

Saskatoon Strategic Trends 2021

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

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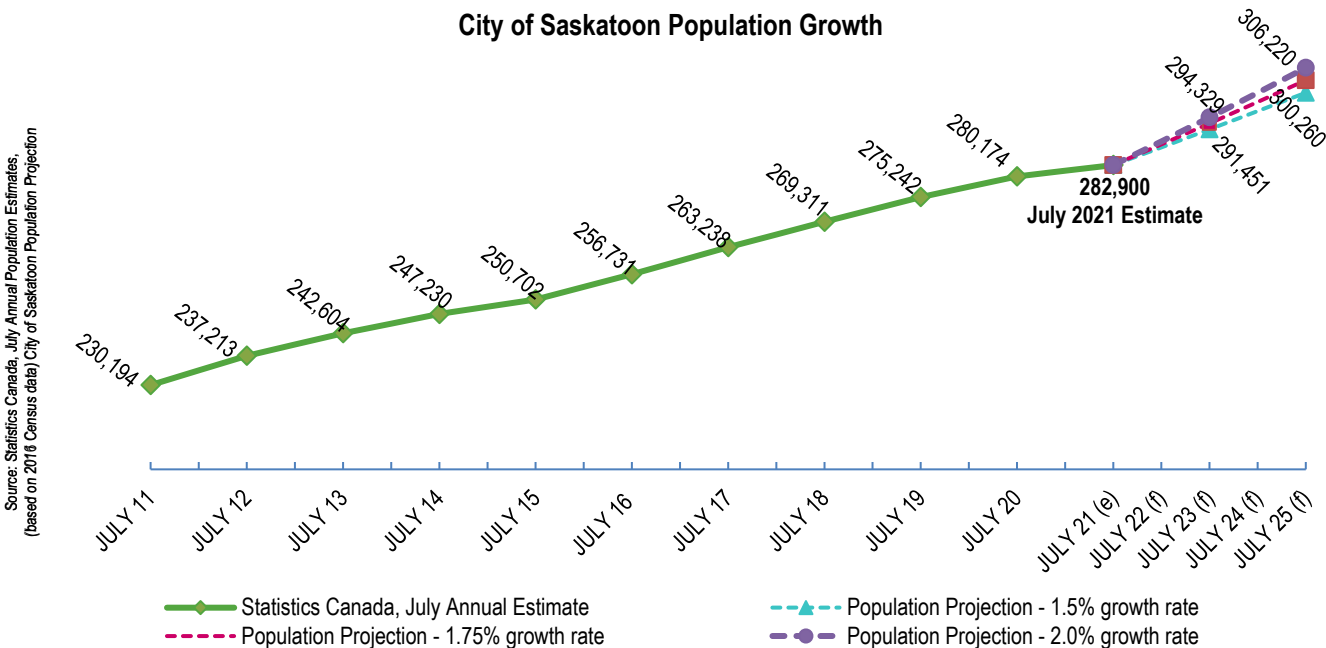
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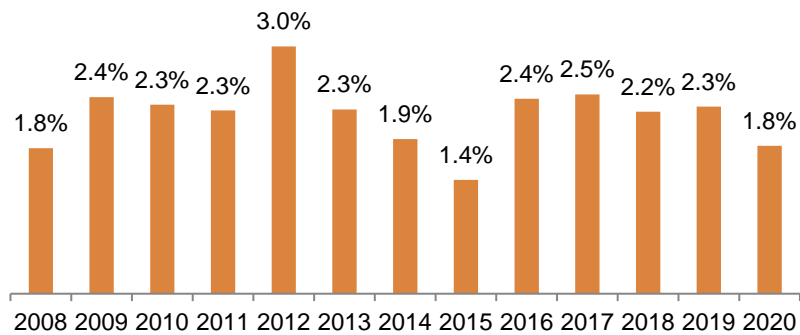
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Demographic

Statistics Canada estimated that the population of Saskatoon Census Subdivision (CSD) was 280,174 as of July 1, 2020. Based on Statistics Canada population estimate and other sources, the City of Saskatoon estimated that the population was 282,900 as of July 2021.



