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FOR SALE

105 ST & 98TH AVE DEVELOPMENT LANDS

9803 / 9807 / 9809 – 105 STREET | EDMONTON AB

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105 ST & 98 AVE DEVELOPMENT LANDS OPPORTUNITY

THE OPPORTUNITY

Exceptional opportunity to acquire a centrally located downtown parcel with scale, visibility, and zoning flexibility—ideal for mid-rise or high-density multifamily development. The property benefits from proximity to Edmonton’s core employment, LRT access, and the rapidly expanding residential population surrounding the Ice District.

PROPERTY PROFILE

Address	9803/9807/9809 – 105 Street Edmonton Alberta, AB
Legal Address	Plan NB Block 4 Lot 31-33
Site Area	22,844 SF
2025 Taxes	\$31,163.12
List Price	\$2,950,000 / \$127 psf
Zoning (In-Place)	DC2 (728)
FAR	10.4 (8.4 res / 2.0 parking)
Max Units	159
Max Height	80 meters
Alternative Re-Zoning Potential (6-Storey Wood / Steel)	
Zoning	HDR (High Density Residential)
FAR	Amendment from 4.5 to 6.0
Site Coverage	Amendment from 70% to 100%
Max Units (assume 82% efficiency, 100% site coverage, 750sf average suite size)	149
Price Per Unit (with suggested rezone)	\$19,799



105 ST & 98 AVE DEVELOPMENT LANDS

INVESTMENT HIGHLIGHTS

PRICE

- \$2,950,000 / \$127PSF

PRIME DOWNTOWN DEVELOPMENT SITE

- Prominently located at 105 Street & 98 Avenue within Edmonton's core, offering exceptional river valley views and access, downtown employment, LRT connectivity, and a wide range of nearby amenities.

FLEXIBLE DEVELOPMENT OPTIONS

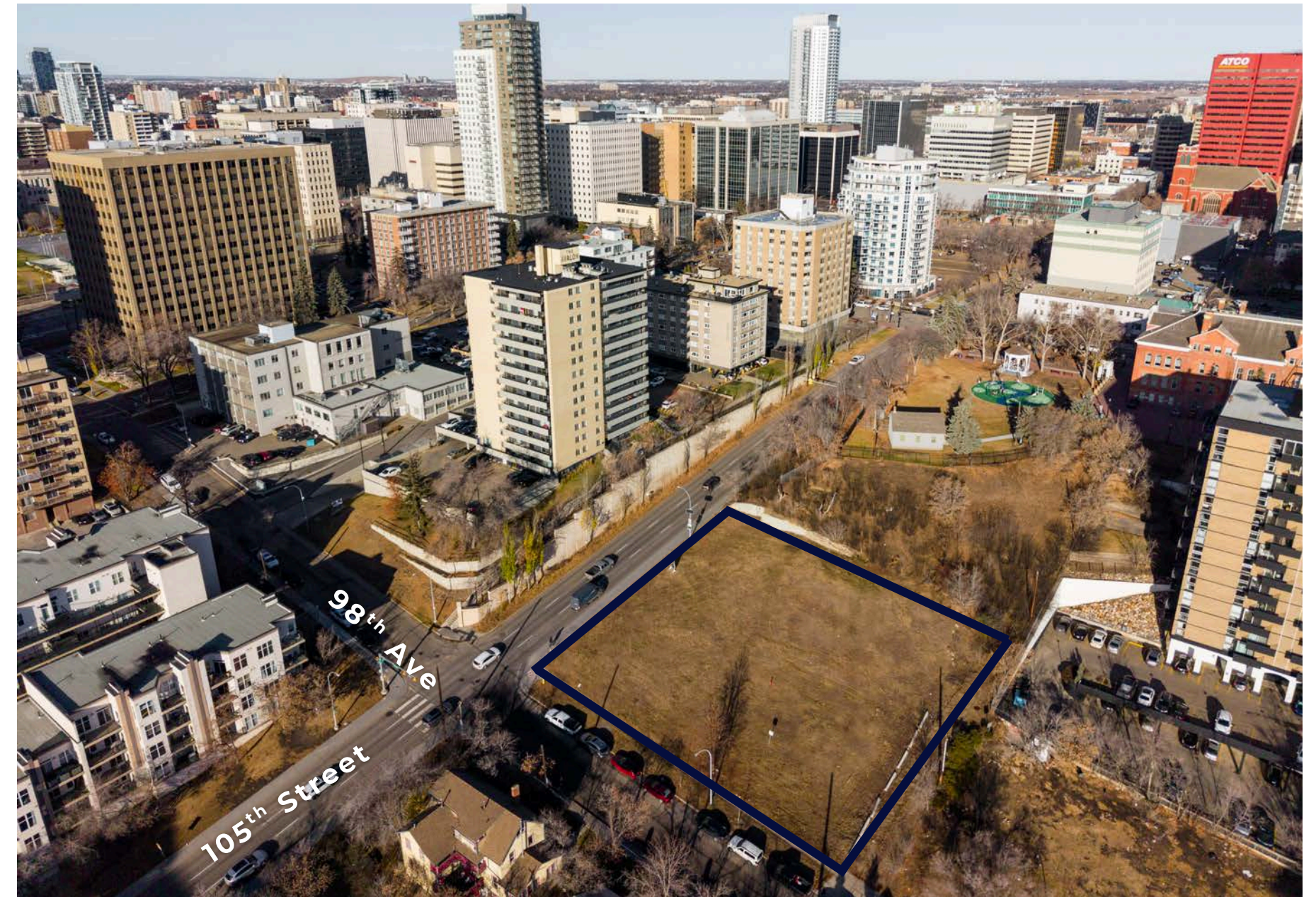
- The site is close to shovel ready under the current zoning however, initial communication with the City of Edmonton planning department has confirmed that a re-zoning of the site back to HDR is straightforward which would allow more flexibility on the design and construction of the building enabling the ability to construct a 6-storey wood / steel frame building vs. concrete high-rise. Additionally, there is recent precedent to include an amendment to increase the overall density and FAR within the zoning.

