

2950 MCCLOCKLIN ROAD

LAND FOR SALE

LOT 38, BLOCK 1, PLAN NO. 102064025

ISC PARCEL: 165320816

ASKING PRICE: \$1,017,000

B2 ZONING DISTRICT – DISTRICT COMMERCIAL
HAMPTON VILLAGE NEIGHBOURHOOD



- 1.129 acre site situated within the Hampton Village neighbourhood
- Ready for immediate development
- Located within established residential area
- Population of 35,000 people within 3km

APPLICATION DEADLINE:

2:00 P.M. CST, TUESDAY, FEBRUARY 28, 2017



Saskatoon Land
201 – 3rd Avenue North
Saskatoon, SK S7K 2H7

306.975.3278
land@saskatoon.ca
www.saskatoonland.ca

The property is sold "as is". No warranties or guarantees apply. All sales are subject to corporate approval. The City reserves the right not to enter into a sale agreement. Details of the City's purchase process available through Saskatoon Land's website www.saskatoonland.ca

Property Fact Sheet

Address: **2950 MCCLOCKLIN ROAD**

List Price: **\$1,017,000**

Status: **ACTIVE**



City/Town: **Saskatoon**

Land Area: **4,566 sq. m**

Name:

1.129 acres

Type: **LAND**

0.457 hectares

Vcnry Date:

Zone: **B2**

Postal: **S7R 0A1**

Built:

Possession: **Immediate**

Occ.: **VACANT**

Tax: **\$ 10750 (2017 Estimate)**

T.Year:

List Date: **01/13/2017**

Exp.Date: **2/28/2017**

Legal: **Lot 38, Block 1, Plan No. 102064025**

Legal2: **ISC Parcel 165320816**

Lease Type: **None**

Environmental: **YES**

Contact for More Info: **YES**

Owner: **Saskatoon Land, City of Saskatoon**

Saskatoon Land

Owner Address: **201 – 3rd Avenue North, Saskatoon**

Owner Phone H:

306-975-3278

Owner Phone W: **306-975-3278**

land@saskatoon.ca

Property Details

Zoning

2950 McClocklin Road is zoned B2 (District Commercial) in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw). 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.

It should be noted that Saskatoon Land is acting solely as the sale agent for the subject site and in no capacity as the Municipal Approving Authority for the City of Saskatoon. Questions or interpretations regarding zoning and/or regulatory requirements should be directed to the appropriate civic department(s).

Services

Offers include the sum required to prepay services. These services include curb, sidewalk, boulevard, street paving, street lighting, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies. Services are provided adjacent to the site and typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the purchase 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.

Environmental Conditions

A Phase 1 Environmental Assessment report will be supplied to the prospective purchaser(s). Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the purchasers own expense.

Site Access

Proposed vehicle crossings 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. Please refer to the attached Location map for easement specifications.

Commercial Design Guidelines

Building plans for 2950 McClocklin Road will be reviewed for consistency with Saskatoon Land's Commercial Design Guidelines, attached to the end of this sales package.

The purchaser will not be able to apply for a building permit until receiving final design approval from Saskatoon Land. Once the Plan Evaluation is completed, the 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 against the plans which were submitted to and approved by Saskatoon Land. If the builder 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 the commercial design guidelines.

The following information is required for plan 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 for each building to scale, indicating location of materials and colours;
- 4) Building section for each building, to scale, indicating building height, roof slopes, and features; and
- 5) Specifications and colours for all exterior building materials for each building and for site development.

There is no appeal process for purchasers who wish to challenge the decision of Saskatoon Land in its interpretation of the commercial guidelines.

Purchase Process

Offers will be received by Saskatoon Land for the purchase of 2950 McClocklin Road until 2:00 p.m. CST, on Tuesday, February 28, 2017.

Step 1: Purchase Request

- Visit Saskatoon Land's Website (www.saskatoonland.ca) to review 2950 McClocklin Road 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 attached to the Sales Package.
- Make sure you meet the Application Deadline, where applicable.
- Ensure your offer addresses all of the terms and conditions noted in the sales package.

