

**City of Saskatoon  
Rental Rebate Program  
Lakewood Suburban Centre**

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The City of Saskatoon is interested in receiving proposals to develop rental housing at 211 Slimmon Road in the Lakewood Suburban Centre.

This site was offered through an RFP process in the fall of 2009, however, this process did not result in a suitable proposal for the site. Interested proponents may submit a proposal to develop purpose-built rental housing on this site according to the same terms as laid out in the RFP document (begins on next page).

Incentives include a \$5,000 per unit cash grant and a five year incremental tax abatement.

Interested proponents should contact: Daryl Sexsmith, Housing Analyst, Planning and Development Branch, for further information. Phone 975-7693 or [daryl.sexsmith@saskatoon.ca](mailto:daryl.sexsmith@saskatoon.ca)

# Request for Proposals

## 1.0 Purpose

This request for proposals is being sent out to solicit detailed proposals for a pre-designated parcel of land in the Lakewood Suburban Centre to be sold at a fixed price to allow a rental housing development to be constructed. The purpose is to create a site for rental-housing which will remain as rental housing for a period of 15 years.

## 2.0 Background

### 2.1 *Civic Address*

211 Slimmon Road, Saskatoon

### 2.2 *Legal Description*

Lot 10, Block 433 Ext 1, Plan 01-SA-29464

### 2.3 *Site Description*

The site is located at 211 Slimmon Road. It provides 36.1 metres of frontage on Slimmon Road and has an area of approximately 0.24 hectares (0.6 acres) +/- as shown on the site map (attachment 1).

The site is within the boundary of the Lakewood Suburban Centre which serves as a mixed use, high density area for residential, commercial and institutional uses as shown on the neighbourhood map (attachment 2).

The site is zoned M3 (attachment 3) which allows for medium and high density residential development and can support 18 to 24 dwelling units depending on whether surface parking or underground parking is provided.

### 2.4 *Site Setting*

The site is adjacent to newly constructed multi-family condominiums and the site of a future fire hall. It is located in close proximity to shopping and is on a Dart transit route. Future development in the area will include additional commercial, institutional and residential development.

### 2.5 *Pricing*

The selling price for the land is \$375,000. This price has been established based on the 2009 direct and offsite servicing levies and takes into account the size

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and configuration of the site and the amenities in the area.

**2.6 Architectural and Development Controls**

Architectural controls will be applied to this site and can be viewed at [www.saskatoon.ca](http://www.saskatoon.ca), look under “L” for Land.

Development Controls, such as building restriction covenants, will not be applied to this site. Instead the RFP selection and evaluation process will be used to ensure that development is attractive and suitable to this site. All developments will need to fully conform to the M3 existing zoning district provisions.

**2.7 Servicing**

Servicing and road construction is complete and the site is ready to build on.

The selling price includes the sum required to prepay services. These services are at the perimeter of the site only and include curb or sidewalk, boulevard, street paving, street lighting, street signing, watermains, sanitary sewer mains, trunk sewer levies, and primary watermain levies. In addition, natural gas, electrical power and phone service will be provided to the property line to a point to be determined by the respective utility agencies. Any costs associated with service connections or private crossings are not included in the selling price and are the responsibility of the buyer.

Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon Infrastructure Services Department. The purchaser is also responsible for the top soiling and seeding of boulevards adjacent to their property to the edge of the curb.

**2.8 Intentions for the Property**

This site has been pre-selected as a suitable location for a rental housing project. City Council wants to create an opportunity to increase the stock of rental housing in Saskatoon and relieve pressure on the rental market. Furthermore, Council wants to encourage a rental housing project with a quality design and appearance.

A need has been identified in Saskatoon for more rental accommodation in all sizes and price ranges. The current vacancy rate is below one percent in the south east part of the city where this site is located.

### **3.0 Scope of the Work**

#### **3.1 Qualifications**

The proposal should include the firm's qualifications and references demonstrating the firm's capacity to complete a project of this size.

#### **3.2 Project Objectives**

##### **3.2.1 General**

The City of Saskatoon is soliciting proposals for creative rental housing design and delivery. Proposals will be ranked according to the criteria listed in attachment 4.

