

# **INFORMATION ITEMS**

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**Week Ending August 23, 2013**

## **REPORTS**

1. Sale of Land – Hanlon Creek Business Park

## **CORRESPONDENCE**

1. None

## **BOARDS & COMMITTEES**

1. River Systems Advisory Committee – Resignation from Sara Ashpole
2. Water Conservation and Efficiency Public Advisory Committee – Resignation from Lynn Chidwick
3. Cultural Advisory Committee – Resignation from Lynn Broughton

## **ITEMS AVAILABLE IN THE CLERK'S OFFICE**

1. Liquor Sales Licence Temporary Extension Application – Delta Guelph Hotel and Conference Centre, 50 Stone Road West
2. Municipal Information Liquor Licence Application Form – Rawlicious, 60 Carden Street

# INFORMATION REPORT



TO City Council

SERVICE AREA Enterprise Services – Economic Development

DATE August 22, 2013

**SUBJECT Sale of Land – Hanlon Creek Business Park**

REPORT NUMBER FIN-ED-13-04

## EXECUTIVE SUMMARY

### SUMMARY OF REPORT

To advise Guelph City Council and the City's Executive Team of the sale of City land in the Hanlon Creek Business Park.

### KEY FINDINGS

An 'Offer to Purchase and Agreement of Purchase and Sale' for a 1.1 acre site has been executed between the City of Guelph and Semlaka Holdings Inc.

By-law Number (2013) 19617 authorizing the conveyance of the land to Semlaka Holdings Inc. was passed at the July 29, 2013 meeting of Council.

This agreement closed on August 14<sup>th</sup>, 2013.

Construction of a 5,000 sq. ft. professional office building is targeted to commence by no later than late September 2013.

### FINANCIAL IMPLICATIONS

Price per acre	\$ 280,000.00		
Total Purchase Price	\$ 308,000.00		
Real Estate Commission Paid	\$ 15,400.00		
Development Charge	\$ 62,000.00		
Estimated Taxes (Annually)	\$ 12,500.00		

### BACKGROUND

As per the Council approved land sale approval process which delegates authority to staff to negotiate and execute agreement's of purchase and sale for City owned property located in the Hanlon Creek Business Park (HCBP), the City has negotiated, entered into an agreement, and closed on the sale of 1.1 acres of land within HCBP Phase 1 (as shown on the attached map).

# INFORMATION REPORT

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## REPORT

The purchaser, Semlaka Holdings Inc. has indicated that it wishes to quickly proceed with the closing of the sale, the submission of site plan applications and building permits in order to commence construction by the end of September, 2013

Development of the property will result in a 5,000 sq. ft. professional office which will accommodate a full service investment broker. The Purchaser has requested their name be kept confidential at this time.

The purchaser has now closed on the purchase of 1.1 acres of land from the City of Guelph and transfer of ownership occurred on August 14<sup>th</sup>, 2013.

Economic Development has been facilitating discussions between the purchaser's contractor and relevant City staff regarding the development and submission of a site plan application. This matter is scheduled to be addressed by the City's Site Plan Committee at its meeting of August 21<sup>st</sup>.

The contractor has provided a very aggressive schedule in order to commence construction of the property by the end of September, which will result in building permit fees and development charges being paid in 2013 and full municipal property taxes in 2014. Economic Development will continue to assist the contractor with this schedule.

## CORPORATE STRATEGIC PLAN

### 1.0 Organizational Excellence

- 1.2 Develop collaborative work team and apply whole systems thinking to deliver creative solutions

### 2.0 Innovation in Local Government

- 2.2 Deliver Public Service Better

### 3.0 City Building

- 3.2 Be economically viable, resilient, diverse and attractive for business

## DEPARTMENTAL CONSULTATION

Legal Services  
Finance

## COMMUNICATIONS

Economic Development is currently working with the company to prepare and issue a press release.

## ATTACHMENTS

Attachment 1 – Location of the Property

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# INFORMATION REPORT

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# INFORMATION REPORT

## ATTACHMENT 1 LOCATION OF THE PROPERTY

