



## Multi-Lot Allocation Addenda

For:

Brighton

### Brighton – Phase 1

### Application Form

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NEIGHBOURHOOD: Brighton  
LOCATION: Phase 1

Addendum No.: 1.

Page: 1 of 1.

Date: May 18, 2021.

Addition to the original Multi-Lot Allocation Package, released May 10, 2021.

Acknowledgement of receipt of this addendum shall be stated on the Application Form.

#### 1) Lots 25-40 Block 135

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Remove:

If you are interested in Block 135, Lots 36 to 40 as a grouping, you must state if you are proposing dwellings with rear detached garages, dwellings with front attached garages, or dwellings with drive-through tandem garages that can be accessed from the front curb and the rear lane.

Replace:

If you are interested in Block 135, **Lots 25** to 40 as a grouping (**five or more lots**), you must state if you are proposing dwellings with rear detached garages, dwellings with front attached garages, or dwellings with drive-through tandem garages that can be accessed from the front curb and the rear lane.

For further information, please contact Saskatoon Land at 975-3278.

## Aspen Ridge Phase 5 & Brighton Phase 1

### MULTI-LOT ALLOCATION APPLICATION INFORMATION

Residential lots will be available for allocation and sale in the Aspen Ridge Phase 5 and Brighton Phase 1 on the following streets: Aspen Ridge streets **Kaira Street, Barrett Street, Feheregyhazi Boulevard, Woolf Bend, Woolf Place, and Woolf Bay**; Brighton streets **Underhill Road, Delaine Road, Delaine Court, Shakamotaa Street, and Schmeiser Lane**. Lots available for selection in this allocation are identified in the attached Aspen Ridge and Brighton drawings

This application is for the Multi-Lot Allocation only. Submission of this application indicates an intention to purchase a minimum of 15 lots. Companies allocated lots will not be eligible for participation in the lot draw anticipated to take place later this year. Please note that submission of this application does not guarantee an allocation of 15 lots. The number of applicants selected to participate will be based on overall level of interest and the scoring criteria outlined below. Applicants not allocated lots will be able enter the lot draw anticipated to take place this fall.

Roadway construction in both Aspen Ridge and Brighton will take place this year with estimated completion date in both areas of October 31, 2021. This completion date is tentative and subject to weather events throughout the construction season. Lot possessions will not take place until servicing is complete, additional deposit received, and the Agreements for Sale for each lot signed.

Payment terms for lot purchases in each community are as follows:

#### Aspen Ridge:

- A down payment of 5% of the purchase price is required at the time of lot allocation and entrance into a Holding Agreement
- Agreement for Sale to be signed and remaining funds to bring deposit to the standard 13% is required upon lot possession date.
- 0% interest for the first 24 months of the lot being under an agreement for sale
- after 24 months, a payment of 5% of the purchase price is required to extend an additional 4 months
- Full payment of the lot is due within 28 months

#### Brighton:

- A down payment of 5% of the purchase price is required at the time of lot allocation and entrance into a Holding Agreement
- Agreement for Sale to be signed and remaining funds to bring deposit to the standard 13% is required upon lot possession date
- 0% interest for the first 12 months of the lot being under an agreement for sale
- After 12 months, a payment of 5% of the purchase price is required to extend an additional 4 months
- Full payment of the lot is due within 16 months

The three-year build time requirement will begin upon possession of the lot. Property taxes become the responsibility of the purchaser(s) effective the first of the month following the date of the Agreement for Sale. For an estimate of the taxes on the land only, please call the Assessment Division at (306) 975-3227. [Architectural controls](#) specific to Aspen Ridge and Brighton will be applied to all lots in this allocation. In addition, a **new requirement for the completion of front driveways and front yard landscaping** within 18 months of permit issuance will be applied in both communities. A rebate of \$5,000 per lot will be available to builders that meet this new requirement within the specified 18-month time period.

## Application Submission & Appointment Procedures

All Eligible Contractors wishing to apply for the multi-lot allocation are required to submit their application form and supporting documentation showing models and lot selections prior to **Friday, May 28, 2021 at 4:00 p.m.** by one of the following methods:

- Email the completed application form and supporting documents to [land@saskatoon.ca](mailto:land@saskatoon.ca) . The application may also be dropped off at the Saskatoon Land office prior to the application deadline (please call ahead (306) 975-3278 if you choose this method); or
- Drop off the completed application form and supporting documents at the night deposit box at City Hall.

It is the applicant/contractor's responsibility to ensure that this application has been received by Saskatoon Land and that your eligibility documents with us are current. Any discrepancy as to whether or not the application was received will require proof (i.e. time-stamped sent email) in order for the contractor to be accepted into the multi lot allocation.

Upon application approval, a virtual appointment time will be assigned to you. Appointments will be done by phone only, using the interactive map for visual representation of what is currently available. Saskatoon Land will email you the lots and/or groupings allocated prior to the appointment.

## Contractor Eligibility & Application Scoring Criteria

The following scoring criteria will be used by Saskatoon Land to select builders to participate in this allocation if overall interest is high. Builders with higher scoring submissions will have a greater chance of being allocated preferred lot selections made in this application.

### 1) Accounts Receivable Outstanding (between 12 – 24 months) – 8%

Applicants will be scored based on the actual amount outstanding with Saskatoon Land at the time of application submission. Builders with high account receivables past the 12-month period will receive lower scores under this category. Any lot past 24 months will need to be rectified (transfer requested or deposit for extension) prior to the close of the application period. Please contact our office to find out your current outstanding or overdue balance.

