City of Saskatoon

NEIGHBOURHOOD PROFILES

18th Edition - December 2019

City of Saskatoon
Planning & Development

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Introduction

The *Neighbourhood Profiles*, produced by Planning and Development since 1976, provides information on demographic trends relevant to medium- and long-term planning initiatives, as well as key information that assists civic administration, elected officials, and service providers in making informed decisions related to the needs of citizens.

Data Sources

Multiple data sources are used in the *Neighbourhood Profiles*. This edition includes data from the 2016 Federal Census, Statistics Canada, eHealth Saskatchewan, RBC Economics Research, administrative data from a variety of agencies, and specific sources related to the Saskatoon Census Metropolitan Area (CMA).

Census Program
The Census Program provides a statistical portrait of the country every five years. The last Census was conducted in May 2016. The mandatory long-form census was reinstated in time for the 2016 Census of Population. As such, a sample of approximately 25% of Canadian households received a long-form questionnaire. All other households received a short-form questionnaire. The Census sets out to count and gather information on the population and provides a portrait of Canadians by their demographic, social, and economic characteristics. The Census Program provides information used in the following *Profiles* categories: Mode of travel to work, education level, ethnic diversity, mother tongue, household structure, age of dwelling, housing costs, housing by tenure, and major occupation.

Statistics Canada
Statistics Canada 2015-2018 population estimates are used in the Saskatoon and Saskatoon CMA profiles. The 2019 Saskatoon population is a July estimate generated by the City of Saskatoon, Planning and Development Division; based on the Statistics Canada 2018 estimate. These estimates are considered the most accurate measure of population available between Census cycles.

The Income Statistics Division with Statistics Canada gathers labour force characteristics through tax filer data. The postal code used in the tax filing process is used to determine neighbourhood level characteristics. The accuracy of the labour force neighbourhood characteristics relies on the accuracy of the postal code submitted with a tax return. Statistics Canada makes no representation or warranty as to, or validation of, the accuracy of this postal code data.

eHealth Saskatchewan
Saskatchewan health card services registration data is used to determine neighbourhood population. eHealth Saskatchewan provides the City of Saskatoon with all records from its Covered Population (Saskatoon File). Covered Population refers to all residents registered for Saskatchewan health insurance. eHealth Saskatchewan determines neighbourhood residency by the postal code provided by the user. The accuracy of neighbourhood population depends on the accuracy of the postal code information given to eHealth Saskatchewan. Depending on users' promptness updating address changes with eHealth Saskatchewan, it is likely that neighbourhoods with a large increase of population, like newer neighbourhoods, will have a delay in reported population growth.

RBC Economics Research
The median household income, used to calculate the median multiple (under the Housing Affordability category), was produced by the RBC Economics Research department. An estimated household income is required between Census years because household income data is only available through the Census Program.

Administrative Data
Other sources of data used in the Neighbourhood Profiles include administrative data that is collected annually from the City of Saskatoon, the Saskatoon Public School Division, Greater Saskatoon Catholic Schools, the University of Saskatchewan, Saskatchewan Polytechnic, and Saskatchewan Government Insurance. Examples of the data include: residential sales data, the number of home based businesses, school enrolment, and vehicle registration.

Saskatoon CMA Data Sources
Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), and the Conference Board of Canada (CBOC) were used as additional data sources in the Saskatoon CMA profile. These data sources offer a variety of data at the regional level.

Glossary of Terms

Terms are listed alphabetically by category heading.

Age Group describes the age and sex characteristics of the population through the use of a population pyramid. This data is also provided in a table for each year in the past 10 years in the Saskatchewan Health Insurance Registration Population document available online at https://www.saskatoon.ca/business-development/planning/planning-publications.

Age of Dwelling refers to the period in which the building was originally built, not the time of any later remodelling, additions or conversions. Respondents were asked to indicate the period of construction, to the best of their knowledge.

Dwelling Unit Count includes the total number of dwellings per neighbourhood, the total number of dwelling units broken down by type (Two-Unit Dwellings include Secondary Suites), the gross area of the neighbourhood in acres and hectares, and the number of dwelling units per acre and hectare. Dwelling unit numbers may change year to year based on changes in classification of dwellings, and cancelled building and demolition permits. Units may be reclassified, for example, to reflect removal of illegal suites or the conversion of private apartments to assisted living beds.

> *Total Area* (in the Saskatoon profile) is calculated as the sum of the gross area in the following neighbourhoods: Adelaide/Churchill, Airport Business Area, Arbor Creek, Avalon, Blairmore Suburban Centre, Brevoort Park, Briarwood, Buena Vista, Caswell Hill, City Park, College Park, College Park East, Confederation Park, Confederation Suburban Centre, Downtown, Dundonald, Eastview, Erindale, Evergreen, Exhibition, Fairhaven, Forest Grove, Greystone Heights, Grosvenor Park, Hampton Village, Haultain, Holiday Park, Holliston, Hudson Bay Park, Kelsey – Woodlawn, Kensington, King George, Lakeridge, Lakeview, Lakewood Suburban Centre, Lawson Heights, Lawson Heights Suburban Centre, Massey Place, Mayfair, Meadowgreen, Montgomery Place, Mount Royal, North Park, Nutana, Nutana Park, Nutana Suburban Centre, Pacific Heights, Parkridge, Pleasant Hill, Queen Elizabeth, Richmond Heights, River Heights, Riversdale, Rosewood, Silverspring, Silverwood Heights, Stonebridge, Sutherland, The Willows, U of S Lands South Management Area, University Heights Suburban Centre, Varsity View, Westmount, Westview, Wildwood, Willowgrove.

> *Neighbourhood Area* includes the gross area within the neighbourhood boundary.

Dwelling Units per Area is calculated by dividing the total number of dwellings with the *Neighbourhood Area* or the *Total Area*.

Education Level describes the highest level of education attained for those aged 15 years and older.

Enrolment by School lists the name and division of each high school and elementary school located within a neighbourhood and the number of students enrolled at each school. It should be noted that students enrolled in a school may not necessarily reside in that neighbourhood.

Ethnic Diversity is a measure of the diversity within a neighbourhood by calculating a diversity index. This number is calculated by summing the neighbourhood portion of the percentage of the total population that is a visible minority, of Indigenous identity, speaks a non-official language at home, and has a non-official language as their mother tongue. The diversity index for Saskatoon is calculated as the average of all neighbourhoods.

Household Structure describes several characteristics of households. A household is defined by Statistics Canada as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. A distinction is made in the table between a family and a non-family household. A family household or Census family is a married couple (with or without children), or a common-law couple (with or without children), or a lone parent family.

Housing Affordability is determined using the median multiple ratio, which is calculated by dividing the median selling price per a given area with the estimated median household income for Saskatoon. The resulting quotient indicates how many years of median household income would be required to equal the median selling price. The housing affordability ranks the resulting quotient as follows: severely unaffordable is 5.1 and over, seriously unaffordable is 4.1 to 5.0, moderately unaffordable is 3.1 to 4.0, and affordable is 3.0 and under. The median multiple is recommended by the United Nations and World Bank.

Housing by Tenure describes the type of housing tenure as a percentage: homeowner or renter.

Housing Costs describes the average gross rent and average owner's major payments.

Labour Force includes the following labour force characteristics:

> *Canadian Index of Median Income* is a comparison of the median income for the given area with the median income of Canada (Canada = 100).

> *Economic Dependency Ratio* is the sum of transfer payment dollars received as benefits in a given area, compared to every $100 of employment income for that same area. For example, where a table shows an Employment Insurance (EI) dependency ratio of 4.69, it means that $4.69 in EI benefits were received for every $100 of employment income for the area.

> *Labour Force Participation Rate* is the count of persons aged 15 years and over with labour income expressed as a percentage of the total taxfilers and dependants aged 15 years and over for the same area. Labour income includes employment income and Employment Insurance benefits.

