

Brighton

a community connected

Multi-Unit Open Market Sales Package for Parcels A and C



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 Brighton Multi-Unit Parcels*” and addressed to:

Sales Section
Saskatoon Land
200 4th Avenue North
Saskatoon SK S7K 0K1

Offers will be received until 2:00pm on Thursday, April 3, 2025 for the following properties:

| | |
|------------------------|---------------------------------|
| Civic Address | To Be Determined |
| Legal Address | Parcel A, Plan 102438503 |
| ISC Parcel No. | 204119232 |
| Zoning District | RM3 |
| Site Area | 4.13ac |
| List Price | \$5,160,000.00 |

| | |
|------------------------|---------------------------------|
| Civic Address | To Be Determined |
| Legal Address | Parcel C, Plan 102438503 |
| ISC Parcel No. | 204119210 |
| Zoning District | RMTN |
| Site Area | 0.78ac |
| List Price | \$1,050,000.00 |

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

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.

Purchasers are required to demonstrate experience with completing multi-unit projects.

Figure 1: Location of Parcel A

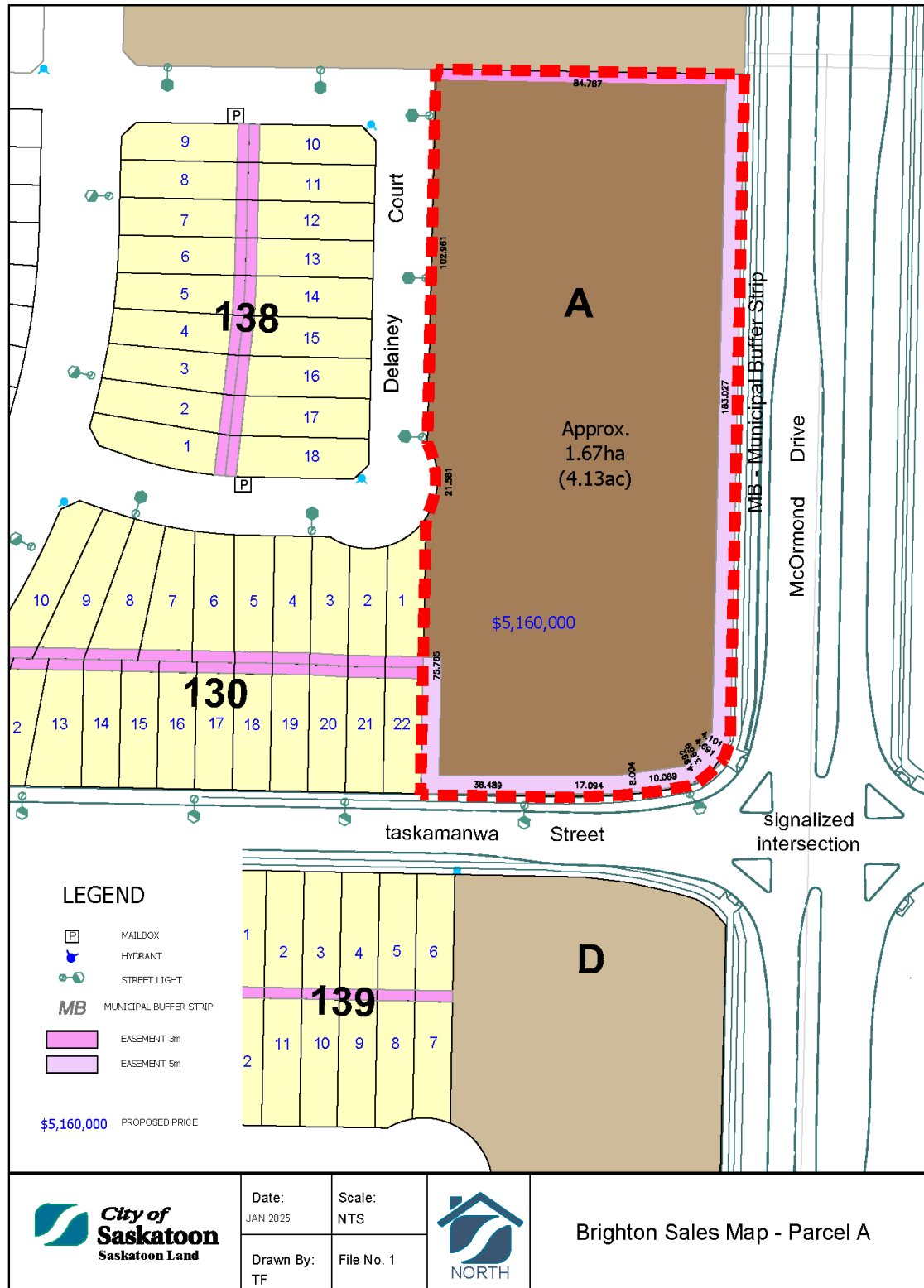
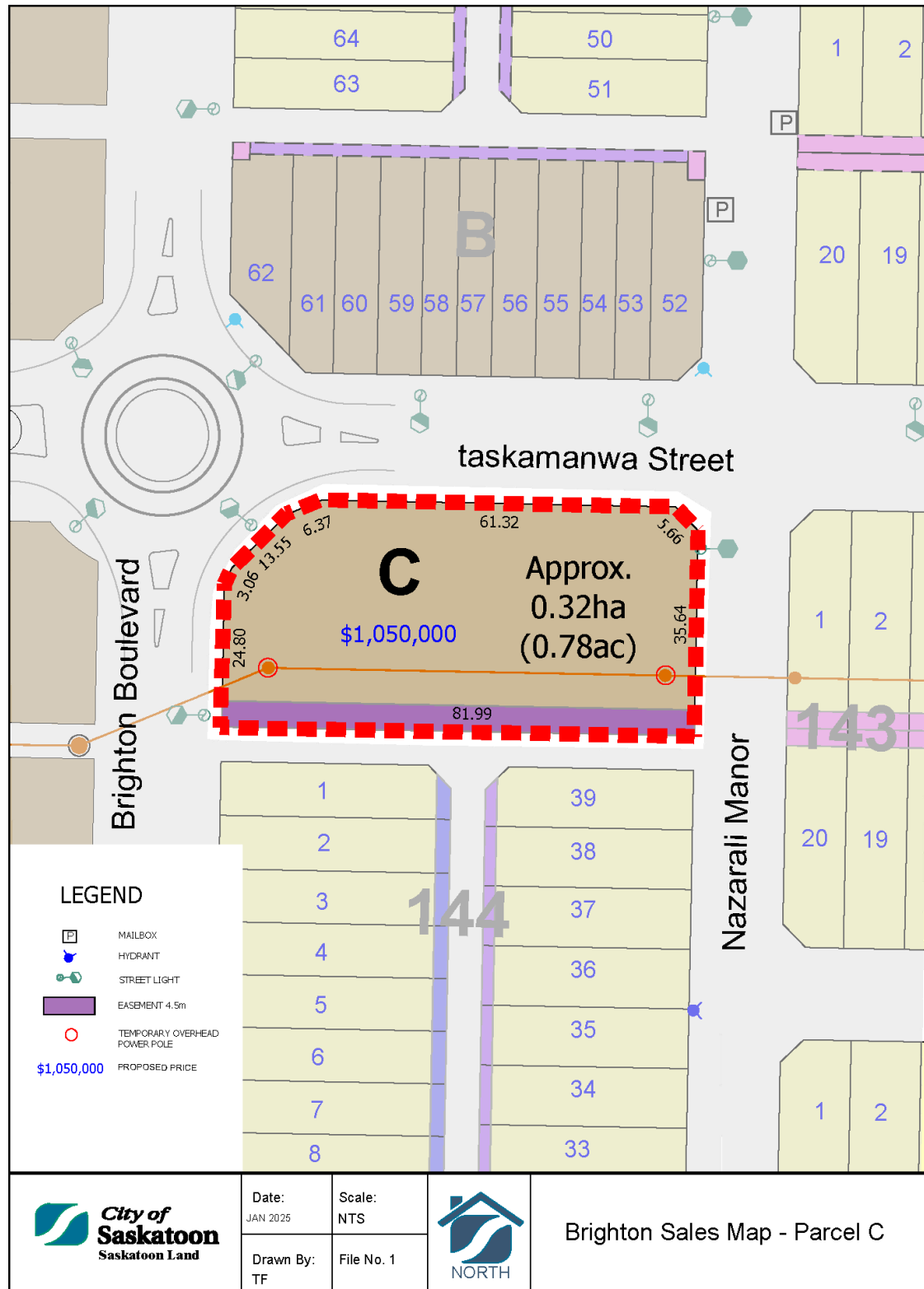


