

HAF Agreement and Action Plan Summary Saskatoon – Saskatchewan

Summary of Agreement Targets and Funding

Status as of February 28, 2025

Overall Permitted Unit Targets (3 years)	5,915
Units expected without HAF (baseline)	4,975
Units incented by HAF (HAF-incented)	940
Municipality's 10-year unit projection	25,240

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	5,915	1,651	3,196
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	2,737	<i>Note: there are no annual forecasts for different unit types.</i>	737
<ul style="list-style-type: none"> • Missing middle housing units 	515		1,701
<ul style="list-style-type: none"> • Other multi-unit housing units 	184		0
Affordable Housing Units	733		70

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$41,325,000
Annual advance amount	\$10,331,250

CMHC has reviewed Saskatoon's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Implement New Corridor Zoning Districts

New zoning districts enabling transit-oriented development were introduced in 2023 as part of the Corridor Panning Program.

- City-led rezoning of properties within the corridor areas to provide as-of-right station mixed use zoning thereby removing the need for rezoning approvals.
- In combination with Initiative 2, this will enable the City to provide more affordable homes for the community.

Initiative	Due Date	Status
Implement new Corridor Zoning Districts	2024-09-25	Completed
Milestones	Due Date	Status
Identify properties to be rezoned	2023-09-29	Completed
Rezoning of Corridor Properties to Corridor Zoning Districts	2024-09-25	Completed

Initiative 2: Create a New Development Incentives Program

Creating a new incentive program that aligns with the City’s priorities for growth and development.

- The priorities include affordable housing and missing middle development with a focus on development along rapid transit corridors.
- Through the incentive program, developers will be able to take advantage of opportunities like grants and reduced permit fees.

Initiative	Due Date	Status
Create a new development incentives program	2025-06-25	On Track
Milestones	Due Date	Status
Affordable Housing / Housing Strategy Incentive(s)	2024-06-26	Completed
New Incentives Program	2025-06-25	On Track

Initiative 3: Remove Barriers to Accessory Dwellings Development

Amending the zoning bylaw to remove barriers to developing ADUs (Accessory Dwelling Units).

- Up to two ADUs (a secondary suite and a garden or garage suite) will be allowed on the site.
- This initiative will also enable the development of alternatives to the current infill regulations and guidelines in older neighborhoods.

Initiative	Due Date	Status
Remove Barriers to Accessory Dwellings Development	2025-12-31	On Track
Milestones	Due Date	Status
Identification of Barriers for Accessory Dwellings	2023-09-29	Completed
Amendments for Accessory Dwellings Considered by Council	2024-06-26	Completed
Amendments and new infill guidelines for older neighbourhoods	2025-12-31	On Track

Initiative 4: Reduce Residential Parking Requirements

Reduction of parking requirements across the City.

- Remove minimum parking requirements from the Zoning Bylaw for new developments.
- This will enable construction of more homes, as site requirements for parking are removed.

Initiative	Due Date	Status
Reduce Residential Parking Requirements	2025-06-25	Completed
Milestones	Due Date	Status
Reduce or eliminate parking requirements near rapid transit bus routes.	2024-04-30	Completed
Council consideration of amendments for affordable housing parking regulations	2024-06-26	Completed
Council consideration of amendment for general parking regulations	2024-06-25	Completed

Initiative 5: Accelerate Housing Development in the Downtown

Develop a new Downtown District Plan to promote housing development in the Downtown.

- The City will seek Council’s approval of the comprehensive Downtown District Plan, which includes policies that direct developments with higher density to the downtown area.
- This initiative will enable the development of a funding strategy for downtown development, which will support enhancements to public-realm amenities intended to promote development.

Initiative	Due Date	Status
Accelerate Housing Development in the Downtown	2024-05-31	Completed
Milestones	Due Date	Status
Downtown Development Funding Strategy	2024-02-28	Completed
Completion of the Downtown District Plan	2024-05-31	Completed

Initiative 6: Development of City Owned Properties

Developing several City-owned properties for housing with a focus on affordable housing.

- City-owned properties that are in strategic areas near rapid transit routes, including underutilized City properties, have been identified for development.
- The City will seek Council approval on site selection before proceeding with site development

Initiative	Due Date	Status
Development of City Owned Properties	2026-08-28	On Track
Milestones	Due Date	Status
Site Selection	2023-12-29	Completed
Final Permit Issuance	2026-08-28	On Track

Initiative 7: Co-locating Fire Halls with Housing

Evaluating the options to co-locate Saskatoon fire halls with affordable and/or supportive housing.

