

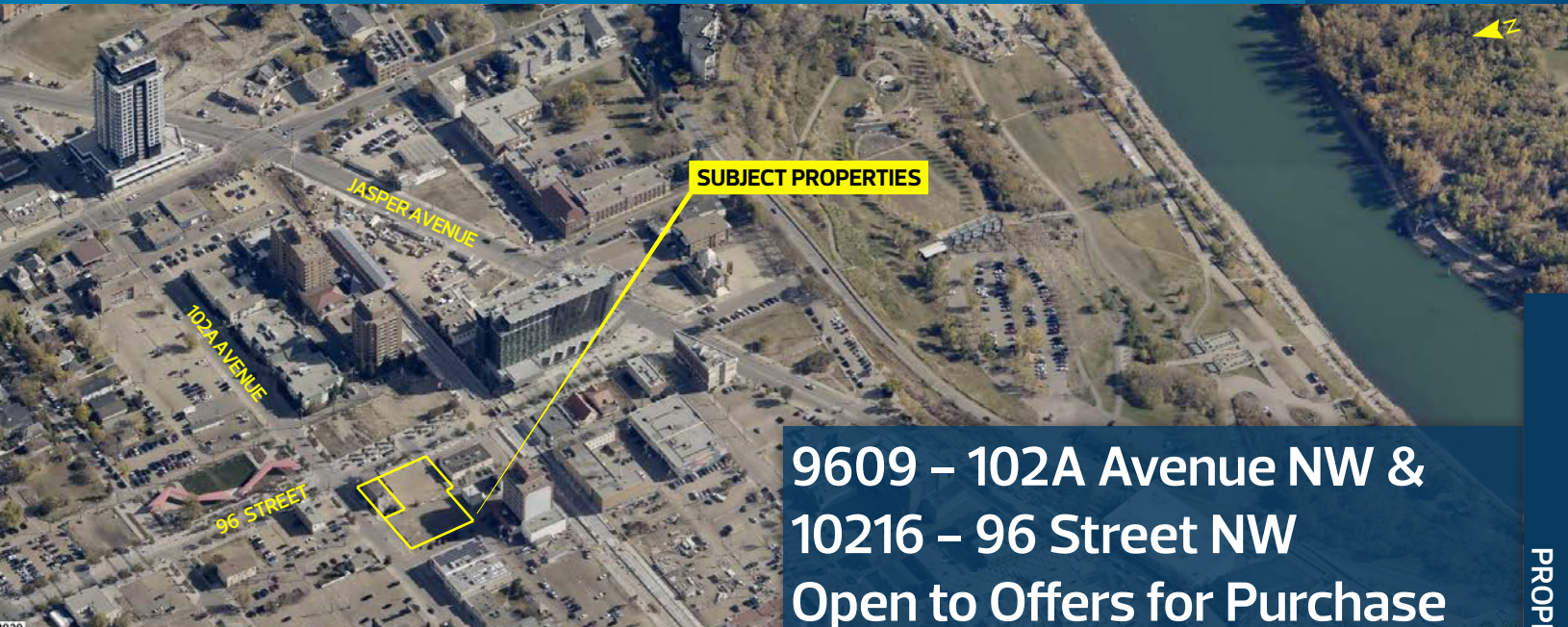


Boyle Street – Koermann Block Property Listing

Open to Offers for Purchase

Edmonton

Boyle Street – Koermann Block



9609 – 102A Avenue NW & 10216 – 96 Street NW Open to Offers for Purchase

PROPERTY INFORMATION

Neighbourhood:	Boyle Street / The Quarters
Legal Description:	Lot 8, Block 6, Plan ND & Lot 49, Block 6, Plan 1623987
Sector:	Central
Total Land Area:	2,205 sq.m. or 23,734 sq.ft. (more or less)
City Holding No.:	1009655, 1011001
City File No.:	CS200065
Existing Land Use Zone:	DC1 – Direct Control (18175)
Tax Roll Number:	3650009, 10838819
Estimated Taxes 2023:	To be determined by Assessment and Taxation
Annual Local Imp. Charges:	Not Available
Last Update:	June 14, 2023

Great development opportunity now available in the Quarters, one of Edmonton's up-and-coming neighbourhoods. The Quarters Downtown is nestled next to North America's largest stretch of urban parkland. This lot is walking distance to Edmonton's River Valley, the Chinese Garden, the new **Kinistināw Park**, the Quarters stop of the **Valley Line LRT** and the **Armature** (Edmonton's first green street). Additionally, the property is adjacent to the **Downtown Bike Network** along with a number of other **amenities**.

This lot is subject to the **DC1 – Direct Development Control Provision (MQ) McCauley Quarter Areas 1 & 3** currently in place.

Current Direct Control zoning on the Koermann Block site allows up to 75 units. Administration is willing to support proposals that include a rezoning condition, and the potential number of future affordable housing units will depend on the proposals received.

