



MULTI-FAMILY Open Market Sale

Aspen Ridge | Evergreen | Kensington | Blairmore S.C.



PHONE: (306) 975 3278

EMAIL: land@saskatoon.ca

WEBSITE: saskatoonland.ca

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

CONTENTS

2	Parcel A (Aspen Ridge) Listing
3	Parcel B (Aspen Ridge) Listing
4	Parcel C (Aspen Ridge) Listing
5	Parcel JJ (Evergreen) Listing
6	Parcel II (Evergreen) Listing
7	Parcel QQ (Evergreen) Listing
8	Parcel VV (Evergreen) Listing
9	Parcel N (Evergreen) Listing
10	Parcel E (Evergreen) Listing
11	Parcel Y (Kensington) Listing
12	Parcel X (Kensington) Listing
13	Parcel W (Kensington) Listing
14	Parcel AA (Kensington) Listing
15	Parcel AA (Blairmore S.C.) Listing
16	Parcel BB (Blairmore S.C.) Listing
17	Sales Maps
22	Property Details
23	Architectural Review Process
24	Terms & Conditions
25	Purchaser Application Form
26	Document Checklist

ATTACHMENTS

1	Architectural Controls
2	Registered Survey Plans
3	Registered Feature Plans
4	Design Contour & Cut/Fill Maps
5	Area Grades
6	Zoning Districts

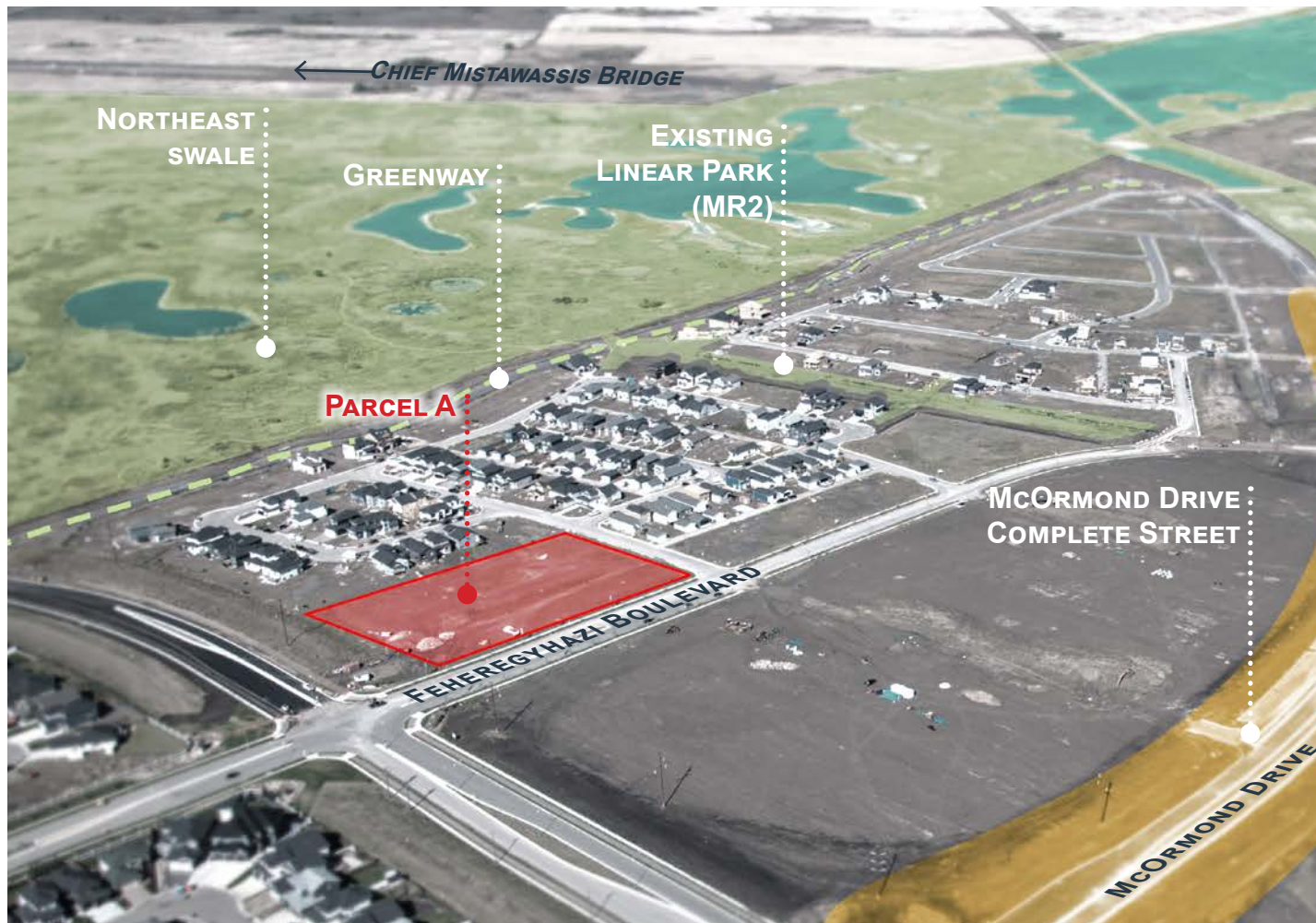
Neighbourhood	Block/Parcel	Zoning	Area (ac)
Aspen Ridge	A	RMTN	2.87ac
Aspen Ridge	B	RMTN1	1.40ac
Aspen Ridge	C	RMTN	2.07ac
Evergreen	JJ	RMTN	3.05ac
Evergreen	II	RMTN	4.31ac
Evergreen	QQ	RMTN	1.71ac
Evergreen	VV	RMTN1	3.37ac
Evergreen	N	RMTN	1.41ac
Evergreen	E	RMTN	1.06ac
Kensington	Y	RMTN	1.85ac
Kensington	X	RMTN1	4.26ac
Kensington	W	RMTN	5.56ac
Kensington	AA	RMTN	1.27ac
Blairmore S.C.	AA	RM2	2.84ac
Blairmore S.C.	BB	RM2	2.00ac

Table 1 - Open Market Sale Property Summary

Saskatoon Land's Open Market (standard terms) sale includes the following parcels located in Aspen Ridge, Evergreen, Kensington, and Blairmore Suburban Centre.

