ASPEN RIDGE

Connect. Relax. Enjoy.

Multi-unit Open Market Sales Package for Parcels T, U, V and V V

City of Saskatoon
Saskatoon Land

saskatoonland.ca

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Open Market Properties

Offers should be submitted in a sealed envelope clearly marked *"Open Market Sale – Purchase of Multi-Unit Parcels"* and addressed to:

Sales Section
Saskatoon Land
201 Third Avenue North
Saskatoon SK S7K 2H7

Offers will be received until 2:00pm on Thursday, June 8th, 2023 for the following properties:

CIVIC ADDRESS:	To Be Determined
ZONING DISTRICT:	RM3
LEGAL DESCRIPTION:	Parcel T[1], Plan 102291083
ISC PARCEL NO.	203542747
SITE AREA	3.17ac (1.28ha)
LIST PRICE:	$2,945,000.00

CIVIC ADDRESS:	To Be Determined
ZONING DISTRICT:	RM3
LEGAL DESCRIPTION:	Parcel U[1], Plan 102291083
ISC PARCEL NO.	203542444
SITE AREA	2.48ac (1.00ha)
LIST PRICE:	$2,300,000.00

CIVIC ADDRESS:	To Be Determined
ZONING DISTRICT:	RM3
LEGAL DESCRIPTION:	Parcel V, Plan 102291083
ISC PARCEL NO.	203542589
SITE AREA	3.17ac (1.28ha)
LIST PRICE:	$2,865,000.00

CIVIC ADDRESS:	To Be Determined
ZONING DISTRICT:	RMTN1
LEGAL DESCRIPTION:	Parcel VV, Plan 102301085
ISC PARCEL NO.	203549812
SITE AREA	2.23ac (0.90ha)
LIST PRICE:	$2,090,000.00

[1] – Parcels T and U have the option of being purchased and developed together as one multi-unit complex, providing access to the parcel(s) at both the north (Myles Heidt Lane) and south (Feheregyhazi Boulevard) sides.

Please refer to the Purchaser Application Form (Attachment 1) and Document Checklist (Attachment 2) for the full list of required information.

Figure 1: Land for Sale Parcels T, U, V and VV

Purchase Process

Step 1: Purchase Request

- Visit Saskatoon Land's website (www.saskatoonland.ca) to review property information.
- Contact Saskatoon Land at (306)975-LAND(5263) or land@saskatoon.ca with any questions or for further information.

Step 2: Submission

- Submit the Purchaser Application Form (Attachment 1) and Document Checklist (Attachment 2) to Saskatoon Land.
- Ensure that your offer addresses all the terms and conditions outlined.

Step 3: Review

- Offers are reviewed by Saskatoon Land.
- The successful applicant is contacted by a Saskatoon Land representative. Negotiations regarding the purchase price and other terms and conditions of the sale can then occur.

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 must be received by Saskatoon Land within 8 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 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 purchaser may apply for required permits to begin construction upon receipt of payment in full and upon architectural approval by Saskatoon Land.

Step 7: Closing Obligations

- Purchaser complies with all Terms and Conditions set forth by the Sale Agreement.

Architectural Controls

Building plans will be reviewed for consistency with Saskatoon Land's Multi-Unit Dwelling District Architectural Controls (https://www.saskatoon.ca/business-development/land-development/multi-unit-architectural-controls).

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 staff are available to meet to view draft plans and discuss the architectural requirements.

From the date the 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 purchaser. After plans have been reviewed, a meeting with the 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 purchaser within eighteen (18) weeks from the date the purchaser was first notified.

The purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Once the Architectural Evaluation is complete, the purchaser may apply for a Building Permit by providing the Building Standards Division with a copy of the building plans. These plans will be cross checked to the plans which were submitted to and approved by Saskatoon Land. If the purchaser makes changes to their plans following approval from Saskatoon Land, a second approval will be required 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 architectural controls provide a framework for site planning and design to promote Saskatoon Land's vision for the area. It is strongly recommended that purchasers contact Saskatoon Land early in the design stage to avoid significant revisions at the building permit stage.

The following information is required for the Architectural Controls Evaluation:

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

There will be no appeal process for purchasers who wish to challenge the decision of Saskatoon Land in its interpretation of the architectural controls.

Please note that Saskatoon Land's Architectural Controls are independent of the City of Saskatoon's development permit review processes which include a Zoning Bylaw conformance check. Questions regarding conformance to the City of Saskatoon's development permit requirements should be directed to the appropriate civic departments.

Site Information

Zoning

The parcels are zoned RMTN1 (Medium Density Townhouse Residential) and RM3 (Medium Density Multiple-Unit Dwelling) District in the City's Zoning Bylaw. Refer to Attachments 7 and 8 for further information, or the City of Saskatoon Digital Zoning Bylaw (Bylaw 8770) at https://digital-zoning-bylaw-citysaskatoon.hub.arcgis.com/. Interested purchasers are advised to consult with the City of Saskatoon, Planning and Development Department at (306)975-2645 as to permitted uses and other details regarding applicable zoning provisions.

Services

The purchase price includes all levies. 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 purchaser.

Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Saskatoon Water Department. The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their parcel to the back of the sidewalk and/or between the sidewalk and the curb in some locations. Saskatoon Land will be streetscaping portions of McOrmond Drive so prior to Landscaping Plan preparation, purchasers are encouraged to meet with Saskatoon Land to coordinate Landscaping Plans.

Easements

The purchaser is required to agree to grant the utility agencies any easements which may be required at no cost. Existing easements are identified in Attachment 4. Municipal Buffers are shown on Attachment 3.

Representation, Warranties and Environmental Conditions

The properties are being sold "as is". A Phase 1 Environmental Site Assessment (ESA) report for the community will be supplied to the purchaser upon request. Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the expense of the purchaser.

Parcel Access

For parcels along McOrmond Drive, all proposed access locations will be off the east/west roadways (not McOrmond Drive). If access from McOrmond Drive is desired, the purchaser is advised to contact City of Saskatoon Transportation Department (306-975-2454) and submit a Driveway Crossing Permit Application showing their proposed access locations for consideration of approval. Figure 1 shows locations of roadway medians, transit stops, streetlights, and fire hydrant locations and registered municipal

buffers that would restrict access. It is the purchaser's responsibility to visit the site and confirm existing infrastructure locations in the boulevards.

Possession

Possession of the site will not be granted until completion of the Architectural Evaluation. The purchaser will be granted possession of the parcel after payment in full has been received. Payment in full must be secured no later than 30 days after architectural plans have been approved or as agreed to in the Agreement for Sale.

The following outlines the conditions of possession:

- On or before the possession date, the purchaser will deliver to Saskatoon Land a certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.
- Property taxes will be adjusted at the possession date.
- Purchaser is responsible for fees to transfer Title. The Purchaser must provide the name of their solicitor who will undertake to register the Transfer Authorization on their behalf. The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Sale Agreement

The purchaser must enter into a sale agreement within 30 days of the conditional Award of Open Market Sales Approach. Failure to enter into the Sale Agreement within the prescribed period will be deemed in default of the terms of the Open Market Sales Approach and the deposit will be forfeited.

The purchaser will be granted possession of the property after payment in full (a certified cheque, bank draft or solicitor's trust cheque) has been received. Payment in full must be secured no later than 60 days from the closing of the offering. 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.

Potential purchasers can make offers below or above the list price. Saskatoon Land will review all offers and contact interested parties that have been selected for further negotiation. If multiple offers are submitted for the same parcel, Saskatoon Land will continue negotiations with the party in compliance of the outlined conditions and with the highest presented offer, provided that the offer coincides with fair market value.

Terms and Conditions

1) 10% deposit + GST due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
2) Closing Date is to be sixty (60) days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and the purchaser.
3) Approval of the sale by the Chief Financial Officer, City of Saskatoon.
4) 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.
5) Development on these sites will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts and Development Controls where applicable.
    a) Possession of the site will not be granted until completion of the Architectural Evaluation.
    b) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements which may be required by any or all of the said agencies at no cost.
6) Purchasers are required to demonstrate experience with completing multi-unit projects.

City of Saskatoon
Saskatoon Land

Multi-Unit Open Market Sale Purchaser Application Form

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 to acceptance or approval.

Property Requested:

Legal

Civic Address:

ISC Parcel #:

Purchase Price Offered: $

Contact Information:

Name to appear on title:

Contact Person:

Telephone No.:

Fax No.:

Email Address:

Street Address:

City, Province, Postal Code

GST Registration Number:

Lawyer Information:

Name & Firm:

Telephone No.:

Fax No.:

Email Address:

Street Address:

City, Province, Postal Code

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 sales agreement.

City of Saskatoon
Saskatoon Land

Multi-Unit 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:
Colleen Hassen at **colleen.hassen@saskatoon.ca**.

or by courier or personal delivery addressed to the above party at:
Saskatoon Land
201-3rd Avenue North
Saskatoon, Saskatchewan
S7K 2H7
306-975-3278

PLAN OF SURVEY

SHOWING

SURFACE SUBDIVISION

OF ALL OF:

Parcel E, Plan No. 102207912 IN
S.E. 1/4 Sec.18 Twp.37 Rge.4 W3Mer.

OF PART OF:

E. 1/2 Sec.18 Twp.37 Rge.4 W3Mer.,
N.W. 1/4 Sec.17 Twp.37 Rge.4 W3Mer.,
L.S. 4 & 5 Sec. 17 Twp.37 Rge.4 W3Mer.,
N.E. 1/4 Sec.7 Twp.37 Rge.4 W3Mer.
Parcel A, Plan No. 101478821 IN
N.W. 1/4 Sec.17 Twp.37 Rge.4 W3Mer.,
Parcel A, Reg'd Plan No. 66S18392 IN
N.E. 1/4 Sec.7 Twp.37 Rge.4 W3Mer.,

AND PART OF:

Road Allowance

BETWEEN:

Sec.17 & 18 Twp.37 Rge.4 W3Mer.,

AND PART OF:

Road Allowance

BETWEEN:

N.E. 1/4 Sec.7 & S.E. 1/4 Sec.18 Twp.37 Rge.4 W3Mer.
SASKATOON
SASKATCHEWAN

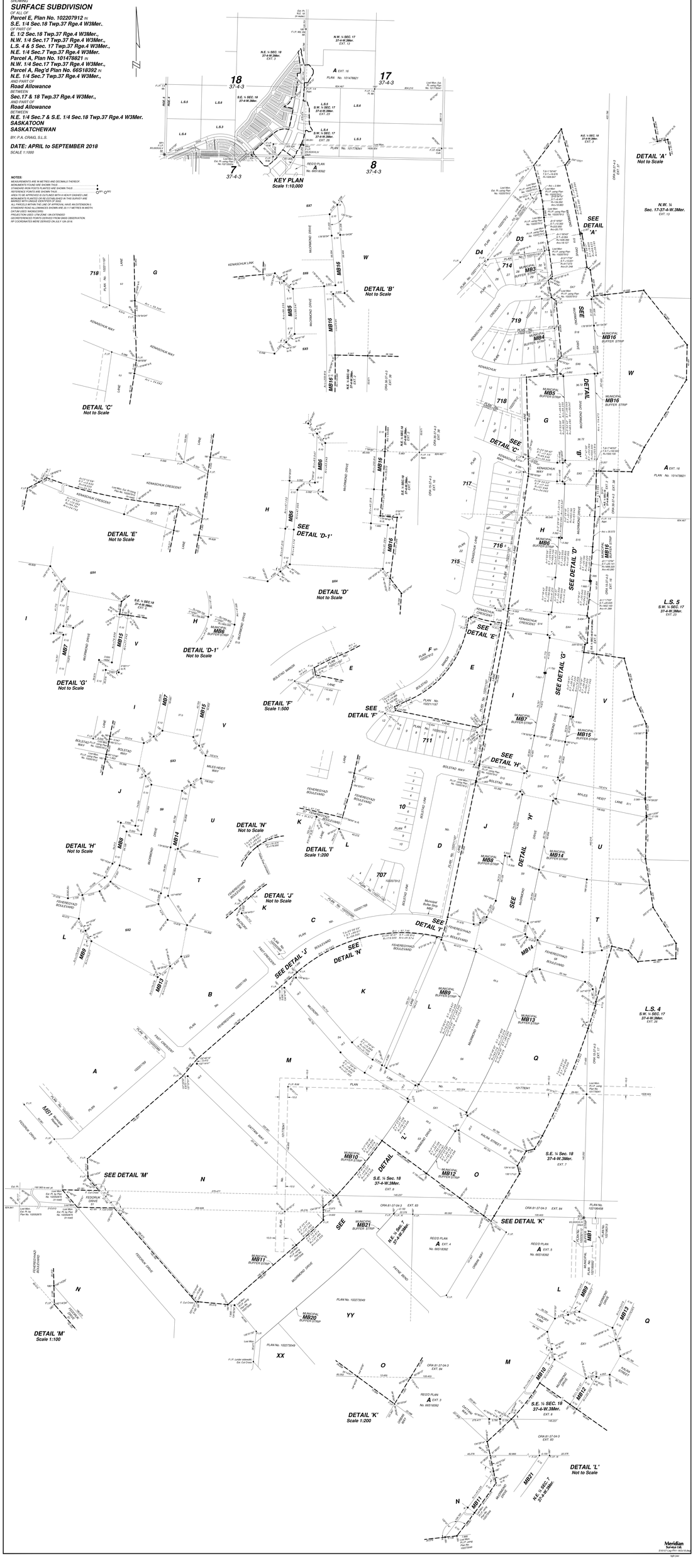
BY: P.A. CRAIG, S.L.S.

DATE: APRIL to SEPTEMBER 2018

SCALE 1:1000

NOTES:

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS FOUND ARE SHOWN THUS: ..... ●
STANDARD IRON POSTS PLANTED ARE SHOWN THUS: ..... ○IPC
REFERENCE POINTS ARE SHOWN THUS: ..... ○RPC
LANDS TO BE DEDICATED TO PUBLIC USE ARE WITH A HEAVY DASHED LINE.
MONUMENTS PLANTED OR BE ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE IDENTIFIER OF MB#.
LANES, ROAD ALLOWANCES AND ROADWAYS HAVE AN EXTENSION II STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.
DATUM USED: NAD83(CSRS)
PROJECTION USED: UTM ZONE 13N EXTENDED
GEOREFERENCED POINTS DERIVED FROM DGPS OBSERVATION.
RP COORDINATES WERE DERIVED ON JULY 12th 2018.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DETAIL 'B'
Not to Scale
DETAIL 'C'
Not to Scale
DETAIL 'D'
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DETAIL 'D-1'
Not to Scale
DETAIL 'E'
Not to Scale
DETAIL 'F'
Scale 1:500
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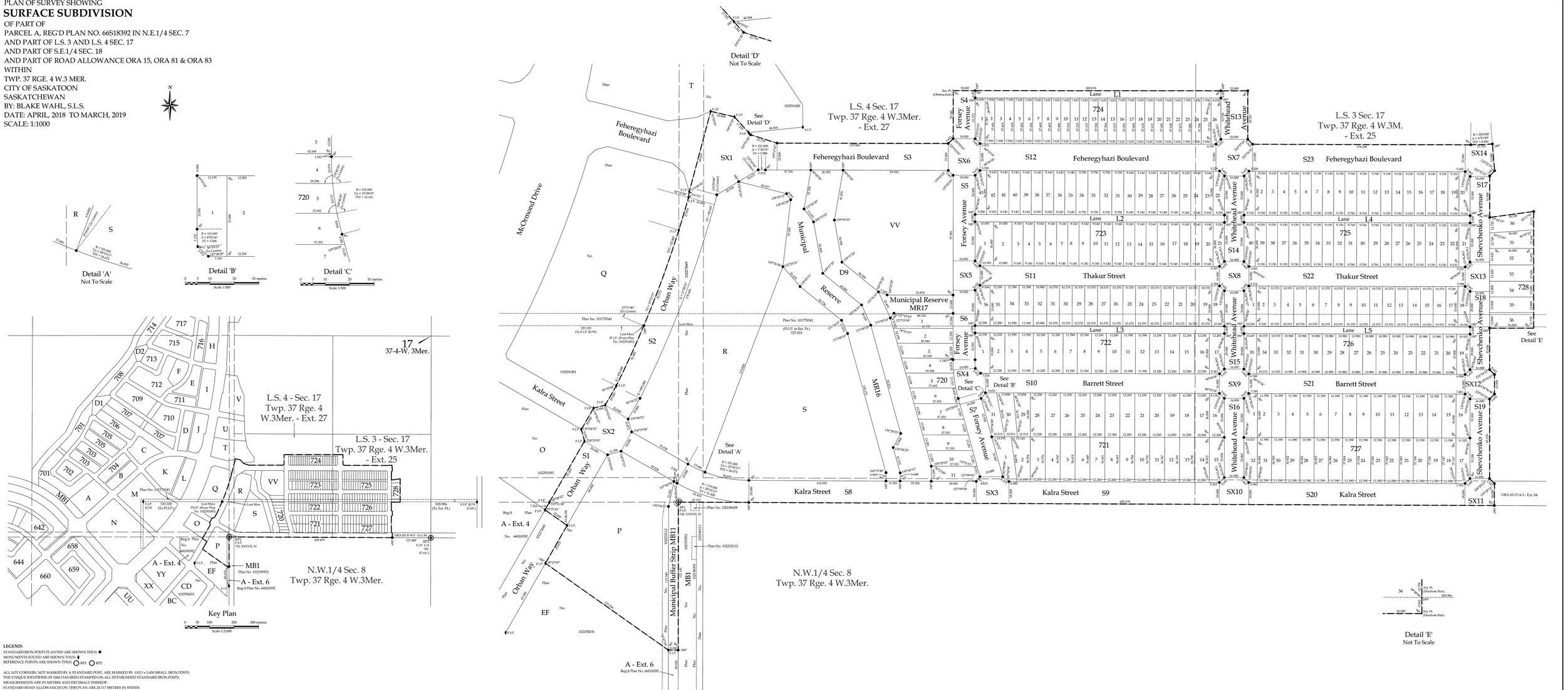
DETAIL 'H'
Not to Scale
DETAIL 'I'
Scale 1:200
DETAIL 'J'
Not to Scale
DETAIL 'K'
Scale 1:200
DETAIL 'L'
Not to Scale
DETAIL 'M'
Scale 1:100
DETAIL 'N'
Not to Scale
L.S. 4
S.W. ¼ SEC. 17
37-4-W.3Mer.
EXT. 26
L.S. 5
S.W. ¼ SEC. 17
37-4-W.3Mer.
EXT. 23
N.W. ¼
Sec. 17-37-4-W.3Mer.
EXT. 13
S.E. ¼ Sec. 18
37-4-W.3Mer.
EXT. 7
S.E. ¼ SEC. 18
37-4-W.3Mer.
EXT. 8
N.E. ¼ SEC. 7
37-4-W.3Mer.
A EXT. 16
PLAN No. 101478821
A EXT. 4
No. 66S18392
A EXT. 5
No. 66S18392
A EXT. 3
No. 66S18392
PLAN No. 102207049
PLAN No. 101173841
PLAN No. 102207912
PLAN No. 102211197
PLAN No. 102207049
PLAN No. 102207049
PLAN No. 102207049

PPS #102301085
Approved: 17-Apr-2019

PLAN OF SURVEY SHOWING

SURFACE SUBDIVISION

OF PART OF
PARCEL A, REG'D PLAN NO. 66S18392 IN N.E.1/4 SEC. 7
AND PART OF L.S. 3 AND L.S. 4 SEC. 17
AND PART OF S.E.1/4 SEC. 18
AND PART OF ROAD ALLOWANCE ORA 15, ORA 81 & ORA 83
WITHIN
TWP. 37 RGE. 4 W.3 MER.
CITY OF SASKATOON
SASKATCHEWAN
BY: BLAKE WAHL, S.L.S.
DATE: APRIL, 2018 TO MARCH, 2019
SCALE: 1:1000



LEGEND:
STANDARD IRON POSTS PLANTED ARE SHOWN THUS: ●
MONUMENTS FOUND ARE SHOWN THUS: ♦
REFERENCE POINTS ARE SHOWN THUS: ○ RP1 ○ RP2

ALL LOT CORNERS, NOT MARKED BY A STANDARD POST, ARE MARKED BY 0.013 x 0.450 SMALL IRON POSTS.
THE UNIQUE IDENTIFIER OF S266 HAS BEEN STAMPED ON ALL ESTABLISHED STANDARD IRON POSTS.
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0 UNLESS OTHERWISE SHOWN.
THE DATUM USED: NAD83 (CSRS)
THE PROJECTION USED: UTM ZONE 13N EXTENDED
RP1: NORTHING: 5781399.608 ; EASTING: 393908.815
RP2: NORTHING: 5781378.772 ; EASTING: 394732.788
RP COORDINATES ARE DERIVED AS OF DECEMBER 8TH, 2018
GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS AND PROCESSED WITH THE NRCAN PPP SERVICE.

