



**CUSHMAN &
WAKEFIELD**
Atlantic

ANNAPOLIS BASIN REDEVELOPMENT LAND

“COMPLETE COMMUNITY OPPORTUNITY”



Annapolis County | Nova Scotia

DISCLAIMER

This Offering Memorandum (“Memorandum”) is being given to you for the sole purpose of evaluating the possible investment in the Annapolis Basin Redevelopment Site in Nova Scotia, Canada (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Annapolis Basin Development Society (the “Vendor”), or its exclusive broker, Cushman & Wakefield Atlantic.

The contents of this Offering Memorandum and any supporting information provided by the Vendor or Broker are for information purposes only and to be used as a guideline. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone. Prospective bidders are encouraged to complete their own review and diligence in reviewing the opportunity. The Vendor expressly reserves the right, at its sole discretion, to reject any offer or to terminate any negotiations with any party at any time with or without notice. The Vendor shall have

no legal commitment or obligations to any prospective investor unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Vendor and any conditions to Vendor’s obligations thereunder have been satisfied or waived.

The Vendor has retained Cushman & Wakefield Atlantic (CWA) as its exclusive broker and will be responsible for any commission due to CWA in connection with a transaction relating to the Property. CWA is not authorized to make any representation or agreement on behalf of Vendor. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with an investment in the Property if such claims arise from acts of such prospective investor or its broker.

STEVEN DEXTER

Direct: +1 902 222 2399
sdexter@cwatlantic.com

MIKE VAUGHAN

Direct: +1 902 452 3692
mvaughan@cwatlantic.com

THE OPPORTUNITY

Cushman & Wakefield Atlantic is pleased to present the Annapolis Basin redevelopment site - a prime opportunity for transformative growth. Once home to the Canadian Forces Base Cornwallis, this historic property spans over 380 acres with approximately 1.3 km of oceanfront overlooking the Annapolis Basin. This opportunity not only benefits from the areas rich heritage, but also the meticulous master plan that guides its transformation. With a carefully crafted vision in place, developers can leverage existing infrastructure, including water and sewer services, to bring the vision to life efficiently and effectively.

The master plan for the Annapolis Basin Redevelopment opportunity is nothing short of visionary. It envisions a dynamic “complete community” where residents enjoy a diverse range of amenities within walking distance to their homes. From re-purposing historic barracks and mess halls for residential and commercial use to creating inviting public spaces and recreational facilities, every aspect has been thoughtfully considered. The site’s proximity to heritage sites, local parks, and recreational trails enhances its appeal, promising a lifestyle that seamlessly blends modern convenience with coastal charm. With the master plan as a guiding compass, the Annapolis Basin Redevelopment site stands poised to become a shining example of sustainable and inclusive community development.



PROPERTY OVERVIEW

The Annapolis Basin Redevelopment site presents an exceptional opportunity for transformative growth in a historic setting. With its sprawling 380+ acre expanse and approximately 1.3 km of oceanfront, this property offers a unique canvas for creating a vibrant and sustainable community. Boasting a rich heritage as the former Canadian Forces Base Cornwallis, the site is primed for adaptive reuse and new construction that respects its past while embracing the future.

PROPERTY INFORMATION

| | |
|----------------------------|--|
| Location | Cornwallis Park, Nova Scotia, Canada |
| Site Area | 380 + acres |
| PID #'s | 05195557, 05195581, 05195599, 05207683, 05214309, 05290416, 05217617, 05200878, 05290374, 05291943, 05290382, 05217633, 05217641, 05217658, 05218342, 05268909, 05304894, 05217625, 05215306, 05217740, 05304902, 05209945, 05215330 |
| Water Frontage | 1.3 KM |
| Unit Count | 451 (approx) |
| Municipal Services | Water and sewer services available |
| Existing Structures | Barracks, Mess Hall, Conference Centre, etc. |
| Zoning | Proposed: Cornwallis Park Mixed-Use (CPMX) |
| Accessibility | Proximity to highways, roads, and trails |



MASTER PLAN GUIDED

Guided by a comprehensive master plan, the redevelopment balances heritage preservation with modern development principles.



