



North Prairie Developments and
all their staff believe in one simple

"To always provide our customers with an innovative, quality product which we would be equally as proud of as the customer!"

WHO WE ARE



- Family owned and operated for 30+ years
- One of the top, most experienced builders in Saskatchewan
- Development of residential properties is our core business
- Active in 3 Saskatchewan markets:
Saskatoon, Regina & Martensville



OUR EXPERIENCE



- Successfully completed over 25 multi family projects to date, totaling more than 1,300 units
- Built and sold over 750 single family homes
- Some of our more recent projects include.....



Living Stone

TOWNHOMES



STONEBRIDGE
102 UNITS

Little
Tuscany



STONEBRIDGE
187 UNITS

THE PINNACLES



STONEBRIDGE
32 UNITS



SHANGRI~LA
ON 4TH



CITY PARK
94 UNITS



OUR BELIEFS



- North Prairie Developments must always be a good corporate citizen by always giving back to the community that we have been so lucky to be a part of.



NUTRIEN CHILDREN'S DISCOVERY MUSEUM

KID APPROVED CAPITAL CAMPAIGN

NPD DONATES \$100,000

"The Nutrien Children's Discovery Museum is an integral part of the community as it provides children with a place of imagination, inspiration, creativity and most importantly - fun!"

North Prairie is proud to support the Create Space Workshop, one of 11 permanent exhibits in the museum. Create Space is designed for collaboration as well for individual and facilitated learning for creators and makers. The Workshop is filled with advanced tools and operations including drilling, soldering and sanding. It will even feature a 3D printer! We are proud to be a part of this vision of fostering curiosity, creativity and a lifelong love of learning in the children of Saskatchewan.



MERLIS BELSHER PLACE

TWIN PAD ICE FACILITY

NPD DONATES \$250,000

The ground breaking of the U of S Merlis Belsher Place state-of-the-art twin-pad ice facility is now underway.

The Merlis Belsher Place is the result of many people coming together in partnership - volunteers, community members, local businesses, athletes, alumni, staff and students - to accomplish something truly extraordinary.

North Prairie is proud to be a major contributor to this project with a donation of \$250,000. We look forward to supporting our local athletes by taking in many future games at this incredible facility.



REMAI MODERN

ATRIUM

NPD DONATES \$100,000

North Prairie Developments is committed to making the province a vibrant and nurturing place to live. The donation of \$100,000 to Rемаi Modern will be acknowledged by the reception desk in the museum's light-filled atrium being named in North Prairie's honor.

This is a fitting connection as the museum's architect, Bruce Kuwabara, has described the atrium as "the living room of the city".



WANUSKEWIN HERITAGE PARK

RENEWAL PROJECT

NPD DONATES \$100,000

Wanuskewin Heritage Park's renewal project is a bold plan to help Wanuskewin reach its full potential to take its place among Canada's premiere cultural destinations. Among other extraordinary features such as an extended trail; a renovated and expanded interpretive centre; and research and education labs; there is also an ancestral Plains bison herd at the Park, right in its natural habitat.

North Prairie believes there's a gift through giving and is proud to contribute \$100,000—our symbol of the commitment we have to transforming and strengthening our communities.



WE PROUDLY SUPPORT THE FOLLOWING ORGANIZATIONS AND CHARITIES:



Canadian
Cancer
Society



rRemai mModern



STARS®





IBI GROUP

Global reach. Local focus.

- GLOBAL COMPANY
- HIGH DEGREE OF EXPERTISE
 - MID & HIGH RISE BUILDINGS
 - INFILL PROJECTS IN MAJOR CITIES ACROSS CANADA
 - BEST CONSTRUCTION PRACTISES FOR INFILL PROJECTS
 - Try to have a minimal impact on neighbors during construction
 - LATEST BUILDING TRENDS, BEST ENERGY PRACTICES, BEST USES
 - LEADING EDGE BUILDING DESIGN FOR SASKATOON

| Creating healthy, inclusive, long-lasting communities is our greatest legacy.



PROJECT PROPOSAL



NORTH PRAIRIE
DEVELOPMENTS LTD.



SITE LOCATION

1010 COLLEGE DRIVE



NORTH PRAIRIE
DEVELOPMENTS LTD.

