

**REQUEST FOR PROPOSALS**  
**SALE AND DEVELOPMENT OF**  
**PARCEL F, PLAN 73MJ13196**

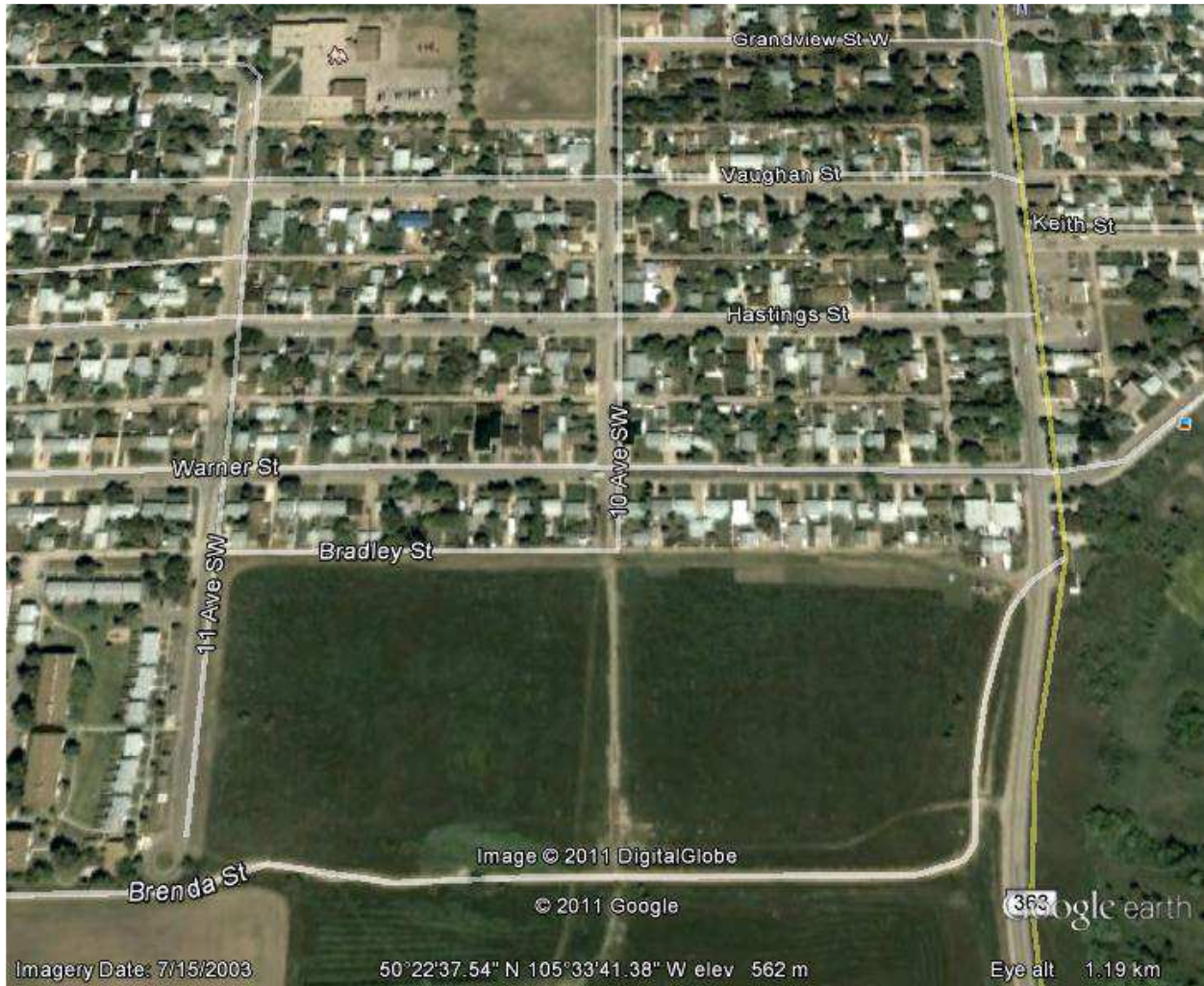
**ADDENDUM NO. 1**

1. Article 2.0 is (Minimum Land Price) is amended by adding the following:  

The subject lands have been appraised at \$446,850 or \$45,000 per acre.  
This does not include off site servicing, development levies or taxes.
2. This Addendum is being issued in accordance with Article 3.4 of the RFP.

**February 2, 2012**

**REQUEST FOR PROPOSALS**  
**SALE AND DEVELOPMENT OF**  
**PARCEL F, PLAN 73MJ13196**



**January 20, 2012**

The City of Moose Jaw  
Request for Proposals  
Sale and Development of  
Parcel F, Plan 73MJ13196

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## **1.0 Introduction**

The subject property is located in the City's southwest quadrant in the Grandview subdivision. The northern portion of the Grandview subdivision was created in the early 1900s and was developed through the early 1900s until the 1980s. Parcel A which encompassed Brenda Street and Bradley Street was created in 1953 as part of the Western Ice Fields. Parcel F, along with Brenda and Bradley Streets, was created in 1973. Parcel F is comprised of approximately 10 acres.

Brenda and Bradley Streets are located immediately west of the subject property. Together they comprise approximately 11 acres. These properties have already been surveyed and subdivided but have not been serviced.

To which end, the City of Moose Jaw is accepting proposals that will provide for the sale and development of Parcel F for an attainable high density housing initiative. The City's objective is to achieve a development that would contribute to the need for entry level work force housing.

