

# Development of the Fundy Quay

## *Request for Expressions of Interest*

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*Develop Saint John Inc.*



**DEVELOP**  
SAINT JOHN



April 12, 2019



# CONTENTS

2 The Fundy Quay Vision

## 3 Section 1 *The Opportunity*

4 The Saint John Opportunity

5 The Central Peninsula

6 Site Location

7 Site Specifics and Ownership

## 9 Section 2 *The Expression of Interest Call*

10 The Expression of Interest Call in Two Stages

10 Develop Saint John Inc.

11 A Collaborative Development Opportunity

11 The Proponent

11 The Relationship Between DevelopSJ and the Proponent

## 13 Section 3 *The Selection Process*

### *Stage 1*

14 Registration and Qualification

14 Stage 1 Selection Criteria

14 Reserved Rights

### *Stage 2*

15 The In Depth Interview Process

15 Interview Discussion Focus

15 Information

15 Review and Notification

17 Appendix A *Instructions to Proponent*

21 Appendix B *Stage 1 Questionnaire*

23 Appendix C *Detailed Evaluation Criteria*



# THE FUNDY QUAY VISION

Saint John, New Brunswick is **Canada's first city** and the only city located on the world-famous Bay of Fundy. At the **heart of the community** sits the **Fundy Quay** development site.

This **6-acre** property was recently made available for development as a result of the relocation of the Canadian Coast Guard to a new state of the art facility located within the city limits. This recently vacated prime waterfront property now represents the **best and highest profile development opportunity** on the nation's Eastern seaboard.

Saint John is now looking for an exciting development to add to the City's vibe.

There has never been a better opportunity to create **an iconic and dynamic destination** for people to gather, live, learn, play, grow and celebrate. The reimagined Fundy Quay will attract the young and old, families, visitors, newcomers and those with roots generations deep. It has the potential to

be **a hub of constant year-round activity**, seven days a week.

Upon completion, a **well-designed, iconic development** will have a substantial impact on the local and regional economy. The project's **innovative building and site design** will create a unique waterfront experience for users that will inspire pride in the community.

The re-imagined Fundy Quay will serve to enhance the Saint John urban experience through an eclectic mix of uses such as retail and commercial space and services, specialty shops and boutiques, residential condominiums and apartments, hospitality, entertainment, cultural and educational uses, green spaces, cafes, and transportation systems that will truly make the site a vibrant **catalyst for future waterfront activity**.



*Conceptual rendering from the Central Peninsula Neighbourhood Plan.*

# Section 1

## *The Opportunity*



# THE OPPORTUNITY

## THE SAINT JOHN OPPORTUNITY

Saint John, New Brunswick has a regional **population of 130,000** people and includes the City of Saint John and the neighboring municipalities of Grand Bay-Westfield, Quispamsis, Rothesay and St. Martins. Located in southern New Brunswick, Saint John has both access to the US border and a population base of **270,000 people within a one hour commute**.

Things are happening in Saint John. Several of **Atlantic Canada's largest international companies are in growth-mode** and headquartered in Saint John. The city is home to three of the largest IT firms in Atlantic Canada and companies like Cooke Aquaculture, Irving Oil and JD Irving are making substantial investments in the community and preparing to hire thousands of new employees. This has contributed to the **economy adding 4,200 new jobs and 1,800 new people** in the past three years, with a near record low unemployment rate.

The port city's **Uptown** – what other places tend to call downtown – **is booming**, with dozens of new developments, artisanal breweries, lively restaurants, shops, boutiques, swanky art galleries and more opening in recent years. Today, **99 per cent of residential space** built or renovated in the last 20 years **is occupied**, and demand is strong for new investment in the community.

**Regional population increase of roughly 1,800 people from 2015-2018**

**Saint John welcomes 900 new immigrants every year**

**Insurance employment up 89%, ICT up 50%, and Professional services up 16% since 2006**



Labour Force  
increased  
4.7% (3,200)  
since 2016

Employment  
up 6.8%  
(4,200  
people)  
since 2016

Unemployment  
reduced by 20%  
since 2016,  
with current  
rate of 6%

## THE CENTRAL PENINSULA

The Central Peninsula is the physical and cultural centre of Saint John and New Brunswick's greatest urban neighbourhood. It is comprised of three distinct neighbourhoods with a total population of **7,555 people**, more than **1,100 businesses** and a quarter of the region's employment base.

Building on a wealth of historic streetscapes and a thriving arts and culture scene, the Uptown has been at the forefront of the new energy driving growth in Saint John and is growing by more than 15%. **Recent major investments** in the Central Peninsula have **well exceeded \$150M**, which includes the Irving Oil Home Office Building, the City Hall redevelopment, the Cooke Aquaculture offices, two large private sector parking garages, and several large scale residential redevelopments of historic properties.

