

# Potter Greens



**1035 Webber Greens Drive**  
**\$1,880,000**

<b>Neighbourhood:</b>	Potter Greens
<b>Legal Description:</b>	Part of Plan 2221232, Block 60, Lot 9
<b>Sector:</b>	West
<b>Total Land Area:</b>	5.04 acres or 2.04 hectare (more or less)
<b>City Holding No.:</b>	1010998
<b>City File No.:</b>	CS230076
<b>Existing Land Use Zone:</b>	<b>RF5 – Row Housing Zone</b>
<b>Future Land Use Zone:</b>	<b>RSM h12.0 – Small-Medium Scale Transition Residential Zone</b>
<b>Tax Roll Number:</b>	11057469
<b>Estimated Taxes 2023:</b> <small>(subject to verification by Assessment and Taxation)</small>	Not Available
<b>Annual Local Imp. Charges:</b>	Not Available
<b>Last Update:</b>	December 19, 2023

## Buyer's Application Form

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

The City of Edmonton is offering an opportunity to develop low to medium density housing on this 5.04 acres site zoned **RF5 – Row Housing Zone** in the neighbourhood of Potter Greens. The lot is conveniently located near parks, neighbourhood shopping centres, Lewis Estates Golf Course and Lewis Farms Transit Centre. Future residents will also have an easy commute to all areas of Edmonton with the Anthony Henday located less than 5 minutes away. Effective January 1, 2024, **Zoning Bylaw 20001** will be adopted and existing land use zone of the subject lot will be replaced to **RSM h12.0 – Small-Medium Scale Transition Residential Zone**. Interested parties are encouraged to review the **Residential Zone Modelling** to learn more about the development potential under the new **Zoning Bylaw 20001**.

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.

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The City is selling the site in its current 'as-is' state. As such, the buyer would be responsible for developing the site, including the construction of Potter Greens Drive. All costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer. The site is heavily treed and the soil has been found to contain lead. The Buyer will be responsible for site clearing and soil improvement, if required.

# PENDING



# Potter Greens

## 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 submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
3. 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.
4. All developments shall comply with the development regulations contained in [Potter Greens Neighbourhood Structure Plan](#).
5. The City will subdivide the site upon receiving a purchase offer from an interested party as part of the sale.

## Purchase Process

1. All interested parties must submit a [buyer's application form](#) to the City. 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: "Potter Greens – Submission"

### or Mail to:

Attn: Supervisor, Property Sales  
10th Floor Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

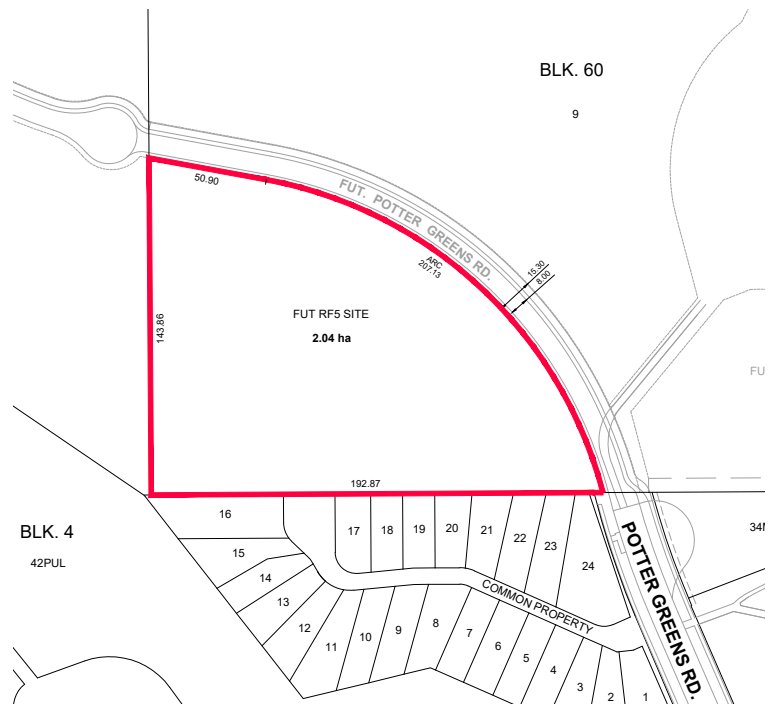
2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.

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.

## Additional Information and Studies

For additional background information, applicants may review the following documents:

- [RF5 – Row Housing Zone](#)
- [Potter Greens Neighbourhood Structure Plan](#)
- [Zoning Bylaw 20001](#)
- [RSM – Small-Medium Scale Transitional Residential Zone](#)
- [Residential Zone Modelling](#)
- [Zoning Map \(Charter Bylaw 20001\)](#)



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