

SASKATOON LAND

# 2024 ANNUAL REPORT



*City of*  
**Saskatoon**  
Saskatoon Land









Baydo Towers, City Park

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# Our Purpose

Our Purpose describes the reasons we come to work every day.

- We are making Saskatoon a great place to live, work, learn and play every day.
- We are creating a welcoming workplace where each of us are encouraged to realize our full potential.
- We are building a sustainable future upon our predecessors' legacy and history of success.
- We are exceptional in delivering public services.
- We are innovative and unleash creative solutions and investments that contribute to a great city.
- We adopt and support behaviours that reduce the environmental footprint of the city.



# Our Values

Our values are part of who we are, what we stand for and how we behave towards each other.

## PEOPLE MATTER

We work together as one team, seek input when it matters, support each other to grow and be our best selves, and foster a culture where we use our voices to drive change.

## RESPECT ONE ANOTHER

We value the diversity each of us brings, celebrate our successes – big or small, and take the time to listen, understand and appreciate each other.

## ACT AND COMMUNICATE WITH INTEGRITY

We are honest and take ownership of our actions, transparent in our decision-making, and question actions inconsistent with our values.

## SAFETY IN ALL WE DO

We never compromise on the safety, health and well-being of ourselves and those around us. We put safety at the forefront of all decisions and take responsibility to act on unsafe or unhealthy behaviours.

## TRUST MAKES US STRONGER

We depend on each other and know we will do what we say, we assume the best of others, and support, inspire and empower each other every day.

## COURAGE TO MOVE FORWARD

We lead and embrace change, think outside the box, and ask the tough questions.



# 2024 HIGHLIGHTS



**249**  
Single-Unit  
Lot Sales

Average Lot Price in 2024

**\$159,000**



**498 acres**

of future development  
land acquired



Total Land Sales

**\$103,240,839**



**36.6%**

Net Profit  
Margin



**10 Million**

Dividend declared and allocated  
to funding plan for Chief  
Mistawasis Bridge and Traffic  
Bridge Replacement Project



**89**  
Eligible  
Contractors



**7** Natural Infrastructure  
Enhancement Projects



Total Lease Revenue

**\$3,521,847**



**\$41 Million**

in Revenue from Multi-Unit  
and Commercial Lot Sales

49.94 Acres Total





2401 Broadway Avenue

## SASKATOON LAND **MANDATE**

The Saskatoon Land team is responsible for land development planning and design, project management for development enhancements, marketing and sale of City-owned property and the provision of corporate real estate services. Real estate services include advisory support, technical expertise, negotiations, leasing, acquisitions and dispositions of City-owned land.

The core mandates of Saskatoon Land are to:

- Provide an adequate supply of residential, institutional and industrial land at competitive market values.
- Facilitate the sale of serviced City-owned property assets in support of Growth Plan objectives.
- Provide innovation and leadership in design for new growth.
- Ensure timely and financially responsible acquisitions of all land requirements for the City's various capital projects and ensure a sufficient long-term supply of future development lands for the City's land development business line.
- Provide financial returns at competitive rates of return on investment to the City for allocation to civic projects and programs.
- Provide real estate services and expertise on behalf of the City.
- Coordinate and oversee the ongoing maintenance and leasing of all City-owned future development lands.
- Operate on a level playing field with other land development interests in Saskatoon.





## **SALES & INVENTORY REVIEW**

*Saskatoon Land is helping shape Saskatoon. We take pride in building innovative communities that offer valued amenities, enhanced quality of life and lasting value for investors and families.*



# SALES & INVENTORY REVIEW

## Single-Unit

To achieve serviced land supply objectives for single-unit lots, Saskatoon Land has strategically planned infrastructure installations to ensure sufficient lots are serviced by the end of each construction season (October 30). This approach aims to meet anticipated demand for the following year. Inventory levels are closely monitored to maintain a balanced supply.

In 2024, Saskatoon Land made significant strides in its development projects. A total of 180 lots were released in Aspen Ridge Phase 7, specifically on Sharma Crescent and Sharma Lane. Additionally, 127 lots in Kensington Phase 7 and 220 lots in Brighton Phase 2 were fully serviced.

Looking ahead to 2025, all lots in Kensington Phase 7 and 131 lots in Brighton Phase 2 are scheduled for release through multi-lot allocation and public lot draw processes in early to mid-2025. Furthermore, 102 lots that were sold by presale in Brighton Phase 2 are expected to be handed over to builders by mid-2025.

Figures 1, 2 and 3 respectively identify Saskatoon Land single-unit lot inventory as of December 31, 2024, based on geographic distribution and price point.

