

GRANDIN-4 RESIDENTIAL DEVELOPMENT

OLIVER DC2 Site Specific Development Control Provision to (Ra9) High Rise Apartment Zone



114 Street NW

113 Street NW



112 Street NW

100 Avenue NW

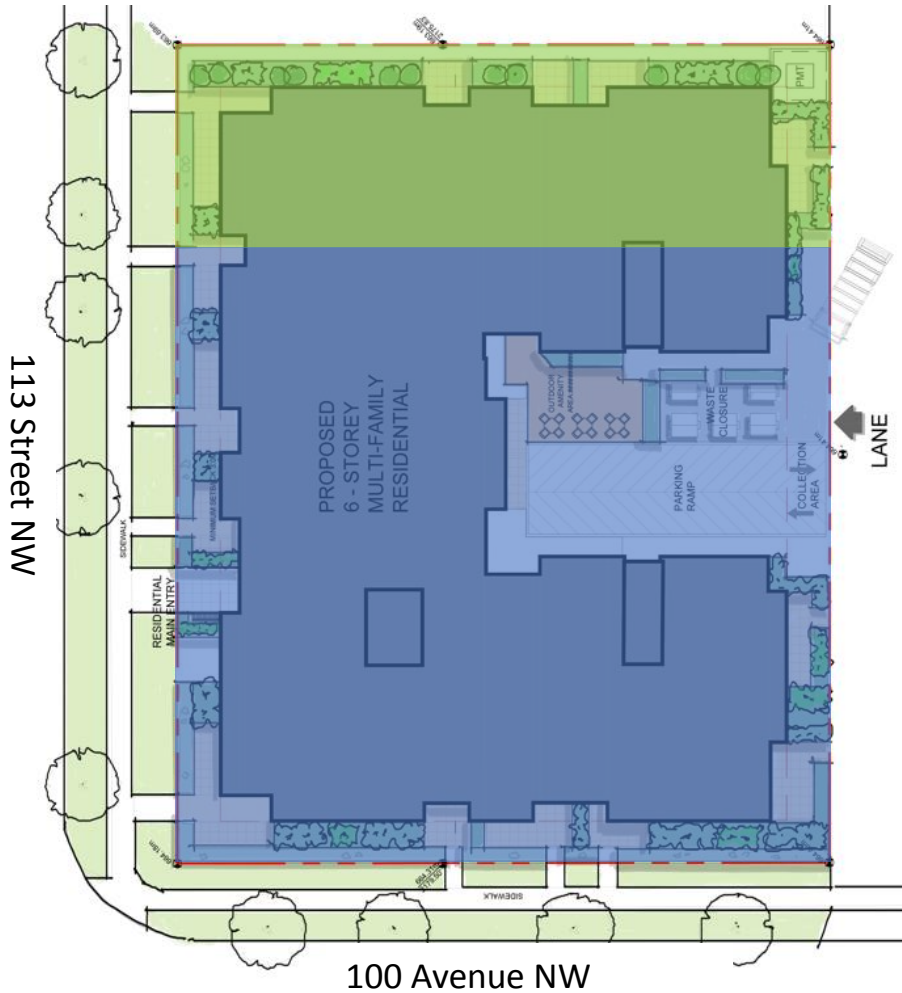
N



Subject Sites

-  10015 – 113 Street NW
-  10017 – 113 Street NW

Subject Sites



- Adjacent property owner no longer wishes to continue
- New plans needed to develop the site