These communities feature a sustainable urban development model with extensive park and trail systems and a range of nearby commercial amenities.





Parcel A

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 2.87ac
 ADDRESS: TBD
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$28,400 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block A,
 Plan #102201769
 LEGAL 2: ISC Surface Parcel
 #203166626
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

NORTHEAST SWALE, MR2, GREENWAY,
 McORMOND DR. COMPLETE STREET

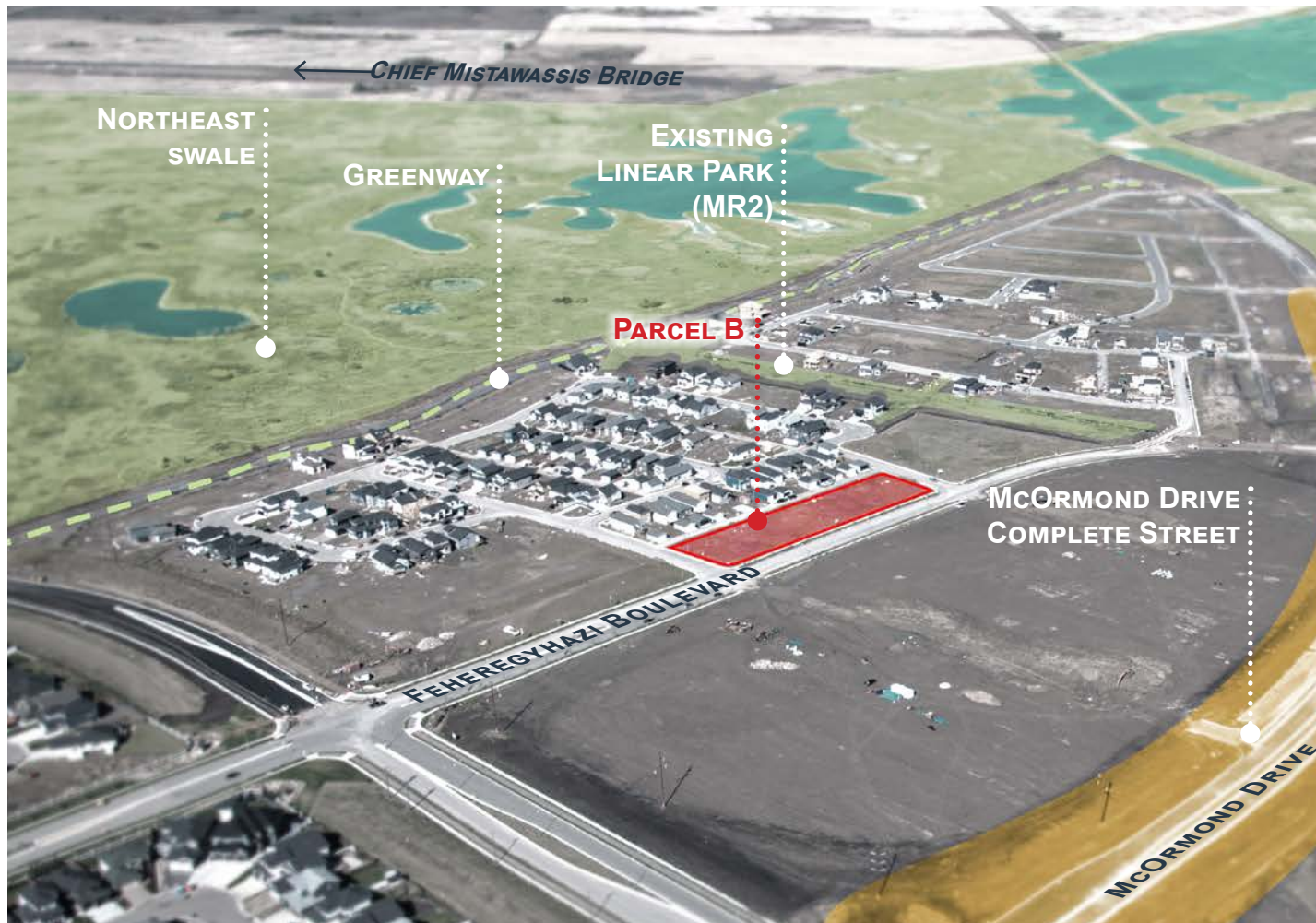
Asking Price
\$2,670,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- The development shall consist of ground-oriented housing units only; and
- All buildings shall have a maximum of two storeys in elevation.





