

**Proposed Amendments to
Vacant Lot and Adaptive Reuse Incentive Program Policy No. C09-035**

Please note that highlighted **bolding denotes proposed additions and highlighted **strikethroughs** denote proposed deletions**

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C09-035

POLICY TITLE <i>Vacant Lot and Adaptive Reuse Incentive Program</i>	ADOPTED BY: <i>City Council</i>	EFFECTIVE DATE <i>March 7, 2011</i>
		UPDATED TO <i>June 27, 2016</i>
ORIGIN/AUTHORITY <i>Planning and Operations Committee Reports 3-2011, 8-2012, 10-2014 and Standing Policy Committee on Planning, Development and Community Services - Item 8.1.2.</i>	CITY FILE NO. <i>CK. 4110-45 and PL. 4110-35-13</i>	PAGE NUMBER <i>1 of 16</i>

1. PURPOSE

To encourage infill development on vacant sites and adaptive reuse of vacant building space in Established Neighbourhoods, including the City Centre, by providing financial and/or tax-based incentives to owners of eligible properties.

2. REFERENCE

This Policy supports the direction established in the Official Community Plan Bylaw No. 8769.

3. DEFINITIONS

For the purposes of this program, the following definitions shall be used:

- 3.1 Adaptive Reuse – where a building formerly used for industrial or commercial uses has been vacant for at least one (1) consecutive year and involves the conversion or re-purposing to a different category of use (e.g. conversion from industrial or commercial to residential or from industrial to commercial). **Exceptions to this provision for Municipal Heritage Properties, buildings included in “Schedule A” of Demolition Permit Bylaw No. 6770, or buildings listed on the**

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Saskatoon Register of Historic Places may be granted at the discretion of the General Manager, Community Services Department.

- 3.2 Approval Date – the date the project was approved by the General Manager of Community Services or City Council, as set out in Section 4.7.
- 3.3 Brownfield Site – an abandoned, vacant, derelict or underutilized commercial or industrial property where past activities on the land have resulted in actual or perceived contamination and where there is an active potential for redevelopment.
- 3.4 Cash Grant – a non-repayable incentive as calculated by this policy.
- 3.5 Completion of Construction – the date on which all Building, Development and Plumbing Permits are officially closed by the City of Saskatoon or as determined by the City of Saskatoon.
- 3.6 Derelict Vacant Building – a principal building that has been vacant for at least 12 consecutive months, and is inhabitable or structurally unsound and the subject of a property maintenance order, fire order, public health or safety hazard, or has a history of public complaints, and is intended to be demolished for the purpose of redevelopment.
- 3.7 Earned Incentive Amount – that portion of the Maximum Incentive Amount earned through the proposal evaluation.
- 3.8 Existing Housing – currently occupied buildings and structures that contain residential dwelling units.
- 3.9 Existing Property Taxes – the property tax payable in a given year on the assessed value of an eligible property prior to any development.
- 3.10 Heritage Impact Statement - a study that evaluates the impact a development may have on a heritage resource or resources. A Heritage Impact Statement may be required as outlined in Zoning Bylaw No. 8770. Developments can include alterations, additions, partial demolitions, demolitions, relocations, or new construction.**
- 3.10 Incremental Property 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.

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- 3.11 Maximum Incentive Amount (MIA) – the increment between the existing property taxes (City portion) and the taxes upon completion, multiplied by five (5) years.
- 3.12 New Construction – includes new development of permanent structures on vacant lots, redevelopment of existing structures that have been vacant or used for non-residential purposes for at least one (1) year prior to application to this program, or the conversion of non-residential property to residential use.
- 3.13 Proposal Evaluation – a system that evaluates development proposals to achieve the outlined development features (See Appendix C) and which is scored to a maximum of 100 points.
- 3.14 Residential – any structure or portion thereof consisting of self-contained housing units and support amenities, provided to residents as rental, life-lease or ownership, but not hotel accommodation provided on a day-to-day basis.
- 3.15 Residential Conversion – any conversion project which changes the use of any former commercial or industrial building space for the purpose of developing residential multiple-unit dwellings.
- 3.16 Structured Parking – a parking facility with at least one level above or below grade.
- 3.17 Vacant Site/Building – existing sites, formerly used for an urban use on which there exists no building, or where a building contains mainly vacant space.

4. POLICY

The City may offer financial or tax-based support to projects that meet the following criteria:

4.1 General Eligibility Criteria

- a) Projects supported by the policy must be located within the Established Neighbourhoods Map (see Appendix A) or the City Centre Boundary Map (see Appendix B).

