

Infill Multi-Family Land for Sale

Sutherland

115 Adolph
Crescent



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Property Fact Sheet

City/Town: Saskatoon
Type: Land
Zone: RMTN1
Land Area: 6.85 ac
Civic Address: 115 Adolph Crescent
Possession: Immediate
Occ: Vacant
Tax: \$25,000 (2020 estimate)
List Date: December 2, 2021
Legal: Plan No. SE 02-37-05-3
Legal2: ISC Parcel# 119433023
Lease Type: None
Environmental: Yes
Nearby Amenities: Preston Crossing Shopping Centre, Central Ave BID,
Future BRT Station

**Asking
Price**
\$4,116,000
December
2021

Development Controls

The existing trees that are planted bordering the rail line will be kept and maintained. Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts.



Services

Services are provided adjacent to the site and are typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the price and are the responsibility of the successful purchaser.

The purchaser is required to construct, at the purchaser's cost, the sidewalk along the south side of Adolph Crescent on the north side of the subject property. This sidewalk will begin at the existing sidewalk to the west and connect to the existing Reid Road sidewalk and must be built to City of Saskatoon Standards. This sidewalk is approximately 225 metres long.

Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Transportation & Utilities Department. The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their property to the edge of the sidewalk and between the sidewalk and the curb.



Zoning

The parcel is zoned RMTN1 (Medium Density Townhouse Residential) District in the City's Zoning Bylaw. Refer to Attachment 6 for further information. Interested purchasers are advised to consult with the Planning and Development Division at 306-975-2645 as to permitted uses and other details regarding applicable zoning provisions.

Though not mandated by bylaw or legislation, it is strongly encouraged that the successful applicant communicate with nearby residents concerning proposed land use and architectural designs for this site.

Attachment 1 – Purchase Process

multi-family open market sale

Purchase Process

Step 1: Purchase Request

- Visit Saskatoon Land's Website (www.saskatoonland.ca) to review property information package.
- Contact Saskatoon Land at 306.975.3278 regarding any questions or further information.

Step 2: Submission

- Submit the Purchaser Application Form and Document Checklist to Saskatoon Land.
- Ensure that the Purchaser Application Form is submitted prior to the deadline.
- Ensure that your offer addresses all of the terms and conditions outlined in the sales package and application form.

Step 3: Review

- All offers are reviewed by Saskatoon Land following the application deadline.
- The successful proponent is contacted by a Saskatoon Land representative. Negotiations regarding the purchase price and other terms and conditions of the sale can then occur.
- Unsuccessful applicants will be notified once the Sale Agreement is executed by the successful proponent.

Step 4: Approval

- The transaction is brought forward for corporate approval.
- Modifications to the transaction may be made during the approval process. The successful applicant will be notified of such modifications.
- A 10% non-refundable deposit of the purchase price is due within ten (10) days of offer acceptance.
-

Step 5: Architectural Approval

- Proposed building permit plans will be reviewed by Saskatoon Land for compliance with Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts. The first submission of plans must be received by Saskatoon Land within eight weeks of offer acceptance.
- Proponents will have a total of 18 weeks from the date of offer acceptance to obtain final architectural approval from Saskatoon Land.

Step 6: Agreement

- Negotiations are finalized and a Sale Agreement is Executed between Saskatoon Land and the successful purchaser. The Sale Agreement must be executed within 30 days of final negotiations.
- Final payment is due no later than 30 days from the date of final architectural approval.
- The successful purchaser may apply for required permits to begin construction upon receipt of payment in full and upon architectural approval by Saskatoon Land.

Step 7: Post Closing Obligations

- Purchaser complies with all Terms and Conditions set forth by the Sale Agreement.
- Saskatoon Land prepares a land sale report annually listing all land transactions approved by the Chief Financial Officer.

Where did you hear about these properties being offered for sale?

