



Kensington

Modern living, traditional style

Multi-Unit Open Market Sales Package for Parcels R, N & L



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Open Market Properties

Offers should be submitted in a sealed envelop clearly marked “*Open Market Sale – Purchase of Multi-Unit Parcels*” and addressed to:

Sales Section

Saskatoon Land

200 Fourth Avenue North

Saskatoon, SK S7K 0K1

Offers will be received until 2:00pm on Thursday, December 5th, 2024 for the following properties:

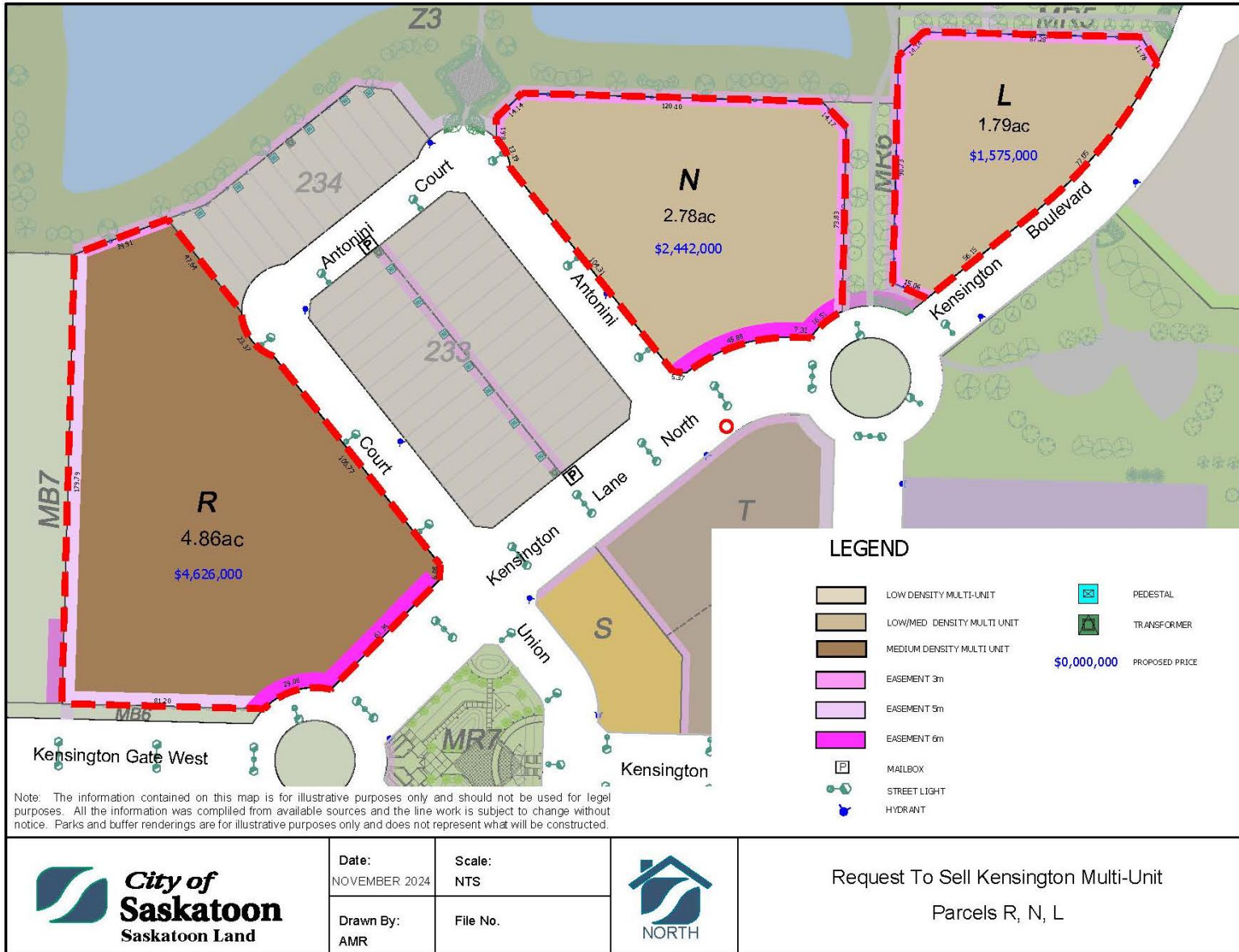
CIVIC ADDRESS:	To Be Determined
ZONING DISTRICT:	RM3
LEGAL DESCRIPTION:	Parcel R, Plan 102408320
ISC PARCEL NO:	204034126
SITE AREA:	4.86ac (1.97ha)
LIST PRICE:	\$4,626,000.00

CIVIC ADDRESS:	To Be Determined
ZONING DISTRICT:	RMTN1
LEGAL DESCRIPTION:	Parcel N, Plan 102408320
ISC PARCEL NO:	204034159
SITE AREA:	2.78ac (1.12ha)
LIST PRICE:	\$2,442,000.00

CIVIC ADDRESS:	1635 Kensington Boulevard
ZONING DISTRICT:	RMTN1
LEGAL DESCRIPTION:	Parcel L, Plan 102408320
ISC PARCEL NO:	204034160
SITE AREA:	1.78ac (0.72ha)
LIST PRICE:	\$1,575,000.00

Please refer to the Purchaser Application Form and Document Checklist (Attachment 1) for the full list of required information.

Figure 1: Land for Sale Parcels R, N & L



Disclaimer:

Parcel dimensions must be confirmed on the legal Plan of Survey. Park designs are conceptual and subject to change.

Purchase Process

Step 1: Review Sales Package

- Visit Saskatoon Land's website (www.saskatoonland.ca) to review the sales package.
- Contact Saskatoon Land at (306)-975-LAND or land@saskatoon.ca with any questions or for further information.

Step 2: Submission

- Submit the Purchaser Application Form and Document Checklist (Attachment 1) to Saskatoon Land.
- Ensure that your offer addresses all the terms and conditions outlined.

Step 3: Review

- Offers are reviewed by Saskatoon Land. Potential purchasers can make offers below or above the list price. Saskatoon Land will review all offers and contact the interested parties that have been selected for further negotiation. If multiple offers are submitted for the same parcel, Saskatoon Land will continue negotiations with the party in compliance of the outlined conditions and with the highest presented offer, provided that the offer coincides with fair market value.

Step 4: Approval

- All offers will be submitted for corporate approval by the Chief Financial Officer prior to an Agreement for Sale being created.
- Modifications to the transaction may be made during the approval process. The successful applicant will be notified of such modifications.
- A 10% non-refundable deposit (plus GST) of the purchase price is due within ten (10) days of offer acceptance.

Step 5: Agreement

- Negotiations are finalized and a Sale Agreement is executed between Saskatoon Land and the purchaser. The Sale Agreement must be executed within 30 days of final negotiations.

Step 6: Architectural Approval

- Proposed building permit plans will be reviewed by Saskatoon Land for compliance with Saskatoon Land's Architectural Controls for Multi-Unit Dwelling Districts. The first submission must be received by Saskatoon Land within 8 weeks of offer acceptance.
- Proponents will have a total of 18 weeks from the date of offer acceptance to obtain final architectural approval from Saskatoon Land.

Step 7: Closing

- Final payment and title transfer within sixty (60) days from the of final architectural approval.
- Purchaser may only apply for the required building permits and begin construction after closing.
- Purchaser will have the right to possession of the property after closing.

Architectural Controls

Building plans will be reviewed for consistency with Saskatoon Land's Multi-Unit Dwelling District Architectural Controls (<https://www.saskatoon.ca/business-development/land-development/multi-unit-architectural-controls>).

Purchasers must gain approval of architectural plans for any site from Saskatoon Land through an architectural review process. Prior to plan preparation, or at any stage during plan development, Saskatoon Land staff are available to meet to view draft plans and discuss the architectural requirements.

From the date the purchaser has been notified, the purchaser must submit their draft plans to Saskatoon Land for Architectural Evaluation within eight (8) weeks.

Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to two (2) weeks to review and comment on plans after any submission is made by the purchaser. After plans have been reviewed, a meeting with the purchaser will be arranged to discuss plan changes, if any, which may be required.

The final Architectural Evaluation and approval of the architectural controls by Saskatoon Land must be obtained by the purchaser within eighteen (18) weeks from the date the purchaser was first notified.

The purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Once the Architectural Evaluation is complete, the purchaser may apply for a Building Permit by providing the Building Standards Division with a copy of the building plans. These plans will be cross checked to the plans which were submitted to and approved by Saskatoon Land. If the purchaser makes changes to their plans following approval from Saskatoon Land, a second approval will be required to ensure that the design still meets all architectural controls.

Final payment is due sixty (60) days from the date that Saskatoon Land approves the building plans for compliance with the architectural controls.

The architectural controls provide a framework for site planning and design to promote Saskatoon Land's vision for the area. It is strongly recommended that purchasers

contact Saskatoon Land early in the design stage to avoid significant revisions at the building permit stage.

The following information is required for the Architectural Controls Evaluation:

- 1) A site plan to scale, showing buildings, roads, parking, loading, fences, and the landscaping concept;
- 2) Floor plans of all floors for each building to scale;
- 3) All exterior elevations of each building to scale indicating location of materials;
- 4) Building section of each building to scale indicating building height, roof slopes, and features; and
- 5) Specifications and colours for all exterior building materials of each building and for site development.

There will be no appeal process for purchasers who wish to challenge the decision of Saskatoon Land in its interpretation of the architectural controls.

Please note that Saskatoon Land's Architectural Controls are independent of the City of Saskatoon's development permit review processes which include a Zoning Bylaw conformance check. Questions regarding conformance to the City of Saskatoon's development permit requirements should be directed to the appropriate civic departments.

Site Information

Zoning

The parcels are zoned RMTN1 (Medium Density Townhouse Residential) and RM3 (Medium Density Multiple-Unit Dwelling) Districts in the City's Zoning Bylaw. Refer to Attachments 6 and 7 for further information, or the City of Saskatoon Digital Zoning Bylaw (Bylaw 8770) at <https://digital-zoning-bylaw-citysaskatoon.hub.arcgis.com/> . Interested purchasers are advised to consult with the City of Saskatoon, Planning and Development Department at (306)-975-2645 as to permitted uses and other details regarding applicable zoning provisions.