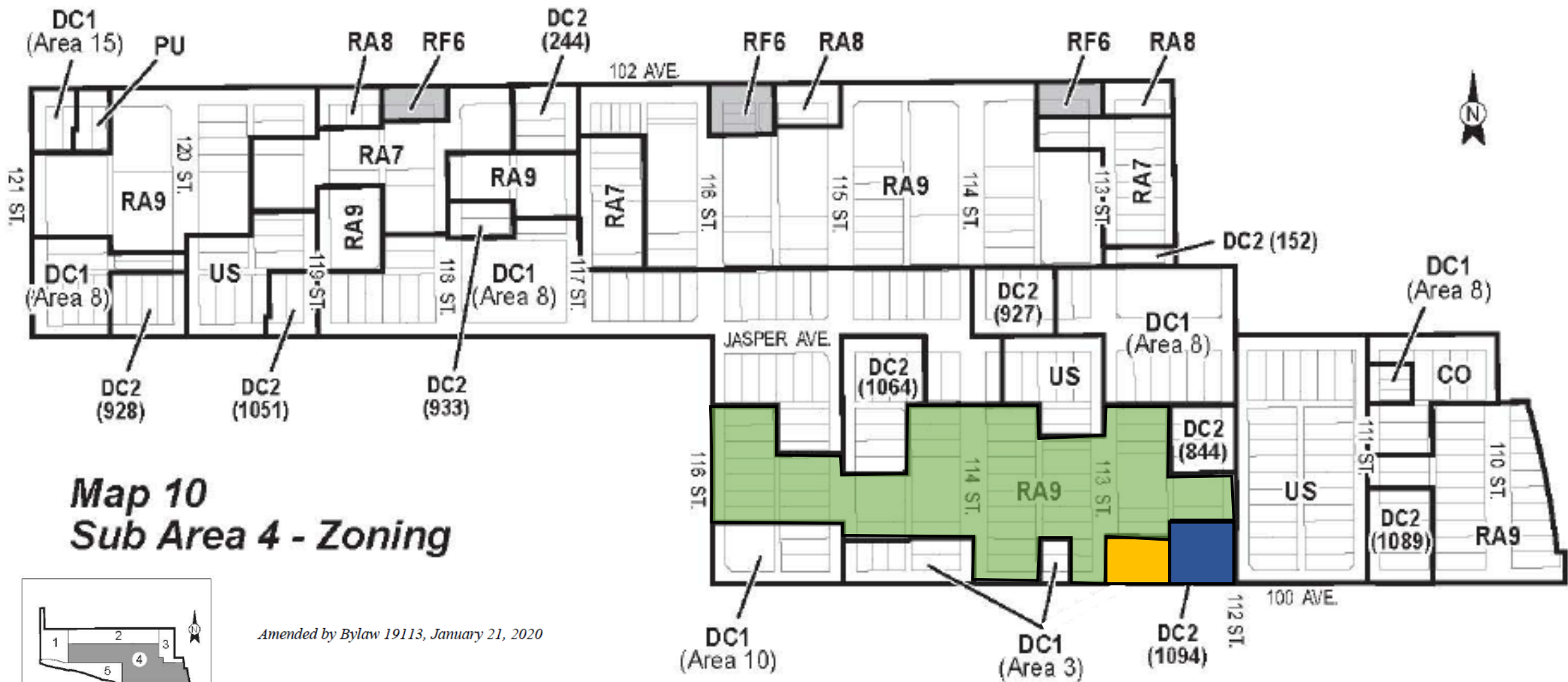
Original Proposal (DC2 (1134))



- Westrich's property to rezone to RA9:
 - A 6-storey residential apartment can be accommodated in the remaining five parcels + lane: approximately 2,084 m²
 - 7.5 m side setback between the two properties
 - Maximum 135 units (same as in the DC2)
 - Maximum Floor Area Ratio (FAR): 5.2 (proposed 3.5)

