

ASPEN RIDGE



Connect. Relax. Enjoy.

Phase 9 Sales Information Package



General Information

Saskatoon Land is adapting to the ever-changing housing market demand and will be releasing lots these lots through a Multi Lot allocation and Lot Draw allocation process. Specific lots available for each allocation will be determined after applications for both processes are reviewed and scored.

Residential lots (218) will be available for sale in the Aspen Ridge neighbourhood on **Henry Dayday Road; Yuel Crescent; Papish Crescent, Manor, and Way; Daley Lane; and Krieger Street.**

The lots on Henry Dayday Road and Yuel Crescent are from previously released phases (7 and 8, respectively). For better clarity this whole lot release will be referred to as Phase 9 but specific supplementary documents will be found under the different phases.

Important Process Changes

This information package is for both the Multi-Lot Allocation and the Lot Draw Allocation.

Eligible Contractor applicants will be able to participate in either the Multi-Lot Allocation OR the Lot Draw, but not both. If a company applies for the Multi-Lot Allocation and is not selected to participate they will be able to take part in the Lot Draw Allocation.

Individual applicants will only be able to participate in the Public Lot Draw Allocation.

Multi-Lot Allocation

This method is for Eligible Contractors wishing to purchase a minimum of five lots. Applicants will be scored on the criteria outlined in pages 4 through 7 in this application package. The number of applicants selected to participate in the Multi-Lot Allocation will be based on overall level of interest and the scoring criteria outlined in this package.

Public Lot Draw Allocation

This method is for Eligible Contractors wishing to purchase at least one lot, to a potential maximum of four lots, and Individual applicants wishing to purchase one lot to build their own personal residence. Total lot allocation for Eligible Contractors will be based on their Eligible Contractor Ranking, amount of lots available for this allocation, and amount of applications received from both Eligible Contractors and Individuals.

On the Eligible Contractor Application form, Eligible Contractors must indicate if they are wishing to participate in the Multi-Lot Allocation OR the Lot Draw. Applicants not selected to participate in the Multi-Lot Allocation will be automatically added to the list for the Lot Draw.

For both allocation methods, Eligible Contractor applicants must indicate on the application form which lots or attributes they are most interested in purchasing. This will assist Saskatoon Land in determining which lots will be available in each process.

Fencing

- All lots in Blocks 744, 745, 760, and 761 as well as Lots 1-4 and 9-12 in Block 751 will have decorative aluminum fencing at the rear backing the open space.
- All lots in Block 753 and Lots 1-13 in Block 756 will have vinyl fencing at the rear backing on to the collector roads.

Nearby Multi-Unit Sites

Parcel AR, on Yuel Bend/Henry Dayday Road

Parcel CC, on Henry Dayday Road

Parcel DD, on Henry Dayday Road

Parcel HH, on Henry Dayday Road

Pre-Designated Sites: Residential Care Home Type II, Pre-Schools or Child Care Centres

Saskatoon Land has four pre-designated sites within the offering area that will be released at a later time via public tender. These are located at Lots 1 & 2, Block 750 (Yuel Way) and Lots 1 & 2, Block 757 (Papish Way).

Disclosure of Adjacent Property Owners

In order to facilitate discussions between property owners respecting lot grading, fencing and property maintenance, Saskatoon Land will, upon request, disclose the names and phone numbers of purchasers to adjacent property owners.

Possession Dates

Possession for the offered lots is as follows:

- Immediate Possession
 - Lots 1-14, Block 742 – Henry Dayday Road
 - Lots 1-22¹, Block 758 – Henry Dayday Road
 - Lots 8-15, Block 744 – Yuel Crescent
 - Lots 6-10, Block 744 – Yuel Crescent
 - Lots 1-4, Block 751 – Yuel Crescent
 - Lots 9-13, Block 751 – Yuel Crescent
- Delayed Possession to November/December, 2026
 - Lots 1-20, Block 753 – Papish Manor
 - Lots 1-21, Block 754 – Papish Manor & Papish Way
 - Lots 1-18, Block 755 – Papish Crescent & Papish Way
 - Lots 1-37, Block 756 – Papish Crescent
 - Lots 3-32, Block 757 – Papish Way & Daley Lane
 - Lots 1-8, Block 760 – Krieger Street
 - Lots 1-9, Block 761 – Papish Crescent
 - Lots 1-10, Block 762 – Daley Lane

For Delayed Possession lots, roadway construction in Aspen Ridge will start summer 2026 with shallow buried utilities to follow. Lot possessions will not take place until servicing is complete and titles are registered.

