



# Kensington

## Multi-Unit Presale Package



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## Presale Allocation

Saskatoon Land is offering five parcels for sale as part of the open market Presale Allocation (Figure 1). This Presale is targeted to builders who have an interest in purchasing entire blocks or parcels which will enable builders to provide desired lot widths and service connections that best suit their business models. The presale may also be of interest to builders who require large parcels and are able to have site designs advanced in time to have site servicing and access construction completed at the time deep underground servicing and roadway construction takes place.

All Eligible Contractors in good standing who are actively on Saskatoon Land's Builder List, and builders (applicants) who would otherwise qualify under [Policy C09-001](#), may apply for the presale allocation of parcels. The selected applicants (purchasers) would enter into a presale agreement and work with Saskatoon Land staff to design lots. The five parcels being offered for sale through the Presale are in the Kensington neighbourhood (see Table 1 – Property Details).

**These lot parcels will be sold with a delayed possession estimated to be granted in Fall of 2023. Final possession of these lot parcels will be dependent on subdivision and on servicing completion. Parcels will require a deposit upon signing of a Presale Agreement. Further payments will be determined as part of the Agreement for Sale. Property taxes become the responsibility of the purchaser effective the first of the month following the date of the Agreement for Sale and possession. Build time requirements will be negotiated at the time of possession and will be consistent for all selected applicants who enter into the Agreement for Sale.**



# Property Details

**Table 1 – Presale Property Details**

Kensington

Parcel	Parcel Area (ha) <sup>1</sup>	Approx. Parcel Depth (m) <sup>1</sup>	Frontage (calculated at 6m setback) <sup>1</sup>	Concept Plan Land Use	Current Zoning District	Parcel Shape	List Price <sup>2</sup>
O	0.38	38.00	104.08	Low/ Medium Density	RMTN	Rectangle	\$1,269,776.00
P	0.50	42.50	116.45	Low/ Medium Density	RMTN	Rectangle	\$1,420,690.00
Q	0.50	42.50	116.45	Low/ Medium Density	RMTN	Rectangle	\$1,420,690.00
N	1.13	-	-	Low/ Medium Density	RMTN1	Irregular	\$2,232,000.00
R	1.97	-	-	Low/ Medium Density	RMTN1	Irregular	\$3,896,000.00

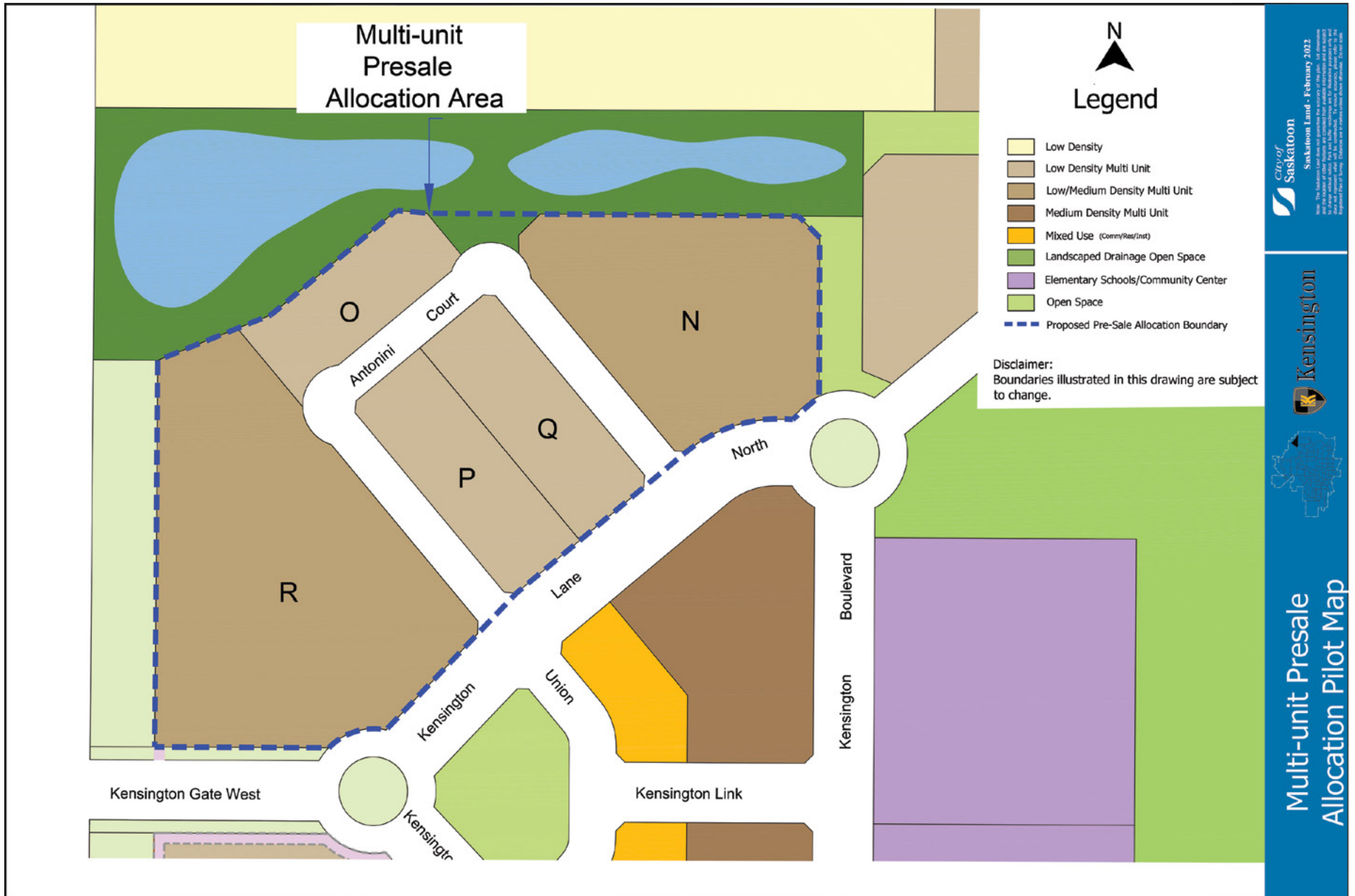
1 – Parcel measurements noted above subject to change slightly at the time of subdivision and survey.

2 – List Price includes servicing costs (see section on Services for more information).