Figure 2: Location of Parcel C



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 or 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 sale agreement effective date.
- Proponents will have a total of 18 weeks from the date of sale agreement 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 90 days from the date of final architectural approval or as further agreed by both parties.
- The purchaser may apply for required permits to begin construction upon architectural approval by Saskatoon Land and possession has been granted.

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>). 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.

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. Purchasers must submit their draft plans to Saskatoon Land for Architectural Evaluation within eight (8) weeks of the Effective Date of their Sale Agreement.

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 may be arranged to discuss plan changes, if any.

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 Effective Date of their Sale Agreement.

The purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land and Possession of the property has been granted. 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 approved building plans. These plans will be cross checked with 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.

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. 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 [RMTN](#) (Low-Medium Density Townhouse Residential) and [RM3](#) (Medium Density Multiple-Unit Dwelling) Districts 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 utility 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. The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards and municipal buffers adjacent to their parcel to the back of the sidewalk and/or between the sidewalk and the curb (i.e. McOrmond Drive, taskamanwa, and Brighton Blvd). Prior to Landscaping Plan preparation, purchasers are encouraged to meet with Saskatoon Land to confirm the landscaping requirements.

Easements

The purchaser is required to agree to grant the utility agencies (City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any other utility agency) any easements which may be required at no cost. Existing easements are identified in Attachment 4.

Parcel C Temporary Overhead Power Poles are currently located on the parcel but will be relocated once new underground utility services are completed.

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

Parcel A, all proposed access locations will be off Delainey Court. If access/egress is required from taskamanwa, the purchaser is advised to contact City of Saskatoon Transportation Department at (306)975-2454 and submit a Driveway Crossing Permit Application showing their proposed access locations for consideration of approval. No access will be permitted from McOrmond Drive. Parcel A Municipal Buffer is shown on Figure 1.

Parcel C, all proposed access locations will be off the rear lane. No access will be permitted from any fronting or siding streets.

Figure 1 shows locations of roadway medians, streetlights, 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.

Sale Agreement

The purchaser must enter into a Sale Agreement within 30 days of the conditional award notification. 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.

Terms and Conditions

- 1) 10% non-refundable deposit + GST due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
- 2) Approval of the sale by the Chief Financial Officer, City of Saskatoon.
- 3) Closing Date is to be ninety (90) days from the date of final architectural approval or as mutually agreed by both parties.
- 4) Possession of the parcel will be granted after the Architectural Evaluation has been completed, payment in full has been received, and title transfer has been completed.
 - a. Payment can be made via certified cheque, bank draft, or a solicitors' trust cheque.
 - b. The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon request of title transfer or upon receipt of the balance of the purchase price.
 - c. The purchaser is responsible for fees to transfer Title. The purchaser must provide the name of the solicitor who will undertake to register the Transfer Authorization on their behalf.
- 5) Property taxes will be the responsibility of the Purchaser upon the Possession Date.
- 6) 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.
- 7) Development on these sites will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts and Development Controls where applicable.

Attachments

Brighton Multi-Unit Open Market 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 Address: _____

Civic Address: _____

ISC Parcel No.: _____

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 _____

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.

Brighton Multi-Unit 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 following acceptance of the Saskatoon Land proposal letter 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: _____

To be considered, a submission must be completed 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.

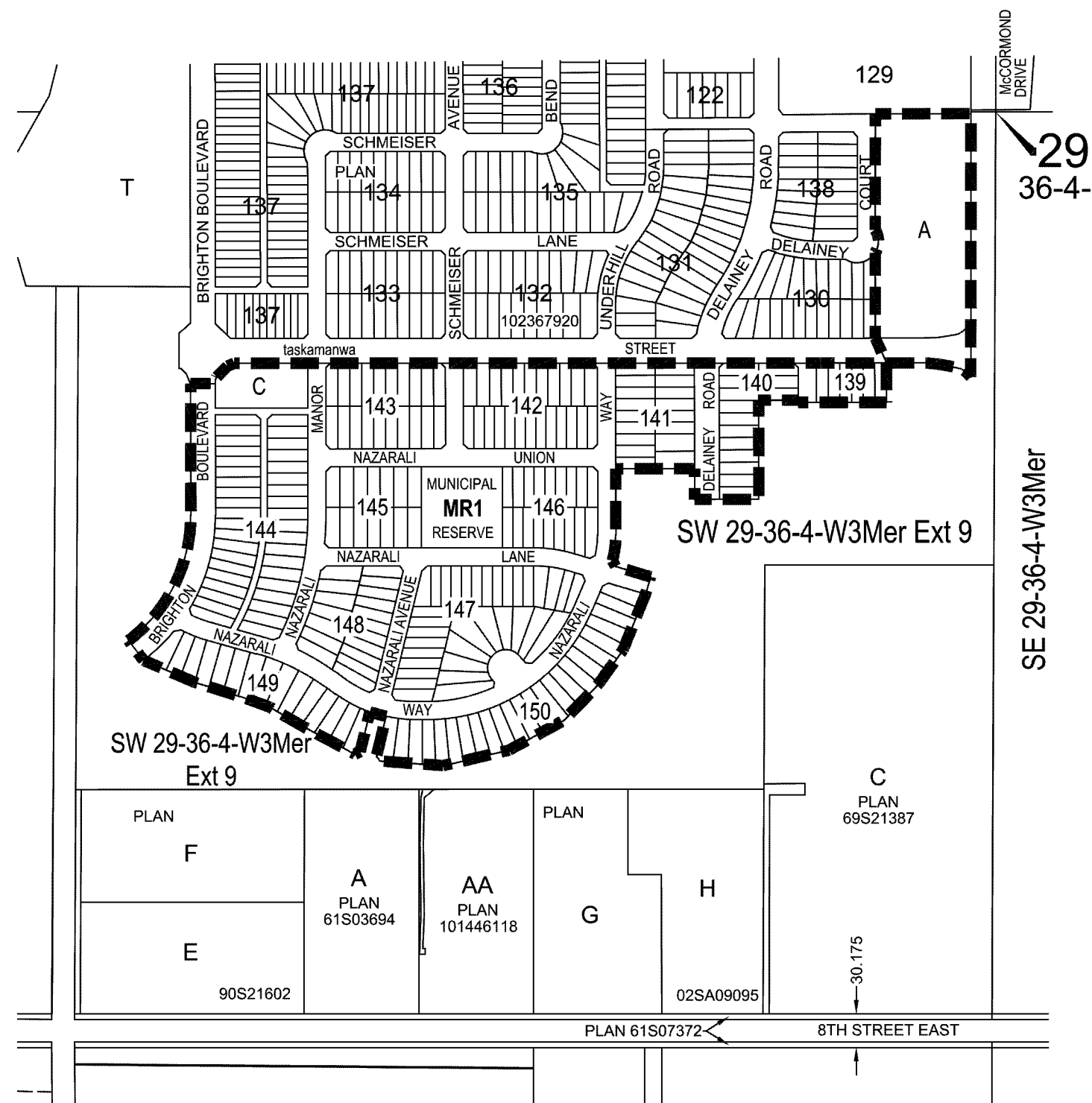
The purchaser has read and acknowledges the Terms and Conditions identified for this property.