Fourplex to return to the RA9 Zone

Zoning Options



Oliver Area Redevelopment Plan



City Plan

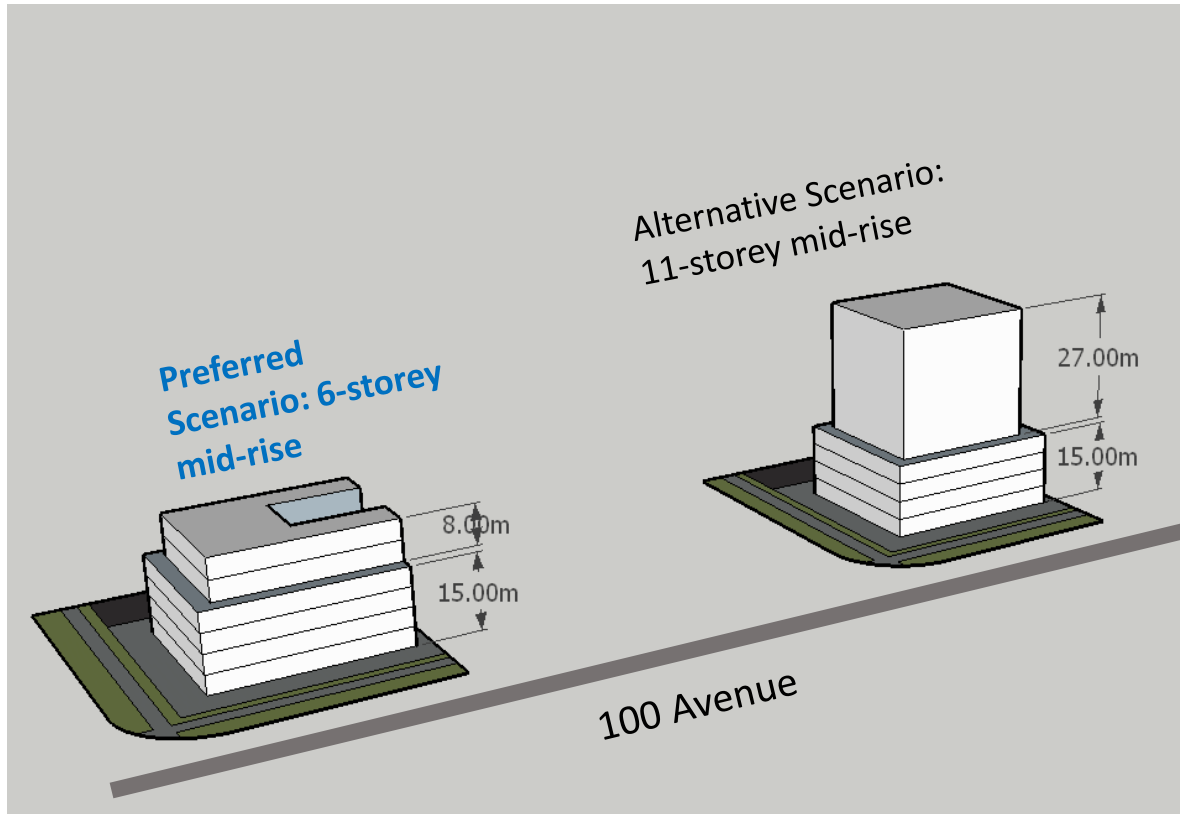


Regulation / Development Standard	RA9 Zone	DC2 (1134)
Uses	Similar residential uses + limited commercial uses	Residential uses
Maximum number of units	135 (650 units/ha)	135
Maximum FAR	5.2	3.8
Maximum building height	60 m (provided tower design regulations are met)	23 m
Front and Flanking Setbacks	3.0 m up to 15 m in height 6.0 m above	3.0 m; 4.2 m
Rear Setback	3.0 m	3.0 m
Side Setback	7.5 m	1.8 m

DC2 (1134) vs RA9 Zone

Regulation / Development Standard	RA9 Zone	DC2 (1134)
Building design and features	<p>At ground level, each unit shall have:</p> <ul style="list-style-type: none"> • individual access, including • Transition from public to private space • hinged doorways • privacy screening • lighting • Amenity area in front of each exterior entry that establishes a transition 	<p>At ground level, each unit shall have:</p> <ul style="list-style-type: none"> • individual access • visible doorways • landscape terraces • pedestrian lighting • patios
Reducing Massing	<p>Floor Plate is a max 850 m2 above 15 m in height</p>	<ul style="list-style-type: none"> • façade articulation • projections or recesses • varying exterior cladding and colour • Appearance broken into 9.0m sections or less • break appearance between the second and third storey

