

# Outline of Purchase Requirements

## The Meadows of Laurel (Phase 3)

- March 29 to 31/21** Lot selected by randomly drawn registrant.
- April 6/21** Sale & Sustainable Development Agreement (the “Sale Agreement”) emailed to all Buyers.
- You are required to take these documents to your lawyer for review and signing. You can forward the agreement to your lawyer by email and have them print 3 copies if you prefer. **Ensure you understand all** your obligations **before** you sign the Sale and Development Agreement.
- May 3/21**
- **3 copies** of the executed Sale Agreement, \$15,000 refundable Performance Fees (\$10,000 Design Guideline and Sustainable Certification Performance Fee and the \$5,000 Damage Performance Fee) **and** the 15% deposit (by certified cheque or bank draft payable to The City of Edmonton) must be delivered to the 2nd Floor of Edmonton Tower Mailroom/Lost and Found desk located at 10111 - 104 Avenue, Edmonton, AB, T5J 0J4.
- May 14/21** **Right of Entry**
- Right of Entry is granted for purposes of carrying out surveys, environmental tests and studies, soil tests and geotechnical tests (which may include bore test holes) and erection of permitted signage and fencing, as required (as outlined in section 8 of the Sale Agreement)
- Between May 14/21 & July 22/21** **Certified Energy Advisor, Architectural Approval & Permits**
- During this time, buyers need to have:
- drafted your blueprints;
  - consulted & hired a certified energy advisor to model the house plan (see the directory in the Sustainability and Architectural Guidelines for a list of Certified Energy Advisors) to ensure minimum sustainability requirement will be achieved);
  - submitted and received architectural approval from the City’s designated design consultant (the “Design Review Consultant”) - Windward Landtec Inc.
  - **Note: ensure to include PV Solar Ready requirements;**
  - applied for and obtained the development and building permit through [The City of Edmonton](#);
  - had a licensed surveyor stake out the basement
  - had a professional engineer perform soils testing from the surface; and provide a copy of the soils report prepared by the professional engineer to the City (pursuant to Section 2 of the Sale Agreement – Soil Condition). **Buyers have the option of waiving or satisfying the Soils Condition as**

**contained in Section 2 of the Sale Agreement on or before June 15, 2020).** Soils Condition Form can be found [here](#).

**July 22/21**

**Closing Date (the “Closing Date”)**

- Balance of the sale price must be paid to the City by a solicitor’s trust cheque, payable to the City of Edmonton. Transfer of Land is provided to the lot purchaser’s solicitor in trust prior to closing. Please ***advise your solicitor to request the transfer from us at least 3 - 6 weeks prior to the closing date.*** All overdue payments will begin to accrue 18% interest on the outstanding balance from July 23rd, 2021 to the date payment is received by the City. All payouts must be delivered to the 2nd Floor of Edmonton Tower Mailroom/Lost and Found desk located at 10111 - 104 Avenue, Edmonton, AB, T5J 0J4

**July 22/21**

**Possession**

- Possession to the lot is granted to the Buyer

**July 22/21 to July 31/21**

**Lot Damage Statement (MUST BE MAILED OR EMAILED to our office)**

- Due within 10 days after the Closing Date, deliver the [Completed Lot Damage Statement](#) (attached as Schedule “A” to the Sale Agreement, or it can be found under Details and Documents on the Meadows of Laurel web page) & pictures of any existing damage emailed to [sharon.swischook@edmonton.ca](mailto:sharon.swischook@edmonton.ca) City will inspect and verify all reported existing infrastructure damage, all as outlined in section 6.8 of the Sale Agreement.

**January 17/2022 Construction Start**

- Construction of the house must have commenced (ie. footings and foundation completed) - no later than 180 days after the Closing Date.

**October 31/2023**

**Construction & Landscaping Completion**

Buyers must have the development complete which includes:

- had a certified energy advisor perform a blower door test, which will include the Energuide label (minimum requirement home achieves a rating that is 15% better than the typical house);
- construction of the house must be fully complete, in accordance with the Sustainability & Architectural Design Guidelines, including without limitation landscaping, pursuant to section 5 of the sale agreement;
- provided the City with a copy of the Energuide label (or equivalent) and approved final lot grading report;
- requested a final inspection with the Design Review Consultant - Windward Landtec Inc.
- **NOTE: if the completion date falls within the period from November 1st to June 30th, then the Development Completion Date shall be extended to the immediately following July 31st**

Upon satisfactory completion of the above, the City or the Design Review Consultant will complete a review and inspection to determine whether the Development has been constructed in accordance with section 5 of the Sale Agreement. If the City or the Design Review Consultant determines that the

Development has been constructed in accordance with section 5 of the Sale Agreement, the \$10,000 Design Guidelines and Sustainable Certification Performance Fee will be returned to the buyer.

**Note: The City and the Design Review Consultant will only conduct final inspections with respect to the Design Guidelines and Sustainable Certification Performance Fee between May 1st and October 15th.**

Provided that the Buyer has completed construction of the Development on or before the Development Completion Date, once the City obtains FAC (Final Acceptance Certificate) for all of the municipal improvements (ie. streets, sidewalks, curbs, gutters, light standards, fire hydrants, curb stop/water valves, boulevard landscaping, trees, fencing, drainage swales, etc) the City or the Design Review Consultant will complete an inspection of the municipal improvements. Provided that no damage has been caused to the municipal improvements after the Closing Date, the \$5,000 Damage Performance Fee will be refunded. All costs the City incurs for repairs to the municipal improvements for damages not reported on the Lot Damage Statement, will automatically be deducted from the \$5,000 Damage Performance Fee.

**NOTE: In the event of any conflict or discrepancy between this outline and the Sale Agreement, the Sale Agreement shall prevail.**