



Saskatoon Land Open Market Sale
Evergreen, Kensington and Blairmore Suburban Centre



Saskatoon Land's Open Market (standard terms) sale includes nine multi-family parcels located in Evergreen, Kensington and the 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 Details are noted below:



Evergreen:
 Parcel D - 4.21 ac (RMTN)
 Parcel E - 1.08 ac (RMTN)
 Parcel N - 1.41 ac (RMTN)
 Parcel DD - 1.69 ac (RMTN)

Kensington:
 Parcel Y - 1.85 ac (RMTN)
 Parcel 225- 1.50 ac (RMTN)
 Parcel 226 - 1.27 ac (RMTN)

Blairmore Suburban Centre:
 Parcel AA - 2.84 ac (RM2)
 Parcel BB - 2.00 ac (RM2)

For more information contact:

Saskatoon Land
 201 3rd Ave N
 Saskatoon, SK S7K 2H7
 306.975.3278
 land@saskatoon.ca
 saskatoonland.ca





PROPERTY FACT SHEET

City/Town: Saskatoon
 Type: Land
 Zone: RM2
 Land Area: 2.84 ac
 Civic Address: 803 Hart Road
 Possession: Immediate
 Occ: Vacant
 Tax: \$17,910 (2017 estimate)
 List Date: 02/06/2017
 Exp. Date: 03/08/2017
 Legal: Parcel AA, Plan No. 102177862
 Legal2: ISC Parcel # 203078886
 Lease Type: None
 Environmental: Yes
 Nearby Amenities: Shaw Centre, Blairmore Regional Shopping Centre, Morris T. Chernesky Park



Asking Price

\$2,478,000

Nearby Retailers



GET IN TOUCH

(306)975-3278
saskatoonland.ca

land@saskatoon.ca

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



BLAIRMORE S.C



PROPERTY FACT SHEET

City/Town: Saskatoon
 Type: Land
 Zone: RM2
 Land Area: 2.00 ac
 Civic Address: 705 Hart Road
 Possession: Immediate
 Occ: Vacant
 Tax: \$12,610 (2017 estimate)
 List Date: 02/06/2017
 Exp. Date: 03/08/2017
 Legal: Parcel BB, Plan No. 102177862
 Legal2: ISC Parcel # 203079337
 Lease Type: None
 Environmental: Yes
 Nearby Amenities: Shaw Centre, Blairmore Regional Shopping Centre, Morris T. Chernesky Park



Asking Price

\$1,725,000

Nearby Retailers



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 Saskatoon, SK S7K 2H7



BLAIRMORE S.C

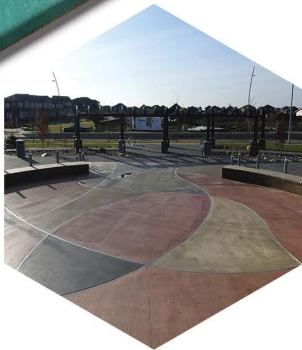


PROPERTY FACT SHEET

City/Town: Saskatoon
 Type: Land
 Zone: RMTN
 Land Area: 4.21 ac
 Civic Address: TBD
 Possession: Immediate
 Occ: Vacant
 Tax: \$37,900 (2017 estimate)
 List Date: 02/06/2017
 Exp. Date: 03/08/2017
 Legal: Parcel D, Plan No. 102038150
 Legal2: ISC Parcel # 165070920
 Lease Type: None
 Environmental: Yes
 Nearby Amenities: Evergreen Village Centre,
 Village Square Park, John Brockelbank Park

Asking Price

\$3,912,600



Development Controls

- i) The development shall consist of ground-oriented housing units only. No dwelling units shall be located above or below another;
- ii) All buildings shall have a maximum of two-storey in elevation;
- iii) No dwelling units shall be constructed with an above-grade floor area (excluding attached decks, patios and garages) less than 1,000 square feet;
- iv) 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
- v) 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.

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saskatoonland.ca

land@saskatoon.ca

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



EVERGREEN



PROPERTY FACT SHEET

City/Town: Saskatoon
Type: Land
Zone: RMTN
Land Area: 1.08 ac
Civic Address: TBD
Possession: Immediate
Occ: Vacant
Tax: \$9,600 (2017 estimate)
List Date: 02/06/2017
Exp. Date: 03/08/2017
Legal: Parcel E, Plan No. 102064294
Legal2: ISC Parcel # 166024997
Lease Type: None
Environmental: Yes
Nearby Amenities: Evergreen Village Centre,
Village Square Park, John Brockelbank Park

Asking Price

\$1,268,000



Development Controls

- i) No dwelling units shall be constructed with an above-grade floor area (excluding attached decks, patios and garages) less than 1,000 square feet;
- ii) 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;
- iii) Parking shall not be permitted in the front yard and no vehicle access to the site shall be permitted from the front street;
- iv) There shall not be more than six dwelling units side-by-side along any one building elevation; and
- v) 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.