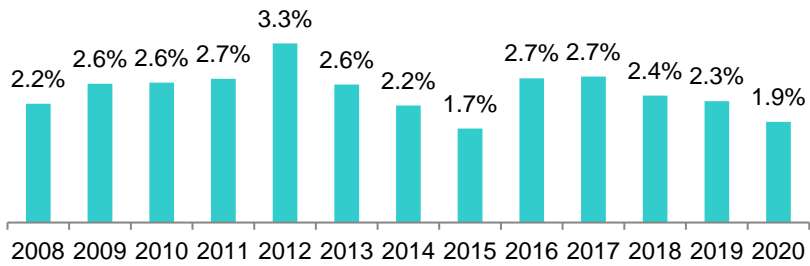
Saskatoon CSD Growth rate, July 2020



Source: Statistics Canada, Demography Division - Annual population estimates by sex, July 1, 2008 to 2020, Saskatoon CSD, based on the Standard Geographical Classification (SGC) 2016, annual (persons)

The growth rate and population estimates for the Saskatoon Census Subdivision (CSD) has been revised by Statistics Canada to reflect new information from the 2016 Census. The average growth rate over the past ten years has been 2.2%. The 2020 growth rate was below this average and the 2021 growth rate is anticipated to be lower yet.

Saskatoon CMA Growth Rate, July 2020

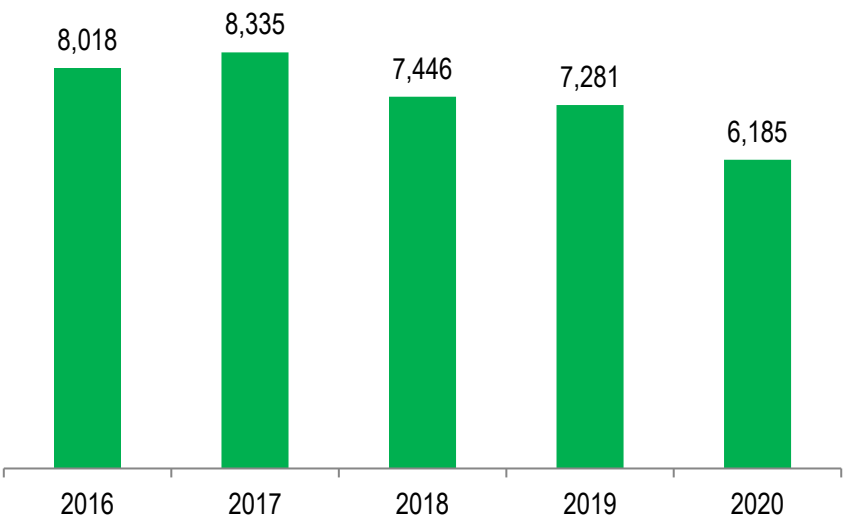


Source: Statistics Canada, Table 051-0056 - Estimates of population by census metropolitan area, sex and age group for July 1, based on the Standard Geographical Classification (SGC) 2016, annual (persons)

The Saskatoon Census Metropolitan Area (CMA) has experienced a similar moderation in growth rate as the city of Saskatoon. The average growth rate over the past ten years has been 2.4%.

Demographic

Annual Population Growth Saskatoon CMA, 2016-2020

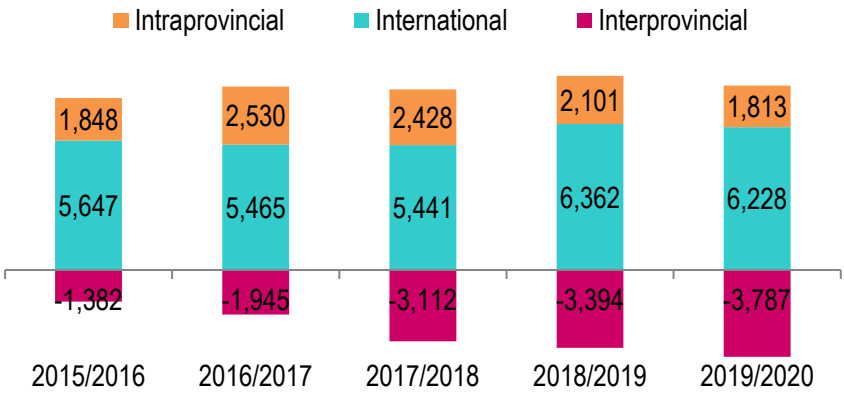


Source: Statistics Canada. Table 051-0056 - Estimates of population by census metropolitan area, sex and age group for July 1, based on the Standard Geographical Classification (SGC) 2016, annual (persons), CANSIM (database).

Statistics Canada estimates reveal the Saskatoon CMA population was 336,614 on July 1, 2020.

