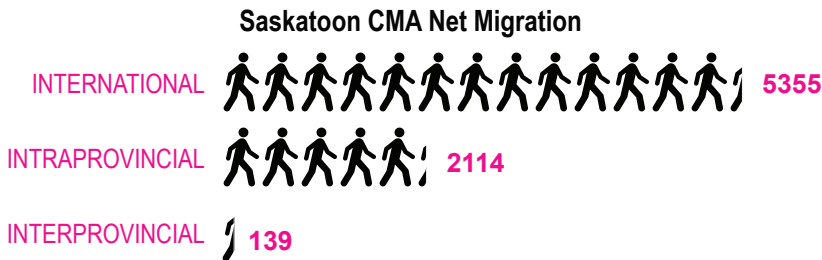


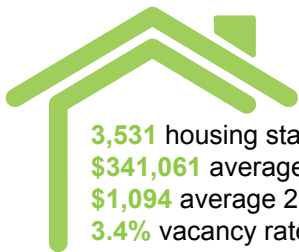
# Saskatoon Strategic Trends 2015

**AN OVERVIEW OF  
DEMOGRAPHIC,  
DEVELOPMENT,  
ECONOMIC,  
ENVIRONMENTAL, AND  
SOCIAL ISSUES & TRENDS**

# 2014 Saskatoon Profile



The Saskatoon CMA has the lowest median age at **34.5** of any Canadian CMA



**3,531** housing starts in 2014  
**\$341,061** average house price  
**\$1,094** average 2 bedroom rent  
**3.4%** vacancy rate for rental housing



**2.95%** ↓ Violent Crime  
**2.63%** ↑ Property Crime



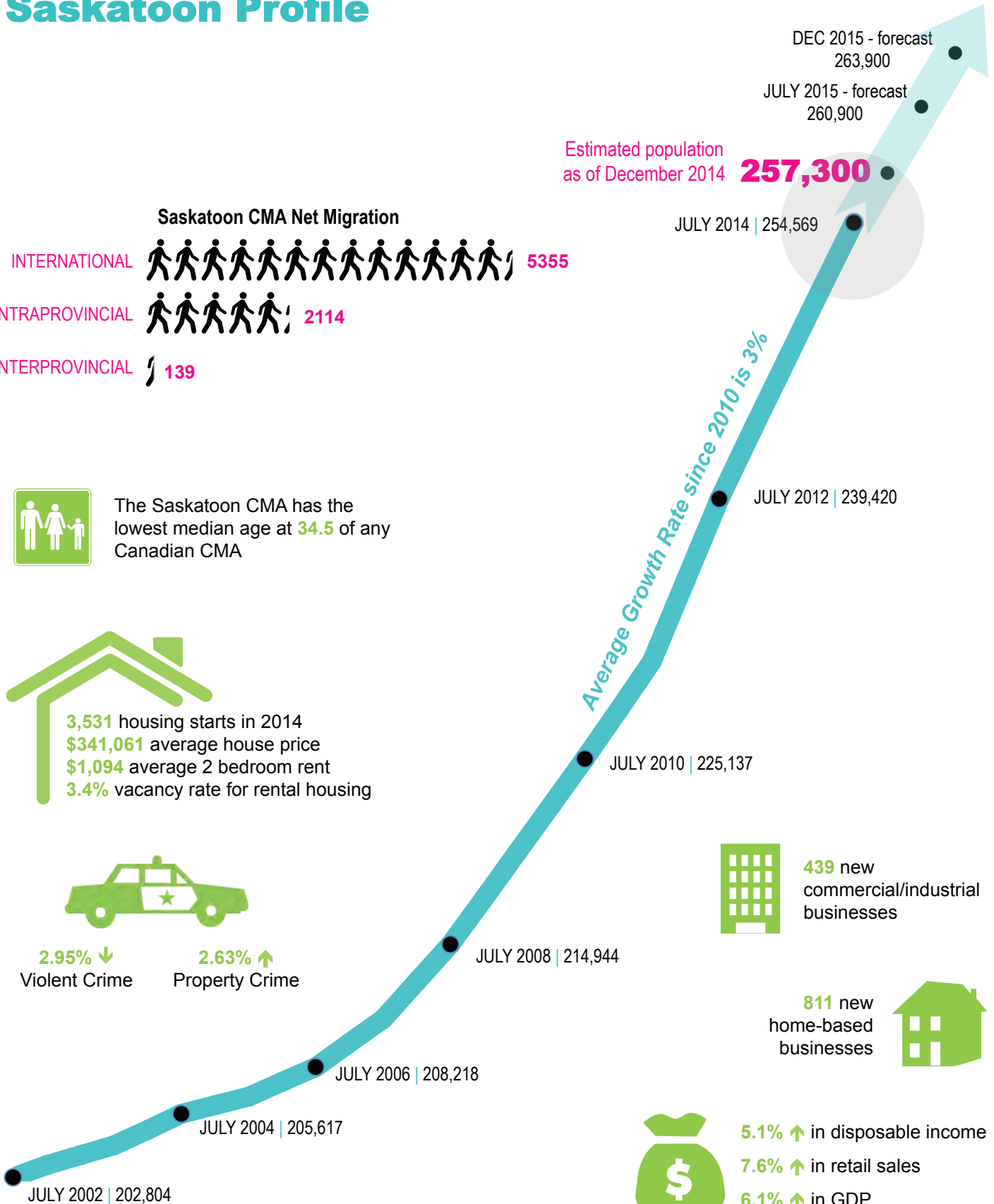
**439** new commercial/industrial businesses



**811** new home-based businesses



**5.1%** ↑ in disposable income  
**7.6%** ↑ in retail sales  
**6.1%** ↑ in GDP



Source: Conference Board of Canada, Statistics Canada, and the City of Saskatoon Planning & Development Division and Asset and Financial Management Division

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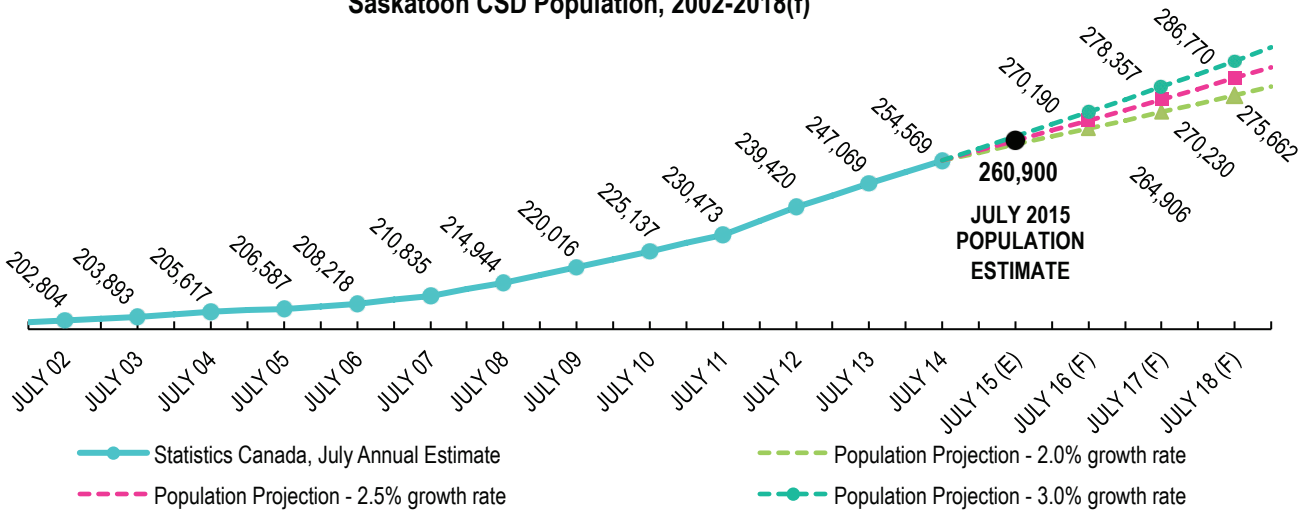


# Demographic

Statistics Canada estimates that the population of Saskatoon Census Subdivision was 254,569 as of July 1, 2014. Based on Statistics Canada population estimates and other sources, the City of Saskatoon estimated that the population was 260,900 as of July 1, 2015.