Please submit your completed Document Checklist and Purchaser Application via email to:

Saskatoon Land
200 4th Avenue N
Saskatoon, SK S7K 0K1
306.975.LAND | land@saskatoon.ca

PLAN OF SURVEY
SHOWING
SURFACE SUBDIVISION
OF PART OF
SW 1/4 SEC 29
TWP 36 RGE 4 W3MER
CITY OF SASKATOON
SASKATCHEWAN
BY: KENT P. HEADRICK, S.L.S.
DATE: AUGUST 2023 - OCTOBER 2024
SCALE: 1:1000

LEGEND
STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION OF ZERO.
THE UNIQUE IDENTIFIER OF S165 HAS BEEN STAMPED ON ALL ESTABLISHED STANDARD IRON POSTS.
THE DATUM USED: NAD83(2011); THE PROJECTION USED: UTM ZONE 18N EXTENDED.
RPI: NORTHING 575727.186, EASTING 38443.135
RPI: NORTHING 575268.107, EASTING 38449.086
RPI: NORTHING 575268.107, EASTING 38449.086
STANDARD IRON POSTS PLANTED ARE SHOWN THUS:
ALL LOT CORNERS, NOT MARKED BY A STANDARD POST, ARE MARKED BY 0.013 x 0.450 SMALL IRON POST
MONUMENTS FOUND ARE SHOWN THUS:
REFERENCE POINTS ARE SHOWN THUS: ○ RPI ○ RPI



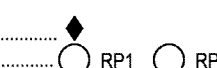
DESCRIPTIVE PLAN - TYPE II
SHOWING

FEATURE UTILITY
RIGHT OF WAY
IN
PARCEL A,
MUNICIPAL RESERVE, MR1,
PARCEL C,
LOTS 1-6, BLOCK 139,
LOTS 1-14, BLOCK 140,
LOTS 1-17, BLOCK 141,
LOTS 1-24, BLOCK 142,
LOTS 1-20, BLOCK 143,
LOTS 1-39, BLOCK 144,
LOTS 1-14, BLOCK 145,
LOTS 1-18, BLOCK 146,
LOTS 1-34, BLOCK 147,
LOTS 1-18, BLOCK 148,
LOTS 1-15, BLOCK 149,
LOTS 1-24, BLOCK 150,
PLAN 102438503

WITHIN THE
SW 1/4 SEC 29
TWP 36 RGE 4 W3MER
CITY OF SASKATOON, SASKATCHEWAN
BY: KENT P. HEADRICK, S.L.S.
DATE: AUGUST 5, 2023 - OCTOBER 2, 2024
SCALE: 1:1000

LEGEND

WIDTH OF RIGHT OF WAY IS 3.000 METRES UNLESS OTHERWISE SHOWN.
 NORTH RIGHT OF WAY LIMITS ARE STRAIGHT LINES UNLESS OTHERWISE SHOWN.
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
 THE EXTENSIONS OF ALL PARCELS ARE EXTENDED BY THIS FEATURE ARE 0 UNLESS OTHERWISE SHOWN.
 THE DATUM USED, NAD83, HAS AN ELEVATION OF 120.000 METRES UTM ZONE 13N EXTENDED.
 RP1: NORTHING 5772727.68; EASTING 3944043.15
 RP2: NORTHING 5775528.10; EASTING 3944489.06
 RP COORDINATES WERE DERIVED ON NOVEMBER 11TH, 2023.
 GRS-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS.
 NON-MONUMENTS FOUND ARE SHOWN WITH DASHED LINES.
 REFERENCE POINTS ARE SHOWN WITH STARS.



D1 AREA GRADING

Attachment 7



LEGEND:

—0.25 CUT CONTOUR
—0.25 FILL CONTOUR
—0.0 0.0 CUT/FILL CONTOUR

NOTE:

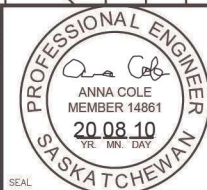
1. CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF "EXISTING GROUND -250MM" (TOPSOIL) (COS SURVEY APR 2018) vs "GRADE DESIGN"



CONST.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

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| 3 | | | | | |
| 2 | ISSUED FOR CONSTRUCTION | 2019-DEC-05 | EDH | | |
| 1 | ISSUED FOR TENDER | 2019-MAY-08 | EDH | | |
| | PLAN DESCRIPTION/REVISION | DATE | BY | SEAL | |