Parcel B

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN1
 LOT SIZE: 1.40ac
 ADDRESS: 230 Fehergyhazi Boulevard
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$13,900 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block B
 Plan #102201769
 LEGAL 2: ISC Surface Parcel
 #203166198
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

NORTHEAST SWALE, MR2, GREENWAY,
 McORMOND DR. COMPLETE STREET

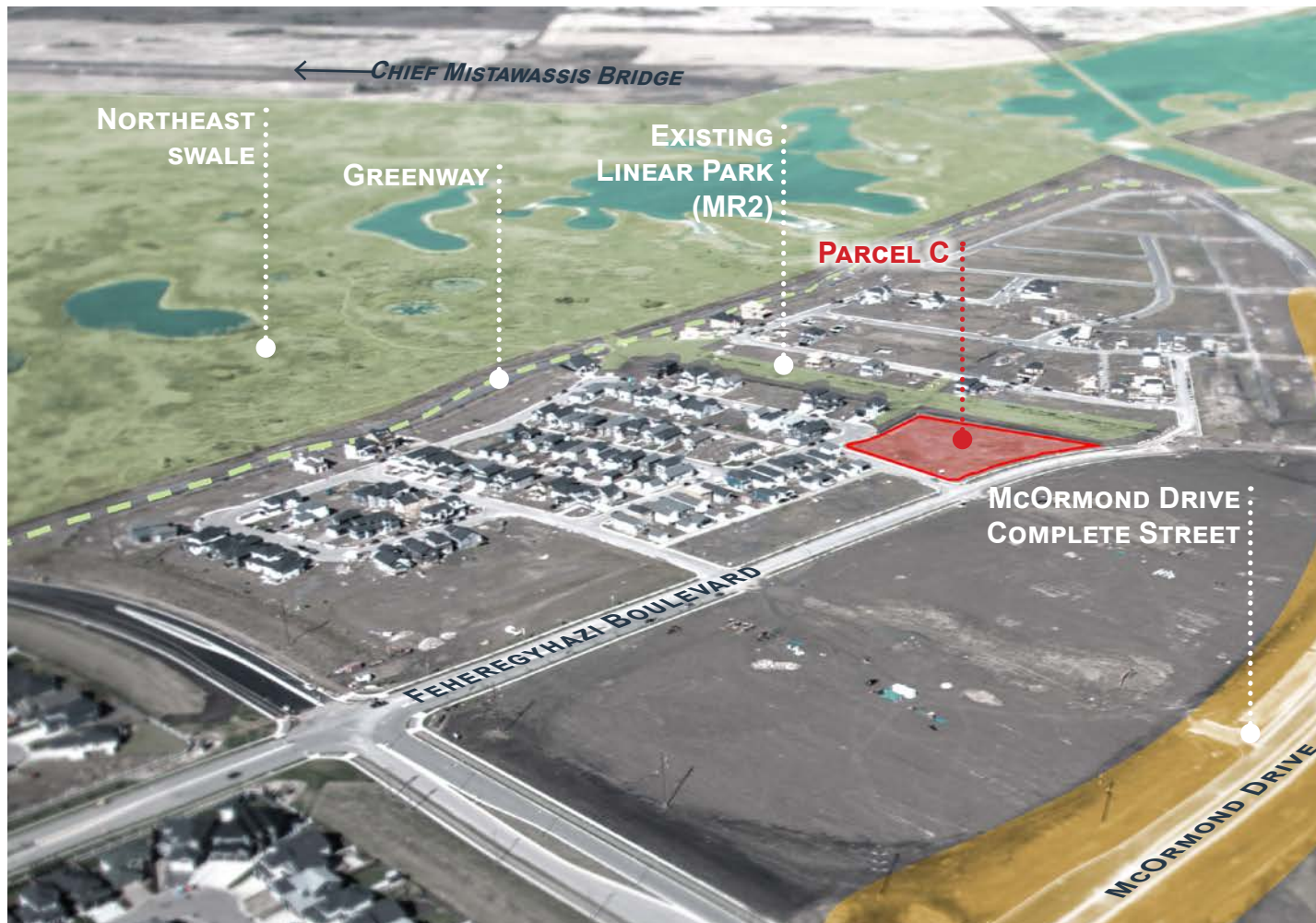
Asking Price
\$1,687,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- All dwelling units must be constructed with a concrete garage pad with access from the rear lane only. The garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 3.5 metres wide and 6 metres long. The concrete pad shall be located at a minimum of 1.2 metres from the rear property line, and include a paved apron that connects it to the property line.





Parcel C

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN1
 LOT SIZE: 2.07ac
 ADDRESS: TBD
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$20,500 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block C
 Plan #102201769
 LEGAL 2: ISC Surface Parcel
 #203167425
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

NORTHEAST SWALE, MR2, GREENWAY,
 McORMOND DR. COMPLETE STREET

Asking Price
\$1,967,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts.





EVERGREEN

Parcel JJ

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 3.05ac
 ADDRESS: 615 Baltzan Boulevard
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$30,200 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block JJ
 Plan #102137633
 LEGAL 2: ISC Surface Parcel
 #202844729
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

MISASKWATOMINA PARK, RICHARDS PARK, VILLAGE SQUARE, EVERGREEN GREEN BRIDGE, ELEMENTARY SCHOOLS, DISTRICT COMMERCIAL

Asking Price
\$2,776,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- Dwelling units directly adjacent to the west property line shall consist of ground oriented units only; and
- All buildings directly adjacent to the west property line shall have a maximum of two storey's in elevation.





EVERGREEN

Parcel II

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 4.31ac
 ADDRESS: 110 Baltzan Boulevard
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$42,600 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block II
 Plan #102137633
 LEGAL 2: ISC Surface Parcel
 #202844280
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

MISASKWATOMINA PARK, RICHARDS PARK, VILLAGE SQUARE, EVERGREEN GREEN BRIDGE, ELEMENTARY SCHOOLS, DISTRICT COMMERCIAL

Asking Price
\$3,923,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- Dwelling units directly adjacent to the east property line shall consist of ground oriented units only; and
- All buildings directly adjacent to the east property line shall have a maximum of two storey's in elevation.





