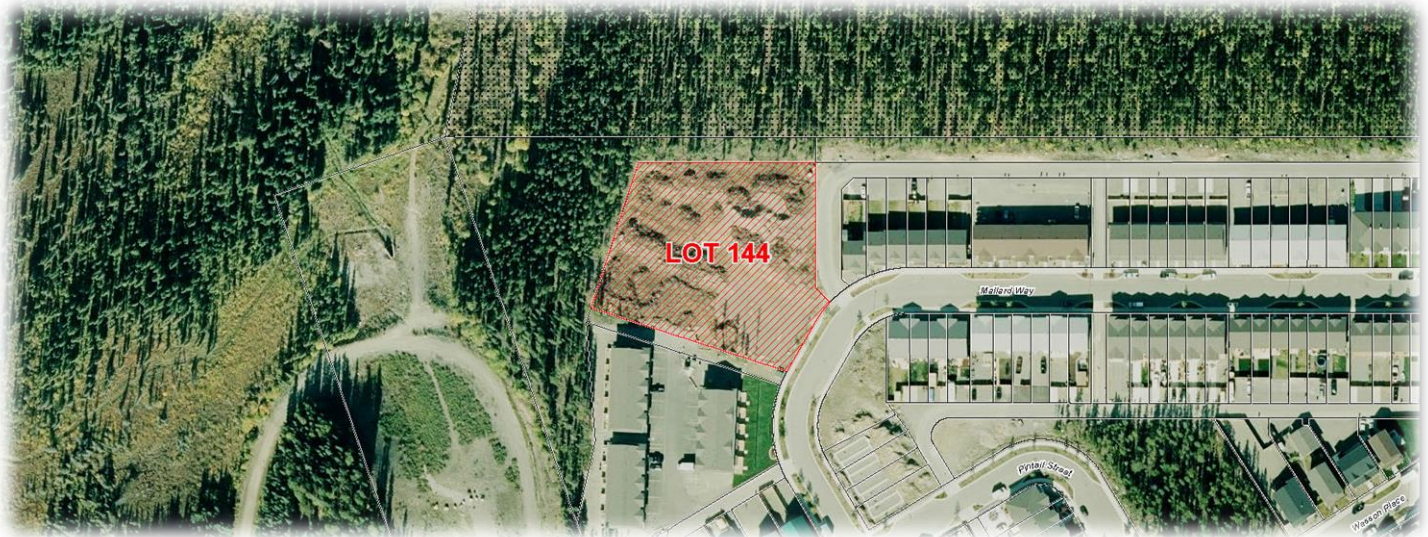




Energy, Mines and Resources
Land Management

Box 2703, Whitehorse, Yukon Y1A 2C6

TENDER PACKAGE



MULTI FAMILY - LOT 144

INGRAM SUBDIVISION WHITEHORSE, YUKON

Closing

Monday August 14th, 2017 4:30 p.m. (local time)

Tender Opening

**Tuesday August 15th, 2017 1:00 p.m. (local time)
Elijah Smith Building (suite 1A), 300 Main Street,
Whitehorse, Yukon.**

**Bidders and the public are welcome to attend the
Tender Opening however, it is not a requirement**

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Introduction

What is a Sale by Tender?

A Land Tender is a sale through a sealed Bid process. This is generally a price driven process. Price is normally the determining factor for the winning Bid.

Tender Documentation

Documentation to support this Tender consists of the following:

Tender Package

The package contains specific information on the lot for sale and how to submit a Bid, as well as the Tender Bid form, a Statutory Declaration and a checklist for Bidders.

General Land Tender Guidelines

The guidelines contain general Tender process and procedure information.

Tender Documentation is available at the Application office and online at:
http://www.emr.gov.yk.ca/landmanagement/upcoming_lotteries_tender.html

The Bidder is responsible to become familiar with all the Tender documentation to understand the Tender requirements prior to submitting a Bid.

