



SAINT JOHN

REQUEST FOR EXPRESSIONS OF INTEREST 2023-EOI2

160 Thorne Ave

The City of Saint John (the “City”) seeks **expressions of interest for future use of land located at 160 Thorne Ave. (PID 55174106)** prior to **4:00 p.m., A.D.T., Wednesday, June 7, 2023**. This is not a call for Tenders or a Request for Proposals.

ARTICLE I CONTEXT

1.1 Description of Opportunity

The City of Saint John owns the land fronting on Thorne Avenue, identified as PID 55174106 (the “Site”) The land massing in its entirety, represents approximately 2149 square meters, including 55 +/- meter of street frontage. The parcel is subject to several easements for pipe infrastructure however there is ample developable area on the Site See photos of the Site and Mapping showing underground infrastructure **Schedule “A”**.

The City has determined there is an opportunity to support a development proposal for this site as the parcel could be declared surplus to its needs. The streetscape can be animated and improved with an infill project and maximizing the density along serviced corridors is considered best practice. The City is seeking expressions of interest to ascertain what options and ideas might exist in the community for this site.

Pursuant to the City’s Zoning By-law the subject property is located in a CC zone (see attached photos).

1.2 Zoning-Land Use

The City is seeking expressions of interest from experienced business operators, entrepreneurs, and developers with a vision, project and the financial capacity to establish and operate same independently of support from the City. Pursuant to the City’s *Zoning By-law*, the Site is located in the (CC)-Commercial Corridor zone, which permits a variety of uses which are considered appropriate for this area.

ARTICLE II PROCESS

2.1 Submission

Proponents shall submit a written Expression of Interest (the “**Proposal**”) which, at a minimum, shall address those items listed below in Section 2.2 “Required Information About Proponents”. All submissions and inquiries shall be clearly labelled as: “**2023-EOI2 – 160 Thorne Ave**”.

2.2 Required Information About Proponents

Each proponent must provide the following information:

- (a) 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.
- (b) a company profile, including the type and nature of the company, years in business, areas of operation, related experience, and any other relevant information.
- (c) evidence of the proponent’s experience leasing, operating, or developing similar properties; and
- (d) evidence of the proponent’s ability, financial resources, and necessary qualifications to lease, operate or develop the Property.

2.3 Deadline

Expressions of Interest shall be submitted no later than **4:00:00 p.m., A.D.T. Wednesday, June 7, 2023 in digital form to:**

supplychainmanagement@saintjohn.ca

2.3 Enquiries

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

supplychainmanagement@saintjohn.ca

2.4 Interview

The City reserves the right to invite only certain proponents, or no proponents, for an interview, as further set out below in Section 3.1, upon completion of the evaluation of the submissions for **160 Thorne Avenue 2023-EOI2**”.

If the City chooses to interview proponents pursuant to its reserved rights, the confidential interviews will be held during normal business hours at a mutually convenient time.

