



**Sunbury Shores Arts and Nature Centre  
REQUEST FOR EXPRESSIONS OF INTEREST**

**Two Meadows Property**

**October 25, 2022**

Sunbury Shores Arts and Nature Centre Inc. invites respondents to submit Expressions of Interest for a land development opportunity for an approximate 12-acre parcel of land located in the heart of the community, just off Joe's Point Road, Saint Andrews, NB.

Sealed submissions shall be labelled:

**Sunbury Shores Arts and Nature Centre  
EXPRESSION OF INTEREST  
Two Meadows Property**

and shall be addressed to:

**Sunbury Shores Arts and Nature Centre Inc.  
139 Water St.  
Saint Andrews, NB  
E5B 1A7  
ATTENTION: Angela McLean  
Executive Director**

Submissions must be delivered to the address above no later than:

**November 28, 2022 - 4:00 p.m. Atlantic Standard Time**



## **Request for Expressions of Interest – Two Meadows Property, Saint Andrews, NB**

### **Background:**

Sunbury Shores is Canada's oldest arts and nature centre, hosting world-class art and nature instructors and artists since 1964.

A registered charity, we seek to elevate and enrich community life through exciting, diverse, transformative, and caring programming. Our historic building on Water St. in St. Andrews boasts two gallery spaces, four studios, a library / residency work area, as well as a beautiful seaside patio and garden for seasonal use.

Our goal of being a haven for artists is demonstrated through the 15-18 contemporary exhibits annually, featuring over 200 artists and 1200 pieces of artwork. Four artists' studios (print-making, ceramics, metals, and multi-media) see over 600 artists of all ages and abilities participate in 30-40 workshops and classes annually, as well as private studio work.

Artist residencies, music and other public performances, fundraising events and receptions round out the offerings.

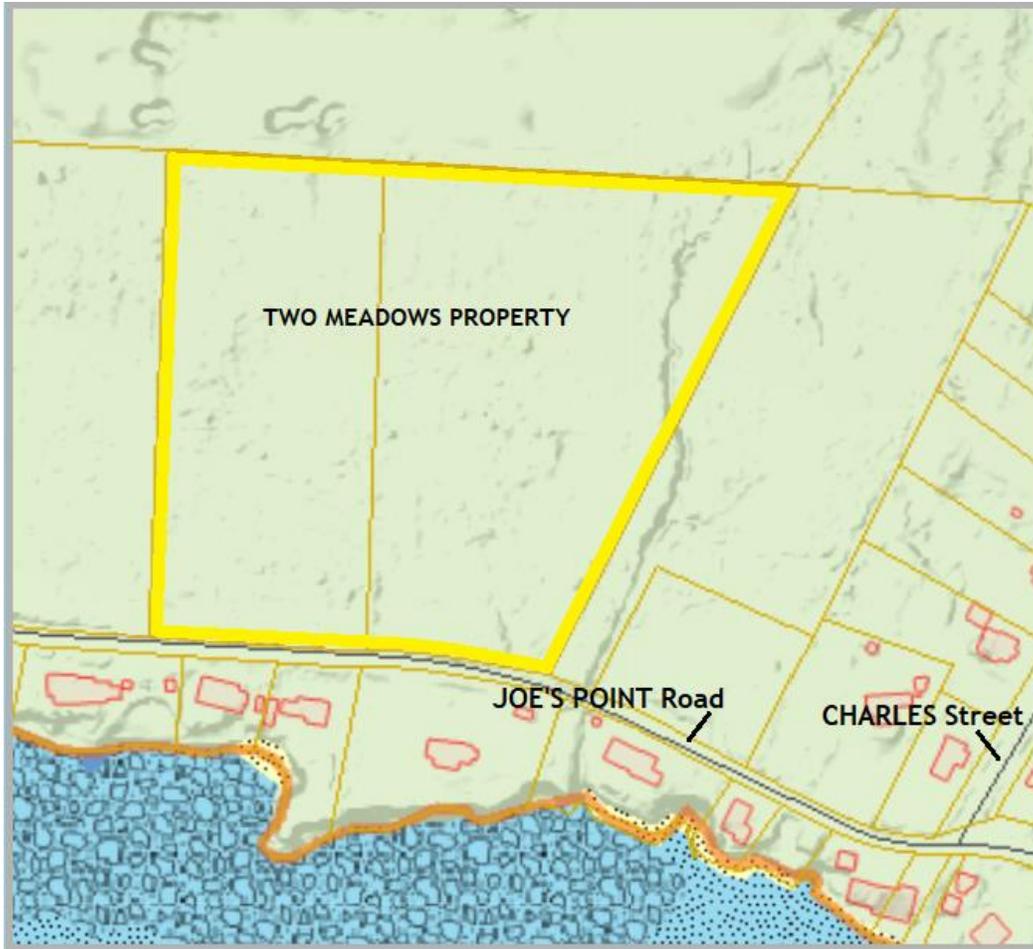
In addition to the building at 139 Water St., in Saint Andrews, Sunbury Shores owns a piece of property off the Joe's Point Road, Saint Andrews known as "Two Meadows Trail".

### **The Property:**

The Two Meadows property on Joe's Point Road is an area that had been cleared for farmland, and is now well into transition back to its natural forested state. The property had originally been divided into three separate lots, each one bordered by Joe's Point Road to the southwest, and by the Algonquin golf course to the northeast.

