



Mixed Use Development Opportunity

REQUEST FOR EXPRESSIONS OF INTEREST (EOI)

August 2, 2022



Issued by:
The Town of Port Hawkesbury

Contact:
Terry Doyle
Chief Administrative Officer
Town of Port Hawkesbury

606 Reeves St, Unit 1
Port Hawkesbury, NS
B9A 2R7

tdoyle@townofph.ca
T (902) 625-7890
C (902) 227-5458
www.townofporthawkesbury.ca

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1.0 Request for Expression of Interest (EOI)

The Town of Port Hawkesbury is soliciting Expressions of Interest (“EOI”) from qualified firms, developers and/or institutions outlining their interest in the development of a vacant, brownfield, town-owned prime parcel of land located in the Town Centre hub along the primary highly travelled corridor that acts as a gateway to Cape Breton.

The 6.02 acre parcel of land for development, referred to as the “Site”, makes up a full town block encompassed by Pitt Street, Reeves Street and MacSween Street. The Site can accommodate approximately 320,000 sq. ft. of medium to high density mixed-use commercial development (office, retail, hotel, residential). The Town of Port Hawkesbury will consider mixed and multi-use developments that are complimentary for the Site and surrounding uses, and could proceed in full, or in a phased approach. Any development proposal for the Site will require stakeholder engagement with businesses and stakeholders within proximity of the development.

The Town of Port Hawkesbury is looking for respondents with the proven financial capacity and experience to submit high quality conceptual design responses with a proposed sound business plan. The successful respondent will address urban design, land-use mix, business case, and partnership options. The following information is intended to establish key points & terms to be addressed within the EOI.

