

# Lot Draw Information Package

Brighton Phase 2  
and  
Kensington Phase 7

Brighton



Kensington

## General Information

153 residential lots will be available for sale in the Brighton and Kensington neighbourhoods. 61 lots in Brighton are located on **Brighton Boulevard, taskamanwa Street, and Nazarali Avenue, Lane, Manor, Union, and Way**. 92 lots in Kensington are located on **Nightingale Bend, Road, and Terrace, and Steeves Avenue**. This release includes lots set aside specifically for the Lot Draw release, as well as lots remaining after the Multi-lot Allocation held prior.

### Notable Items

#### **Brighton**

- Brighton Lots have specific dwelling styles that must be complied with to obtain Architectural Control approval prior to proceeding with a Building Permit. Please review the Brighton Architectural Control page of the [Saskatoon Land](#) website before purchasing a lot.
- Access to Brighton Phase 2 is from taskamanwa Street via McOrmond Drive. There is currently no direct connection to 8<sup>th</sup> Street through Brighton Boulevard or Delainey Road.
- Lots on Block 149 will have aluminum fencing installed at the rear yard. Each lot will have a gate to the open space behind. Lots 7 and 8 Block 145 will have a short fence segment with no gate.
- Lots 1- 4 Block 143 will have a temporary overhead power line or pole in the rear yard that will be removed by SaskPower once the whole phase is energized with underground power.
- Lots 1-11 Block 140 will have a temporary overhead power line in the Delainey Road right-of-way that will be removed by SaskPower once the whole phase is energized.
- Lots 1-6 Block 140 will require re-grading of the rear yard property line.
- Lots on Block 144 are required to have front attached garages but could have the option of a secondary garage off the lane.

#### **Kensington**

- Lots adjacent to green space (Lot 1 Block 110, Lot 51 Block 109, lots 70 & 70A Block 103, Lot 139 Block 228) will have decorative fencing along a portion of the side-yard.

### Nearby Multi-Unit Sites

#### **Brighton**

Parcel A (McOrmond Drive & taskamanwa Street)  
Parcel C (taskamanwa Street & Brighton Boulevard)  
Parcel G (Nazarali Lane and Nazarali Way)  
Parcel V (Brighton Boulevard) Built by Private Land Developer  
Existing Commercial Parcels along 8<sup>th</sup> Street

#### **Kensington**

##### Potential Additional School Site

Parcel M (Nightingale Terrace & Kensington Boulevard) is being considered as a possible location for a school site. Should a school be located on the site, there is potential for the site to be expanded to the east resulting in modifications or elimination of the existing linear park access between Nightingale Terrace and Lions Century Park.

### Pre-designated Sites – Type II Residential Care Homes, Pre-Schools or Child Care Centres

Two pre-designated sites in Brighton are located on Delainey Road and will be released at a later date. Existing pre-designated sites that were part of a previous phase and have been sold are located at 334 & 338 taskamanwa Street.

There are no pre-designated sites in this phase of Kensington.

### Disclosure of Adjacent Property Owners

In order to facilitate discussions between property owners respecting lot grading, fencing and property maintenance, Saskatoon Land will, upon request, disclose the names and phone numbers of purchasers to adjacent property owners.

## Terms of Sale

### Eligible Contractors

#### **Down Payment**

Builders will be given 5 business days after confirmation of lot selections to pay the deposit and sign the Agreement for Sale. Failure to meet this requirement will result in a loss of the sale, the lots being reallocated, and a \$500 administrative fee will be charged for each lot.

#### **Resale of Lot**

Lots are not to be resold. Builders are purchasing City lots to construct homes for potential homebuyers. If a lot is no longer required, please review the Cancellation Policy on Page 5 of this document.

### Individuals

#### **Down Payment (Lot Draw Only)**

A down payment of 10% of the purchase price (less the \$3,000 application fee) plus GST on the entire purchase price is required at the time of lot selection and entrance into an Agreement for Sale.

Individuals are required to provide an additional deposit (separate cheque or bank draft) of \$7,500 at the time of lot selection that will be returned to them once all architectural controls, front driveway and front-yard landscaping has been completed within the required time frame. More information on this can be found on page 5 of this document and on the neighbourhood Architectural Control pages of the [Saskatoon Land](#) website.

#### **Residency Requirement**

Individual purchasers have a four-year residency requirement. The four-year period begins once the lot has been paid in full. The original purchaser(s) name must remain on title to maintain the four-year requirement.

#### **Forgivable Mortgage**

A Forgivable Mortgage for \$50,000, related to the build time and residency requirements held by the City of Saskatoon, will be registered against each lot sold to an Individual. Should the dwelling be completed within the required three years from the date of possession, the mortgage will be forgiven on a monthly basis over the final three years of the four-year residency period starting from the day title is transferred into the individual purchaser(s) name.