<input type="checkbox"/> Associate	<input type="checkbox"/> StarPhoenix Ad
<input type="checkbox"/> www.saskatoonland.ca	<input type="checkbox"/> Realtor/Industry Mail-out
<input type="checkbox"/> Saskatoon Land email notification	<input type="checkbox"/> Other _____

Attachment 2 – Document Checklist

multi-family open market sale

Document Checklist

To be considered, a submission must be complete and include the following:

- Completed Purchaser Application Form
- Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title.
- Demonstrated experience in completing similar projects.
- The purchaser has read and acknowledges the Terms and Conditions identified for this property.

Please submit your completed Document Checklist and Purchaser Application Form to:

land@saskatoon.ca

or by courier or personal delivery addressed to:

Saskatoon Land
Attn: Finance and Sales Manager
201-3rd Ave N
Saskatoon, SK S7K 2H7
306.975.3278



OPEN MARKET SALE PURCHASER APPLICATION FORM

PROPERTY REQUESTED

Legal
Civic Address
ISC Parcel #
Purchase Price Offered

CONTACT INFORMATION

Name to appear on title
Contact Person
Phone #
Fax #
Email Address
Street Address
City, Province
Postal Code
GST Registration #

LAWYER INFORMATION

Name & Firm
Phone #
Fax #
Email Address
Street Address
City, Province
Postal Code

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land reserves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior acceptance or approval.

The property is sold “as is”. No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sale agreement.

Attachment 4 – Open Market Sales Approach – Terms and Conditions

1. Deposit/Closing Date/Possession/Adjustment Date:
 - i) 10% deposit due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
 - ii) Balance of purchase price due within thirty (30) days of obtaining architectural approval.
2. Conditions Precedent:
 - i) Approval of the sale by the City of Saskatoon’s Chief Financial Officer.
3. Special Terms and Conditions:
 - i) The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
 - ii) Development on these sites will be required to meet Saskatoon Land’s Architectural Controls for Multi-unit Dwelling Districts and/or site design guidelines for the mixed-use parcels.
 - iii) Possession of the site will not be granted until completion of the Architectural Evaluation and payment in full is received.
 - iv) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easement, which may be required by any or all of the said agencies at no cost.
 - v) Purchasers are required to demonstrate past experience with completing multi-family and/or mixed-use commercial projects.

I have read and accepted these terms.

signature

date

Attachment 5 – Architectural Review Process

The successful purchaser must enter into a Sale Agreement within thirty (30) days of notification of the award of the sale. Failure to enter into the Sale Agreement within the prescribed time period will be deemed in default of the terms of the sale and the bid deposit will be forfeited.

Multi-family development on these sites are subject to compliance with Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts.

Purchasers must gain approval of architectural plans for any site from Saskatoon Land through an architectural control review process. Prior to plan preparation, or at any stage during plan development, Saskatoon Land is available to meet to view draft plans and discuss the architectural requirements.

From the date the successful purchaser has been notified, the purchaser must submit their draft plans to Saskatoon Land for Architectural Evaluation within eight (8) weeks.

Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to two (2) weeks to review and comment on plans after any submission is made by the successful purchaser. After plans have been reviewed, a meeting with the successful purchaser will be arranged to discuss plan changes, if any, which may be required.

