

Vancouver Innovation Hub,

Main Street & Terminal Avenue, City of Vancouver,
British Columbia, Canada



NOTE: Amendments in RED made to this SSR on 15 May, 2018

NOTE: Extended Closing date for Expression of Interest – 15 June, 2018

This is the Site Specific Requirements document (“SSR”) for the City of Vancouver pursuant to the Reinventing Cities Global Competition for Innovative Carbon-Free and Resilient Urban Projects of the C40 Cities Climate Leadership Group (the “Competition”). The requirements of this SSR are in addition to, and take priority over, the requirements set out in the Competition’s Regulation for the Expression of Interest Phase (the “Competition Regulation”).



The City of Vancouver (in its capacity as landowner, the “City”) currently owns in fee simple 1620 Main Street, 1600 Western Street, 246 Central Street and 261 Southern Street¹ (the “Subject Property”) and is considering the parcel’s development future. These sites form part of the City’s Master Plan for the Vancouver Innovation Hub. This 0.6 ha site is a central component of a larger 4.4 ha mixed-use Innovation Hub strategically located in the emerging economic and arts and production cluster of the False Creek Flats. Situated at the meeting place of current and future rapid transit stations; less than 200m to the seawall (Vancouver’s defining public amenity); less than a kilometer to the city’s Downtown peninsula; and directly between two emerging institutional anchors (the future St. Paul’s Health Campus and western Canada’s largest arts university, Emily Carr University of Art and Design), this site is poised to lead the way as a focal point of future economic growth, innovation and sustainability in Vancouver.

The specific location of the site is a place of historic significance, known to indigenous populations as Khiwah’esks (Separated Points). The surrounding area is emerging as an extension of the downtown urban fabric, through increasing mixed-use developments and highly walkable neighbourhoods. The gridded street network provides countless opportunities for highly connected and direct walking trips to abundant amenities and is immediately south of

an existing SkyTrain (rapid transit) station on the Expo Line, connecting the Innovation Hub with downtown and the broader Vancouver region.

Over the last decades, artists and arts and cultural tenants have occupied a significant portion of the City’s industrial properties located in the False Creek Flats, as artist studios, rehearsal studios and workshops – including 281 Industrial Avenue: up to 21,000 square feet of artist studios operated by the Arts Factory Society.

The entire 4.4 ha is intended to anchor public life in the Flats and will include a variety of different uses, public spaces and economy specific supports. The specific site of this competition will include a non-profit industrial arts production space, commercial space to support light industrial start-ups and accelerators, as well as a number of market-rate spaces for digital and other office and laboratory users. This site also includes opportunities for both market and non-market housing.

¹ Please note the related address to 261 Southern Street is 237 Southern Street

Expected program:

The City of Vancouver is seeking expressions of Interest that raise the bar on creativity, sustainability and reinvent new possibilities for mixing diverse uses in a highly public environment to support arts production, economic growth and diversification. The winning submission will unlock potential opportunities on this site, and inform new approaches that could be applied across the broader 10 acre (4.4 ha) district and beyond.

Expressions of Interest should introduce new models of development for a high-density, highly mixed neighbourhood. In addition to more than 300,000 square feet of residential, industrial and office space, the site will incorporate a centre of arts and cultural entrepreneurship, which will be anchored by 50,000 square feet of non-market industrial arts production space to be provided to the City of Vancouver. These spaces would include high ground floor, some double-height spaces to allow for moving large works and stage sets in and out to support the theatre productions throughout Vancouver's downtown. Synergistic market uses will be encouraged to collocate with the industrial arts anchor to establish a world-class centre of art production and cultural economy.

Other uses and spaces that should be considered include supports for light industrial start-ups and accelerators, affordable industrial space for social enterprises and other users, a number of market-rate spaces for laboratory, digital and other office users as well as innovative models of market and non-market residential housing which present new models for supporting the economic function of the broader area.

An active ground floor and public realm will be a predominant feature in any successful proposal. As a key component of this major anchor of public life in the False Creek Flats, expressions of Interest will contain a small central plaza, which, combined with the fine-grained street network and the key walking and cycling link of Central Street will create the public life backbone for the area. Creative submissions will unlock the potential of the public spaces within this hub and provide a framework for the future development of the remaining blocks of this district. These spaces will serve as an extension of the workplaces surrounding it and create opportunities for public showcase of Vancouver's leading companies of innovation.