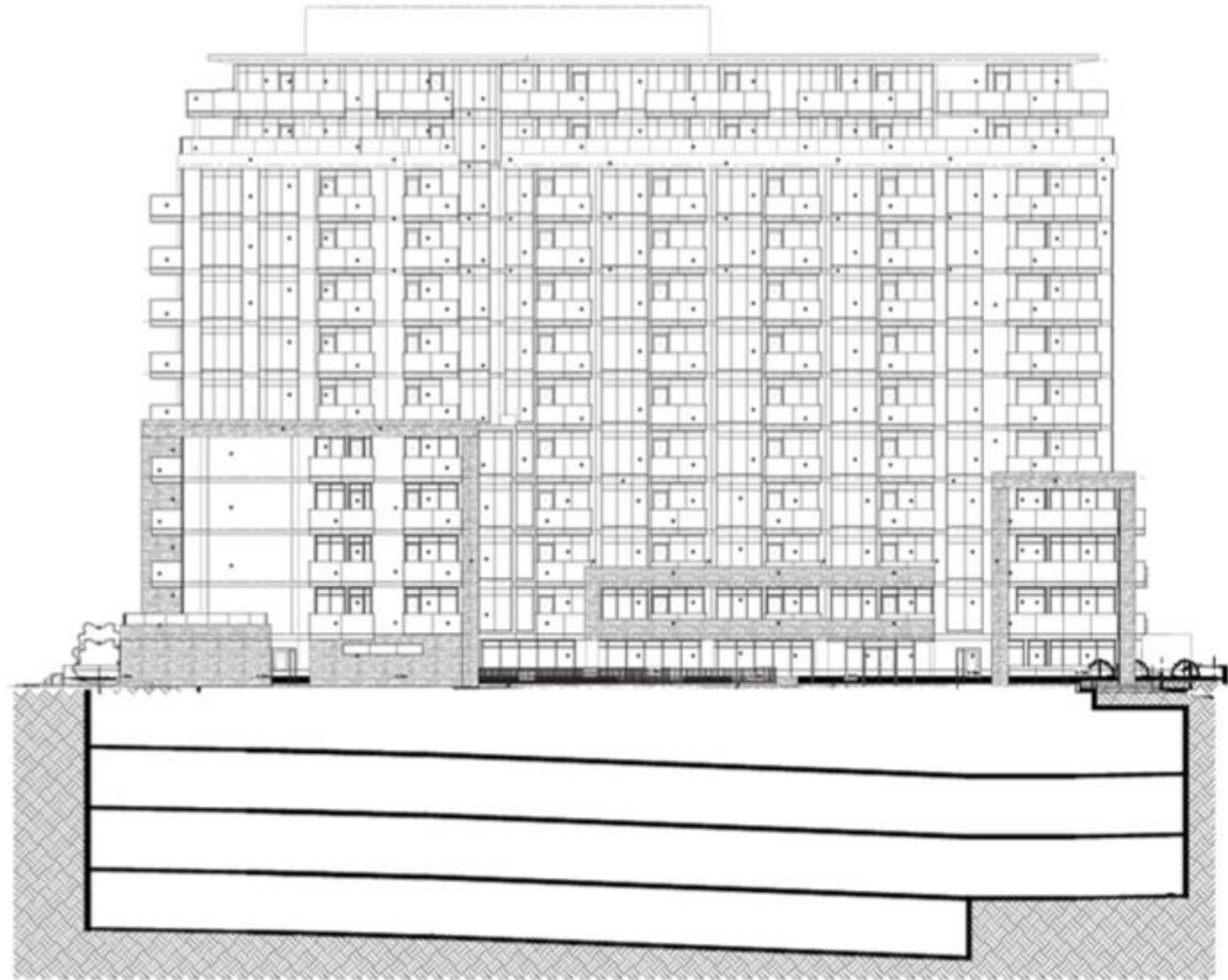
**MID-RISE
BUILDING**

171 UNITS

**232
PARKING
STALLS**

ABOVE GROUND
12 STOREY

PARKADE
4 LEVELS



PROJECT DETAILS



**NORTH PRAIRIE
DEVELOPMENTS LTD.**

INFLUENTIAL DESIGN **FACTORS**



NORTH PRAIRIE
DEVELOPMENTS LTD.



ALIGNS WITH SASKATOON'S “**PLAN FOR GROWTH**”