Step 3: Review

- All offers are reviewed by Saskatoon Land following the application deadline.
- 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 purchaser.
- The successful purchaser may apply for required building permits to begin construction, provided that plan approval is obtained and 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 being met.
- Purchaser complies with all Terms & 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 & Financial Management Department.

Where did you hear about the property, 2950 McClocklin Road, being offered for sale?

☐

Associate

☐

www.saskatoonland.ca

☐

Saskatoon Land email notification

☐

StarPhoenix Ad

☐

Realtor/Industry mailout

☐

Other:

2950 McClocklin Road

DOCUMENT CHECKLIST to accompany your Purchaser Application Form:

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 coverage and proposed use(s)
- Construction/Building time lines

☐

The purchaser has read and acknowledges the Terms & 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 Avenue North
Saskatoon, SK S7K 2H7
306.975.3278

Signature: _____ Date: _____



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2950 McClocklin Road

Purchaser Application Form

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. The 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.

APPLICATION DEADLINE: 2:00 p.m. CST, on Tuesday, February 28, 2017.

PROPERTY REQUESTED

Legal	Lot 38, Block 1, Plan No. 102064025
Civic Address	2950 McClocklin Road
ISC Parcel	165320816
Purchase Price Offered	

CONTACT INFORMATION

Name to appear on title	
Contact Person	
Phone Number	
Fax Number	
E-mail Address	
Address	
City, Prov.	
Postal Code	
GST Registration #	

LAWYER INFORMATION

Name & Firm	
Phone Number	
Fax Number	
E-mail Address	
Address	
City, Prov.	
Postal Code	



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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 E-mail 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*.



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2950 McClocklin Road

Standard Terms and Conditions

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 Chief Financial Officer/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 twenty four (24) 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 Commercial and Institutional Design Guidelines.
- 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 commercial development projects.

Location Map - 2950 McClocklin Road



Legend:



Subject Site

38.10

Lot Dimensions



5.0 metre easement



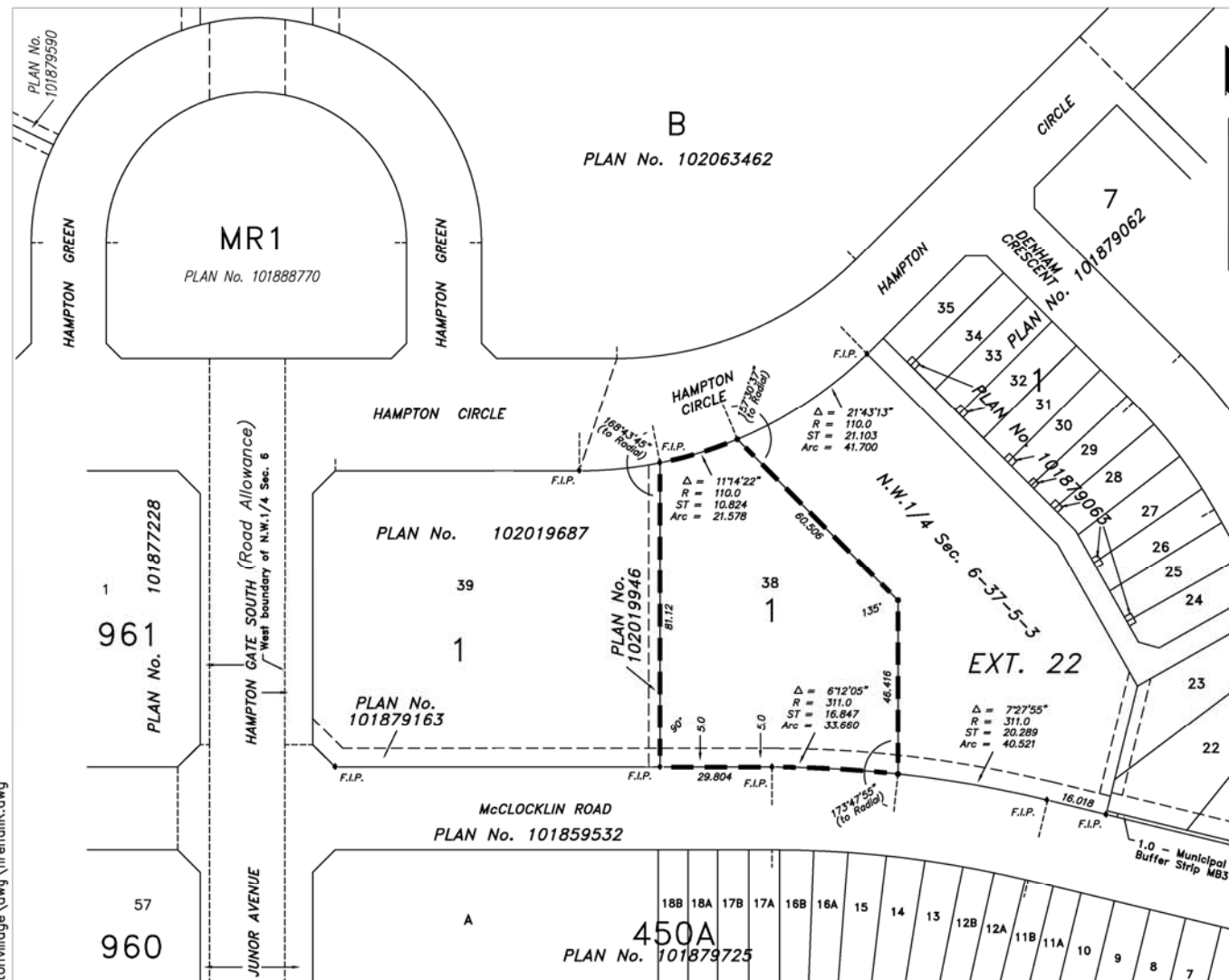
HAMPTON VILLAGE

PLAN OF SURVEY SHOWING
SURFACE SUBDIVISION OF PART OF
N.W.1/4 SEC. 6 - TWP. 37 - RGE. 5 - W.3MER.
SASKATOON, SASKATCHEWAN.

BY: R.A. WEBSTER, S.L.S.
SCALE 1:1000
JULY, 2011

NOTES

- : Measurements shown are in metres and decimals thereof.
- : • Indicates found iron post unless otherwise shown.
- : • Indicates planted iron posts.
- : Area to be approved is outlined by a heavy dashed line.
- : All parcels within the line of approval have an Extension of 0.
- : The unique identifier of S029 for this survey firm has been stamped on all established standard iron posts.
- : All lot corners not marked with an iron post are marked with a 0.013 x 0.356 small iron post.



WEBSTER SURVEYS LTD.

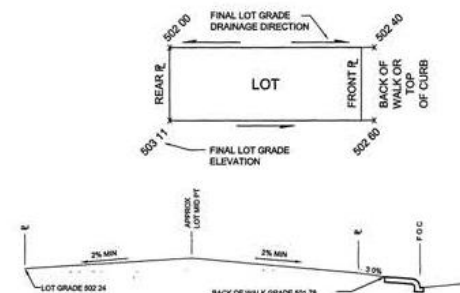


LEGEND

- PROPOSED LOT GRADE
- LOT DRAINAGE DIRECTION
- PHASE BOUNDARY
- COG DATUM

NOTE: CRITERIA FOR LOT DRAINAGE IS AS FOLLOWS

- IF THE DIFFERENCE BETWEEN FRONT OF LOT AND BACK OF LOT ELEVATION IS LESS THAN 0.5m DRAINAGE IS SPLIT AT THE MIDPOINT OF THE LOT
- IF THE DIFFERENCE BETWEEN FRONT AND BACK OF LOT IS GREATER THAN 0.5m AND THE BACK OF LOT IS HIGHER DRAINAGE FLOWS FROM BACK TO FRONT CONTINUOUSLY
- IF THE DIFFERENCE BETWEEN FRONT AND BACK OF LOT IS GREATER THAN 0.5m AND THE FRONT OF LOT IS HIGHER DRAINAGE IS SPLIT AT THE MIDPOINT OF THE HOUSE