DWG: 0559-15-10CR-R2 Sheet1

DESCRIPTIVE PLAN TYPE 2

SHOWING

FEATURE UTILITY RIGHTS OF WAY

IN

MUNICIPAL BUFFER STRIPS MB5, MB9, MB14, MB15, & MB16

AND

PARCELS G, J to O, Q, T to W
PLAN No. 102291083

AND

MUNICIPAL RESERVES MR5, MR8, MR9, MR11, & MR15

AND

PARCELS D6 to D8
PLAN No. 102294716

IN

N.E. 1/4 Sec.7, W. 1/2 Sec.17, & E. 1/2 Sec.18 Twp.37 Rge.4 W3Mer.,

SASKATOON
SASKATCHEWAN

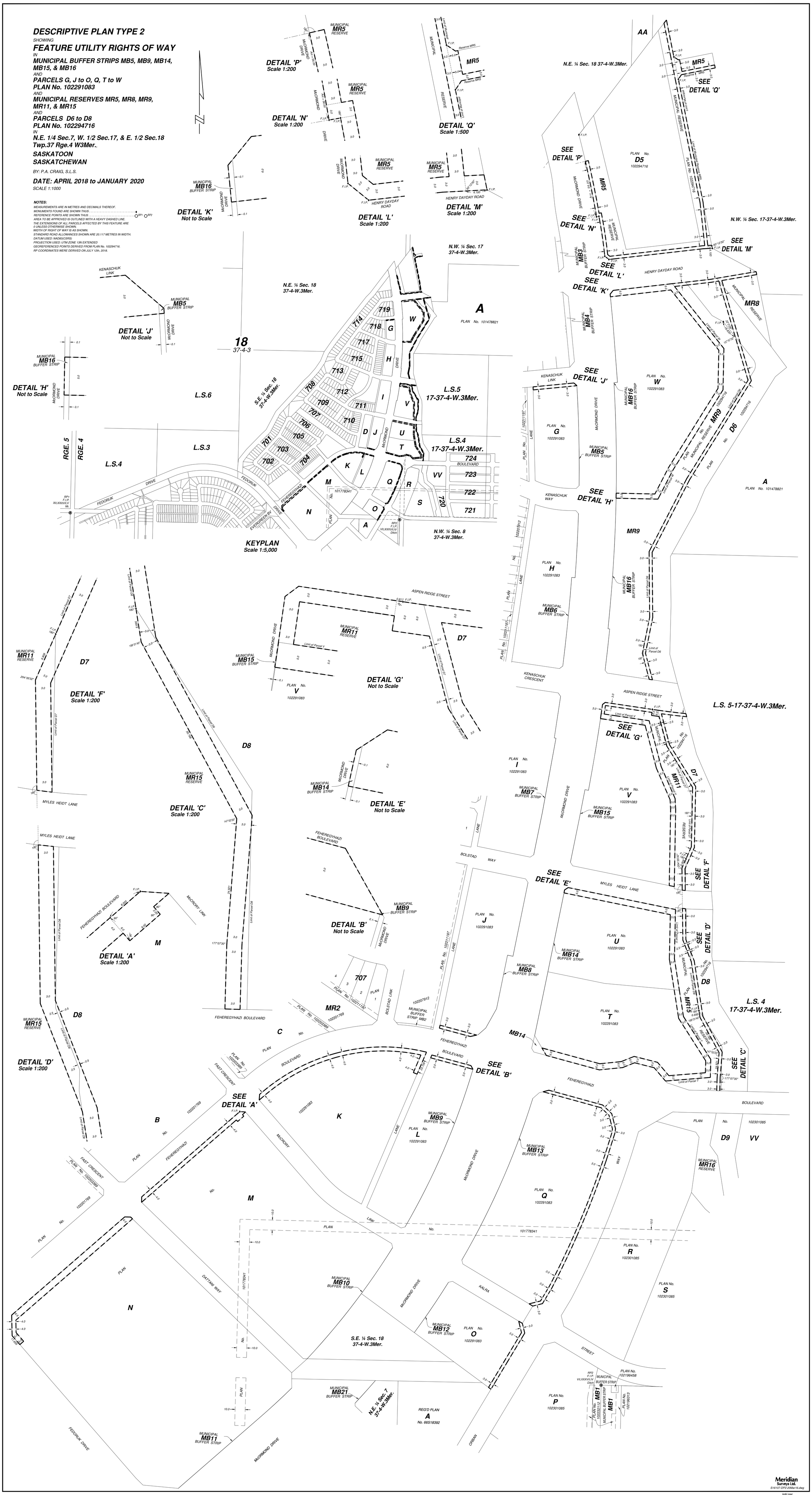
BY: P.A. CRAIG, S.L.S.

DATE: APRIL 2018 to JANUARY 2020

SCALE 1:1000

NOTES:

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS FOUND ARE SHOWN THUS ..... ♦
REFERENCE POINTS ARE SHOWN THUS RP1 RP2
AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
THE EXTENSIONS OF ALL PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS OTHERWISE SHOWN.
WIDTH OF RIGHT OF WAY IS AS SHOWN.
STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.
DATUM USED: NAD83(CSRS)
PROJECTION USED: UTM ZONE 13N EXTENDED
GEOREFERENCED POINTS DERIVED FROM PLAN No. 102294716.
RP COORDINATES WERE DERIVED ON JULY 12th, 2018.



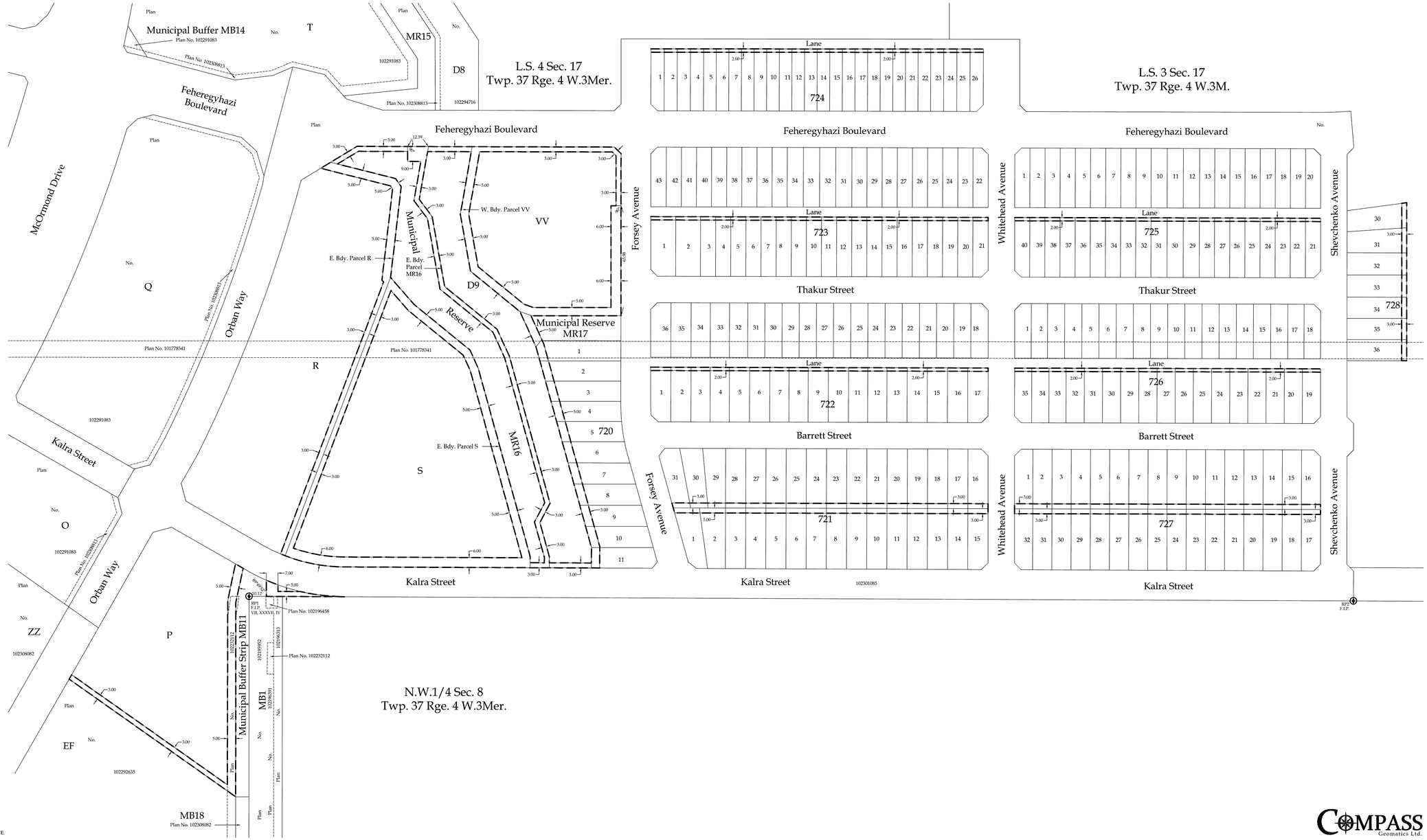
Meridian Surveys Ltd.
S16107-DP2-20Mar16.dwg
kgb/pac

PPS #102318184
Approved: 11-Sep-2019

DESCRIPTIVE PLAN - TYPE II
SHOWING

FEATURE UTILITY RIGHT OF WAY

WITHIN
LOTS 1-11, BLOCK 720,
LOTS 1-31, BLOCK 721,
LOTS 1-17, BLOCK 722,
LOTS 1-21, BLOCK 723,
LOTS 1-26, BLOCK 724,
LOTS 21-40, BLOCK 725,
LOTS 19-35, BLOCK 726,
LOTS 1-32, BLOCK 727,
LOTS 30-36, BLOCK 728,
PARCELS P, R, S, D9 & VV
MUNICIPAL RESERVE MR16 & MR17
MUNICIPAL BUFFER STRIP MB11
PLAN NO. 102301085
N.E.1/4 SEC. 7
S.E.1/4 SEC. 18
L.S. 3 & L.S. 4 SEC. 17
TWP. 37 RGE. 4 W.3 MER.
CITY OF SASKATOON
SASKATCHEWAN
BY: BLAKE WAHL, S.L.S.
DATE: APRIL 23, 2019
SCALE: 1:1000

