



THE CITY OF
CALGARY

Office of Land Servicing & Housing

GREAT PLAINS IV

INDUSTRIAL PARK

SALES INFORMATION PACKAGE

(REVISED JULY, 2013)

**Note: Please review all documents thoroughly.
Contents are subject to verification by The Office of Land Servicing & Housing**



TABLE OF CONTENTS

1.0 Background.....	3
2.0 Lots for Sale.....	4
3.0 Making an Offer	6
4.0 Frequently Asked Questions.....	7

Attachments:

Attachment A: Lot Sizes and Price List

Attachment B: Expression of Interest and Fundamental Terms and Conditions

Attachment C: Engineering & Servicing Requirements

Attachment D: Architectural and Development Design Guidelines. Note that these guidelines will be registered as a charge against the Certificate of Title to the Lands

Attachment E: Subdivision and Right of Way Plans



1.0 Background – Great Plains IV Industrial Park

Location

Immediately north of Glenmore Trail S.E. and West of 68th Street S.E.
Calgary, Alberta

Features

- Great Plains IV Industrial Park comprises 218 +/- acres (88 ha.) and will provide fully serviced lots to accommodate light industrial uses.
- 34 lots ranging in size from 2 to 12 acres have been created. 33 lots are designated I-G (Industrial General) and 1 lot is S-SPR (Special Purpose – School, Park and Community Reserve).
- Future transit service will be provided as development occurs and demand for transit service increase in the area.
- Architectural and Development Design Guidelines create an improved and ordered industrial business environment which will provide its owners with the long-term benefits of an inherent community.



2.0 Lots for Sale

Currently all lots are for sale on the open market by direct negotiation including advertising on the www.calgary.ca/greatplains website. The City reserves the right not to accept any offer.

All sales require approval by the General Manager of Asset Management and Capital Works. There is no restriction on the number of lots that may be purchased. Multiple lots purchased that are adjacent to each other must be consolidated by plan of survey on closing.

Asking Price

Available land for sale in Great Plains IV Industrial Park and the asking price is outlined in Attachment A – Lots for Sale and Asking Price. Asking Prices may be adjusted from time to time without notice so it is advisable to check the website at the time of making a submission.

Land Use

All lots available for sale in Great Plains IV Industrial Park have been designated I-G (formerly I-2), Industrial General in accordance with Land Use Bylaw 1P2007. A copy of the new Land Use Bylaw is available at www.calgary.ca/landusebylaw.

The Office of Land Servicing & Housing has no influence on planning and development applications submitted to the Approving Authority and subsequent approval conditions. All inquiries regarding land uses should be made through the Development and Building Approvals business unit by calling 3-1-1 (out of town call 1-403-268-2489). It is recommended that due diligence be carried out prior to submitting an offer to determine if your proposed use(s) and development will meet the requirements of the Land Use Bylaw.

Architectural and Development Design Guidelines

Great Plains IV Industrial Park is subject to Architectural and Development Design Guidelines which will be registered on Title to the individual lots prior to Closing. Refer to Attachment D for a copy of the guidelines. These guidelines are subject to final minor modifications.



3.0 Terms and Conditions

- Building Commitment:** Commence Construction within 18 months of the Closing Date (“Building Commitment Date”).
- “Commence Construction” is defined as the completion of all footings and either the structural slab or foundations required for the development.
- ◆ *Extensions* One 6 month extension shall be granted at a cost of \$7,500.00 per acre. This shall also extend the Option period.
 - ◆ *Default* Purchaser shall grant an Option to Re-Purchase to be registered on title at the original consideration plus GST, less any Finder’s Fee paid on the original sale. The Option is exercisable for two (2) years commencing on the Closing Date. The Option may only be exercised if on the Building Commitment Date, the Building Commitment has not been fulfilled, or the Purchaser provides written notice that it is not proceeding with the construction of its development. The Option shall not be exercised and will be discharged from Title where the Purchaser has Commenced Construction in accordance with the Building Commitment.
- Payment Terms:** 10% deposit with submission with balance due on the Closing Date.
- On Closing, an additional deposit of \$95,000.00 for one lot and \$40,000.00 for each additional adjacent and consolidated lot purchased is required to be paid in partial payment of the service connection and driveway crossings. After the construction of service connections, a final invoice will be submitted for payment, or a refund will be issued.
- Due Diligence Period:** 45 days from Corporate Approval. Due diligence condition must be waived or satisfied in writing. No extensions shall be granted.
- Assignment/Transfer:** Substitutions to corporate names or requests for alternate corporations to hold title will only be accepted until the due diligence period is waived. **NO CHANGE OR SUBSTITUTION OF A CORPORATE NAME WILL BE ALLOWED THEREAFTER.** A purchaser corporation must be either a registered Alberta Corporation or a corporation extra-provincially registered in Alberta.
- Finder’s Fee:** 3% on sales up to \$1,000,000
2% on the balance