The interface of the buildings to the various streets surrounding the site will be a key consideration in the evaluation and strategies should inform the public realm approach throughout the larger site. While all streets are anticipated to support active public life, expressions of Interest should present unique solutions to the various streets and public spaces reflecting interfaces with a variety of public

spaces, such as car-free and car-light streets with high quality walking and cycling amenities, complete streets connecting the economic and digital clusters in Railtown and Mount Pleasant along Station, and a transit priority route along Main Street. Innovative approaches for access, loading, and district parking will need to support safe and accessible public life, an activated public realm, and address mobility options such as car share, bike share, and bike deliveries. As part of the work, expressions of Interest should address how the full site might be addressed to complement and reinforce the development proposed for the competition blocks.

Owner:

The City of Vancouver currently owns in fee simple 1620 Main Street, 1600 Western Street, 246 Central Street and 261 Southern Street² (the "**Subject Property**") and is considering the parcel's development future.

Plot area:

0.6 ha

Type of property transfer intended:

The City of Vancouver will make the Subject Property available in the form of a long term lease.

The Subject Property will continue to be owned in fee simple by the City and offered for redevelopment by means of a prepaid, long term ground lease registered on title (the "**Ground Lease**"). The lease term will be 99 years. Applicants should consider financing arrangements in which the City may permit the applicant to mortgage their leasehold interest in the Ground Lease.

A form of the Ground Lease will be available to applicants during the RFP stage of this competition on the City's FTP site, which Applicants may access after signing and submitting a Non-Disclosure Agreement in the form attached to the Bidder Team Form available in the Competition Dataroom for the City of Vancouver.

Evaluation Criteria:

In addition to the requirements outlined in the Competition Regulations, each proposal will be evaluated based on the criteria set out in Schedule A as well as the ability of the proposed project to advance the objectives and aspirations contained within the newly adopted False Creek Flats Plan, available here:

<http://vancouver.ca/files/cov/false-creek-flats-plan-2017-05-17.pdf>

Zoning:

FC-2:

<http://bylaws.vancouver.ca/zoning/FC-2.pdf>

Design Guidelines:

<http://guidelines.vancouver.ca/F017.pdf>

² Please note the related address to 261 Southern Street is 237 Southern Street

Submitting Expressions of Interest to City of Vancouver:

Applicants who intend to submit a proposal to the City of Vancouver shall comply with the submission requirements of the Competition Regulation as well as the requirements of this SSR. Every proposal should address the requirements set out in Schedule A - Evaluation Criteria and contain the documents and information set out in Schedule B – Submissions Checklist.

Any proposal that does not meet all requirements may not be considered.

Expressions of Interest submitted in response to this SSR and the Expression of Interest Phase 1 of the Competition are not irrevocable and may be withdrawn by an applicant at any time.

Expressions of Interest will only be considered for eligibility in Proposal Phase 2 of the Competition. No award will be made by the City of Vancouver until the completion of Proposal Phase 2 of the Competition and subject to the approval of City of Vancouver Council.

Late Submissions:

Reinventing Cities Regulations:

https://www.c40reinventingcities.org/data/notice_c7d23/accueil/8/reinventing_cities_regulation_english_2c04a.pdf

The Expression of Interest must be submitted electronically using the tab dedicated for this purpose “Submit a project” in each of the sites webpage. The application must be provided both in English and in your local language, except in Norwegian (for Oslo) and in Icelandic (for Reykjavik). The process for uploading the documents and downloading of the receipt are explained upon logging in to the shared database.

The deadline for uploading files to the database is June 15, 2018 at 11pm UTC - Coordinated Time Universal. Late uploads or other formats will not be accepted.

Insufficient Information:

Applicants acknowledge that following receipt of a proposal, the City of Vancouver may, without obligation, request that an applicant provide the City with additional information to clarify the information already submitted by the applicant. The City is not required to ask all applicants for additional information.

Material Changes:

An applicant who has submitted a proposal shall notify the City in writing of any material changes to the applicant or its proposal between the date of submission of the applicant’s proposal and the date when the successful applicant for the Expression of Interest Phase 1 is announced. Such additional information may or may not be considered.

The City of Vancouver Rights:

The City may unilaterally take the following actions, and shall not be liable for any such actions:

- a) amend the scope and description of the opportunity described and the proposed agreements and arrangements set out in this SSR and the Evaluation Criteria that Applicants may be required to meet. In such event, expressions of Interest may be invited from those Applicants who meet the resulting amended requirements;
- b) reject or accept any or all expressions of Interest;
- c) withdraw from the Competition and reject all expressions of Interest;
- d) withdraw from the Competition and enter into direct negotiations with any party whether or not a respondent;
- e) elect not to proceed with the Proposal Phase 2 of the Competition;

Each applicant acknowledges and agrees that this SSR is, in no way whatsoever, an offer to enter into an agreement and submission of a proposal does not in any way whatsoever create a binding agreement. Each applicant acknowledges that the City has no contractual obligations whatsoever arising out of this SSR.