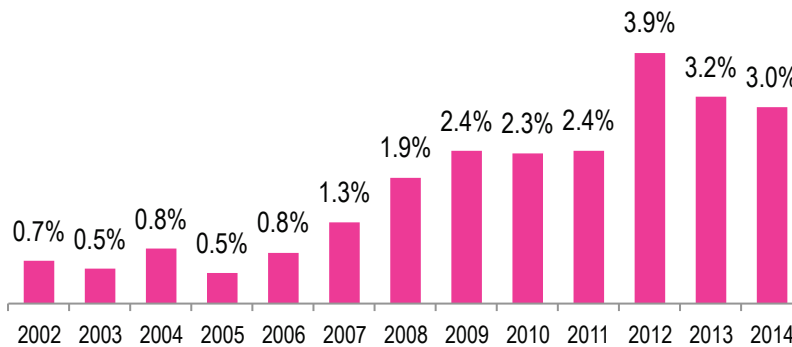
**Saskatoon CSD Population, 2002-2018(f)**

Source: Statistics Canada, July Annual Population Estimates (based on 2011 Census data), City of Saskatoon Population Projection



**Saskatoon CSD Population Growth Rate, July 2014**

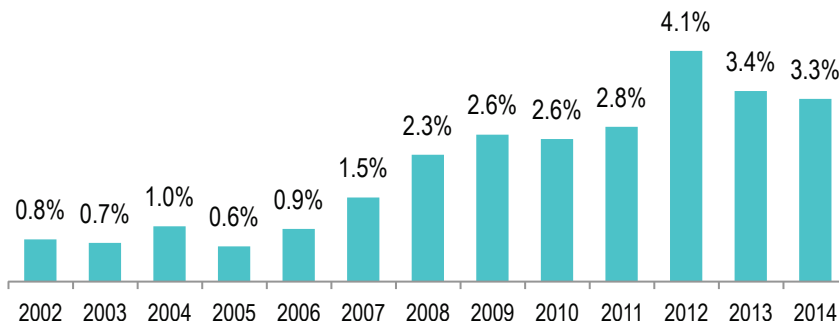
Source: Statistics Canada, Annual population estimates by sex, July 1, 2001 to 2014, Saskatoon CSD



Saskatoon has experienced substantial growth over the last few years. Since 2009, the average annual population growth rate in the Saskatoon Census Subdivision was 2.9%. Projections indicate that Saskatoon's population growth rates will moderate over the next few years. More specifically, according to various economic and housing indicators, Saskatoon's population growth rate is projected to be between 2 and 2.75%.

**Saskatoon CMA Population Growth Rate, July 2014**

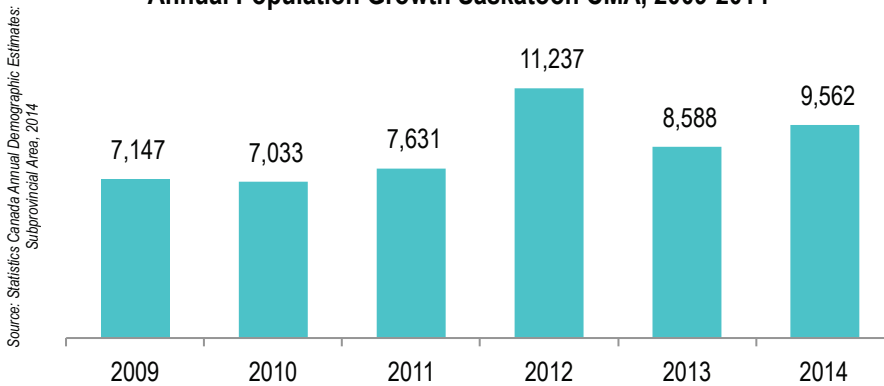
Source: Statistics Canada, Table 051-0056



The Saskatoon Census Metropolitan Area (CMA), which includes the rural municipality of Corman Park, the cities of Martensville and Warman, and other smaller communities within the Saskatoon region, has experienced significant growth. Since 2008, the population growth rate has varied between 2.3% and 4.1%.

# Demographic

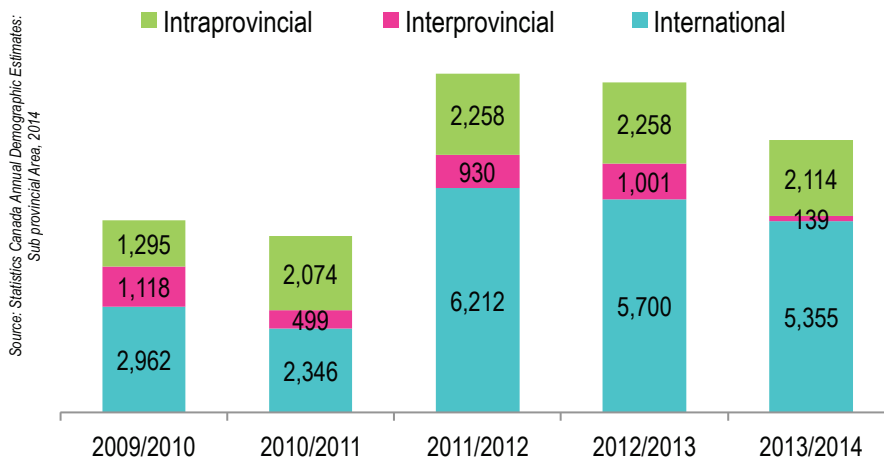
**Annual Population Growth Saskatoon CMA, 2009-2014**



Statistics Canada estimates that the Saskatoon CMA reached a population of 300,634 as of July 1, 2014.

Over the past six years, the annual net population growth exceeded 7,000 people per a year in the Saskatoon CMA. There was a 9,562 increase in 2014, which is slightly higher than the previous year.

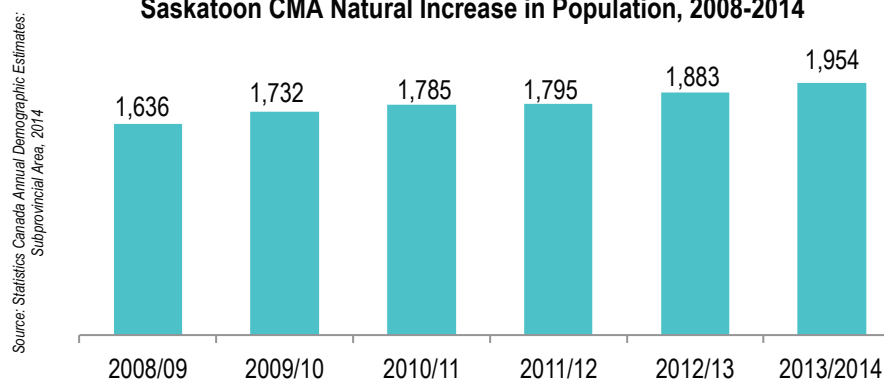
**Net Migration to the Saskatoon CMA, 2009-2014**



Over the past five years, the largest component of annual growth is net international migration. Over this period, the largest increase was between 2011 and 2012. Since this time international migration has slightly decreased, but still continues to be above 5,000 annually. In 2013-2014 net interprovincial migration decreased to 139.

Over the next three years, the Conference Board of Canada (CBOC) is forecasting a reduction in net migration in the Saskatoon CMA due to a decline in intraprovincial and international net migration, and negative interprovincial net migration.

**Saskatoon CMA Natural Increase in Population, 2008-2014**

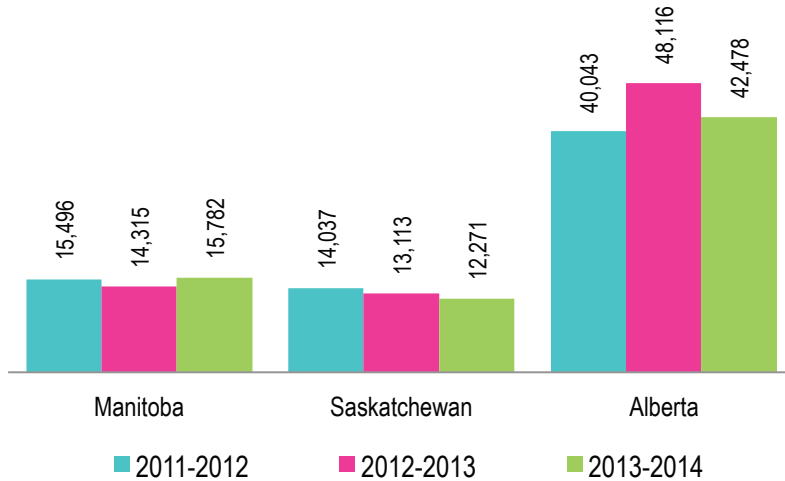


Natural increase (births minus deaths) in the Saskatoon CMA has been increasing over the past ten years. Over the past 20 years, the average natural increase is 1,400. Natural increase in the Saskatoon CMA has been above 1,600 since 2008/09. The CBOC is forecasting natural increase to surpass 2,300 annually for the next couple years. Natural Increase has not been above 2000 since 1992.

# Demographic

**Net International Migration Western Canada, 2011-2014**

Source: Statistics Canada Annual Demographic Estimates: Canada, Provinces and Territories, 2014



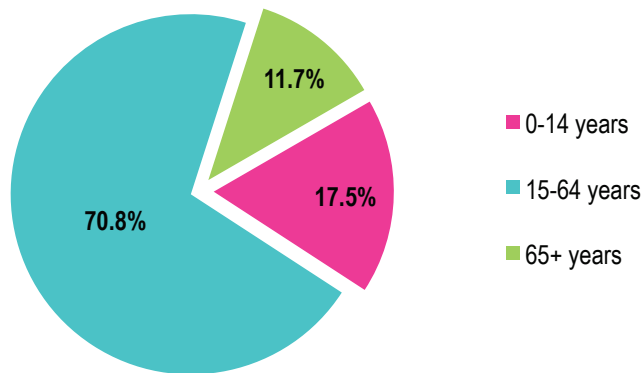
Net international migration in Saskatchewan has decreased slightly over the last couple years; however, numbers still remain well above historical averages: between 1994 and 2010 the average net international migration was approximately 2,600.

According to Statistics Canada, "In 2013/2014, the net international migration rate was above the national average in five provinces: Manitoba (+1.2%), Saskatchewan (+1.1%), Prince Edward Island (+1.1%), Alberta (+1.0%) and British Columbia (+0.8%)."

