

# ASPEN RIDGE



Connect. Relax. Enjoy.

## Pre-Designated Sites For Sale by Public Tender





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Sealed tenders addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope *"Tender for Purchase of Residential Care Home Type 2, Child Care Centre, or Pre-School Lots"* will be received until **2:00 p.m. Saskatchewan Time, on September 30, 2020**, for the following properties:

*CIVIC ADDRESS:* 754 Bolstad Turn  
*ZONING DISTRICT:* R1A  
*LEGAL DESCRIPTION:* Lot 28, Block 712, Plan 102207912  
*RESERVE BID:* \$177,800.00

*CIVIC ADDRESS:* 103 Thakur Street  
*ZONING DISTRICT:* R1B  
*LEGAL DESCRIPTION:* Lot 1, Block 723, Plan 102301085  
*RESERVE BID:* \$185,300.00

*CIVIC ADDRESS:* 107 Thakur Street  
*ZONING DISTRICT:* R1B  
*LEGAL DESCRIPTION:* Lot 2, Block 723, Plan 102301085  
*RESERVE BID:* \$185,300.00

***Technical drawings including feature plan and drainage document can be found in Appendix C and D.***



## Instructions for Bidders

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon for ten (10%) of the tendered price, and must be submitted on the attached tender form. Should the successful bidder not purchase the property, the deposit will be forfeited.

All bids are irrevocable for a period of fourteen (14) days from tender closing date. All tenders become the property of the City of Saskatoon until such time as a tender is awarded or rejected. The highest or any tender not necessarily accepted. The deposit cheques from unsuccessful bidders will be returned.

No multiple bids for a single property will be accepted. The ten (10%) non-refundable deposit will be forfeited on any awarded but non-purchased property.

Bids must be determined independently from any other bidder, or potential bidder. If in the opinion of the City, there is any appearance that a bidder has consulted another bidder or potential bidder regarding:

- prices;
- methods, factors or formulas used to calculate prices;
- the intention or decision to submit, or not submit, a bid; or
- any other indication of collusion regarding bid prices.

The City may, in its discretion, take any action it considers appropriate including rejecting any bid, or disqualifying any bidder from bidding on this tender or another tender.

No conditional bids will be accepted.

No bids less than the Reserve Bid will be accepted.

The successful bidder will be required to have a lawyer transfer the land title into the successful bidder's name as the individual name or company submitting the bid is who will be named on the Sale Agreement. No amendment to the original entered bid will be accepted.

Bidders who are either a Councillor or official with the City of Saskatoon must identify they are employed by the municipality on the front of the sealed bid.

Property sold "As Is".

## Aspen Ridge Neighbourhood Architectural Controls

Development on these sites are subject to compliance with Saskatoon Land's Architectural Controls for Aspen Ridge Neighbourhood (Phases 2 & 4). These guiding documents provide a framework for site planning and design to promote Saskatoon Land's vision for the area and can be found in **Appendix B** or on [saskatoonland.ca](http://saskatoonland.ca) (hover over Residential on the top menu bar and click on Architectural Controls).

Prior to plan preparation, or any stage during plan development, Saskatoon Land is available to meet to view draft plans and discuss the architectural control requirements. Any questions should be directed to Saskatoon Land at 306-975-3291. Following discretionary use approval, the purchaser will have up to two (2) weeks to gain final approval of architectural plans for the site from Saskatoon Land. The first submission of plans must be received by Saskatoon Land within five (5) days of discretionary use approval. Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to five (5) days to review and comment on plans after any submission is made by the successful party. After plans have been reviewed, the successful party will be contacted by Saskatoon Land to discuss plan changes, if any, which may be required. The successful purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Additionally, possession of the site will not be granted until completion of the architectural control review.

Once the architectural control review is completed, the successful purchaser may apply for a building permit by providing the City's Building Standards Division with a copy of the Sale Agreement, discretionary use approval and architectural controls approval letter along with the required building permit forms and plans. Once the building permit is submitted, the plans will be cross checked with the plans that were previously submitted to and approved by Saskatoon Land. If the purchaser makes changes to its plans following approval from Saskatoon Land, a second approval will be required in order to ensure that the design still meets all architectural controls.

## Services

Tenders include the sum required to prepay services.

Services are at the perimeter of the site only, and include curb and sidewalk, boulevard, street paving, street lighting, street signing, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies. Any costs associated with service connections or private crossings are not included in the tendered price and are the responsibility of the successful bidder.

Final site grading is the responsibility of the purchaser. The purchaser is also responsible for top soiling and seeding or sodding all boulevard areas between their property and the roadway curb.



## Easements

Please see Utility Feature Plan (**Appendix D**) showing the easements. The successful bidders will be required to grant the utility agencies any additional easements at no cost.

## Discretionary Use Application for Residential Care Home Type 2, Child Care Centre and Pre-School

This lot has been pre-designated by the City of Saskatoon as a potential location for Residential Care Home Type 2, Child Care Centre or Pre-School. It should be noted; however, that it would be the sole-responsibility of the successful bidder to make an application to the City of Saskatoon for a discretionary use approval to operate a Residential Care Home Type 2, Child Care Centre or Pre-School on this lot. Information regarding the application process and fees can be obtained from Planning & Development 306-975-2645. The successful bidder shall be responsible for all fees and related expenses.

A period of no longer than eight (8) months will be permitted for the successful bidder to gain approval from Planning & Development. If the successful bidder is unable to gain approval within eight (8) months from the close of tenders, they shall forfeit their non-refundable deposit and the lot will be made available for purchase over-the-counter on a first-come, first-serve basis.

Please note if after one (1) year from the date of the public tender, if the property identified in this public tender is not purchased for the purpose of a Residential Care Home Type 2, Child Care Centre or Pre-School, it may be made available for sale over-the-counter for the purpose of one- unit dwelling units, on a first-come, first-serve basis.

Transfer of title to the successful bidder's name will not occur until the discretionary use permit has been approved by Planning & Development, the purchase price has been paid in full, and a Letter of Credit representing ten percent (10%) of the full purchase price is received.

## Sale Agreement

The successful bidder must enter into a Sale Agreement within 30 days of the conditional Award of Tender. Failure to enter into the Sale Agreement within the prescribed time period will be deemed in default of the terms of the tender and the bid deposit will be forfeited.

The conditions of possession are as follows:

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

- Approved Discretionary Use Development Permit;
- Certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price;
- A written statement acknowledging acceptance of the environmental condition of the property; and
- Letter of Credit representing ten percent (10%) of the full purchase price.

The Letter of Credit will be returned to the successful bidder when the construction of the unit has passed inspection at the back-fill stage. The Letter of Credit will be forfeited if the successful bidder does not build as outlined in the approved Discretionary Use Development Permit for a Residential Care Home Type 2, Child Care Centre or Pre-School.

All lots purchased have a three-year time requirement to complete construction. Construction may begin once possession of the lot is granted. The build requirement will commence from the date of possession.

Taxes will be adjusted at the possession date.

There will be no exceptions as to the conditions of this tender.

Please consult our office or the website prior to the tender closing date for any amendments to this package.



201 Third Avenue North, Saskatoon, SK S7K 2H7

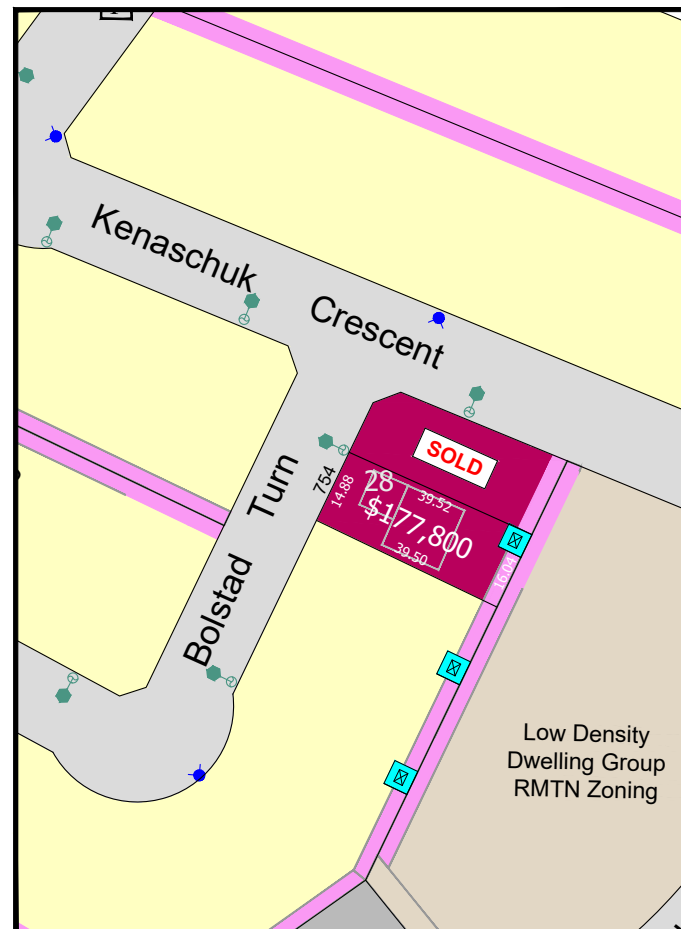
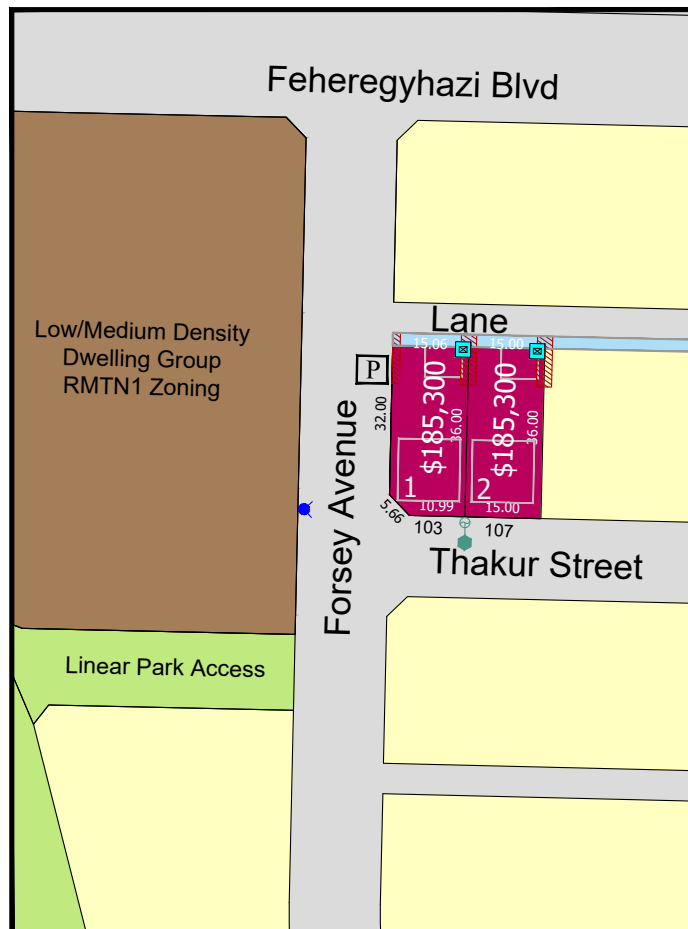
P 306-975-3278 • F 306-975-3070

W [saskatoonland.ca](http://saskatoonland.ca) • E [land@saskatoon.ca](mailto:land@saskatoon.ca)

# Sales Map

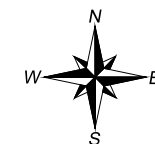


## Residential Care Home Type II, Pre-School and Child Care Centre Lots 103 Thakur Street, 107 Thakur Street, and 754 Bolstad Turn



### Legend:

- Single Family
- Residential Care Home
- Low Density Dwelling Group
- Low/Med Density Dwelling Group
- Easement 2m
- Easement 3m
- Utility Corridor
- Civic Addresses
- Lot Number
- Mail Boxes
- Fire Hydrant
- Transformer(2.0m x 2.0m)
- Utility Pedestal (2.75m x 2.0m)
- Light Standard



Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in meters unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.



