

**Highlands - Sales Agreement(s) Terms and Conditions**

<b>Legal Description</b>	Plan 3642AJ, Block 18, Lot 5 Excepting thereout all mines and minerals
<b>Municipal Address</b>	11137 - 61 Street NW as shown on Attachment 2
<b>Land Area</b>	0.197 Acres (more or less)
<b>Current Zoning</b>	Small-Medium Scale Transition Residential (RSM h12)
<b>Buyer</b>	Jasper Place Wellness Centre
<b>Purchase Price</b>	\$1.00
<b>Closing Date</b>	TBD - Q2 2026
<b>Condition Precedents</b>	The sale agreement is conditional on the following conditions: <ul style="list-style-type: none"> <li>a. Community Communication Plan Condition;</li> <li>b. Soils Condition;</li> <li>c. Access Condition;</li> <li>d. Historic Recognition Condition; The Buyer and the City agreeing on a historic recognition component for the development after seeking community input</li> <li>e. Affordable Housing Agreement Condition;</li> <li>f. Development Permit Condition;</li> <li>g. Development Funding Condition; and</li> <li>h. Such other conditions precedent as negotiated between the City and the Buyer.</li> </ul>
<b>Performance Fee</b>	\$2,500 as security for completion of construction, and confirmation of achievement of Tier 2 of the 2020 National Energy Code for Buildings (NECB) or such other Environmental Certification as agreed to by the City and the Buyer on or before the Development Completion Date.
<b>Buy Back Option</b>	If the Buyer has not commenced construction on or before the Development Commencement Date, the City has the option to buy back the land at the Purchase Price
<b>Development Commencement Date</b>	Two (2) years following the Closing Date
<b>Development Completion Date</b>	Four (4) years following the Closing Date

**Agreements:**

## Attachment 4

The Sale Agreement(s) resulting from the sale shall be in a form acceptable to the Legal Services Branch, and in content acceptable to the Branch Manager of the Real Estate Branch (the "Branch Manager"). Approval of the sale of the Sale Land shall include the approval of such corrective, conformance and incidental amendments to the Terms and Conditions and the form and content of the Sale Agreement(s) as necessary or desirable to give effect to or implement the sale of the Sale Land, all as may be subsequently approved by the Branch Manager.