Figure 1: Single-Unit Residential – Inventory vs. Sales

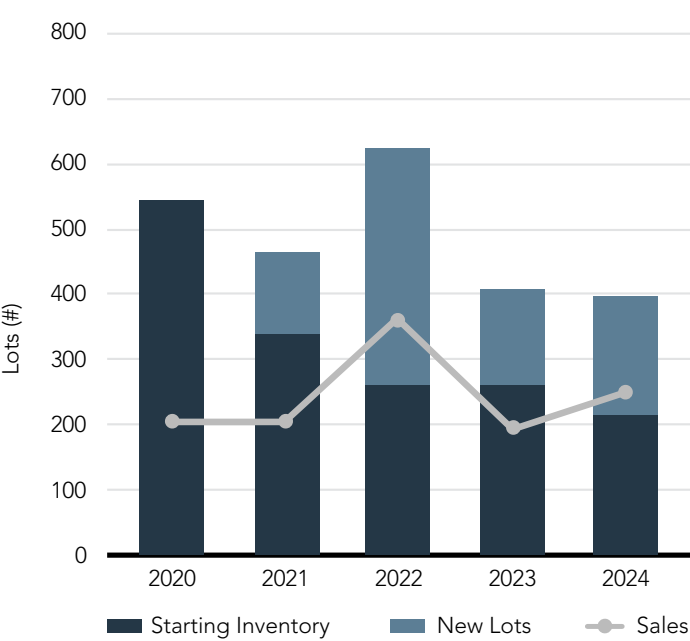
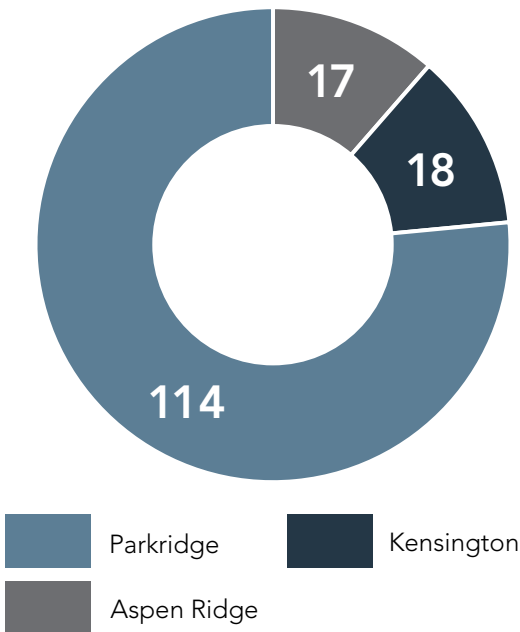


Figure 2: Single-Unit Inventory – Geographic Distribution

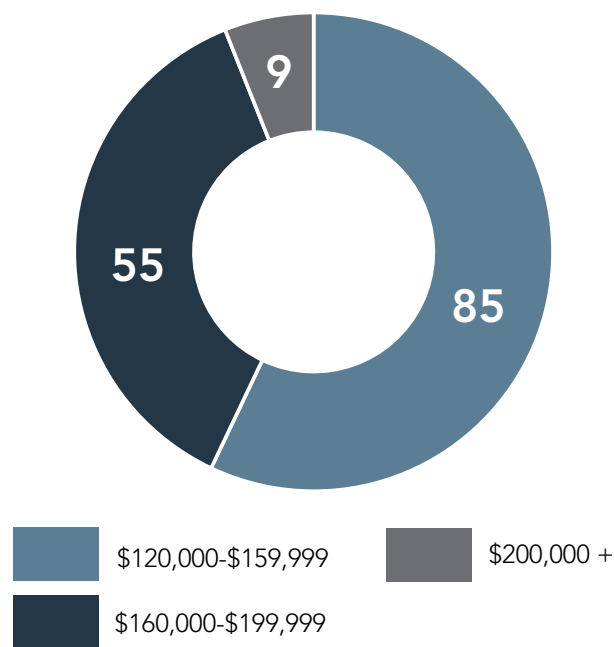


As of Dec. 31, 2024, Saskatoon Land held 149 single-unit lots in inventory. These included 15 lots in Aspen Ridge, 18 in Kensington and 114 in Parkridge. In addition, there were two care home lots in Aspen Ridge expected to be released in mid-2025.





Figure 3: Single-Unit Inventory – Price Point



Saskatoon Land maintains inventory at various price points to meet the needs of a range of households. Most of the available inventory in west Saskatoon neighbourhoods is priced to accommodate entry-level and move-up homebuyers. As shown in Table 1, between 2025 and 2027 Saskatoon Land plans to complete the servicing of about 694 single-unit lots, with 542 expected to be ready for sale during that period. The servicing will be divided between east Saskatoon neighbourhoods with 404 single-unit lots and west Saskatoon neighbourhoods with 290.

Table 1: Saskatoon Land Planned Single-Unit Servicing and Development (2025-2027)

		2025	2026	2027
ASPEN RIDGE				
Phase 8 (~271 lots)	Sale			
Phase 9 (155 lots)	Deep Services/Water & Sewer			
	Roads/Shallow Buried Utilities			
	Multi-lot Allocation and Sale			
Phase 10 (~221 lots)	Deep Services/Water & Sewer			
	Roads/Shallow Buried Utilities			
	Presale			
	Multi-lot Allocation and Sale			

BRIGHTON				
Phase 2 (243 lots)	Multi-lot Allocation and Sale			
Phase 3 (28 lots)	Deep Services			
	Roads/Shallow Buried Utilities			
	Sale			

KENSINGTON				
Phase 7 (127 lots)	Multi-lot Allocation and Sale			
Yarrow Area (~138 lots)	Deep Services			
	Roads/Shallow Buried Utilities			
	Presale			
	Sale			
Yarrow Area (~152 lots)	Deep Services			
	Roads/Shallow Buried Utilities			