# Appendix



## Tender Form

I wish to submit the following tender:

Lot

Block

Plan

Civic Address

Amount Tendered \$

Certified cheque made out to the City of Saskatoon in the amount of \$  
which represents exactly ten (10%) of the amount tendered.

*All bids are subject to Goods and Services Tax (GST). The successful bidder will be required to pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number.*

Company

Contact Name

Address

Telephone Number

Fax Number

Email Address

GST#

I acknowledge the conditions in the attached Instructions to Bidders and have reviewed and acknowledge the Lot Information Package.

Signature

Date

### Architectural Controls

The following information is required for the architectural controls review: site plan, floor plan, and dwelling elevations. All exterior dwelling materials and square footage must be identified on the controls review plans.

To read a full list of the required Architectural Controls please visit [saskatoonland.ca](http://saskatoonland.ca) (hover over Residential on the top menu bar and click on Architectural Controls).

#### 754 Bolstad Turn

*Lot 28, Block 712, Plan 102207912*

- No dwelling shall be constructed on any of the lots which have an above-grade floor area (excluding attached decks, patios and garages) less than:
  - 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - 1,200 square feet in the case of a two-storey dwelling.
- All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long.
- The roof of the principal dwelling shall have a minimum 6-in-12 pitch except when it can be demonstrated that a lesser sloped roof pitch is integral to any architectural style and consistent with the intent of strengthening the streetscape and harmonizing the interface between housing forms.
- Attached garages shall not protrude more than 2.4 metres (8 feet) from the facade of any habitable floor area of the dwelling.
- All attached garages require architecturally significant garage doors consistent with the architectural style of the dwelling.
- All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 50 square feet in area or a minimum of three exterior building materials with each material being no less than 25 square feet in area.

#### 103 and 107 Thakur Street

*Lot 1 & 2, Block 723, Plan 102301085*

- No dwelling shall be constructed on any of the lots which have an above-grade floor area (excluding attached decks, patios and garages) less than:
  - 1,000 square feet in the case of a bungalow or bi-level;
  - 1,000 square feet in the case of a two-storey dwelling.

## APPENDIX B - ARCHITECTURAL CONTROLS

- All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are NOT permitted.
- All dwellings shall be constructed with an architecturally significant entry feature which may include a covered veranda, a covered entry feature or a modern contemporary interpretation of a pergola. In the event that columns are used, column styles should be consistent with the overall architectural style of the dwelling, preferably 10 inches X 10 inches or greater.
- There is no roof pitch requirement; however, the roof pitch should complement the architectural style of the dwelling and be consistent with the intent of strengthening the streetscape and harmonizing the interface between housing forms.
- All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 6 metres X 6 metres. The garage pad shall NOT be built on the rear easement and must include a paved apron that connects the garage pad to the rear property line. An attached rear garage shall include a paved driveway that connects it to the rear property line. For laned corner lots (e.g. 103 Thakur Street) all dwellings must be constructed with a minimum 6 metres X 6 metres (20 feet X 20 feet) garage. The garage must be constructed at the same time as the dwelling is built. See Highly Visible Lots at [saskatoonland.ca](http://saskatoonland.ca) for more details.
- The undersides of raised entries, verandas, and stair systems must be fully enclosed.
- All dwellings require a minimum of two different exterior building materials of different colour on the front elevation with each material being no less than 50 square feet in area, or a minimum of three different exterior building materials with each material being no less than 25 square feet in area.

### HIGHLY VISIBLE LOTS

#### 103 Thakur Street

#### Lot 1 Block 723, Plan 102301085

These controls are in addition to the controls noted in the previous sections. The intention of these controls is to avoid the monotony and the perceived cheapness of large expanses of blank walls on side and rear facades that are highly visible from streets and open spaces. The lot that is subject to these highly visible lot controls is 103 Thakur Street.

The following requirements listed are an absolute minimum. Saskatoon Land reserves the right to require further treatment to any facade in order to satisfy the intentions of the Phase 4 Architectural Controls. Prior to plan preparation, or any stage during plan development, Saskatoon Land is available to meet to view draft plans and discuss the architectural control requirements.

In addition to the front facade requirements, any dwelling elevation which flanks a street or open space:

- Requires a secondary exterior dwelling material that covers no less than one third (33%) of the elevation defined as the total area of elevation from ground to under the eaves. For the purpose of this calculation, window and door areas shall be subtracted. A third material may also be used provided that the second and third materials, when combined, cover no less than one third (33%) of the subject elevation. Horizontal banding of the base of the dwelling is discouraged as landscaping and fences tend to hide the material.
- Requires a secondary exterior colour that covers no less than one third (33%) of the elevation defined as the total area of elevation from ground to under the eaves. For the purpose of this calculation, window and/or door areas shall be subtracted. A third colour may also be used provided that the second and third colours, when combined, cover no less than one third (33%) of the subject elevation.
- Requires the windows and doors to occupy no less than 5% of the elevation defined as the total area of elevation from ground to under the eaves.
- For laned corner lots, all dwellings must be constructed with a rear garage at the same time the dwelling is built. The garage elevation which flanks a street will require a second exterior dwelling material that is comparable to the materials used on the dwelling. The second material must cover no less than 20 square feet of the garage side closest to the lane or must band the top of the garage.
- Garage doors facing streets are required to meet the controls listed in the **Architecturally Significant Garage Doors** section of the controls. Added architectural details such as doors and/or windows are encouraged for garage elevations that flank streets.
- Depending on the quality of the submitted plans, especially those that satisfy only the “minimum” requirements of this document, the Design Review Committee may require more architectural details such as the following:
  - Accented wall build-outs or other interruptions in wall planes.
  - Window and door accents.
  - Break-ups in roof massing or roof lines such as dormers or cross gables.
  - Other accents or placement of additional materials and/or colour.

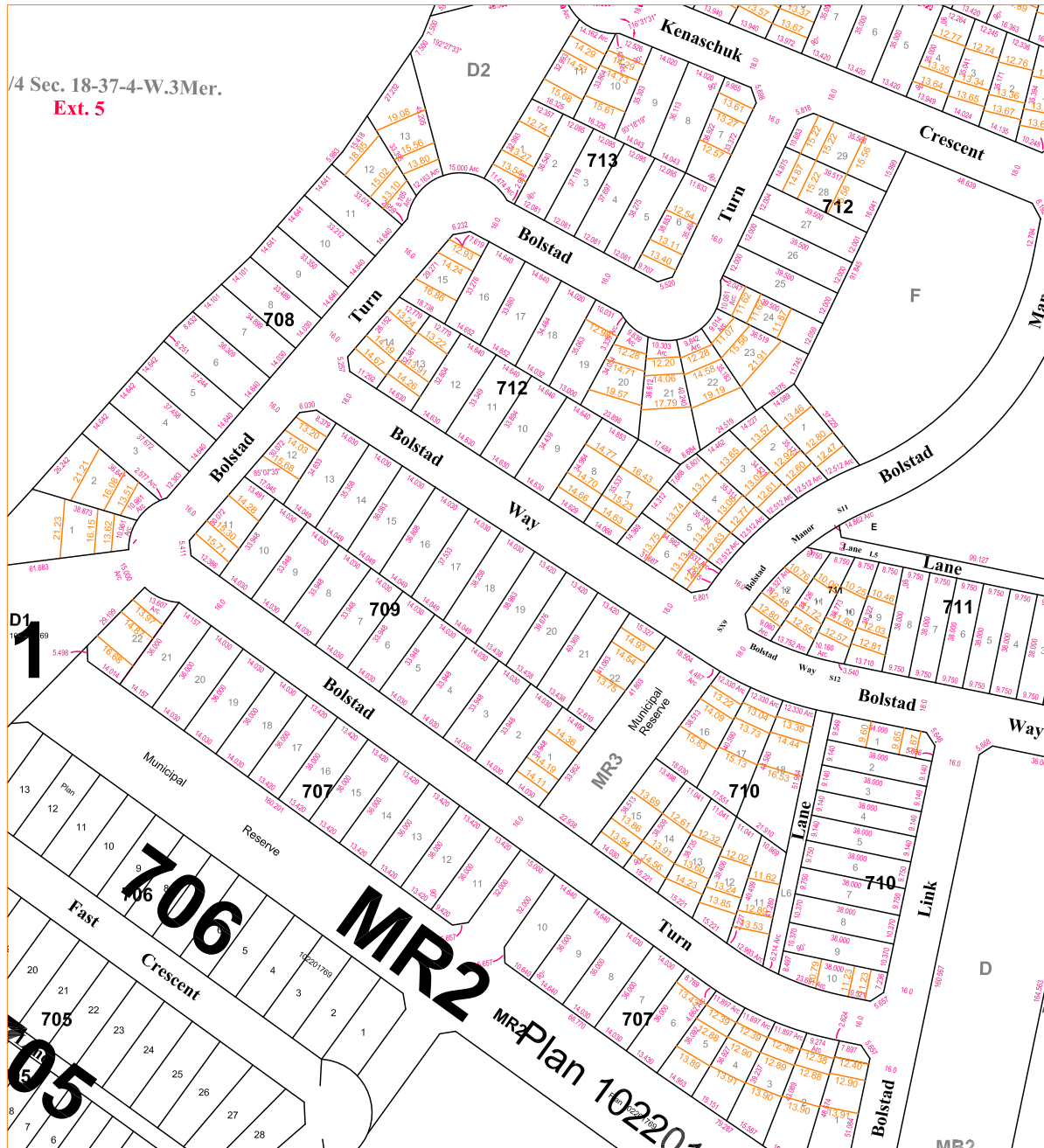
# Aspen Ridge - Phase 2 Footprints



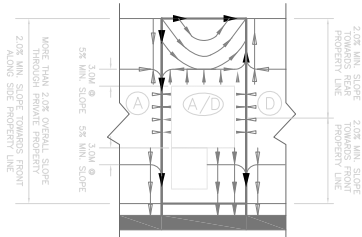
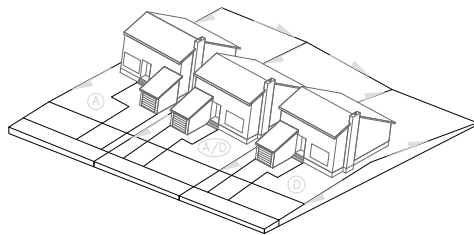
Saskatoon Land - January 2017

Notes: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.

