

# ASPEN RIDGE



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Phase 10 Low-Density Residential  
(Presale) Lot Block Allocation



## Low-Density Residential (Presale) Lot Block Allocation

Saskatoon Land is offering 23 unsubdivided and unserviced blocks and 2 subdivided and serviced blocks for sale as part of the Low-Density Residential (Presale) Lot Block Allocation Process. The sizes and layout of this release are subject to concept plan amendment approval, and minor changes may be made. This Presale is targeted to builders who have an interest in purchasing entire blocks and will enable them to provide desired lot widths that best suit their new home models.

All Eligible Contractors in good standing who are actively on Saskatoon Land's Builder List and builders (applicants) who would otherwise qualify under [Policy C09-001 - Residential Lot Sales - Contractor Allocations](#) may apply for the presale allocation of blocks. The selected applicants (purchasers) would enter into a Holding Agreement and work with Saskatoon Land staff to design lots for subdivision. The 25 blocks being offered for sale through the Low Density Residential (Presale) Lot Block Allocation are within Phase 10 of the Aspen Ridge neighbourhood.

All offered blocks will be allocated with a targeted possession date of August 31, 2027. Should there be unforeseen delays that may prevent the completion of servicing, subdivision, and/or titling by this date, possession will be granted by no later than December 15, 2027.

- Blocks will require a 2% deposit at Holding Agreement and additional deposits upon signing the Agreement for Sale when servicing and subdivision is complete and possession granted. Total deposit for all lot blocks in this release will be 10%.
- Property taxes become the responsibility of the purchaser effective the first of the month following the date of the Agreement for Sale signing.
- Specific terms for the build time requirements and payment on the balance owing will be negotiated during block allocations and will be generally consistent for all selected applicants who enter into the Agreement for Sale. These terms will be added to the Agreement for Sale which is required to be signed before possession.



## Property Details

Table 1: Block Offerings (continued on next page)

Block Number	Block Area (ha)	Approx. Block Depth (m) <sup>1</sup>	Frontage (calculated at 6m setback) <sup>1</sup>	Zoning <sup>2</sup>	Block Shape	List Price <sup>3</sup>
<b>1a</b>	0.456	40	97.482	R2	Irregular	\$1,560,000.00
<b>1b</b>	0.637	40	138.362	R2	Irregular	\$2,220,000.00
<b>2</b>	0.426	38.5	112.620	R2	Irregular	\$1,810,000.00
<b>3</b>	0.704	40	176.303	R2	Rectangular	\$2,830,000.00
<b>4</b>	0.739	42	176.305	RMTN	Rectangular	\$2,830,000.00
<b>5</b>	0.686	39	176.305	RMTN/ RMTN1	Rectangular	\$2,930,000.00
<b>6a</b>	0.646	38	144.498	R2	Irregular	\$2,320,000.00
<b>6b</b>	0.648	38	152.473	R2	Irregular	\$2,440,000.00
<b>6c</b>	0.683	38	157.947	R2	Irregular	\$2,530,000.00
<b>6d</b>	0.419	38	93.524	R2	Irregular	\$1,500,000.00
<b>7</b>	0.506	39.5	126.617	R2	Irregular	\$2,030,000.00
<b>8</b>	0.528	39	136.883	R2	Irregular	\$2,200,000.00
<b>9</b>	0.557	39	141.191	R2	Irregular	\$2,260,000.00
<b>10</b>	0.587	39.5	151.388	R2	Irregular	\$2,430,000.00
<b>11a</b>	0.291	39	72.816	R2	Irregular	\$1,170,000.00
<b>11b</b>	0.322	39	82.880	R2	Irregular	\$1,330,000.00
<b>12a</b>	0.306	36	83.114	R2	Irregular	\$1,350,000.00
<b>12b</b>	0.297	36	82.880	R2	Irregular	\$1,340,000.00
<b>13</b>	0.243	36	67.761	R2	Rectangular	\$1,090,000.00
<b>14</b>	0.679	40	170.406	R2	Rectangular	\$2,730,000.00
<b>15</b>	0.708	42	168.636	RMTN	Rectangular	\$2,700,000.00
<b>16</b>	0.335	37	90.830	R2	Rectangular	\$1,510,000.00

Block Number	Block Area (ha)	Approx. Block Depth (m) <sup>1</sup>	Frontage (calculated at 6m setback) <sup>1</sup>	Zoning <sup>2</sup>	Block Shape	List Price <sup>3</sup>
<b>17<sup>4&amp;5</sup></b>	0.315	39	80.961	R1B/R2	Rectangular	\$1,350,000.00
<b>18</b>	0.652	39	167.929	RMTN/ RMTN1	Rectangular	\$2,790,000.00
<b>19<sup>4&amp;5</sup></b>	0.631	38	166.134	RMTN/ RMTN1	Rectangular	\$2,760,000.00

<sup>1</sup> - Block measurements noted above are subject to change slightly at concept plan approval and/or time of survey.

