

REQUEST FOR EXPRESSION OF INTEREST 2023-EO11

FORMER CHERRY BROOK ZOO PROPERTY **901 Foster Thurston/Adjacent to Rockwood Park**

The Context

In 1978, the Cherry Brook Zoo (the “Zoo”) opened at the northern edge of Rockwood Park and has been a part of the City’s culture until its recent announcement that it was ceasing its operations in 2021. As a result of the closure of the Zoo, the City of Saint John (the “City”) is seeking to re-establish a new vision/business opportunity for potentially 30 acres of land (the “Property”) on the periphery of City owned Rockwood Park (see attached proposed Subdivision Plan). This area consists of natural forested lands in Millidgeville, near the Saint John Regional Hospital, University of New Brunswick Saint John campus and the Rockwood Park Golf Course. The footprint for the former Zoo facility is currently fenced and has several shelter structures and two, year-round buildings. The site, including all buildings and structures, will be made available to proponents for a site visit on Wednesday, March 1, at 2:00 p.m. weather permitting.

As part of a significant, naturally landscaped space near urban areas of the City, this site is ideally viewed by the City as having great potential for outdoor recreational activities that would contribute to more meaningful utilization of this immediate area by the general public and the local economy. Although the Property is outside of the Rockwood Park boundaries, with the right vision and operator, development of this Property will support other amenities located in the Rockwood Park and the surrounding area, including the vast trail system that is in place.

As such, the City is seeking Expressions of Interest from experienced business operators/entrepreneurs who have the right vision and project along with the financial capacity to establish and operate independently of support from the City. Pursuant to the City’s Zoning By-law, the subject property is located in the Park (P) zone, which permits a variety of uses which are considered appropriate for this area. An excerpt of the Zoning By-law detailing the permitted uses in the Park (P) zone is attached. The site is also designated as Park and Natural Area in the Municipal Plan

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, March 15th, 2023.

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: “Former Cherry Brook Zoo Property – 2023-EOI1.”

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 interview any proponent.

If the City chooses to interview proponents pursuant to its reserved rights, the confidential interviews will be held during normal business hours sometime after March 15, 2023.

Information About Proponents

Each proponent shall provide the following information:

1. An overview of the proposal including a description of proposed amenities or services to be offered 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 leasing, operating or developing similar properties;
4. Evidence of the proponent’s ability, financial resources and necessary qualifications to lease, operate or 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 any number of 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.



14.1 Park (P) Zone

Municipal Plan Context



The Park (P) zone accommodates a range of recreational activities and supportive commercial uses.

The Park (P) zone is intended mainly for land inside the Primary Development Area in an appropriate designation.



14.1(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Agricultural Use, subject to subsection 14.1(3);
- Bed and Breakfast, subject to section 9.2;
- Cemetery;
- Community Centre;
- Day Care Centre;
- Dwelling, *Existing*;
- Equestrian Facility, subject to subsection 14.1(3);
- Farmers Market;
- Home Occupation, subject to section 9.9;
- Interpretive Centre;
- Recreation Facility;
- Restaurant, without a Lounge license under the *Liquor Control Act*;
- Supportive Housing, subject to section 9.14;
- Zoo;
- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the P zone.

14.1(2) Conditional Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following subject to such terms and conditions as may be imposed by the Committee:

- Commercial Recreation;
- Cultural Establishment;
- Exhibition Grounds.



14.1(3) Conditions of Use

An Agricultural Use or Equestrian Facility permitted in subsection 14.1(1) shall be subject to the following:

- (a) The total number of the following domestic animals kept on a lot, excluding their young under the age of six months, shall be:
 - (i) In the case of a goat, horse, pony, or sheep, or any combination thereof, up to two such animals provided the lot has a minimum area of 6,000 square metres and a minimum lot frontage of 75 metres, and for each additional animal a further 2,000 square metres of lot area provided the lot has a minimum frontage of 90 metres; and
 - (ii) In the case of a cow, a maximum of two cows provided the lot has a minimum area of 20,000 square metres and a minimum lot frontage of 180 metres.
- (b) Any stable, building, enclosure, or structure where an above-mentioned domestic animal is kept shall be located at least 22 metres from any common property line or 15 metres of any dwelling on the same lot.