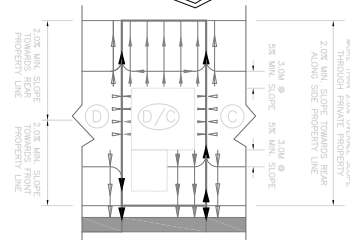
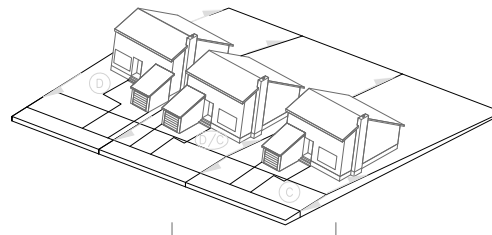
# Aspen Ridge Phase 2 Lot Setbacks



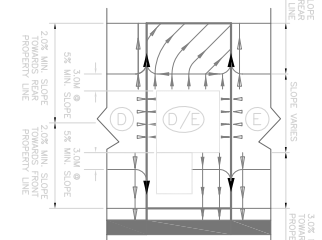
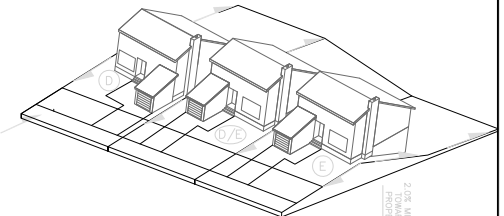
## Lot Grading Types



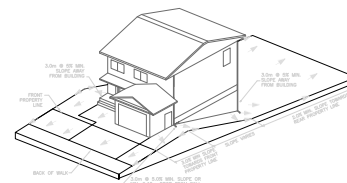
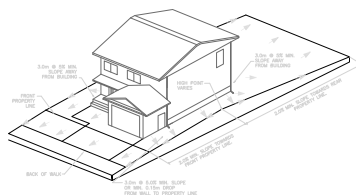
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2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D

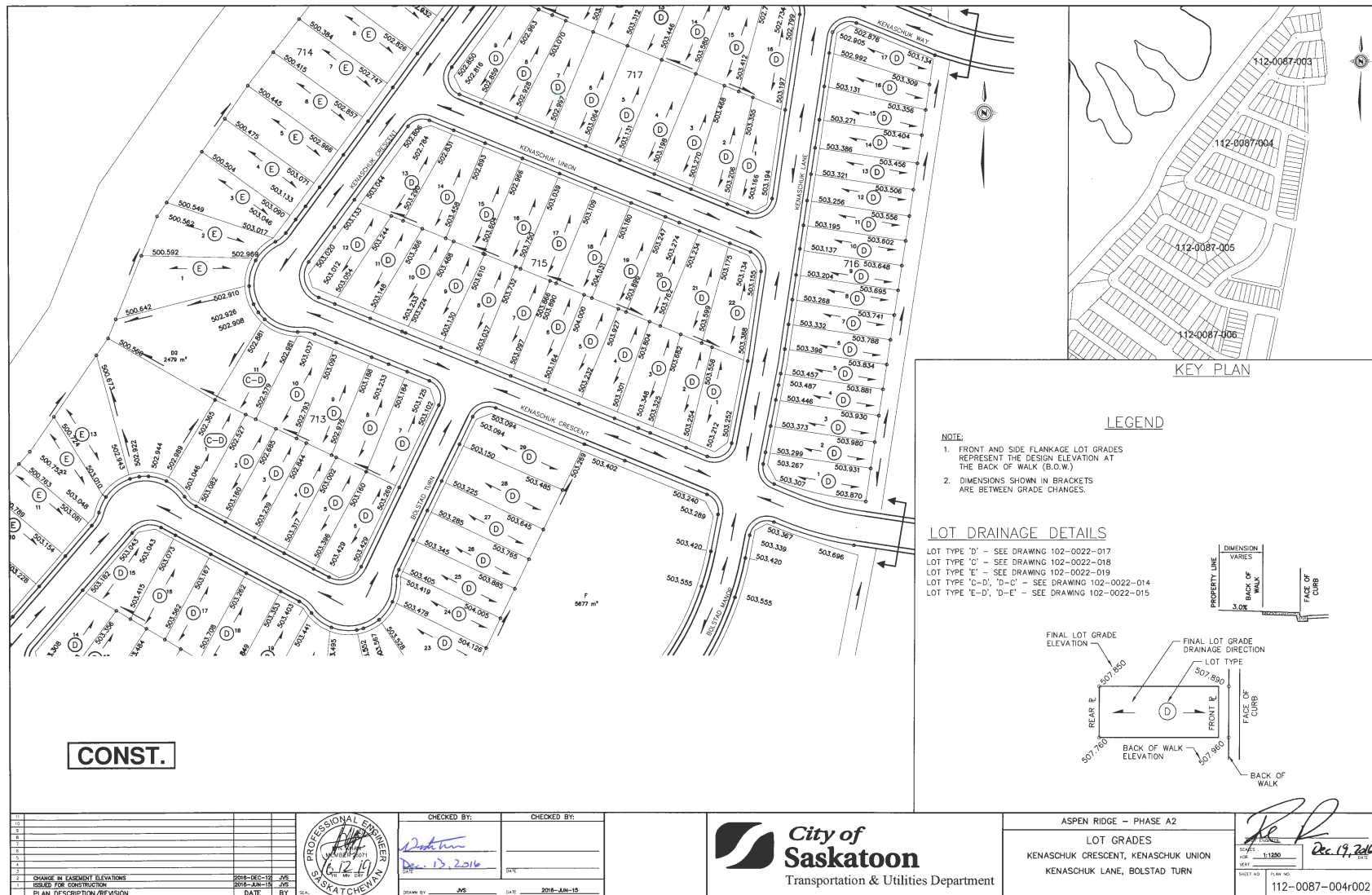


NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE  
2) LOT TYPE C/D IS REVERSE OF LOT TYPE D/C



NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE  
2) LOT TYPE E/D IS REVERSE OF LOT TYPE D/E