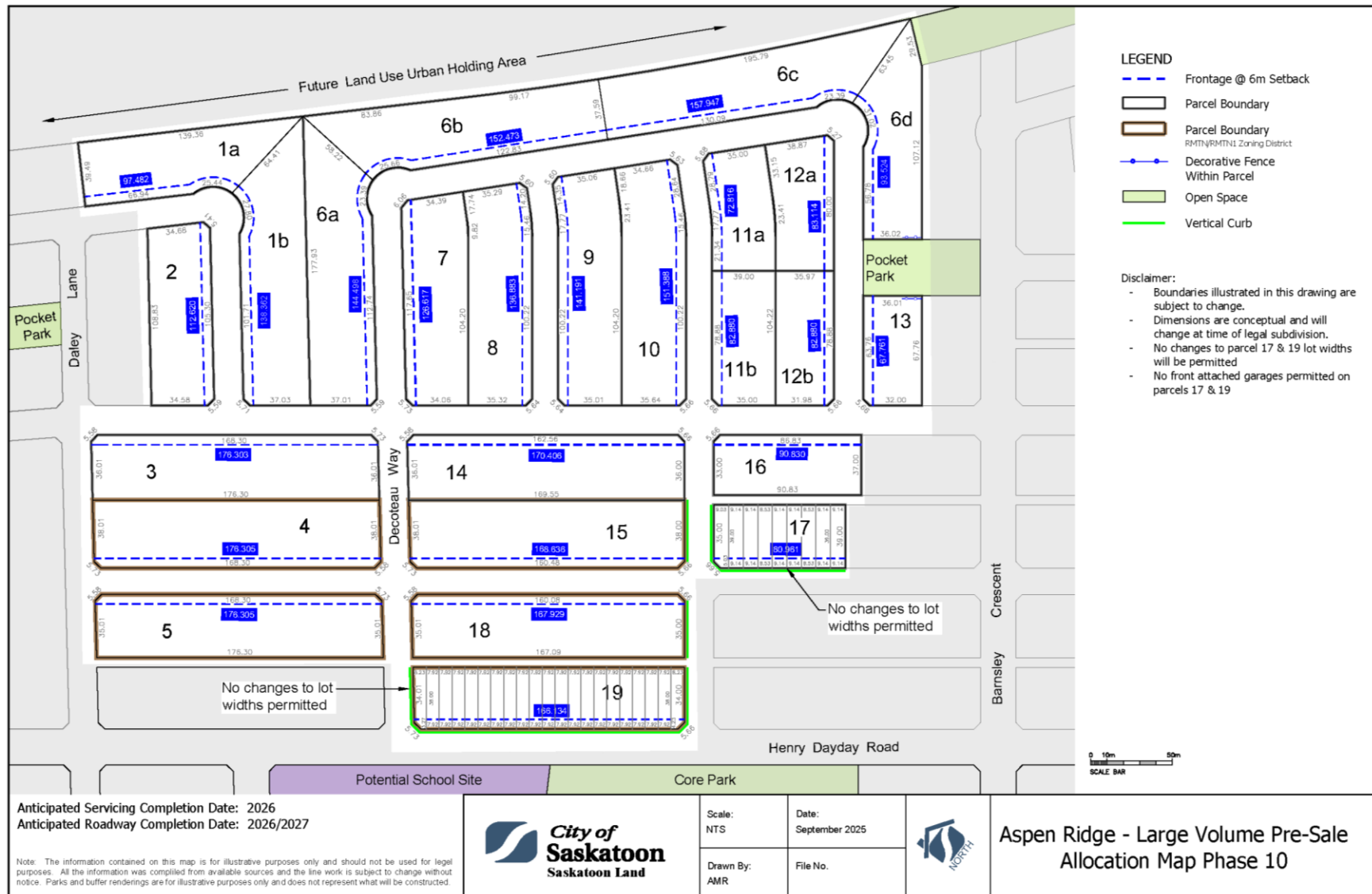
<sup>2</sup> - Proposed zoning district.