Proponents are confined to presenting proposals that conform to the current zoning.

## **2.0 The Property (Subject Site)**

The 10 acre site is located in the southwest quadrant of the City. It lies immediately west of 9<sup>th</sup> Avenue SW. There is excellent access to Highway No. 2 South, close proximity to schools (both separate and public). Portions of the property overlook the beautiful and scenic valley.

*Legal Description:* Surface Parcel: 104491245; Parcel F, Plan 73MJ13196

*Zoning:* The site is currently zoned R2 Medium Density Residential District and R3 High Density Residential District. Rezoning will only be permitted if rezoning the R2 portion to R3.

### **R2 MEDIUM DENSITY RESIDENTIAL DISTRICT**

The purpose of the R2 Medium Density Residential District is to provide for residential development in the form of medium density dwellings as well as complementary community uses.

### **R3 HIGH DENSITY RESIDENTIAL DISTRICT**

The purpose of the R3 High Density Residential District is to provide for a variety of developments including those of a high-density form, as well as complementary community uses.

*Minimum Land Price:* The City of Moose Jaw reserves the right to reject any proposal that does not contain a land purchase price that exceeds the land's appraised value as determined by an independent appraiser.

***Servicing:*** The property is not serviced. The Developer will be responsible for bringing sewer and water mains to the property line, internal servicing, roadways, subdivision and landscaping acceptable to the City of Moose Jaw. Please refer to Appendix “E”. With regards to storm sewer, if a retention pond is not built on site, an easement agreement will have to be negotiated with the property owner to the south in order for storm drainage to drain into the existing coulee.

***Development Levies:*** The successful proponent will be required to pay development levies of \$32,000 per acre, over and above the purchase price, at the time of closing.

***Parking:*** The number of parking spaces required will depend on the nature of the development (as per City of Moose Jaw Bylaw No. 5346).

### ***2.1 Option on Abutting Lands***

There is also an opportunity for the successful proponent to purchase the abutting property referred to as Brenda and Bradley Streets. These areas are currently surveyed and subdivided but are also in a raw state. The successful proponent will be granted a Right of First Refusal (ROFR) to purchase these lands at the same price submitted in the RFP for Parcel F. The ROFR will be for a six (6) month period commencing on the RFP Closing Date.

## **3.0 Instructions to Proponents**

### ***3.1 Closing Date and Location***

**Proposals must be returned in two (2) sealed envelopes.** One (1) envelope shall be clearly marked “REQUEST FOR PROPOSAL – Development of Parcel F, Plan 73MJ13196” and one (1) envelope shall be clearly marked “REQUEST FOR PROPOSAL – Land Pricing, Parcel F, Plan 73MJ13196” and delivered to:

Laurie Wilkinson  
Land Administrator  
City of Moose Jaw  
228 Main Street North  
Moose Jaw, SK S6H 3J8  
Tel: (306) 694-4428

Submissions must be received no later than **2:00 p.m. CST on Wednesday, March 7, 2012.** Proposals submitted later than this time will be returned unopened to the proponent. Proposals will not be accepted via e-mail or facsimile transmission for any part of this RFP.

A proponent may withdraw their proposal by providing a written withdrawal, signed by a person authorized to sign proposals, is delivered to the address stated above before closing of the RFP.

The City reserves the right to accept any proposal submitted in whole or to reject all proposals and to waive any irregularities.

All proposals will be opened with the name of the proponent and value of development submitted being read publicly in the office or place of address dated above shortly after the closing of the RFP. Proponents are invited to be present at this time. The Land Pricing envelope, of qualifying proposals, will be opened upon completion of the evaluations determining the proponent's eligibility.

### **3.2 *Number of Copies***

Ten (10) copies of the submission are to be supplied, as well as a CD including .pdf files of all documents included in the final submission. Submissions must contain the information set out in Section 4. Presentation drawings reduced to 11" x 17" should be provided.

### **3.3 *Inquiries and Communications***

All communications or inquiries with respect to this RFP should be made to Laurie Wilkinson, Land Administrator. Exceptions to this are clarifications regarding zoning or other municipal regulatory approvals, which should be directed to Mrs. Michelle Sanson:

Ms. Laurie Wilkinson  
Land Administrator  
City of Moose Jaw  
228 Main Street North  
Moose Jaw, SK S6H 3J8  
Tel: (306) 694-4428  
E-mail: [lwilkinson@moosejaw.ca](mailto:lwilkinson@moosejaw.ca)

Mrs. Michelle Sanson, MCIP  
City Planner  
City of Moose Jaw  
228 Main Street North  
Moose Jaw, SK S6H 3J8  
Tel: (306) 694-4445  
E-mail: [msanson@moosejaw.ca](mailto:msanson@moosejaw.ca)

Should a proponent find discrepancies in or omissions from the RFP, or should they be in doubt as to their meaning, they should, at once, notify the City. The City may then amend or revise the RFP, pursuant to Section 3.4.

### **3.4 *Addenda***

The City of Moose Jaw reserves the right to issue addendums, if required. All addendums will be posted on the City of Moose Jaw website. The City of Moose Jaw will endeavor to not release any addendums with 48 hours of the close of the RFP. It is the responsibility of the proponent to monitor and obtain any and all addendums from the City of Moose Jaw website pertaining to the RFP. All addenda and clarifications will be issued through Laurie Wilkinson, Land Administrator. Proponents are requested to confirm their receipt of addenda as part of their submission.

The City reserves the right to amend or reverse the RFP prior to the date set for its closing. Prospective proponents will be informed of any and all changes.

### ***3.5 Public Information and Review of Proposals***

All submissions should be marked “**Confidential**”. It is the intent of the City that, other than the name of the proponents and submitted value of development, all submissions will remain confidential.

Proponents should be aware, however, that the City is subject to *The Local Authority Freedom of Information and Protection of Privacy Act*.

### ***3.6 Terms of Proposal***

Proposals submitted are to remain open for negotiation with the City of Moose Jaw until the earlier of 60 days from the closing date for the RFP submission or until the proponent has been notified that they have not been selected.

### ***3.7 Costs and Expenses of Proponents***

The costs and expenses to the proponent associated with the submission are the responsibility of the proponent.

### ***3.8 Acceptance of Conditions***

The submission of a bid shall be conclusive evidence that the proponent has carefully examined the RFP documents and any amendments and/or revisions pursuant to Section. 3.4. Submissions in response to this RFP constitute an acknowledgement and acceptance of the conditions set forth herein.

### ***3.9 Disqualification***

Any contrary terms and conditions added to the RFP or on the proponent’s own documents will deem that submission to be a counter proposal. Such submissions may be subject to outright rejection and proponents are cautioned to weigh carefully the consequences of contrary terms or conditions.

## **4.0 Information to be Submitted**

All information requested is to be submitted. Key elements of this information will be used in the evaluation of the proposal. Reference should be made to Section 5.0 (Evaluation Criteria, Selection Process and Schedule) to see how this data will be used.

#### **4.1 Proponent Contact Details**

Name of the company, name and position of the primary contact, including address, daytime telephone number, facsimile number, e-mail address and company website (if applicable).

#### **4.2 Concept Drawings**

Proponents are requested to supply drawings that provide a description of the conceptual design of the proposed project. The architectural drawings should be prepared at a scale of 1:100 and reduced to 11" x 17" for inclusion with the submission documents. The drawings are to display:

- i) Site plan showing building footprint, distribution of major uses, service access and areas to be landscaped.
- ii) Building section showing cut through of top and bottom slope.
- iii) Any other drawings that the proponent may wish to include that explain or illustrate the proposed concept.

#### **4.3 Written Presentation**

Proponents are requested to provide a written summary of the proposed development. A digital file (.pdf or .doc) of this written material should be included with the submission.

- i) General description of the project.
- ii) Partnerships. Where the proponent is a consortium, a list of partners and an explanation of the roles of the affiliated parties should be summarized.
- iii) Design. Information on the vision for the site, the design philosophy or rationale underlying the project. Include the approach to the site context, the artistic use of the building structure and material and the integration of public art.
- iv) Development Statistics. The amount of development proposed (calculated in square metres), land use, building heights, construction type and the proposed floor space ratio (FSR).
- v) Innovation. Identify initiatives that may be considered innovative on the site.
- vi) Schedule. Provide an outline schedule for the development identifying approvals, design and construction timelines.

#### **4.4 Project Costs**

Provide a breakdown of project costs isolating direct construction costs.

#### **4.5 Financial Information**

Responses to the Request for Proposal must include:

- i) A letter from a chartered bank, trust company or other major lending institution that, at a minimum, confirms the following:
  - a) It can attest to the proponent's financial capability to complete the project(s) identified in the proposal.
- ii) A signed disclosure statement identifying any bankruptcies, insolvencies, foreclosures or significant debtor positions held by or involving the proponent or affiliate, if partnership is involved over the past 10 years.

#### **4.6 Summary of Previous Projects Completed**

Please include location of project(s) nature of project, size of project(s), approximate cost of project(s) and timelines involved in completion. Projects should be similar in size as the project for which the RFP is being submitted.

#### **4.7 Company and Personal Biographies**

Biographies of the company and personnel involved with this project must be submitted. Please include the proponent(s) job title, length of time with company, experience, awards, recognitions, etc.

#### **4.8 Appendices "F" and "G"**

Appendix "F", which sets out the total value of development, shall be submitted together with the proposal in one (1) envelope which is clearly marked "Request for Proposal – Development of Parcel F, Plan 73MJ13196".

Appendix "G", which sets out the price offered for the land, shall be submitted separate from Appendix "F" and the proposal. It shall be submitted in a sealed envelope which is clearly marked "Request for Proposal – Land Pricing, Parcel F, Plan 73MJ13196".

### **5.0 Evaluation Criteria, Selection Process and Schedule**

#### **5.1 Minimum Requirements**

The successful proponent **must** meet the following criteria:

- (a) Land price must be above appraised value.

- (b) A letter from a chartered bank, trust company or other major lending institution that can attest to the proponent’s financial capability to complete the project(s) identified in the proposal.

**5.2 Evaluation**

The following criteria will be used to evaluate proposals. The City reserves the right to weigh its evaluation criteria in a manner it deems appropriate. Successful proponents are required to achieve a minimum of 80% to meet the criteria requirements. Land Pricing will not be considered until proposal evaluations are completed. The City of Moose Jaw will enter into negotiations with the proponent with the highest Land Pricing proposal meeting the minimum score of 80%.

- (a) Value of Development
 

\$24,000,000 >	65 points
\$21,000,000 - \$23,999,999	64 “
\$18,000,000 - \$20,999,999	61 “
\$15,000,000 - \$17,999,999	57 “
\$12,000,000 - \$14,999,999	53 “
\$9,000,000 - \$11,999,999	49 “
\$6,000,000 - \$8,999,999	45 “
\$3,000,000 - \$5,999,999	41 “
\$0 - \$2,999,999	37 “
- (b) Financial ability of proponents 15 points
- (c) Timeline to complete project. 10 points
- (d) Demonstrated experience of proponents. 10 points

An Evaluation Committee comprised of City staff, lead by the City Manager, will score the Request for Proposals. The City reserves the right to contact or meet with any proponent to clarify a submission during the evaluation process. The City also reserves the right to verify any statement contained in the submission by whatever means the City considers appropriate. The City may select a short list, based on initial response, and to request from those proponents, more detail before making a final selection, if any.

**5.3 Evaluation, the Role of City Council and Selection**

The Committee will submit its evaluation and recommendations to City Council. City Council will consider the Committee’s recommendations but reserves the right, in its absolute discretion, to select the successful proponent.

The selected proponent will be required to enter into Agreements which are satisfactory to the City. No binding contract comes into effect between the City and the successful proponent unless and until City Council has approved the required Agreements. City Council anticipates a successful outcome with the selected proponent but, in the event that negotiations are unsuccessful, reserves the right to consider other proposals.

**5.4 Schedule**

Below is the proposed schedule for evaluation and selection of submissions (subject to change).

RFP closes March 7, 2012  
RFP Awarded March, 2012

**6.0 Required Agreements**

**6.1 The Agreement**

The successful proponent will be required to enter into a Subdivision Development and Servicing Agreement which will provide for the sale, subdivision and servicing requirements of the proposed development in accordance with the City of Moose Jaw’s policies and standards.

There are no other agreements, undertakings, representations or understandings relating to the supplying of the product, other than the RFP.

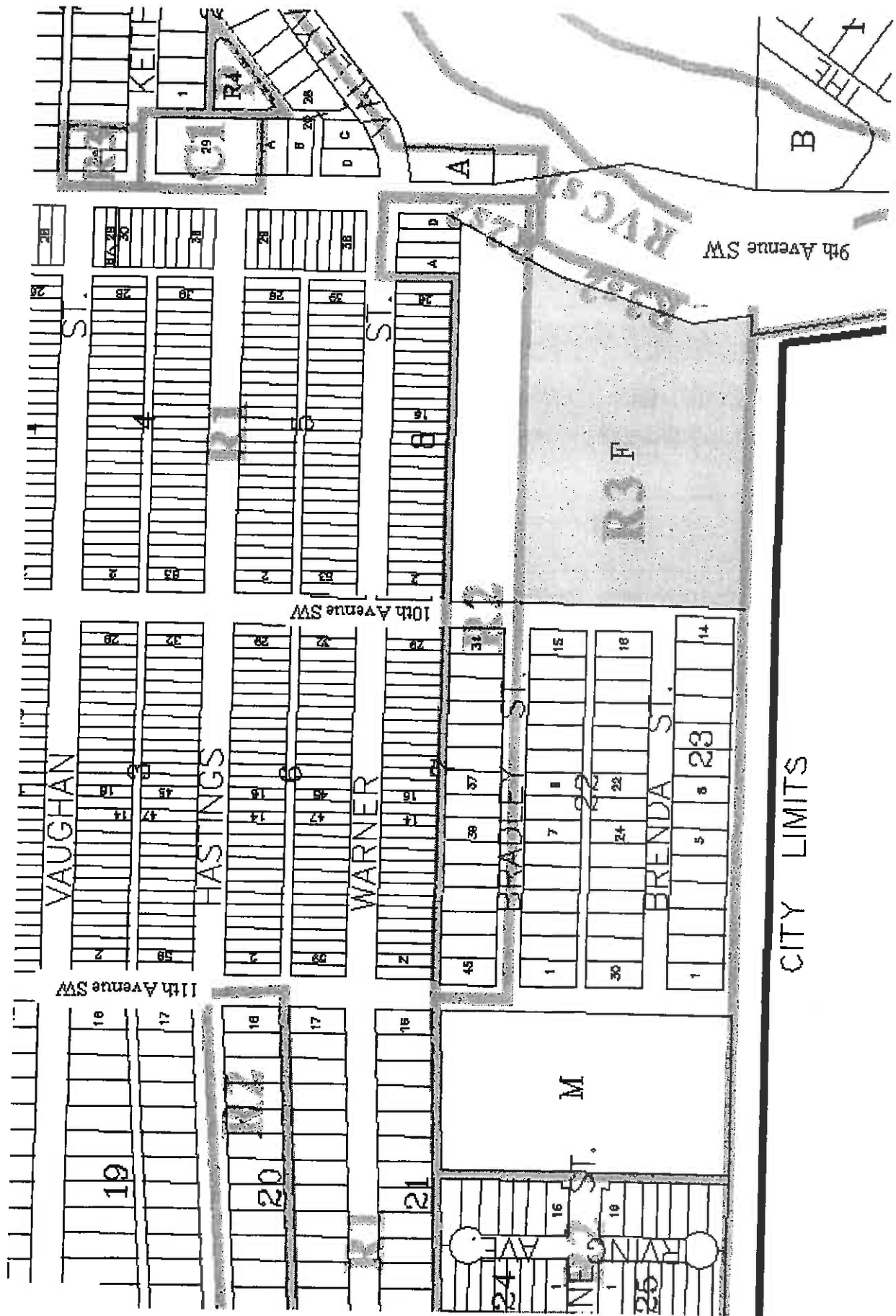
The obligations and rights of proponents shall be those expressed herein. No terms either implied or verbally expressed, shall effect restrict, or in any way, vary the written terms of this RFP. Without restricting the generality of the foregoing, no terms may be implied by virtue of custom or usage.

The signature on the RFP of a duly authorized representative of the company submitting a bid is a condition of acceptance.

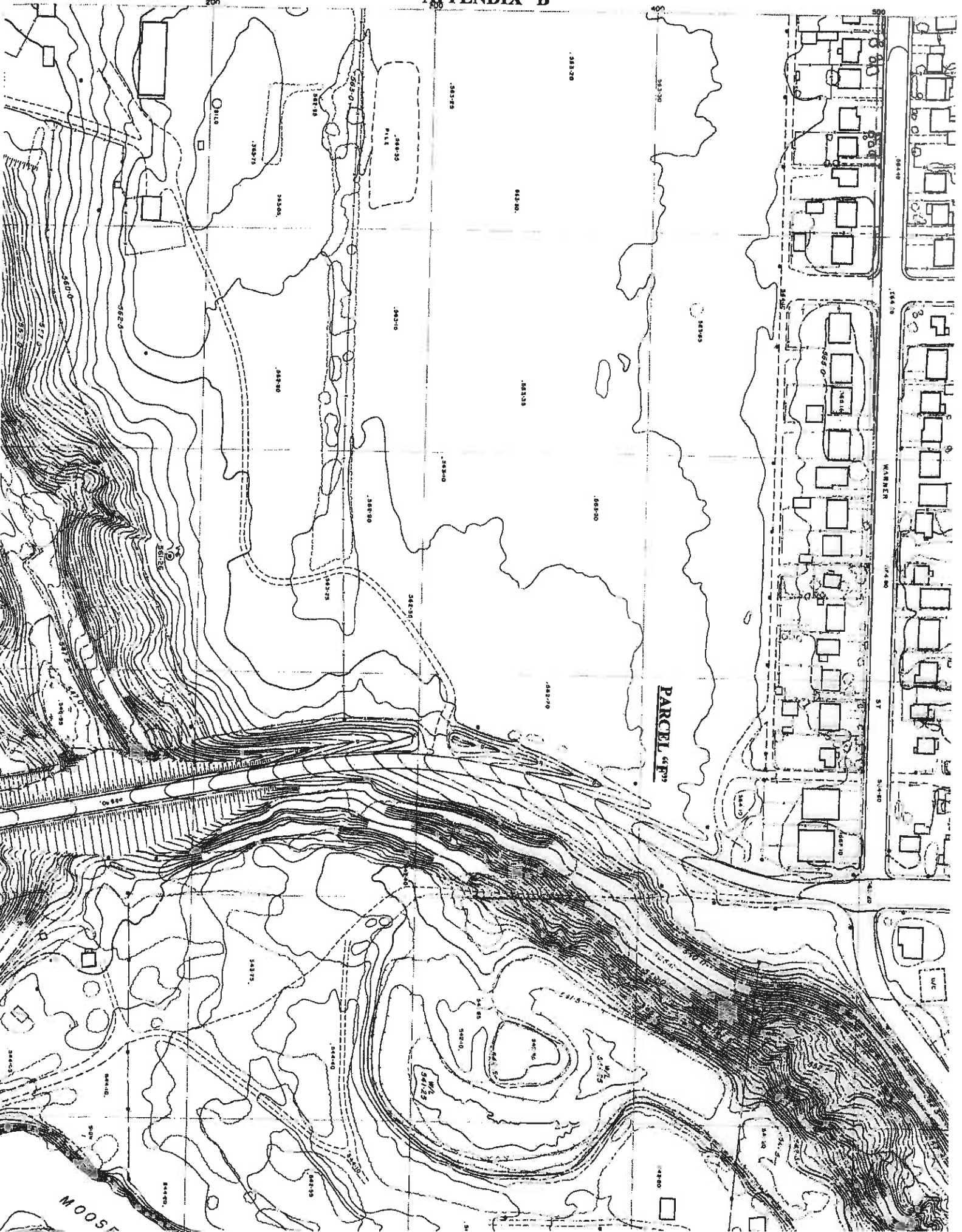
**7.0 APPENDICES**

- Appendix A Site Plan
- Appendix B Topographical map of subject site
- Appendix C Zoning Bylaw excerpt R2
- Appendix D Zoning Bylaw excerpt R3
- Appendix E Servicing Schematic of subject site
- Appendix F Request for Proposal Form (Value of Development)
- Appendix G Request for Proposal Form (Land Pricing)

APPENDIX "A"



APPENDIX "B"



6.7 R2 MEDIUM DENSITY RESIDENTIAL DISTRICT

6.7.1 PURPOSE

The purpose of the R2 Medium Density Residential District is to provide for residential development in the form of medium density dwellings as well as complementary community uses.

PERMITTED USES								
R2 MEDIUM DENSITY RESIDENTIAL DISTRICT	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage	Site Area (m <sup>2</sup> )	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Max Site Coverage
Accessory Buildings and Uses	Refer to General Regulation Section 4.2							
Boarding Houses	15	450	6	7.5	4.5	0.75	11	40%
Dwellings, One Unit	7.5	225	6	7.5	4.5	0.75	11	50%
Dwellings, Manufactured, Type 2								
Dwellings, Two Unit	15	450	6	7.5	4.5	0.75 <sub>4</sub>	11	50%
Dwellings, Group <sub>3,4</sub>	15	675	6	7.5	6	1.2	11	40%
Dwellings, Townhouses <sub>3,4</sub>	6	180	3 <sub>1</sub>	7.5	7.5	2.3 <sub>4</sub>	11	40%
Dwelling, Multiple <sub>3,4</sub>	15	675	6	7.5	6	1.2	11	40%
Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-
Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-
Family Day Care Homes	Refer to General Regulation Section 4.11							
Independent Living Suites	Refer to General Regulation Section 4.15							
Outdoor Recreation Facilities	N/A	N/A	9	6	6	9	8.5	10%
Public Parks								
Secondary Suites – Type 1	11	Refer to General Regulation Section 4.23						
Home Occupations	Refer to General Regulation Section 4.14							
Type 1 Residential Care Home	15	450	6	7.5	4.5	1.2	11	40%

<b>DISCRETIONARY USES</b>								
<b>R2 MEDIUM DENSITY RESIDENTIAL DISTRICT</b>	<b>Minimum Development Standards and Site Regulations (unless indicated otherwise)</b>							
	<b>Site Frontage</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Rear Yard Interior Site</b>	<b>Rear Yard Corner Site</b>	<b>Side Yard</b>	<b>Maximum Building Height</b>	<b>Max Site Coverage</b>
<b>Adult Day Care Centres</b>	Refer to General Regulation Section 4.3							
<b>Bed and Breakfast Homes</b>	Refer to General Regulation Section 4.4							
<b>Community Service/Institutional</b>	30	900	9	7.5 <sub>1</sub>	4.5	1.2	11	50%
<b>Day Care Centres/Pre-Schools</b>	Refer to General Regulation Section 4.9							
<b>Dwellings, Manufactured, Type 2</b>	7.5	225	6	7.5	4.5	0.75	11	50%
<b>Parking Areas</b>	30	900	9	7.5 <sub>1</sub>	4.5	1.2	11	50%
<b>Places of Worship</b>								
<b>Private Schools</b>								
<b>Secondary Suites – Type 2</b>	7.5	Refer to General Regulation Section 4.23						
<b>Supportive Housing</b>	23	835	7.5 <sub>4</sub>	7.5 <sub>1</sub>	4.5	1.2 <sub>2</sub>	15	40%
<b>Type 1 Custodial Care Homes</b>	15	450	6	7.5	4.5	1.2	11	40%
<b>Type 2 Custodial Care Homes</b>	15	450	6	7.5	4.5	1.2	11	40%
<b>Type 2 Residential Care Home</b>	15	450	6	7.5	4.5	1.2	11	40%

## DISCRETIONARY USES

R2 MEDIUM DENSITY RESIDENTIAL DISTRICT	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage	Site Area (m <sup>2</sup> )	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Max Site Coverage
Existing Monument Sales Facility authorized by Bylaw 4101 (The most northerly one-half (1/2) in perpendicular width throughout of Lot 7, Block 2, Registered Plan Old No.	30	900	9	7.5 <sub>1</sub>	4.5	1.2	11	50%
Existing Monument Sales Facility authorized by Bylaw 4939 Lot 6, Block 3, Registered Plan Old No. 96								

### 6.7.2 NOTES TO DEVELOPMENT STANDARDS

1. or 25% of the rear yard depth whichever is less.
2. or 10% of the site width whichever is less.
3. For multiple unit dwellings and townhouses, in dwelling groups, there shall not be more than 9 units side by side.
4. No side yards are required for interior units, which are connected by a common wall or in between buildings situated on one site.

6.8 R3 HIGH DENSITY RESIDENTIAL DISTRICT

6.8.1 PURPOSE

The purpose of the R3 High Density Residential District is to provide for a variety of developments including those of a high-density form, as well as complementary community uses.

PERMITTED USES								
R3 HIGH DENSITY RESIDENTIAL DISTRICT	Minimum Development Standards and Site Regulations (unless indicated otherwise)							
	Site Frontage	Site Area (m <sup>2</sup> )	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Max Site Coverage
Accessory Buildings and Uses	Refer to General Regulation Section 4.2							
Bed and Breakfast Homes	Refer to General Regulation Section 4.4							
Boarding House	15	450	6	7.5 <sub>1</sub>	4.5	1.2 <sub>2</sub>	11	40%
Boarding Apartment	21	630	7.5	7.5	4.5	1.2 <sub>2</sub>	11	40%
Family Day Care Homes	Refer to General Regulation Section 4.11							
Dwellings, Group	15	675	6	7.5	6	1.5 <sub>6</sub>	11	40%
Dwellings, Multiple Unit	15	675	6	7.5 <sub>1</sub>	4.5	1.2 <sub>2</sub>	15	40% <sub>3</sub>
Dwellings, Townhouse	6	450	3 <sub>5</sub>	7.5	7.5	2.3 <sub>6</sub>	11	40%
Dwellings, Two Unit	15	450	7.5	7.5 <sub>1</sub>	4.5	1.2 <sub>2</sub>	11	40%
Independent Living Suites	Refer to General Regulation Section 4.15							
Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-
Keeping of two boarders in each unit	-	-	-	-	-	-	-	-
Outdoor Recreation Facilities	N/A	N/A	9	6	6	9	8.5	10%
Public Parks	N/A	N/A	9	6	6	9	8.5	10%
Secondary Suites – Type 1	11	Refer to General Regulation Section 4.23						
Supportive Housing	23	835	7.5 <sub>5</sub>	7.5 <sub>1</sub>	4.5	1.2 <sub>2</sub>	15	40%
Type 1 Custodial Care Homes	15	450	7.5	7.5	4.5	1.2	11	40%
Home Occupations	Refer to General Regulation Section 4.14							
Type 1 Residential Care Homes	15	450	7.5	7.5	4.5	1.2	11	40%

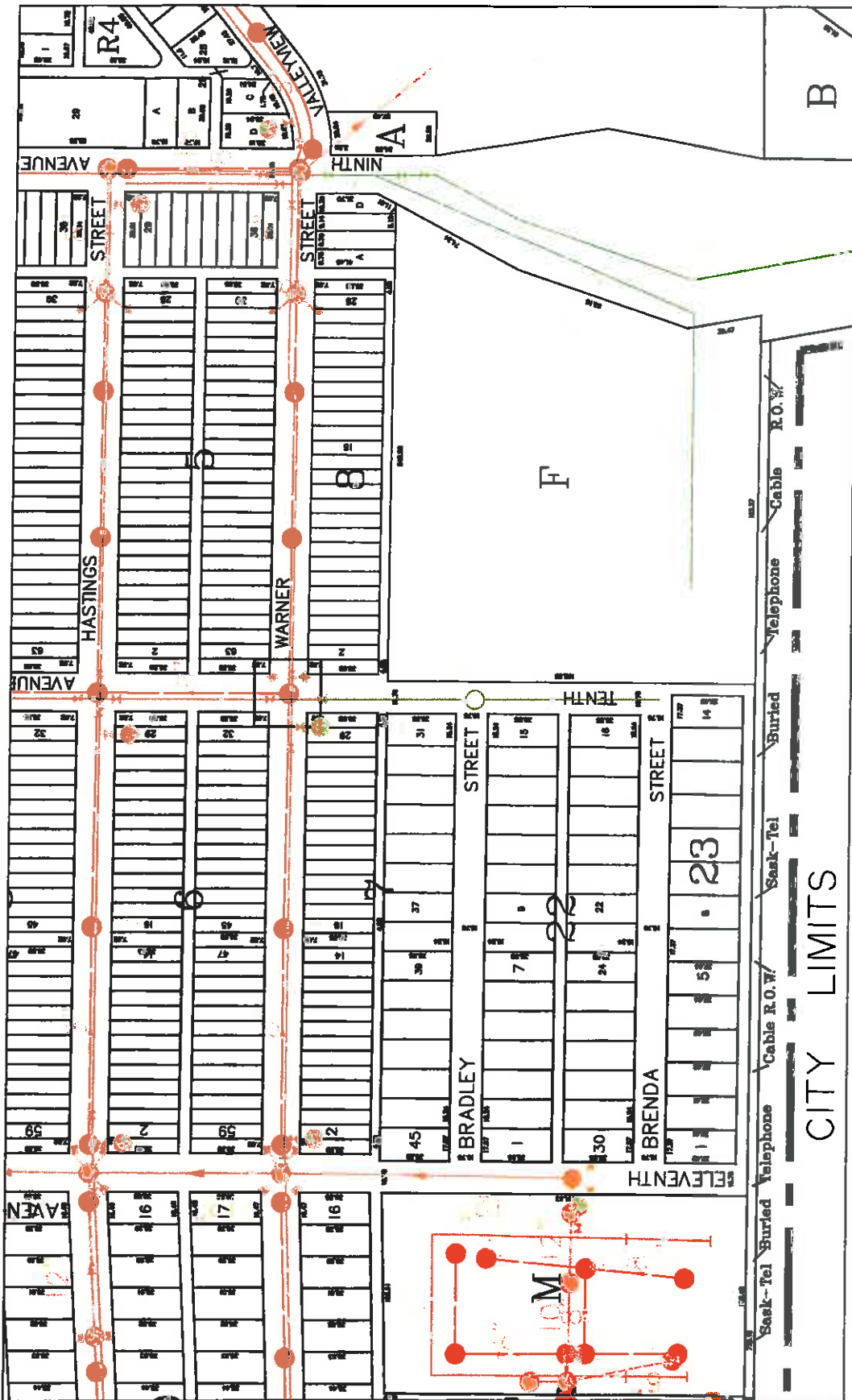
**PERMITTED USES**

<b>R3 HIGH DENSITY RESIDENTIAL DISTRICT</b>	<b>Minimum Development Standards and Site Regulations (unless indicated otherwise)</b>							
	<b>Site Frontage</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Rear Yard Interior Site</b>	<b>Rear Yard Corner Site</b>	<b>Side Yard</b>	<b>Maximum Building Height</b>	<b>Max Site Coverage</b>
<b>Type 2 Custodial Care Homes</b>	15	450	7.5	7.5	4.5	1.2	11	40%
<b>Type 2 Residential Care Homes</b>	15	450	7.5	7.5	4.5	1.2	11	40%
<b>Type 3 Residential Care Homes</b>	21	630	7.5	7.5	4.5	1.2	11	40%
<b>Type 3 Custodial Care Homes</b>	21	630	7.5	7.5	4.5	1.2	11	40%

<b>DISCRETIONARY USES</b>								
<b>R3 HIGH DENSITY RESIDENTIAL DISTRICT</b>	<b>Minimum Development Standards and Site Regulations (unless indicated otherwise)</b>							
	<b>Site Frontage</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Rear Yard Interior Site</b>	<b>Rear Yard Corner Site</b>	<b>Side Yard</b>	<b>Maximum Building Height</b>	<b>Max Site Coverage</b>
<b>Adult Day Care Centres</b>	Refer to General Regulation Section 4.3							
<b>Community Service/Institutional</b>	30	900	9	7.5 <sub>1</sub>	4.5	1.2	11	50%
<b>Day Care Centres/Pre- Schools</b>	Refer to General Regulation Section 4.9							
<b>Dwellings, One Unit</b>								
<b>Dwellings, Manufactured, Type 1</b>	15	450	6	7.5 <sub>1</sub>	4.5	1.2 <sub>2</sub>	11	40%
<b>Funeral homes</b>	30	900	9	7.5 <sub>1</sub>	4.5	1.2	11	40%
<b>Medical Clinics</b>	7.5	230	15	7.5	4.5	1.2	11	40%
<b>Parking Area</b>	30	900	9	7.5 <sub>1</sub>	4.5	1.2	11	40%
<b>Personal Service Establishments</b>	15 <sub>2</sub>	450	7.5	7.5 <sub>1</sub>	4.5	1.2	11	40%
<b>Places of Worship</b>	30	900	9	7.5 <sub>1</sub>	4.5	1.2	11	40%
<b>Private Schools</b>								
<b>Secondary Suites – Type 2</b>	7.5	Refer to General Regulation Section 4.23						
<b>Type 2 Custodial Care Homes</b>	15	450	7.5	7.5	4.5	1.2	11	40%
<b>Type 2 Residential Care Homes</b>	15	450	7.5	7.5	4.5	1.2	11	40%
<b>Type 3 Residential Care Homes</b>	21	630	7.5	7.5	4.5	1.2	11	40%
<b>Type 3 Custodial Care Homes</b>	21	630	7.5	7.5	4.5	1.2	11	40%
<b>Crematorium, Chapel and Columbarium in Conjunction with the Existing Funeral Home on Lot 6, Block 39, Plan 85MJ06134</b>	30	900	9	7.5 <sub>1</sub>	4.5	1.2	11	40%

**6.8.2 NOTE TO DEVELOPMENT STANDARDS**

1. or 25% of the rear yard depth whichever is less
2. or 10% of the site width whichever is less
3. Site coverage for dwellings in dwelling groups may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck. The total site coverage shall not exceed 70% for rectangular sites or 60% for corner sites.
4. A side yard of not less than 1.5m in width throughout and a rear yard of not less than 3m in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.
5. In the case of a rear lane being provided no parking or vehicular access will be allowed in the front yard.
6. No side yards are required for interior units, which are connected by a common wall or in between buildings situated on one site.



# APPENDIX “F”

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**CITY OF MOOSE JAW  
REQUEST FOR PROPOSALS  
FOR THE SALE AND DEVELOPMENT OF  
PARCEL F, PLAN 73MJ13196**

The following information is provided herewith:

The Proposal is submitted for the following site:

**Parcel F, Plan 73MJ13196 (± 11 acres)**

a) Total Value of Development \$ \_\_\_\_\_

Purchaser: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

“Affix Company  
Seal”

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

City/Province: \_\_\_\_\_

Postal Code: \_\_\_\_\_

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

Position: \_\_\_\_\_

Contact Numbers: Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Proposals, together with Appendix “F”, must be returned in one (1) envelope and shall be clearly marked “REQUEST FOR PROPOSAL – Development of Parcel F, Plan 73MJ13196”

**THE CITY OF MOOSE JAW RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL OF THE PROPOSALS RECEIVED. THIS RFP IS NOT A TENDER AND IS NOT INTENDED TO CREATE CONTRACTUAL OBLIGATIONS. ANY SALE WILL BE SUBJECT TO CITY COUNCIL APPROVAL**

# APPENDIX "G"

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## CITY OF MOOSE JAW REQUEST FOR PROPOSALS FOR THE SALE AND DEVELOPMENT OF PARCEL F, PLAN 73MJ13196

The following information is provided herewith:

The Proposal is submitted for the following site:

**Parcel F, Plan 73MJ13196 (± 11 acres)**

a) Land Price \$ \_\_\_\_\_

Purchaser: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

“Affix Company  
Seal”

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

City/Province: \_\_\_\_\_

Postal Code: \_\_\_\_\_

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

Position: \_\_\_\_\_

Contact Numbers: Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Appendix "G" must be returned in a sealed envelope and shall be clearly marked "REQUEST FOR PROPOSAL – Land Pricing, Parcel F, Plan 73MJ13196"

**THE CITY OF MOOSE JAW RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL OF THE PROPOSALS RECEIVED. THIS RFP IS NOT A TENDER AND IS NOT INTENDED TO CREATE CONTRACTUAL OBLIGATIONS. ANY SALE WILL BE SUBJECT TO CITY COUNCIL APPROVAL**