

DEVELOPMENT INCENTIVES PROGRAM

On June 24, 2026, City Council approved the approach for a new development incentive program. **The program will not come into effect until the required consequential amendments to the relevant Bylaws are approved at a future Council meeting.**

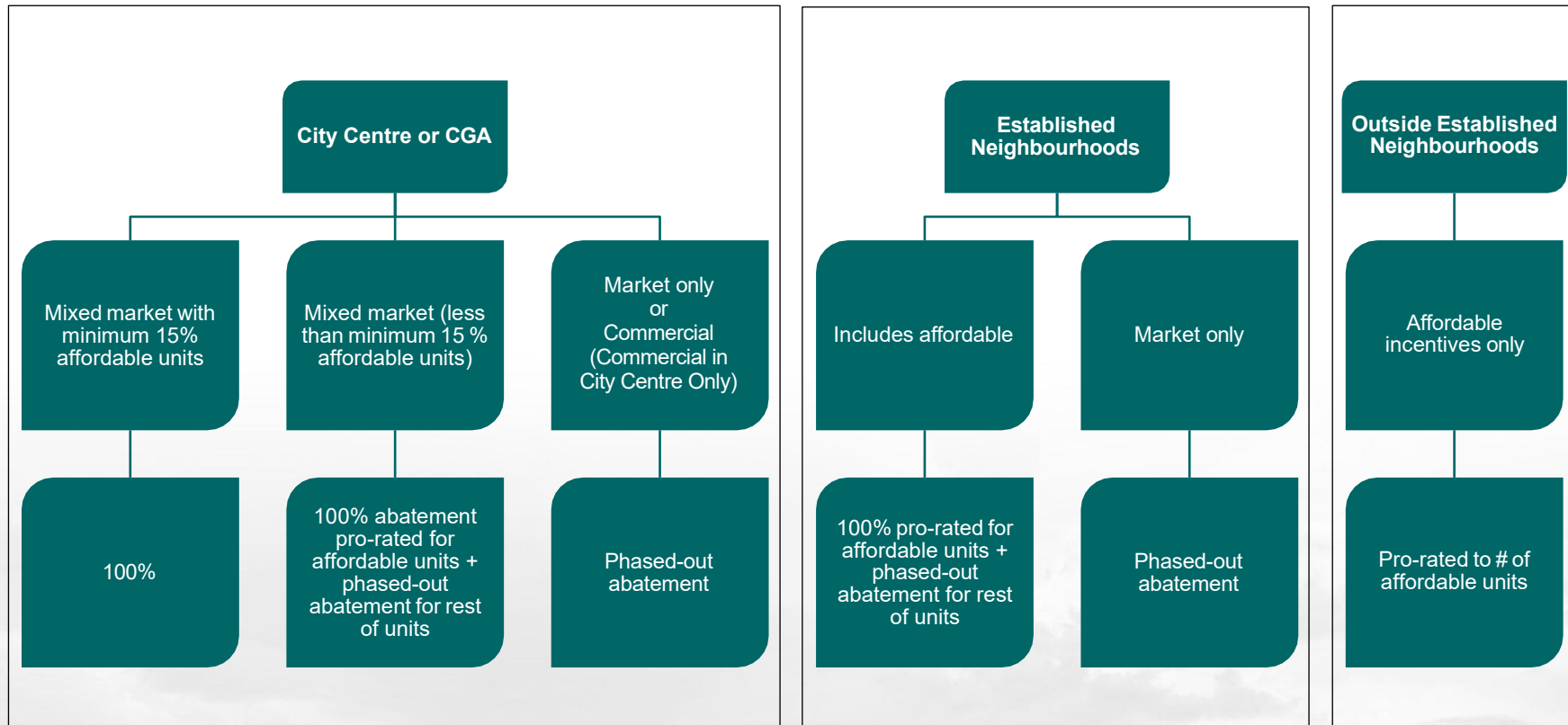
A summary of the new program is provided below. Additional information, including the application form, will be added to the City's website soon. If you have any questions about the new programs, please reach out to the Planning and Development Department (city.planning@saskatoon.ca).