Services

The purchase price includes all levies. 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 price and are the responsibility of the purchaser.

Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Saskatoon Water Department. The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their parcel to

the back of the sidewalk and/or between the sidewalk and the curb in some locations.

Easements

The purchaser is required to agree to grant the utility agencies any easements which may be required at no cost. Existing easements are identified in Attachment 3.

Representation, Warranties and Environmental Conditions

The properties are being sold “as is”. A Phase 1 Environmental Site Assessment (ESA) report for the community will be supplied to the purchaser upon request. Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the expense of the purchaser.

Parcel Access

The purchaser is advised to contact City of Saskatoon Transportation Department (306-975-2454) and submit a Driveway Crossing Permit Application showing their proposed access locations for consideration of approval.

Possession

Possession of the site will not be granted until completion of the Architectural Evaluation, final payment has been received, and title has transferred to the purchaser.

Sale Agreement

The purchaser must enter into a sale agreement within 30 days of the conditional Award of Open Market Sales Approach. Failure to enter into the Sale Agreement within the prescribed period will be deemed in default of the terms of the Open Market Sales Approach and the deposit will be forfeited.

Terms and Conditions

- 1) Deposit/Closing Date/ Possession/Adjustment Date:
 - i) 10% deposit + GST due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
 - ii) Closing Date is to be sixty (60) days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and the purchaser.
- 2) Conditions Precedent:
 - i) Approval of the sale by the Chief Financial Officer, City of Saskatoon.
- 3) Special Terms and Conditions:
 - i) The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
 - ii) Development on these sites will be required to meet Saskatoon Land’s Architectural Controls for Multi-unit Dwelling Districts and Development Controls where applicable.

- iii) Possession of the site will not be granted until completion of the Architectural Evaluation as well as receipt of payment in full and title transfer.
- iv) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements which may be required by any or all of the said agencies at no cost.
- v) Purchasers are required to demonstrate experience with completing multi-unit projects. It is encouraged to highlight any of such experience with Saskatoon Land based purchases.

Attachments

Multi-Unit Open Market Sale Purchaser Application Form

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. Information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land reserves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior to acceptance or approval.

Property Requested:

Legal

Civic Address:

ISC Parcel #:

Purchase Price Offered: \$

Contact Information:

Name to appear on title:

Contact Person:

Telephone No.:

Fax No.:

Email Address:

Street Address:

City, Province, Postal Code

GST Registration Number:

Lawyer Information:

Name & Firm:

Telephone No.:

Fax No.:

Email Address:

Street Address:

City, Province, Postal Code

The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sales agreement.

Multi-Unit Open Market Sale Terms & Conditions

1. Deposit/Closing Date/Possession/Adjustment Date:

- (a) 10% deposit + GST (on the deposit amount) due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
- (b) Closing within sixty (60) days following architectural approval or as agreed to between the vendor and the purchaser.

2. Conditions Precedent:

- (a) Approval of the sale by the Chief Financial Officer, City of Saskatoon.

3. Special Terms and Conditions:

- (a) The property is sold "as is" and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
- (b) Development on these sites will be required to meet Saskatoon Land's Architectural Controls for Multi-Unit Dwelling Districts and Development Controls where applicable.
- (c) Possession of the site will not be granted until completion of the Architectural Evaluation as well as receipt of payment in full and title transfer.
- (d) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.
- (e) Purchasers are required to demonstrate past experience with completing multi-unit projects. It is encouraged to highlight any of such experience with Saskatoon Land based purchases.

I have read and accepted these terms.

Signature:

Date:

Multi-Unit Open Market Sale Document Checklist

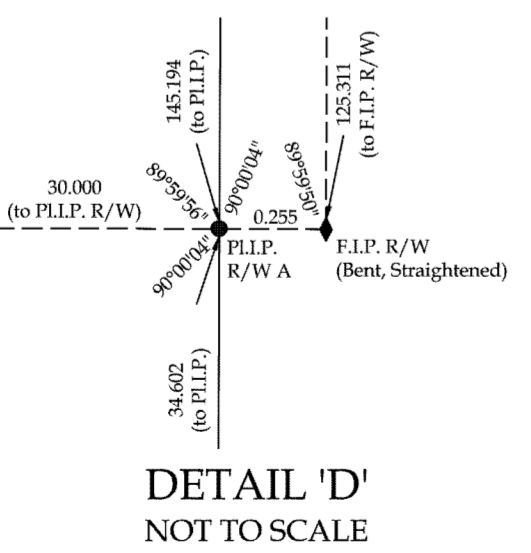
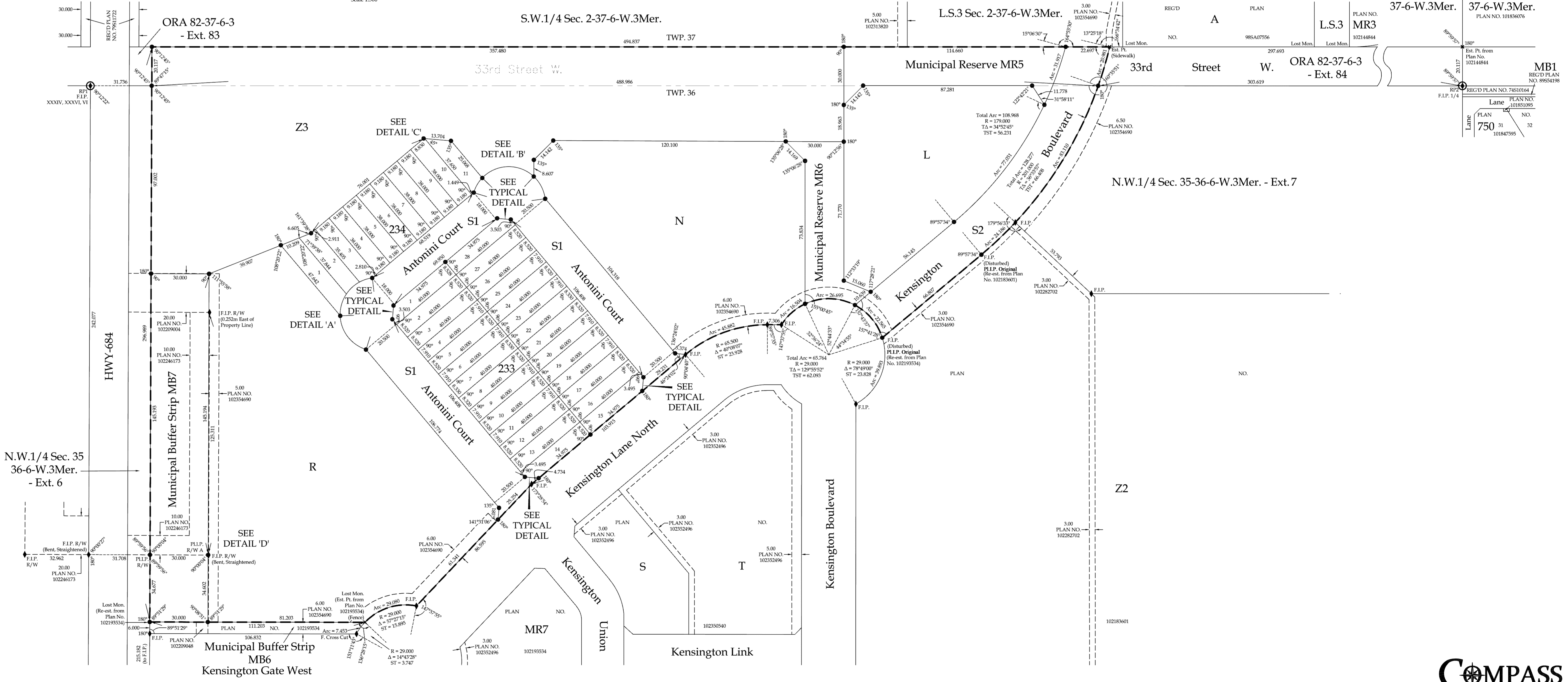
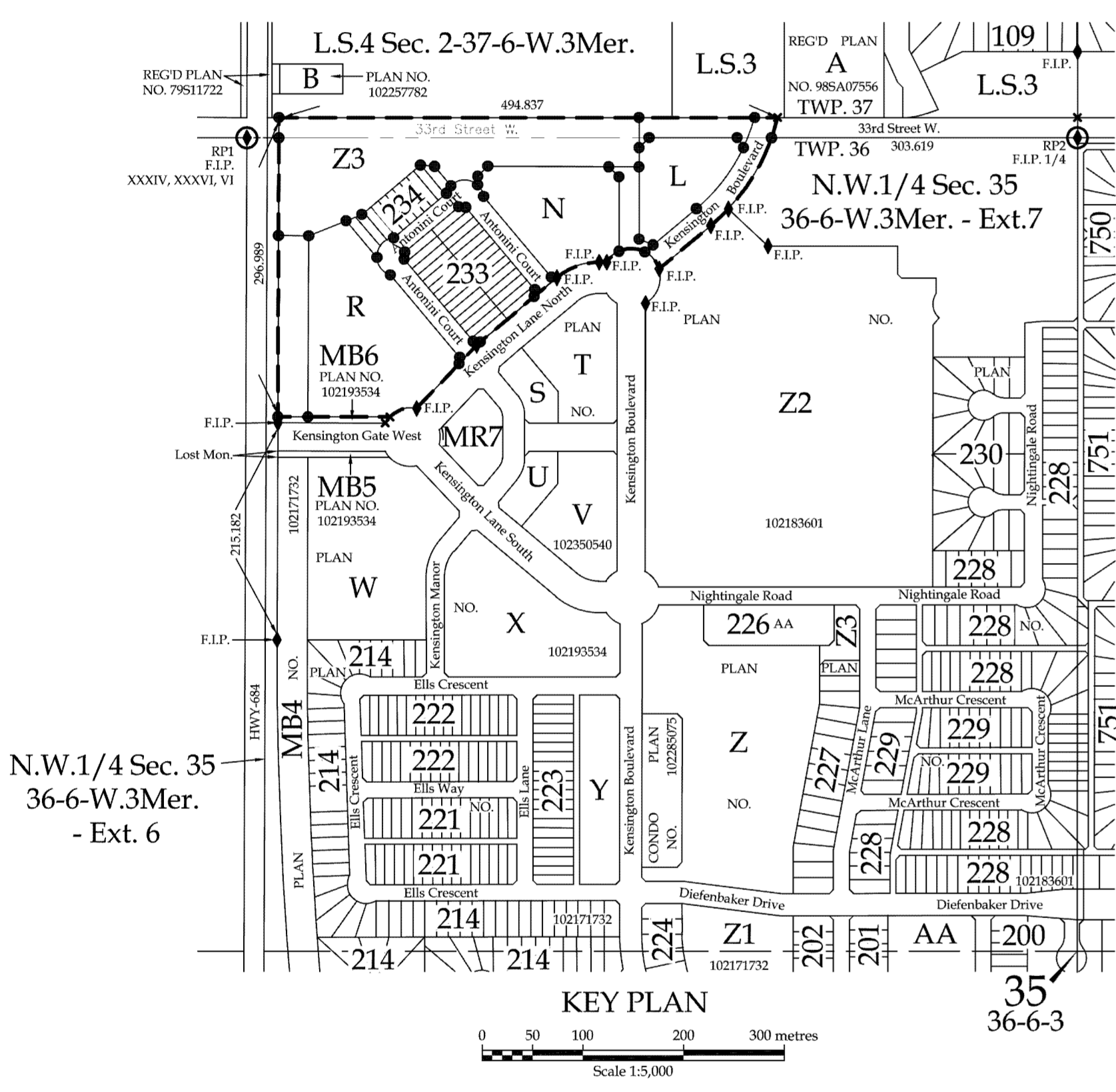
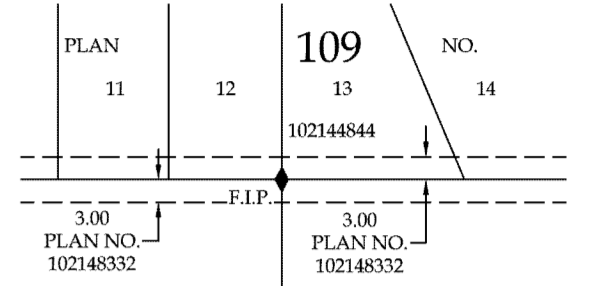
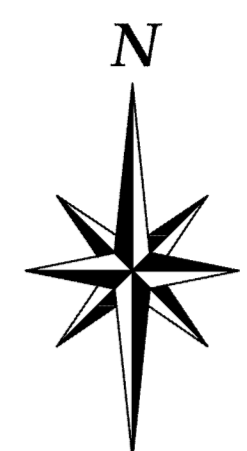
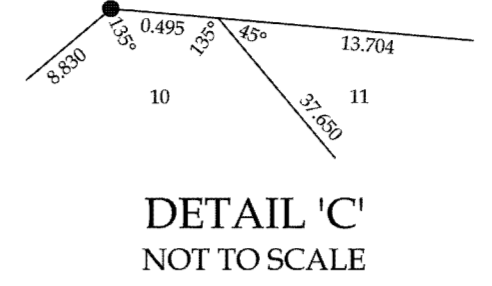
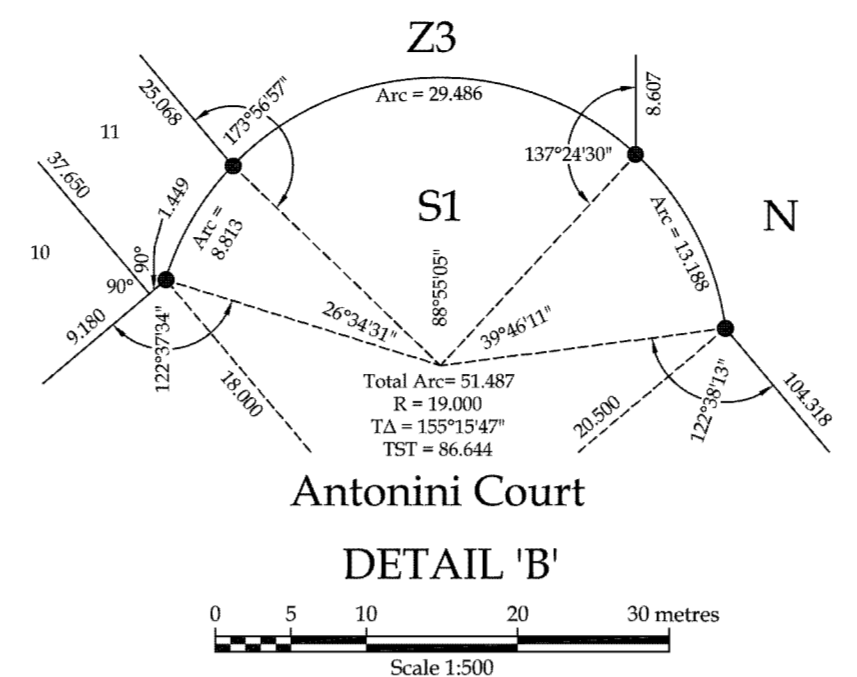
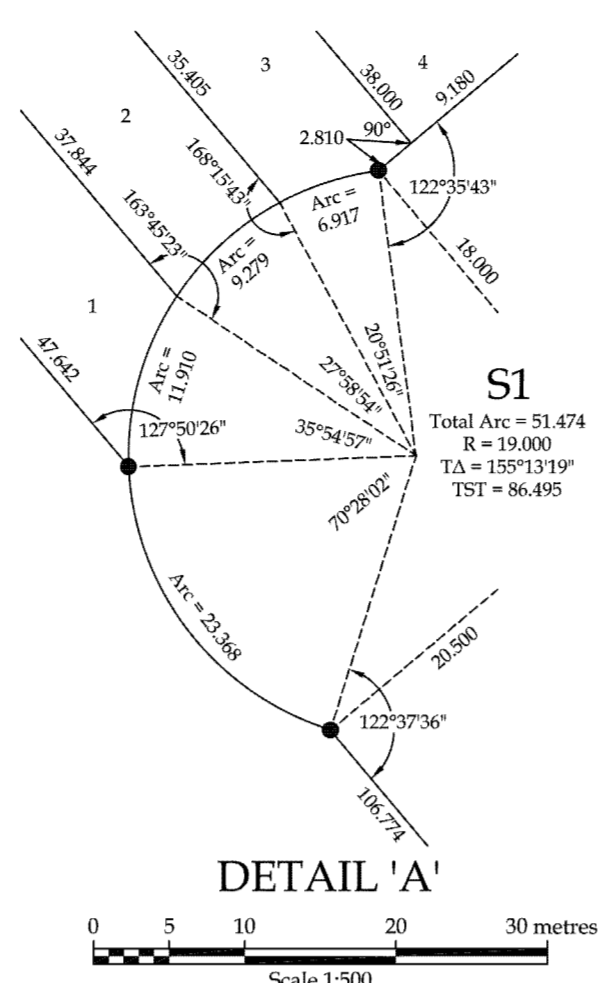
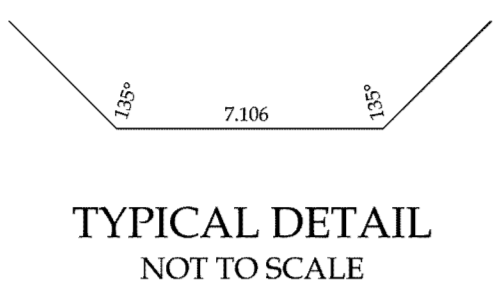
To be considered, a submission must be complete and include the following:

- Completed Purchaser Application Form.
- Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title.
- Demonstrated experience in completing similar projects.
- The purchaser has read and acknowledges the Terms and Conditions identified for this property.

Please submit your completed Document Checklist and Purchaser Application Form to:

Saskatoon Land
200-4th Avenue North
Saskatoon SK S7K 0K1
306-975-5263 | land@saskatoon.ca

PLAN OF SURVEY SHOWING
SURFACE SUBDIVISION
OF PART OF
ORIGINAL ROAD ALLOWANCE 82
TWP. 37 RGE. 6 W.3 Mer.
AND PART OF
N.W.1/4 SEC. 35
TWP. 36 RGE. 6 W.3 Mer.
CITY OF SASKATOON
SASKATCHEWAN
BY: BLAKE WAHL, S.L.S.
DATE: MAY - JULY, 2023
SCALE: 1:1000



LEGEND:
STANDARD IRON POSTS PLANTED ARE SHOWN THIS: ●
MONUMENTS FOUND ARE SHOWN THIS: ◆
REFERENCE POINTS ARE SHOWN THIS: ○ RP1 ○ RP2

THE UNIQUE IDENTIFIER OF S266 HAS BEEN STAMPED ON ALL ESTABLISHED STANDARD IRON POSTS.
ALL LOT CORNERS, NOT MARKED BY A STANDARD POST, ARE MARKED BY 0.013 X 0.450 SMALL IRON POSTS
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.