Over the past 20 years net international migration has been the main source of population growth for Canada.

**Saskatoon CMA Distribution of Population by age group, 2014**

Source: Statistics Canada Annual Demographic Estimates: Subprovincial Area, 2014

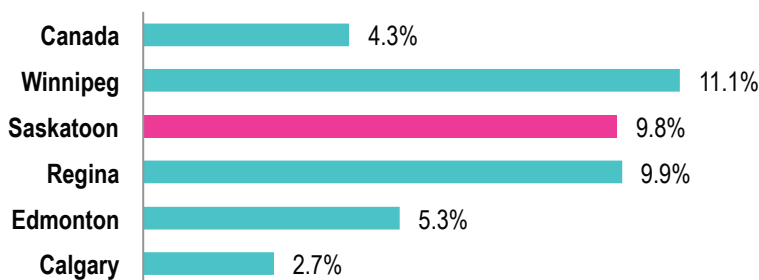


Over the past 10 years, the median age in Canada has increased from 38.3 to 40.4. Saskatoon and Regina are the only CMAs to have a slight decrease in median age over this same period. Saskatoon has the lowest median age in the country at 34.5 years of age.

There has been a gradual increase in the proportion of the population between the ages of 15 and 64 in the Saskatoon CMA. It is projected that the 65+ age group will increase gradually over the next 20 years.

**Aboriginal Identity by Geography, 2011  
(as % of total population)**

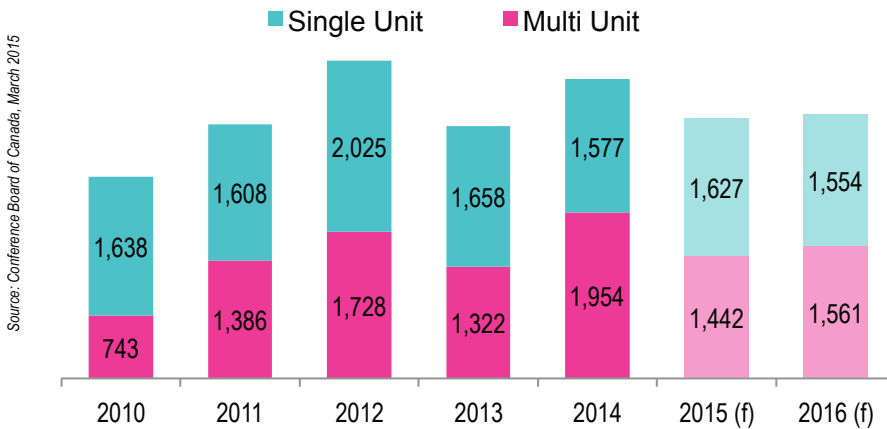
Source: Statistics Canada: National Household Survey 2011



In the 2011 National Household Survey, approximately 10% of the total population in Saskatoon and Regina identified as Aboriginal and 4.3% of the total population in Canada. Winnipeg had the highest percentage out of the prairie provinces at 11.1%.

# Development

**Saskatoon CMA Housing Starts, 2010-2016(f)**

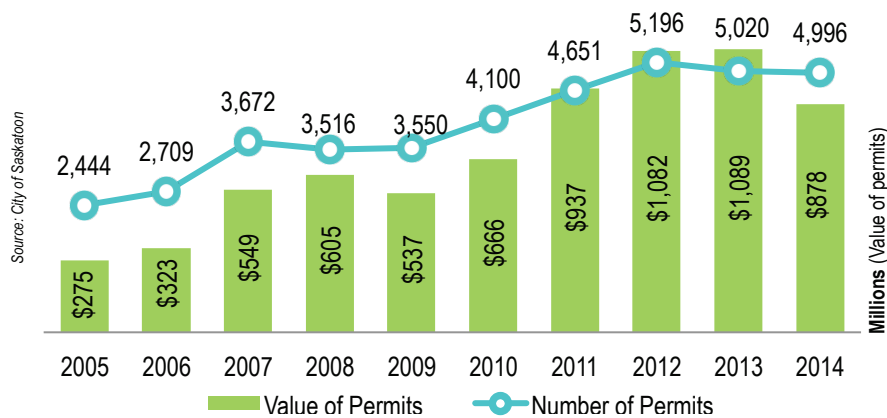


Source: Conference Board of Canada, March 2015

The CBOC is forecasting a decline in housing starts in the Saskatoon CMA over the next few years. Canada Mortgage and Housing Corporation (CMHC) supports these findings.

The CMHC Spring 2015 Housing Market Outlook indicated that housing starts will continue to decrease in the Saskatoon CMA region due to weakening economic conditions. Slower growth in employment is likely to contribute to a reduction in net migration and reduce the average MLS selling price throughout 2015.

**City of Saskatoon Building Permits, 2005-2014**

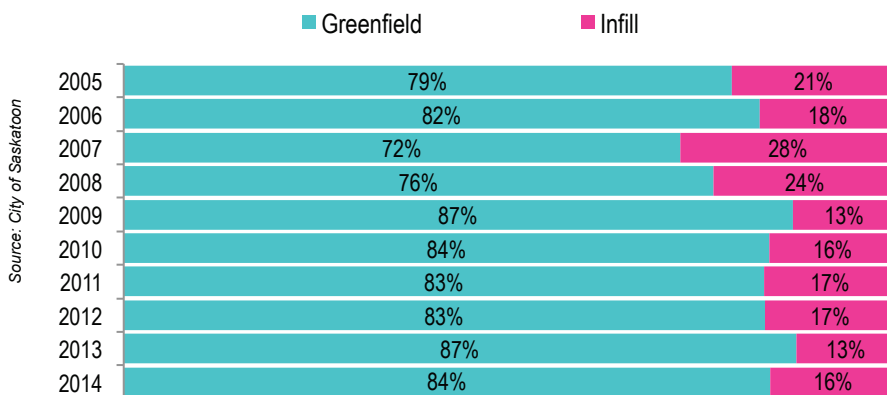


Source: City of Saskatoon

In 2014, more multi-units were built than single-family units. This has only occurred two other times since 2000 (2002 & 2004). Over the past 20 years, on average, 58% of new residential construction has been single-family. The CBOC anticipates that multi-unit construction is likely to exceed single-family construction again within the next three years.

Over the past nine years, there has been an increase in the number of building permits issued and investments made in Saskatoon. Over the past two years, the number of building permits issued declined slightly and the value of the building permits decreased in 2014.

**Annual Increase of Greenfield & Infill Residential Units, 2005-14**

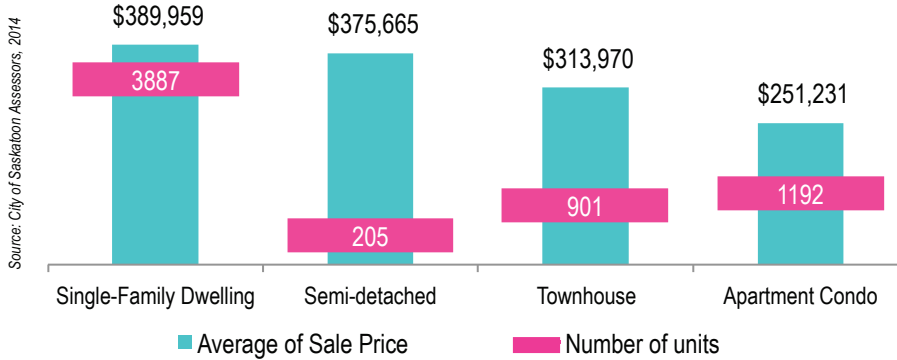


Source: City of Saskatoon

The number of residential units in established neighbourhoods has been increasing annually due to infill development. However, the ratio of infill to greenfield development has decreased. Over the past five years, an average of 16% of residential development was infill due to a significant increase of greenfield development.

# Development

**Saskatoon Average Residential Sale Price & Units Sold by type, 2014**

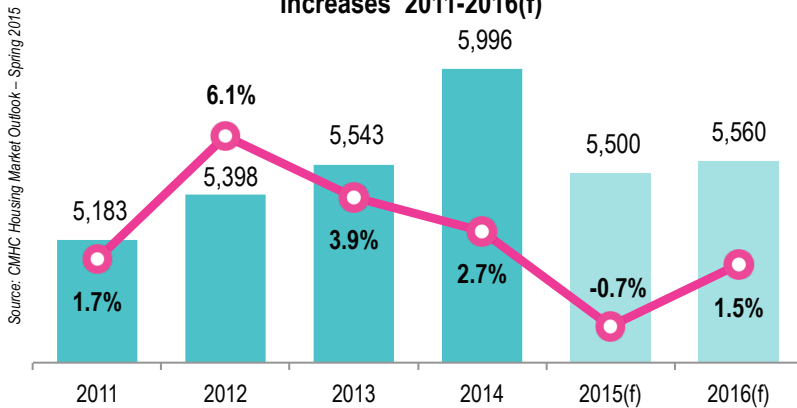


Single dwelling units make up 53% of the housing stock in Saskatoon. In 2014, 63% of sales were single-family homes or 3,887 units for an average price of \$389,959.