Buyer's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

Boyle Street – Koermann Block



HISTORIC RESOURCE

Historic Resource

The property includes the Koermann Block building, which is listed on the [Inventory of Historic Resources](#) in Edmonton. The City is committed to preserving historical resources that represent our past and enhance our urban environment.

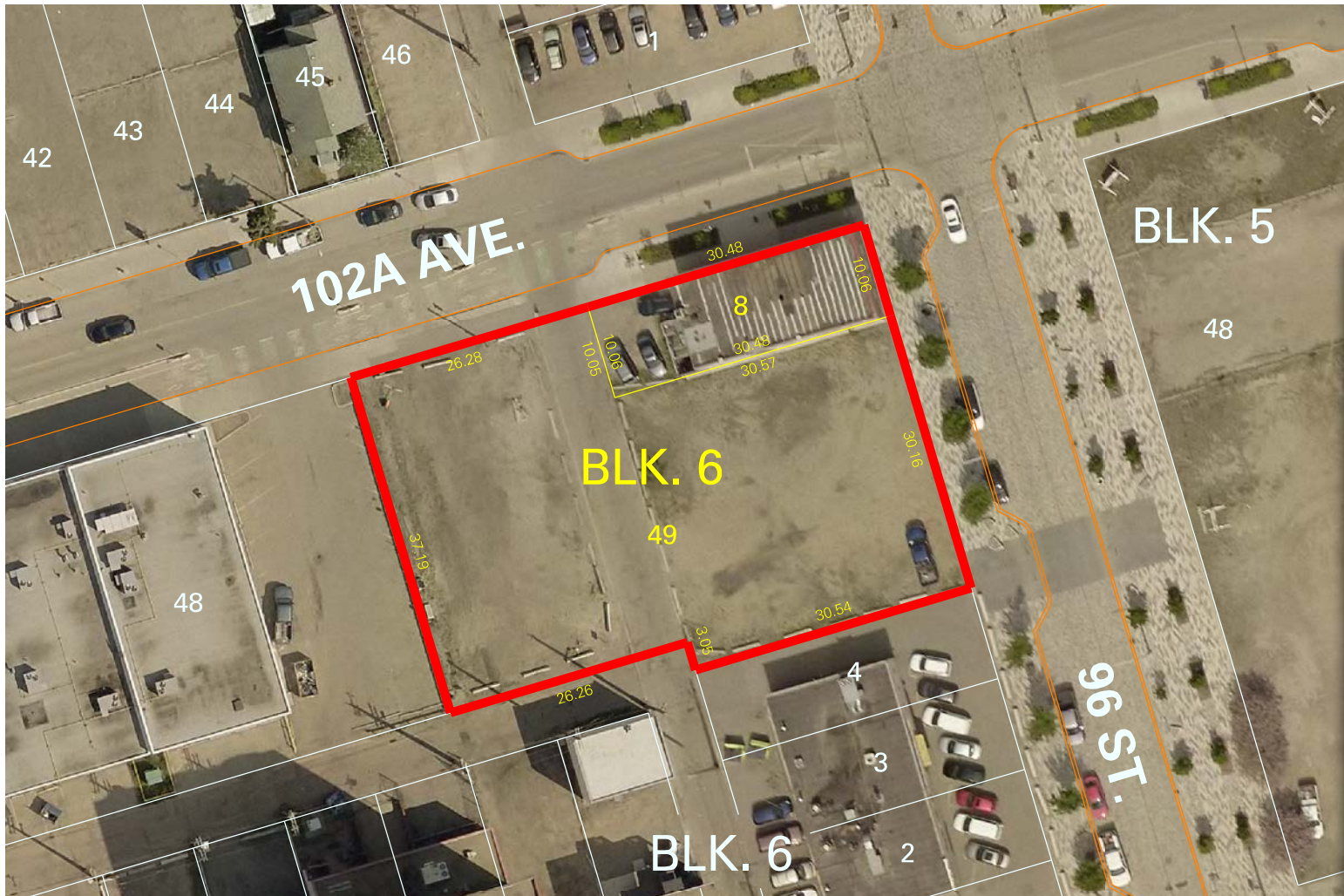
The sale will be conditional on the buyer obtaining designation of the Koermann Block building as a Municipal Historic Resource, in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada. This will entail preservation of the existing Koermann Block building in its entirety. Further information on this process can be found [here](#).

A buyer will be asked to enter into a Rehabilitation Incentive and Maintenance Agreement as part of the designation and a Designation Bylaw will need to be approved by City Council.

All costs for the rehabilitation through the designation of the building will be the responsibility of the buyer. However, the City's Heritage Management Unit offers grants upon designation of Municipal Historic Resources that can be up to 50% of eligible historic rehabilitation costs, in matching grants, to a maximum of \$500,000.

The Heritage Management Unit would work with the buyer to determine the required scope of the rehabilitation work for the building as part of the designation process.

Boyle Street – Koermann Block



Additional Information and Studies

For additional background information, applicants may review the following reports. The reports are provided on an informational basis only, and the City makes no representation or warranty with respect to:

- the content of the reports including, without limitation the accuracy of the information or recommendations provided therein;
- the scope, nature or methodology of the investigations on which the reports are based;
- the qualifications of the persons or entities conducting the assessment or preparing the reports; or
- the fitness of the reports for any purpose.