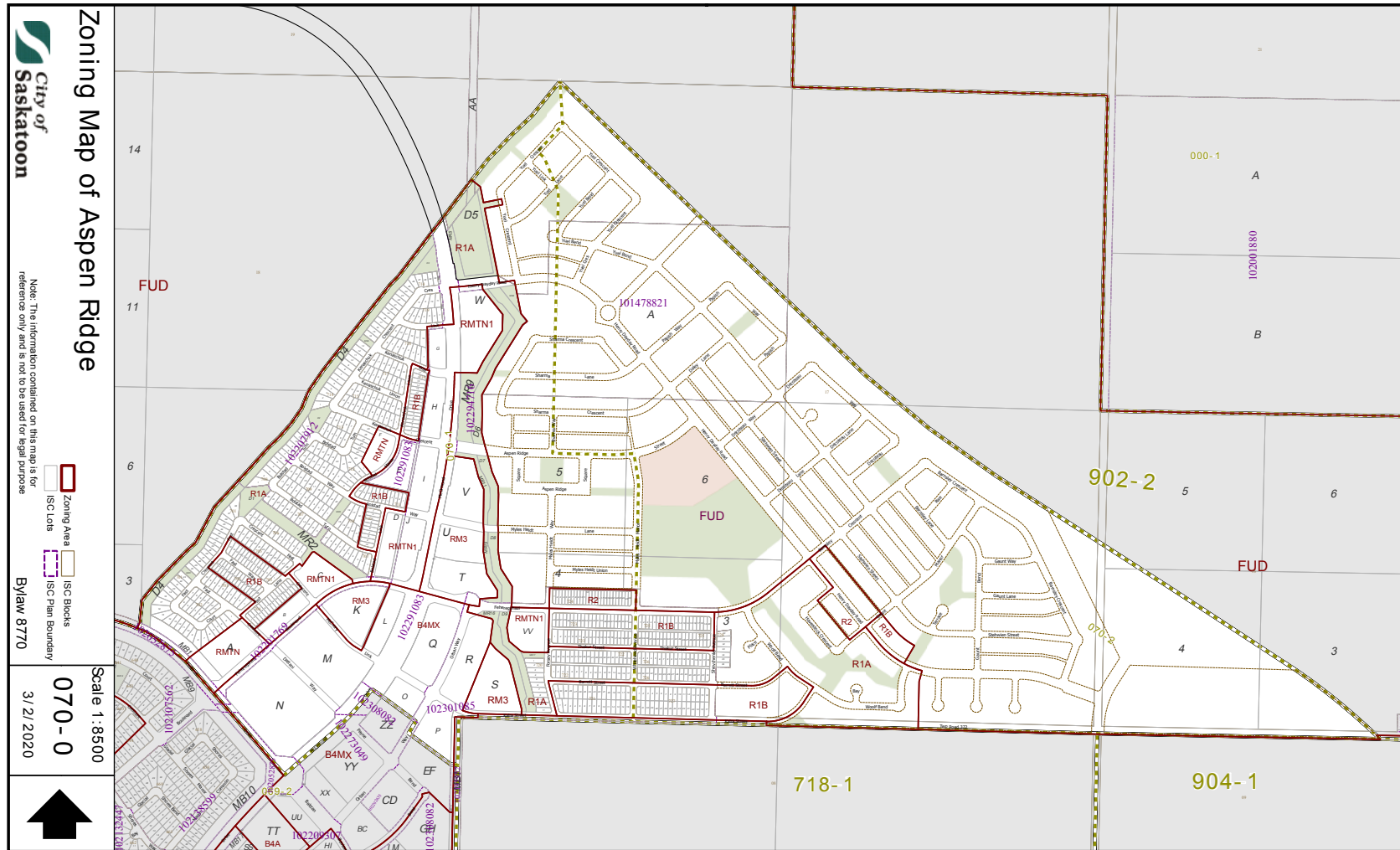


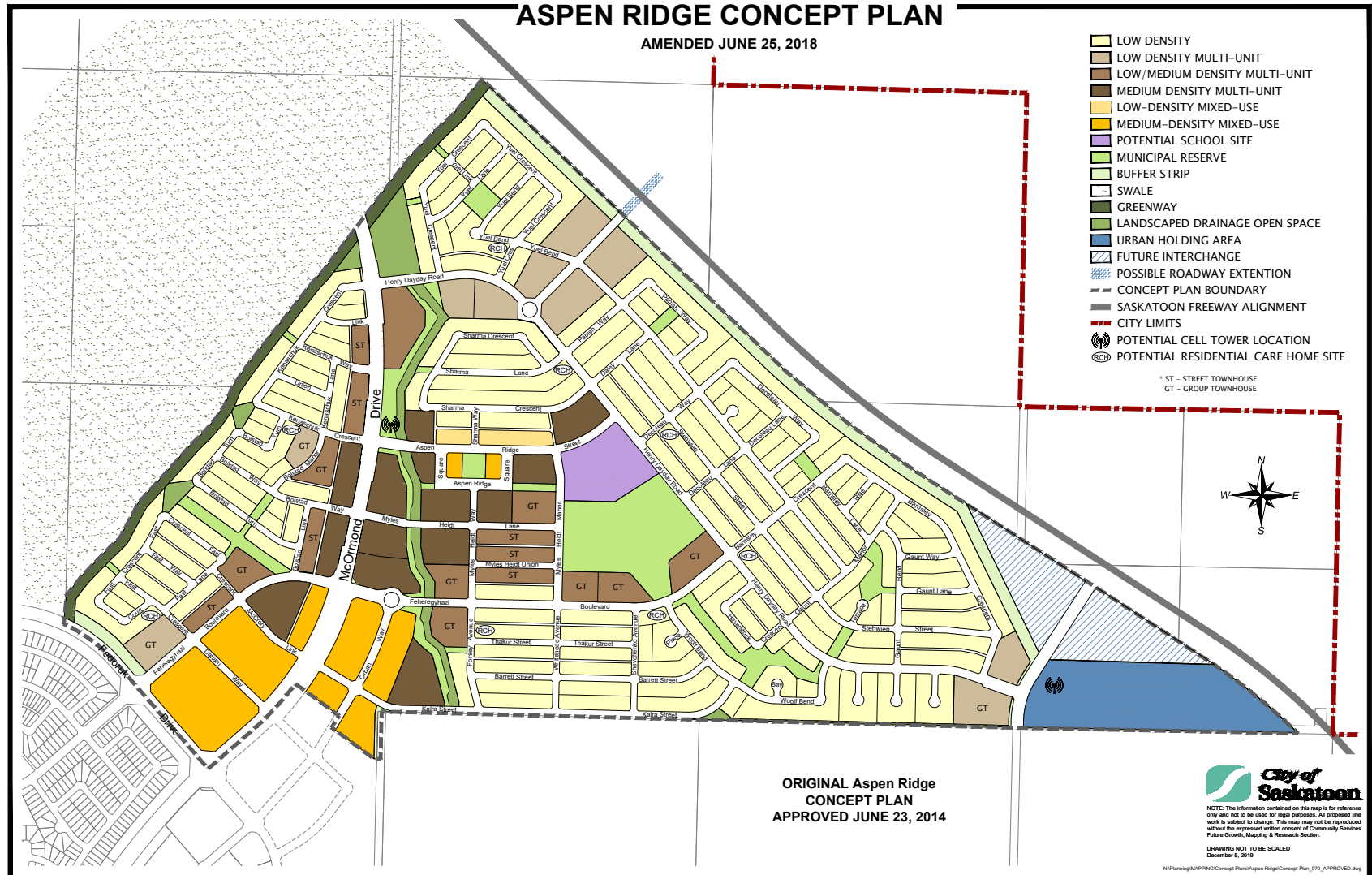
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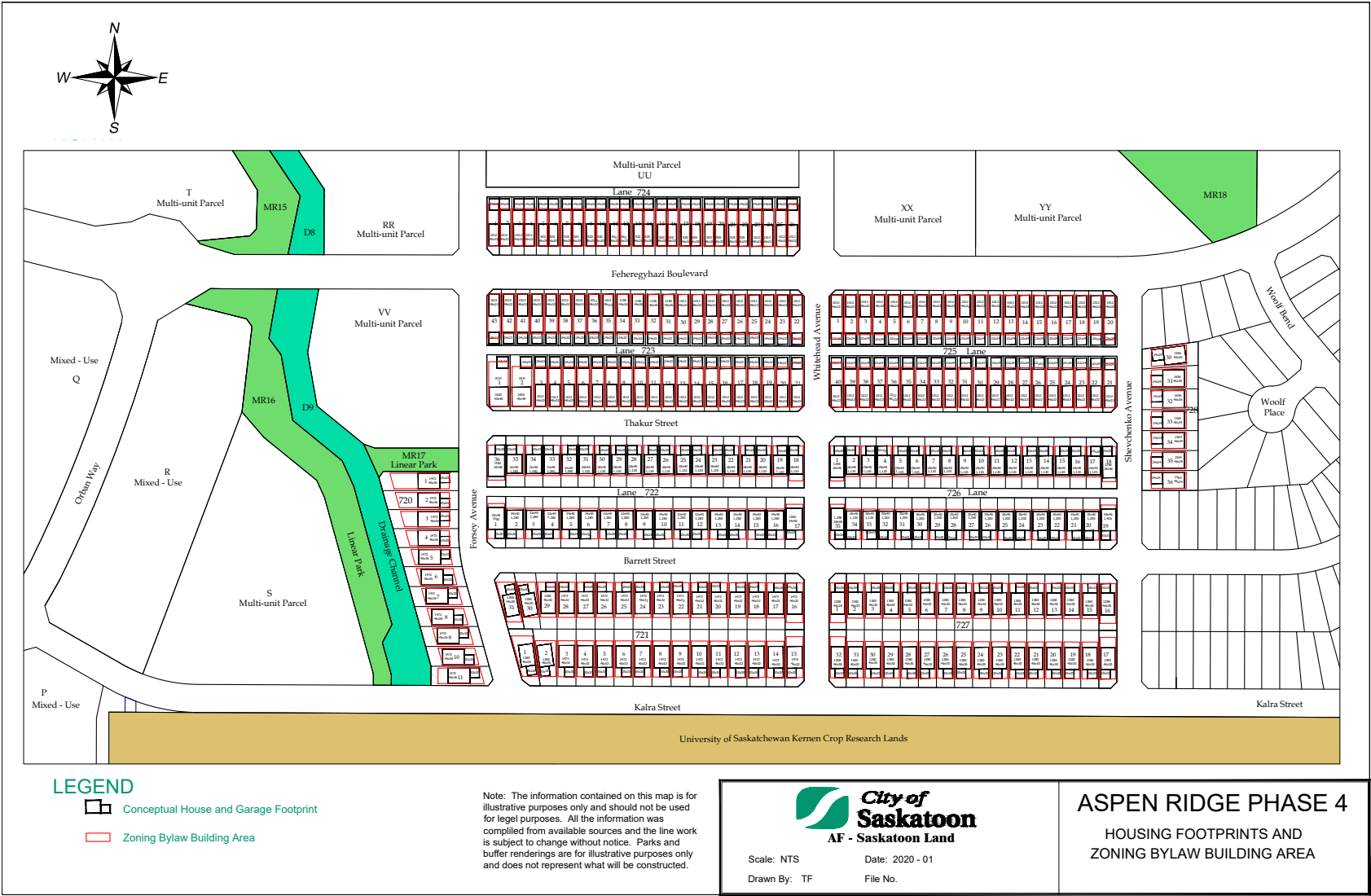
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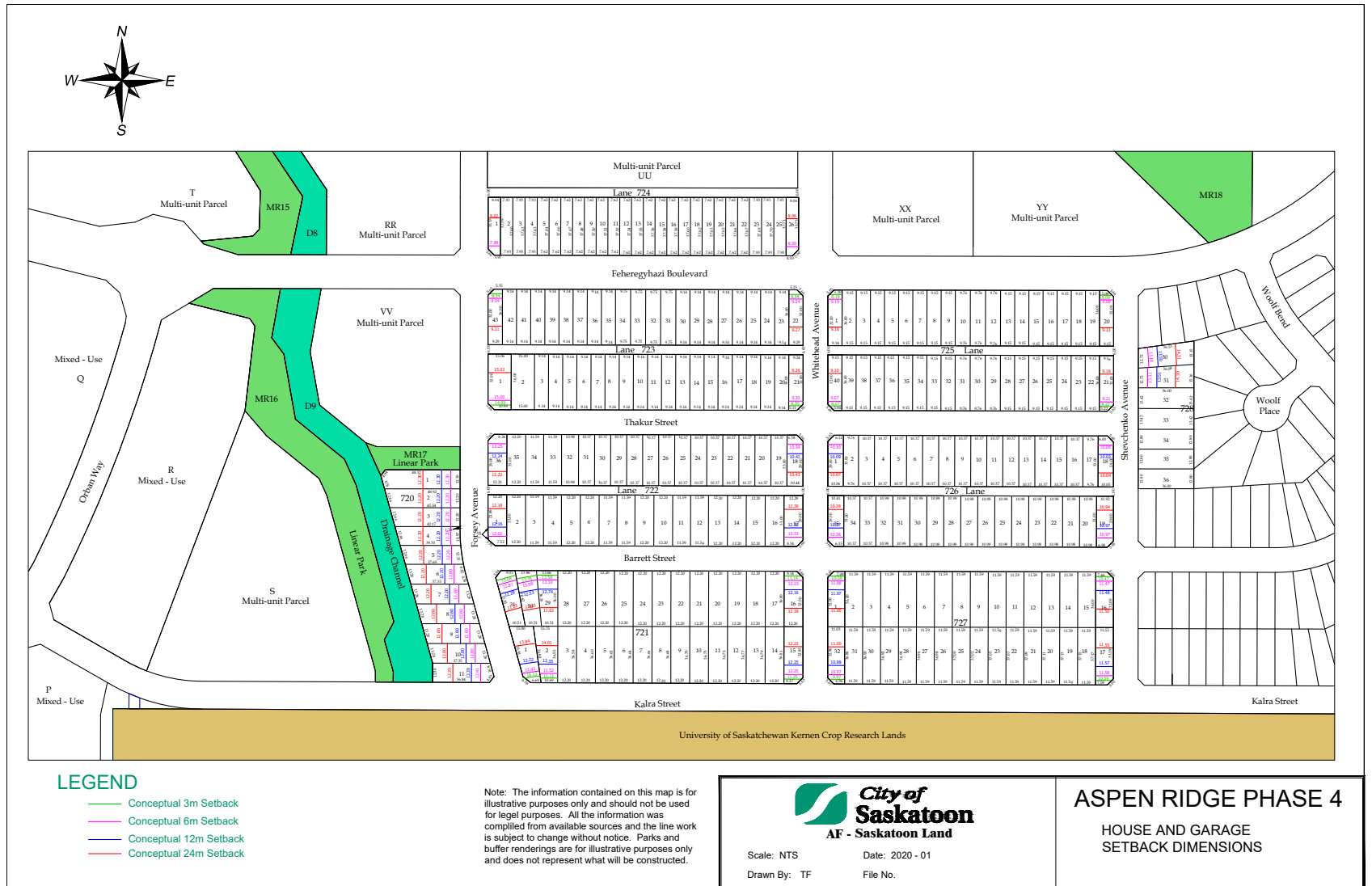




