

To: David Creery, Chief Administrative Officer

From: Brad Hammond, Development Commissioner

Re: Proposed Sale of City-owned Industrial Land to 2731824 Ontario Inc.

AIM

To seek Woodstock City Council's approval to sell 2 acres of City-owned industrial land located at 406 Woodall Way to 2731824 Ontario Inc.

BACKGROUND

On September 5, 2019 Woodstock City Council approved a land sale of 11.7 acres to 2498810 Ontario Inc. The numbered company was owned by 214 Carson Co. While unknown at the time, the company would become a mainstay in the Woodstock economy and go on to build no less than 7 industrial buildings of various sizes to date.

The property at 378 Woodall Way was the first of 214 Carson Co.'s industrial buildings in Woodstock. The developer has had a solid reputation for building faster and larger buildings committed to in its agreements of purchase and sale. Once completed the buildings have always been quickly leased or sold, mostly to businesses new to Woodstock.

The property located immediately north of 378 Woodall way, 406 Woodall Way, has twice been sold by the City and then repurchased. One repurchase was failure to meet the City's construction requirements, and the second repurchase was at the request of the owner. Today the two acre parcel is back in City ownership and available for purchase.

COMMENTS

2731824 Ontario Inc. (214 Carson Co.) currently owns 378 Woodall Way and is asking to purchase an additional 2 acres of City-owned industrial land immediately to its north (see Schedule 1). The purpose of this purchase is to join it to its existing property and construct an addition to the existing 125,000 sqft. (11,613 m²) building currently on site.

The agreement of purchase and sale has been prepared using the City's standard land sale agreement and includes all of the City's typical conditions. In addition, because the purchaser intends to join both properties together, the agreement requires ownership to be taken in the same name as 378 Woodall so that the properties will merge.

2731824 Ontario Inc. has agreed to the City's asking price of \$1,000,000 for this property. If approved by City Council this agreement is expected to close by November 2026. Following closing the agreement requires that the purchaser file for site Plan Approval within one year and construct a building of at least 17,500 sqft. (1,626 m²) within 30 months.

Staff are prepared to recommend this offer to City Council for approval.

ATTACHMENTS

Schedule 1 – Subject Site

RECOMMENDATION

That Woodstock City Council approve the sale of 2 acres of City-owned industrial land located at 406 Woodall Way to 2731824 Ontario Inc., and the necessary Bylaw be read.

Authored by: Brad Hammond, Development Commissioner

Approved by: David Creery, P. Eng, MBA, Chief Administrative Officer

Schedule 1

