

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. |