¹ Rear lane to be completed.

Terms of Sale – Multi-Lot Allocation

Open exclusively to Eligible Contractors in Good Standing.

Payment Terms

Immediate Possession Lots

- 10% deposit for each lot and entrance into an Agreement for Sale is required at the time of lot allocation;
- Payment of the remaining balance is due within 12 months of the possession date at an interest rate of 0% per annum up to and including the final payment due date. Any amounts owing after this date will be charged interest at the rate of 8% per annum until the balance has been paid.

Delayed Possession Lots

- 10% deposit for each lot and entrance into an Agreement for Sale with Delayed Possession is required at the time of lot allocation;
- Payment of the remaining balance is due within 12 months of the possession date at an interest rate of 0% per annum up to and including the final payment due date. Any amounts owing after this date will be charged interest at the rate of 8% per annum until the balance has been paid.

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 possession date. For an estimate of the taxes on the land only, please call the Assessment & Taxation Department at (306) 975-3227.

Architectural Controls specific to Aspen Ridge will be applied to all lots in this allocation. As part of the Architectural Controls, the completion of front driveways and front & side yard landscaping within 24 months of permit issuance **is mandatory**. There will be no rebates offered for this phase. Alternatively, the rebate will be built into the final lot price and the requirement will be administered and reviewed through the Aspen Ridge Architectural Controls process and inspections. Eligible Contractors who fail to comply with all of the architectural requirements will be required to provide a \$7,500 performance bond for each non-compliant property on each future lot purchase to ensure compliance.

Application Submission & Appointment Procedures

Eligible Contractors wishing to apply for this lot release are required to submit their application form and supporting documentation (as required depending on allocation process application submitted) prior to **Thursday, September 3, 2026 at 4:00 p.m.** by one of the following methods:

- Email the completed application form and supporting documents to land@saskatoon.ca;
or

- Drop off the completed application form and printed supporting documents to Saskatoon Land's office at 200 Fourth Avenue North.

It is the applicant'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 it to be accepted.

Upon application approval, an appointment time will be assigned to the applicant. Appointments will be done in person, using the interactive map for visual representation of what is currently available. Saskatoon Land will email the applicant the initial lots and/or groupings allocated prior to the appointment and confirm the scheduled time from the land@saskatoon.ca email address.

Saskatoon Land reserves the right to not accept any application for any reason.

Multi-Lot Allocation Contractor Eligibility & Application Scoring Criteria

The following scoring criteria will be used by Saskatoon Land to select Eligible Contractors to participate in this allocation. Successful Applicants with higher scores will be given appointments first and have a greater chance of being allocated preferred lot selections, depending on overall interest in this lot allocation method and the number of lots available. The minimum number of lots to be allocated through this process is **five (5)**.

1. Accounts Receivable (Current) 10%

Applicants will be scored based on the actual amount, regardless of if the payment deadline has not yet been reached, under agreement with Saskatoon Land at the time of application closing. Applicants with high accounts receivable will receive lower scores under this category. Any lot overdue will need to be rectified prior to the close of the application period. Please contact Saskatoon Land to find out the current outstanding or overdue balance(s).

2. Current Eligible Contractor Purchase Ranking 20%

Applicants will be scored on their Eligible Contractor Ranking and five-year purchase history with Saskatoon Land. Applicants with higher five-year purchase history will be awarded more points under this category.

