

# Lester Allyn House

Edmonton



**\$500,000**

**Neighbourhood:** Oliver  
**Legal Description:** Lots 74B, Block 12, Plan 0941778  
**Area:** 5,100 sqft or 473.825 sqm (more or less)  
**Existing Land Use Zone:** [RF6 Zone](#)

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

**Estimate of 2022 Taxes:** \$6,129.51  
(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):** 10186946

**Sector:** Central

**Buyer's Application Form:**

[PDF FAX FORM – DOWNLOAD](#)

[ONLINE FORM – FILL OUT & SEND](#)

## 9932 – 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:

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

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

The foundation and structural stabilization of the Lester Allyn House was completed in November 2021 ([REPORT LINK](#)).

### Registrations on Title

LOT 74B:

- #082 044 952 – BYLAW 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

*The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change without notice. GST is not included in price.*

## 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 or 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](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, 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



# Lester Allyn House

Edmonton

PENDING



REAL ESTATE  
FINANCIAL AND  
CORPORATE SERVICES

LEGAL:

**SUBJECT PROPERTY**

AREA = 473.82 Sq.m

OLIVER –

LOT 74B, BLOCK 12, PLAN 094 1778





# Lester Allyn House

## 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.

#### Lester Allyn House – Bylaw 14675

##### 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

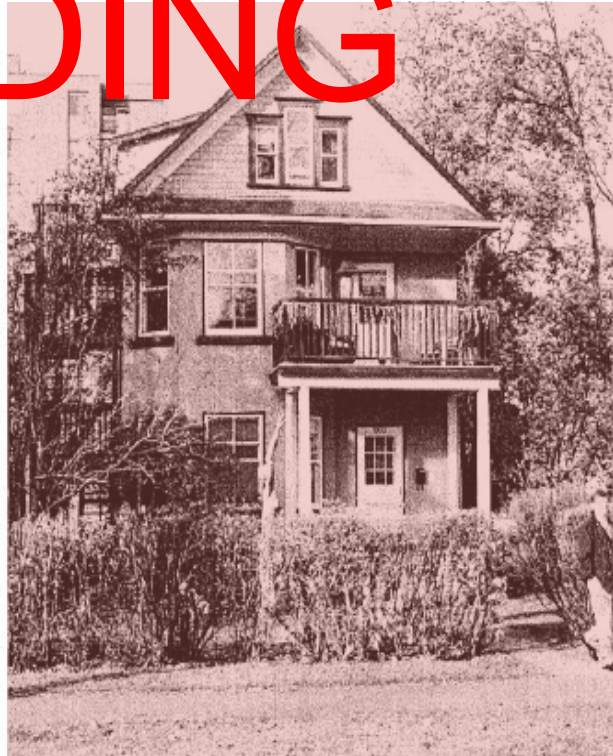
##### North facade:

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

##### Interior:

- timber trim and moulding and staircase

PENDING



Lester Allyn House - The City of Edmonton Archive