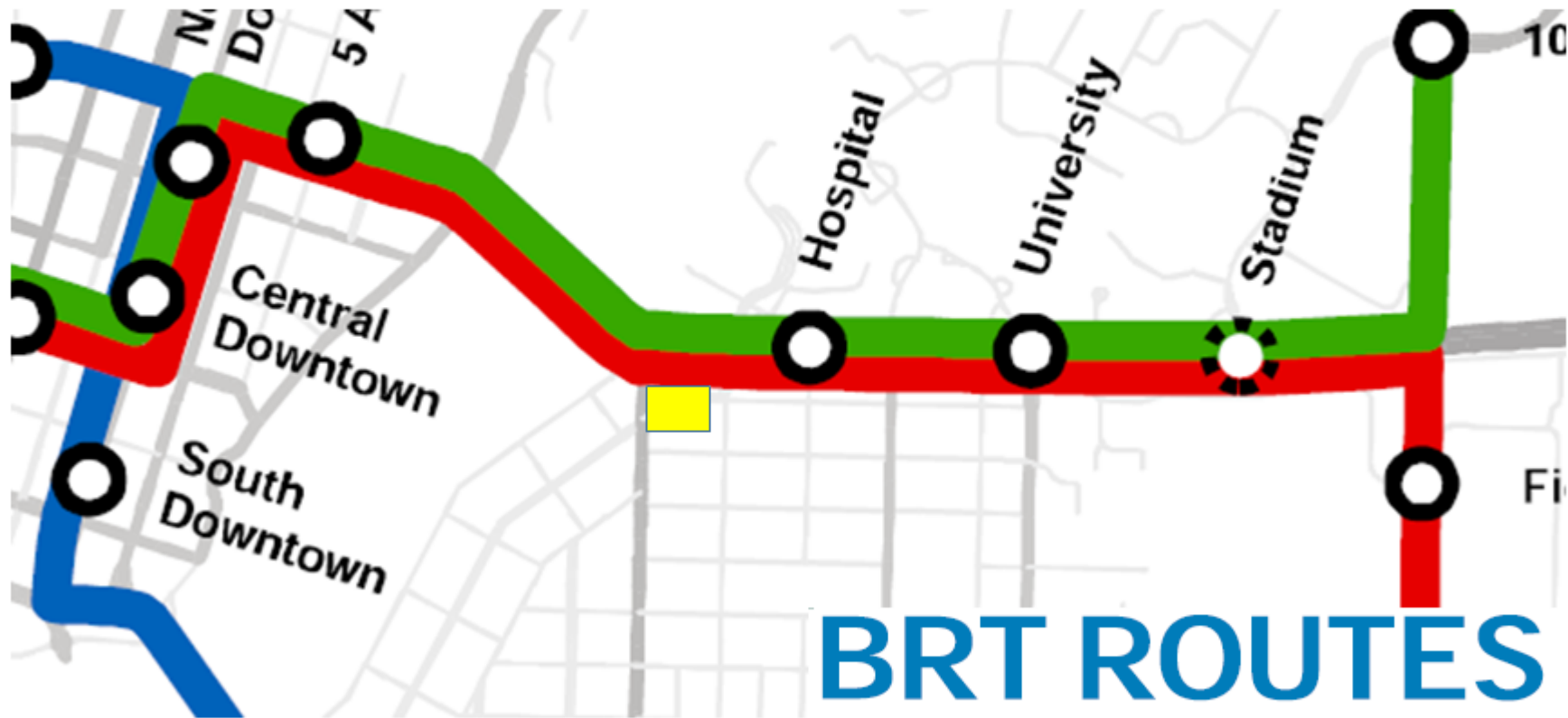
Corridor Growth - encouraging growth and redevelopment near existing major corridors and at major development nodes

DESIGN FACTORS



NORTH PRAIRIE
DEVELOPMENTS LTD.

POSITIONED ON A PROPOSED BUS RAPID TRANSIT ROUTE



DESIGN FACTORS



NORTH PRAIRIE
DEVELOPMENTS LTD.