##### **3.2.2 Innovative, Affordable Design**

Proponents may address any household needs and types including singles, families, seniors, students and those with special needs, and are encouraged to consider housing that includes:

- innovations in energy efficiency to lower long term operating costs;
- attractive exterior design features to reduce monotonous and repetitive appearance;
- some units could include features to increase physical accessibility, such as wider doorways, hallways, and larger bathrooms.

#### **3.3 Proposal Content**

Proposals should contain the following items demonstrating how the project objectives will be met:

- a) Letter of interest that includes a statement of intention to meet the objectives of this project (section 3.2) and the project delivery timeline (section 3.4).
- b) Information about the firm and the team to be employed on this project including qualifications and references.
- c) Plans showing conceptual designs:
  - i) Site plan:
    - total number and location of units;
    - overall site density;
    - amenity space.
  - ii) Conceptual building design:
    - main elevations (street frontages);
    - ground floor plan;

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- typical floor plan;
  - typical unit plans showing mix of unit sizes;
  - number and sizes of units;
  - energy saving features and projected cost savings.
- d) Projected cost.
- e) Description of any assistance required to achieve the stated objectives, grants or other financing assistance, and/or other incentives. If applying for incentives from the City of Saskatoon (see section 6) please attach the application form with the proposal.
- f) Any special considerations required by the proponent to undertake the project.

The successful proponent should be prepared to document their efforts to achieve these objectives in the proposed submission.

### **3.4 Project Delivery Timeline**

- The successful proponent will receive an option to purchase the subject site at a fixed price.
- The successful proponent will have 8 weeks from the date of being selected to provide more detailed plans for architectural review and an additional 10 weeks to receive final approval of the architectural drawings by the City.
- Upon written notification that the architectural review is complete and the architectural drawings are acceptable to the City, the successful proponent will have 30 days to enter into a sale agreement with the City and pay the balance of the purchase price.
- Building permits for this project will receive priority in the permit review process as an Affordable Housing project.
- Construction must be complete and units available for occupancy within 24 months of signing the sale agreement.

### **3.5 Specific Tasks**

#### **3.5.1 Proponents**

The successful proponent will:

- appoint a project manager;
- enter into a sale agreement with the City of Saskatoon for the specified lands;
- ensure that all provincial requirements for the appropriate professional registration of the project team are met and provide proof of public, property, and professional liability coverage.

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3.5.2 City

The City of Saskatoon will provide:

- a designated Project Coordinator to facilitate contact with key civic departments for this project;
- available digital line work for the site, subject to any applicable licensing required with the City;
- specified lands at fixed cost provided in a fully serviced state, in a timely and efficient manner to support the construction of the project, based on submission of appropriate documentation by proponent.

## **4.0 Process**

### ***4.1 Invitation***

This Request for Proposals will be distributed directly to known housing providers and will be advertised in the Saskatoon Star Phoenix for two Saturdays and on the City of Saskatoon's website. The Saskatoon and Region Home Builders Association will receive a copy of this proposal for information and distribution among their membership. All interested proponents may submit a proposal as outlined below.

### ***4.2 Submission***

Proposals must be submitted to the City of Saskatoon, Community Services Department on or before 2:00 pm, Friday November 20, 2009.

Payment terms are as defined within the Request for Proposal (section 4.4).

**Submit five copies of the proposal to:**

**Planning and Development Branch,  
222 – 3<sup>rd</sup> Avenue North,  
Saskatoon, SK S7K 0J5  
Attention: Daryl Sexsmith**

### ***4.3 Selection***

Proposals will be reviewed by the General Manager of Community Services or his designates, and assessed using the attached Evaluation Criteria (Attachment 4). Final selection of the winning proponent will be made on or before December 4, 2009. All proponents submitting a proposal will be notified of the City's decision after that date.

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The successful proponent as selected by the City of Saskatoon will receive an option to purchase the subject site at a fixed price. If the successful proponent fails to meet any of the deadlines described in Section 3.4 the City will have the right to terminate the option to purchase agreement and to negotiate with other proponents on the short list or launch another call for proposals.