<sup>3</sup> - List Price includes servicing costs (see section on Services for more information).

<sup>4</sup> - Blocks have vertical curb only.

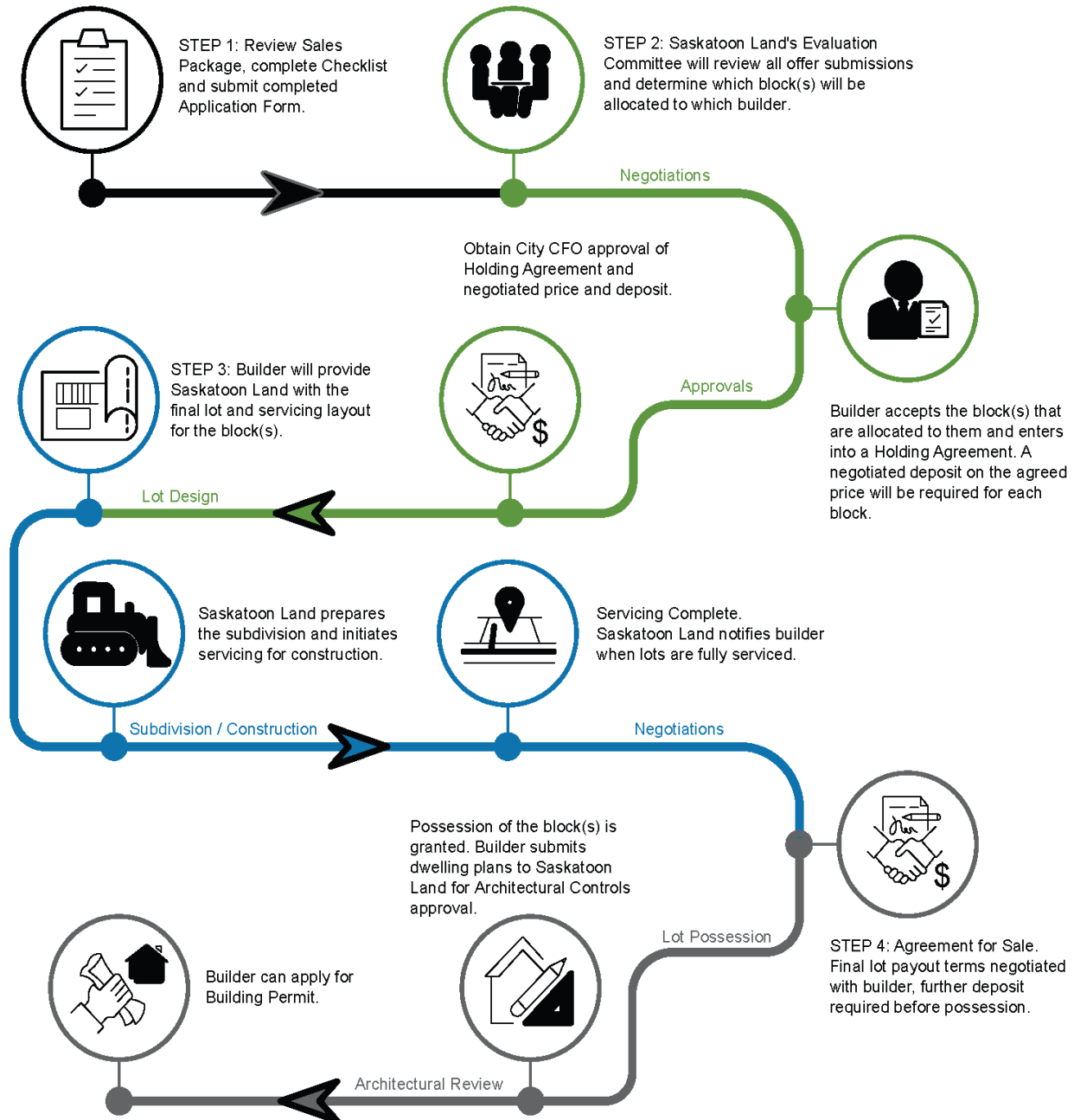
<sup>5</sup> - No changes to lot widths permitted.





A PDF copy of this map is included in the attachments of the package.

