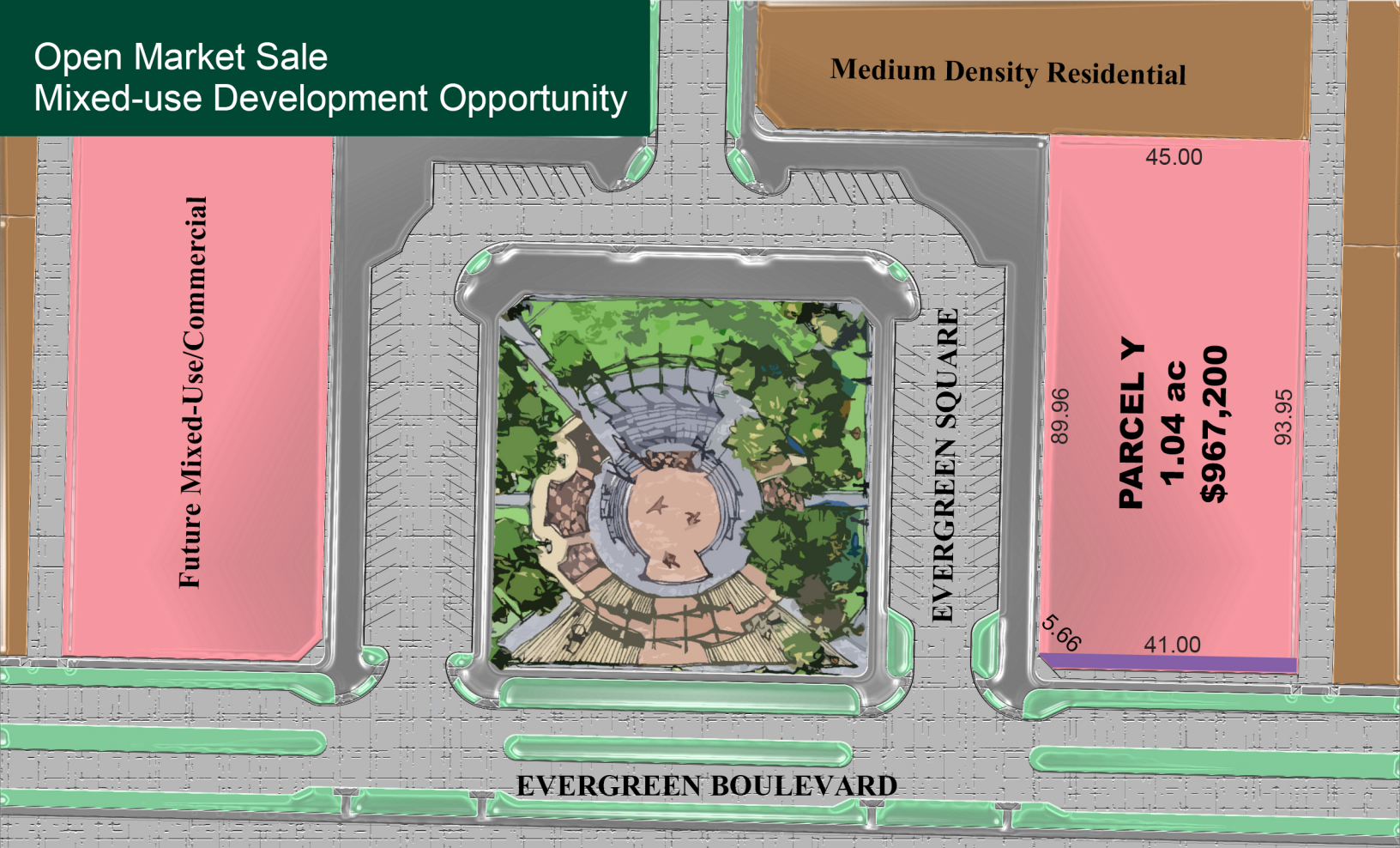


Open Market Sale  
Mixed-use Development Opportunity



PROPERTY FACT SHEET

City/Town: Saskatoon  
 Type: Land  
 Zone: B1B  
 Land Area: 1.04 ac  
 Civic Address: TBD  
 Possession: Immediate  
 Occ: Vacant  
 Tax: \$6,421.53 (2017 estimate)  
 List Date: 09/02/2017  
 Exp. Date: 10/17/2017  
 Legal: Parcel Y, Plan No. 102064294  
 Legal2: ISC Parcel # 166025190  
 Lease Type: None  
 Environmental: Yes  
 Nearby Amenities: Evergreen Village Square,  
 John Brockelbank Park

