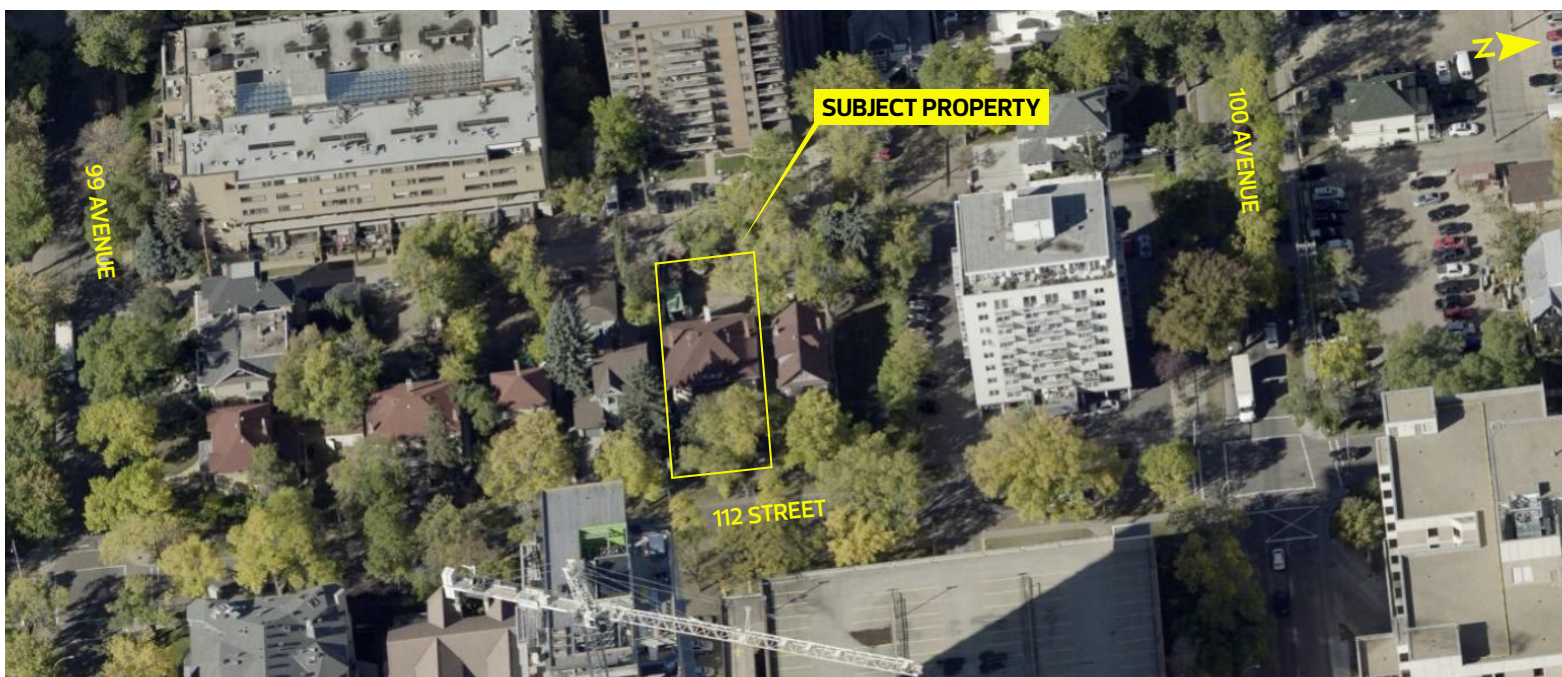


Dame Eliza Chenier Residence

Edmonton



\$600,000

Neighbourhood: Oliver
Legal Description: Lots 75, Block 12, Plan NB
Area: 7,474.5 sqft or 694.4 sqm
Existing Land Use Zone: [DC2 \(8\) Provision](#)

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

Estimate of 2022 Taxes: \$8,044.40
(subject to verification by Assessment & Taxation)

Annual Local Imp. Charges: \$14.94
Estimated Local Imp. Payout: NIL

Last Update: July 25, 2022

File Number: CS160066

Tax Roll Number(s): 4115697

Sector: Central

Buyer's Application Form:

[PDF FAX FORM – DOWNLOAD](#)

[ONLINE FORM – FILL OUT & SEND](#)

9926 – 112 Street NW

Property Information:

This historically-designed property is located in the heart of Edmonton within the mature neighbourhood of Oliver. With an abundance of historically significant architecture and immediate access to the river valley, this heritage home is a highly desirable destination for either commercial, residential and/or investment purposes. The home is within two blocks of Jasper Avenue (to the north) and the River Valley park and trail system (to the south).

Property and Existing Building Structure:

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

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

The foundation and structural stabilization of the Dame Eliza Chenier Residence was completed in November 2021 ([REPORT LINK](#)).

Dame Eliza Chenier Residence

Edmonton

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 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 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.