Median Total Income is the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. Median incomes in the data tables are rounded to the nearest ten dollars. Zero values are not included in the calculation of medians for individuals.

Provincial Index of Median Income is a comparison of the median income for the given area with median income of Saskatchewan (Saskatchewan = 100).

Licensed Home-Based Businesses represents the number of home-based businesses registered with the City of Saskatoon based on paid business license fees.

Major Occupation describes the type of employment classification for population aged 15 years and older. These are the main categories derived by Statistics Canada to classify the Canadian labour force.

Mode of Travel to Work describes the primary mode of travel to work for population aged 15 years and older with a regular place of work or no fixed workplace address.

Mother Tongue describes neighbourhood population by the first language learned at home. The top languages are presented for each given area.

Park Space includes the total park area, the population per hectare and acres of park area, and a listing of park names and type within a given neighbourhood.

Park Space per Person is calculated using the most recent population divided by the total area of park space.

Park types categorize parks based on how they are classified in the City of Saskatoon Park Development Guidelines Policy. The policy classifies parks as a Neighbourhood Pocket Park, Neighbourhood Core Park, Linear Park, Village Square Park, District Park, Multi-District Park, or Industrial Park; based on the intended use and physical characteristics. Please refer to the policy for a full description of each classification.

Please note that parks classified as a Linear Park, Neighbourhood Park, and Neighbourhood Core Park are identified as Neighbourhood Park type in the *Neighbourhood Profiles*. In addition, the Special Use type includes Village Square and Special Use Parks.

Personal Income is the total income reported by tax filers from the following sources: employment income, investments, government transfers, private pensions, registered retirement savings plan income, and other income.

Population indicates total population. Neighbourhood population is based on the Covered Population data, provided by eHealth Saskatchewan. The Saskatoon CMA and Saskatoon populations (2015-2018) are provided by Statistics Canada annual estimates. The 2019 Saskatoon population is an estimate, produced by the City of Saskatoon, Planning and Development based on the 2018 Statistics Canada population estimate.

Postsecondary Enrolment is the number of students, within the given area, enrolled at Saskatchewan Polytechnic and the University of Saskatchewan.

Real Estate Sales is the number of annual residential sales transactions by housing type and the average price. This information does not include non-arm's length transactions - for example, sales between family members.

Registered Vehicles includes the total number of registered vehicles classified by SGI as a light vehicle (includes commercial & private vehicles) or private passenger vehicle, as well as the number of vehicles registered per person. The number of registered vehicles per person is calculated using the given area population divided by the number of registered vehicles, in that year. *Please note that population values in 2017 and 2018 in newer neighbourhoods are likely lower than actual population, which generates a higher number of registered vehicles per person (please see section Data Sources for more information on eHealth Saskatchewan Covered Population.)*

Voter Participation describes participation by level of government.

Municipal –includes voter participation in the 2003, 2006, 2009, 2012 and 2016 Civic Elections at the neighbourhood level. In most cases poll areas corresponded with neighbourhood boundaries, but not all.

Provincial – includes voter participation in the 2007, 2011 and 2015 Provincial Elections and is broken down to show neighbourhood results (where available). Where poll division boundaries did not correspond to neighbourhood boundaries, polling division results were split between neighbourhoods based on the relative estimated population in each area. Affected neighbourhoods vary from election to election, but most are affected by this in at least one election year.

Federal – includes voter participation in the 2006, 2008, 2011 and 2015 Federal Elections. Voter participation is broken down and combined to show neighbourhood by neighbourhood results (where available). Where poll division boundaries did not correspond to neighbourhood boundaries, polling division results were split between neighbourhoods based on the relative estimated population in each area. Affected neighbourhoods vary from election to election, but most are affected by this in at least one election year.

Advance voting allows for citizens to vote prior to the official Election Day. The number of citizens taking advantage of advanced voting has steadily increased as this service has become more available. However, the ability to track advance voters by neighbourhood is not currently possible. This is shown in the Neighbourhood Profiles as a reduction in voter participation rate at the neighbourhood level, as those registered voters who have voted in the advanced polls will be identified by constituency and not by polling station.

For more details on terms used in the Census Program, please refer to the Statistics Canada website, www.statcan.gc.ca
- Census Dictionary (http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/index-eng.cfm)

Data Reporting

Confidentiality and random rounding
Statistics Canada subjects the Census Program data to a confidentiality procedure known as random rounding to prevent the possibility of associating statistical data with any identifiable individual. Under this method, all figures, including totals and margins, are randomly rounded either up or down to a multiple of '5,' and in some cases '10.' While providing strong protection against disclosure, this technique does not add significant error to the Census data. The user should be aware that totals and margins are rounded independently of the cell data so that some differences between these and the sum of rounded cell data may exist. Also, minor differences can be expected in corresponding totals and cell values among various Census tabulations. Similarly, percentages, which are calculated on rounded figures, do not necessarily add up to 100%.

In addition to random rounding, area suppression has been adopted to further protect the confidentiality of individual responses. Area suppression is the deletion of all characteristic data from the Census for geographic areas with populations below 100 persons. In all cases, suppressed data is included in the appropriate higher aggregate subtotals and totals.

Representation Error
Data that is based on a calculation has been rounded; the larger the decimal point displayed the higher the accuracy.

Contact Us

If you have any questions about this publication, please e-mail mappingresearch@saskatoon.ca or call (306) 975-7641 or 975-2687.

For more information on community trends, please refer to the City of Saskatoon's report, Saskatoon Strategic Trends 2019: An Overview of the Demographic, Development, Economic, Environmental, and Social Issues and Trends. This report is available online at https://www.saskatoon.ca/business-development/planning/planning-publications.