See Figure 1 for Kensington Multi-Unit Presale Map

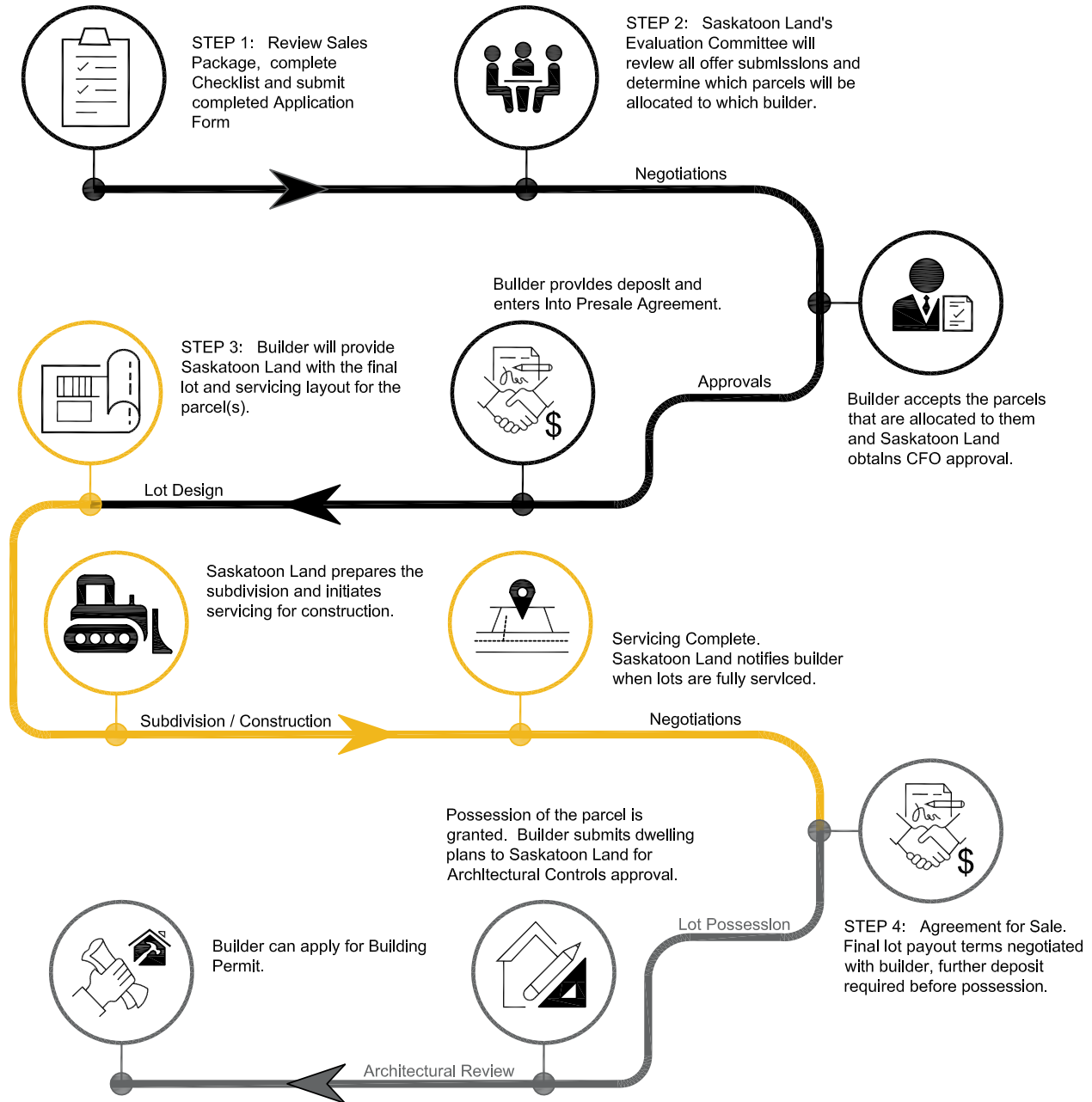
See Attachment 1 for individual parcel maps and example site layouts.

**Figure 1 - Kensington Multi-Unit Presale Map**



# Presale Allocation Flow Chart

The flow chart below provides an overview of the presale process:



## Step 1: Application Process

- Contact Saskatoon Land prior to submission to confirm Eligible Contractor status.
- Complete Checklist and submit the Application Form to the Saskatoon Land's office no later than: **Friday, April 1, 2022 at 4:00 p.m.** local time (application deadline).
- The Application Form and supporting information shall be dropped off at: Saskatoon Land 201 3rd Ave North, Saskatoon SK S7K 2H7 or emailed to the Saskatoon Land designate noted on the Checklist.
- The Application Form must be deemed complete and received before the application deadline noted above. It is the applicant's responsibility to review the Checklist and confirm that all the documents that make up the Application Form have been received.
- Multiple Eligible Contractors **cannot** submit one application together to form a group.
- An application submission requires a minimum purchase of one parcel. Multiple parcel purchases will be permitted pending overall interest and offers received. Applicants must number each parcel in order of preference on the Application Form. For example, number 1 would be the applicant's most desirable parcel preference.
- For parcel(s) which are to be subdivided along a block face, the applicant must provide a lot layout design for each parcel of interest. Lot widths for each lot must be dimensioned on the attached maps. Digital AutoCAD.DWG files for each parcel may be requested from Saskatoon Land.
- For large parcel which are not being subdivided further, applicants are not required to provide anything at the time of the submission. The successful applicant(s) will need to provide a preliminary site plan, showing the potential access point into the site and where potential servicing connections area located, within a specified timeframe which will be agreed upon at the predesign infrastructure stage. Digital AutoCAD.DWG files for each parcel can be requested from Saskatoon Land. The applicable zoning district for each of the parcels will also be discussed with the applicants.
- The applicants are required to provide brochures, photos, and/or elevation drawings for proposed model/dwelling types for each parcel of interest.
- The applicant is required to submit an offer price and suggested deposit percentage for each parcel of interest by filling in the Application Form as provided. Saskatoon Land provided a List Price in Table 1 for each parcel. Saskatoon Land will either accept the offer price and deposit percentage or enter into negotiations with the applicant to attempt to arrive at a mutually acceptable offer.
- Submitting an application provides information to Saskatoon Land regarding a desire to purchase property in Kensington as part of the Presale. The completion of the Application Form in no way obligates the applicant to purchase the properties in question and is not in any way binding upon Saskatoon Land.
- Applicants must agree to the terms and conditions on page 2 of the Application Form.



## Step 2: Application Review, Negotiations, and Presale Agreement

- After the application deadline, the Evaluation Committee, made up of Saskatoon Land staff, will review all submissions. In the event multiple applicants have interest in the same parcels/blocks, Saskatoon Land will weigh the application submissions based on the following scoring criteria:

### **Offer Price and Suggested Deposit Percentage (40 points)**

- Offers that are considerably lower than the list price, and therefore not reflective of market value, will not be accepted.
- The formula used to assign points to the offer price will be:  $(\text{offer price} / \text{highest offer price received}) \times 40 \text{ points} = \text{points allocated}$ .