Kensington



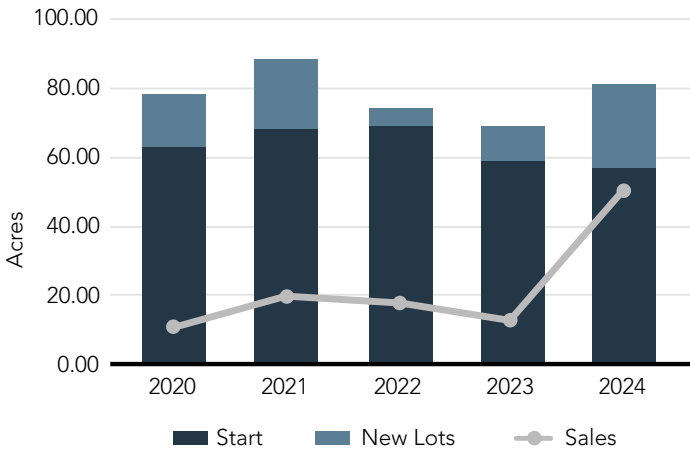




### Multi-Unit

Figure 4 shows the inventory and sales of multi-unit, commercial and institutional land. In 2024, a total of 49.94 acres of multi-unit and commercial properties were sold. Twelve multi-unit parcels were sold — two in Kensington, two in Evergreen, seven in Aspen Ridge and one on Adolph Crescent in Sutherland — along with two commercial parcels, one in Aspen Ridge and one in Caswell Hill. These transactions generated \$41 million in revenue. Of the approximately 57 acres in starting multi-unit inventory, about 21 acres are under agreement for sale and scheduled for possession in future years.

Figure 4: Multi-Unit, Commercial and Institutional Sales



### Industrial

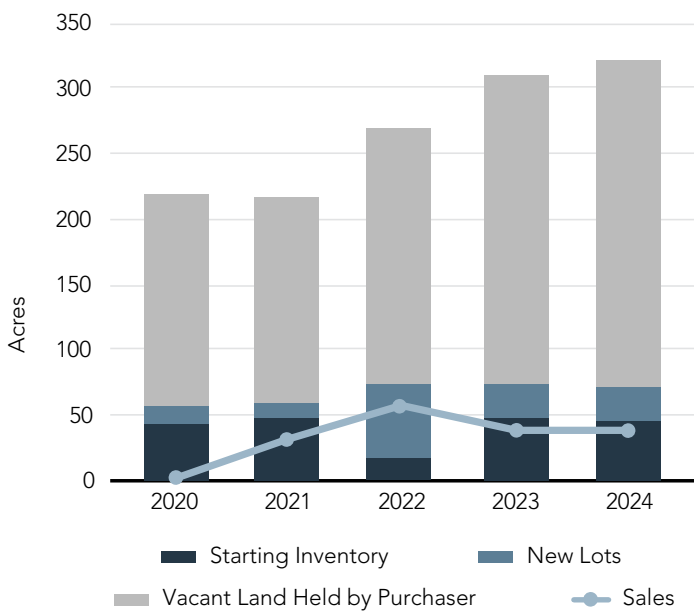
Over the past decade, nearly all of Saskatoon Land’s industrial servicing has taken place in the Marquis Industrial Area. Figure 5 outlines Saskatoon Land’s industrial inventory, new servicing and vacant land held by recent purchasers in the Marquis Industrial and Southwest Industrial areas. Between 2020 and 2024, Saskatoon Land’s inventory in the Marquis Industrial Area ranged from 16 to 48 acres, with many vacant parcels held by recent buyers. Additional industrial parcels are scheduled for release in the Hampton Village Business Park in 2026.

Along with generating investment returns, Saskatoon Land supports industrial development by enabling business attraction and expansion. This is achieved by maintaining an inventory of fully serviced, shovel-ready sites for new or growing businesses looking to locate in Saskatoon. Much of the current inventory is positioned to support these employment-generating opportunities. The City’s Industrial Land Incentive Program also offers leasing options for new or expanding businesses that meet specific criteria.





Figure 5: Marquis Industrial Inventory vs. Sales

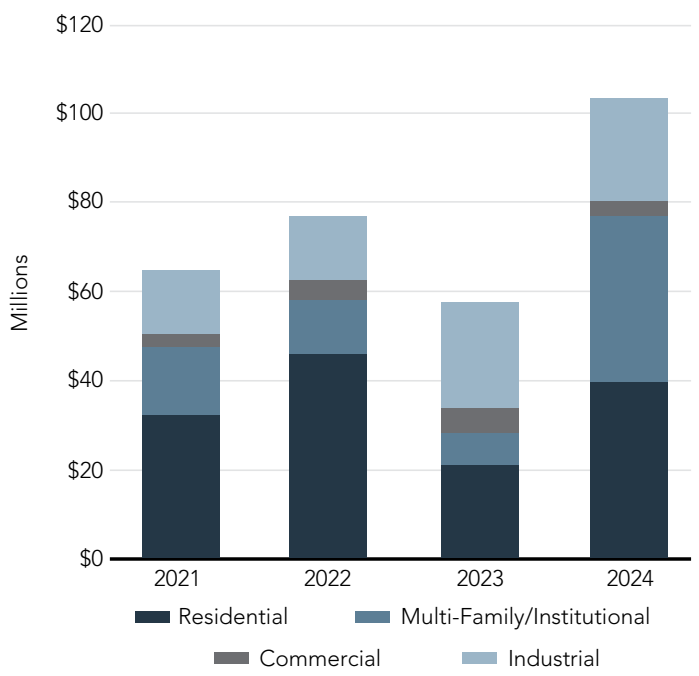


“In addition to providing investment returns, Saskatoon Land’s role in industrial development is to facilitate opportunities for economic development in the areas of business attraction and expansion.”