DC2 (1134) vs RA9 Zone



100 Avenue (looking northeast)

Preferred Scenario: 6-storey mid-rise

- 4 + 2 = 6 Storeys
- Podium: 968,29 m²
- Tower: 669.70 m²
- 2.5 FAR

Alternative Scenario: 11-storey mid-rise

- 4 + 7 = 11 Storeys
- Podium: 1,177.98 m²
- Tower: 762.06 m²
- 5.2 FAR

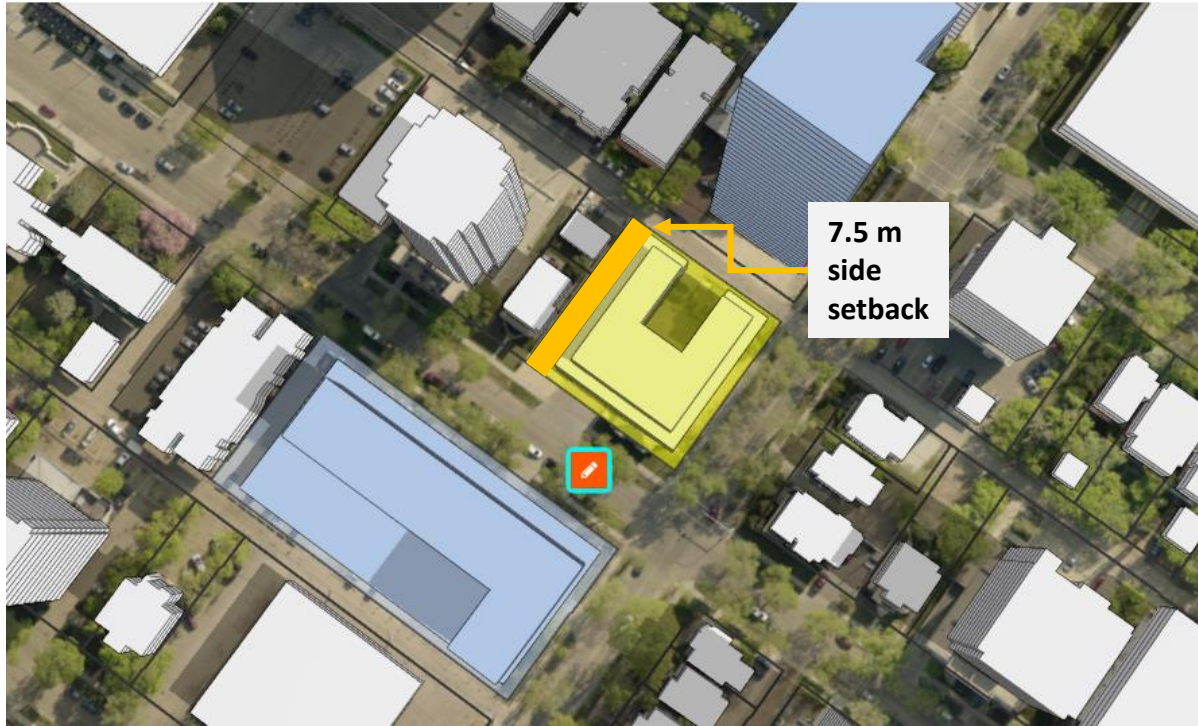


Preferred Scenario:
6-storey mid-rise

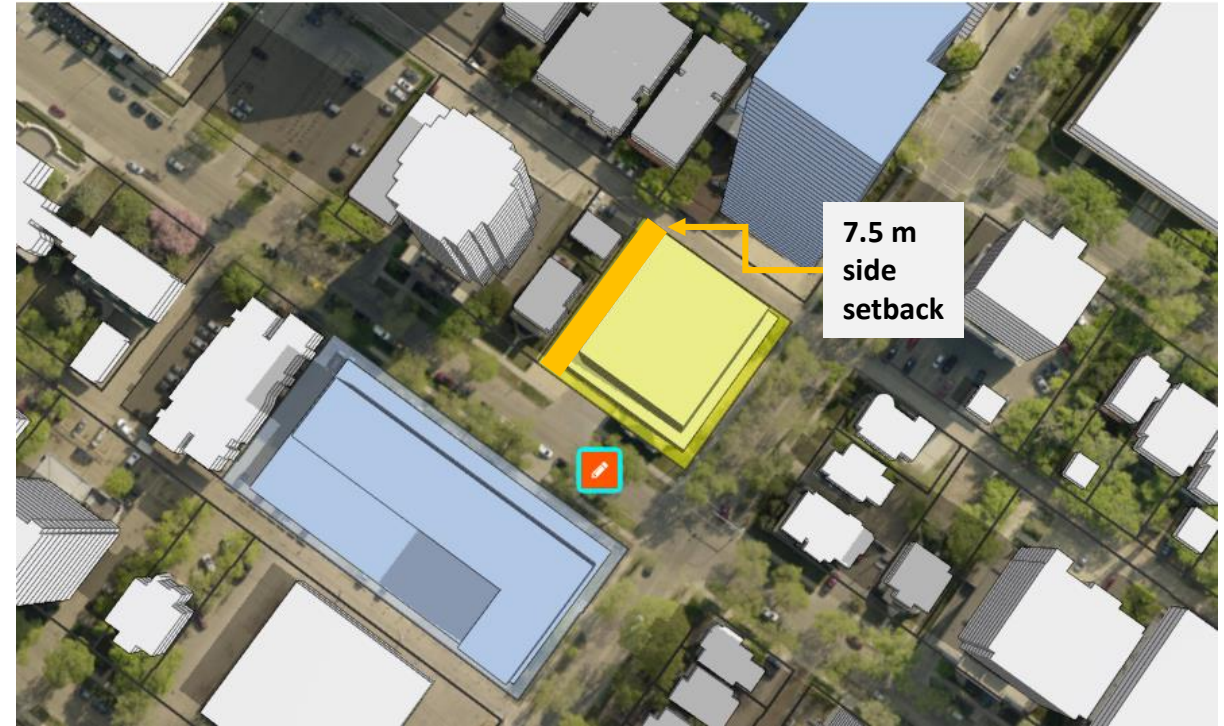


Alternative Scenario:
11-storey mid-rise

Development Scenarios



Preferred Scenario:
6-storey mid-rise



Alternative Scenario:
11-storey mid-rise

Development Scenarios

114 Street and Jasper Avenue (Oliver)



113 Street and 100 Avenue - approved DC2 (Oliver)



110 Street and 86 Avenue (Garneau)



113 Street and 105 Avenue (Central McDougall)



Westrich Mid-Rise Presence

Thank you



Grandin-4 Residential Development
Bylaws 19897 – 19898 (Ra9) High Rise Apartment Zone