3. Architectural Controls, Build Time Compliance, and Sustainability Commitments 50%

Under this category Applicants will be evaluated based on three items:

- a) Architectural Controls;
- b) Build Time Compliance; and
- c) Sustainability Commitments

An evaluation team of Saskatoon Land staff will be formed to score this section. Each staff member will evaluate the submissions individually without knowing the scores allocated to the other criteria sections. Each staff member's scores will be brought to the evaluation meeting and averaged to form one combined score for each submission in this section.

The following details should be addressed on the attached Criteria 3 Form or submitted on a separate sheet to obtain the highest score in this category.

a) Architectural Controls

Applicants must provide a maximum of three quality dwelling designs showing three different front elevations that the Applicant is considering in this phase of Aspen Ridge.

Acceptable Dwelling Designs are: drafted front elevations, photos of completed houses your company has built, or brochures/renderings illustrating front elevations. On the Criteria 3 Form, the Applicant must explain the types of materials they prefer to use on the front elevation as well as the style of garage door for each Dwelling Design.

Dwelling Designs will be scored higher based on how well their designs comply with the Aspen Ridge Architectural Controls showing the most aesthetic appeal. Similar designs with minimal architectural variety and detailing are strongly discouraged and will be scored lower.

To manage review time on each submission, please only submit home elevations you intend to build within this phase of Aspen Ridge

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, including provision of performance bonds for non-compliant properties, will result in lower scores under this category.

b) Build Time Compliance

No documents are to be submitted by the Applicant under this category.

Applicants' historical compliance with past-due builds and/or suspension for going over build time will be evaluated by Saskatoon Land staff. Applicants with documented incidents of noncompliance will receive lower scores under this category.

c) Sustainability Commitments

Applicants will be scored higher if their company is Canadian Home Builders' Association Net-Zero Qualified or is a Canadian Home Builders' Association Net-Zero Builder. Please provide a copy of certification or

proof your company is CHBA Net-Zero Qualified/CHBA Net-Zero Builder if you are not checked off on the Saskatoon Land website already (<https://www.saskatoon.ca/business-development/land-development/find-builder>)

In compliance with the City of Saskatoon [Water Conservation Strategy](#), Applicants will be scored higher if they can provide an address of a lot in Aspen Ridge where they have reduced water consumption by installing a quality-designed xeriscaped or artificial turf front yard landscape. Addresses in other neighbourhoods will be acceptable but not scored as high.

In accordance with the [Waste Bylaw No. 984](#), Applicants are required to provide a waste container that is covered during construction. Applicants able to submit a copy of past payment for a covered waste container for an Aspen Ridge dwelling project will be scored higher, and applications who have been issued warning for noncompliance will receive lower scores.

In compliance with the City of Saskatoon [Solid Waste Reduction and Diversion Plan](#), Applicants will be scored higher based on the examples, efforts, or plans they are willing to apply to their builds to reduce the amount of construction waste on future builds.

4. New Home Starts on Lots Acquired from Saskatoon Land Over the Last 5 Years 20%

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. Applicants with a higher percentage of starts on their acquired lots will score higher in this category. How far into the 3-year build requirement for each lot purchased from Saskatoon Land will be considered and points deducted for permits open longer than 18 months.

Terms of Sale – Public Lot Draw Allocation

This allocation method is for both Eligible Contractors wishing to purchase a maximum of **four (4)** lots (total amount allocated will depend on application interest, inventory, and Eligible Contractor Ranking) and Individual purchasers. Saskatoon Land is committed to have lots available for Individual purchasers through the Public Lot Draw Allocation at a ratio of 90% to Eligible Contractors and 10% to Individuals.

Application Submission & Appointment Procedures

Eligible Contractors and Individuals wishing to apply for this lot release are required to submit their application form prior to **Thursday, September 3, 2026 at 4:00 p.m.** as follows:

Eligible Contractors

- Email the completed application form and supporting documents to land@saskatoon.ca;
or
- Drop off the completed application form to Saskatoon Land's office at 200 Fourth Avenue North.