## Sales Summary

As shown in Figure 6, total land sales rose significantly in 2024 to \$103,240,839. The increase was largely driven by higher sales of single-unit and multi-unit residential land. Single-unit sales nearly doubled those of 2023 and came close to matching the recent peak recorded in 2022. Demand for multi-unit sites was particularly strong in 2024, with sales more than doubling the previous high set in 2021. Industrial sales remained steady compared to 2023. Strong residential sales in both single and multi-unit categories were supported by falling mortgage rates, along with strong employment and population growth in Saskatoon, which contributed to increased housing demand.

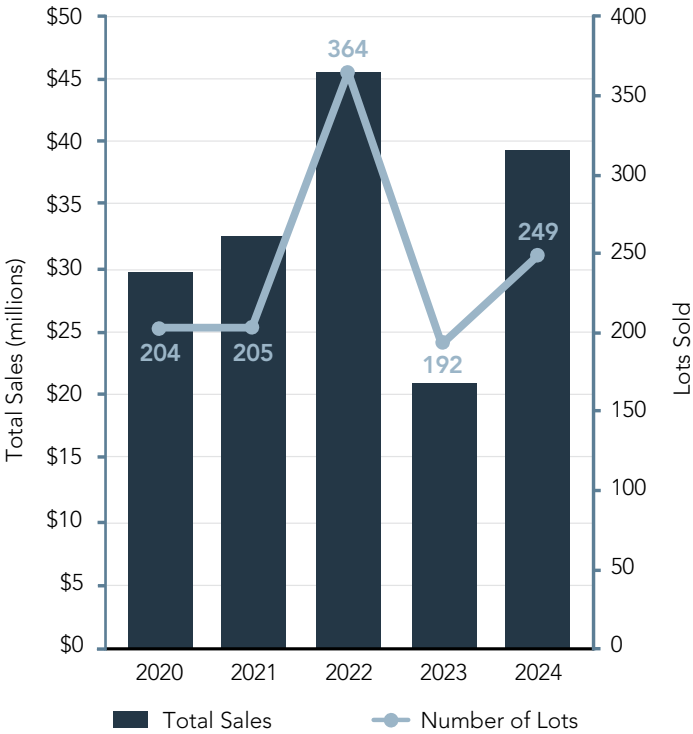
Figure 6: Total Sales Summary





The average price of Saskatoon Land lots sold in 2024 was \$159,000, up from the 2023 average of \$110,000. This increase was driven by a large portion of sales occurring in Aspen Ridge Phase 7, where lots had wider frontages averaging 11.46 metres in 2024, compared to smaller lots sold in 2023 averaging 9.31 metres. Higher servicing costs also contributed to the price increase.

Figure 7: Single-Unit Residential Lot Sales



As noted in Figure 8, multi-unit sales saw a significant increase from the sales recorded in 2023. Saskatoon Land has seen interest for multi-unit sites rise drastically in 2024 and as such a number of agreements have been entered into that are anticipated to close in future periods. The sales realized in 2024 can be attributed to increased market demand for purpose-built rental projects driven by low rental vacancy in the Saskatoon market and to some extent the incentives offered through the Housing Accelerator Fund. These rental projects are slated to be built in the Aspen Ridge, Kensington and Sutherland neighbourhoods.

Figure 8: Institutional/Multi-Unit Sales

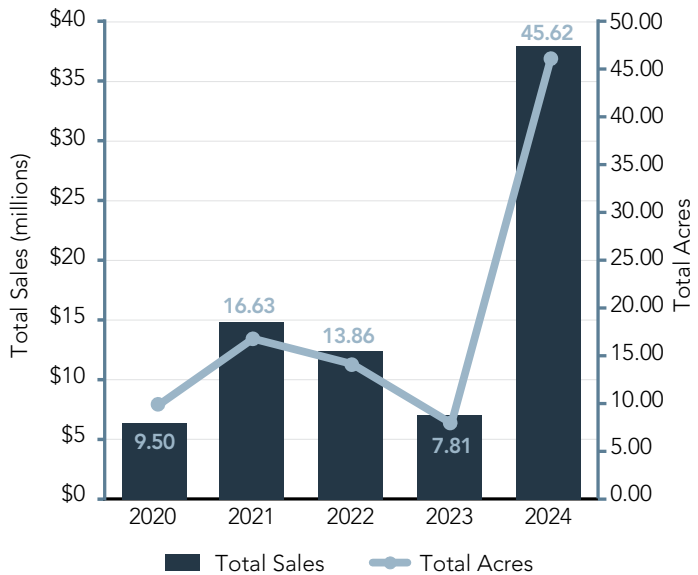
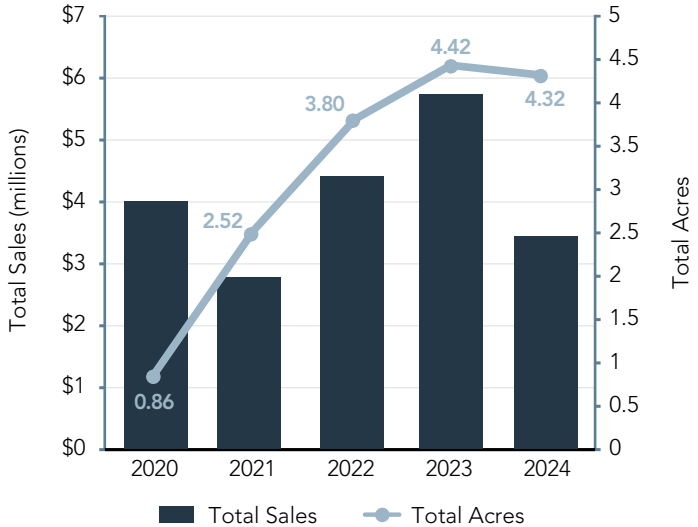