Information Disclaimer:

The City of Vancouver and its directors, officers, employees, agents, consultants and advisors are not liable or responsible for any verbal or written information, or any advice, or any errors or omissions which may be contained in this SSR or the schedules, data materials, or documents disclosed or otherwise provided to an applicant pursuant to this SSR.

Each applicant shall conduct its own independent investigations and interpretations and shall not rely on the City of Vancouver with respect to information, advice or documentation provided by the City of Vancouver. The information contained in this SSR is provisional and will be superseded by documents and agreements arising out of the Proposal Phase 2 of the Competition.

The City makes no representation, warranty, or undertaking with respect to this SSR and the City and its directors, officers, employees, agents, consultants and advisors, shall not be liable or responsible for the accuracy or completeness of the information in this SSR or of any other written or oral information made available to any interested person or its advisors, and any liability however arising, is expressly disclaimed by the City.

Conflicts of Interest Generally

Each applicant must disclose whether any officer, director, shareholder, partner, employee or contractor of the applicant or any other person related to the applicant's organization (a "person having an interest") or any spouse, business associate, friend or relative of a person having an interest is:

- (i) an elected official or employee of the City; or
- (ii) related to or has any business or family relationship with an elected official or employee of the City,

in each case such that there could be any conflict of interest or an appearance of a conflict of interest in the evaluation or consideration of the applicant's proposal by the City. The City will evaluate each matter disclosed to determine whether and to what extent the applicant can be given consideration in light of the particular matter.

Former City Employees

Each applicant must disclose whether any person having an interest (as defined above) is a former official, former employee or former contractor of the City who has non-public information relevant to this Competition obtained during his or her employment or engagement by the City. The City will evaluate

each matter disclosed to determine whether and to what extent the applicant can be given consideration in light of the particular matter.

Collusion

Each applicant is required to disclose whether the applicant is competing for purposes of this Competition with any entity with which it is legally or financially associated or affiliated. Each applicant must also disclose whether it is cooperating in any manner in relation to this Competition with any other applicant responding to this Competition. The City will evaluate each matter disclosed to determine whether and to what extent the applicant can be given consideration in light of the particular matter.

Lobbying

Each applicant is required to disclose whether it or any officer, director, shareholder, partner, employee or agent of the applicant: (1) is registered as a lobbyist under any lobbyist legislation in any jurisdiction in Canada or in the United States of America; or (2) has engaged in any form of political or other lobbying whatsoever with respect to this Competition or sought, other than through the submission of its proposal, to influence the outcome of the Competition process. The City will evaluate each matter disclosed to determine whether and to what extent the applicant can be given consideration in light of the particular matter.



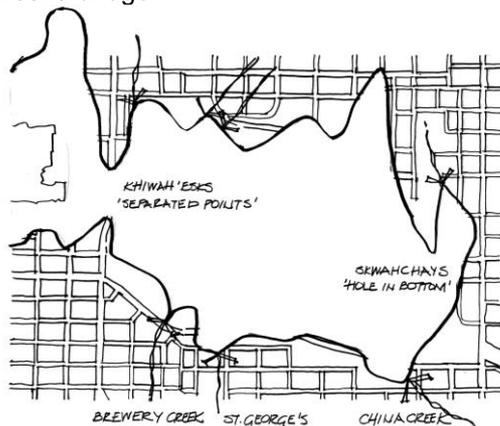
Context Map for the Site



Artist Rendering of zoning changes for Innovation Hub.

Presentation of the site and expectation for its redevelopment

An area long defined by transportation and commerce, the present day False Creek Flats, up until the early days of the twentieth century, sat as a muddy tidal flat on the eastern end of False Creek. The rich variation of natural features included some of the largest salmon and trout runs in Vancouver and provided diverse and abundant resources to the three host Nations of *xʷməθkʷəy̓əm* (Musqueam), *Sḵwxwú7mesh* (Squamish), and *mi ce:p kʷətxwíləm* (Tseil-Waututh). The specific location of the site is a place of historic significance and was known to indigenous populations as *Khiwah'esks* (Separated Points) which is visibly present on the city landscape today where the jog of Main Street traces the historic location of these points once connected by the Westminster Avenue trestle bridge.



The site itself is informed by a rich history which has resulted in distinct street grids, views, industrial materials, and forms which should be reflected in expressions of Interest to establish this as a unique and recognizable place in Vancouver's economic landscape.

