



District of Port Edward

REQUEST FOR PROPOSAL (RFP)

Residential Development Opportunity

District-Owned Lands

Port Edward, B.C.

Issued By:

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District of Port Edward

1. INVITATION

The District of Port Edward ("District") invites qualified developers, development teams, builders, investors, non-profit housing organizations, and public-private partnership proponents to submit proposals for the planning, financing, development, and construction of a residential development on District-owned lands located in Port Edward, BC.

The District is seeking innovative proposals that support the vision and objectives of the Port Edward Official Community Plan (OCP) while increasing housing supply, improving housing diversity, and creating an attractive, sustainable neighbourhood.

The District is prepared to consider a variety of development structures including:

- Purchase of the Property;
- Long-term lease;
- Public Private Partnership (P3);
- Joint venture; or
- Any other development partnership that demonstrates value to the District and the community.

The District is open to innovative proposals and is not prescribing a preferred transaction model.

2. BACKGROUND

The District of Port Edward is committed to increasing housing opportunities for existing and future residents.

The recently adopted Official Community Plan identifies the need for:

- Increased housing diversity;
- Additional rental housing;
- Affordable housing;
- Seniors housing;
- Accessible housing;
- Market housing;
- Higher density residential development where appropriate; and
- Development of municipal lands to support community growth.

The OCP further supports development on District-owned lands and encourages a range of housing forms including single-family homes, duplexes, townhouses, row housing, and low-rise apartment buildings where appropriate. The District also supports infill development and logical, sequential growth that efficiently utilizes existing infrastructure.

3. DEVELOPMENT OPPORTUNITY

The District is offering the following municipally owned lands for consideration.

Development Property

Legal Description

BLOCK 18, PLAN PRP3005, DISTRICT LOT 446, RANGE 5, COAST RANGE 5 LAND DISTRICT

PID: 012-439-282

Port Edward, British Columbia

(the "Property")

Proponents may incorporate both Lot A and the adjacent District-owned lands ("Remainder Lands") into their proposal where such lands improve the overall development concept and achieve greater community benefit.

4. DEVELOPMENT OBJECTIVES

The District seeks proposals that:

- Increase housing supply;
- Support sustainable community growth;
- Provide a mix of housing types;
- Encourage attainable and affordable housing;
- Include market ownership housing;
- Increase rental housing opportunities;
- Include housing suitable for seniors;
- Include accessible and adaptable housing;
- Maximize efficient use of existing municipal infrastructure;
- Create an attractive neighbourhood design;
- Encourage walkability and connectivity;
- Enhance municipal tax revenues;
- Support long-term economic development;

- Demonstrate environmental responsibility; and
- Provide measurable community benefits.

5. OFFICIAL COMMUNITY PLAN (OCP) CONSIDERATIONS

Proposals should demonstrate consistency with the objectives and policies of the District's Official Community Plan (OCP), including:

- Providing a diversity of housing forms;
- Supporting affordable housing;
- Supporting rental housing;
- Supporting seniors housing;
- Encouraging accessible housing;
- Developing vacant serviced lands;
- Supporting logical and sequential growth;
- Supporting infill development;
- Integrating multi-family housing appropriately into existing neighbourhoods;
- Maximizing existing municipal infrastructure; and
- Contributing toward the District's identified housing needs.

6. DEVELOPMENT CONCEPTS

The District welcomes proposals including, but not limited to:

- Single-family residential
- Duplex housing
- Townhouses
- Row housing
- Low-rise apartment buildings
- Mixed market and affordable housing
- Seniors housing
- Rental housing
- Mixed tenure developments
- Phased developments
- Innovative housing concepts

Proponents are encouraged to provide an appropriate mix of housing types that reflects current and future community needs.

7. DEVELOPMENT PARTNERSHIP OPTIONS

The District is open to considering one or more of the following:

- Outright purchase;
- Long-term land lease;
- Development agreement;
- Public-Private Partnership;
- Joint venture;
- Build-operate arrangements;
- Phased land acquisition; or
- Alternative commercial structures proposed by proponents.

Proponents should clearly explain why their preferred approach provides the greatest long-term benefit to the District.

8. SCOPE OF SERVICES

The successful proponent may be expected to:

- Complete planning and design;
- Undertake public consultation where required;
- Complete engineering studies;
- Obtain required approvals;
- Secure project financing;
- Construct municipal servicing as required;
- Construct residential buildings;
- Complete landscaping and site improvements;
- Market residential units where applicable; and
- Deliver the project in accordance with applicable legislation and municipal bylaws.

9. SUBMISSION REQUIREMENTS

Submission Deadline

September 21, 2026 at 12:00 p.m. (noon)

Proposals should include:

Corporate Information

- Company profile
- Development experience
- Key personnel
- Financial capability
- References

Development Concept

- Site plan
- Conceptual layout
- Proposed housing mix
- Estimated number of units
- Development density
- Phasing strategy

Community Benefits

Describe:

- Affordable housing
- Rental housing
- Seniors housing
- Accessibility

- Sustainability initiatives
- Community amenities
- Economic benefits

Financial Proposal

Include:

- Purchase price (if applicable)
- Lease proposal (if applicable)
- Revenue-sharing proposal (if applicable)
- Public-private partnership structure (if applicable)
- Requested municipal participation
- Financial assumptions

Schedule

Provide:

- Design timeline
- Approval schedule
- Construction schedule
- Occupancy schedule

10. EVALUATION CRITERIA

Proposals may be evaluated using the following criteria.

Criteria	Weight
Development Concept	25%
Financial Return to the District	20%
Experience and Qualifications	15%
Community Benefits	15%
Housing Diversity	10%
Project Feasibility	10%
Sustainability and Innovation	5%

The District reserves the right to adjust evaluation criteria as required.

11. DISTRICT RIGHTS

The District reserves the right to:

- Reject any or all proposals;
- Accept all or part of any proposal;
- Negotiate with one or more proponents;
- Cancel or amend this RFP;
- Request additional information;
- Interview proponents;

- Enter exclusive negotiations;
- Not proceed with any transaction.

The lowest priced or highest financial proposal will not necessarily be accepted.

12. CONDITIONS

Submission of a proposal does not create any contractual relationship.

All costs associated with preparing proposals shall be borne by proponents.

The District makes no representation regarding future approvals.

Council approval will be required before any final agreement is executed.

13. CONTACT

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14. APPENDICES

Appendix A – Property Location Map

Appendix B – Property Plan

Appendix C – Official Community Plan Excerpts

Appendix D – Zoning Bylaw Excerpts

Appendix E – Municipal Servicing Information