REZONED DENSITY POTENTIAL

- Re-zoning the site back to HDR with an amended FAR to 6.0 and site coverage to 100% would yield 149 units assuming 82% efficiency and an average unit size of 750sf.

STRONG RENTAL MARKET FUNDAMENTALS

- Downtown and Oliver submarkets continue to experience declining vacancy and rent growth, supported by robust immigration and limited new supply coming to market after 2026.



105 ST & 98 AVE DEVELOPMENT LANDS

LOCATION & WALK TIMES

TRANSIT

- Bay LRT Station – 9 min walk (0.6 km)
- Government Transit Centre – 5 min walk

SHOPPING & SERVICES

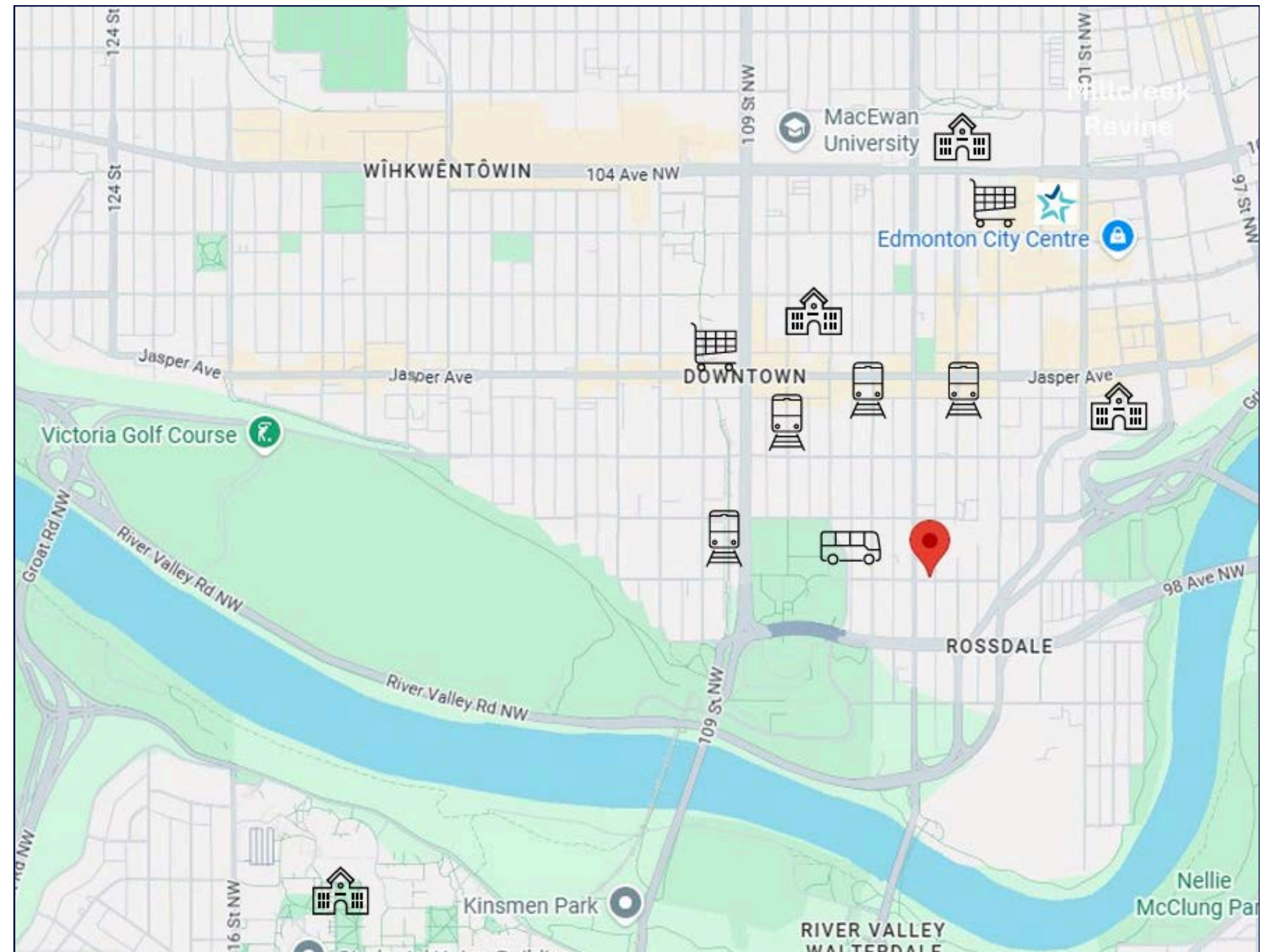
- Save-On-Foods – 18 min walk (1.3 km)
- City Market Grocery – 17 min walk (1.2 km)
- ICE District – 17 min walk (1.2 km)