Figure 9: Commercial Sales

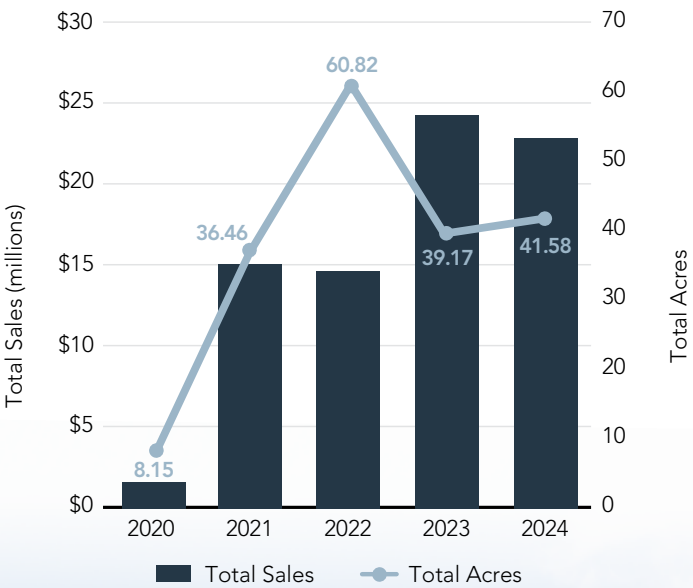




Industrial transactions include both sales and new leases under the Industrial Land Incentive Program. Over the past five years, industrial land sales have fluctuated largely based on available inventory. Sales remained strong in 2024, continuing the momentum from 2023. The Marquis Industrial Area has solidified its position as a key employment hub in the Saskatoon region, offering convenient access from all parts of the city. Figure 10 outlines the five-year history of industrial lot sales.

“Over the past five years, industrial land sales have fluctuated largely based on available inventory. Sales remained strong in 2024, continuing the momentum from 2023.”

Figure 10: Industrial Sales & Leases





# FINANCIAL RESULTS

*Saskatoon operates one of the largest self-financed municipal land development programs in Canada. Self-financed means the cost of all business operations (including land development levies, fees, staff salaries, overhead costs, marketing and administration) is covered by the revenue generated by land sales and not through property taxes collected by the City.*



# FINANCIAL RESULTS

## Consolidated Statement of Earnings (Unaudited)\*

The following consolidated statement of earnings consists of Saskatoon Land's 2023 and 2024 development activities, leasing activities and operating expenses.

		2024	2023
<b>LAND SALES</b>	Residential/Mixed Use <sup>(1)</sup>	\$ 80,582	\$ 33,580
	Industrial/Commercial <sup>(2)</sup>	\$ 22,659	\$ 24,159
		<b>\$103,241</b>	<b>\$ 57,739</b>
<b>COST OF LAND SOLD</b>	Residential/Mixed Use	\$ 50,538	\$ 25,075
	Industrial/Commercial	\$ 13,157	\$ 11,214
		<b>\$ 63,695</b>	<b>\$ 36,289</b>
<b>NET SALES <sup>(3)</sup></b>		<b>\$ 39,546</b>	<b>\$ 21,450</b>
<b>OTHER REVENUE</b>	Cost Recoveries	\$ 180	\$ 156
	Property Lease	\$ 4,649	\$ 4,487
	Interest <sup>(4)</sup>	\$ 292	\$ 259
		<b>\$ 5,121</b>	<b>\$ 4,902</b>
<b>NET REVENUE</b>		<b>\$ 44,667</b>	<b>\$ 26,352</b>
<b>EXPENSES</b>	Salaries & Benefits <sup>(5)</sup>	\$ 1,910	\$ 1,766
	Operating Expenses	\$ 958	\$ 632
	Grants in Lieu of Taxes <sup>(6)</sup>	\$ 964	\$ 986
	Maintenance	\$ 346	\$ 349
	Interest	\$ (194)	\$ (71)
	Marketing <sup>(7)</sup>	\$ 77	\$ 41
	Contribution to Reserves <sup>(8)</sup>	\$ 2,871	\$ (72)
		<b>\$ 6,932</b>	<b>\$ 3,631</b>
<b>NET EARNINGS <sup>(9)</sup></b>		<b>\$37,735</b>	<b>\$22,721</b>