The City of Saint John is working to capitalize on the momentum in the Central Peninsula and is completing the new Central Peninsula Neighbourhood Plan, which sets ambitious targets for growth and prioritizes municipal infrastructure that catalyze private sector investment and enhances the quality of urban living. The Fundy Quay property is a priority site in the Central Peninsula, and will be critical in achieving the vision for the City's core. The growth potential of the Central Peninsula was recently assessed in a residential market study, which projected that **demand for new residential** development in the Central Peninsula **could reach up to 1,200+ units over the next decade**.



# THE OPPORTUNITY

## SITE LOCATION

The physical features of Saint John's coastal setting are incredibly striking. The City's commercial and cultural heart, our Uptown region, rises up and away from the Inner Harbour. Magnificent views of the water are reinforced by the charming historic street grid pattern of the Uptown.

The Fundy Quay Site links Water Street and King Street in the uptown commercial heart of the city. At the centre of Saint John's vibrant urban core and urban waterfront, the Fundy Quay site represents one of the highest profile development opportunities in all of Atlantic Canada and boasts:

- More than 350 metres of direct frontage on the Saint John Inner Harbour
- Integration with the Uptown's vibrant Trinity Royal historic commercial district
- Is within a 20 minute of walk of 7,500 residents and roughly 20,000 employees
- Adjacent to cruise ship terminals and 270,000 annual cruise ship passengers and crew
- High visibility, sitting at the Centre of the Saint John skyline and directly visible from the highest volume stretch of highway in New Brunswick

The site has great potential to link into Market Square through both an extension to the City's waterfront trail system, Harbour Passage and a new internal pedway connection. Market Square is a highly successful waterfront mixed-use complex that attracts thousands of people every year to its many amenities,

**Hotel room night sales have increased 23.4% since 2013, with overall supply relatively unchanged**

**Occupancy rate for the 6 largest hotels in Saint John has increased to 69%**

**Record high \$267M in tourism spending in 2017, up 12% since 2015**

events and festivals. Connected to the complex is the Trade and Convention Centre, the Saint John Free Public Library, the Hilton Saint John, and a further pedway network linking the site to many of the Uptown's major facilities, which includes:

The Canada Games Aquatic Centre at the intersection of Union and St. Patrick Streets is an amenity of regional significance, providing quality recreation and fitness facilities and programs to citizens and visitors to the Saint John region.

The Region's entertainment centre, Harbour Station, is located north of the Aquatic Centre and provides a venue for an array of events, including major sporting events, concerts and trade shows.

The Saint John City Market, the oldest continuing farmer's market in Canada. A National Historic Site named Canada's 2013 Great Public Space – the Market is a major draw to the Uptown for both residents and tourists.

Rental vacancy rates reduced by roughly 70% since 2013, with the current vacancy rate at 3.7%

Rental vacancy rate for residential units constructed or renovated since 2000 is 1.1%

1.7M visitors to Saint John in 2017, up 8% since 2016

Saint John welcomed 75 cruise ships with 176,000 passengers and 70,000 crew in 2018, a 19% increase from 2017. There are 82 scheduled cruise ship visits with more than 200,000 passengers

Accommodation services employment up 11% between 2006 and 2016

## SITE SPECIFICS & OWNERSHIP

The site currently consists of two large land parcels with a total area of approximately six (6) acres. It is shown on the illustration below. The largest portion of the site (blue) is owned by the City of Saint John and the smaller parcel (green) is owned by the Province of New Brunswick (availability is under consideration). Site details are included in the attached survey plan.

PROPERTY SIZE	
City of Saint John	190,790 ft <sup>2</sup>
Province of New Brunswick	74,500 ft <sup>2</sup>
<b>Total</b>	<b>265,290 ft<sup>2</sup></b>

The site was formerly owned by the Government of Canada (Canadian Coast Guard Site), who ceased their use of the property in 2018 and relocated to a new off-site facility. To prepare the site for development, in the fall of 2018, the City of Saint John completed the demolition of both the former shop and butler buildings and has scheduled the demolition of the former administration building and helicopter hanger for the spring of 2019.