EDUCATION

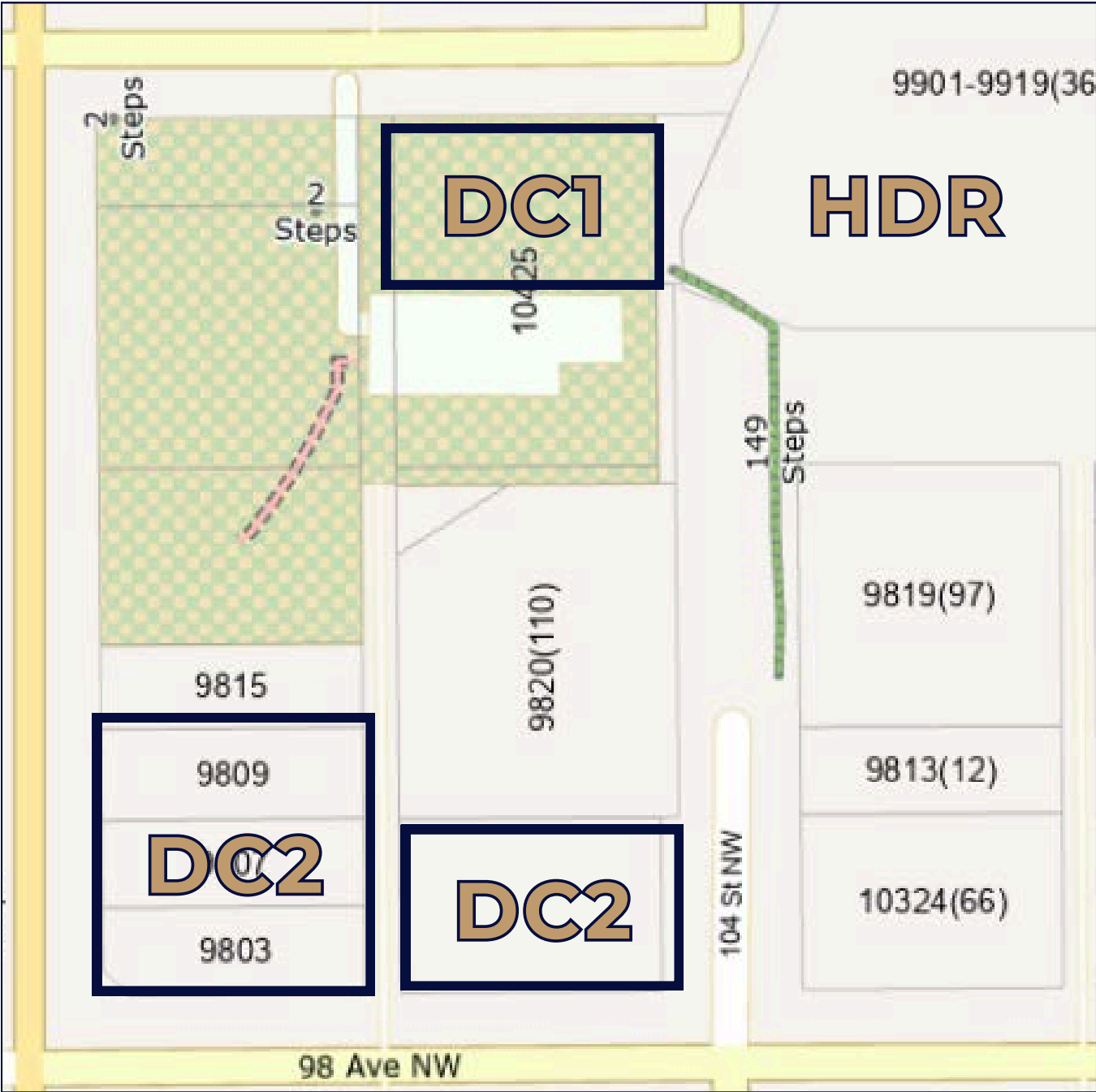
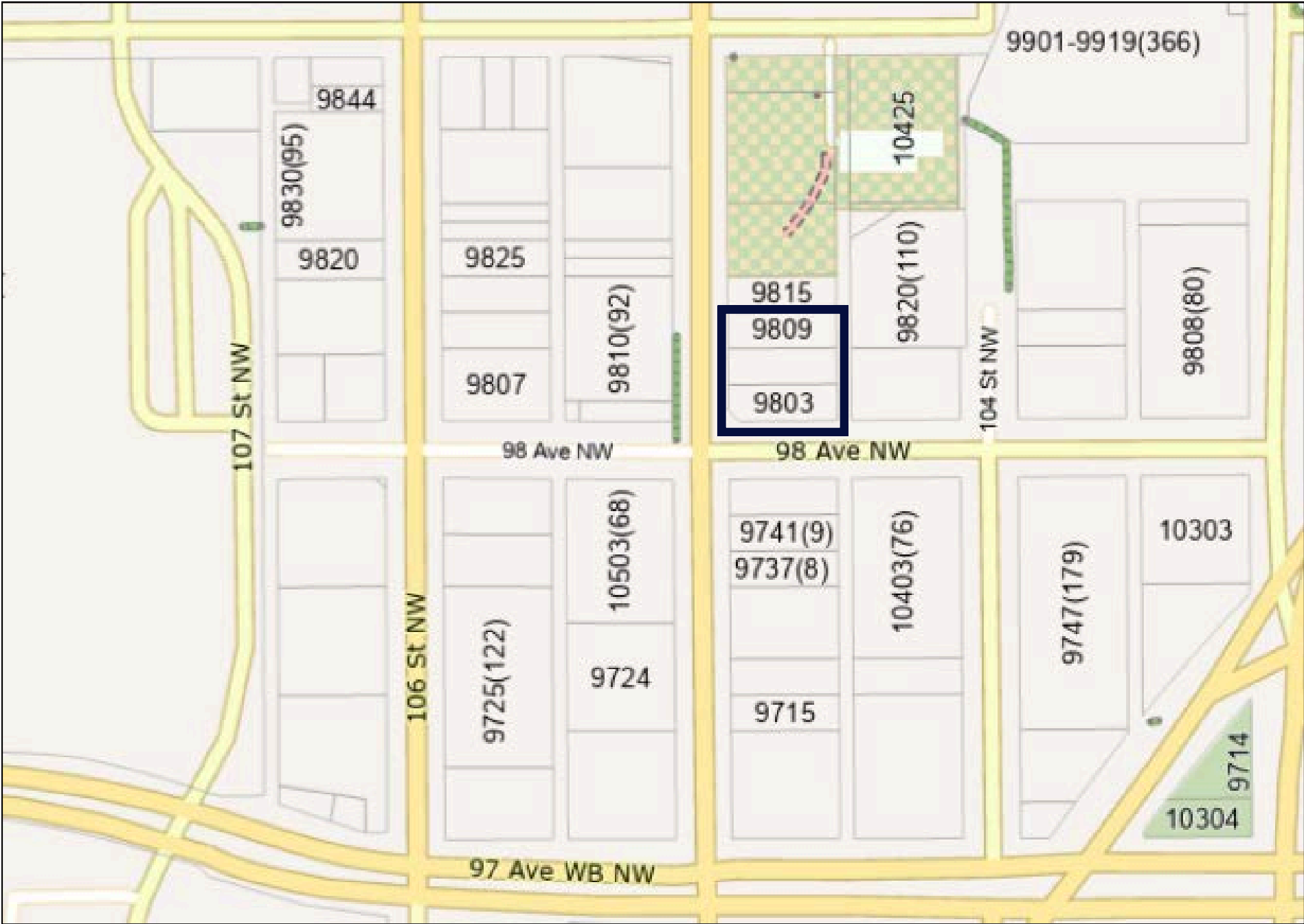
- GMAC Alberta College Campus – 15 min walk (1.0 km)
- NorQuest College – 17 min walk (1.2 km)
- GMAC University – 19 min walk
- UofA – 6 min drive / 11 min train (2.2 km)