In 2013 and 2014, comparable numbers of single-family dwellings, semi-detached and townhouses sold. Condo sales were down 200 units from 2013.

In 2014 the average selling price across all residential types in Saskatoon was \$351,679.

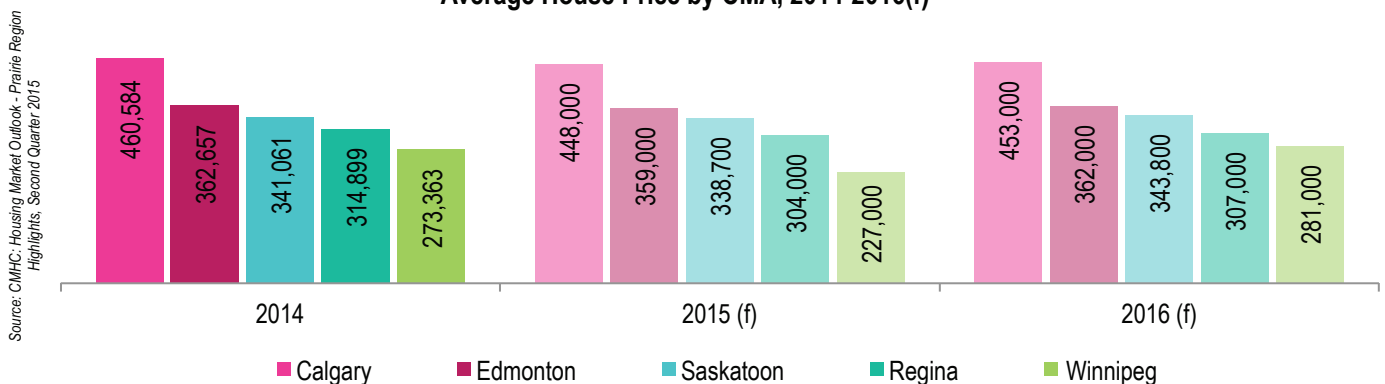
**Saskatoon CMA Residential Units Sold vs Price Increases 2011-2016(f)**



CMHC projects that the number of residential units sold will decrease 8.3% in 2015 in the Saskatoon CMA. A decrease in sales and an increase in housing supply will apply downward pressure on sales prices. The average MLS price is forecast to decrease 0.7% in 2015.

According to CMHC the average price in the Saskatoon CMA was \$341,061; which is less than Edmonton and more than Regina.

**Average House Price by CMA, 2014-2016(f)**

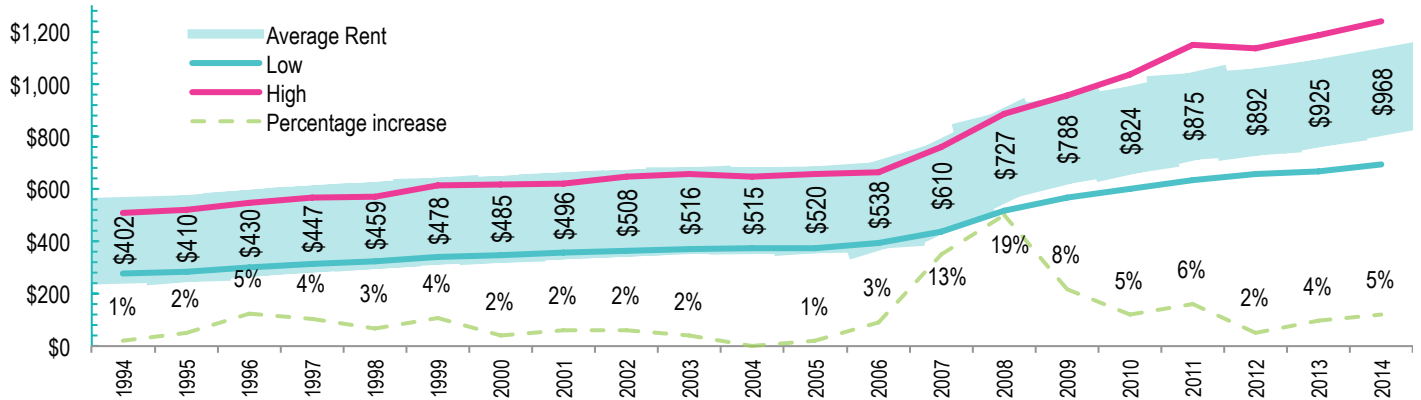




# Development

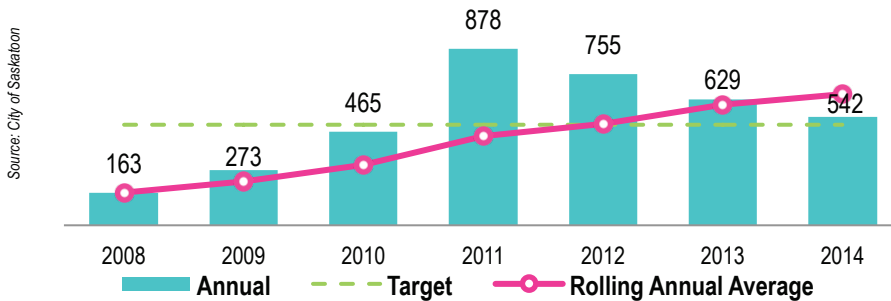
The average rent in the Saskatoon CMA continues to increase annually. The most significant increases occurred between 2007 and 2009. According to CMHC vacancy rates have been increasing in Saskatoon over the past year, suggesting the potential for rental prices to remain stable or decrease.

**Saskatoon CMA Average Rent & Annual Increase (%) 1994-2014**



Source: Table 027-0040 - Canada Mortgage and Housing Corporation, average rents for areas with a population of 10,000 and over, annual (dollars), CANSIM (database).

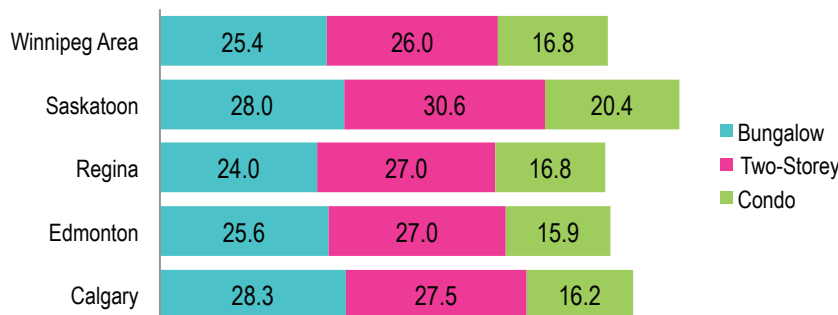
**New Attainable Housing Units, 2009-2014**



The City of Saskatoon has made great efforts to provide attainable housing through a wide range of programs that include ownership and rental opportunities.

The City of Saskatoon has achieved a rolling annual average target of adding 500 new attainable housing units.

**Housing Affordability Measure by City and Dwelling Type, 2014**



The Affordability Measure is the percentage of a typical household's pre-tax income used towards mortgage expenses (mortgage, taxes, and utilities). The higher the percentage the less affordable the home becomes. No more than 32% of gross income should go towards mortgage expenses.

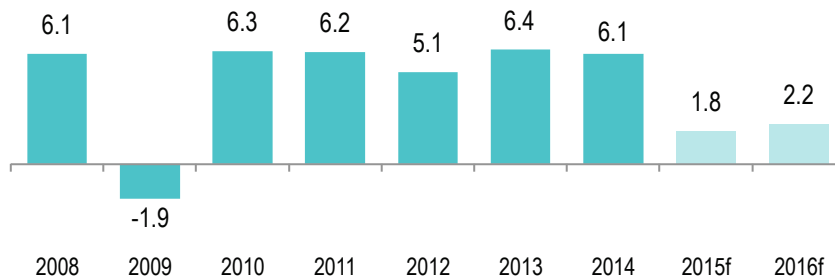
Saskatoon measures higher than the other major prairie cities.

Source: Statistics Canada, Royal LePage, and RBC Economics Research.

# Economy

Source: Conference Board of Canada, March 2015

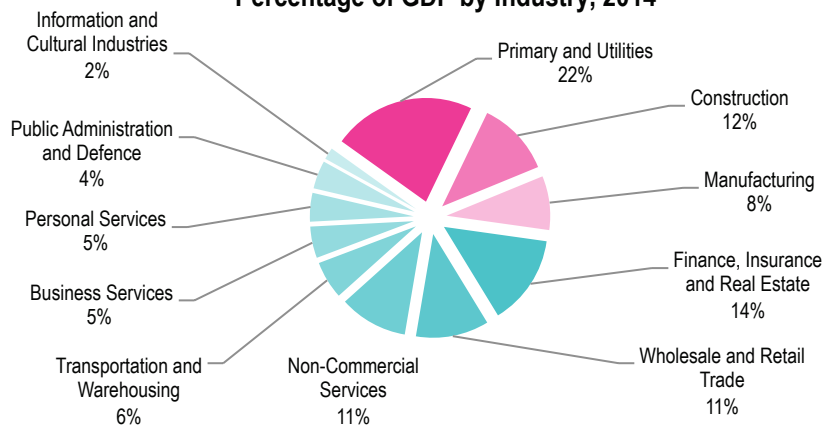
**Saskatoon CMA Real GDP Growth (% change), 2008-2016(f)**



The Saskatoon economy has experienced robust growth over the past few years. The Real Gross Domestic Product (GDP) grew 6.1% from 2013 to 2014. However, the CBOC is forecasting that real GDP growth will slow to 1.8% this year because of weakness in the primary and utilities sector.