Individuals

- Drop off the completed application form and \$3,000 bank draft or certified cheque to Saskatoon Land's office at 200 Fourth Avenue North
- All applicants will be required to provide photo ID at the time of application submission. Acceptable forms of ID are:
 - Saskatchewan or other Canadian provincial driver's license;
 - Canadian Passport; or
 - Canadian Permanent Resident card

It is the applicant'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 it to be accepted.

Saskatoon Land reserves the right to not accept any application for any reason.

Lot Selection Appointments

The Lot Draw allocation will take place after the Multi-Lot Allocation has concluded. All applicants will receive an email from land@saskatoon.ca with the remaining inventory and will be given the option to remain in the draw or to rescind their application. Individual applicants who withdraw will be able to pick up their certified cheque/bank draft.

All applicants who wish to remain in the draw will be contacted through email with their first appointment time. Appointments cannot be changed and will be held in-person for Individual applicants and Eligible Contractors have the option of attending in person or selecting over the phone.

Eligible Contractors

- The order in which Eligible Contractors are able to select lots is based exclusively on their Builder Ranking for 2026. This ranking is done annually and relies on their 5-year purchase and build history with Saskatoon Land and the City of Saskatoon.
- The total amount of lots any Eligible Contractor is allocated for this draw is based on the ranking, the amount of interest (applicants) in the lot release, and the amount of lots available for the release which will be determined after the application deadline.

Individuals

- Individual applicants are entered into a draw. Their names are printed out and the Mayor (or their delegate) attends the Saskatoon Land office to randomly determine the lot selection order and lot selection appointment time.
 - The amount of applicants guaranteed the ability to select a lot is based exclusively on the amount of applications received (both Eligible Contractor and Individual) and the total amount of lots available for this allocation method.
- The first name drawn gets the first pick overall for the lots available. The remaining applicants are combined with Eligible Contractor applicants in the order they were drawn by the Mayor (or delegate).

Payment Terms

Eligible Contractors

- 10% deposit for each lot and entrance into an Agreement for Sale or Agreement for Sale with Delayed Possession is required at the time of lot allocation;
 - Eligible Contractors will be given five (5) business days after confirmation of all lot allocation to pay the deposit and sign the Agreement(s) for Sale. Failure to meet this requirement will result in a loss of the sale(s), the lot(s) being reallocated, and a \$500 admin fee per lot will be charged.
- Final payment is due within 12 months of the possession date at an interest rate of 0% per annum up to and including the final payment due date. Any amounts owing after this date will be charged interest at the rate of 8% per annum until the balance has been paid.

Individuals

- A deposit of 10% of the purchase price plus GST on the entire purchase price and entrance into an Agreement for Sale or Agreement for Sale with Delayed Possession is required at the time of lot allocation. All parties that will be appearing on the Agreement and/or the title of the property must be in attendance for the lot selection appointment;
- An additional deposit, on a separate cheque or bank draft, for \$7,500 must be provided at the time of lot selection. This is a performance bond to ensure compliance with the Architectural Controls for Aspen Ridge. This deposit is returned to the purchaser if they comply with the requirements.
- Failure to meet these requirements will result in a loss of the sale, lot being reallocated, and a \$500 admin fee will be charged.
- Final payment is due within 12 months of the possession date at an interest rate of 0% per annum up to and including the final payment due date. Any amounts owing after this date will be charged interest at the rate of 8% per annum until the balance has been paid.

Resale of Lot

Lots are not to be resold. Eligible Contractors are purchasing City lots to construct homes for potential homebuyers and Individuals are purchasing City lots to build their own personal, private residence. If a lot is no longer required, please review the Cancellation Policy on Page 12 of this document.

Build-Time Requirement & Starting Construction

All lots purchased through the Lot Draw Allocation have a three-year time requirement to complete construction, which will commence from the date of possession. Generally speaking, construction may begin once utility servicing is complete, roadways are at a minimum of gravel base, possession has been granted, Architectural Control approval has been granted, and a Building Permit has been obtained. Questions about building permits can be directed to Building Standards at (306)975-2645.

