

Heritage Valley Town Centre

Edmonton

FILE #: CS230145-SB

HOLDING #: 1012260

LAST UPDATE: October 28, 2025



11910 – 32 Avenue SW Open to Offers

Property Type:	Vacant Land
Neighbourhood:	Heritage Valley Town Centre
Sector:	South West
Legal Description:	Plan 2420368; Block 2; Lot 8
Total Land Area:	0.56 hectares or 1.38 acres (more or less)
Existing Land Use Zone:	<u>RM h16 – Medium Scale Residential Zone</u>
Tax Roll Number:	11222809
Estimated Taxes 2025: <small>(subject to verification by Assessment and Taxation)</small>	Not Available
Annual Local Imp. Charges:	Not Available
Transaction Type:	Sale or Long Term Lease

This 1.38 acre triangular-shaped lot is fully serviced and zoned as [RM h16 – Medium Scale Residential](#). Proposed developments should have a minimum of 75 residential units and no less than four stories in height. Additionally, the development of medium density housing must be in accordance with the [Heritage Valley Town Centre Neighbourhood Area Structure Plan](#) and the RM h16 zone.

The site is near a grocery-anchored shopping centre, [Dr. Anne Anderson Public High School](#), [Father Michael McCaffery Catholic High School](#), the newly created [Heritage Valley District Park](#), the new [Dr. Anne Anderson Community Centre](#) and the future [South Capital LRT line](#), making this site ideal for medium-density multifamily development. Access to anywhere in the City is convenient as the Anthony Henday and Highway 2 are only a 10-minute drive away.

Buyer's Application Form

[DOWNLOAD PDF](#) (scan, email or mail)

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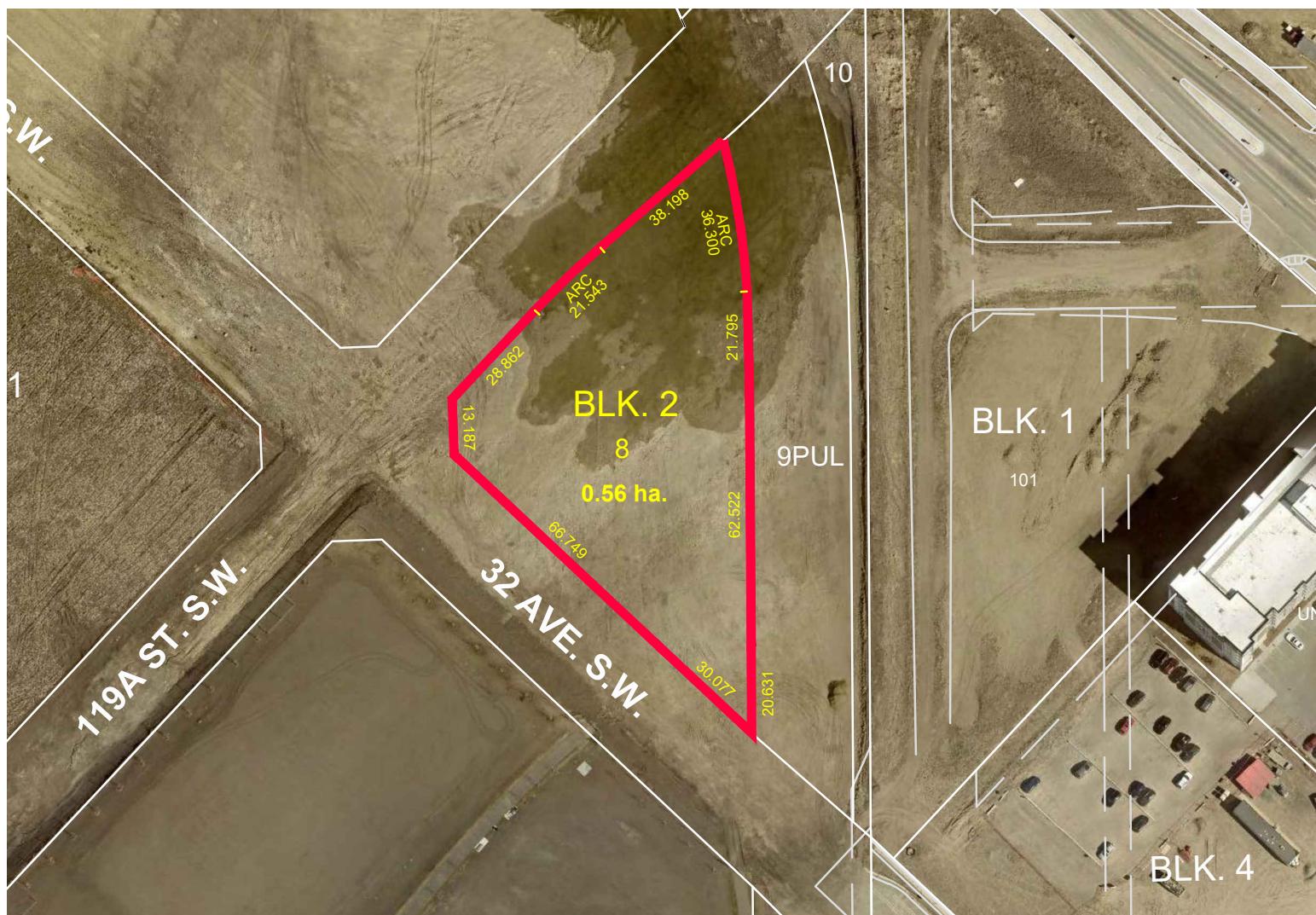
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AFFORDABLE HOUSING