#### **4.4 Possession**

Upon execution of the sale agreement, the successful applicant will have 30 days to remit payment in full. Possession of the property will be granted after payment in full has been received.

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to the City of Saskatoon Land Branch the following:

1. A certified cheque, bank draft or solicitor's trust cheque for the complete purchase price,
2. A written statement acknowledging acceptance of the environmental condition of the property, and
3. Properly executed and sealed copies of the Sale Agreement.

The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

## **5.0 Standard Conditions**

### **5.1 Right to refuse any submission**

The Corporation of the City of Saskatoon (The City) reserves the right to reject any or all proposals or to accept any proposal received in response to this Request should they deem it in their interests to do so. No fee shall be payable by the City to proponents for the preparation of or presentation in response to the Request for Proposals. The City may, in its own discretion, waive any irregularity or insufficiency in any proposal selected.

**5.2 Responsibility for accuracy of information**

The information contained within this document, and any plans or drawings or supporting documentation that may be provided by The City are for the assistance of the proponent. The City takes no responsibility for the accuracy of information in this document or in any accompanying documentation. In the event of any discrepancies or omissions appearing, differences of opinion, misunderstanding, or dispute arising between the proponents and the City of Saskatoon relative to the intent or meaning of the terms set out in this Request for Proposals or in any accompanying documents, the decision and interpretation of The City shall be final and binding upon all parties, and from which there shall be no appeal.

**5.3 Waiver of rights in proposals**

All proposals and any accompanying information submitted by proponents will become the property of The City and may not be returned to the proponents. Each proponent acknowledges and agrees that The City is likely to receive and be required to deal with a number of competing proposals, each of which may contain or disclose information considered by the proponent to be of special, unique or proprietary nature. Details of all proposals will be kept confidential until the final selection of the proponent; however, all proposals are subject to the “Freedom of Information and Protection of Privacy Act”. In addition, as part of the selection of the successful proponent, summaries of all proposals received, and details of the agreements to be entered into with the successful proponent may constitute part of a public report to City Council.

**5.4 Indemnity of Corporation by proponents**

Each proponent shall indemnify and save harmless The City, and their respective staff and consultants from and against all claims, actions, suits and proceedings, including all costs and expenses of every nature whatsoever incurred directly and indirectly by The City in connection with such claims and actions in respect to the infringement or alleged infringement of any patent, copyright, trademark or industrial design or the use or misuse in connection with the proposal.

**5.5 Conflicts of interest**

No member of City Council nor any employee or official of The City shall submit or be directly involved in the submission of a proposal.

**5.6 Condition of site**

5.6.1 A Phase 1 Environmental Site Assessment report will be supplied

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to the successful applicant. Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the applicants own expense.

5.6.2 The City makes no other representations or warranties of any kind, either expressed or implied, as to the condition of the pre-designated site, the soils conditions or the use to which it may be put. The successful proponent must accept the site in an “as is” condition.

**5.7 Proponents costs**

The City shall not be responsible for any costs or expenses incurred by the proponents in the preparation or presentation of proposals.

**6.0 Incentives Available**

**6.1 New Rental Construction Land-Cost Rebate Program (City)**

A new Rental Land Cost Rebate Program was adopted by City Council on June 23, 2008 to encourage the construction of new purpose-built, multiple-unit rental housing units. The incentive program offers a five year incremental tax abatement, plus a cash grant of \$5,000 per dwelling unit. The units must remain rental for 15 years (no condo conversions). An application form for this program is attached (attachment 5) and should be submitted with the proposal.

**6.2 Affordable Housing Support**

Though it is not the primary objective of this Request for Proposals for the entire site to contain affordable housing, some housing units (depending on rents charged) may qualify for funding under the City of Saskatoon’s affordable housing incentive programs (6.2.1). However, any housing units receiving support under this program are not eligible for the New Rental Construction Land-Cost Rebate Program.