| | |
|-------------|-------------|
| CHECKED BY: | CHECKED BY: |
| DATE | DATE |
| DRAWN BY: | DATE |



City of Saskatoon

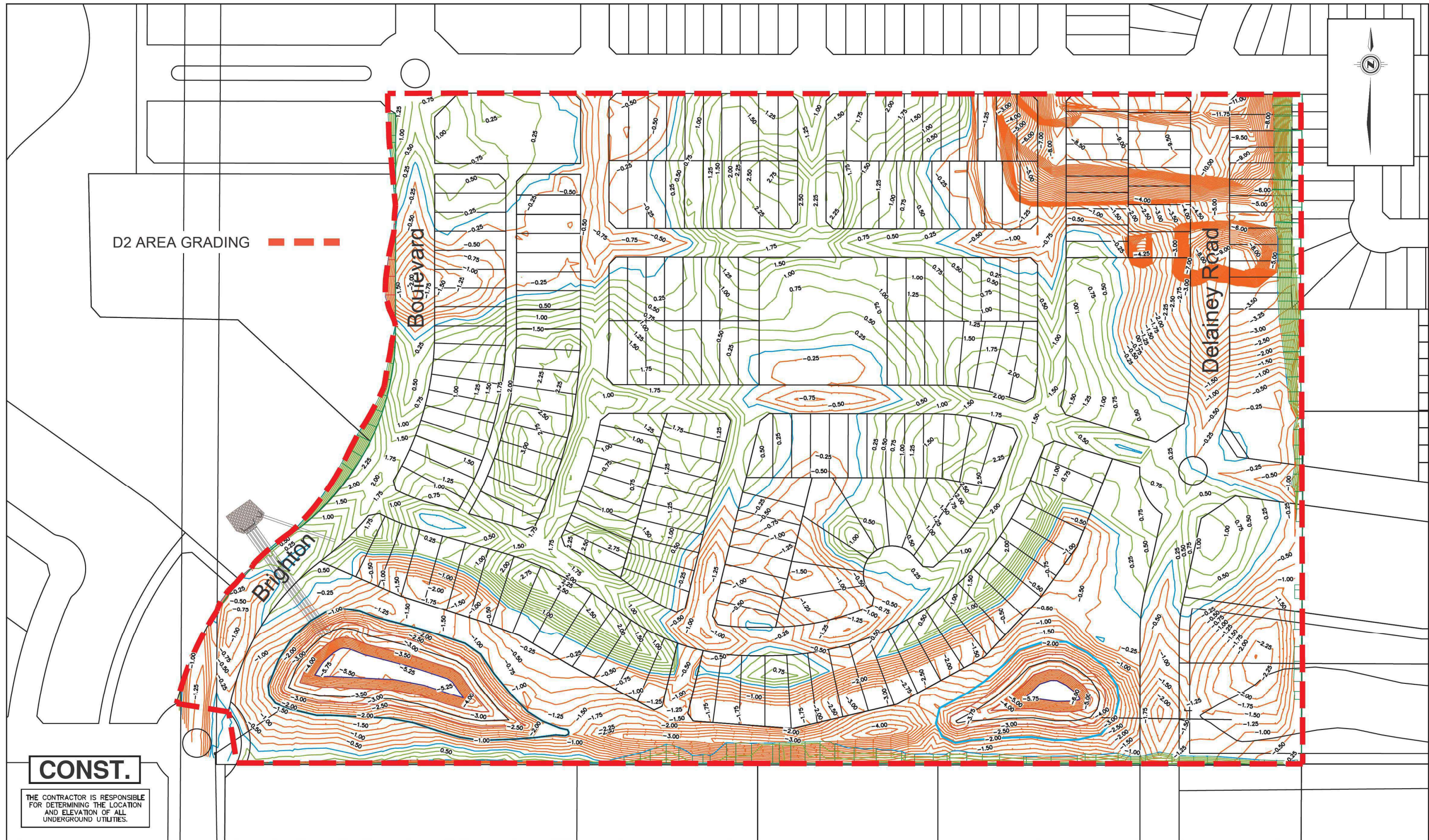
Transportation & Utilities Department

BRIGHTON LAND DEVELOPMENT

PHASE D1
AREA GRADING

DESIGN CONTOURS

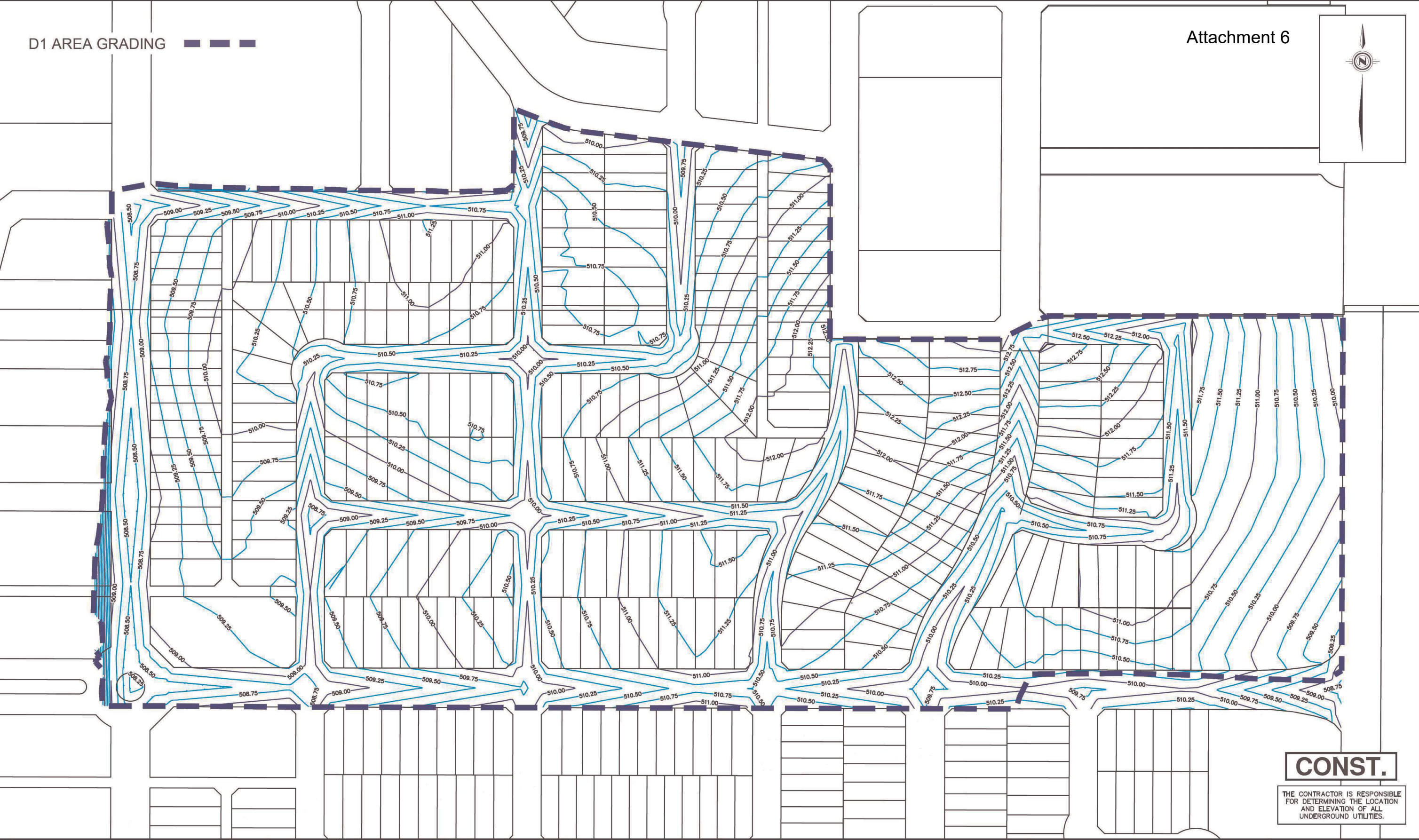
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| CHIEF ENGINEER | |
| SCALES: | |
| HOR. 1:2000 | DATE |
| VERT. 1:2000 | |
| SHEET NO. 32 | PLAN NO. 113-0089-308r002 |



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| <div>PLAN DESCRIPTION/REVISION</div> | | <div>DATE</div> <div>BY</div> | | <div>DATE</div> <div>DATE</div> | | | | | | | | | | | | |

D1 AREA GRADING

Attachment 6



CONST.
THE CONTRACTOR IS RESPONSIBLE
FOR DETERMINING THE LOCATION
AND ELEVATION OF ALL
UNDERGROUND UTILITIES.

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| 2 | ISSUED FOR CONSTRUCTION | 2019-DEC-05 | EDH | |
| 1 | ISSUED FOR TENDER | 2019-MAY-08 | EDH | |
| | PLAN DESCRIPTION/REVISION | DATE | BY | |