...VE

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**Summer Event**

**the Boardwalk**

**TO AUGUST 31, 20**

Every Sunday - 4p

Boardwalk

Every Monday - 8

Every Tuesday -

Every Wednesday

Every Thursday

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Competition

[ketsquaresj.com](http://ketsquaresj.com)



# Section 2

## *The Expression of Interest Call*



# THE EOI CALL

## THE EXPRESSION OF INTEREST CALL IN TWO STAGES

The intent of this call for expressions of interest is to identify a developer to work with Develop Saint John and its government partners towards the development of the Fundy Quay site. The call for expression of interest for the development of the Fundy Quay will proceed in two stages. The first stage will entail the formal submission of an expression of interest from proponents, while the second stage will consist of an interview

development. This was achieved through the establishment of the Saint John Development Corporation, which would later include the Waterfront Development Partnership. This made many significant development projects possible, such as Market Square, Harbour Station, the Pedway system, Loyalist Plaza, Harbour Passage, and the restoration of the Imperial Theatre. These transformational development projects continue to pay dividends today in renewed vibrancy, prosperity, and quality of life for all who choose to live, work, create, and play in Saint John.

### Two Stage Expression of Interest Process

Task	Date
Call for Expression of Interest Release Date	Fri, April 12, 2019
Deadline for Stage One Submissions	Tue, May 7, 2019
Notification to Applicants	Thu, May 9, 2019
Stage 2 Interview Process	Mon, May 13, 2019 – Thu, May 16, 2019
Notification of Successful Proponent	Fri, May 17, 2019

process. To allow for the process to unfold in a timely manner, proponents will be asked to tentatively schedule their stage 2 interview at the time of registration.

The deadlines for submissions are at 5:00PM AST for the above noted stages of the process. Further instructions to the proponents can be found in Appendix A.

## DEVELOP SAINT JOHN INC.

It was more than three decades ago when a solid foundation was built between the City of Saint John, the Province of New Brunswick and the Government of Canada, in a shared vision of urban revitalization and waterfront

With the establishment of Develop Saint John in 2018, this three level government partnership was reinvigorated with the goal of accelerating growth and transforming the City. DevelopSJ has roots in three longstanding champions of development in Saint John: the Saint John Development Corporation (which included the Waterfront Development Partnership), Saint John Industrial Parks, and the City of Saint John's Real Estate Development Department. The community realized that it could better promote real estate development opportunities and facilitate investment by combining resources, knowledge, and passion.

## A COLLABORATIVE DEVELOPMENT OPPORTUNITY

Saint John is embracing its urban development opportunities and planning for investments in important infrastructure to support the growth of the City and to capitalize on the momentum building in its urban core. For many, the inner harbour represents the future, an opportunity to capitalize on existing strengths, while charting a new course and achieving new heights. This was recognized in both PlanSJ, the City's municipal plan and the Central Peninsula Neighbourhood Plan, which prioritize the importance of capitalizing on the strategic asset that is the inner harbour.

As the community's lead organization for strategic real estate development, DevelopSJ is championing the development of the Fundy Quay site and working with all three levels of government to develop an infrastructure funding strategy to support the build out of the site. DevelopSJ envisions the successful proponent as having a strong working relationship with DevelopSJ, the City and the Province in determining the approach to infrastructure cost sharing and encourages proponents to consider innovative governance models to coordinate the development of the site in a reasonable timeframe. DevelopSJ is contemplating the possibility of using a Public Private Partnership model to deliver the construction of supporting infrastructure so as to provide the successful proponent with a development ready and cost effective project. This will require further procurement. The supporting infrastructure project would include the following infrastructure components for which DevelopSJ is currently

evaluating funding strategies:

- The repair of the existing seawall and vertical extension of the copewall
- The remediation of any contaminated soils and regrading of the site to address sea level rise
- The renewal and redesign of Loyalist Plaza and extension of the Harbour Passage trail system along the perimeter of the site
- The development of a district energy system for both the proposed development and the Market Square complex
- The development of structured water resilient below grade parking for the site, with interior pedway connection to the Market Square complex

## THE PROPONENT

The successful proponent is being asked to develop the Fundy Quay site, as either the primary developer or through a larger partnership agreement. DevelopSJ is open to leading negotiations with the successful proponent, the City of Saint John, the Province of New Brunswick and Federal government with regards to the governance for the overall development of the site. This could include but is not limited to, a long term ground lease, the acquisition of the property subject to a development agreement, or a public private partnership, which would require further procurement processes.

The Proponents will be required to complete the enclosed questionnaire and register

# THE EOI CALL

their contact information for the Stage One process. A requirement for these firms will be to demonstrate their ability to fully execute the project as proposed. The requirements and selection criteria for the Stage One and Stage Two process are enclosed below in section three of this document.

## **THE RELATIONSHIP BETWEEN DEVELOP SAINT JOHN AND THE PROONENT**

DevelopSJ is prepared to evaluate and discuss the relationship between the Proponent and itself. As an integral component of the Stage Two section of this call, the Proponents will be expected to discuss the roles and relationships between DevelopSJ and itself.



