



**FOR SALE:** Multiple RA7 and RA8 parcels

## Michener Park

**Live every day.  
Love every minute.**

Michener Park is an exciting new residential community, nestled in the heart of Edmonton and surrounded by established, tree-lined neighbourhoods. From day one, residents can move in and enjoy an abundance of amenities including the trails of Whitemud Creek, Snow Valley, the University of Alberta and everyday essentials just steps from their front door.

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**UA** University of Alberta  
Properties Trust





## Neighbourhood History

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Michener Park was originally built by the University of Alberta as a residence for couples and students with families. It was opened on November 6, 1967, by the Right Honourable Roland Michener, Governor General at the time. Over its history, the community was home to thousands of people from around the world who came to Michener Park to pursue their studies and build their families in a new home.

These residences were closed in July of 2020 and the land was formally transferred to UAPT shortly after for redevelopment.

Today, UAPT is building on the history of Michener Park and reimagining the community for a new generation of residents who will contribute to the legacy of the University of Alberta in a new and exciting way.


## About the Developer

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The University of Alberta Properties Trust (UAPT) was formed by the University of Alberta to develop or re-develop lands deemed by the University as not central to its academic mission of teaching and research.

Today, the organization has been entrusted with the responsibility of developing several 'crown jewel' properties in the middle of one of Canada's fastest growing cities – and distributing net revenues back to the University of Alberta, contributing to its long-term sustainability.

The UAPT knows that reimagining these lands will take time, and many hands and many voices along the way. But as residents begin to call these new communities home, they will be building a new future for themselves – and a legacy for generations of University of Alberta students.







## About Land Leases

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The University of Alberta Properties Trust (UAPT) has established Michener Park as a 99-year land lease community.

This is a common practice with public entities in other big cities and national parks across Canada, and will support the University of Alberta's faculty, students and research for generations to come.

Leasehold ownership holds exceptional value, and is just as common a way for developers and homeowners to purchase a home as a freehold purchase. Buyers remain in control of their home: they can renovate, decorate, sell or will their leasehold property as they would with any other property.

Q: What is someone buying when they purchase a leasehold property?

A: Everything on the land except the land itself, as they lease it from a developer for a set term.

Q: Is a leasehold property a tangible asset like a traditional freehold home?

A: Yes, leasehold properties can be bought, sold, mortgaged, and treated like any other home. They have the same rights and responsibilities as a traditional freehold property for the duration of the lease, typically 99 years.

Q: Are leasehold situations common?

A: Leasehold structures are common in major cities worldwide. Other universities use this model throughout Canada.

Q: What happens at the end of the 99-year lease term?

A: There are two options: negotiate an extension of the lease or receive fair market value for the residence from the Trust.

Q: Will the community remain vibrant and a sound investment?

A: The Trust and the University have a vested interest in ensuring the community remains vibrant and a sound investment for homeowners.

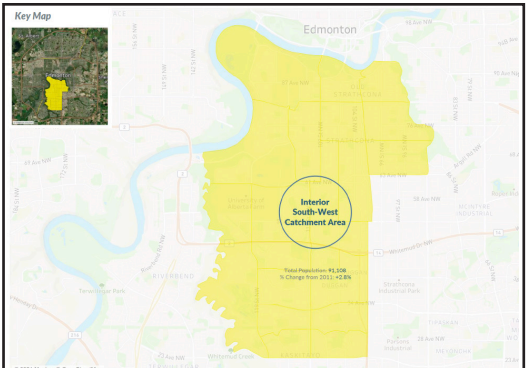
## Location Overview

### Demographics (catchment)

**POPULATION** (2019 CENSUS) 91,108

### Age (2019 CENSUS)

<b>0 - 19</b>	16,715
<b>20 - 39</b>	36,875
<b>40 - 59</b>	20,530
<b>60+</b>	16,985



