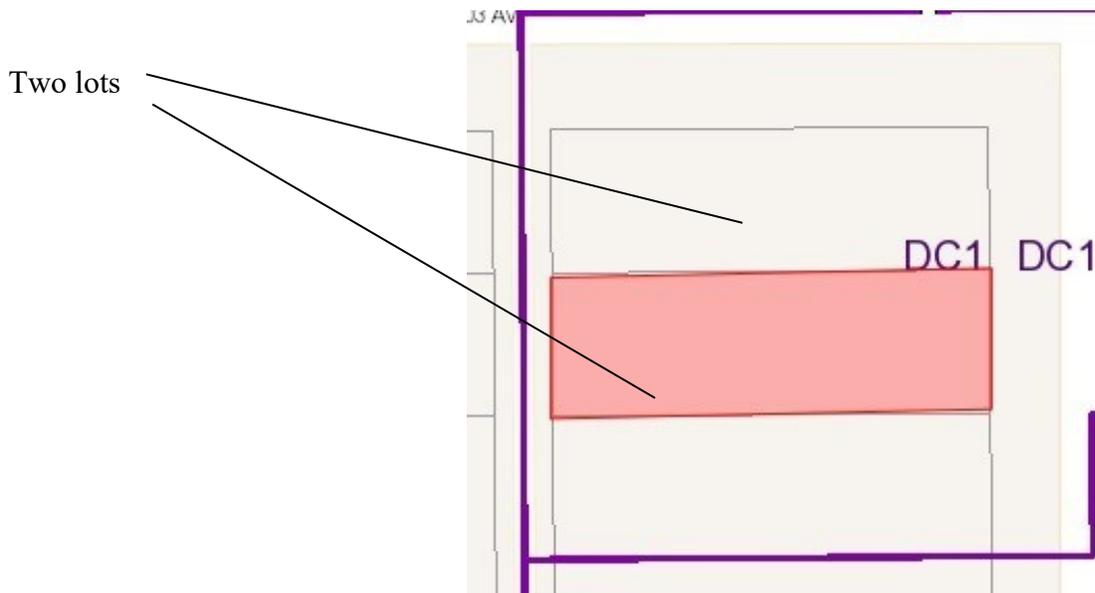


### Potential Land Sites in Oliver

**Note: Sites marked with Red Asterick \* have potential for a possible site.**

Site 1	
Address	10248-123 street
Size	14,985 sq ft
Assessed value	\$1,123,500
Zoning	DC1 with an RA7 Development Capacity (based upon Floor Area Ratio of 2.3, the site could accommodate 31 units - \$36,000 per unit (assuming 1100 sq ft per unit)
Owners	2094287 Alberta Ltd. The property is being developed by Averton Homes. For over 50 years, the Averton Group of Companies have been building communities in a wide range of markets in North America. Over this period, thousands of acres of land have been developed, along with thousands of homes. Our internal commitment to fostering relationships with all stakeholders and partners is the foundation of each home we build. Between two active operations, in the Greater Toronto Area and Alberta, Averton has over 10,000 units at various stages of development and construction. ( <a href="https://www.averton.ca/ab/about/about-averton">https://www.averton.ca/ab/about/about-averton</a> )
<b>Potential</b>	Given the overbuild in the condo market, the current owners might be willing to sell the property, or might be interested in building and selling.