## Low-Density Residential (Presale) Lot Block Allocation Process



## **Step 1: Application Process**

- Contact Saskatoon Land prior to submission to confirm eligibility status.
- Complete Checklist and submit the Application Form and Architectural Criteria Form to Saskatoon Land's office no later than February 6, 2026, at 4:00 p.m. local time.
  - The Application Form and supporting information shall be emailed to [land@saskatoon.ca](mailto:land@saskatoon.ca)
- The Application Form must be deemed complete and received before the application deadline noted above. It is the applicant's responsibility to review the Checklist and confirm that all the documents that make up the Application Form have been received. Applicants may reach out to Saskatoon Land at any time prior to the deadline to confirm application is complete or to receive clarification.
- Multiple Eligible Contractors cannot submit one application together to form a group.
- An application submission requires a minimum purchase of one block. Multiple block purchases will be permitted pending overall interest and offers received. Applicants must number each block in order of preference on the Application Form. For example, number 1 would be the applicant's most desired block.
- Applicants are required to submit an offer price for each block of interest by filling in the Application Form as provided. Saskatoon Land provided a List Price in Table 1 (pages 3 and 4 of this package) for each block. Saskatoon Land will either accept the offer price and deposit percentage provided or enter into negotiations with the applicant to attempt to arrive at a mutually accepted offer.
- Applicants must provide a lot layout design for each block of interest. **Lot widths for each lot must be dimensioned in metric units (metres) on the provided AutoCAD DWG file.**
- Applicants are required to provide a minimum of three quality dwelling designs showing three or more different front elevations that the applicant is considering constructing on each block of interest. Acceptable dwelling designs are drafted front elevations, photos of completed dwellings your company has built, or brochures/renderings illustrating front elevations. These illustrations will be reviewed against the Architectural Controls for the Aspen Ridge neighbourhood. On the application form, the applicant must explain the types of materials they will use on the front elevation as well as the style of garage door for each dwelling elevation submitted.
- An application submission provides information to Saskatoon Land regarding a desire to purchase property in Aspen Ridge as part of the Low-Density Residential (Presale) Lot Block Allocation. The completion of the Application Form in no way obligates the applicant to purchase the properties in question and is not in any way binding upon Saskatoon Land.
- Applicants must agree to the terms and conditions on the Application Form.

**Step 2a: Application Review.**

After the application deadline, the Evaluation Committee made up of Saskatoon Land staff will review all submissions and weigh them based on the following scoring criteria:

**Offer Price and Suggested Deposit Percentage (40 points)**

- Offers that are considerably lower than the list price and not reflective of market value will not be accepted.
- The formula used to assign points to the offer price will be: (offer price / highest offer price received) x 40 points = points allocated.

**Builder 5 year purchase to completion ratio (20 points)**

- The applicant must provide information that demonstrates their experience as a quality home builder that could complete this project.
- Saskatoon Land will assess the number of lots purchased over the past five years, along with the corresponding closed permits associated with those lots, to determine the applicable point allocation.
- Applicants with documented build time violations and history of non-compliance with site cleanliness will score lower in this category.

**Financial Capacity (20 points)**

- The applicant must provide documentation that shows they have the financial capacity to complete the project. Such documentation would include - but is not limited to - financial statements with an accompanying clean audit or review letter, or/and a redacted bank statement showing current balance. Saskatoon Land is open to review other documentation that shows the financial capacity to complete their project.
- Saskatoon Land will compile the current (as of the date of application close) Accounts Receivable (AR) report for each applicant. This report details all amounts outstanding, regardless if they are overdue or not. A higher AR report will result in lower points for this category.

**Quality and Conformance with Architectural Controls and Sustainability Commitments (20 points)**

- **The applicant must provide their lot layout design and dwelling types for each block of interest using the provided AutoCAD DWG file only.**
- The applicant must demonstrate how their dwelling types will comply with the Architectural Controls for the neighbourhood. Applicant to provide types of front elevation materials and garage door styles. Dwellings will be scored higher based on how well the designs comply with the Architectural Controls showing the most aesthetic appeal. Similar designs with minimal architectural variety and detailing are strongly discouraged and will be scored lower.
- Applicants will also be scored based on their history of Architectural Controls compliance. Documented instances of past noncompliance with the architectural requirements in previous phases will result in lower scores under



- this category, which includes non-compliance with mandatory driveway and landscaping in previous phases.
- As part of the review and evaluation process, the Evaluation Committee will take into consideration varying lot sizes and dwelling types that could interface to ensure compatibility along the street. Dwelling types from selected applicants that have interfacing blocks will be shared with both applicants as part of negotiations.