MAP LEGEND

- Mixed-use/Commercial
- Medium Density Residential
- 3m Easement



GET IN TOUCH

(306)975-3278  
saskatoonland.ca

land@saskatoon.ca

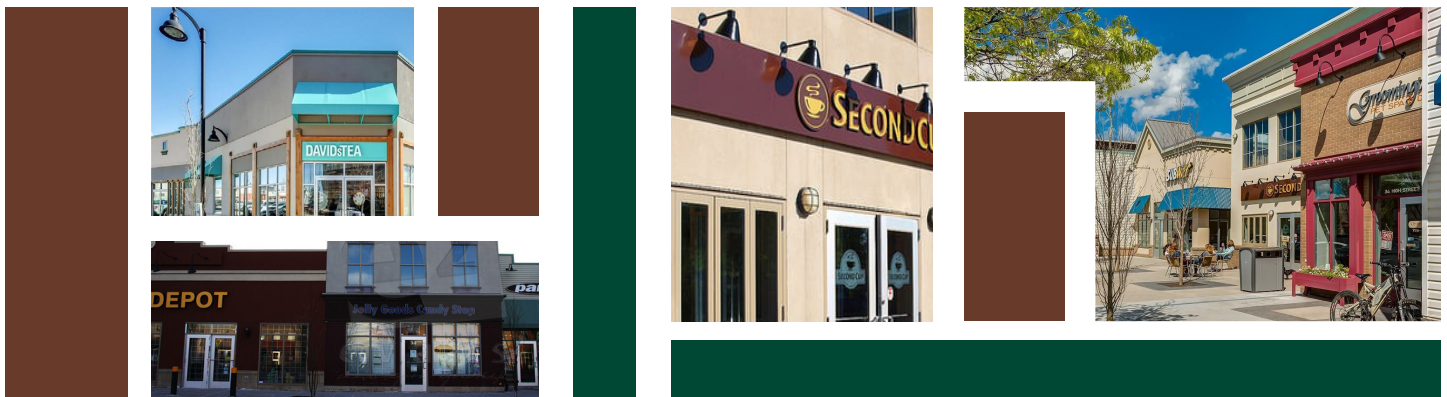
201 - 3rd Avenue North  
Saskatoon, SK S7K 2H7





# CONTENT

3	<b>LAND FOR SALE VIA OPEN MARKET SALE (WITH STANDARD TERMS)</b> Parcel Y
3	<b>INSTRUCTIONS TO PARTIES</b> Offer submission
3	<b>SITE LOCATION AND CONTEXT</b> Evergreen Village Centre and Village Square Park
4	<b>EVERGREEN VILLAGE CENTRE ARCHITECTURAL CONTROLS</b> Architectural Controls for Evergreen Village Centre
4	<b>ZONING</b> B1B District
4	<b>SERVICES</b> Grading and utilities
5	<b>REPRESENTATION, WARRANTIES AND ENVIRONMENTAL CONDITION</b> Phase 1 ESA
5	<b>SITE ACCESS</b> Proposed crossings
5	<b>EASEMENTS</b> Site utilities
6	<b>TERMS AND CONDITIONS</b> Deposit, dates and special terms and conditions



## ATTACHMENTS

1	Evergreen Village Centre Architectural Controls	5	Evergreen Neighbourhood Concept Plan
2	B1B District	6	Parcel Grades
3	Registered Survey Plan	7	Design Contours
4	Registered Feature Plan	8	Cut Fill Map

## MIXED-USE/COMMERCIAL LAND FOR SALE VIA OPEN MARKET SALE (STANDARD TERMS)

Civic Address	To be determined
Zoning District	B1B District
Legal Description	Parcel Y, Plan No. 102064294
ISC Parcel	166025190
Asking Price	\$967,200
Site Area	1.04 acres

Non-binding offers submitted to the Sales Section, Saskatoon Land, 201 3rd Avenue North, Saskatoon, SK S7K 2H7 and plainly marked on the envelope "Open Market Sale - Institutional Land" will be received until 2:00 p.m. CST on Tuesday, October 17, 2017 for Parcel Y, Plan No. 102064294.