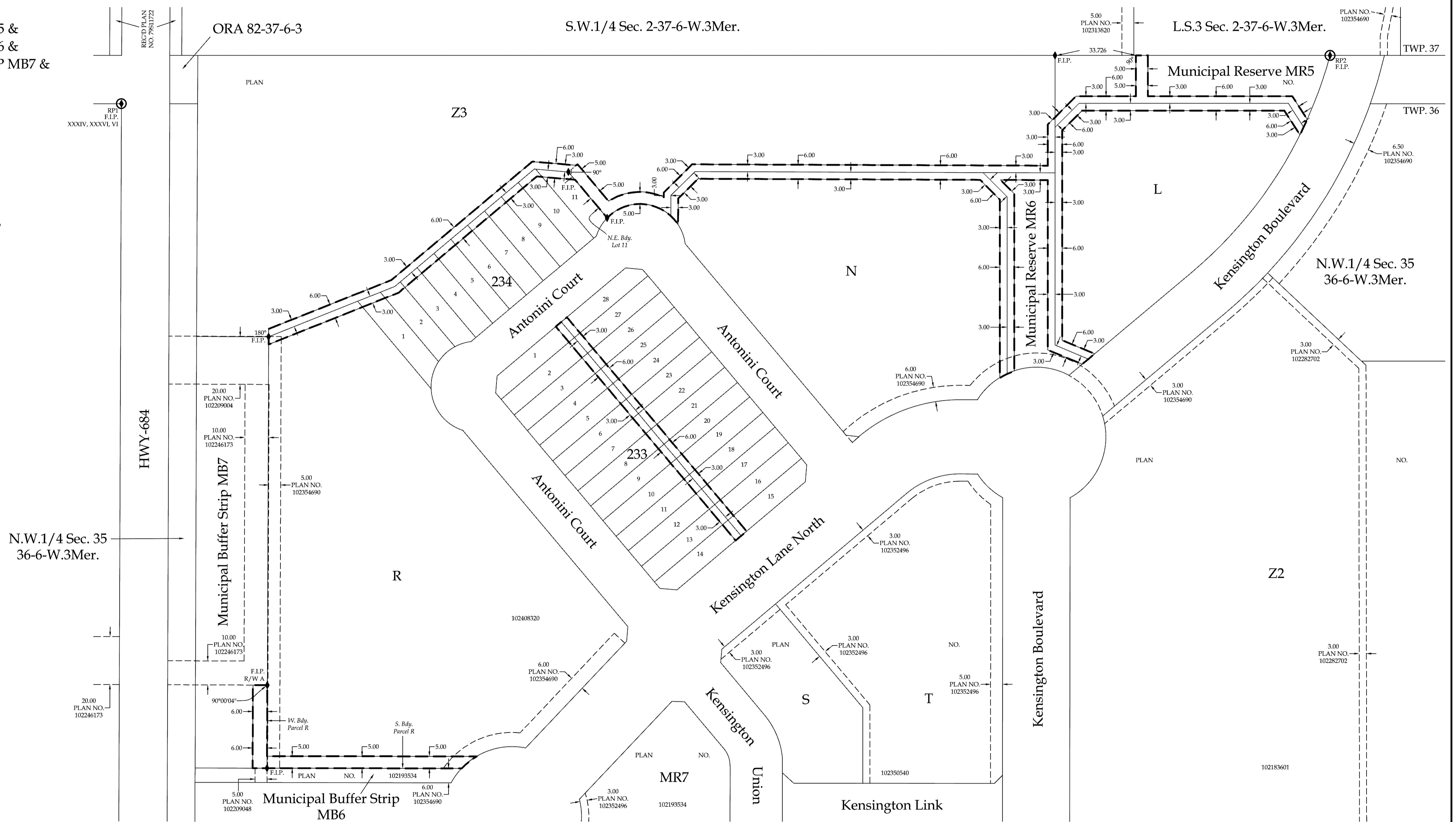
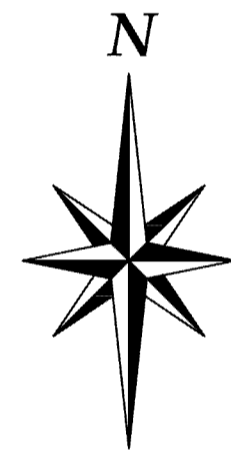
STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0 UNLESS OTHERWISE SHOWN.
THE DATUM USED: NAD83 (CSRS)
THE PROJECTION USED: UTM ZONE 13N EXTENDED

RP COORDINATES ARE DERIVED AS OF MAY 15TH, 2023
GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS AND PROCESSED WITH THE NRCAN PPP SERVICE.
DWG: 0042-13-S&U-B-00



DESCRIPTIVE PLAN - TYPE II
 SHOWING
FEATURE UTILITY RIGHT OF WAY

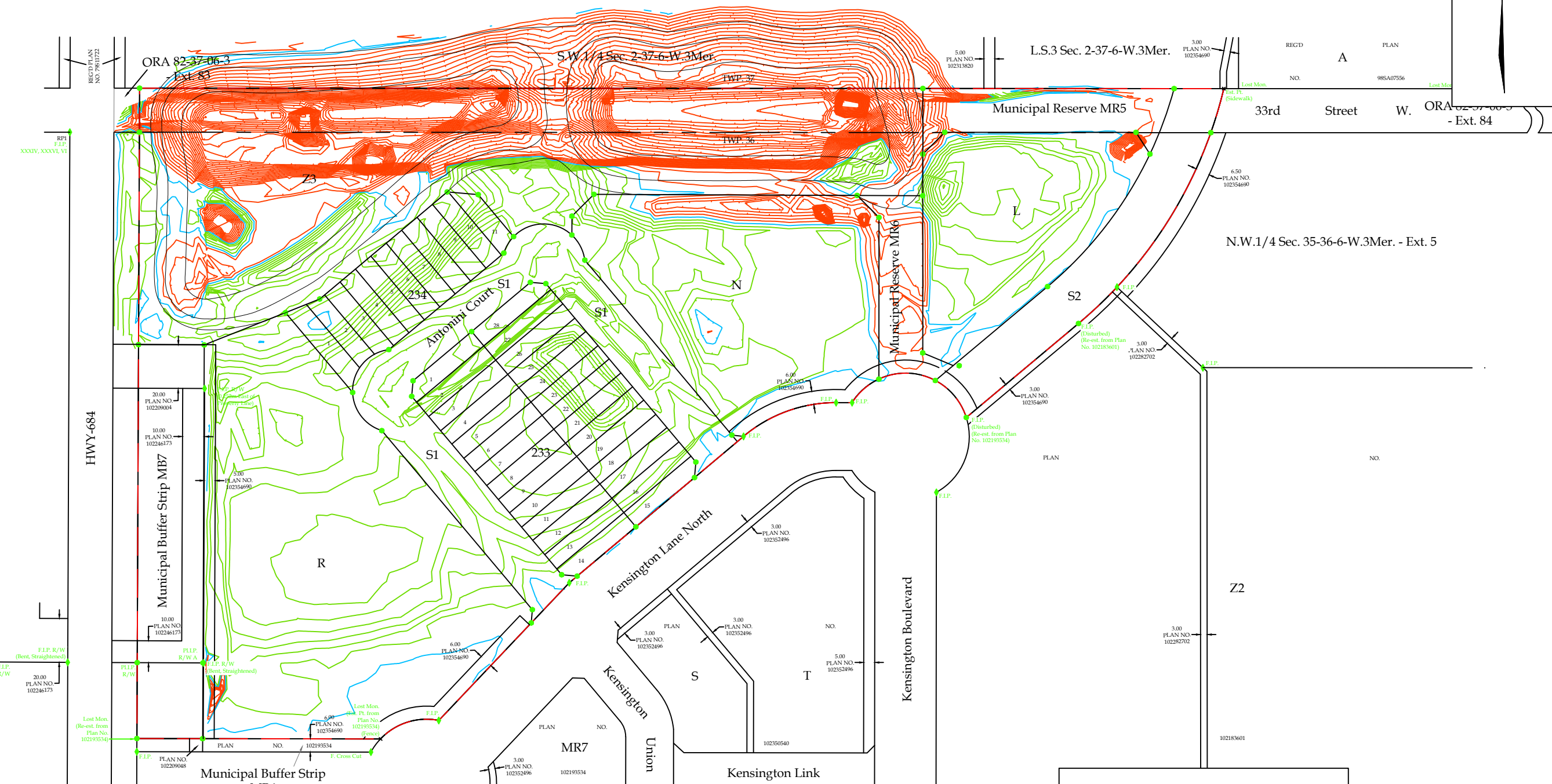
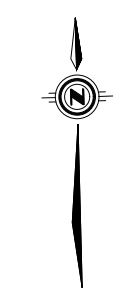
WITHIN
 PARCELS L, N, R, Z3 &
 MUNICIPAL RESERVE MR5 &
 MUNICIPAL RESERVE MR6 &
 MUNICIPAL BUFFER STRIP MB7 &
 LOTS 1-28, BLOCK 233 &
 LOTS 1-11, BLOCK 234
 PLAN NO. 102408320
 N.W.1/4 SEC. 35
 TWP. 36 RGE. 6 W.3 Mer.
 CITY OF SASKATOON
 SASKATCHEWAN
 BY: BLAKE WAHL, S.L.S.
 DATE: AUGUST 11TH, 2023
 SCALE: 1:1000



LEGEND:
 MONUMENTS FOUND ARE SHOWN THUS:
 REFERENCE POINTS ARE SHOWN THUS: RP1 RP2

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
 AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
 EXTENSIONS OF PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS SHOWN OTHERWISE.
 THE DATUM USED: NAD83 (CSRS)
 THE PROJECTION USED: UTM ZONE 13N EXTENDED

RP COORDINATES ARE DERIVED AS OF MAY 15TH, 2023
 GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS AND PROCESSED WITH THE NRCAN PPP SERVICE.



LEGEND:

- -0.25 CUT CONTOUR
- 0.25 FILL CONTOUR
- 0.0 0.0 CUT/FILL CONTOUR

NOTE:

- CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF "2021 KENSINGTON A3 SURVEYED GROUND" vs "2021 FINAL EMBANKMENT".