| | |
|-------------|-------------|
| CHECKED BY: | CHECKED BY: |
| DATE | DATE |
| DRAWN BY: | DATE |



**City of
Saskatoon**

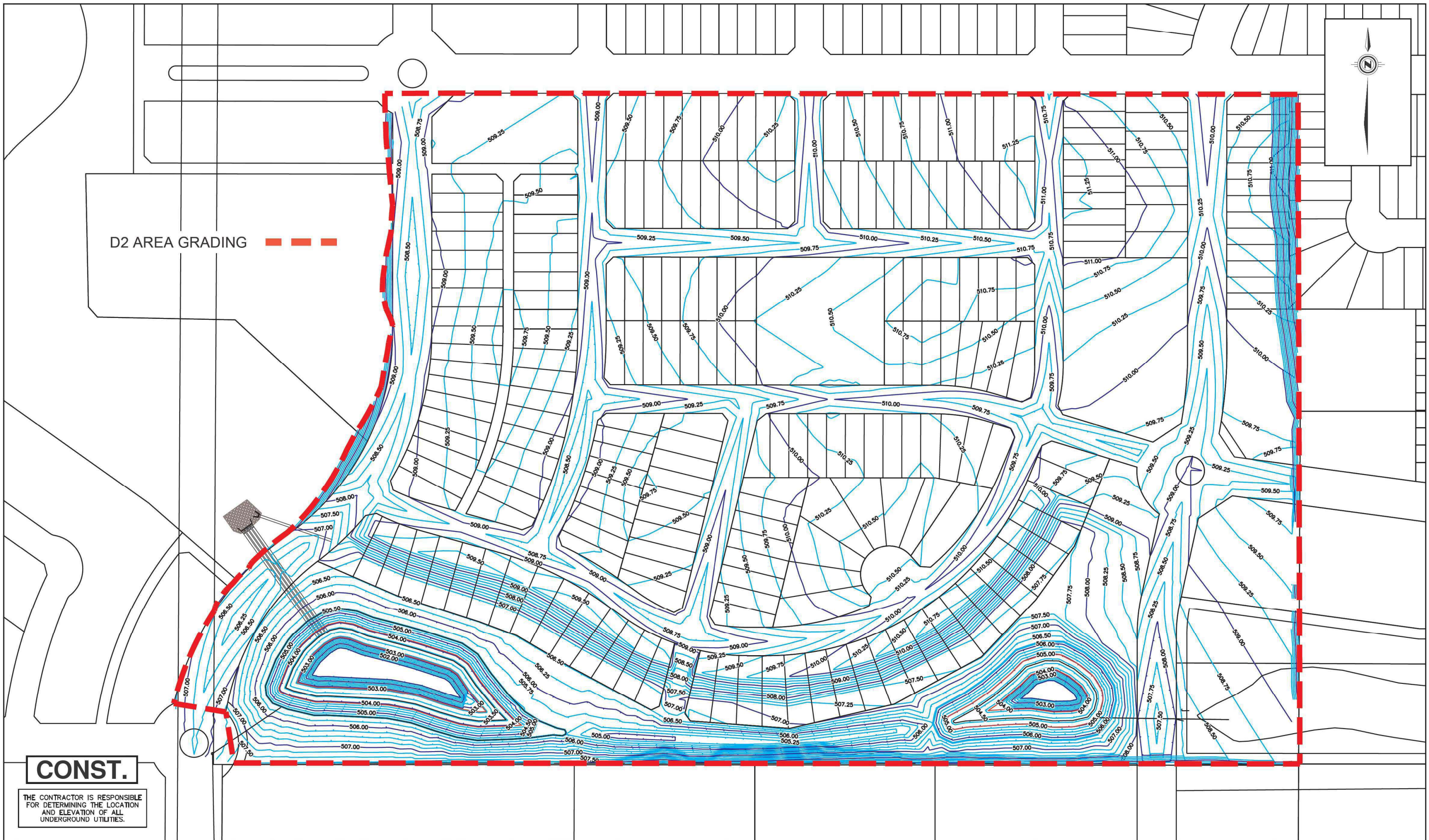
Transportation & Utilities Department

BRIGHTON LAND DEVELOPMENT

PHASE D1
AREA GRADING

DESIGN CONTOURS

| | |
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| CHIEF ENGINEER | |
| SCALES: | |
| HOR. 1:2000 | DATE |
| VERT. 1:2000 | |
| SHEET NO. 30 | PLAN NO. 113-0089-307r002 |

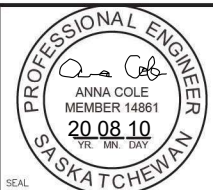


D2 AREA GRADING

CONST.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

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| 2 | ISSUED FOR CONSTRUCTION | 2019-DEC-05 | EDH | |
| 1 | ISSUED FOR TENDER | 2019-MAY-08 | EDH | |
| PLAN DESCRIPTION/REVISION | | DATE | BY | SEAL |



| | |
|-------------|-------------|
| CHECKED BY: | CHECKED BY: |
| | |
| DATE | DATE |
| DRAWN BY: | DATE |



**City of
Saskatoon**
Transportation & Utilities Department

| | |
|---------------------------|--|
| BRIGHTON LAND DEVELOPMENT | |
| PHASE D2 AREA GRADING | |
| DESIGN CONTOURS | |

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| CHIEF ENGINEER | |
| SCALES: | DATE |
| HOR. 1:2000 | |
| VERT. 1:2000 | |
| SHEET NO. 34 | PLAN NO. 113-0089-309r002 |

8.8 RMTN - Townhouse Residential District

8.8.1 Purpose

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

8.8.2 Permitted Uses

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

| RMTN 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) |
| 8.8.2 Permitted Uses | | | | | | | | | | |
| (1) Dwelling groups | 30 | 30 | 900 | 6 ₉ | 6 | 6 | 6 | 10 ₈ | 40% ₆ | 9 |
| (2) Street townhouses | 6 | 30 | 180 | 6 ₇ | 1.5 | 7.5 | 7.5 | 10 ₈ | 40% ₃ | - |
| (3) Residential care homes - Type I | 6 | 30 | 180 | 6 | 1.5 | 7.5 | 7.5 | 10 ₈ | 40% | - |
| (4) Keeping of up to two boarders in a dwelling unit | - | - | - | - | - | - | - | - | - | - |
| (5) Day cares, residential | Refer to General Provisions Section 5.33 | | | | | | | | | |
| (6) (Repealed – Bylaw No. 9819 – April 25, 2022) | | | | | | | | | | |
| (7) Elementary and high schools | 30 | 30 | 900 | 6 | 3 | 7.5 | 4.5 | 11 | 40% | - |
| (8) (Repealed – Bylaw No. 9862 – January 25, 2023) | | | | | | | | | | |
| (9) Accessory buildings and uses | Refer to General Provisions Section 5.7 | | | | | | | | | |
| (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% | - |
| (14) Secondary suites | Refer to General Provisions Section 5.30 | | | | | | | | | |
| (15) Garden and garage suites | Refer to General Provisions Section 5.43 | | | | | | | | | |
| (16) Multiple-unit dwellings containing five or more dwelling units | Refer to General Provisions Section 5.59 | | | | | | | | | |
| (17) Residential care home – Type II (on pre-designated site) | 15 | 30 | 450 | 6 | 1.5 | 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)

(Revised – Bylaw No. 9862 – January 25, 2023)

(Revised – Bylaw No. 9864 – January 25, 2023)

(Revised – Bylaw No. 9900 – June 28, 2023)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)

8.8.3 Discretionary Uses

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

| RMTN 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) |
| 8.8.3 Discretionary Uses | | | | | | | | | | |
| (1) Day cares and preschools | 6 | 30 | 180 | 6 | 1.5 | 7.5 | 7.5 | 10 ₈ | 40% | - |
| (2) Residential care homes - Type II | 15 | 30 | 450 | 6 | 1.5 | 7.5 | 7.5 | 10 ₈ | 40% | - |
| (3) Community centres | 6 | 30 | 180 | 6 | 6 | 6 | 6 | 10 ₈ | 30% | - |
| (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 | 21 | 30 | 630 | 6 | 6 | 6 | 6 | 10 ₈ | 30% | 9 |
| (7) Private schools | 15 | 30 | 450 | 6 | 3 | 7.5 | 4.5 | 11 ₈ | 40% | - |
| (8) Places of worship | 30 | 30 | 900 | 6 | 3 | 7.5 | 4.5 | 10 ₈ | 40% | - |
| (9) Ambulance Station | 15 | 30 | 450 | 6 | 3 | 7.5 | 4.5 | 10 ₈ | 40% | - |

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

(Revised – Bylaw No. 9701 – May 25, 2020)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

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

8.8.4 Notes to Development Standards

- 1 For multiple unit dwellings and townhouses, in dwelling groups, there shall be:
 - (a) Not more than 18 dwelling units in a building, and
 - (b) Not more than 9 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 enclosed parking.