## **All Purchasers**

### **Interest**

Saskatoon Land is offering competitive payment terms for this phase. Specific terms applicable to these lots include:

- A down payment of 10% of the purchase price (plus 5% GST for Individuals) is required at the time of lot selection and entrance into an Agreement for Sale
- Full payment of the lot is due within 12 months of possession with interest at 0% per annum
- After 12 months the interest rate increases to 8% per annum

### **Possession of Land**

All lots will be sold with an estimated possession date of June 30, 2025 for Brighton and August 31, 2025 for Kensington. Should servicing not be completed by this date, Saskatoon Land will notify purchasers of the updated completion date.

### **Build-Time Requirement**

All lots purchased have a three-year time requirement to complete construction, which will commence from the date of possession. Construction includes a build substantially complete and ready for occupancy within the three-year time frame; if it is not met, no forgiveness of the mortgage will be granted. Builders not meeting this requirement will be suspended from the Eligible Contractors list and unable to purchase any lots until this requirement has been satisfied.

### **Taxes**

Property taxes become the responsibility of the purchaser(s) effective the first of the month following the possession date. Property taxes are the purchaser(s) responsibility even while the Agreement is in effect and the title has not yet been transferred. For an estimate of the taxes on the land only, please call the Assessment Department at (306)975-2400.

### **Transfer of Title**

The Transfer of Title will be issued to the purchaser through their chosen solicitor in one of the following ways:

- under the appropriate trust conditions, the Transfer will be forwarded to the purchaser's solicitor; or
- upon receipt of payment in full, the Transfer will be forwarded to the purchaser's solicitor.

Eligible Contractors who transfer title without express approval from Saskatoon Land to another building company will be removed from Saskatoon Land's Eligible Contractor list.

**Default or Voluntary Cancellation**

An Agreement for Sale is defaulted when any of the terms are not met within the time of the agreement. In the event of cancellation or default, both prior to or after an Agreement for Sale being signed, a \$500 administrative fee is charged plus a restocking fee for the time the purchaser has held the lot. The restocking fee is one percent of the purchase price of the lot plus GST, multiplied by the number of months (no charge for first 30 days) which have elapsed between the date of the Agreement of Sale and the date of the Quit Claim. The restocking fee is deducted from monies paid (i.e. deposit) and any remaining portion is refunded. Voluntary cancellation cannot occur once construction has begun or Title has been transferred into the purchaser(s) name.

**Starting Construction**

Construction may begin once possession of the lot is granted, utility servicing is complete, roadways are at gravel base, Architectural Control approval has been granted, and a Building Permit has been obtained. Questions about Building Permits can be directed to Building Standards at (306)975-2645.

Lots are sold “**As Is**”. These terms are contained in the Agreement for Sale. The terms may change without notice. Any questions should be asked to ensure you understand the terms of your purchase.

**Mandatory Driveway and Landscaping**

Hard surfacing of front driveways, front-yard landscaping and side-yard landscaping (if applicable) is required to be completed within 24 months of building permit issuance to improve the curb appeal of newly built dwellings.

**New – Performance Bond/Additional Deposit**

Eligible Contractor that purchases a lot and fails to comply with all architectural requirements may be suspended from further lot allocations and be subject to provision of a \$7,500 performance bond for each non-complying lot on future purchases to achieve compliance.

Individuals that purchase lots will be required to provide a \$7,500 (separate cheque or bank draft) at the time of Agreement signing, which would be released upon the architectural control inspection.

**New – Landscaping Site Plan Requirement**

Please note: all architectural control review forms will require a landscaping site plan to be provided at time of application. This is to ensure that your landscape plan will adhere to Saskatoon Land mandatory driveway and landscaping requirements. More information on these requirements can be found on the Saskatoon Land website under Architectural Controls.



# Brighton Phase 2 Lot Information Map

taskamanwa Street, Nazarali Way, Union, Lane, Avenue, Manor and Brighton Boulevard



<b>Legend:</b>	Single Unit		Highly Visible Lot		Multi-Unit Parcel Medium Density		Easement 2.5m		Corner Garage Location		Block Number	721	Temporary Power Pole - Overhead		Fire Hydrant			
	Unavailable Lots		Additional Exterior Materials Required as per Architectural Control Req.		Multi-Unit Parcel Low/Medium Density		Easement 3m		Walkout Basement		Lot Number	12	Transformer		Civic Address	123		
	Open Space Conceptual Design Subject to Change		Residential Care Home - 2 Lots		Easement 2m		Easement 4.5m		Light Standard		Decorative Fence		Service Pedestal		Vertical Curb		Lot Price	\$000,000
							Easement 5m						Mail Box					