COMPLETE COMMUNITY CONCEPT

Envisioned as a “complete community”, the redevelopment offers residents essential amenities like grocery stores, restaurants, along with commercial spaces.



REDEVELOPMENT OVERVIEW

HISTORIC TRANSFORMATION

The redevelopment of the Annapolis Basin marks a significant chapter in the site's storied history. Once the Canadian Forces Base Cornwallis, this historic property now stands poised for a transformation that will honor its past while paving the way for a dynamic future. With a rich heritage dating back decades, the site holds immense potential to become a beacon of community revitalization and cultural preservation.

MASTER PLAN VISION

At the heart of the redevelopment effort lies a meticulously crafted master plan that serves as a road map for the site's transformation. Developed in consultation with stakeholders, community members, and urban planners, the master plan outlines a comprehensive vision for creating a vibrant and sustainable community that meets the needs of residents while respecting the site's natural architectural heritage.

ADAPTIVE REUSE

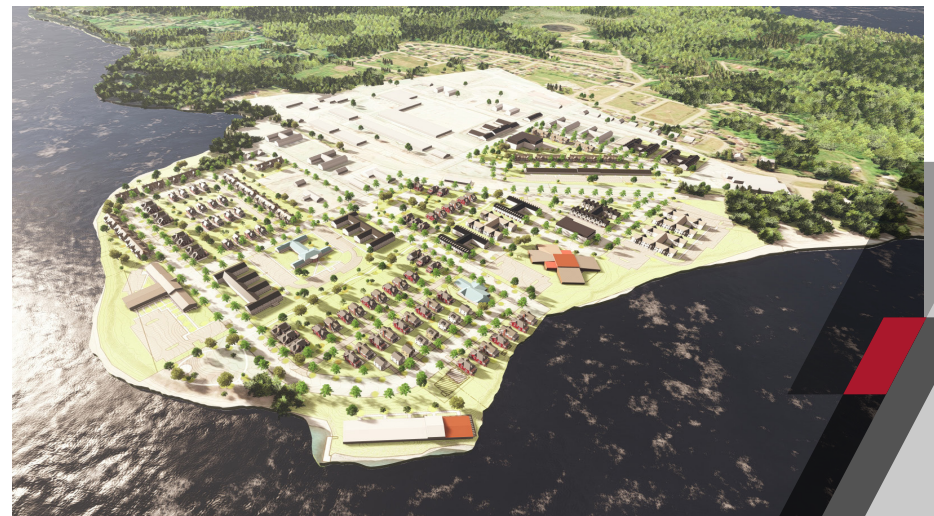
Central to the redevelopment strategy is the adaptive reuse of existing buildings, many of which boast a sturdy construction and distinctive architectural features. From re-purposing historic barracks and mess halls into residential units and commercial spaces to transforming administrative facilities into community hubs and cultural venues, the adaptive reuse of existing structures preserves the site's character while breathing new life into its surroundings.

NEW CONSTRUCTION

In addition to re-purposing existing structures, the master plan includes provisions for new construction that complements the site's historic fabric and natural landscape. From waterfront condominiums and town houses to mixed-use developments and public spaces, the redevelopment seeks to create a diverse array of housing options and amenities that cater to the needs and preferences of a modern community.

SUSTAINABILITY & RESILIENCE

The redevelopment plan prioritizes sustainability and resilience, incorporating green building practices, energy-efficient infrastructure, and resilient design features. By embracing principles of environmental stewardship and resilience, the Annapolis Basin redevelopment aims to create a model community that thrives in harmony with its natural surroundings while mitigating the impacts of climate change.