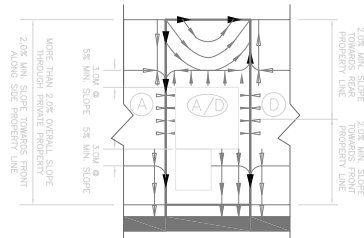
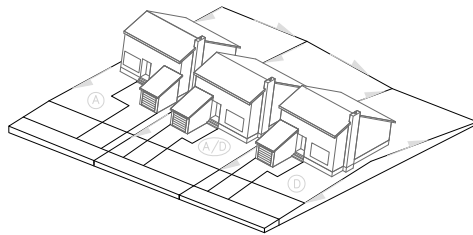




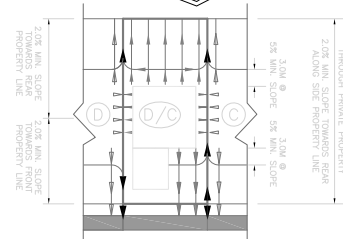
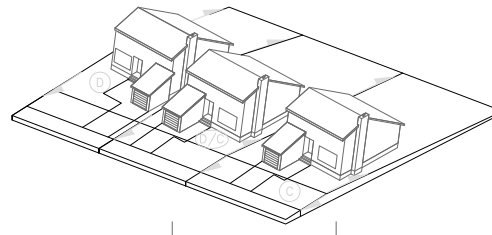
# APPENDIX D – THAKUR SUPPORTING DOCUMENTS PACKAGE



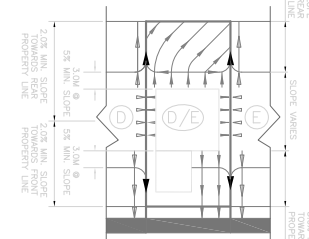
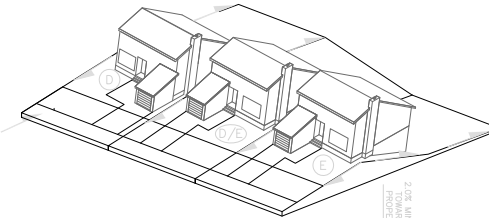
## Lot Grading Types



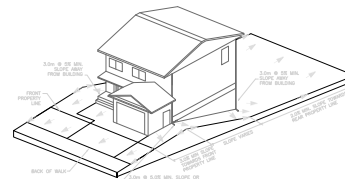
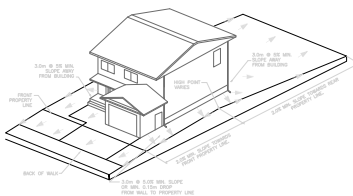
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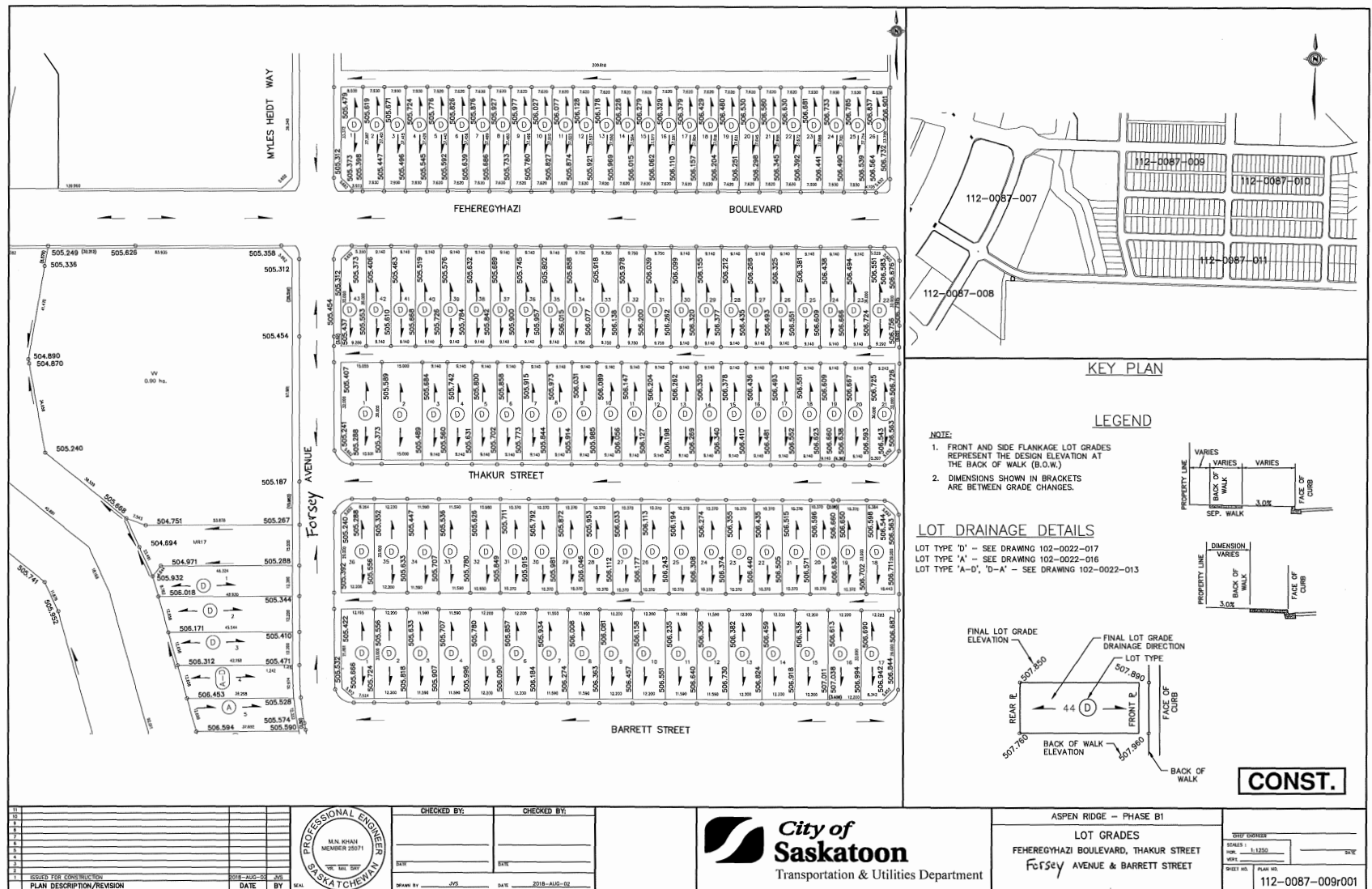
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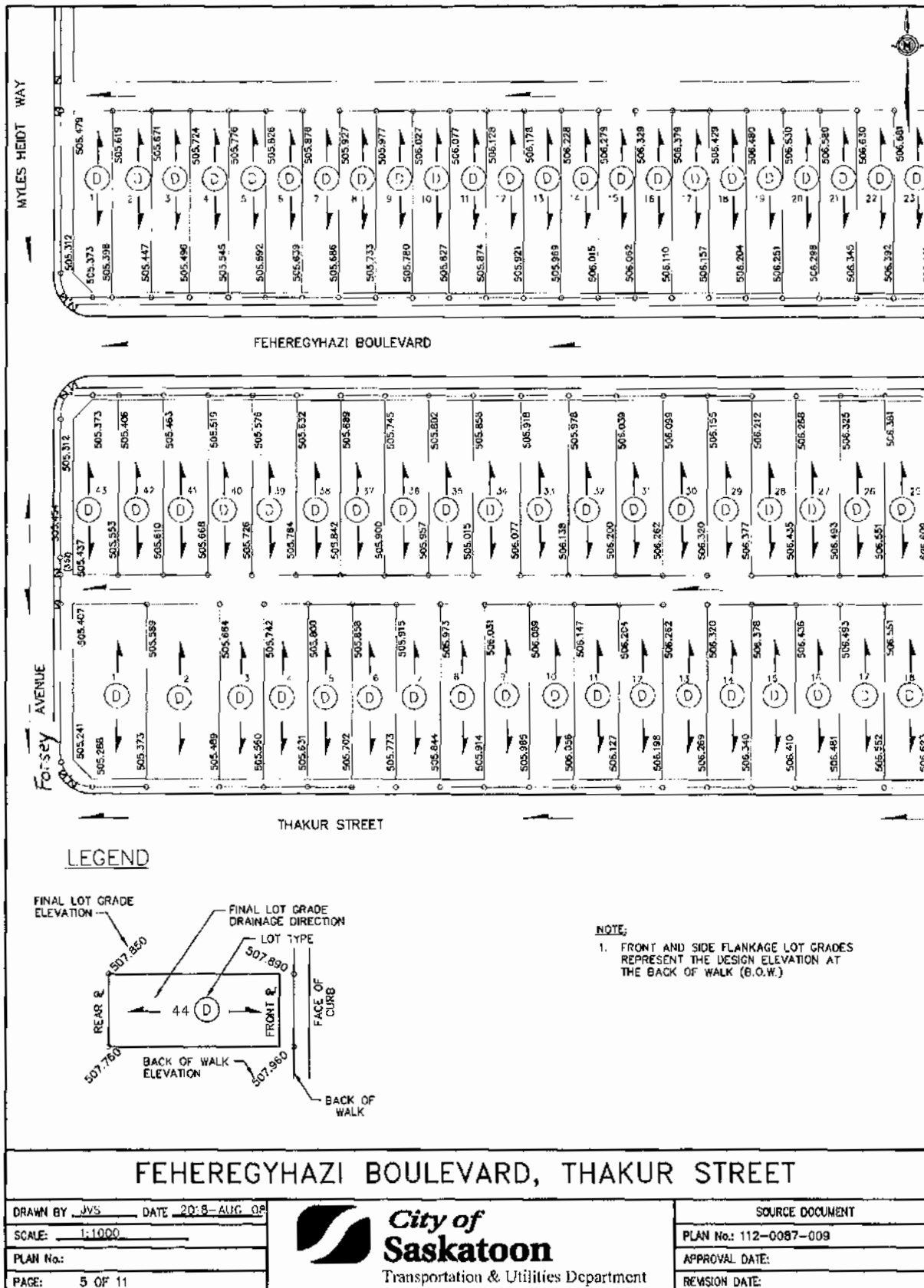