GET IN TOUCH

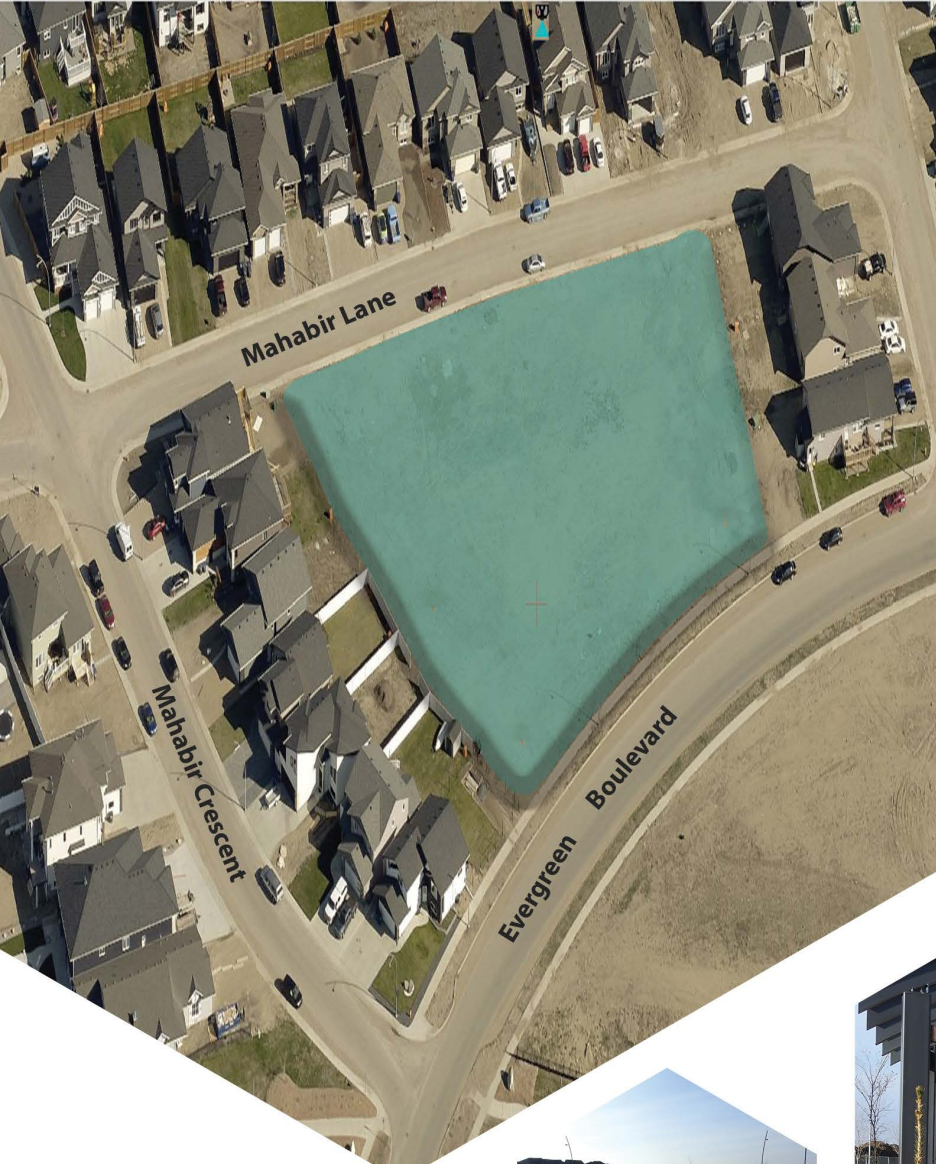
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saskatoonland.ca

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

 **City of
Saskatoon**
Saskatoon Land

EVERGREEN



PROPERTY FACT SHEET

City/Town: Saskatoon
Type: Land
Zone: RMTN
Land Area: 1.41 ac
Civic Address: TBD
Possession: Immediate
Occ: Vacant
Tax: \$12,710 (2017 estimate)
List Date: 02/06/2017
Exp. Date: 03/08/2017
Legal: Parcel N, Plan No. 102077894
Legal2: ISC Parcel # 166124246
Lease Type: None
Environmental: Yes
Nearby Amenities: Klombies Park, Funk Park, Cannam Park

Asking Price

\$1,289,300



Development Controls

- i) The development shall consist of ground-oriented housing units only. No dwelling units shall be located above or below another;
- ii) All buildings shall have a maximum of two-storey in elevation;
- iii) No dwelling units shall be constructed with an above-grade floor area (excluding attached decks, patios and garages) less than 1,000 square feet;
- iv) 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
- v) 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.