The Application Office

Government of Yukon
Energy Mines and Resources
Land Management Branch
Land Client Services
Elijah Smith Building, room 320, 3rd floor
Whitehorse, Yukon Territory

Phone: (867) 667-5215 or toll free at 1-800-661-0408 (ex 5215)

Hours of Operation: Monday to Friday 8:30 am to 4:30 pm (local time)

Website: http://www.emr.gov.yk.ca/landmanagement/upcoming_lotteries_tender.html

Bid Information

<p><u>Legal Description</u> Lot 144, Ingram Subdivision, City of Whitehorse, Yukon LTO Plan 2010-0115, CLSR, 97372</p> <p>The lot is sold a as Multi Family lot.</p> <p>The Development Cost Charge is payable to the City of Whitehorse upon submitting the development plan.</p> <p><u>Survey plan link</u> http://clss.nrcan.gc.ca/plan-eng.php?id=97372+CLSR+YT</p>	<p><u>Upset price</u> \$292,640.00</p> <p><u>Please Note</u> ❖ Bids less than the upset price will be invalid.</p>
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- ❖ Bids are subject to five (5%) percent for GST.
- ❖ The successful Bidder is required to pay a Development Cost Charge (DCC) payable to the City of Whitehorse upon submitting a development plan.
- ❖ The sale is on a “*as is, where is*” basis.
- ❖ The Government of Yukon assumes no responsibility for missing survey pins.
- ❖ For Zoning Information please refer to the City of Whitehorse information package.

Important Dates

1. Bids will be accepted at the Application Office until **August 14th, 2017 at 4:30 p.m.** local time (Closing Time).
2. Bids will be opened on **August 15th, 2017, at 1:00 p.m.** (local time), in the Elijah Smith Building, room 1A, in Whitehorse, Yukon (Tender Opening).
3. Results will be available at the Application Office and online **before noon on August 16th, 2017.**
4. The successful Bidder must enter into an Agreement for Sale within fourteen (14) days of being notified that the bid was accepted, or forfeit the lot and the \$300.00 deposit.
5. The Application Office will advise unsuccessful Bidders when they can retrieve their Bid Deposits.

Who Can Submit a Bid

6. To submit a Bid, a Bidder must be either a Registered Bidder or a Qualified Individual.

Registered Bidder

- 6.1 must be a registered company, corporation, partnership or sole proprietor.
- 6.2 must hold a valid business license and be in good standing with the Government of Yukon, Community Services, Consumer and Corporate Affairs and supply a copy at the time of submitting a Bid.
- 6.3 if applying as a corporation must provide the Application Office with a valid incorporation certificate at the time of submitting a Bid.
- 6.4 if applying as a partnership or sole proprietor must provide the Application Office with confirmation of registration at the time of submitting a Bid.

Please note: For title to be raised by the Department of Justice, Land Titles Office, a company, corporation or partnership must be registered as a limited or incorporated entity.

Qualified Individual

- 6.5 Must have reached the full age of 19 years.

The Bid

7. A Bid must include the following:

7.1 In a sealed Bid Envelope:

- a completed Tender Bid form; and
- the Bid Deposit.

7.2 A non-refundable application fee of \$26.25 (\$25.00 Application fee and \$1.25 GST);

7.3 A \$300.00 cash Deposit; and

7.4 A signed and notarized Statutory Declaration. Notary services are available free of charge at the Application Office.