EVERGREEN

Parcel QQ

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 1.71ac
 ADDRESS: TBD
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$16,900 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block QQ
 Plan #102145159
 LEGAL 2: ISC Surface Parcel
 #202901396
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

MISASKWATOMINA PARK, RICHARDS PARK, VILLAGE SQUARE, EVERGREEN GREEN BRIDGE, ELEMENTARY SCHOOLS, DISTRICT COMMERCIAL

Asking Price
\$2,084,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- All dwelling units must be constructed with a concrete garage pad with access from the rear lane only. The garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 3.5 metres wide and 6 metres long. The concrete garage pad shall be located at a minimum of 1.2 metres from the rear property line, and include a paved apron that connects it to the property line.





EVERGREEN

Parcel VV

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN1
 LOT SIZE: 3.37ac
 ADDRESS: TBD
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$33,300 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block VV
 Plan #102209307
 LEGAL 2: ISC Surface Parcel
 #203202807

ENVIRONMENTAL: Yes

NEARBY AMENITIES

MISASKWATOMINA PARK, RICHARDS PARK, VILLAGE SQUARE, EVERGREEN GREEN BRIDGE, ELEMENTARY SCHOOLS, DISTRICT COMMERCIAL

Asking Price
\$3,135,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts.





EVERGREEN

Parcel N

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 1.41ac
 ADDRESS: TBD
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$13,900 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block N
 Plan #102077894
 LEGAL 2: ISC Surface Parcel
 #166124246
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

VILLAGE SQUARE, KLOMBIES PARK, JOHN BROCKEL BANK PARK, FUNK PARK, ELEMENTARY SCHOOLS, NORTHEAST SWALE

Asking Price
\$1,289,300

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- The development shall consist of ground-oriented housing units only. No dwelling units shall be located above or below another;
- All buildings shall have a maximum of two-storey in elevation;
- No dwelling units shall be constructed with an above-grade floor area (excluding attached decks, patios and garages) less than 1,000 square feet;
- The rear yard setback shall be a minimum of 7.5 metres where the site is directly adjacent to single-family development without a lane in-between; and
- All dwelling units must be constructed with a minimum single-wide garage. The garage must be constructed at the same time the dwelling is built.





EVERGREEN

Parcel E

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 1.06ac
 ADDRESS: TBD
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$10,500 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block E
 Plan #102064294
 LEGAL 2: ISC Surface Parcel
 #166024997
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

VILLAGE SQUARE, KLOMBIES PARK, JOHN BROCKEL BANK PARK, FUNK PARK, ELEMENTARY SCHOOLS, NORTHEAST SWALE

Asking Price
\$1,268,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- No dwelling units shall be constructed with an above-grade floor area (excluding attached decks, patios and garages) less than 1,000 square feet;
- All dwelling units must be constructed with a minimum single-wide garage. The garage must be constructed at the same time as the dwelling is built and include a paved apron that connects it to the rear property line;
- Parking shall not be permitted in the front yard and no vehicle access to the site shall be permitted from the front street;
- There shall not be more than six dwelling units side-by-side along any one building elevation; and
- Brick, stone or manufactured stone requiring a masonry application will be required on the front elevation of all buildings. The masonry application on each building must be the equivalent of a minimum of 100 square feet in area per unit. Where the masonry application meets a building corner, it must be returned 24 inches around the corner.





Parcel Y

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 1.85ac
 ADDRESS: 855 Kensington Boulevard
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$12,800 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block Y
 Plan #102171732
 LEGAL 2: ISC Surface Parcel
 #203038017
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

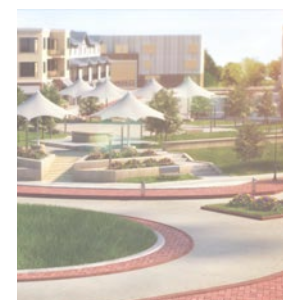
GEORGE H CLARE PARK, BEV M. DYCK PARK,
 LIONS CENTURY PARK, VILLAGE SQUARE

Asking Price
\$2,030,400

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- All dwelling units must include a single-wide garage with access from the rear lane only, constructed at the same time as the dwelling unit;
- The garage shall be located at a minimum of 1.2 metres from the rear property line and include a paved apron that connects it to the rear property line; and
- Vinyl siding is not permitted as an exterior building material on any of the elevations of any dwelling units.





Parcel X

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN1
 LOT SIZE: 4.26ac
 ADDRESS: TBD
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$29,400 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block X
 Plan #102193534
 LEGAL 2: ISC Surface Parcel
 #203127117
 ENVIRONMENTAL: Yes

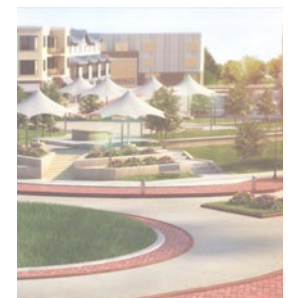
NEARBY AMENITIES

GEORGE H CLARE PARK, BEV M. DYCK PARK,
 LIONS CENTURY PARK, VILLAGE SQUARE

Asking Price
\$3,728,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts.





Parcel W

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 5.56ac
 ADDRESS: TBD
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$38,400 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block W
 Plan #102193534
 LEGAL 2: ISC Surface Parcel
 # 203127285
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

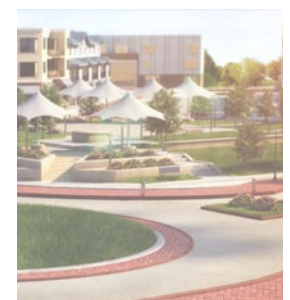
GEORGE H CLARE PARK, BEV M. DYCK PARK, LIONS CENTURY PARK, VILLAGE SQUARE

Asking Price
\$4,726,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- The development shall consist of ground-oriented housing units only; and
- All buildings shall have a minimum of two storeys.