There was an increase of 6,185 in 2020, below the five-year average of 7,453 since 2016. Despite a growth rate drop in recent years, the CMA population growth has exceeded 6,000 in each of the past five years.

Net Migration to the Saskatoon CMA, 2015-2020

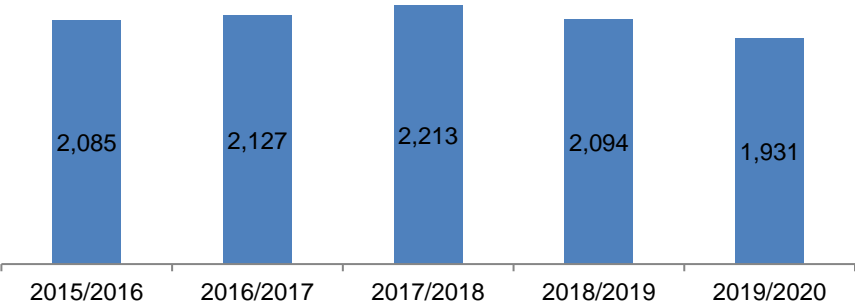


Source: Statistics Canada. Table 17-10-0136-01

Over the past five years, the largest component of annual population growth is net international migration in the Saskatoon CMA. A significant drop-off in this component can be expected for the 2020/2021 year, due to the COVID-19 pandemic.

In 2019/2020, the Saskatoon CMA saw continued trends of increases in net positive international and intra-provincial migration as well as a net negative interprovincial migration.

Natural Increase in the Saskatoon CMA Population, 2015-2020

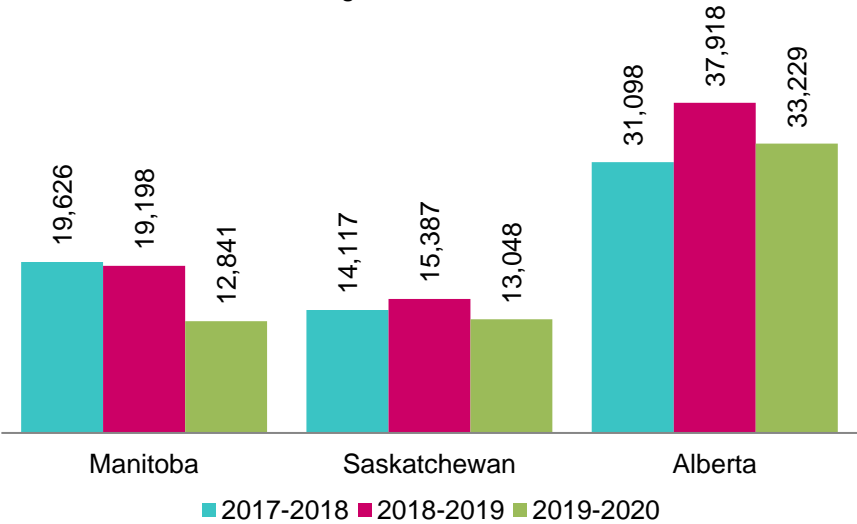


Source: Statistics Canada Annual Demographic Estimates: Subprovincial Area, 2016

Natural increase (births minus deaths) in the Saskatoon CMA has been trending up over the past ten years. Since 2015/2016, the average annual natural increase has been 2,090. The 2019/2020 total of 1,931 fell below the five-year average.

Demographic

Net International Migration Western Canada, 2017-2020

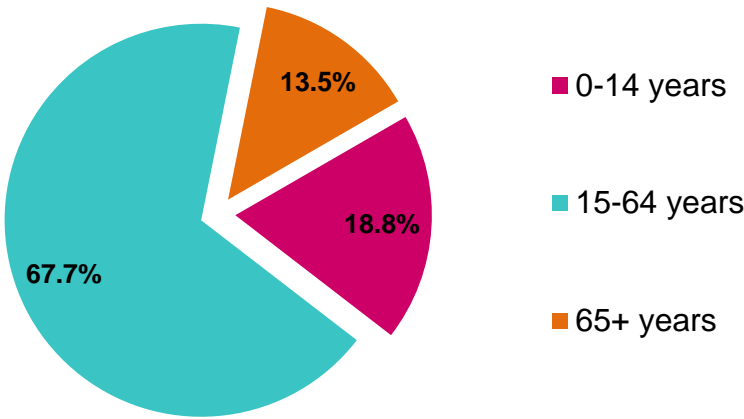


Source: Statistics Canada. Estimates of the components of demographic growth, annual

The three Prairie provinces each saw a decrease in international migration between 2019 and 2020, as was the trend observed nationally. All three Prairie provinces have experienced a significantly higher number of net international migration in recent years as compared to earlier in the decade. From 2019 to 2020, Saskatchewan surpassed Manitoba in international migration.