To meet the three-year build time requirement, all purchasers must be able to provide the Certificate of Completion issued by the Building Standards department. Eligible Contractors not meeting this requirement will be suspended from the Eligible Contractors list and be unable to purchase any lots until this requirement has been satisfied.

Lots are sold “**As Is**”. Any questions should be asked at your lot selection time to ensure you understand the terms of your purchase.

Taxes

Property taxes become the responsibility of the purchaser effective the first of the month following the possession date. Property taxes are the purchaser's responsibility even while the Agreement is in effect and the title has not yet been transferred. For an

estimate of the taxes on the land only, please contact Assessment & Taxation at (306)975-2400.

Transfer of Title

The Transfer of Title will be issued to the purchaser through their chosen solicitor in one of the following ways:

- under the appropriate trust conditions, the Transfer will be forwarded to the purchaser's solicitor; or
- upon receipt of payment in full, the Transfer will be forwarded to the purchaser's solicitor.

Eligible Contractors who transfer title to another building company without assignment approval from Saskatoon Land will be removed from Saskatoon Land's Eligible Contractor list.

Default or Voluntary Cancellation

An Agreement for Sale is defaulted when any of the terms are not met within the time of the agreement. In the event of cancellation or default, both prior to or after an Agreement for Sale being signed, a \$500 processing fee is charged plus a restocking fee for the time the purchaser has held the lot. The restocking fee is one percent of the purchase price of the lot plus GST, multiplied by the number of months (no charge for first 30 days) which have elapsed between the later date of the Agreement of Sale effective date or the possession date and the date of the Quit Claim. The restocking fee is deducted from monies paid (i.e. down payment) and any remaining portion is refunded. Voluntary cancellation cannot occur once construction has begun or Title has been transferred into the purchaser(s) name.

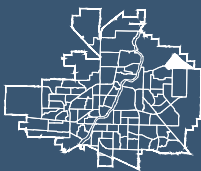
Mandatory Driveway and Landscaping

Hard surfacing of front driveways, front-yard landscaping and side-yard landscaping (if applicable) is required to be completed within 24 months of building permit issuance to improve the curb appeal of newly built dwellings.

Eligible Contractors who fail to comply with all of the architectural requirements will be required to provide a \$7,500 performance bond for each non-compliant property on each future lot purchase to ensure compliance. Individual purchasers who fail to comply with all of the architectural requirements will not have their performance bond returned.