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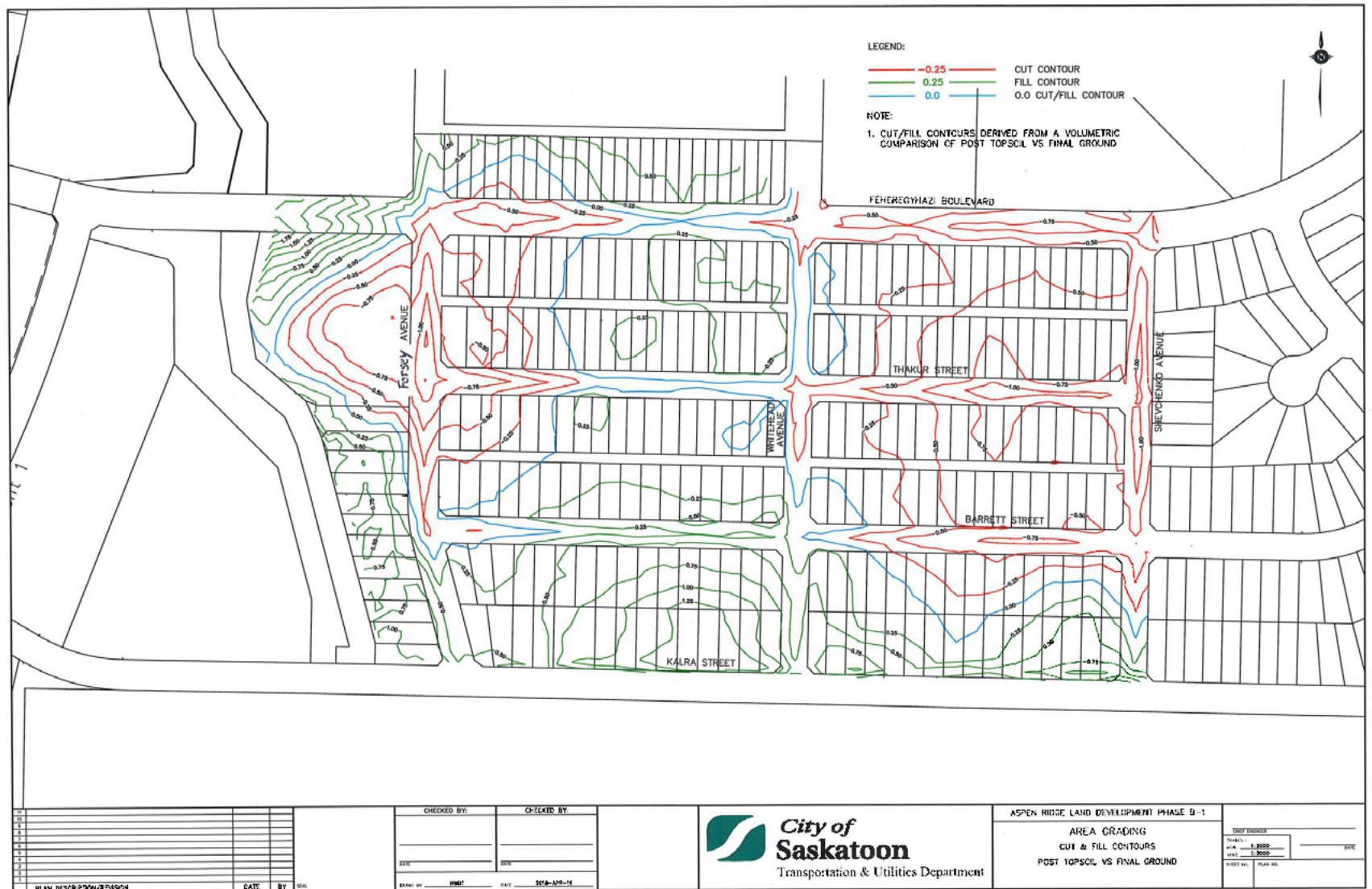


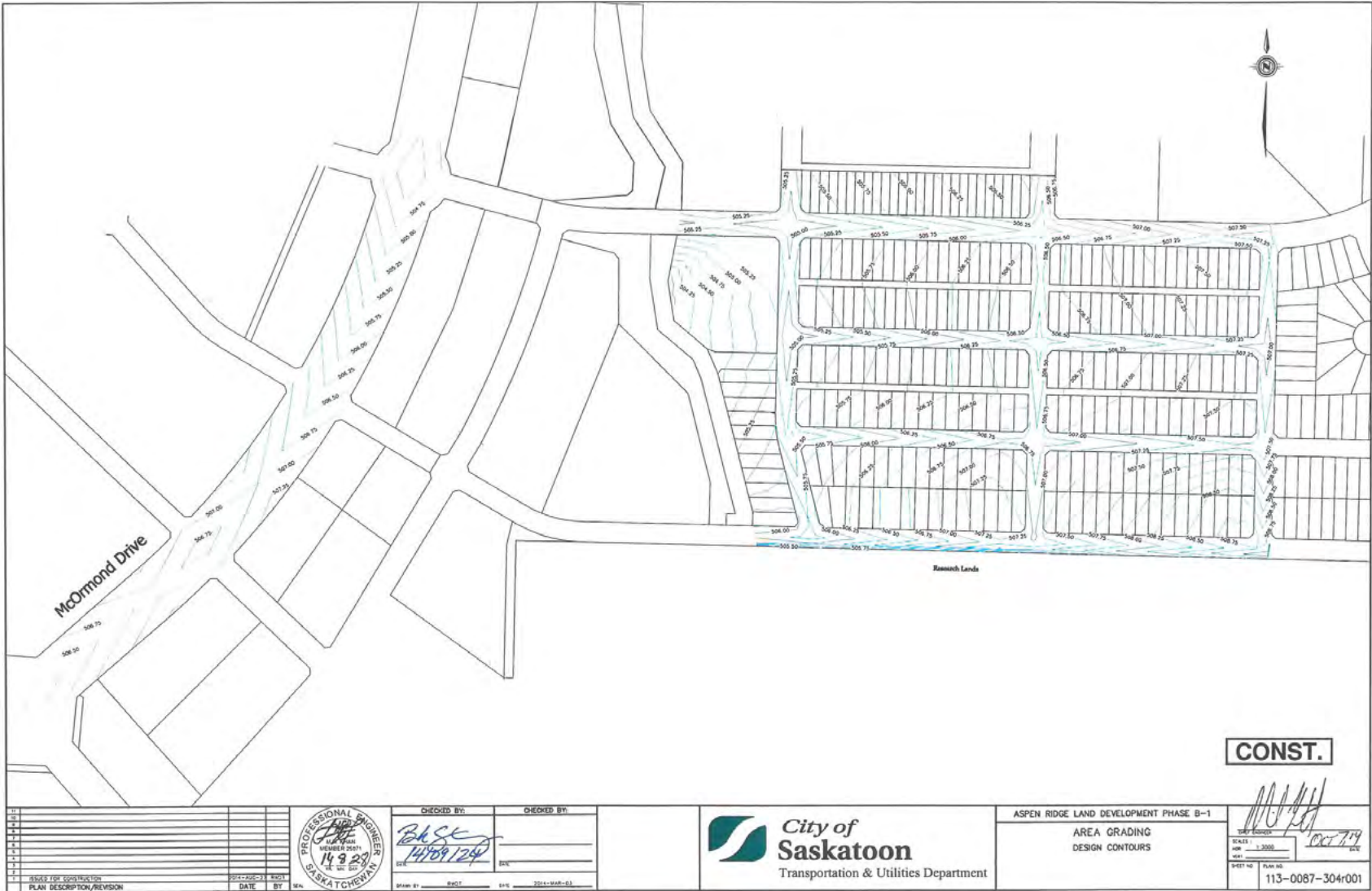
# APPENDIX D – THAKUR SUPPORTING DOCUMENTS PACKAGE

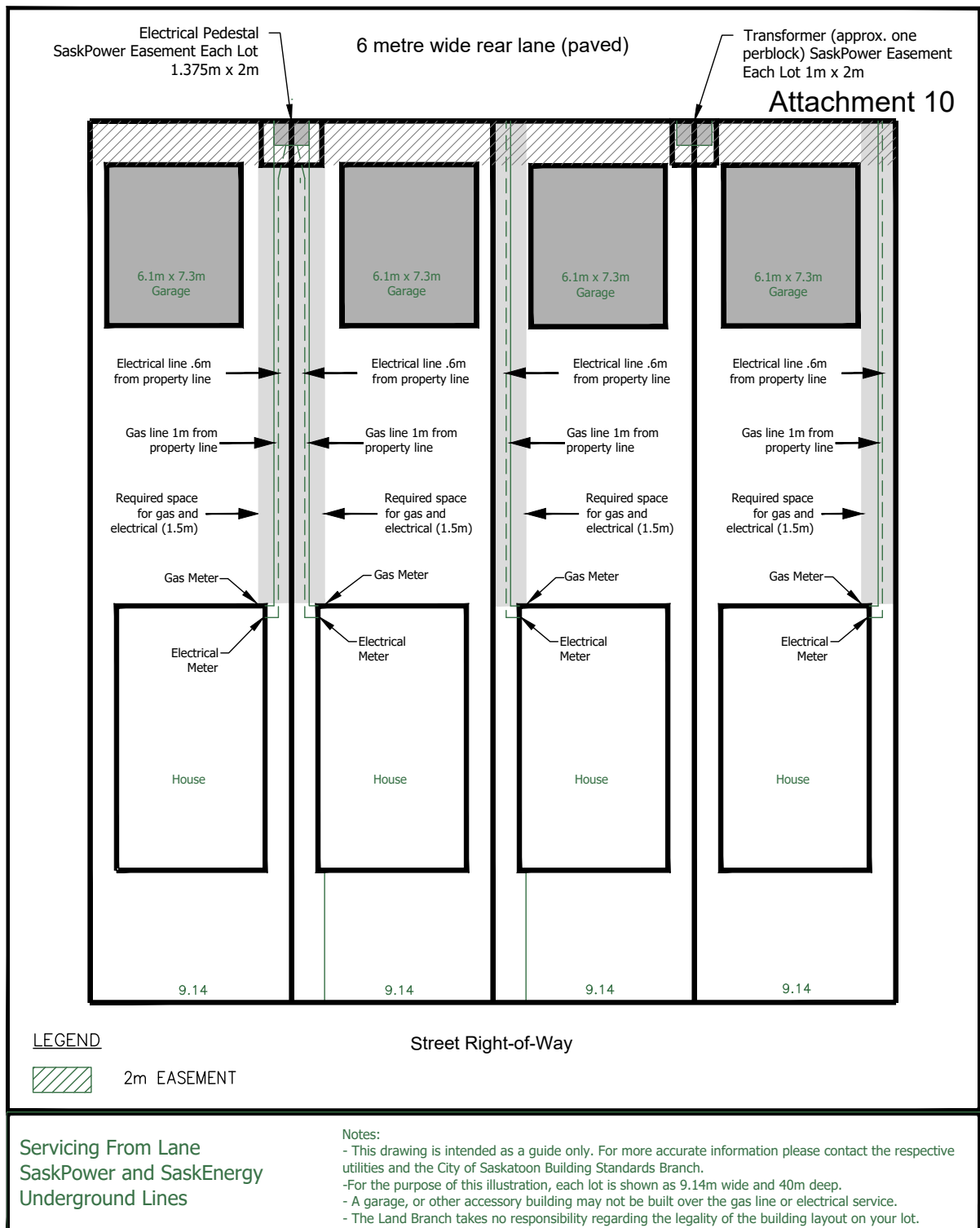




## APPENDIX D – THAKUR SUPPORTING DOCUMENTS PACKAGE









# Joint Servicing Initiative

January 2015



## Index:

- Background
- Joint trench lots
- Site Check Readiness
- Procedures for applying for services

## Background of the Joint Servicing Initiative

To support the thriving economy currently being experienced in Saskatchewan; SaskEnergy, SaskPower and SaskTel are working on refining and broadening the process of a “joint service installation” approach for urban residential home builders.