Source: Conference Board of Canada, March 2015

**Percentage of GDP by Industry, 2014**

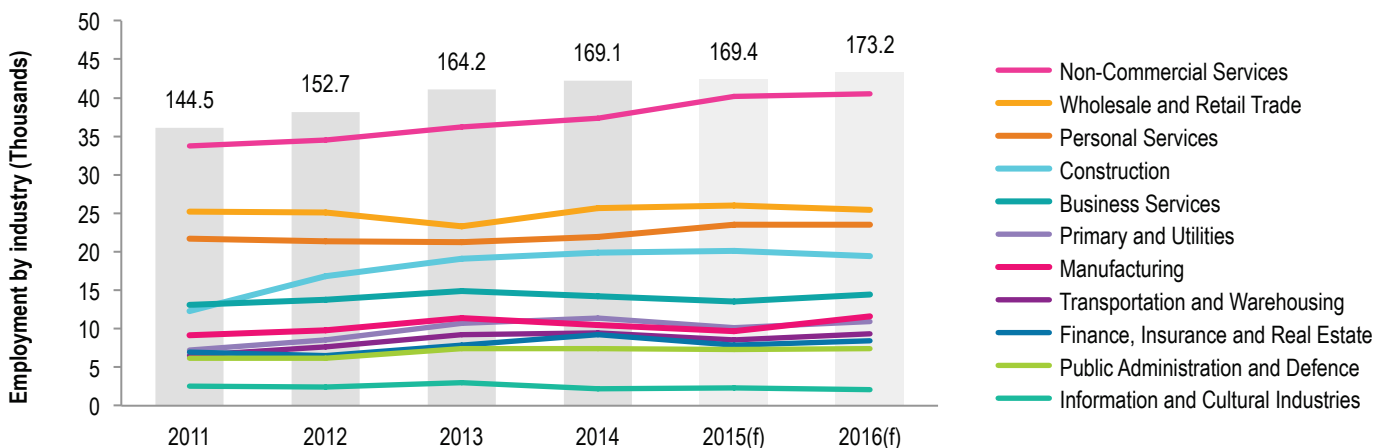


In 2014, 60% of the GDP was produced in the services-producing sector and 40% was produced in the goods-producing sector; this ratio has fluctuated marginally over the past 20 years.

The Saskatoon CMA has a diverse economy that spans over a variety of industries.

Employment growth in the Saskatoon CMA continued in 2014 and is likely to continue to grow marginally over the next three years. The majority of employment occurs in the non-commercial services sector (education services and health care & social assistance) follow by wholesale and retail trade, and personal service.

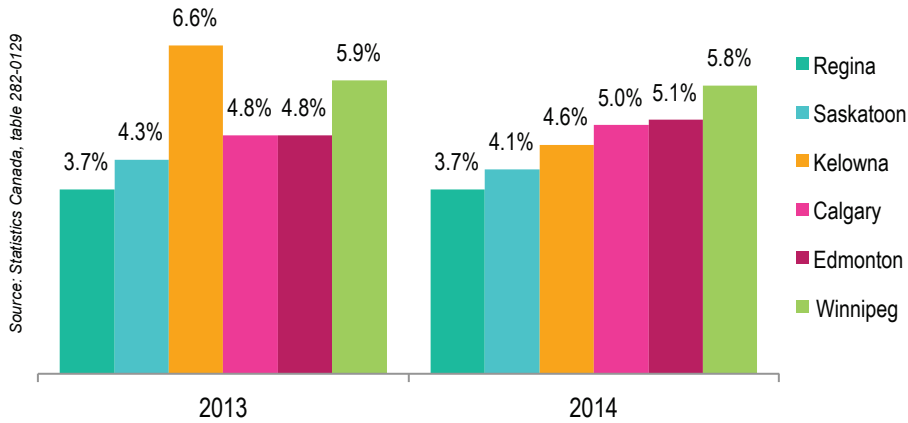
**Saskatoon CMA Total Employment & Employment by Industry (Thousands), 2011-2016(f)**



Source: Conference Board of Canada - March 2015

# Economy

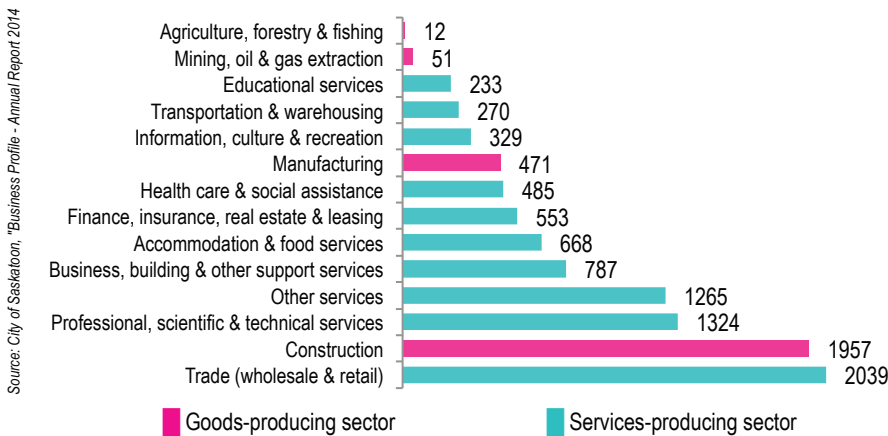
## Unemployment rate by Census Metropolitan Area, 2013-2014



According to Statistics Canada, in 2013 and 2014, Saskatoon had the second lowest unemployment rate in Canada at 4.1%; Regina led the country at 3.7%. Kelowna followed Saskatoon; the highest unemployment rates were in Saguenay, Windsor, and Peterborough.

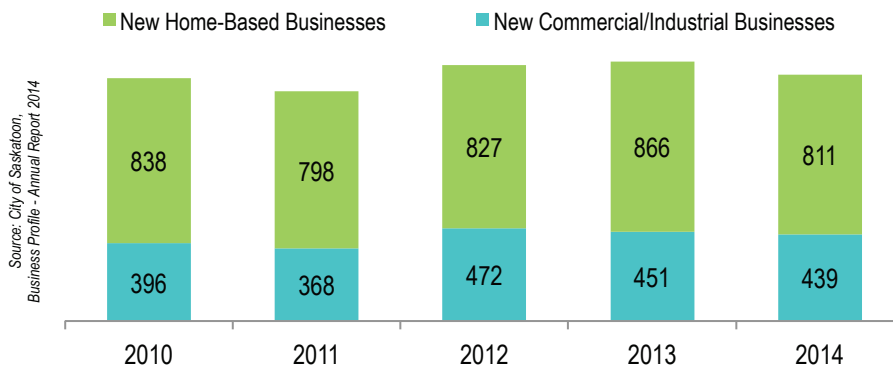
According to Statistics Canada, in 2014, Saskatchewan had the lowest annual unemployment rate in Canada at a rate of 3.8%; the national average was 6.9%.

## City of Saskatoon Business Licenses Issued, 2014



According to the 2014 City of Saskatoon Business Profile, the trade sector continues to be the largest services-producing sector, accounting for 20% of all licensed businesses. The top four sectors make up 63% of all businesses. The information, culture & recreation sector showed strong growth, increasing 8% over 2013. The construction sector makes up the largest component of the goods-producing sector and accounts for 19% of all licensed businesses.

## New Business Licenses Issued, 2010-2014

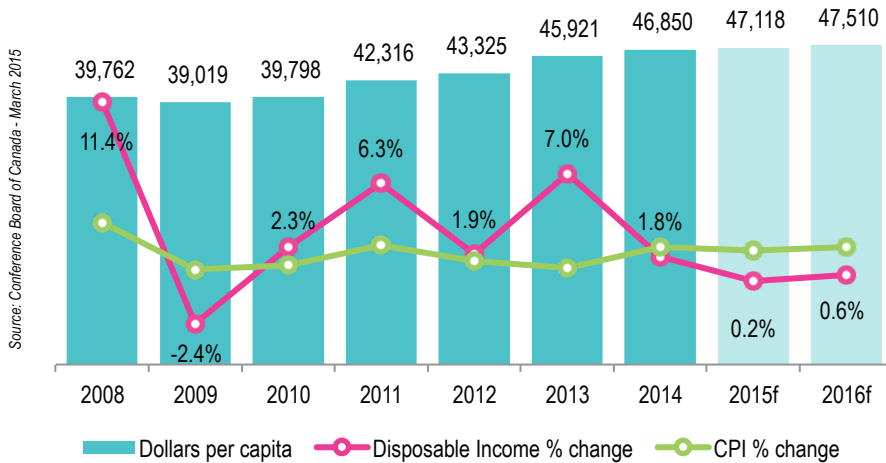


According to the 2014 City of Saskatoon Business Profile, the total number of businesses has increased by 19% since 2009.

Annually, the majority of new businesses in Saskatoon are home-based businesses.