Lot Information Map

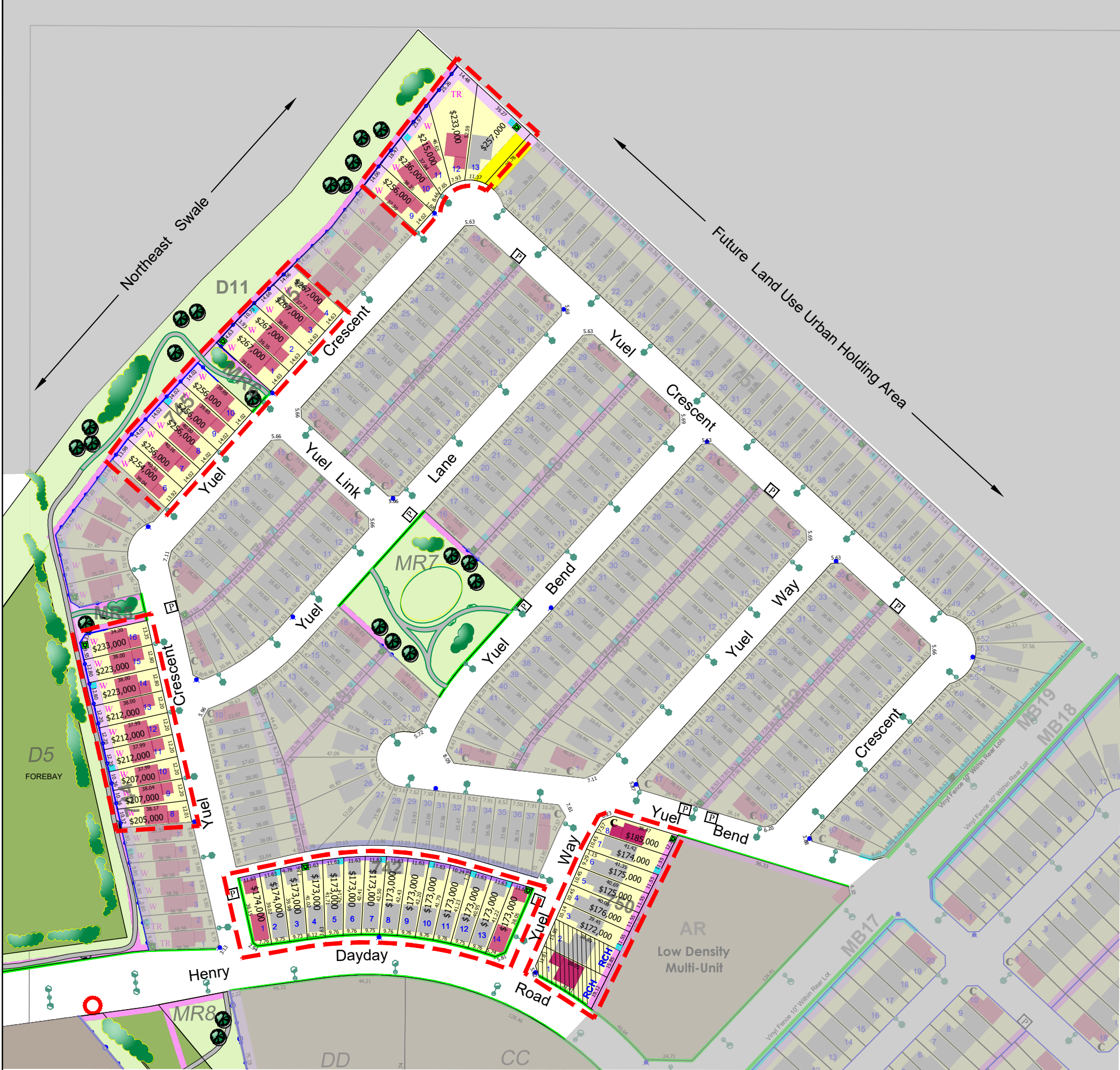


45 Lots: Henry Dayday Road, Yuel Crescent & Yuel Way



City of Saskatoon
Saskatoon Land - May 2025

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and does not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.



Legend:

- Single Unit
- Highly Visible Lot
Additional Exterior Materials Required as per Architectural Control Req.
- Residential Care Home
- Multi-Unit Parcel
Low/Medium Density
- Multi-Unit Parcel
Medium Density
- Easement 2m
- Easement 3m
- Easement 5m
- Easement 6m
City Easement
- Block Number
721
- Lot Number
12

- Mail Box
- Walkout Basement
- Transitional Lot
- Corner Garage Location
- Fire Hydrant
- Decorative Aluminum Fence
Aluminum Fence 10" Within Rear Lot
- Vertical Curb
- Vinyl Fence
Vinyl Fence 10" Within Rear Lot
- Street Light
- Transit Stop
- Lot Price
\$000,000

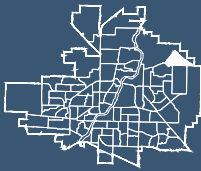
- Transformer
- Service Pedestal

City of Saskatoon
Saskatoon Land - July 2026

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Note: This map is conceptual and subject to change.