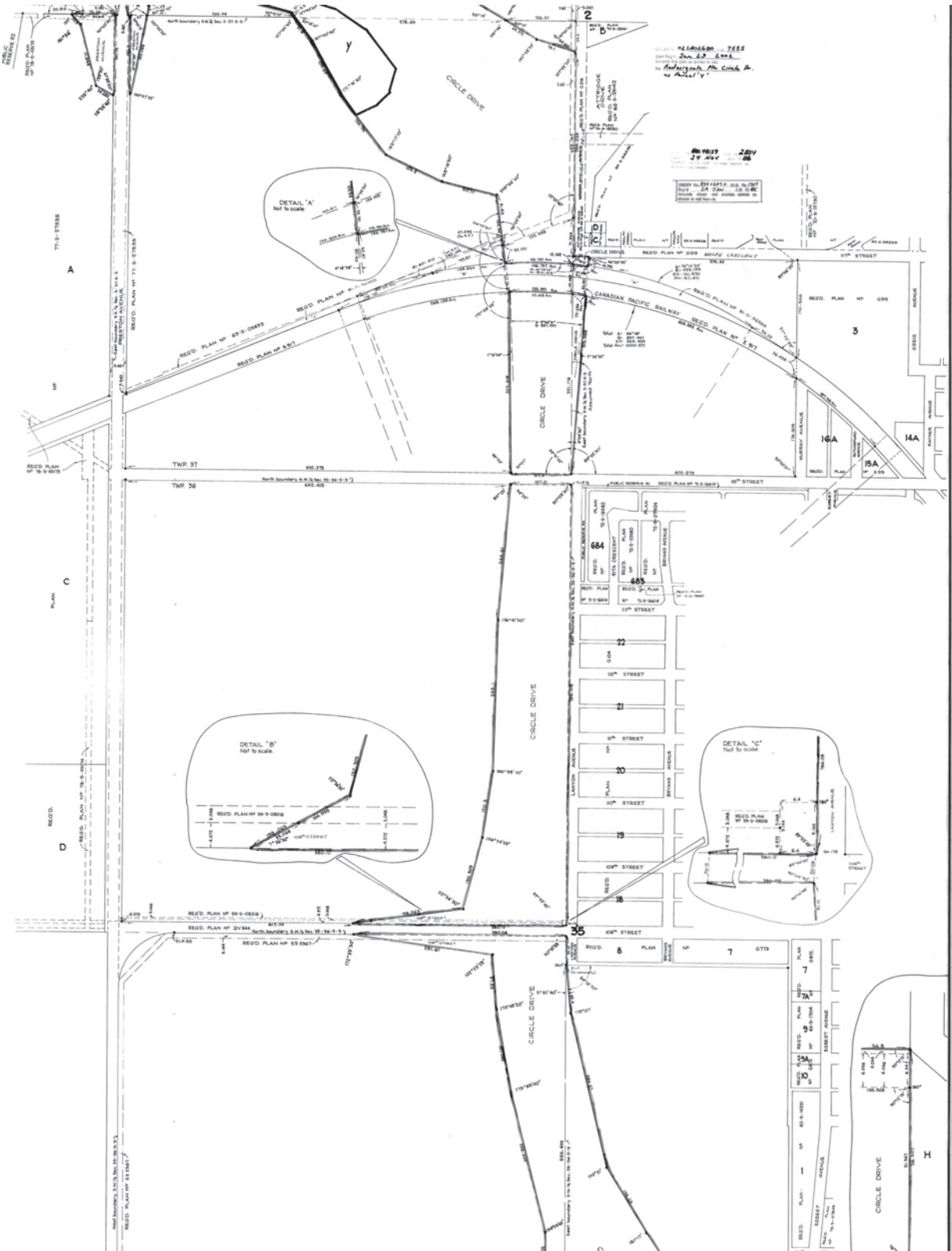
The final Architectural Evaluation and approval of the architectural controls by Saskatoon Land must be obtained by the successful purchaser within eighteen (18) weeks from the date the successful purchaser was first notified.

The successful purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Once the Architectural Evaluation is completed, the successful purchaser may apply for a Building Permit by providing the Building Standards Division with a copy of the Sale Agreement and building plans. These plans will be cross checked to the plans which were submitted to and approved by Saskatoon Land. If the successful purchaser makes changes to its plans following approval from Saskatoon Land, a delay in the approval process may occur and the successful purchaser will be required to obtain a second approval from Saskatoon Land to ensure that the design still meets all architectural controls.