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- b) Projects supported by the policy under the Vacant Lot and Adaptive Reuse Incentive Program must be located on a vacant site, contain a derelict principal building, or be within a vacant building and meet the following conditions:
 - i) If within the Established Neighbourhoods Map, be vacant for a period of at least 48 consecutive months;
 - ii) If within the City Centre Boundary Map, no vacancy period is required.
- c) Special projects developed for the purpose of creating developable vacant sites are not eligible for incentives under this program. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Department.
- d) River Landing is excluded from the vacant lot incentive program. However, any housing development within River Landing is eligible for a five-year tax abatement equal to the Maximum Incentive Amount.
- e) Except for the rebate of existing property taxes paid during construction (adaptive re-use only), cash incentives under this policy are paid following completion of construction.
- f) Projects assisted under this policy may be eligible for support under other incentive policies or programs (i.e. affordable housing).
- g) Projects that do not incur a tax increment upon completion may receive a grant equal to no more than one year's worth of existing taxes.
- h) Properties that are in tax arrears or under an Order to Remedy with the City of Saskatoon are not eligible for support under this policy. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Department.
- i) Property taxes will be assessed each year of the program. Properties that are deemed to be in arrears by the City of Saskatoon will immediately be terminated from this program.

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- j) Any housing project located in the City Centre, which does not otherwise meet the criteria of this policy, is eligible for a five-year tax abatement equal to the Maximum Incentive Amount.
- k) Any office project located in the City Centre, which does not otherwise meet the criteria of this policy, is eligible for a five-year tax abatement equal to the Earned Incentive Amount.
- l) Any Structured Parking located in the City Centre, which does not otherwise meet the criteria of this policy, is eligible for a five-year tax abatement equal to the Maximum Incentive Amount.
- m) Properties that have been subject to a Heritage Impact Statement are only eligible for the Adaptive Reuse Incentive under this policy. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Department.**

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Appendix C – Proposal Evaluation

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 following table:

Residential - Development Feature	Additional Points	
Housing	OULD(s) / TUD(s)	10
	Multi-unit Housing	20
	City Centre Housing (greater than 4 Storeys)	30
Mixed Use Development (combines two or more different types of land uses, such as residential, commercial, and office uses)	Live/Work Units	5
	Mixed Use (no residential use)	10
	Mixed Use (with residential)	15
Parking Facilities (excludes residential under six-units)	Secure Bicycle Parking Facility	5
	Structured Parking	10
Adaptive Reuse of Building	A building that has been vacant for at least one year and will be repurposed to fit another use.	20
	For Heritage Properties, sensitive adaptive reuse subject to approval of a Heritage Impact Statement	20
Contributes to Public Realm	Provide publicly accessible open space on private property. (applicant may contribute money to appropriate streetscape reserve in lieu of on site improvements)	10
Environmental Remediation (site and/or building)	To Commercial Standard	15
	To Residential/Park Standard	25
Energy Efficient Design	Third Party recognized Green Building Certification	20
	Other energy efficient features, above industry standards	10
Sustainable Development	Transit Oriented Development - located within 175m from 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

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Primary use non-residential - Development Feature		Additional Points
Mixed Use Development (combines two or more different types of land uses, such as residential, commercial, and office uses)	Mixed Use (no residential use)	10
	Mixed Use (with residential)	15
Parking Facilities	Secure Bicycle Parking Facility	5
	Structured Parking	10
Adaptive Reuse of Building	A building that has been vacant for at least one year and will be repurposed to fit another use	20
	For Heritage Properties, sensitive adaptive reuse subject to approval of a Heritage Impact Statement	20
Contributes to Public Realm	Provide publicly accessible open space on private property. (applicant may contribute money to appropriate streetscape reserve in lieu of on site improvements)	10
Environmental Remediation (site and/or building)	To Commercial Standard	15
	To Residential/Park Standard	25
Energy Efficient Design	Third Party recognized Green Building Certification (example LEED)	20
	Other energy efficient features, above industry standards	10
Heritage	Restoration of Heritage Features	5

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City Centre Office Building - Development Feature		Additional Points
Parking Facilities	Secure Bicycle Parking Facility	5
	Structured Parking	10
	Minimum 10% of Parking Available to Public	15
Mixed Use Development (combines two or more different types of land uses, such as residential, commercial, and office uses)	Mixed Use	10
Adaptive Reuse of Building	A building that has been vacant for at least one year and will be repurposed to fit another use	20
	For Heritage Properties, sensitive adaptive reuse subject to approval of a Heritage Impact Statement	20
Contributes to Public Realm	Provide publicly accessible open space on private property. (applicant may contribute money to appropriate streetscape reserve in lieu of on site improvements)	10
Environmental Remediation (site and/or building)	To Commercial Standard	15
	To Residential/Park Standard	25
Energy Efficient Design	Third Party recognized Green Building Certification (example LEED certified)	20
	Other energy efficient features, above industry standards	10
Heritage	Restoration of Heritage Features	5

City Centre Structured Parking - Development Feature		Points
Parking Facilities	2 or more levels, with at least one level above or below grade	100