



# Housing Accelerator Fund City Parcel Release

The Housing Accelerator Fund seeks to remove barriers to expedite home development and address housing affordability and access. By making City-owned land available for development, the program helps to increase housing supply and supports the development of more attainable and diverse communities.

- Eligible for a five-year incremental tax abatement and capital grants up to \$50,000/unit.
- Located in downtown YXE and 1 km from riverside parks and walking paths, surrounded by services & amenities.
- Close to future Link route.
- ISC Surface Parcel 120283062 & 120183107.
- Site servicing capacity estimated for 100 to 200 units.
- Zoned B6.
- Maximum building height of 76m.
- City Action Plan outlines 13 initiatives the City will undertake to meet commitments under the HAF application.

155 3rd Avenue N &  
231 23rd Street E, Saskatoon SK

**NON-MARKET  
LIST PRICE**

**\$1,310,000**

**0.52 AC**

**22,782 SF**

Saskatoon Land  
306.975.LAND  
land@saskatoon.ca



*City of*  
**Saskatoon**  
Saskatoon Land



# Overview

The Housing Accelerator Fund (HAF) is an incentive program provided by the Government of Canada that supports local governments in boosting housing supply by requiring them to undertake transformational initiatives. The development of city-owned properties is an initiative in the City's Housing Action Plan which focuses on increasing the supply of affordable housing in strategic areas of the City.

Evaluation Criteria includes:

- Status of organization (non-profit, Indigenous, etc.);
- Non-market housing management experience;
- Development/construction experience;
- Ability to leverage financial support;
- Partnerships (financial, operating, etc.);
- Project details including number and type of units being offered;
- Project Proforma including long-term operating strategy; and
- Proposed purchase price.

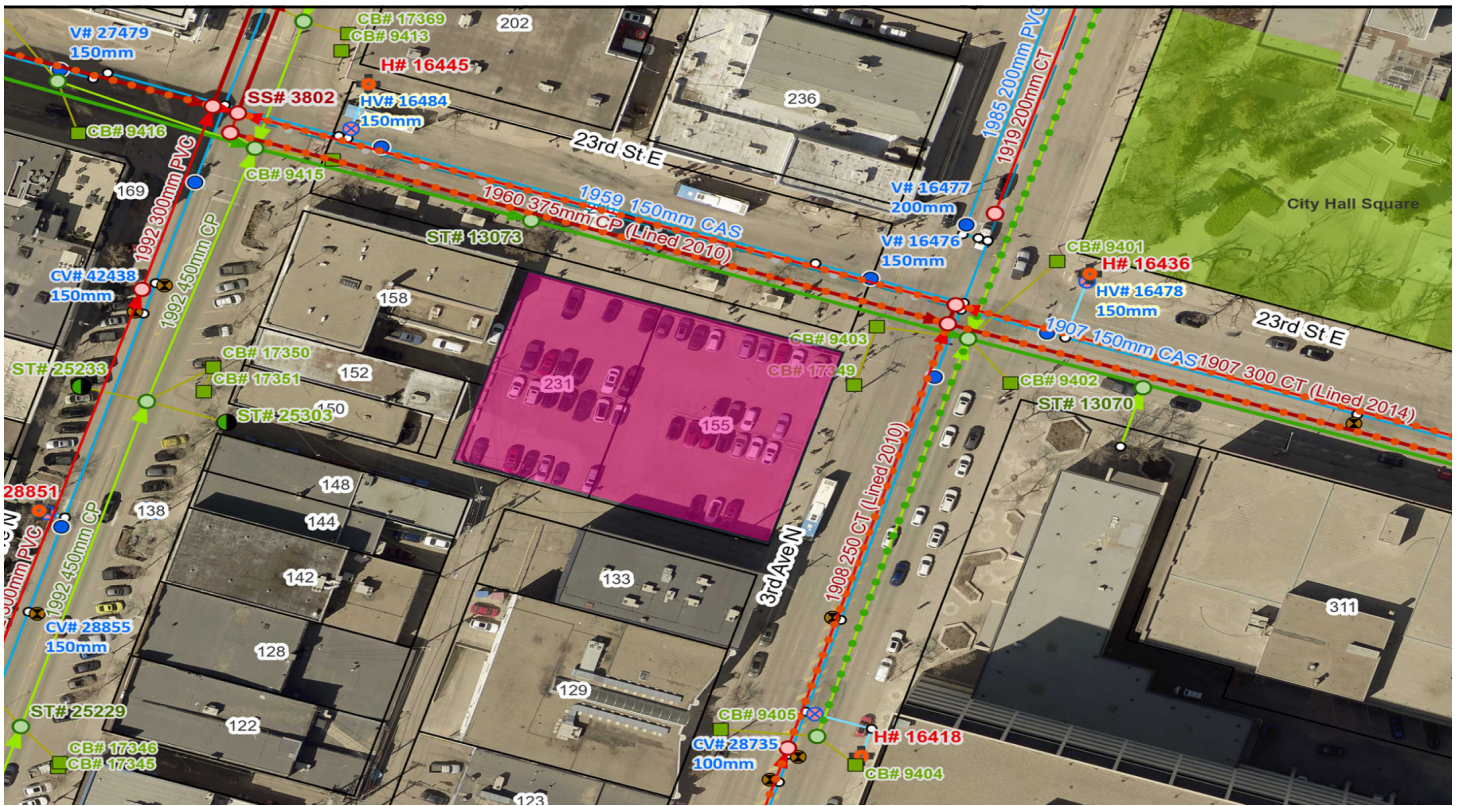
## Application Form & Supplementary Package



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## Utility Servicing & Transportation

Deep and shallow utilities are available within adjacent roadways. Adjacent sanitary lines include a 375mm line 23rd St and a 250mm line in 3rd Ave. Adjacent water lines include a 150mm line in both 23rd St and 3rd Ave. There is an 1800mm storm sewer in 23rd St and 150mm in 3rd Ave. The subject site's sanitary must tie into the 375mm Sanitary line along 23rd St. On-site storm water storage with a minimum runoff coefficient of 0.30 is required. The subject site is located in the Saskatoon Light & Power Franchise area. Existing electrical and gas services within adjacent roadways.

The subject site is within walking distance of the convergence of all three BRT lines. The site is five blocks East of Idylwyld Drive (Highway 11), which provides access to Circle Drive and Highways 14, 5, 12, & 16.

## Environmental Considerations

Phase II ESA currently in progress.

Please contact Saskatoon Land for an access link to an online folder containing additional property information and supplementary material, including ESAs.





*Application window open until: December 13th 2024*



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