### 2) Current Builder Purchase Ranking (over the last five years) – 15%

Applicants will be scored on their 5-year purchase history with Saskatoon Land. Builders with higher five-year purchase history will be awarded more points under this category.

### 3) Dwelling Models and Compliance with Architectural Controls – 31%

Under this category builders will be evaluated based on the variety and quality of home models that are proposed to be built on the selected lots. The following details should be considered in the application submission to ensure a complete review and score under this category.

- Acceptable Dwelling Model submissions are: Drafted front elevations, photos of completed houses, or brochures/renderings.
- For lots in Brighton Dwelling Styles must be selected from those identified in the Architectural Controls and labelled on the model submissions. See [saskatoonland.ca](http://saskatoonland.ca) for more information on Brighton Architectural Controls.
- Contractors are required to submit a minimum of three different models that they are intending to use on the selected lots. Similar models with minimal architectural variety and detailing are strongly discouraged.

Past adherence with building restrictions/architectural controls will also be used to evaluate builder applications. Documented instances of past noncompliance with architectural requirements will result in lower scores under this category.

**4) Historical Compliance with Saskatoon Land Builder Requirements – 15%**

Builders historical compliance with the following will be evaluated:

- Maintaining clean building sites (garbage bins in use)
- Compliance with 3-year build time requirements
- History of past due accounts

Builders with documented incidents of noncompliance with these routine requirements will receive lower scores under this category. No documents are required to be submitted by the applicant under this category.

**5) Total Per Lot Value of All Lot Selections Made in This Application – 15%**

Under this category builders will score higher by selecting a variety of lots including those lots with higher price points.

**6) New Home Starts on Lots Acquired from Saskatoon Land Over the Last 5 Years – 15%**

This category will provide a measure of the number of new home starts that have been initiated by the applicant on lots acquired from Saskatoon Land over the last five years. Builders with a higher percentage of starts on their acquired lots will score higher in this category.

Please indicate below in the application form the amount of lots currently in your inventory that do not have permits issued. How far into the 3-year build requirement for each lot will be taken into account.

**APPLICATION FORM**

If you are interested in taking part in the multi-lot allocation draw for Aspen Ridge Phase 5 & Brighton Phase 1 please complete and submit the following pages:

- 1) Initial beside each requirement in the table below, indicating that you have read and understand
- 2) Fill in the contact information, sign and date
- 3) Indicate the amount of lots currently in your inventory without an active/current building permit
- 4) Circle or highlight the lots you are interested in purchasing. Indicate the reasoning behind the lots you are looking to purchase, as that will help Saskatoon Land sales staff to present similar groupings at your lot selection appointment.

Initials	Requirement
	Submission of an application does not guarantee entry in the multi-lot allocation. Applications will be reviewed for eligibility and the scoring criteria outlined above will be applied. Allocations will depend on the overall level of interest and demand.
	Contractors must purchase a minimum of 15 lots and may select from either Aspen Ridge or Brighton. No more than 10 (ten) of the total selection may be from Brighton.
	Contractors must be in good standing with Saskatoon Land. This includes builder profile documentation kept up to date, Accounts Receivable in good standing, and build times being upheld.
	Contractors must provide a non-refundable deposit of 5% of the purchase price for each lot chosen within 5 business days of the allocation date. Failure to meet this requirement will result in a loss of the sale, a return fee will be charged, and the lot(s) will be reallocated.
	Appointments will be conducted by phone or virtual meeting with the interactive map as a reference. It is the Contractor's responsibility to phone within their scheduled appointment time. Should you miss your selection appointment, your company may not be able to partake in this multi-lot allocation.
	Contractors are required to submit a minimum of three different models that they are intending to use on the selected lots at the time of application. For each model submission to be built in Brighton, the dwelling style (example: Craftsman, Tudor, Arts & Crafts, etc) must be labelled on the model.
	Contractors are required to adhere to the architectural controls for each neighbourhood.

## Contact Information

**Company Name:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City/Town:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Business Phone:** \_\_\_\_\_ **Cell Phone:** \_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**Amount of vacant lots\*:** \_\_\_\_\_

\*this is the current amount of lots in your inventory that do not have an active/current building permit.

## Lot Selections

Using the attached maps for reference, indicate your choices in the sections below. Please note that the options available at the time of lot selection may not be all of what you have shown interest in and/or you may not be able to purchase all of what you've indicated. Saskatoon Land will endeavour to offer comparable lots and groupings at your selection appointment.

### Aspen Ridge – No Maximum Allocated

Circle the lots that you are interested in purchasing.

Note: Lots 6 to 21 Block 730 back the University of Saskatchewan (U of S) Kernan Prairie (Research and Conservation Area).

#### Block 728

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
21 22 23 24 25 26 27 28 29

#### Block 729

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

#### Block 730

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
21 22 23 24 25 26 27 28

#### Block 731

1 2 3 4 5 6 7 8 9 10 11 12 13

#### Block 732

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

**Brighton – Maximum of 10 Lots Allocated**

Circle the lots that you are interested in purchasing.

If you are interested in Block 135, Lots 25 to 40 as a grouping (five or more lots), you must state if you are proposing dwellings with rear detached garages, dwellings with front attached garages, or dwellings with drive-through tandem garages that can be accessed from the front curb and the rear lane.

I acknowledge that I have received Addenda 1 for Brighton -  Yes

**Block 131**

1 2 3 4 5 6 7 27 28 29 30 31 32 33 34 35

**Block 135**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

**Block 138**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

List below your second choice and third choice groupings including the neighbourhood, block numbers, and lot numbers.

**Second Choice:**

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**Third Choice:**

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**Provide further explanation on why you choose the selected lots:**

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