### **Demonstrated Home-Building Experience (20 points)**

- The applicant must provide information that demonstrates their experience as a quality home builder that could complete this project.

### **Financial Capacity (20 points)**

- The applicant must provide documentation that shows they have the financial capacity to complete the project.

### **Quality and Conformance with Respective Architectural Controls and Dwelling Types (20 points)**

- The applicant must provide their lot layout design and dwelling types for each parcel of interest.
- The applicant must demonstrate how their dwelling types will comply with the Kensington neighbourhood architectural controls.

- As part of the review and evaluation process, the Evaluation Committee will take into consideration varying lot sizes and dwelling types that could interface to ensure compatibility along the street. Dwelling types from selected applicants that have interfacing parcels will be shared with both applicants as part of negotiations.
- If required, the selected applicants will enter into negotiations with Saskatoon Land based on their application submission and the parcel(s) allocated to them. The selected applicants will determine if they wish to proceed with the purchase of the allocated parcel(s) or opt to withdraw their application.
- If selection and negotiations are successful, the selected applicants must pay a deposit for each parcel within ten (10) business days of Corporate Chief Financial Officer approval and enter into a Presale Agreement.



- Saskatoon Land will prepare the Presale Agreement and the selected applicant has 30 business days from offer acceptance to execute the agreement.
- Upon execution, of the Presale Agreement, the deposit becomes non-refundable and will be applied to the purchase price in the event the sale closes.
- If the sale doesn't close due to the actions of the selected applicant the deposit becomes the sole property of the City (Saskatoon Land).
- If Saskatoon Land cannot meet the agreed-upon timeline (the date of Agreement for Sale and possession), the selected applicant may, upon request, withdraw from the agreement without penalty. In this case, the deposit (without interest) will be returned. This will not apply if the servicing schedule is impacted by reasonable unforeseen circumstances such as inordinate weather.
- Upon request, a Phase 1 Environmental Site Assessment Report for the neighbourhood will be supplied to the selected applicant.
- Any parcels not purchased through this Presale process will be offered for sale in future allocations.
- Saskatoon Land reserves the right not to enter into a Presale Agreement with any applicant.



## Step 3: Pre-Design and Infrastructure Construction

- The selected applicants will have ten (10) business days from the date of execution of the Presale Agreement to confirm lot layout.
- Lot service connection locations will need to be confirmed by the selected applicant based on their proposed dwelling types. Water and sewer service connections cannot be located under front-attached garages.
- Saskatoon Land will legally subdivide and service the lots as per the agreed-upon lot layout design. Any costs incurred due to changes to the lot layout plan after being surveyed or serviced will be the selected applicant's responsibility.
- After easements are added to the Plan of Proposed Subdivision by the surveyor, the plan will be shared with the selected applicants.
- Saskatoon Land will prepare the construction drawings and initiate construction installation of the typical underground municipal infrastructure and utilities.
- Saskatoon Land will prepare roadway and curb construction drawings and commence construction of the required roadway/lane and curb/sidewalk infrastructure to the relevant City of Saskatoon specifications. (Depending on the number of parcels acquired by the selected applicant, phasing completion of this phase of construction may be permitted.)





## Step 4: Execution of Agreements

- Upon servicing completion and raising of titles for the parcels, purchasers will be required to attend the Saskatoon Land office within ten (10) business days to comply with all sales terms and conditions and execute the Agreement for Sale to obtain possession. Additional deposits on the purchase price will be required for each parcel upon possession.
- Specific payment terms for the balance owing and build time requirements will be negotiated as part of the Agreement for Sale and will be generally consistent for all purchasers.
- Failure to enter into the Agreement for Sale will result in forfeiture of the Presale Agreement non-refundable deposit.
- After possession of the parcels is granted, the parcels may be returned following typical return process and fees. Any returns made at this point will impact the purchaser's ability to enter future Presale or Multi-lot Allocations with Saskatoon Land.
- Property taxes become the responsibility of the purchaser effective the first of the month following the date of the Agreement for Sale and possession.
- Prior to submitting a building permit to construct on the lots within the parcel, the purchaser must submit building plans to Saskatoon Land for architecture approval. Once approved, an Architectural Controls Approval Letter will be provided to the purchaser to attach to their building permit submission.



## Zoning

Noted in Table 1, the existing land uses allocated to these parcels through the Concept Plan (Attachment 2) are Low to Medium Density Multi-Unit parcels. The zoning districts applied to these parcel land uses are: Low to Medium Density Multi-Unit (RMTN, and RMTN1). To review all permitted uses in each district, please visit the City of Saskatoon Zoning Bylaw No. 8770 at [saskatoon.ca](https://www.saskatoon.ca).

## Services

Subdivision applications and lot servicing of the entire area will commence after the Presale Agreements are signed and the lot layouts are finalized. The list price of the parcels includes servicing costs. The lots will be fully serviced by Saskatoon Land. These services include curb, sidewalk, boulevard, street paving, street lighting, street signing, preliminary site grading, storm water mains, sanitary sewer mains, and offsite levies. Please note that utility services - power, gas, and communication lines are adjacent to lots. As is typical, utility service connection costs are the responsibility of the respective builder.

## Architectural Review Process

Development on parcels N, O, P, Q, and R is subject to compliance with Saskatoon Land's Multi-Family Architectural Controls (documents can be requested from Saskatoon Land or found [here](#)).

Saskatoon Land is available to meet and review draft plans and discuss the architectural requirements with all selected applicants. Following the Presale Agreement, the selected applicant may begin to submit building plans to Saskatoon Land for Architectural Controls approval. Saskatoon Land reserves the right to allow up to two weeks to review and comment on plans after any submission is made by the selected applicant. Upon approval, if necessary, required changes will be discussed and submitted to the selected applicant. After successful architectural evaluation and possession is granted, an Architectural Controls Approval Letter will be provided to the purchaser to submit with their building permit package.

Prior to parcel selection, please note that building elevations facing a street on corner lots or elevations adjacent to open spaces are considered highly visible and are subject to additional architectural controls.

Changes made to the building's exterior after approval will require revised plans sent to Saskatoon Land for Architectural Controls review and approval.