6.2.1 Innovative Housing Incentive Program (City of Saskatoon)

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Housing units that will be affordable to households earning below \$44,500 (without dependents) or \$52,000 (with dependents) are eligible to apply for a grant equal to 10% of the cost of the affordable units and a five year tax abatement on the incremental increase in the property taxes attributable to the affordable units.

## **7.0 Further Information and Feedback**

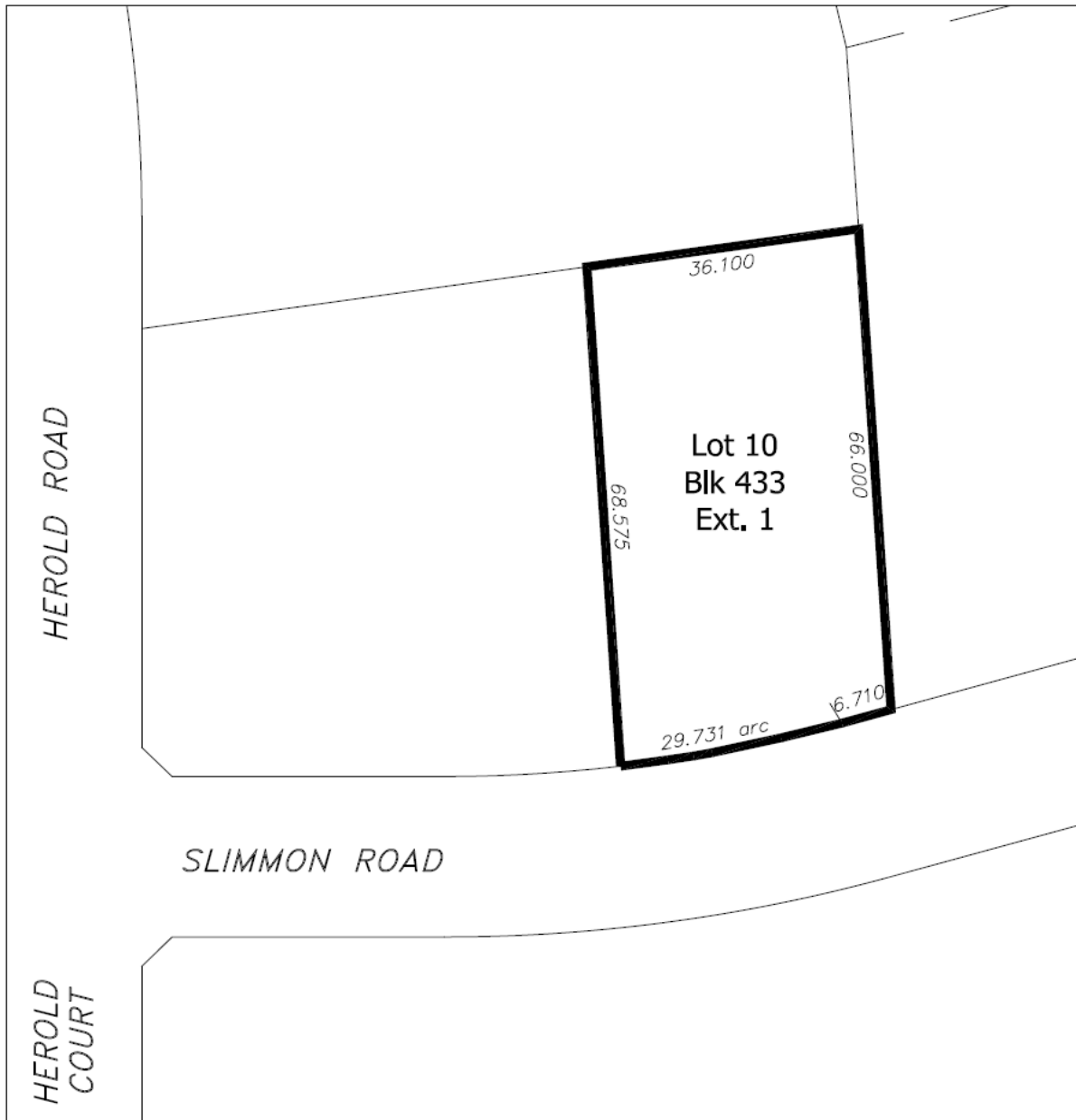
The City of Saskatoon is interested in receiving feedback on this project and wants potential proponents to identify any major impediments which in their opinion could prevent them from undertaking this project such as timeline, project size or any other condition in the RFP.

