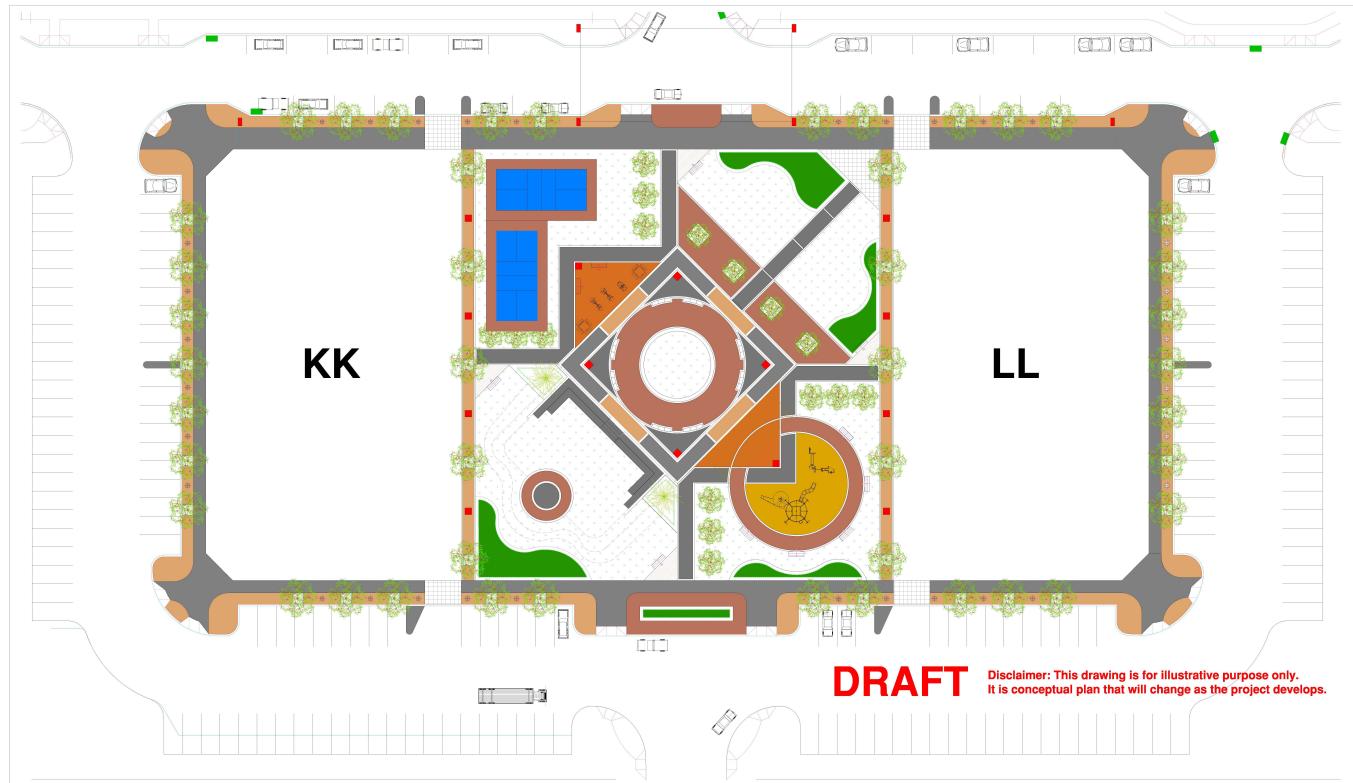


# ASPEN RIDGE



Connect. Relax. Enjoy.

## Aspen Ridge Village Centre Sales Package



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## Attachments

- Attachment 1 – Purchaser Application Form
- Attachment 2 – Neighbourhood Concept Plan
- Attachment 3 – Draft Village Square Concept Plan
- Attachment 4 – Proposed Zoning District
- Attachment 5 – Cut and Fill Map
- Attachment 6 – Design Contour Map
- Attachment 7 – Village Centre Design Guidelines

## Village Centre Mixed-Use Properties

Saskatoon Land is offering two mixed-use parcels for sale through an open market (standard terms) allocation. As the site design and roadway and curb configuration are based on the design by the successful purchaser(s), these parcels are being sold on delayed possession to 2027.