The following items are to be noted on the Architectural Criteria Form:

- The applicant must confirm if they are CHBA Net-Zero Qualified and a CHBA Net-Zero Builder.
- In compliance with the City of Saskatoon [Water Conservation Strategy](#), the applicant must indicate if they would be willing to enter into an agreement with Saskatoon Land to install quality-designed xeriscaped or artificial turf landscaping for some or all lots on their selected block(s). This agreement would state the work will be completed by an experienced landscaping company as opposed to the applicant's own forces.
- In compliance with the City of Saskatoon [Solid Waste Reduction and Diversion Plan](#), the applicant should provide examples, efforts, or plans they are willing to apply to their builds to reduce the amount of construction waste on future builds.

### **Balanced Growth Bonus (10 points)**

- Contractors will be allocated bonus points based on how many lot blocks are committed to in the Kensington neighbourhood during this allocation.
  - For further clarity, commitment to 1 block in Kensington will give 5 bonus points. Commitment to 2 or more blocks in Kensington will give 10 bonus points.

### **Step 2b: Negotiations and Holding Agreement**

- Selected applicants will enter negotiations with Saskatoon Land based on their application submission and the block(s) allocated to them. Applicants will determine if they wish to proceed with the purchase of the allocated block(s) or opt to withdraw their application.
- If selection and negotiations are successful, Saskatoon Land will prepare the Holding Agreement and selected applicants must pay a 2% non-refundable deposit for each block within ten business days of Chief Financial Officer approval and execute the Holding Agreement.
- Successful applicants must confirm lot design with Saskatoon Land staff within 10 business days of the effective date of the Holding Agreement.
- Specific payment terms for the balance owing and build time requirements will be negotiated at block offering and will be generally consistent for all selected applicants.

- Upon execution of the Holding Agreement, the deposit becomes nonrefundable and will be applied to the purchase price when the sale closes.
- If the sale doesn't close due to the actions of the selected applicant, the deposit will be forfeited to the City of Saskatoon.
- If Saskatoon Land cannot meet the final agreed-upon timeline detailed in the Holding Agreement, specifically regarding the date of servicing completion and possession, the selected applicant may, upon request, withdraw from the agreement without penalty. In this case, the deposit (without interest) will be returned. This will not apply if the servicing schedule is impacted by reasonable unforeseen circumstances such as inordinate weather.
- Upon request, a Phase 1 Environmental Site Assessment Report for the neighbourhood will be supplied to the selected applicant.
- Any blocks not purchased through this Low-Density Residential (Presale) Lot Block Allocation will be subdivided, serviced, and offered for sale in a Multi-Lot Allocation and/or Lot Draw Allocation.
- Saskatoon Land reserves the right not to enter into a Holding Agreement with any applicant.

### **Step 3: Pre-Design and Infrastructure Construction**

- The selected applicants will have ten business days from the effective date of the Holding Agreement to confirm lot layout for the blocks.
- Lot service connection locations will need to be confirmed by the selected applicant based on their proposed dwelling types. Short connections cannot be under front attached garages.
- Saskatoon Land will legally subdivide and service the lots as per the agreed-upon lot layout design. Any costs incurred due to changes to the lot layout plan after being surveyed or serviced will be the applicant's responsibility.
- After easements are added to the Plan of Proposed Subdivision by the surveyor, the plan will be shared with the selected applicants.
- Saskatoon Land will prepare the construction drawings and initiate construction installation of the typical underground municipal infrastructure and utilities.
- Saskatoon Land will prepare roadway and curb construction drawings and commence construction of the required roadway/lane and curb/sidewalk infrastructure to relevant specifications.

### **Step 4: Execution of Agreements**

- Upon servicing completion for the blocks, purchasers will be notified and are required to attend the Saskatoon Land office within ten business days to comply with all sales terms and conditions and execute the Agreement for Sale to obtain possession. Additional deposits on the purchase price will be required for each block, as negotiated.

- Specific terms for the build time requirements and payment on the balance owing will come into effect upon signing of Agreement for Sale.
- Failure to enter into the Agreement for Sale will result in forfeiture of the Holding Agreement non-refundable deposit.
- After possession of the blocks is granted, the individual lots may be returned following typical return process and fees. Any returns made at this point will impact the purchaser's ability to enter future presale or multi-lot allocations with Saskatoon Land.
- Property taxes become the responsibility of the purchaser effective the first of the month following the date of the Agreement for Sale.
- Prior to submitting a building permit to construct on the lots within the block, the purchaser must submit building plans to Saskatoon Land for architecture approval. Once approved, an Architectural Controls Approval Letter will be provided to the purchaser to attach to their building permit submission.