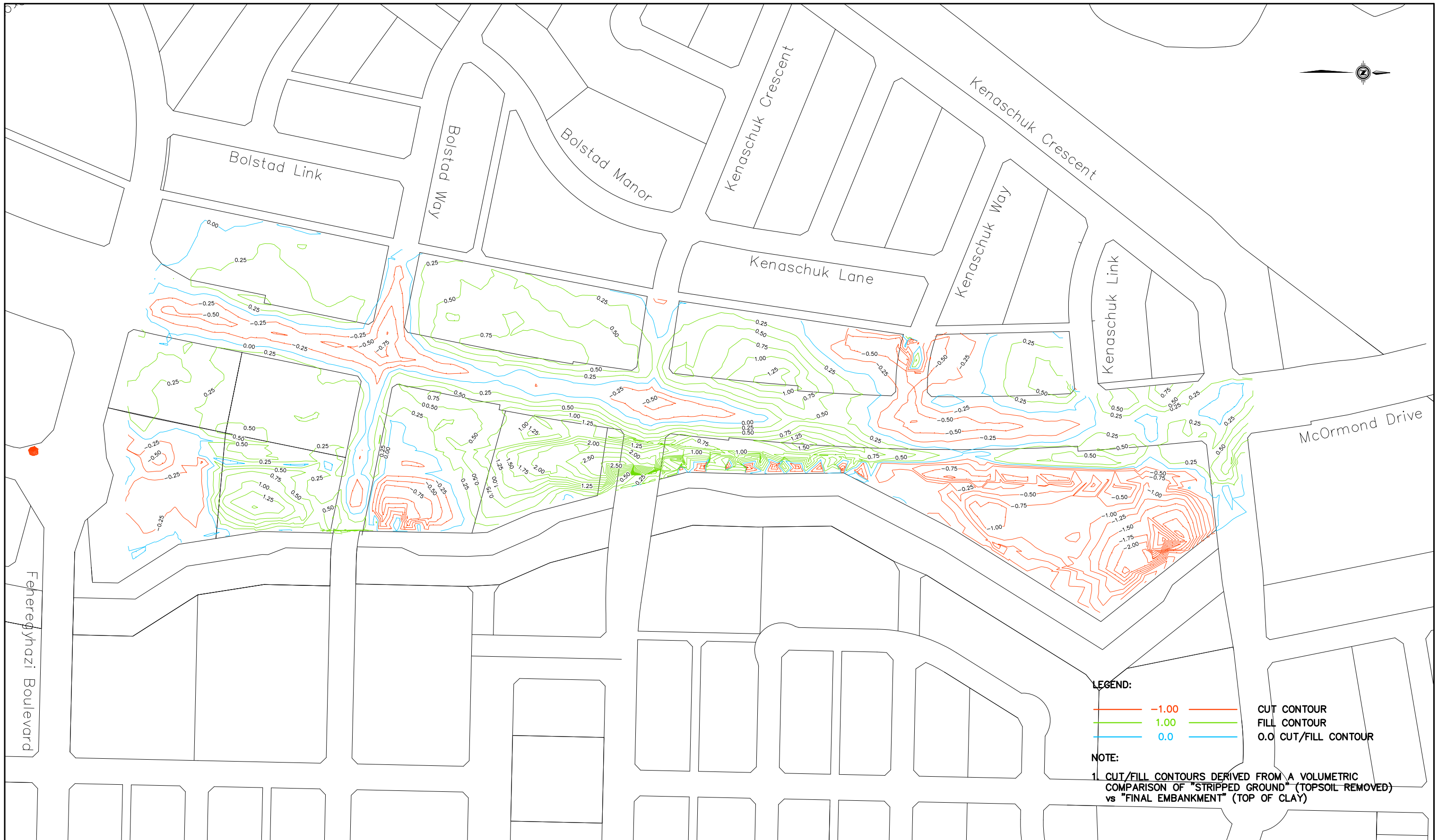


LEGEND:
MONUMENTS FOUND ARE SHOWN THUS: ♦
REFERENCE POINTS ARE SHOWN THUS: ○ RP1 ○ RP2

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
EXTENSIONS OF PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS SHOWN OTHERWISE.
THE DATUM USED: NAD83 (CSRS)
THE PROJECTION USED: UTM ZONE 13N EXTENDED
RP1: NORTHING 5781399.608 ; EASTING 393908.815
RP2: NORTHING 5781382.777 ; EASTING 394575.424
RP COORDINATES ARE DERIVED AS OF DECEMBER 8TH, 2018
GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS AND PROCESSED WITH THE NRCAN PPP SERVICE.

DWG: 0009-13-DPII3-R1_Phase

COMPASS Geomatics Ltd.



	PLAN DESCRIPTION/REVISION	DATE	BY
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR LOT SALES	2021-APR-26	RWDT

SEAL

CHECKED BY: _____ DATE

CHECKED BY: _____ DATE

DRAWN BY RWDT DATE 2016-FEB-17

City of Saskatoon
Transportation & Utilities Department

McORMOND DRIVE P.W.M. AND W&S

AREA GRADING

CUT & FILL CONTOURS

TOP SOIL STRIPPED VS FINAL EMBANKMENT

CHIEF ENGINEER _____ DATE

SCALES : HOR. 1:2500 VERT. 1:2500

SHEET NO. PLAN NO.

	PLAN DESCRIPTION/REVISION	DATE	BY
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SEAL

CHECKED BY: _____ DATE

CHECKED BY: _____ DATE

DRAWN BY RWDT DATE 2018-APR-16

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE B-1

AREA GRADING

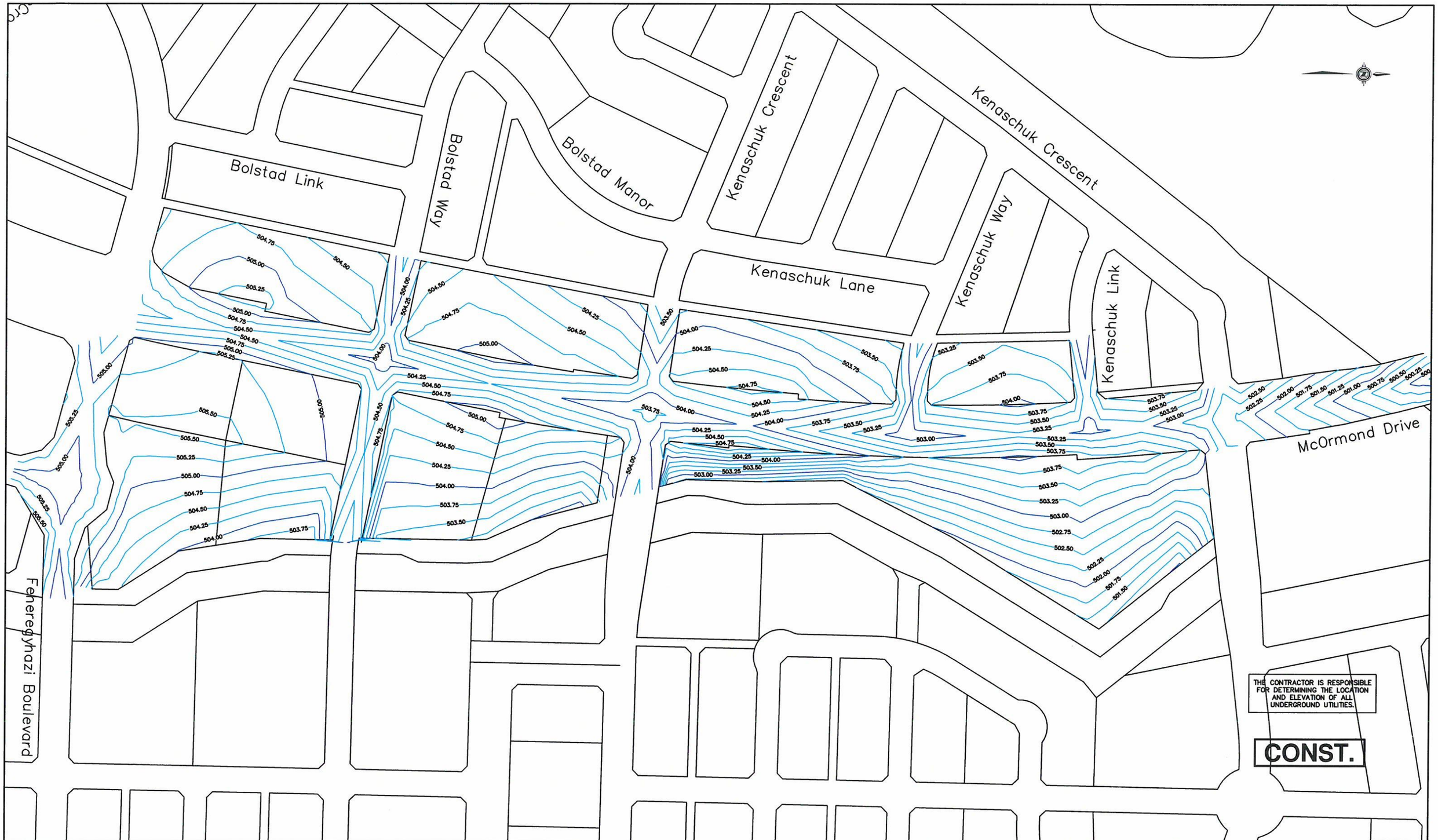
CUT & FILL CONTOURS

POST TOPSOIL VS FINAL GROUND

CHIEF ENGINEER _____ DATE

SCALES : HOR. 1:2000 VERT. 1:2000

SHEET NO. PLAN NO.



11			
10			
9			
8			
7			
6			
5			
4			
3	ISSUED FOR CONSTRUCTION	2016-APR-20	RWDT
2	ISSUED FOR TENDER ADDENDUM	2016-APR-13	RWDT
1	FOR TENDER	2016-FEB-17	RWDT
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER
TROY W. RYAN
MEMBER 25071
16.05.31
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY: 16/06/02 DATE

CHECKED BY: 16/06/03. DATE

DRAWN BY RWDT DATE 2016-FEB-17

City of Saskatoon
Transportation & Utilities Department

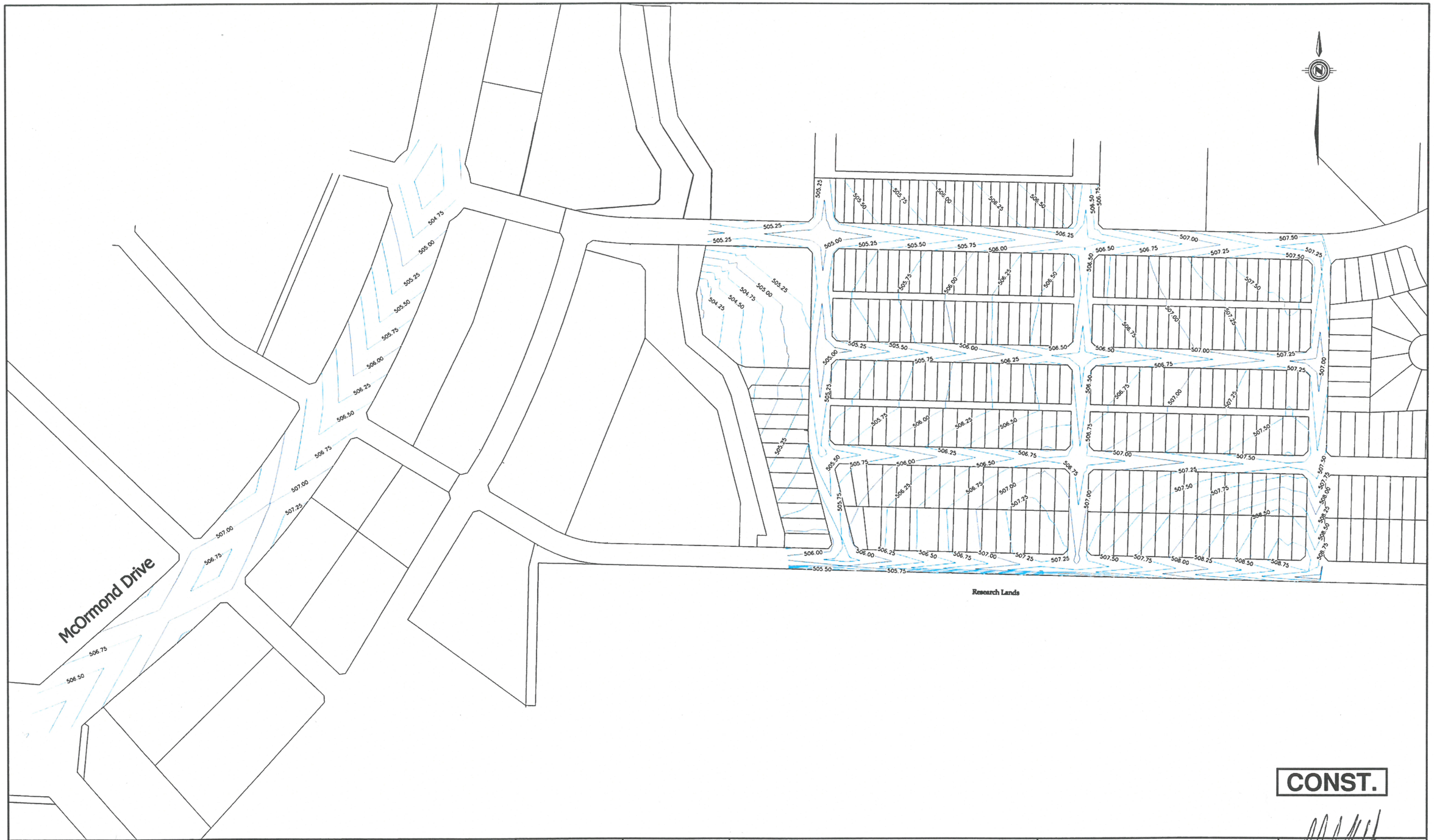
McORMOND DRIVE P.W.M. AND W&S

AREA GRADING
DESIGN CONTOURS

CHIEF ENGINEER 16/06/08 DATE

SCALES : HOR. 1:2500 VERT. 1:2500

SHEET NO. PLAN NO. 113-0087-316r003



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1	ISSUED FOR CONSTRUCTION	2014-AUG-27	RWOT
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER
MAX KHAN
MEMBER 25071
14 8 28
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY: BhSK 14/09/24 DATE

