



LAND TENDER PACKAGE

#2 Klondike Road

Whitehorse | March 2024



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As part of the Government of Yukon's commitment to make land available to Yukoners, the Department of Energy Mines and Resources, Land Management Branch is selling one lot in Riverdale at #2 Klondike Road in the City of Whitehorse, the former Macaulay Lodge site.

Bidders are responsible for reading and understanding all the tender documentation prior to submitting a bid. Tender documentation consists of the tender package, Land Tender Guidelines, and zoning information. All supporting information can be found at: <https://yukon.ca/en/yukon-land-lotteries-and-tenders>

IMPORTANT DATES

Closing date and time

Bids will be accepted by the Application Office until **April 4, 2024 at 4:30 pm** (local time according to application office).

Tender opening date and time

The tender opening will take place on **April 9, 2024**. Please check our website for updates and details on the tender opening.

Results

Results will be available online by **April 11, 2024 at 4:30 pm**. If the lot is unsold or forfeited after the tender process, it may be made available for sale over the counter at the discretion of the Application Office.

LOT AND SALE INFORMATION

The lot will be sold to the bidder who submits the highest compliant bid. The lot will be sold "as is, where is". All services are the responsibility of the purchaser.

Lot details

Legal description: Lot 24, Block 209, Riverdale Subdivision, Plan 100045426

Municipal address: 2 Klondike Road

Lot size: 0.451 ha or 451 m²

The survey plan can be viewed on the Canada Lands Surveys page at: Search for 112740 CLSR YT on NRCan's Survey Plan Search tool at <https://clss.nrcan-rncan.gc.ca/clss/plan/search-recherche>

Lot upset price details

Minimum bid price	Minimum 20% down payment	GST on minimum bid price	Minimum down payment due
\$1,080,000	\$216,000	\$54,000	\$270,000

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 6, 2024 is set at 5.25%. **An interest rate of 7.75% will be applicable the Agreement for Sale resulting from this tender process.**

Zoning

This lot is zoned Comprehensive Neighbourhood Commercial (CNCx(c)). 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 867-668-8346 or online at <http://www.whitehorse.ca>

Easement

An easement agreement with Yukon Electrical Company Limited is registered on title. The extent of the easement can be viewed on the lot sketch, available on our website.

Development Agreement

A Development Agreement with the City of Whitehorse is registered on title. The purchaser will be required to adhere to the requirements of the Development Agreement until the City of Whitehorse removes it. A copy of the Development Agreement is available on our website.

Building commitment

The Agreement for Sale includes a building commitment that is a fundamental term of the Agreement that must be met as per the stated timeline and described requirements in the agreement. For specific wording of the building commitment, please review the sample Agreement for Sale available on our website.

REQUIREMENTS TO REGISTER A BID

To register a bid, a bidder must:

- complete and submit the tender bid form;
- have attained the full age of 19 years, if applying as an individual;
- pay the application fee
- show government issued photo identification at the time of submitting a bid, if applying as an individual;

If applying as a corporation, a bidder must also supply valid and current documentation; acceptable documents include:

- i. a valid Yukon Incorporation Certificate or;
- ii. confirmation of Yukon registration;
- iii. a copy of a valid business licence, if applicable.

Please note: For title to be transferred to a Company, Corporation or Partnership, it must be registered as a limited or incorporated entity. For detailed instructions, processes, procedures and additional requirements concerning Bid submission, refer to the [Land Tender Guidelines](#) under the heading “Tender bid process and procedures”.

SUCCESSFUL BIDDER INFORMATION

An Agreement for Sale is a contract to sell and purchase land, pursuant to the *Lands Act and Lands Regulations OIC 1983/192*. The term of the Agreement for Sale for the lot in this tender is 3 years with a 3-year building commitment for a building with approved inspections for: vapour barrier, electrical rough-in, and plumbing rough-in.

The successful bidder must enter into an Agreement for Sale by **April 29, 2024** or forfeit the lot. The date of the tender opening is the effective date of the Agreement for Sale.

For specific details about the Agreement for Sale, refer to the sample Agreement for Sale available on the website and the Land Tender Guidelines, under the heading “Purchase Information and Instructions”.

APPLICATION OFFICE

Submit your bid to the 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. If you wish to apply by mail, please contact the application office for further instructions.

Tender guidelines, bid forms, and supporting information can be found on our website: <https://yukon.ca/en/yukon-land-lotteries-and-tenders> For any other information, email land.disposition@yukon.ca or call 867-667-5215.

BIDDER CHECKLIST

Land Management Branch staff can respond to questions relating to the tender process and procedures, however **we are not able to assist with completing your confidential tender bid form. You are responsible for providing all the necessary documents when you submit your bid.** All bids are confidential until the tender opening.

To submit a bid:

- Pay the non-refundable Application Fee of \$26.25 (\$25.00 plus GST)
- Clearly identify the bidder's name or corporation name and "2 Klondike Road" or "Lot 24, Riverdale" on the outside of the envelope
- Submit a sealed bid envelope including the following:
 - Completed Tender Bid Form;
 - Bid Deposit (see below for bid amount requirements) by certified cheque or bank draft made payable to the **Territorial Treasurer** and;
 - Additional required documentation as described in the **Requirements to Register a Bid** section.

Bid amount requirements:

Your bid must include one of the following Bid Deposit amounts:

Option A:

The total bid amount of the lot, plus the total payable GST or provide a valid GST account number on the tender bid form, or

Option B:

A down payment equal to a minimum of twenty (20%) percent of your total bid amount and the total payable GST or provide a valid GST account number on the tender bid form.

Mailed bids:

Bids submitted by mail must be addressed to:

Land Management Branch (K-320)

Box 2703

Whitehorse YT Y1A2C6