Please submit feedback or questions of clarification to:

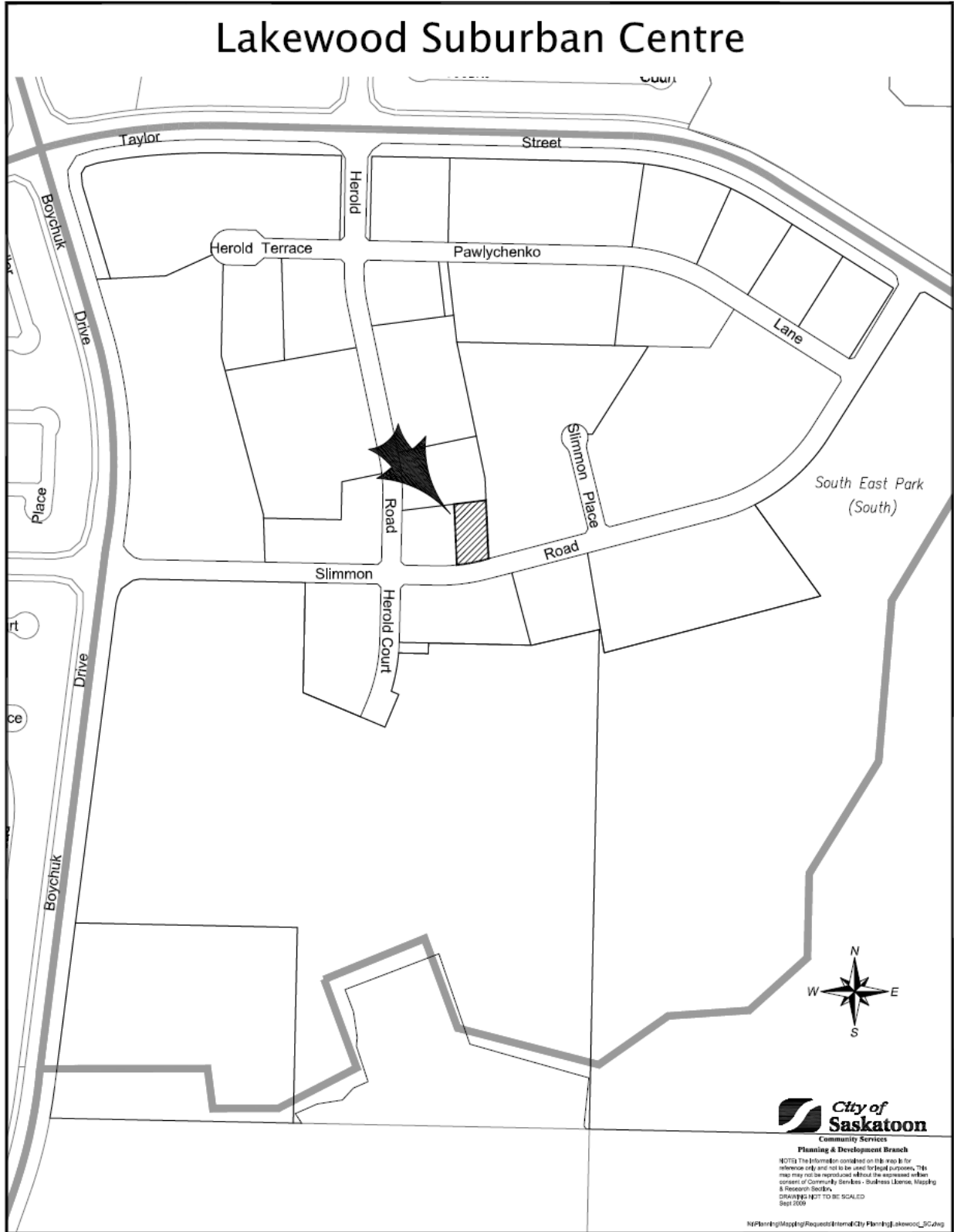
Daryl Sexsmith, Housing Analyst  
City of Saskatoon  
306-975-7693  
daryl.sexsmith@saskatoon.ca

