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Vacant Lot & Adaptive Reuse Incentive Program

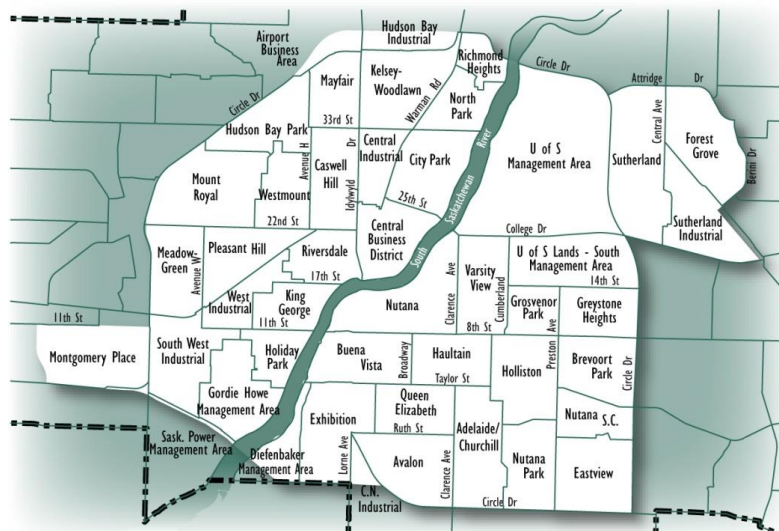
The Vacant Lot & Adaptive Reuse Incentive Program has been established to encourage infill development and intensify land use within established neighbourhoods and the Downtown of Saskatoon. The City of Saskatoon encourages submissions for the reuse of vacant sites or vacant buildings located within the Vacant Lot & Adaptive Reuse Incentive Boundary (see map below).

Applications must meet the following criteria to qualify:

- Projects must be located in an Established Neighbourhood and/or in the Downtown (see map).
- Projects must be new construction on a vacant site or the redevelopment/renovation of a vacant building.
- Properties must not be in tax arrears or under an Order to Remedy with the City of Saskatoon.
- Sites must be vacant for at least **48 months** prior to any development, with proof of such provided by the applicant. Exceptions to this requirement will be made for:
 - The adaptive reuse of a vacant building (12 month vacancy requirement);
 - Demolition of a derelict vacant building, where it is clearly demonstrated through property maintenance orders, fire orders, public health and safety hazards, or a history of public complaints that a building is uninhabitable or structurally unsound (12 month vacancy requirement);
 - New Office Buildings or Structured Parking Facilities in the Downtown (no vacancy requirement).

IMPORTANT: A completed application must be submitted and receive approval prior to commencement of any work. Projects which start prior to application review may not be eligible for assistance.

Vacant Lot & Adaptive Reuse Incentive Boundary Map



NOTE ABOUT PROJECT EVALUATION:

Please note that projects are evaluated with the use of property assessment estimates, based on the difference between property taxes collected prior to development and the estimated taxes that will be collected after development. Once a project is completed and **before any grants are paid or tax abatements are established, a full assessment of the property will be undertaken. The final value of the grants or tax abatement will be determined by the assessment.**

Please submit completed applications to:

City of Saskatoon
Planning & Development Division
222 – 3rd Avenue North
Saskatoon SK S7K 0J5
Attention: Neighbourhood Planning Section

For more information or assistance in completing your application please contact:

Neighbourhood Planning Section
Phone: 306-975-7642
E-mail: mark.emmons@saskatoon.ca



Related Information

CONSTRUCTION NEAR CITY TREES:

Trees on City property are an asset that belong to the citizens of Saskatoon and provide many benefits. The City of Saskatoon's Urban Forestry Section works to maintain, protect, and preserve the city's urban forest. You are responsible for protecting City maintained trees near your construction site.

To avoid costly damage to City trees, contact the **Urban Forestry Section** at **975-2890** before you proceed with any construction near City trees. Certified arborists employed by the City are available to advise you about what is necessary to protect them.

Any unauthorized excavations, removal, relocation, pruning, or damage in part or whole of existing trees adjacent to your work site is not allowed and will result in a charge for the assessed value of damage or loss. The value to be used in establishing compensation for damage to or loss of a tree on City Property will be based on the current "Guide for Establishing Values of Trees and Other Plants" adopted by the International Society of Arboriculture.

DID YOU KNOW? A mature boulevard tree can be worth more than \$15,000!

TREE PLANTING REQUEST:

If you would like to request a tree for the City boulevard adjacent to your home or project, call the **Urban Forestry Section** at **975-2890**. Requests are normally considered on a first come, first served basis.

This is a great opportunity to beautify your street and add value to your home or project!

CONTACT INFORMATION:

Company/ Organization Name	
Contact Name	
Address	
Phone	
E-mail	

PROJECT DESCRIPTION:

Project Name (if applicable)	
Project Location	Civic Address:
Estimated Total Project Cost	
Principal Activity or Type of Use	<input type="checkbox"/> Residential <input type="checkbox"/> Office/Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use (Residential & Non-Residential use) <input type="checkbox"/> Retail/Service <input type="checkbox"/> Other: _____ <input type="checkbox"/> Tourism/Cultural Facility
Expected Completion Date	

Development Proposal

Please submit a full description/development proposal for your project located on a vacant or brownfield site, or for an adaptive reuse project. Attach information about your proposed project including details of development features that will be incorporated, ownership structure (condominiums, rental, etc.) and other information (drawings/renderings) that will be required to estimate the incremental municipal taxes. For mixed use and commercial developments, describe whether you are intending to develop the building in its entirety, or only the shell to allow for tenants to develop their own spaces.

Under the Program, applicants are given a choice of; Assistance in the form of a tax abatement, equal to the Earned Incentive Amount, or assistance in the form of a cash grant, equal to the Earned Incentive Amount. **Payments are made following completion of the project (no exceptions). An assessment of the property will be undertaken after project completion to determine the final amount. Applications for Downtown Office Building and Downtown Structured Parking facilities on non-vacant sites are only eligible for a tax abatement.**

Please indicate choice of incentive:

GRANT

TAX ABATEMENT

SIGNATURE OF APPLICANT

DATE

I hereby declare that the information submitted is correct and complete, and that my project's site meets the criteria for eligibility in the program.

PROPOSAL EVALUATION:

Under the Vacant Lot & Adaptive Reuse Incentive Program, a Maximum Incentive Amount will be determined by the Office of the City Assessor and will be equivalent to the increment between the existing property taxes (City of Saskatoon portion) and the taxes paid upon completion, multiplied by five years. The amount of the final grant or tax abatement is determined through an evaluation system (see below), and verified by a City Assessor upon project completion. The points are used to determine the percentage of the total Maximum Incentive Amount. The system evaluates development proposals to achieve the outlined development features, scored to a maximum of 100 points.

All eligible proposals will automatically be granted **50 base points**. Additional points will be provided when a proposal includes development features that achieve a range of policy objectives defined in the table below. **To earn additional points, the project developer must submit information to verify the development features will be incorporated in the completion of the project.**

***50 base points are automatically granted**

Residential Project - DEVELOPMENT FEATURE		POINTS (up to)	EARNED POINTS (for Administrative Use)
Housing	One-Unit Dwelling / Two-Unit Dwelling	10	
	Multi-Unit Housing (three or more units)	20	
	Downtown Housing (greater than four storeys)	30	
Mixed Use Development (includes a residential component and one non-residential use)	Live/Work units	5	
	Mixed Use (no residential)	10	
	Mixed Use (with residential)	15	
Parking Facilities	Secure Bicycle Parking Facility	5	
	Structured Parking	10	
Adaptive Reuse of Building	e.g. A building formerly used for industrial or commercial uses, has been vacant for at least one year and involves the conversion or repurposing to a different category of use.	20	
Contributes to Public Realm	e.g. Provides publicly accessible open space on private property. *Cash in lieu option available to earn additional points. Contact the Neighbourhood Planning Section for details.	10	
Environmental Remediation (site and/or building)	To Commercial Standard	15	
	To Residential/Park Standard	25	
Energy Efficient Design	Other energy efficient features, above industry standards	10	
	Third Party Recognized Green Building Certification	20	
Sustainable Development	Transit Oriented Development (located within 175m of an existing transit stop)	5	
	Walkable Community (a minimum Walk Score of 70)	5	
	Legal Secondary Suite	5	
	Communal Garden (designated area and appropriate facilities for a Communal Garden)	5	
			/100

*50 base points are automatically granted

Primary Use Non-Residential - DEVELOPMENT FEATURE		POINTS (up to)	EARNED POINTS (for Administrative Use)
Mixed Use Development (includes a residential component and one non-residential use)	Mixed Use (no residential)	10	
	Mixed Use (with residential)	15	
Parking Facilities	Secure Bicycle Parking Facility	5	
	Structured Parking	10	
Adaptive Reuse of Building	e.g. A building formerly used for industrial or commercial uses, has been vacant for at least one year and involves the conversion or repurposing to a different category of use.	20	
Contributes to Public Realm	e.g. Provides publicly accessible open space on private property. *Cash in lieu option available to earn additional points. Contact the Neighbourhood Planning Section for details.	10	
Environmental Remediation (site and/or building)	To Commercial Standard	15	
	To Residential/Park Standard	25	
Energy Efficient Design	Other energy efficient features, above industry standards	10	
	Third Party Recognized Green Building Certification	20	
Heritage	Restoration of Heritage Features	5	
			/100

*50 base points are automatically granted

Downtown Office Building - DEVELOPMENT FEATURE		POINTS (up to)	EARNED POINTS (for Administrative Use)
Mixed Use Development (combines two or more different types of land uses, such as residential, commercial, and office uses)	Mixed Use	10	
Parking Facilities	Structured Parking	10	
	Minimum 10% of Parking Available to Public	15	
Adaptive Reuse of Building	e.g. A building formerly used for industrial or commercial uses, has been vacant for at least one year and involves the conversion or repurposing to a different category of use.	20	
Contributes to Public Realm	e.g. Provides publicly accessible open space on private property. *Cash in lieu option available to earn additional points. Contact the Neighbourhood Planning Section for details.	10	
Environmental Remediation (site and/or building)	To Commercial Standard	15	
	To Residential/Park Standard	25	
Energy Efficient Design	Other energy efficient features, above industry standards	10	
	Third Party Recognized Green Building Certification	20	
Heritage	Restoration of Heritage Features	5	
			/100

Downtown Structured Parking - DEVELOPMENT FEATURE		POINTS (up to)	EARNED POINTS (for Administrative Use)
Parking Facilities	2 or more levels, with at least one level above or below grade	100	
			/100