14.1(4) Zone Standards

(a)	Minimum Lot Area	800	square metres
(b)	Minimum Lot Frontage	20	metres
(c)	Minimum Lot Depth	30	metres
(d)	Minimum Front Yard	3	metres
(e)	Maximum Front Yard	22	metres
(f)	Minimum Rear Yard	7.5	metres
(g)	Minimum Side Yard	7.5	metres
(h)	Minimum Flankage Yard	7.5	metres
(i)	Minimum Building Height	2	storeys
(j)	Maximum Building Height	12	metres



(k) No parking or outdoor display area shall be permitted within a required setback.

(l) Other Requirements

**In accordance with the
General Provisions, Parts 4-9**

APPROVALS

Curve	Radius	Chord	Chord Az.	C.C.
4000-661	222.05	33.96	41-42-40"	3



LEGEND

center line
 right-of-way
 easement
 boundary
 monument
 structure
 ... (other symbols and their descriptions)

Purpose Of Plan
 To create lot 20-01 from PDS 55059067, 00051318 55059063 and 00059063

Registration
 Kenneth R. Peacock
 The City of Saint John

Date
 David H. Peacock &
 Oliver M. Peacock
 The City of Saint John
 Bruce A. Peacock, Survey I
 Peacock & George N. Peacock
 The City of Saint John

Owner Name - The City of Saint John
PD : 00051318 2019-11-20
Effective Date : 2019-11-20
Instrument : Transfer # 39127411

Owner Name

PD : 00059063
Doc : 421812
Vol : 1976 Pg 548
Reg : 1998-06-18
PD : 55059063
Doc : 551006 Pg 707
Vol : 5610 Pg 707
Reg : 1997-02-16
PD : 55059067
Doc : 2100666
Vol : 561 Pg 702
Reg : 1997-02-16



Key Plan Scale 1:20,000

- NOTES**
1. Distances are in meters; to convert to imperial equivalents divide by 0.3048
 2. All distances are in meters; to convert to imperial equivalents divide by 0.3048
 3. Area of survey outlined thus , peripheral information compiled from various sources
 4. All document and plan references refer to the Registry Office for Saint John County or the Land Titles District of New Brunswick.
 5. Field survey completed on January 02, 2020.
 6. All computations performed and coordinate system on this plan based on the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments

New Brunswick Grid Co-Ordinate Values

Site	X	Y	Rmfs
3	2 534 060 350	7 369 275 732	C.C.
81	2 534 041 483	7 369 855 111	CALC. PT
82	2 534 138 821	7 369 026 877	CALC. PT
92	2 533 807 899	7 369 189 043	CALC. PT
208	2 534 893 151	7 369 593 418	TD. S.M.
403	2 533 719 914	7 369 040 402	PLAN 2378
403	2 533 891 992	7 369 994 926	PLAN 2378
413	2 533 643 335	7 369 945 488	PLAN 2378
630	2 533 872 039	7 369 402 097	PLAN 200140
632	2 533 845 422	7 369 301 500	PLAN 200140
623	2 533 897 186	7 369 369 135	PLAN 200140
624	2 533 935 391	7 369 310 787	PLAN 200140
681	2 533 841 083	7 369 213 025	PLAN 200140
725	2 533 837 923	7 369 311 585	PLAN 200140
1125	2 534 037 274	7 369 277 047	PLAN 200140
4000	2 533 878 302	7 369 110 862	CALC. PT
4001	2 533 897 750	7 369 038 067	CALC. PT
4002	2 533 891 091	7 369 011 857	CALC. PT
4003	2 533 940 828	7 369 990 620	CALC. PT
4005	2 534 201 936	7 369 148 523	CALC. PT
4006	2 534 316 726	7 369 695 413	CALC. PT
26996	2 535 376 730	7 369 092 436	MON. (ONS)
27000	2 534 719 394	7 363 189 656	MON. (HPN)
28160	2 535 354 190		

Scale Factor = 1.000025

Subdivision Plan
City of Saint John Subdivision,
Foster Thurston Drive and
Sandy Point Road
City of Saint John,
Saint John County, New Brunswick

HUGHES SURVEYS & CONSULTANTS INC.
 Surveyed by _____ Jan 06, 2020
 Date _____
 Drawn by M.E.B. 119-386 Rev. 119-386 Date 06/2019
 Drawn by M.E.B. 119-386 Rev. 119-386 Date 06/2019
 Drawn by M.E.B. 119-386 Rev. 119-386 Date 06/2019