BACK HIGH - SPLIT DRAINAGE (TYPICAL)

NOT TO SCALE



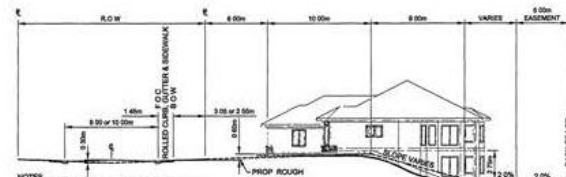
BACK TO FRONT DRAINAGE (TYPICAL)

NOT TO SCALE



FRONT HIGH - SPLIT DRAINAGE (TYPICAL)

NOT TO SCALE



NOTES:
- ALL GRADING TO BE 0.1m BELOW DESIGN ELEVATION.
- TO ALLOW FOR TOPSOIL.
- MINIMUM ELEVATION DIFFERENCE = 2.5m
- FINISHED ROADWAY CENTERLINE TO BACK OF LOT PROPERTY LINE
TYPICAL GRADING - SINGLE-FAMILY HOUSE c/w WALK-OUT BASEMENT
NOT TO SCALE

RECORD DRAWING

City of Saskatoon Infrastructure Services Department		DUNDEE DEVELOPMENTS HAMPTON VILLAGE - STAGE 2 DENHAM CRESCENT LOT GRADING		GENERAL MANAGER SCALES HOR 1:1000 VERT PLAN NO. 0100000000 112-0079-036-001
MUNICIPAL ENGINEERING ENGINEER ENGINEER ENGINEER		PUBLIC WORKS ENGINEER ENGINEER ENGINEER		P. DND SHEET NO. L-1
DRAWN BY: MCK DATE: 05-07-06 CHECKED BY: RWL DATE: 05-07-06		DRAWN BY: MCK DATE: 05-07-06 CHECKED BY: RWL DATE: 05-07-06		PLAN NO. 0100000000 112-0079-036-001
4 ISSUED FOR FINAL RECORD 11-02-07 RJS 3 ISSUED FOR RECORD 07-11-06 RJS 2 ISSUED FOR CONSTRUCTION 05-07-06 MCK 1 ISSUED FOR REVIEW 05-05-11 MCK		4 ISSUED FOR FINAL RECORD 11-02-07 RJS 3 ISSUED FOR RECORD 07-11-06 RJS 2 ISSUED FOR CONSTRUCTION 05-07-06 MCK 1 ISSUED FOR REVIEW 05-05-11 MCK		PLAN NO. 0100000000 112-0079-036-001



Saskatoon Land Commercial & Institutional Design Guidelines



INDEX

1	1.0 Introduction
2	2.0 Site Planning and Setbacks
3	3.0 Site Landscaping & Pedestrian Circulation
5	4.0 General Architectural Design Guidelines

Figure 1 - Desirable Building Entrance

Figure 2 - Undesirable Building Entrance

Figure 3 - Desirable Parking Lot Layout

Figure 4 - Undesirable Parking Lot Layout

1.0 Introduction

Saskatoon Land's Commercial and Institutional Design Guidelines are intended to provide a guiding document to facilitate an enhanced level of development on commercial and institutional sites. These guidelines shall be used to assist in forming the basis of detailed site planning, building design and landscaping in order to help achieve Saskatoon Land's objectives as outlined below:

- Creation of high-quality commercial amenities for area residents.
- Creation of enhanced pedestrian environments both within development sites and surrounding streets, providing safe and comfortable pedestrian movement.
- Development of vibrant commercial and institutional focal points within neighbourhoods.

These guidelines are intended to supplement the City of Saskatoon's (City) Zoning Bylaw. All developments will be governed by the City's zoning regulations. In the event that there are contradictions between these two documents, the Zoning Bylaw shall take precedence.