- PROJECT ON THE NORTH PERIMETER OF THE NEIGHBORHOOD VS IN THE MIDDLE
- MINIMAL IMPACT ON NEIGHBORING PROPERTIES

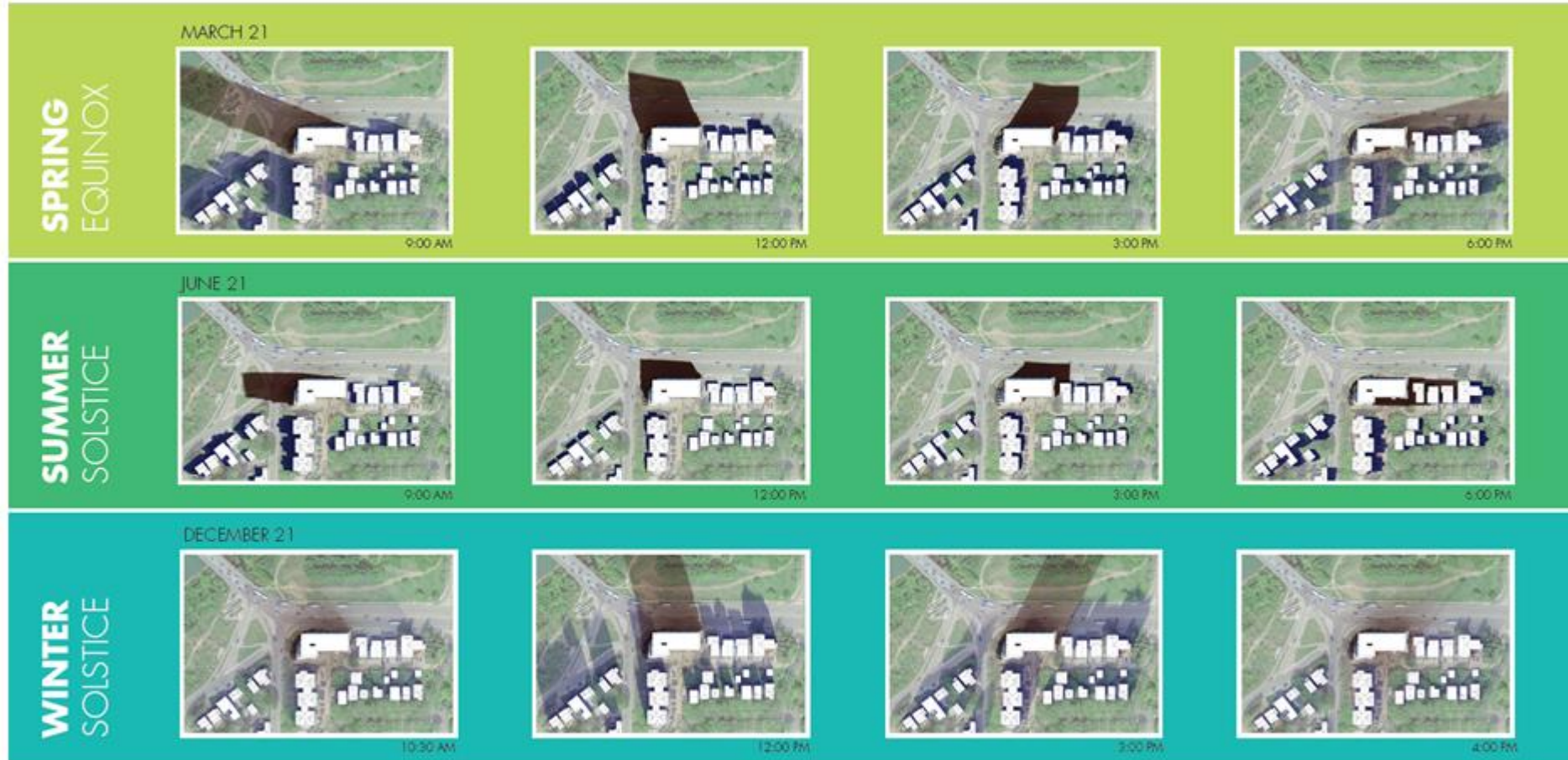


DESIGN FACTORS



NORTH PRAIRIE
DEVELOPMENTS LTD.

- DOES NOT SHADOW ANY RESIDENTIAL PROPERTIES



DESIGN FACTORS



NORTH PRAIRIE
DEVELOPMENTS LTD.

- MINIMAL IMPACT ON PRIVACY



DESIGN FACTORS

- PRECEDENT SETTING PROJECT
 - FIVE CORNERS ON BROADWAY



DESIGN FACTORS



NORTH PRAIRIE
DEVELOPMENTS LTD.

• ADJACENT TO MAJOR EMPLOYMENT CENTERS

	<u># of Employees</u>
• U of S	1200 *continually growing
• University Hospital	4300
• City Hospital	1500
• Children's Hospital	500 *Opening fall of 2019
• Downtown area	17,000



DESIGN FACTORS

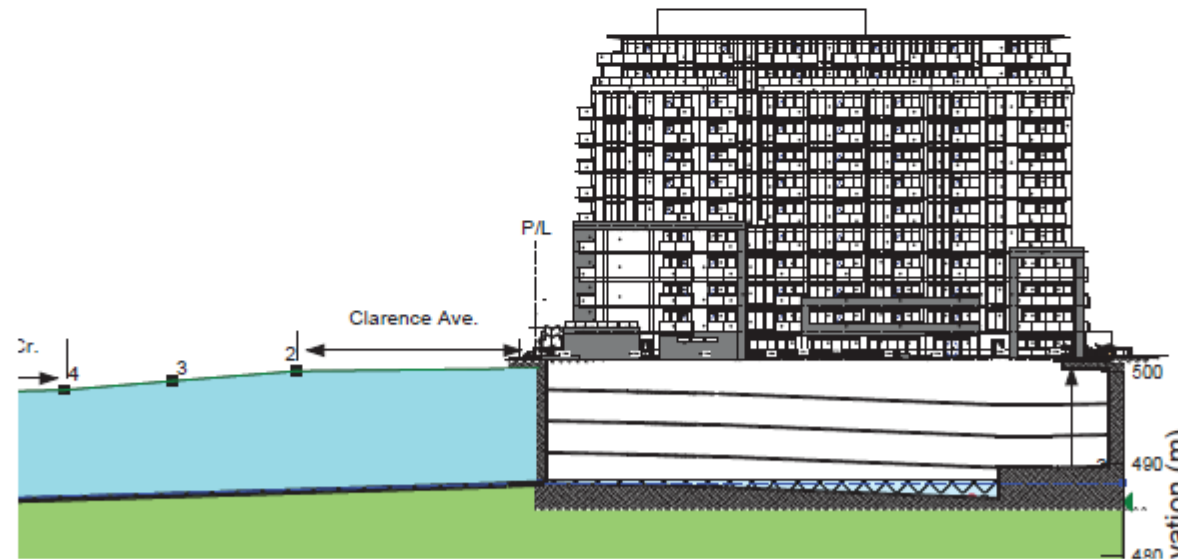
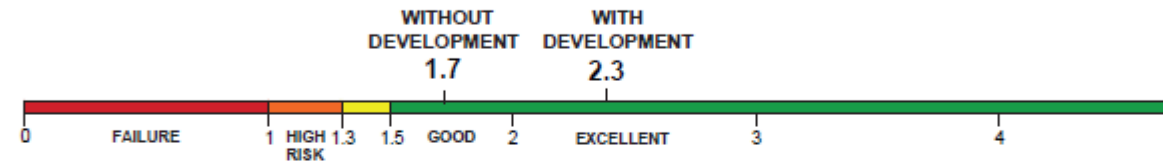