\* In thousands of dollars

Continued on page 16



- (1) Single-unit sales in 2024 increased by 57 lots compared to 2023. The overall rise in revenue was largely driven by strong demand for multi-unit sites.
- (2) Sales in the Marquis Industrial Area remained consistent with 2023 levels. Industrial sales include purchases and the exercise of options under the Industrial Land Incentive Program, but exclude new leases under the program.
- (3) A gross margin of 38.3 per cent was realized in 2024, up slightly from 37.2 per cent in 2023.
- (4) Interest revenue resulted from delays in receiving final payments from purchasers.
- (5) Increased salaries and benefits in 2024 were due to a new hire filling a previously vacant position. In addition, two new collective bargaining agreements came into effect in 2024, resulting in retroactive pay and higher salaries.
- (6) Grants in lieu of taxes decreased slightly in 2024 following the sale of multi-unit and commercial properties previously held in inventory.
- (7) Includes all marketing costs for Kensington, Aspen Ridge, Parkridge and Brighton, as well as advertising expenses and other miscellaneous marketing sponsorships.
- (8) The contribution to reserves is based on the excess of revenue over expenses in Saskatoon Land's operating cost centre, ensuring a sufficient balance in the Saskatoon Land operating reserve with remaining excess funds being transferred to the Property Realized Reserve. The variance from 2023 reflects the significant increase in sales revenue.
- (9) Net profit margin of 36.6% was realized in 2024 down slightly from 39.4% in 2023.



## Operating Statement of Earnings (Unaudited)\*

The following statement of earnings consists of Saskatoon Land's operating revenue and expenses, including that of future development land.

		2024	2023
<b>REVENUE</b>	Administration Fees <sup>(1)</sup>	\$ 5,734	\$ 3,218
	Lease Revenue <sup>(2)</sup>	\$ 4,647	\$ 4,399
		<b>\$ 10,381</b>	<b>\$ 7,617</b>
<b>EXPENSES</b>	Salaries & Benefits <sup>(3)</sup>	\$ 1,910	\$ 1,766
	Operating Expenses	\$ 857	\$ 543
	Maintenance <sup>(4)</sup>	\$ 166	\$ 245
	Building Costs <sup>(5)</sup>	\$ 83	\$ 138
	Marketing	\$ 14	\$ 5
	Contribution to Capital <sup>(6)</sup>	\$ 554	\$ 200
	Contribution to Reserves <sup>(7)</sup>	\$ 2,871	\$ (72)
		<b>\$ 6,455</b>	<b>\$ 2,825</b>
<b>NET EARNINGS (Loss)</b>		<b>\$ 3,926</b>	<b>\$ 4,792</b>

\* In thousands of dollars

<sup>(1)</sup> A six per cent administration fee is included in all sales to cover Saskatoon Land's annual operating costs.

<sup>(2)</sup> Lease revenue includes short-term leases, parking revenue, farm leases on future development land and lease revenue from the Industrial Land Incentive Program. The increase in 2024 is primarily due to new leases.

<sup>(3)</sup> Increased salaries and benefits in 2024 were the result of filling a position that was vacant in 2023. In addition, two new collective bargaining agreements came into effect in 2024, resulting in retroactive pay and higher salaries.

<sup>(4)</sup> Maintenance expenses decreased in 2024 due to reduced maintenance work on City-owned properties.

<sup>(5)</sup> In July 2024, Saskatoon Land relocated from externally rented space to City-owned Civic Square East, resulting in rent savings for part of the year.

<sup>(6)</sup> Saskatoon Land contributed operating revenue to leasehold improvements for its new office space in 2024. The 2023 contribution represented the initial investment.

<sup>(7)</sup> The contribution to reserves is based on the excess of revenue over expenses in Saskatoon Land's operating cost centre and transfers from City-owned property. Higher revenue in 2024 resulted in a contribution to reserves, rather than a draw from them as in 2023.



# FINANCIAL BENEFITS

*Financial returns from land development operations stay in Saskatoon and through a dividend to the City of Saskatoon are allocated for use in capital projects that would otherwise be funded through the mill rate or borrowing.*



Chief Mistawasis Bridge

## FINANCIAL BENEFITS

Financial returns from Saskatoon Land's development operations remain within the city and are allocated to capital projects that would otherwise require funding through the mill rate funding or borrowing. Since 2007, Saskatoon Land has allocated \$158.5 million in net proceeds from land sales in the Hampton Village, Willowgrove, Rosewood, Evergreen and Aspen Ridge neighbourhoods.

In 2024, a dividend of \$15 million was declared. \$10 million was allocated to the Chief Mistawasis Bridge and Traffic Bridge Replacement Project and \$5 million was returned to the Property Realized Reserve to support future land acquisitions.

Saskatoon Land continued to generate positive annual contributions to general revenue in 2024. A total of \$3.52 million was generated from short-term

leases, farm leases and long-term lease payments through the Industrial Land Incentive Program. This revenue provided a savings equivalent to just over one per cent on the annual property tax mill rate for Saskatoon residents.

Several civic programs and projects, including the Downtown Event and Entertainment District (DEED), have also benefited from funding or financing provided through the Property Realized Reserve.

Over time, the City's involvement in land development has proven to be a valuable financial asset. Proceeds from land development and sales continue to contribute meaningful savings for taxpayers while supporting strategic infrastructure investment.