2.0 Site Planning and Setbacks

This section contains general site planning and setback guidelines.

Site Planning and Setbacks

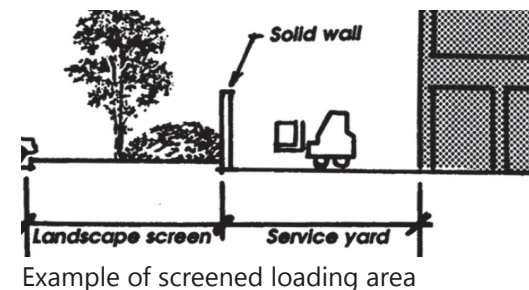
- Building placement should be planned cognizant of the surrounding residential community to achieve human scale development along street edges, while helping to buffer the view of internal parking areas.
- Loading and garbage areas must be screened from surrounding properties and public streets by fencing and/or more intensive landscaping.
- Site signage should be selected and designed cognizant of the area's residential context. In general, wall-mounted signage is encouraged over free-standing signage.
- The inclusion of active transportation facilities including strong linkages with transit facilities and bicycle storage are encouraged.
- Consideration should be given to site planning and building layouts that can accommodate or are adaptable to accommodate pedestrian amenity areas, that would animate the public realm through the use of sidewalk patios, seating areas, etc.



Allowances for sidewalk patios through proactive site planning



Bicycle storage to encourage active transportation



3.0 Site Landscaping and Pedestrian Circulation

Site Landscaping and Pedestrian Circulation

- A high degree of internal landscaping should be provided to help with pedestrian wayfinding and to provide an enhanced level of safety and comfort along internal walkways.
- Green spaces or amenity spaces should be provided at walkway edges which serve buildings.
- Use of boulevard-style landscaping within parking lot islands and linear green spaces which align with internal site pathways.
- Establishment of a strong tree canopy along the major pedestrian and vehicle traffic routes.
- Use of curbed landscaped islands at the end of each parking aisle.
- Changes in parking lot paving treatment to help delineate pedestrian routes or other forms of traffic calming, including bulbing and raised or textured cross-walks.
- Changes in walkway entrance paving treatment to add visual appeal.



Green space at walkway CRU corner



Internal parking lot landscaped islands



Linear green spaces aligned with pedestrian pathway



Storefront walkway treatment change

Figures 1 and 3 provide examples of appropriate building entrance treatments and parking lot configuration.