Census Metropolitan Area

Population
322,568

COMMUNITY QUICK FACTS

70.1%
homeownership

SOLD $327,248
average
sale price

N/A
median
personal
income

2.5
household
size

Langham

Dalmeny

Osler

Warman

Aberdeen

Martensville

Asquith

SASKATOON

Colonsay

Delisle

Allan

Dundurn

N
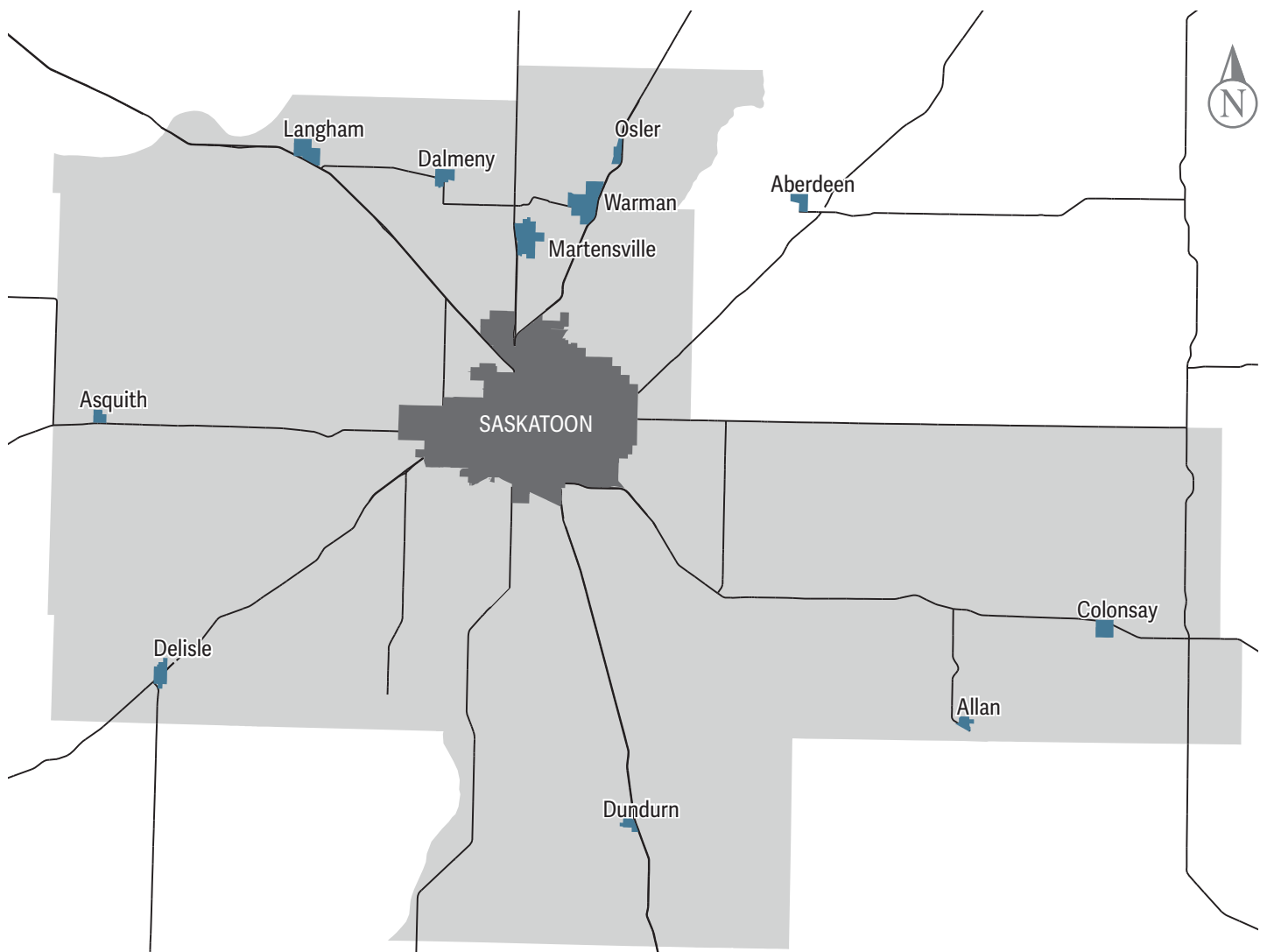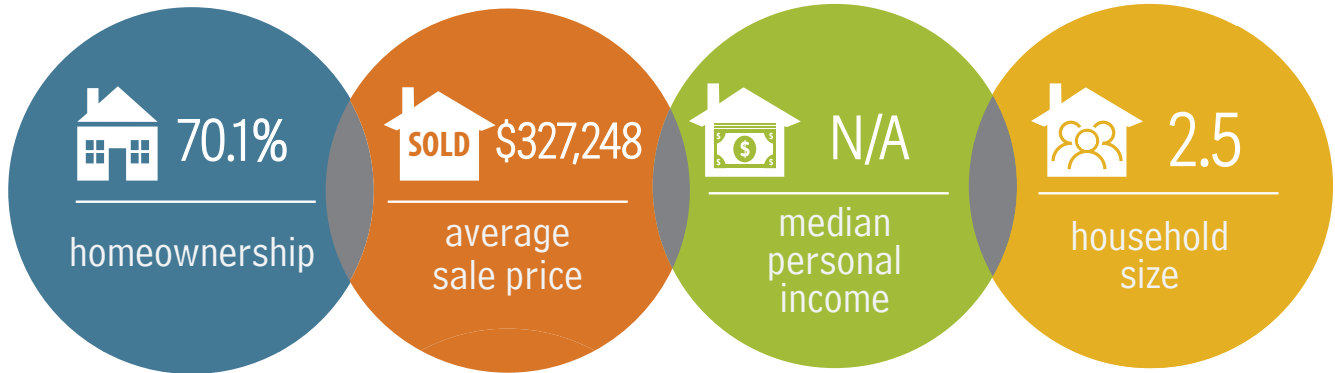
A **Census Metroplitan Area (CMA)** is an area consisting of one or more neighbouring municipalities situated around a major urban core. A CMA must have a total population of at least 100,000 of which 50,000 or more live in the urban core. Municipalities and First Nations Reserves that comprise the Saskatoon CMA include: Allan, Asquith, Blucher No. 343, Borden, Bradwell, Clavet, Colonsay, Colonsay No. 342, Corman Park No. 344, Dalmeny, Delisle, Dundurn, Dundurn No. 313, Elstow, Langham, Martensville, Osler, Saskatoon, Sheilds, Thode, Vanscoy, Vanscoy No. 345, Warman, and Whitecap.

SASKATOON CENSUS METROPOLITAN AREA

POPULATION
Source: Statistics Canada Annual Estimate

- 2015: 299,389
- 2016: 307,345
- 2017: 315,598
- 2018: 322,568

Age Distribution

2018

- 65+ years 12.7%
- 15-64 years 68.6%
- 0-14 years 18.7%
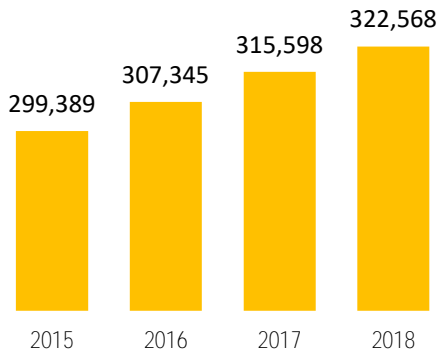
Source: Statistics Canada, Table 051-0056

Age Group

2018

85+
80 to 84
75 to 79
70 to 74
65 to 69
60 to 64
55 to 59
50 to 54
45 to 49
40 to 44
35 to 39
30 to 34
25 to 29
20 to 24
15 to 19
10 to 14
05 to 09
00 to 04

12000 8000 4000 0 4000 8000 12000

● Female   ● Male

Source: Statistics Canada, Table 051-0056

Net Migration

■ Intraprovincial   ■ Interprovincial   ■ International

	2016-2017	2017-2018
Intraprovincial	2,739	2,739
International	5,943	5,441
Interprovincial	-1,365	-1,769
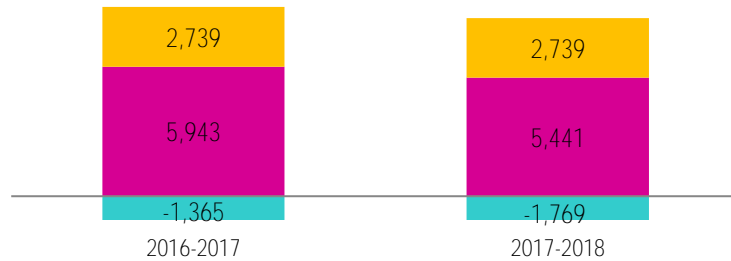
Source: Statistics Canada, Table 051-0057

Mode of Travel to Work

2016

Driver: Car, Truck, Van	119,765
Passenger: Car, Truck, Van	8,515
Public Transit	6,325
Walked	6,090
Bicycle	2,850
Other	2,265
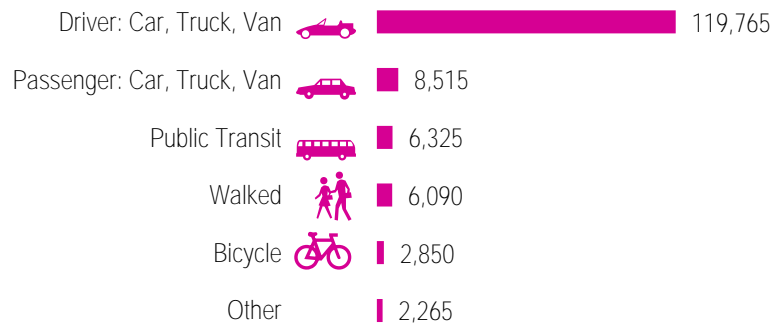
Source: 2016 Census

