

# SCHONSEE

## 16704 – 66 Street NW

### \$5,600,000

Offering approximately 19.18 acres of residential development land located in the developing neighbourhood of Schonsee in Northeast Edmonton. The site provides an opportunity to develop low to medium density housing adjacent to a wetland area as per the [Schonsee NSP](#). Future residents will have an easy commute to all areas of Edmonton with the Anthony Henday located less than 5 minutes away.

The City is in the process of subdividing the 19.18 acres of listing land (please see the [Subdivision Approval Letter](#)). A portion of Block C, Plan 2887AQ will also be dedicated as Environmental Reserve (ER) ensuring that the (Provincial) wetland located west of the subject property is protected and preserved.

<b>Neighbourhood:</b>	Schonsee
<b>Legal Description:</b>	A portion of Block C, Plan 2887AQ
<b>Sector:</b>	Northeast
<b>Total Land Area:</b>	7.76 ha or 19.18 acres (more or less)
<b>City Holding No.:</b>	1008719
<b>City File No.:</b>	CS220088
<b>Existing Land Use Zone:</b>	<a href="#">AG – Agricultural Zone</a>
<b>Future Land Use Zone:</b>	<a href="#">AG – Agricultural Zone</a>
<b>Tax Roll Number:</b>	Part of 6994305
<b>Estimated Taxes 2023:</b>	To be determined by Assessment and Taxation
<b>Annual Local Imp. Charges:</b>	N/A
<b>Last Update:</b>	December 6, 2023

### 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.*

# SCHONSEE

## Aerial Map



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

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## 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 upon execution of a sales agreement.
3. 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 develop-ability 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. As part of the subdivision, the City will be registering **four (4) Utility-Right-of-Ways** in favour of EPCOR Drainage Services Inc. Two to (areas A and C) protect the Storm Water Sewer Infrastructure, and the other two (areas B and D) will be for Major Drainage Conveyance for major overland drainage flow, as shown on this **URW plan**. Please note that the URW plan is subject to change.
5. The City will be registering **two access easements** in favour of EPCOR to provide access to the wetland. Please note the exact location of the easement has not yet been finalized.
6. The purchaser / developer will be responsible for any PAC's, ARA's, OE's, cost sharings and other fees and assessment associated with any further subdivision. There may be over expenditures (OEs) within the drainage and arterial roadway basins. To obtain information related to amounts that may be applied to this development, please contact **Development Coordination** at [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca).

A deferred servicing agreement will be registered on title, for which the successful applicant will be responsible for paying any applicable development fees, assessments, and over expenditure. Additionally, a cost sharing obligation will exist for a portion of the 167 Avenue NW sanitary sewer. To obtain information related to the cost sharing obligation for the 167 Avenue NW sanitary sewer, please contact **Development Coordination** [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca).

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

## Advisements of Sale

1. Arterial construction will be conditioned with future development. This construction would include widening of 167 Avenue NW to 4 lanes from 66 Street NW to 76 Street NW. In order to tie-in to existing 4 lanes and the widening of 66 Street NW to 4 lanes, from 167 Avenue NW to the future Crystallina Nera Drive NW collector road.
2. There is currently a stockpile located onsite, estimated to be 55,000 cu.m. The Buyer shall assume full responsibility for the use or removal of the stockpile on the site, including all associated costs and liabilities.

## Purchase Process

1. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
2. 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.
3. In order to give all interested parties an equal opportunity, all submissions received will be held until **February 29, 2024**. After that time, the City will contact the selected applicant to further negotiate and formalize a sale agreement.

To submit an offer to purchase this property, please complete the **buyer's application form** and send it to the City. All submissions should be emailed to:

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

Email Subject Line: "Schonsee – Submission"

### or Mail to:

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

## Additional Information

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

- [Edmonton Zoning Bylaw 12800 – \(AG\) Agricultural Zone](#)
- [Edmonton Zoning Bylaw 20001](#)
- [Rezoning Process](#)
- [Edmonton North ASP](#)
- [Schonsee NSP](#)
- [2022 ARA Rate Card – Lake District](#)
- [Permanent Area Contribution \(PAC\)](#)
- [LDA22-0339 Subdivision Authority Approval Letter](#)
- [Utility Right-of-Way EPCOR Drainage Services Inc.](#)
- [URW Plan – Schonsee](#)
- [Tentative Access Easement Locations – Schonsee](#)

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