THE CITY OF
CALGARY

Office of Land Servicing & Housing

No Finder's Fee is payable to a realtor who is a purchaser or director of the purchaser corporation. Finder's Fees will not be paid on any transactions that do not close. Finder's Fees will only be paid to a licensed brokerage registered under the *Real Estate Act*. The Finder's Fee plus GST is payable after Closing.

Minimum Cost of
Development:

The minimum cost of development to construct the building must be 1.75 times the value of the land purchased.

4.0 Frequently Asked Questions

What happens if my Expression of Interest is accepted?

The Industrial Land Sales Representative will respond with a proposal letter outlining the fundamental terms and conditions (as outlined in the Expression of Interest) for signature as to acceptance by the proposed purchaser. The accepted proposal letter shall be returned to the Industrial Land Sales Representative together with a deposit cheque representing 5% of the purchase price.

Once signed and returned, the Industrial Land Sales Representative will then prepare a Land Report which is presented to the Management Real Estate Review Committee for approval. Upon approval, the Purchaser will be informed in writing and the due diligence period begins.

Prior to the Purchaser entering upon the Property to commence their due diligence, The City will provide written consent to access City-owned land.

At the time of closing/possession, the remainder of the purchase price together with the Servicing Charge is due and payable. Title to the Property is transferred to the Purchaser upon payment in full.

The sale is subject to the parties formalizing an Agreement of Purchase and Sale and Option to Repurchase prepared by The City of Calgary Law Department.

Once the Land Report is approved, The City's Law Department prepares the Agreement of Purchase and Sale and Option to Repurchase and forwards it to the Purchaser's solicitor for review and execution by the Purchaser.

Default under the terms of the Agreement of Purchase and Sale and Option to Repurchase has serious consequences. Purchasers need to ensure they are familiar with their responsibilities as described in the executed agreements.

Does The City pay finder's fees, if applicable?

Finder's fees will be paid by The City of Calgary to a registered brokerage for any sale where the brokerage is considered a "cause of sale". This fee will be calculated as follows:

- From \$0 to \$1,000,000 of the sale price the fee will be 3%
- From \$1,000,001 and over the fee will be 2%



No Finder's Fee is payable to a realtor who is a purchaser or director of the purchaser corporation. Finder's Fees will not be paid on any transactions that do not close. Finder's Fees will only be paid to a licensed brokerage registered under the *Real Estate Act*. The Finder's Fee plus GST is payable after Closing.

Where do I obtain engineering and servicing information?

A current engineering package will be sent to the Purchaser upon request. Please contact 403-268-2508 to request a copy of the information package.

All deep and shallow utilities have been installed in the road. The cost of service connections and driveway crossings from the road to the property line are the Purchaser's responsibility. At closing, the Purchaser is required to prepay an estimated servicing Charge as a prepayment towards service connections and driveway crossings. The Fee is \$95,000 for one lot and \$40,000.00 for each additional adjacent and consolidated lot purchased.

One copy of the development site servicing plans must be submitted to The City of Calgary to ensure they will tie in to existing utilities. For submission details, call 403-268-2508 (business) or 403-537-3099 (fax). It is recommended this be done early in the development permit application process.

Refer to Attachment C - Engineering and Servicing Requirements for further information in this regard.

When can I apply for a development permit?

Once the due diligence period has been waived, the Purchaser can move forward with development plans. It is mandatory the Purchaser's development permit drawings are approved by the Design Review Committee (DRC) to ensure compliance with the Architectural and Development Guidelines prior to making a development permit application. The Purchaser will then be provided with the authority to apply for a development permit. Refer to Attachment D - Architectural and Development Guidelines for further information.