# Section 3

## *The Selection Process*



# THE SELECTION PROCESS

## STAGE 1

### REGISTRATION & QUALIFICATION

The call for Expressions of Interest is in two stages, which will result in the selection of a successful Proponent (the Proponent).

Stage One is a qualification and preliminary assessment stage to select a maximum of three proponents who can demonstrate evidence of the capacity and experience necessary to translate the underlying theme of the project into a viable, innovative and transformational project for the City. Stage One of the selection process will require each proponent to complete the qualification questionnaire (Appendix B) by May 7, 2019 at 5:00pm AST.

### STAGE 1 SELECTION CRITERIA

Stage One submissions will be assessed by DevelopSJ by May 9, 2019. The decision of DevelopSJ as to the successful Stage One proponents will be final. The assessment of Stage One proponent's will include, but not necessarily be limited to, a review of the below listed criteria. A detailed breakdown of the criteria, weighting and evaluation is included in Appendix C of this document.

1. **Capability and Experience.** A major consideration during the evaluation will be in the Proponents demonstrated ability, capacity, and expertise in executing significant capital projects.

2. **Financial Capability.** The Proponent's financial strength will be assessed, and evidence required as to its financial capability to undertake a project of the type and scale envisaged.

3. **Timetable.** DevelopSJ recognizes that an exciting window of opportunity exists to bring

this project to life. Proponents will be assessed on their proven ability and commitment to manage the project design and construction within an expedient and achievable timeframe.

4. **Demonstrated ability to work with a broad stakeholder group.** Proponents who can demonstrate their ability to work with a broad stakeholder group will receive a higher weighting in the evaluation process. Examples should include the ability to negotiate and structure "P3" developments or other similar models and those who can establish financing relationships with government and the private sector.

5. **Market Appreciation.** Proponents who demonstrate a strong understanding of the local market and a passion to deliver a transformative project for the Saint John waterfront will receive a higher weighting in the evaluation process.

6. **Intentions for the Development.** The proponent's intentions for the development of the site will be assessed through the submission of a site development narrative to be submitted as part of the expression of interest.

7. **Innovation & Value Added.** The Proponents and their team will be assessed by providing examples of innovative approaches used during major capital projects and unique uses proposed that add value to the overall site development, improve the user experience and enhance the financial model of the project.

### RESERVED RIGHTS

DevelopSJ reserves the right to reject any and/or all Expressions of Interest. Notification of selection of successful Stage One proponents is scheduled to be completed by May 9, 2019. A maximum of three proponents will be invited to participate in the Stage Two of this call.

## STAGE 2

### THE IN DEPTH INTERVIEW PROCESS

The objective of the in depth interviews is to ensure that DevelopSJ has the opportunity to assess a range of creative teams capable of constructing an economically viable and transformational project. The proponents invited to proceed to Stage Two are those firms who, in the opinion of DevelopSJ, are most qualified to develop the Fundy Quay Site and embody the vision set out in this call for Expressions of Interest. To allow for the process to unfold in a timely manner, proponents will be asked to tentatively schedule their stage Two interview during the registration and qualification process.

### INTERVIEW DISCUSSION FOCUS

The in depth interviews will be held immediately following the notification of the proponents selected to proceed to Stage 2. Proponents should be prepared to discuss the following topics during the interview:

1. The Proponent's ability to secure future tenants for the project.
2. The mix of tenants envisioned for the development project and their space requirements.
3. The quality and excellence of the Proponent and their team.
4. The degree to which the proponent's vision meets the goals of DevelopSJ for the Fundy Quay Site to act as a transformational project for the community.
5. A preliminary financing strategy for the project and the amounts of capital investment required

from the public and private sector.

6. The Proponent's ability to provide evidence of the ability to secure project financing, for future construction and operational management, and for eventual commencement of construction of the project.
7. The conceptual construction timetable.
8. The proponents intentions for the inclusion of waterfront access, public space and the overall approach to urban design.
9. The anticipated role of DevelopSJ and its government partners.
10. A review of any additional factors DevelopSJ considers relevant.

### INFORMATION

DevelopSJ will provide Proponents such technical and/or other information in its possession or in the City's possession as requested by the Proponent.

### REVIEW & NOTIFICATION

Final ranking of Proponents will commence immediately following the closing of the Stage Two interview process.

Once the developers have been ranked, DevelopSJ will negotiate exclusively with the first ranked proponent. If during the negotiation, DevelopSJ concludes that it is unlikely an agreement will be finalized with the first ranked proponent, DevelopSJ will be at liberty to enter into negotiations with the second ranked proponent and so forth until it enters into an acceptable agreement to develop the property.