STRATEGIC DEVELOPMENT PLAN

PHASE BREAKDOWN

The master plan for the Annapolis Basin Redevelopment site is meticulously structured into several distinct phases, each delineating crucial aspects of the transformation process. Initially, emphasis is placed on the acquisition of parkland, ensuring ample green spaces are integrated into the fabric of the community. Subsequent phases prioritize the adaptive reuse of existing structures, such as historic barracks and mess halls, capitalizing on their architectural significance while re-purposing them for modern residential, commercial, or community functions. Additionally, new construction is strategically planned to harmonize with the existing landscape, with careful consideration given to building heights, parking provisions, and housing diversity to foster a cohesive and inclusive neighborhood.

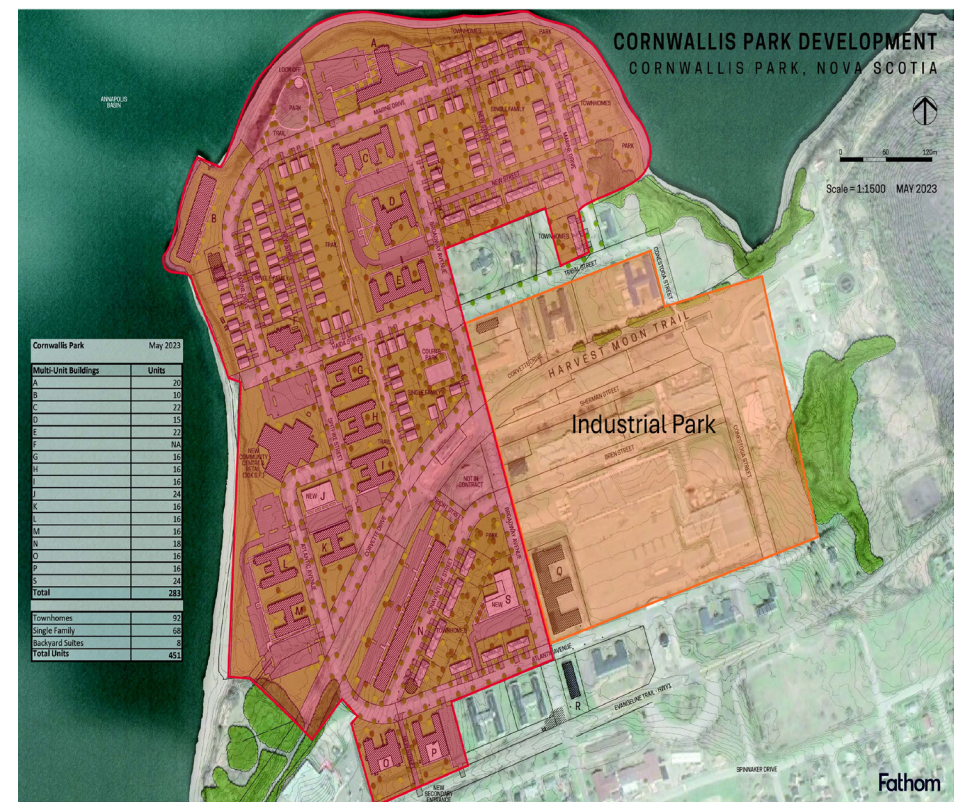
NEW DEVELOPMENT ZONES

New development zones outlined in the master plan delineate specific areas earmarked for growth and expansion, with careful attention paid to zoning regulations, density requirements, and infrastructure needs. These zones encompass a range of housing options, from single-family homes nestled amidst lush greenery to urban townhouses and contemporary apartment complexes, catering to diverse lifestyles and preferences. Mixed-use areas along prominent thoroughfares like the Evangeline Trail are envisioned as vibrant commercial and residential hubs, offering a dynamic blend of retail, dining, and entertainment options to residents and visitors alike