Net international migration is the main source of population growth in Saskatchewan and Canada.

Saskatoon CMA Distribution of Population by Age Group, 2020



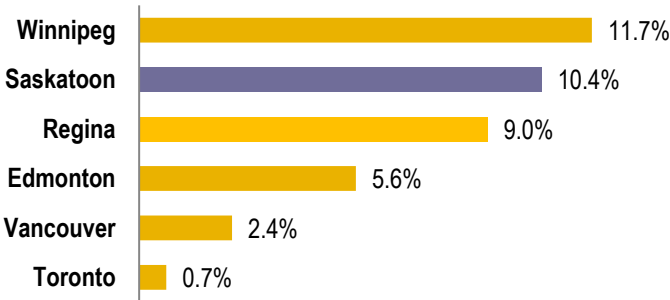
Source: Statistics Canada. Table 17-10-135-01 - Estimates of population by census metropolitan area and census agglomeration, 2016 boundaries

The Saskatoon CMA has maintained a working-age (15-64) population of between 67% and 71% over the past 15 years. This is a feature of maintaining one of the lowest median ages of all CMAs in Canada.

Canada continues to become more urbanized with 27.3 million people living in CMAs on July 1, 2020. Permanent and temporary immigration is the key driver of population growth in urban Canada.

No CMA in Canada experienced a population decline between 2019 and 2020, although several experienced very minimal growth, especially in smaller Eastern Canadian CMAs.

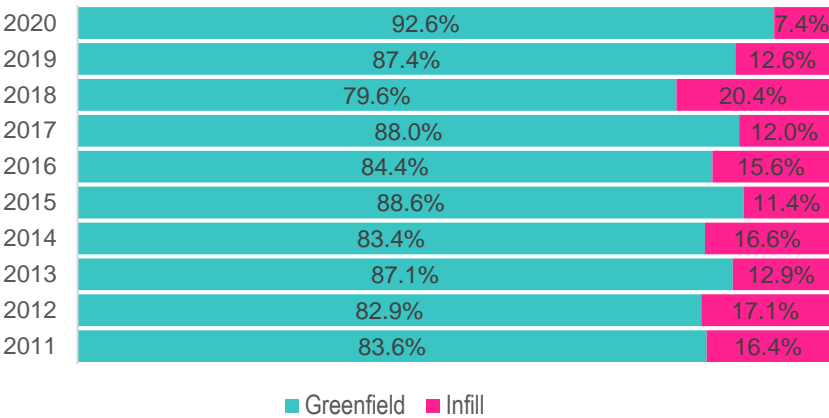
Indigenous Identity by Geography, 2016 (as % of total population)



In the 2016 Census, approximately 10% of the total population in Saskatoon and Regina identified as Indigenous and 4.9% of the total population in Canada. At 11.7%, Winnipeg had the highest percentage when compared to other Prairie cities.

Source: City of Saskatoon, Planning & Development

Annual Increase of Greenfield & Infill Residential Units, 2011-20

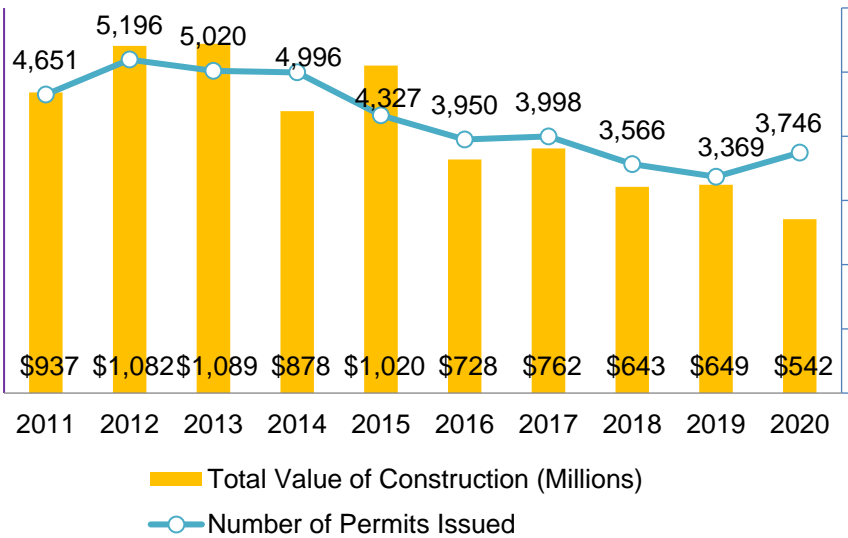


The number of new residential units in 2020 was the highest total since 2015. However, the proportion of infill development was significantly less than in previous years. The total number of infill units was roughly the same as 2019, but greenfield units increased substantially.