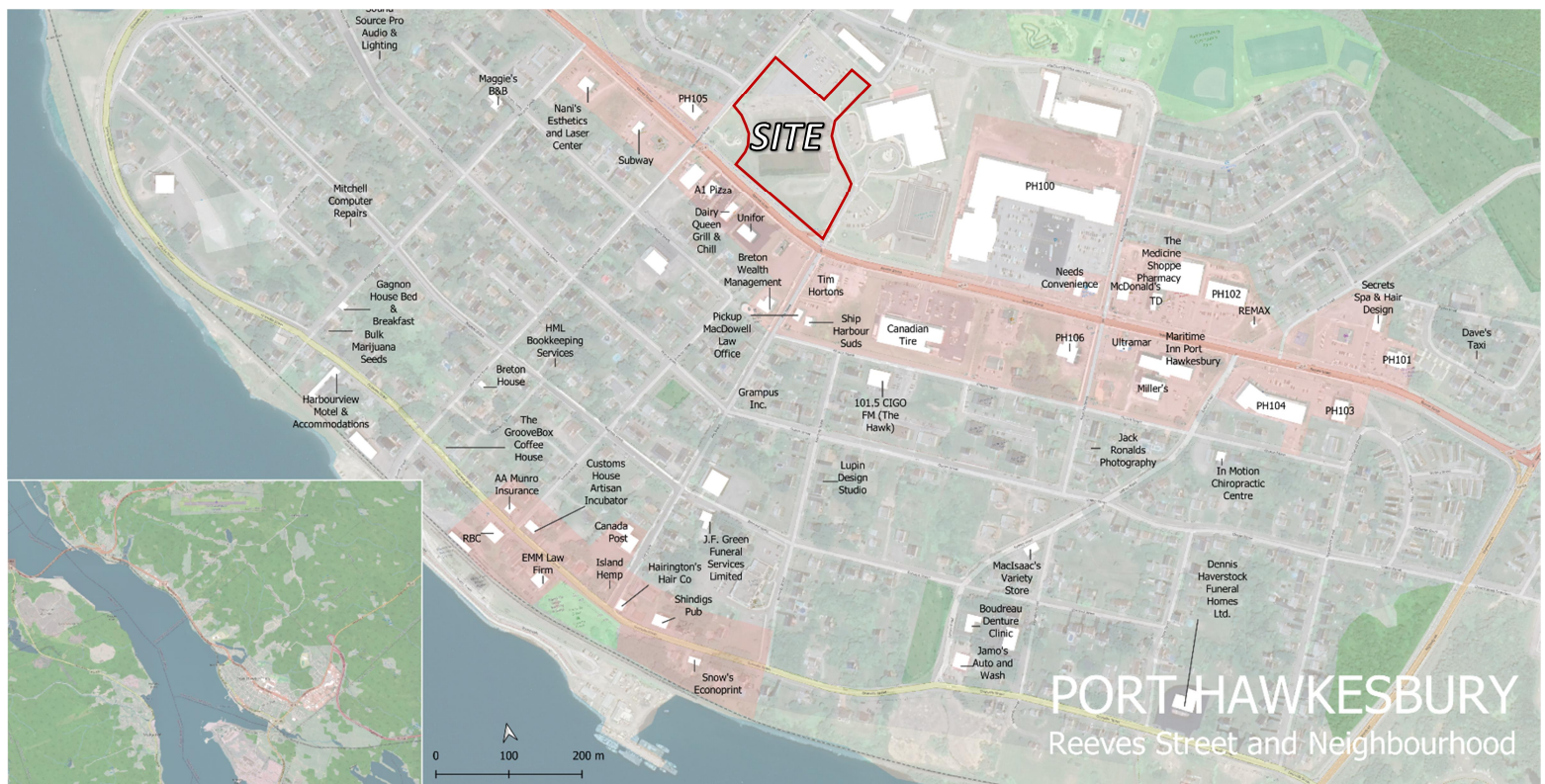
2.0 The Site & Opportunity

The Town of Port Hawkesbury through negotiations with the Province has reacquired a 6.02 acre parcel of land located adjacent to the Port Hawkesbury Civic Centre. The high-profile Site is situated where the former Canso Regional Vocational School (CRVS) lot was located. The Site is a high-profile parcel of land well suited for mixed-use commercial residential opportunities. Its synergistic locale is in close proximity to the region’s core business district, the Port Hawkesbury Civic Centre, and recreational facilities. Also adjacent to the property is the Provincial building and services, the Town offices, fitness centre, library, arena and aquatic facilities.

The stellar location is also on the region’s major thoroughfare with average daily traffic counts of 12 – 14,000 vehicles per day, with even higher volumes in peak tourist seasons. The site has premiere sight lines for all those entering the Town.

See **Appendix A** – Site Base Drawing and Survey

See **Appendix B** – Site Base Zoning Map



2.1 Destination Reeves Street

Destination Reeves Street Conceptual Development Plan (2015) provides a community vision for the development of Reeves Street, the main commercial corridor through the Town. The Town of Port Hawkesbury is actively working toward implementing major components of the plan.

To view the *Destination Reeves Street Conceptual Plan* go to the Town of Port Hawkesbury website and click on for business and then click on Reeves Street Concept Plan or <https://www.dropbox.com/s/5gc03b6q07vq9nn/Reeves%20Street%20Final%20Report.pdf?dl=0>



The Destination Reeves Street Concept Plan has generated development interest for a mix of residential and commercial units. The Town of Port Hawkesbury is prepared to entertain concepts for a phased mixed-use development ideally with ground floor retail shops and services to keep the street active for the public. This location is ideal for seniors walking to and from all the necessary services in support of the community's Active Living Strategy. The slight grade change supports 3-4 story development fronting Reeves Street with street level access on the Pitt Street extension.

2.2 Proximity of Services and Attractions

The Site is within the Town Centre core that has become the cultural, recreational, and social hub anchored by numerous neighbouring key destination businesses, services and amenities including:

- Port Hawkesbury Civic Centre (PHCC), which is a multi-functional facility that houses a large conference room with catering facilities, a regulation-size hockey arena, walking track, art gallery, Town Council offices, meeting rooms and a Fitness Centre. The Civic Centre is a modern, state of the art facility. The PHCC has attracted a number of significant events such as an International Ice Hockey Federation game, training camp for the Florida Panthers hockey team, Grand Slam Curling events, Celtic Colours and many others.

- Strait Area Education and Recreational Centre (SAERC) with and approximate 450 high school students (grades 9-12), the Strait Regional School Board Offices, the Eastern District Public Library, a full-time child care facility and a public indoor swimming pool.
- Provincial Building Services (Access NS, Department of Public Works, Children’s Family Services).
- Easy walking distance of Reeves Street shops and services (*See Appendix D – Reeves Street Businesses and Services*)
- 10 kms of forested community trail networks surrounding the Site
- Easy walking distance to the Granville Street, Granville Green and Yacht Club (Waterfront)
- Easy walking distance to curling club, recreation grounds and splash pad.
- 2 kms from NSCC Nautical Institute
- 2 kms from Port Hawkesbury Light Industrial Business Park
- 15 kms from the Strait Regional Hospital
- 8 km from the Port Hawkesbury Airport
- 6 kms from the Canso Causeway
- 1 hour drive to the Cabot Links Golf Resort, Inverness
- 1 hour drive to the Cabot Trail and Baddeck

2.3 Business Environment

The Town of Port Hawkesbury, our residents, and business community have a history of welcoming new ideas, new investment, and development. We are a small urban community but are also an established regional service centre with premiere service levels relative to infrastructure and amenities that position us well for investment. The Town of Port Hawkesbury offers many competitive advantages for new developments, as highlighted in the following:

- Strategically located – business entrance to Cape Breton and bordering the Strait of Canso
- An authentic seacoast – a Cape Breton historical and present-day working waterfront and awe-inspiring port
- Stable and dynamic economy and supportive business environment
- Regional service centre – retail, commercial, professional, government, education, and recreation
- Service and manufacturing hub – inter linkage growth opportunities
- Multimodal transportation hub
- A good place for business (markets, business confidence, future developments, facilities)
- “Small Town” community values and quality of life
- Business development-ready sites
- Available educated and trained workforce
- Dependable utilities and communication network, including high speed broadband fibre optic
- Lower business tax environment, lower wages, benefits and taxes
- Lower costs of land, construction, and other real estate costs
- A collaborative development network/team and engaged business community
- Supportive Regional Economic Development support through Cape Breton Regional Enterprise Network

The Cape Breton Regional Enterprise Network recently completed a comprehensive Retail Market Analysis in April 2022 (*See Appendix E – Port Hawkesbury Retail Market Analysis*) which provides a detailed inventory and overview of the Port Hawkesbury trade area demographics, retail spending and demand for a wide range of merchandise categories and services. A copy of this report is available to download at <https://welcometocapebreton.ca/invest/retail-commercial-investment-opportunities/retail-cape-breton-island-communities/>

2.4 Development Vision and Objectives

- 1) The Town Centre Block development will be a major component to the development and growth of the Town of Port Hawkesbury.
- 2) Being at the very heart of the Town Centre, this commercial/lodging/residential oriented mixed-use development site will set a strong high quality development precedent for the surrounding developments in the Town Centre.
- 3) With an appropriate and market-driven mix of market commercial, lodging (hotel), residential, office, retail and community amenities, it is envisioned that a minimum of 320,000 sq.ft. total could be achieved on Site, but this is subject to updated concept plans provided by the successful proponent(s).
- 4) The redevelopment of the Site creates the opportunity to be fully integrated with the adjacent and nearby services (including recreation, shopping, schools and neighborhoods)

2.5 Planning and Development Considerations

Please review the following points and documents to understand the key principles for planning and development for the Site.

- 1) While the majority of the development management, marketing, and construction management will be the responsibility of the successful Proponent, the Town of Port Hawkesbury will work in a collaborative and guiding role in decisions related to the development approvals and permitting processes.
- 2) The planning approval for the development will be achieved by means of Site Plan Approval. The Site Plan Approval process may have regard to issues such as:
 - the specified use and size of the buildings;
 - the location of any buildings within the development;
 - the percentage of land area that may be built upon and the size of yards, courts or other open spaces;
 - the external appearance of, in particular the compatibility with adjacent buildings and open spaces;
 - access to streets and parking;
 - the landscaping or buffering of development which may include fencing, trees, shrubs, walkways, and outdoor lighting;
 - signs, open storage and screening;
- 3) Review and integrate Destination Reeves Street goals, objectives and concepts into the Site development including open links and greening throughout the Site.
- 4) The Town encourages proponents to use environmentally friendly sources — renewable and clean — of energy. This could include the use of photo voltaic panels, solar hot water panels, ground source heat pumps, solar walls, etc.
- 5) The Town of Port Hawkesbury will make necessary adjustments that best fits the needs of the Town. The Site is currently zoned Commercial Highway (C-3). See Eastern District Planning Commission for the Town of Port Hawkesbury Zoning Map, Future Land Use Map and Land Use Bylaws at: http://www.edpc.ca/plan_docs.htm#PHawk
- 6) All utilities (i.e., electric, water, sewer, telephone, cable, and fiber optics) are either located at the Site or easily assessable. The Town of Port Hawkesbury commits to working with the successful Proponent to minimize the cost of site-specific utility installation.
- 7) The Province conducted an Environmental Assessment in 2017 prior to the land being transferred to the Town of Port Hawkesbury. (See **Appendix F** – Environmental Assessment).

2.6 Land Acquisition

The Town of Port Hawkesbury is open to negotiating a long-term ground lease and/or sale agreement at fair market value resulting in an eventual contract between the Town and the successful Proponent.

Town has the capacity to work with the selected developer partner to expedite and streamline development approvals.

2.7 Stakeholders

There are several key stakeholders that will play major parts in the success of the Town Centre Core development. The successful Proponent will facilitate the successful integration of the interests of stakeholders to benefit the business plan for the Town Centre Core development. Major stakeholders include the Town of Port Hawkesbury, The Provincial Building, the Strait Regional School Board, and neighbouring property owners.

The Town recently amended its Land Use By-Law for this particular development area to require only a Site Plan Approval process, meaning no public consultation is required as part of the development.

3.0 EOI Submissions

3.1 Projected Timeline

The following is the Town's estimated timeline for the competitive selection process and the development of the site.