### INSTRUCTIONS TO PARTIES

Interested parties are required to submit a completed Purchaser Application Form (Page 7) 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.
- (c) Brief description of proposal, including intended land use and anticipated build time. Interested parties are also required to list past experience(s) with the completion of similar projects.

The submission of offers is non-binding and in no way obligates the applicant to purchase the property in question and is not in any way binding upon Saskatoon Land. It is for information purposes only. Saskatoon Land will review the form 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 interested parties, offer acceptance will be subject to compliance with the terms and conditions listed on Page 6.

### SITE LOCATION & CONTEXT

Parcel Y is the first mixed-use commercial site being offered for sale in the Evergreen Village Centre. Evergreen's 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. Parcel Y fronts onto the popular Evergreen Village Square, which is an urban landscaped space for informal meetings, family activities or simply as a place to sit and have a cup of coffee on a nice day.



# EVERGREEN VILLAGE CENTRE ARCHITECTURAL CONTROLS

Development on Parcel Y will be reviewed for consistency with the Evergreen Village Centre Architectural Controls (Attachment 1). 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 purchasers contact Saskatoon Land (Matt Grazier at 306-975-3305) early in the design stage to avoid significant revisions at the building permit stage. Building permit plans are required to conform to the Evergreen Village Centre Architectural Controls. 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 the appropriate civic department(s).

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.



## ZONING

Parcel Y is zoned B1B (Neighbourhood Commercial - Mixed Use District) in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw). Refer to Attachment 3 for further information. Bidders and 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.

## SERVICES

Tenders and offers include the sum required to prepay services. These services include curb, 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. The purchaser will be responsible for the completion of the sidewalk which flanks the site. All sidewalk work 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 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.



# REPRESENTATIONS, WARRANTIES & ENVIRONMENTAL CONDITION

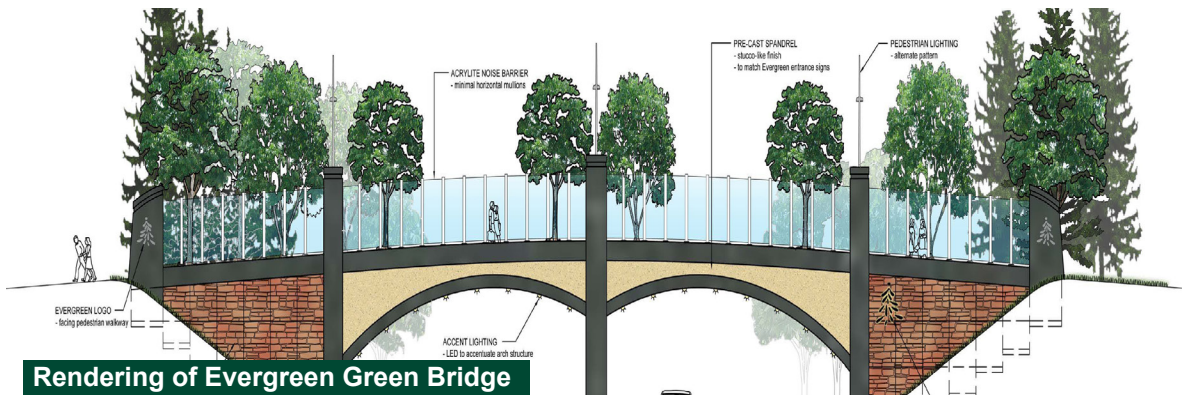
The properties are being sold “as is”. A Phase 1 Environmental Assessment report will be supplied to the successful bidder. Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the bidders own expense.

## 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.



## TERMS AND CONDITIONS

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

1. Deposit/Closing Date/Possession/Adjustment Date:
  - (a) 10% non-refundable deposit due within ten (10) business days of offer acceptance.
  - (b) Final payment due within sixty (60) days from the effective date of the Sale Agreement or as agreed to between the vendor and purchaser.
2. Conditions Precedent:
  - (a) Approval of the sale by the CFO/General Manager, Asset and Financial Management Department.
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 provide a letter of credit in the amount of 5% 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.
  - (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 No. C09-015, Real Estate Commissions – Sale of City-owned Land.
  - (e) Development on this site will be subject to review for consistency with the Evergreen Village Centre Architectural Controls.
  - (f) 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.
  - (g) Purchasers are required to demonstrate past experience with completing multi-family residential, commercial, or mixed-use development projects.



## 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.

**Application Deadline: 2:00 p.m. C.S.T., on Tuesday, October 17, 2017**

### 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.***