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

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 10019 – July 31, 2024)
- 4 An amenity space with a minimum area of 90m², or 9m² for each dwelling unit, whichever is the greater, shall be provided on each site for a dwelling group.

- 5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered entry, patio and deck, or three season room.
(Revised – Bylaw No. 9864 – January 25, 2023)
- 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 sites containing one-unit, two-unit, semi-detached dwelling and street townhouses 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)
(Revised – Bylaw No. 9919 – September 27, 2023)
- 8 The maximum building height in established neighbourhoods is 8.5 metres.
- 9 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.

8.8.5 Signs

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

8.8.6 Parking

- (1) Except as provided in clause (2), the regulations governing parking and loading in an RMTN District are contained in **Section 6.0**.
- (2) (a) For one- and two-unit and semi-detached dwellings, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan.

- (b) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street 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)

(Revised – Bylaw No. 9919 – September 27, 2023)

8.8.7 Landscaping

The regulations governing landscaping in an RMTN District are contained in **Section 7.0.**

(Revised – Bylaw No. 9789 – December 20, 2021)

8.8.8 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.

8.8.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in an RMTN District are contained in **Section 5.0.**

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 five 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 | - |

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

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10008 – June 28, 2024)

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 | Site | Site | Front | Side | Rear | Rear | Building | Site | Amenity |
| | Width | Depth | Area | Yard | Yard | Interior | Corner | Height | Coverage | Space Per |
| | | | (m²) | | | Site | Site | (Max.) | (Max.) | Unit (m²) |
| 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 5.60 | | | | | |
| (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)

(Revised – Bylaw No. 10019 – July 31, 2024)

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 parking is provided underground or enclosed as part of the principal building.
(Revised – Bylaw No. 10019 – July 31, 2024)
- 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 entry, patio and deck, or three season room.
(Revised – Bylaw No. 9864 – January 25, 2023)

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

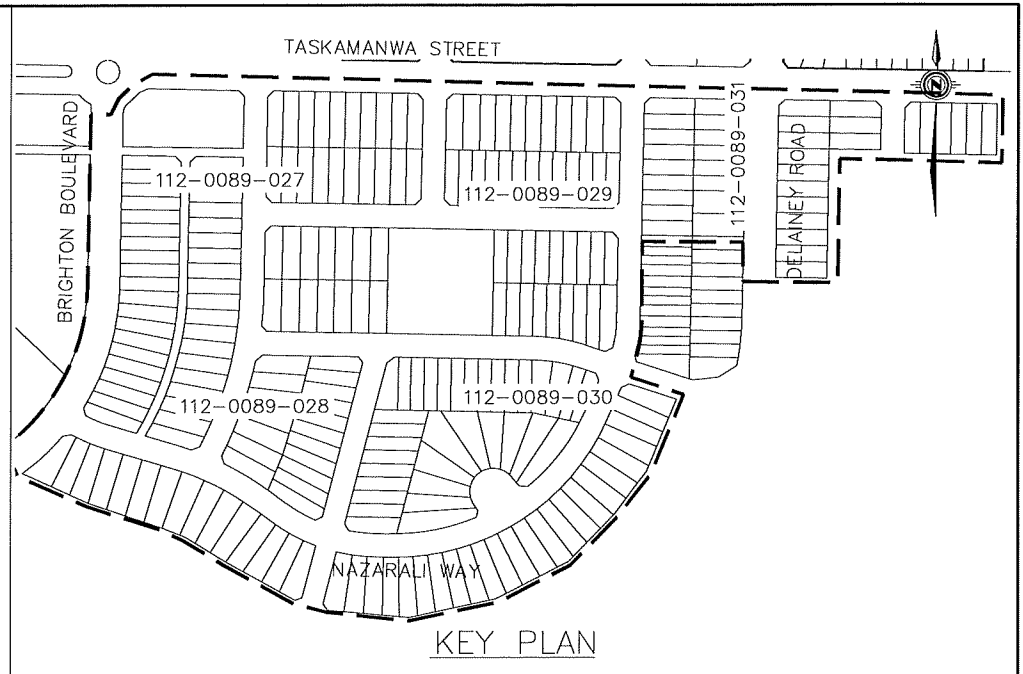
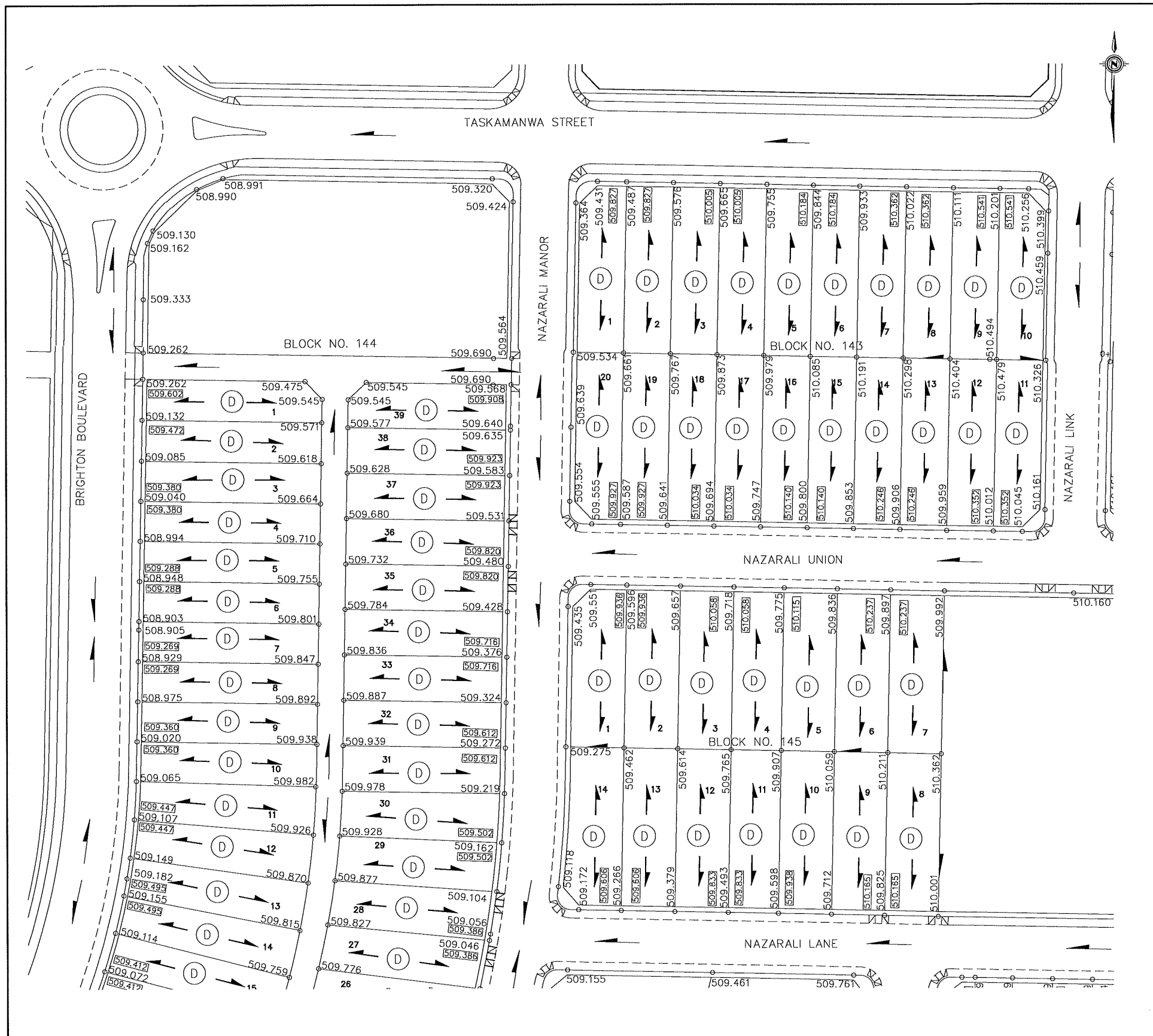
The regulations governing landscaping in an RM3 District are contained in **Section 7.0**.
(Revised – Bylaw No. 9789 – December 20, 2021)