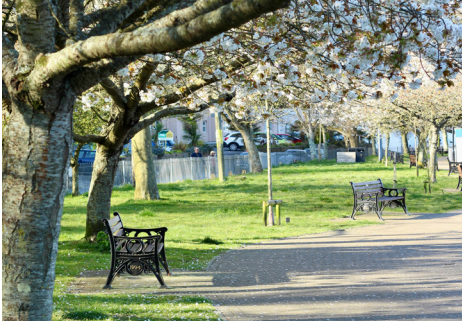
MIXED-USE AREAS

Strategic locations along the Evangeline Trail are designated as mixed-use areas, poised to become dynamic centers of activity within the redevelopment site. These areas offer a unique fusion of commercial,

residential, and recreational spaces, creating vibrant urban environments where people can live, work, and play in close proximity. With a focus on pedestrian-friendly design and access to essential amenities, these mixed-use zones aim to foster a sense of community and connectivity while supporting economic growth and vitality within the development



PHASE-BY-PHASE



PARKLAND ESTABLISHMENT

The first phase of the redevelopment involves securing approximately 7.4 acres of parkland, representing about 13% of the total area, exceeding the 5% parkland dedication required by the municipality. This phase will not only fulfill legal requirements but also enhance community green spaces, which will be further developed and programmed by the municipality, potentially funded by future tax revenues from the developed subdivision.



ADAPTIVE REUSE OF HISTORIC BUILDINGS

The second phase focuses on the adaptive reuse of existing heritage buildings, such as the barracks, James Horsfall Hall, and the Drill Hall. With advance condition assessments now completed for most buildings, this phase aims to lower redevelopment costs and attract developers by providing greater certainty and more accurate property valuations. The design and use of these buildings will adhere to community guidelines to maintain the aesthetic and historical integrity of the site, which may include housing units, community centers, or commercial spaces.







NEW CONSTRUCTION & COMMUNITY INTEGRATION

In the final phase, certain outdated structures will be demolished to make way for new buildings. Although it is the last phase, some areas are already cleared and ready for immediate new construction. This phase advocates for a zoning change to allow up to six stories, aligning with modern wood frame construction techniques. It plans for diverse housing types, maintaining low-density areas near the waterfront to preserve views while positioning higher-density developments towards major roads to reduce traffic through the community. New infrastructure, including roads and possibly a new entry road, will be developed to support the increased density and improve accessibility.





FUTURE USES: EXISTING

ADAPTIVE REUSE OPPORTUNITIES

| BUILDING | DESCRIPTION | POTENTIAL REUSE | KEY FEATURES |
|---|---|---|--|
|  | <p>Barracks</p> <p>Historic military barracks suitable for conversion into housing units, potentially townhouse-style with shared courtyards.</p> | <p>Residential townhouses</p> | <p>Rich history, intact structure, potential for shared courtyard spaces.</p> |
|  | <p>James Horsfall Hall / Conference Centre</p> <p>Historic mansion featuring various rooms and amenities, options for conversion into residential units, community center.</p> | <p>Residential units, community center, hotel</p> | <p>Historic significance, versatile space, good condition.</p> |
|  | <p>Champlain Hall / Mess Hall</p> <p>Well-maintained building with waterfront views, suitable for conversion into a waterfront restaurant, community center, or offices.</p> | <p>Waterfront restaurant, community center.</p> | <p>Prime waterfront location, potential for various commercial and community uses.</p> |
|  | <p>Highway Commercial</p> <p>Buildings O and P along the Evangeline Trail suitable for mixed-use development, including commercial, office, and residential spaces.</p> | <p>Mixed-use commercial and residential spaces.</p> | <p>High visibility, potential gateway into the subdivision, architectural character.</p> |

FUTURE USES: NEW

NEW BUILD OPPORTUNITIES

| BUILDING | DESCRIPTION | POTENTIAL REUSE | KEY FEATURES |
|---|--|--|--|
|  | <p>Soccer Field Site</p> <p>Located to the north, suitable for low-density residential development with detached homes, clusters, and town-homes.</p> | Residential housing | Close proximity to ocean, potential for various housing types, centralized location. |
|  | <p>Parade Square</p> <p>Expansive area for a mix of single-family homes, duplexes, and town-homes, with waterfront views and parks at the end of streets.</p> | Mix of single-family and townhouse housing | Ample space, waterfront views, potential for diverse housing types. |
|  | <p>Drill Hall Site</p> <p>Triangular parcel ideal for residential development with town-homes and apartment buildings, subject to site evaluation.</p> | Residential town-homes, apartment building | Adjacent to industrial area, potential for new park, central location within the site. |
|  | <p>New Entry Road</p> <p>Potential construction of a new entry road to reduce reliance on existing infrastructure, enhancing traffic flow within the development.</p> | Road infrastructure | Improved accessibility, traffic management. |