CHECKED BY: DATE

DRAWN BY RWOT DATE 2014-MAR-03

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE B-1

AREA GRADING
DESIGN CONTOURS

CHIEF ENGINEER
Oct 7/14
DATE

SCALES : HOR 1:3000 VERT

SHEET NO. PLAN NO. 113-0087-304r001

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	30	30	900	6_8	6_5	6_5	6_5	12	$45\%_6$	9_4
(2) Street townhouses	6_8	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) Day cares, residential	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) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(9) Elementary and high schools	30	30	900	6	3	7.5	4.5	12	40%	
(10) Homestays	Refer to General Provisions Section 5.51									
(11) Semi-detached dwellings (SDD)	6	30	180	6_7	0.75	7.5	7.5	10_8	40%	-
(12) One-unit dwellings (OUD)	7.5	30	225	6_7	0.75	7.5	7.5	10_8	40%	
(13) Two-unit dwellings (TUD)	15	30	450	6_7	0.75	7.5	7.5	10_8	40%	

(Revised – Bylaw No. 9683 – August 31, 2020)
(Revised – Bylaw No. 9759 – April 26, 2021)
(Revised – Bylaw No. 9791 – December 20, 2021)
(Revised – Bylaw No. 9819 – April 25, 2022)

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) Day cares 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) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(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%	
(8) Places of Worship	30	30	900	6	3	7.5	4.5	12	40%	
(9) Ambulance Station	15	30	450	6	3	7.5	4.5	12	40%	

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9683 – August 31, 2020)
(Revised – Bylaw No. 9791 – December 20, 2021)
(Revised – Bylaw No. 97819 – April 25, 2022)

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) (Repealed – Bylaw No. 9759 – April 26, 2021)

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 $90m^2$, or $9m^2$ 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 includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.
(Revised – Bylaw No. 9759 – April 26, 2021)
(Revised – Bylaw No. 9791 – December 20, 2021)
(Revised – Bylaw No. 9833 – July 25, 2022)

7 A front yard of not less than 3 metres in depth throughout may be provided for street townhouse sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.
(Revised – Bylaw No. 9791 – December 20, 2021)

8 For dwellings within a dwelling group, the front yard setback for street-facing townhouse units may be 3 metres on sites which front onto a local street as defined in the Saskatoon Transportation Master Plan and which has access to rear lane. The rear lane may be either a public or an internal street.

8.9.5 Signs

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

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) Parking shall be permitted in the front yard of a street townhouse which fronts onto a local street or service road as defined in the Saskatoon Transportation Master Plan provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.
(Revised – Bylaw No. 9791 – December 20, 2021)

8.9.7 Landscaping

The regulations governing landscaping in an RMTN1 District are contained in **Section 7.0**.
(Revised – Bylaw No. 9789 – December 20, 2021)

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.

8.12 RM3 - Medium Density Multiple-Unit Dwelling District

8.12.1 Purpose

The purpose of the RM3 District is to provide for a variety of residential developments in a medium density form as well as related community uses.

8.12.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

RM3 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)
8.12.2 Permitted Uses										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										
(2) Multiple-unit dwellings - containing three to six dwelling units	15	30	550	6	1.5	6	6	12	40% [2]	18
(3) Multiple-unit dwellings - containing seven or more dwelling units	21	30	630	6	3 [1]	6	6	12	40% [2]	18
(4) Dwelling groups	30	30	900	6	3 [5]	6 [5]	6 [5]	12	40% [2,4]	18
(5) Converted dwellings with a maximum four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	40% [3]	18
(6) Boarding houses	15	30	450	6	0.75	7.5	4.5	12	40% [3]	18
(7) Boarding apartments	21	30	630	6	3 [1]	6	6	12	40% [2]	18
(8) Custodial care facilities - Type II	15	30	450	6	0.75	7.5	4.5	12	40% [3]	-
(9) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(10) Convents and monasteries - Type I	15	30	450	6	0.75	7.5	4.5	12	40% [3]	-
(11) Convents and monasteries - Type II	15	30	450	6	0.75	7.5	4.5	12	40% [3]	-
(12) Hostels - Type I	15	30	450	6	0.75	7.5	4.5	12	40% [3]	-
(13) Special care homes	21	30	630	6	3 [1]	7.5	4.5	12	40% [3]	18
(14) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	12	40% [3]	-
(15) Residential care homes - Type III	21	30	630	6	3 [1]	7.5	4.5	12	40% [3]	-

(Revised – Bylaw No. 9819 – April 25, 2022)

8.12.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

RM3 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)
8.12.3 Discretionary Uses										
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	12	40% [3]	-
(2) Community centres	15	30	450	6	3 [1]	7.5	4.5	12	40% [3]	-
(3) Parking stations	7.5	30	225	6	Refer to Section 6.0					
(4) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) Private schools	15	30	450	6	3 [1]	7.5	4.5	12	40% [3]	-
(6) Ambulance stations	15	30	450	6	3 [1]	7.5	4.5	12	40%	-
(7) Special needs housing	21	30	630	6	3 [1]	6	6	12	40% [2]	18
(8) Custodial care facility - Type III	15	30	450	6	0.75	7.5	4.5	12	40% [3]	-
(9) Hostels - Type II	15	30	450	6	0.75	7.5	4.5	12	40% [3]	-

(Revised – Bylaw No. 9683 – August 31, 2020)
(Revised – Bylaw No. 9819 – April 25, 2022)

8.12.4 Notes to Development Standards

1 On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.

2 Site coverage may be increased to 50% where more than 50% of the required parking is provided underground or enclosed as part of the principal building.

3 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.
(Revised – Bylaw No. 9833 – July 25, 2022)

4 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50% or 60% where the additional site coverage is used for enclosed parking.
(Revised – Bylaw No. 9833 – July 25, 2022)

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.

8.12.5 Signs

The regulations governing signs in an RM3 District are contained in **Appendix A - Sign Regulations**.

8.12.6 Parking

The regulations governing parking and loading in an RM3 District are contained in **Section 6.0**.

8.12.7 Gross Floor Space Ratio

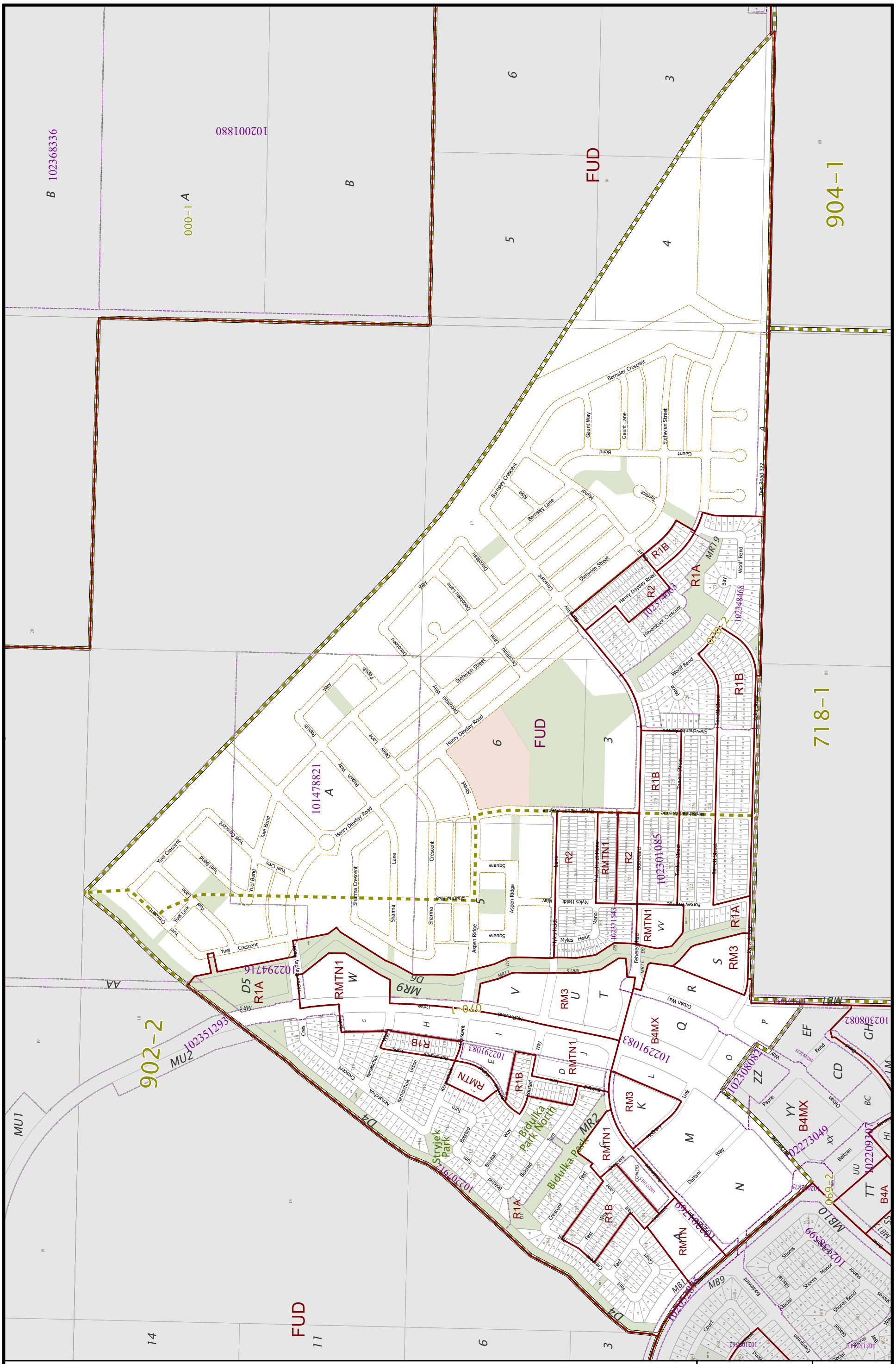
(1) The gross floor space ratio shall not exceed 1.5:1.