# 211 Slimmon Road (M3 Zoning)

Lot 10, Block 433 Ext 1, Plan No. 01-SA-29464, 2440± sqm .60± ac



Attachment 2 – Lakewood Suburban Centre and Location of Site



## Attachment 3 – Zoning Information – M3

*(from ZONING BYLAW NO. 8700 OF THE CITY OF SASKATOON (2009))*

### 9.3 M3 - General Institutional Service District

#### 9.3.1 Purpose

The purpose of the M3 District is to facilitate a wide range of institutional and community activities, as well as medium and high density residential uses, within suburban centres and other strategically located areas.

#### 9.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an M3 District are set out in the following chart:

<b>M3 District</b>	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.3.2 Permitted Uses</b>								
(1) One-unit dwellings (OUD)	7.5	30	225	6	0.75	7.5 <sub>7</sub>	8.5	-
(2) Two-unit dwellings (TUD)	15	30	450	6	0.75	7.5 <sub>7</sub>	8.5	-
(3) Semi-detached dwellings (SDD)	7.5	30	225	6	0.75	7.5 <sub>7</sub>	8.5	-
(4) Multiple-unit dwellings <sub>2</sub>	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(5) Secondary suites	Refer to General Provisions Section 5.30							
(6) Dwelling groups	30	30	900	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(7) Converted dwellings with a maximum of four dwelling units	15	30	450	6	0.75	7.5 <sub>7</sub>	8.5	5
(8) Offices and office buildings <sub>4</sub>	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	18	-
(9) Funeral homes	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(10) Art galleries and museums	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(11) Places of worship	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(12) Private schools	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(13) Radio or television studios	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(14) Motion picture or recording studios	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(15) Photography studios, excluding the retail processing of film	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(16) Custodial care facilities - Type I and II	7.5	30	225	6	3	7.5 <sub>7</sub>	11	-
(17) Custodial care facilities - Type III	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(18) Community centre conversions	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(19) Residential care homes - Type I and II	7.5	30	225	6	3	7.5 <sub>7</sub>	11	-
(20) Residential care homes - Type III	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(21) Adult day care - Type I and II	7.5	30	225	6	3	7.5 <sub>7</sub>	11	-
(22) Elementary and high schools	30	30	900	6	3	7.5 <sub>7</sub>	11	-
(23) Boarding houses	7.5	30	225	6	3	7.5 <sub>7</sub>	8.5	5
(24) Boarding apartments	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(25) Ambulance stations	15	30	550	6	3	7.5 <sub>7</sub>	11	-

### Attachment 3 – Zoning Information – M3

(26) Convents and monasteries - Type I and II	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(27) Medical clinics <sub>4</sub>	15	30	550	6	3	7.5 <sub>7</sub>	11	-

M3 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.3.2 Permitted Uses (continued)</b>								
(28) Medical, dental and optical laboratories	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(29) Veterinary clinics	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(30) Research laboratories	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(31) Financial institutions	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(32) Hostels - Type I and II	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	18	-
(33) Public halls	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(34) Hospitals	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	-
(35) Special care homes	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(36) Public parks, playgrounds, sports fields, and arenas	-	-	-	6	3	7.5 <sub>7</sub>	11	-
(37) Cemeteries	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(38) Public libraries	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(39) Private clubs <sub>1</sub>	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(40) Banquet halls	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(41) Community centres	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(42) Bed and breakfast homes	Refer to General Provisions Section 5.31							
(43) Personal service trades and health clubs <sub>1</sub>	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(44) Dwelling units in conjunction with and attached to any other non-residential permitted use	-	-	-	6	3 <sub>6</sub>	7.5 <sub>7</sub>	-	-
(45) Accessory buildings and uses	Refer to General Provisions Section 5.7							
(46) Keeping of a maximum of five boarders in a OUD								
(47) Family child care homes	Refer to General Provisions Section 5.33							
(48) Child care centres and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32							
(49) Home based businesses	Refer to General Provisions Section 5.29							
(50) Accessory uses to a multiple-unit dwelling containing at least 100 dwelling units <sub>2</sub>								
(51) Accessory uses to a hotel or motel <sub>3</sub>								
(52) Accessory uses to an office building or medical clinic <sub>4</sub>								
(53) Educational Institutions	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	18	-
(54) Personal service trades	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(55) Hotels and motels <sub>3</sub>	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	-
(56) Commercial recreation uses in a public park or public civic centre	-	-	-	6	3	7.5 <sub>7</sub>	11	-