Parcel AA

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RMTN
 LOT SIZE: 1.27ac
 ADDRESS: 101 Nightingale Road
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$8,800 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Lot AA, Block 226
 Plan #102254475
 LEGAL 2: ISC Surface Parcel
 #203363692
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

GEORGE H CLARE PARK, BEV M. DYCK PARK,
 LIONS CENTURY PARK, VILLAGE SQUARE

Asking Price
\$1,476,900

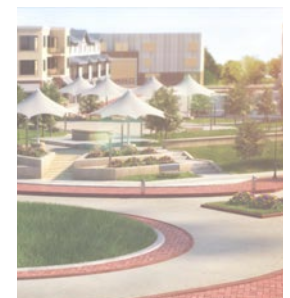


DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- All dwelling units must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time the dwelling is built;
- Attached garages must be paired together when viewed from the street;
- The garage doors of each dwelling unit shall have some decorative features, to be approved and evaluated by Saskatoon Land; and
- Vinyl Siding is not permitted as an exterior building material on any of the elevations of any dwelling units.

Please note that all street townhouses with front garages and driveway crossings require an application and permit. For more information, please contact the Transportation Division at 306-975-2454.





Parcel AA

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RM2
 LOT SIZE: 2.84ac
 ADDRESS: 803 Hart Road
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$19,600 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block AA
 Plan #102177862
 LEGAL 2: ISC Surface Parcel
 #203078886
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

SHAW CENTRE, BLAIRMORE REGIONAL
 SHOPPING CENTRE, MORRIS T. CHERNESKY PARK,
 HIGH SCHOOLS

Asking Price
\$2,478,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- The development shall consist of ground-oriented housing units only. No dwelling units shall be located above or below another;
- All buildings shall have a maximum of two-storey in elevation;
- No dwelling units shall be constructed with an above-grade floor area (excluding attached decks, patios and garages) less than 1,000 square feet;
- The rear yard setback shall be a minimum of 7.5 metres where the site is directly adjacent to single-family development without a lane in-between; and
- All dwelling units must be constructed with a minimum single-wide garage. The garage must be constructed at the same time the dwelling is built.



STAPLES





Parcel BB

SITE INFORMATION

TYPE: Multi-Family
 ZONE: RM2
 LOT SIZE: 2.00ac
 ADDRESS: 727 Hart Road
 POSSESSION: Immediate
 OCCUPANCY: Vacant
 TAX: \$13,800 (2019 est.)
 LIST DATE: June 12th, 2019
 CLOSE DATE: Aug 14th, 2019 @ 2pm
 LEGAL: Block BB
 Plan #102177862
 LEGAL 2: ISC Surface Parcel
 # 203079337
 ENVIRONMENTAL: Yes

NEARBY AMENITIES

SHAW CENTRE, BLAIRMORE REGIONAL
 SHOPPING CENTRE, MORRIS T. CHERNESKY PARK,
 HIGH SCHOOLS

Asking Price
\$1,725,000

DEVELOPMENT CONTROLS

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts as well as the following site specific development controls:

- No dwelling units shall be constructed with an above-grade floor area (excluding attached decks, patios and garages) less than 1,000 square feet;
- All dwelling units must be constructed with a minimum single-wide garage. The garage must be constructed at the same time as the dwelling is built and include a paved apron that connects it to the rear property line;
- Parking shall not be permitted in the front yard and no vehicle access to the site shall be permitted from the front street;
- There shall not be more than six dwelling units side-by-side along any one building elevation; and
- Brick, stone or manufactured stone requiring a masonry application will be required on the front elevation of all buildings. The masonry application on each building must be the equivalent of a minimum of 100 square feet in area per unit. Where the masonry application meets a building corner, it must be returned 24 inches around the corner.