This process will provide a timely, cost-effective and coordinated service to home builders that includes the installation of gas, electric and communications in a common trench from the main line to the dwelling. This collaborative approach will achieve efficiencies for the installation of the urban service lines and address challenges associated with space constraints for new lots.



## What You Need to Know About Joint Trench Lots

Joint Trench Lots are for shallow utility services in urban residential areas (single family homes) where the electric, gas, and communication lines are all installed in a common trench. Currently joint trench installation is only being done in Regina, Saskatoon, Warman, Martensville and Dalmeny.

If you have purchased a lot in any of these locations, a contract crew will be installing all shallow utilities in one trench from the main line at the back of the lot to the dwelling.

To prepare for the installation of your shallow utilities please refer to the Site Check Readiness list on the following page.





PAGE 2

JOINT SERVICING INITIATIVE

JANUARY 2015

## Site Check Readiness

To ensure installation of your service is completed when scheduled, your site must be ready for the crew on the date you indicate on the application (site ready date). Along with your application, please submit a plot plan for the address or addresses you are applying for.

Site readiness includes the following:

1. Provide a plot plan that indicates the location of the residence within the property.
2. House number must be visible from the street.
3. In order to secure the natural gas bracket, a 24" x 10" pressure treated board must be in place that does not contravene any natural gas codes.
4. You must maintain a .9 metre (3 ft) clearance around the natural gas service regulator with any exhaust vents, opening windows or doors. Please refer to your mechanical contractor for appropriate codes of other intake clearances.
5. The area around the house is backfilled and the lot is to within 150 mm (6") of finished grade. To ensure proper installation routing, customers are asked to ensure that property pins are in place and marked for easy locating by our field staff.
6. Utility access within the site must meet the following requirements:
  - i) Access is required for equipment to get into the yard(s) where the work needs to occur (trencher, mini hoe, etc.), clear of buildings, fences, decks, etc.
  - ii) A clear path is maintained for the trench route from the metering points to the takeoff points. The width needs to be enough to operate small trenchers and mini hoes at a minimum in ideal soil conditions, and larger equipment when frozen or rocky conditions exist. The trench is to be at least 0.6 metres (2 ft) off of the parallel property line (for fencing) and at least 0.6 metres (2 ft) wide to ensure separation of facilities in the trench. Further width is often required at surface to slope trench during installation for safe trenching rules. This will require approximately 2 metres (6.5 ft) clear access along the property line to the meter (electric and gas) boards to allow for construction of the facilities.
  - iii) Be aware that any pads or foundations near this route may slump with settling of the trench.
7. The trench is from the pedestal or pole to the meter location(s) (typically the closest corner from the pedestal or pole to the house). This service route must be clear of debris or obstructions, such as dirt piles and lumber.
  - i) SaskEnergy and SaskPower reserve the right to determine the meter location due to physical impediments that may restrict access for personnel and equipment. Alternate meter locations must be pre-approved prior to construction.
8. If separate trenches are utilized, the natural gas trench (SaskEnergy) must be at least 1 metre (3 ft) in distance from the SaskPower trench.
9. In instances where both gas, electric and communication cables are installed in the same trench (currently only in Regina, Saskatoon, Warman, Martensville and Dalmeny), you must leave a 1.2 metre (4 ft) corridor adjacent to the property line for utilities. If the minimum of 1.2 metres is not maintained, an encroachment over the gas service may occur and you will be responsible for repair and subsequent cost.
10. Your electrician has attached an energization sticker on the meter socket indicating the service is ready for connection. The sticker ensures:
  - i) An electrical permit has been obtained
  - ii) The main panel is connected and in the open (off) position
  - iii) The service is grounded and ready to be connected to SaskPower's electrical system
11. To facilitate your service connection, please notify SaskPower once your electrician has affixed the energization sticker.



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JOINT SERVICING INITIATIVE

JANUARY 2015

## ■ Urban Applications for Services

SaskEnergy and SaskPower have been working on a process to streamline our customers application experience. Beginning February 17, 2015, you will be able to make application for gas and electric urban services by utilizing either one of the Crowns' websites. The information will be shared between the two Crowns using a secure file transfer protocol.

We encourage you to make application via SaskPower's website rather than SaskEnergy's. This will enable the Crowns to eliminate some manual processes that would otherwise occur when applying via SaskEnergy's website.

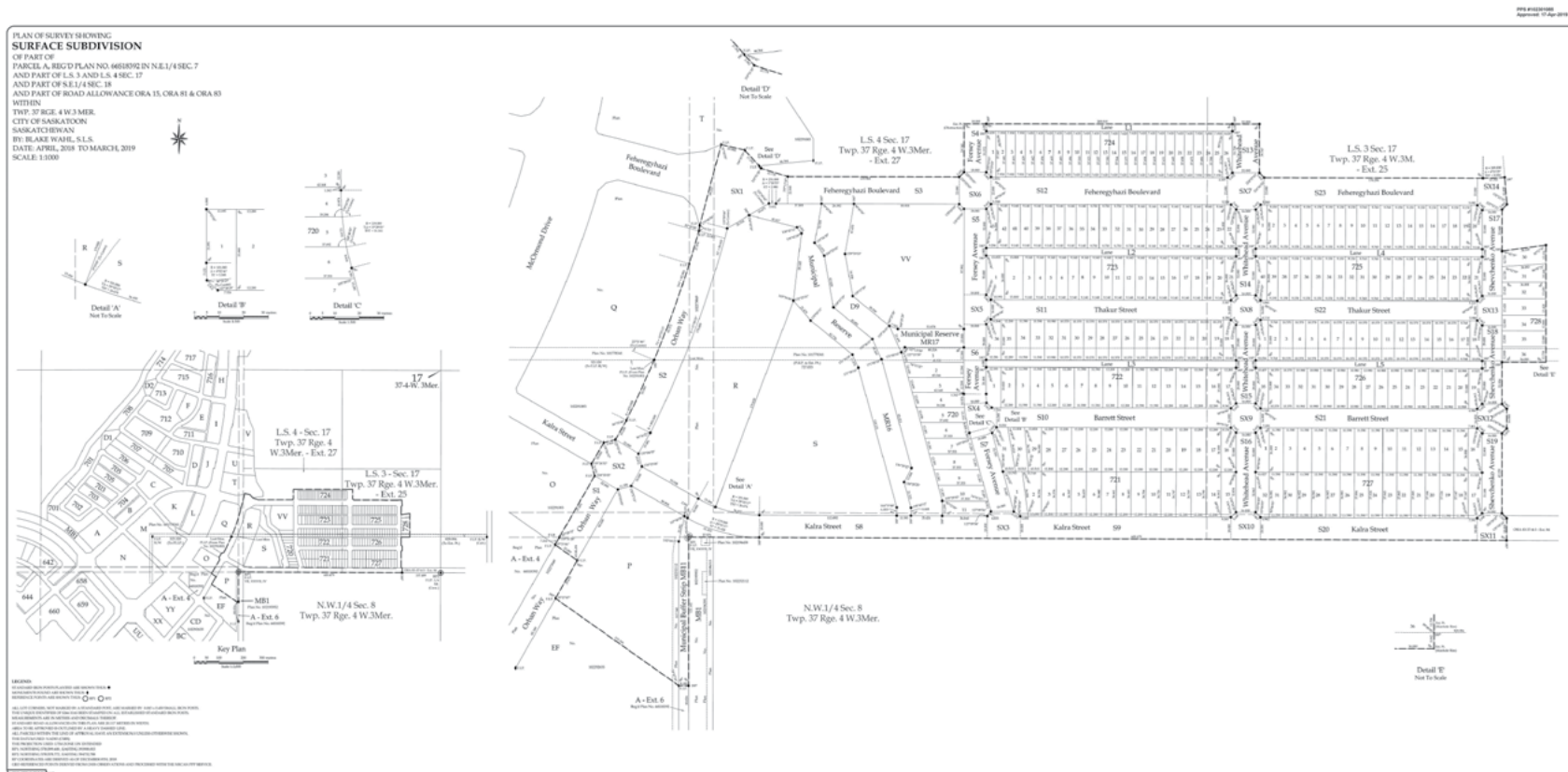
When you know the date that your property will be ready for servicing, you can make application to either SaskEnergy or SaskPower by the following methods:

- If you use SaskEnergy's application, please apply online at [saskenergy.com](http://saskenergy.com)
- If you use SaskPowers application, please apply online to [saskpower.com](http://saskpower.com) or call 1-888-SKPOWER (1-888-757-6937) and select Option 4.
- For your telephone and cable providers (SaskTel, Shaw or Access) the conduit will be installed in the joint trench along with SaskPower and SaskEnergy. It is the responsibility of the homeowner to apply for telephone and cable service to one of these providers.