The City of Edmonton recognizes the importance of having access to affordable housing in all areas of the City and of reducing Core Housing Need in Edmonton. As outlined in the [City of Edmonton's Affordable Housing Strategy - A Home for Everyone \(2023-2026\)](#), the City is committed to diversifying the affordable housing supply, including working with existing co-ops that would like to develop land. This land may qualify for CMHC's new [Cooperative Housing Development Program](#), which is estimated to support the development of thousands of affordable rental co-operative housing by 2028. This site is to be developed for affordable housing in alignment with Policy [C437A - City Land Assets for Non-Profit Affordable Housing](#), and any development will need to meet [Policy C601 - Affordable Housing Investment Guidelines](#).



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CONDITIONS OF SALE

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement. Among other things, the agreement will contain the following requirements and conditions:
 - The Buyer must commence construction within two (2) years of the Closing Date and complete construction within four (4) years of the Closing Date, phasing dependent.
 - The Buyer's development must achieve Tier 2 of the 2020 NECB or Tier 3 of the 2020 NBC, which equates to 25% less energy than a typical new multi-family development as certified by the project architect or engineer upon completion.
 - Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of \$75,000. This is tied to the completion of the development within 4 years of closing and achieving the required energy efficiency requirements.
3. All developments shall comply with the development regulations contained in City of Edmonton Heritage Valley Town Centre Neighbourhood Area Structure Plan and the RM h16 zone.
4. 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).
5. All costs associated with the development of this site will be borne by the Buyer including roadway roadway modifications, upgrading and modification/relocation of existing services.
6. 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 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.

PURCHASE PROCESS

All interested parties must submit their proposal package and a Buyer's Application Form to the City. The City will contact the selected applicant to further negotiate and formalize a sale agreement.

All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line:

'CS230145 Heritage Valley Town Centre – Submission'

Or Mail to:

Attn: Sebastien Bergeron, Property Agent

2nd Floor Mailroom, Edmonton Tower

10111 – 104 Avenue NW,

Edmonton, AB T5J 0J4

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.

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 release the City from any claim that the applicant has, or may have, with respect to the reports whatsoever.

- [Geotechnical Investigation](#)
- [Approved Servicing Drawings](#)