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- POSITIVE IMPACT ON SLOPE STABILITY

SLOPE STABILITY

FACTOR OF SAFETY (FoS) SCALE



DESIGN FACTORS



NORTH PRAIRIE
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- LIMITED HOUSING SUPPLY IN VARSITY VIEW
- NEW HOUSING OPTIONS CREATE OPPORTUNITIES IN THE COMMUNITY FOR RESIDENTS LOOKING TO DOWNSIZE

DESIGN FACTORS

PROJECT **FEATURES**



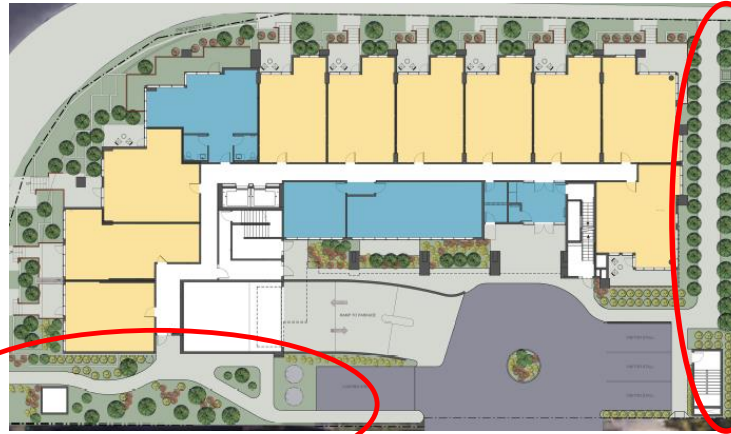
NORTH PRAIRIE
DEVELOPMENTS LTD.

- **GROUND FLOOR STREET ORIENTATED UNITS**
enhance community, social interactions