The applicant accepts the reports entirely at the applicant's own risk, and releases the City from any claim that the applicant has, or may have, with respect to the reports whatsoever.

- [2010 Combined Phase 1 and 2 ESA](#)
- [2014 – AQ – Phase I and II ESA](#)
- [ABS Review of ESA](#)
- [Alberta Environment and Parks Review of ESA](#)
- [ESA Site Location](#)
- [The Quarters Downtown](#)
- [City Policy C437A: City Land Asset for Non-Profit Affordable Housing](#)

Boyle Street – Koermann Block

Sale Conditions

All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, Executive Committee of City Council and/or City Council.

1. The applicant must commence construction within 2 years of the Closing Date of the Sale Agreement and complete construction within 4 years of the Closing Date of the Sale Agreement.
2. The Sale Agreement will require minimum of a 15% decrease in energy consumption and greenhouse gas (GHG) emissions relative to the 2017 National Energy Code for Buildings, and abide by [City Policy C672 – Climate Resilience](#), if applicable.
3. Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale Agreement and a performance fee of \$25,000. The performance fee is tied to completion of the development within 4 years of closing and achieving a minimum of a 15% decrease in energy consumption and greenhouse gas (GHG) emission relative to the 2017 National Energy Code for Buildings, and abide by [City Policy C672 – Climate Resilience](#), if applicable.
4. The applicant will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement for the Development.
5. The applicant will be required to obtain designation of the Koermann Block building as a Municipal Historic Resource, in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada.
6. The applicant will be required to enter into an Affordable Housing Agreement to be registered on title to ensure the affordable housing component of the development is maintained throughout the agreed term (which may be up to a maximum of 40 years or the expected lifespan of the building, whichever is shorter).
7. The applicant will be required to prepare a Communications and Public Engagement Plan (CPEP), to the satisfaction of the City, and carry out engagement events in accordance with the CPEP.
8. 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 site are taken and relied upon at the applicant's sole risk; the applicant has an obligation to ascertain the accuracy of all such information.
9. The City is willing to negotiate and provide funding to the successful applicant for constructing services (see terms and conditions on page 4). All other costs of development will be borne by the applicant.



Boyle Street – Koermann Block

Servicing Grant

The City is willing to negotiate and provide up to \$1,500,000 in funding for eligible items required to service the site to a development-ready state.

Eligible items may include the following:

1. Offsite Servicing Items that fall outside of the property line, including the upgrades and/or extension of:

- a. Underground utilities including storm sewers, sanitary sewers, and watermains;
- b. Shallow utilities including power, gas, and telecommunication lines;
- c. Roadway and concrete work;
- d. The removal, replacement, and transplanting of trees;
- e. Ancillary work related to the above noted items;
- f. Other offsite servicing work that may be negotiated.

2. Fees and Assessments related to the property as specified by the Municipal Improvement Servicing Agreement (MISA) or similar agreement or the purposes of constructing offsite infrastructure. This may include:

- a. Arterial Roadway Assessment (ARA) and Permanent Area Contribution (PAC) payments including over expenditures;
- b. Boundary conditions payments;
- c. Sanitary Sewer Trunk Charges (SSTC) and Sanitary Sewer Expansion Assessments (EA);
- d. Inspection fees related to offsite infrastructure.

3. Consulting and Administration Fees (up to 15%) related to the completion of items (1) and (2), including:

- a. Design, tendering, testing, construction monitoring and management, site survey, preparation and submission of a Construction Completion Certificate (CCC) and Final Acceptance Certificate (FAC) documentation;
- b. Other consulting and administration fees negotiated for items (1) and (2).

The following items are deemed ineligible for funding:

4. Any work located within the property line including typical onsite earthworks or site preparation costs such as site stripping or breakout and removal of existing infrastructure.

5. Import of any backfill material as required for building foundation preparation or construction of below-grade elements.

6. Any costs associated with the applicant being required to provide a Letter of Credit or similar assurances required as part of the Municipal Improvement Servicing Agreement (MISA) or similar agreement with the City of Edmonton.

7. Other items not included in under Eligible Items or negotiated as part of the agreement.

The applicant will be responsible for:

8. Retaining consultants and contractors through a competitive procurement process;

9. Undertaking the design, construction, and warranty work associated with site development with funding provided from the City as noted above;

10. Returning any unused funds to the City that were provided by the City for the eligible items noted above;

11. Accurately tracking and retaining records of eligible cost estimates and payments to be supplied to the City upon request;

12. Returning any rebates, reimbursements, boundary conditions, or recoveries associated with costs funded by the City in respect of the work noted in items (1) and (2). This may include:

- a. Recoveries from over expenditure payments;
- b. Rebates related to water main oversizing or the installation of offsite power servicing infrastructure;
- c. Boundary conditions for offsite work that may be recoverable from benefitting landowners.