

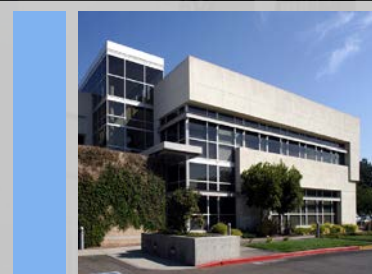
evergreen district village
institutional land for sale



City of
Saskatoon
Saskatoon Land

Institutional Land for Sale

- Located in the popular Evergreen Neighbourhood, which is projected to be one of the densest neighbourhoods in the City.
- 1.51 to 2.34 acres in size
- Ready for immediate development
- Convenient access to McOrmond Drive (which connects to the future North Commuter Bridge)
- Great pedestrian access via the McOrmond Green Bridge linkage





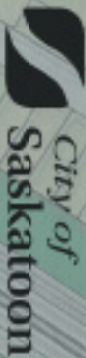
EVERGREEN

Legend

- Institutional
- Commercial
- Mixed-use Commercial
- Apartment
- Townhouse
- Park
- Buffer
- Single-Family
- Street Light
- Fire Hydrant
- Easement (3 m)



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Saskatoon Land

Saskatoon Land does not guarantee the accuracy of this plan. This Plan is not to scale. Please refer to the registered plan of survey. Lot dimensions and the locations of other features are compiled from available information and are subject to change without notice. For verification, please contact the appropriate authority.