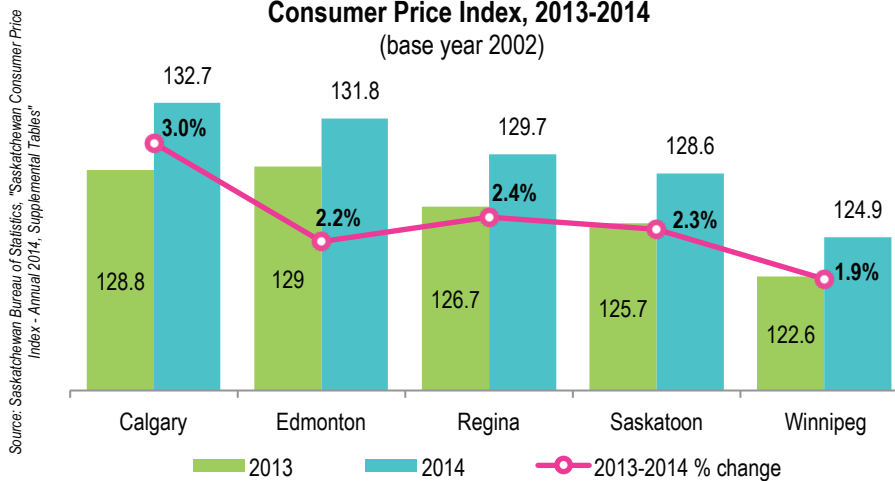
# Economy

**Saskatoon CMA Disposable Income per Capita, 2008-2016(f)**



Personal disposable incomes have kept pace with the cost of living increases over the last few years. The disposable income (per capita) has increased annually since 2009. The CBOC is forecasting smaller increases in disposable income over the next couple years.

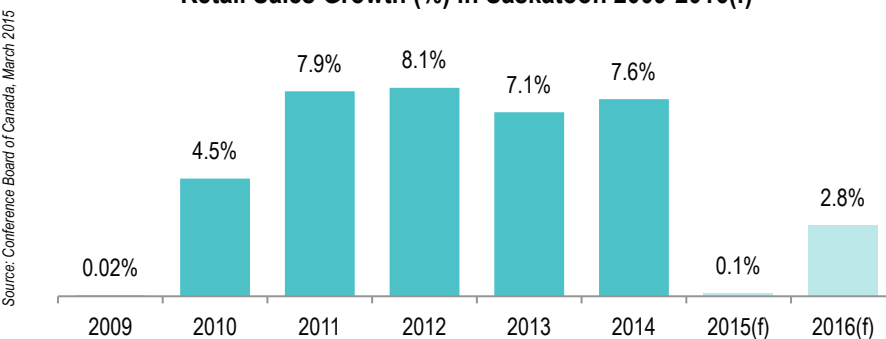
**Consumer Price Index, 2013-2014**  
(base year 2002)



Like the majority of cities in Canada, Saskatoon's CPI continues to increase annually. For the 2013 to 2014 period, Saskatoon's CPI increased by 2.3%. Over the past 20 years the average increase in CPI was 2.1% in Saskatoon. The CBOC forecasts that the CPI will increase 1.5% between 2014 and 2015.

Calgary had the largest increase in CPI in Canada, followed by Toronto in 2014.

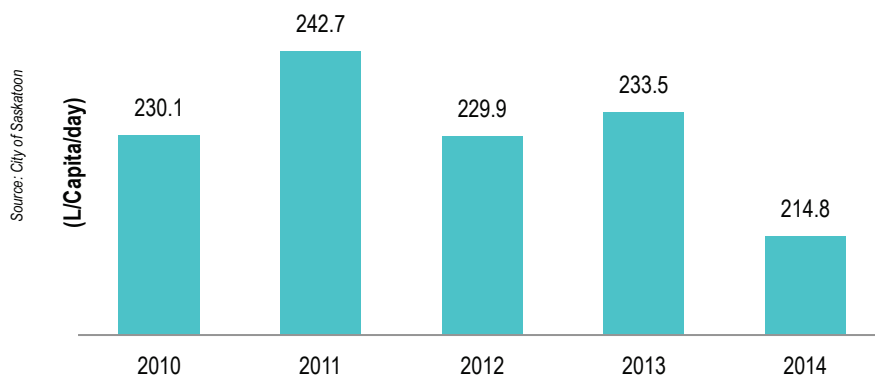
**Retail Sales Growth (%) in Saskatoon 2009-2016(f)**



The CBOC has projected that the retail sector will see marginal growth in 2015, but show stronger growth in 2016 and 2017. This is a significant drop in retail sales growth compared to the last four years.

# Environment

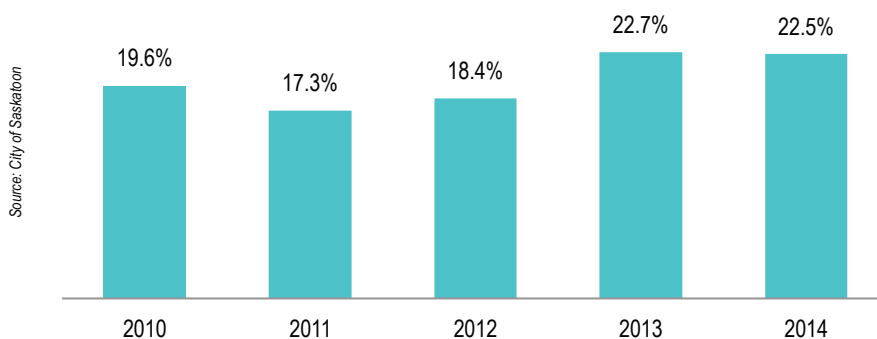
### Residential Daily Water Consumption per Capita, 2010-2014



Daily water consumption per capita decreased between 2013 and 2014.

Water consumption is greatly dependent on weather conditions. It is highly likely that water consumption will increase in 2015 due to a dry warm summer.

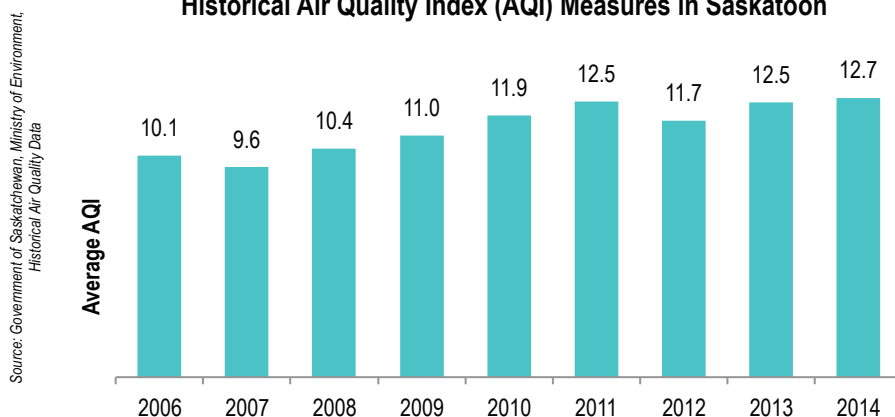
### Saskatoon Waste Diversion Rate, 2010-2014



Saskatoon's 2014 waste diversion rate remained at the same rate as 2013.

Waste is diverted from the landfill through a variety of programs including curbside recycling, multi-unit recycling, compost depot, and household hazardous waste days.

### Historical Air Quality Index (AQI) Measures in Saskatoon



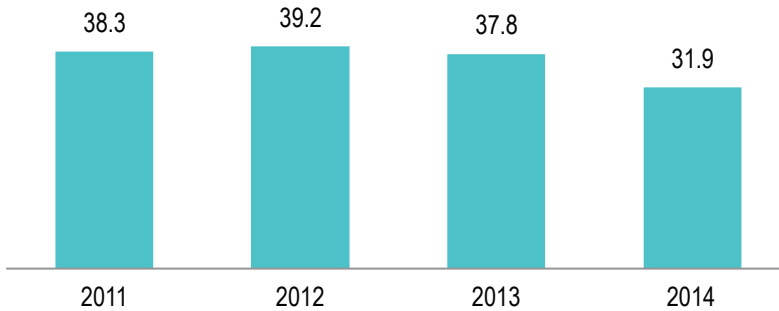
Air quality is collected hourly and monitored by the Saskatchewan Ministry of Environment using the Air Quality Index (AQI). The higher the number, the greater the health risk associated with air quality. A measure of less than 25 is good air quality and anything over 100 is considered poor. The average annual AQI rates Saskatoon as having good air quality.



# Social

Source: City of Saskatoon, Saskatoon Transit

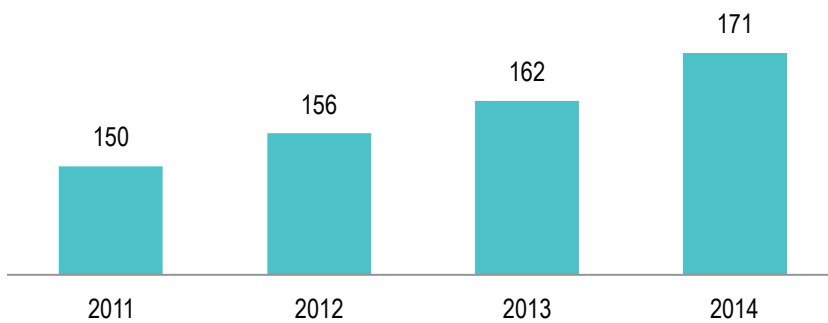
**Saskatoon Transit Ridership (Rides per Capita), 2011-2014**



The number of transit rides per capita in Saskatoon decreased by 5.9 due to an 11 month operating period.