8.12.8 Landscaping

The regulations governing landscaping in an RM3 District are contained in **Section 7.0**.
(Revised – Bylaw No. 9789 – December 20, 2021)

8.12.9 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 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.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MU1
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Bidulka Park North
Bidulka Park
Stryjek Park
Aspen Ridge
Barnsley Crescent
Stehwien Street
Henry Dayday Road
Haverstock Crescent
Woolf Bend
Sheychenko Avenue
Barnett Street
Myles Heidt Manor
Myles Heidt
Forsey Avenue
Twp Road 372
Yuel Crescent
Sharma Crescent
Decoteau Way
Decoteau Lane
Dalsy Lane
Popish Way
Kenaschuk Crescent
Urban Way
Daltani Way
Payne
Shores
Glacial
Boulevard
Bolstad Way
Turn
Fast Crescent
Fast Lane
Fast Way
Fast Court
Fast Bend
Fast Bay
Fast Place
Fast Gate
Fast Link
Fast Square
Fast Rise
Fast Terrace
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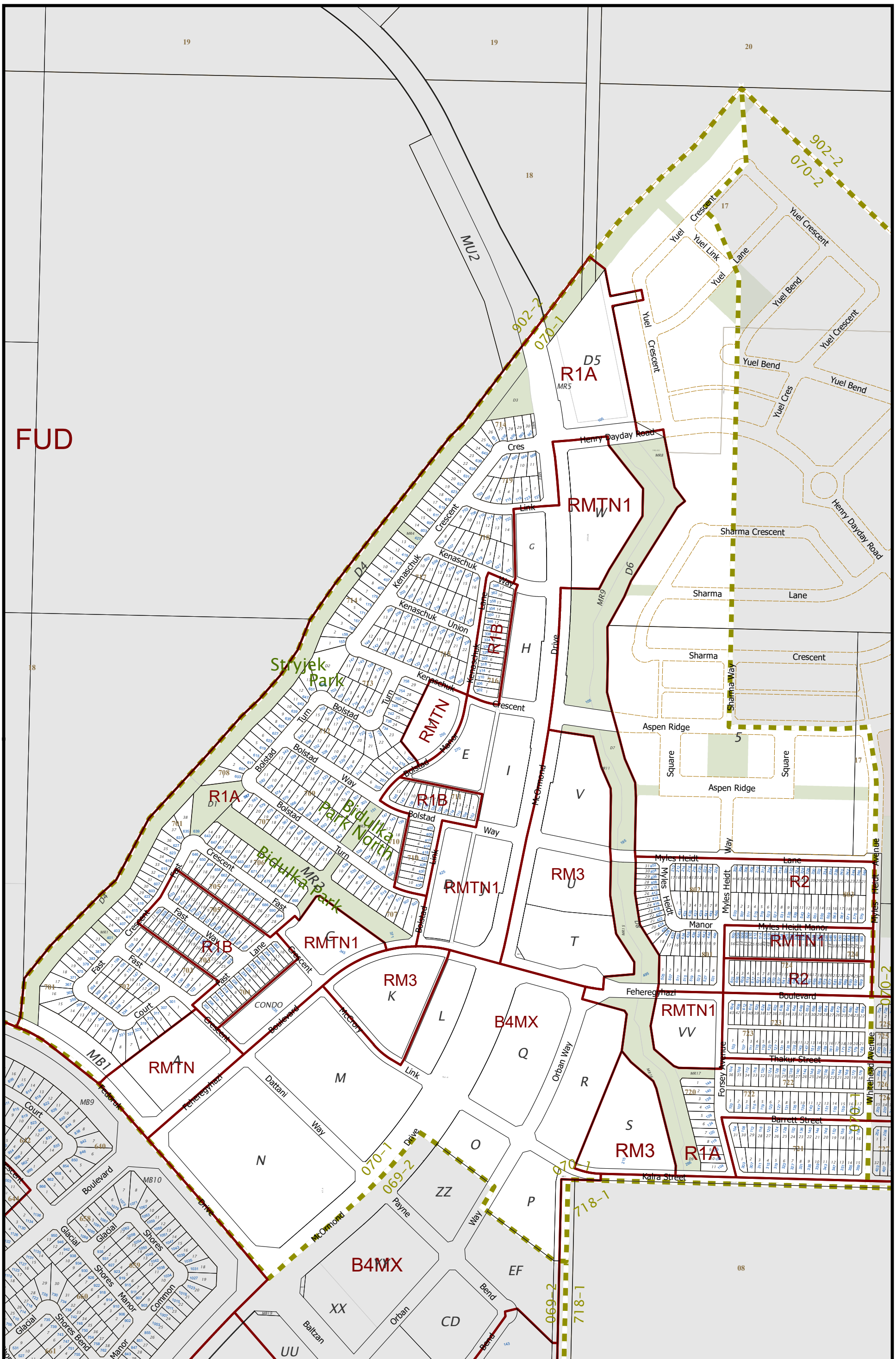
Fast Mews
Fast Landing



Address Map of Aspen Ridge

City of Saskatoon

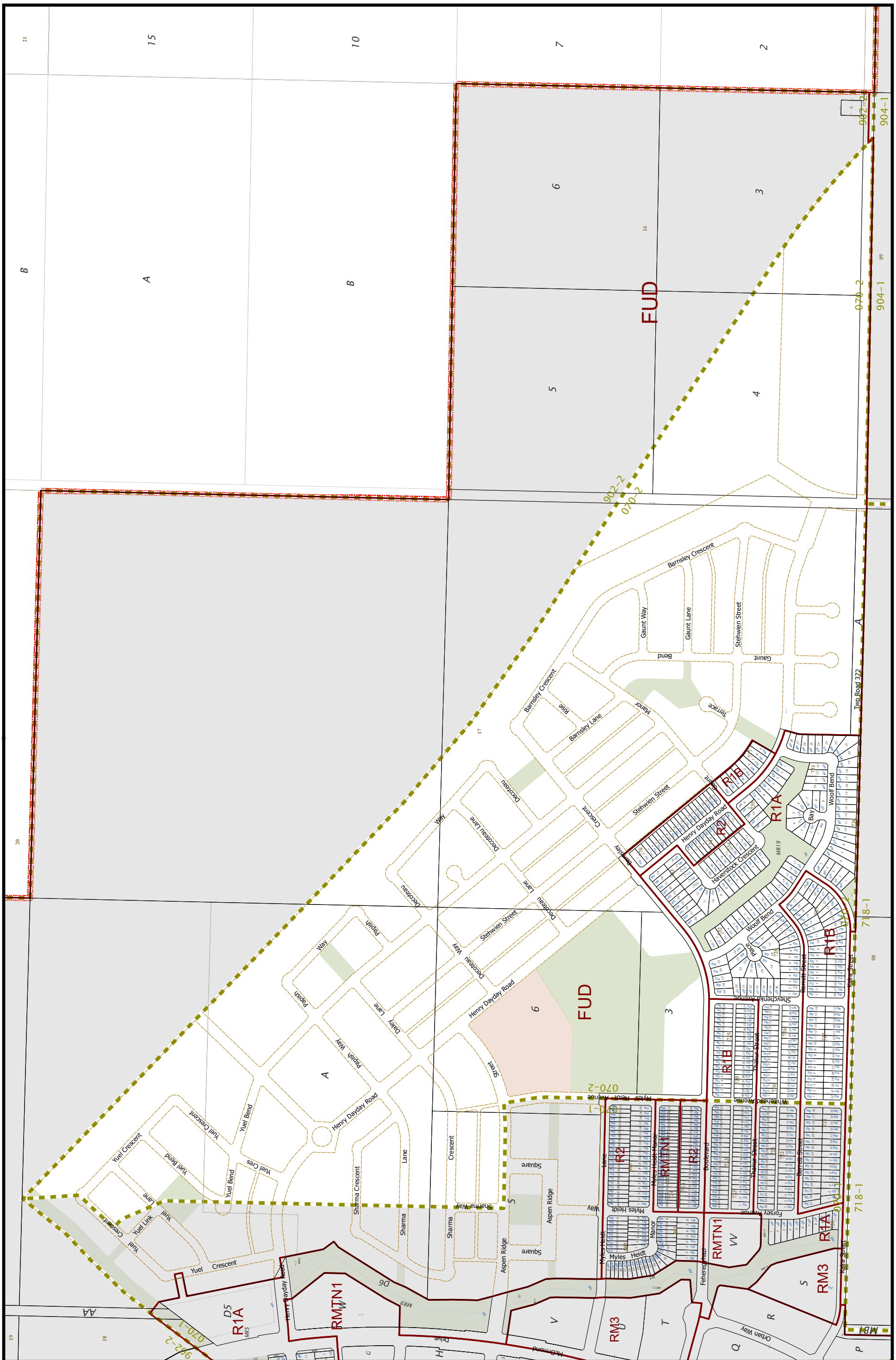
Note: The information contained on this map is for reference only and not to be used for legal purpose

Zoning Designation
ISC Lots
ISC Blocks

Scale 1: 5200

070-1

4/28/2022



Address Map of Aspen Ridge

City of Saskatoon

Note: The information contained on this map is for reference only and not to be used for legal purpose

Zoning Designation
ISC Lots
ISC Blocks

Scale 1: 6900

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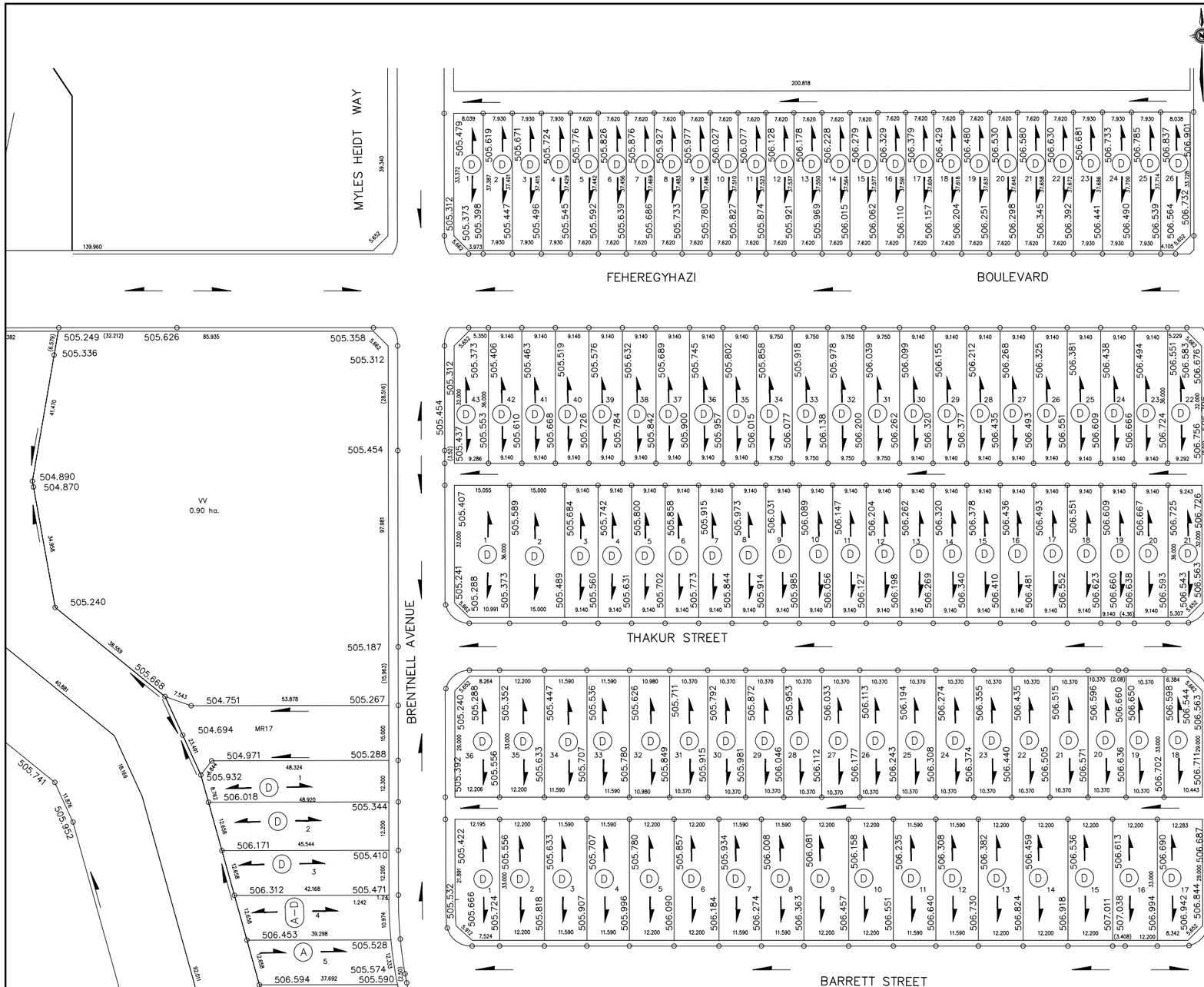
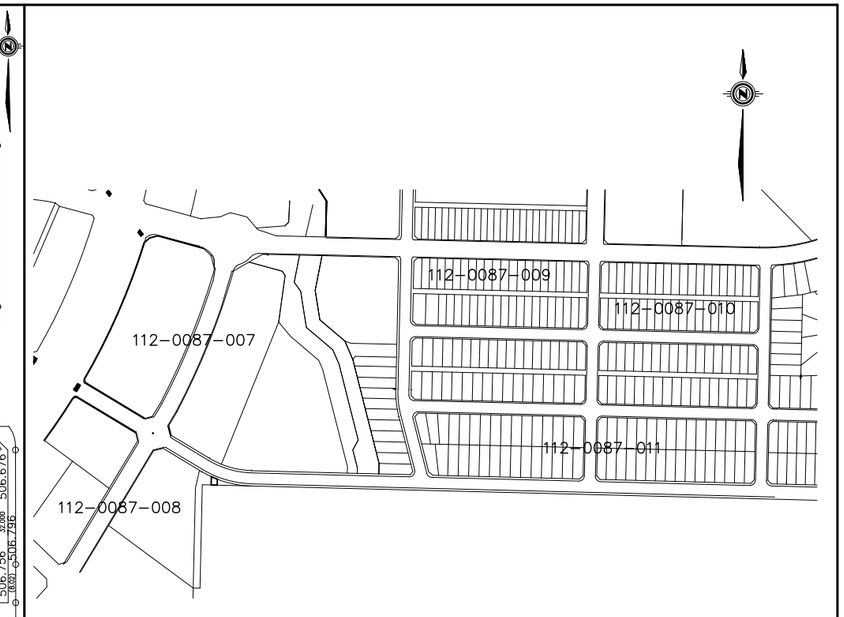
4/28/2022



