



## Kensington Grouped Lot - Open Market Sale Lot Information Package

- 85 single-family lots
- Traditional lots, with rear lane access
- Executive, linear park backing lots
- Lots to accommodate a wide range of house sizes and plans
- Eligible for Saskatoon Land's Payment Term, Driveway and Landscaping Rebate Incentive Program
- Craftsman Style Architectural Controls



For more information, contact Saskatoon Land at 306-975-3278.

[saskatoonland.ca](http://saskatoonland.ca)



# Kensington

\* The sale of individual lots may be considered at the discretion of Saskatoon Land. Prospective purchasers are advised to contact Saskatoon Land for individual lot prices.

### Legend

- 5m easment
- 3m easment
- Garage side
- Corner Garage Placement
- Utility Pedestal
- Transformer
- Temporary Water Hut
- Block #
- Street Light
- Transit Stop
- Mail Box
- Group 1 \$123
- Grouping and Asking Price
- Decorative Aluminum Fencing

Stromberg Crescent

Private Development (single-family)

Kensington Road

Road

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

Future Park Development

Bentley Manor

Bentley Manor

Bentley Lane

Bentley Manor

Future Single-Family Development



# KENSINGTON SINGLE-FAMILY LOTS GROUPED LISTINGS

Group	Lot	Block	Group Price
1	33	106	\$530,200
	34	106	
	35	106	
	36	106	
	37	106	
2	26	106	\$729,200
	27	106	
	28	106	
	29	106	
	30	106	
	31	106	
	32	106	
3	21	106	\$520,400
	22	106	
	23	106	
	24	106	
	25	106	
4	17	106	\$411,800
	18	106	
	20	106	
5	14	106	\$279,200
	15	106	
6	20	109	\$392,700
	21	109	
	22	109	
7	23	109	\$577,600
	24	109	
	25	109	
	26	109	
8	16	109	\$481,100
	17	109	
	18	109	
9	14	109	\$349,900
	15	109	
10	11	109	\$470,000
	12	109	
	13	109	
11	7	109	\$607,600
	8	109	
	9	109	
	10	109	

Group	Lot	Block	Group Price
12	5	109	\$329,600
	6	109	
13	3	109	\$378,100
	4	109	
14	1	109	\$345,300
	2	109	
15	1	108	\$452,000
	2	108	
	3	108	
16	4	108	\$440,100
	5	108	
	6	108	
17	7	108	\$289,200
	8	108	
18	10	108	\$433,400
	11	108	
	12	108	
19	13	108	\$438,900
	14	108	
	15	108	
20	1	107	\$341,800
	2	107	
21	3	107	\$505,600
	4	107	
	5	107	
22	6	107	\$348,300
	7	107	
23	2	106	\$298,700
	3	106	
24	4	106	\$452,000
	5	106	
	6	106	
25	7	106	\$308,900
	8	106	
26	9	106	\$303,000
	10	106	
27	11	106	\$424,600
	12	106	
	13	106	



# GROUPED SINGLE-FAMILY LOTS FOR SALE - OPEN MARKET SALE (STANDARD TERMS)

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 - Grouped Lots" for the above-noted parcels. The subject sites are identified in Figure 1.

## INSTRUCTIONS TO PARTIES

Interested parties are required to submit a completed Purchaser Application Form (Attachment 1) which indicates the desired lot groupings and offer prices for each grouping.

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 5 of this document.

\* The sale of individual lots may be considered at the discretion of Saskatoon Land. Prospective purchasers are advised to contact Saskatoon Land for individual lot prices.

## ARCHITECTURAL REVIEW PROCESS

For the lots being offered for sale in this development phase, Saskatoon Land has selected a Craftsman architectural theme. Successful proponents are required to have house plan designs reviewed by Saskatoon Land for consistency with Saskatoon Land's Craftsman Architectural Guidelines (<https://www.saskatoon.ca/business-development/land-development/kensington-architectural-controls>).

Saskatoon Land's approval of building plans is required prior to the submission of a Building Permit Application. Builders are encouraged to meet with Saskatoon Land during the design stage to avoid potential delays.

The following information must be submitted to Saskatoon Land prior to the submission of a Building Permit Application:

- Completed application form (Page 7);
- One hard or digital copy of the working drawings, including site plan, floor plan, and building elevations. All exterior building materials must be identified on the plans.

To avoid delays, application forms and building plans should be submitted to Saskatoon Land well in advance of applying for a building permit. Incomplete submissions will be returned without review. Plans will be reviewed for adherence to the guidelines. Saskatoon Land may conduct meetings with applicants to discuss any significant revisions. Plans submitted will be reviewed by Saskatoon Land's Design Review Committee (DRC) to ensure that proposed plans meet the intent of these guidelines.

Upon approval of the drawing set, Saskatoon Land will issue an approval letter to the applicant. Following this, builders may apply for their respective building permit. At the building permit stage, Saskatoon Land will review the building permit drawings to ensure they are substantially consistent with the plans submitted during the review process.

