



PORT ALBERNI PORT AUTHORITY  
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## REQUEST FOR PROPOSALS FISHERMEN'S HARBOUR at *THE DOCK+* FOOD HUB BUSINESS OPPORTUNITY

### I. Reference Date

This Request for Proposals (RFP) is dated **June 23, 2021**

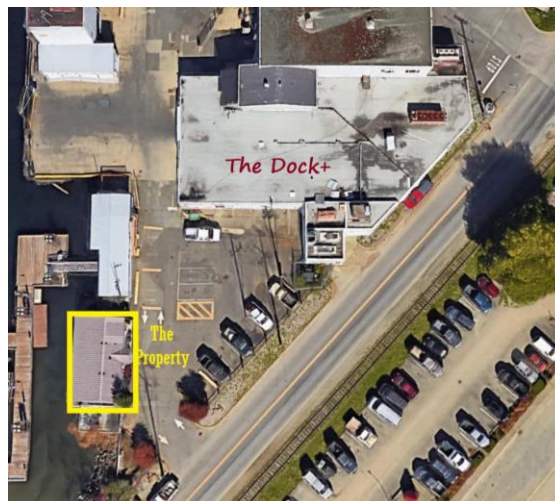
### II. Purpose

The Port Alberni Port Authority (PAPA) is accepting proposals to enter into a lease agreement for a building beside Fishermen's Harbour Office and The Dock+ Port Alberni Food Hub for a new or expanded business operation; preferably in the food and beverage sector.

This building has been previously used as a residence for a Fishermen's Harbour marina caretaker. Changes in operations, priorities and greatly increased activities in the area, particularly at the new The Dock+ Port Alberni Food Hub, show that the highest and best use of this building now and into the future is for business activities that such as:

- ✓ Business activities compatible with those of the nearby The Dock+ food hub that may include:
  - Retail sales of locally-produced food and beverage products
  - Café, bistro, lounge, food & beverage outlet with a menu that highlights locally-produced items; especially those produced in The Dock, such as an "Oyster & Wine Bar" that sources oysters from the Dock+ anchor tenants and beverages made in the Alberni Valley and Vancouver Island.
- ✓ An outlet to provide sales of guided outdoor / eco-adventure tours
- ✓ An outlet to provide sales and service of outdoor / eco-adventure equipment sales, rentals and service such as stand-up paddleboards, bicycles, hiking equipment, etc
- ✓ Other professional services businesses that would be compatible with and benefit from a desirable, central Port Alberni waterfront location

### III. The Property



#### *Location and Description:*

The building shares a parking lot with the Fishermen's Harbour marina office and the new Port Alberni Food Hub, branded as *The Dock+* at 3140 Harbour Road in Port Alberni, BC. The building is located on the water's edge of Fishermen's Harbour Marina beside the marina office. The entrance faces the marina office parking lot with direct access from Harbour Road.

The building is a standard double wide mobile trailer originally designed to be a residence. The current, 3 bedrooms, 1 bathroom, galley kitchen and living room space, measures a total area of 1,134 square feet. The building also has a large wooden outside deck overlooking Fishermen's Harbour, which runs the length of the building.

In addition to the advantages of its location beside the Dock+ the building is also located directly beside Fishermen's Harbour and Tyee Landing & Pier. It also sits within a short walking distance of the popular Harbour Quay retail, tourism and hospitality area in the middle of Port Alberni's waterfront as well as the historic Port Alberni Train Station and numerous other new retail, residential, food & beverage developments in the Lower Argyle Street area.

#### *Access:*

Vehicle access is from Harbour Road near Argyle Street; one of the City's main traffic arteries. There is also boat access via the Alberni Inlet and Alberni Harbour with moorage available at Fishermen's Harbour, Tyee Pier and Centennial Pier. There is also ample parking as well as public transit points nearby making pedestrian access very efficient.

#### *Visibility:*

The building has great visibility at an iconic Port Alberni location near popular resident, tourist and commercial areas with great vehicle and pedestrian access.

#### *Utilities & Services:*

Hydro, City water, cable, internet and telephone services are available.

Fire protection is provided by the City of Port Alberni Fire Department.

Police protection is provided by the RCMP Port Alberni detachment.

#### **IV. Incentives**

PAPA recognizes that certain capital and leasehold improvements will be necessary to execute a successful business operation that achieves the vision for the property. Therefore, in the spirit of partnership and commitment, PAPA may consider negotiation of certain incentives, such as rent reductions and/or forgiveness for a defined time period for the right proposal and proponent.

#### **V. Evaluation Criteria**

Proposals will be evaluated on criteria including, but not limited to:

- ✓ Compatibility, highest and best use for the subject property and surrounding activities
- ✓ Experience of proponent
- ✓ Proponent references
- ✓ Business proposition to PAPA
- ✓ Contributions to community economic development; particularly with respect to opportunities to enhance the local food growing and producing and/or tourism sectors

## **VI. Submissions**

All interested parties are encouraged to submit proposals **in confidence by email** outlining their vision for the subject property in consideration of the description of the subject property and priorities described above.

## **VII. Contact**

All Proposals must be directed to:

Dave McCormick, MBA: Director, Public Relations & Business Development  
Port Alberni Port Authority  
2750 Harbour Road  
Port Alberni, BC, V9Y 7X2  
Email: [dmccormick@papa-appa.ca](mailto:dmccormick@papa-appa.ca)

## **VIII. Deadline**

Open Call