

FOR SALE

HIGH DENSITY DEVELOPMENT LAND

9724 105 Street, Edmonton, AB
±22,295 SF

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PROPERTY HIGHLIGHTS

The Lands are well located along 105th Street optimal for future development with access to Edmonton's Downtown and River Valley

Application to rezone the Land are with the City of Edmonton, for (HDR) High Density Residential Zone allowing $\pm 100,328$ buildable square feet and 103 buildable dwellings

Significant Price Reduction: \$2,900,000 (\$130 per SF)

PROPERTY DETAILS

MUNICIPAL ADDRESS

9724 105 Street

LEGAL DESCRIPTION

Plan B, Block 5, Lots 101-103

SITE SIZE

$\pm 22,295$ SF

ZONING

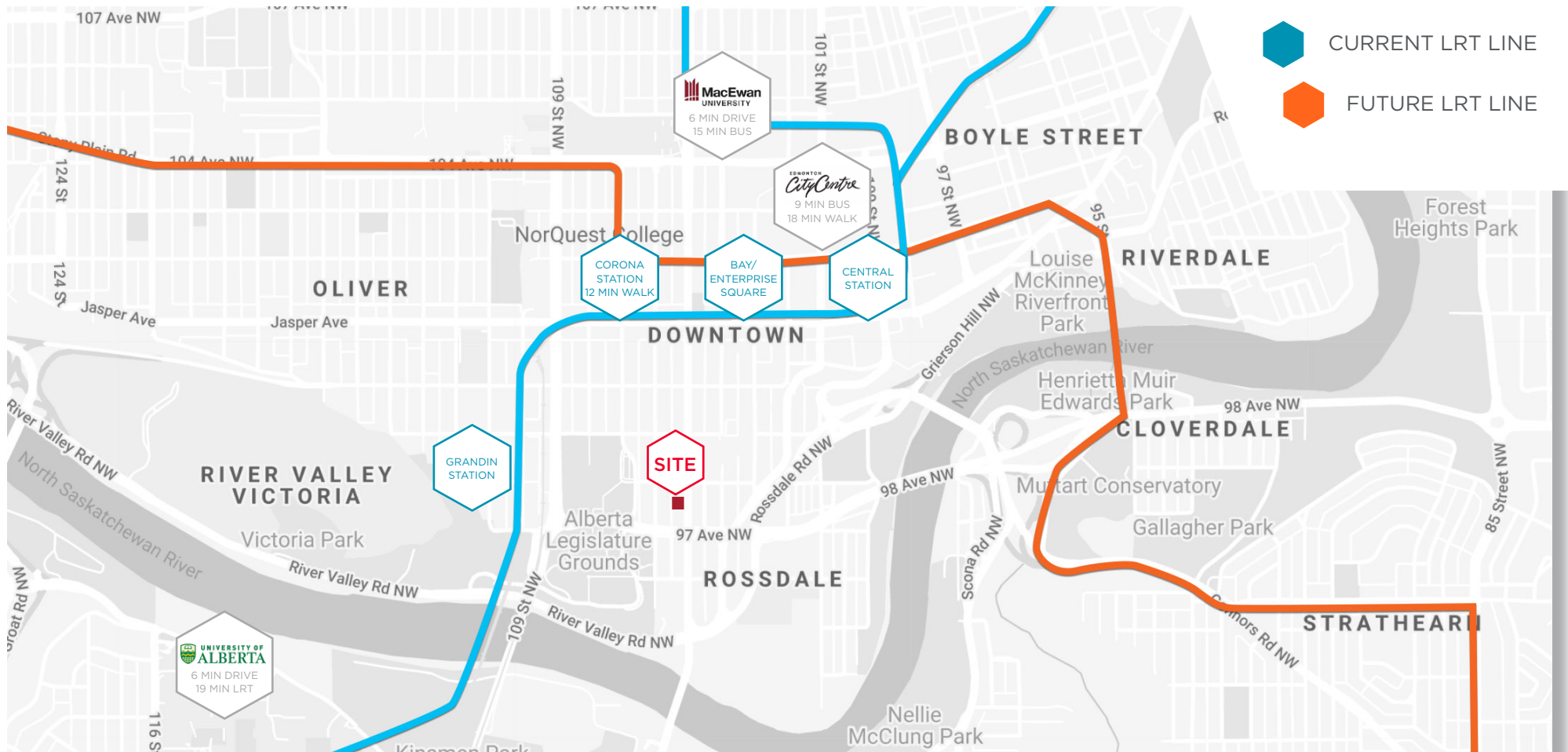
Application submitted to rezone land to **(HDR) High Density Residential Zone**. Lands currently zoned (DC2) Direct Control Zone.

BUILDING POTENTIAL

Highrise Residential

PROPERTY TAXES

\$21,048.22 (2020)



ZONING OVERVIEW

The Lands are currently zoned as (DC2) Direct Control Provision which permits the development of a 26 storey, 169 units residential building with underground parkade. The Vendor has submitted a rezoning application with the City of Edmonton to rezone the Lands to **(HDR) High Density Residential Zone** to accommodate high density housing with minor commercial use. Permitted uses under HDR zoning include Apartment Hotels, Live Work Units, Lodging Houses, Market, Multi-unit Housing, Row Housing as well as additional permitted and discretionary uses. In addition, the City of Edmonton has recently voted to remove minimum parking requirements providing more flexibility in the development process.

HDR DEVELOPMENT REGULATIONS:

- The maximum total Floor Area Ratio for all combined Uses shall be 4.5;
- The maximum Floor Area Ratio for Residential Uses shall be 4.0; and
- The maximum Floor Area Ratio for non-residential Uses shall be 0.5;
- For Sites greater than 1350m² the maximum Density shall be 500 dwellings/ha
- The maximum height shall not exceed 50m
- A minimum Amenity Area of 3% of gross floor area of residential uses, to a maximum of 6% shall be required for buildings over 2,000m² and shall be exempt from FAR calculations



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