The last hundred years has seen the site serve a variety of industrial and logistic functions. These historic uses, as well as the rail spurs which tied this site into the rest of the continent, continue to define the historic scale, configuration and materials on site. Expressions of Interest should seek to utilize materials found in the area today in new buildings, including but not limited to brick, corrugated metal, and roll-up doors, while public spaces should be defined by framework elements which could include items such as wooden bollards, canopies, benches, simple and resilient industrial

lighting, pockets of trees and planters, retained rail and field pavers.

One historic industrial user with a real potential to influence the visual identity of the site is Vancouver Neon Products, who set up shop within these blocks, just north of the competition site in 1924. This company played a pivotal role in visually transforming mid-century Vancouver into one of the most electrifying cities in the world, where the roughly 19,000 neon signs in 1950 put the city near the top of the per-capita presence of neon, second only to Las Vegas.

Beginning in the 1980s and 1990s, a growing number of artists moved their practice into this industrial area. The Flats was attractive for its rich stock of affordable industrial spaces, proximity to suppliers and manufacturers, as well as the city centre. Now, approximately 40% of Vancouver's artist studios are located in the Flats, many of which are located in the Parker Studios (formerly the Restmore Manufacturing) and the Mergatroid buildings.

This site is located within Vancouver's Innovation Hub, a nine acre (4.4 ha) mixed-use site strategically located in the emerging economic inner-city neighbourhood of the False Creek Flats. Situated at the meeting place of current and future rapid transit stations; less than 200m to the 22km seawall (Vancouver's defining public amenity); less than a kilometre to the city's Downtown peninsula; and directly between two emerging institutional anchors (the future St. Paul's Health Campus and western Canada's largest arts university, the newly constructed Emily Carr University of Art and Design which joins the Centre for Digital Media on the Great Northern Way Campus), this site is poised to anchor new and innovative economies as a focal point of future economic growth, innovation and sustainability in Vancouver.

Integrated Transportation Network

The Innovation Hub is located immediately south of an existing SkyTrain (rapid transit) station connecting with the Vancouver region. Plans are underway to extend a second SkyTrain line along the Broadway Corridor, with a future station located about 500 meters southeast of the Innovation Hub. The City continues to plan for a future

streetcar network, which would run one block west of the site. In combination with other service increases and five frequent bus routes in the area, the Innovation Hub will become one of the most highly transit accessible sites in the region.

The grid street network provides countless opportunities for highly connected and direct walking and cycling trips to access transit and abundant nearby amenities. As the Innovation Hub redevelops from the existing industrial uses to the mixed uses planned for the site, new walking and cycling facilities will be needed to connect to the surrounding network. Expressions of Interest should reflect walking and cycling facilities that are safe, comfortable, convenient, accessible, and delightful for people of all ages and abilities (AAA) and align with policies in Vancouver's Transportation 2040 Plan.

The existing area street network provides convenient vehicular access, with several major arterials located adjacent to the site. Various improvements, including the realignment of Station Street on the eastern boundary of the site will also increase network resiliency and provide new opportunities for neighbourhood logistics and commercial activity. Expressions of Interest should prioritize and provide safe, comfortable, and accessible access for active and sustainable transportation modes, while accommodating the vehicular needs, particularly goods and services delivery, that are critical to the success of industrial and commercial land uses.

A multi-modal transportation assessment is currently being developed and the details of this work will be made available for the RFP stage of this competition with the signing of a Non-Disclosure Agreement. This will include preferred concepts for site access for all modes, and a parking and loading strategy that should be reflected in expressions of Interest.

Some specific transportation elements include:

District and Shared Parking: The Innovation Hub site will use a district and shared parking model. To facilitate this model, a contiguous combined parking floorplate below multiple sites is envisioned. This site is located within the proposed district parking floorplate and expressions of Interest will need to address parking

integration with adjacent sites. The transportation access and parking strategy should prioritize shared mobility including carshare and bikeshare, and support an animated public realm. Expressions of Interest should include a bike mobility centre. Potential conflicts with existing utilities (e.g. water & sewer) may arise as a result of the shared parking scheme, which will need to be assessed and costed during the design process.

Central Street: Along the northern edge of the site, Central Street is anticipated to be a car-free street and a major walking and cycling link to the seawall to the west. Expressions of Interest should reflect an animated public realm with opportunities to support bike deliveries and logistics and opportunities for public bike share, business showcase, and public programming.

Loading Strategy: All main loading activities should be accommodated on-site. To reduce space requirements of typical loading areas, innovative loading strategies should be incorporated in expressions of Interest, such as bicycle logistics, shared loading arrangements, support low-carbon and electric delivery vehicles, and incorporate unique technologies for site servicing (e.g. waste / recyclable removal).