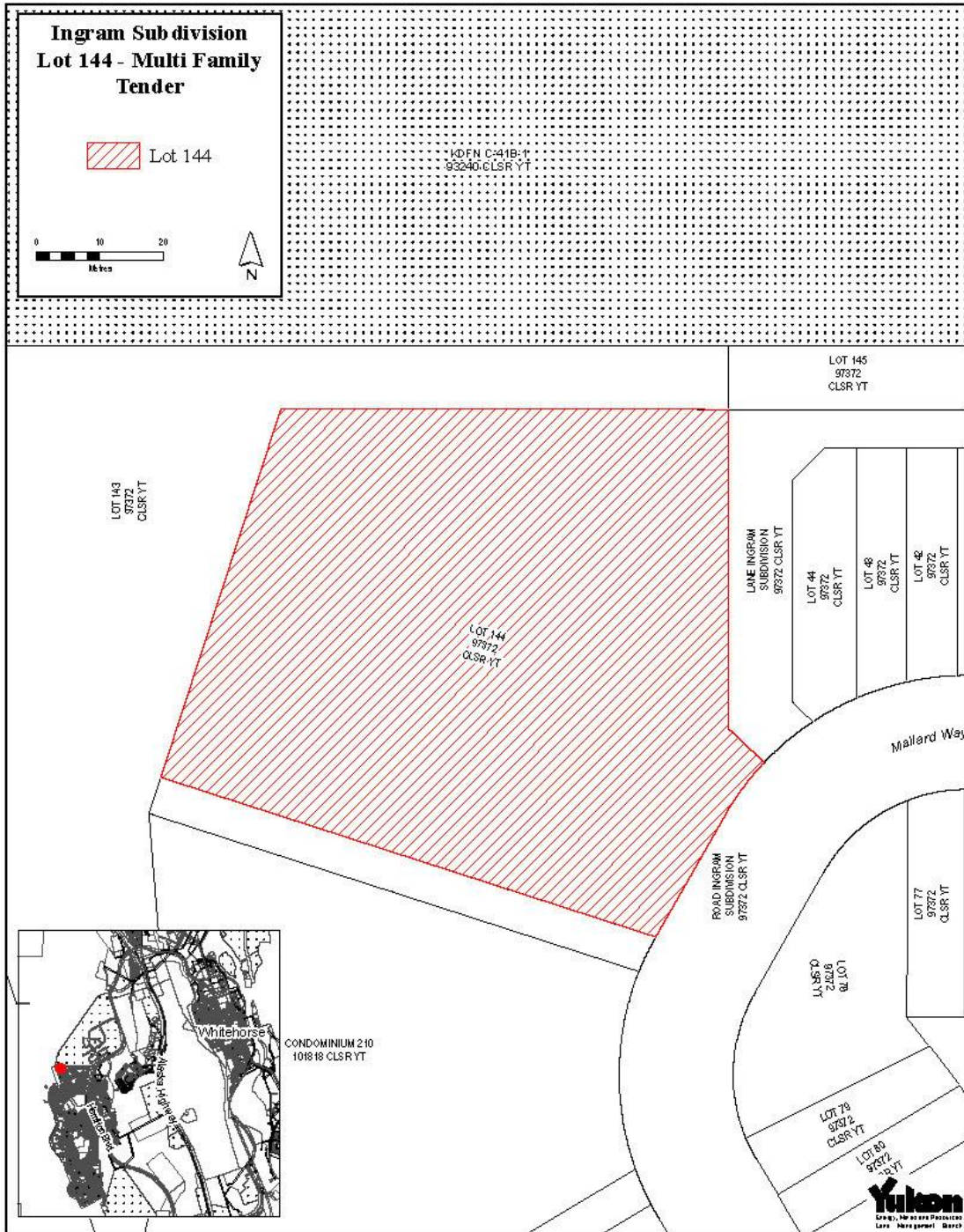
For companies, corporations or partnerships applying as a Registered Bidder the following are required as part of the sealed Bid envelope:

- a Valid Incorporation Certificate (corporation); or
- confirmation of Registration for partnerships or sole proprietors from Government of Yukon, Community Services, Consumer and Corporate Affairs; and
- a copy of the valid business license that it is in good standing with the Government of Yukon, Community Services, Consumer and Corporate Affairs.

Agreement for Sale Information

8. The successful Bidder (purchaser) will be notified and awarded the lot by the Application Office the day of the Tender Opening. The purchaser will be advised to pick up their \$300.00 deposit from the Application Office.
9. Yukon Housing Corporation is responsible for the preparation of the Agreement for Sale document pursuant to the *Lands Act and Regulations OIC 1983/192*. The purchaser must enter into an Agreement for Sale within fourteen (14) days of the Tender Opening, or forfeit the lot and the \$300.00 deposit. The Application Office will forward the successful Bid form and Bid amount to Yukon Housing Corporation.
10. The term of the **Multi-Family Agreement for Sale for this Tender is three (3) years with no building commitment.**
11. The effective date of the Agreement for Sale is the date of the Tender Opening.
12. Interest is prescribed at the time of the sale at 2.5% above the bank rate or not less than 5% from the effective date of the Agreement for Sale, pursuant to section 17 of the *Lands Act and Regulations OIC 1983/192*.
13. A payment schedule will be attached to the Agreement for Sale document.
14. If the Agreement for Sale is cancelled within 60 days from the effective date, the down payment, GST and all other monies paid toward the lot will be refunded with the exception of the \$300.00 Deposit and the application fee.
15. If the Agreement for Sale is cancelled more than 60 days from the effective date, the 20% down payment and application fee will be forfeited. The GST and all other monies paid towards the lot will be refunded.
16. If the Bidder cancels at any time, that Bidder may not purchase the same lot within thirty (30) days of the lot being made available for public sale.
17. Once duly signed and notarized, a copy of the Agreement for Sale will be mailed to the Bidder. After receipt the successful Bidder may then acquire the necessary permits and can proceed to work on the land.
18. Notification of title will be issued by Yukon Housing Corporation once all the terms and conditions of the Agreement for Sale have been met.

Sketch



Subdivision Overview

The Ingram subdivision in Whitehorse, Yukon is just off of Hamilton Boulevard, near Arkell and Granger subdivisions. Construction of the subdivision started in 2008. There are a number of housing options available, including: townhouses, duplexes, condos, and detached single family homes. Ecole Emile Tremblay School, Elijah Smith Elementary School, Thompson Centre, Granger Mall, Bigway Foods, and other private businesses are conveniently located near this subdivision. Canada Games Centre is further down on Hamilton Boulevard. Public Transit also services this area.

Recreation

Neighbourhood-level recreational amenities include:

- Kilometres of hiking paths and snowmobile trails;
- Playgrounds; and
- Mount McIntyre and The Canada Games Centre on Hamilton Blvd.

Sustainable Community Features

Ingram's design has notable features that contribute to:

- A wide mix of lot and dwelling types, ranging in prices; pedestrian-friendly streets and transportation options including greenbelts; and frequent transit service;
- A variety of neighbourhood commercial services;
- Comparatively higher residential densities than other City neighbourhoods; and
- Construction that is highly energy efficient.

The community is a well-developed neighbourhood with schools, daycares, public services, and private businesses. There are other services like hair salons, restaurants, and grocery shopping.

Roads

Hamilton Boulevard is the main road. The Boulevard has transit stops, cycling paths, and greenbelt buffers between it and other subdivisions near Ingram.

The subdivision roads are maintained year round by the City of Whitehorse. The purchaser will be responsible for the cost of individual driveways including culverts. Driveway access must comply with the City of Whitehorse municipal requirements.

For further information visit the following location: <http://www.city.whitehorse.yk.ca/> or contact the City of Whitehorse at 668-8346.

Service Information

Electricity:

Power is supplied to the lot line. Contact ATCO Electric Yukon for questions regarding power installation and electrical service at 633-7062 or <http://www.atcoelectricityukon.com/>

Telephone:

For internet service and cable television contact NorthwTel for more information at 1-888-423-2333 or online at: <http://www.nwtel.ca/>

Mail:

For mail service contact Canada Post regarding postal boxes and mail service. For more information visit <https://www.canadapost.ca/>

Garbage:

For garbage information contact the City of Whitehorse. Waste management details are available at <http://www.whitehorse.ca>

Fire Protection:

The subdivision is served by the City of Whitehorse Fire Department. For more information visit: <http://www.city.whitehorse.yk.ca>

Water and Sewage:

For water supply and sewage details contact the City of Whitehorse.

Zoning Information:

Please refer to the separate City of Whitehorse information package prepared for this Tender or phone 668-8346.

Survey Plan:

The survey plan is registered in the Land Titles Office. Yukon government assumes no responsibility for missing survey pins.

Additional Sources of Information

Land Management Branch

The Government of Yukon
Energy, Mines and Resources
Elijah Smith Bldg. Room 320
Whitehorse, Yukon
Phone: 667-5215
Toll Free: 1-800-661-0408 ex 5215
http://www.emr.gov.yk.ca/landmanagement/upcoming_lott_eries_tender.html

For inquiries on the Tender process and to submit a Bid

Yukon Housing Corporation

1st Floor
410H Jarvis Street,
Whitehorse, Yukon Y1A 2H5
Phone: 667-5759
Toll free: 1-800-661-0408 (ex) 5759
<http://www.housing.yk.ca/>

For inquiries regarding Agreement for Sale, financial information or YHC programs

Land Development Branch

Community Services
307 Black St – 2nd Floor.
Whitehorse, Yukon
Phone: 667-5425
Toll free: 1-800-661-0408 (ex) 5425
http://www.community.gov.yk.ca/land_development.html

For subdivision construction details

ATCO Electric Yukon

100-1100 Front Street, Whitehorse, YT Y1A 3T4 867-633-7000 1-800-661-0513
<http://www.atcoelectricityukon.com/Customer-Service/>

For inquiries regarding electrical services

Building Safety

Community Services
2251- 2nd Avenue
Whitehorse, Yukon
Phone: 667-5741
Toll Free: 1-800-661-0408 (ex) 5741
<http://www.community.gov.yk.ca/buildingsafety/electricalinspections.html>

For inquiries regarding building and plumbing permits, and electrical and gas permits

Consumer & Corporate Affairs

Community Services
307 Black Street – Berska Bldg.
Whitehorse, Yukon
Phone: 667-5314
Toll Free: 1-800-661-0408 ex 5314
<http://www.community.gov.yk.ca/consumer/index.html>

For inquiries regarding professional licensing and Regulatory Affairs

Property Assessment & Taxation Branch

The Government of Yukon
Community Services
308 Steele Street
Box 2703 (C-9)
Whitehorse, Yukon Y1A 2C6
Phone: 667-5268
Toll Free: 1-800-661-0408 (ex) 5268
<http://www.community.gov.yk.ca/property/index.html>

For inquiries regarding property assessments and taxation information

Canada Post

300 Range Road
Whitehorse Yukon Y1A 6K1
1-800-267-1177
<https://www.canadapost.ca/web/en/home.page>

For inquiries regarding postal services

Northwestel

Box 2727
Whitehorse, Yukon Y1A 4Y4
Phone 1-888-423-2333
<http://www.nwtel.ca/>

For telecommunication details

City of Whitehorse

Planning and Development Services
4210 Fourth Ave.
Whitehorse, Yukon Y1A 1K1
Phone: 668-8346
<http://www.city.whitehorse.yk.ca>

For inquiries regarding zoning, Development Cost Charge, Drainage, building requirements and permits

Tender Bid Form – Registered Bidders

Bidder's Full Legal Name and Registered Company, Corporation or Partnership name	
Address	Phone Number (Home)
Postal Code	Phone Number (Work)
Email Address (optional)	Cell Number:

Please note: Bids must be equal to or greater than the Upset Price

DATE: _____

A. PLEASE ACCEPT MY BID AS FOLLOWS: **TOTAL BID AMOUNT:** \$ _____

Total Payable GST (5% GST on the Total Bid Amount) = \$ _____

B. PLEASE ACCEPT MY BID DEPOSIT AS FOLLOWS:

Option A

Total Bid Amount \$ _____	+	Total Payable GST \$ _____ or GST exempt Number _____	=	Total Bid Deposit \$ _____
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Option B

20% of Total Bid Amount \$ _____	+	Total Payable GST \$ _____ or GST exempt Number _____	=	Total Bid Deposit \$ _____
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- C. Please ensure the Bid Deposit is made payable to Yukon Housing Corporation by (Certified Cheque, Bank Draft or Canadian Postal Money Order).
- D. The Bid Deposits will be held in trust in a locked location by the Application Office until the successful Bidder enters into an Agreement for Sale for the lot awarded. This process normally takes fourteen (14) days after the Tender Opening, however could be for a longer period. The Application Office will advise unsuccessful Bidders when to retrieve their Bid and Deposit.
- E. **Incomplete or incorrect Bids, Bid Forms or Bid Deposits will result in a Bid rejection.**
- F. Failure to provide a Bid Deposit as described in Option A or B above will result in a Bid rejection.
- G. If applying as a corporation please supply a valid incorporated certificate in your sealed Bid envelope;
- H. If applying as a partnership or sole proprietor please supply confirmation of registration in the sealed Bid envelope; and
- I. Supply a copy of a valid business license in good standing in the sealed Bid.

Application Office Use: For the return of the \$300.00 Deposit (if applicable):

Date Deposit Returned _____ Client Signature _____ LMB Rep Initials _____

TENDER PACKAGE FOR MULTI FAMILY LOT 144, INGRAM SUBDIVISION

Statutory Declaration - Registered Bidders (Companies, corporations or partnerships)

YUKON TO WIT

) IN THE MATTER OF THE
) TENDER BID HELD PURSUANT TO *LANDS ACT* and
) *REGULATIONS OIC 1983/192*

I _____ residing in the Yukon Territory Canada am applying as a Registered Bidder and am the authorized signatory of _____ and declare:

1. THAT the name and address are correctly set forth on the Tender Bid form, a copy for which is attached or part of my sealed Bid and THAT I have attained the full age of 19 years and have provided proof to the Application Office when I submitted my Bid;
2. THAT as the Bidder I understand and acknowledge that the information contained in the Tender Bid form is being collected under the authority of the *Lands Act and Land Regulations OIC 1983/192* to be used for the purpose of the public Tender process. By participating in this Tender, I agree that the Government of Yukon may publish the bids and the names of the bidders on the Tender results listing. If I have any questions about the collection of this information, I will call (667-5215) or toll free at 1-800-661-0408 extension (5215);
3. THAT as the Bidder for the company, corporation or partnership, which I represent, is registered as a limited or incorporated entity in order for title to be raised at the Land Titles Office. I have provided the Application Office with Valid Incorporation Certificate (corporation) or Confirmation of Registration (partnership or sole proprietor) from Consumer and Corporate Affairs with the sealed Bid. The company, corporation, partnership or sole proprietorship holds a valid business license; and is in good standing with The Government of Yukon, Community Services, Consumer and Corporate Affairs. I have provided a copy of the business licence to the Application Office with the sealed Bid;
4. THAT this Statutory Declaration is made in support for **Lot 144 Ingram Subdivision, in the City of Whitehorse, Yukon** and for no fraudulent or improper purpose;
5. THAT as the Bidder for the company, corporation, partnership or sole proprietorship, I will comply with all the terms and conditions in a Yukon Housing Corporation three (3) year Agreement for Sale document with no building requirement and I understand that the lot is sold on the basis of "as is, where is"; and
6. THAT as the Bidder I agree to abide by and comply with all Yukon Housing Corporation, City of Whitehorse, Territorial, Federal, regulations and other conditions in respect of the lot offered through the tender process and to obtain any other required permits.

AND I MAKE THIS SOLEMN DECLARATION, conscientiously believing it to be true, and knowing that it is of the same force and effect as if made pursuant to the "CANADA EVIDENCE ACT".

DECLARED BEFORE ME at the _____)
In the Yukon Territory this _____ day of _____)
_____ A.D. 2017.)

_____)
Authorized Signatory

_____)
Authorized Signatory (printed name)

_____)
A Notary Public in and for the Yukon Territory

_____)
Notary (printed name)

Please Note: Notary services are available at the Application Office for no charge.

Tender Bid Form – Qualified Individuals

Bidder's Full Legal Name	
Address	Phone Number (Home)
Postal Code	Phone Number (Work)
Email Address (optional)	Cell Number

Please note: Bids must be equal to or greater than the Upset Price

DATE: _____

A. PLEASE ACCEPT MY BID AS FOLLOWS: **TOTAL BID AMOUNT:** \$ _____

Total Payable GST (5% GST on the Total Bid Amount) = \$ _____

B. PLEASE ACCEPT MY BID DEPOSIT AS FOLLOWS:

Option A

Total Bid Amount \$ _____	+	Total Payable GST \$ _____	=	Total Bid Deposit \$ _____
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Option B

20% of Total Bid Amount \$ _____	+	Total Payable GST \$ _____	=	Total Bid Deposit \$ _____
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- C. Please ensure the Bid Deposit is made payable to Yukon Housing Corporation by (Certified Cheque, Bank Draft or Canadian Postal Money Order).
- D. The Bid Deposits will be held in trust in a locked location by the Application Office until the successful Bidder enters into an Agreement for Sale for the lot awarded. This process normally takes fourteen (14) days after the Tender Opening, however could be for a longer period. The Application Office will advise unsuccessful Bidders when to retrieve their Bid and Deposit.
- E. **Incomplete or incorrect Bids, Bid Forms or Bid Deposits will result in a Bid rejection.**
- F. Failure to provide a Bid Deposit as described in Option A or B above will result in a Bid rejection.

Application Office Use: For the return of the \$300.00 Deposit (if applicable):
 Date Deposit Returned _____ Client Signature _____ LMB Rep Initials _____

Statutory Declaration - Qualified Individuals

YUKON TO WIT

) IN THE MATTER OF THE
) THE ABOVE STATED HELD PURSUANT TO *LANDS*
) *ACT and REGULATIONS OIC 1983/192*

I _____ residing in the Yukon Territory, Canada am applying as a qualified individual and I _____ am applying as a co-qualified individual and declare:

1. THAT the name and address are correctly set forth on the Tender Bid form, a copy for which is attached or part of my sealed Bid and THAT I have attained the full age of 19 years and have provided proof to the Application Office when I submitted my Bid;
2. THAT as the Bidder I understand and acknowledge that the information contained in the bid form is being collected under the authority of the *Lands Act and Land Regulations OIC 1983/192* to be used for the purpose of the public Tender process. By participating in this Tender, I agree that the Government of Yukon may publish the Bids and the names of Bidders on the Tender results listing. If I have any questions about the collection of this information, I will call (667-5215) or toll free at 1-800-661-0408 extension (5215);
3. THAT this Statutory Declaration is made in support for **Lot 144 Ingram Subdivision, in the City of Whitehorse Yukon** and for no fraudulent or improper purpose;
4. THAT as the Bidder, I will comply with all the terms and conditions in a Yukon Housing Corporation three (3) year Agreement for Sale document with no building requirement and I understand that the lot is sold on the basis of "*as is, where is*"; and
5. THAT as the Bidder I agree to abide by and comply with all Yukon Housing Corporation, City of Whitehorse, Territorial, Federal, regulations and other conditions in respect of the lot offered through the tender process and to obtain any other required permits.

AND I MAKE THIS SOLEMN DECLARATION, conscientiously believing it to be true, and knowing that it is of the same force and effect as if made pursuant to the "*CANADA EVIDENCE ACT*".

DECLARED BEFORE ME at the _____)
In the Yukon Territory this _____ day of _____)
_____ A.D. 2017.)

Qualified individual signature

Printed name

If applicable Co-Qualified individual signature

Printed name

A Notary Public in and for the Yukon Territory

Notary (printed name)

Please Note: Notary services are available at the Application Office for no charge.

Check List for Bidders

Please note: Land Management Branch staff can answer questions relating to the Tender process however are not able to assist with completing your confidential Tender Bid form. All Bids are confidential until the Tender Opening date.

To Submit a Bid:

- 1. Provide the Application Office with a non-refundable application fee of \$26.25 (\$25.00, plus \$1.25 GST). (Made payable to the Territorial Treasurer by cheque cash, or credit card).
- 2. Provide a cash Deposit of \$300.00 to the Application Office.
- 3. Provide a signed and notarized Statutory Declaration. Notary services are available at the Application Office free of charge.
- 4. **Submit a sealed Bid envelope including the following:**
 - 4.1 The Tender Bid Form;
 - 4.2 The Bid Deposit made payable to the Yukon Housing Corporation by (Certified Cheque, Bank Draft or Canada Post Money Order); and
 - 4.3 Registered Bidders documentation requirements are described on page 5 when a Bid is submitted.

There are two options to submit the Bid Deposit:

Bid Deposit Option 1:

- the total Bid Amount, plus the total payable GST or provide a valid GST number on the Tender Bid form.

Bid Deposit Option 2:

- a down payment equal to a minimum of 20 % of the total Bid Amount and the total payable GST or provide a valid GST number on the Tender Bid form.

Note:

- bid amounts must be equal to or greater than the “Upset” price;
- bid deposits of less than 20% of the overall Bid amount will result in Bid rejection; and
- incomplete Bid forms will be considered invalid.