



White Rock Town Centre Development Opportunity

Request for Proposals

Addendum No. 3 – September 16, 2004



The following amendments shall form part of the Request for Proposals per S 4.6 of the RFP (changes are shown in bold):

1.3 City's Objectives

Revise bullet C as follows:

(c) At the sole discretion of Council, provide 8,000 sq.ft to 12,000 sq.ft. of public amenity space and associated public parking spaces within the completed Project which will be owned on a strata title basis by the City, or provide a full cash purchase of the City Lands;

2. Definitions

Amend the definition of excluded lands as follows:

Excluded Lands lands in White Rock owned by the City which are not part of this RFP, and specifically 15141 Thrift Avenue, shown on Schedule A. Also the land owned by Romich Holdings Ltd. at 1493 Johnston Road is not included in this RFP

3.1.3 Lands Subject to RFP

Delete 1493 Johnston Road.

Delete:

Romich Holdings Inc. is the owner of the Romich Lands. "Romich Lands" means the land located at 1493 Johnston Road, and described as:

1493 Johnston Road
Parcel Identifier: 009-102-663
Parcel K, Plan 13054, Section 10, Township 1, New Westminster Land District, Except Plan Plan REF 36117, 39083, Lot 6 Plan 5574 and of Lot 1 Plan 9988.



3.2.1 Parks and Open Space

Delete the following paragraph:

The Proponent's attention is drawn to the "Whaling Wall" at 1493 Johnston Rd which will need to be replaced with public art of a comparable impact and quality in any new development.

Add:

The City will require a public art component in the Project.

4.10 Acquisition Proposals

Amend the following change first identified in Addendum 2:

The City requires a cash purchase for the City Lands which may be offset by strata title to the 8,000 to 12,000 sq.ft. of public amenity space to be provided. The purchase may be with or without subject conditions. At its sole discretion the City may forgo the public amenity space and accept an all cash offer.

6. City's Spaces

Amend the first sentence to read:

The following outlines the requirements for public amenity spaces which the City **may require if it elects to locate those spaces in the Project:**

7. Evaluation Criteria

Add bullet (l) as follows:

(l) The Proponent's strategy for dealing with 1493 Johnston Street and the impacts that may have on the development. The City is prepared for the development to proceed without 1493 Johnston Street, but will want to understand the impacts of that decision related to aesthetics, parking, access and the like. Alternately Proponents may negotiate their own agreement with the owner's of 1493 Johnston and include that property, in which case the City will also evaluate the financial impacts of such a decision on the revenues to be received by the City and the other private landowners.



Schedule A – Plan of the Lands and Surrounding Area

Amend the plan at Schedule A to exclude 1493 Johnston Road.