# Appendix A

*Instructions to Proponents*



## DELIVERY OF EXPRESSION OF INTEREST

Submission Dates: All Stage One expression of interest documents must be submitted on or before 5:00pm AST, May 7, 2019. Proponents are welcome to submit in the form of either a digital copy or 6 hard copies delivered to the offices of DevelopSJ. Where a proponent submits a digital response to this call for expression of interest, it will be the proponents' responsibility to confirm that their submission has been received by DevelopSJ.

### DELIVERY ADDRESS

#### *For Digital Submissions:*

E-mail: Jeffrey.Cyr@SaintJohn.ca  
Attention: Jeffrey Cyr, Strategic Projects Manager

#### *For Hard Copy Submissions:*

Develop Saint John  
One Market Square, Suite 301  
P.O. Box 1971  
Saint John, New Brunswick  
Canada E2L 4L1

Attn: Jeffrey Cyr  
Tel: 506-721-8749  
Jeffrey.Cyr@SaintJohn.ca

## IDENTIFICATION OF EXPRESSIONS OF INTEREST

Expression of Interest submissions should be clearly labeled or contain the subject heading:

“Stage 1 EOI Submission – Fundy Quay Development Opportunity”

## INQUIRIES

Inquiries concerning the call for Expressions of Interest are to be directed to:

Develop Saint John  
Mr. Jeffrey Cyr  
Strategic Projects Manager  
(506)-721-8749  
Jeffrey.cyr@saintjohn.ca

## CHANGES TO THE EOI CALL

Any changes to this expression of interest call, if deemed necessary by DevelopSJ will be sent to proponents at least 24 hours prior to the date of closing of the Phase One call. Where a proponent submits changes to their submission in digital format, it will be the proponents' responsibility to confirm that their submission has been received by DevelopSJ.

## SPECIAL NOTES

1. DevelopSJ reserves the right to accept or reject any or all of the Stage One Expressions of Interest.
2. Late Expressions of Interest will be returned unopened.
3. Expressions of Interest may be revised or amended by e-mail, provided that all revisions are received not later than the specified closing time. The proponent shall be responsible for confirming receipt of the revisions.
4. All submitted documents, display or other materials that collectively constitute the Expressions of Interest will become the exclusive property of DevelopSJ.

5. In the ranking of proponents and the selection of a successful Phase Two proponent, if any, the decision of DevelopSJ will be final.
6. DevelopSJ may, at its own discretion, request interviews of one or more of the proponents during Stage One or Stage Two.
7. Proponents will be responsible for their own costs with respect to preparation of Phase One Expressions of Interest and their own costs of being interviewed.



# Appendix B

## *Stage 1 Questionnaire*



## DELIVERY OF EXPRESSION OF INTEREST

1. Name of the company, names of the principle shareholders and names of officers of the Proponent.
2. If two or more companies are to form a consortium, each company should provide individual information as requested under (1) above.
3. Primary contact for the project team including name, address, phone number and email.
4. Please provide contact information for all other project team members including potential architects and designers.
5. Mailing address of the company's principal head office.
6. A brief description of relevant real estate and/or major capital initiatives undertaken by the Proponent. Provide information with respect to location, size, uses, approximate value and date of construction, start and completion, of real estate initiatives. Provide a description and other relevant information of non-real estate initiatives. Similarly, describe all relevant projects and initiatives currently under way or under consideration.
7. Provide graphic material and photographs illustrating any large scale projects or initiatives your team has completed.
8. Identify company personnel and personnel of the consultants who will be actively involved in the project. Provide summary information on the skills and previous experience of each, and the roles they will play in the project.
9. Provide evidence of sufficient financial capacity to undertake a project of the size contemplated. This may take the form of financial statements, letter from a financial institution or such other information that will allow DevelopSJ to evaluate your ability to finance the private sector components of the Fundy Quay Site. Identify the name of the Company's auditors, law firm, and principal principal bankers.
10. Financial information should also demonstrate previous financial planning experience and the ability to raise suitable equity and debt funding for a project of this size.
11. Provide a brief narrative site development description outlining the proposed uses, potential or secured tenants and scale of the project. The narrative should include items such as the proposed number of residential units, square footage estimates for commercial and other uses, intentions for the inclusion of public space, and a high level approach to site and architectural design. It should also outline any perceived major challenges foreseen in implementing the project and describe the approach to dealing with those challenges.

