

Proposed Capital Grants and Tax Abatements

This appendix outlines the recommended recipients of the Affordable Housing Incentives (2024).

1. 14North Construction Ltd.		
Civic Address	1202 & 1204 College Drive	
Neighbourhood	Varsity View	
Organizational Status	For Profit / Private Sector	
Housing Type	Mixed-Market Development	
# of Affordable Units	20 Units	
Total # of Units	65 Units	
% of Accessible Affordable Units	25%	
Capital Grant Amount	\$540,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 19,697.40
	Library Tax	\$ 2,020.98
	Education Tax	\$ 11,134.99
	One-Year Tax Total	\$ 32,853.37
	Five-Year Tax Total	\$164,266.85

2. Avana Development Inc.		
(1 of 3 Applications)		
Civic Address	102 Myles Heidt Lane	
Neighbourhood	Aspen Ridge	
Organizational Status	For Profit / Private Sector	
Housing Type	Mixed-Market Development	
# of Affordable Units	17 Units	
Total # of Units	170 Units	
% of Accessible Affordable Units	0%	
Capital Grant Amount	\$459,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 12,581.84
	Library Tax	\$ 1,290.91
	Education Tax	\$ 7,112.55
	One-Year Tax Total	\$ 20,985.30
	Five-Year Tax Total	\$104,926.50

3. Avana Development Inc.		
(2 of 3 Applications)		
Civic Addresses	1110 Baltzan Boulevard & 105 Myles Heidt Lane	
Neighbourhood	Evergreen & Aspen Ridge	
Organizational Status	For Profit / Private Sector	
Housing Type	Mixed-Market Development	
# of Affordable Units	21 Units	
Total # of Units	202 Units	
% of Accessible Affordable Units	0%	
Capital Grant Amount	\$567,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 15,542.43
	Library Tax	\$ 1,594.67
	Education Tax	\$ 8,786.17
	One-Year Tax Total	\$ 25,923.27
	Five-Year Tax Total	\$129,616.35

4. Avana Development Inc.		
(3 of 3 Applications)		
Civic Address	385 Orban Way	
Neighbourhood	Evergreen	
Organization Type	For Profit / Private Sector	
Housing Type	Mixed-Market Development	
# of Affordable Units	15 of 24 Proposed Units	
Total # of Units	234 Units	
% of Accessible Affordable Units	0%	
Capital Grant Amount	\$405,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 17,762.87
	Library Tax	\$ 1,822.49
	Education Tax	\$ 10,041.39
	One-Year Tax Total	\$ 29,626.75
	Five-Year Tax Total	\$148,133.75

5. 102167142 SASKATCHEWAN LTD. (Caswell Bus Barns)		
Civic Address	321 Avenue C North	
Neighbourhood	Caswell Hill	
Organizational Status	For Profit / Private Sector	
Housing Type	Affordable	
# of Affordable Units	30 Units	
Total # of Units	30 Units	
% of Accessible Affordable Units	33%	
Capital Grant Amount	\$810,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 14,805.49
	Library Tax	\$ 1,519.06
	Education Tax	\$ 8,369.58
	One-Year Tax Total	\$ 24,694.13
	Five-Year Tax Total	\$123,470.65

6. CFN Construction Ltd.		
(1 of 2 Applications)		
Civic Addresses	201 & 203 Avenue E North	
Neighbourhood	Caswell Hill	
Organizational Status	For Profit / Private Sector	
Housing Type	Mixed-Market Development	
# of Affordable Units	6 Units	
Total # of Units	15 Units	
% of Accessible Affordable Units	0%	
Capital Grant Amount	\$162,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 3,163.61
	Library Tax	\$ 324.59
	Education Tax	\$ 1,788.40
	One-Year Tax Total	\$ 5,276.60
	Five-Year Tax Total	\$ 26,383.00

7. CFN Construction Ltd.		
(2 of 2 Applications)		
Civic Addresses	411, 413 & 415 18 th Street West	
Neighbourhood	Riversdale	
Organizational Status	For Profit / Private Sector	
Housing Type	Mixed-Market Development	
# of Affordable Units	6 Units	
Total # of Units	15 Units	
% of Accessible Affordable Units	0%	
Capital Grant Amount	\$162,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 3,079.44
	Library Tax	\$ 315.95
	Education Tax	\$ 1,740.82
	One-Year Tax Total	\$ 5,136.21
	Five-Year Tax Total	\$ 25,681.05

8. Central Urban Metis Federation Inc. (CUMFI)		
Civic Address	1075 Kensington Boulevard	
Neighbourhood	Kensington	
Organizational Status	Non-Profit, Indigenous Organization	
Housing Type	Affordable Housing	
# of Affordable Units	20 Units	
Total # of Units	20 Units	
% of Accessible Affordable Units	20%	
Capital Grant Amount	\$540,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 13,995.96
	Library Tax	\$ 1,436.00
	Education Tax	\$ 7,911.95
	One-Year Tax Total	\$ 23,343.91
	Five-Year Tax Total	\$116,719.55

9. 102194625 SASKATCHEWAN CORP. (DC&F Corp.)		
Civic Address	Kensington Union (Site ID: 1806377)	
Neighbourhood	Kensington	
Organizational Status	For Profit / Private Sector	
Housing Type	Mixed-Market Development	
# of Affordable Units	10 Units	
Total # of Units	36 Units	
% of Accessible Affordable Units	70%	
Capital Grant Amount	\$270,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 5,477.85
	Library Tax	\$ 562.03
	Education Tax	\$ 3,096.64
	One-Year Tax Total	\$ 9,136.52
	Five-Year Tax Total	\$ 45,682.60