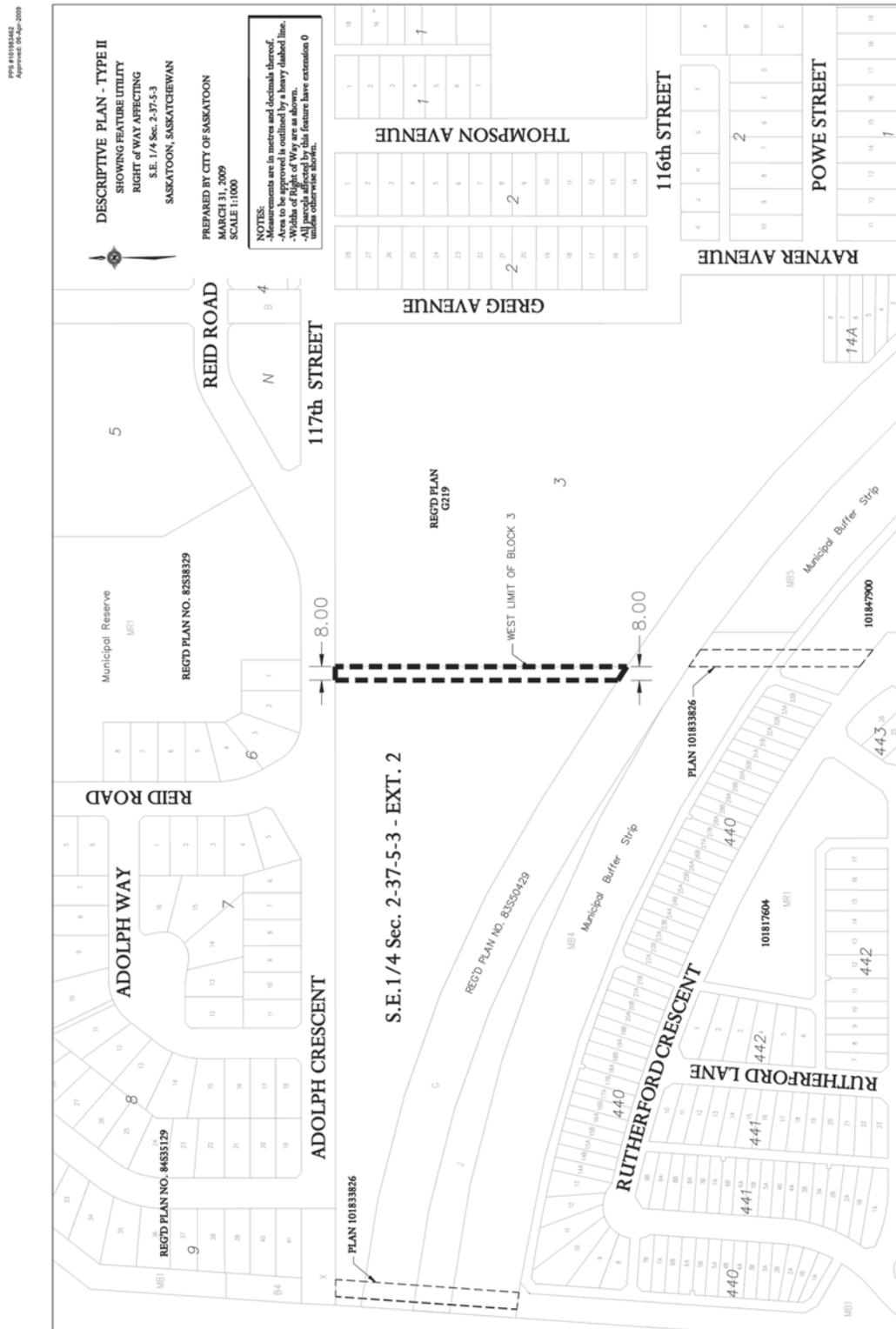
Final payment is due thirty (30) days from the date that Saskatoon Land approves the building plans for compliance with the architectural controls. The following information is required for the Architectural Evaluation:

- A site plan, to scale showing buildings, roads, parking, loading, fences, and the landscaping concept;
- Floor plans of all floors for each building to scale;
- All exterior elevations of each building to scale indicating location of materials and colours;
- Building section of each building to scale indicating building height, roof slopes, and features; and
- Specifications and colours for all exterior building materials of each building and for site development.

