



# LAND TENDER PACKAGE

41 townhouse lots (9 sites) and 2 multi-family lots

Whistle Bend – Phase 7

6 townhouse lots (1 site)

Whistle Bend – Phase 6A

Whitehorse | April/May 2024



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## INTRODUCTION

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 2 multi-family lots, 41 townhouse lots, sold as 9 sites in Phase 7, and 6 townhouse lots, sold as one site in Phase 6A, Whistle Bend in the City of Whitehorse.

Bidders are responsible for reading and understanding all the tender documentation prior to submitting a bid.

Tender documentation consists of a tender package, Land Tender Guidelines, zoning and municipal information and relevant technical reports. All supporting information is available on our website: <https://yukon.ca/en/yukon-land-lotteries-and-tenders>

## IMPORTANT DATES

### Closing date and time

Bids will be accepted by the Application Office until **May 8, 2024 at 4:30 pm** (local time according to application office).

### Tender bid opening date and time

The tender bid opening will take place on **May 14, 2024**. Please check our website for updates and details on the tender opening.

### Results

Results will be available online by **May 16, 2024 at 4:30 p.m.** If a 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

This tender offering includes townhouse and multi-family lots. Townhouse lots are available in pre-set sites of 3, 4, 5, or 6 lots. See the upset price table and the map on our website for lot groupings.

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 <http://www.whitehorse.ca>

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

## 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 page by visiting <https://clss.nrcan.gc.ca/clss/plan/search-recherche> and searching for plan number 111771 for Phase 7 and 110692 for Phase 6A.

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

Foundation bulletins for Phase 6A and 7 are available on our 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.

## Other nearby development

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.

## Townhouse sites upset price list

Site 1		Sold as 6-plex	
Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1124	339 Witch Hazel Drive	362	\$112,000
1125	337 Witch Hazel Drive	235	\$73,000
1126	335 Witch Hazel Drive	235	\$73,000
1127	333 Witch Hazel Drive	235	\$73,000
1128	331 Witch Hazel Drive	235	\$73,000
1129	329 Witch Hazel Drive	298	\$92,000
<b>Minimum bid amount</b>			<b>\$496,000</b>

Site 2		Sold as 6-plex	
Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1130	327 Witch Hazel Drive	298	\$92,000
1131	325 Witch Hazel Drive	235	\$73,000
1132	323 Witch Hazel Drive	235	\$73,000
1133	321 Witch Hazel Drive	235	\$73,000
1134	319 Witch Hazel Drive	235	\$73,000
1135	317 Witch Hazel Drive	298	\$92,000
<b>Minimum bid amount</b>			<b>\$476,000</b>

Site 3		Sold as 3-plex	
Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1136	315 Witch Hazel Drive	298	\$92,000
1137	313 Witch Hazel Drive	235	\$73,000
1138	311 Witch Hazel Drive	295	\$91,000
<b>Minimum bid amount</b>			<b>\$256,000</b>

Site 4		Sold as 3-plex	
Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1140	305 Witch Hazel Drive	333	\$103,000
1141	303 Witch Hazel Drive	235	\$73,000
1142	301 Witch Hazel Drive	305	\$95,000
<b>Minimum bid amount</b>			<b>\$271,000</b>

**Site 5 Sold as 3-plex**

Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1143	299 Witch Hazel Drive	305	\$95,000
1144	297 Witch Hazel Drive	235	\$73,000
1145	295 Witch Hazel Drive	394	\$122,000
<b>Minimum bid amount</b>			<b>\$290,000</b>

**Site 6 Sold as 6-plex**

Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1146	338 Witch Hazel Drive	376	\$117,000
1147	336 Witch Hazel Drive	235	\$73,000
1148	334 Witch Hazel Drive	235	\$73,000
1149	332 Witch Hazel Drive	235	\$73,000
1150	330 Witch Hazel Drive	235	\$73,000
1151	328 Witch Hazel Drive	305	\$95,000
<b>Minimum bid amount</b>			<b>\$504,000</b>

**Site 7 Sold as 5-plex**

Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1152	326 Witch Hazel Drive	305	\$95,000
1153	324 Witch Hazel Drive	235	\$73,000
1154	322 Witch Hazel Drive	235	\$73,000
1155	320 Witch Hazel Drive	235	\$73,000
1156	318 Witch Hazel Drive	305	\$95,000
<b>Minimum bid amount</b>			<b>\$409,000</b>

**Site 8 Sold as 4-plex**

Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1158	296 Witch Hazel Drive	301	\$93,000
1159	294 Witch Hazel Drive	235	\$73,000
1160	292 Witch Hazel Drive	235	\$73,000
1161	290 Witch Hazel Drive	305	\$95,000
<b>Minimum bid amount</b>			<b>\$334,000</b>

**Site 9 Sold as 5-plex**

Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1162	288 Witch Hazel Drive	305	\$95,000
1163	286 Witch Hazel Drive	235	\$73,000
1164	284 Witch Hazel Drive	235	\$73,000
1165	282 Witch Hazel Drive	235	\$73,000
1166	280 Witch Hazel Drive	291	\$91,000
<b>Minimum bid amount</b>			<b>\$405,000</b>

**Site 10 Sold as 6-plex**

Lot	Civic address	Size (m <sup>2</sup> )	Upset price
1021	181 Witch Hazel Drive	293	\$90,830
1022	183 Witch Hazel Drive	243	\$75,330
1023	185 Witch Hazel Drive	243	\$75,330
1024	187 Witch Hazel Drive	243	\$75,330
1025	189 Witch Hazel Drive	243	\$75,330
1026	191 Witch Hazel Drive	293	\$90,830
<b>Minimum bid amount</b>			<b>\$482,980</b>

## Multi-family lots upset prices

Lot	Civic address	Lot size (m <sup>2</sup> )	Zone	Minimum bid amount
1139	309 Witch Hazel Drive	1310	RCM3	\$203,476
1157	308 Witch Hazel Drive	1580	RCM3	\$244,790

## 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:

- a valid Yukon Incorporation Certificate or;
- confirmation of Yukon registration;
- 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 **May 28, 2024 at 4:30 pm** 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

Drop off your bid at the application office: Room 320, 3<sup>rd</sup> floor, Elijah Smith Building, 300 Main Street, Whitehorse. The office is open Monday to Friday from 8:30 am to 4:30 pm. If you wish to submit your bid 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 us at [land.disposition@yukon.ca](mailto:land.disposition@yukon.ca) or call us at 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:

- Clearly identify your name or business name and the lot number or site the bid is for on the outside of the envelope.
- Pay the non-refundable Application Fee of \$26.25 (\$25.00 plus GST).
- 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 Land Tender Package.

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 (5% of your total bid amount) 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 (5% of your total bid amount) 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