Green Bridge Location

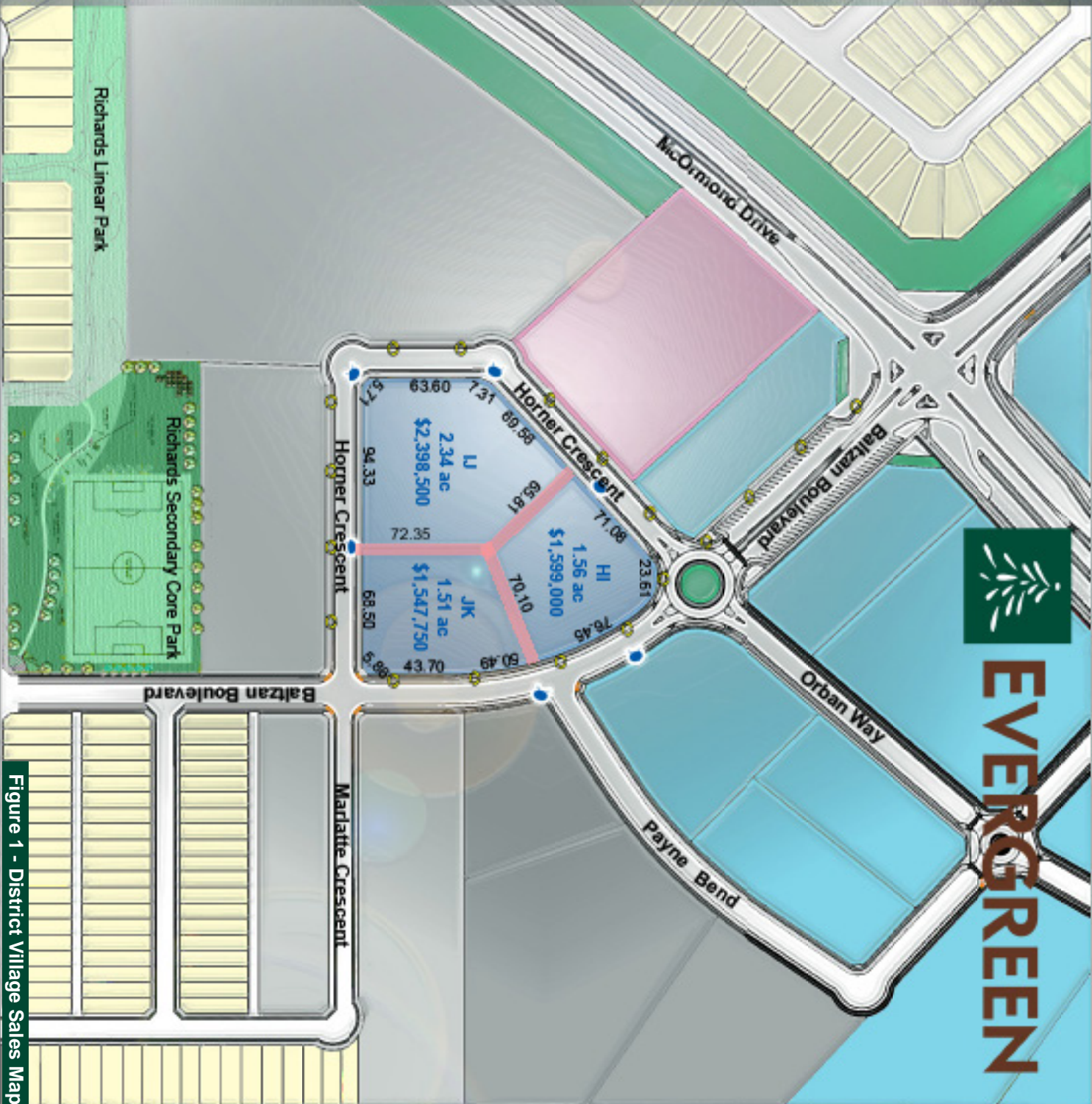


Figure 1 - District Village Sales Map

Property Details

ZONING

Parcels HI, IJ and JK are zoned M3 (General Institutional Service District) in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw). Refer to Attachment 4 for further information. Interested parties are advised to consult with the Planning and Development Division at 306-975-2645 as to permitted uses and other details regarding applicable zoning provisions.

Civic Address	To be determined
Zoning District	M3 District
Legal Description	Parcel HI, Plan No. 102209307
ISC Parcel	203202829
Asking Price	\$1,599,000
Site Area	1.56 acres

SERVICES

Offers include the sum required to prepay services. These services include curb, sidewalk, boulevard, 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. Any costs associated with service connections or private crossings are not included in the tendered price and are the responsibility of the successful purchaser. Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Transportation & Utilities Department. The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their property to the edge of the sidewalk and between the sidewalk and the curb.

Civic Address	To be determined
Zoning District	M3 District
Legal Description	Parcel IJ, Plan No. 102209307
ISC Parcel	203202874
Asking Price	\$2,398,500
Site Area	2.34 acres

Civic Address	To be determined
Zoning District	M3 District
Legal Description	Parcel JK, Plan No. 102209307
ISC Parcel	203202784
Asking Price	\$1,547,750
Site Area	1.51 acres

REPRESENTATIONS, WARRANTIES & ENVIRONMENTAL CONDITION

The properties are being sold "as is". A Phase 1 Environmental Assessment report will be supplied to the successful bidder. Any further subsurface environmental or geotechnical investigations to evaluate for soil conditions on the site will be at the bidders own expense.

SITE ACCESS

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

EASEMENTS

The successful purchaser is required to agree to grant the utility agencies any further easements, which may be required at no cost. Easements are denoted in Attachment 1 (Feature Plan).

Purchase Process

Step 1: Purchase Request

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

Step 2: Submission

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

Step 3: Review

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

Step 4: Approval

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

Step 5: Agreement

- Negotiations are finalized and a Sale Agreement is Executed between Saskatoon Land and the successful purchaser. The Sale Agreement must be executed within 30 days of final negotiations.
- Final payment is due no later than 60 days from the effective date of the Sale Agreement or as agreed to between the vendor and the purchaser.
- The successful purchaser may apply for required permits to begin construction upon receipt of payment in full.

Step 6: Post Closing Obligations

- Saskatoon Land monitors the purchaser's on-going construction process to ensure the building commitment is met.
- Purchaser complies with all Terms and Conditions set forth by the Sale Agreement.
- Saskatoon Land prepares a land sale report annually listing all land transactions approved by the Chief Financial Officer and General Manager of the Asset and Financial Management Department.

Where did you hear about these properties being offered for sale?	
<input type="checkbox"/> Associate	<input type="checkbox"/> StarPhoenix Ad
<input type="checkbox"/> www.saskatoonland.ca	<input type="checkbox"/> Realtor/Industry Mail-out
<input type="checkbox"/> Saskatoon Land email notification	<input type="checkbox"/> Other _____

Document Checklist

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

- Completed Purchaser Application Form
- Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title.
- Detailed description of proposed development. In order to properly assess the purchaser's development we require as much detail as possible at this time, including:
 - Site layout and proposed use(s)
 - Construction/building time lines
- Demonstrated experience in completing similar projects.
- The purchaser has read and acknowledges the Terms and Conditions identified for this property.

