

# PUTTING THE HOUSING ACCELERATOR FUND INTO ACTION FOR SASKATOON



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



**Up to 900 additional  
new homes  
expected**



**Over three years**

## PROGRESS ON HOUSING SUPPLY TARGETS

*Updated to June 30, 2025*

The table below provides information about the City's progress toward meeting the Housing Accelerator Fund (HAF) Housing Supply Targets.

- The table includes the number of anticipated new net units based on the projects which have been approved for affordable housing incentives.
- Units are counted based on the first above ground Building Permit issuance date. Only residential permits are counted. Permits for other types of residential uses, such as residential care homes, are not eligible to be included.

Type of Unit	HAF Target <sup>1</sup>	2024 Net Units <sup>2</sup>	2025 Net Units <sup>3</sup> (to June)	Anticipated Net Units based on Approved Incentives with no issued Building Permit <sup>4</sup>	Total 2024/2025 + Anticipated	Required Number of Units to Meet Target <sup>10</sup>
Single Family Detached	N/A	758	379	-43 <sup>9</sup>	1,094	N/A
Multi-Unit Housing Near Rapid Transit (including Missing Middle <sup>5</sup> )	2737	737	321	433 (Incentives approved in Sept 2024) 232 (City owned land)	1,723	1,014
Missing Middle <sup>5</sup>	515	1,701	604	150 (Incentives approved in Sept 2024) 25 (City owned land)	2,480	0
Other Multi-Unit Housing <sup>6</sup>	184	0	0	0	0	184
Housing Supply Growth Target <sup>7</sup>	5,915	3,196	1,304	797	5,297	618
Affordable Housing Units <sup>8</sup>	733	70	164	304 (Incentives approved in Sept 2024) 257 (City owned land)	795	0

<sup>1</sup> **HAF Target** refers to the total number of units in the Housing Accelerator Fund Contribution Agreement. These targets must be achieved no later than December 21, 2026.

<sup>2</sup> **2024 Net Units** refers to the total number of new units for which building permits were issued in 2024. The reference to “net” is to consider any demolitions or conversions that may have also taken place.

<sup>3</sup> **2025 Net Units** counted for 2025. The number of net units is to be confirmed.

<sup>4</sup> Incentives for affordable housing development were approved by [City Council on September 25, 2024](#) and that have not received building permits to date. Incentives for affordable housing development on City-owned land were approved by [City Council on February 26, 2025](#) and that have not received building permits to date. Further details about these incentives are provided on page 3.

<sup>5</sup> **Missing Middle** is defined by CMHC as ground-oriented housing types, including garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less).

The Housing Target for the “Missing Middle” category was exceeded in 2024 alone. This is development which occurs outside of the area which is near a LINK Station.

<sup>6</sup> **Other multi-unit housing** refers to all multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit. Permits under the multi-unit near rapid transit may also be counted toward this target.

<sup>7</sup> **Housing Supply Growth Target** refers to the total number of net new units that must be achieved no later than December 21, 2026. While there is no minimum target for Single Family Detached identified, new Single Family Detached are included in the overall Housing Supply Growth Target.

<sup>8</sup> **Affordable Housing Units** are affordable to low-income households with incomes below the Saskatchewan Household Income Maximums while spending no more than 30 percent of their income on housing. Affordable Units are also captured through other categories for the total Housing Supply Growth Target.

<sup>9</sup> Negative number because demolitions of one unit dwellings are required to facilitate new affordable housing projects.

<sup>10</sup> Required number of new units based on permits that have been counted through HAF in 2024/2025 and anticipated permits.

## ANNUAL HOUSING SUPPLY GROWTH TARGET

In addition to the overall Housing Supply Target, the City must reach an annual Housing Supply Target of:

- 2024 – 1,651 new net units (this target was exceeded in 2024)
- 2025 – 1,937 new net units
- 2026 – 2,327 new net units

# PROGRESS ON BUILDING NEW AFFORDABLE HOUSING UNITS

The table below outlines the projects which have been approved to receive capital grant funding through HAF. These units have been noted in the table above under the column: Anticipated Net Units based on Approved Incentives

- Incentives for affordable housing development were approved by [City Council on September 25, 2024](#).
- Incentives for affordable housing development on City-owned land were approved by [City Council on February 26, 2025](#).

Address	Affordable Units	Total Units Close to Rapid Transit	Total Units NOT Close to Rapid Transit	Demolished Units Close to Rapid Transit	Demolished Units NOT Close to Rapid Transit
<b>PROJECTS APPROVED FOR INCENTIVES BY CITY COUNCIL ON SEPTEMBER 24, 2025</b>					
<b>PROJECTS WHICH HAVE BUILDING PERMITS ISSUED</b>					
<b>Building Permit Issued in 2024</b>					
385 Orban Way	24		234		
1110 Baltzan / 105 Myles Heidt	21		202		
620 Webster Street	5	162			
1075 Kensington Boulevard	20		20		
<b>Building Permit Issued in 2025</b>					
102 Myles Heidt Lane	17		170		
411, 413 & 415 18th Street W	6	17		1	
106, 108 & 110 - 110th Street West	24	54**		3	
920 Avenue R North	20	36			
1202 and 1204 College	20	65		4	
<b>TOTAL</b>	<b>157</b>				
<b>PROJECTS APPROVED FOR AN INCENTIVE WITH NO ISSUED BUILDING PERMIT</b>					
<del>321 Avenue G-N*</del>	30	30			
201 & 203 Avenue E N	6	15			
<del>Kensington-Union*</del>	40		36		
Individual sites	94	172	16	43	4
2012 Arlington Avenue	42	136			
805 Werschner Crescent	36		118		
1580 Kensington Lane N	16		16		
61 – 302 Berini Drive	20	20			
803 Hart Road	90	90			
<b>TOTAL</b>	<b>304</b>	<b>433</b>	<b>150</b>	<b>43</b>	<b>4</b>
<b>PROJECTS ON CITY OWNED LAND – NO ISSUED BUILDING PERMIT TO DATE</b>					
2401 Broadway Ave	25		25		
231 23rd Street E / 115 3rd Ave N	112	112			
A portion of 1635 McKercher	120	120			
<b>TOTAL</b>	<b>257</b>	<b>232</b>	<b>25</b>	<b>0</b>	<b>0</b>

\*This project is no longer proceeding.

\*\*Building Permit issued for 27 of a total of 54 units.

\*\*\*Demolition Permits have been issued for this site. Building Permits have not been issued.



# PROGRESS ON HOUSING ACTION PLAN INITIATIVES

Information about the initiatives in the City's Housing Action Plan can be found at [saskatoon.ca/housingactionplan](https://saskatoon.ca/housingactionplan).

## ***Permitting up to four-dwelling units on a site***

On [June 28, 2024](#), City Council approved permitting up to four-unit dwellings on all residential sites city-wide. This amendment came into effect on August 21, 2024 following ministerial approval from the Province of Saskatchewan.

Since these amendments came into effect, 5 four-unit dwellings, that would have not otherwise been permitted prior to the HAF amendments, have received a Development Permit.

## ***Permitting multiple-unit residential development in the Transit Development Area***

On [June 28, 2024](#), City Council approved permitting multiple-unit residential development in the Transit Development Area. This amendment came into effect on August 21, 2024 following ministerial approval from the Province of Saskatchewan.

Since these amendments came into effect, no projects have been approved under this provision.