Stage 1 Activity: Expression of Interest	Date
EOI Briefing/Site Visit	August 23 rd , (Optional)
EOI Submission Date	September 6 th

Stage 2 Activity: Developer Presentations	Date
Request For Further Information, Developer Presentations & Meetings	September 20 th
Developers Short Listed	October 6 st

Stage 3: Competitive Selection Process	Date
Final Proposals Closing Date and Time	October 13 th
Selection of preferred proponent	October 27 th

All dates in the above timeline are subject to change at the discretion of the Town in consultation with the successful Proponent.

3.2 Process

It is our intent to use a three-step process in the evaluation and award of the project. The first step after receipt of the EOI will be its evaluation by the Town/Steering Committee. After the evaluation of the EOI responses, they will be ranked and compared. It is the intention of the Town to invite the top three respondents to make a formal presentation to the Town at a mutually agreeable place and time.

The Town of Port Hawkesbury reserves the right to request clarification of information submitted in the EOI, to request additional information and to seek consulting services to assist in evaluating the RFEIs and negotiating an agreement. The Town of Port Hawkesbury also reserves the right to reject all proposals.

3.3 Pre-Submittal Meeting and Site Tour

In order to gain a better understanding of the Town of Port Hawkesbury's objectives and the Site, Proponents are encouraged to meet with the Town staff and Economic Development Partners. An individual briefing or site visit can be arranged virtually or in-person by contacting:

Melissa Warner

Telephone: 902-625-7893

Email: mwarner@townofph.ca

3.4 EOI Format and Content

The following information shall be submitted by responders:

- 1) Letter of interest with full contact details.
- 2) Corporate standing of Developer and if applicable, Operator.
- 3) Developer (and if applicable, Operator) Experience - portfolio highlighting the firm's project experience with similar developments including renderings that illustrate the firm's capacity, quality, and experience with these types of projects.
- 4) High level Conceptual Site Plan showing massing, landscaping, parking and access/egress.
- 5) Preliminary Development Program Summary.
- 6) Preliminary Business Plan:
 - a. Estimated project development budget (based on the currently zoning and envisioned development)
 - b. Evidence of Developer's financial ability
 - c. Project development timeline
 - d. Project team member resumes
- 7) References (x3)
- 8) Any additional information for a better understanding of the proposal including relationships with potential architectural, planning, engineering firms with whom the Proponent wishes to involve on the team.

3.5 Evaluation Criteria

As of the release of this EOI, the full evaluation criteria has not been formalized. The following is given as general evaluation criteria:

- Relevant skills possessed by the developer and partners (including resumes and project team member profiles)
- Relevant experience related to work
- Comprehension of project objectives

- Understanding of the local market
- Future abilities of the proponent
- Quality of proposal approach
- Quality of urban space and contribution to the objectives of the “Destination Reeves St. Concept”

3.6 Other

Respondents are solely responsible for their own expenses in preparing and submitting responses, and for any meetings, negotiations or discussions with the Town of Port Hawkesbury or its representatives and consultants, relating to or arising from the Request for Expressions of Interest.

The Town of Port Hawkesbury also reserves the following rights:

- 1) Cancel or withdraw the EOI prior to or after the submission deadline
- 2) Modify or issue clarifications to the RFEI prior to the submission deadline
- 3) Reject any submission it deems incomplete or unresponsive to the submission requirements
- 4) Reject all submissions that are submitted under the EOI
- 5) Modify the deadline for submissions or other actions
- 6) Enter into negotiations or discussions with one or more EOI respondents,
- 7) Issue RFQs or RFPs targeted at all or a portion of the property
- 8) Reissue the EOI a modified EOI, a new EOI, or RFP whether any submissions have been received in response to the initial EOI issuance.

This EOI does not commit the Town of Port Hawkesbury in any way to select a Proponent, or to proceed to negotiations for a contract of purchase and sale or partnership, or to enter into any contract, and the Town of Port Hawkesbury reserves the complete right at any time to reject all responses and terminate this EOI process.

3.7 Deadline for Proposal Submission

Qualified firms interested in this opportunity shall submit five (5) hard copies and one (1) electronic copy of their EOI prior **to 4:00 pm, Tuesday, September 6, 2022** to the attention of:

Terry Doyle
 Chief Administrative Officer
 Town of Port Hawkesbury
 606 Reeves St, Unit 1
 Port Hawkesbury, NS
 B9A 2R7

tdoyle@townofph.ca
 T (902) 625-7890
 C (902) 227-5458

Late Submissions will not be accepted.