## Zoning

The existing land uses allocated to these blocks through the Concept Plan are Low Density Residential, Low Density Multi-unit and Low/Medium Density Multi-unit. As shown in Table 1, parcels will be zoned: R1B – Low Density Residential District 1B, R2 – Low Density Residential District 2, RMTN – Townhouse Residential District, and RMTN1 – Medium Density Townhouse Residential District 1. To review all permitted uses, please visit the City of Saskatoon [Zoning Bylaw No. 9990](#) at [www.saskatoon.ca](http://www.saskatoon.ca).

## Services

Subdivision applications and lot servicing of the entire area will commence after the Holding Agreement is signed and the lot layouts are finalized. The list price of the blocks includes servicing costs. The lots will be fully serviced by Saskatoon Land, including curb, sidewalk, boulevard, street paving, street lighting, street signing, preliminary site grading, storm water mains, sanitary sewer mains, and offsite levies. Please note that utility services (water, sewer, power, gas, and communication lines) are adjacent to lots. As is typical, service connection costs are the responsibility of the respective builder.

## Architectural Review Process

Development on these blocks is subject to compliance with Saskatoon Land's Architectural Controls for Aspen Ridge. Information for the Architectural Controls can be found on [saskatoonland.ca](https://saskatoonland.ca), specifically in the following locations:

### Aspen Ridge Architectural Controls

Saskatoon Land is available to meet and review draft plans and discuss the architectural requirements with all selected applicants. Following the Holding Agreement, the selected applicant may begin to submit building plans to Saskatoon Land for Architectural Controls approval. Saskatoon Land reserves the right to allow up to two weeks to review and comment on plans after any submission is made by the selected applicant. If necessary, required changes will be discussed and submitted to the selected applicant prior to approval. After subdivision, successful architectural evaluation and possession is granted, an Architectural Controls Approval Letter will be provided to the purchaser to submit with their building permit package. Prior to block selection, please note that building elevations facing a street on corner lots or elevations adjacent to open spaces are considered highly visible and are subject to additional Architectural Controls.

Changes made to the building's exterior after approval require revised plans sent to Saskatoon Land for Architectural Controls review and approval.

## Development Controls

### Front and Side Yard Landscaping & Driveway

Front and Side Yard Landscaping and Driveway installation (including side yards on corner lots and all boulevard areas between the sidewalk and the front property line) **is mandatory** for all blocks and must be completed within 24 months of building permit issuance to improve the curb appeal of newly built dwellings. Eligible Contractors that purchase a block of lots and fail to comply with architectural requirements and development controls for all lots within the block(s) will be subject to provision of a \$7,500 performance bond for each non-complying lot on future purchases to achieve compliance.

A landscaping site plan must be provided at the time of architectural control review prior to building permit issuance. This is to ensure that landscaping plans will adhere to Saskatoon Land requirements.

### Fencing

A decorative aluminum fence will be built by Saskatoon Land parallel to the side yard property lines of Blocks 6d and 13 that are adjacent to open space.

The centreline of these fences will be located approximately 10" inside of the property line and will become the property of the lot owner. No gates will be installed in these sections of fence\*.

*\*subject to change based on final grading.*

### **Pre-Designated Sites**

There are currently two planned pre-designated sites suitable for Type II Residential Care Homes, Pre-schools or Day Care Centres within this release area. These will be sold through a public tender at a later date.

### **Open Space (Park) Development**

Open Space construction will start once all adjacent lots have been subdivided.

### **Easement**

Lot widths may need to be widened to accommodate utility easements along side yards.

### **Attached Garage**

All blocks except for 17 and 19 must have a front-attached garage.

### **Rear Garage Pad**

All lots in Blocks 17 and 19 must have a rear garage pad (and paved apron) completed at the same time as the dwelling construction. Access to the front yard on these blocks will be restricted with vertical curb installations.

### **Predetermined Lot Widths on Blocks**

Blocks 17 and 19 have predetermined lot widths and changes to these lot widths are not permitted.

### **Laned Blocks**

Blocks 5, 16, 17, 18, and 19 will all have paved rear lanes.