- The City will seek budget for new firehalls and explore funding options to co-locate housing with new and existing firehalls.

Initiative	Due Date	Status
Co-locating Fire Halls with Housing	2026-12-21*	On Track
Milestones	Due Date	Status
Site Selection	2024-06-28	Completed
Approval of funding for new fire halls.	2024-12-18	Completed
Explore funding options for co-locating housing with fire halls (new and existing) for future budget asks.	2026-12-21*	On Track

*The milestone and initiative end dates were changed to better align with the City's budget cycle.

Initiative 8: Accelerate Housing with Wrap-Around Supports Through Partnerships

Creating partnerships with all levels of government and community partners to develop housing with wrap around services for those who need support. This type of housing will reduce demand for emergency services, hospitals and shelters.

- In conjunction with partners, the City will identify appropriately located sites near support services and transit, where the City will facilitate approvals for housing.

Initiative	Due Date	Status
Accelerate housing with wrap around supports through partnerships	2026-08-28	On Track
Milestones	Due Date	Status
Partnerships for Development of transitional and supportive housing	2024-12-31	Completed
Site Selection and Plan Approvals	2026-08-28	On Track

Initiative 9: Streamline Supportive Housing Zoning Bylaw Regulations

Developing a standardized and consistent approach for supportive housing zoning regulations.

- The City will explore approaches that provide additional flexibility for supportive housing developments.
- City staff will bring forward zoning bylaw amendments for consideration and adoption by Council.

Initiative	Due Date	Status
Streamline Supportive Housing Zoning Bylaw Regulations	2024-06-26	Completed
Milestones	Due Date	Status
Identification of Potential Supportive Housing Amendments	2023-05-26	Completed
Proposed Zoning Amendments for Supportive Housing for Consideration by Council	2024-06-26	Completed

Initiative 10: Develop a Disincentive Program for Underutilized Properties

Developing a bylaw that will disincentivize vacant lots and/or underutilized properties.

- Saskatoon Fire will complete research to determine the right approach for Saskatoon to manage vacant properties.

Initiative	Due Date	Status
Develop a Disincentive Program for Underutilized Properties	2025-06-26*	On Track
Milestones	Due Date	Status
Research options for a Vacant Lot Bylaw approach for Saskatoon	2023-12-29	Completed
Completion of the Vacant Lot Bylaw	2025-06-26*	On Track

*The timeline was extended to allow for the completion of the vacant lot inventory before drafting the new bylaw.

Initiative 11: Partnering With Providers to Preserve and Increase the Stock of Affordable Housing

Creating partnerships with housing providers to increase the housing stock.

- Develop a Housing Strategy to better support the development of affordable housing.

Initiative	Due Date	Status
Partnering with providers to preserve and increase the stock of affordable housing	2025-06-25	On Track
Milestones	Due Date	Status
Housing Strategy	2025-06-25	On Track

*Dates were extended to accommodate the municipal election and new council.

Initiative 12: Encourage Missing Middle (4 units on a site + 4 storeys within 800m of transit)

Amending zoning bylaws to enable more missing middle housing.

- Permitting 4 units as-of-right on all residential sites.
- Permitting multiple unit dwellings (MUDs) up to 4 storeys within the transit development area (within 800m of bus rapid transit) and 6 storeys on major corridors.

Initiative	Due Date	Status
Encourage Missing Middle (4 units on a site + 4 storeys within 800m of transit)	2024-06-30	Completed
Milestones	Due Date	Status
Initiate the process to amend the Zoning Bylaw to permit four units as-of-right	2024-06-30	Completed
To initiate a zoning bylaw amendment to allow for multiple-unit development within 800 metres of the BRT corridors to permit this use as-of-right.	2024-06-30	Completed

Initiative 13: Work to increase housing density within walking distance of post-secondary institutions

Increasing housing density within walking distance of post-secondary institutions.

- The City will work with the University of Saskatchewan to develop student housing in the College Quarter development area.

Initiative	Due Date	Status
Work to increase housing density within walking distance of post-secondary institutions.	2026-08-28	On Track
Milestones	Due Date	Status
College Quarter Development	2026-08-28	On Track