3.8 Inquiries

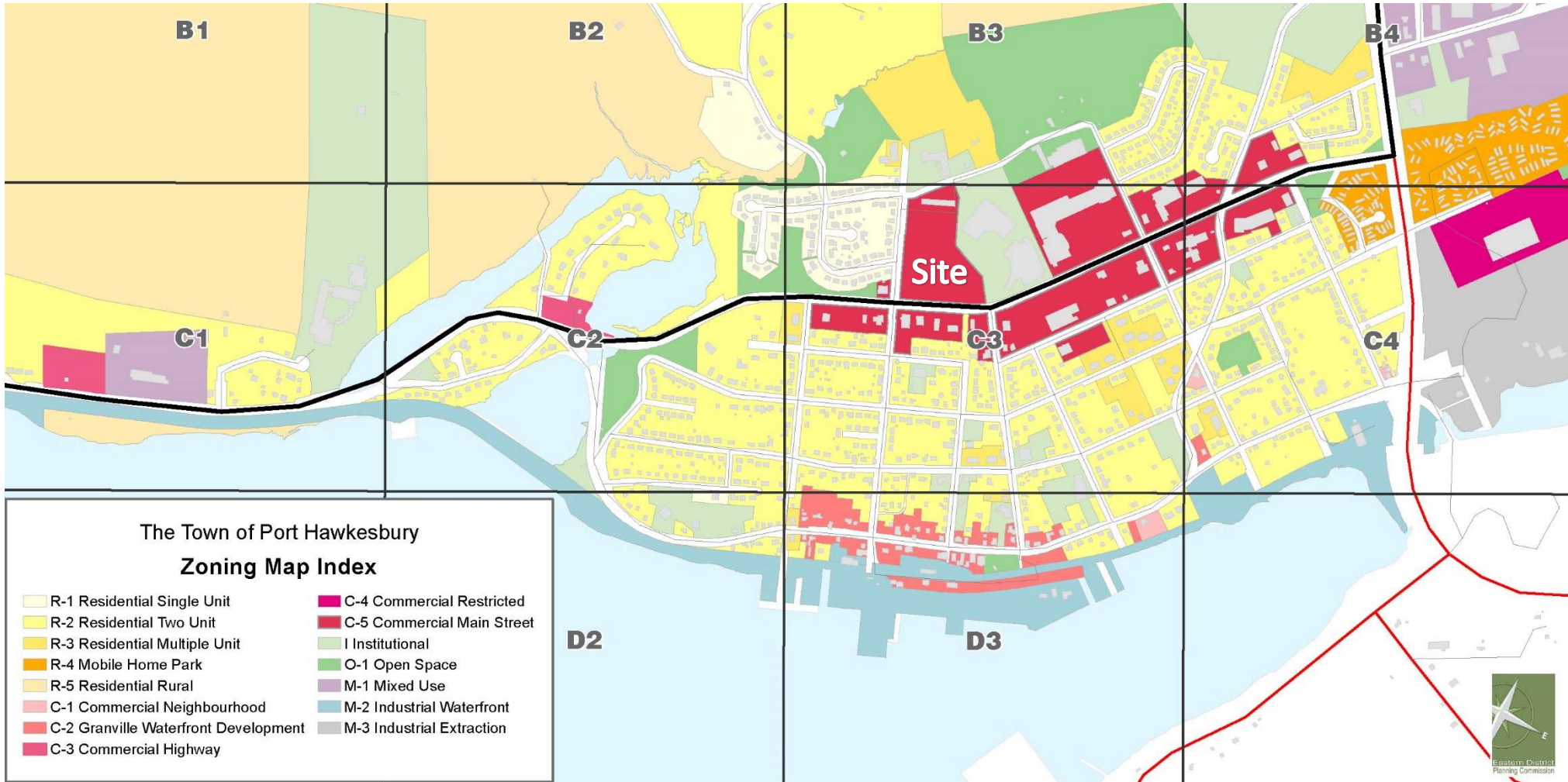
All questions or correspondence concerning this RFEI shall be directed by email to Mr. Terry Doyle and received no later than Tuesday, August 16, 2022. Any information given concerning this EOI will be provided to all known interested parties as an amendment to this EOI and posted to both noted website. Oral instructions, statements or interpretations are not binding.

Inquiries should only be directed to the Town of Port Hawkesbury via email to: tdoyle@townofph.ca
If The Town of Port Hawkesbury determines that an amendment is required to this Request for EOI, The Town of Port Hawkesbury will post a written addendum through the Nova Scotia Tenders and Cape Breton Partnership respective websites. Upon posting the addendum, it will be deemed to form part of this Request for EOI.

3.9 Ownership of Information

All responses to this EOI become the property of the Town of Port Hawkesbury and will not be returned to the Respondent. Any information deemed to be confidential by the responding company should be clearly noted on the pages where confidential information is contained. All responses will be held in confidence by the Town of Port Hawkesbury unless otherwise required by law.

Appendix B - Site Zoning Map



Appendix C – Development Initiatives

Destination Reeves Street

The Town of Port Hawkesbury and the business community have been rallying behind a new vision and growth strategy for the Town through focused re-design and investment into Reeves Street – the main commercial corridor. The Destination Reeves Street Plan provides a plan to transition Reeves Street, the main commercial corridor, from a ‘highway through fare’ to an ‘urban street’ having a down–town street appeal where people will want to work, play and reside.

