

September 14, 2021

A HOUSING EMERGENCY CALLS FOR A CREATIVE RESPONSE

REQUEST FOR EXPRESSIONS OF INTEREST (REOI) – REOI # 21-01

HOUSING PROJECT ON COMMUNITY LANDS OF BOWEN ISLAND

Bowen Island Municipality (“BIM”) invites Expressions of Interest for the development of a housing project on municipally owned lands located at Lot 1, Area 2, on Bowen Island. The project aims to

- Improve housing diversity on island
- Identify potential partners and creative ideas for housing projects
- Use Community Lands for community benefit
- Demonstrate Council’s commitment to addressing housing issues

ELIGIBLE RESPONDENTS

This REOI is intended to improve housing diversity on island and is part of a council commitment to identify potential partners and creative ideas for housing projects. Responses are welcome from

- Non-profit housing providers
- Developers
- Community organizations
- Partnerships of any or all of the above

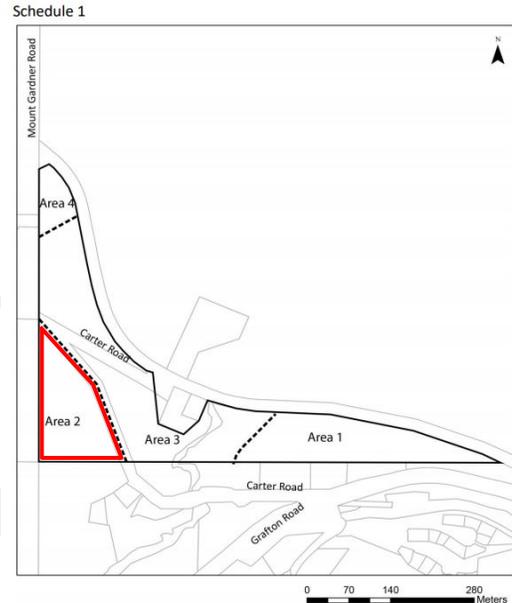
A response at the level of conceptual design is expected, not a detailed pro forma.

At a later date, successful respondents to the REOI may be asked to respond to a Request for Qualification, Request for Proposal, Invitation to Tender and/or Notice of Intent to Contract.

The Municipality is committed to enabling this project to move forward in a timely manner.

COMMUNITY LANDS SITE: LOT 1, AREA 2

- This area is part of the Community Lands, purchased in 2006 by BIM from Metro Vancouver Regional District. The title is registered to BIM and the area is currently vacant. The land value has not been assessed.
- Located on the southeast corner of Lot 1 of the Community Lands, Area 2 consists of 1.88 ha (4.64 acres) and is zoned as Comprehensive Development 22 (CD22) (Community Lands Lot 1), which allows for a maximum of 20 attached dwelling units under current zoning. Rezoning for higher density may be an option.
- At this time, the area is not serviced for sewer or water, and is not subdivided. A septic system will be required. Connection to the municipal Cove Bay Water System may be an option. Water might be serviced by private wells or connection to the municipal service.
- The property may be leased for a specified term or purchased at a negotiated price, with the contribution to housing diversity on island a critical factor in any negotiation.
- See [Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 433, 2017.](#)



LOCAL HOUSING NEEDS

Bowen Island is at a critical juncture from a housing perspective. The demand for more diverse housing, including affordable rental housing, is strong and growing. The housing stock is predominantly single-detached homes (89%), with effectively no options for entry-level home ownership or downsizing.

Recent community assessments include the Census 2016, the Island Survey 2018, and a poll conducted by a local non-profit society, Bowen Island Resilient Community Housing (BIRCH). Census data over 15 years (2001 to 2016) show increases in the housing stock are in single-detached homes, with essentially no growth in the number of rental homes. Island Surveys 2018 and 2019 demonstrate a demand for alternatives to single-detached homes. The 2019 BIRCH Survey supports the claim that housing affordability and availability are issues on Bowen Island, with the highest priority for housing attributed to families with low income, people experiencing or at risk of homelessness, seniors, and individuals with low income. Most recently, the Housing Needs Assessment (2020) shows extreme unaffordability and need across all demographics.

For more background on the community and housing needs, see:

- [Bowen Island Community Profile](#)
- [Census Profile 2016](#)
- [Island Survey 2018](#)
- [Island Survey 2019](#)
- [BIRCH Survey 2019](#)
- [Housing Needs Assessment](#)
- [Island Plan 2021](#)

Additional but incomplete data are included in the [Metro Vancouver Housing Data Book 2019](#).

SUBMISSION REQUIREMENTS

Expressions of Interest should be brief and arranged as follows:

Cover page: Showing REOI number, closing date, time, respondent name, address, telephone number, email address, and contact person.

Letter of Introduction: One or two pages, introducing the respondent and the proposed use of the land.

Response: Maximum of 10 pages (not including respondent brochures or info sheets) to address the following:

- a) General description of the Housing Project including housing type(s), housing tenure, and number of homes, with a requirement for multi-family residential such as townhouses and multiplexes (fourplexes, triplexes, and duplexes)
- b) Explanation of how the project addresses local housing needs
- c) Anticipated time from agreement to lease or purchase to occupancy
- d) Demonstration of interest in and ability to undertake the project, both from a development and from an operational perspective
- e) Description of previous relevant experience/projects
- f) Rough budget (including estimated land or lease costs, construction, design, professional fees, sewer and water services, and contingency)
- g) Anticipated level of affordability for the project (rent and/or purchase price)
- h) Any other information that can support the respondent's interest in and ability to undertake the project

Send responses by email, including all attachments and enclosures, to dmartin@bimbc.ca. Indicate in the subject line: "REOI No. 21-01 – Housing Project on Community Lands."

Deadline: End of Day November 10th 2021.

EVALUATION CRITERIA

Responses will be evaluated using the following criteria:

- a) Alignment between local needs and Housing Project
- b) Proposed housing type(s), housing tenure, number of homes
- c) Time required for build
- d) Successful experience with similar projects
- e) Adequacy of budget
- f) Affordability for local residents
- g) Use of local trades in construction
- h) Estimated payment proposed for lease or purchase of the land

INQUIRIES

Daniel Martin
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DISCLAIMER

All submissions received will be reviewed by, and merits determined at, the sole discretion of the Municipality. After receiving and reviewing these Expressions of Interest, the Municipality may develop a procurement process to issue a Request for Qualification, Request for Proposal, or Invitation to Tender. In any event, the Municipality reserves the unfettered right to determine the next steps in the process, which may include issuing a Request for Qualification, Request for Proposal, Invitation to Tender, and/or Notice of Intent to Contract; ending this process; or pursuing a different selection process.

This REOI is not an invitation to tender or request for proposal. By participating in the REOI, each Respondent expressly agrees that no contract of any kind is formed under, nor any legal obligations whatsoever arise out of, this REOI.

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