MARKET OVERVIEW

LOCATION SNAPSHOT

Situated on the scenic shores of the Annapolis Basin, this redevelopment site commands a prime position in the heart of the Annapolis County. Once a thriving Canada Forces Base, this historic location now offers a canvas for transformative development. Situated just 15 minutes from the town of Digby, renowned for its maritime heritage and bustling waterfront, residents enjoy unparalleled access to coastal living and cultural experiences.

With convenient access to major roadways, including the Evangeline Trail and Highway 101, residents can effortlessly explore the beauty of Nova Scotia. Whether indulging in a scenic drive or embarking on a culinary journey through the Annapolis Valley's vineyards and orchards, the possibilities for exploration are endless. As this Annapolis Basin Redevelopment site emerges as a beacon of coastal revitalization, its connection to Cornwallis Park, Digby, and Annapolis County promises a lifestyle defined by natural beauty, community spirit, and ample opportunity.

DEMOGRAPHICS | 5KM



1,297.5

TOTAL POPULATION



50

AVERAGE AGE



928.3

DAYTIME POPULATION



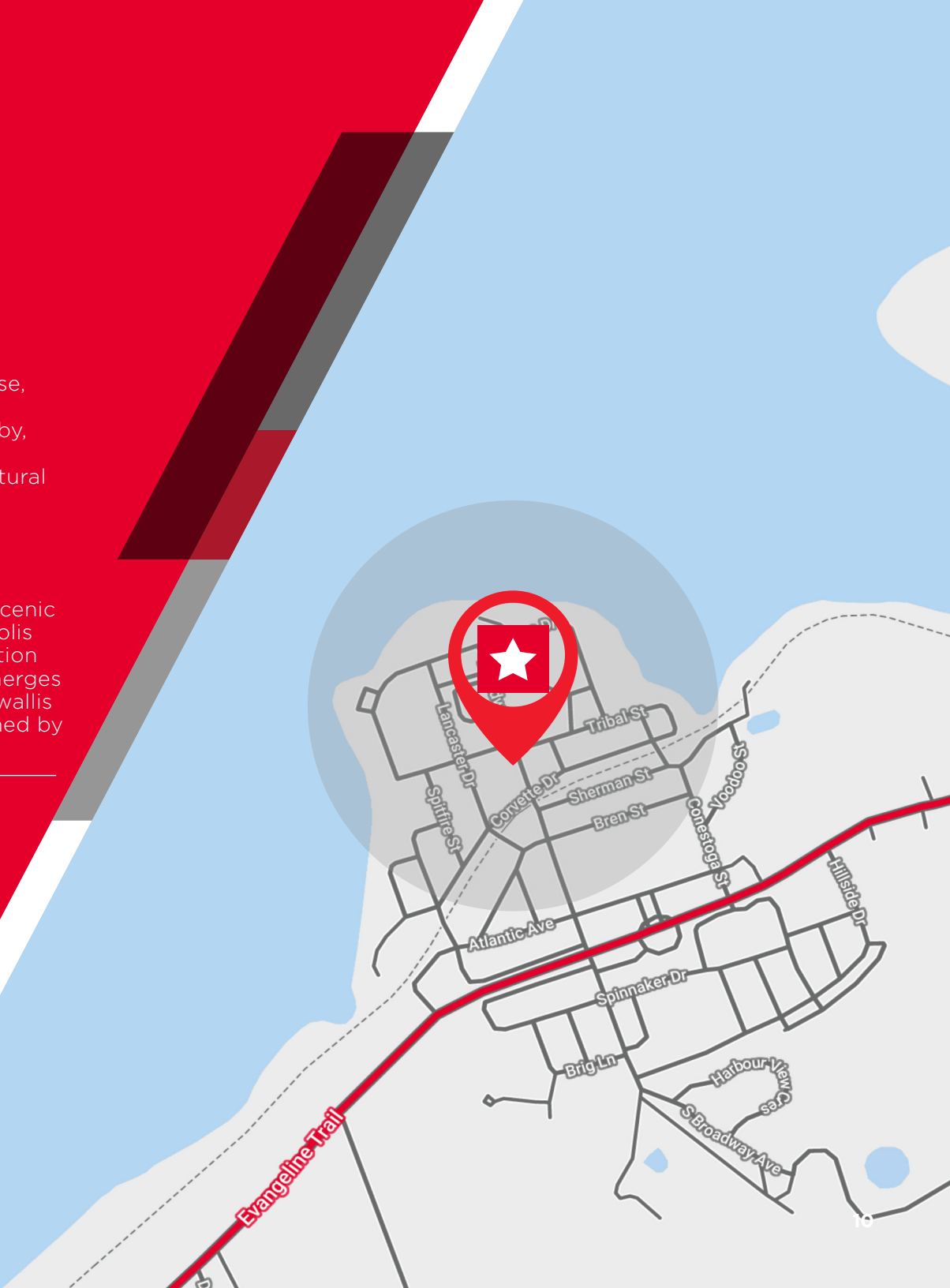
627

TOTAL HOUSEHOLDS



\$60,243

AVG. HOUSEHOLDS INCOME



AERIAL MAP

ANNAPOLIS
ROYAL

EVANGELINE TRAIL

ANNAPOLIS BASIN
REDEVELOPMENT LAND

UPPER
CLEMENTS

ANNAPOLIS BASIN

DIGBY

DEEP BROOK

HIGHWAY 101

C&D Environmental
Annapolis Basin Redevelopment Land



OFFERING PROCESS



DATA ROOM

A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. Access to the information contained in the data room is restricted to those who have executed a Confidentiality Agreement (CA).

INDIVIDUAL PARCEL PROPOSALS

The Annapolis Basin Development Society welcomes proposals for any individual parcel (PID) within the property. Proposals do not need to encompass the entire property but can be for a single PID.

