

Residential Development Opportunity

200 BEVERLEY STREET
GUELPH, ON

Capital Markets | Investment Properties



THE OFFERING :: CBRE is pleased to offer for sale an exceptional multi-residential infill re-development opportunity in St Patrick's Ward, a thriving and eclectic borough of Guelph flanking the Eramosa River and picturesque Downtown Guelph. The Property is central in the City and close to the University of Guelph, Guelph General Hospital, the future Innovation District, and public transit. With a total of 12.9 acres, the site lends itself to significant intensification, and potential for the development of \pm 480 multi-residential units in one of the most flourishing land-constrained markets in southwestern Ontario.

PARCEL SIZE \pm 13 Acres

FRONTAGE \pm 803.9 feet (Beverley St.)
 \pm 730.9 feet (Stevenson St.)

SITE YIELD \pm 480 Units

PARKING YIELD \pm 559

PROPOSAL DUE DATE May 8, 2015

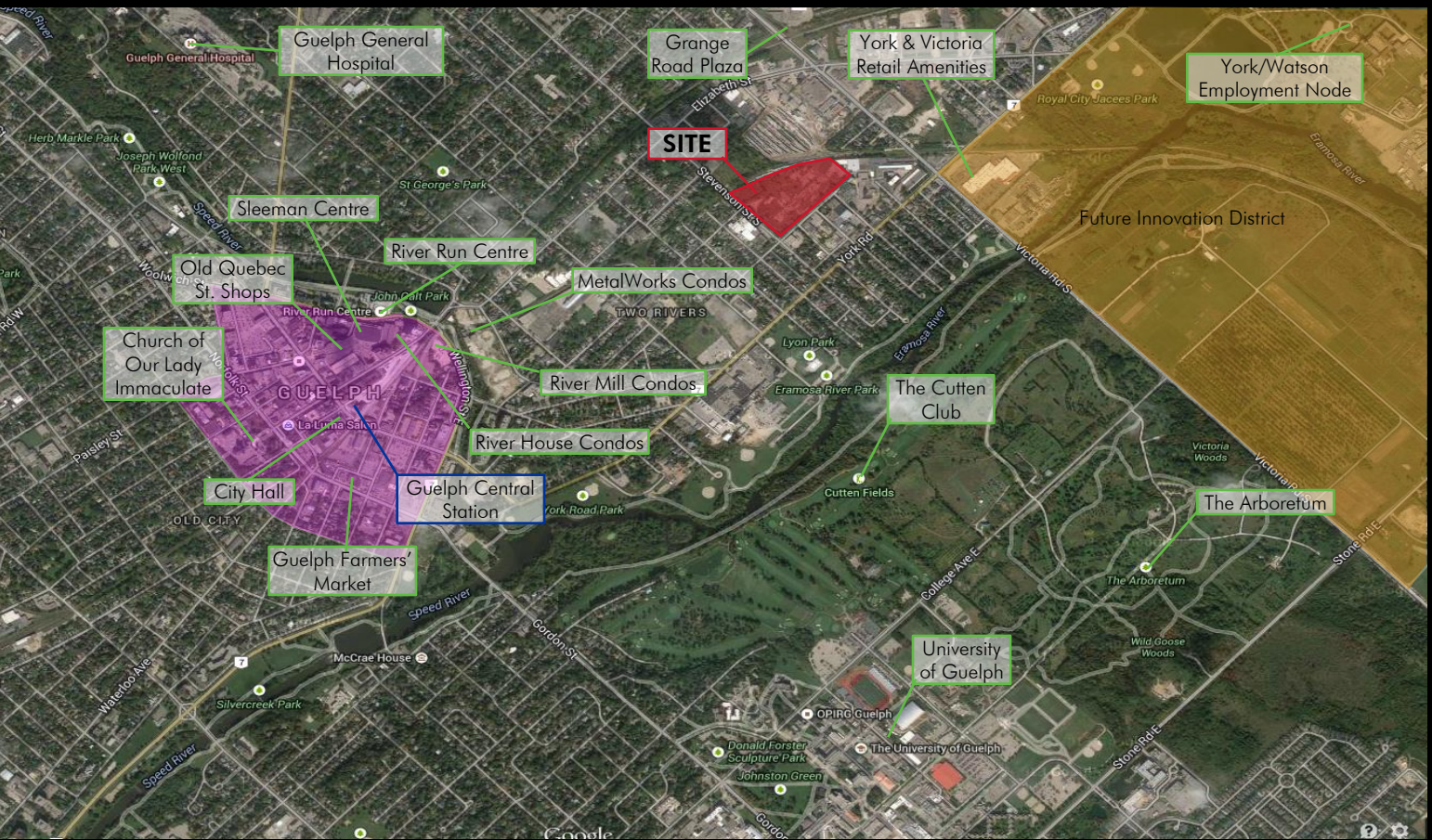


* The concept presented is for discussion purposes only, and does not represent a site plan ready design and should not be interpreted as being pre-approved by the City of Guelph. Actual development of the subject property will require an Official Plan Amendment and rezoning and other usual approval requirements as determined through pre-consultation with the City of Guelph (e.g. site plan approval, traffic, SWM, urban design, servicing, etc). Furthermore, the selection of a proponent does not represent pre-approval of such planning matters.

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PROPOSAL SUBMISSION PROCESS

The Vendor has adopted an un-priced Modified Tender Process ("MTP") for undertaking the disposition of the Property.

Proposals will be evaluated by the Vendor based on the qualifications of the proponent, the merits of the development vision, and the proposed price and terms of an agreement of purchase and sale. Offer price and terms are to be submitted on the Vendor's standard Letter of Intent (LOI).

SITE PLAN CONCEPT REQUIRED

The development concept for the site should clearly present the scope and vision of a proposed re-development, including but not limited to a: site plan concept, building massing, land use, unit density and parking allocation. Proposals that demonstrate a commitment and contribution to achieving strategic City building directions and potential benefits to the adjacent neighborhood, such as parkland, affordable housing, sustainable building and site design, and community energy goals will carry weight with the City in its proposal selection process, but are not an explicit requirement of a proposal.

OFFERING MEMORANDUM

A comprehensive offering memorandum is available to qualified parties following execution of a confidentiality agreement (CA).



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