Figure 1 - Desirable Building Entrance

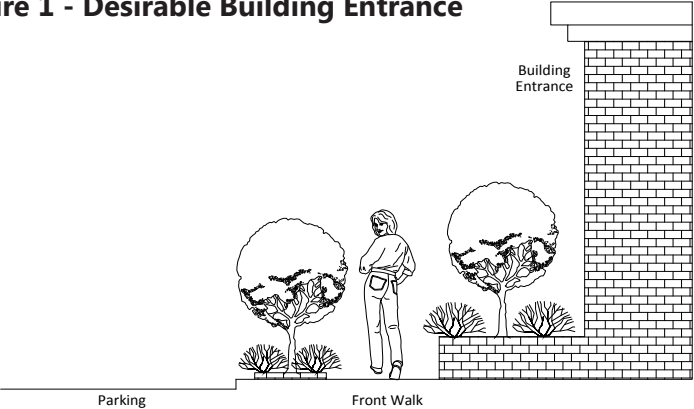


Figure 2 - Undesirable Building Entrance

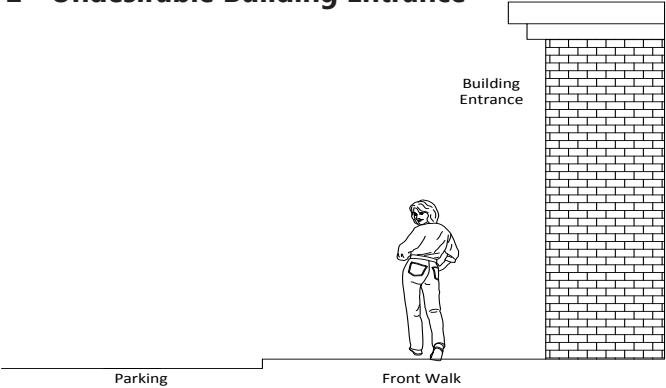


Figure 3 - Desirable Parking Lot Layout

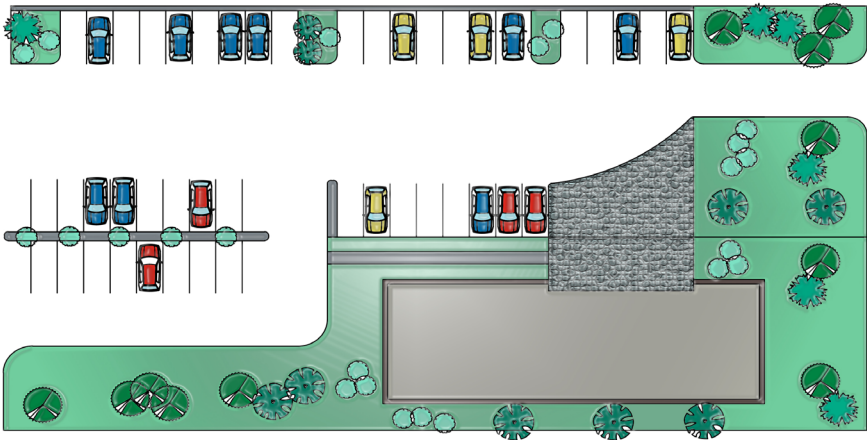
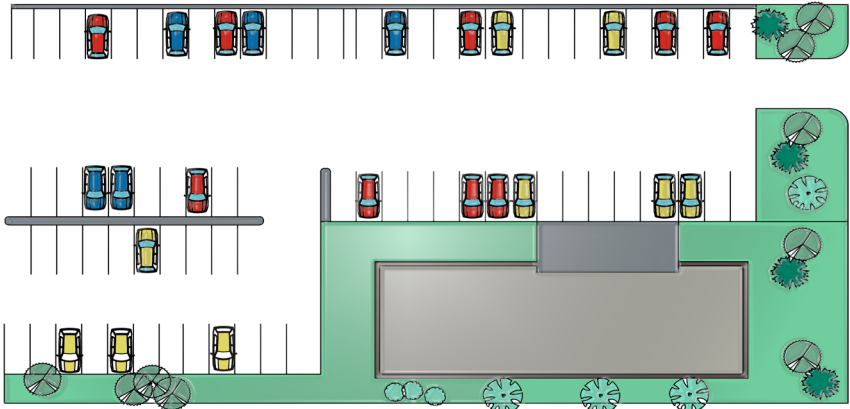


Figure 4 - Undesirable Parking Lot Layout



4.0 General Architectural Design Guidelines

The following information includes general architectural design guidelines:

- Front building elevations should include changes in wall plane to provide relief and encourage pedestrian scale development.
- Building massing should avoid long, continuous, blank wall surfaces throughout the development.
- Building massing should create visual interest by using varied roof lines, heights and pitches.
- Building frontages should be constructed to define the edges of any public or internal street or pedestrian-oriented area.
- Architectural elements should be incorporated into front building elevations including canopies, window projections, awnings, recessed entry ways, specialty signs, etc.
- The use of a variety of different exterior building materials and exterior building material colours are encouraged throughout the site to facilitate a vibrant pedestrian-oriented streetscape.
- The use of a consistent, properly proportioned fenestration pattern along building elevations.
- Lighting on any site and on/in any portion of a building shall be arranged and shielded such that it does not become a hazard, annoyance or compromise the function of adjacent properties.



Changes in wall plane and the use of a variety of canopies and awnings along the front elevation



Example of the use of multiple colours



A good example of varied roof heights



A good example of a consistent fenestration pattern