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	AREA GRADING DEFICIENCIES	2021-NOV-18	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY

CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY:	DATE



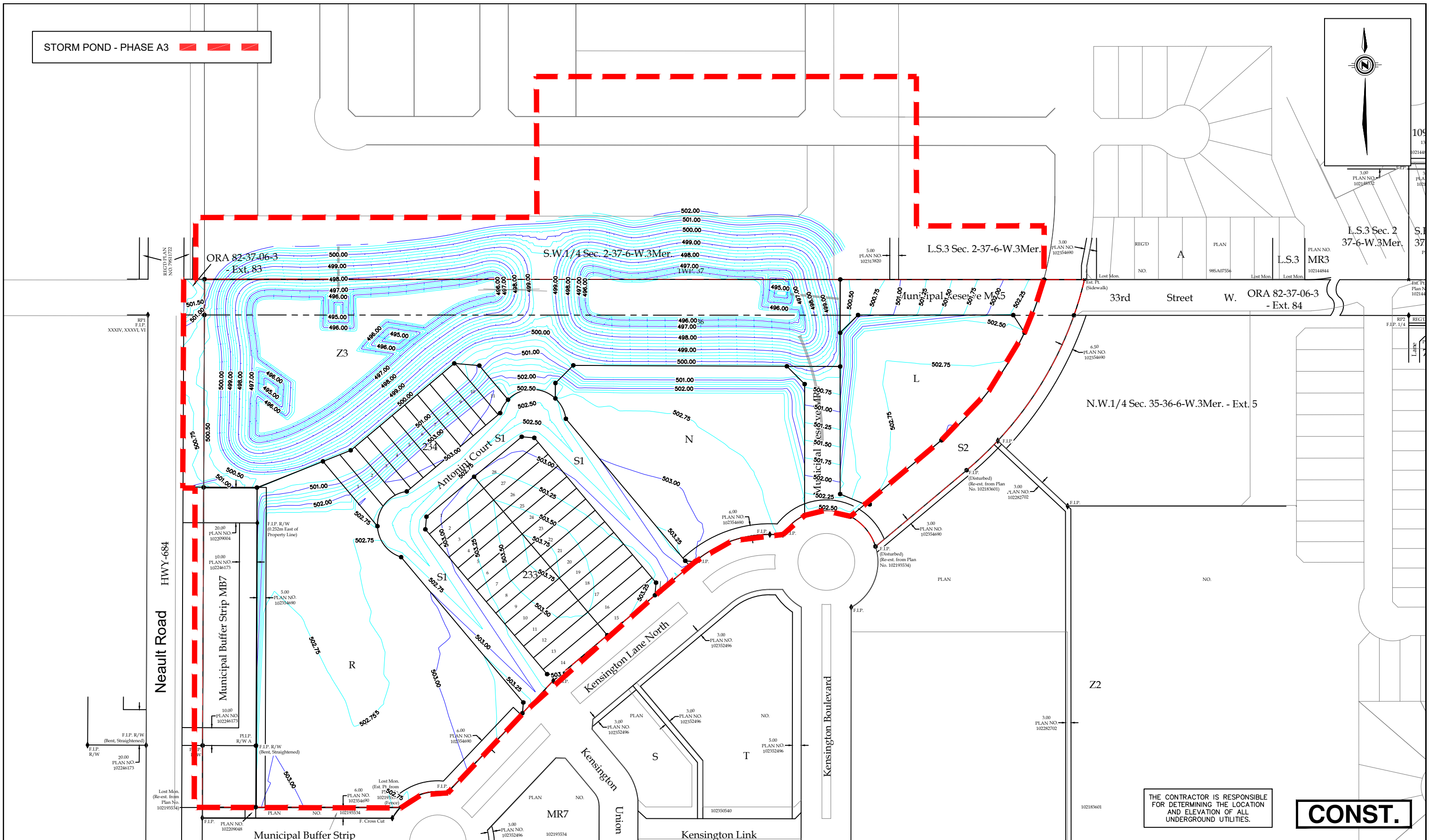
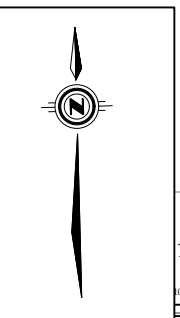
City of Saskatoon
Transportation & Utilities Department

KENSINGTON LAND DEVELOPMENT PHASE A3
STORM POND & AREA GRADING
STRIPPED vs FINAL EMBANKMENT

CUT & FILL CONTOURS

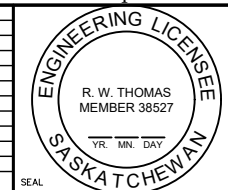
CHIEF ENGINEER	
SCALES:	DATE
HOR. 1:2000	
VERT. 1:2000	
SHEET NO.	PLAN NO.

STORM POND - PHASE A3



CONST.

11			
10			
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8			
7			
6			
5			
4			
3	ISSUED FOR CONSTRUCTION	2021-MAR-28	EDH
2	ISSUE FOR TENDER - EXTENDED CONTRACT LIMITS	2021-FEB-02	EDH
1	ISSUE FOR TENDER	2020-JAN-28	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY



CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY:	DATE



KENSINGTON LAND DEVELOPMENT PHASE A3
 STORM POND & AREA GRADING
 DESIGN CONTOURS

CHIEF ENGINEER	
SCALES:	DATE
HOR. 1:2000	
VERT. 1:2000	
SHEET NO.	PLAN NO.
	113-0086-323r003

8.9 RMTN1 – Medium Density Townhouse Residential District 1

8.9.1 Purpose

The purpose of the RMTN1 District is to provide for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

8.9.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
8.9.2 Permitted Uses										
(1) Dwelling groups	30	30	900	6 ₈	6 ₅	6 ₅	6 ₅	12	45% ₆	9 ₄
(2) Street townhouses	6 ₈	30	180	6 ₇	1.5 ₂	7.5	7.5	12	40% ₃	
(3) Residential care homes - Type I	6	30	180	6	1.5	7.5	7.5	12	40%	-
(4) Keeping of up to two boarders in a dwelling unit	-	-	-	-	-	-	-	-	-	-
(5) Day cares, residential	Refer to General Provisions Section 5.33									
(6) Home based businesses	Refer to General Provisions Section 5.29									
(7) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(9) Elementary and high schools	30	30	900	6	3	7.5	4.5	12	40%	
(10) Homestays	Refer to General Provisions Section 5.51									
(11) Semi-detached dwellings (SDD)	6	30	180	6 ₇	0.75	7.5	7.5	10 ₈	40%	-
(12) One-unit dwellings (OUD)	7.5	30	225	6 ₇	0.75	7.5	7.5	10 ₈	40%	
(13) Two-unit dwellings (TUD)	15	30	450	6 ₇	0.75	7.5	7.5	10 ₈	40%	

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9759 – April 26, 2021)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

8.9.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
8.9.3 Discretionary Uses										
(1) Day cares and preschools	6	30	180	6	1.5	7.5	7.5	12	40% ₃	
(2) Residential care homes - Type II	15	30	450	6	1.5	7.5	7.5	12	40% ₃	
(3) Community centres	30	30	900	6	6	6	6	12	40%	
(4) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(6) Special needs housing ₁	30	30	900	6	6	6	6	12	40% ₃	
(7) Private school	15	30	450	6	3	7.5	4.5	12	40%	
(8) Places of Worship	30	30	900	6	3	7.5	4.5	12	40%	
(9) Ambulance Station	15	30	450	6	3	7.5	4.5	12	40%	

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 97819 – April 25, 2022)

8.9.4 Notes to Development Standards

- 1 For multiple unit dwellings and townhouses, in dwelling groups:
 - (a) Each dwelling shall have primary access directly to the outside,
 - (b) There shall be no more than 18 dwelling units in a building, and
 - (c) There shall be no more than nine dwelling units side by side along any one building elevation.
- 2 (a) No side yard shall be required for an attached street townhouse dwelling with two shared common walls;
 - (b) (Repealed – Bylaw No. 9759 – April 26, 2021)
- 3 Site coverage for street townhouses may be increased to 50% where the increased site coverage is used exclusively for required enclosed parking.
- 4 An amenity space with a minimum area of 90m², or 9m² for each dwelling unit, whichever is the greater, shall be provided on each site for a dwelling group.

- 5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.
- 6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.
(Revised – Bylaw No. 9759 – April 26, 2021)
(Revised – Bylaw No. 9791 – December 20, 2021)
(Revised – Bylaw No. 9833 – July 25, 2022)
- 7 A front yard of not less than 3 metres in depth throughout may be provided for street townhouse sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.
(Revised – Bylaw No. 9791 – December 20, 2021)
- 8 For dwellings within a dwelling group, the front yard setback for street-facing townhouse units may be 3 metres on sites which front onto a local street as defined in the Saskatoon Transportation Master Plan and which has access to rear lane. The rear lane may be either a public or an internal street.

8.9.5 Signs

The regulations governing signs in an RMTN1 District are contained in **Appendix A - Sign Regulations**.

8.9.6 Parking

- (1) Except as provided in clause (2), the regulations governing parking and loading in an RMTN1 District are contained in **Section 6.0**.
- (2) Parking shall be permitted in the front yard of a street townhouse which fronts onto a local street or service road as defined in the Saskatoon Transportation Master Plan provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.
(Revised – Bylaw No. 9791 – December 20, 2021)

8.9.7 Landscaping

The regulations governing landscaping in an RMTN1 District are contained in **Section 7.0**.
(Revised – Bylaw No. 9789 – December 20, 2021)

8.9.8 Special Provision for Marquees or Canopies

- (1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

8.12 RM3 - Medium Density Multiple-Unit Dwelling District

8.12.1 Purpose

The purpose of the RM3 District is to provide for a variety of residential developments in a medium density form as well as related community uses.

8.12.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

RM3 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
8.12.2 Permitted Uses										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										
(2) Multiple-unit dwellings - containing three to six dwelling units	15	30	550	6	1.5	6	6	12	40% ₂	18
(3) Multiple-unit dwellings - containing seven or more dwelling units	21	30	630	6	3 ₁	6	6	12	40% ₂	18
(4) Dwelling groups	30	30	900	6	3 ₅	6 ₅	6 ₅	12	40% _{2,4}	18
(5) Converted dwellings with a maximum four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	40% ₃	18
(6) Boarding houses	15	30	450	6	0.75	7.5	4.5	12	40% ₃	18
(7) Boarding apartments	21	30	630	6	3 ₁	6	6	12	40% ₂	18
(8) Custodial care facilities - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(9) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(10) Convents and monasteries - Type I	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(11) Convents and monasteries - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(12) Hostels - Type I	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(13) Special care homes	21	30	630	6	3 ₁	7.5	4.5	12	40% ₃	18
(14) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(15) Residential care homes - Type III	21	30	630	6	3 ₁	7.5	4.5	12	40% ₃	-

(Revised – Bylaw No. 9819 – April 25, 2022)

8.12.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

RM3 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
8.12.3 Discretionary Uses										
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	12	40% ₃	-
(2) Community centres	15	30	450	6	3 ₁	7.5	4.5	12	40% ₃	-
(3) Parking stations	7.5	30	225	6	Refer to Section 6.0					
(4) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) Private schools	15	30	450	6	3 ₁	7.5	4.5	12	40% ₃	-
(6) Ambulance stations	15	30	450	6	3 ₁	7.5	4.5	12	40%	-
(7) Special needs housing	21	30	630	6	3 ₁	6	6	12	40% ₂	18
(8) Custodial care facility - Type III	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-
(9) Hostels - Type II	15	30	450	6	0.75	7.5	4.5	12	40% ₃	-

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

8.12.4 Notes to Development Standards

- 1 On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.
- 2 Site coverage may be increased to 50% where more than 50% of the required parking is provided underground or enclosed as part of the principal building.
- 3 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.
(Revised – Bylaw No. 9833 – July 25, 2022)
- 4 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50% or 60% where the additional site coverage is used for enclosed parking.
(Revised – Bylaw No. 9833 – July 25, 2022)
- 5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.