# Appendix C

## *Detailed Evaluation Criteria*



# APPENDIX C

STAGE I EVALUATION PROCESS	SCORING (POINTS)
<p><b>Capability &amp; Experience:</b></p> <ul style="list-style-type: none"> <li>• Demonstrates experience undertaking large scale development projects</li> <li>• Demonstrates experience with mixed use projects combining a variety of different land uses</li> <li>• Demonstrates experience undertaking development projects through a P3 model or coordinating development with government infrastructure initiatives</li> </ul>	20
<p><b>Financial Capability:</b></p> <ul style="list-style-type: none"> <li>• Demonstrates previous experience in financing large scale development projects</li> <li>• Demonstrates a clear understanding of the financing required for a project of the magnitude of the Fundy Quay Development</li> <li>• Articulates a clear and achievable strategy for the financing of the project</li> </ul>	20
<p><b>Timetable:</b></p> <ul style="list-style-type: none"> <li>• Articulates a clear timetable estimating the phasing of the development of the site</li> <li>• Articulates a timetable for the development of the site that is realistic and achievable</li> <li>• Articulates a timetable for the development that projects the substantial completion of the site development in a reasonable timeframe</li> </ul>	15
<p><b>Demonstrated ability to work with a broad stakeholder group:</b></p> <ul style="list-style-type: none"> <li>• Demonstrates experience in past projects working with municipal, provincial or federal governments</li> <li>• Demonstrates past development experience working with a variety of different tenants and land uses</li> </ul>	10
<p><b>Market Appreciation:</b></p> <ul style="list-style-type: none"> <li>• Demonstrates an understanding of the current strengths and opportunities in the Saint John market</li> <li>• Articulates a vision for the site that is realistic and achievable within the economic climate of Saint John</li> <li>• Proponents demonstrates excitement for the development opportunity and a passion for delivering a transformative project for the inner harbour</li> </ul>	10
<p><b>Intentions for the Development:</b></p> <ul style="list-style-type: none"> <li>• Articulates a clear strategy for the development of the site that achieves the vision for the Fundy Quay set out in the call for Expressions of Interest</li> <li>• The proponents vision for the development of the site provides a positive return-on-investment for government infrastructure investments</li> </ul>	20
<p><b>Innovation &amp; Value Added:</b></p> <ul style="list-style-type: none"> <li>• The proponent identifies additional information, specialized knowledge, partnerships or proposed land uses that add additional value to the development of the Fundy Quay</li> </ul>	5
<b>TOTAL POINTS FOR STAGE I</b>	<b>100</b>

STAGE II INTERVIEW EVALUATION PROCESS	SCORING (POINTS)
1. The Proponent's ability to secure future tenants for the project	10
2. The mix of tenants envisioned for the development project and their space requirements.	10
3. The quality and excellence of the Proponent and their team.	10
4. The degree to which the proponent's vision meets the goals of DevelopSJ for the Fundy Quay Site to act as a transformational project for the community.	15
5. A preliminary financing strategy for the project and the amounts of capital investment required from the public and private sector.	15
6. The Proponent's ability to provide evidence of the ability to secure project financing, for future construction and operational management, and for eventual commencement of construction of the project.	15
7. The conceptual construction timetable.	10
8. The proponents intentions for the inclusion of waterfront access, public space and the overall approach to urban design.	5
9. The anticipated role of DevelopSJ and its government partners.	5
10. A review of any additional factors DevelopSJ considers relevant.	5
<b>TOTAL POINTS FOR STAGE II</b>	<b>100</b>





Develop Saint John  
<http://www.developsj.com>

Develop Saint John  
One Market Square, Suite 301  
P.O. Box 1971  
Saint John, New Brunswick  
Canada E2L 4L1