The five-year rolling average for infill development was 12.8% in 2020. The City of Saskatoon has set a target of 25% residential infill development by 2023.

Source: City of Saskatoon, Building Standards

City of Saskatoon Building Permits, 2011-2020

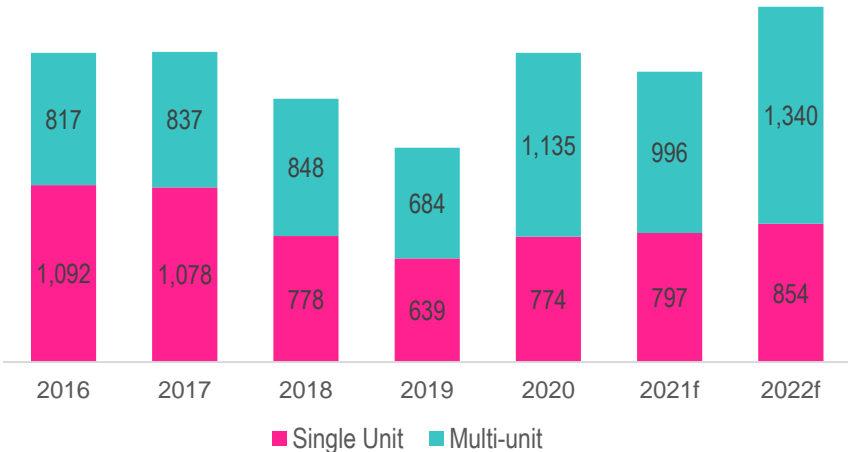


The number of building permits issued in 2020 was an increase over the previous year, but the total value of construction was a decrease from 2019. This was largely due to a large amount of activity in the residential sector.

Both measures are below the ten-year average of 4,282 permits issued per year and \$832,902,000 of construction value per year from 2011-2020.

Source: Conference Board of Canada, May 2021

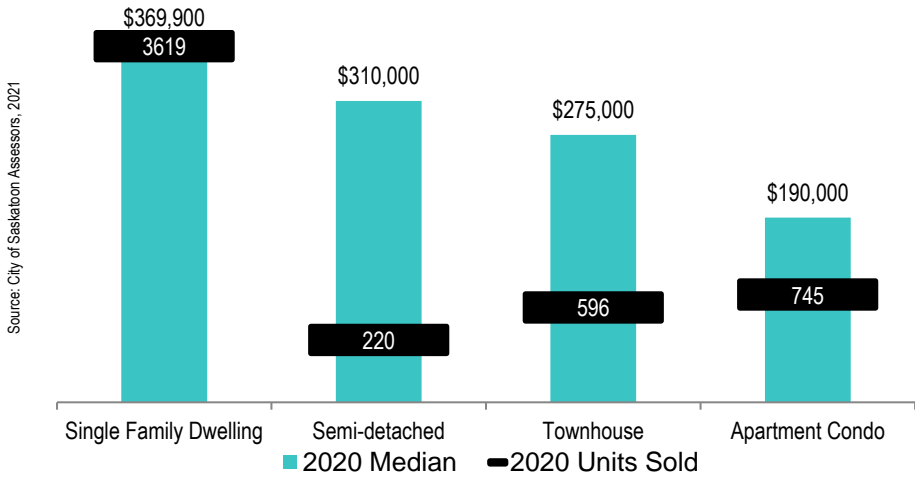
Saskatoon CMA Housing Starts, 2016-2022(f)



The CBOC estimated an uptick in housing starts during 2020. Their forecasts for 2021 and 2022 show a generally increasing pattern.

Both the 2020 estimate and the forecasts for 2021 and 2022 indicate single unit homes falling below the five-year average of 872 units from 2016-2020. Conversely, these same years were above the five-year average of 864 multi-unit housing starts.

