



LAND LOTTERY PACKAGE

87 single family lots
Whistle Bend – Phase 7

Whitehorse | April/May 2024



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INTRODUCTION

As part of the Government of Yukon's commitment to making land available to Yukoners, the Department of Energy, Mines and Resources, Land Management Branch is selling 87 residential single family lots in Whistle Bend subdivision.

Applicants are responsible for reading and understanding all lottery documentation prior to submitting an application and for being familiar with the lottery requirements and process. Lottery documentation consists of the lottery package, guidelines, reports, sample agreement for sale, zoning and municipal information. All supporting information can be found on the website.

IMPORTANT DATES

Application closing date and time

Applications will be accepted at the Application Office until **May 8, 2024 at 4:30 pm** (local time according to application office). Applications are not accepted after the closing date and time.

Lottery draw date and time

The lottery draw will take place on **May 14, 2024**. The draw will be streamed online. Please check the website closer to the draw date for draw time and video link.

Lottery results

Results will be available at the application office and online by **May 16, 2024 at 4:30 pm**. Lots not accepted within 24 hours of being offered will be offered to the next person on the draw list for the specific lot. Remaining or forfeited lots may be made available for sale over the counter at the discretion of the Application Office.

For unsuccessful applicants, the \$300 administrative deposit can be picked up at the application office between May 29 and June 12, 2024. Any cash deposits that remain unclaimed will be returned by cheque to the applicant at the address provided on the application form. Unclaimed deposits made by cheque will be destroyed.

LOT AND SALE INFORMATION

For zoning and development permitting information, refer to the package prepared by the City of Whitehorse, included on the lottery website or contact city officials at 867-668-8340 or online at <https://www.whitehorse.ca/business-in-whitehorse/zoning/>

Each lot is sold “as is, where is”. Services are installed to the lot line. Purchasers are responsible for connecting to services.

Applicants will have the option to list up to **10 lots** in order of preference.

Interest rate

The interest rate is fixed at five (5) percent or two and one-half (2.5) percentage points above the bank rate whichever is higher, pursuant to section 17 of the *Lands Act and Lands Regulations OIC 1983/192*. The Bank of Canada rate, as of March 7, 2024, is set at 5.25%. **An interest rate of 7.75% will be applicable to any Agreement for Sale entered during this lottery process.**

Lot surveys and further information

Survey plans can be viewed on the Canada Lands Surveys by visiting <https://clss.nrcan.gc.ca/clss/plan/search-recherche> and searching for plan number 111771.

An overview of all lots for sale can be viewed through the link on our website <https://yukon.ca/en/yukon-land-lotteries-and-tenders>

Foundation bulletin

A foundation bulletin for Phase 7 is available on the lottery website.

Lot completion status

There remain some minor deficiencies in Phase 7 to be completed this year. This work will not prevent purchasers from applying for and being issued development permits from the City of Whitehorse.

ATCO will be on site to complete power installation and commissioning. **Purchasers will not have access to temporary electrical hookup until this work is complete.**

Lot access

While the lottery is open, access to the phase will be limited to foot traffic. Signs are posted on each lot indicating lot number.

Construction road

A temporary construction road is in place to the south of Phase 7 and will continue to be used to support development in Phases 9, 10 and 11. A fence will be installed outside the south lot lines for Lots 1246-1257 to provide a physical barrier during the time the road is in use. Once development work is complete, the road will be decommissioned. Please review the available maps on our website for further context regarding the location of the fence and road.

Other nearby development

ATCO is in the early stages of developing a substation to the west of Phase 7, closest to Lot 1246; the location is indicated on the maps available on our website.

The next phases of development in the subdivision are to the north and west of Phase 7. Please see maps available in our office and on our website indicating the locations of Phases 9, 10, and 11 as well as the development work plans for the next few years.

LOT PRICE LIST

Note: The **minimum total due** accounts for the \$300 deposit that is provided at the time of application.