## Frequently Asked Questions

### How long does the presale allocation process take?

Upon the closing date, applications are reviewed by two sections within Saskatoon Land – Finance & Sales, and Land Development, Architectural Controls – and scores are tallied based on the reviews. This process takes at minimum three weeks from the close of applications, exclusively depending on how many applications are received and the amount of lot blocks offered.

Once reviews have been completed, Saskatoon Land staff will go over the entirety of the offers presented and determine allocation of the lot blocks. Documented instances of non-compliance with architectural controls, build time violations, site cleanliness, and other such issues will be considered during this time.

### How and when are offers presented?

For this allocation, the earliest applicants could anticipate receiving their offer of lot blocks from Saskatoon Land would be the first week of March 2026.

The Finance & Sales Manager will contact your company to confirm the amount of lot blocks you are interested in purchasing and to set up a meeting to go over the block offering, taking place at the Saskatoon Land office.

Applicants will have the opportunity to take the offer as-is, only take some of the offered lot blocks, or withdraw their offer. Should an applicant withdraw, they cannot come back into this lot release process.

### My offer didn't include the amount of blocks I wanted to purchase – can I pick up more if another applicant declines their offering?

Saskatoon Land reserves the right to restrict applicants on amount of lot blocks offered based on the historical data provided during the review period and the information included in their application.

After the offer meetings have concluded, Saskatoon Land will communicate with all remaining applicants if there are any blocks remaining. Lot blocks will be available to these applicants for a limited time on a first-come, first-served basis\* and added to their allocation.

*\*Saskatoon Land will only accept offers at or above the list price. Any offers below list will be disregarded.*

### How long do I have to get my final block layout drawings after I accept the offer?

Successful applicants will have 10 (ten) business days to finalize lot block layout drawings with Saskatoon Land staff. During the review process, any issues with lot designs will be identified and brought up with applicants for adjustments.

### **What is the payment structure for presale allocations?**

For all lot blocks, the minimum required deposit will be 10% of the total block purchase price. A 2% initial deposit will be required within 10 business days of finalizing the lot block offering. The remaining 8% amounts and payment structures are negotiated during the offer meetings.

Previous presale allocations have had three deposits: the initial 2% deposit; a further deposit at possession; and a final deposit once a building permit is issued (on a per-lot basis). Some applicants have opted to combine the second and third deposits into one due at possession. Such structures are negotiated on a case-by-case basis but are generally consistent between purchasers.

All repayment dates and build dates are based off when possession is granted, as is custom for all single-unit lots sold by Saskatoon Land.

### **Will I be eligible for driveway and landscaping rebates on the lot blocks I purchase?**

While front driveway\* and front yard landscaping (including side yards on corner lots, and all boulevard areas between the sidewalk and the front property line) is mandatory, there will be no rebates for this phase of Aspen Ridge. Completion of the driveway and landscaping is part of the Architectural Controls for the neighbourhood.

*\*lot blocks 17 and 19 have vertical curb only and will require completion of a rear lane garage pad and paved apron.*

### **I want more lots! Can I participate in the multi-lot allocation and/or lot draw for this phase once it comes up?**

Once the multi-lot allocation and/or lot draw is announced, your company is allowed to participate provided you are in good standing during the application process. Note: you are only allowed to participate in one of these allocation methods.