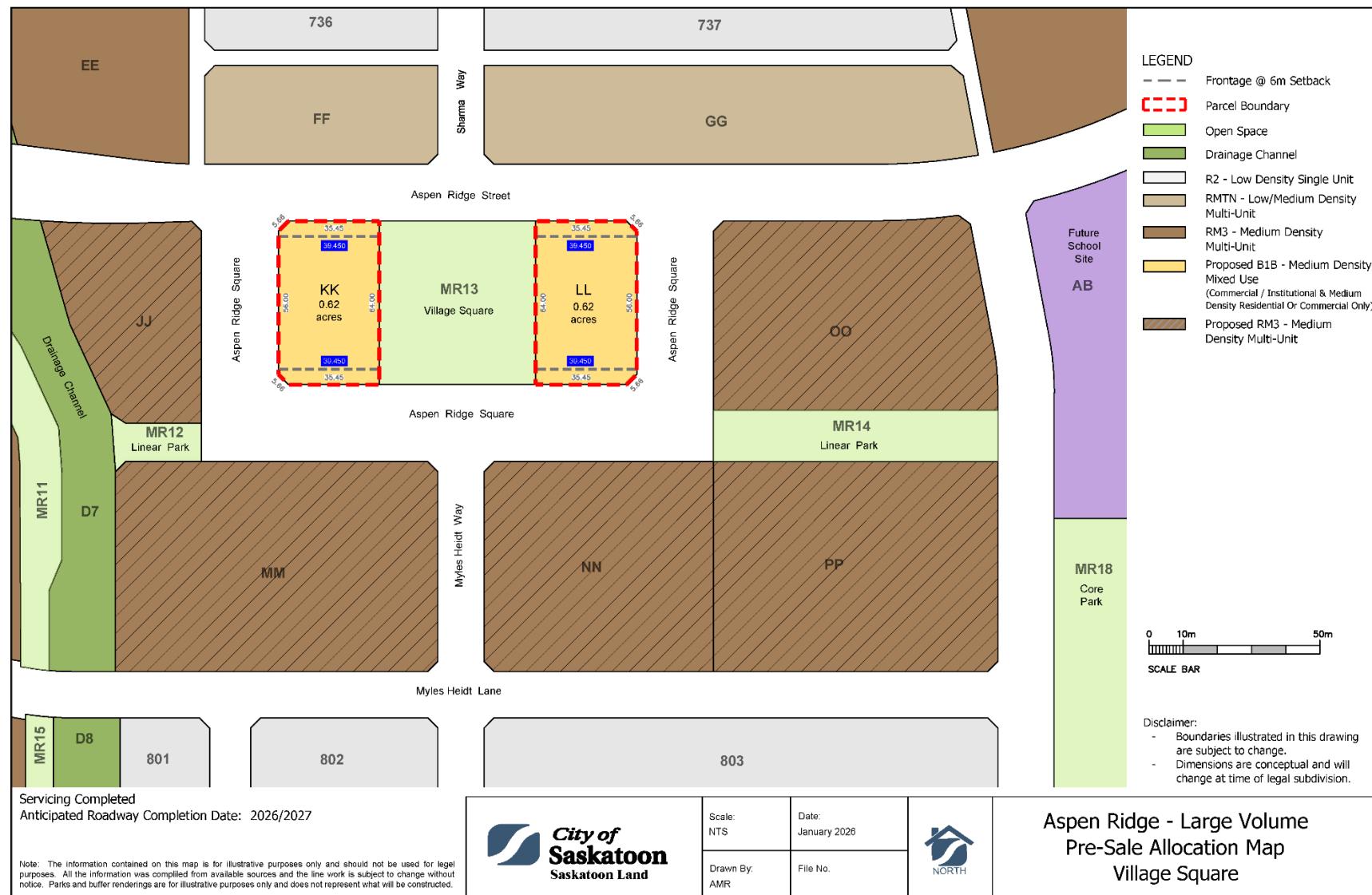
Non-binding offers submitted to the Sales Section, Saskatoon Land, 200 4th Avenue North, Saskatoon, SK S7K 0K1, and plainly marked on the envelope "Open Market Sale – Aspen Ridge Village Centre" will be received until 2:00 pm Saskatchewan Time on March 12, 2026.

CIVIC ADDRESS:	To Be Determined
ZONING DISTRICT:	B1B (Proposed) <sup>1</sup>
LEGAL DESCRIPTION:	Block KK, Plan TBD <sup>2</sup>
ISC PARCEL:	Pending <sup>2</sup>
LIST PRICE:	\$775,000.00
SITE AREA:	0.62ac

CIVIC ADDRESS:	To Be Determined
ZONING DISTRICT:	B1B (Proposed) <sup>1</sup>
LEGAL DESCRIPTION:	Block LL, Plan TBD <sup>2</sup>
ISC PARCEL:	Pending <sup>2</sup>
LIST PRICE:	\$775,000.00
SITE AREA:	0.62ac

<sup>1</sup> – Pending Land Use Approvals

<sup>2</sup> – Pending subdivision and plan registration



## Instructions to Interested Parties

Interested parties are required to submit a completed Purchaser Application Form (attachment 1) along with the following information:

- a) Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title;
- b) Letter from the purchaser acknowledging licensed real estate representation, if applicable;
- c) Brief description of the intended development, including proposed land use/s, rough site layout and preliminary building elevations, and anticipated build time; and
- d) Summary of past experience(s) with the completion of similar project(s).

The submission of offers is non-binding and in no way obligates the applicant to purchase the property nor obliges Saskatoon Land to sell the property to the applicant. Saskatoon Land will review the application and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation.

Saskatoon Land reserves the right to negotiate with only those parties it determines, at its sole discretion. Saskatoon Land also reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Once Saskatoon Land has entered into negotiations with selected parties, offer acceptance will be subject to compliance with the terms and conditions listed on page 6.

### Site Location & Context

Parcels KK and LL are mixed-use commercial sites being offered for sale in the Aspen Ridge Village Centre with an anticipated possession date in 2027. The Village Centre was designed as the “downtown” of the neighbourhood, envisaged as a focal point for daily convenience needs and a concentration of medium density housing. Both parcels KK and LL back onto the Aspen Ridge Village Square, an urban landscaped space for informal community gatherings, family activities or simply a place to sit and relax on a nice day.

Medium-density multi-unit parcels surround three sides of the Village Centre and will be released at a later date, while low-density multi-unit parcels to the north of the Village Centre are currently in development.