# Development Controls

## Landscaping and Driveway Incentives

**Saskatoon Land's Incentive Program will not apply to any parcels that are part of this Presale.**

### Landscaping Requirements

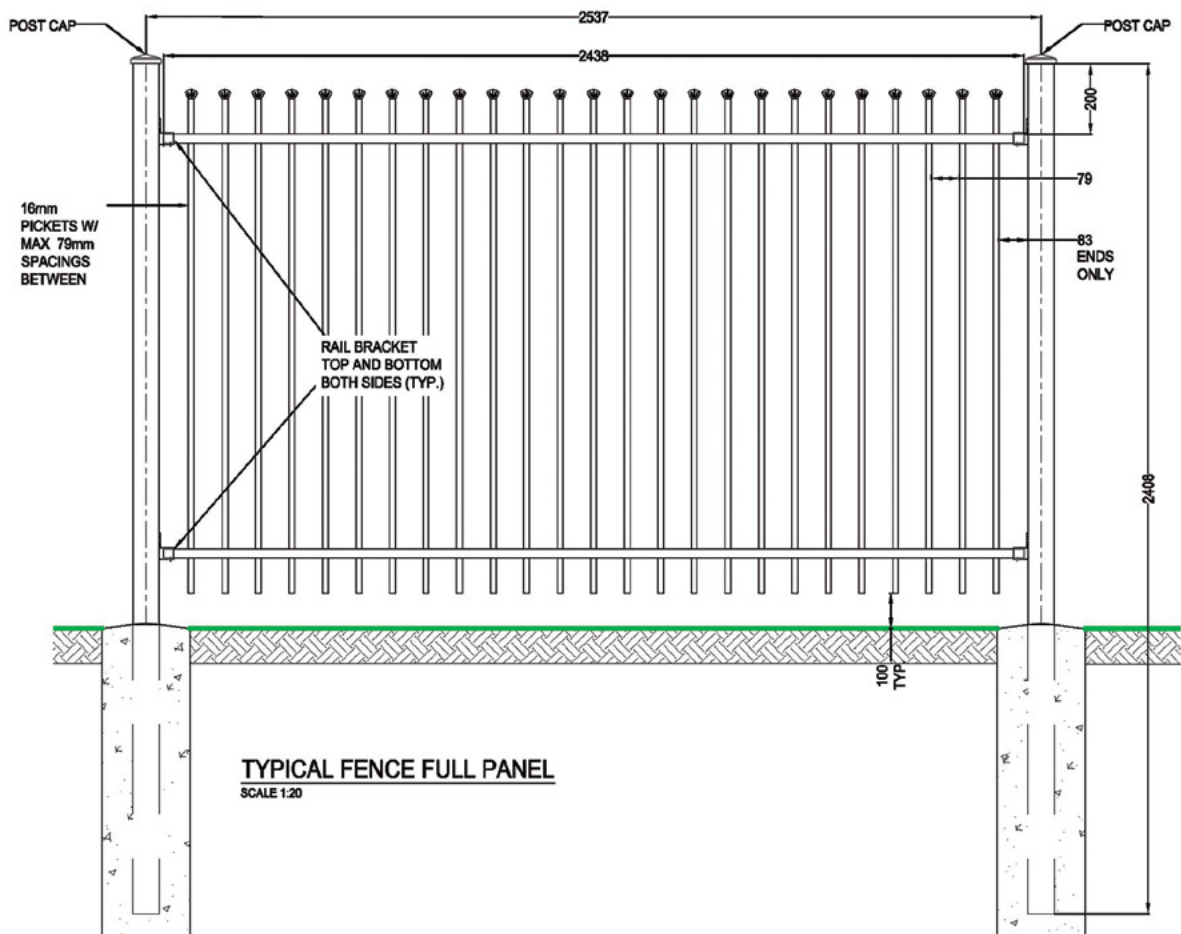
- Landscaping on all front yards, and the addition of side yards on corner lots, must be completed within 18 months of pre-backfill inspection approval.
- The scope of materials are sod, artificial turf, trees, shrubs, plant materials, hardscaped elements, irrigation components, and edging.
- The following minimum standards apply:
  - a) Topsoil installed to a minimum depth of 4 inches.
  - b) Sod (seeded lawns are not acceptable) "Sod laying shall be performed during the active growing season for type of sod. Sodding during dry periods, at freezing temperatures or over frozen soil is unacceptable." Canadian Landscape Standards, 2017.
  - c) A minimum of one tree of a species suitable for Saskatoon's climate and soil types must be planted in the front yard of the following minimum size:
    - i. Deciduous trees must have a minimum 1 ¾ inches caliper measured 6 inches above ground; and
    - ii. Coniferous trees must be at a minimum 6 feet in height.
  - d) Three shrubs must be installed in the front yard of each home.
  - e) *Combined walk and curb lots* - The boulevard between the property line and the inside edge of the sidewalk must be landscaped with the same material as the front yard; or  
 Separate walk and curb lots – The boulevard between the property line and the inside edge of the sidewalk and the boulevard between the outside edge of the sidewalk and the curb must be landscaped with the same material as the front yard.

## Driveway Requirements

- The driveway must be completed within 18 months of pre-backfill inspection approval.
- Attached-garage dwelling – a paved driveway is mandatory on all lots.
- Detached-garage dwelling (lot with a lane) – a minimum of a garage pad with an apron to the paved lane. See Architectural Controls as additional controls may apply.
- Acceptable driveway types:
  - Concrete driveway types: broom-finished, stamped and coloured, exposed aggregate, and pavers (driveway types not listed will be at the discretion of Saskatoon Land).

## Fencing

A decorative aluminum fence will be built by Saskatoon Land parallel to the rear property line of Parcels N, O and R. The centerline of this fence will be located approximately 10" inside of the property line and will become the property of the lot owner. No gates will be installed in these sections of fence as the lots are adjacent to a neighbourhood storm pond.



# Application Checklist

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

- Applicant's contact information.
- Acknowledgment of Addendums.
- Signed Terms and Conditions.
- Pricing and Parcel Preference Sheet (includes offer price, suggested deposit percentage, parcel preference, and proposed zoning district).
- Parcel maps showing lot layout widths (dimension lot widths in metres).
  - These maps can be photocopies of the maps attached or can be PDF prints of the parcel from the requested AutoCAD.DWG file.
- Brochures, renderings, photos, or elevation plans for the proposed dwelling types.
- Financials – documentation that shows that the applicant has the financial capacity to complete the project.
  - This could be reviewed financial statements, a letter from the applicant's financial lender stating they will be working with the applicant on the project, or a letter from the applicant's accountant stating the applicant's current financial position is capable of proceeding with the project.

Submit your completed Application Form to:

Sale Staff at [land@saskatoon.ca](mailto:land@saskatoon.ca)

or drop off delivery addressed to:

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

**Application Form Deadline is: Friday, April 1, 2022 at 4:00 p.m. local time.**

It is the applicant's responsibility to ensure their application has been received at the Saskatoon Land office prior to the application deadline.



