

PROPERTY INFORMATION

LAST UPDATE: April 15, 2015

FILE NO: CS-110017

TAX ROLL NO.(S): 4064879

HOLDING NO.(S): Eighteen (18) Holding Numbers

PENDING

SECTOR: South

MLS# E1023128

[Colour Aerial Photo of Site](#)

[Aerial Photo of Site](#)

(NOTE: Large file, recommended for high speed connections)

NEIGHBOURHOOD: Old Strathcona (Queen Alexandra)

LOCATION: 8019 – 105 Street

LEGAL DESCRIPTION: Lots 11 to 28, Block 49, Plan 8163ET

LAND AREA: 2.16 acres / 94,018 sq. ft. (more or less)

EXISTING LAND USE ZONE: [CB2 General Business Zone \(Link\)](#) accommodates a wide range of permitted and discretionary commercial uses as well as residential apartments and hotels. This site is subject to the [Pedestrian Commercial Shopping Overlay \(Link\)](#) and the [Strathcona Area Redevelopment Plan \(Link\)](#) and the [Whyte Avenue Commercial Overlay \(Link\)](#).

OTHER INFORMATION:

1. This site is currently a paved parking lot, located in the second block south of the popular shopping and entertainment strip centered along Whyte Avenue (82nd Avenue) within the heart of "Old Strathcona". This site presents an exciting opportunity to establish a landmark development in a year-round, increasingly popular area of Edmonton.
2. The City is committed to enhancing the sustainability of the developments in our city, and requires the developer/buyer to achieve a [Leadership in Energy and Environmental Design \(LEED\) \(Link\)](#) certified level, [Built Green Silver level \(Link\)](#) or equivalent for the site.
3. The Sale and Development Agreement will also contain a requirement for the developer to provide a minimum of 150 public use parking stalls within the development in addition to the parking required for the balance of the proposed development. The development shall also be built to the front and side property lines or it must provide a pedestrian oriented set back from the property lines. The Sale price will be at "Market Value" reflective of the DC2's requirements and opportunities
4. The current zoning of CB2 is indicated by Current Planning to be an appropriate standard commercial zone commonly found in the area but rezoning to a DC2 zone satisfactory to the City will be required as a condition of sale. A mixed use or even solely Residential Development may be supported by the City. The requirement for public parking and LEED certified or Built Green development must also be incorporated into the re-zoning for this site.
5. The Buyer may apply to close a portion of the public lane (5,280 square feet, more or less) within the site if desired. Any required costs and conditions of this closure would be the responsibility of the Buyer.

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. **Price, terms and conditions are subject to change without notice.** G.S.T. is not included in price.

Annual Local Imp. Charges:	\$ N/A
Estimated Local Imp. Payout:	\$ N/A

PRICE: \$13,250,000.00

ESTIMATE OF 2015 TAXES: Not available at this time. land only, (subject to verification by Assessment & Taxation).



SUSTAINABLE
DEVELOPMENT

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8163ET-49-11-28

**REAL ESTATE, HOUSING AND
ECONOMIC SUSTAINABILITY**
20th Floor Century Place
9803 – 102A Avenue N.W.
Edmonton, Alberta T5J 3A3

Telephone: 496-6000
After Hours: 311
(Outside Edmonton) (780) 442-5311
Fax: (780) 496-6577

OTHER INFORMATION CONT.:

6. All costs associated with roadway modifications, upgrading, modification/relocation of existing servicing, required for this new development will be borne by the Buyer.
 - a. EPCOR Power maintains a 15KV aerial power line located on the undeveloped east/west lane that bisects the site. TELUS and Shaw Cable also have facilities co-located with EPCOR Power. It is anticipated that if the laneway is closed, these facilities will have to be relocated and buried underground in an easement area at the time development occurs at the developers cost.
 - b. Sanitary and Storm sewer lines are available in the adjacent street network but no direct connections to the site currently exist. No PAC (Permanent Area Contribution) is required. Sanitary Sewer Trunk Charges (SSTC) will be reviewed at the time of development application.
 - c. EPCOR water has advised there are existing lines under lands functioning as "80 Avenue" (150mm) and "81 Avenue" (200mm). EPCOR Water has stated that "...significant water infrastructure upgrades will be required prior to, or in conjunction with any future redevelopment..." As well EPCOR Water requires the addition of two new fire hydrants adjacent to the site.
 - d. ATCO Gas has a pipeline in the laneway (running north/south) at the easterly edge of the site.
 - e. Existing trees along the boulevard must be preserved. Potential of future tree planting within the site must be in manner similar to the existing Queen Alexandra Neighbourhood.

PURCHASE PROCESS:

1. In order to give all interested buyers an equal opportunity, all forms received will be held until 4:00 p.m. Wednesday, April 15, 2015. After that time, the City will contact the buyer(s) which the City selects, to further negotiate and formalize a Sale and Development Agreement.
2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
3. Multiple offers and offers above the listed price are commonly received.

CONDITIONS OF SALE:

1. All sales must be approved by the General Manager of Sustainable Development and/or Executive Committee of City Council.
2. The Sale and Development Agreement will require a [Leadership in Energy and Environmental Design \(LEED\) certified \(Link\)](#), [Built Green Silver \(Link\)](#) or equivalent development be constructed on the site.
3. The Sales and Development Agreement will contain a requirement for the developer to rezone the site to DC2, acceptable to the City. For more information or with questions about what characteristics of development may be considered acceptable, please contact the Area Planner, Andrew McLellan, at 780-496-2939 or by email at andrew.mclellan@edmonton.ca.
4. The buyer will be required to commence construction within two years from the Closing Date and complete within four years.
5. At the Buyer's cost, approximately 1000 cubic metres of contaminated fill will have to be removed from the site to an approved landfill designed to deal with contaminated soils. Environmental reports in the City's possession will be provided to the Buyer selected by the City as part of the Buyers due diligence process.
6. The contract will contain, among other things, a performance fee of 5% of the purchase price or \$50,000, whichever is greater and a Buy Back Option will be registered on title for the City to exercise in the event that construction does not commence, among other things.
7. The sale is subject to tenant's rights, one month notice to vacate. Buyer must execute a [Lease Assignment \(Link\)](#).
8. Caveat 902 132 655 and Easement 022 066 390 (access) will be discharged by the City prior to transfer.
9. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this proposed offering.

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