- LANDSCAPED PARK NODES ACCESSIBLE BY THE COMMUNITY

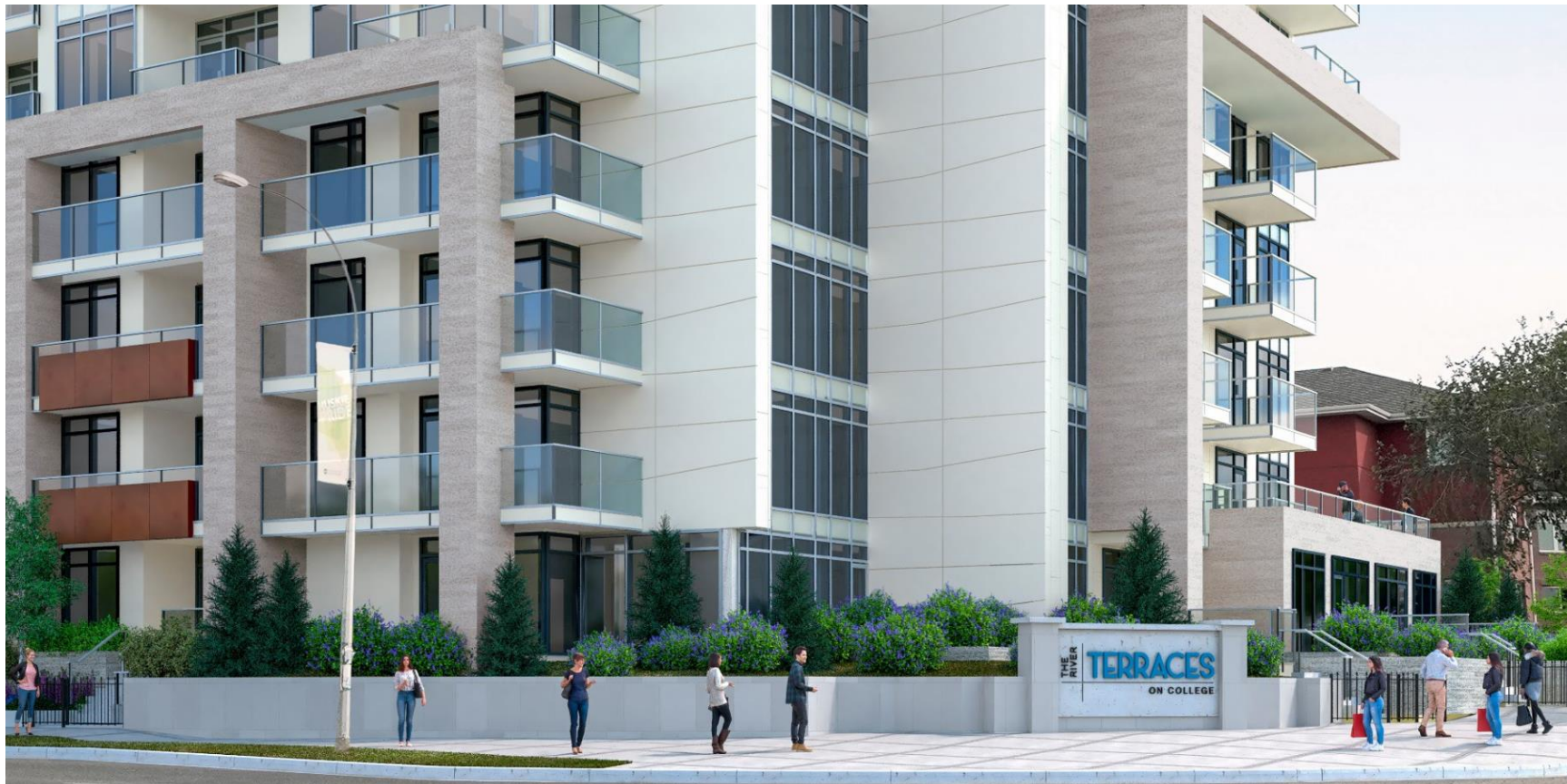
*reduced surface parking



- **HEAVY LANDSCAPING ALONG THE STREET CORRIDORS**

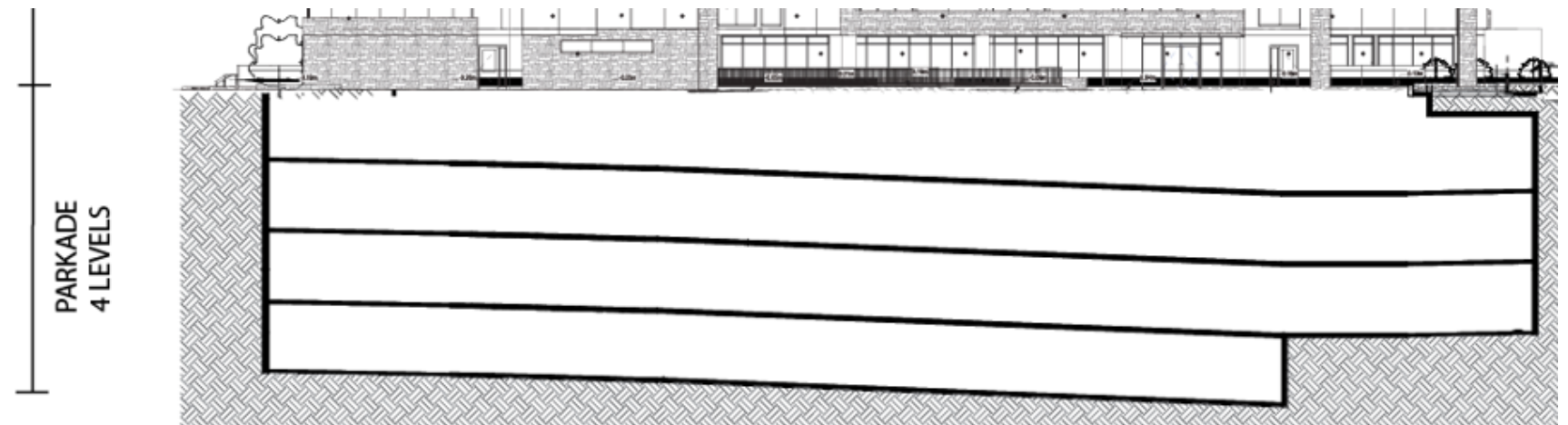


- **USE OF TRADITIONAL BUILDING MATERIAL
IE: TYNDALL STONE**
- **“CLASSIC COLLEGE” LOOK AND FEEL**

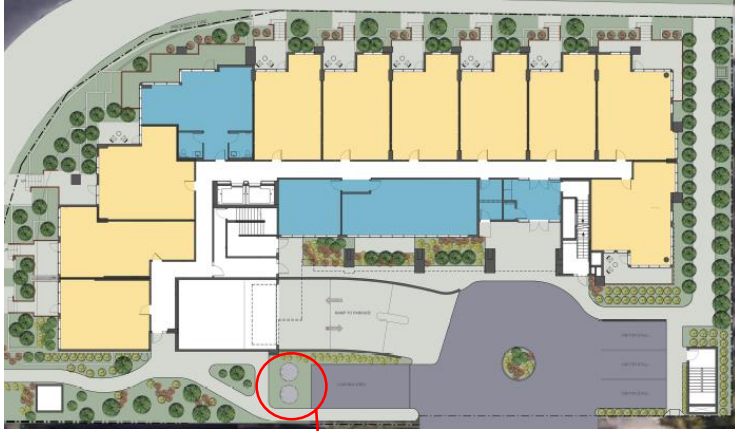


• STRONG PARKING RATIOS

- Parking was #1 concern; elected to keep parking ratios high on this project
- 4 Levels of underground parking with 232 Parking Stalls
- PROVIDE PARKING RATIO of 1.36 stalls/unit
- MAJOR CANADIAN CITIES USE AN AVG. of .75 stalls/unit
 - Along TOD's (Transit Orientated Developments)
- NO ALLOWANCES FOR RESIDENTIAL PARKING PERMITS
- VISITOR STALLS PLACED UNDERGROUND TO ENHANCE SURFACE LANDSCAPING