# Application Form

Please complete this application if you are interested in purchasing parcels and participating in the Presale with Saskatoon Land. This information provided 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 in Kensington. The completion of the form in no way obligates the applicant to purchase the properties in question and is not in any way binding upon Saskatoon Land. It is for information purposes only. Saskatoon Land will review the Application Form and supporting documents and contact you to confirm whether or not Saskatoon Land will consider your application. Saskatoon Land, in its sole discretion, reserves the right to communicate with only those applicants' it determines. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any applicant's Application Form. Saskatoon Land has the ability to reject any application for any reason prior to entering into a Presale Agreement with the applicant.

## Applicant

Eligible Contract or Company Name

Name to Appear on Title

Authorized Contact Person Name

Phone No.

Fax No.

Email Address

Street Address

City, Province

Postal Code

We acknowledge receipt of the following addenda which shall be considered as part of the application form:

Addendum No. \_\_\_\_\_ Date: \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date: \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date: \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date: \_\_\_\_\_



# Open Market Sales Approach – Terms and Conditions

## 1. Deposit/Possession:

- i) Purchasers must pay a non-refundable deposit on each block/parcel within ten (10) business days of Corporate Chief Financial Officer approval and enter into a Presale Agreement.
- ii) Purchasers will be notified of servicing completion and given ten (10) business days to provide a further deposit and enter into an Agreement for Sale.
- iii) Final payment terms to be negotiated with purchaser.
- iv) The purchaser shall have the right of possession upon the effective date of the Agreement for Sale.

## 2. Conditions Precedent:

- i) Selection of potential purchaser to enter negotiations on parcels with multiple offers will be determined by the following:

No.	Category	Weighting (%)
1	Offer price and deposit	40
2	Demonstrated home-building experience	20
3	Financial capacity	20
4	Quality and conformance with respective architectural controls	20
<b>Total Points</b>		<b>100</b>

- ii) Approval of the purchase price and terms by the Chief Financial Officer.

## 3. Special Terms and Conditions:

- i) Eligible Contractors must be in good standing on Saskatoon Land’s Eligible Contractor List.
- ii) The property is sold “as is” and the purchaser shall assume all responsibility and liability, including any environmental matters existing, as of the possession date.
- iii) Upon entrance into the Agreement for Sale, return of any of the subdivided lots will be consistent with the guidelines in Council [Policy C09-006](#), Residential Lot Sales – General Policy.
- iv) Development on these lots will be reviewed for consistency with Saskatoon Land’s architectural and development controls.

- v) The purchaser covenants and agrees to construct a dwelling on each lot, with the dwellings being completed within three years of the effective date of the Agreement for Sale, as evidenced by substantial completion of the dwelling unit, or such other date that the parties agree to acting reasonably.
- vi) The purchaser further agrees to grant to 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.

Name of Respondent Representative \_\_\_\_\_

Title of Respondent Representative \_\_\_\_\_

I have read and accepted these terms \_\_\_\_\_ (signature) \_\_\_\_\_ (date)

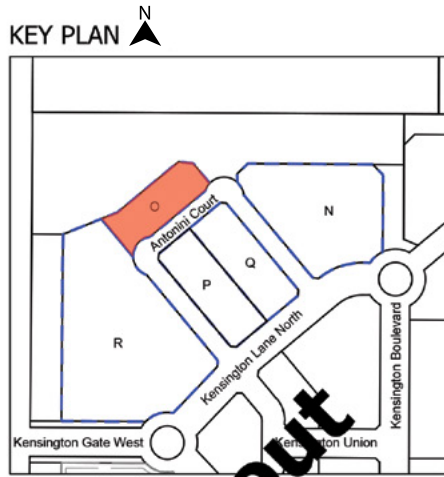
# Pricing and Parcel Preference

Kensington

Parcel Number	Frontage	Acres	Offer Price <sup>1</sup>	Suggested Deposit Percentage <sup>1 &amp; 2</sup>	Parcel Preference Number <sup>3</sup>
O	104.08	0.94	\$	%	
P	116.45	1.23	\$	%	
Q	116.45	1.23	\$	%	
N	-	2.79	\$	%	
R	-	4.87	\$	%	

- <sup>1</sup> – The Offer Price and Suggested Deposit Percentage will be negotiated with the applicant to form the Presale Agreement. Additional deposits will be required as part of the Agreement for Sale.
- <sup>2</sup> – The Suggested Deposit is a percentage of the Offer Price and will be added to the Offer Price for the purposes of evaluation.
- <sup>3</sup> – Applicants must number each parcel in order of preference. For example, number one would be the applicant’s most desirable parcel preference.

**Attachment 1 Parcel Maps and Layout Examples**



**Lot Layout Example**



**Kensington**

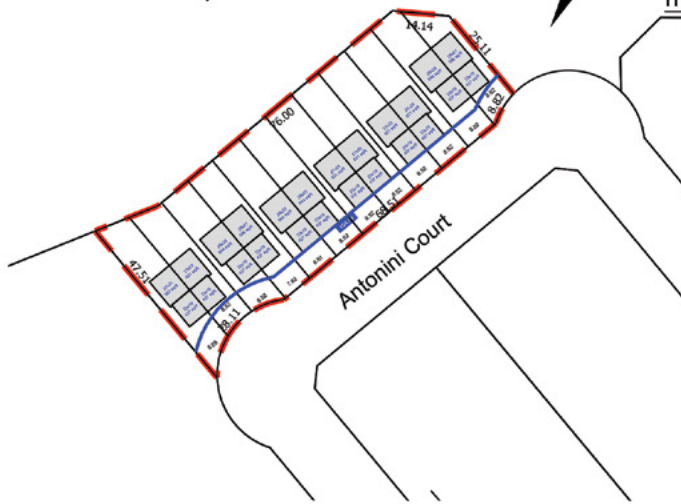
**PARCEL O**

We are showing the following lots:

- 1 lot at 7.92m
- 8 lots at 8.52m
- 1 lot at 8.61m
- 1 lot at 8.62m
- 1 lot at 8.69m

Total frontage of 104.08m

Use this map to dimension your proposed lot layout and submit map with application form.