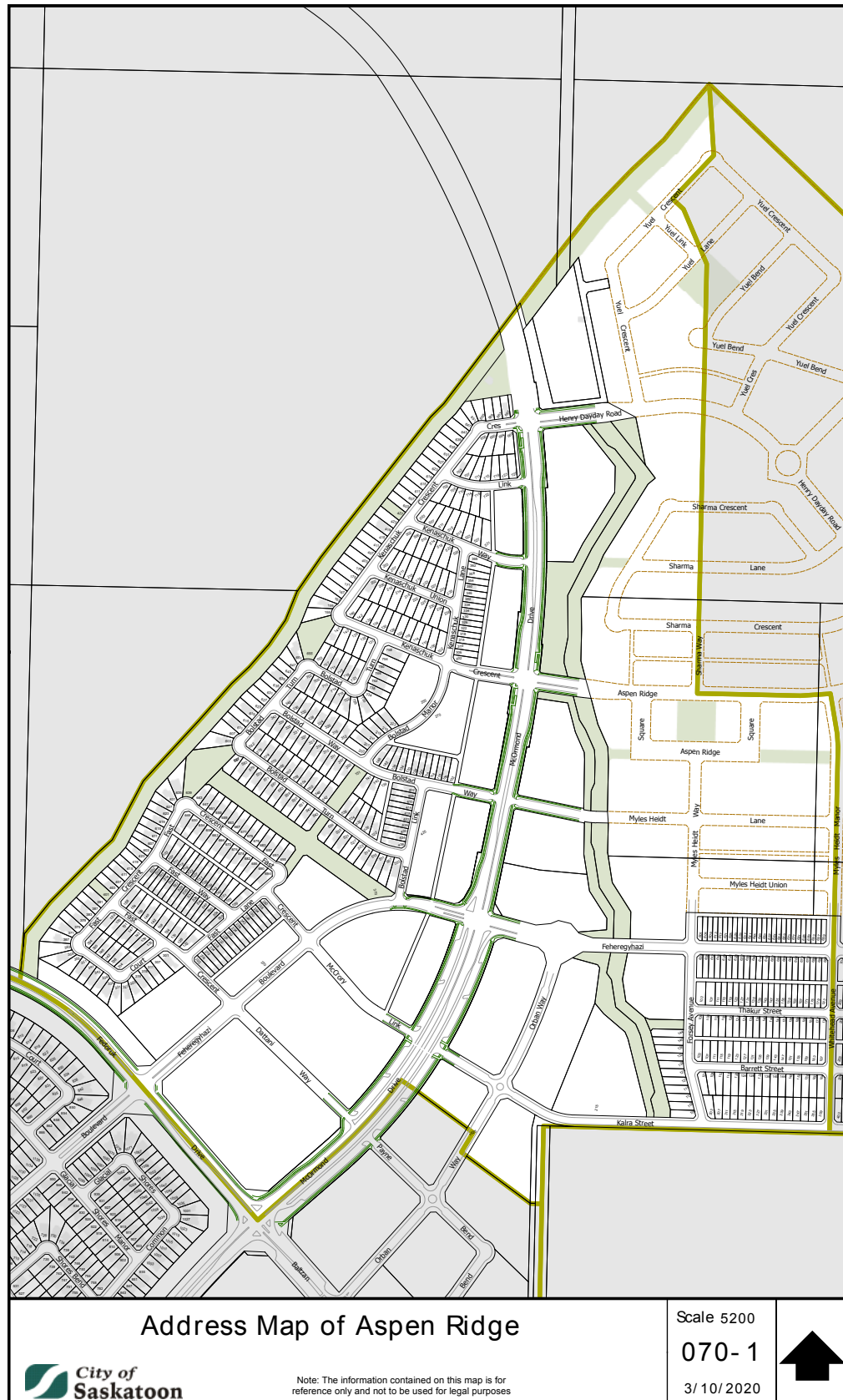
Even though Joint Installation is only being offered in Saskatoon, Regina, Warman, Martensville, and Dalmeny all urban applications for service will be shared between the crowns.

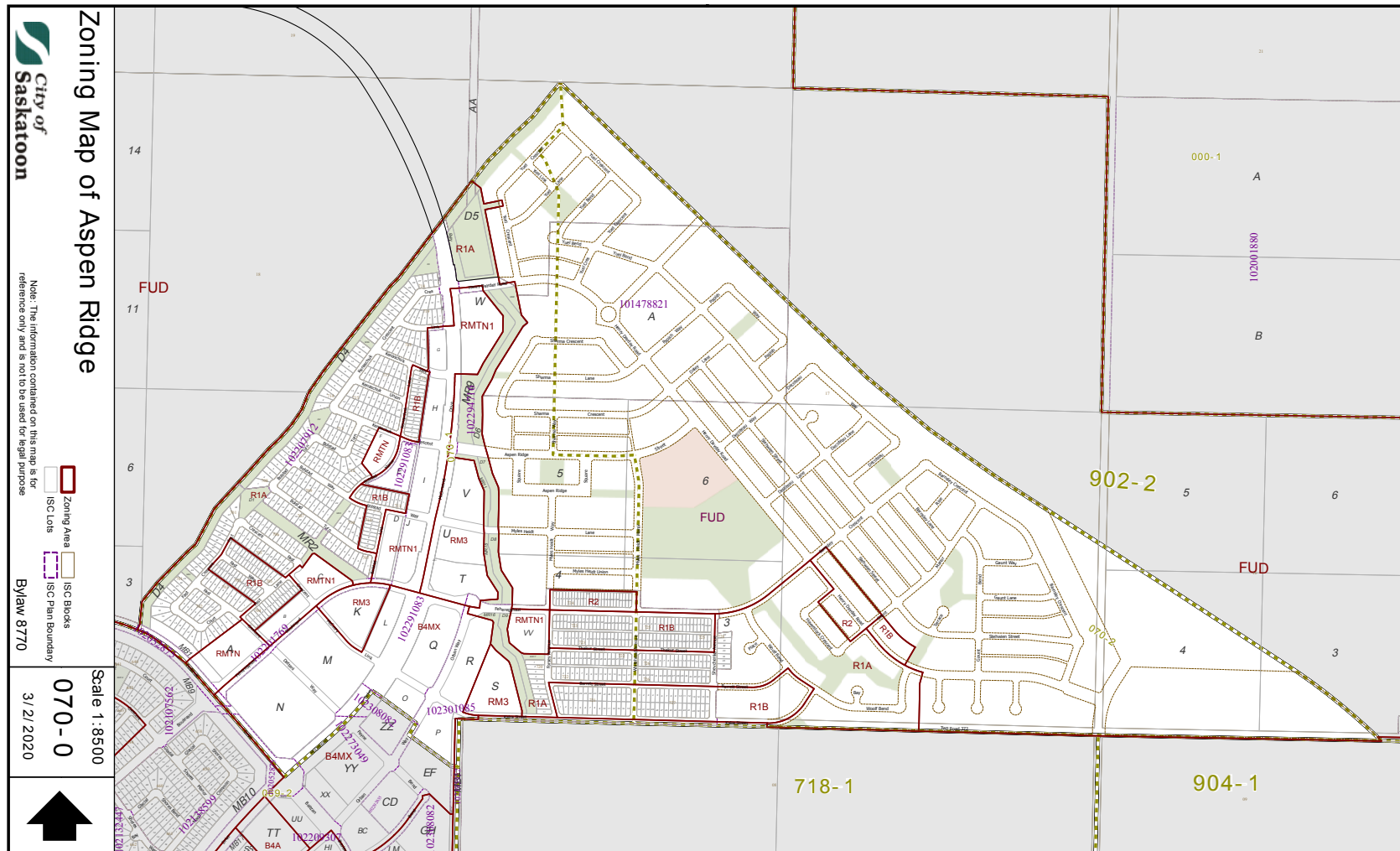


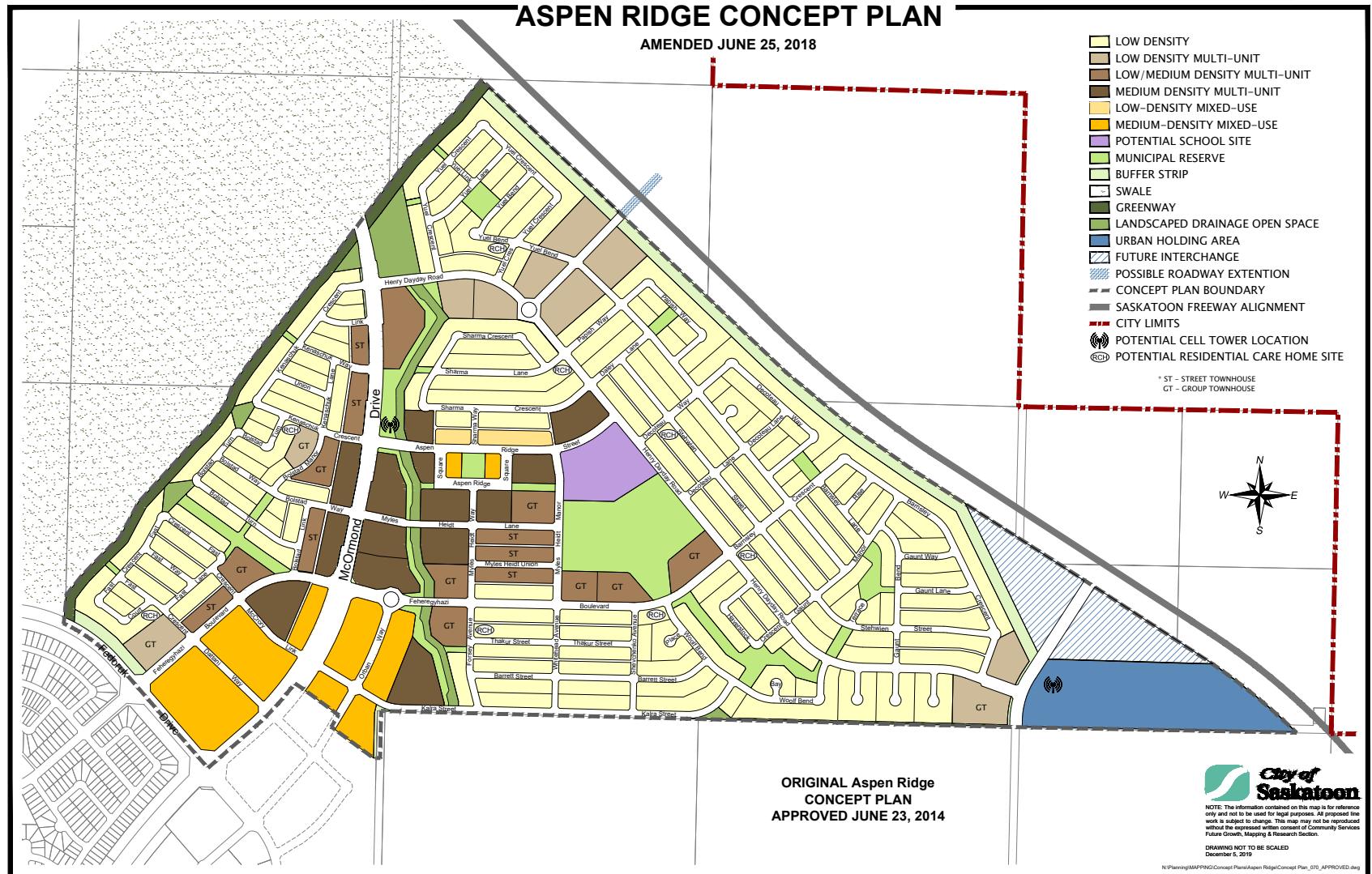
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PPS #102318184  
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