Public Spaces: Public spaces will be expected to include green infrastructure that captures and filters excess rainwater, increases urban forest and tree canopy, and embeds public art features and small business start-up showcasing opportunities into the public life of the area as well.

Some specific programmatic elements to incorporate:

An Arts Production Hub: Currently home to a number of artist studios, including a 21,000 square foot multi-disciplinary arts and cultural production space, the future of these blocks will incorporate this use into a larger facility that builds arts production and synergistic creative entrepreneurship into a key anchor of the site. A minimum of 50,000 square feet of non-profit art production space (Airspace Parcel – Shell Space) will be delivered to the City of Vancouver with evaluation criteria seeking innovative inclusion of this space into a larger centre of creative entrepreneurship. High ceilings and a light-industrial focus on the ground floor will be essential to ensure that art production and

onsite theatre set-production can continue to serve the main performance venues in nearby downtown.

More detailed requirements will be provided at later stages in consultation with the City's Real Estate & Facilities Management and Cultural Services teams. The successful proponent would work with the City to design and delivery this amenity. Cultural Services will coordinate more detailed requirements and consultation with the existing arts and cultural tenants located in the Vancouver Innovation Hub (City-owned properties).

Affordable & Social Housing: The Innovation Hub as a whole has a 20% affordable housing target consistent with the City's rezoning policy for sustainable large sites. Please refer to the zoning bylaw on P. 73 of the False Creek Flats Area Plan for further details. This site forms part of the overall requirement and the following represents the permitted residential uses in the competition blocks:

- Site B2 – Market strata units
- Site H1 – Non-market housing

Please note that the funding to build the social housing will need to be arranged through senior levels of government such as:

BC Housing

<https://www.bchousing.org/partner-services/funding-opportunities-for-housing-providers>

Canada Mortgage and Housing Corporation - Rental Construction Financing

<https://www.cmhc-schl.gc.ca/en/hoficlincl/moloin/mupr/rental-construction-financing.cfm>

Expressions of Interest can explore affordable housing opportunities such as artist housing with associated art production space, which can be provided within the unit (as a live-work unit) or integrated within the larger Arts Production Space. Innovative projects that achieve this mix in new and previously untested ways, or those able to deliver additional units will be viewed positively by the selection committee.

Artist Studio Guidelines

<http://bylaws.vancouver.ca/zoning/Sec02.pdf>

Public Plaza: The proposal will include a central plaza connecting to the major pedestrian and cycling linkages that extend the workplaces of the buildings in the area, and presents numerous opportunities for programming and business showcasing.



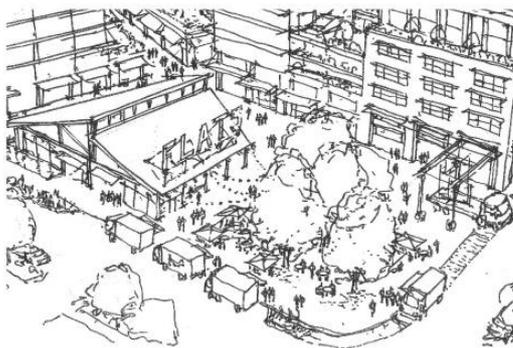
Specific planning rules and regulations regarding the development of the site

Planning Policy Context

In May 2017, Vancouver City Council adopted the False Creek Flats Plan for the broader 450-acre economic zone which seeks to establish the Flats of tomorrow as a:

thriving, flexible and diverse economic zone and a key driver of Vancouver's local economy. Fuelled by innovation, creativity and production, this dense, vibrant and unique landscape will support both an intensified role in the innovation economy as well as a continued role in providing space for core and "back-of-house" industrial functions essential to a healthy, sustainable and complete city.

The area's businesses will be global leaders who leverage synergistic opportunities between the areas anchor institutions, established leaders of health care, higher-education, research and development, and are consistently contributing to the development of an advanced workforce of tomorrow. Further, the area provides meaningful employment to those with barriers to employment through skills-training programs that seek to accomplish a sustainable, just, and healthy future for Vancouver.



The adopted plan (<http://vancouver.ca/files/cov/false-creek-flats-plan-2017-05-17.pdf>) identified this particular site as a broadly mixed-use neighbourhood and one of three amenity-rich public nodes expected to help unlock the economic potential of this strategically located land, and to protect and enhance the supply of affordable industrial production spaces, including those for arts, social enterprises, local small businesses.

One of the goals for this site is to establish a unique, vibrant, attractive, interesting and amenity rich public environment that appeals to the increasingly mobile employees of the twenty-first century. Lively building edges are intended to create a more welcoming street experience that attracts people while improving street level transparency that opens up the economic and cultural function of the area to people passing through. This would allow for outdoor and indoor activities to spill into one another, creating unique moments of interaction and public life.