OFFERING GUIDELINES

The offering guidelines for the Property are detailed below and should include, as minimum, the following:

- Purchase Price
- Name of the Purchaser, including respective percentage interests;
- Evidence of financial ability to complete transaction;
- Confirmation the Property will be purchased 'as is, where is";
- Terms and conditions of closing, including a schedule of timing and events to complete the transaction;
- An address, email address and phone number for the delivery of the notices to the Purchaser.

The Vendor reserves the right to alter the offering process described herein, or remove the property from the market at its sole discretion.

Offers should be submitted to:

Cushman & Wakefield Atlantic
406-120 Western Parkway, Bedford, NS B4B 2V0
Attention: Mike Vaughan & Steven Dexter
Buyer Proposals will be received until (DATE)

REVIEW OF OFFERS

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the Prospective Purchaser, the net proceeds to the Vendor, the Prospective Purchaser's ability to complete the transaction, the time lines and proposed closing conditions. Evaluations will be based on an evaluation matrix that aligns with the vision of the Master Plan. Prospective purchasers are encouraged to review the matrix to better understand the evaluation criteria before submitting offers.

The Vendor is not obliged to accept any offer and reserves the right to reject any or all offers received.

PROPERTY VIEWING & BID DETAILS

Prospective buyers should contact the listing advisors to arrange viewings of the property.

ANNAPOLIS BASIN REDEVELOPMENT LAND



HEAD OFFICE

406-120 Western Parkway
Bedford, NS B4B 2V0
+1 902 425 1444
cwatlantic.com

ADVISOR CONTACTS

STEVEN DEXTER

Direct: +1 902 222 2399
sdexter@cwatlantic.com

MIKE VAUGHAN

Direct: +1 902 452 3692
mvaughan@cwatlantic.com