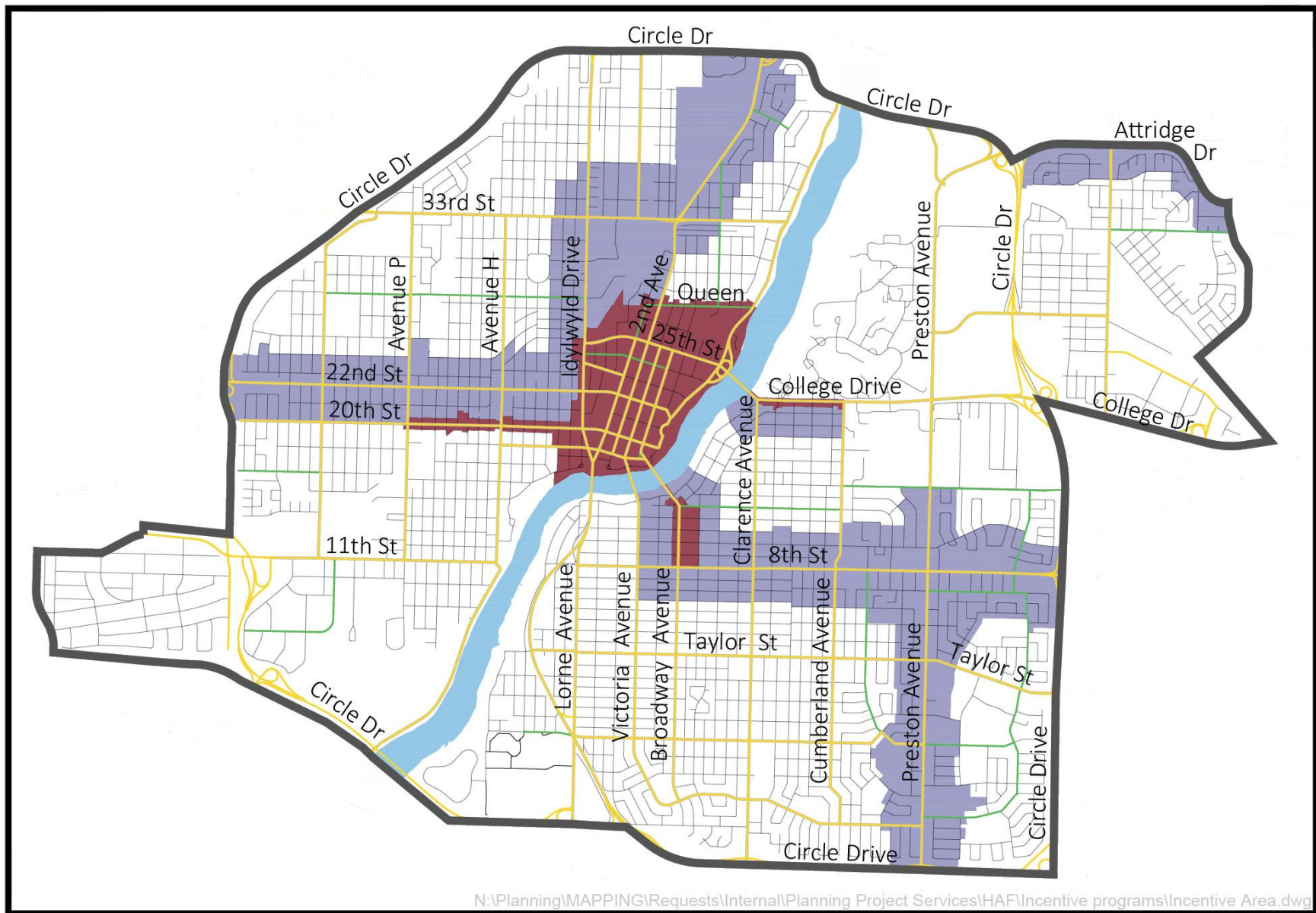
Overview of the new Development Incentives Program

Where (see map on page 3)	Type of Abatement	% Abatement	Minimum Number of Units
Residential Development or Mixed Use with Residential			
City Centre / Corridor Growth Area (CGA) – Established Neighbourhoods Only	Phased out abatement	Year 1 – 100% Year 2 – 80% Year 3 – 70% Year 4 – 60% Year 5 – 50%	5 units
City Centre / CGA in the Established Neighbourhoods where a minimum of 15% of the units are affordable	100% abatement	Year 1 to 5 – 100%	5 units – Affordable
Established Neighbourhoods – Arterial + Collector	Phased out abatement	Year 1 – 80% Year 2 – 70% Year 3 – 60% Year 4 – 50% Year 5 – 40%	15 units
Established Neighbourhoods – Everywhere else	Phased out abatement	Year 1 – 80% Year 2 – 60% Year 3 – 40% Year 4 – 20%	20 units
City-Wide – Affordable units	Pro-rated to number of affordable units	Pro-rated to number of affordable units	5 units
Commercial Development			
City Centre	Phased out abatement	Year 1 – 100% Year 2 – 80% Year 3 – 70% Year 4 – 60% Year 5 – 50%	N/A

- Affordable and market incentives can be combined.
- Abatements are on incremental taxes - the amount of property tax payable in a given year on the increase in assessed value of the property as a result of new construction.
- Mixed Use developments receive the abatement for both the residential and commercial components.

Determining Which Incentive Applies to Your Development





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