The larger Innovation Hub is intended to incorporate a broad mix of high density uses with a high quality public realm and open space network to support public life and the spill-over of new ideas and innovations. Uses on the site are to include light industrial space for both market uses and non-market incubator and industrial accelerators, an arts production space, research and office space, a centre of food excellence, and a diverse mix of housing for a broad and inclusive population working in the area.

The hub was rezoned to a newly established FC-2 zoning which seeks a diverse set of uses, in a variety of densities and heights across the site reflected in the four sub-areas B, C1, C2, and D of this zoning district. The details of this are available here: <http://bylaws.vancouver.ca/zoning/FC-2.pdf>, with the associated Urban Design and Development Guidelines here: <http://guidelines.vancouver.ca/F017.pdf>.

While there is currently no specific requirement for a Community Benefits Agreement (CBA) to link procurement to local resources and labour, final consideration of shortlisted expressions of Interest will seek creative approaches to advance local procurement and skill training through this development. The City of Vancouver has entered into a number of successful CBAs on past developments and would be happy to discuss and help facilitate innovative advancements on these past successes.

Development Estimates in Zoning

The total estimated floor space is identified in the table below. This table is provided as an estimate only, and it is intended that the architectural teams will assess the ability to achieve these numbers while maximizing the other aspirations outlined in the plan and Design Guidelines.

The City, in issuing this SSR, invites Applicants to bring forward Submissions on the understanding that any Submission is subject to Council's discretion and approval regarding the disposition of the Property and that any future development of the Property is subject to Council's absolute and unfettered discretion as a regulatory authority. The selection of the Short-listed Applicants is not intended to substitute for any application process and the successful Applicant must seek approval of any Development and permits through regular Planning and Development application processes.



Structure Plan (with Lot Numbering)

Site	Areas (Est.)	New Zoning	Res		Comm		Total Density
B2	12,630	FC-2 (B)	5.0	63,150	1.5	18,945	82,095
H1	13,000	FC-2 (C1)	1.0*	13,000	1.5	19,500	32,500
H2	26,454	FC-2 (D)	0.0	-	7.5	198,405	198,405
Plaza	11,375	-	0.0	-	0.0	-	-
Total	63,459			*Non-mkt	4.9		313,000

Specific climate or environmental issues regarding the development of the site



Zero Carbon Emissions and Renewable Energy

The site falls within an area that will be served by the Southeast False Creek Neighbourhood Energy Utility (NEU), which is a district heating system that provides heat and hot water from renewable sources. This system sources most of its energy supply from sewage waste heat, and provides the opportunity to achieve 100% renewable energy for the site. In addition, the NEU infrastructure platform enables the recovery of waste heat from sources like refrigeration and cooling.

Project submissions should demonstrate energy efficient design as well as innovative reductions in embodied carbon. Consideration should be given to offsetting embodied emissions as well as any operating emissions with solar energy generated on site, leading to a net positive development. Proposals are also encouraged to look for synergistic opportunities to recycle waste heat from cooling and other potential sources of waste heat.

Flooding + Sea Level Rise

The False Creek Flats is located within a former floodplain area that was filled in the early 1900s. The area will be vulnerable to storm surge flooding if sea levels rise by a metre, as is currently projected to occur by the year 2100. The City of Vancouver is currently developing a long-term flood management plan for the area, which will include coastal flood protection. The City requires that any new buildings in False

Creek Flats be built at an elevation of 4.6m or higher. Development on the site should be done in a way that maximizes resilience to flooding and allows for adaptation over time should sea level rise faster than expected.

Climate Change Resilience

The ability to function and meet needs during extreme weather (snow, rain and heat) is an important consideration and climate resilience should be a core driver of design. Climate models for the Vancouver region predict rain storms that are 35% more intense, which correlates to a much higher flood risk. The development should incorporate green stormwater infrastructure, to reduce the likelihood of flooding from rainwater. During summer months, climate models predict more extreme heat and extended periods of drought. Current water sources will not suffice for anything other than potable water by 2030. Proposals should consider ways to reduce vulnerability to extreme heat and water shortage, and demonstrate innovative ways to reduce reliance on treated drinking water for non-potable uses.

Earthquake

There is a 30% chance of a major earthquake hitting Southwestern British Columbia within the next 50 years. Moreover, the False Creek Flats are within an area susceptible to liquefaction in the event of an earthquake. As such, development on the site should meet strict seismic codes to ensure resilience in the event of a major earthquake impacting the

region. Current seismic building codes meet life-safety needs, but are not necessarily designed for reoccupation following a major earthquake.