The Village Centre is just west of the future elementary school sites for Aspen Ridge along the same street, giving walkable access to connected parks and amenities. To give applicants a better idea of site context and potential tenant mix, development of similar space in the Evergreen Village Centre includes a medical office and pharmacies, a dental office, chiropractic clinic, a fitness studio, restaurants such as Leopold’s Tavern and Swan Pizza, and retail spaces.

## Sales Terms & Conditions

### **Deposit/Closing Date/Possession/Adjustment Date:**

- 10% deposit + GST due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
- Closing within sixty (60) days, or earlier, following notice from Saskatoon Land that the parcel(s) have been subdivided and titled or as agreed to between the vendor and the purchaser.

### **Conditions Precedent:**

- Approval of the sale by the Chief Financial Officer, City of Saskatoon.

### **Special Terms and Conditions:**

- A building commitment will be imposed for the commencement of construction to be satisfied within thirty-six (36) months from the closing date.
- The purchaser will be required to provide a letter of credit in the amount of 10% of the purchase price and enter into a separate agreement to permit repurchase of the lands by the vendor as security for fulfillment of the building commitment. This letter of credit will be refunded to the purchaser upon passing of the framing inspection.
- 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.
- Development on these sites will be required to meet Saskatoon Land's Design Guidelines (Attachment 7).
- 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.
- Purchasers are required to demonstrate experience with completing multi-unit residential, commercial, and/or mixed-use development projects.

## General Site Information

### Architectural Controls and Design Guidelines

Development on the offered parcels will be reviewed for consistency with the District Commercial & Mixed Use Architectural Controls and the Aspen Ridge Design Guidelines (Attachment 7). These controls outline Saskatoon Land's requirements as they pertain to achieving an enhanced level of commercial development for the site. The intent of these controls is to encourage pedestrian-friendly development forms through architectural detailing, building placement and site landscaping.

Saskatoon Land's approval of the drawing set will be required prior to permit issuance. It is strongly recommended that successful purchaser(s) contact Saskatoon Land early in the design stage to avoid significant revisions at the permitting stage. Saskatoon Land's application of these controls is solely from a land developer capacity and is in no way meant to imply Zoning Bylaw approval. Questions or interpretations regarding municipal regulatory requirements should be directed to City of Saskatoon's Planning and Development department at 306-975-2645.

The following information is required for the architectural design guidelines evaluation:

- a) A site plan, to scale, showing buildings, roads, parking, loading, fences and landscaping concept plan which includes boulevards surrounding the parcel;
- b) Floor plans of all floors for each building to scale;
- c) All exterior elevations of each building to scale indicating location of materials and colours;
- d) Building section of each building to scale, indicating building height, roof slopes and features; and
- e) Specifications and colours for all exterior building materials of each building and for site development.

### Zoning

Both Parcels KK and LL are proposed to be zoned B1B (Neighbourhood Commercial – Mixed-Use District) in the City of Saskatoon Zoning Bylaw No. 9990. Interested parties are advised to consult with Planning and Development at 306-975-2645 as to permitted uses and other details regarding applicable zoning provisions.

### Services

These services include curb, preliminary site grading, street paving, street lighting, street signing, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies. Services are provided adjacent to the site and are typically located in adjacent rights of way. The purchaser(s) will be responsible for the construction of public sidewalks flanking the Aspen Ridge Square Roadway portion of the sites which must be performed and completed in accordance with the relevant City of Saskatoon

construction specifications. Any costs associated with service connections or private crossings are not included in the list price and are the responsibility of the successful purchaser(s). Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Transportation and Utilities Department. Final roadway curb and on street parking configurations for Aspen Ridge Square frontage will be determined based on the successful purchaser(s) site layout details. 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.

### **Site Access**

Proposed vehicle crossings for all sites will be reviewed by the Transportation Department for compliance with the City's Private Driveway Crossing Guidelines.

### **On-Street Parking**

Road right of ways adjacent to the sites have widths that will accommodate on-street parking configurations which will be based on the successful purchaser's plan for the site.

### **Easements**

The successful purchaser(s) will be required to agree to grant the utility agencies any further easements, which may be required at no cost.

### **Representations, Warranties, and Environmental Condition**

The properties are being sold 'as-is'. A neighbourhood Phase 1 Environmental Assessment report can be supplied to the successful purchaser(s) upon request. Any further subsurface environmental or geotechnical investigations to evaluate soil conditions on the site will be at the purchaser's own expense.

### **Real Estate Agent Commissions**

Real Estate Commissions will be paid in accordance with Council Policy No. C09-015, Real Estate Commissions – Sale of City-owned Land

## **Construction Notes**

### **Lot Addressing**

In order to provide wayfinding in the neighbourhood, please post your civic address at the front of the property when construction begins. Civic addresses will have to be requested as part of the Building Permit submission.

### **Construction Waste**

As per [City of Saskatoon Bylaw No. 8310, The Waste Bylaw, 2004](#) any purchaser and/or builder carrying out the construction of a building on any property shall place all waste into a waste container or enclosure. The purchaser and/or builder shall dispose

of all waste resulting from the construction in a timely manner to ensure there is no unreasonable accumulation of waste on the property during the construction. It is required that a waste disposal bin remain on each building site for the duration of construction to ensure that the waste is not dispersed on or around the property or surrounding properties. Upon completion of construction, it is the purchaser and/or builder's responsibility to clear their site of all waste. If the waste is not removed, the City may remove the waste and all associated costs will be charged to the purchaser and/or builder.