• ATTRACTIVE, IN-GROUND WASTE & RECYCLE SYSTEM



60% is underground

Benefits

- Saves space
- The coolness of the ground minimizes odors. (the oldest waste is at the bottom, in the coolest part of the container)
- Gravity compacts the waste by its own weight to hold 20 % more waste



BIKE STORAGE

- DESIGNED WITH 65 BIKE STALLS with 94 ADDITIONAL BIKE/STORAGE LOCKERS
- EXPLORE INNOVATIVE BIKE STORAGE OPTIONS



• EXPLORE AUTOMATED PARCEL LOCKERS

SHOP NOW



67% of Millennials and 56% of Gen Xers
prefer to shop on online.
41% of Baby Boomers and
28% of Seniors will click to purchase.



PARCEL GROWTH
will rise
17-28%
each year between 2017 & 2021



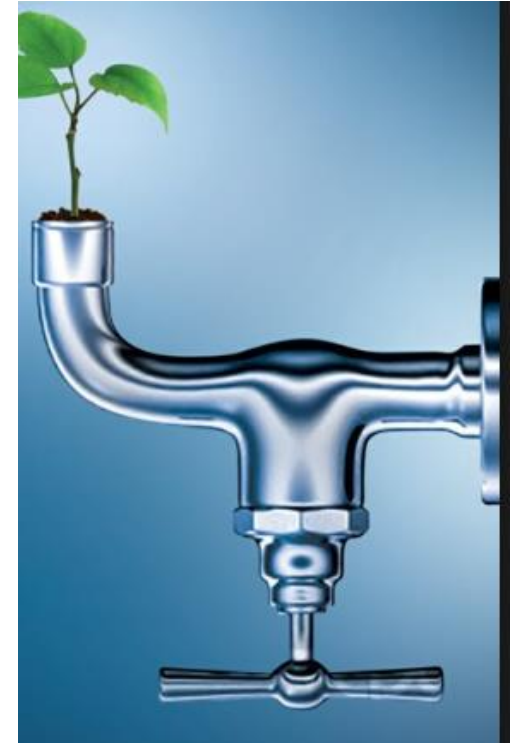
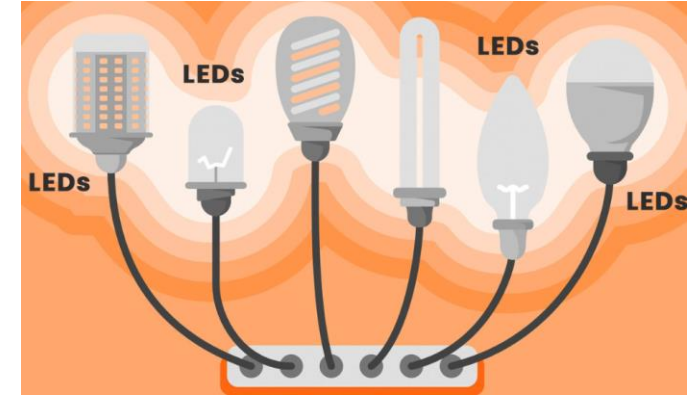
• ENVIRONMENTAL IMPACTS