PARKS & RECREATION

- River Valley Access – 9 min walk (0.6 km)
- Kinsmen Sports Centre – 19 min walk (1.2 km)
- Victoria Golf Course – 7 min drive (2.3 km)



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LOT PLAN & EXISTING ZONING OVERLAY



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IN-PLACE ZONING SUMMARY

DC2.728 (DOWNTOWN CORE)

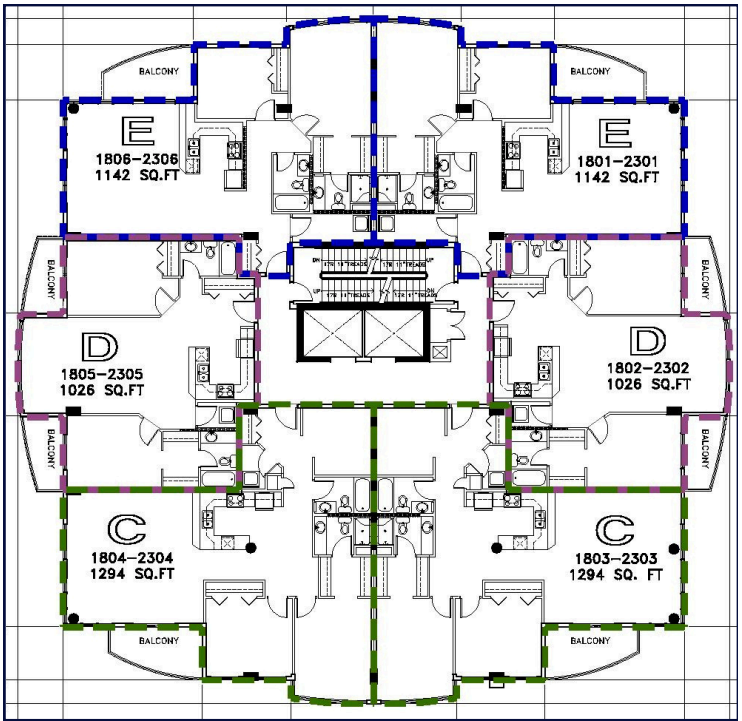
- Custom Direct Control zone permitting high-density residential development up to 26 storeys / 80 m in height and 10.4 FAR (8.4 residential + 2.0 parking).

PERMITTED USES

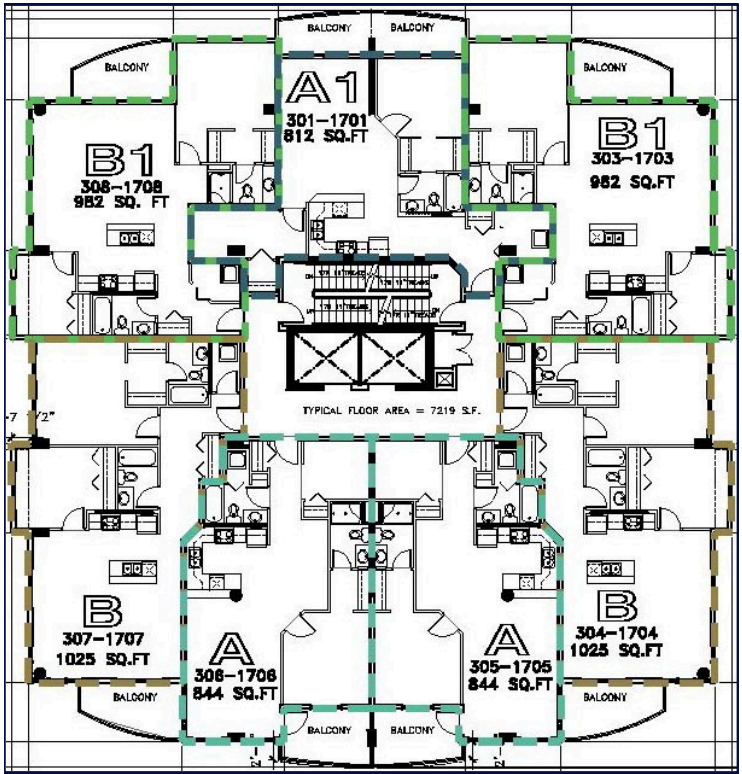
- Apartment Housing, Minor Home-Based Business, Fascia & Freestanding Signs, Residential Sales Centre.

KEY REGULATIONS

- Max Units: 159 (≈ 757 du/ha)
- Setbacks: 3 m (street sides), 5 m (alley), 0 m (north)
- Parking: Underground only
- Amenity: 7.5 m² private / 482 m² common
- Podium Height: Max 16 m (~5 storeys)



FLOORS 18-26



FLOORS 3-17



105 ST & 98 AVE DEVELOPMENT LANDS

ALTERNATIVE ZONING OPTION - REZONING REQUIRED

HDR (HIGH DENSITY RESIDENTIAL ZONE)

- Standard high-density residential zone permitting mid-to high-rise apartment development with supporting commercial amenities.