There are very few urban areas in Atlantic Canada that have accomplished a Complete Street Concept. Over a three-year period, the Town of Port Hawkesbury and the Destination Reeves Street Steering Committee have worked to put together partnerships for planning and implementation of a Complete Street Concept for Reeves Street.

Main components of the Destination Reeves Street Concept Plan have been rolled into a project plan with the following main projects:

COMPLETED

- 1) Connecting the Town’s cultural, recreational, commercial and community assets;
- 2) Reeves Street lane reconfigurations based on NSTIR traffic studies/design;
- 3) New active transportation/greenspace lanes;
- 4) New safe active transportation lane connecting NSCC and Embree’s Island to downtown core;
- 5) Improved/controlled access between Reeves Street and shopping district;
- 6) Street, sidewalk and gutter improvements;
- 7) A Reeves Street Façade Improvement Program;
- 8) A Streetscape Improvement Program (green spaces, street trees, new lamp posts and lighting, street furniture, signage, parks and parking areas).

FUTURE COMPONENTS

- 9) The creation of a Gateway Community Park with the realignment of Granville Street; and
- 10) The extension of Pitt Street (pending new mixed use development).

The Destination Reeves Street Plan is the lynch pin to spur exciting new development such as mixed use improvements to new and existing plazas/malls, which will stimulate further new investments in the rest of the Town of Port Hawkesbury.

The Town of Port Hawkesbury is committed to investing in the project knowing that it will generate new property tax revenue and strengthen the future of the Town of Port Hawkesbury. The Town is already experiencing benefits from the shared vision of Destination Reeves Street; there are encouraging signs of interest from the private sector and reinvestment into Port Hawkesbury has already begun. Investment in Reeves Street businesses is creating a sense of anticipation and optimism that further development is achievable.

Green Hydrogen - Ammonia

Three large international companies have demonstrate their plans to establish large scale green hydrogen and green ammonia production, storage, distribution, and export plants in the Point Tupper Area. The three companies are:

- EverWind Fuels
- Bear Head Energy now owned by Buckeye Partners
- Fortescue Future Industries

All three energy companies are now in the design and regulatory compliance review and study phase. The delivery of these projects will ignite significant economic growth in the industrial, supply chain and housing sectors in the Strait Region through both through the construction and operations phases.

Hydrogen, which burns without releasing carbon, is one of the most promising paths to reducing emissions from hard-to-abate industries including the maritime sector, heavy vehicle transportation, fertilizer, and power generation. As the world moves steadily towards rapid decarbonization and governments around the world set new, progressively ambitious climate goals, hydrogen will play a central role in the energy, industrial, and transportation sectors.

Offshore Wind

The Strait Region is positioning itself as a leader in the deep sea offshore wind development sector. A task force has been established which is co-chaired by the Mayor of the Town of Port Hawkesbury and the Warden of the Municipality of the County of Richmond and is comprised of members from Provincial and Federal agencies, heavy industry management, other business owners, and the Cape Breton Partnership. Offshore wind developers and engineering companies have established a presence in Port Hawkesbury and are working directly with the Strait of Canso Off Shore Wind Task Force to assist with, site selection, regulatory constraints and supply chain issues. The area is positioning itself to become a centre of excellence for this sector.

Appendix D - Reeves Street Businesses

(*) located off Reeves Street

Accommodations

The Maritime Inn

*Harbourview B&B

*MacKenzie Tourist Home B&B

Attractions

Cape Breton Centre of Craft & Design - Customs House

J. Franklin Wright Art Gallery

Granville Green

Veteran Memorial Park

Strait Area Pool

Port Hawkesbury Civic Centre

Strait Area Trails / Active Transportation Trail

Automotive

Bumper to Bumper

SCC Strait Car Care

Ultramar

Banking

Bank of Montreal

East Coast Credit Union

Scotia Bank

Toronto Dominion (TD)

Food, Beverage & Convenience

A1 Pizza

China King

Dairy Queen

Dooley's

Fleur de Lis Restaurant

McDonald's

Needs Convenience

Papa's Pub

Royal Canadian Legion- Branch 43

Subway

Tim Hortons (2)

The Carriage House

Government Services

Canadian Food Inspection Agency

Service Canada

Transport Canada – Marine Safety

Hairstylist & Salons

Nani's Esthetics & Laser Centre

Secret Spa and Hair Design

Sandy's Barber Shop

Styles N Stashes

Health Services

Beltone Hearing

Burns Vision

Causeway Optical

Collaborative Health

Highland Hearing Clinic

Mental Health and Addictions Services

Port Hawkesbury Dental Group

Primary Health Care

Public Health Services

*Strait Area Physiotherapy

The Snore Shoppe

Vogue Optical

Media / Communications /Graphics

101.5 The Hawk

Real Estate / Property Management / Construction

Remax Park Place Inc.

