

## REQUEST FOR GENERAL EXPRESSION OF INTEREST



The Saskatoon Airport Authority (SAA) is currently entertaining Expressions of Interest for the development of Site 2 (see fig 1), for commercial purposes. This parcel is located on the corner of Airport Drive & 45<sup>th</sup> Street West. The parcel is approximately 4.5 acres.

### 1. Site Specifications:

- a. **Location:** Corner of Airport Drive & 45<sup>th</sup> Street West
- b. **Size:** 4.5 acres
- c. **Airside access:** No
- d. **Services:** Unserviced. Upgrades to water and sanitary are expected depending on type of development and at the developer's cost. Expansion of access via groundside and ongoing maintenance of new access is also at developer's expense.
- e. **Lease Rate:** Current Posted Rate for Premium Commercial Land is \$8.61/sqm; subject to change. [View published lease rates here.](#)
- f. **Estimated Service/Building costs** (see Appendix B).

[Google Map Link](#)

(Fig. 1)



## 2. Site Overview

Ideally located for:

- Gas station
- Car wash
- Dining/fast-service restaurant
- Convenience store
- Office and/or light industrial

Please see **Appendix A** for site mockups

Featuring:

- Premier airport location
- 5 hotels directly to the south along Airport Drive
- Ample parking development



Saskatoon Airport

Suite 1  
2625 Airport Drive  
Saskatoon, SK,  
Canada  
S7L 7L1

T: +1 306 975 4274  
E: [info@skyxe.ca](mailto:info@skyxe.ca)  
W: [www.skyxe.ca](http://www.skyxe.ca)

Saskatoon Airport Authority  
is the operator of Skyxe  
Saskatoon Airport

### 3. Submissions:

SAA is requesting all interested parties to provide a formal written Expression of Interest for the parcel with a high-level proposal/concept to be submitted via email to [cdushinski@skyxe.ca](mailto:cdushinski@skyxe.ca), or registered mail no later than **4:00pm on November 29<sup>th</sup>, 2021**.

As part of the Expression of Interest, we ask that potential developers include the following:

- Development type
- Nature of business and summary of business plan
- Site layout/drawings
- Land requirement
- Estimated capital investment
- Estimated timeline for project start and completion

Preference will be given to those developers looking to develop the entirety of the parcel or the largest portion thereof. Developers whose development proposal is deemed to add the most commercial value (revenue) to the airport will also be prioritized.

### 4. Process:

SAA will review all of the compliant submissions and may further explore interest with the respective developer. Should an acceptable initial agreement be reached, that developer may be given the opportunity to enter into an Option to Lease agreement with SAA for a predetermined period (up to 12 months maximum) at rate of 25% the published lease rates. SAA reserves the right to decline all Expressions of Interest if no initial submissions received are deemed to be acceptable. Expressions of interest received will be evaluated for highest/best use of land and compatibility with airport operations.

Comments and questions can be directed to CJ Dushinski, VP Business Development and Service Quality at [cdushinski@skyxe.ca](mailto:cdushinski@skyxe.ca). Thank you for your interest in land development at Saskatoon John G. Diefenbaker International Airport. We look forward to seeing what is possible!

Sincerely,

CJ Dushinski

VP, Business Development and Service Quality

# Appendix A: Site Mockups

For example/reference only

**A.**

Use: Light Industrial Campus  
 Building Area: 116,415 ft<sup>2</sup>  
 Parking: 498 Stalls



**B.**

OPTION B:  
 Use: Office Park  
 Building Area: 143,415 ft<sup>2</sup>  
 Parking: 473 Stalls



## APPENDIX B. Estimated serving costs

### ASSOCIATED COSTS

Key engineering findings/assumptions include\*:

- No existing minor stormwater system exists on 45th Street; Overland drainage is required and should be coordinated with the Apron 6 plan to the north; May require on-site storage to maintain pre-development flow on neighbourhood.
- No concerns are anticipated with the supply of potable water.
- Sewer upgrades may be required to achieve the supply needed for restaurant, car wash, etc. (see costing below).

	Option A		Option B		Notes
	Low	High	Low	High	
<b>Water/Sewer Construction</b>	\$450,000	\$450,000	\$200,000	\$200,000	Low estimate reflects SWM handled through overland drainage which would have no on-site development costs; High estimate reflects connection to existing City system and required development to maintain pre-development flows.
<b>Storm Sewer Connection</b>	\$0	\$400,000	\$0	\$400,000	
<b>Sanitary Sewer Upgrade</b>	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	

\*Estimates based on 2017 YXE Commercial Land Master Plan prepared by Brook McIlroy and MNP, unconfirmed by the City of Saskatoon.