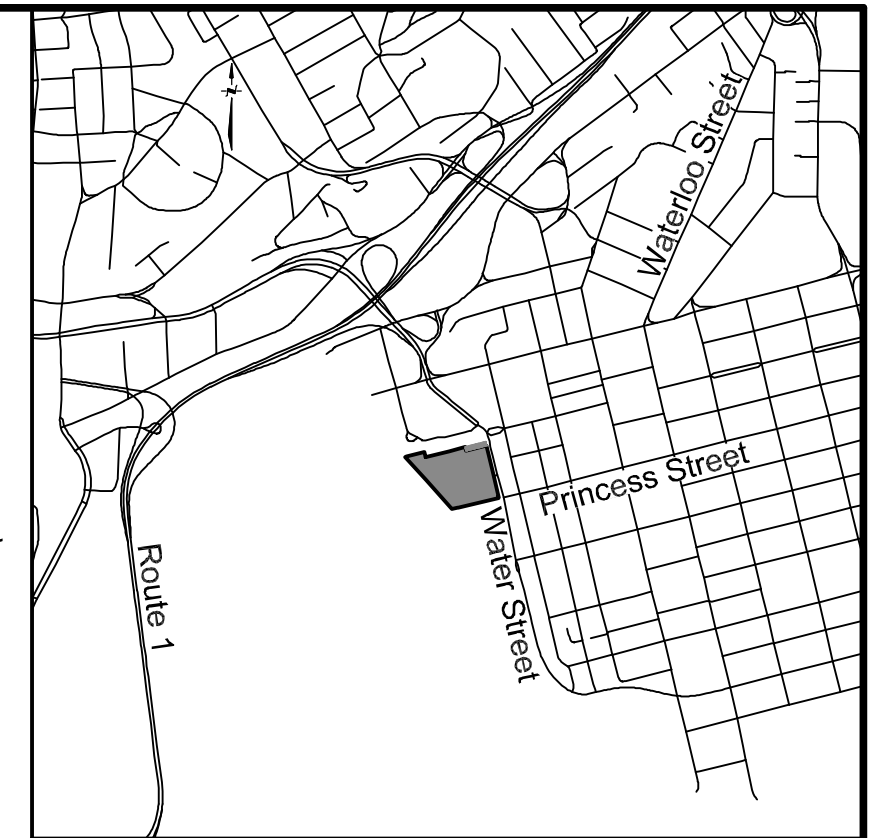


**DEVELOP**  
SAINT JOHN



**Approvals**

**Detail**  
Scale 1:200



**Key Plan**

Scale = 1:20,000

**Legend**

- ⊙ SMS - Standard survey marker set
  - ⊙ SMF - Standard survey marker found
  - ⊙ CALC - Calculated point
  - RIB - Round iron bar found
  - SQIB - Square iron bar found
  - IP - Iron pipe found
  - Ⓝ Tabulated coordinate reference
- Land dealt with by this plan

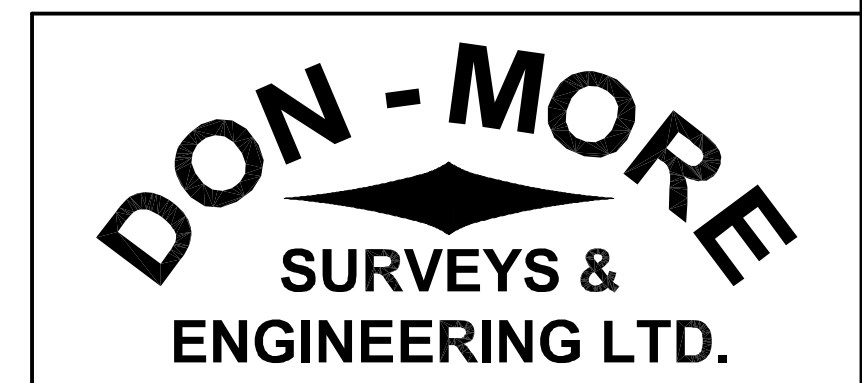
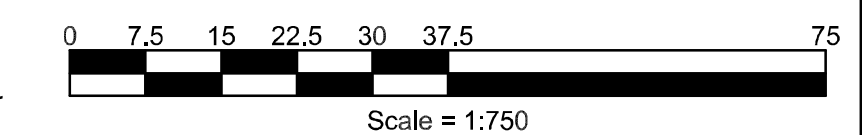
**Notes**

1. All computations performed and coordinates shown are based on the NB stereographic double projection and the NAD83(CSR) ellipsoid as realized by Service New Brunswick's Adjusted Grid Monument System.
2. All distances shown are grid distances calculated using a combined scale factor utilizing geoid model HT2.0.
3. All directions are NB grid azimuths established using GNSS.
4. Document and plan numbers referred to are those of the land titles or county registry office.
5. Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws or regulations, being the domain of a development officer.
6. Certification is not made as to covenants set out in the document(s) and the location of any underground services and/or fixtures permanent or otherwise.
7. Peripheral information and adjacent owner information was derived from SNB records.
8. Field survey was completed in April, 2018.

**Purpose of Plan**

- To create Lots 18-1 and 18-2.
- To create Public Utility Easements.
- To create Municipal Services Easements.
- To show Easement E-1, a No Build Zone.
- To show Easement E-2, a 3,000 wide easement to be released.
- To show Easement E-3, a 9.0 wide easement in favor of 18-1.
- To show Easement E-4, a 2.5 wide easement in favor of 18-1.
- To show Easement E-5, a 2.5 wide easement in favor of 18-1.
- To show Easement E-6, a 2.5m wide easement in favor of 18-2.