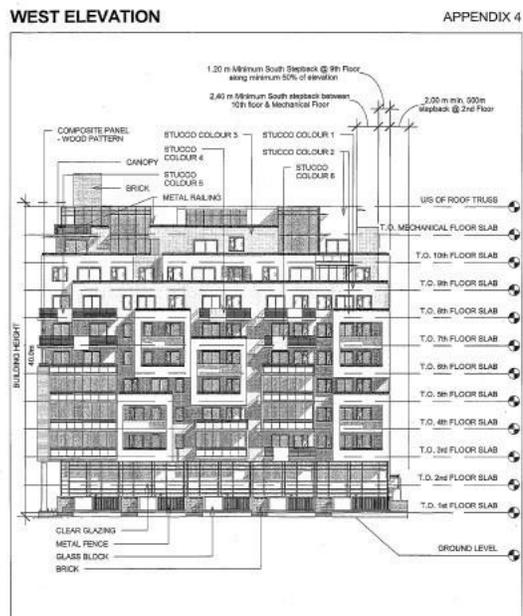
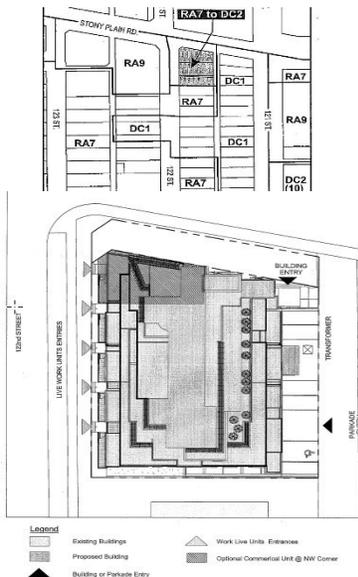
**Comments: This site is too small for 50 units. We need at about 18,000 sq ft at 8 storeys for our proposed building.**



## Potential Land Sites in Oliver

**Note: Sites marked with Red Asterick \* have potential for a possible site.**

<b>Site 3 *</b>	
Address	10349-122 street
Size	15,852 sq ft ( <b>Note: this is 3 lots</b> )
Assessed value	2,371,000
Zoning	DC2894 2015,17361 - 71 units and underground parking (\$33,394 per unit based upon assessed value) <b>Note: Lynn says this is good value per unit</b>
Owners	<p>Hanna Developments Limited, which appears to be a company owned by the owners of Parkwood Master Builders (a Sherwood Park Firm) . At Parkwood, personalized customer service is the core of our corporate philosophy. Our president, Dan Hanna, has a hand in the building process for each and every Parkwood home to make sure every detail meets our clients' expectations. With over 30 years of experience building thoughtfully designed homes that are both functional and elegant, we take tremendous pride in our builds and we would never give a customer the keys to their new home if we weren't 100% sure it would be love at first sight.</p> <p><a href="https://parkwoodmasterbuilder.com/why-parkwood/about-us/">https://parkwoodmasterbuilder.com/why-parkwood/about-us/</a></p> <p>Contact Info: <b>780-436-8118</b> #129, 625 Parsons Road SW Edmonton, AB. T6X 0N9</p>
<b>Potential**</b>	<p>Given the overbuild in the condo market, the current owners might be willing to sell the property, or might be interested in building and selling. <b>Owners are currently sitting on land.</b></p>

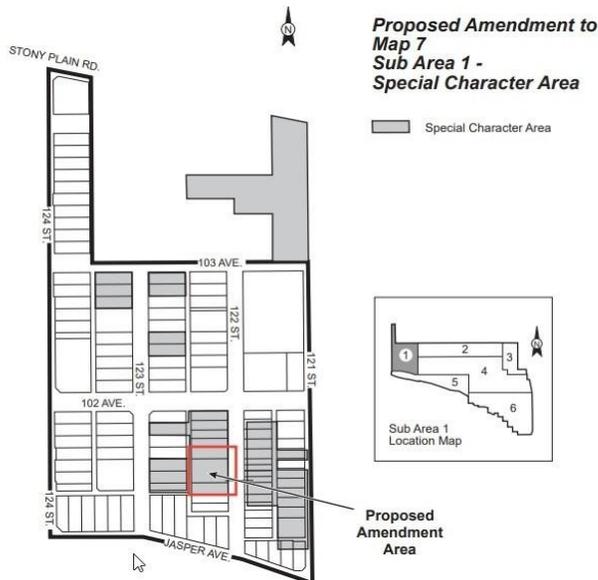


## Potential Land Sites in Oliver

**Note: Sites marked with Red Asterick \* have potential for a possible site.**

<b>Site 4a</b>	
Address	10126-123 street
Size	19,915 sq ft <b>(Four lots)</b>
Assessed value	\$1,956,500
Zoning	An application for a change to a DC2 has been made, however there are no details. The sites were purchased for \$4 million.
Owners	Footprint Development Group. Footprint Developments is an Edmonton based real estate firm focused on developing, building and selling sustainable communities. Our belief is to build the best quality home, invest in energy efficient construction products and manage our projects without compromise. Our leadership team is always visiting and studying the ways we build and the products we use to offer continuous improvement in our processes and developments. This way you always get the home that is delivered to you with the highest level of integrity and lasting legacy long after possession.
Potential	This is quite a large size and it might be difficult to acquire at a reasonable price.