### **Temporary Water Circulation Boxes**

To ensure water quality is maintained throughout the initial stages of development in this phase; blue temporary water circulation boxes are installed on some properties. These temporary water circulation boxes are removed during the installation of the water and sewer connection to the dwelling. For more information, please contact Construction and Design at 306-975-2454.

### **Shallow Utility Servicing Information for New Construction**

For further information on your shallow utility services, please contact the appropriate utility agency (SaskPower, SaskEnergy, SaskTel or Rogers/Shaw Cable).

### **Earth Disposal**

Builders and individuals will be responsible for disposing of their own excess earth material. Currently there is no clean fill site located in Aspen Ridge. Builders can contact the City of Saskatoon Landfill as they may accept clean fill free of charge during normal hours of operation, 7:30 a.m. - 5:30 p.m. daily. If arrangements are made with another landowner to dispose of the material anywhere within the city limits, they are to contact Central Dispatch at 306-975-2491 and they will maintain a log of locations. If disposing of material outside the city limits within the RM of Corman Park, the RM must be notified of those arrangements. Please ensure basement excavations and all other construction waste materials are not deposited on adjacent properties or any other properties in this area without prior arrangements being made. Regular inspections of the area will be done and any individual or company found illegally disposing of materials on properties without the owner's permission shall be liable to fines up to \$25,000 as outlined in the City of Saskatoon Anti-Dumping Bylaw No. 5713.

### **Village Square Park Construction**

A rendering of the draft Village Square Concept Plan is provided in Attachment 3 for illustrative purposes providing a vision of what could be constructed in this space. Saskatoon Land is committed to working with the purchaser(s) of parcels KK and LL to integrate the building design with the Village Square park design.

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

Completed Purchaser Application Form (page 2).

Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title (if applicable).

Demonstrated experience in completing similar projects.

High level project site plan outlining building(s) location and parking.

Building(s) elevation drawings showing building(s) type and height.

The purchaser has read and acknowledges the Terms and Conditions identified for this property (page 3).

Please submit your completed Document Checklist and Purchaser Application along with the required deposit to:

**Saskatoon Land**  
200 4th Avenue N  
Saskatoon, SK S7K 0K1  
306.975.LAND | [land@saskatoon.ca](mailto:land@saskatoon.ca)

All complete applications must be received by 2:00 p.m. Saskatchewan time on March 12, 2026. Incomplete applications or applications received after this time will be disqualified.

## **Aspen Ridge Mixed-Use/Commercial Open Market Purchaser Application Form**

Please complete this form if you are interested in purchasing land from Saskatoon Land for the City of Saskatoon. This application is for information purposes only and is not an offer or a contract or constitute an interest in land. The completion and submission of this application in no way obligates the applicant to purchase the property in question and is not in any way binding upon Saskatoon Land.

Saskatoon Land will review the application and contact successful applicants for negotiations. Saskatoon Land, in its sole discretion, reserves the right to negotiate with only those parties it determines and to amend or abandon any property listing without accepting any applications. Saskatoon Land has the ability to reject any offer for any reason prior to acceptance or approval as well as the right to not enter into a sales agreement.

All properties are sold "as is". No warranties or guarantees apply. All sales are subject to Administrative approval.

### **Property Requested:**

Legal Address: \_\_\_\_\_

Purchase Price Offered: \_\_\_\_\_

### **Contact Information:**

Name to appear on title: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

GST Registration No: \_\_\_\_\_

### **Lawyer Information:**

Lawyer's Name: \_\_\_\_\_

Law Firm: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

### **Realtor Information:**

Realtor's Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

# **Aspen Ridge Mixed Use/Commercial Open Market (Standard Terms) Sales Approach Terms & Conditions**

## **1. Deposit/Closing Date/Possession/Adjustment Date:**

- (a) 10% deposit + GST (on the deposit amount) due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
- (b) Closing within sixty (60) days, or earlier, following notice from Saskatoon Land that the parcel(s) have been subdivided and titled or as agreed to between the vendor and the purchaser.

## **2. Conditions Precedent:**

- (a) Approval of the sale by the Chief Financial Officer, City of Saskatoon.

## **3. Special Terms and Conditions:**

- (a) 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.
- (b) Development on these sites will be required to meet Saskatoon Land's Architectural Controls for Multi-Unit Dwelling Districts and Development Controls where applicable.
- (c) Possession of the site will not be granted until completion of the Architectural Evaluation as well as receipt of payment in full and title transfer.
- (d) 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.
- (e) Purchasers are required to demonstrate past experience with completing multi-unit projects. It is encouraged to highlight any of such experience with Saskatoon Land based purchases.

**I have read and accepted these terms.**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# ASPEN RIDGE LAND USE CONCEPT PLAN

NORTHEAST  
SWALE



- LOW DENSITY
- LOW DENSITY MULTI-UNIT
- LOW/MEDIUM DENSITY MULTI-UNIT
- MEDIUM DENSITY MULTI-UNIT
- LOW-DENSITY MIXED-USE
- MEDIUM-DENSITY MIXED-USE
- POTENTIAL SCHOOL SITE
- MUNICIPAL RESERVE
- BUFFER STRIP
- SWALE
- GREENWAY
- LANDSCAPED DRAINAGE OPEN SPACE
- URBAN HOLDING AREA
- FUTURE INTERCHANGE
- POSSIBLE ROADWAY EXTENTION
- CONCEPT PLAN BOUNDARY
- SASKATOON FREEWAY ALIGNMENT
- SASKATOON FREEWAY OVERLAY
- CITY LIMITS
- POTENTIAL CELL TOWER LOCATION
- POTENTIAL RESIDENTIAL CARE HOME SITE

\* ST - STREET TOWNHOUSE  
GT - GROUP TOWNHOUSE

**City of  
Saskatoon**  
Planning and Development

NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Long Range Planning, Mapping Section.