PERMITTED USES

- Apartment Housing, Minor Home-Based Business, Limited Ground-Floor Commercial (e.g. convenience retail, cafés, personal service shops, professional offices), Residential Sales Centre, and On-Premises Signage.

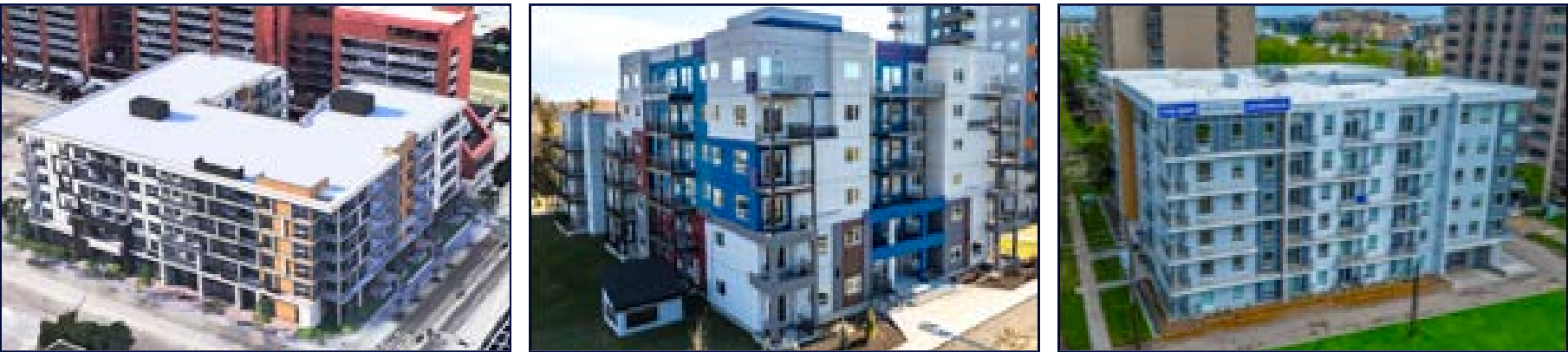
KEY REGULATIONS

- Max FAR: 4.5 total (4.0 residential + 0.5 non-residential)
- Max Density: 500 du/ha (sites > 1,350 m²)
- Max Height: Typically, up to 45 m (≈ 12–14 storeys)
- Site Coverage: 40% (principal building)
- Setbacks: 4.5 m front / 4.5 m rear / 3.0 m side (typical)
- Amenity: 7.5 m² per dwelling (private or communal)
- Parking: Underground or surface per Section 54

REZONING PROCESS & MINOR AMENDMENT

- The City of Edmonton Planning Department has indicated that rezoning from the current DC2 to HDR would be a straightforward process. **To maximize feasibility for a six-storey wood / steel frame development, the rezoning should include a minor amendment to increase the FAR to 6.0 and site coverage to 100%.** A recent (September 2025) rezoning at 102 Avenue & 106 Street successfully achieved a four-fold increase in density under the Urban Warehouse District zone, illustrating strong precedent for this type of amendment.

ZONING COMPARISON		
Metric	Current Zoning (DC2.728)	Proposed Zoning (HDR – Amended)
Intended Form	High-rise concrete tower	Mid-rise 6-storey wood / steel frame
Max FAR	10.4 (8.4 res + 2.0 parking)	6.0 (amended from 4.5)
Site Coverage	~70%	100% (amended from 70%)
Max Height	80 m (26 storeys)	23 m (6 storeys)
Max Density (du/ha)	~757 du/ha (159 units on site)	~630 du/ha (149 units on site)
Average Unit Size (assumed)	750 sf	750 sf
Efficiency	82%	82%Total
Total Buildable Area	~237,000 sf	~137,000 sf
Total Rentable Area	~194,000 sf	~112,000 sf
Price / Buildable SF	\$12.45	\$21.50
Price / Unit	\$18,555	\$19,799



Examples of new Edmonton 6-storey MF developments





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