# Attachments





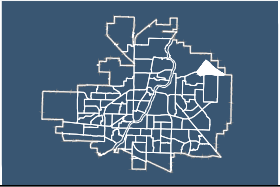
Large Volume Pre-Sale Allocation Area

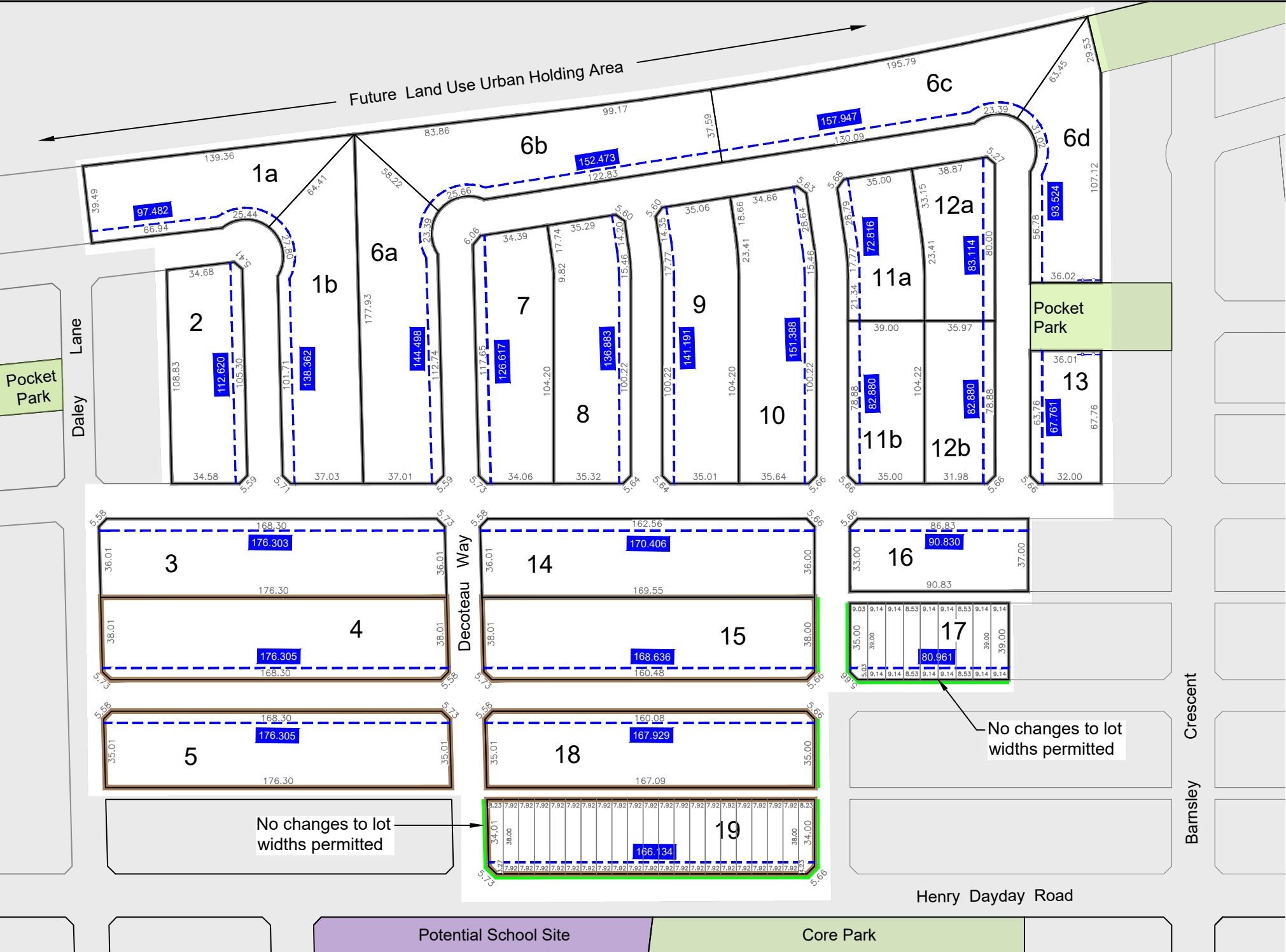
Anticipated Servicing Completion Date: 2026

Legend

- Pre-Sale Allocation Boundary
- Low Density
- Low Density Multi Unit
- Medium Density Multi Unit
- Mixed Use (Comm/Res/Inst)
- Proposed Elementary Schools/Community Center
- Open Space
- Landscaped Drainage Open Space

Disclaimer:  
Boundaries illustrated in this drawing are subject to change.





- LEGEND
- Frontage @ 6m Setback
  - Parcel Boundary
  - Parcel Boundary  
RMTN/RMTN1 Zoning District
  - Decorative Fence  
Within Parcel
  - Open Space
  - Vertical Curb

- Disclaimer:
- Boundaries illustrated in this drawing are subject to change.
  - Dimensions are conceptual and will change at time of legal subdivision.
  - No changes to parcel 17 & 19 lot widths will be permitted
  - No front attached garages permitted on parcels 17 & 19



Anticipated Servicing Completion Date: 2026  
Anticipated Roadway Completion Date: 2026/2027

Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. All the information was compiled from available sources and the line work is subject to change without notice. Parks and buffer renderings are for illustrative purposes only and does not represent what will be constructed.



Scale: NTS	Date: September 2025
Drawn By: AMR	File No.



Aspen Ridge - Large Volume Pre-Sale  
Allocation Map Phase 10