**Comment: May be too large for our purposes.**

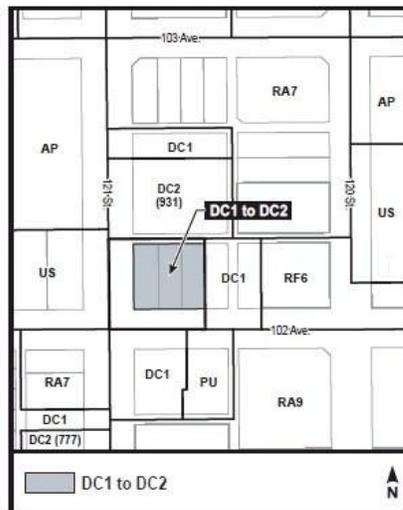


## Potential Land Sites in Oliver

**Note: Sites marked with Red Asterick \* have potential for a possible site.**

<b>Site 5a</b>	
Address	10223-121 street
Size	18,075 sq ft
Assessed value	There was no assessment available. Lots around it of similar size were assessed at \$3.2 million.
Zoning	DC2.1099 which was approved February 2020, the target is 140 dwellings
Owners	Did not search the title, since it appears that the owner is proceeding with the development.
Potential	Give the size of the site and the fact that the owner is proceeding with the development the potential for this site is limited. <b>Site will have commercial development on ground floors. Current buildings will have to be demolished.</b>

CHARTER BYLAW 19132



Appendix IV - Elevations (west along 121 St NW)

### Potential Land Sites in Oliver

**Note: Sites marked with Red Asterick \* have potential for a possible site.**

<b>Site 6a*</b>	
Address	10204-119 street
Size	13,502 sq ft
Assessed value	The assessed value is \$2,066,000. There are occupied dwellings on this site including a 2.5 story apartment. <b>Land was purchased in 2017 for \$1.8 million by the same owner as the restaurant on 116 St corner</b>
Zoning	RF6 medium density, generally this is stacked town homes (2 units, one on top of the other).
Owners	All three lots are owned by a numbered company 1309231 Alberta Ltd. They were purchased by this company in January 2017.
<b>Potential**</b>	There is potential with this site, it would need to be rezoned to accommodate an apartment.

**Comments: The zoning would have to be changed. Currently is two problem property sites. Could be part of a City program to deal with problem sites but we don't have info on this.**



### Potential Land Sites in Oliver

**Note: Sites marked with Red Asterick \* have potential for a possible site.**

Oliver Park: Another potential site is the northeast or northwest corner of Oliver Park. We would need to determine what are the plans of the City for this site - currently contains Oliver Pool, arena and a park. Our housing project could be an innovative project for this site. Would have to work with City Council (Councillor Scott McKeen is the councillor for this neighbourhood).



## Potential Land Sites in Oliver

**Note: Sites marked with Red Asterick \* have potential for a possible site.**

Other Lots Listed:

### 1. Vacant Lots Across from the Cathedral

These are owned by Regency Developments. According to a CBC article “The company hit a speed bump after learning the site had once been home to both a dry cleaner and a gas station. Regency had to clean the soil to meet development permit requirements. The cleaning process started early this year and wrapped up at the start of summer. “The cleaning efforts have been more extensive than previously thought and that's basically why you see the site in the condition it is today," Dhunna said (Regency's chief operating officer). Sept 12<sup>th</sup> 2019.

**This site really does not have potential, NO**

### 2. Lot Behind the Grandin LRT on 110

Street This is parkland **NO**

### 3. Lot behind The Brewery

This site is just of 101,533 square feet or approximately 2.33 acres. It is currently assessed at \$9,125,500.

**No- Too large and expensive.**