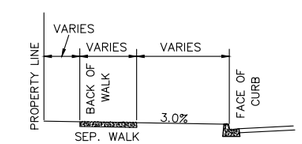


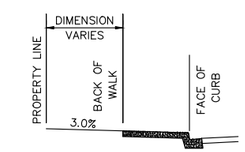
KEY PLAN

LEGEND

NOTE:

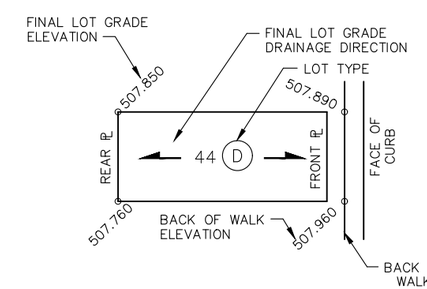
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.





LOT DRAINAGE DETAILS

LOT TYPE 'D' – SEE DRAWING 102–0022–017
LOT TYPE 'A' – SEE DRAWING 102–0022–016
LOT TYPE 'A–D', 'D–A' – SEE DRAWING 102–0022–013



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	PLAN DESCRIPTION/REVISION	DATE	BY

SEAL: PROFESSIONAL ENGINEER — M.N. KHAN MEMBER 25071 — YR. MN. DAY — SASKATCHEWAN

CHECKED BY: _____ DATE
CHECKED BY: _____ DATE
DRAWN BY: JVS DATE: 2018–AUG–02

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE – PHASE B1

LOT GRADES

FEHEREGYHAZI BOULEVARD, THAKUR STREET

BRENTNELL AVENUE & BARRETT STREET

CHIEF ENGINEER _____ DATE

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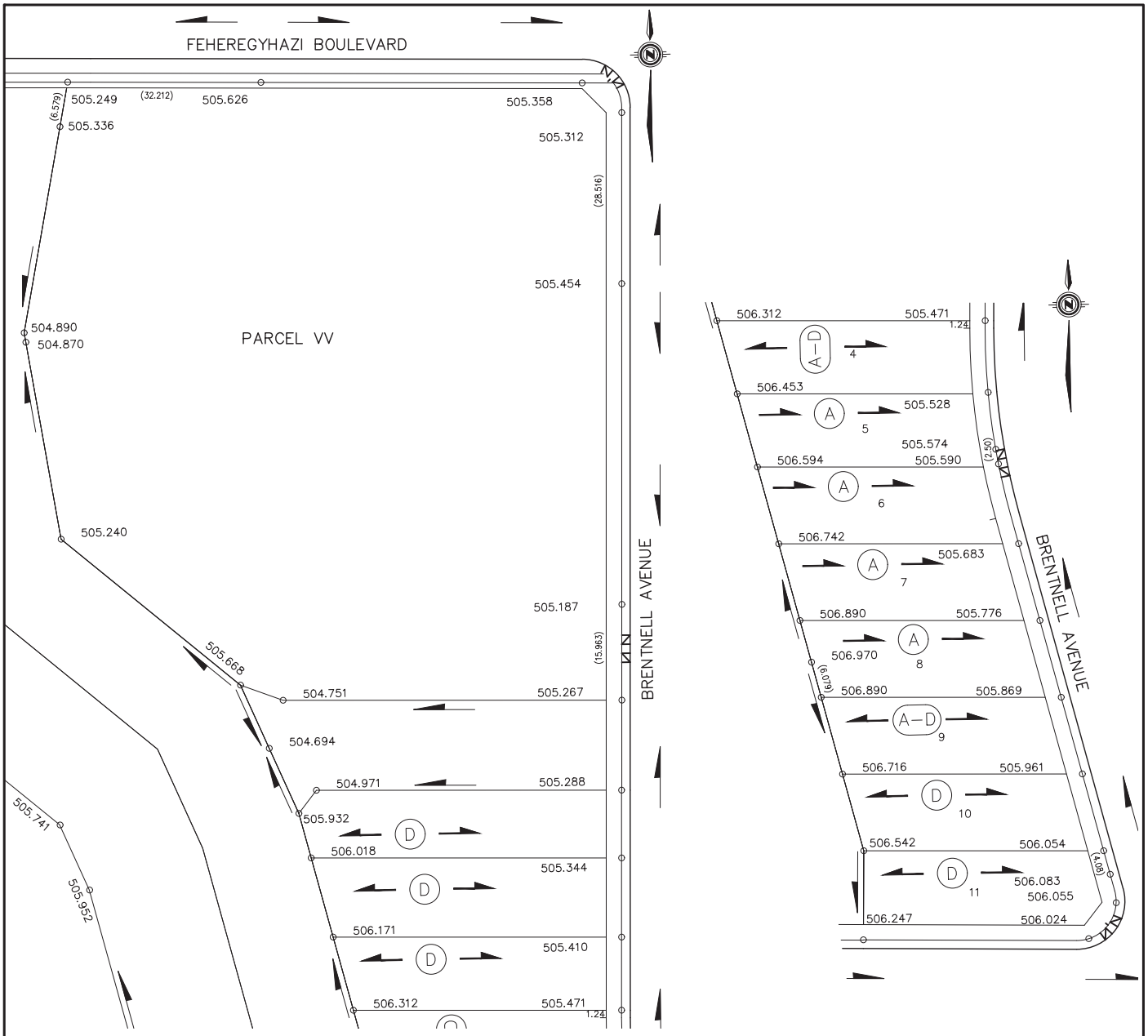
SHEET NO. PLAN NO. 112–0087–009r001



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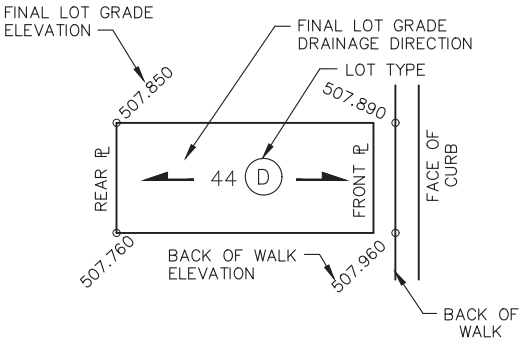

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

BRENTNELL AVENUE

DRAWN BY JVS DATE 2018-AUG-08	City of Saskatoon Transportation & Utilities Department	SOURCE DOCUMENT
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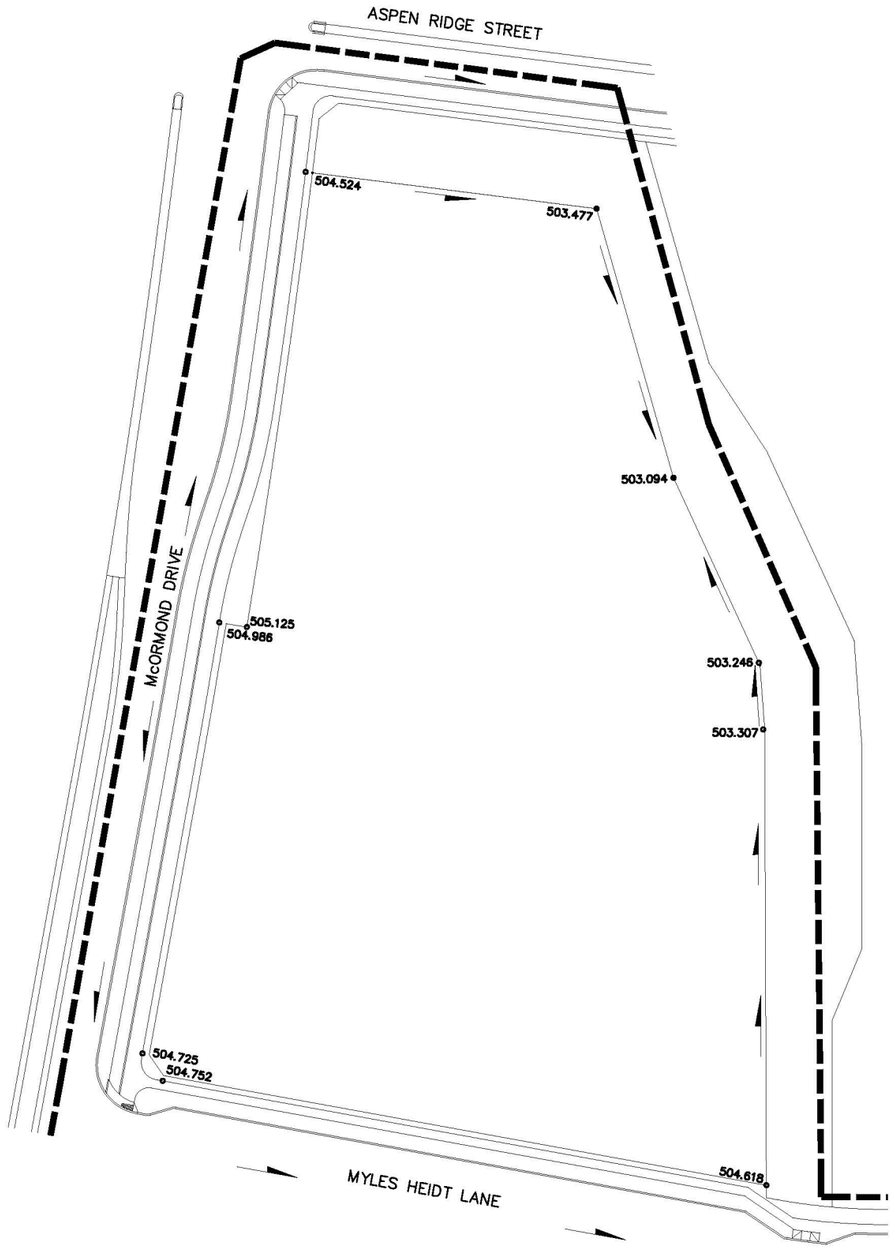
PLAN No.:		APPROVAL DATE:
PAGE: 11 OF 11		REVISION DATE:



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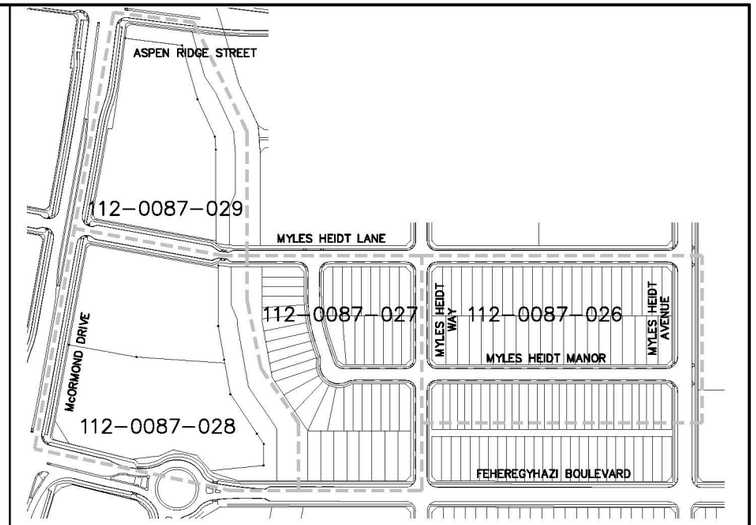


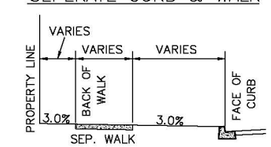
KEY PLAN

LEGEND

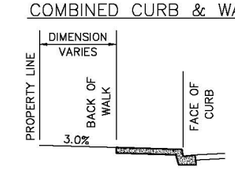
CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- PHASE BOUNDARY

SEPERATE CURB & WALK



COMBINED CURB & WALK



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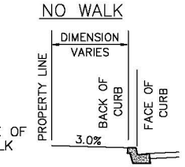

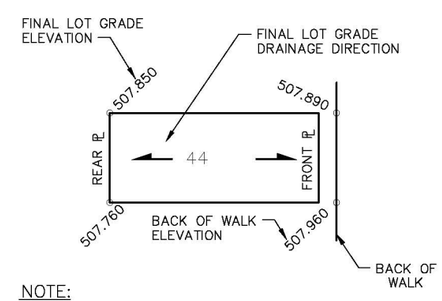

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
3. POINTS ON CURB (P.O.C.) ARE SHOWN ON PLAN AS GIVEN

	PLAN DESCRIPTION/REVISION	DATE	BY
1	INITIAL BASE DRAWING SETUP – ISSUED FOR CONSTRUCTION	2022–MAR–30	KDN

ENGINEERING LICENSEE — R. W. THOMAS, MEMBER 38527, 2022-05-19 (YR. MN. DAY), SASKATCHEWAN — SEAL

CHECKED BY: SIGNATURE / NAME / DATE

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DRAWN BY KDN DATE 2022–MAR–30 DWG STDS CHECKED BY JVS DATE 2022–APR–01

City of Saskatoon
Transportation and Construction Division

2021 ASPEN RIDGE ROADWAYS – PHASE C1

LOT GRADES

McORMOND DRIVE, ASPEN RIDGE STREET & MYLES HEIDT LANE

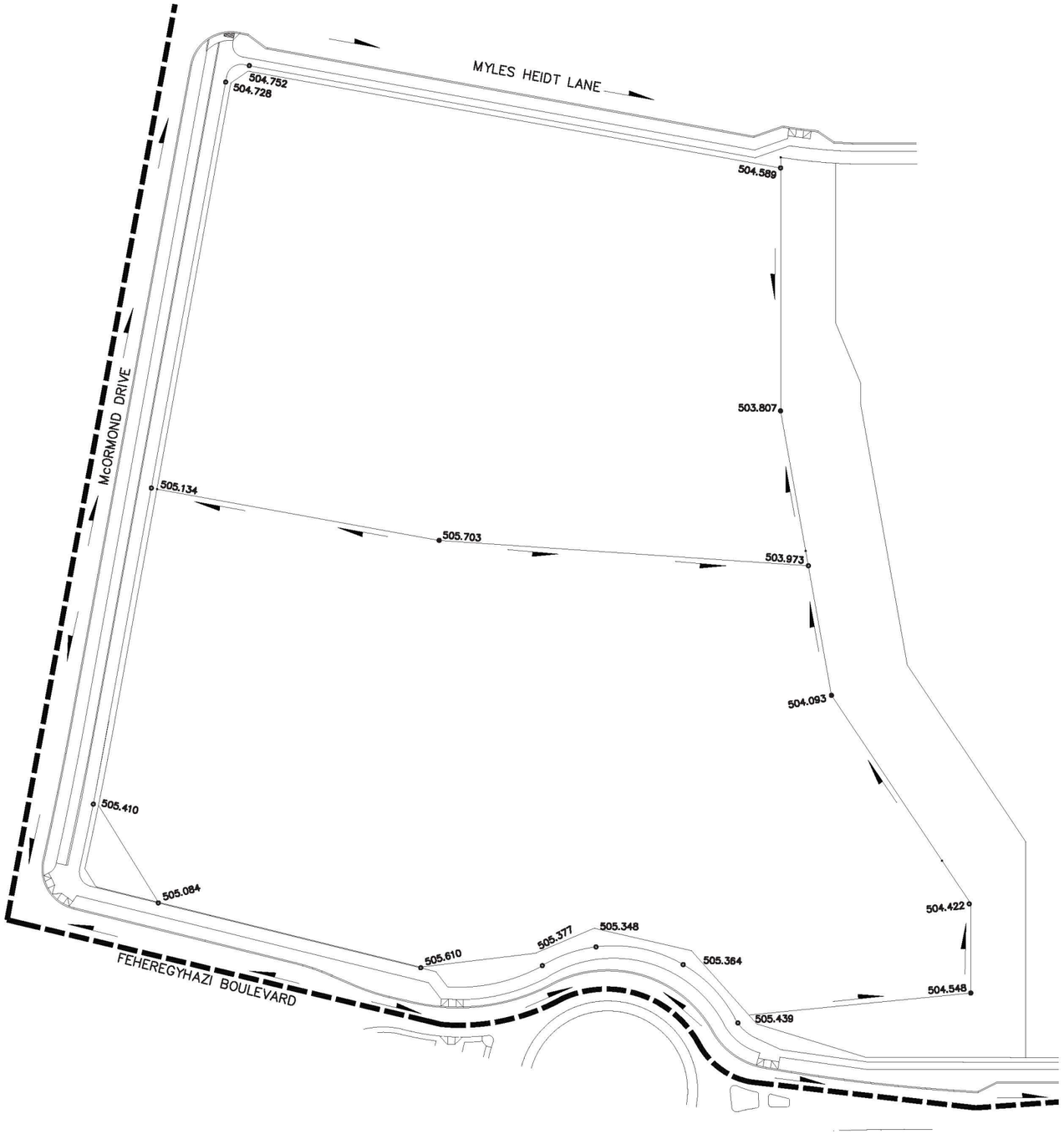
ENGINEERING MANAGER

SCALES: HOR. 1:1250 VERT.

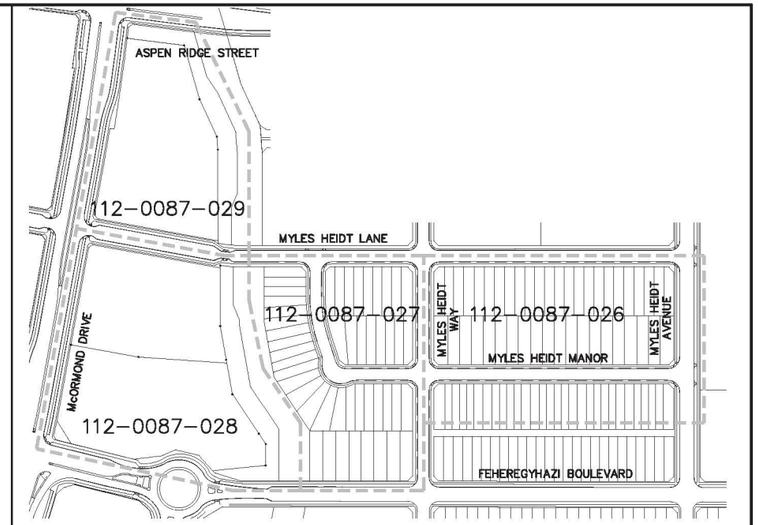
DATE

SHEET NO. 1 OF 1

PLAN NO. 112–0087–029r001



CONST.



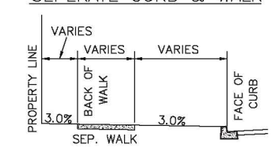
KEY PLAN

LEGEND

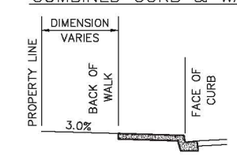
CURB & WALK LEGEND

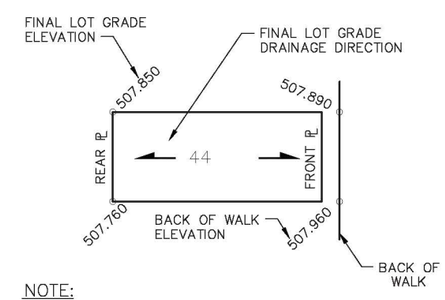
- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- PHASE BOUNDARY

SEPERATE CURB & WALK

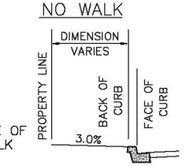


COMBINED CURB & WALK





NO WALK



NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
3. POINTS ON CURB (P.O.C.) ARE SHOWN ON PLAN AS GIVEN

	PLAN DESCRIPTION/REVISION	DATE	BY
1	INITIAL BASE DRAWING SETUP – ISSUED FOR CONSTRUCTION	2022–MAR–30	KDN

ENGINEERING LICENSEE
R. W. THOMAS
MEMBER 38527
2022-05-19
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY:	CHECKED BY:
SIGNATURE	SIGNATURE
NAME	NAME
DATE	DATE

DRAWN BY KDN DATE 2022–MAR–30 DWG STDS CHECKED BY JVS DATE 2022–APR–01

City of Saskatoon
Transportation and Construction Division

2021 ASPEN RIDGE ROADWAYS – PHASE C1

LOT GRADES

McORMOND DRIVE, FEHEREGYHAZI BOULEVARD & MYLES HEIDT LANE

ENGINEERING MANAGER

SCALES: HOR. 1:1250 VERT.

DATE

SHEET NO. 1 OF 1

PLAN NO. 112–0087–028r001