- Current state Vacant lot; replace with significant vegetation and community enhancing landscapes
- INFILL VS. SUBURBS
 - Helps reduce vehicle emissions and improve air quality throughout the city as residents live close to work and choose active transportation methods
 - Less land, infrastructure, construction materials, energy consumption on one building versus building out 171 Single family homes
- IMPROVEMENT TO THE SLOPE STABILITY

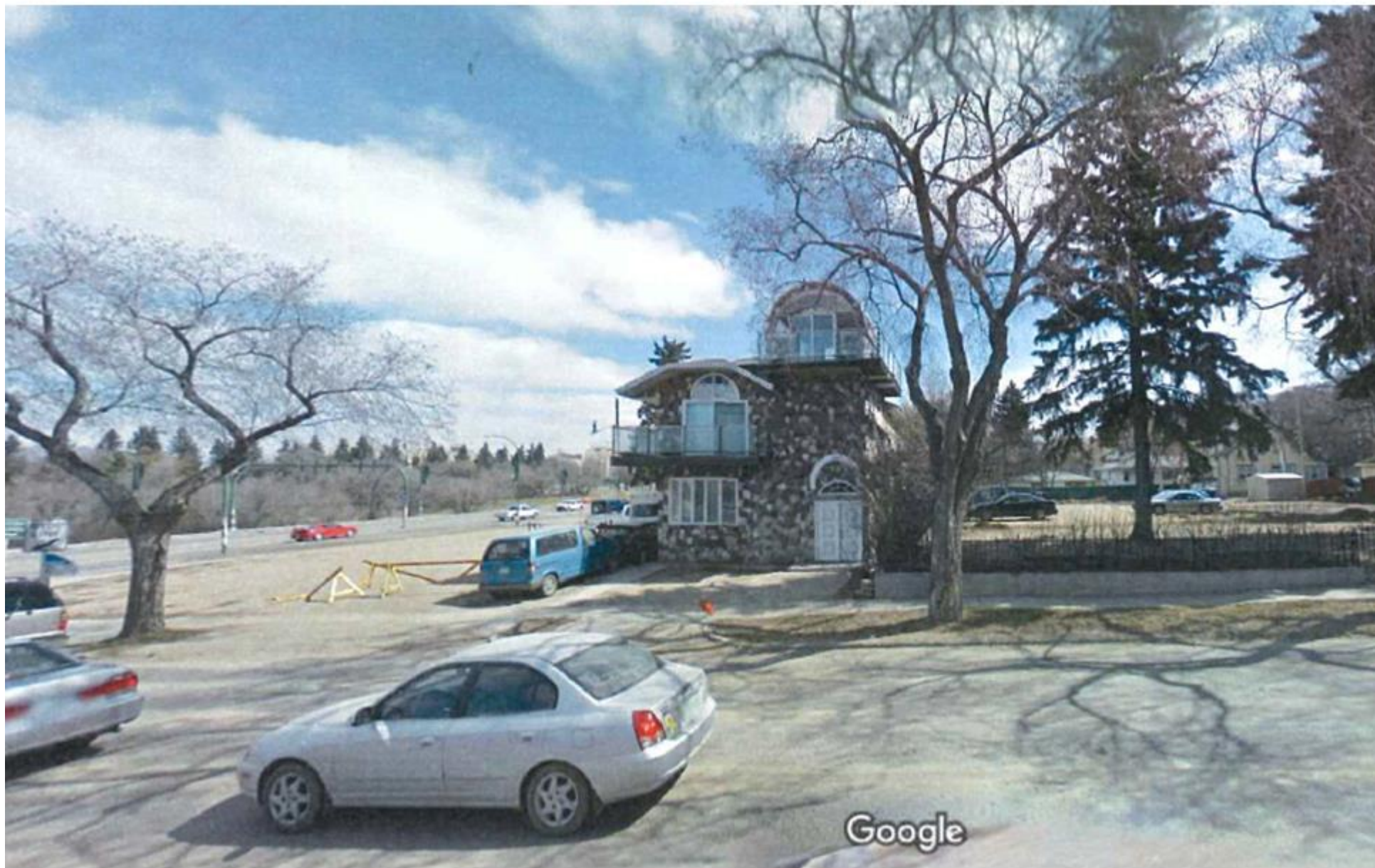


• ENERGY COMPONENTS IN THE BUILDING

- Sk. Adopting the new Energy code January 1st, 2019
 - Raises the construction energy performance standards
- Other Energy Design considerations
 - LED Lighting on exteriors and interiors
 - Recycle programs
 - Bike storage to promote active transportation
 - Low flow taps to help conserve water
 - As the design progresses, we will look to our Architects for more energy efficient solutions



IN CLOSING...



THE PAST



NORTH PRAIRIE
DEVELOPMENTS LTD.



THE PRESENT



NORTH PRAIRIE
DEVELOPMENTS LTD.



THE PROPOSED



NORTH PRAIRIE
DEVELOPMENTS LTD.

THANK YOU



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