Source: City of Saskatoon, Planning & Development

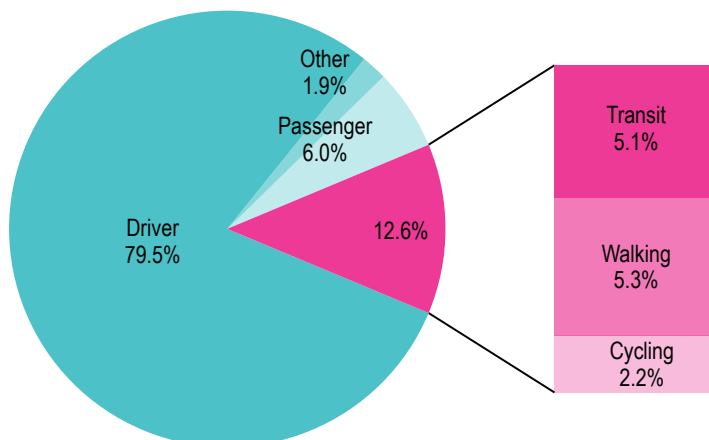
**Kilometres of Cycling-Specific Infrastructure (Paths and Bike Lanes), 2011-2014**



Since 2011, the City of Saskatoon has increased cycling specific infrastructure by 21 Km. There is an average of 7 Km constructed annually.

Source: National Household Survey, 2011

**Mode of Transportation to Work, 2011**



According to the 2011 NHS Survey, 79.5% of the labour force drive to work and 12.6% take an alternative mode of transportation including transit, walking, or cycling. Of those, walking is the most common mode.

As indicated above, since 2011, there has been an increase in the amount of cycling-specific infrastructure; this supports an increase in cyclists.

Source: Statistics Canada, Table 252-079 - Incident-based crime statistics, by detailed violations and police services

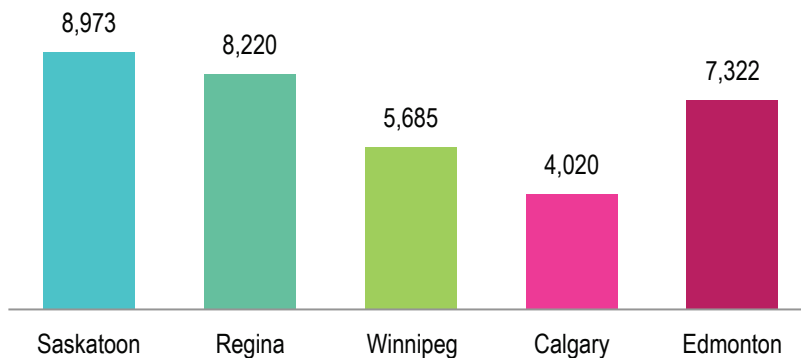
**Total Saskatoon Criminal Code Violations (excluding traffic) per 100,000 population, 2010-2014**



The total number of criminal code violations per 100,000 population (excluding traffic) increased slightly between 2013 and 2014 in Saskatoon; however, there has been a 14.6% decrease in crime since 2010. Violent Crime has been decreasing annually since 2008.

Source: Statistics Canada, Table 252-078, 252-079, 252-080 - Incident-based crime statistics, by detailed violations and police services

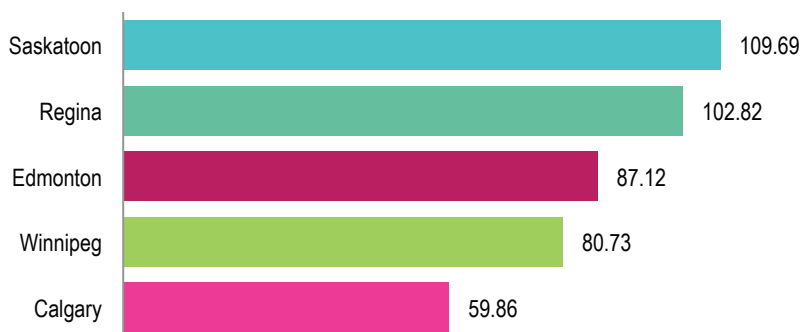
**2014 Total Criminal Code Violations (excluding traffic) per 100,000 population by City**



In 2014 Saskatoon had a higher number of reported crime per 100,000 population (excluding traffic) than Regina, Edmonton, Winnipeg, and Calgary.

Source: Statistics Canada, Table 252-0052 - Crime severity index and weighted clearance rates

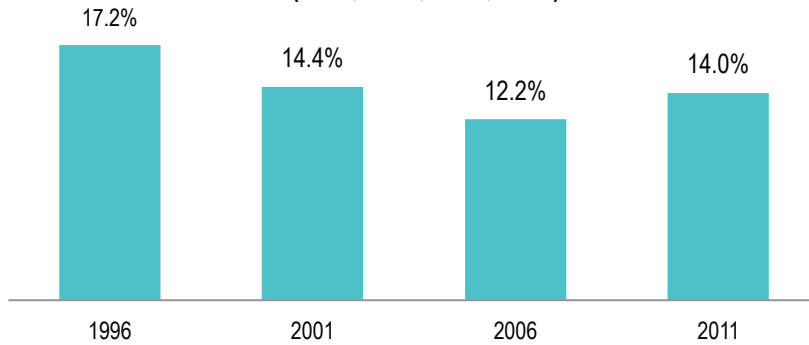
**Crime Severity Index (weighted), 2014 (Base year, 2006)**



Crime Severity Index (CSI) measures the volume and severity of police-reported crime. In 2014, Statistics Canada reported that out of 33 CMAs, Saskatoon had the highest CSI. Saskatoon (+10%), Thunder Bay (+10%) and Guelph (+9%) recorded the largest increases in their CSI from 2013. Saskatoon's CSI was primarily driven by a large increase in break and enters. Prior to 2014, Regina had consistently recorded the highest CSI. The high CSI recorded in Saskatoon was followed by Regina, Vancouver and Thunder Bay.

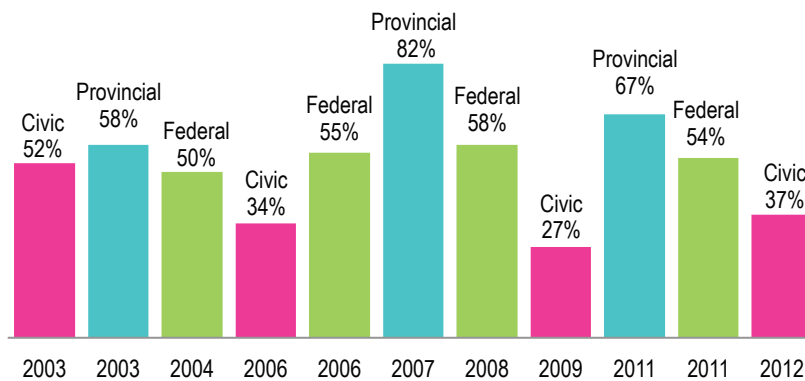
Source: Statistics Canada, Census 1996-2006;  
Statistics Canada: National Household Survey 2011

### Incidence of Low-Income Among Saskatoon Families, (1996, 2001, 2006, 2011)



The number of low-income families increased by 1.8% between 2006 and 2011. The percentage remains below the 14.3% average that occurred between 1996 and 2011.

### Saskatoon Voter Turn-out by Level of Government and Year

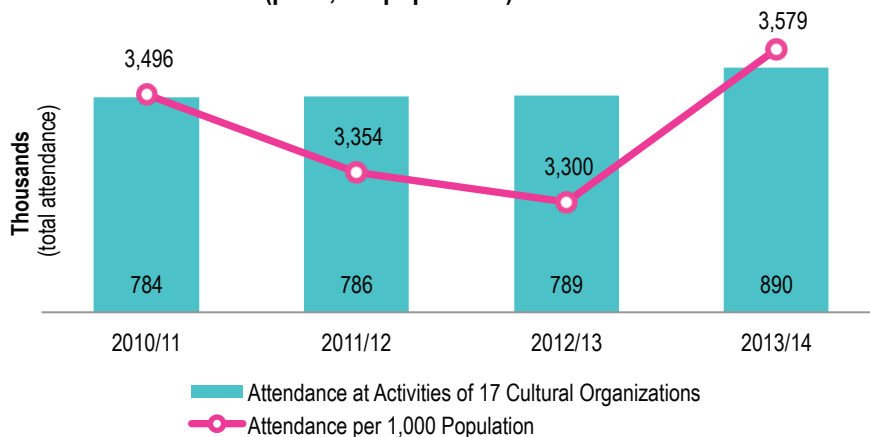


Over the past four civic elections the average voter turn-out was 37.5%.

The average voter turn-out for the past four federal elections was 54.3%.

Provincial voter turn-out has been higher than federal and civic elections. The average over the past three elections was 69%.

### Cultural Program Attendance (per 1,000 population) 2010-2014



Cultural program attendance (per 1,000 population) increased between the period of 2013/2014. This includes 17 major cultural organizations within Saskatoon.