Attachment 7 – Plan of Survey

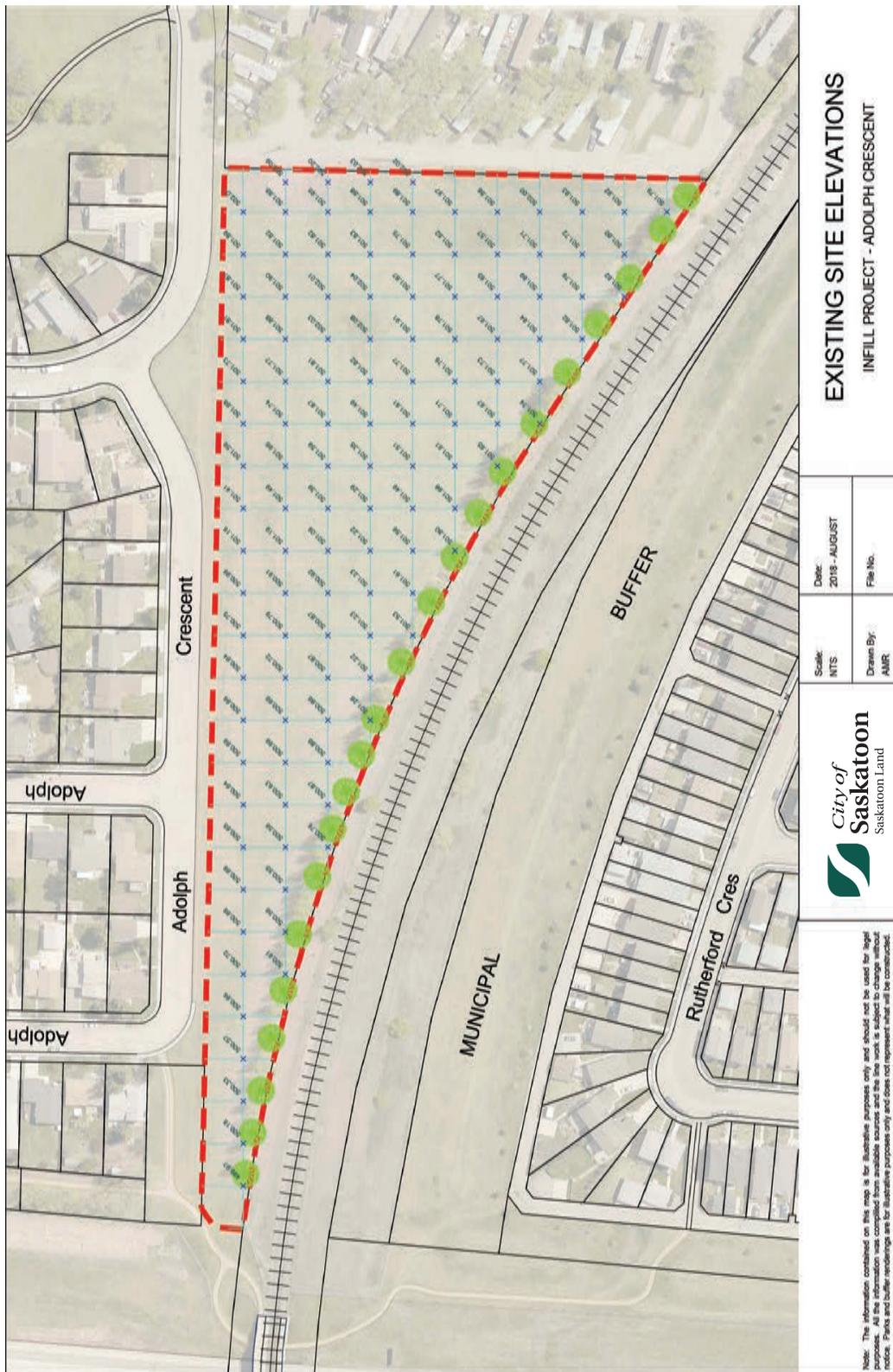


Attachment 9 – Descriptive Plan Type 2 Utility Easement



PFS #1151842
Approved: 05-Apr-2009

Attachment 10 – Existing Elevations Map



Attachment 12 – Zoning District

City of Saskatoon Zoning Bylaw

8.9 RMTN1 – Medium Density Townhouse Residential District 1

8.9.1 Purpose

The purpose of the RMTN1 District is to provide for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