ARTICLE III RESERVED RIGHTS

3.1 Rights of the City

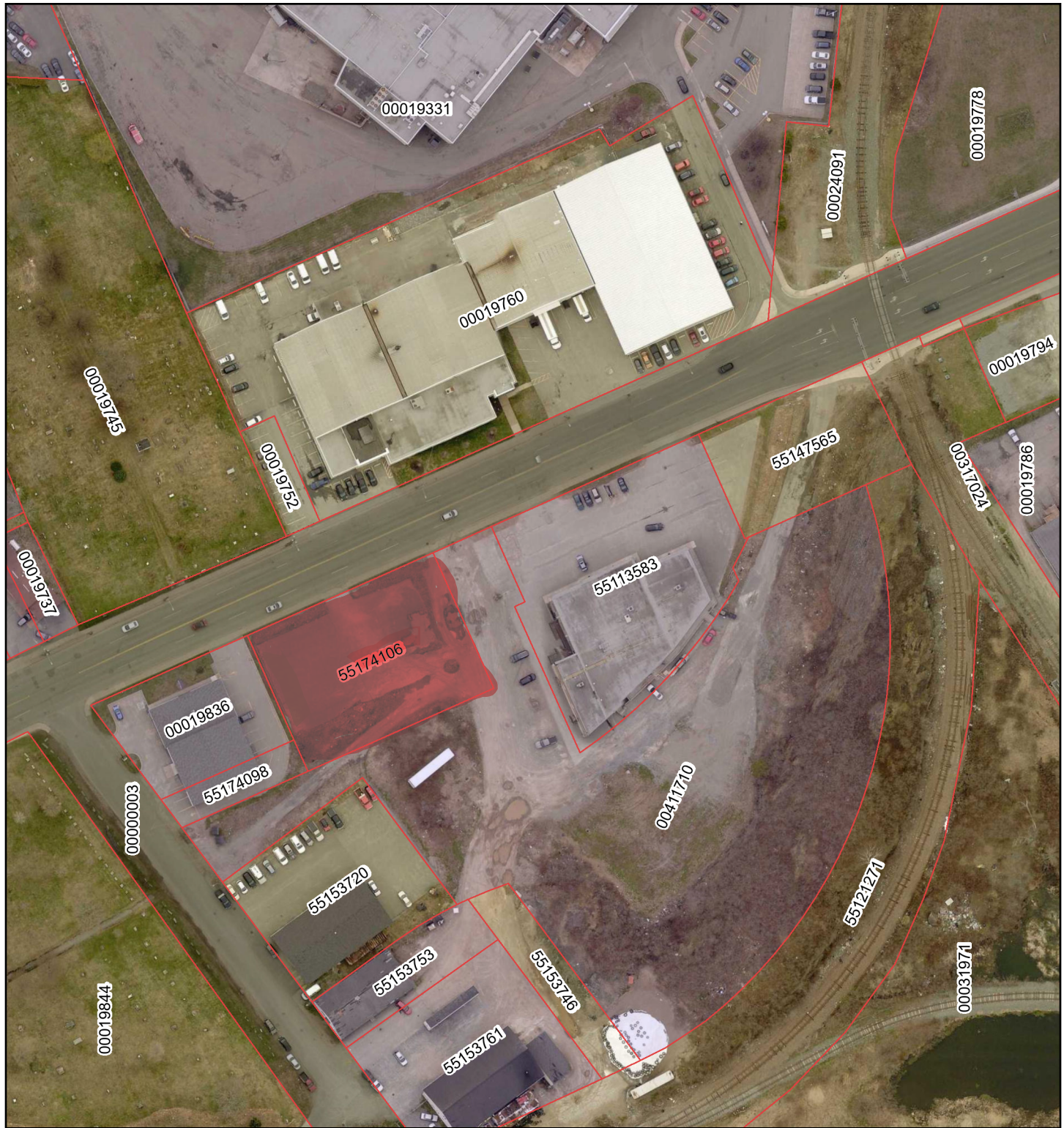
The City reserves the right to:

- (a) invite some or all proponents to a confidential interview to clarify or further discuss their Expression of Interest.
- (b) reject any or all of the Expressions of Interest and to not proceed to the interview with any proponent.
- (c) short-list the proponents in this Request for Expressions of Interest process to a minimum of three (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; and
- (d) elect to not pursue this matter any further, notwithstanding issuance of the Request for Expressions of Interest, 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.

ARTICLE IV GENERAL TERMS

4.1 Applicable Law and Jurisdiction

This Request for Expressions of Interest will in all respects be governed by and construed in accordance with the laws of the Province of New Brunswick and the federal laws of Canada applicable therein, excluding any choice of law provisions and without effect to principles of conflicts of law, regardless of the place of making or performance. New Brunswick courts shall have exclusive jurisdiction over all matters arising in relation to this License, and each Party accepts the jurisdiction of New Brunswick courts.



PID 55174106

Scale/Échelle 1:1476

Date: 2023/03/06 13:23:07



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.

Thorne Ave



6/21/2022, 8:47:07 AM

- Sewer Service Laterals
 - Combined Sewer
 - Sanitary
 - Storm Sewer
 - Sanitary Forcemain
 - - - Abandoned Sewer
- Manholes and Controls
 - Combined Manhole
 - Sanitary Manhole
 - Storm Catch Basin Type One
 - Storm Catch Basin Type Two
 - Storm Catch Basin Type Two Private