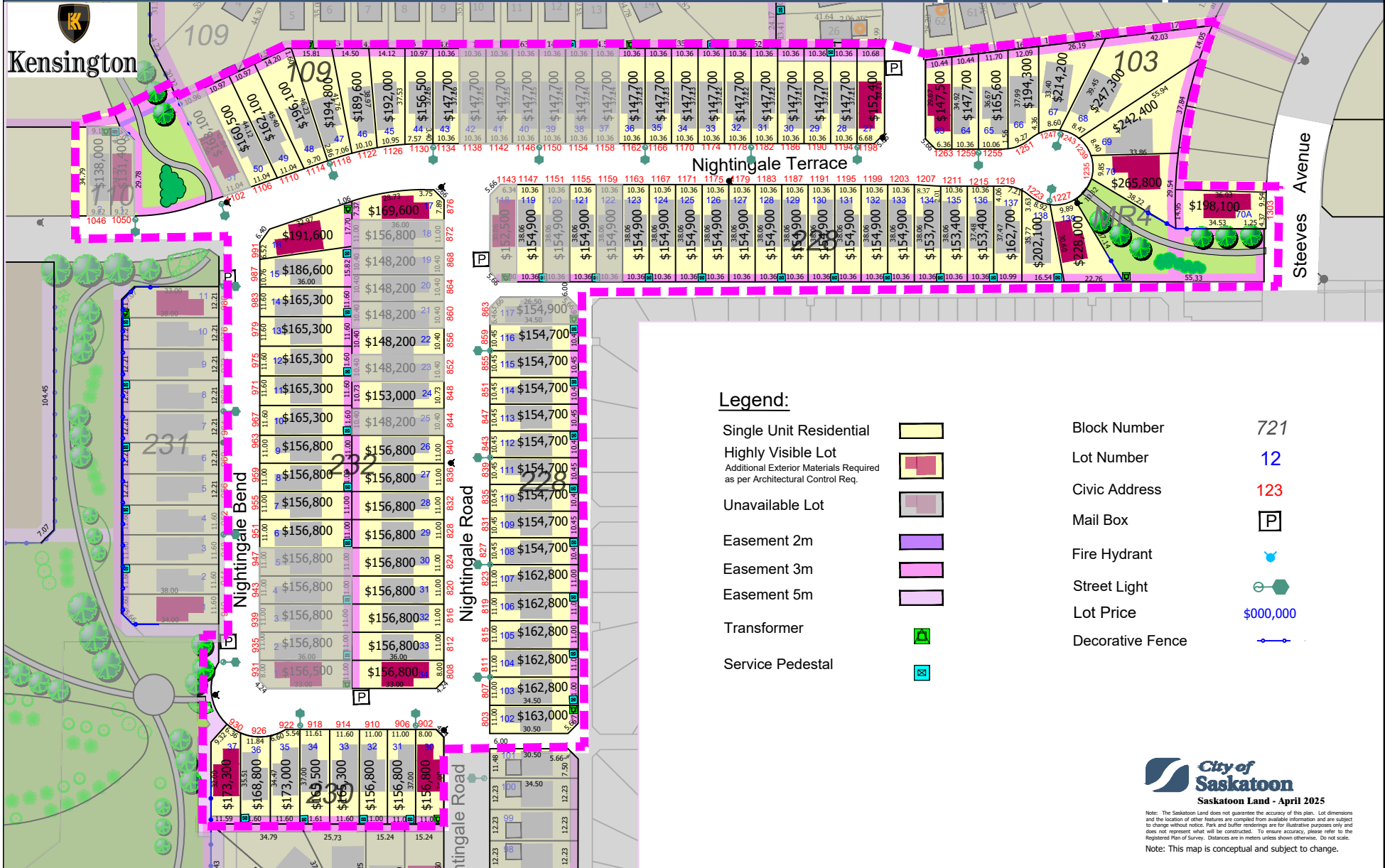
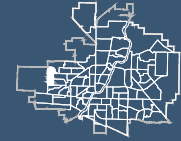
**Saskatoon**  
Saskatoon Land - March 2025

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and do not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.

Note: This map is conceptual and subject to change.

# Kensington Phase 7 Lot Information Map

## Nightingale Road, Terrace, Bend and Steeves Avenue



### Legend:

- Single Unit Residential
- Highly Visible Lot
- Unavailable Lot
- Easement 2m
- Easement 3m
- Easement 5m
- Transformer
- Service Pedestal
- Block Number 721
- Lot Number 12
- Civic Address 123
- Mail Box
- Fire Hydrant
- Street Light
- Lot Price \$000,000
- Decorative Fence

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