8.9.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
8.9.2 Permitted Uses										
(1) Dwelling groups ¹	30	30	900	6	6 ₅	6 ₅	6 ₅	12	40% ₆	9 ₄
(2) Street townhouses	6	30	180	6 ₇	1.5 ₂	7.5	7.5	12	40% ₃	-
(3) Residential care homes - Type I	6	30	180	6	1.5	7.5	7.5	12	40%	-
(4) Keeping of up to two boarders in a dwelling unit	-	-	-	-	-	-	-	-	-	-
(5) Family child care homes	Refer to General Provisions Section 5.33									
(6) Home based businesses	Refer to General Provisions Section 5.29									
(7) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(8) Adult day care - Type I	Refer to General Provisions Section 5.35									
(9) Elementary and high schools	30	30	900	6	3	7.5	4.5	12	40%	

8.9.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
8.9.3 Discretionary Uses										
(1) Child care centres and preschools	6	30	180	6	1.5	7.5	7.5	12	40% ₃	
(2) Residential care homes - Type II	15	30	450	6	1.5	7.5	7.5	12	40% ₃	
(3) Community centres	30	30	900	6	6	6	6	12	40%	
(4) Bed and breakfast homes	Refer to General Provisions Section 5.31									
(5) Adult day care - Type II	6	30	180	6	1.5	7.5	7.5	12	40% ₃	
(6) Special needs housing ¹	30	30	900	6	6	6	6	12	40% ₃	
(7) Private school	15	30	450	6	3	7.5	4.5	12	40	

(Revised – Bylaw No. 8929 – May 9, 2011)

Attachment 12 – continued

City of Saskatoon Zoning Bylaw

8.9.4 Notes to Development Standards

- 1 For multiple unit dwellings and townhouses, in dwelling groups:
 - (a) Each dwelling shall have primary access directly to the outside,
 - (b) There shall be no more than 18 dwelling units in a building, and
 - (c) There shall be no more than nine dwelling units side by side along any one building elevation.
- 2
 - (a) No side yard shall be required for an attached street townhouse dwelling with two shared common walls;
 - (b) A side yard not less than 1.5 metres throughout shall be provided for an attached street townhouse dwelling with only one common wall, provided, however, that on a corner site where the side yard adjoins a street, the side yard shall be a minimum of 2.3 metres in width throughout.
- 3 Site coverage for street townhouses may be increased to 50% where the increased site coverage is used exclusively for required enclosed parking.
- 4 An amenity space with a minimum area of 90m², or 9m² for each dwelling unit, whichever is the greater, shall be provided on each site for a dwelling group.
- 5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and 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.
- 6 Site coverage for dwellings in dwelling groups may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck, but the total site coverage shall not exceed 45%.
- 7 A front yard of not less than 3 metres in depth throughout shall be provided for street townhouse sites which front on to a local street as defined in the City of Saskatoon's Street Classification System and which have access to a rear lane.

8.9.5 Signs

The regulations governing signs in an RMTN1 District are contained in **Appendix A - Sign Regulations**.

8-25

Attachment 12 – continued

City of Saskatoon Zoning Bylaw

8.9.6 Parking

- (1) Except as provided in clause (2), the regulations governing parking and loading in an RMTN1 District are contained in **Section 6.0**.
- (2) Where a street townhouse site has access to a rear lane, no parking shall be permitted in the front yard and no vehicular access to the site shall be permitted from the front street.

8.9.7 Landscaping

- (1) For dwelling groups, a landscaped strip of not less than 4.5 metres in depth throughout shall be provided along the entire length of all site lines which abut or adjoin a street, and shall be used for no purpose except landscaping and necessary driveway access to the site.
- (2)
 - (a) For street townhouses, a landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.
 - (b) Notwithstanding subsection (a), where Section 8.9.4.7 provides for a front yard requirement for a street townhouse that is less than 4.5 metres, the entirety of any required front yard shall be landscaped and shall be used for no purpose except landscaping and necessary driveway access to the site.
- (3) For street townhouses 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.
- (4) Where an RMTN1 site abuts any R District site 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.

8.9.8 Special Provision for Marquees or Canopies

- (1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front 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.



saskatoonland.ca • land@saskatoon.ca • 306-975-3278
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