Mother Tongue

Top Languages	2016
English	231,610
Tagalog (Pilipino, Filipino)	6,970
German	5,020
Mandarin	4,115
French	3,870
Ukrainian	3,475
Urdu	3,370

Source: 2016 Census

Education Level

	2016
No Certificate/diploma/degree	34,615
High school certificate or equivalent	68,420
Apprentice/trades certificate/diploma	21,565
College/CEGEP/non-university cert./dipl.	41,480
University diploma or degree	67,350

Source: 2016 Census

Household Structure

	2016
One-family households	75,460
Multiple-family households	1,940
Non-family households	37,890
Total lone-parent families	12,355
Total households	115,285
Household size	2.5

Source: 2016 Census

Housing Costs

	2016
Average Owner's Major Payments	$1,408
Average Gross Rent	$1,130

Source: 2016 Census

Housing by Tenure

2016

Rented — 30%
Owned — 70%
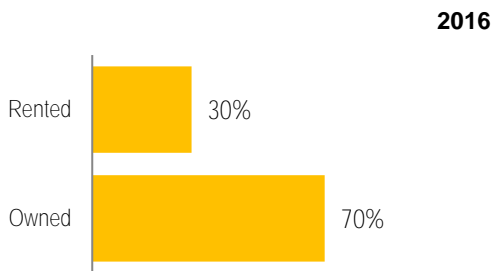
Source: 2016 Census

Real Estate Sales

MLS Sales ◻ Average Price ⟡

	2015	2016	2017	2018
Average Price	$346,711	$343,497	$336,703	$327,248
MLS Sales	5,083	4,692	4480	4314
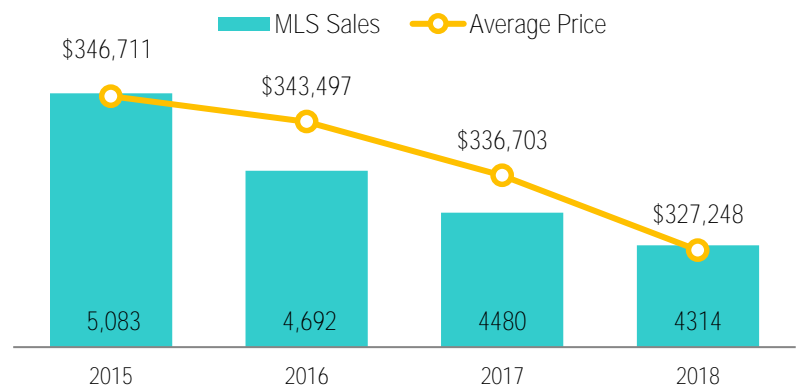
Source: CMHC Housing Market Outlook - Saskatchewan - Fall 2019

Consumer Price Index (CPI)

100 = 2002, Base Year

	2015	2016	2017	2018
CPI	130.8	132.6	135	138.1
annual percentage change	1.9%	1.2%	1.8%	2.3%

annual percentage change
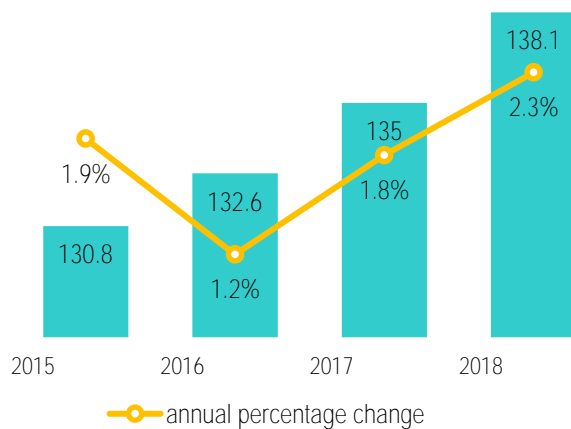
Source: Statistics Canada, CANSIM, table 326-0021

Real GDP Growth

Percentage Change

2015	2016	2017	2018
-0.4%	-0.3%	3.1%	2.2%
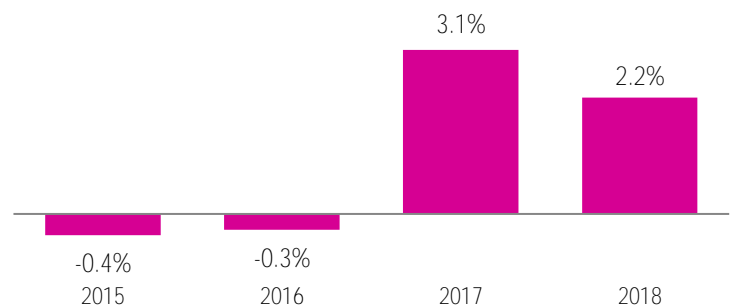
Source: Conference Board of Canada, May 2019

SASKATOON CENSUS METROPOLITAN AREA

Percentage of GDP by Industry

2018

▶ Service Producing Industry   ▶ Goods Producing Industry

- Public Administration and Defence 5%
- Information and Cultural Industries 5%
- Primary and Utilities 19%
- Personal Services 13%
- Business Services 3%
- Construction 8%
- Transportation and Warehousing 17%
- Manufacturing 10%
- Education Services and Health Care & Social Assistance 2%
- Wholesale & Retail Trade 5%
- Finance, Insurance & Real Estate 13%
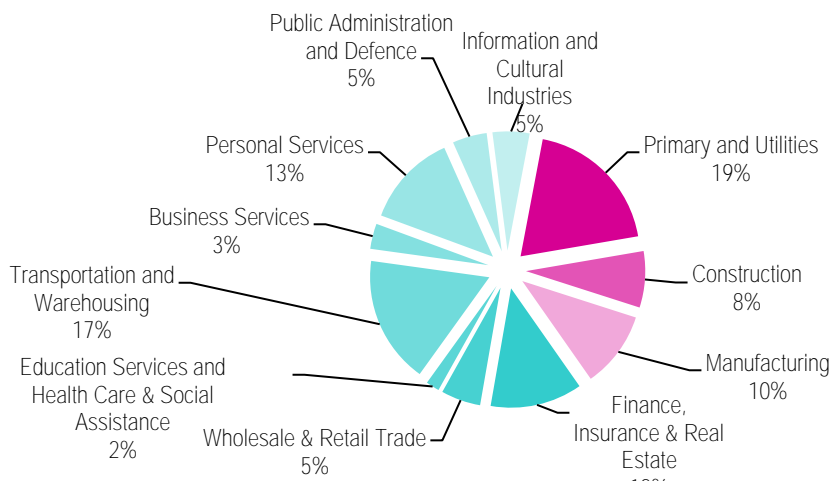
Source: Conference Board of Canada, March 2019

Employment Growth

Percentage Growth

Year	Growth
2015	0.3%
2016	-0.8%
2017	1.0%
2018	2.7%
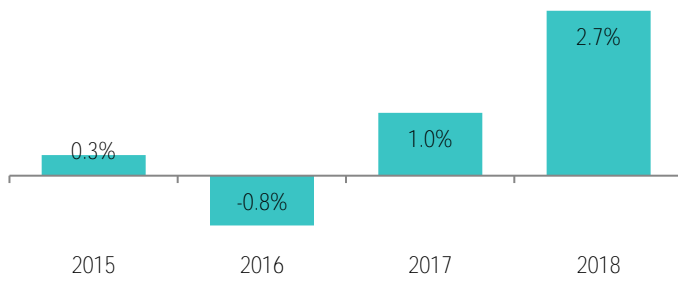
Source: Conference Board of Canada, March 2019