10. Elmwood Residences Inc.		
Civic Address	2012 Arlington Avenue	
Neighbourhood	Nutana Urban Centre	
Organizational Status	Non-Profit	
Housing Type	Mixed-Market Development	
# of Affordable Units	42 Units	
Total # of Units	136 Units	
% of Accessible Affordable Units	48%	
Capital Grant Amount	\$1,134,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 28,426.88
	Library Tax	\$ 2,916.63
	Education Tax	\$ 16,069.78
	One-Year Tax Total	\$ 47,413.29
	Five-Year Tax Total	\$ 237,066.45

11. H.O.P.E Housing Canada Inc.		
Civic Address	805 Werschner Crescent	
Neighbourhood	Rosewood	
Organizational Status	Non-Profit	
Housing Type	Mixed-Market Development	
# of Affordable Units	36 Units	
Total # of Units	118 Units	
% of Accessible Affordable Units	33.3%	
Capital Grant Amount	\$972,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 26,490.42
	Library Tax	\$ 2,717.95
	Education Tax	\$ 14,975.10
	One-Year Tax Total	\$ 44,183.47
	Five-Year Tax Total	\$220,917.35

12. Jubilee Residences Inc.		
Civic Address	920 Avenue R North	
Neighbourhood	Mount Royal	
Organizational Status	Non-Profit	
Housing Type	Mixed-Market Development	
# of Affordable Units	20 Units	
Total # of Units	36 Units	
% of Accessible Affordable Units	40%	
Capital Grant Amount	\$540,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 9,818.50
	Library Tax	\$ 1,007.39
	Education Tax	\$ 5,550.42
	One-Year Tax Total	\$ 16,376.31
	Five-Year Tax Total	\$ 81,881.55

13. Metis Nation-Saskatchewan (MN-S)		
Civic Address	1580 Kensington Lane North	
Neighbourhood	Kensington	
Organizational Status	Non-Profit, Indigenous Government	
Housing Type	Affordable Housing	
# of Affordable Units	16 Units	
Total # of Units	16 Units	
% of Accessible Affordable Units	12.5%	
Capital Grant Amount	\$432,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 10,257.32
	Library Tax	\$ 1,052.41
	Education Tax	\$ 5,798.49
	One-Year Tax Total	\$ 17,108.22
	Five-Year Tax Total	\$ 85,541.10

14. Rainbow Housing Co-operative Ltd.		
Civic Address	61 – 302 Berini Drive	
Neighbourhood	Forest Grove	
Organizational Status	Non-Profit Housing Co-operative	
Housing Type	Co-operative Housing	
# of Affordable Units	20 Units	
Total # of Units	20 Units	
% of Accessible Affordable Units	20%	
Capital Grant Amount	\$540,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 16,877.52
	Library Tax	\$ 1,731.65
	Education Tax	\$ 9,540.90
	One-Year Tax Total	\$ 28,150.07
	Five-Year Tax Total	\$140,750.35

15. SaskNative Rentals Inc. (1 of 2 Applications)		
Civic Address	803 Hart Road	
Neighbourhood	Blairmore Urban Centre	
Organizational Status	Non-Profit, Indigenous Organization	
Housing Type	Affordable Housing	
# of Affordable Units	90 Units	
Total # of Units	90 Units	
% of Accessible Affordable Units	21%	
Capital Grant Amount	\$2,430,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 68,196.89
	Library Tax	\$ 6,997.08
	Education Tax	\$ 38,551.86
	One-Year Tax Total	\$ 113,745.83
	Five-Year Tax Total	\$ 568,729.15

16. SaskNative Rentals Inc. (2 of 2 Applications)		
Civic Addresses	47 Individual Sites	
Neighbourhoods	Multiple Neighbourhoods	
Organizational Status	Non-Profit, Indigenous Organization	
Housing Type	Mixed-Market Development	
# of Affordable Units	94 Units	
Total # of Units	188 Units	
% of Accessible Affordable Units	0%	
Capital Grant Amount	\$2,538,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 78,162.52
	Library Tax	\$ 8,019.56
	Education Tax	\$ 44,185.46
	One-Year Tax Total	\$ 130,367.54
	Five-Year Tax Total	\$ 651,837.70

17. Vox Development Ltd.		
Civic Addresses	106, 108 & 110 - 110 th Street West	
Neighbourhood	Sutherland	
Organizational Status	For Profit / Private Sector	
Housing Type	Mixed-Market Development	
# of Affordable Units	24 Units	
Total # of Units	56 Units	
% of Accessible Affordable Units	17%	
Capital Grant Amount	\$648,000.00	
Five-Year Incremental Tax Abatement	Municipal Tax	\$ 18,772.21
	Library Tax	\$ 1,926.05
	Education Tax	\$ 10,611.98
	One-Year Tax Total	\$ 31,310.24
	Five-Year Tax Total	\$156,551.20

18. 620 Webster Street Holdings Ltd. (Westcliff Properties)	
Civic Address	620 Webster Street
Neighbourhood	Forest Grove
Organizational Status	For Profit / Private Sector
Housing Type	Mixed-Market Development
# of Affordable Units	5 Units
Total # of Units	162 Units
% of Accessible Affordable Units	100%
Capital Grant Amount	\$135,000.00
Five-Year Incremental Tax Abatement	N/A – applied for Tax Abatement through Vacant Lot and Adaptive Reuse Incentive Program. The Standing Committee on Planning, Development and Community Services considered a report on August 7, 2024 recommending City Council approval at its Regular Business meeting on August 28, 2024.