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

Jeremy Meinema at jeremy.meinema@saskatoon.ca
Colleen Hassen at colleen.hassen@saskatoon.ca

or by courier or personal delivery addressed to any party above at:

Saskatoon Land
201-3rd Ave N
Saskatoon, SK S7K 2H7
306.975.3278



Evergreen District Village 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 acceptance or approval.

PROPERTY REQUESTED

Legal	
Civic Address	
ISC Parcel #	
Purchase Price Offered	

Contact Information

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

Lawyer Information

Name & Firm	
Phone #	
Fx #	
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 sale agreement.



Real Estate Agent/Broker Declaration Form

LICENSED BROKER/ASSOCIATE INVOLVEMENT (IF APPLICABLE)*

*If using a licensed broker/associate, all negotiations must take place through them. Licensed brokers/associates involved in the transaction that are directors or shareholders of the company purchasing the property will not receive a commission.

Associate's Name & Company	
Associate's Phone Number	
Associate's Fax Number	
Associate's Email Address	

The proposed corporation that is to hold title to the property must be either a corporation incorporated in Saskatchewan or a corporation extra-provincially registered in Saskatchewan. The ability to change the corporation that is to hold title can only be made prior to offer acceptance. No change of a corporate entity will be allowed thereafter.

Date: _____ **Signed:** _____

This information is collected under the authority of Section 33 of *the Freedom of Information and Protection of Privacy Act* and for the purpose of property sale transactions within the City of Saskatoon. It is protected by the privacy provisions of *the Freedom of Information and Protection of Privacy Act*.



TERMS & CONDITIONS

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

- (a) 10% deposit due within 10 days of offer acceptance.
- (b) Sixty (60) days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and purchaser.

2. Conditions Precedent:

- (a) Approval of the sale by the General Manager of Asset and Financial Management.

3. Special Terms and Conditions:

- (a) A building commitment will be imposed for the commencement of construction to be satisfied within thirty six (36) months from the closing date.
- (b) The purchaser will be required to enter into a separate agreement to permit repurchase of the lands by the vendor as security for fulfillment of the building commitment.
- (c) 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.
- (d) Real Estate Commissions will be in accordance with Council Policy C09-015, Real Estate Commissions.
- (e) Non-residential development on this site will be subject to review for consistency with the Evergreen Commercial and Institutional Design Guidelines. Multi-family development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts.
- (f) Possession of the site will not be granted until completion of the Architectural Evaluation.
- (g) 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.
- (h) Purchasers are required to demonstrate past experience with completing multi-family or institutional development projects.

I have read and accepted these terms.

(signature)

(date)

ARCHITECTURAL REVIEW PROCESS

Multi-family development on these sites are subject to compliance with Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts (Attachment 3). Non-residential development on these sites are subject to compliance with Saskatoon Land's Evergreen Commercial and Institutional Design Guidelines (Attachment 4). These guiding documents provide a framework for site planning and design to promote Saskatoon Land's vision for the area.

Prior to plan preparation, or any stage during plan development, Saskatoon Land is available to meet to view draft plans and discuss the architectural requirements. Any questions should be directed to Matt Grazier at 306-975-3305. Following offer acceptance, the purchaser will have up to 18 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 8 weeks of offer acceptance. Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to two weeks to review and comment on plans after any submission is made by the successful party. After plans have been reviewed, a meeting with the successful party will be arranged 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 evaluation.

Once the architectural evaluation is completed, the successful purchaser may apply for a building permit by providing the Building Standards Division with a copy of the Sale Agreement and building plans. These plans will be cross checked to the plans which were submitted to and approved by Saskatoon Land. If the 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.

The following information is required for the architectural evaluation:

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

ATTACHMENTS

1. Registered Feature Plan
2. Registered Survey Plan
3. Architectural Controls for Multi-Unit Dwelling Districts
4. Evergreen Commercial and Institutional Design Guidelines
5. Final Grades
6. Design Contours
7. Cut/Fill Map