Unemployment Rate

Year	Rate
2015	5.80%
2016	6.90%
2017	7.90%
2018	6.98%
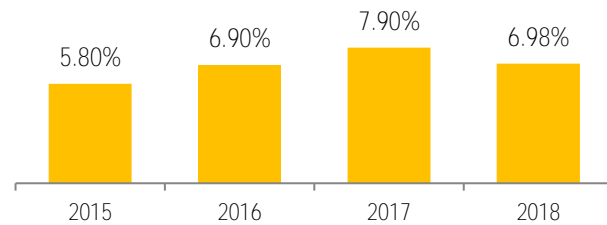
Source: Statistics Canada, table 282-0129, March 2019

Major Occupation

2016

Occupation	Value
Manufacturing-Utilities	4,600
Natural resources - agriculture & related	4,025
Trades-Transport-Equip operators and related	27,695
Sale & Service	37,860
Art-Culture-Recreation-Sport	3,740
Education-Law Social-Community & Gov	20,510
Health	13,490
Natural-Applied sciences and related	10,920
Business-Finance-Administration	23,885
Management	17,200

Source: 2016 Census

City of Saskatoon

Population
272,200

COMMUNITY QUICK FACTS

66.8%
homeownership

SOLD **$336,757**
average sale price

$40,050
median personal income

2.4
household size

N

North West Development Area

North Development Area

Agriplace

Marquis Industrial

Hudson Bay Industrial

Silverwood Heights

University Heights Development Area

Aspen Ridge

Airport Management Area

Lawson Heights SC

Lawson Heights

North Industrial

River Heights

Evergreen

U of S Lands - East Management Area

Airport Business Area

Hampton Village

Elk Point

Richmond Heights

Silverspring

University Heights Development Area

Kelsey-Woodlawn

Mayfair

U of S Lands - North Management Area

Dundonald

Westview

North Park

University Heights SC

Willowgrove

Kensington

Hudson Bay Park

Forest Grove

Confederation Park

Massey Place

Central Industrial

City Park

University of Saskatchewan Management Area

Sutherland

Erindale

Blairmore Development Area

Pacific Heights

Mount Royal

Caswell Hill

Westmount

Sutherland Industrial

Arbor Creek

Holmwood Development Area

Confed SC

Blairmore SC

Downtown

College Park

Parkridge

Fairhaven

Pleasant Hill

Riversdale

Varsity View

U of S Lands - South Management Area

College Park East

Brighton

Agpro Industrial

Meadow-Green

West Industrial

King George

Nutana

Grosvenor Park

Greystone Heights

South West Development Area

Montgomery Place

South West Industrial

Holiday Park

Buena Vista

Haultain

Holliston

Brevoort Park

Wildwood

Briarwood

CN Yards Management Area

Gordie Howe Management Area

Exhibition

Queen Elizabeth

Nutana SC

Hillcrest Management Area

Sask Power Management Area

Diefenbaker Management Area

Avalon

Adelaide/ Churchill

Nutana Park

Eastview

Lakeview

Lakeridge

Lakewood SC

Rosewood

South DA

CN Industrial

SE Dev Area

Stonebridge

The Willows

SASKATOON

POPULATION

Year	Population
2016	256,711
2017	262,993
2018	268,188
2019	272,200

Age Group

2019

Age pyramid (Female / Male):

Age Group
85+
80 to 84
75 to 79
70 to 74
65 to 69
60 to 64
55 to 59
50 to 54
45 to 49
40 to 44
35 to 39
30 to 34
25 to 29
20 to 24
15 to 19
10 to 14
05 to 09
00 to 04

12000 8000 4000 0 4000 8000 12000

● Female   ● Male

source: 2019 eHealth Saskatchewan

Ethnic Diversity

* Higher number indicates greater diversity	**2016**
Saskatoon	0.45

Source: 2016 Census

Mother Tongue

Top Languages	2016
English	187,540
Tagalog (Pilipino, Filipino)	6,910
Mandarin	4,115
Urdu	3,550
French	3,235

Source: 2016 Census

Mode of Travel to Work

2016

Mode	Value
Driver: Car, Truck, Van	98,395
Passenger: Car, Truck, Van	7,535
Public Transit	6,225
Walked	5,560
Bicycle	2,740
Other	1,855

Source: 2016 Census

Registered Vehicles

	2017	2018
Total (LV & PV)	182,846	177,426
Per Person	0.7	0.7

LV - light vehicles (commercial & private)   PV - private passenger vehicle

Source: SGI

Education Level

	2016
No Certificate/diploma/degree	28,445
High school certificate or equivalent	57,420
Apprentice/trades certificate/diploma	16,955
College/CEGEP/non-university cert./dipl.	34,030
University diploma or degree	60,375

Source: 2016 Census

Postsecondary Enrolment

	2016	2017	2018
Saskatchewan Polytechnic	4769	5060	4478
University of Saskatchewan	12458	12942	12654

Source: Saskatchewan Polytechnic Administrative Office and University of Saskatchewan Registrar's Office

Enrolment by School

	2016	2017	2018
Saskatoon Public Schools	24,929	25,419	25,659
Greater Saskatoon Catholic Schools	17,425	18,064	17,743

Source: Saskatoon Public School Division & Greater Saskatoon Catholic Schools

Household Structure

	2016
One-family households	61,800
Multiple-family households	1,720
Non-family households	35,040
Total lone-parent families	11,125
Total households	98,565
Estimated household size	2.4

Source: 2016 Census

Age of Dwelling

2016

Before 1960	19%
1961-1980	33%
1981-1990	16%
1991-2000	8%
2001-2005	5%
2006-2010	7%
2011-2016	12%
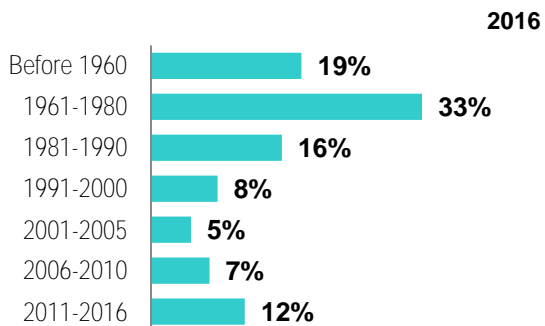
Source: 2016 Census

Housing Affordability

2018	Median Multiple
Saskatoon	4.26

Note: Median Multiple of 3.0 & under is rated as "affordable"

Source: City of Saskatoon, Assessment & Taxation and RBC Economics Research

Housing Costs

	2016
Average Owner's Major Payments	$1,374
Average Gross Rent	$1,127

Source: 2016 Census

Housing by Tenure

2016

Rented	33%
Owned	67%

Source: 2016 Census

Dwelling Unit Count

2018

Single Family, 58,193
Two Unit, 10,634
Multi-Unit, 43,975
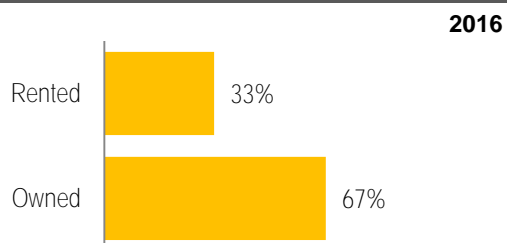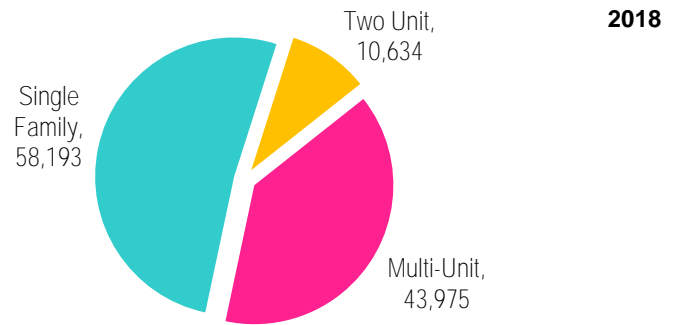
Total Dwellings	112,802	
Total Area	10,057.6 hectares	24,853.3 acres
Dwelling Units per Area	11 per hectare	5 per acre

