



## Land For Sale By Public Tender

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### Instructions to Bidders

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Sealed tenders addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope “**Tender for Purchase of Property – 802A & 802B Ave P North**” will be received until **2:00 p.m. CST**, on **Thursday, June 16, 2016**, for the following property:

NEIGHBOURHOOD: Mount Royal  
PROPERTY TYPE: Residential (Vacant Land)  
CIVIC ADDRESS: 802A Avenue P North  
LEGAL DESCRIPTION: Lot 39, Block 35, Plan No. 102130669  
ISC PARCEL NUMBER: 202817875  
ZONING DISTRICT: R2

NEIGHBOURHOOD: Mount Royal  
PROPERTY TYPE: Residential (Vacant Land)  
CIVIC ADDRESS: 802B Avenue P North  
LEGAL DESCRIPTION: Lot 18, Block 35, Plan No. G173  
ISC PARCEL NUMBER: 120031995  
ZONING DISTRICT: R2

***802A & 802B Avenue P North are being tendered as a pair with the following reserve bid:***

RESERVE BID: **\$ 159,900.00**

**Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon for 10% of the tendered price**, and must be submitted on the attached standard tender form. Subject to the information below, should the successful bidder not purchase the property, the deposit will be forfeited. The deposit cheques received from unsuccessful bidders will be returned.

All bids are irrevocable for a period of 14 days from tender closing date. All tenders become the property of the City of Saskatoon until such time as a tender is awarded or rejected.

Bids must be determined independently from any other bidder or potential bidder. If, in the opinion of the City, there is any appearance that a bidder has consulted another bidder or potential bidder regarding:

- (a) prices;
- (b) methods, factors or formulas to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) any other indication of collusion regarding bid prices;

The City may, in its discretion, take any action it considers appropriate including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

No multiple bids for a single property will be accepted.

No bids less than the Reserve Bid will be accepted.

No conditional bids will be accepted.

## **Sale Agreement**

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The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender.

## **Representations, Warranties and Environmental Condition**

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The property is being sold "as is". There are no representations or warranties expressed or implied, as to fitness of the land for any particular purpose.

The land is currently vacant. The site has been cleaned, graded and levelled to the surrounding properties, street, and rear lane.

## **Services**

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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 tender price and are the responsibility of the successful bidder.

## **Possession**

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The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 45 days from closing of the tender (by August 2, 2016).

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to Saskatoon Land the following:

1. A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.
2. A written statement acknowledging acceptance of the environmental condition of the property.
3. Properly executed and sealed copies of the Sale Agreement.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

## Zoning and Building Restrictions

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This property is zoned R2. Each lot is capable of accommodating a single family dwelling, subject to the applicable Zoning and Building regulation. When combined, both lots are capable of accommodating a two-unit dwelling or two semi-detached dwelling units depending upon the configuration of the shared common building wall in relation to the shared common property line. Bidders are advised to consult with Planning and Development at 306-975-2645 as to permissible uses and other details regarding the zoning.

## Vacant Lot and Adaptive Re-Use Incentive Program

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These lots being tendered qualify for the City's Vacant Lot and Adaptive Re-use Incentive Program. Through providing grants and tax abatement, the program encourages development on existing, vacant, or brownfield sites, and the re-use of vacant buildings in established areas of the city, including the Downtown.

For more information on the program, please visit City of Saskatoon's web page on [Vacant Lot & Adaptive Reuse Strategy](#), or contact the Planning and Development Division, Neighbourhood Planning Section at (306) 975-3340.

## Building Restriction Caveats (BRC's)

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***The Building Restriction Caveats for Lot 39, Block 35, Plan No. 102130669 (802A Avenue P North) are as follows:***

- 1) No vehicular access shall be permitted from the front street or flanking street. Vehicular access shall be from the rear lane only;
- 2) All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete 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;
- 3) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 800 square feet in the case of a bungalow or bi-level;
  - ii. 1,200 square feet in the case of a two-storey dwelling;
- 4) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted;
- 5) The successful bidder will be responsible for installing water and sewer connections to the sites;
- 6) On the front building façade, a secondary exterior building material is required, being no less than 100 square feet in area; and
- 7) On the side building wall, closest to the flanking street, a secondary exterior building material is required, being no less than 40 square feet in area.