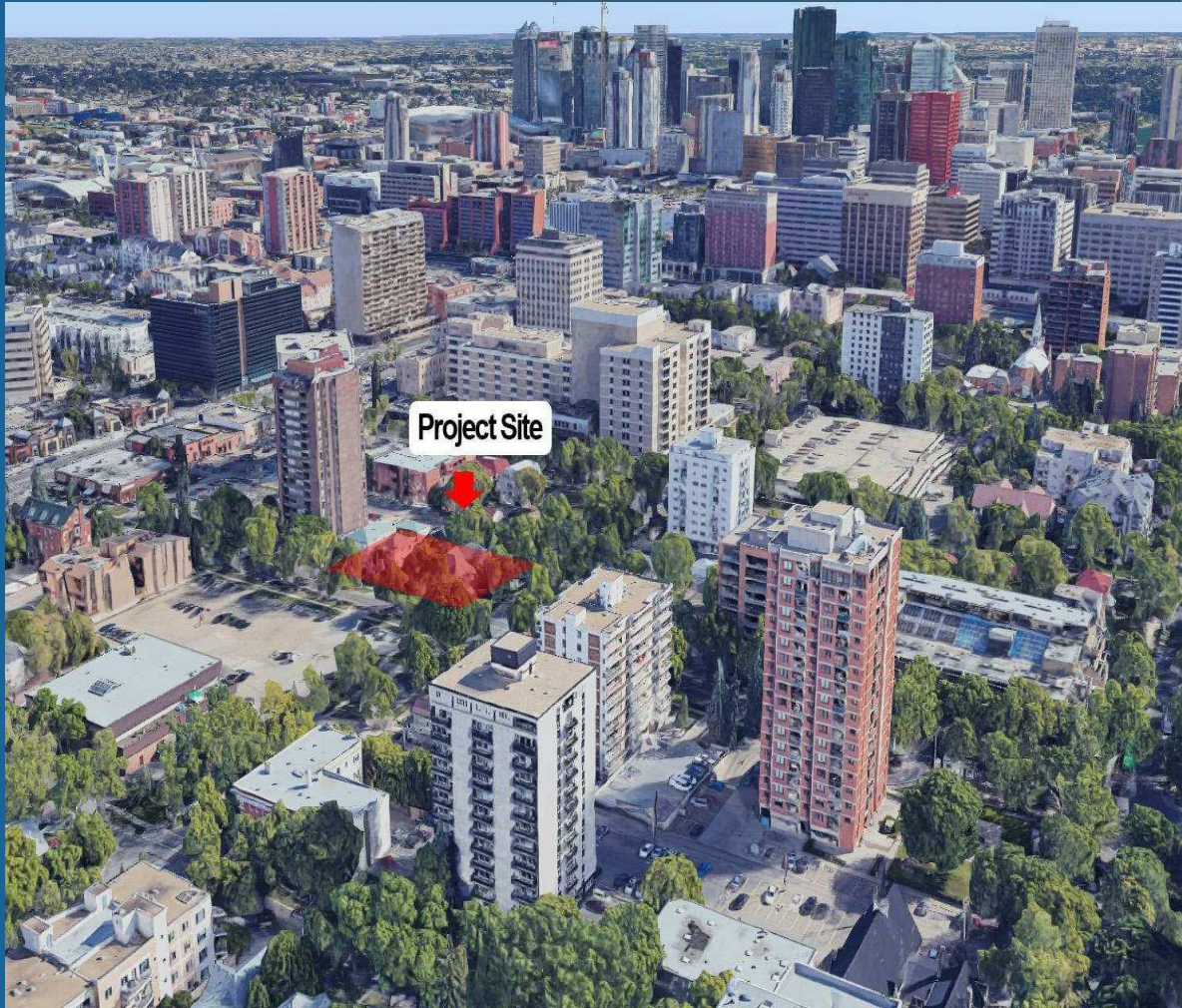




WESTRICH
PACIFIC CORP.

GRANDIN 4





6-STOREY MID-RISE APARTMENT
(TRANSIT-ORIENTED DEVELOPMENT)

AFFORDABLE HOUSING

FULFILLS EDMONTON'S
CONTINUOUS NEEDS FOR
"MISSING MIDDLE" HOUSING

ADDRESS	PURCHASE PRICE	LOT SIZE (SQFT)	\$/SQFT	2021 TAX ASSESSMENT
10017 113 ST NW	Listed \$1,800,000	6458	\$278	\$629,000

- Previously approved by Council
- Will not be including the lot 10017 113 ST (4519Q Lot A)

CENTURY 21.

All Stars Realty Ltd.

Nov 19, 2021

Attn: Snow An – Westrich Developments

Re: 10017 - 113 Edmonton, Ab.
Legal: Lot: A Blk: Plan: 4519Q

The above mentioned property is a Multi-Suite Single family home with a triple detached Garage located in the community of Oliver. The approx. Size of this Lot is 43 ft x 150 ft = 6450 sq.ft.

