



# PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

VACANT LANDS ZONED FOR 27  
SINGLE, DETACHED RESIDENTIAL  
UNITS

4.6 ACRES IN THE CITY OF GUELPH,  
COUNTY OF WELLINGTON

JANUARY 22, 2018

## THE OPPORTUNITY

RSM Canada Limited, in its capacity as Court-Appointed Receiver (the “**Receiver**”) of Dunsire (Landsdown) Inc. (the “**Debtor**”), and not in its personal capacity, offers for sale the right, title and interest of the Debtor, in the land owned by the Debtor located on Landsdown Drive in the City of Guelph, Province of Ontario (“the **Property**”). The deadline for submission of offers is set for 12:00 noon, EST, on February 28, 2018.

## INVESTMENT HIGHLIGHTS

- Prime residential location in Guelph to capture future residential demand
- Zoned for residential, conservation and wetland, subject to fulfillment of the draft plan conditions
- Prior to the Receiver’s appointment, the Debtor entered into agreements of purchase and sale with respect to 26 of the 27 units to be constructed on the Property

### Subject Property Overview

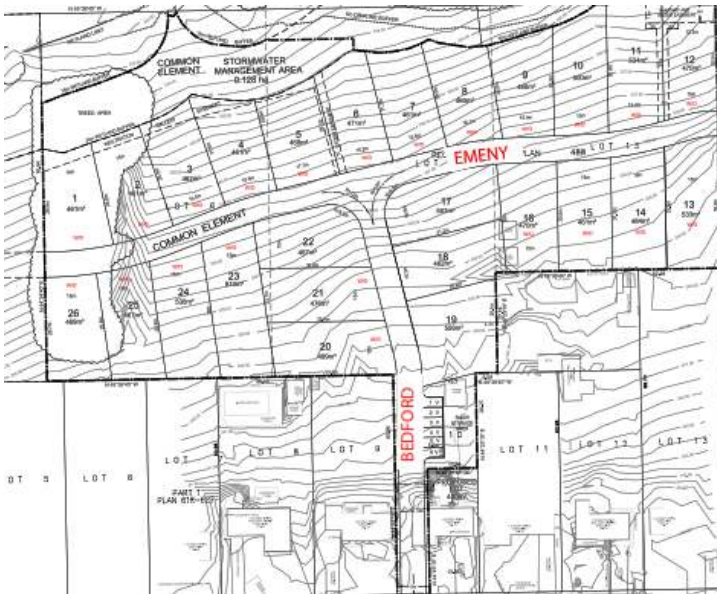
- The subject Property is a low-rise, single family home development tucked into a quiet cul-de-sac in Guelph’s much sought after south end. The site is fully zoned for 27 full-depth 50 foot lots. This unique site sits on the edge of the largest provincially protected wetland in Guelph and overlooks the Victoria Park West golf course, assuring unspoiled rolling views. Residents are also a short drive from downtown Guelph, The University of Guelph and Highway 401.
- The Property has a total area of approximately 4.6 acres including an area of environmentally protected wetlands. The developable portion consists of 3.08 acres. A total of 26 single, detached units have been conditionally approved as condominiums, and one additional unit has been conditionally approved as freehold.
- The site is in the process of having full municipal services installed and the current access is off of Landsdown Drive. Utilities, including hydro, gas, telephone, cable television can readily be provided to the Property.

## ZONING & LEGAL DESCRIPTION

### Zoning

According to the prevailing Zoning By-law, 2015-19943, the subject property is currently zoned as follows

- Residential (R.1B-46 (H), R.1B-47 (H), R.1B-48 (H))
- Conservation Land (P.1)
- Wetland Zone (WL)



### Legal Description

The real property is described as PIN No.71505-0993 (LT) in the City of Guelph, County of Wellington.

### Transaction and Competitive Bid Process

The Receiver is conducting a Request for Offers, with the deadline for submission of offers set for Wednesday, February 28, 2018 at 12:00 noon, Eastern Standard Time. Offers must be submitted using the form of offer available with

the Confidential Information Memorandum (“CIM”). The Receiver reserves the right to extend the above deadline at its sole discretion.

To receive additional information including the CIM, interested parties must execute a Confidentiality Agreement. If you are interested in this opportunity, please contact Mr. Jeffrey Berger of the Receiver’s office either at 647 726 0496 or at [jeff.berger@rsmcanada.com](mailto:jeff.berger@rsmcanada.com).

### **rsmcanada.com**

This document contains general information, may be based on authorities that are subject to change, and is not a substitute for professional advice or services. This document does not constitute audit, tax, consulting, business, financial, investment, legal or other professional advice, and you should consult a qualified professional advisor before taking any action based on the information herein. RSM Canada Limited and its affiliates and related entities are not responsible for any loss resulting from or relating to reliance on this document by any person. This communication is being sent to individuals who have subscribed to receive it or who we believe would have an interest in the topics discussed.

RSM Canada Limited is a licensed insolvency trustee. Visit [rsmcanada.com/aboutus](http://rsmcanada.com/aboutus) for more information regarding RSM Canada Limited.

RSM® and the RSM logo are registered trademarks of RSM International Association, used under license.

The power of being understood® is a registered trademark of RSM US LLP, used under license.

© 2018 RSM Canada Limited. All Rights Reserved.