Lot	Civic address	Size (m ²)	Sale price	20% down payment	GST	Minimum total due
1167	34 Flora Avenue	542	\$150,799	\$ 30,159.80	\$ 7,539.95	\$ 37,399.75
1168	32 Flora Avenue	486	\$135,306	\$ 27,061.20	\$ 6,765.30	\$ 33,526.50
1169	30 Flora Avenue	488	\$136,339	\$ 27,267.80	\$ 6,816.95	\$ 33,784.75
1170	28 Flora Avenue	470	\$131,175	\$ 26,235.00	\$ 6,558.75	\$ 32,493.75
1171	26 Flora Avenue	470	\$131,175	\$ 26,235.00	\$ 6,558.75	\$ 32,493.75
1172	24 Flora Avenue	490	\$136,339	\$ 27,267.80	\$ 6,816.95	\$ 33,784.75
1173	22 Flora Avenue	485	\$135,306	\$ 27,061.20	\$ 6,765.30	\$ 33,526.50
1174	20 Flora Avenue	494	\$137,372	\$ 27,474.40	\$ 6,868.60	\$ 34,043.00
1175	18 Flora Avenue	504	\$140,470	\$ 28,094.00	\$ 7,023.50	\$ 34,817.50
1176	16 Flora Avenue	514	\$143,569	\$ 28,713.80	\$ 7,178.45	\$ 35,592.25
1177	14 Flora Avenue	524	\$145,635	\$ 29,127.00	\$ 7,281.75	\$ 36,108.75
1178	12 Flora Avenue	533	\$148,733	\$ 29,746.60	\$ 7,436.65	\$ 36,883.25
1179	10 Flora Avenue	528	\$147,701	\$ 29,540.20	\$ 7,385.05	\$ 36,625.25
1180	8 Flora Avenue	468	\$130,142	\$ 26,028.40	\$ 6,507.10	\$ 32,235.50
1181	6 Flora Avenue	469	\$131,175	\$ 26,235.00	\$ 6,558.75	\$ 32,493.75
1182~	4 Flora Avenue	473	\$132,208	\$ 26,441.60	\$ 6,610.40	\$ 32,752.00
1183~	2 Flora Avenue	566	\$158,029	\$ 31,605.80	\$ 7,901.45	\$ 39,207.25
1184	258 Witch Hazel Drive	637	\$161,128	\$ 32,225.60	\$ 8,056.40	\$ 39,982.00
1185	256 Witch Hazel Drive	600	\$151,832	\$ 30,366.40	\$ 7,591.60	\$ 37,658.00
1186	254 Witch Hazel Drive	614	\$154,931	\$ 30,986.20	\$ 7,746.55	\$ 38,432.75
1187	252 Witch Hazel Drive	666	\$168,358	\$ 33,671.60	\$ 8,417.90	\$ 41,789.50
1188	23 Quick Street	642	\$162,161	\$ 32,432.20	\$ 8,108.05	\$ 40,240.25