STAPLES





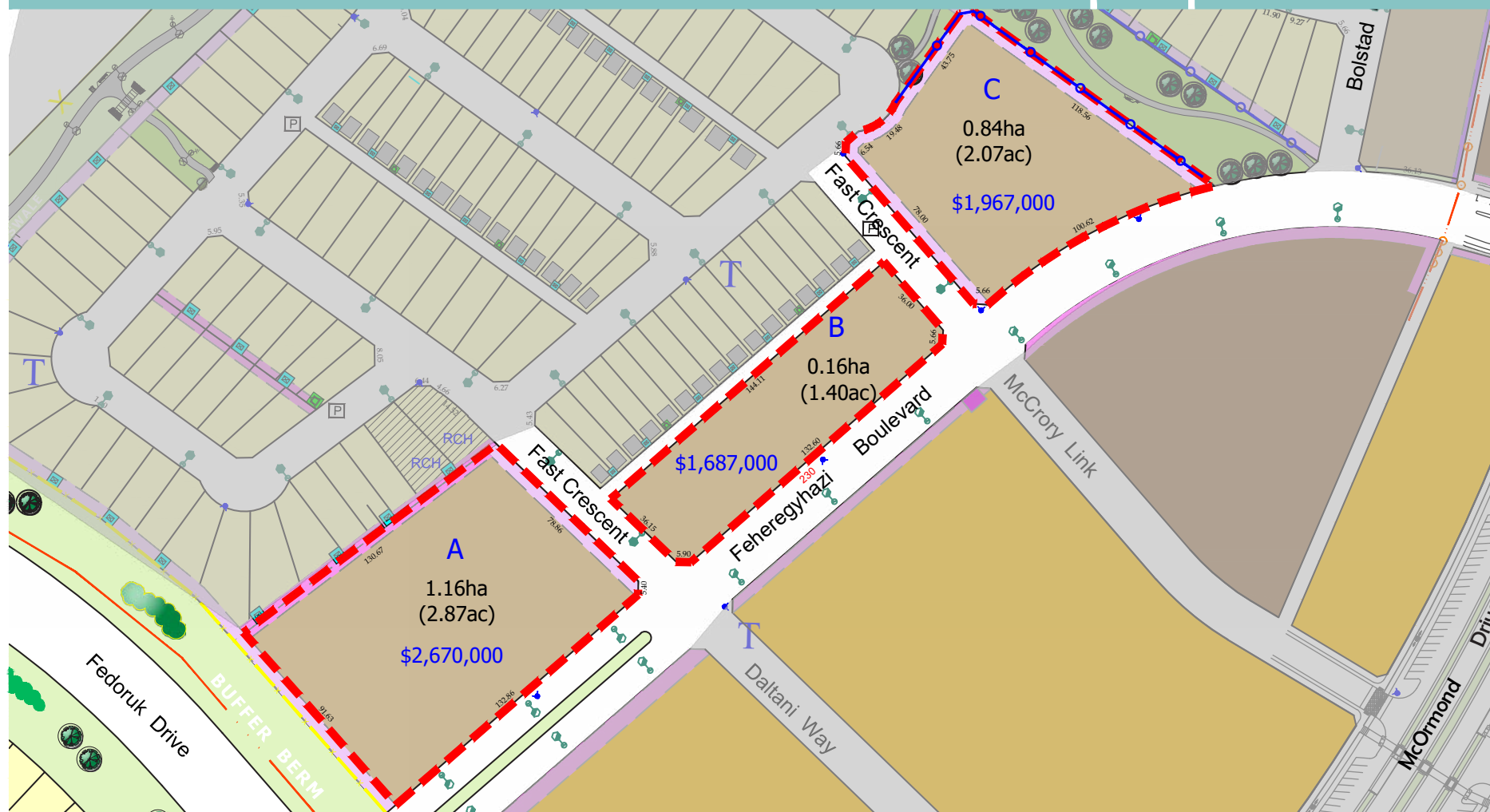
Lot Information Map

3 Lots - Parcel A , B & C



**City of
Saskatoon**
Saskatoon Land - June 2019

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 does 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.



Legend:

	Multi-Family Parcels Low/Medium Density - RMTN	123	Civic Address		Service Pedestal
	Park	12	Parcel Number	\$194,900	Lot Price
	Easement 3m		Fire Hydrant	T	Temporary Water Circulator
	Easement 5m		Light Standard		Decorative Fence
			Mail Boxes		
			Transformer		

Lot Information Map

4 Lots - Parcel II, JJ, QQ & VV



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 redesigns are for illustrative purposes only and does 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.



Legend:

-  Multi-Family Parcels
Low/Medium Density - RMTN
-  Park
-  Easement 2m

-  Easement 3m
-  Easement 5m
- 123 Civic Address

- 12 Parcel Number
- \$194,900 Lot Price



Legend:

-  Multi-Family Parcels
Low/Medium Density - RMTN
-  Buffers
-  Park

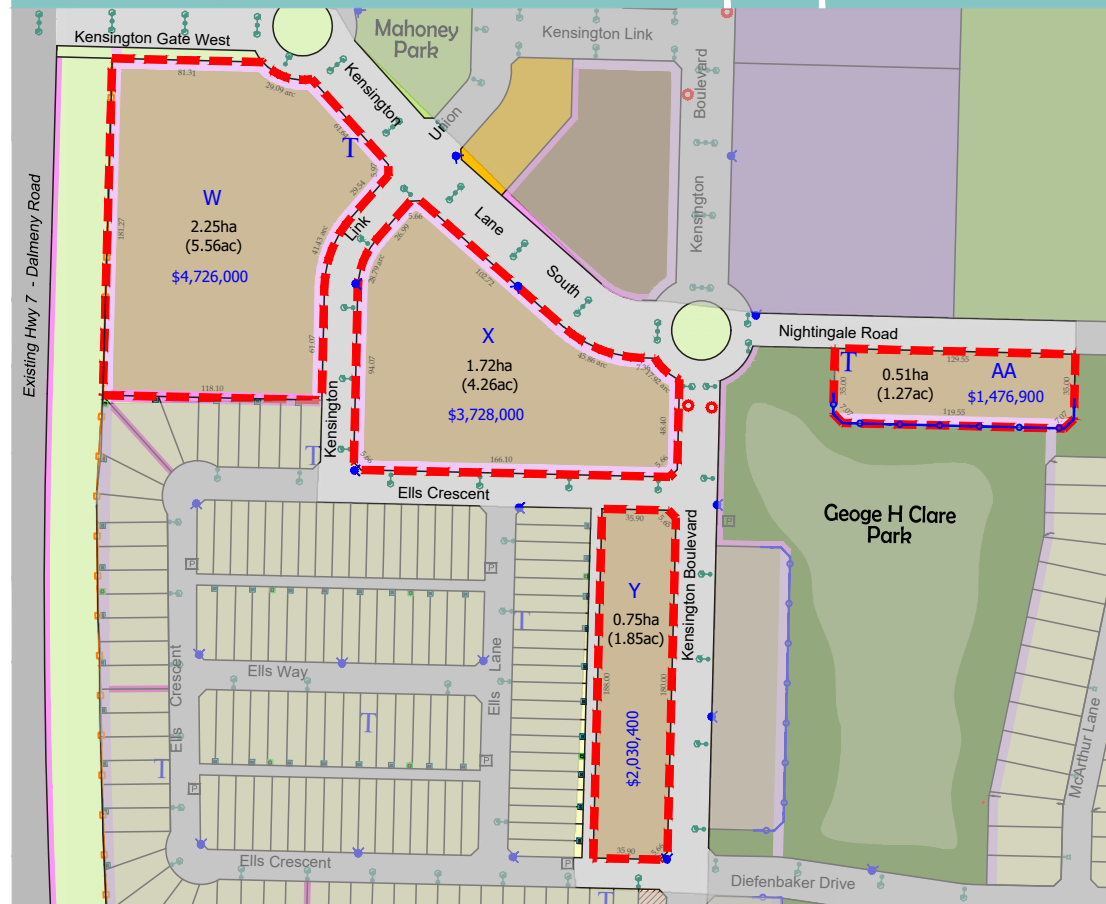
-  Easement 2m
-  Easement 3m
-  Easement 5m

