

PUTTING THE HOUSING ACCELERATOR FUND INTO ACTION FOR SASKATOON



**\$41.325M in
Government of
Canada funding**



**Up to 900 new
homes expected**



Over three years

Transit Development Area Housing Incentive

The City of Saskatoon (City) is using up to \$1 million of the Housing Accelerator Fund (HAF) funding to promote new multi-unit housing development (five or more units) near rapid transit. This cash grant is to incentivize housing projects within the Transit Development Area (TDA) ([map](#)). Successful proponents of this one-time call for proposals are required to have building permit issuance (not including foundation permits) no later than December 21, 2026.

Eligible applicants who are interested in applying for the Transit Development Area (TDA) Housing Incentive must complete an [online application form](#). Applications will be reviewed and considered based on a set of predetermined evaluation criteria. If applicants wish to submit an application for more than one development, applicants must factor their ability to deliver multiple projects into their applications (e.g., timeline, funding, resources, etc.).

Freedom of Information and Protection of Privacy Act

Applicants are advised that:

- The City may be required to disclose part, or parts of any application or any other records relating to the application pursuant to its disclosure obligations as contained in, and in accordance with, the Freedom of Information and Protection of Privacy Act (Saskatchewan) (the “FOIP Act”), including requests to access information made pursuant to FOIP;
- The City may disclose applications and other confidential information to its advisors and other orders of government; and
- The FOIP Act may provide protection for confidential and proprietary business information.

Applicants are advised to consult their own legal advisors as to the appropriate way in which confidential or proprietary business information should be identified in their applications. Subject to the provisions of the FOIP Act, the City will use reasonable efforts to maintain in confidence the confidentiality of any information identified by an applicant as confidential in a manner consistent with the FOIP Act, but the City will not be liable in any way whatsoever to any applicant or applicant team member if such information is disclosed based on requirements of the FOIP Act, an order or decision of Saskatchewan’s Office of the Information and Privacy Commissioner or otherwise as required under applicable laws.

FREQUENTLY ASKED QUESTIONS

Q. What project incentives are available?

The City is issuing a one-time call for proposals for capital grants of up to \$10,000 per unit for market housing within the TDA ([map](#)). The TDA is an area that is approximately 800 metres (or a 10-minute walk) from a Link station (previously Bus Rapid Transit/BRT). Funding may be allocated to eligible projects for the construction of new multiple-unit dwellings of five or more units in the TDA. This one-time call for proposals will be open from May 13, 2025, to June 3, 2025. Funding is dependent on available HAF funding.

Q. What is the general eligibility criteria?

- The project must involve development of new housing units in a multiple-unit dwelling of five units or more in the TDA. Additions to existing developments of at least five or more new units are eligible.
- Building permits (not including foundation permits) must be issued no later than December 21, 2026. Projects must demonstrate they are able to meet the HAF timeline. Projects for which permits are issued after December 21, 2026, will forego any approved grant.
- The grant applicant must be the registered owner or their designate.
- Appropriate zoning must be in place no later than December 2025.

Q. What projects are not eligible?

- Projects that are located outside of the TDA.
- Renovations to existing dwelling units.
- Multiple-Unit Dwellings that already have a building permit issued.
- Properties that are in tax arrears. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Division.
- Projects which have received capital grant funding through other programs (e.g., Affordable Housing Incentives (2024), City-Owned Land Incentives (2025)).

Q. How do I apply?

Project proposals can be submitted online [here](#). The online system allows applicants to save their progress and continue their application until it is ready to be submitted. Further questions can be directed to zoningbylaw@saskatoon.ca.

Q. What supporting documents are requested within the application?

Requested supporting documents include:

- Preliminary Concept Drawings, Site Plan, Floor Plan, Building Elevations, Landscape Plan, Other Site Amenities, etc.
- Project Timeline
- Copy of the Legal Land Title / Proof of Ownership / Signed Purchase Agreement
- Property Owner Consent and Contact Information (if applying on behalf of owner)

Note: The maximum file size accepted for each upload is 1 GB. Please contact zoningbylaw@saskatoon.ca if you need to submit larger files. Please ensure files are named or labelled accurately and clearly.

Q. When is the application deadline?

Applications will be accepted until June 3, 2025, at NOON (12 p.m.).

Q. What is the approval process and timeline?

Following the application deadline, submitted proposals will be reviewed for their completeness and eligibility. Additional information may be requested as required. Internal civic review and evaluation will take place in June. Applicants will be informed of the status of their applications by the end of June. Applicants will receive formal confirmation by the end of August.

Q. When will projects receive funding?

Grant payments will be made following issuance of building permits (not including foundation permits) no later than December 21, 2026. Projects for which permits are issued after December 21, 2026, will forego any approved grant. Any changes made to the project without the consent of the City may result in the project being ineligible to receive funding.

Q. How will project submissions be evaluated and awarded?

- Funding is calculated at \$10,000 per new dwelling unit. The per unit amount will be multiplied by the number of net new housing units being developed.
- Depending on funding availability, not all proposals may receive funding.
- The following evaluation chart will be used to determine selected projects. The projects with the highest scores will be selected.

SCORING CRITERIA	Max Points /70
Location - Priority given to projects located in priority growth areas (map)	20
Tenure - Priority given to purpose built rental housing	5
Number of Units	10
Unit Size - Priority given to projects with either single occupancy (bachelor units) and/or large units (three or more bedrooms)	5
Accessibility - Priority given to projects with accessible, barrier free units and design	5
Project Details - Priority given to projects that incorporate innovative design (e.g., solar, LEED development, energy efficiency) and site amenities (e.g., EV parking, outdoor gathering or seating space, art, community garden)	10
Experience and Project Team - The applicant must provide examples of similar projects that have been completed	10
Project Readiness - Project schedule demonstrates the ability to meet required funding timelines	5