Source: City of Saskatoon, Planning & Development

Real Estate Sales

2018	No. of Sales	Average Price
Condo Townhouse	197	$253,192
High Rise Apt Condo	81	$298,212
Low Rise Apt Condo	649	$216,236
Semi-detached	38	$377,760
Semi-detached - two titles	150	$316,016
Single Family Dwelling	2871	$371,364

Source: City of Saskatoon, Assessment & Taxation

Building Permits
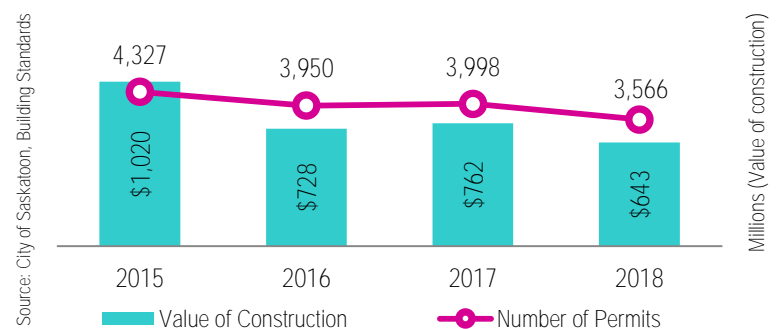
Source: City of Saskatoon, Building Standards

Millions (Value of construction)

Year	Number of Permits	Value of Construction
2015	4,327	$1,020
2016	3,950	$728
2017	3,998	$762
2018	3,566	$643

Value of Construction — Number of Permits

Park Space

2019	Hectares	Acres
Total Park Area	1,103.8	2,727.6
Population per Park Area	252	102

Park Type		
District	196.6	485.7
Industrial	5.2	12.9
Multi-District	77.3	190.9
Neighbourhood	506.2	1250.8
Special Use	318.6	787.2

Source: City of Saskatoon, Planning & Development

SASKATOON

Voter Turn-out (%)

Civic	2000	26%
Civic	2003	52%
Civic	2006	34%
Provincial	2007	82%
Federal	2008	58%
Civic	2009	27%
Federal	2011	54%
Provincial	2011	67%
Federal	2015	74%
Provincial	2016	56%
Civic	2016	40%

Licensed Home-Based Businesses

	2017	2018
Saskatoon	4483	4524

Labour Force
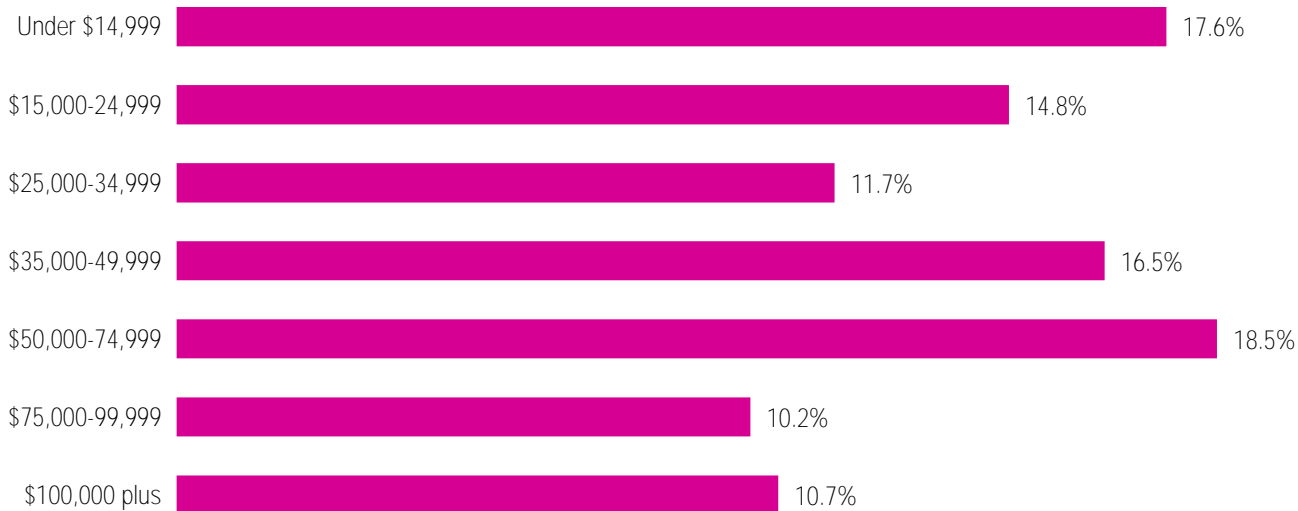
	2017
	Saskatoon
Labour Force Participation Rate	70.7%
Economic Dependency Ratio	16.0%
Median Total Income (personal)	$40,050
Provincial Index of Median Income (base=100)	104.50
Canadian Index of Median Income (base=100)	112.20

Personal Income

■ City of Saskatoon   **2017**

Income	City of Saskatoon
Under $14,999	17.6%
$15,000-24,999	14.8%
$25,000-34,999	11.7%
$35,000-49,999	16.5%
$50,000-74,999	18.5%
$75,000-99,999	10.2%
$100,000 plus	10.7%

Major Occupation

2016

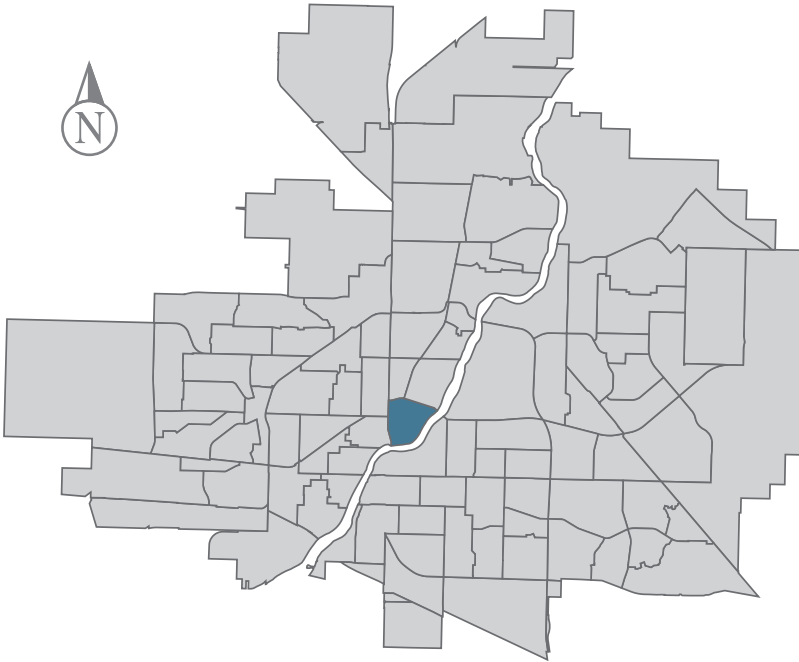| Occupation	
Manufacturing-Utilities	3,830
Natural resources - agriculture & related	2,810
Trades-Transport-Equip operators and related	21,775
Sale & Service	33,235
Art-Culture-Recreation-Sport	3,300
Education-Law Social-Community & Gov	17,695
Health	11,505
Natural-Applied sciences and related	9,390
Business-Finance-Administration	19,820
Management	13,355
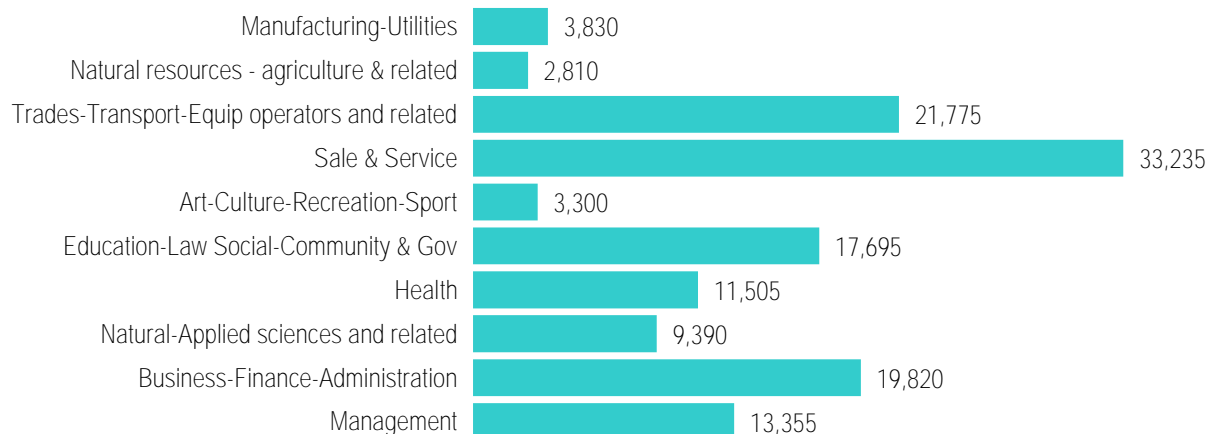
Downtown

