

Public Offering Brochure

FOR SALE – INFILL DEVELOPMENT SITE

Kiniski Gardens

\$2,450,000

Neighbourhood: Kiniski Gardens
Sale Land Legal Description: TDB – 1.20 hectare or 2.97 acre portion of Lot 91R, Block 33, Plan 9221509
Holding: 1010214
File: CS160053
Total Land Area : 1.20 hectare or 2.97 acres (more or less)

Existing Land Use Zone: [AGU – Urban Reserve Zone](#)
Proposed Land Use Zone: [US – Urban Services Zone](#)

Last Update: March 19, 2020

Sector: South East

Buyers Application Form:
[ONLINE FORM – FILL OUT & SEND](#)
[PDF FORM – DOWNLOAD, SCAN & E-MAIL OR DELIVER](#)

3804 – 38 Street NW

PROPERTY INFORMATION:

This 2.97 acre City owned site is located in the Kiniski Gardens Neighbourhood of southeast Edmonton within the same green space as St. Kateri Catholic Elementary School on the southeast corner of Creeks Crossing park. The site is on the corner of 38 Avenue and 38 Street with great access to 34 Street. Any developments must conform with the [Burnewood NASP](#), the [Mill Woods Development Concept Plan](#) and the [US-Urban Services Zone](#). Servicing is available in the abutting roadways.

All costs associated with new roadways and servicing will be the responsibility of the Buyer. In addition, all costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.

Prior to the closing of the sale the City will complete the following work:

- Removal of the Municipal Reserve
- Subdivision of the 1.20 ha parcel from the parent parcel.
- Rezoning of the parcel from AGU to US Zoning
- Update the Burnewood Neighbourhood Area Structure Plan

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.

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

Main Phone: 780-496-6000
After Hours: 311
Outside Edm: 780-422-5311

City of Edmonton
OWNER-BROKER
Real Estate

edmonton.ca/propertysales
Kiniski Gardens_infill

FOR SALE – INFILL DEVELOPMENT SITE

Kiniski Gardens



CONDITION OF SALE:

1. All sales must be approved by the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
3. The Sale Agreement will require a **Leadership in Energy and Environmental Design Silver (LEED)** or Equivalent for any new contemplated development to be constructed on the site.
4. All developments shall comply with the development regulations contained in the both the **Burnewood NASP**, and the **Mill Woods Development Concept Plan**.
5. The Buyer will be required to enter into a Deferred Servicing Agreement as set out in the **Conditions of Approval for Subdivision Letter for LDA19-567**.
6. 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.

PURCHASE PROCESS:

1. In order to give all interested Buyers an equal opportunity, all submissions received will be held until **4:00 p.m. on June 16, 2020**. After that time, the City will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale Agreement.
2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. 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.

City of Edmonton Strategic Objectives

HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.

URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.

REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.

CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.

Additional Information:

For additional background, it is recommended that applicants review the following:

- **Urban Reserve Zone (AGU)**
- **Urban Service Zone (US)**
- **Burnewood NASP**
- **Mill Woods Development Concept Plan**
- **Conditions of Approval for Subdivision Letter for LDA19-567**



Please let us know how we are doing by taking our short survey:

