

# Best Practice

## Maple Grove Place Condominium Project

### CONTACT

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### THE PRACTICE

Maple Grove Place is a new 24 unit condominium project that is strategically located in downtown Rosthern. This project was initiated due to a demand for housing in Rosthern. This condominium complex is convenient to downtown businesses and provides residence for seniors from the area. The condos were marketed exclusively by a local real estate agent, and all of the condo units were sold before construction was completed

### THE PROCESS

The economic development committee chairman initiated conversation with the developer regarding the 24 unit development. This initial contact, combined with various incentives for the developer and tax incentives for the buyers, were instrumental in making the project a success. The economic development committee interviewed and lobbied the developer several times, in order to convince him of the potential for development. As incentives for the developer, the Town of Rosthern sold the lots at a reduced price, and installed sewer and water connections. Two public meetings were also held in order to present information about the development to the public, and to garner feedback. Projections of the development phases during these meetings allowed attendees to visualize what the project would look like.

### THE RESULTS

All of the condo units were sold prior to the completion of construction. As a direct result of this, a number of homes within the community came up for sale which aided local housing availability. The condos also managed to draw a number of non-Rosthern residents to the community.

### LESSONS LEARNED

No known negative results, however residents are still in the process of moving in.