8.12.5 Signs

The regulations governing signs in an RM3 District are contained in **Appendix A - Sign Regulations**.

8.12.6 Parking

The regulations governing parking and loading in an RM3 District are contained in **Section 6.0**.

8.12.7 Gross Floor Space Ratio

- (1) The gross floor space ratio shall not exceed 1.5:1.

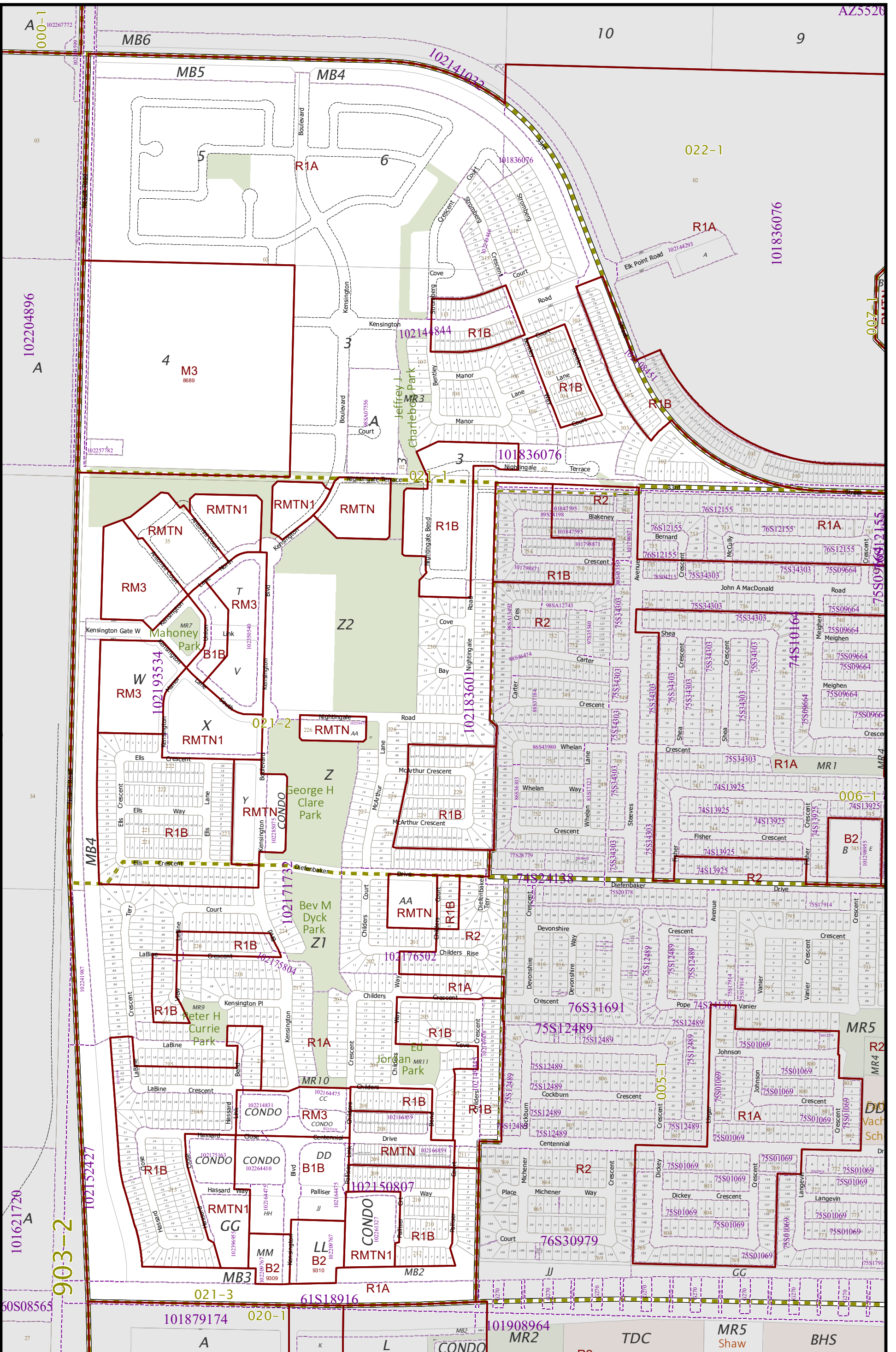
8.12.8 Landscaping

The regulations governing landscaping in an RM3 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

8.12.9 Special Provision for Marquees or Canopies

- (1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.



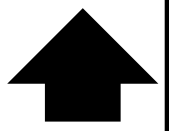
Zoning Map of Kensington

- Zoning Area
- ISC Blocks
- ISC Lots
- ISC Plan Boundary

Scale 1:6800

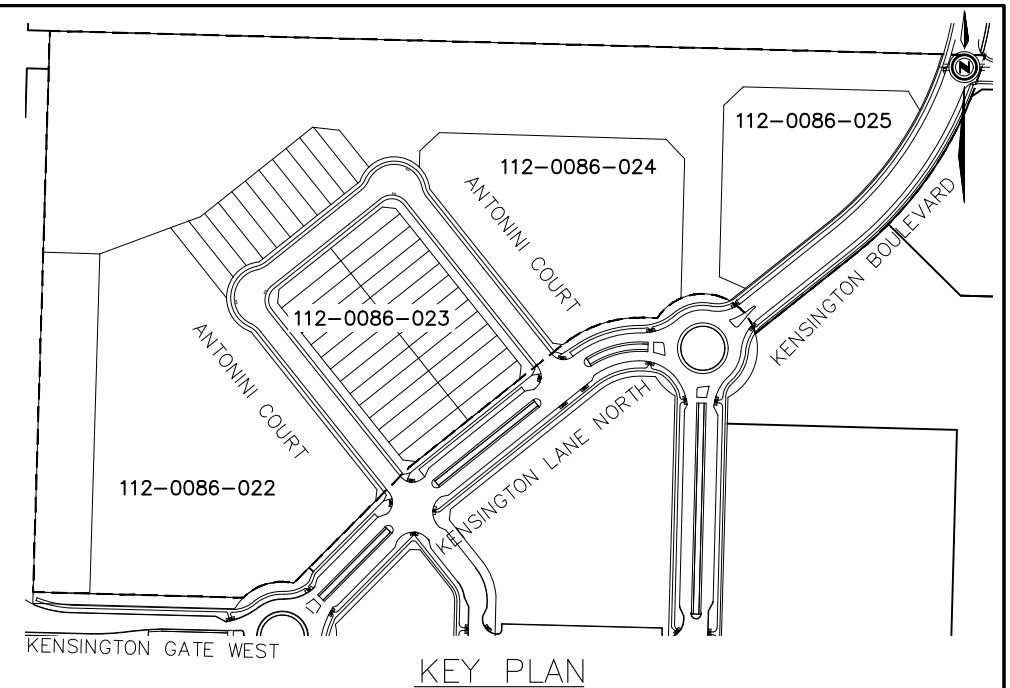
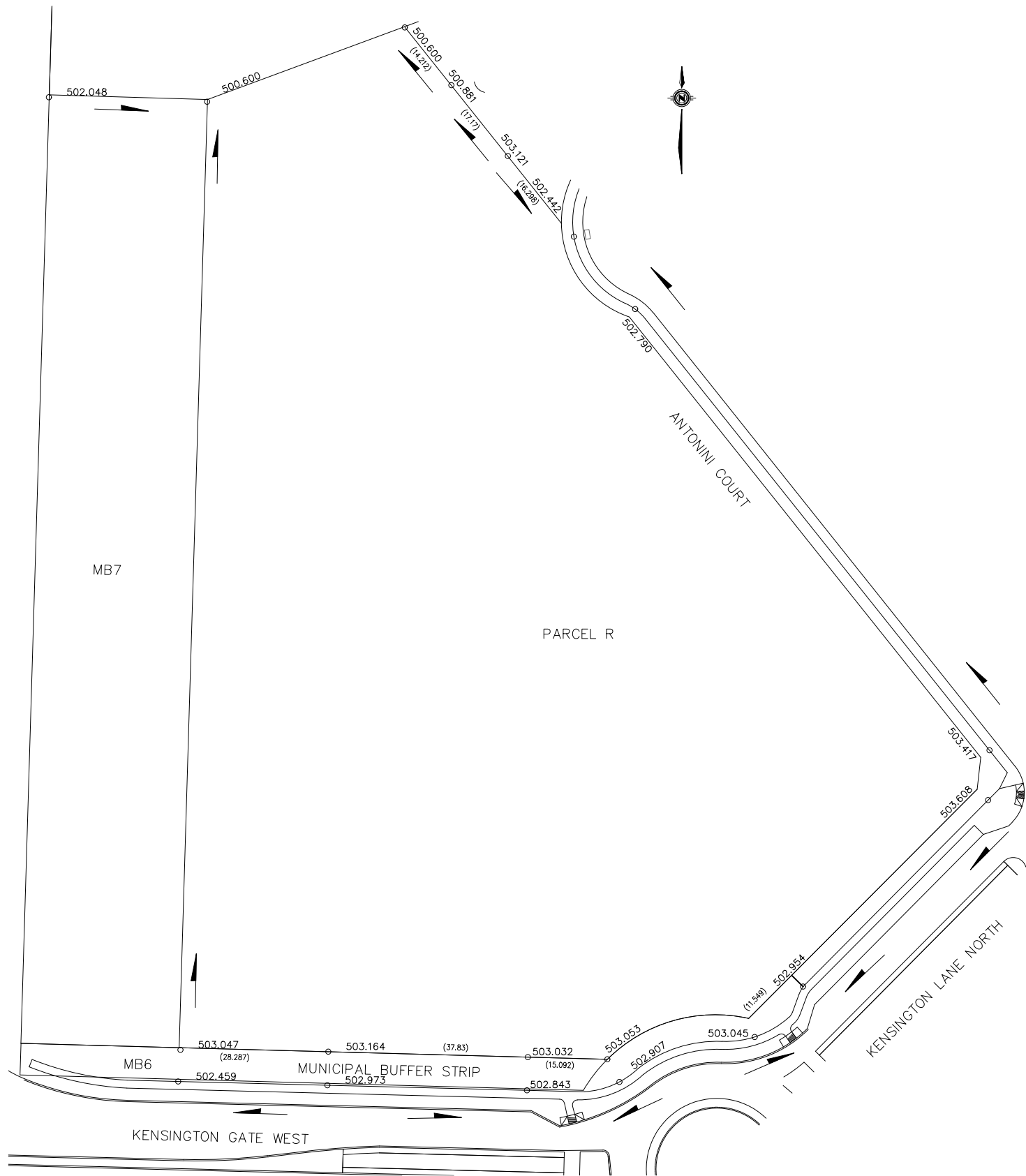
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5/11/2023

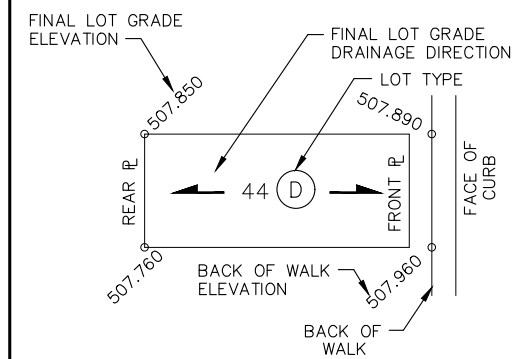


Note: The information contained on this map is for reference only and is not to be used for legal purpose

Bylaw 8770



LOT DRAINAGE LEGEND



- NOTE:**
- FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 - DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

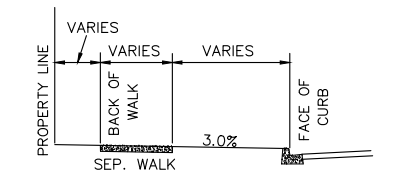
LOT DRAINAGE DETAILS

LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'E' - SEE DRAWING 102-0022-019

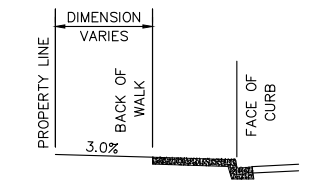
CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

SEPARATE CURB & WALK

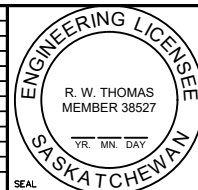


COMBINED CURB & WALK



CONST.
 PROJECT NO. 502-0086-304/001_CWL

PLAN DESCRIPTION/REVISION	DATE	BY	SEAL
1 ISSUED FOR CONSTRUCTION	2023-JUL-04	JVS	

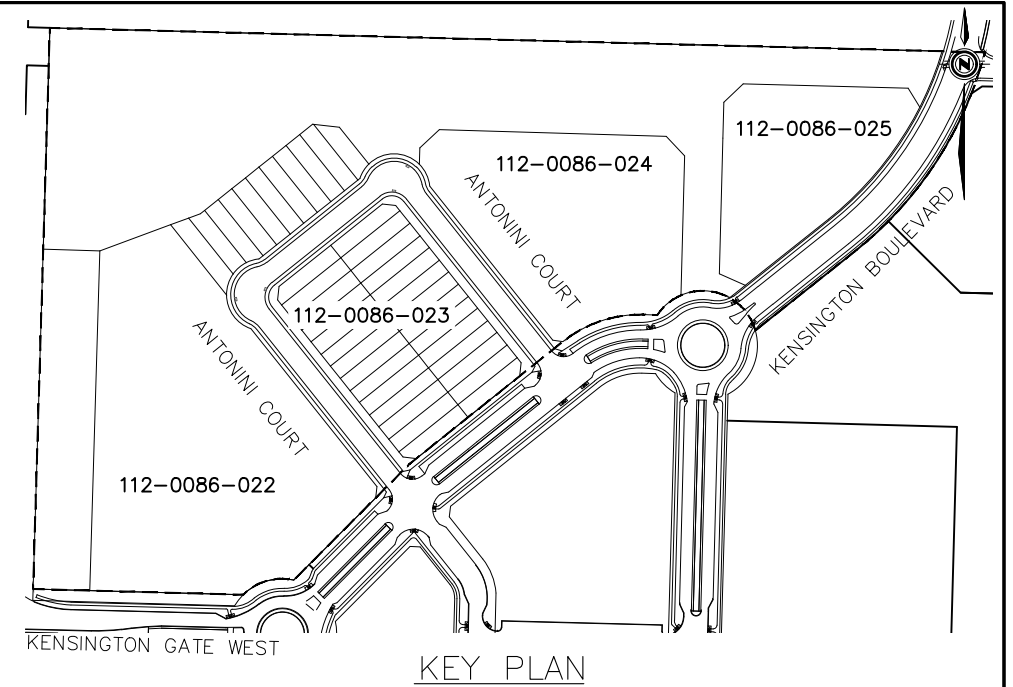
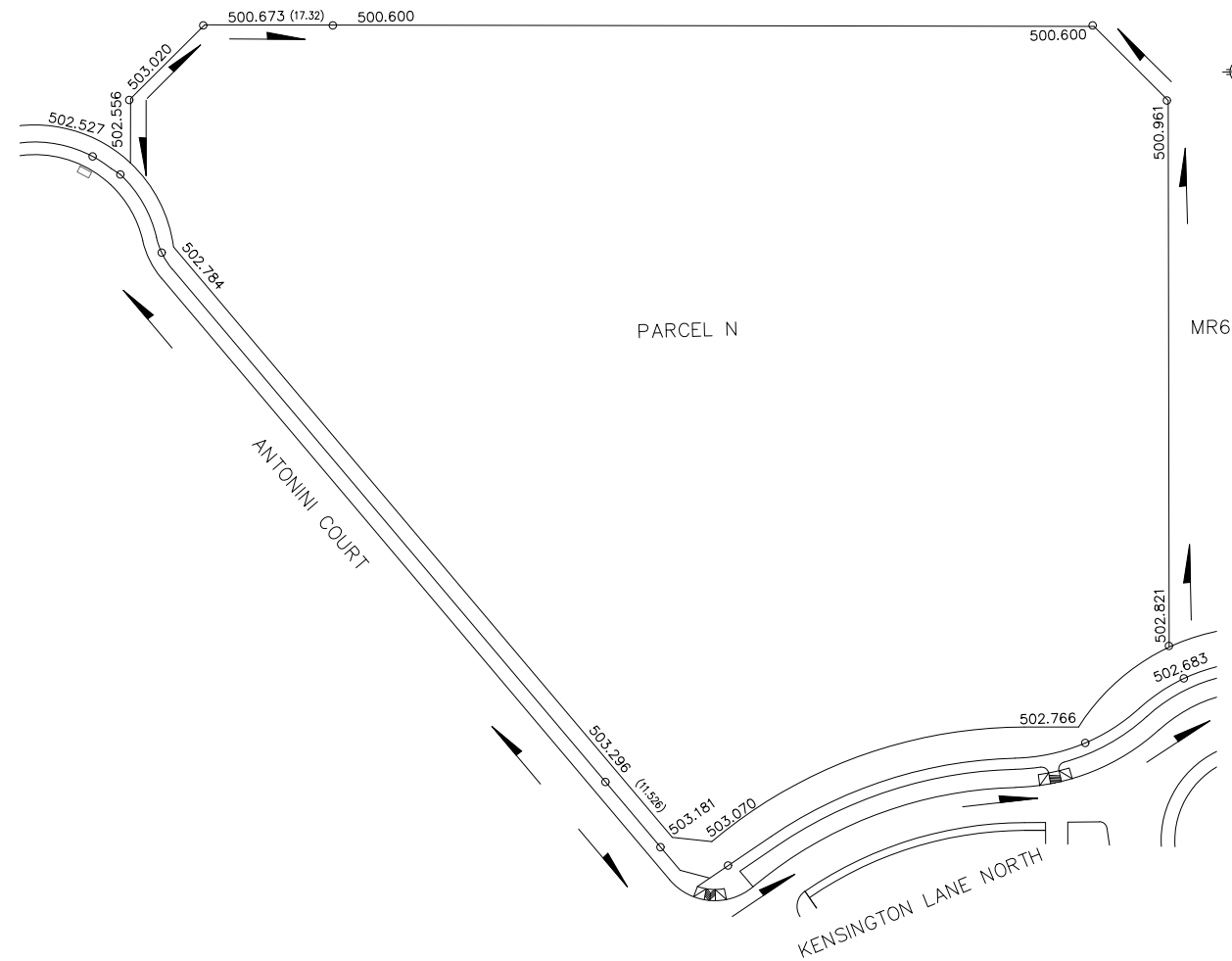


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SIGNATURE _____	SIGNATURE _____
NAME _____	NAME _____
DATE _____	DATE _____
DRAWN BY: JVS DATE: 2023-JUL-04	DWG STDS CHECKED BY: _____ DATE: _____

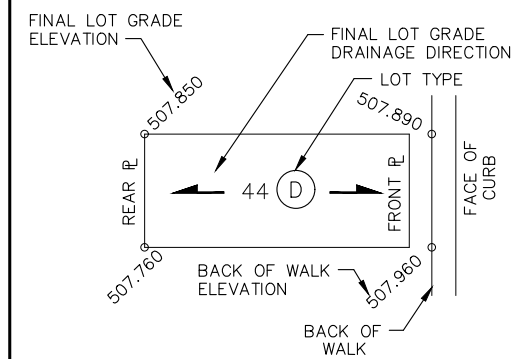


KENSINGTON - PHASE 4 (A3A)
LOT GRADES
 ANTONINI COURT & KENSINGTON GATE WEST

ENGINEERING MANAGER _____
SCALES: HOR. 1:1000 VERT. _____
SHEET NO. _____ PLAN NO. _____
112-0086-022r001



LOT DRAINAGE LEGEND



- NOTE:**
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

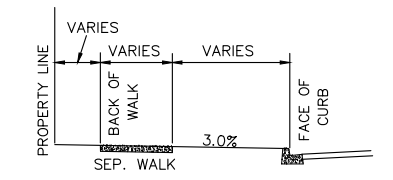
LOT DRAINAGE DETAILS

LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'E' - SEE DRAWING 102-0022-019

