

City of Burnaby
Request for Expressions of Interest # 4430-20
Comprehensive Redevelopment Program
Addendum #2

Addendum No. 2 is comprised of 2 pages.

Change to RFEOI:

Addendum #1 – Delete “a site plan, massing diagrams, and concept elevations and perspectives, as well as preliminary detail on open space, storm water treatment, pedestrian, and multi-modal circulation throughout the development site” and replace with “massing diagrams”.

It is noted that the final lot configuration and building program for the Lands will be determined through a subsequent master planning process, and site specific Comprehensive Development Rezoning applications for each lot. This RFEOI should not be interpreted as a design competition. The requested massing diagrams are for reference purposes only, and are intended to provide the City and BC Housing with a preliminary understanding of potential massing based on the respondent’s proposed program for the Lands.

Questions and Answers:

Q1: How will cost of the new road be shared proportionately? Based on gross square feet of density attributed to each lot?

A1: This is to be negotiated prior to the City, BC Housing and the selected Developer entering into an agreement to develop the Lands. There will be further discussions with regard to all of the Developer’s obligations prior to agreeing land values with the selected Developer. For the purposes of the RFEOI submission, respondents shall clarify their cost assumptions and how that is reflected in the estimated land values proposed. For reference purposes, through the rezoning process, developers are typically responsible for the cost of upgrading their frontage to the centre line of the road.

Q2: Will the demolition of the existing BC Housing buildings also be shared or paid for entirely by the developer?

A2: This is also to be negotiated prior to the City, BC Housing and the selected Developer entering into an agreement to develop the Lands.

Q3: Will it be a requirement that hydro lines in ROW be undergrounded? Will this cost also be shared proportionately?

A3: The City would like the developer to explore the feasibility of undergrounding the hydro lines on the Parking Lot Site, but it is not a requirement at this point. Should it be both feasible and desirable, the developer would be responsible for any development costs associated with undergrounding. Further discussions with BC Hydro will take place prior to the City, BC Housing and the selected Developer entering into an agreement to develop the Lands, so as to gain further insight into BC Hydro's plans for the site and any cost sharing opportunities available.

END OF ADDENDUM