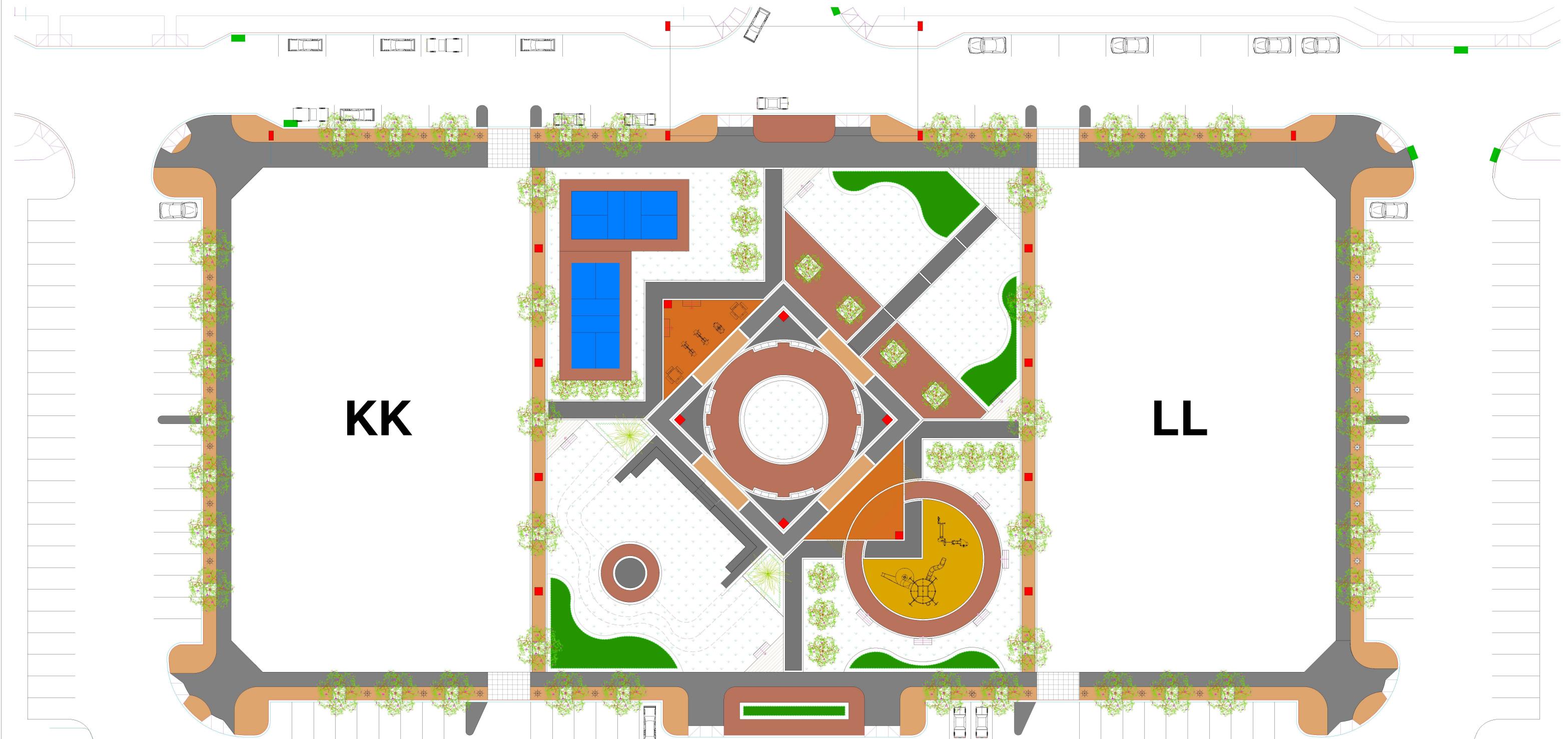
DRAWING NOT TO BE SCALED  
March 6, 2024

KK

LL

**DRAFT**

**Disclaimer:** This drawing is for illustrative purpose only.  
It is conceptual plan that will change as the project develops.



11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR CONCEPT PLAN	2025-12-04	JGD
	PLAN DESCRIPTION/REVISION	DATE	BY

CHECKED BY:	DATE	CHECKED BY:	DATE
DRAWN BY	JGD	DATE	2025-12-04



ASPEN RIDGE NEIGHBOURHOOD  
ASPEN RIDGE  
VILLAGE SQUARE CONCEPT PLAN

SCALES :  
HOR. NTS  
VERT. NTS  
SHEET NO. PLAN NO.  
1 OF 1 C-1

## 11.2 B1B – Neighbourhood Commercial – Mixed-Use District

### 11.2.1 Purpose

The purpose of the B1B district is to facilitate mixed-use development which may include a limited range of commercial and institutional uses, as well as medium density residential uses, that are generally compatible with residential land uses and which are intended to serve the needs of residents within a neighbourhood.

