



## 5.71 Acres For Sale

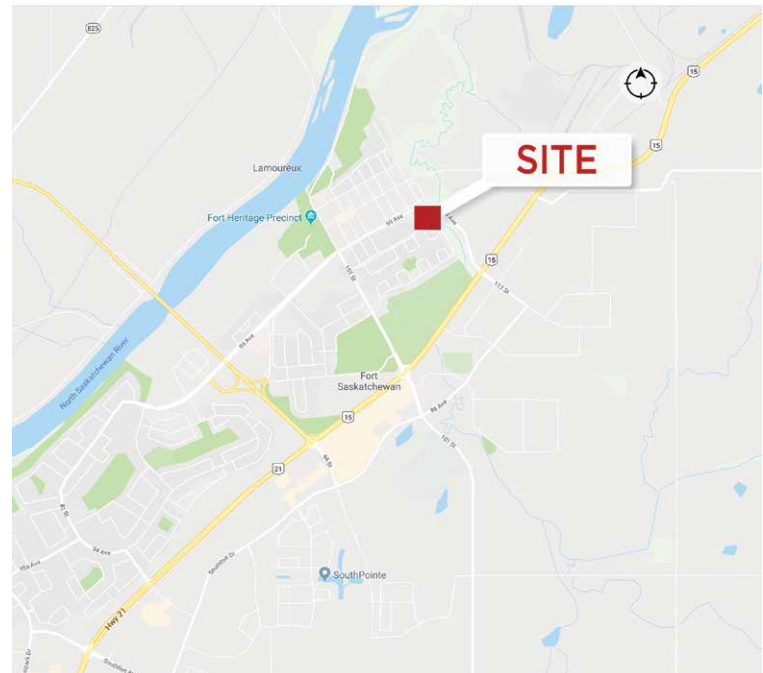
**Sale Price: \$3,283,250 (\$575,000/Acre)**

### Property Highlights

- Close proximity to downtown core
- Easy access to major arterial roadways
- DC Zoning (Mixed Use - Residential/Commercial)
- Fully serviced site
- 24,569 - 2016 population
- Community has shown steady growth with a population increase of 31% since 2010

### Additional Information

The City of Fort Saskatchewan is seeking qualified developers to submit offers to purchase the city owned land at the corner of 99th Avenue and 95th Street that was originally the home of a Health Care Centre.



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## Zoning

Zoning has been approved as DC(A)-08 Direct Control.

The purpose of this zoning is intended for the development of a residential mixed use centre. Residential apartment developments can include neighbourhood level commercial and retail uses.

### 9.13.3 DC(A)-08 Permitted and Discretionary Uses:

#### (a) DC(A)-08 Permitted

- Apartment Dwelling
- Assisted Living Facility
- Assisted Living Facility (Limited)
- Day Care Facility
- Eating & Drinking Establishment (Limited)
- Home Office
- Parking Facility
- Personal Service
- Professional, Financial and Office Service
- Retail Store (Convenience)
- Retail Store (General)
- Sign, Fascia
- Sign, Identification
- Sign, Projecting
- Temporary Sales Centre

\* Day care facility (limited) may not occur within an apartment dwelling.

\*\* Home business uses may not occur within an apartment dwelling.

\*\*\* Live work unit may not occur within an apartment dwelling.

#### (b) DC(A)-08 Discretionary

- Community Garden
- Day Care Facility (limited) \*
- Eating & Drinking Establishment
- Eating & Drinking Establishment (Outdoor)
- Health Services
- Home Business\*\*
- Live Work Unit\*\*\*
- Multi-attached Dwelling
- Show Home
- Sign, Freestanding
- Accessory Development to those uses listed in 5.24.2 (b)

### 9.13.5 DC(A)-08 Site Development Regulations for Apartment Dwellings\*\*

	Interior Site	Corner Site	
<b>a) Front Yard Setback</b>	7.0m (23.0 ft.) minimum	Front	7.0m (23.0 ft.) minimum
		Flanking	6.0m (19.7 ft.) minimum
<b>b) Rear Yard Setback</b>	7.0m (23.0 ft.) minimum		
<b>c) Side Yard Setback</b>	6.0m (19.7 ft.) minimum		
<b>d) Principal Building Height</b>	12 storeys not to exceed 40.0m (131.2 ft.) maximum. Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites as per figure 9.13a		
<b>e) Site Coverage</b>	60% maximum for all buildings and structures		
<b>f) Density</b>	A minimum of 70 dwelling units per net development hectare		