The centre lot and the lot on the Charles St. side of the property, about 12 acres in total, were purchased together by Sunbury Shores (SSANC) in 1966.

At the time of the purchase, SSANC didn't have a suitable home for activities and meeting purposes, and correspondence from the late 1960's suggests that they'd bought the land as a future building site. Over the years, Two Meadows has been used by SSANC as a nature preserve for public education and use of the trail. It has been assessed by a number of naturalists, and there are extensive records of plant and animal species that inhabit the area. Parking is situated opposite 165 Joe's Point Road.



However, the Two Meadows property has been used inconsistently over the years and a trail that was developed has not been properly maintained. The property remains under-resourced and under-used. Sunbury Shores volunteers maintained the trail for several years, but it has fallen into a state of disrepair in recent years - probably owing to the fluctuating interest and energies of the volunteer cycle.

The invasion of European fire ants, obvious since at least 2007, now presents a daunting problem.

#### **Sunbury Shores:**

- Sunbury Shores does not have the resources to use/develop this property;
- Sunbury Shores requires more space for activities such as programming, exhibitions, functions, storage, etc.
- There is no space near the current Water St. facility for expansion and Sunbury Shores does not have the resources to purchase more space.

**RFEI:**

- Sunbury Shores is now seeking “Expressions of Interest” for the development of the Two Meadows property;
- Sunbury Shores owns the land which is currently a very valuable asset in the Town of Saint Andrews but does not have the resources to develop the property to suit its needs (i.e., storage, office space, exhibition/function space, studio/workshop space, etc.)
- Sunbury Shores is seeking a partner to help develop this property in order that we achieve our goals of having additional facilities as stated above for Sunbury Shores, but also offer the developer the opportunity to create housing (or other uses) in conjunction with the commercial space we are looking to develop;
- Future ownership could take a variety of forms: purchase, lease, shared-use agreements, etc.

**Our Goals:**

- Gain additional space and resources at no cost to Sunbury Shores;
- Develop the property in a manner that also assists the broader community;
- Continue to meet our Nature Conservancy mandate.

Through this Request for Expressions of Interest (RFEI) Sunbury Shores endeavors to invite quality development which optimizes the potential of the Two Meadows site.

We are inviting respondents to demonstrate their qualifications and eligibility to enter further discussions with us for the opportunity to develop the land and construct a mixed-use development on approximately 12 acres of land known as Two Meadows.

It is also SSANC’s desire that sustainable design principles form the fundamental framework of any proposed development for the site.

The envisioned site development could consist of multi-unit housing. There is also the opportunity for commercial uses to be incorporated into the development concept, and to reflect SSANC’s desire to emphasize green space, bicycle and walking trails, and recreational facilities as part of the final development concept.

Notwithstanding the parameters outlined above, SSANC is willing to entertain alternative development concepts in order to accommodate a superior proposal that respects issues such as landscaping, parking, traffic, and privacy of abutting property owners, etc.

Consideration to all the applicable requirements of the Town By-Laws (including Zoning) will need to be given by the selected respondents in the preparation of their future conceptual design proposals, as well as consideration of water, wastewater, stormwater management, environmental considerations, parking availability, trail connections, etc.

Prior to any future development occurring on the site, further detailed engineering study will be required by the developer.

Respondents shall demonstrate that they clearly understand the development objectives laid out by SSANC and that they have an appreciation for the interests of the local residents in the community.

Submissions should also include a brief history of the firm (i.e., size of business, an outline of previous experience, length of time in business and demonstrated successes).

- Respondents are encouraged to comment on the perceived merits or shortcomings of the conceptual development plan example, and descriptions of alternatives that would promote a superior development concept for the property, and any other considerations that would promote the economic viability of the development of the property.
- Other factors that will be taken into consideration are the developer's experience in constructing developments that are accessible for those with disabilities, environmental considerations such as storm water attenuation, utilizing sustainable development practices, recreational amenities to be provided on site,
- Respondents are encouraged to include examples of their demonstrated expertise with innovative designs, or other information they feel distinguishes them from competitors.
- This is an invitation for Expressions of Interest and not a tender call. SSANC does not intend to and does not assume or owe any contractual or other duties or obligations as a result of the issuance of this RFEI. Without limiting the generality of the foregoing and for certainty, no contract is formed by the submission of documents in response to this RFEI.
- SSANC may, in their sole discretion, elect not to proceed with further requests for proposals, and may elect not to accept any or all submittals for any reason.
- The respondent must identify any information in its proposal that it considers confidential or proprietary.
- There will not be a public opening. All expressions of interest and accompanying documentation received under this process will become the property of SSANC and will not be returned.
- SSANC has reserved the right to waive minor non-compliance by a respondent with the requirements of the RFEI. This will allow SSANC to consider and accept any expression of interest which is advantageous even though it may be non-compliant in some minor respect.
- SSANC reserves the right to accept or reject, in whole or in part, any or all submittals.
- SSANC reserves the right to cancel and/or re-issue this RFEI at any time for any reason without penalty.

The Request for Expressions of Interest (RFEI) submittals will be evaluated by staff and members of the SSANC Board, and selected land developers may be offered a further opportunity to submit a proprietary development concept, or concepts, at a later date via a future Request for Proposals.

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