Subdivision Plan  
**City of Saint John**  
**Subdivision**  
Water Street  
City of Saint John  
Saint John County, NB

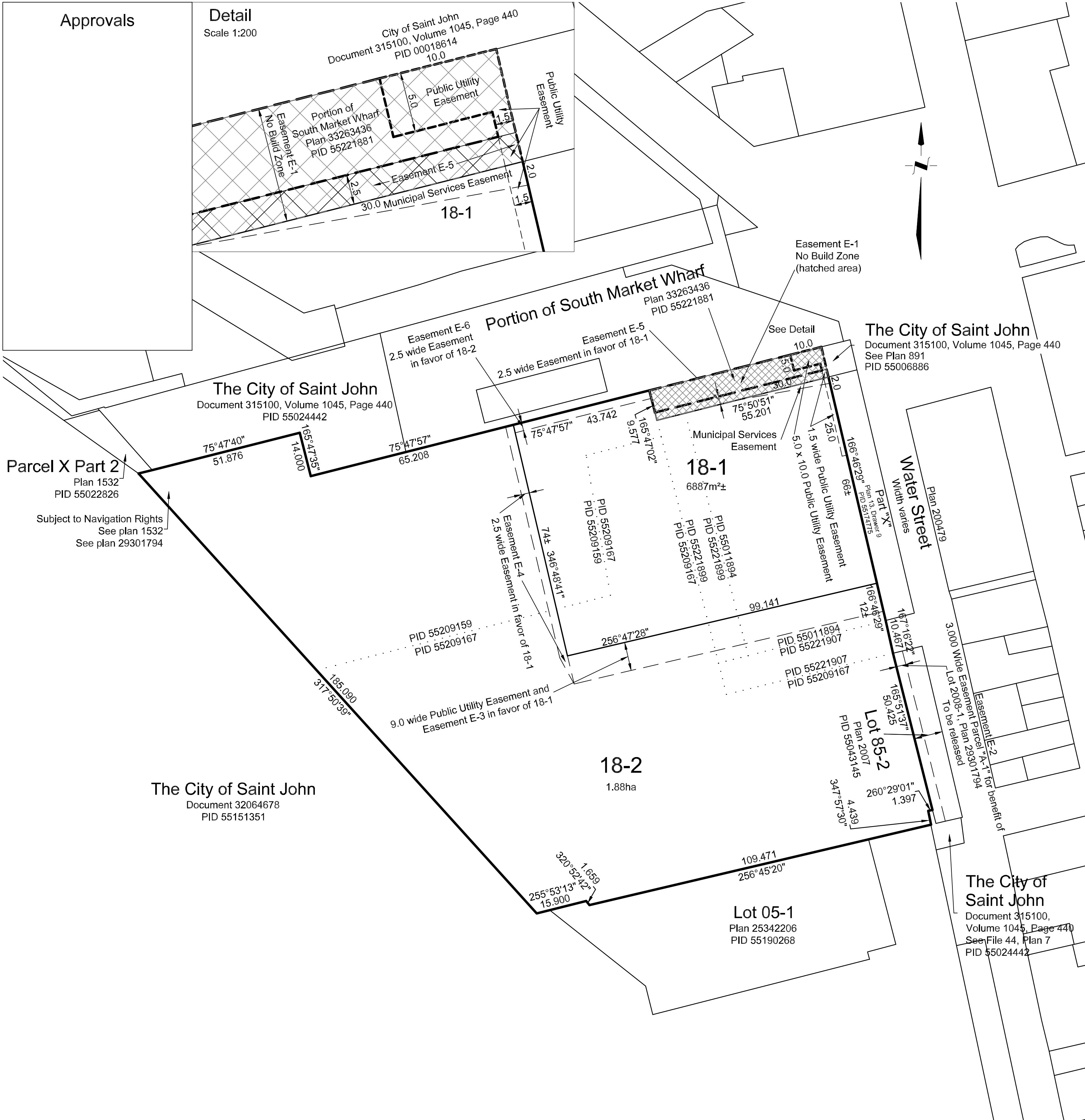


Dated:  
September 4, 2018

**TENTATIVE**

ANDREW K. TOOLE, NBLS # 379

Dwg: 18034SDT



**Title Data**

PID 55209159 & 55209167  
Owner: The City of Saint John  
Document 31649172  
Registered: 2012-06-28

PID 55221899 & 55221907  
Owner: The City of Saint John  
Not Land Titles  
Document 33263410  
Registered: October 30, 2013

Signature of Owners

for: The City of Saint John

**Title Data**

PID 55011894  
The Market Square Corporation to  
The City of Saint John  
Document 351723, Volume 1327, Page 567  
Dated: December 30, 1988  
Registered: January 11, 1989

**Public Utility Easements**

These easements vest in Bell Canada and Saint John Energy pursuant to Section 88(7)(b) of the Community Planning Act and Regulation 84-217.

The easements shown on this plan conform to the requirements of the following Utility Companies:

For: Bell Canada

For: Saint John Energy

**Municipal Services Easements**

These easements vest in the City of Saint John pursuant to Section 87(6)(a) of the Community Planning Act and Regulation 84-217.