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Saskatoon, SK S7K 2H7

 **City of
Saskatoon**
Saskatoon Land

EVERGREEN



PROPERTY FACT SHEET

| | |
|-------------------|---|
| City/Town: | Saskatoon |
| Type: | Land |
| Zone: | RMTN |
| Land Area: | 1.69 ac |
| Civic Address: | TBD |
| Possession: | Immediate |
| Occ: | Vacant |
| Tax: | \$15,250 (2017 estimate) |
| List Date: | 02/06/2017 |
| Exp. Date: | 03/08/2017 |
| Legal: | Parcel DD, Plan No. 102132447 |
| Legal2: | ISC Parcel # 202972462 |
| Lease Type: | None |
| Environmental: | Yes |
| Nearby Amenities: | Funk Park, Evergreen School Sites, Evergreen Green Bridge |

Asking Price

\$1,454,500



Development Controls

- i) The development shall consist of ground-oriented housing units only. No dwelling units shall be located above or below another;
- ii) All buildings shall have a maximum of two-storey in elevation;
- iii) No dwelling units shall be constructed with an above-grade floor area (excluding attached decks, patios and garages) less than 1,000 square feet;
- iv) 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
- v) 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.

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Saskatoon, SK S7K 2H7

 **City of
Saskatoon**
Saskatoon Land

EVERGREEN



PROPERTY FACT SHEET

City/Town: Saskatoon
Type: Land
Zone: RMTN
Land Area: 1.27 ac
Civic Address: TBD
Possession: Immediate
Occ: Vacant
Tax: \$8,030 (2017 estimate)
List Date: 02/06/2017
Exp. Date: 03/08/2017
Legal: Parcel 226 (Plan No. to be registered)
Legal2: TBD
Lease Type: None
Environmental: Yes
Nearby Amenities: Kensington Core Park, George H. Clare Park, Bev M. Dyck Park

Asking Price

\$1,476,900



Development Controls

- i) 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;
- ii) Attached garages must be paired together when viewed from the street;
- iii) The garage doors of each dwelling unit shall have some decorative features, to be approved and evaluated by Saskatoon Land; and
- iv) Vinyl siding is not permitted as an exterior building material on any of the elevations of any dwelling units.

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Saskatoon, SK S7K 2H7

 **City of
Saskatoon**
Saskatoon Land

KENSINGTON



PROPERTY FACT SHEET

| | |
|-------------------|--|
| City/Town: | Saskatoon |
| Type: | Land |
| Zone: | RMTN |
| Land Area: | 1.50 ac |
| Civic Address: | TBD |
| Possession: | Immediate |
| Occ: | Vacant |
| Tax: | \$9,430 (2017 estimate) |
| List Date: | 02/06/2017 |
| Exp. Date: | 03/08/2017 |
| Legal: | Parcel 225, Plan No. 102171732 |
| Legal2: | ISC Parcel # 203036734 |
| Lease Type: | None |
| Environmental: | Yes |
| Nearby Amenities: | Kensington Village Centre, Village Square Park, George H. Clare Park, Bev M. Dyck Park |



Asking Price

\$1,737,400

Development Controls

- i) 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;
- ii) Attached garages must be paired together when viewed from the street;
- iii) The garage doors of each dwelling unit shall have some decorative features, to be approved and evaluated by Saskatoon Land; and
- iv) Vinyl siding is not permitted as an exterior building material on any of the elevations of any dwelling units.

GET IN TOUCH

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saskatoonland.ca

land@saskatoon.ca

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



KENSINGTON



PROPERTY FACT SHEET

| | |
|-------------------|--|
| City/Town: | Saskatoon |
| Type: | Land |
| Zone: | RMTN |
| Land Area: | 1.85 ac |
| Civic Address: | 855 Kensington Boulevard |
| Possession: | Immediate |
| Occ: | Vacant |
| Tax: | \$11,660 (2017 estimate) |
| List Date: | 02/06/2017 |
| Exp. Date: | 03/08/2017 |
| Legal: | Parcel Y, Plan No. 102171732 |
| Legal2: | ISC Parcel # 203038017 |
| Lease Type: | None |
| Environmental: | Yes |
| Nearby Amenities: | Kensington Village Centre, Village Square Park, George H. Clare Park, Bev M. Dyck Park |



Asking Price

\$2,030,400

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.