*Cape Breton Realty

Retail & Specialty Shops

B&B Furniture Warehouse

Canadian Tire

Harbella's Pet Supplies

Nova Scotia Liquor Commission (NSLC)

Shoppers Drug Mart

Sobeys

The Medicine Shoppe

The Running Man Grocery Mart

Veri Media Works Ltd.

Services

Bell Aliant

*Bluenose Enterprises Ltd.

Colindale Business Solutions

*Strait Area Transit

Strait Veterinarian

Legal & Financial Services

*Donald Samson

Pickup – MacDowell

*Easy Financial Services

Cooperative Insurance

3C Wealth Partners

MacLeod Lorway Insurance

*H&R Block

Investors Group

Strait Engineering

Other Notable Port Hawkesbury Businesses

Port Hawkesbury Shopping Centre (Walmart, Giant Tiger)

Atlantic Superstore

Gateway Hyundai Dealership

Chafe's Flooring & Furniture

Tri-Mac Toyota Dealership

Canso Ford Dealership

Port Honda Dealership

Kent Building Supplies

Appendix E - Port Hawkesbury Retail Market Analysis 2022

www.welcometocapebreton.ca/invest/retail-commercial-investment-opportunities/retail-cape-breton-island-communities/

Port Hawkesbury is the primary service area for the southern communities of Cape Breton Island. In order to create a framework for evaluating retail demand and subsequent gaps in the provision of shops and services, it is necessary to define and identify the Trade Areas from which Port Hawkesbury's retail sales are most frequently and likely to be sourced. The delineated Trade Area recognize drive times, demographics, spending attributes, and competition, which collectively portray the market to prospective tenants, developers, and investors.

The Retail Trade Area is delineated utilizing a combination of drive times and competitive forces including the Town of Antigonish, and the outlying communities of St. Peter's, Inverness, Baddeck, and Ingonish. The Trade Area extends southwest within a ~40-minute drive time to encompass smaller communities on the mainland of Nova Scotia who are more likely to visit Port Hawkesbury than Antigonish. Similarly, this Trade Area also includes communities within a ~60-minute drive time north and east of Port Hawkesbury.

The Trade Area for Port Hawkesbury is estimated for the end of year 2021 at 24,150. Forecast estimates for the Trade Area suggest that the population could grow from 24,150 to 25,400 at conservative estimates, which bucks the trend of the past 20 years and is indicative of a new future for Cape Breton Island.



The Port Hawkesbury Trade Area household spending is estimated at \$289 million in 2021 and is forecast to grow to \$315 million by 2026 and \$342 million by 2031. This forecasted spending demand is premised on Port Hawkesbury growing from its current Trade Area population base of 24,150 to approximately 25,400 by 2031.

Because Port Hawkesbury is a service centre for a wider-ranging number of communities, it is less driven by Tourism as its Cape Breton Island counterpart communities. It is, however a primary point of divergence or pit-stop for the “rubber-tire” trade area or passing motorists whose destinations may be the Cabot Trail or Sydney.

Regardless, of this duration, there is an opportunity for Port Hawkesbury to capture more visitors than they currently do, whether this is through enhanced marketing, streetscape improvements to Reeves Street or simply as a benefactor of regional transportation improvements to the highway network leading to Port Hawkesbury.

Estimates of visitor spending in Port Hawkesbury assume that approximately 50,000 annual visitors stop in Port Hawkesbury generating approximately \$1 million dollars annually, wherein the largest spending categories are likely to be food & beverage and auto fuel purchases.