**LEGEND**

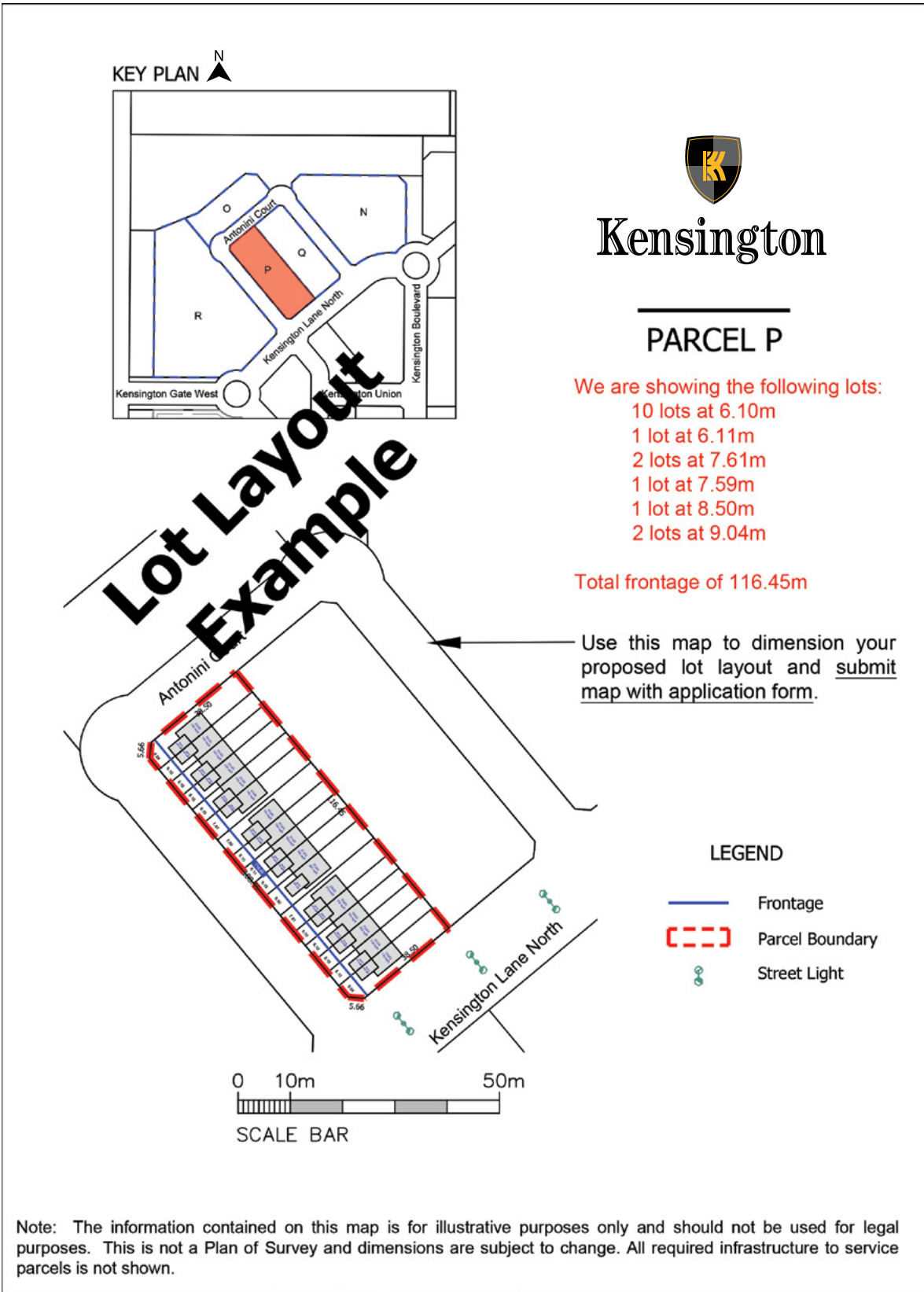
- Frontage
- Parcel Boundary



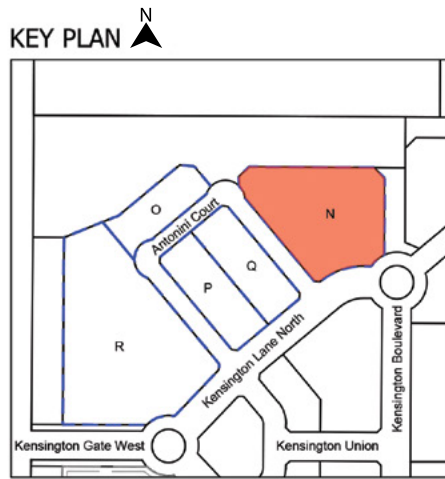
Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.



**Attachment 1 Parcel Maps and Layout Examples**



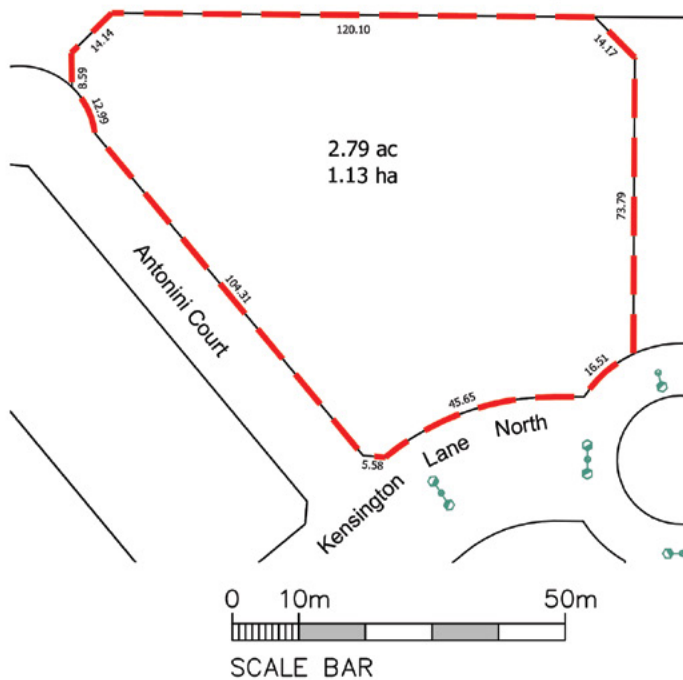
**Attachment 1 Parcel Maps and Layout Examples**



**Kensington**

**PARCEL N**

Use this map to dimension your proposed lot layout and submit map with application form.

