

# OLIVER HERITAGE HOUSES

Edmonton



## FOR SALE – OPEN TO OFFERS

**\*\*Purchase Price includes land and buildings\*\***

**Neighbourhood:** Oliver  
**Legal Description:** Lots 75 & 78, Block 12, Plan NB  
Lot 74B, Block 12, Plan 0941778  
**Total Land Area:** 0.46 Acres / 0.19 Ha (more or less)  
**Existing Land Use Zone:** [LOT 74B – RF6 Zone](#)  
[LOT 75 – DC2 \(8\) Provision](#)  
[LOT 78 – RF6 Zone](#)

**Required Rezoning:** [DC1 – Direct Development Control Provision](#)

**Estimate of 2020 Taxes:** Lot 74B – \$5,285, Lot 75 – \$8,000 &  
Lot 78 – \$6,392  
(subject to verification by Assessment & Taxation)

**Annual Local Imp. Charges:** Lot 74B – \$10.12, Lot 75 – \$14.94 &  
Lot 78 – \$14.94

**Estimated Local Imp. Payout:** NIL

**Buyer's Application Form:**

[PDF FAX FORM – DOWNLOAD](#)

[ONLINE FORM – FILL OUT & SEND](#)

## 9908, 9926 & 9932 – 112 Street NW

**Last Update:** September 21, 2020

**File Number:** CS160066

**Tax Roll Number(s):** 3301501, 4115697 & 10186946

**Sector:** Northwest



*Dame Eliza Chenier Residence - The City of Edmonton Archive*

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## Additional Information:

The historically-designated properties comprise of land and buildings located in close proximity to the downtown core making them a highly desirable destination for both commercial, residential and investment purposes. The homes are within 2 blocks of Jasper Avenue (to the north) and the River Valley park and trail system (to the south).

## Properties and Existing Building Structure:

### 9908 – 112 Street – [John L Lang Apartments](#)

- Built between 1907–1910
- Land Size: 7,500 sq. ft.
- Building Size: 2,960 sq. ft. (approx.)

### 9926 – 112 Street – [Dame Eliza Chenier Residence](#)

- Built in 1910
- Land Size: 7,500 sq. ft.
- Building Size: 3,430 sq. ft. (approx.)

### 9932 – 112 Street – [Lester Allyn House](#)

- Built in 1907
- Land Size: 5,100 sq. ft.
- Building Size: 2,184 sq. ft. (approx.)

The foundation of the John Lang Apartments has been replaced along with structural stabilization. The remaining properties are under going structural stabilization and are expected to be complete by January 2022. ([REPORT LINK](#)). **PLEASE NOTE:** That access will only be provided to the John Lang Property as the other two sites are under construction and are not available for public viewing.



*Lester Allyn House - The City of Edmonton Archive*



*John L Lang Apts - The City of Edmonton Archive*

## Registrations on Title:

- LOT 74B:
  - #082 044 952 – BY-LAW UNDER THE HISTORICAL RESOURCES ACT BY – THE CITY OF EDMONTON.
  - #082 044 953 – CONDITION/COVENANT UNDER THE HISTORICAL RESOURCES ACT IN FAVOUR OF – THE CITY OF EDMONTON. HISTORICAL SITE
  - #132 051 609 – NOTICE OF AMENDING REGULATION RE HISTORICAL RESOURCES ACT NOTICE 082044952
- LOT 75:
  - #082 044 894 – BY-LAW UNDER THE HISTORICAL RESOURCES ACT BY – THE CITY OF EDMONTON
  - #082 044 895 – CONDITION/COVENANT UNDER THE HISTORICAL RESOURCES ACT IN FAVOUR OF – THE CITY OF EDMONTON. HISTORICAL SITE
- LOT 78:
  - #902 003 769 – UTILITY RIGHT OF WAY GRANTEE – THE CITY OF EDMONTON. "PART"
  - #082 044 879 – BY-LAW UNDER THE HISTORICAL RESOURCES ACT BY – THE CITY OF EDMONTON.
  - #082 044 880 – CONDITION/COVENANT UNDER THE HISTORICAL RESOURCES ACT IN FAVOUR OF – THE CITY OF EDMONTON. HISTORICAL SITE

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## Conditions of Sale:

1. All sales must be approved by the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of 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.
3. 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.
4. The Sale and Development Agreement will be conditional upon the buyer, at its sole cost and expense:
  - rezoning of the parcel to DC1, for the mutual benefit of the City and the buyer; and
  - conducting a community information process to inform the local community of the proposed development, to both the buyer's and the City's satisfaction.
  - The Sale and Development Agreement will be conditional upon the amending of the [Oliver Area Redevelopment Plan](#), for the mutual benefit of the City and the Buyer and will be at the Buyer's cost.
5. The Buyer must commence construction within (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
6. The Sale and Development Agreement will contain, among other things, a performance fee of \$25,000 per property payable to the City at the time of closing.
7. The Sale and Development Agreement will require an [Engerguide, Leadership in Energy and Environmental Design Certified \(LEED\)](#) or [Built Green](#) accreditation for any new contemplated development to be constructed on the site.
8. The proposed development may require the approval of the Edmonton Design Committee.
9. 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 developability with respect to the property are taken and relied upon at the Buyer's sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
10. All costs associated with the development / redevelopment of these properties including but not limited to roadway modifications, upgrading, modification/relocation of existing services, required by any new development / redevelopment will be borne by the Buyer.

## Purchase Process:

1. This property is listed or sale in a competitive public offering. Applicants should fill out either the [Buyers Application Form](#) or on the [Interactive Buyers Application Form](#) to accompany their submission.

All submissions should be emailed to:

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

Please indicate in the email subject line that the email is for the **"Oliver Heritage Homes – Submission"**.

**or Mailed to:**

**10th Floor Edmonton Tower, 10111 – 104 Avenue NW**

**T5J 0J4**

**Attention: Supervisor, Property Sales**

2. In order to give all interested buyers an equal opportunity, all submissions received will be held until **4:00 p.m. on March 9th, 2021**. After that time, the City will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale and Development Agreement.
  3. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission. Commissions are negotiable.
  4. 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.
- PLEASE NOTE:** That access will only be provided to the John Lang Property as the other two sites are under construction and are not available for public viewing.

*Please let us know how we are doing by taking our short survey:*

*Give us your  
Feedback*



# OLIVER HERITAGE HOUSES

## ADDITIONAL INFORMATION

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### ADDITIONAL INFORMATION

Bylaws to Designate *Oliver Homes* a Municipal Historic Resource:

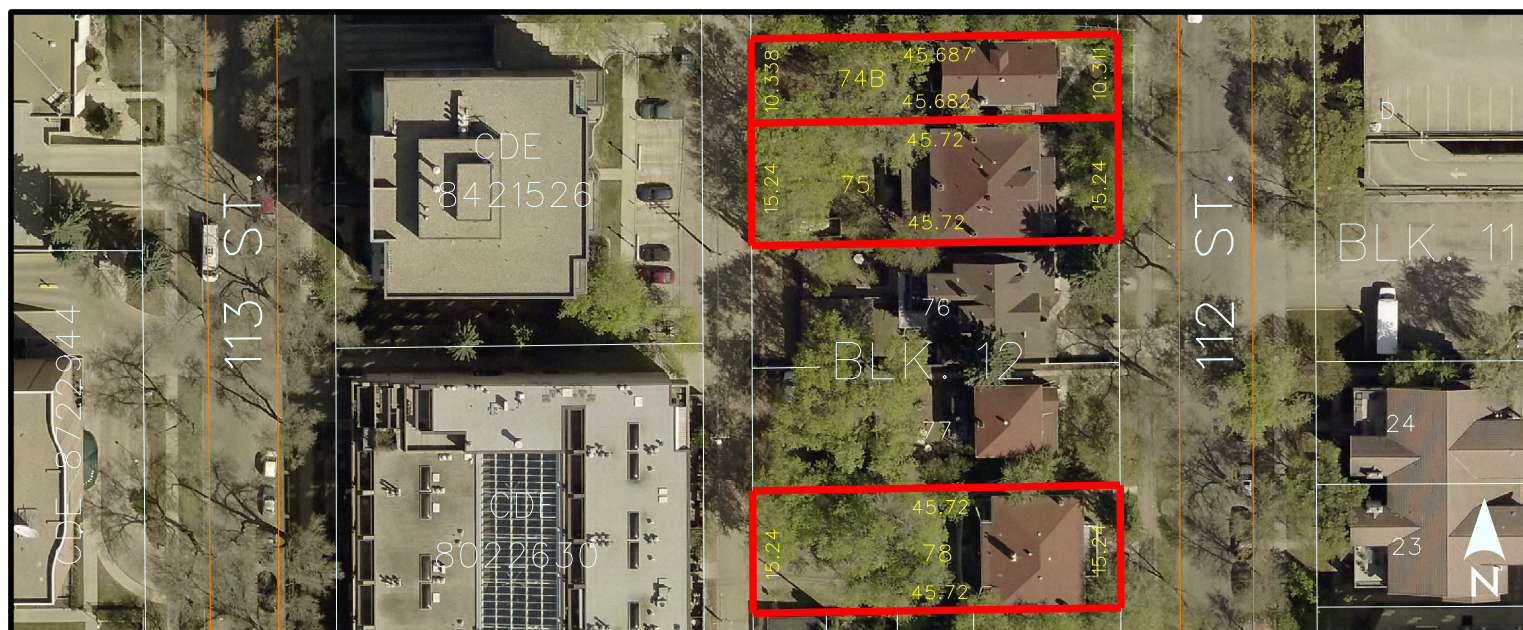
- [Designation Bylaw 14663](#)
- [Designation Bylaw 14664](#)
- [Designation Bylaw 14665](#)