1189	21 Quick Street	525	\$133,240	\$ 26,648.00	\$ 6,662.00	\$ 33,010.00
1190	19 Quick Street	530	\$134,273	\$ 26,854.60	\$ 6,713.65	\$ 33,268.25
1191	17 Quick Street	544	\$137,372	\$ 27,474.40	\$ 6,868.60	\$ 34,043.00
1192	15 Quick Street	549	\$139,438	\$ 27,887.60	\$ 6,971.90	\$ 34,559.50
1193	13 Quick Street	643	\$163,194	\$ 32,638.80	\$ 8,159.70	\$ 40,498.50
1194	25 Flora Avenue	672	\$170,424	\$ 34,084.80	\$ 8,521.20	\$ 42,306.00
1195	21 Flora Avenue	634	\$160,095	\$ 32,019.00	\$ 8,004.75	\$ 39,723.75
1196	22 Quick Street	599	\$151,832	\$ 30,366.40	\$ 7,591.60	\$ 37,658.00
1197	20 Quick Street	595	\$150,799	\$ 30,159.80	\$ 7,539.95	\$ 37,399.75
1198	18 Quick Street	589	\$148,733	\$ 29,746.60	\$ 7,436.65	\$ 36,883.25
1199	16 Quick Street	607	\$153,898	\$ 30,779.60	\$ 7,694.90	\$ 38,174.50
1200	14 Quick Street	670	\$169,391	\$ 33,878.20	\$ 8,469.55	\$ 42,047.75
1201	12 Quick Street	670	\$169,391	\$ 33,878.20	\$ 8,469.55	\$ 42,047.75
1202	53 Omega Street	670	\$169,391	\$ 33,878.20	\$ 8,469.55	\$ 42,047.75
1203	51 Omega Street	610	\$153,898	\$ 30,779.60	\$ 7,694.90	\$ 38,174.50
1204	49 Omega Street	598	\$151,832	\$ 30,366.40	\$ 7,591.60	\$ 37,658.00
1205	47 Omega Street	621	\$156,996	\$ 31,399.20	\$ 7,849.80	\$ 38,949.00
1206	45 Omega Street	583	\$147,701	\$ 29,540.20	\$ 7,385.05	\$ 36,625.25
1207	43 Omega Street	564	\$142,536	\$ 28,507.20	\$ 7,126.80	\$ 35,334.00
1208	41 Omega Street	569	\$143,569	\$ 28,713.80	\$ 7,178.45	\$ 35,592.25
1209	39 Omega Street	561	\$141,503	\$ 28,300.60	\$ 7,075.15	\$ 35,075.75
1210	37 Omega Street	557	\$140,470	\$ 28,094.00	\$ 7,023.50	\$ 34,817.50
1211	35 Omega Street	549	\$139,438	\$ 27,887.60	\$ 6,971.90	\$ 34,559.50
1212	33 Omega Street	579	\$146,668	\$ 29,333.60	\$ 7,333.40	\$ 36,367.00
1213	54 Omega Street	662	\$175,588	\$ 35,117.60	\$ 8,779.40	\$ 43,597.00
1214	52 Omega Street	545	\$144,602	\$ 28,920.40	\$ 7,230.10	\$ 35,850.50
1215	50 Omega Street	522	\$138,405	\$ 27,681.00	\$ 6,920.25	\$ 34,301.25
1216	48 Omega Street	539	\$143,569	\$ 28,713.80	\$ 7,178.45	\$ 35,592.25
1217	46 Omega Street	556	\$147,701	\$ 29,540.20	\$ 7,385.05	\$ 36,625.25
1218	44 Omega Street	568	\$150,799	\$ 30,159.80	\$ 7,539.95	\$ 37,399.75
1219	42 Omega Street	636	\$168,358	\$ 33,671.60	\$ 8,417.90	\$ 41,789.50
1220	40 Omega Street	630	\$167,325	\$ 33,465.00	\$ 8,366.25	\$ 41,531.25
1221	38 Omega Street	630	\$167,325	\$ 33,465.00	\$ 8,366.25	\$ 41,531.25
1222	36 Omega Street	630	\$167,325	\$ 33,465.00	\$ 8,366.25	\$ 41,531.25
1223	34 Omega Street	630	\$167,325	\$ 33,465.00	\$ 8,366.25	\$ 41,531.25
1224	32 Omega Street	630	\$167,325	\$ 33,465.00	\$ 8,366.25	\$ 41,531.25
1225	30 Omega Street	635	\$168,358	\$ 33,671.60	\$ 8,417.90	\$ 41,789.50
1226	28 Omega Street	585	\$154,931	\$ 30,986.20	\$ 7,746.55	\$ 38,432.75
1227	26 Omega Street	674	\$178,687	\$ 35,737.40	\$ 8,934.35	\$ 44,371.75
1229	243 Leota Street	518	\$137,372	\$ 27,474.40	\$ 6,868.60	\$ 34,043.00
1230	241 Leota Street	460	\$121,879	\$ 24,375.80	\$ 6,093.95	\$ 30,169.75
1231	239 Leota Street	477	\$127,043	\$ 25,408.60	\$ 6,352.15	\$ 31,460.75