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### **\$158.5 million**

*Amount Saskatoon Land has generated in net proceeds from land sales in the Hampton Village, Willowgrove, Rosewood, Evergreen and Aspen Ridge neighbourhoods since 2007.*

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### **\$3.52 million**

*Amount generated from short-term leases, farm leases, and long-term lease payments collected through the Industrial Land Incentive Program in 2024.*





## 2024 ACCOMPLISHMENTS

*Since 1954, Saskatoon Land has been successfully shaping urban growth while generating revenue through a dividend to the City of Saskatoon for municipal improvements. Building better roads, funding affordable housing, renovating aging leisure amenities—these are just a few of the quality of life improvements made possible by Saskatoon Land in recent years.*



# 2024 ACCOMPLISHMENTS

## Marquis Industrial

In 2024, Saskatoon Land completed the sale of 25.78 acres of industrial land to SaskEnergy Corp. to support their consolidation of operations across the Saskatoon region. The sale generated \$13.999 million in revenue. An additional five industrial parcels were sold, totalling 15.79 acres and generating \$8.66 million in revenue.

## Multi-Unit Sales

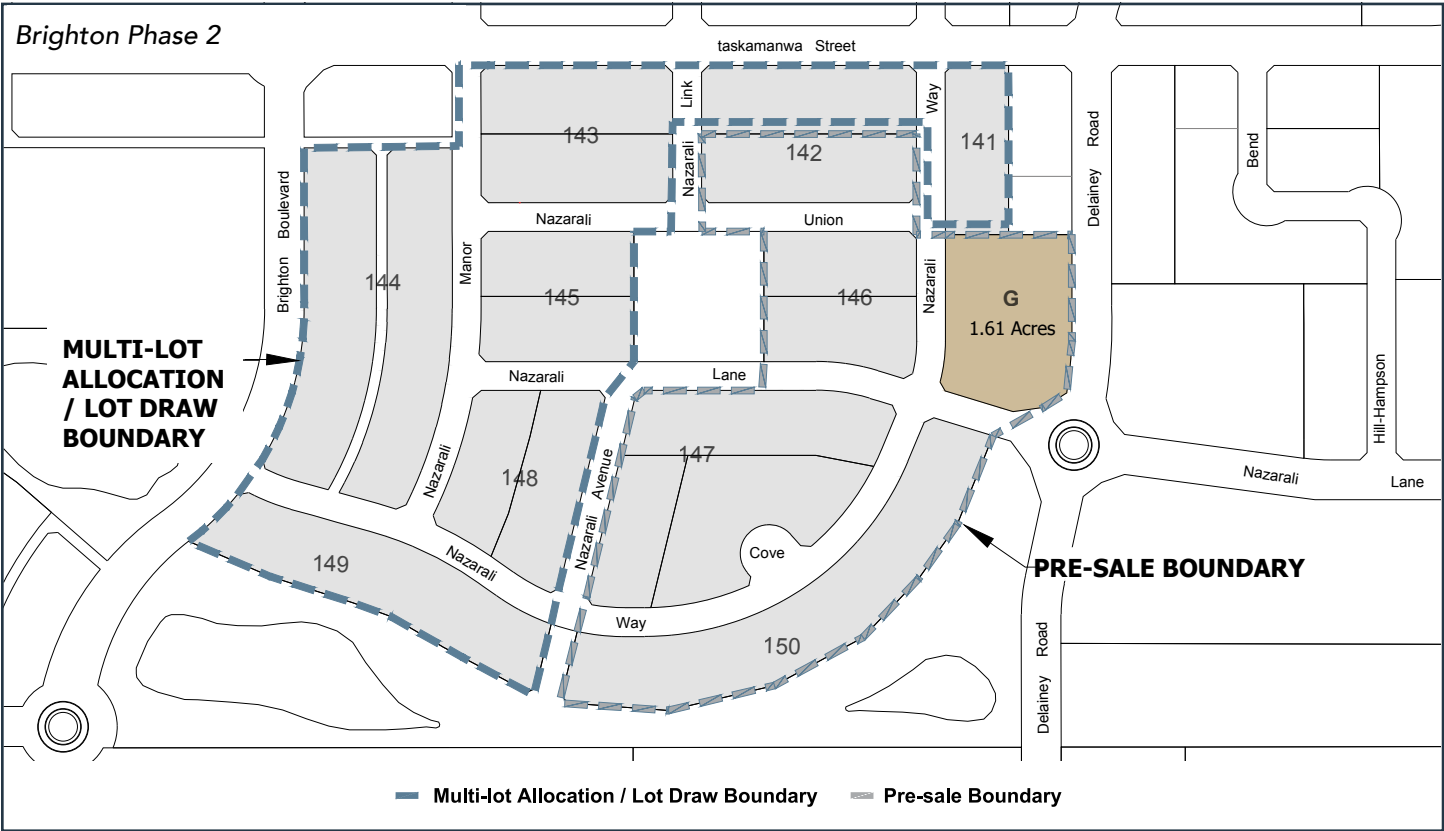
2024 marked a record year for multi-unit land sales. Saskatoon Land sold 47.89 acres of multi-unit land, generating \$41 million in revenue. This included a 6.74-acre infill site in the Sutherland neighbourhood. Most of the multi-unit parcels sold in 2024 are intended for purpose-built rental housing, which is expected to help ease supply constraints in the local market once construction is completed.

## Single-Unit Open Market Release

Saskatoon Land continued to offer select single-unit lots for sale in Kensington and Parkridge through its open market approach. This sales method allows for direct negotiations based on comparable sales and current market conditions. In 2024, 94 lots that had been held in inventory for an extended period were sold through this process.

