS: 2103 Bowen Road

LEGAL DESCRIPTION: Lot 1, Section 16 & 17 Block 1, Range 7, Mountain District, Plan EPP23735

PID: 029-020-310

LOT SIZE: 0.191 hectares (0.471 acres)

ZONING: COR1 Residential Corridor

APPRAISED AT: \$350,000

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.

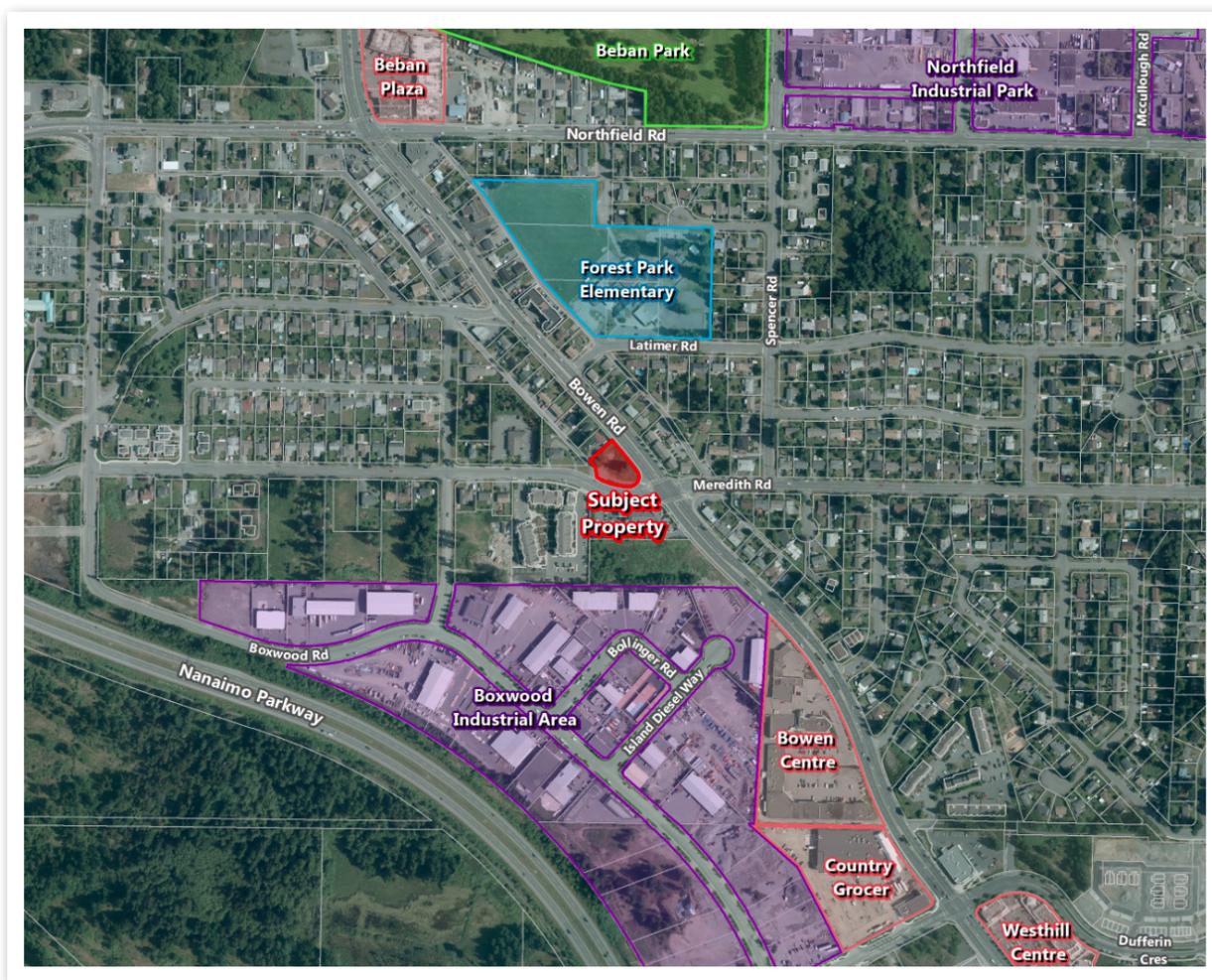
Offers must be submitted no later than 3:00 pm on Friday, June 17, 2016.

LOCATION

The subject property is located at 2103 Bowen Road within the Bowen Road Corridor at the intersection of Meredith Road. The City's Official Community Plan (OCP) encourages higher intensity land uses in Corridors within mixed use developments that recognize a human scale and pedestrian oriented form of development.

The Bowen Road corridor has seen considerable investment in recent years and is transitioning from single family land use to commercial and mixed use residential development.

The property is near the Boxwood Industrial Area, a major employment node in the City. Country Grocer and amenities of the Westhills Shopping Centre are to the south. The Hospital Urban Node is within 2km of the site. As a corridor development, the site is well serviced by transit with excellent connections to the downtown core.



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SITE DESCRIPTION & PREPARATION

The subject property is 0.191 hectares (0.5 acres) in size. It has a oval shape with frontage of roughly 50 metres on Bowen Road and 50 metres on Meredith Road. The subject property is sparsely vegetated with shrubs and conifers. The site slopes upwards from the corner of Meredith and Bowen Road at an elevation of 103 metres towards a high point of 105 metres at the north east corner of the site.

The subject property is fully serviced (water, sewer, storm and sidewalks). A laneway provides access along the east side of the property line to Meredith Road.

ZONING & DEVELOPMENT OPTIONS

The property is currently zoned COR1 – Residential Corridor. The zone encourages street orientated mixed use development with a focus on multi-family residential. Office use is permitted but is required to be on the ground floor. Density is set at an FAR of 1 with the opportunity to increase density to 1.5 by meeting amenity requirements for additional density.

CONTACT INFORMATION

All inquiries related to this Request for Offers are to be directed 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.

For more information, please contact:

City of Nanaimo Real Estate Section
411 Dunsmuir Street
Nanaimo, BC V9R 0E4

Telephone: 250-755-4476

Email: realestate@nanaimo.ca

**Offers must be submitted no later than
3:00 pm on Friday, June 17, 2016.**

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. 1769

INFORMATION TO BE PROVIDED IN SUBMISSION:

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

PLEASE FIND THE ATTACHED DOCUMENTS:

- Certificate of Title – 2103 Bowen Road
- City of Nanaimo Zoning Bylaw 4500 – Permitted Uses for COR1
- City of Nanaimo Property Report - 2103 Bowen Road

REAL ESTATE COMMISSION:

The City will not pay a real estate commission associated with this transaction.

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:

This Request for Offers is not an agreement to purchase goods or services. 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.

TIE BREAKER PROCESS:

In the case of a tie, offer each of the proponents will be allowed an opportunity to increase the amount of its offer. The City will then determine a ranking of the offers based on the highest net price to the City. If subsequent discussions with the highest offeror as to specific terms / due diligence should cause that offeror to withdraw, we would then contact the next highest ranked offeror.

EXPRESSION OF INTEREST RESPONSE FORM

D. PROPOSED CLOSING DATE:

What is your preferred date to complete the transaction? _____

E. ADDITIONAL TERMS & CONDITIONS REQUESTED:

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, JUNE 17, 2016.

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.