

CITY OF REGINA – TAX TITLE SALE OF LAND BY PUBLIC TENDER

Instructions to Bidders

TAKE NOTICE that tenders by sealed bid are invited for the purchase of the land(s) described below and will be received in an envelope clearly marked “**1925TS Attn: Real Estate**”, until **2:00 p.m. local time on Monday, December 19th, 2024** at the Ambassador’s desk main floor City Hall, 2476 Victoria Avenue, Regina, Saskatchewan, S4P 3C8.

The tenders will be opened in public on the same day at 2:30 p.m. in the Board Room at the Parks and Facilities Administration Building located at 1430 4th Ave.

Description of Land(s):

Address: 1925 Toronto Street

Subdivision: C: Old 33/Heritage

Approximate Land Area: 3117.05 sq.ft.

Legal Description: Lot 7-Blk/Par 353-Plan OLD33 Ext 0; ISC Parcel: 107029335

2024 Annual Land Taxes: \$450.00 (estimated)

Current Zoning: RL - Residential

Conditions of Sale:

- Tenders must be submitted on the prescribed **1925TS** (hyperlink to form 1925TS) and must be accompanied by a deposit of 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the City of Regina.
- Tender Packages are available by download at Regina.ca or can be obtained by contacting the City of Regina Real Estate Branch at 306-536-2152 or RealEstate@regina.ca
- The Tender Package includes:
 - These Instructions to Bidders
 - A map identifying the property location (hyperlink to map_
 - Form **1925TS** (hyperlink to form 1925TS)
 - The Frequently Asked Questions Document
 - Sample Sale Agreement (hyperlink to sample sale agreement)
- The City of Regina makes no representation regarding the title to or any other matters including environmental condition, relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.
- The subject property will be sold on an "as is" basis only. There are no representations or warranties, expressed or implied, as to the fitness of the building and land for any particular purpose.
- The City of Regina has the right to refuse any bid submitted.

- The City of Regina's role as regulatory, statutory or approving authority of subdivision applications, zoning regulations, development approvals and building permits is separate and distinct from, and not to be related in any way with its role as the seller of the subject property.
- The purchaser must enter into a binding land purchase and sale agreement with the City within 30 days of the City giving notice of its offer being accepted.
- No multiple bids for a single property will be accepted.
- No conditional bids will be accepted.
- The purchaser is responsible for fees of transfer of title.
- Property taxes will be adjusted as per the possession date.
- Please note tender is subject to reserve bid.

For further information regarding this sale and a copy of the Tender Package, contact:

City of Regina Real Estate Branch
P: 306-536-2152
E: RealEstate@regina.ca

TAX TITLE SALE OF LAND BY PUBLIC TENDER FREQUENTLY ASKED QUESTIONS

FAQ

What is the current zoning of the property?

The property is in the Medium Density Residential – RL.

What are the permitted uses of the property?

Based on the current Residential zoning, permitted uses include the development of a mixture of low-rise multi-unit dwellings. There are several other uses that could be allowed based on other thresholds as outlined in *The Zoning Bylaw, 2019*. For further information, please contact City Planning at 306-777-7000.

What if I would like to use the property for a different purpose other than residential, would that be allowed?

The City Real Estate Branch is selling the parcel on an “as is” only basis under the authority of *The Tax Enforcement Act*. There are no representations or warranties, expressed or implied, as to the fitness of the land for any particular purpose. The City of Regina’s role as administrator or regulator of subdivision applications, zoning regulations, development approvals and building permits is separate and distinct from, and not to be related in any way with its role as the seller of the subject property.

Should you have questions about the zoning or zoning amendments related to this property, contact 306-777-7000 and ask to be transferred to City Planning for specific information on the processes and clarification of zoning.

Are the buildings on this lot structurally sound?

The City is selling the property on an “as is” only basis. That would include all structures.

What are the costs associated with a rezoning or subdivision of this property?

The list of City’s fees related to the Zoning process can be found [here](#) or call 306-777-7000 and ask to speak to a representative from Current Planning.

Are the current water and sewer connection services to the building in good condition?

As previously indicated, the property is being sold on an “as is” only basis. It would be the responsibility of the purchaser to investigate and satisfy their concerns with the existing utility infrastructure for servicing this building.

When would the City choose the successful offer?

The City will advertise the property for three weeks. Tenders will be publicly opened and reviewed December 9th, 2024 at 2:30 p.m. in the Board Room at the Parks and Facilities Administration Building located at 1430 4th Ave. Proponents will be contacted within two weeks of this date.

When is the possession date for the sale?

The possession date will be negotiated with the successful proponent.

How much of a deposit is required prior to the purchase?

A deposit of 20% of your bid must be included with your tender. If your tender is not successful, your deposit will be returned.

Are there any conditions to the sale?

No Conditions will be accepted.

Can I submit an offer to purchase for the property on my own form/agreement?

No, the City requires that all tenders be submitted on the City provided tender 1925TS in a sealed envelope.

When is my offer considered accepted?

Until a formal agreement is executed by both the City and the person making the tender, the City does not intend to create any contractual relationship (either expressed or implied) or create any other legal duties or obligations with you or any other person making a tender. You may revoke your tender at any time prior to its acceptance by giving written notice to the City.