

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2014-JUL-21

AUTHORED BY: BILL CORSAN, MANAGER OF REAL ESTATE

RE: 1 PORT DRIVE: REQUEST FOR QUALIFICATIONS FOR ENVIRONMENTAL SERVICES

STAFF RECOMMENDATION:

That Council receives this report for information.

PURPOSE:

The purpose of this Staff report is to provide Council with an update on the Request for Qualifications (RFQ) that was issued for environmental services on a City-owned parcel of land at 1 Port Drive.

BACKGROUND:

The City of Nanaimo acquired the lands at 1 Port Drive from CP Rail in March 2013. The lands comprise 10.8 ha of land and water (26.7 acres). Attachment A outlines the study area.

The site is located immediately south of the downtown core of Nanaimo. The parcel is bounded by Front Street and Esplanade Street to the west, and the Port Drive trestle to the south. The Nanaimo Harbour is the eastern boundary of the property. The Gabriola Island ferry terminal forms the northern boundary. The site is essentially flat and is a few meters above the elevation of the high tide mark.

The lands were created by the distribution of the coal waste from the Vancouver Coal Mining Company's operations south of the property. The mine ceased operations in 1953 and the lands were sold to CP Rail who developed the property into the Wellcox Yard. The rail yard included a number of rail-related transportation and distribution operations.

The majority of the lands are currently in active industrial use. Seaspans Ferries Corporation occupies 15.5 acres of land and water via a statutory right of way agreement. Island Corridor Foundation and Southern Rail occupy 2.53 acres of land for a rail right of way and an operations building. The City currently leases a 1 acre parcel of land on Front Street to Island Pallet Solutions Ltd. A former tenant, GADD Marine has vacated its 2.14 acre lease area.

A number of land uses have already been proposed for the site, including a passenger ferry terminal for a Nanaimo to Vancouver fast ferry service. The City also has a Memorandum of Understanding to provide up to 3 acres of land to the Regional District of Nanaimo for a transportation hub.

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 Committee.....
 Open Meeting
 In-Camera Meeting
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The City acquired the lands with the goal of revitalizing this area of the downtown.

The vision set out by the South Downtown Waterfront Initiative (SDWI) Committee is for these lands to be seen as an integral piece of the urban fabric of Nanaimo. The Committee believe that future activity should present a sense of place, with a well-articulated and well-integrated land use pattern that encourages and promotes complementary uses.

A key step in advancing the revitalization of the site is the need to better understand the environmental conditions of the property. This information is needed to inform future detailed site planning. The City also needs the assistance of an environmental consultant to assist in the approvals process with the Ministry of Environment to permit subdivision of the parent parcel.

Request for Qualifications

To move forward with the redevelopment of these lands, the City issued a Request for Qualifications (RFQ) which closed on 2014-JUN-27. The RFQ sought the services of an environmental consultant to prepare an updated Stage 1 Report and to conduct a Detailed Site Investigation at 1 Port Drive.

Under the RFQ process, a selection committee created a final rank-ordering. The City then entered into negotiations with the top-ranked firm to define the scope of work, schedule, budget, consultant fee and other contractual terms. If negotiations are not successful, and the parties cannot agree to a contract, the City can dismiss the top-ranked firm and invite the second-ranked firm to negotiate.

Eleven submissions were received as part of the process. The top-ranking firm was Tetra Tech EBA. Staff are currently working with the firm to define the work plan and costing. The goal is to complete the work by 2014-OCT-31.

Funding

On 2014-MAY-23, the Federation of Canadian Municipalities (FCM) announced that the City of Nanaimo had been successful in its application under the Green Municipal Fund (GMF) for a remediation study at 1 Port Drive. FCM approved a grant in the amount of up to \$175,000.

Council has also allocated \$115,000 in the 2014 budget for this work.

Next Steps

Upon completion of the Phase 1 and Detailed Site Investigation work, a Staff report will be brought forward to Council to provide an update on the findings and implications for future redevelopment of the land.

Strategic Plan Considerations

The environmental work at 1 Port Drive meets a number of the key priorities identified in the 2012-2015 Strategic Plan, including;

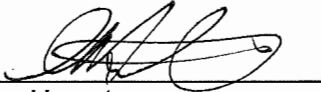
Strategy	
Waterfront Enhancement	<p>Outcomes Desired</p> <ul style="list-style-type: none"> • Enhanced public access and use. • A continuous, uninterrupted and accessible waterfront trail/ connection from Departure Bay Beach to Nanaimo River Estuary. • A working waterfront that supports business, marine industries, transportation, connectivity, entertainment and tourism.
Transportation and Mobility	<p>Potential Strategies and/or Initiatives</p> <ul style="list-style-type: none"> • Work with RDN, NEDC, Chamber of Commerce, Nanaimo Port Authority, BC Ferries, BC Transit, Airport Authority, Island Corridor Foundation, advocates for and supports improvement of external connections: inter-city bus, ferries, fast foot ferry to downtown Vancouver, float planes, enhanced air connections. • Work with RDN on downtown transit exchange options that support overall outcomes, enhance waterfront connections, link to inter-city public transit options and support downtown development.
Taking Responsibility	<p>Potential Strategies and/or Initiatives</p> <ul style="list-style-type: none"> • Continuing to facilitate change and overall development consistent with vision and plans; taking action steps to be a catalyst or investment in the City's future.

Respectfully submitted,



Bill Corsan
 ACTING DIRECTOR
 COMMUNITY DEVELOPMENT

Concurrence by:



Ian Howat
 GENERAL MANAGER
 CORPORATE SERVICES

CITY MANAGER COMMENT:

I concur with the Staff recommendation.

Drafted: 2014-JUL-09
 CIL00363
 BC/tl

