

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 September 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 ¹	2024 Net Units ²	2025 Net Units ³ (to Sept.)	Anticipated Net Units based on Approved Incentives with no issued Building Permit ⁴	Total 2024/2025 + Anticipated	Required Number of Units to Meet Target ¹⁰
Single Family Detached	N/A	758	712	-47 ⁹	1,423	N/A
Multi-Unit Housing Near Rapid Transit (including Missing Middle ⁵)	2737	737	417	433 (Incentives approved in Sept 2024) 292 (City owned land)	1,879	858
Missing Middle ⁵	515	1,701	1,285	150 (Incentives approved in Sept 2024) 25 (City owned land)	3,161	0
Other Multi-Unit Housing ⁶	184	0	0	0	0	184
Housing Supply Growth Target ⁷	5,915	3,196	2,414	853	6,463	0
Affordable Housing Units ⁸	733	70	172	304 (Incentives approved in Sept 2024) 317 (City owned land)	863	0

¹ **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.

² **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.

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

⁴ 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.

⁵ **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.

⁶ **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.

⁷ **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.

⁸ **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. Affordable Housing Units include all units which meet the Affordable Housing definition and may include units that have not received HAF incentive funding.

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

¹⁰ 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 (this target was exceeded in 2025)
- 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](#).
- Incentive for the development at 2401 Broadway Ave and 25 25th Street East (City-owned land sites) were approved by [City Council on July 30, 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
PROJECTS APPROVED FOR INCENTIVES BY CITY COUNCIL ON SEPTEMBER 24, 2025					
PROJECTS WHICH HAVE BUILDING PERMITS ISSUED					
Building Permit Issued in 2024					
385 Orban Way	24		234		
1110 Baltzan / 105 Myles Heidt	21		202		
620 Webster Street	5	162			
1075 Kensington Boulevard	20		20		
Building Permit Issued in 2025					
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	
TOTAL	157				
PROJECTS APPROVED FOR AN INCENTIVE WITH NO ISSUED BUILDING PERMIT					
321 Avenue G-N*	30	30			
201 & 203 Avenue E N	6	15			
Kensington Union*	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			
TOTAL	304	433	150	43	4
PROJECTS ON CITY OWNED LAND – NO ISSUED BUILDING PERMIT TO DATE					
2401 Broadway Ave	25		25		
231 23rd Street E / 115 3rd Ave N	112	112			
A portion of 1635 McKercher	120	120			
25 25th Street East	60	60			
TOTAL	317	292	25	0	0

*This project is no longer proceeding.

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

PROGRESS ON HOUSING ACTION PLAN INITIATIVES

Information about the initiatives in the City's Housing Action Plan can be found at 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 the HAF amendments took effect, Building Permits have been issued for seven four-unit dwellings that would not have been eligible under the previous regulations.

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.