Upon construction completion, Saskatoon Land will inspect the project to ensure it is in substantial accordance with the approved plans. Builders/homeowners will be responsible for correcting any deficiencies to building elevations which deviate from the approved building permit plans.



## TERMS & CONDITIONS

1. Deposit/Possession:
  - i) Deposit amount of 13% is due within five (5) business days of offer acceptance.
  - ii) 0% interest for the first twenty-four (24) months of the lots being under an Agreement for Sale.
  - iii) Full payment of the lot is due in twenty-four (24) months.
  - iv) After twenty-four (24) months, a further payment of 5% on the purchase price is required to extend an additional four (4) months.
  - v) The purchaser shall have the right of possession upon the effective date of the Agreement for Sale.
2. Conditions Precedent:
  - i) Approval of the sale by the CFO/General Manager, Asset and Financial Management Department.
3. Special Terms and Conditions:
  - i) 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.
  - ii) Development on these lots will be reviewed for consistency with Saskatoon Land’s Craftsman Architectural Guidelines and development controls.
  - iii) Upon entrance into the Agreement for Sale, lot purchases will be considered final sales. Return of any of the lots will not be permitted.
  - iv) Builders must be in good standing on Saskatoon Land’s Eligible Contractor List.
  - 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 a substantial completion of the dwelling unit.
  - vi) 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.



## SASKATOON LAND INCENTIVE PROGRAM

Lots purchased through this open market sale will be eligible for Saskatoon Land's Incentive Program which includes competitive financing options on lot sales and cash back rebates for the completion of front yard landscaping and front driveway surfacing within prescribed time frames.

For further details on Saskatoon Land's Incentive Program, please visit:

[www.saskatoon.ca/business-development/land-development/residential-lots/incentive-program](http://www.saskatoon.ca/business-development/land-development/residential-lots/incentive-program)

## ATTACHED GARAGES AND PLACEMENT

In addition to the architectural review process, builders must construct a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long.

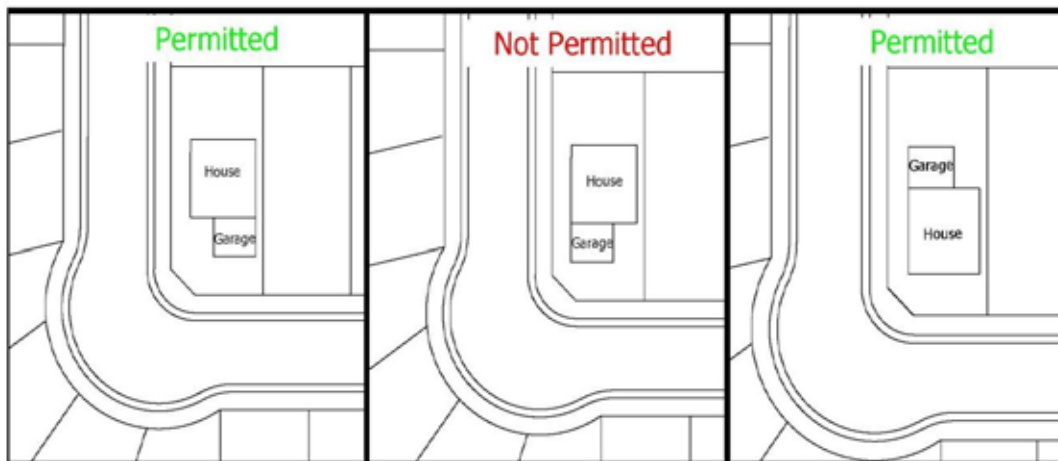
All lots within this development phase require an attached garage with the exception of Lot Groupings 1, 2, and 3.

Figure 1 specifies which side of the lot the garage must be located. Garage sides are generally paired together along a common property line to facilitate an enhanced streetscape and improved sight lines.

## CORNER GARAGE PLACEMENT REQUIREMENTS

All corner lots that require an attached garage must locate the garage on the side of the property that is furthest from the intersection. Figure 2 demonstrates permitted options for attached garage placement on a corner lot.

Figure 2 - Corner Lot Attached Garage Placements



## ZONING INFORMATION

Lots within groupings 4 - 27 are zoned R1A District in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw).

Bidders and interested parties are advised to consult with the Planning and Development Division at 306-975-2645 as to details regarding applicable zoning provisions.



# OPEN MARKET SALE PURCHASER APPLICATION FORM

## PROPERTY REQUESTED

Group Lot #

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 #

Fax #

Email Address

Street Address

City, Province

Postal Code

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.

**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.**

PHONE: (306) 975 3278

EMAIL: [land@saskatoon.ca](mailto:land@saskatoon.ca)

WEBSITE: [saskatoonland.ca](http://saskatoonland.ca)

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