\*\* Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

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**9.13.7 DC(A)-08 Site Development Regulations for Multi-Attached Dwellings\*\***

		Interior or Corner Site
<b>a) Front Yard Setback</b>	Front Yard	3.0m (9.8 ft.) minimum with a lane 4.5m (14.8 ft.) maximum with a lane
		6.0m (19.6 ft.) minimum without a lane 7.0m (23.0 ft.) maximum without a lane
	Flanking Yard	3.0m (9.8 ft.) minimum on a corner site 4.5m (14.8 ft.) maximum on a corner site
<b>b) Rear Yard Setback</b>	8.0m (26.2 ft.) minimum	
<b>c) Side Yard Setback</b>	1.5m (4.9 ft.) minimum	
<b>d) Principal Building Height</b>	Three storey not to exceed 11.0m (36.1 ft.) maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
<b>e) Site Coverage</b>	60% maximum	
<b>f) Density</b>	A minimum of 70 dwelling units per net development hectare	

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**Summary of DC(A)-08 Regulations**

- Maximum 12 storey building height at the centre of the site.
- Maximum 4 storey building height along 99 Avenue and 95 Street.
- Building height transition from the centre of the site to the perimeter near existing low density residential development.
- Apartment buildings can include commercial businesses on the ground level.
- Commercial businesses include retail and convenience stores, personal services, and restaurants.
- High quality building materials like brick, masonry, and stucco are encouraged.

**Property Photo**



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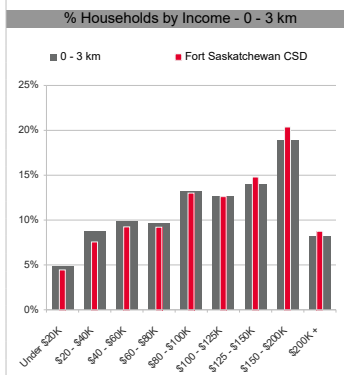
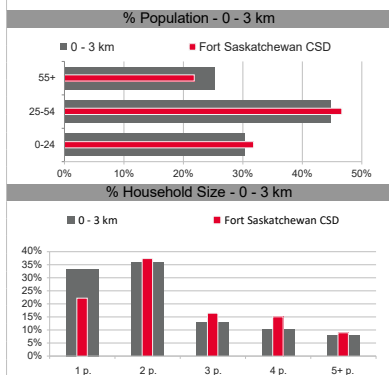
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## Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	9970 99 Ave	0.61
Dollarama	8802 100Th St	1.09
The Home Depot	9280 Southfort Drive 1...	1.17
Canadian Tire	9510 - 86Th Avenue	1.28
Staples Canada	9410 86Th Avenue, Unit..	1.30
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Rexall Canada	9425-94 Avenue	0.27
Federated Co-Operatives (.	10004 99Th Avenue	0.78
Nofrills	100-8802 100Th St	1.06
Shoppers Drug Mart	9360 Southfort Drive	1.06
Nofrills	100-8802 100Th St	1.08
Safeway Canada	9450 - 86 Avenue	1.31
Rexall Canada	116 Town Crest Road	2.74
Shoppers Drug Mart	100 Westpark Blvd	2.95
Banks		
Bank Name	Address	Dist. (km)
TD Canada Trust	10006 99Th Ave Fort Sas	0.50
Canadian Imperial Bank of	9903 - 101st Street	0.59
BMO Financial	8725 94 ST	0.64
Royal Bank of Canada	9916 102Nd St	0.65
Scotiabank Canada	9392 Southfort Drive,	0.76

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2016 Population (Census)	17,882	25,096
2018 Population Estimate	18,960	26,717
2021 Population Projection	20,576	29,313
% Pop. Change (2016-18)	6.0%	6.5%
% Pop. Change (2016-21)	8.5%	9.7%
2018 Families in Private HHs		
Couple census families	4,853	6,881
Without children	2,401	3,255
With children	2,452	3,626
Lone-parent families	686	895
Average Persons Per Family	2.9	2.9

INCOME		
	0 - 3 km	CSD
Under \$20K	360	458
\$20 - \$40K	645	779
\$40 - \$60K	726	952
\$60 - \$80K	710	948
\$80 - \$100K	971	1,340
\$100 - \$125K	931	1,299
\$125 - \$150K	1,030	1,524
\$150 - \$200K	1,389	2,098
\$200K +	601	901
Average Household Income	\$ 126,770	\$ 133,549
Median Household Income	\$ 107,236	\$ 112,943



## Aerial With Lots Identified



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