

## Pleasantview

Edmonton

FILE#:CS240062-HS

HOLDING#: 1012813

LAST UPDATE: June 28, 2024



**11015 – 60 Ave NW**  
**\$600,000**

<b>Property Type:</b>	Vacant Land
<b>Neighbourhood:</b>	Pleasantview
<b>Sector:</b>	South Central
<b>Legal Description:</b>	Plan 2420609; Block 13; Lot 13A
<b>Total Land Area:</b>	888 sq.m. or 9,561 sq.ft. (more or less)
<b>Existing Land Use Zone:</b>	<b>RS – Small Scale Residential Zone</b>
<b>Tax Roll Number:</b>	11224623
<b>Estimated Taxes 2024:</b> <small>(subject to verification by Assessment and Taxation)</small>	Not Available
<b>Annual Local Imp. Charges:</b>	Not Available

The City of Edmonton is offering a rare opportunity for residential infill development in the mature neighbourhood of Pleasantview. This 9,561 sq.ft. site is zoned **RS – Small Scale Residential** and is an excellent opportunity for a net-zero semi-detached or row-housing development with the potential for secondary suites (basement and/or garden suites) due to its ample building pocket and 200 amp power service. The site is near to seven schools (within 1km or less), a newly developed dog park directly to the north, and major retail establishments such as Southgate Centre, and Lendrum Centre. It also has great access to the University of Alberta, Saville Community Sports Centre, Calgary Trail and Downtown Edmonton.

The City's **Neighbourhood Renewal Program** is currently undertaking work in **Pleasantview** to beautify and enhance the neighbourhood.

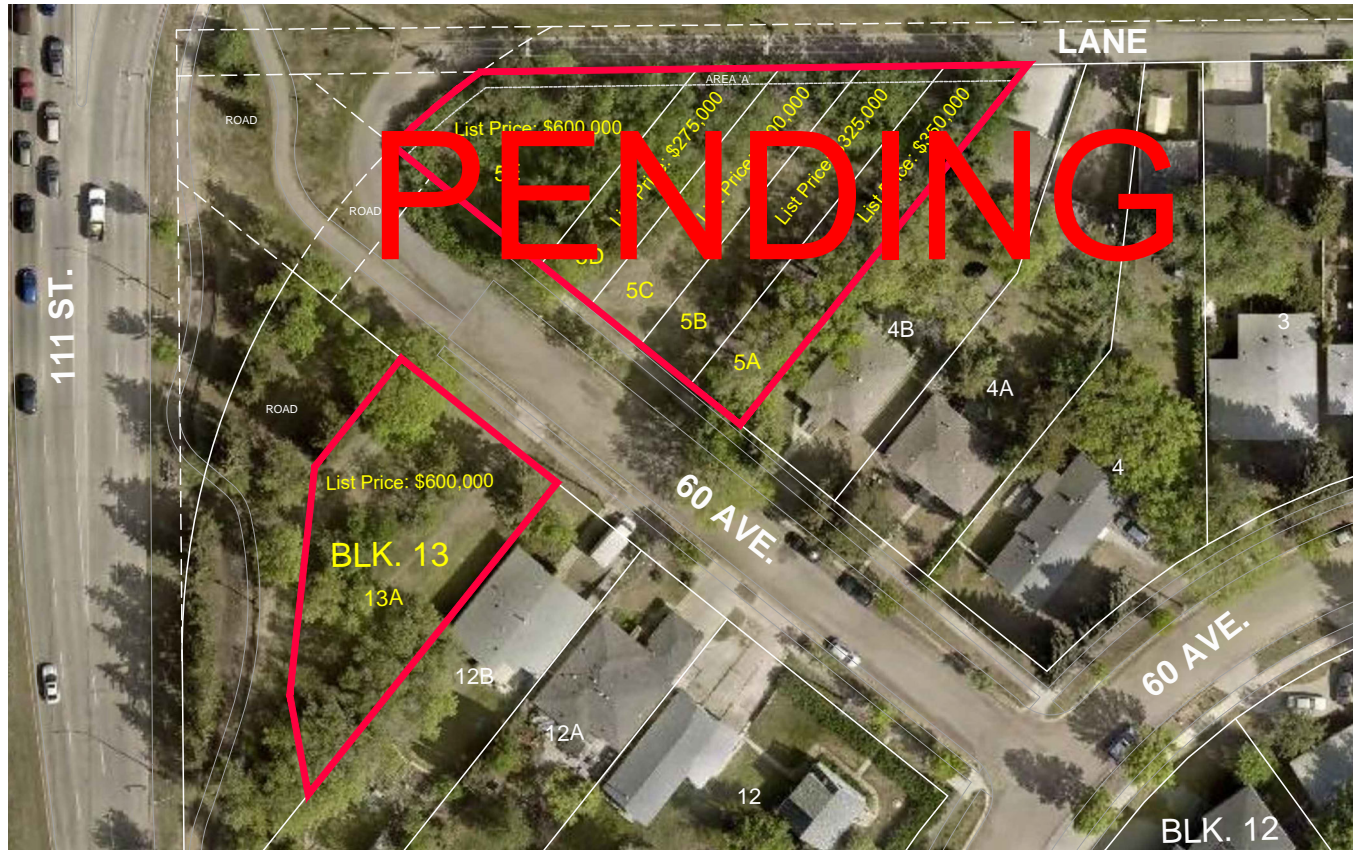
Interested parties are encouraged to review the **Residential Infill Website** to learn more about resources for infill development.

### Buyer's Application Form

**PDF FORM – DOWNLOAD** (scan, email or mail)

*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 within notice. GST is not included in price.*

# Pleasantview



## Conditions of Sale

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.

2. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement for the Development. Among other things, the agreement will contain the following requirements and conditions:

- The Buyer must commence construction within one (1) year of the Closing Date and complete construction within two (2) years of the Closing Date.
- 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 \$25,000. The performance fee is tied to completion of the development within 2 years of closing and achieving the sustainability requirements, which are noted below.

(a) Retain a **Certified Energy Advisor / Service Provider**.

(b) Comply with all requirements of the Natural Resources Canada ("NRCan") EnerGuide program including all applications and registrations as are required and ensure that the Development is constructed in accordance with the NRCan EnerGuide Rating System version 15, achieving an EnerGuide rating of at least 30% better than "a typical new home" or the "benchmark home" on the Development's EnerGuide label and upon completion of construction, provide an EnerGuide label confirming that the Development has achieved these requirements.

(c) If the Buyer is a Built Green Member, in addition to complying with the above, the Buyer shall achieve a minimum of Built Green Platinum, and Net Zero Ready+ rating. Upon completion of construction, provide a Built Green Canada label confirming that the Development been constructed accordingly.

3. All costs associated with the development of this site will be borne by the Buyer including roadway modifications, upgrading and modification/relocation of existing services.

4. The site 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.

5. All developments shall comply with the development regulations contained in **RS – Small Scale Residential Zoning** and **Mature Neighbourhood Overlay**.

6. The successful applicant will be required to represent and warrant that it is not prohibited from purchasing the property under The Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 1, s. 235, and regulations thereunder, as amended from time to time.

## Purchase Process

1. All interested parties must submit a **buyer's application form** to the City. This property will be sold on a first come, first serve basis. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a sale agreement. All submissions should be emailed to:

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

Email Subject Line: "Pleasantview – Submission"

or Mail to:

Attn: Supervisor, Property Sales  
2nd Floor Mailroom, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

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.

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