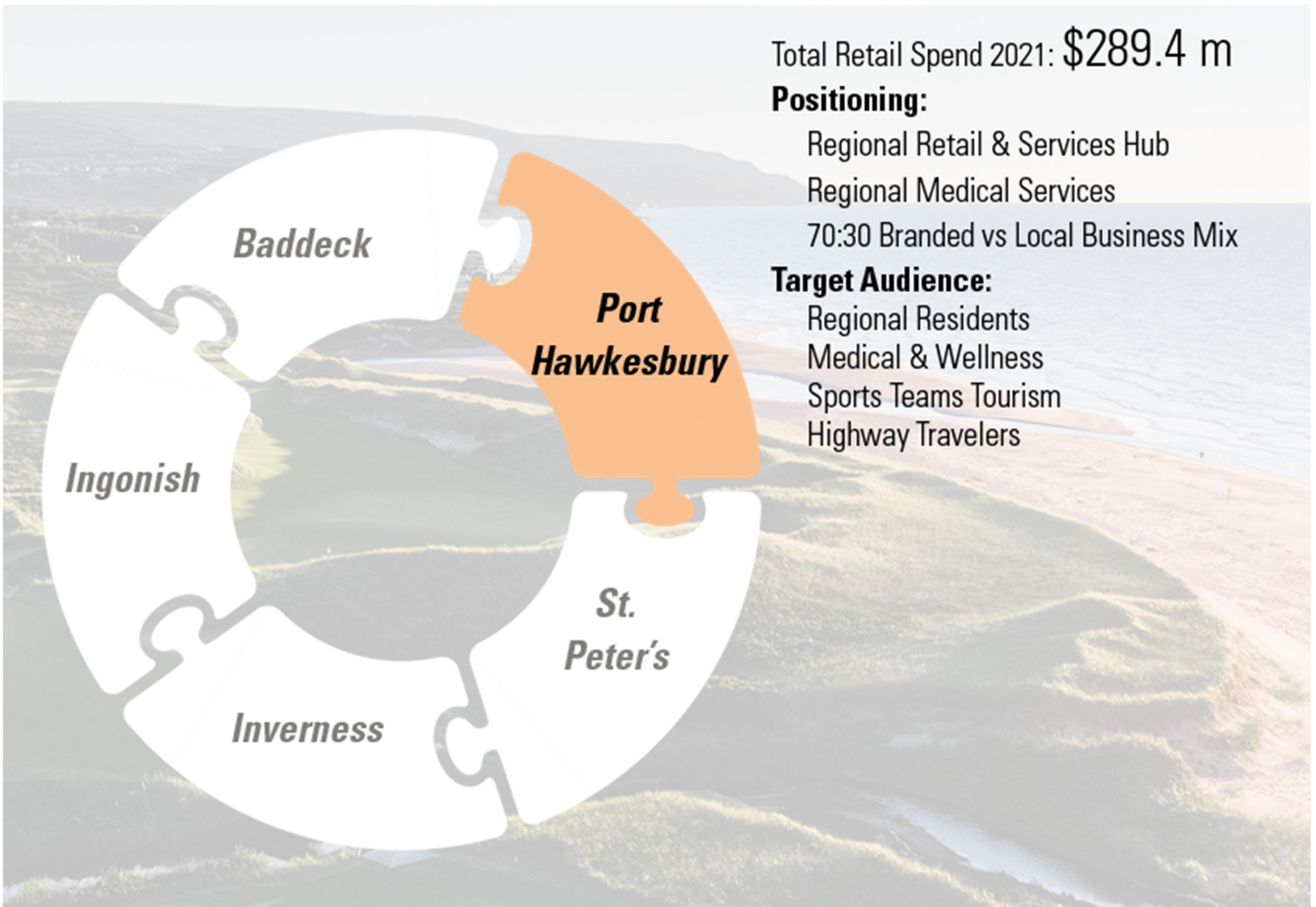
Total Retail Spend 2021: **\$289.4 m**

Positioning:

- Regional Retail & Services Hub
- Regional Medical Services
- 70:30 Branded vs Local Business Mix

Target Audience:

- Regional Residents
- Medical & Wellness
- Sports Teams Tourism
- Highway Travelers



In examining the current business mix and spending patterns, as well as the forecasted floorspace demand estimates at over 60,000 sf, the following branded or franchise chains could be pursued for Port Hawkesbury as they are deemed compatible with the demographic composition, spending patterns, and would be able to be competitive in the identified trade area:

Limited/Quick Service Food & Beverage:

Burger King (3,000 to 4,000 sf) with drive thru
Mary Brown's (1,500 to 2,000 sf) with drive thru
Popeye's Louisiana Chicken (2,500 - 3,000 sf) with drive thru
Chopped Leaf (1,000 to 1,250 sf)

Full Service Restaurants:

Cora's (1,500 to 2,500 sf)
Montana's Bar & Grill (5,000 to 7,000 sf)
Boston Pizza (5,000 to 7,000 sf)

Grocery & Convenience:

Bulk Barn (5,000 sf)
Supplement King (1,000 sf)
Cobs Bread (800 - 1,200 sf)

General Merchandise

Value Village (25,000 to 35,000 sf)
Dollar Tree (8,000 to 15,000 sf)
Great Canadian Dollar Store (5,000 sf)

Clothing & Fashion

Warehouse One (2,000 to 3,000 sf)

Sporting Goods & Leisure

Cleve's Source For Sports (4,000 to 7,000 sf)
Sport Chek (10,000 to 15,000 sf)
Fit 4 Less (5,000 sf)
Goodlife Fitness (10,000 sf)

Pharmacy & Personal Services

Great Clips (800 to 1,000 sf)
Sport Clips (800 to 1,200 sf)
Lawton's (7,500 to 12,000 sf)

Appendix F - Environmental Assessment

Available upon request.