1232	237 Leota Street	471	\$124,977	\$ 24,995.40	\$ 6,248.85	\$ 30,944.25
1233	235 Leota Street	532	\$141,503	\$ 28,300.60	\$ 7,075.15	\$ 35,075.75
1234	233 Leota Street	496	\$131,175	\$ 26,235.00	\$ 6,558.75	\$ 32,493.75
1235	231 Leota Street	521	\$138,405	\$ 27,681.00	\$ 6,920.25	\$ 34,301.25
1236	229 Leota Street	503	\$133,240	\$ 26,648.00	\$ 6,662.00	\$ 33,010.00
1237	227 Leota Street	473	\$126,010	\$ 25,202.00	\$ 6,300.50	\$ 31,202.50
1238	225 Leota Street	479	\$127,043	\$ 25,408.60	\$ 6,352.15	\$ 31,460.75
1239	223 Leota Street	479	\$127,043	\$ 25,408.60	\$ 6,352.15	\$ 31,460.75
1240	221 Leota Street	479	\$127,043	\$ 25,408.60	\$ 6,352.15	\$ 31,460.75
1241	215 Leota Street	496	\$131,175	\$ 26,235.00	\$ 6,558.75	\$ 32,493.75
1242	213 Leota Street	496	\$131,175	\$ 26,235.00	\$ 6,558.75	\$ 32,493.75
1246*~	248 Leota Street	534	\$148,733	\$ 29,746.60	\$ 7,436.65	\$ 36,883.25
1247*~	246 Leota Street	536	\$149,766	\$ 29,953.20	\$ 7,488.30	\$ 37,141.50
1248*~	244 Leota Street	637	\$177,654	\$ 35,530.80	\$ 8,882.70	\$ 44,113.50
1249*~	242 Leota Street	669	\$186,950	\$ 37,390.00	\$ 9,347.50	\$ 46,437.50
1250*~	240 Leota Street	662	\$184,884	\$ 36,976.80	\$ 9,244.20	\$ 45,921.00
1251*	238 Leota Street	667	\$185,917	\$ 37,183.40	\$ 9,295.85	\$ 46,179.25
1252*	236 Leota Street	667	\$185,917	\$ 37,183.40	\$ 9,295.85	\$ 46,179.25
1253*	234 Leota Street	621	\$173,522	\$ 34,704.40	\$ 8,676.10	\$ 43,080.50
1254*	232 Leota Street	590	\$164,227	\$ 32,845.40	\$ 8,211.35	\$ 40,756.75
1255*	230 Leota Street	582	\$162,161	\$ 32,432.20	\$ 8,108.05	\$ 40,240.25
1256*	228 Leota Street	588	\$164,227	\$ 32,845.40	\$ 8,211.35	\$ 40,756.75
1257*	226 Leota Street	540	\$150,799	\$ 30,159.80	\$ 7,539.95	\$ 37,399.75

*Please see **Construction road** section for further information on these lots.

~Please see **Other nearby development** section for further information on this lot.

ELIGIBILITY REQUIREMENTS

To be eligible, the applicant must:

- submit a completed lottery application form (see below for payment requirements) to the lottery application office;
- be 19 years or older;
- show government issued photo identification when submitting an application;
- submit only one application per person;
- purchase the lot for the construction of a dwelling for the sole purpose of providing accommodation for yourself/yourselves;
- not be holding a residential Agreement for Sale for a single family lot with the Government of Yukon or Yukon Housing Corporation in the City of Whitehorse;
- comply with all the requirements of the lottery documentation and;
- comply with territorial and federal requirements, acts and regulations, and other conditions with respect to the lots purchased in this Lottery.

If you are unable to apply in person, you may appoint an agent to act on your behalf by submitting your signed letter naming the agent. Note that **an individual acting as an agent cannot apply in the lottery for themselves**. A template to appoint an agent can be found on our website.

PAYMENT REQUIREMENTS

The following are required as two separate items when submitting an application:

- A non-refundable application fee of \$26.25 (\$25.00 plus GST) payable in cash, debit, or credit card; and
- A \$300.00 deposit **payable by cheque or cash only**. Cheques must be made payable to the Territorial Treasurer.

SUCCESSFUL APPLICANT INFORMATION

An Agreement for Sale is a contract between parties to sell and purchase land, pursuant to the *Lands Act and Lands Regulations OIC 1983/192*.

- The term of the **Residential Agreement for Sale** is 5 years, with a 3 year building commitment. For further details of the building commitment, review the sample Agreement for Sale available on our website.
- The successful applicant must enter into an Agreement for Sale and supply the required down payment and GST within 14 days of the date the lot was offered or forfeit the lot. The successful applicant will also have to provide proof that they are eligible to buy residential land according to the requirements of the Act.
- The effective date of the Agreement for Sale is the same day the lot was offered.

APPLICATION OFFICE

Submit your application at our application office: Room 320, 3rd floor, Elijah Smith Building, Main Street, Whitehorse. The office is open Monday to Friday from 8:30 am to 4:30 pm.

Applications submitted by mail must be received by the application office by the closing date and time and must be addressed to:

Land Management Branch (K-320)

Box 2703

Whitehorse YT Y1A 2C6

The application form and supporting information is available on our website

<https://yukon.ca/en/yukon-land-lotteries-and-tenders>

For any other information, email us at land.disposition@yukon.ca or call us at 867-667-5215.