8.12.9 Special Provision for Marquees or Canopies

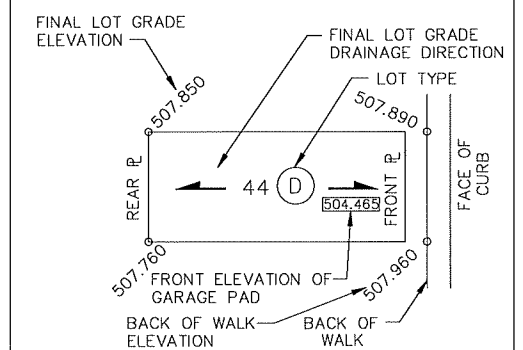
- (1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy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

8.12.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in an RM3 District are contained in **Section 5.0**.



LOT DRAINAGE LEGEND

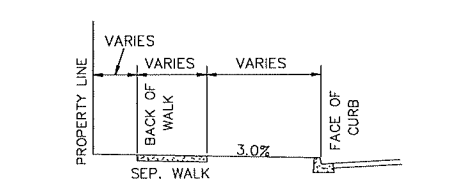


- NOTE:
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

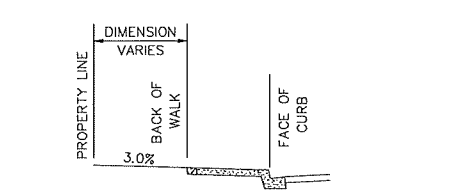
LOT DRAINAGE DETAILS

LOT TYPE 'D' - SEE DRAWING 102-0022-017

SEPARATE CURB & WALK



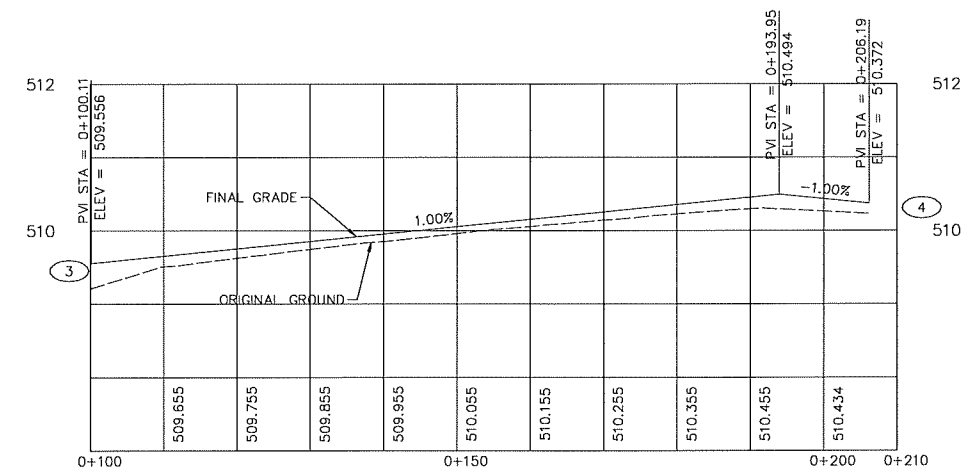
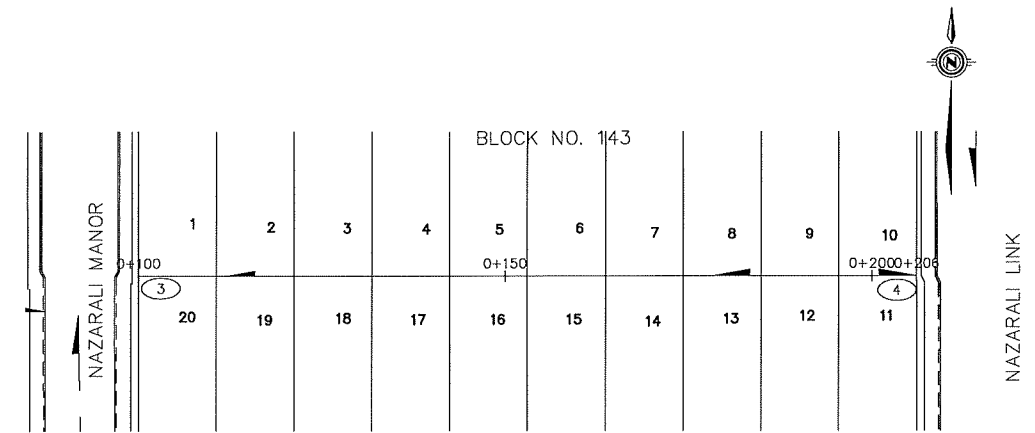
COMBINED CURB & WALK



CURB & WALK LEGEND

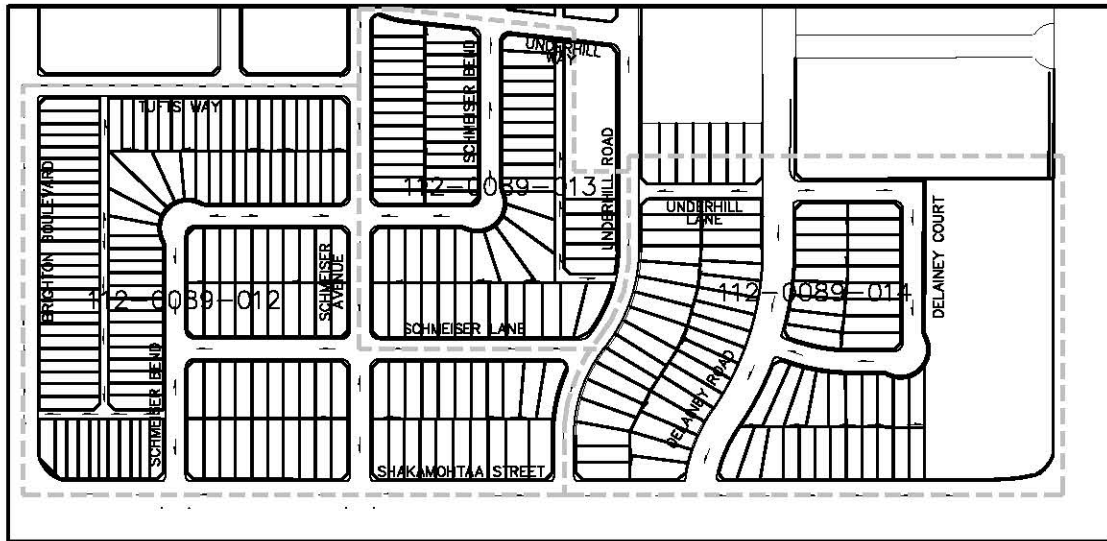
- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

| | | | | | | | | | | |
|---|--|--------------------------------|---------------------|--|---|--|--|--|--|---|
| <p>1 ISSUED FOR CONSTRUCTION</p> <p>PLAN DESCRIPTION/REVISION</p> | | <p>2024-JUL-29</p> <p>DATE</p> | <p>AR</p> <p>BY</p> | <p>PROFESSIONAL ENGINEER</p> <p>ANNA COLE</p> <p>MEMBER 14861</p> <p>2025-01-08</p> <p>YR. MIN. DAY</p> <p>SKS KATCHEWAN</p> | <p>CHECKED BY:</p> <p>Wade Thomas</p> <p>NAME</p> <p>2025-01-08</p> <p>DATE</p> | <p>CHECKED BY:</p> <p>NAME</p> <p>DATE</p> | <p>City of Saskatoon</p> <p>Transportation and Construction Division</p> | <p>BRIGHTON LOT GRADES - PHASE D2A</p> <p>LOT GRADES</p> <p>TASKAMANWA STREET, NAZARALI MANOR, NAZARALI LINK</p> <p>NAZARALI UNION & NAZARALI LANE</p> | <p>ENGINEERING MANAGER</p> <p>2025-01-08</p> <p>DATE</p> | <p>SCALES:</p> <p>HOR. 1:1000</p> <p>VERT. 1:1000</p> <p>SHEET NO. 112-0089-027r001</p> <p>PLAN NO.</p> |
|---|--|--------------------------------|---------------------|--|---|--|--|--|--|---|



