

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 December 31, 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 Nov.)	Total 2024/2025 to November	Required Number of Units to Meet Target ¹⁰	Anticipated Net Units based on Approved Incentives with no issued Building Permit ⁴
Single Family Detached	N/A	758	920	1,678	N/A	-48 ⁹
Multi-Unit Housing Near Rapid Transit (including Missing Middle ⁵)	2,737	737	823	1,560	1,177	780
Missing Middle ⁵	515	1,701	1,961	3,662	0	598
Other Multi-Unit Housing ⁶	184	0	0	0	184	0
Housing Supply Growth Target ⁷	5,915	3,196	3,704	6,900	0	1,330
*Affordable Housing Units ⁸	733	70	220	290	443	758

*Affordable Housing Units are not counted as part of the Overall Housing Supply.

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. Unit counts were updated on January 7, 2026.

⁴ Incentives for affordable housing development 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. This target was exceeded in October 2025.

⁸ **Affordable Units** are also captured through other categories for the total Housing Supply Growth Target. Affordable Housing Units include all units which meet the City’s 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 24, 2024](#) and on [October 29, 2025](#). Two projects that had incentives approved in September 2024 are no longer proceeding: 321 Avenue C N and Kensington Union.
- Incentives for affordable housing development on City-owned land were approved by [City Council on February 26, 2025](#).
- Incentive for development at 2401 Broadway Ave and 25 25th Street East (City-owned land sites) were approved by [City Council on July 30, 2025](#).
- Incentives for affordable housing development were approved by [City Council on October 29, 2025](#).

Address	Affordable Units Near Transit	Affordable units NOT Near Transit	Total Units Close to Rapid Transit	Total Units NOT Close to Rapid Transit	Demolished Units
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	16		16		1
106, 108 & 110 - 110th Street West	54		54		3
920 Avenue R North	20		36		
1202 and 1204 College	20		65		4
111 Antonini Court		16		156	
210 Henry Dayday Road		15		146	
TOTAL	115	113	333	928	8
PROJECTS APPROVED FOR AN INCENTIVE WITH NO ISSUED BUILDING PERMIT					
201 & 203 Avenue E N	26		26		
Individual sites	94		172	16	47
2012 Arlington Avenue	42		136		
805 Werschner Crescent		36		118	
1580 Kensington Lane N		16		16	
61 – 302 Berini Drive	26		26		
803 Hart Road	90		90		
3060 Rosewood Drive		16		105	
1100 111th Street West	18		38		1
Brighton Parcel A		19		126	
Rosewood Square Parcel L		29		96	
Rosewood Square Parcel P		29		96	
TOTAL	296	145	488	573	48

* Building permits issued for only a portion of the development

PROJECTS ON CITY OWNED LAND – NO ISSUED BUILDING PERMIT TO DATE (ALL AFFORDABLE)		
Address	Affordable units near Transit	Affordable units NOT near Transit
2401 Broadway Ave		25
231 23rd Street E / 115 3rd Ave N	112	
A portion of 1635 McKercher	120	
25 25th Street East	60	
TOTAL	292	25

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, one project has been issued a development permit.