MUNICIPAL WARD 6

Population
3,278

COMMUNITY QUICK FACTS

24.5%
homeownership

SOLD $353,331
average sale price
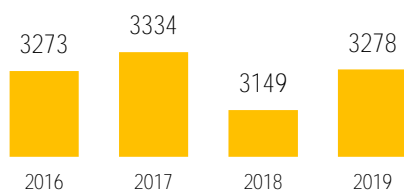
$33,250
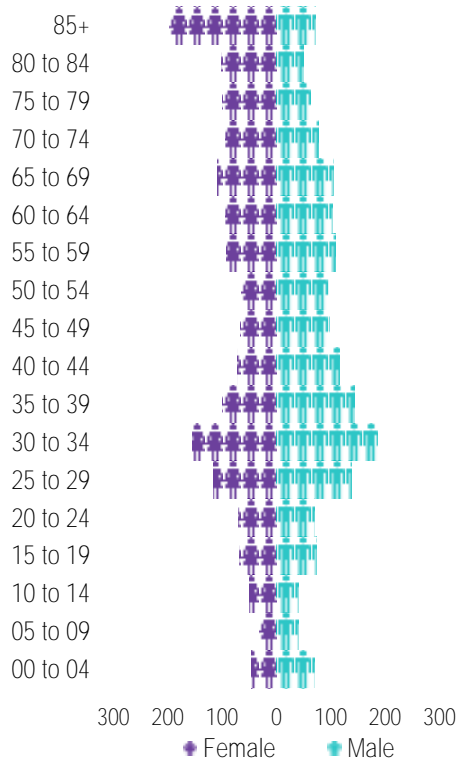median personal income

1.4
household size

Downtown

POPULATION

Year	Population
2016	3273
2017	3334
2018	3149
2019	3278

Source: eHealth Saskatchewan, 2019

Age Group

2019

Age groups: 85+, 80 to 84, 75 to 79, 70 to 74, 65 to 69, 60 to 64, 55 to 59, 50 to 54, 45 to 49, 40 to 44, 35 to 39, 30 to 34, 25 to 29, 20 to 24, 15 to 19, 10 to 14, 05 to 09, 00 to 04

Scale: 300 200 100 0 100 200 300

● Female ● Male

Source: eHealth Saskatchewan, 2019

Ethnic Diversity

* Higher number indicates greater diversity	2016
Downtown	0.22
Saskatoon	0.45

Source: 2016 Census

Mother Tongue

Top Languages	2016
English	1855
Urdu	45
German	45
Hindi	45
Persian (Farsi)	40

Source: 2016 Census

Mode of Travel to Work

2016

Mode	Value
Driver: Car, Truck, Van	530
Passenger: Car, Truck, Van	30
Public Transit	145
Walked	430
Bicycle	55
Other	35
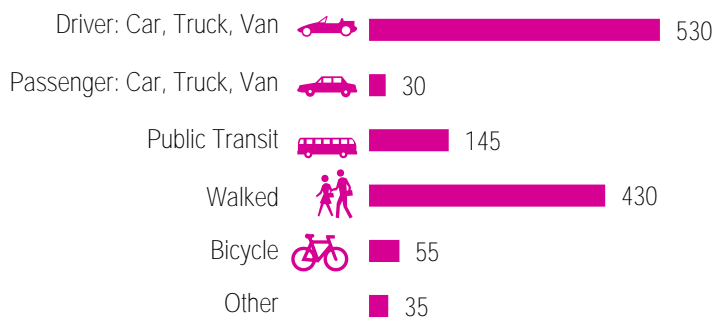
Source: 2016 Census Long Form

Registered Vehicles

	2017	2018
Total (LV & PV)	1893	1903

LV - light vehicles (commercial & private)   PV - private passenger vehicle   *Source: SGI*

	2017	2018
Per Person	0.6	0.6
Saskatoon Per Person	0.7	0.7

Education Level

	2016
No Certificate/diploma/degree	275
High school certificate or equivalent	645
Apprentice/trades certificate/diploma	175
College/CEGEP/non-university cert./dipl.	250
University diploma or degree	940

Source: 2016 Census Long Form

Postsecondary Enrolment

	2016	2017	2018
Saskatchewan Polytechnic	41	51	48
University of Saskatchewan	154	157	145

Source: Saskatchewan Polytechnic Administrative Office and University of Saskatchewan Registrar's Office

Enrolment by School

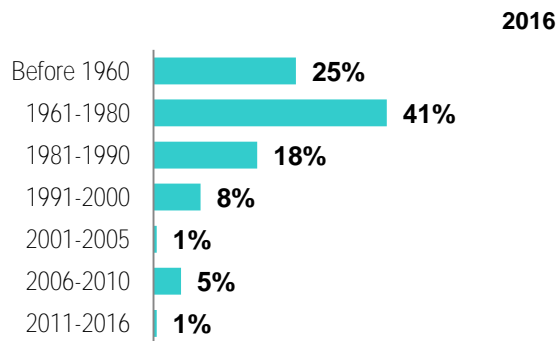P- Saskatoon Public School   S - Greater Saskatoon Catholic Schools

	2016	2017	2018

No schools located in neighbourhood

Household Structure

	2016
One-family households	460
Multiple-family households	10
Non-family households	1270
Total lone-parent families	50
Total households	1735
Household size	1.4

Source: 2016 Census

Age of Dwelling

2016

Before 1960	25%
1961-1980	41%
1981-1990	18%
1991-2000	8%
2001-2005	1%
2006-2010	5%
2011-2016	1%

Source: 2016 Census

Housing Affordability

2018	Median Multiple
Saskatoon	4.26
Downtown	4.35

Note: Median Multiple of 3.0 & under is rated as "affordable"

Source: City of Saskatoon, Assessment & Taxation and RBC Economics Research

Housing Costs

	2016
Average Owner's Major Payments	$1,355
Average Gross Rent	$1,073

Source: 2016 Census

Housing by Tenure

2016

Rented	76%
Owned	24%

Source: 2016 Census

Dwelling Unit Count

2018

Multi-Unit 2590 100%

Single Family 2 0%
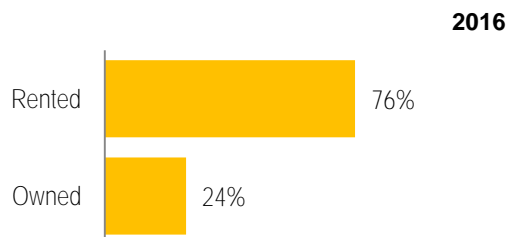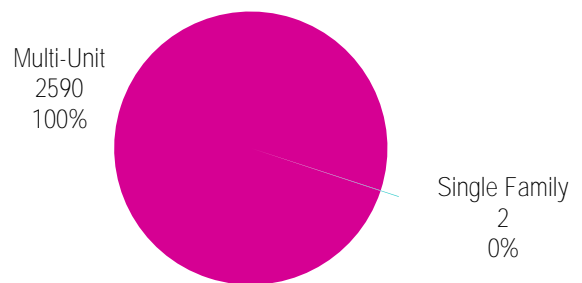
Total Dwellings	2592	
Neighbourhood Area	117.0 hectares	289.1 acres
Dwelling Units per Area	22.2 per hectare	9.0 per acre

