

# Station Pointe



## 404 Belvedere Gate NW

**Neighbourhood:** Belvedere

**Legal Description:** Lot 1, Block 2, Plan 0924862

**Land Area:** 2.18 Acres / 0.88 Hectare (more or less)

**Existing Land Use Zone:** DC1 (Direct Control Provision (Area B)) [\[LINK\]](#) The City may consider reasonable amendments to the current DC1 zoning, as a zoning condition of the Sale and Development Agreement

**MLS Number:** E1024159

**Last Update:** September 17, 2015

**File Number:** CS-090012

**Tax Roll Number(s):** 10163748

**Holding Number(s):** 1006596

**Sector:** North East

**COLOUR AERIAL PHOTO - DOWNLOAD** [\[LINK\]](#)

*(note: large file size, high speed connection recommended)*

**Buyer's Application Form:**

[ONLINE FORM - FILL OUT & SEND](#) [\[LINK\]](#)

[PDF FAX FORM - DOWNLOAD](#) [\[LINK\]](#)

## \$2,650,000

**Price Per Square Foot:** \$27.86

**Annual Local Imp. Charges:** Not Available

**Estimated Local Imp. Payout:** Not Available

**Estimate of 2015 Taxes:** \$25,130.00 land only  
*(subject to verification by Assessment & Taxation)*

**Other Information: Transit-Oriented Development**

**Housing Program Grant.** The first 100 units constructed and completed in Phase 1 Area B will be eligible for a grant of \$3,500 per unit.

The City as the Land Developer, has created the Station Pointe Project a model for Transit Oriented Development. It is a demonstration project for Edmonton's Urban Land Intensification Strategy/Smart Choices as part of Edmonton's Urban Sustainability Action Plan and incorporates environmentally sustainable development practices. As the 2004 Award of Excellence winner from the Alberta Association, Canadian Institute of Planners 2008 Brownie Award of Excellence from the Canadian Urban Institute, as well as a being accepted as a finalist for the 2010 GLOBE Award of Excellence in Urban Sustainability, this project is a joint effort by the City of Edmonton and the Fort Road community and a more affordable alternative to urban sprawl.

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## Encumbrances:

### Registrations:

#092 144 132 – Subdivision Plan

#092 144 132 – Caveat (Disturbed Soils)

Re: Restrictive Covenant Pursuant to Municipal  
Government Act

Caveator – The City of Edmonton

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## General Conditions of Sale will include buyt ar not limited to:

1. All sales must be approved by the General Manager of Sustainable Development and if required the Executive Committee of City Council.
  2. The Land Sale and Development Agreement will be conditional upon the Developer agreeing to construct a development attaining accreditation in Leadership in Energy and Environmental Design (LEED)[\[LINK\]](#) or Built Green program [\[LINK\]](#).
  3. To ensure conformance with the construction requirement time lines and the Built Green or LEED requirement, the successful proponent will be required to provide a performance fee and execute a Buy Back Option Agreement.
  4. The City reserves the right to reject any and all proposals received and/or cancel this offering.
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*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. GST is not included in price.*