### 11.2.2 Permitted Uses

The permitted uses and minimum development standards in a B1B district are set out in the following table:

<b>B1B District</b>	<b>Minimum Development Standards (in Metres)</b>					
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>11.1.2 Permitted Uses</b>						
Accessory buildings and accessory uses	Refer to clause 5.1.2					
Art galleries	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Bakeries	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Dwelling units or MUDs in conjunction with and attached to any other permitted use <sub>1</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Financial institutions	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Health clubs	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Homestays	Refer to clause 5.3.16					
Medical clinics	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
MUDs containing five or more dwelling units	Refer to clause 5.3.19					
Offices and office buildings	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Personal service trades	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Photography studios	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Restaurants <sub>2</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Retail stores <sub>2</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Shopping centers	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Short-term rental properties	Refer to clause 5.3.24					
Small animal grooming	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Veterinary clinics	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>

### 11.2.3 Discretionary Uses

The discretionary uses and minimum development standards in a B1B district are set out in the following table:

<b>B1B District</b>	<b>Minimum Development Standards (in Metres)</b>					
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>11.1.3 Discretionary Uses</b>						
Commercial schools	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Day care centres and preschools	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Independent schools	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Lounges in conjunction with and attached to restaurants <sub>3</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Residential care homes – type II <sub>1</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
Special care homes <sub>1</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>

#### **11.2.4 Notes to Development Standards**

- 1 Dwelling units, MUDs, residential care homes and special care homes shall not be located at grade level except for MUDs containing five units or more permitted in clause 5.3.19.
- 2 The maximum building floor area of each restaurant or retail store on a site shall not exceed 325 square metres unless the building has a minimum of two storeys and is of mixed-use, in which case the maximum building floor area of each restaurant or retail store may be increased to 465 square metres.
- 3 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant or 100 square metres, whichever is less.
- 4 Where a B1B district abuts any R district without the intervention of a street or lane, a side yard shall be provided of a width of not less than 1.5 metres for the side yard abutting the R district.
- 5 The maximum building height shall not exceed 14 metres and shall not exceed 3 storeys except for MUDs containing five units or more permitted in clause 5.3.19.

#### **11.2.5 Signs**

- (1) Except as provided in subclause (2), the regulations governing signs in the B1B district shall be those contained in Signage Group No. 2 of Appendix A - Sign Regulations.
- (2) Overhanging signs are permitted on the front face of a building in the B1B district.

### **11.2.6 Parking**

The regulations governing parking and loading in a B1B district are contained in section 6.0, subject to the following:

- (a) where a site has access to a lane, no parking is permitted in the front yard.

### **11.2.7 Gross Floor Space Ratio**

The gross floor space ratio shall not exceed 2.5:1.

### **11.2.8 Landscaping**

The regulations governing landscaping in a B1B district are contained in section 7.0.

### **11.2.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in the B1B district are contained in clause 5. 2.6.

### **11.2.10 Outdoor Storage**

No goods, commodities, or other form of materials shall be stored outdoors.

### **11.2.11 Grade Level Corner Building Cuts**

On corner sites or where sites flank a registered lane, buildings with a front yard setback of 3 metres or less shall provide a corner cut at grade level to provide an unobstructed corner site triangle of not less than 3 metres.



