

PROPERTY INFORMATION

LAST UPDATE: September 17, 2015

SECTION: North East

FILE NO: CS-09-0011

MLS # E1024158

TAX ROLL NO.(S): 10163736

Colour Photo of Site

HOLDING NO.(S): 1006592

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

PROJECT: Station Pointe, a Sustainable,
Transit Oriented Development (TOD) Project

LOCATION: 504 – Belvedere Way NW

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0924862

LAND AREA: 0.88 hectares (2.17 acres) more or less

LAND USE: [\(DC1\) Direct Development Control Provision \(Area A\) \(Link to Bylaw\)](#)
The City may consider reasonable amendments to the current DC1 zoning, as a zoning condition of the Sale and Development Agreement

OTHER INFORMATION: 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.

ENCUMBRANCES:

Registrations: # 092 144 132 – Caveat (Disturbed Soils)

Re: Restrictive Covenant Pursuant to Municipal Government Act
Caveator – The City of Edmonton

092 144 137 – Utility Right of Way, Grantee – EPCOR Distribution & Transmission Inc.

092 144 138 – Utility Right of Way, Grantee – Telus Communications Inc.

092 144 139 – Utility Right of Way, Grantee – Shaw Cablesystems Limited

092 144 143 – Utility Right of Way, Grantee – The City of Edmonton

[Click here to email our interactive Buyer's Application Form](#)

[Click here to fax our Buyer's Application Form](#)

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:	Not available
Estimated Local Imp. Payout:	Not available

PRICE: \$3,860,000.00 (\$40.84 per square foot)
ESTIMATE OF 2015 TAXES: Not available land only,
(subject to verification by Assessment & Taxation).



SUSTAINABLE
DEVELOPMENT

OWNER-BROKER

www.edmonton.ca/landsales

Station Pointe-L1-B1

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

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

GENERAL CONDITIONS OF SALE WILL INCLUDE BUT ARE 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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Station Pointe-L1-B1



Yellowhead Trail

Opening 2018 Kathleen
Andrews Garage

66 St

FOR SALE

FOR SALE

SOLD

Belvedere Gate

FOR SALE

FOR SALE

LRT

Belvedere Way

Fort Road

129 Ave

Belvedere LRT Station

SUBJECT PROPERTIES



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BUYER'S APPLICATION FORM

Use this form if you are interested in purchasing property from the City of Edmonton. The information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to the City regarding interest of buyers to purchase properties, prior to negotiation of a formal Sale Agreement. The completion and submission of the form in no way obligates you to purchase the property in question and is not in any way binding upon the City. It is for information purposes only.

After you submit this form, we will contact you to confirm whether or not the City is interested in negotiating a formal Sale Agreement with you. The City reserves the right to negotiate only with those parties that the City so determines in its sole discretion.

Who are you ?

Buyer's Name: _____ Address: _____

Contact Name: _____ City, Province: _____

Contact Phone Number: _____ Postal Code: _____

Contact Fax Number: _____ E-mail Address: _____

What Property would you like to buy ? Property's Legal Description: _____

_____ Lot 1

_____ Block 1

_____ Plan 0924862

_____ Station Pointe

What Sale Price are you prepared to pay?

\$ _____ Price

\$ _____ G.S.T. Payable OR G.S.T. Registration No. _____

\$ _____ Total ("Sale Price")

\$ _____ Deposit – 10% of the Total Price is to be paid by cheque to the City or your Real Estate Broker when you sign the City's standard form Sale Agreement.

\$ _____ Balance Due at Closing

Buyer's Conditions

The Buyer may require a time period (usually 30 to 90 days) to conduct soil tests and environmental studies, obtain a development permit and financing as may be required by the Buyer for the Buyer's proposed development of the Sale Land consistent with the property's existing zoning. The Buyer's Condition should be completed by the **Condition Date** which is: _____

When would you like to complete the transaction, take possession and have any adjustments made:

The Closing Date: _____

Is a Real Estate Brokerage involved? ☐ No ☐ Yes

Real Estate Brokerage Name: _____

Agent Phone Number: _____

Fax Number: _____

E-mail: _____

Is there any additional information you wish to add ?

If you have any questions or comments, please include them below.

Date: _____ Signed: _____

"This information is being collected under the authority of Section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be used in the City of Edmonton's property sales discussions and agreements. If you have any questions about the collection or use of this information, please call Property Sales at (780) 496-6000 or email Propertysales@edmonton.ca."