Affordability + Equity

Vancouver is a prosperous and growing city, rich in natural beauty and cultural diversity. However, not everyone in Vancouver is thriving. Vancouver's population is aging, and the city is consistently ranked as one of the most unaffordable cities in the world. More than one in five Vancouverites face poverty, housing costs are high and rising, and many residents struggle to find secure, well-paying employment. People with serious mental health and addictions and their families struggle to access services and supports that they need. This site, centrally located as it is in close proximity to the Downtown Eastside, will need to grapple with these challenges and consider creative solutions to advancing the City's goals around affordability, income inequality, social isolation and mental health and addiction. The process of engaging community and deeply understanding and responding to current issues is key. The extent to which the process design facilitates community connections will contribute to its capacity to support the community day to day and in a more uncertain future.

Soil contamination

Stage 1 and Stage 2 site investigations are currently underway. A summary of these investigations and the supporting reports will be made available as they complete for review at the request of Applicants during the RFP stage of this competition with the signing of a Non-Disclosure Agreement. The reports are for information purposes only and are not to be relied upon by any Applicant.

The subject site will be leased on an "as is where is" basis. The successful lessee will

be responsible for obtaining any Ministry of Environment or other environmental approvals required to proceed with development of the site.

Additional requirements specific to the City of Vancouver

The requirements of this SSR are specific to the City of Vancouver and are in addition to, and take priority over, the requirements of the Competition Regulation. All applicants and their expressions of Interest are required to meet the requirements of the Competition Regulation as well as the requirements of this SSR.

The following is a description of the purpose of each of the schedules attached to this SSR:

Schedule A – Evaluation Criteria: this schedule sets out all of the criteria against which each proposal will be evaluated by the City of Vancouver. The criteria set out in Schedule are in addition to the evaluation criteria set out in the Competition Regulation.

Schedule B – Submissions Checklist: this schedule sets out all of the documents that each proposal must include. This list of documents is in addition to all of the documents and information that is required by the Competition Regulation.

SCHEDULE A
EVALUATION CRITERIA

Each proposal submitted to the City of Vancouver will be evaluated based on the criteria set out in the Competition Regulation and the criteria set out in this Schedule A.

1) Applicant's Qualifications / Financial Capacity

Criteria: Demonstrated experience and financial capacity relating to the development of complex, large scale, mixed-use residential and commercial real estate projects with a significant community amenity component and on-going property management requirements. **Successful delivery of projects of a comparable scope, scale and value to the site being offered should be demonstrated.**

Applicants should be able to demonstrate the following:

- experience developing and constructing large-scale real estate projects;
- experience with the municipal development approvals process;
- experience arranging financing for large-scale real estate projects or ability to self-fund same;
- experience in the management of existing buildings; and strong organizational governance;
- proven track record in delivering high-performance buildings that advance world-leading sustainability outcomes;
- proven track record working with a complex set of stakeholders to deliver exceptional city building and urban design.

Specific documents or information required to evaluate this criteria are described below:

a) Experience Developing Large Scale, Mixed-Use Residential and Commercial Real Estate Projects

Provide a minimum of three examples of experience delivering residential, office, retail, industrial, community or institutional uses within a mixed use building. Please include the following information:

- Location of building
- Year of construction
- Gross floor area
- Type of construction
- Tenant type
- Capital budget
- Municipal Development Approval Process – Approvals required
- Description of amenity package and value
- Description of innovation and sustainability
- Description of the project's contribution to exceptional city building and urban design
- Provide examples of experience arranging financing for large scale real estate projects or ability to self-fund

b) Corporate Experience and Capacity (including key personnel)

Describe capability (financial, experience and workload capacity) to undertake the role of both developer and operator.

- Provide resumes of proposed key personnel.

- At least one member of the team must exhibit successful development experience within the City of Vancouver.

c) Property Management

Provide a minimum of one example of experience providing property management services for a commercial, and/or non-profit/co-op building, which includes the following information:

- Age of building
- Floorspace
- Type of Use
- Tenants (type and number), if applicable

d) Corporate Ownership and Governance

Describe the Applicant's ownership structure, including an organizational diagram showing all related entities and parties (eg. parent entities, affiliates, etc.). Describe the governance structure of the Applicant. Include the following:

Board overview listing:

- Board members
- Length of time on board
- Board committees

e) Financial Solvency

Provide copies of the last two year's financial statements. Audited statements are preferred.

2) Market Value of Subject Site

Criteria: Obtain market value for the long-term lease (99 years) of the Subject Property based on potential for approximately 313,000 square feet of residential and commercial development.

