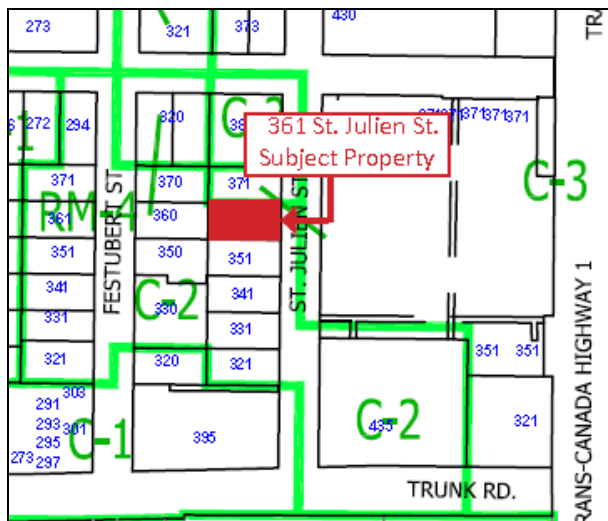


EXPRESSION OF INTEREST DISPOSITION OF LAND
361 ST. JULIEN STREET

The City of Duncan is inviting interested parties to submit an Expression of Interest (EOI) proposal for the purchase, lease, or joint development of the following land:

- The City-owned property at 361 St. Julien Street (Lot 19, Block 9, Plan 1063, Section 17, Range 6, Quamichan District, PID 008-072-892).

The property is located on the west side of St. Julien Street between Trunk Road and Coronation Avenue, one block west of the Trans Canada Highway. The site is 18.29m (60ft) by 36.58m (120 ft) with an area of 669sqm (7,200 sqft).



The site is rectangular in shape, with level topography near street grade, and is developed as asphalt surface grade parking for about 28 vehicles with overhead lighting. The 2012/2013 ground water for the property has been measured at a depth of a minimum of 2.73m below the ground surface.

This area is characterized by a broad range of uses including single and multi-family dwellings, commercial office and retail in standalone and mixed-use buildings. The property is within the C-2 Office Commercial Zone which has a limited range of uses, however; the property is also within the Mixed Use Commercial and Medium or High Density Residential Zone within the Official Community Plan (OCP). The property is specifically identified within an area appropriate for High-density Multi-family development which, in the scope of density contemplated by the current Zoning Bylaw, could support a rezoning application to achieve up to 200 units per hectare of density. The site possesses a high walkability and transportation score as it is surrounded by local amenities and is within close walking distance to the downtown. Opportunities exist for land assembly with adjacent properties to truly unlock potential.

Interested parties wishing further information should contact Peter de Verteuil, Chief Administrative Officer, at 250-746-6126 or by email at peter@duncan.ca

Expressions of Interest should meet the criteria listed below and should be submitted digitally to peter@duncan.ca or delivered to City Hall, 200 Craig Street, Duncan, BC, V9L 1W3 by 4:00 p.m. Wednesday, December 7, 2016.

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Proposals for the purchase, lease, or joint development of the property should include the following:

1. Background Information

- the names of all Principals associated with the Proponent in the proposal;
- examples of other developments carried out by the Proponent;
- financial information about the Proponent.

2. Details of the Proposed Use(s)

- details of the character of the proposed development for the property.

3. Financing

- a full explanation of the means by which the Project is to be financed.

4. Benefits to the Community

- the economic, social, and environmental benefits to the City of Duncan and its citizens.

5. Consistency with the City's OCP

- demonstration of the Project's consistency with the policies and objectives in the City's 2007 Official Community Plan <http://duncan.ca/city-hall/planning-and-development/>

6. Other Information

- any other information which the Proponent considers pertinent to its proposal.

Information provided to an interested party/Proponent by the City or acquired by an interested party/Proponent by way of further enquiries or through investigation is confidential. Such information shall not be used or disclosed in any way without the prior written authorization of the City's representative.

The interested party/Proponent shall not make any statement of fact or opinion regarding any aspect of the EOI to the media or any member of the public without the prior written authorization of the City representative. Failure to comply with this provision may result in disqualification or cause for termination of negotiations.

This is only an enquiry as to interest for the purpose of future negotiations for the purchase, lease, or joint development of the property. Negotiations are at the sole discretion of the City. Prior to initiating negotiations, a deposit may be required to be paid to the City as an indication of the Proponent's bona fide interest.

The City may negotiate with parties who have not submitted a Proposal in response to this EOI. The City will not necessarily invite those submitting a Proposal to participate in further negotiations. City Council approval will be required for any negotiated agreements.

We thank all who submit a Proposal and advise that only those selected for further consideration will be contacted.