Lot Information Map

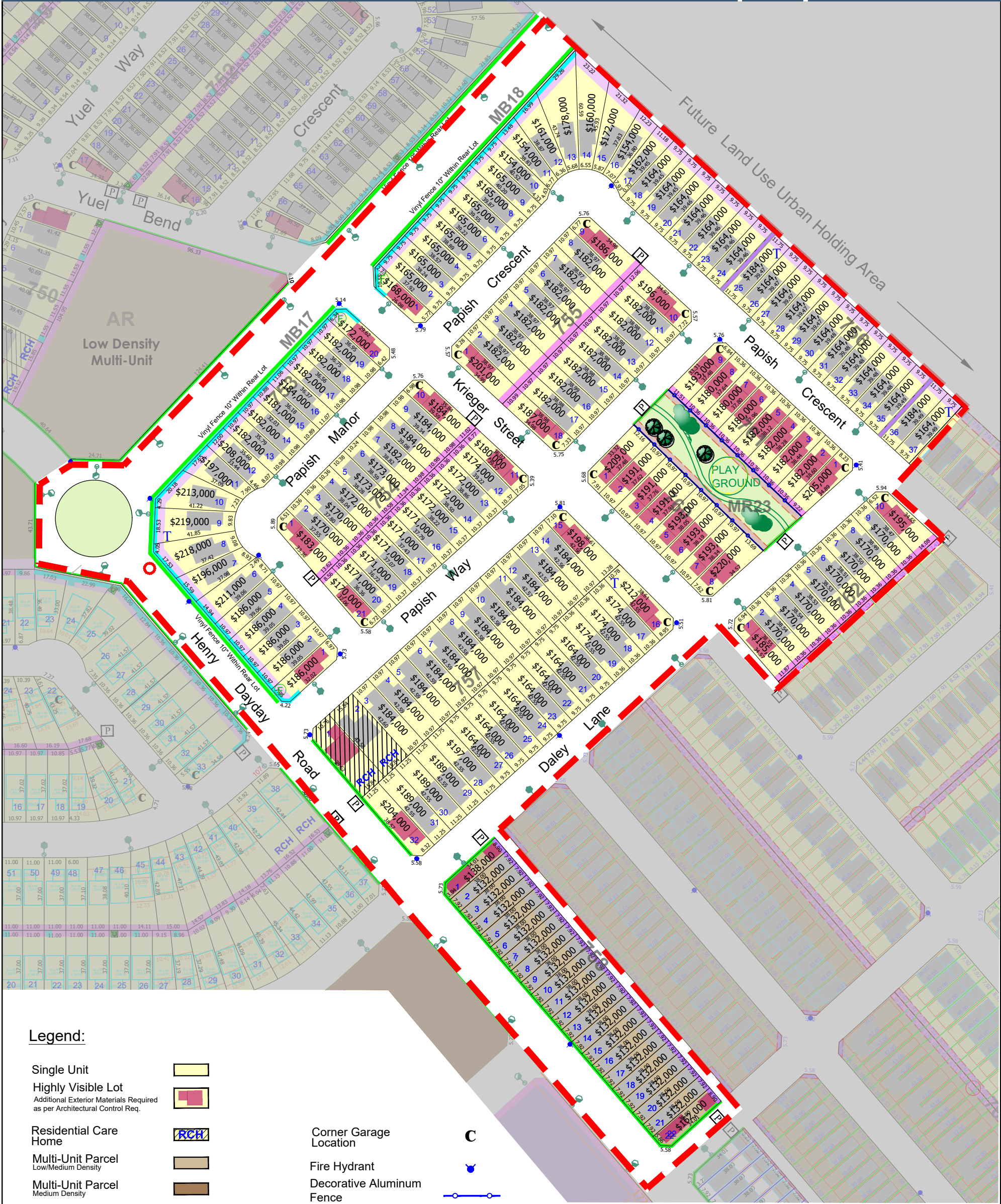


177 Lots: Henry Dayday Road, Papish Crescent, Papish Manor, Papish Way, Daley Lane & Krieger Street



City of
Saskatoon
Saskatoon Land - July 2026

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Legend:

- Single Unit
- Highly Visible Lot
- Residential Care Home
- Multi-Unit Parcel Low/Medium Density
- Multi-Unit Parcel Medium Density
- Easement 2m
- Easement 3m
- Easement 5m
- Block Number
- Lot Number
- Mail Box

- Corner Garage Location
- Fire Hydrant
- Decorative Aluminum Fence
- Vinyl Fence
- Vertical Curb
- Street Light
- Proposed Transit Stop
- Lot Price

City of
Saskatoon
Saskatoon Land - July 2026

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