PROJECT NO. 502-0089-300r001_CWL

[illegible]



KEY PLAN
LEGEND

NOTE:

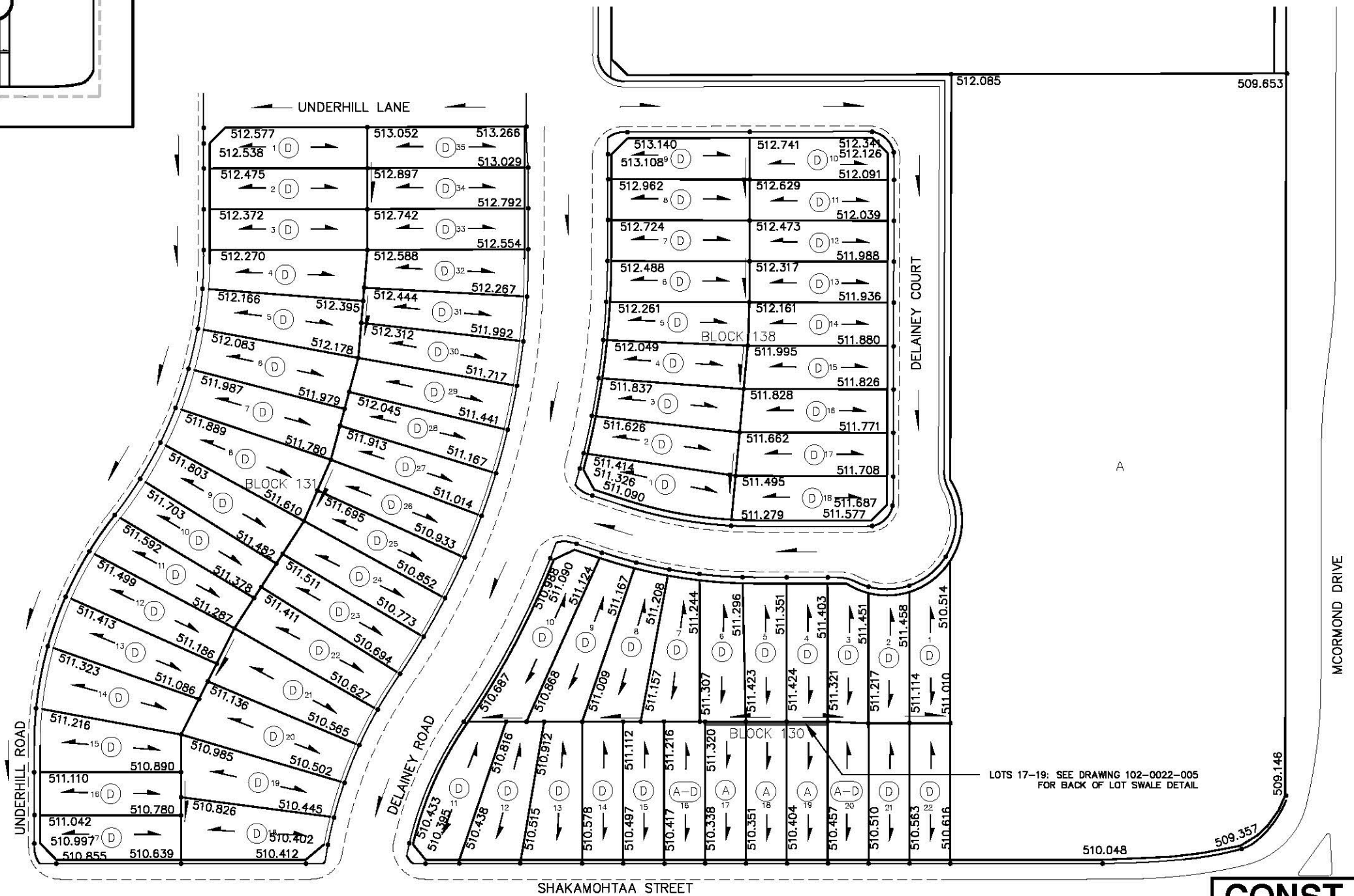
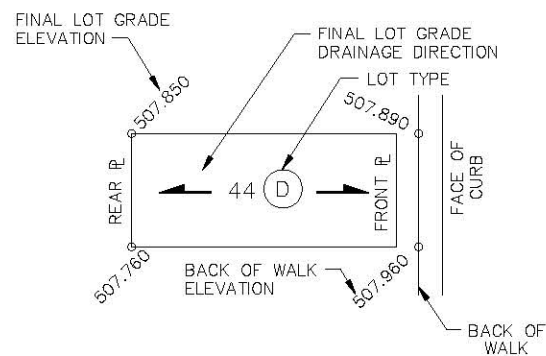
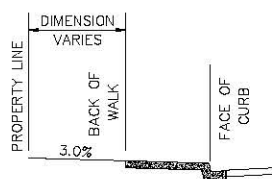
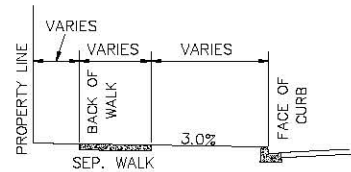
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

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



CONST.
PROJECT NO. 502-0089-300r002_CWL

| | | | |
|------------------------------|--|-------------|-----|
| 2 ISSUED FOR CONSTRUCTION | | 2021-MAR-18 | KDN |
| 1 INITIAL BASE DRAWING SETUP | | 2021-MAR-17 | KDN |
| PLAN DESCRIPTION/REVISION | | DATE | BY |

| | | |
|--|-------------|-------------|
| | CHECKED BY: | CHECKED BY: |
| | SIGNATURE | SIGNATURE |
| | NAME | NAME |
| | DATE | DATE |

| | | | |
|--------------|-------------------|--------------------------|-------------------|
| DRWN BY: KDN | DATE: 2021-JAN-18 | DWG STDS CHECKED BY: JUL | DATE: 2021-MAY-18 |
|--------------|-------------------|--------------------------|-------------------|

| | |
|--|--|
| | City of Saskatoon Transportation & Construction Department |
| | |

| | |
|--|--|
| BRIGHTON - PHASE D1 | |
| LOT GRADES | |
| UNDERHILL ROAD, UNDERHILL LANE, DELANEY ROAD | |
| DELANEY COURT, SHAKAMOHTAA STREET & MCORMOND DRIVE | |

| | |
|------------------|---------------------------|
| SCALES: | Jun 7, 2021 |
| HOR. 1:1250 | DATE |
| VERT. 1:1250 | |
| SHEET NO. 1 OF 1 | PLAN NO. 112-0089-014r002 |