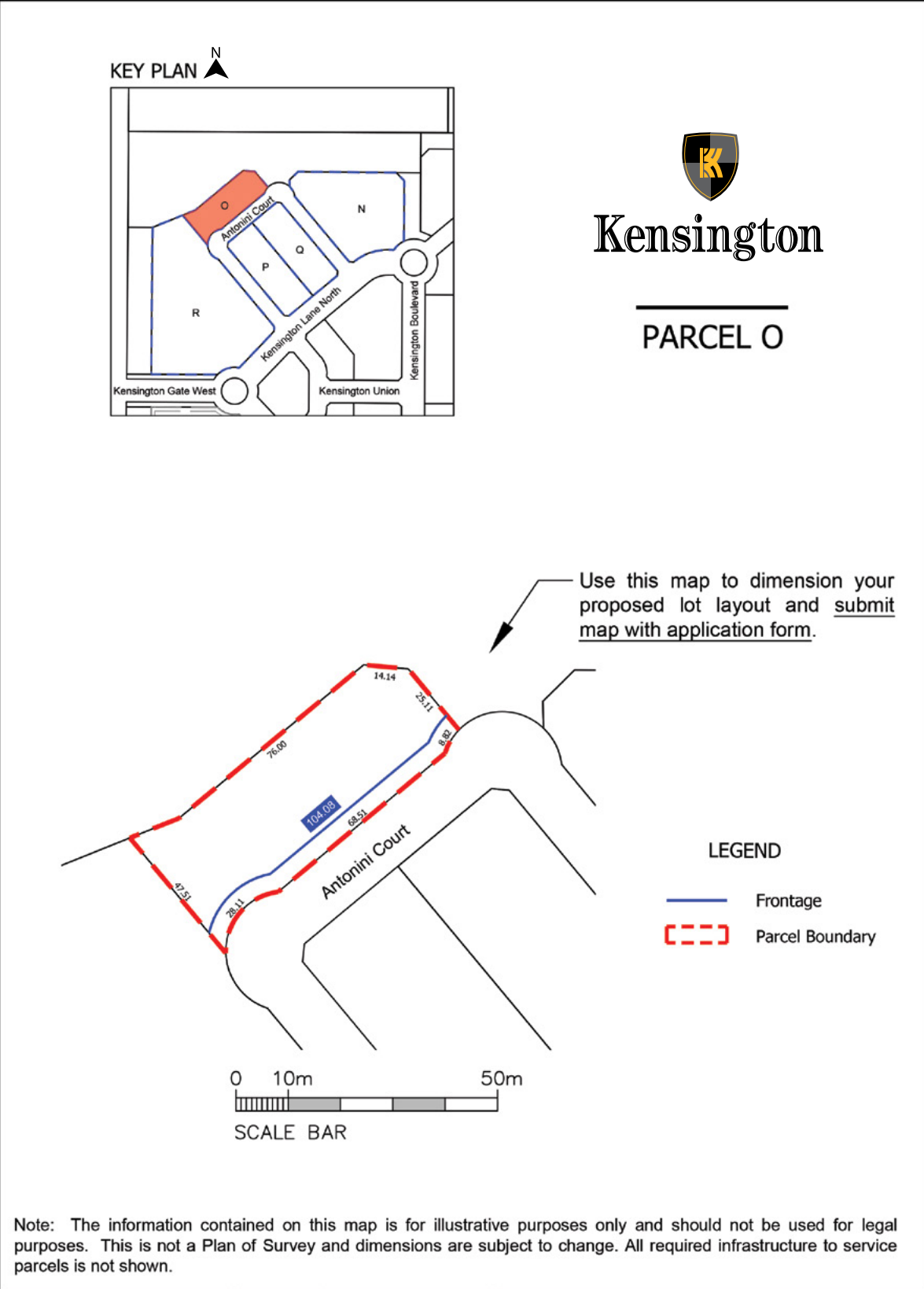


**LEGEND**

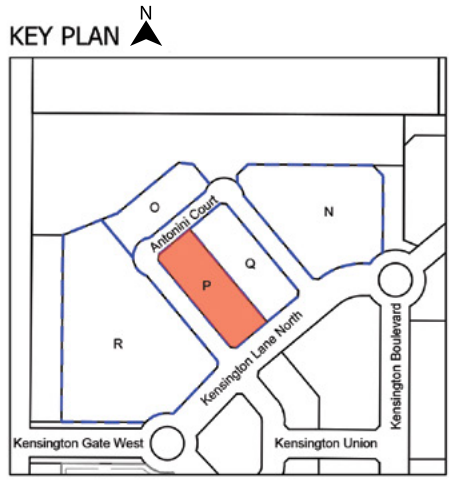
-  Frontage
-  Parcel Boundary
-  Street Light

Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.

**Attachment 1 Parcel Maps and Layout Examples**

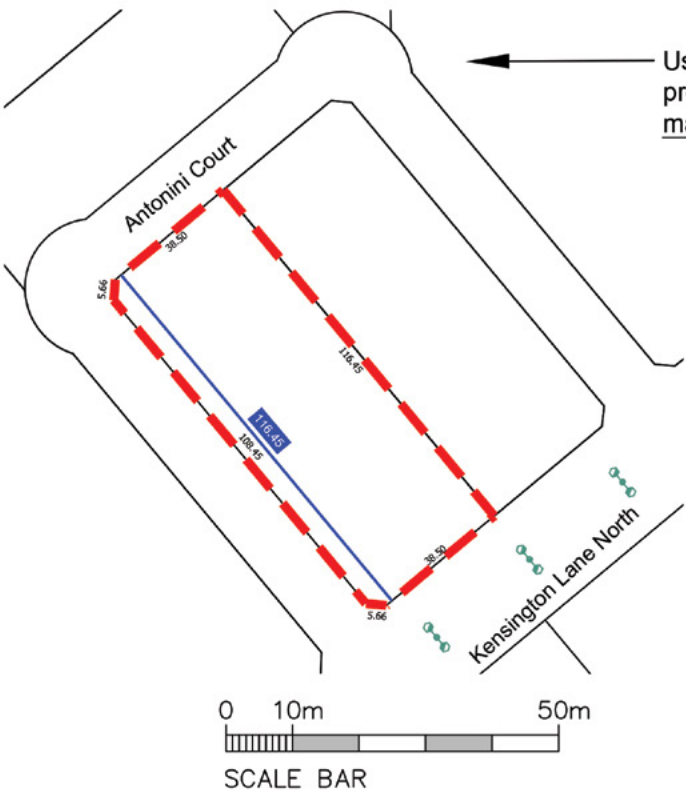


**Attachment 1 Parcel Maps and Layout Examples**



**Kensington**

**PARCEL P**



Use this map to dimension your proposed lot layout and submit map with application form.