- 12 Parcel Number
- \$194,900 Lot Price

4 Lots: Parcels W, X, Y & AA



Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are based on previous information and are subject to change without notice. Parks and buffer boundaries are for illustrative purposes only and shall not represent actual lot and buffer boundaries. The above information is provided for the Registered Plan of Survey. Dimensions are in metres unless otherwise specified. Do not scale.



Legend:

	Multi-Family Parcels Low/Medium Density - RMTN		Light Standard		Transformer
	Mixed Use Commercial		12 Parcel Number		Service Pedestal
	Park		Fire Hydrant		\$194,900 Lot Price
	Easement 3m		Transit Stop		Decorative Fence
	Easement 5m		Temporary Water Circulator		Masonry Fence



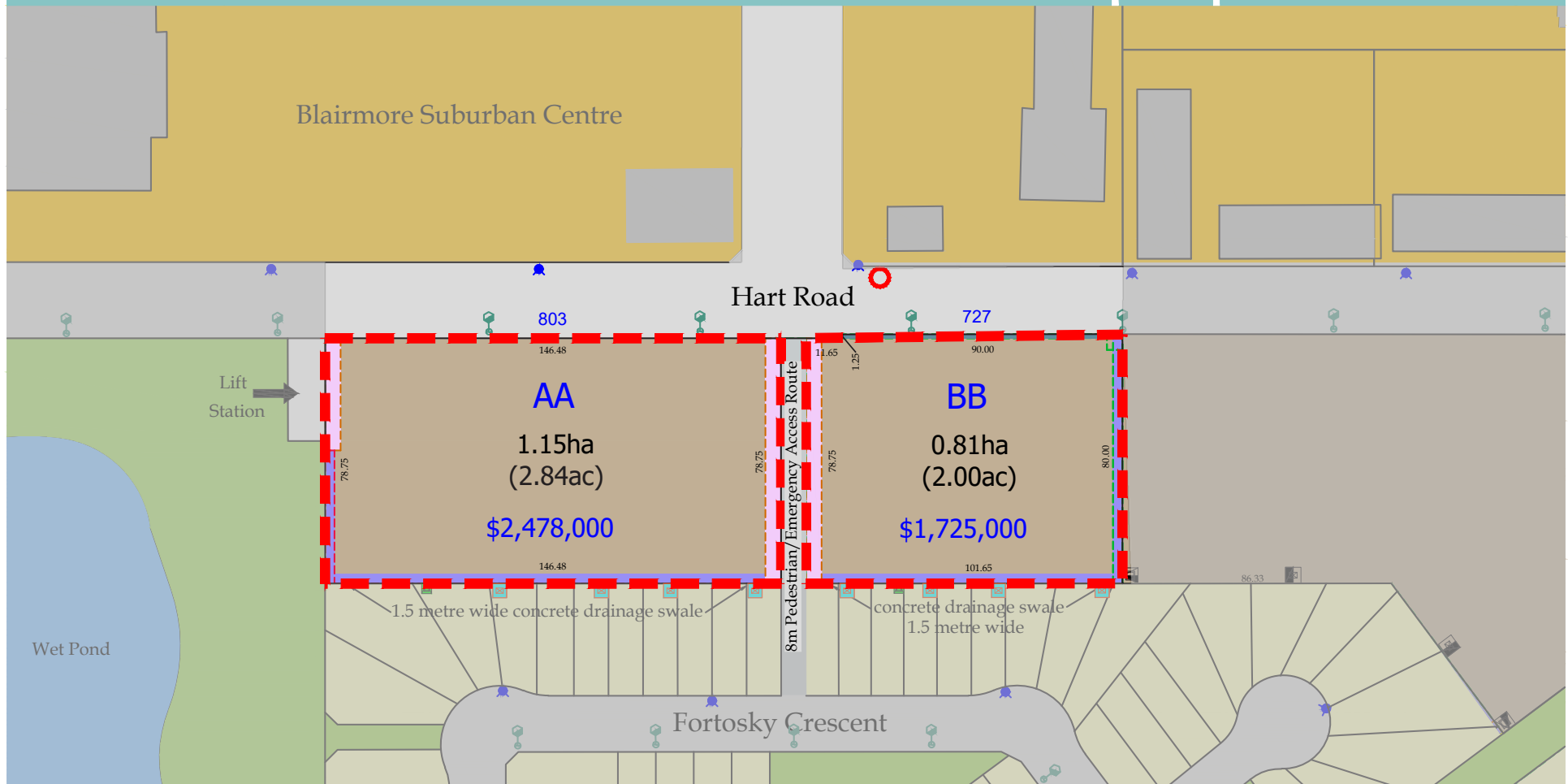
Lot Information Map

2 Lots - Parcel AA & BB



**City of
Saskatoon**
Saskatoon Land - June 2019

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.