11	10	9	8	7	6	5	4	3	2	1
PRELIMINARY	2019-MAR-03	EDH								
PLAN DESCRIPTION/REVISION	DATE	BY	SEAL							

CHECKED BY:	DATE	CHECKED BY:	DATE
DRAWN BY	DATE		



**City of  
Saskatoon**

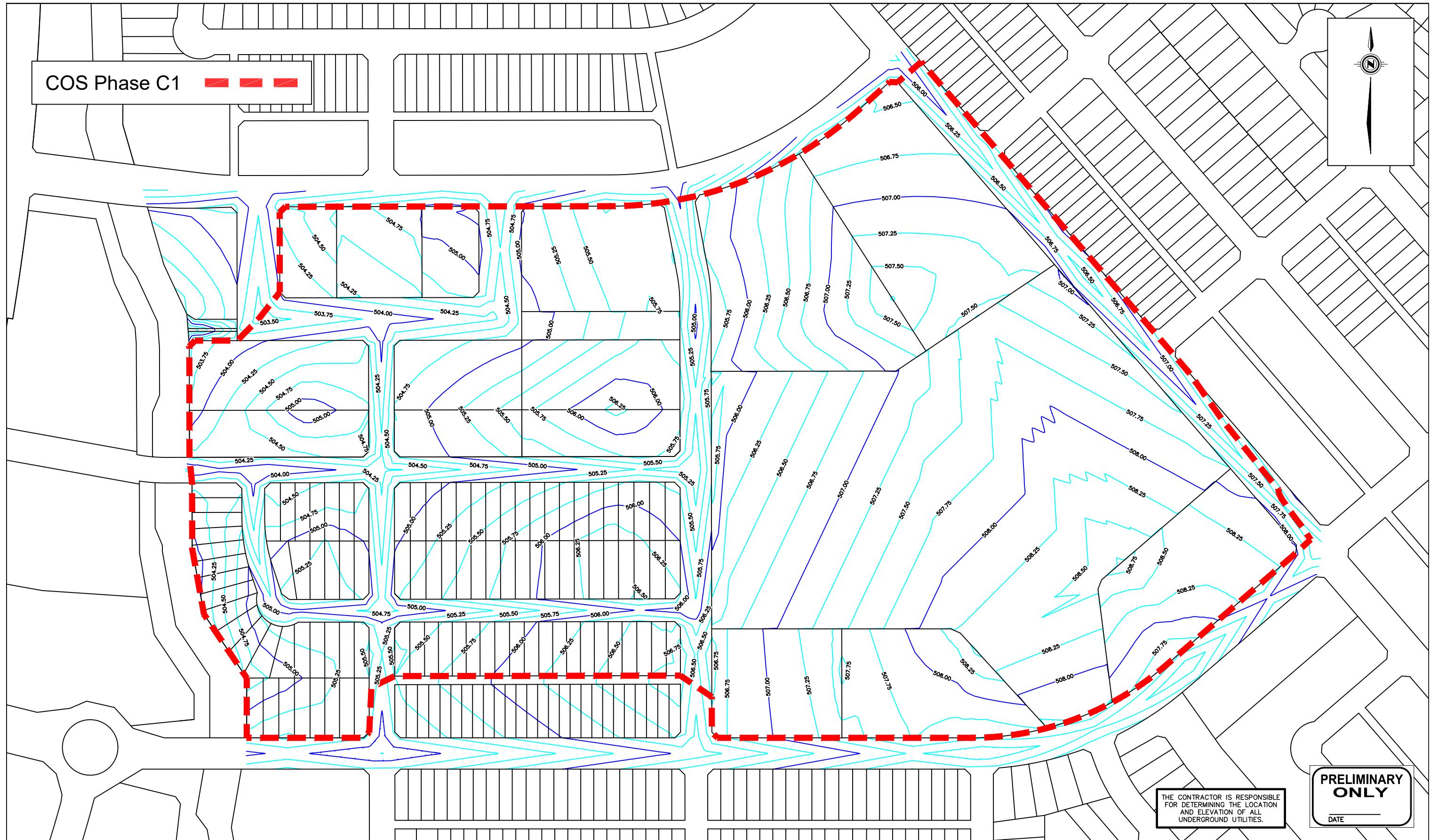
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE C1

AREA GRADING

CUT & FILL CONTOURS

CHIEF ENGINEER	SCALES : HOR. 1:2500 VERT. 1:2500	DATE
PLAN NO.	113-0087-326r001	



11	10	9	8	7	6	5	4	3	2	1
PRELIMINARY	2019-MAR-03	EDH								

PLAN DESCRIPTION/REVISION DATE BY SEAL

CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY	DATE

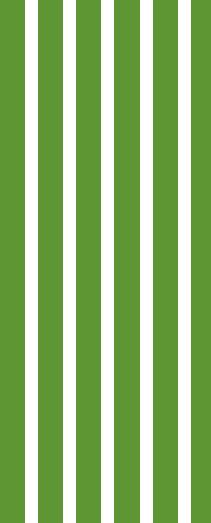


**City of  
Saskatoon**  
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE C1	
AREA GRADING	
DESIGN CONTOURS	

CHIEF ENGINEER  
SCALES :  
HOR. 1:2500  
VERT. 1:2500  
DATE

SEAL NO. PLAN NO.  
113-0087-327r001



ASPEN  
RIDGE



# Aspen Ridge Village Centre Design Guidelines

 *City of*  
**Saskatoon**  
Saskatoon Land

# Objectives

Saskatoon Land's Aspen Ridge Village Centre Design Guidelines are intended to provide a guiding document to facilitate an enhanced level of commercial and mixed-use development in Aspen Ridge parcels KK and LL, adjacent to the Village Square. These guidelines shall be used to assist in forming the basis of detailed site planning and building design for Aspen Ridge parcels KK and LL. Saskatoon Land's objectives for the Aspen Ridge Village Centre area are outlined below.



- Creating a high-quality, commercial or mixed-use pedestrian-oriented amenity that is unique to Saskatoon for residents of Aspen Ridge and other nearby neighbourhoods.
- Facilitating the development of a vibrant commercial or mixed-use focal point within the Aspen Ridge Village Centre area.

These guidelines are intended to supplement the City of Saskatoon's (City) Zoning Bylaw. All developments will be governed by the City's zoning regulations.

In the event there are contradictions between these two documents, the Zoning Bylaw shall take precedence.



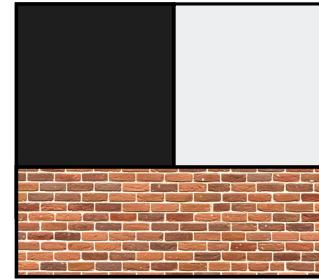
# Exterior Building Materials & Colour

The use of a variety of different exterior building materials and colour are encouraged along street-facing building elevations to facilitate a vibrant pedestrian-oriented streetscape.

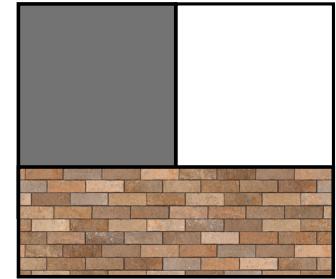
For developments that include multiple CRUs (commercial retail units), the use of varied material types and colour schemes for each unit is encouraged to give the appearance that each unit was developed separately. The recommended color scheme will include a sophisticated mix of monochrome shades such as black, white, and grey, complemented by warm earthy tones of stone or brick.