***The Building Restriction Caveats for Lot 18, Block 35, Plan No. G173 (802B Avenue P North) are as follows:***

- 1) No vehicular access shall be permitted from the front street or flanking street. Vehicular access shall be from the rear lane only;
- 2) All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete 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;
- 3) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 800 square feet in the case of a bungalow or bi-level;
  - ii. 1,200 square feet in the case of a two-storey dwelling;
- 4) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted;
- 5) The successful bidder will be responsible for installing water and sewer connections to the sites; and
- 6) On the front building façade, a secondary exterior building material is required, being no less than 100 square feet in area; and

## **General Information**

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### **Trees & Shrubbery**

- An American Elm Tree is located on Lot 39, Block 35, Plan No. 102130669 (802A Avenue P North) adjacent to the south property line. The tree may be removed or incorporated into the site layout. All costs associated with the removal of the tree are at the expense of the successful bidder.
- An existing tree overhangs onto Lot 18, Block 35, Plan No. G173 (802B Avenue P North). Any alterations to this tree are a civil matter between adjacent property owners.

### **Existing Utilities**

- SaskTel has facilities located at the southeast corner of Lot 39, Block 35, Plan No. 102130669 (802A Avenue P North). Negotiations to remove these facilities and any costs associated with the relocation of these facilities are the responsibility of the successful bidder.

## **Conditions**

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There will be no exceptions as to the conditions of this tender.

Please consult our office or the website prior to the tender closing date for any amendments to this package.

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**Saskatoon Land**  
**201 Third Avenue North**  
**Saskatoon, SK S7K 2H7**  
**Phone: (306) 975-3278 • Fax: (306) 975-3070**  
**Website: [www.saskatoon.ca/go/lots](http://www.saskatoon.ca/go/lots)**  
**E-mail: [land@saskatoon.ca](mailto:land@saskatoon.ca)**

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## Tender Form

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I wish to submit the following tender:

❶ Lot/Parcel: 39 & 18 Block: 35 Plan: 1021306669 & G173

Civic Address: 802A & 802B Avenue P North

❷ Amount Tendered: \$ \_\_\_\_\_ (before GST).\*

❸ A certified cheque in the amount of \$ \_\_\_\_\_ is attached. \*\*

\*All bids are subject to Goods and Services Tax. The successful bidder will be required to pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number.

\*\*This amount represents exactly 10% of the amount tendered and the cheque is made out to the City of Saskatoon.

Company: \_\_\_\_\_

GST Registration Number (if applicable): \_\_\_\_\_

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

Address: \_\_\_\_\_  
(postal code)

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Solicitor: \_\_\_\_\_

Solicitor's Address: \_\_\_\_\_

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**I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.**

Signature \_\_\_\_\_

Date \_\_\_\_\_



Block 35

AVENUE P N

LANE

29TH STREET W

LOT 16  
#806

LOT 17  
#806

LOT 18  
#802B

LOT 39  
#802A

Plan G 173  
ISC Surface Parcel # 120031995

Plan 102130669  
ISC Surface Parcel # 202817875

Plan 60S16143

#1424

BS

- #123 CIVIC ADDRESS
- #123 REGISTERED PLAN NUMBER
- BS BUS SHELTER
- TEL TELEPHONE LINE
- GAS GAS LINE
- POWER UNDERGROUND POWER LINE
- Metal Light Pole METAL LIGHT POLE
- Wooden Power Pole WOODEN POWER POLE
- Utility Box UTILITY BOX
- Utility Easement UTILITY EASEMENT

802A & 802B  
AVE P NORTH  
SALES MAP



**Saskatoon Land - May 2016**  
 Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. This map is conceptual and may change.