## Brighton

Saskatoon Land completed all servicing for Phase 2 in Brighton, with only roadway paving remaining for completion in early 2025. Nine presold blocks are expected to be turned over to builders by summer 2025. Remaining lots in Phase 2 will be released through a multi-lot allocation and public lot draw in spring 2025, with possession targeted for the summer months.





## Kensington Land Sales

Although there were no new lot releases in Kensington in 2024, the neighbourhood experienced a significant increase in activity. Of the 94 lots sold through the open market approach, 91 were located in Kensington, substantially reducing historic inventory. Servicing for Phase 7 was substantially completed in 2024, setting the stage for a 2025 release through a multi-lot allocation and subsequent lot draw.

## Aspen Ridge

In 2024, Saskatoon Land granted possession of 165 lots in Phase 7 of Aspen Ridge. A presale offering for Phase 8 was also launched, with 23 blocks brought to market. Eighteen of these blocks were allocated to six large-volume builders. Deep servicing was completed in 2024, with remaining servicing to be finalized during the 2025 construction season. Possession will be granted once all work is completed.

## Aspen Ridge McOrmond Drive Streetscaping

McOrmond Drive through Aspen Ridge is Saskatoon's first suburban multi-way boulevard. In 2024, a one-kilometre stretch of McOrmond Drive, from Fedoruk Road to Henry Dayday Road, was enhanced with street trees, native plantings, shrubs, hard-surface pavers and custom street furniture featuring the neighbourhood brand. The multi-way boulevard is designed to accommodate all modes of travel while also providing additional seating for adjacent commercial developments.

Typically, street trees along major arterials in Saskatoon struggle due to winter salt usage and limited space for root expansion. To address this, Saskatoon Land collaborated with the contractor to widen the boulevard space and install root growth structures (Silva Cells), which will help ensure the long-term health of urban trees in the area.



Above: Aspen Ridge McOrmond Drive streetscaping

## Aspen Ridge Linear Park Drainage Channel

The Aspen Ridge neighbourhood preserved a natural overland drainage channel that bisects the area, flowing from the University of Saskatchewan Kernen Research Lands to the Northeast Swale. Rather than covering the channel and installing underground stormwater pipes, the natural feature was maintained and integrated into the neighbourhood's linear park network.



Above: Aspen Ridge Linear Park drainage channel

The Linear Drainage Channel Park provides a one-kilometre north-south recreational trail through the neighbourhood. Construction began in 2024, with the park being enhanced with natural grasses, plantings, shrubs and trees. Users will cross four custom-designed pedestrian bridges featuring Aspen Ridge branding, providing connectivity throughout the neighbourhood.

## Natural Infrastructure Fund Projects

Saskatoon Land has accessed the Federal Government's Natural Infrastructure Fund to enhance landscaping and streetscaping projects throughout its development areas. A description of these projects and their locations are noted below.

## Kensington Neighbourhood

Landscaping improvements in Kensington focus on Andrew McDougall Park, the adjacent wet pond and two connecting linear parks north of Kensington Village Centre. Enhancements include seeding, shrub and tree planting, asphalt and crusher dust pathways, benches, seating areas and park lighting. These upgrades will provide residents with a high-quality natural amenity and strengthen park and pedestrian connections between central parts of the neighbourhood and future development to the north. Completion is scheduled for the 2025 construction season.



Andrew McDougall Park, Kensington



## Brighton Neighbourhood

In Brighton, work is being carried out on Kohkom Park and the wet pond area south of Nazarali Way. Enhancements include naturalized seeding, shrubs, trees, asphalt and crusher dust pathways, benches, seating areas and park lighting. This project will offer residents access to nearby natural space and serve as a future link between new residential development and areas to the south. Work is well underway and will be completed during the 2025 construction season.



## Shelter Site Identification and Support for Provincial Homelessness Strategy

Following the October 6, 2023, Provincial announcement outlining a strategy to address homelessness and mental health challenges, the City of Saskatoon was asked to assist in identifying potential sites for both permanent and temporary

shelters. In response, Saskatoon Land has taken a lead role on behalf of the City in the search for suitable shelter locations.

To date, City Administration has successfully identified and supported the establishment of a temporary shelter at 210 Pacific Avenue, a City-owned property formerly used as a parcel shipping facility behind the former Saskatchewan Transportation Company (STC) bus depot. The site was approved as a temporary shelter location by the City, the Province, and The Mustard Seed, which operates the shelter under contract with the Province.

Saskatoon Land continues to actively support administration in exploring options for a permanent shelter site, with a proposal expected to be brought forward to City Council later in the year.

## Advancing Affordable Housing Through City-Owned Land Development

In support of the City's objectives to expand housing supply and foster more inclusive and diverse communities, Saskatoon Land in collaboration with Planning and Development has played a key role in making City-owned land available for affordable housing projects.

In 2024, City Administration identified and brought to market several strategically located sites suitable for affordable rental housing including:

- 2401 Broadway Avenue
- 25 - 25th Street East
- 231 - 23rd Street East / 155 - 3rd Avenue North
- 1641 McKercher Drive

These sites are now being prepared for development in partnership with affordable housing providers leveraging funding support from the Government of Canada's Housing Accelerator Fund (HAF).

The HAF program is designed to assist municipalities in implementing transformative housing initiatives and the redevelopment of City-owned land aligns with the City's Housing Action Plan to increase the supply of affordable housing in key areas.









PREPARED BY  
**Saskatoon Land**

May 2025