Source: City of Saskatoon, Planning & Development

Real Estate Sales

2018	No. of Sales	Average Price
Condo Townhouse	0	$ -
High Rise Apt Condo	35	$ 350,140
Low Rise Apt Condo	1	$ 465,000
Semi-detached	0	$ -
Semi-detached - two titles	0	$ -
Single Family Dwelling	0	$ -

Source: City of Saskatoon, Assessment & Taxation

Park Space

2019		Hectares	Acres
Total Park Area		11.2	27.7
Population per Park Area		292.9	118.5

Source: City of Saskatoon, Planning & Development

Park Type: N - Neighbourhood   D - District   MD - Multi-district
SU- Special Use   I - Industrial

City Hall Square	SU	1.4	3.4
Friendship	SU	0.7	1.7
Kiwanis Memorial	MD	7.2	17.8
River Landing	SU	1.9	4.7

Downtown

Voter Turn-out (%)

Civic	2003	40%
Civic	2006	32%
Federal	2006	55%
Provincial	2007	72%
Federal	2008	43%
Civic	2009	26%
Federal	2011	49%
Provincial	2011	56%
Federal	2015	66%
Provincial	2016	32%
Civic	2016	22%

Source: City of Saskatoon, City Clerk's office; Province of Saskatchewan, Chief Electoral Officer: and Elections Canada

Licensed Home-Based Businesses

	2017	2018
Saskatoon	4871	4984
Downtown	39	40

Source: City of Saskatoon, Business License Program

Labour Force

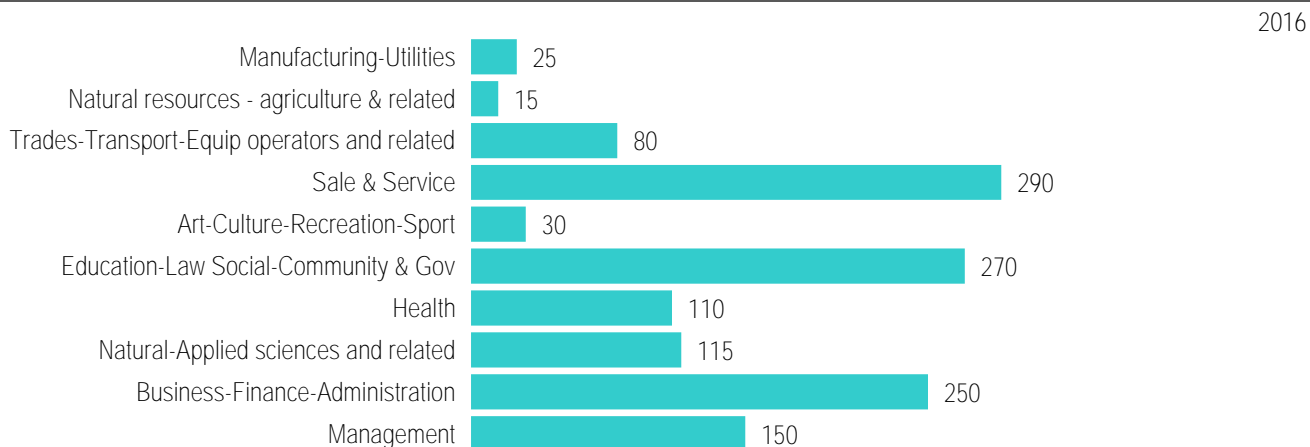|	2017	
	Downtown	Saskatoon
Labour Force Participation Rate	51.6%	70.7%
Economic Dependency Ratio	25.5%	16.0%
Median Total Income (personal)	$33,250	$40,050
Provincial Index of Median Income (base=100)	86.80	104.50
Canadian Index of Median Income (base=100)	93.20	112.20

Source: Statistics Canada, Income Statistics Division, T1 Family File (T1FF) based on the final tax file, 2017

Personal Income
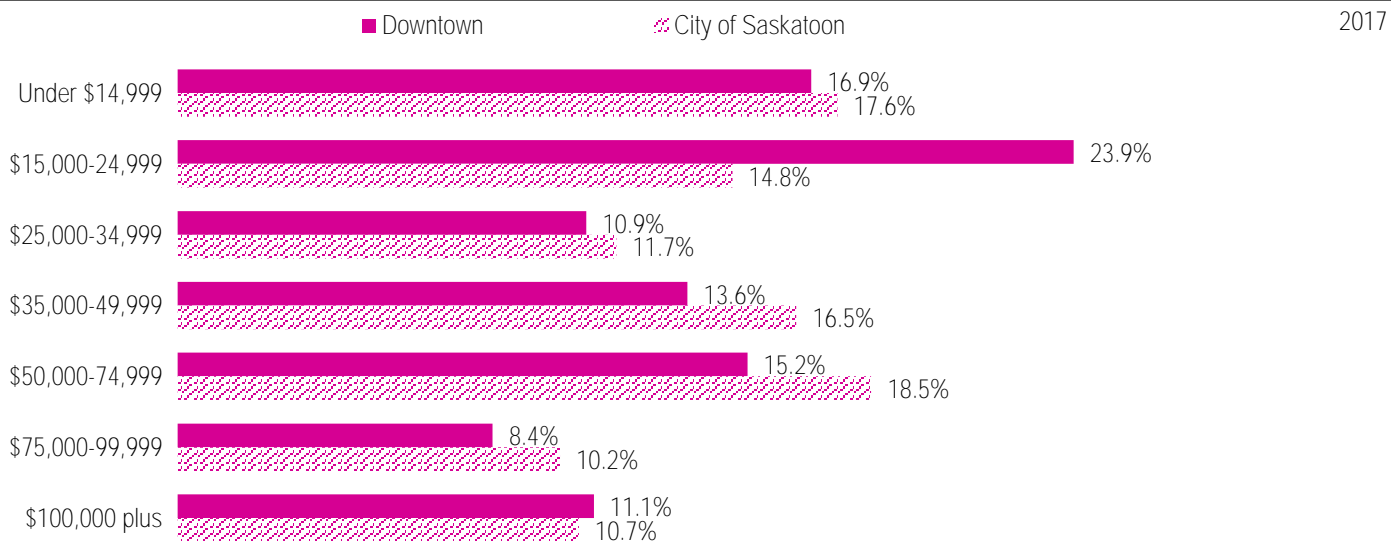
■ Downtown   City of Saskatoon   2017

Income	Downtown	City of Saskatoon
Under $14,999	16.9%	17.6%
$15,000-24,999	23.9%	14.8%
$25,000-34,999	10.9%	11.7%
$35,000-49,999	13.6%	16.5%
$50,000-74,999	15.2%	18.5%
$75,000-99,999	8.4%	10.2%
$100,000 plus	11.1%	10.7%

Source: Statistics Canada, Income Statistics Division, T1 Family File (T1FF) based on the final tax file, 2017

Major Occupation

2016

Occupation	Value
Manufacturing-Utilities	25
Natural resources - agriculture & related	15
Trades-Transport-Equip operators and related	80
Sale & Service	290
Art-Culture-Recreation-Sport	30
Education-Law Social-Community & Gov	270
Health	110
Natural-Applied sciences and related	115
Business-Finance-Administration	250
Management	150

Source: 2016 Census