## Attachment 3 – Zoning Information – M3

### 9.3.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M3 District are set out in the following chart:

<b>M3 District</b>	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.3.3 Discretionary Uses</b>								
(1) Parking stations	15	30	550	6	Refer to Section 6.0			
(2) Child care centres and pre-schools	7.5	30	225	6	3	7.5 <sub>7</sub>	11	-
(3) Special needs housing	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(4) Commercial parking lots and storage garages <sup>5</sup>	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(5) Office complexes	30	30	900	6	3 <sub>6</sub>	7.5 <sub>7</sub>	18	5
(6) Nightclubs and taverns in conjunction with and attached to a hotel or motel <sup>8</sup>								

### 9.3.4 Notes to Development Standards

- 1 Pro-shops or retail sales accessory to a health club or private club shall not exceed 50m<sup>2</sup> in area.
  
- 2 Any or all of the following uses shall be permitted to locate in a building used as a multiple unit dwelling:
  - (a) confectioneries; and
  - (b) drug stores or pharmacies;

provided that all of the following conditions are complied with:

  - (i) any such use shall have access only from within the interior of the building;
  - (ii) no such use shall be permitted in a building used as a multiple unit dwelling having fewer than 100 dwelling units;
  - (iii) no such use shall be permitted above the ground floor level;
  - (iv) no such individual use shall have a floor area greater than 56m<sup>2</sup>.
  
- 3 Any or all of the following uses shall be permitted to locate in a building used as a hotel or motel:
  - (a) confectioneries;
  - (b) newsstands and tobacconists;
  - (c) dry cleaning and laundry pick-up depots;
  - (d) restaurants and lounges;
  - (e) drug stores or pharmacies;

### Attachment 3 – Zoning Information – M3

provided that all of the following conditions are complied with:

- (i) any such use shall have access only from within the interior of the building;
- (ii) no such use shall be permitted in a building used as a hotel or motel having fewer than 100 guest rooms.

4 Any or all of the following uses shall be permitted to locate in a building used as an office building or medical clinic:

- (a) confectioneries;
- (b) drug stores or pharmacies;
- (c) restaurants;
- (d) dry cleaning and laundry pick-up depots;

provided that all of the following conditions are complied with:

- (i) any such use shall have access only from within the interior of the building;
- (ii) no such use shall be permitted in a building having a gross floor area less than 930m<sup>2</sup> used for office purposes;
- (iii) the total floor area devoted to all such uses shall not exceed 10% of the gross floor area of the building.

5 Commercial parking lots and storage garages shall be limited to the parking of private passenger vehicles only.

6 The side yard shall be increased in width by 0.3 metres for each additional storey, excluding any permitted penthouse, above three storeys; provided further, that on a corner site along a flanking street or lane the side yard need not exceed 3 metres.

7 (a) Except as provided in subclause (b), a rear yard shall be provided of a minimum average depth of not less than 7.5 metres and a minimum depth of not less than 4.5 metres.

(b) For dwellings in dwelling groups, a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.

8 Nightclubs and taverns shall be a discretionary use in a building used as a hotel or motel provided that the following conditions are complied with:

- (i) any such use shall have access only from within the interior of the building;
- (ii) no such use shall be permitted in a building used as a

## **Attachment 3 – Zoning Information – M3**

hotel or motel having fewer than 100 guest rooms.

### **9.3.5 Signs**

The regulations governing signs in an M3 District are contained in **Appendix A - Sign Regulations**.

