

FOR SALE – KINISTINAW BLOCK

# The Quarters Downtown

Edmonton



## Open to Offers

## 102A Avenue North & East of 96 Street



**Neighbourhood:** Boyle Street / The Quarters

**Legal Description:** Plan ND, Block 8, Lots 32 to 35 (Property 1), Plan ND, Block 8, Lots 20 to 23 (Property 2) and Plan ND, Blk 9, Lot 31 to 34 (Property 3)

**Land Area:** Lots 20 to 23 0.15 ha or 0.37 acre (more or less); Lots 32 to 35 – 0.15 ha or 0.37 acre (more or less) Lots 31–34 – 0.15 ha or 0.37 acre (more or less); Total 0.45 ha or 1.11 Acres (more or less)

**Existing Land Use Zone:** **DC-1 – Direct Control (18591)**

**Last Update:** May 18, 2023

**File Number:** CS200022

**Roll Number(s):** 1009448, 1009452, 1009451, 1009450, 1008074, 1008073, 1008076, 1008075, 1008072, 1008507, 1008509, 10085085

**Buyers Application Form:** [ONLINE FORM – FILL OUT & SEND](#)

[PDF FORM – DOWNLOAD](#) (Scan, Email or Deliver)

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

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

**Estimate of 2023 Taxes:** *Subject to verification by Assessment & Taxation*

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.

# The Quarters Downtown

## Property Information:

Incredible development opportunity now available in the Quarters, one of Edmonton's up-and-coming neighbourhoods. The Quarters Downtown is nestled next to North America's largest stretch of urban parkland. This community-focused district provides its residents with arts and recreation centres, restaurants, schools, parks, farmers markets, grocery stores and other amenities. Bordering Edmonton's downtown, the Quarters district brings everything a little closer to home.

The City is selling one large 1.11 acre site or three separate 0.37 acre sites. This provides a great opportunity for a medium density residential development fronting directly onto Kinistinaw Park. The sites are subject to the **(DC1) Direct Development Control Provision (MQ) McCauley Quarter Areas 1 & 3** currently in place and to **City Council policy C582 Developer Sponsored Affordable Housing**.

Edmonton's River Valley (Louise McKinney Park) and the future Quarters stop of the **Valley Line LRT** are within walking distance. These properties are adjacent to the **Downtown Bike Network**, the **Armature** (Edmonton's first green street), **Kinistinaw Park Phase 1** and the future Phase 2 along with a number of other **amenities**.

Property 2 includes the **Joseph Reed Residence** which has a **historic designation** that must be maintained. The City is committed to preserving historical resources that represent our past and enhance our urban environment. The City is open to creative solutions from buyers which will preserve and designate the Joseph Reed Residence as a legally-protected Municipal Historic Resources.

The City of Edmonton is seeking Purchase and Development proposals that will contribute to the vision of the Quarters Downtown. All costs associated with the development of these lands including but not limited to roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.



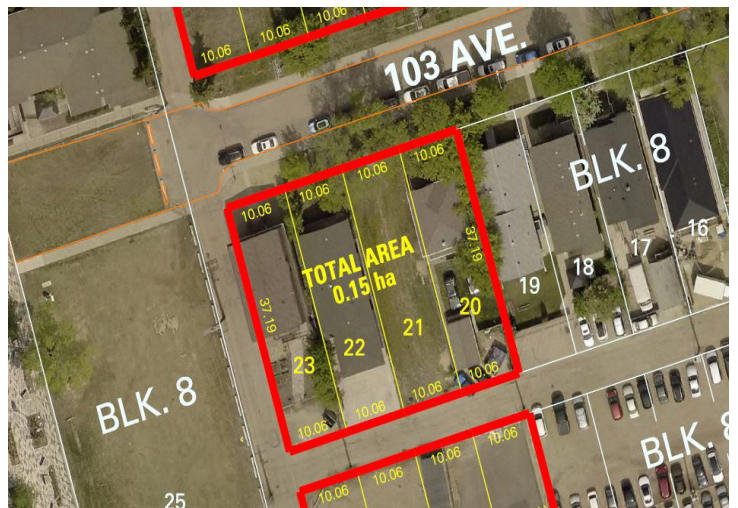
## Property #1:

- **Legal Description:** Plan ND, Block 8, Lots 32 to 35
- **Total Land Area:** 0.37 Acres (more or less)
- **Zoning:** **Direct Development Control Provision (DC1) – McCauley Quarters Area 3**



## Property #2:

- **Legal Description:** Plan ND, Block 8, Lots 20 to 23
- **Total Land Area:** 0.37 Acres (more or less)
- If Property 2 is purchased solely, lot 23 will require a URW in favor of Telus.
- **Zoning:** **Direct Development Control Provision (DC1) – McCauley**



# The Quarters Downtown

## Property #3:

- **Legal Description:** Plan ND, Block 9, Lots 31 to 34
- **Total Land Area:** 0.37 Acres (more or less)
- **Zoning:** **Direct Development Control Provision (DC1) – McCauley**



## Purchase Process:

1. Applicants are strongly encouraged to describe/present their proposed development for this property. This can be done in one of the following ways:

- Within the Additional Information section of the **Buyers Application Form** or on the **Interactive Buyers Application Form**; or
- Submit an information package prior to the submission deadline shown below, describing the proposed development including a completed buyers application to either:

[propertysales@edmonton.ca](mailto:propertysales@edmonton.ca)

Email Subject Line: "Kinistinaw Block – Submission"

### or Mail to:

2nd Floor Mailroom, Edmonton Tower  
10111 – 104 Avenue NW,  
Edmonton, AB T5J 0J4

2. The City will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale Agreement.
3. Applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
4. 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 offering.

## Submission Requirements:

Proposals should include the following:

1. Price offered. Applicants should submit an offer price for each property they are submitting a Proposal on.
2. Applicant's proposed conditions and closing date.
3. A detailed schedule of the proposed rehabilitation, if the proposal includes Property 2, and/or development, including proposed commencement and completion dates.
4. Development Description:

At minimum, please describe:

- The intended use of the development as it complies with the general purposes of the Direct Development Control Provision DC1 zoning.
  - How the development will comply with the Municipal Historic Resource Designation requirements and the rehabilitation of the historic resource, if the proposal includes property 2.
  - How the architectural and landscape features of the development will integrate with the immediate area.
  - How the proposed development contributes to the success of the Quarters area.
5. Applicant Qualifications:

Please provide the following:

- Comprehensive list of all consultants, contractors, architects, and any other parties to be involved in the project.
- Descriptions of previous completed heritage projects demonstrating experience in both developing and operating them, if the proposal includes Property 2 (Please indicate whether these developments are within Edmonton or other municipalities).
- Descriptions of projects recently completed, or undergoing construction. Please indicate whether these developments are within Edmonton or other municipalities.



# The Quarters Downtown

## Conditions of Sale:

- All sales must be approved by the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
- The Buyer will be required to enter into a Sale and Development Agreement as well as a Buy Back Option Agreement. Among other things, the agreements will contain the following requirements and conditions:
  - The Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
  - The Buyer must obtain a **Energuide**, or **Built Green Silver** or **Leadership in Energy and Environmental Design Certified (LEED)** certification for the development.
  - Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of 10% of the purchase price. This is tied to completion of the development within 3 years of closing and achieving either the **Energuide**, or **Built Green Silver** or **Leadership in Energy and Environmental Design Certified (LEED)**.
  - All developments shall comply with the development regulations contained in **The Quarters Downtown Area Redevelopment Plan**, the **Mature Neighbourhood Overlay**, the **Main Street Overlay** and **(DC1) Direct Development Control Provision (MQ) McCauley Quarter Areas 1 & 3** and as review by **Edmonton Design Committee**.
- The property is being sold on a strictly "as is", "where is basis". Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
- The Joseph Reed Residence is located at 9549 103 Avenue NW the Sale and Development agreement will require the buyer to preserve, rehabilitate and designate the Joseph Reed Residence as a legally-protected Municipal Historic Resources.

## Additional Information:

It is recommended that applicants review the following:

- [Quarters Overlay 860](#)
- [Direct Development Control Provision \(DC1\) – McCauley Quarters Area 1 & 3](#)
- [The Quarters Area Redevelopment Plan](#)
- [The Quarters Urban Design Plan](#)
- [The Quarters Community Revitalization Levy Area Plan](#)
- [Edmonton Design Committee](#)
- [Statement of Historical Significance – Joseph Reed Residence](#)