Assessment Reports:

- [Hazardous Building Material Assessment – John L. Apt.](#)
- [Hazardous Building Material Assessment – Lester Allyn House.](#)
- [Hazardous Building Material Assessment – Dame Eliza Residence](#)
- [Geotechnical Evaluation](#)
- [Condition Assessment – Oliver Heritage Houses](#)
- [Temporary Structural Support](#)
- [John Lang Structural Stabilization Report](#)

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

- [Real Property Report \[Lot 74B\]](#)
- [Real Property Report \[Lot 75\]](#)
- [Real Property Report \[Lot 78\]](#)
- [DC1 Zoning Bylaw](#)
- [Rezoning Process](#)
- [Standards and Guidelines for Conservation of Historic Places in Canada](#)
- [Oliver Area Redevelopment Plan](#)
- [Edmonton Design Committee](#)
- [Oliver Community League](#)



### City of Edmonton Strategic Objectives



#### HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.



#### URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.



#### REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.



#### CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.



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## SUMMARY OF HISTORICALLY PROTECTED ELEMENTS

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### Summary of Historically Protected Elements

**Please Note:** All identified character defining elements contained in each Bylaw have equal importance, and all have legal protection from inappropriate alteration. All interested parties should read the bylaw documents to get a comprehensive list of all legally protected historical elements for each property.

#### **John L. Lang Apartments – Bylaw 14663**

##### On all facades:

- timber clapboard siding and timber detail
- symmetrical proportions of east and west facades
- pyramidal/hipped roof
- original fenestration pattern and windows
- openings for all windows and doors with wide wooden casings and decorative crowns (expect on upper level where crowns merge into frieze board above)
- parged concrete at basement level to resemble blocks and separated from the siding above by a timber belt course

##### East facade:

- central veranda and raised porch
- recessed front doors with decorative brackets and posts
- timber paneled doors with transom lights above
- upper level doors that match those below

##### South facade:

- parged chimney stack above roof

##### North facade:

- parged chimney stack above roof

##### West facade:

- deck or porch on corner portions of each apartment
- sash windows with 9 over 1 portions

##### Interior:

- timber trim and moulding

#### **Dame Elize Chenier Residences – Bylaw 14664**

##### On all facades:

- timber clapboard siding and timber detail
- symmetrical proportions of east and west facades
- pyramidal/hipped roof with bell cast flared edges
- original fenestration pattern and windows
- openings for all windows and doors with wide wooden casings and decorative crowns
- boxed eaves with a simple frieze board
- flared detail with corniced belt course separating the two levels

##### East facade:

- full length ground floor veranda and smaller raised porch above, with gable ended roof
- central hipped roof dormer

##### South facade:

- brick at basement level separated from siding above by timber belt course
- brick chimney with corbelled capping

##### North facade:

- brick at basement level separated from siding above by timber belt course
- brick chimney with corbelled capping

##### Interior:

- timber trim and moulding
- staircase and lightwell above stairs

#### **Lester Allyn House – Bylaw 14665**

##### On all facades:

- brick facades
- original fenestration pattern with timber window sashes with stone sills and voussoir lintels
- parged basement with a stone pattern imprint

##### East facade:

- two storey bay window
- two storey porch
- timber panelled doors with glazing
- timber shingles and decorative cladding in gable with Palladian sash windows
- shingled roof projection over second floor with boxed-in eave and simple frieze

##### South facade:

- brick chimney
- boxed-in eave and simple frieze

##### North facade:

- brick chimney
- boxed-in eave and simple frieze
- two piano windows with decorative glass

##### Interior:

- timber trim and moulding and staircase



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