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(306)975-3278
saskatoonland.ca

land@saskatoon.ca

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



KENSINGTON

Property Details

Table 1 - Open Market Sale Property Details

| Block/Parcel | Plan No. | Zoning | Area (ac) | Asking Price | Neighbourhood |
|--------------|-------------------|--------|-----------|--------------|----------------|
| AA | 102177862 | RM2 | 2.84 | \$ 2,478,000 | Blairmore S.C. |
| BB | 102177862 | RM2 | 2.00 | \$ 1,725,000 | Blairmore S.C. |
| D | 102038150 | RMTN | 4.21 | \$ 3,912,600 | Evergreen |
| E | 102064294 | RMTN | 1.08 | \$ 1,268,000 | Evergreen |
| N | 102077894 | RMTN | 1.41 | \$ 1,289,300 | Evergreen |
| DD | 102132447 | RMTN | 1.69 | \$ 1,454,500 | Evergreen |
| Y | 102171732 | RMTN | 1.85 | \$ 2,030,400 | Kensington |
| 225 | 102171732 | RMTN | 1.50 | \$ 1,737,400 | Kensington |
| 226 | To be Registered. | RMTN | 1.27 | \$ 1,476,900 | Kensington |

ZONING

Please refer to Table 1 for property zoning information. Bidders and 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 & 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.

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).

Purchase Process

Step 1: Purchase Request

- Visit Saskatoon Land's Website (www.saskatoonland.ca) to review 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 to Saskatoon Land.
- Ensure that the Purchaser Application Form is submitted prior to the deadline.
- Ensure that your offer addresses all of the terms and conditions outlined in the sales package and application form.

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: Architectural Approval

- Proposed building permit plans will be reviewed by Saskatoon Land for compliance with Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts. The first submission of plans must be received by Saskatoon Land within eight weeks of offer acceptance.
- Proponents will have a total of 18 weeks from the date of offer acceptance to obtain final architectural approval from Saskatoon Land.

Step 6: 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 30 days from the date of final architectural approval.
- The successful purchaser may apply for required permits to begin construction upon receipt of payment in full and upon architectural approval by Saskatoon Land.

Step 7: Post Closing Obligations

- Purchaser complies with all Terms and 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 and Financial Management Department.

| | |
|---|--|
| Where did you hear about these properties being offered for sale? | |
| <input type="checkbox"/> Associate | <input type="checkbox"/> StarPhoenix Ad |
| <input type="checkbox"/> www.saskatoonland.ca | <input type="checkbox"/> Realtor/Industry Mail-out |
| <input type="checkbox"/> Saskatoon Land email notification | <input type="checkbox"/> Other _____ |

Document Checklist

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 acknowledges the Terms and 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 Ave N
Saskatoon, SK S7K 2H7
306.975.3278



Open Market Sale Purchaser Application Form

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.

Application Deadline: 2:00 p.m. C.S.T., on Wednesday, March 8, 2017

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 # | |
| Fx # | |
| Email Address | |
| Street Address | |
| City, Province | |
| Postal Code | |

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.



TERMS & CONDITIONS

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 General Manager of Asset and Financial Management.

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.
- (f) Possession of the site will not be granted until completion of the Architectural Evaluation.
- (g) 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.
- (h) Purchasers are required to demonstrate past experience with completing multi-family projects.

I have read and accepted these terms.

(signature)

(date)

ARCHITECTURAL REVIEW PROCESS

Multi-family development on these sites are subject to compliance with Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts (available at saskatoonland.ca).

Prior to plan preparation, or any stage during plan development, Saskatoon Land is available to meet to view draft plans and discuss the architectural requirements. Any questions should be directed to Matt Grazier at 306-975-3305. Following offer acceptance, the purchaser will have up to 18 weeks to gain final approval of architectural plans for the site from Saskatoon Land. The first submission of plans must be received by Saskatoon Land within 8 weeks of offer acceptance. Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to two weeks to review and comment on plans after any submission is made by the successful party. After plans have been reviewed, a meeting with the successful party will be arranged to discuss plan changes, if any, which may be required. The successful purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Additionally, possession of the site will not be granted until completion of the architectural evaluation.

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 purchaser 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 all 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.