

Financial and Corporate Services  
Real Estate  
Property Transactions

Edmonton

**Below Market Sale to Applied  
Pharmaceutical Innovation (API)**

Carolyn Bull, Property Transactions

## Council Motion

That Administration provide a report to Committee outlining the risks and potential benefits, along with the required policy exemptions, for advancing a nominal sale of the lands legally described as Plan 242 0043 Block 2 Lot 9 and 8120859 Block 2 Lot 5 to Applied Pharmaceuticals Innovation (API) including a recommended term sheet with proposed conditions to facilitate the sale.

# Site Plan



NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



**EDMONTON RESEARCH AND DEVELOPMENT PARK**  
 — Subject Property  
 LAND DEVELOPMENT PLANNING

FINANCIAL & CORPORATE SERVICES  
 REAL ESTATE  
 DATE: October 23, 2025  
 DRAWN BY: YL  
 SCALE: 1:2000



PLAN 812 0859, BLOCK 2, LOT 5  
 AND PLAN 242 0043, BLOCK 2, LOT 9



## Risk and Benefits: API: Land Sale

Risks	Benefits
Foregone revenue for a market value sale	Accelerates Economic Development in biotech sector
Potential precedent for below-market requests	Leverages significant federal funding (CCDI)
No development occurring on the Second Parcel	Creates high-quality jobs and retains talent
Potential resale of land for profit	Activates underutilized ERP Lands
Public perception of non-market transaction	Aligns with City Plan for innovation and growth

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# Thank you

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