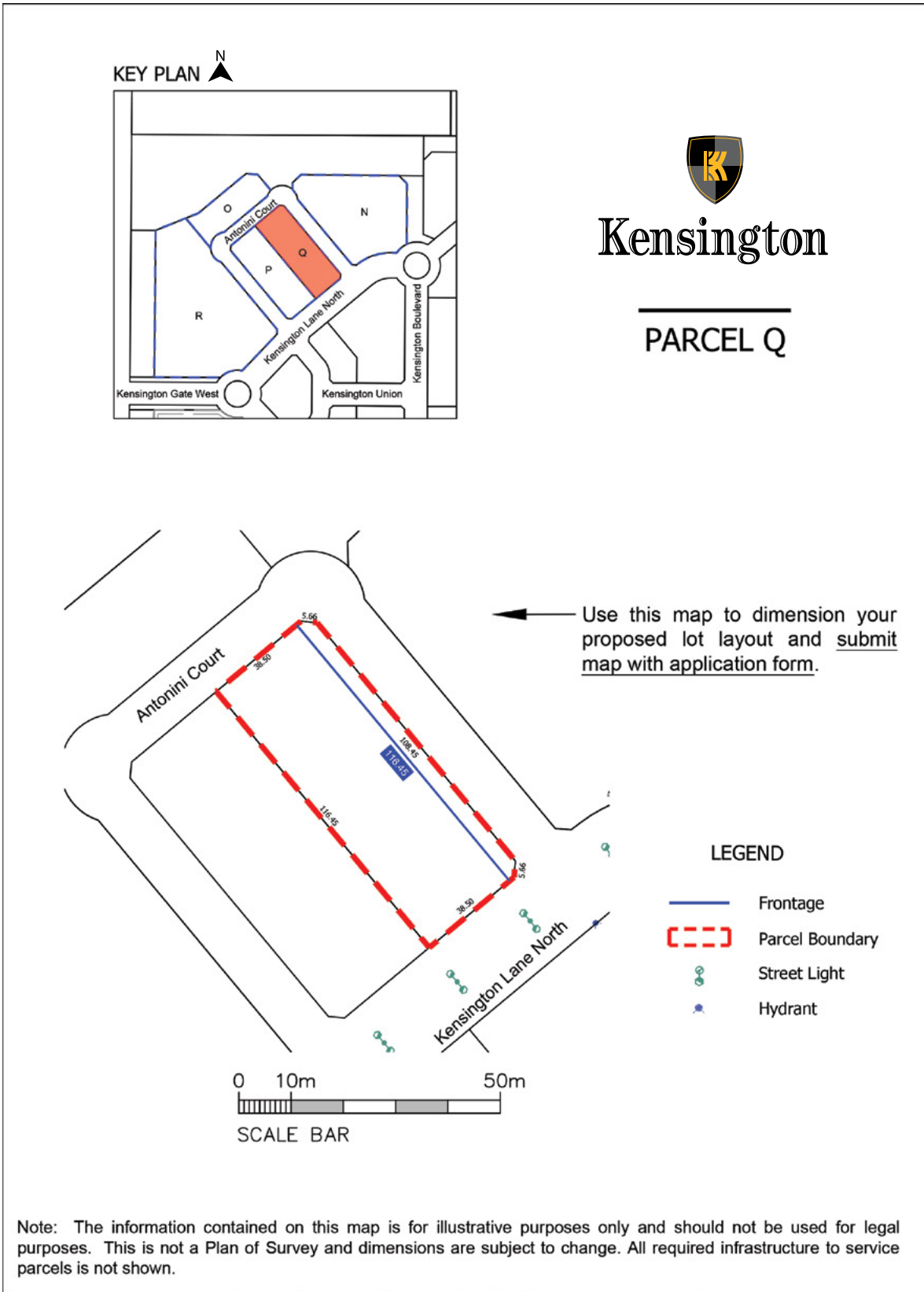
**LEGEND**

- Frontage
- Parcel Boundary
- Street Light

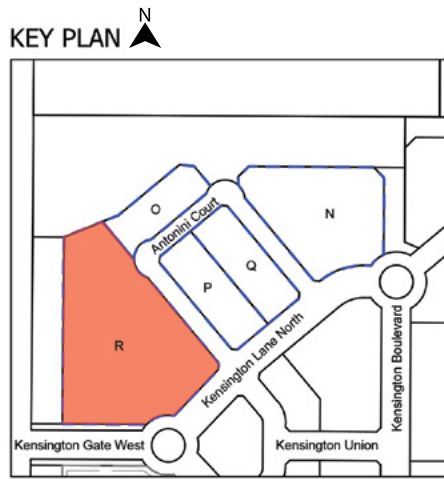
Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.



**Attachment 1 Parcel Maps and Layout Examples**

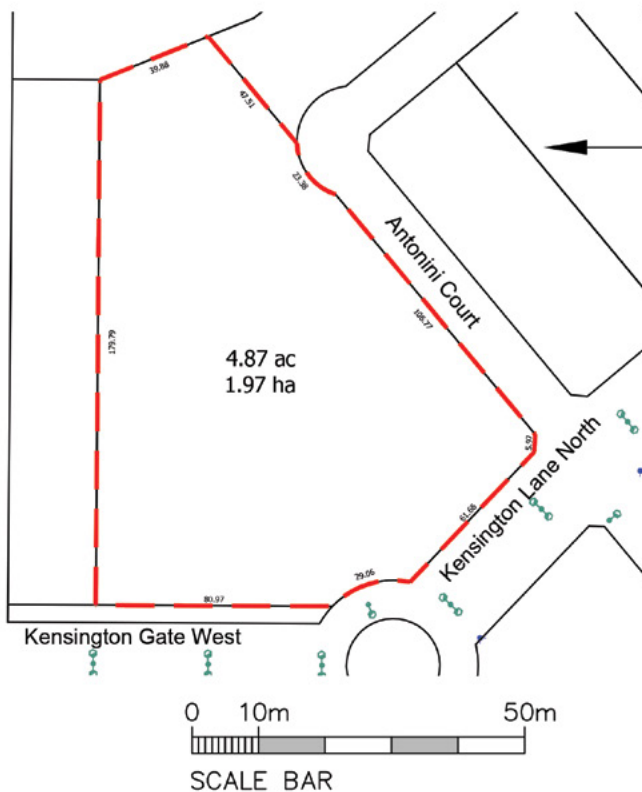


**Attachment 1 Parcel Maps and Layout Examples**



**Kensington**

**PARCEL R**



Use this map to dimension your proposed lot layout and submit map with application form.

**LEGEND**

-  Frontage
-  Parcel Boundary
-  Street Light
-  Hydrant

Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.

# Attachment 2 Kensington Land Use Concept Plan



File: 4131-26-1 Date Saved: April 23, 2021 F:\Land\Projects\Kensington\1 Project Management\Concept Plan Amendments\Antonini Court Amendment\Amending



saskatoonland.ca • land@saskatoon.ca • 306-975-3278  
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