# Glossary

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**Attainable Housing** is defined as housing that adequately meets the needs of a household and costs less than 30% of the household's gross monthly income.

**Census:** Every five years, Statistics Canada conducts a census. The last census was taken in 2011. The census provides a statistical portrait of our country and its people. The census includes every man, woman and child living in Canada on Census day, as well as Canadians who are abroad.

**Components of population growth** are factors underlying population growth and changes in its age structure. They include: births, deaths, immigration, emigration, net non-permanent residents and, for regions in a given territory, internal migration.

**Consumer Price Index (CPI)** measures price movements in a basket of goods and services that a typical family buys. An arbitrary base year is chosen for which the index is assigned a value of 100 (presently 2002). Changes in the cost of the basket are tracked over time by comparing the index value to the base year. For example, an index number of 105 for a particular year indicates that prices have risen by 5% since the base year.

**Crimes against the person** involve the use or threatened use of violence against a person, including homicide, attempted murder, assault, sexual assault and robbery. Robbery is considered a crime against the person because unlike other theft offences it involves the use, or threat of, violence.

**Crimes against property** involve unlawful acts to gain property, but do not involve the use or threat of violence against the person. They include offences such as break and enter, theft and fraud.

**Crime rates** are based on the number of incidents reported to police per 100,000 population. Rates are used to make comparisons over time and among geographic areas with different populations. The "crime rate" represents total *Criminal Code* incidents, excluding traffic incidents. It does not include other federal statutes such as drug offences.

**Crime Severity Index (weighted)** measures both the volume and severity of crimes reported to the police. To calculate the CSI, each violation is assigned a weight. CSI weights are based on the violation's incarceration rate, as well as the average length of prison sentence handed down by criminal courts. The more serious the average sentence, the higher the weight for that offence. To calculate the CSI, the weighted offences are summed and then divided by the population. As

with the other indexes, to simplify comparison, the CSI is then standardized to a base of "100" (for the CSI, the base year is 2006).

**Cycling-Specific Infrastructure** includes cycling suitable for novices including bike boulevards, paved off-road multi-use trails, walkways or park paths, and gravel or crusher dust off-road multi-use trails and intermediate on-road bike lanes.

**Disposable Income** is personal income minus personal income tax payments.

**Economic growth** is the change in real gross domestic product (GDP).

**Employment Rate:** The employment rate (formerly the employment/population ratio) is the number of persons employed expressed as a percentage of the population 15 years of age and over.

**Good-producing industries:** Includes agriculture, forestry, fishing, mining, and oil and gas extraction; utilities (electric power, gas and water); construction; and manufacturing.

**Greenfield** neighbourhoods used in the calculations include: Airport Business Area, Arbor Creek, Blairmore DA, Blairmore SC, Briarwood, Confederation Park, Dundonald, Evergreen, Hampton Village, Kensington, Lakeridge, Lakewood SC, North Industrial, Parkridge, Rosewood, Silverspring, South West Industrial, Stonebridge, The Willows, University Heights SC, Willowgrove.

**Housing Affordability Measure** The RBC Housing Affordability Measures show the proportion of median pre-tax household income that would be required to service the cost of mortgage payments (principal and interest), property taxes, and utilities on a detached bungalow, a standard two storey home and a standard condo (excluding maintenance fees) at the going market prices. The higher the reading, the less affordable is a home to a particular family. For example, a reading of 32 per cent means that homeownership costs, including mortgage payments, utilities and property taxes, would take up 32 per cent of a typical household's monthly pre-tax income. (RBC Royal Bank)

# Glossary

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## Industry Classification Categories used by the Conference Board of Canada:

### Business Services Sector

- **Professional, Scientific and Technical Services** includes activities in which human capital is the major input. The main components of this sector are legal services; accounting, tax preparation, bookkeeping and payroll services; architectural, engineering and related services; specialized design services; computer systems design and related services; management, scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services.
- **Management of Companies and Enterprises** includes managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.
- **Administrative and Support, Waste Management and Remediation Services** comprises establishments of two different types: those primarily engaged in activities that support the day-to-day operations of other organizations; and those primarily engaged in waste management activities.

**Construction Sector** includes constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land.

### Finance, Insurance & Real Estate Sector

- **Finance and Insurance** includes financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions.
- **Real Estate and Rental and Leasing** includes renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments primarily engaged in managing real estate for others; selling, renting and/or buying of real estate for others; and appraising real estate, are also included.

**Information and Cultural Industries Sector** includes producing and distributing (except by wholesale and retail methods) information and cultural products. Establishments providing the means to transmit or distribute these products or providing access to equipment and expertise for processing data are also included.

**Manufacturing Sector** includes the chemical, mechanical or

physical transformation of materials or substances into new products.

### Non-Commercial Services Sector

- **Educational Services** includes providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres.
- **Health Care and Social Assistance** includes providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care, to those requiring such assistance.

### Personal Services Sector

- **Arts, Entertainment and Recreation** includes operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons.
- **Accommodation and Food Services** includes providing short-term lodging and complementary services to travellers, vacationers and others. Also, this sector includes preparing meals, snacks and beverages, to customer orders, for immediate consumption on and off the premises.
- **Other Services** (except public administration) comprises establishments, not classified to any other sector, primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently; providing personal care services, funeral services, laundry services and other services to individuals, such as pet care services and photo finishing services; organizing and promoting religious activities; supporting various causes through grant-making, advocating (promoting) various social and political causes, and promoting and defending the interests of their members.

### Primary & Utilities Sector

- **Agriculture, Forestry, Fishing and Hunting** includes growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities.
- **Mining, Quarrying, and Oil and Gas Extraction** includes extracting and or exploration of naturally occurring minerals.
- **Utilities** includes operating electric, gas and water utilities.



# Glossary

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**Public Administration Sector** includes activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them.

**Transportation and Warehousing Sector** includes transporting passengers and goods, warehousing and storing goods. The modes of transportation are road (trucking, transit and ground passenger), rail, water, air and pipeline.

## Wholesale & Retail Trade Sector

- **Wholesale Trade** includes wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The wholesaling process is an intermediate step in the distribution of goods. Many wholesalers are organized to sell merchandise in large quantities to retailers, and business and institutional clients.
- **Retail trade** includes retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise; retailers are therefore organized to sell merchandise in small quantities to the general public. This sector comprises two main types of retailers, store and non-store retailers.

**Infill** neighbourhoods used in the calculations include: Adelaide/Churchill, Avalon, Brevoort Park, Buena Vista, Caswell Hill, Central Business District, Central Industrial, City Park, College Park, College Park East, Confederation SC, Eastview, Erindale, Exhibition, Fairhaven, Forest Grove, Greystone Heights, Grosvenor Park, Haultain, Holiday Park, Holliston, Hudson Bay Park, Kelsey - Woodlawn, King George, Lakeview, Lawson Heights, Lawson Heights SC, Massey Place, Mayfair, Meadowgreen, Montgomery Place, Mount Royal, North Park, Nutana, Nutana Park, Nutana SC, Pacific Heights, Pleasant Hill, Queen Elizabeth, Richmond Heights, River Heights, Riversdale, Silverwood Heights, Sutherland, U of S Lands South MA, University Heights DA, Varsity View, West Industrial, Westmount, Westview, Wildwood

**Inflation** is the percentage change in prices from one period to the next.

**Labour Force** is the sum of employed and unemployed persons aged 15 and up. Excludes those who are not employed and who are not looking for work.

**National Household Survey (NHS):** Information previously collected by the mandatory long-form census questionnaire will be collected as part of the new voluntary NHS. The information collected in the NHS will provide data to support government programs directed at target populations. Information from the NHS will also support provincial/territorial and local government

planning and program delivery.

**Natural Increase** is the variation in the population counts over a given period resulting from the difference between births and deaths.

**Net international migration** is the variation obtained according to the following formula: (Immigrants + returning emigrants + net non-permanent residents) – (emigrants + net temporary emigration).

**Net Migration** is the difference between immigration and emigration or difference between in and out-migrants.

**Real Gross Domestic Product (Real GDP)** is value of all final goods and services produced in a geographical region, adjusted for inflation.

**Saskatoon Census Metropolitan Area (CMA)** is a geographic area formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core. The Saskatoon CMA includes the following census subdivisions: Allan, Asquith, Blucher No. 343, Bradwell, Clavet, Colonsay, Colonsay No. 342, Corman Park No. 344, Dalmeny, Delisle, Dundurn, Dundurn No. 314, Elstow, Langham, Martensville, Meacham, Osler, Saskatoon, Shields, Thode, Vanscoy, Vanscoy No. 345, Warman, Whitecap.

**Saskatoon Census Subdivision** is the area comprised of the municipality of Saskatoon.

**Services-producing industries** includes trade; transportation and warehousing; finance, insurance, real estate and leasing; professional, scientific and technical services; business, building and other support services, educational services; health care and social assistance; information, culture and recreation; accommodation and food services; other services; and public administration.

**Statistics Canada** is Canada's central statistical agency. Statistics Canada is legislated to serve this function for the whole of Canada and each of the provinces.

**Unemployment Rate** Is the number of unemployed persons expressed as a percentage of the labour force.

**Unemployment** Is the number of people who are available for work and are actively looking for jobs, or have looked for work in the previous four weeks.



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OCTOBER 2015