Specific documents or information required to evaluate this criteria are described below:

a) Market Value for Prepayment of a Long Term Lease of the Subject Site

Provide proposed high-level pricing for the repayment of a long term lease (99 years) for the market components of the site. The pricing information should be submitted in a separate sealed envelope.

Details of the pricing should include

- Confirmation of the anticipated FSR
- Approximate estimated value of lease prepayment expressed as a \$ per square foot of FSR density for both the market residential and commercial space
- Proposed timing of the prepayment
- Conditions associated with the prepayment

3) Economic Development Objectives

Criteria: Demonstrate an approach that supports the City of Vancouver's larger economic development goals and the specific economic goals for the False Creek Flats. This should include at a minimum support for arts production, light industrial start-ups, affordable industrial space for social enterprises and market-rate spaces for laboratory, digital and other office users.

Specific documents or information required to evaluate this criteria are described below:

a) Local employment and job training

- Describe opportunities for local employment and job training in the development and/or operation of the building(s) on the site.
- Describe how the Project will create economic development opportunities within the City of Vancouver.
- Describe the target tenants / industry focus.

b) Community partnership

- Describe the Applicant's experience supporting and/or collaborating with community partners including but not exclusive of arts and culture, social enterprises, and other community based local small businesses.
- Provide examples of previous projects, including partners, role of applicant, deliverables and outcomes.

c) Management and operations

- Indicate as to whether the Applicant intends to manage and operate all or part of the building(s) on the site.
- Describe if the Applicant is a large corporation which intends to locate its operations and administration here.

4) Innovation + Sustainability

Criteria: Demonstrate an approach that reinforces the City of Vancouver's reputation as a leader for innovation and sustainability. Projects should show well-considered ideas as to how best to advance environmental sustainability through innovative building design, on-site energy supply, green infrastructure for rainwater management and thoughtful approaches to waste reduction and green mobility.

Specific documents or information required to evaluate this criteria are described below:

a) Innovation

The City's expectations around innovation can be interpreted broadly. Please provide a description of innovations as they relate to any of the evaluation criteria headings, not just sustainability.

b) Sustainability

Proponents should have a good understanding of the City's standard rezoning requirements and policies, including the Greenest City Action Plan, Renewable City Strategy and Climate Change Adaptation Strategy. Projects should demonstrate clearly how they exceed the City's standard requirements and advance of the City's policy goals and objectives around sustainability, including but not necessarily limited to:

- Demonstrating zero emissions buildings;
- Reducing embodied emissions;
- Encouraging green mobility options;
- Reducing potable water demand;
- Reducing and treating rainwater runoff through green infrastructure;
- Support zero waste and circular economy initiatives; and
- Demonstrating resilience to the anticipated impacts of climate change.

Projects should consider prioritizing their sustainability efforts based on the specific opportunities and constraints of the project site

5) City Building + Urban Design

Criteria: Demonstrate an approach that sets a new standard of city building and urban design. Projects should raise the bar on creativity, design and sustainability and reinvent new possibilities for mixing diverse uses in a highly public environment to support arts production, economic growth, affordability and diversification.

Specific documents or information required to evaluate this criteria are described below:

a) Planning Approach

Applicants should be able to demonstrate a deep understanding of the opportunities and challenges related to the Subject Property within the context of the larger Innovation Hub, the False Creek Flats, and the City. Applicants will be evaluated based on how their approach further reinforces the spirit of the False Creek Flats Plan.

b) Design Approach

At a minimum, all Applicants must demonstrate how they will deliver the desired program laid out within the SSR:

- 313,000 square feet of residential and commercial density;
- Delivery of approximately 50,000 square feet of arts production space in a shell state (airspace parcel to the City); and
- Delivery of a public plaza between Central and Southern Streets.

In addition, each Applicant should describe how their design and development approach will:

- Capitalize on the opportunities inherent in a large site and create benefits to the City;
- Create synergies between uses and support opportunities for connection, collaboration, and creativity;
- Create multi-faceted spaces that layer social, environmental and economic functions;
- Deliver exceptional quality public spaces; and
- Create a distinctive design and architectural response that builds on the special character captured in the False Creek Flats plan and reinforces the importance of this key site in the City of Vancouver.

SCHEDULE B

SUBMISSION CHECKLIST

All expressions of Interest must be submitted in accordance with the requirements of the Competition Regulation. In addition to those requirements, each proposal to be submitted to the City of Vancouver shall contain the following:

- responses (e.g. documentation, information, etc.) to section A of the Evaluation Criteria attached as Schedule A that require the provision of a response, information, examples of experience, etc.
- a completed and duly executed Bidder Team Form and all documents attached to the Bidder Team Form found in the C40 dataroom;