### **9.3.6 Parking**

The regulations governing parking and loading in an M3 District are contained in **Section 6.0**.

### **9.3.7 Gross Floor Space Ratio**

- (1) The gross floor space ratio shall not exceed 5:1.

### **9.3.8 Landscaping**

- (1) A landscaped strip of not less than 4.5 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.
- (2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- (3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.
- (4) These landscaping requirements shall not apply to one unit dwellings.

### **9.3.9 Special Provisions for Marquees and Canopies**

- (1) For all permitted buildings except one-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

## Attachment 4 – Evaluation Criteria

### Evaluation Criteria – Lakewood Project

Proposals will be evaluated on the following basis:

FACTOR	RATING POINTS (MAXIMUM)	POINTS ASSIGNED	EVALUATOR'S COMMENTS
<ul style="list-style-type: none"><li>Provides the highest overall dwelling unit density</li></ul>	40		
<ul style="list-style-type: none"><li>Attains the highest level of architectural merit (must meet the architectural controls as a minimum)</li></ul>	30		
<ul style="list-style-type: none"><li>Provides the highest standard with respect to energy conservation and reduced operating costs</li></ul>	20		
<ul style="list-style-type: none"><li>Provides the highest number of units meeting accessibility standards</li></ul>	5		
<ul style="list-style-type: none"><li>Qualifications of proponent to complete a project of this size.</li></ul>	5		
<b>TOTAL EVALUATION SCORE</b>	100		

## Attachment 5 Application for New Rental Construction Land-cost Rebate Program



### APPLICATION FOR NEW RENTAL CONSTRUCTION LAND-COST REBATE PROGRAM

**Program Criteria:**

- Rental units must be in a multi-unit development (minimum 3 units)
- Mixed-use development is acceptable, only rental units will be eligible for a rebate
- Rental units must be new construction or new additions to existing structures
- Construction must not commence prior to successful application under this program
- Property owners must enter into a Contribution Agreement to ensure units are provided for rental purposes over 15 years

### 1. Applicant Information

**a. Contact Information**

<b>Organization Name</b>		<b>Address:</b>		
<b>Contact Name</b>	<b>Contact Title</b>	<b>Phone</b>	<b>Fax</b>	<b>Email</b>

### 2. Project Information

**a. Project Location**

<b>Civic Address</b>	<b>Neighbourhood</b>

**b. Rental Units** – Only purpose-built rental projects are eligible. Condominium projects, even if provided as rental housing, do not qualify for this assistance.

<b>Project Description</b> Include housing type (e.g. townhouses, apartment style, etc.), amenities, etc.	<b>Total number of housing units</b> (minimum of 3 units )

**c. Zoning** – Please contact the City’s Development Services Branch (975-2645) to determine the current zoning of the site and whether the project, including all proposed uses, complies with the City’s Zoning Bylaw (8700).

<b>Current Zoning of Site</b>	<b>Person Contacted</b>	<b>Phone Number</b>	<b>Notes</b>

## Attachment 5 Application for New Rental Construction Land-cost Rebate Program

### 4. Financial Details and Timing

#### a. Project Costs

Cost Description	Cost	Notes
Land Acquisition Costs		
Construction Costs		
Other Costs (specify) e.g. legal fees, contingency, etc.		
<b>TOTAL PROJECT COSTS</b>		

**b. Funding** – Please indicate the expected sources of capital funding for this project including grants from the City of Saskatoon and other levels of government, equity contribution, mortgage financing, etc.

Funding Source	Amount	Requested / Committed / Received
<b>TOTAL</b>		

#### c. Timing

Planned Project Start Date	Planned Project Completion Date

### 5. Attachments

Please ensure the following support materials are included with this application form:

- Concept Plans (if available)**
- Business Plan**

I hereby certify that the above information is correct and complete.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

For incentive information or to apply:

Attn: Catherine Kambeitz  
Community Services Department  
222 – 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

Phone: 306.975.7642  
Fax: 306.975.3185  
Email: Catherine.kambeitz@saskatoon.ca