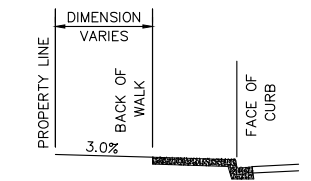
CURB & WALK LEGEND

- ===== ROLLED CURB & WALK
- ===== VERTICAL CURB & WALK
- ===== ROLLED CURB ONLY
- ===== VERTICAL CURB ONLY
- ===== CONCRETE WALKWAY
- (8) EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

SEPARATE CURB & WALK

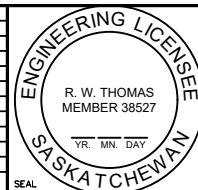


COMBINED CURB & WALK



CONST.
 PROJECT NO. 502-0086-304r001_CWL

PLAN DESCRIPTION/REVISION	DATE	BY	SEAL
1 ISSUED FOR CONSTRUCTION	2023-JUL-04	JVS	

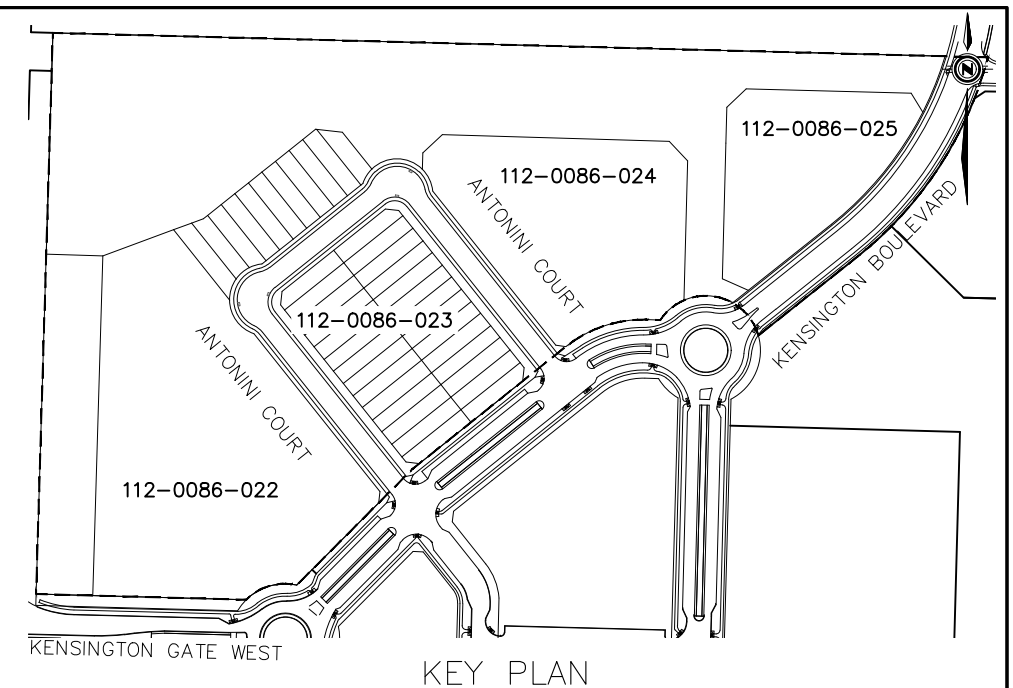
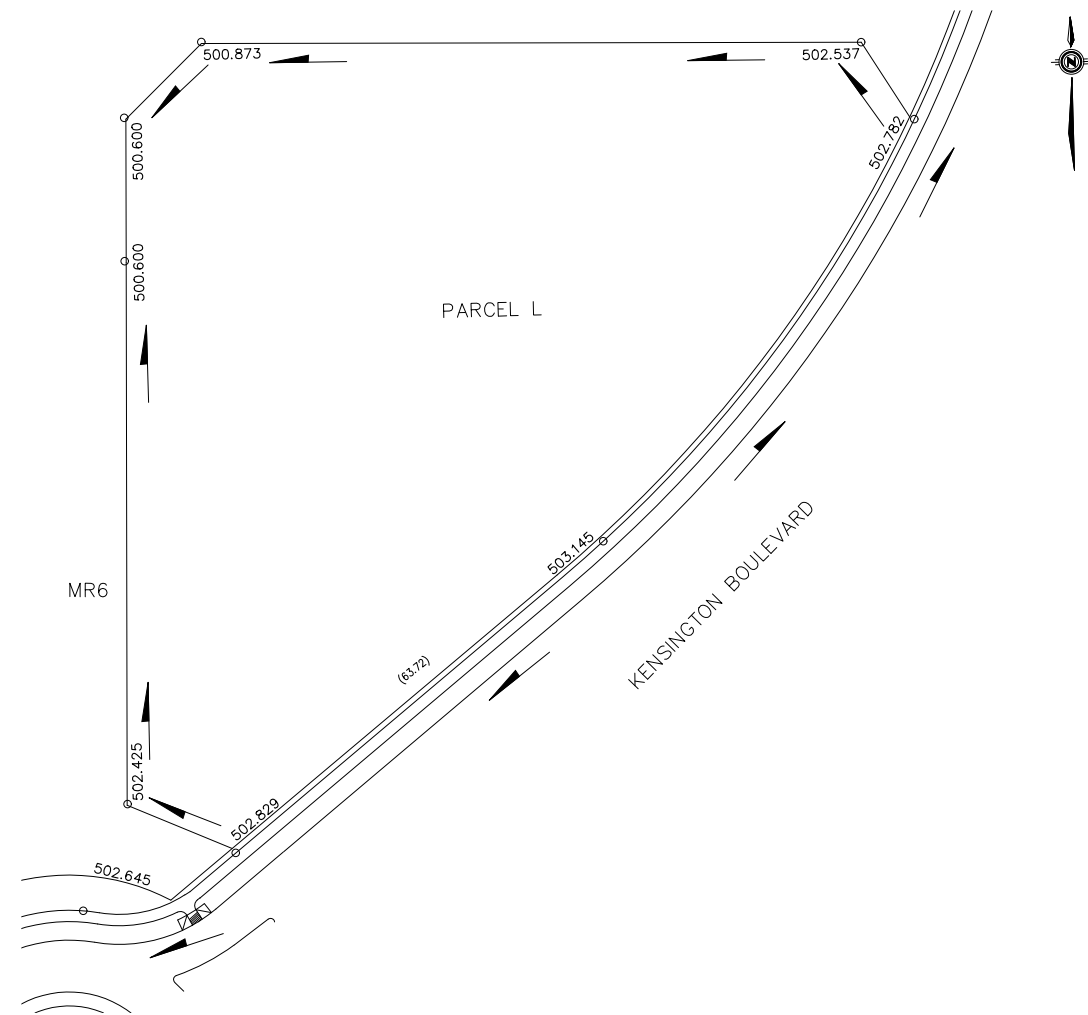


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SIGNATURE	SIGNATURE
NAME	NAME
DATE	DATE
DRAWN BY: JVS DATE 2023-JUL-04	DWG STDS CHECKED BY: DATE

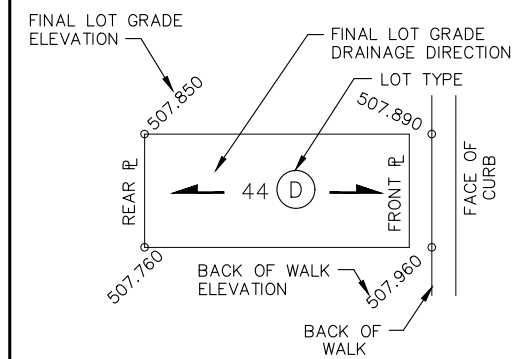


KENSINGTON - PHASE 4 (A3A)
 LOT GRADES
 ANTONINI COURT, KENSINGTON LANE NORTH &
 KENSINGTON BOULEVARD

ENGINEERING MANAGER	
SCALES:	
HOR. 1:1000	DATE
VERT.	
SHEET NO.	PLAN NO.
	112-0086-024r001



LOT DRAINAGE LEGEND



- NOTE:**
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

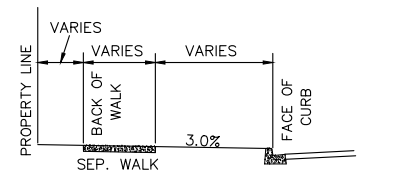
LOT DRAINAGE DETAILS

LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'E' - SEE DRAWING 102-0022-019

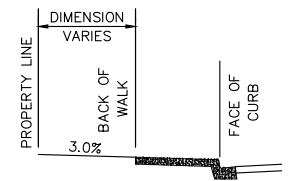
CURB & WALK LEGEND

- ===== ROLLED CURB & WALK
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SEPARATE CURB & WALK

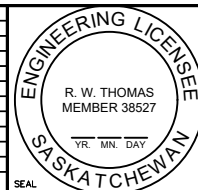


COMBINED CURB & WALK



CONST.
 PROJECT NO. 502-0086-304r001_CWL

PLAN DESCRIPTION/REVISION	DATE	BY	SEAL
1 ISSUED FOR CONSTRUCTION	2023-JUL-04	JVS	



CHECKED BY:	CHECKED BY:
SIGNATURE _____	SIGNATURE _____
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DATE _____	DATE _____
DRAWN BY: JVS DATE: 2023-JUL-04	DWG STDS CHECKED BY: _____ DATE: _____



KENSINGTON - PHASE 4 (A3A)
 LOT GRADES
 ANTONINI COURT, KENSINGTON LANE NORTH &
 KENSINGTON BOULEVARD

ENGINEERING MANAGER _____
SCALES: HOR. 1:1000 VERT. _____
SHEET NO. _____ PLAN NO. _____
112-0086-025r001