



Addendum No. 1

City of Coquitlam

RFP No. 22-030

Sale of Highrise Development Site at 560 Sydney Ave

Issue Date: June 15, 2022

Total Page Count: 58 (Including Appendices J and K)

Proponents shall note the following amendments to the RFP documents:

REVISION

R1) ADDITION

The following Appendices are added:

Appendix J – Density Bonus and Community Amenity Contribution Programs Review - Proposed Program Updates, as well as current Coquitlam Density Bonus Program Policy- Determination of Value and Collection of Payments

Appendix K – Drawings for Current Onsite Improvements

QUESTIONS AND CLARIFICATIONS

Q1) Some members from our team would like to participate in the site tour on June 22. Do we need to sign up? Additionally, should we expect to arrive at 9:30 at the beginning of the tour or earlier?

A1) The Non-Mandatory site tour, is an open tour from 9:30 -11:30 am June 22, 2022, there is no requirement for pre-registration. The purpose of the site tour is to allow for the interior inspection of the onsite improvements to understand scope for demolition, there will be no discussion on the RFO or details related to the RFO. Any person entering the premises will be required to have PPE (hardhat, vest and safety boots) and to sign in and sign out

Q2) Has the requirement for CAC's been fully met?

A2) Yes, CAC's have been fully paid.

“The City’s CAC program applies up to a maximum floor area (FAR) of 2.5 times the lot area. For higher density developments above an FAR of 2.5, which would typically be high-rise buildings, the City has an optional density bonus program that developers can use that also includes a financial contribution to the City. The CAC program only applies to new residential density (i.e. additional building floor area) that is associated with a rezoning application.”

<https://www.coquitlam.ca/DocumentCenter/View/398/Community-Amenity-Contribution-PDF>

Q3) Is the site subject to the proposed changes for density bonus calculation?

A3) **No, the density bonus requirements and payment steps for the additional 1.5 FAR are detailed within the CD-30 Comprehensive Development Zone -30 Zoning Bylaw Section 5 “Density” (Page 4). The Density Program Policy and proposed updates are attached as Appendix J. Please see link to bid page below.**

<https://www.coquitlam.ca/bids.aspx?bidID=191>

Q4) Is the site subject to the proposed changes for DCC’s?

A4) **Refer to the following link for all information related to development cost charges and the DCC Bylaw update:**

<https://www.coquitlam.ca/285/Development-Cost-Charges-DCCs-Update>

Offerors are encouraged to fully understand the implications of the proposed DCC changes to any potential development application.

Q5) Is there a crane swing license agreement with the density transfer site?

A5) **No, however the City is investigating putting one in place and will provide an update with Addendum 2 (July 6, 2022)**

Q6) Is there a Geotechnical Study completed? Can a third-party prepare a Geotechnical Study on behalf of the City?

A6) **No, a geotechnical study has not been completed, nor will one be provided by the City and nor will the City allow any third-party to conduct a Geotechnical investigation on the property during the period the RFO is open. However, the successful Offeror may conduct a Geotechnical study once an unconditional purchase and sale agreement is in place.**

Q7) Are there as-built drawings for the onsite improvements?

A7) **Please refer to the City of Coquitlam’s bid page for access to the drawings as Appendix K: Please see link to bid page below.**

<https://www.coquitlam.ca/bids.aspx?bidID=191>

Q8) Permitted use condo/rental/mix condo rental?

A8) There is no requirement for rental (market or non-market) in the CD-30 Zoning Bylaw, however, there is no restrictions preventing the successful Proponent from building rental units.

Q9) As per the Strategy [City of Coquitlam Child Care Partnership Strategy], a minimum of 22 new child care spaces would be required to help meet target child care access rates. Can you please clarify what obligations exist to the future owner at 560 Sydney? Are they responsible for providing these units on-site, or providing any financial contributions towards the delivery of these units elsewhere?

A9) There are no obligations to provide on site child care spaces or financial contributions for this purpose by the successful Offeror.

Q10) Can you confirm the estimate net site area in square feet/ square meters? E.g. net of road dedications?

A10) As, the estimated net area is approximately 2,326 square meters, subject to final design and subdivision approval.

Q11) Is there the opportunity to add a conditional clause to the offer form (Schedule A)?

A11) No.

End of Addendum No. 1

Proponents take into account the content of this Addendum in the preparation and submission of the Proposal which will form part of the Contract and should be acknowledged on the Proposal Submission Form.

Upon submitting a Proposal, Proponents are deemed to have received all addenda that are issued and posted on the City's website and considered the information for inclusion in the Proposal submission.

Issued by:

M. Pain
Purchasing Manager

bid@coquitlam.ca