I have attached the following items for reference :

- Current M.L.S. property listing
- City of Edmonton Property Assessment
- Geojet - Lot dimensions
- C.M.A. - Comparison Market Analysis report with the current Oliver are properties For Sale.
- C.M.A. - Comparison Market Analysis report with the Sold Oliver area properties within the last 12 months

In my professional opinion as a licensed realtor in the province of Alberta with 17 years experience working with Century 21 All Stars Realty Ltd. And using the above information along with intimated knowledge of the Oliver community.

After reviewing all the information the List Price Range would be between \$800,000 to \$1,000,000 depending how quickly you need to sell, with an anticipated sales price a little lower after negotiations.

Regards,



Arthur Jastrzebski - Realtor®

On The Web at: www.HomesByArthur.com

Century 21 A.L.L. Stars Realty Ltd.

Serving Edmonton & Surrounding Areas for 17 years
Residential.....Commercial.....Investment

Cell: 780-668-4646

Office: 780-434-4700

Fax: 780-436-9902

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- Owner of 10017 – 113 Ave wants 3X the assessed value, ~\$278/SQFT

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- This would be in line with other lots in that area that have been purchased by Westrich

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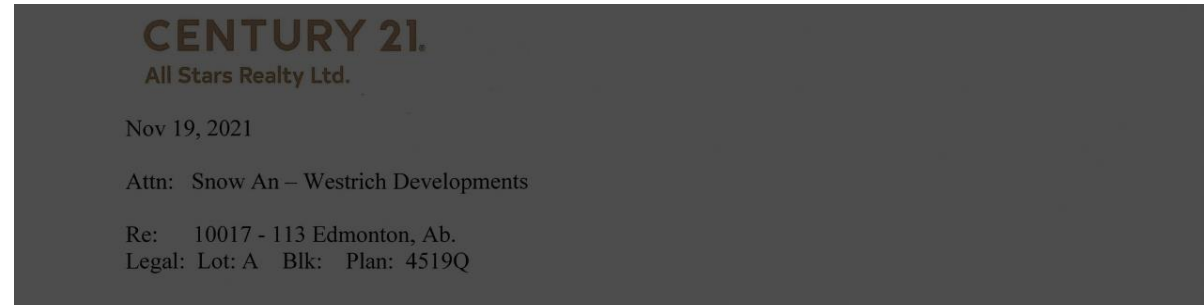
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- Previous appraisal provided to Westrich in February 2020 provided by seller.



REAL PROPERTY APPRAISALS
Our Value. Your Future.

193 Athabasca Avenue
Sherwood Park, AB
T8A 4C8

TFP 1-866-479-7922
TFF 1-877-429-7972

October 15, 2015

Attention: Peace Hills Trust

RE: APPRAISAL OF A LOW RISE APARTMENT BUILDING LOCATED AT 10017 113TH STREET NW, EDMONTON, ALBERTA

In accordance with your request, we have completed a narrative appraisal report regarding the above referenced property. The subject property entails a 5 suite, low-rise apartment building located in central Edmonton, Alberta.

The purpose of this appraisal is to estimate the market value of the subject property, in Fee Simple estate. The intended use of this appraisal is to assist you with financing related to the subject property. The intended user of this report is limited to you and your lender. Unauthorized use of the data, analyses and conclusions presented in this report is strictly prohibited.

Based on the research and analysis herein, and subject to the Assumptions and Limiting Conditions stated on page 7 of this report, we have formed the following opinion with respect to the current market value of the subject property as at October 8, 2015:

\$680,000
(SIX HUNDRED AND EIGHTY THOUSAND DOLLARS)

This report complies with the Appraisal Standard Rules set forth in the Canadian Uniform Standards of Professional Appraisal Practice. CDC Consulting Services Inc. and the undersigned appraiser are not responsible for unauthorized use of this report.

Respectfully Submitted,

Handwritten signature of Dan MacDonell in black ink.

Dan MacDonell, CRA
Reca Licensed

Handwritten signature of Matthew Tozer in black ink.

Matthew Tozer, AACI, P.App.
Reca Licensed