### Income (2019 CENSUS)

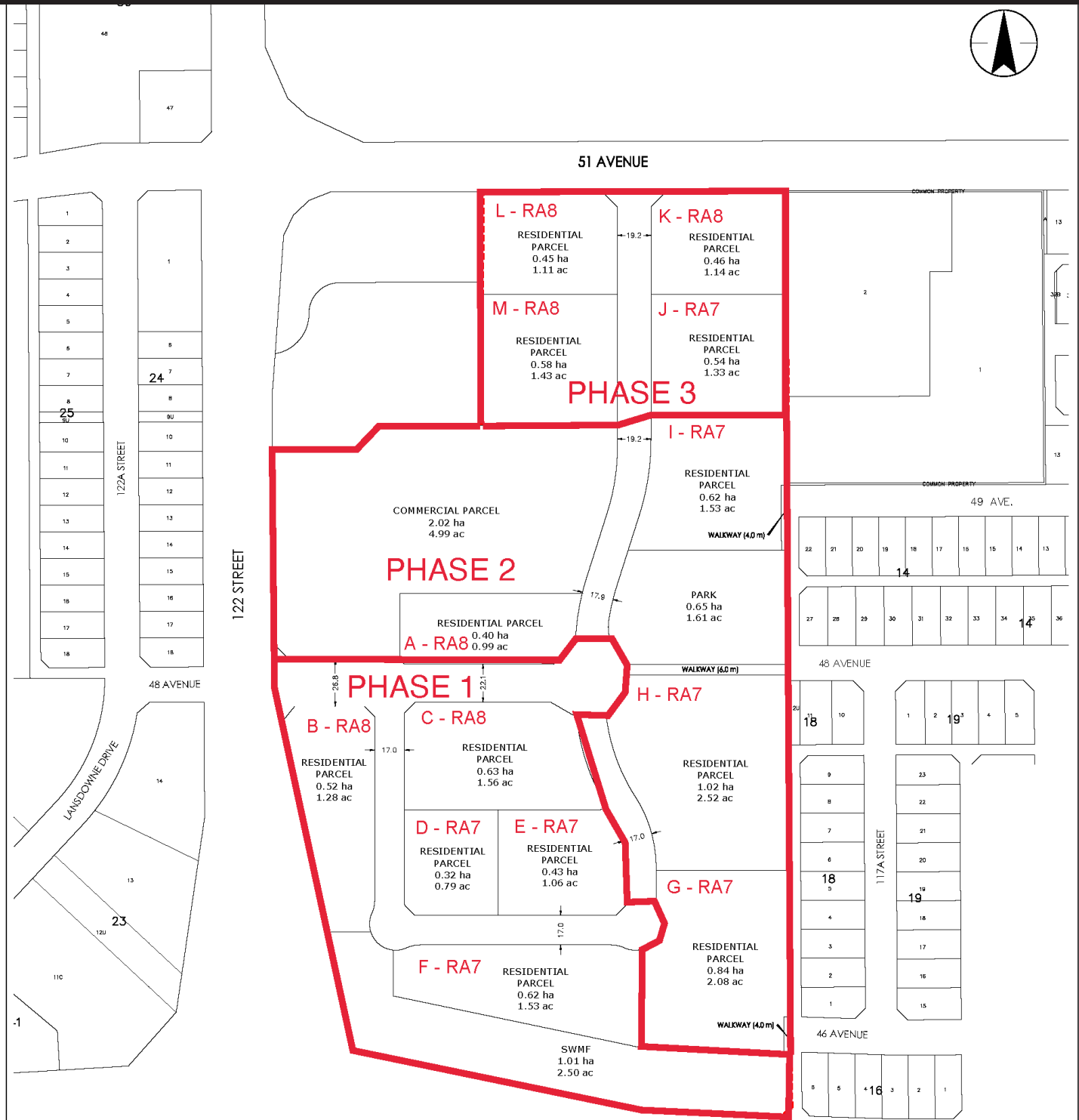
<b>AVERAGE HOUSEHOLD INCOME RANGE</b>	\$86,000 TO \$256,000
<b>PERCENTAGE OF HOUSEHOLDS THAT EARN MORE THAN \$100,000</b>	58%
<b>PERCENTAGE OF HOUSEHOLDS THAT EARN BETWEEN \$60,000 TO \$100,000</b>	24%

### Site Specifications

MUNICIPAL	101 Michener Park NW and 11731 51 Avenue, Edmonton, AB
LEGAL	Lot 1, Block, Plan 9624107 and Lot 3, Block, Plan 9624107
SITE AREA	Multiple Parcels
ZONED	RA7 and RA8
ACCESS	122 Street NW and 51 Avenue NW
PERMITTED USES	Townhomes, Stacked Townhomes, Four and Six Storey Mulifamily Apartments and Condos
ADDITIONAL DETAILS	<ul style="list-style-type: none"><li>Commercial development will be built out simultaneous to residential in addition to the park amenity</li><li>Various mature trees that may be integrated into site design</li></ul>