9. 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.
10. The proposed development may require the approval of the Edmonton Design Committee.

Purchase Process:

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

All submissions should be emailed to:

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,

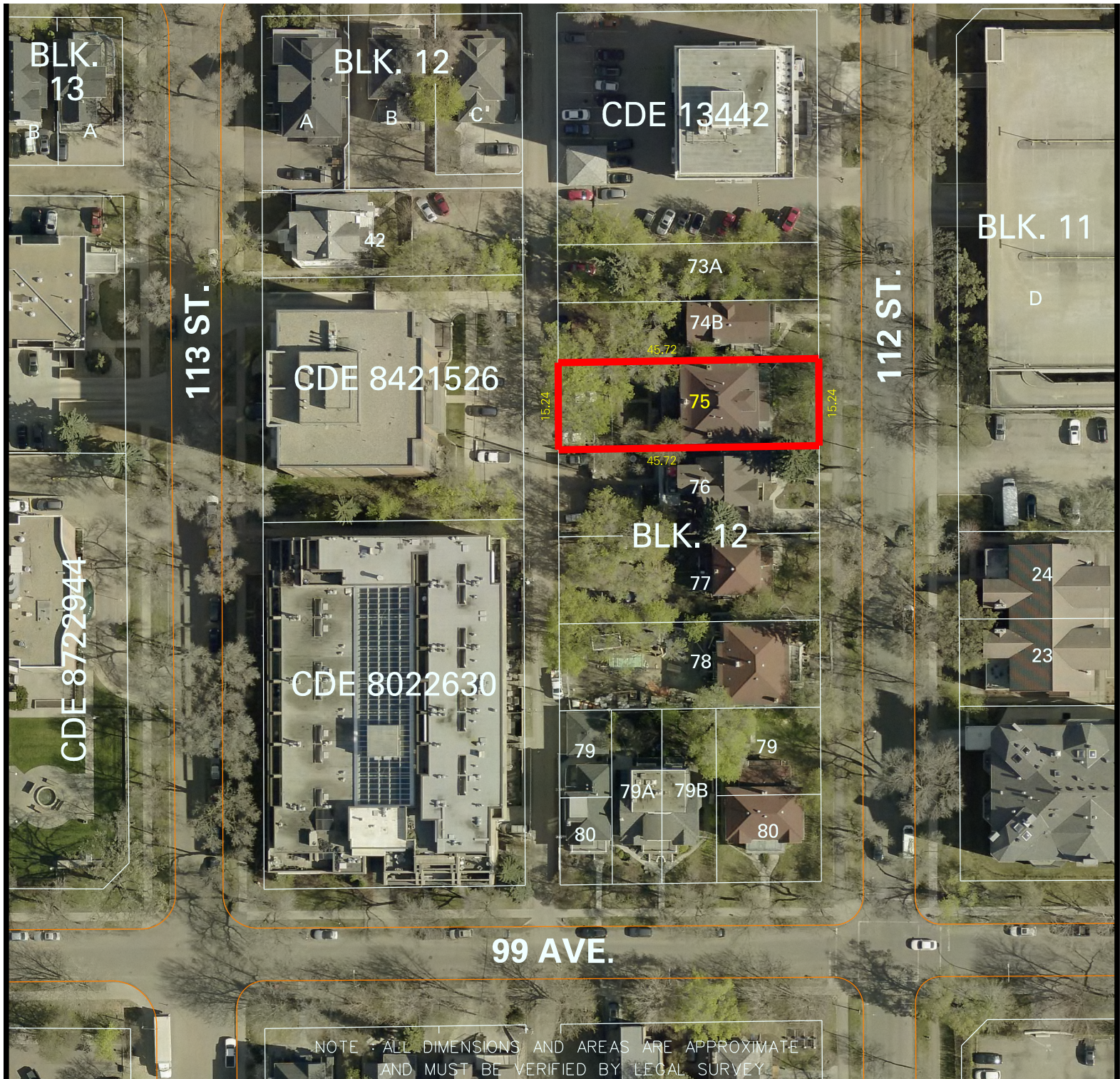
10111 – 104 Avenue NW, Edmonton, AB T5J 0J4

Attention: Supervisor, Property Sales

2. In order to give all interested buyers an equal opportunity, all submissions received will be held until **Friday, September 23, 2022**. 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

Dame Eliza Chenier Residence

Edmonton



Edmonton

REAL ESTATE
FINANCIAL AND
CORPORATE SERVICES

LEGAL:

SUBJECT PROPERTY

AREA = 694.40 Sq.m

OLIVER –

LOT 75, BLOCK 12, PLAN NB



Dame Eliza Chenier Residence

SUMMARY OF HISTORICALLY PROTECTED ELEMENTS

Edmonton

Summary of Historically Protected Elements

Please Note: All identified character defining elements contained in the 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.

Dame Eliza 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

Registrations on Title:

- #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



Dame Eliza Chenier Residence - The City of Edmonton Archive