Legend:

- Single Family
- Multi-Family Parcels
Low/Medium Density - RM2
- Mixed Use Commercial
- Park
- Easement 2m

- Easement 3m
- Easement 5m
- 123 Civic Address
- 12 Parcel Number
- Fire Hydrant

- Proposed Bus Stop
- Light Standard
- Transformer
- Service Pedestal
- \$194,900 Lot Price

ZONING

Please refer to Table 2 for property zoning information. 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

Offers include the sum required to prepay services. These services include curb, sidewalk, 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. Any costs associated with service connections or private crossings are not included in the offer price and are the responsibility of the purchaser. Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Transportation & Construction. 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 purchaser. Any further subsurface environmental or geotechnical investigations to evaluate for soil conditions on the site will be at the purchaser's 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. Easements are identified in the respective feature plans for these areas (see Attachment 1).

Block/Parcel	Plan #	Zoning	Area (ac)	Asking Price	Neighbourhood
A	102201769	RMTN	2.87ac	\$2,670,000	Aspen Ridge
B	102201769	RMTN1	1.40ac	\$1,687,000	Aspen Ridge
C	102201769	RMTN1	2.07ac	\$1,967,000	Aspen Ridge
JJ	102137633	RMTN	3.05ac	\$2,776,000	Evergreen
II	102137633	RMTN	4.31ac	\$3,923,000	Evergreen
QQ	102145159	RMTN	1.71ac	\$2,084,000	Evergreen
VV	102209307	RMTN1	3.37ac	\$3,135,000	Evergreen
N	102077894	RMTN	1.41ac	\$1,289,300	Evergreen
E	102064294	RMTN	1.06ac	\$1,268,000	Evergreen
Y	102171732	RMTN	1.85ac	\$2,030,400	Kensington
X	102193534	RMTN1	4.26ac	\$3,728,000	Kensington
W	102193534	RMTN	5.56ac	\$4,726,000	Kensington
AA	102254475	RMTN	1.27ac	\$1,476,900	Kensington
AA	102177862	RM2	2.84ac	\$2,478,000	Blairmore S.C.
BB	102177862	RM2	2.00ac	\$1,725,000	Blairmore S.C.

Table 2 - Open Market Sale Property Details

The successful purchaser must enter into a Sale Agreement within thirty (30) days of notification of the award of the sale. Failure to enter into the Sale Agreement within the prescribed time period will be deemed in default of the terms of the sale and the bid deposit will be forfeited.

Multi-family development on these sites are subject to compliance with Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts (see attachment 2 or visit saskatoonland.ca).

Purchasers must gain approval of architectural plans for any site from Saskatoon Land through an architectural control review process. Prior to plan preparation, or at any stage during plan development, Saskatoon Land is available to meet to view draft plans and discuss the architectural requirements.

From the date the successful purchaser has been notified, the purchaser must submit their draft plans to Saskatoon Land for Architectural Evaluation within eight (8) weeks.

Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to two (2) weeks to review and comment on plans after any submission is made by the successful purchaser. After plans have been reviewed, a meeting with the successful purchaser will be arranged to discuss plan changes, if any, which may be required.

The final Architectural Evaluation and approval of the architectural controls by Saskatoon Land must be obtained by the successful purchaser within eighteen (18) weeks from the date the successful purchaser was first notified.

The successful purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Once the Architectural Evaluation is completed, the successful 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 to the plans which were submitted to and approved by Saskatoon Land. If the successful purchaser makes changes to its plans following approval from Saskatoon Land, a delay in the approval process may occur and the successful purchaser will be required to obtain a second approval from Saskatoon Land to ensure that the design still meets all architectural controls.

Final payment is due thirty (30) days from the date that Saskatoon Land approves the building plans for compliance with the architectural controls. 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.

1. DEPOSIT/CLOSING DATE/POSSESSION/ADJUSTMENT DATE:

- (a) 10% deposit due within 10 days of offer acceptance.
- (b) Balance of purchase price due within 30 days of obtaining architectural approval.

2. CONDITIONS PRECEDENT:

- (a) Approval of the sale by the CFO of Corporate Financial Services.

3. SPECIAL TERMS AND CONDITIONS:

- (a) 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.
- (b) Development on these sites will be required to meet Saskatoon Land’s Architectural Controls for Multi-unit Dwelling Districts and Development Controls where applicable.
- (c) Possession of the site will not be granted until completion of the Architectural Evaluation.
- (d) 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.
- (e) Purchasers are required to demonstrate past experience with completing multi-family projects.

I have read and accepted these terms.

signature

date

OPEN MARKET SALE PURCHASER APPLICATION FORM

MULTI-FAMILY OPEN MARKET SALE

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 #
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.

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.

Demonstrated experience in completing similar projects.

The purchaser has read and acknowledged the Terms and Conditions identified for this property.

Please submit your completed Purchaser Application, Terms & Conditions, and Document Checklist forms via email or courier

Email

Jeremy Meinema at jeremy.meinema@saskatoon.ca

Colleen Hassen at colleen.hassen@saskatoon.ca

Courier

Saskatoon Land
201-3rd Ave N
Saskatoon, SK S7K 2H7
(306) 975 3278

MULTI-FAMILY Open Market Sale

Aspen Ridge | Evergreen | Kensington | Blairmore S.C.