# Land Prices



## FOR LEASE - Phase 1

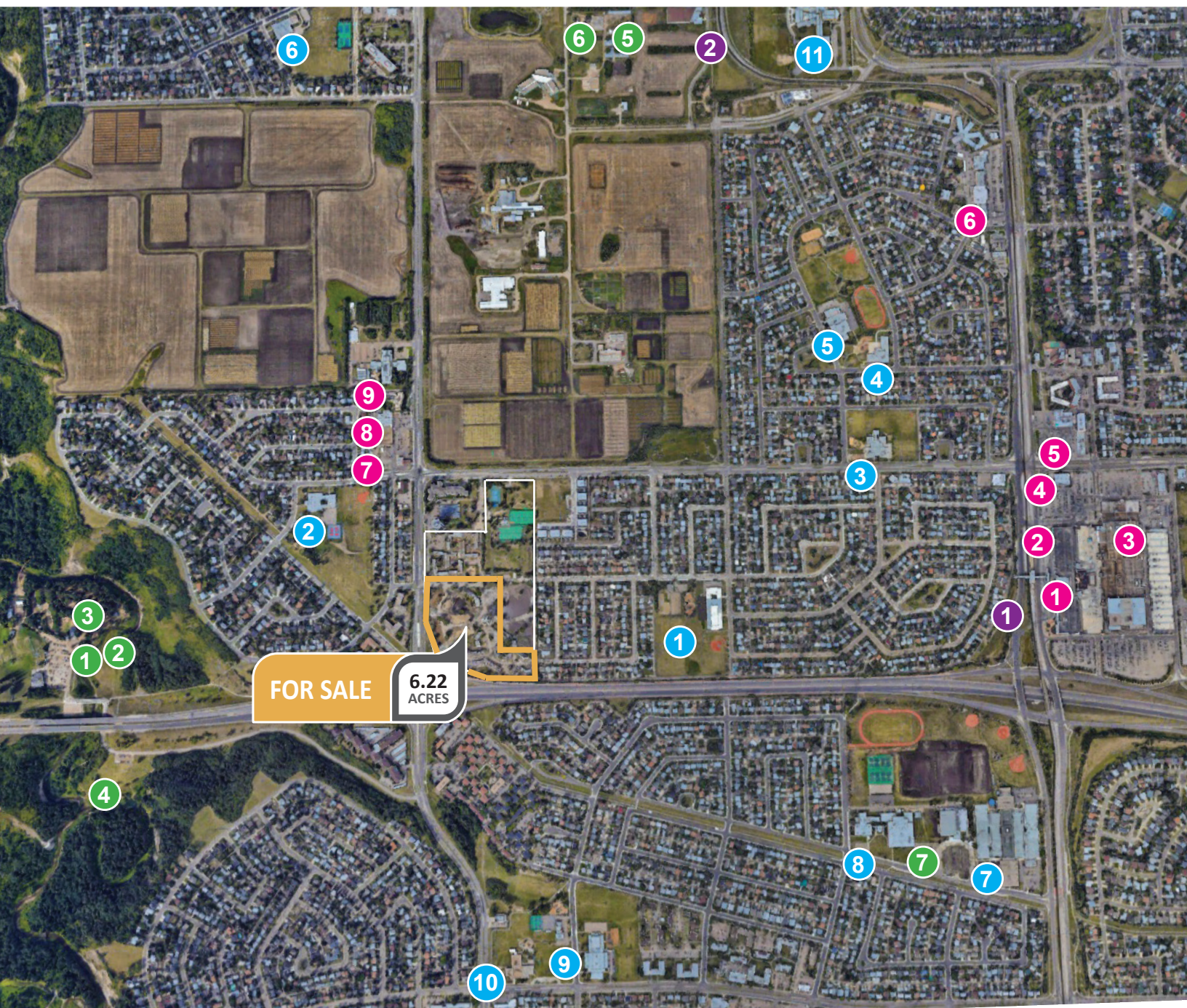
## Price per acre

## Sale Price

Parcel B - RA8	1.28 acres	\$1,469,000	\$1,887,586
Parcel C - RA8	1.56 acres	\$1,497,250	\$2,330,861
Parcel D - RA7	0.79 acres	\$1,299,500	\$1,027,561
Parcel E - RA7	1.06 acres	\$1,299,500	\$1,380,786
Parcel F - RA7	1.53 acres	\$1,299,500	\$1,990,900



## Nearby Amenities



### RETAIL AMENITIES

1. Southgate Centre
2. Wine & Beyond
3. ScotiaBank
4. Tim Horton's
5. Rexall
6. Lendrum Shopping Centre
7. FIND
8. Awn Kitchen
9. Pharmasave



### SCHOOLS

1. Malmo Elementary School
2. Lansdowne Elementary School
3. St. Martin's Elementary School
4. Lendrum Elementary School
5. Avonlea Junior High School
6. Grandview Heights Elementary/ Junior High School
7. Harry Ainley High School
8. Louis St. Laurent Junior/Senior High School
9. Richard Secord Elementary School
10. St. Boniface Elementary School
11. Alberta School for the Deaf