Developments that include multiple CRUs which utilize consistent colour and material detailing for all units will also be permitted at the discretion of Saskatoon Land. Walls clad in a single material or colour are not permitted.

## Colour Scheme Examples



Example 1



Example 2



This example uses a combination of exterior building materials and colour schemes giving the appearance that each CRU was developed separately.



This example utilizes three different exterior building materials and three primary colours.



This example utilizes stucco with cedar trim accents and a three tone colour scheme.

# Building Massing

New developments should be well proportioned and incorporate design elements that break down perceived proportion, scale and massing of building elements to create human-scaled pedestrian environments and enjoyable streetscaping.

Building massing must avoid long, continuous blank wall surfaces along street-facing building elevations. Building massing must create visual interest by using varied roof lines, heights, pitches and intermittent variances in plan and elevation drawings to encourage shadow lines and to assist in breaking down the apparent mass and scale into well proportioned volumes. On corner sites buildings with a front yard setback of 3 metres or less shall provide a corner cut at grade level to provide an unobstructed corner site triangle of not less than 3 metres.

Developments should utilize existing or “natural” grade, to assist them in blending with adjacent open space. Grade alterations can create negative impacts on adjacent parcels.

A mixture of retail and service-based land uses are recommended at grade level to facilitate a vibrant pedestrian-oriented street.



This example demonstrates the use of varied roof lines and dormers which helps to break down the massing of the building.



This example utilizes several canopies and awnings which helps to break down the massing of the building.

# Building Setbacks & Orientation

The buildings must be street-oriented and parallel to the street. Building elevations visible from the street should have similar pedestrian scale elements as the front elevation of the building.

If a front setback is desired, the front setback shall be no more than 3 metres from the front property line.

CRUs wanting amenity areas such as patios, plazas or seating areas should design these amenity adjacent to the Village Square open space side of the parcel. The placement of back-to-back units or through units could be considered.



Buildings should be positioned close to the front property line to help define the street edge, creating a comfortable pedestrian environment.



Pedestrian amenity areas are encouraged to facilitate a vibrant pedestrian environment and connectivity to the Village Square open space.



The use of patio areas are encouraged to help animate the public realm.

## Fenestration, Windows & Doors

Buildings should incorporate frequent door and transparent window openings. Blank walls without fenestration at street level or upper levels will not be permitted on building elevations that are visible from public space.

Buildings are encouraged to have entrances facing public streets and/or open spaces. Secondary entrances may be located from the Village Square open space side of the parcel.



This example utilizes frequent upper and grade level window openings, which provides a high degree of visual interest.



This example illustrates how primary building entrances are oriented toward the street.



This example shows an effective approach of incorporating exterior signage and lighting to enhance the streetscape.

# Site Landscaping

To enhance the streetscape, the boulevard must be landscaped. Boulevard landscaping and construction of the sidewalk adjacent to the site will be the responsibility of the successful purchaser.

Landscaped spaces should be provided at corners and walkway entrances which serve the CRUs. Landscaping should include a mixture of soft and hard landscaping. On property, at various points along the block face more intensive landscaping are encouraged to facilitate pedestrian focal points, including the use of benches, raised planters, and other forms of street furniture. A combination of sidewalk textures should be used to enhance the visual character of the street.

Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided. Drought tolerant or xeriscaped landscaping plans are encouraged and will be reviewed and approval will be at the discretion of Saskatoon Land.

Coniferous trees must be a minimum of 1m heights and deciduous trees must have a minimum caliper of 60mm at the time of installation. Half of the plant selection must consider winter climates and have greenery all year round, specifically if used for site screening.

Submissions must have general landscape concept plans (not Landscaping Renderings) and completed by a qualified consultant. Landscaping and sidewalk work must be completed to City standards and generally be consistent with the adjacent Aspen Ridge Village Square open space.



This example incorporates boulevard landscaping to improve the streetscape adjacent to the commercial developments.



This example shows intensive landscaping clusters along the streetscape to foster pedestrian focal points.

## Parking Areas

On-street parking will be provided on Aspen Ridge Square road. Please refer to the Zoning Bylaw for Parking requirements.

## Mechanical / Electrical

Mechanical and electrical equipment for the building must be architecturally designed into the building or adequately screened using enclosers if visible from any public street or open space.

## On-site Waste Spaces

On-site waste spaces must not be located in any parking and bicycle parking spaces or in required landscaping area.

Waste spaces should be thoughtfully designed into the building architecture and can be hidden or screened when not in use.

On-site waste spaces must be constructed and maintained as per the City standards and generally be consistent with the City's Zoning Bylaw and Waste Bylaw.



This example shows integrated on-street parking along a vibrant commercial corridor.



This is another example of on-street parking near commercial or mixed-use developments.

# Compliance

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All guidelines listed above are subject to review and interpretation from Saskatoon Land. Plans will be reviewed for adherence to the design guidelines, and Saskatoon Land may contact the applicant to discuss any required revisions. Plans which do not meet all the design guidelines will be reviewed by Saskatoon Land's Design Review Committee. The Design Review Committee decision is final, and any revisions will be required to be made before approval. Saskatoon Land's Design Review Committee can change, delete, or modify any of the guidelines based on negotiations and design of the proposed building(s).





 **City of  
Saskatoon**  
Saskatoon Land