EXPRESSION OF INTEREST 2021-EOI3

Lands known as Douglas Street and the Potentially Surplus City Land Adjacent (8 acres +/-)

The Context

Douglas Street was vested over 50 years ago. The developed and travelled portion of the right of way currently extends to the terminus of the St. Pete's Ballfield parking lot. The undeveloped portion of the street right of way (305 m +/-) as laid out runs parallel to Douglas Avenue and parallel to the Kennebecassis River and terminates at PID 377937, a 4.15 acre +/- portion of land that is owned by N.B Historical Resources Administration, and is the location of the Douglas Avenue site of the New Brunswick Museum. There is a parcel of City-owned land (PID 380159) which runs adjacent to Douglas Street and overlooks the river. It is approximately 11 acres and is home to the St. Pete's Ballfield. The portion of land that is currently not used for municipal purposes would represent approximately 8 acres. This land, in conjunction with the undeveloped street right of way, could form a parcel of surplus land that may be developed with residential or other improvements.

City staff have received inquiries about this site (undeveloped Douglas Street and a portion of PID 380519) over the years, but certain logistical considerations, such as the servicing challenges, have previously dissuaded the issuance of an Expression of Interest. As the Saint John real estate market continues to experience a supply challenge there is upward pressure on housing values, which may have now improved fundamentals. The most recent unsolicited offer the City received was a well thought out plan offering a housing product which is not currently in abundance. It was this offer that helped staff realize the time might be now to see how and what the broader market would envision for this parcel of land.

As such, the City is seeking Expressions of Interest from the members of the development community or other interested parties who might be interested in the design, engineering, permitting, construction, and marketing of a development at this site.

Pursuant to the City's Zoning By-law, the subject property is located in the Park (P) zone, which reflects the fact that the parcel (PID 380519) contains St. Peter's Ball Park. The ball field/park is not part of the offer and will remain under ownership and control of the City. It is anticipated that a rezoning will be required, as well as a possible stop-up and closure of the untraveled portion of Douglas Street, in order to facilitate any future development.

The Process

This is not a call for Tenders or a Request for Proposals.

Proponents shall submit a written Expression of Interest which, at a minimum, shall address those items listed below in "Information About Proponents".

Expressions of Interest shall be submitted no later than 4:00 p.m., A.D.T., Wednesday, November 3, 2021.

Responses to this Request for Expressions of Interest shall be submitted electronically to:

supplychainmanagement@saintjohn.ca

All inquiries regarding this Request for Expressions of Interest shall be submitted to:

supplychainmanagement@saintjohn.ca

All submissions and inquiries shall be clearly labelled as: "Douglas Street Development – EOI No. 2021-EOI3"

Once it completes the evaluation of the Expressions of Interests, the City reserves the right to invite some or all proponents to a confidential interview to clarify or further discuss the Expression of Interest. The City reserves the right to reject any or all of the Expressions of Interest and to not proceed to the interview with any proponent.

If the City chooses to interview proponents pursuant to its reserved rights, the confidential interviews will be held during normal business hours after November 3, 2021.

Information About Proponents

Each proponent shall provide the following information:

1. An overview of the proposed development, which if a residential development shall include a description of the style and number of proposed units, the development amenities or features to be offered for sale, and a high-level business plan that includes funding requirements.
2. A company profile, including the type and nature of the company, years in business, areas of operation, related experience, and any other relevant information.
3. Evidence of the proponent's experience in developing similar properties; and

4. Evidence of the proponent's ability, financial resources and necessary qualifications to design, engineer, permit, and develop the Property.

Reserved Rights

a) The City of Saint John reserves the right to invite some or all proponents to a confidential interview to clarify or further discuss their Expression of Interest.

b) The City of Saint John reserves the right to reject any or all of the Expressions of Interest and to not proceed to the interview with any proponent.

c) The City reserves the right to short list the proponents in this Request for Expression of Interest process to a minimum of 3 proponents who best address the intent of the opportunity herein described and who provide what the City deems to be the best solution to the City's needs.

d) The City of Saint John does not, by virtue of this Request for Expressions of Interest, commit to pursuing this matter any further, and reserves the right to call for competitive bids, in the form of a Tender or Request for Proposals utilizing any and all information gained throughout this process.

Service New Brunswick **Service Nouveau-Brunswick**

Douglas Street Scale/Échelle 1:5424 Date: 2021/10/05 11:53:20

0 100.0 200.0 300.0 mètres metres

While this map may not be free from error or omission, care has been taken to ensure the best possible quality. This map is a graphical representation of property boundaries which approximates the size, configuration and location of properties. It is not a survey and is not intended to be used for legal description or to calculate exact dimensions or area.

Même si cette carte n'est peut-être pas libre de toute erreur ou omission, toutes les précautions ont été prises pour en assurer la meilleure qualité possible. Cette carte est une représentation graphique approximative des terrains (limites, dimensions, configuration et emplacement). Elle n'a aucun caractère officiel et ne doit donc pas servir à la rédaction de la description officielle d'un terrain ni au calcul de ses dimensions exactes ou de sa superficie.