### PARKS & RECREATION

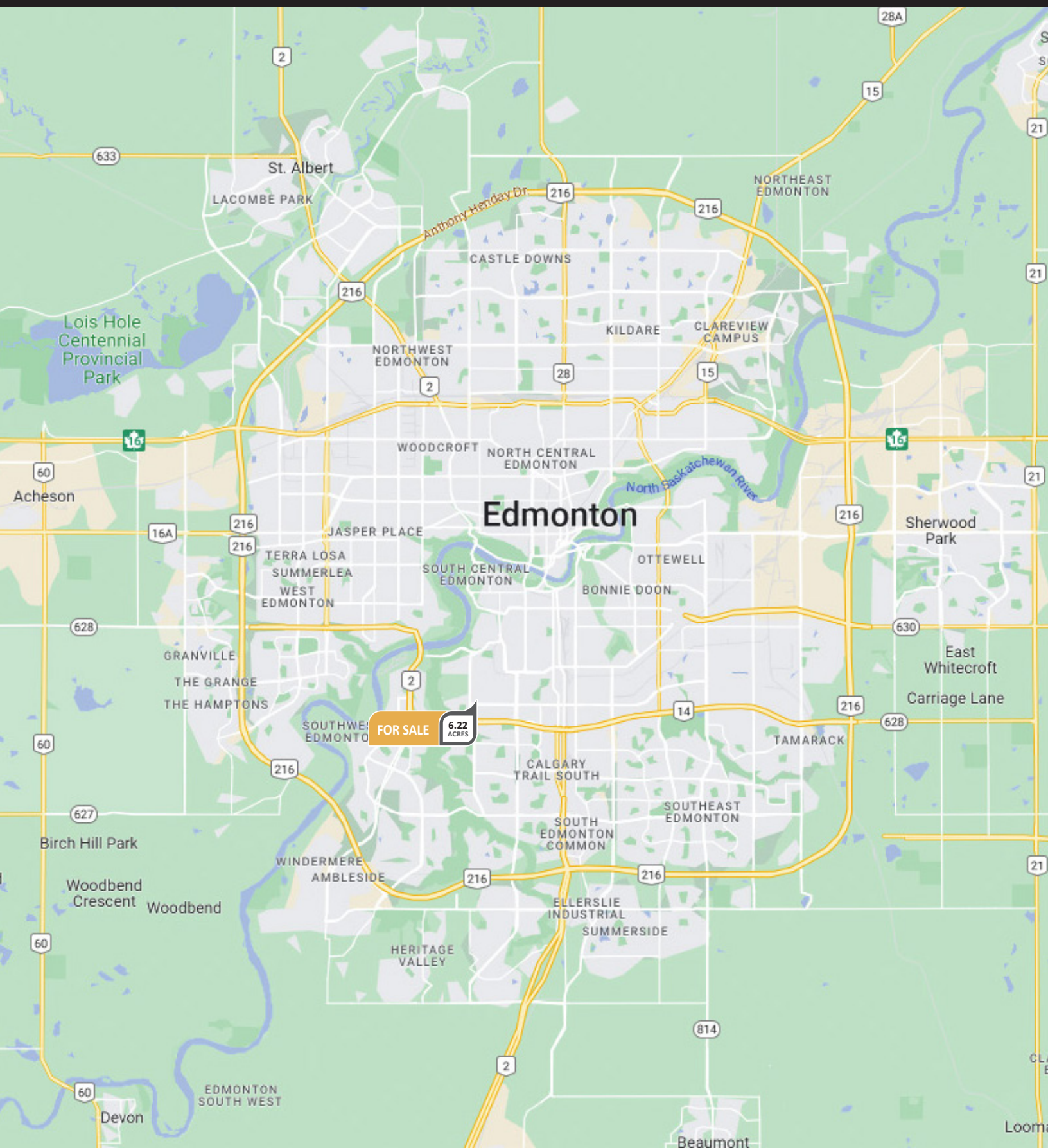
1. Snow Valley Ski Resort
2. Snow Valley Aerial Park
3. Rainbow Valley Campground
4. Whitemud Creek Ravine
5. Saville Community Sports Centre
6. GO Centre
7. Confederation Leisure Centre



### LRT TRANSIT STATIONS

1. Southgate
2. South Campus/  
Fort Edmonton Park









## Purchase Guidelines

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### MICHENER PARK LANDS

The various parcels of land are available for leasehold sale of 99 years, individually or in a combined fashion. Architectural controls are in place along with a Master Plan Design Guide. All sales require the sign-off of the UAPT Board of Directors. The opportunity will remain open for submissions of letters of intent (LOI) until July 3, 2023. After which, any offers will be considered on a first-come, first-serve basis. In addition to the LOI, Proponents should give a brief overview of the company outlining its experience, market presence, and potential builtform that should not exceed four (4) pages.

A confidentiality agreement is available in order to access additional information such as the offer to lease, form of lease, and technical reports.



For more information, please contact:

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