Median Residential Sale Price and Units Sold by Type in Saskatoon, 2020



The total number of residential sales in Saskatoon increased by approximately 10% from 2019 to 2020. The number of single family dwelling sales increased by 20%, semi-detached sales increased 14% from the previous year, and townhouse sales increased by 1%. Note that townhouse sales were incorrectly underreported in the previous edition of the Strategic Trends. Apartment condo sales decreased by 19% from 2019.

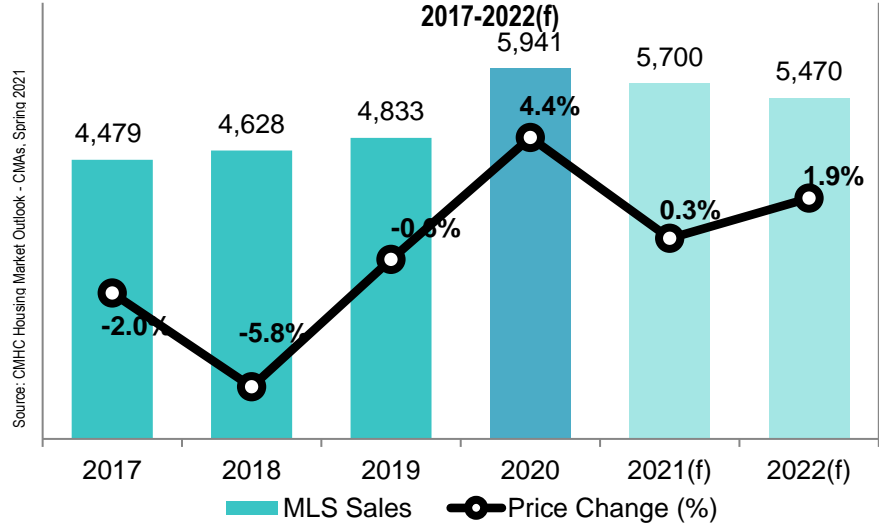
The median sale price of all residential units in Saskatoon increased by 4% from 2019 to 2020. Each dwelling type saw an increase in 2020, except for apartment condos, which experienced a 14% decrease.

According to CMHC, MLS sales in the Saskatoon CMA increased for the first time since 2016 with a rise of over 4%. CMHC's projections also indicate small increases for 2021 and 2022.

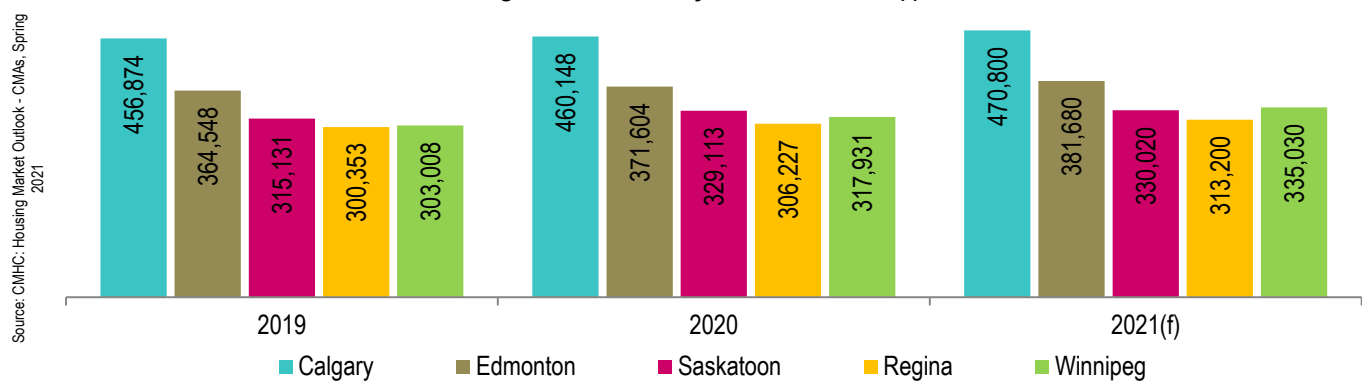
The average resale price in the Saskatoon CMA trended upward in 2020, perhaps signaling an end to the "buyers market" that has existed over the past few years.

Average house prices rose from 2019 to 2020 in each of the prairie CMAs. Calgary remains highest, Saskatoon sits in the middle, and Regina dropped below Winnipeg for the lowest average house price.

Saskatoon CMA Residential Units Sold vs Price Change 2017-2022(f)



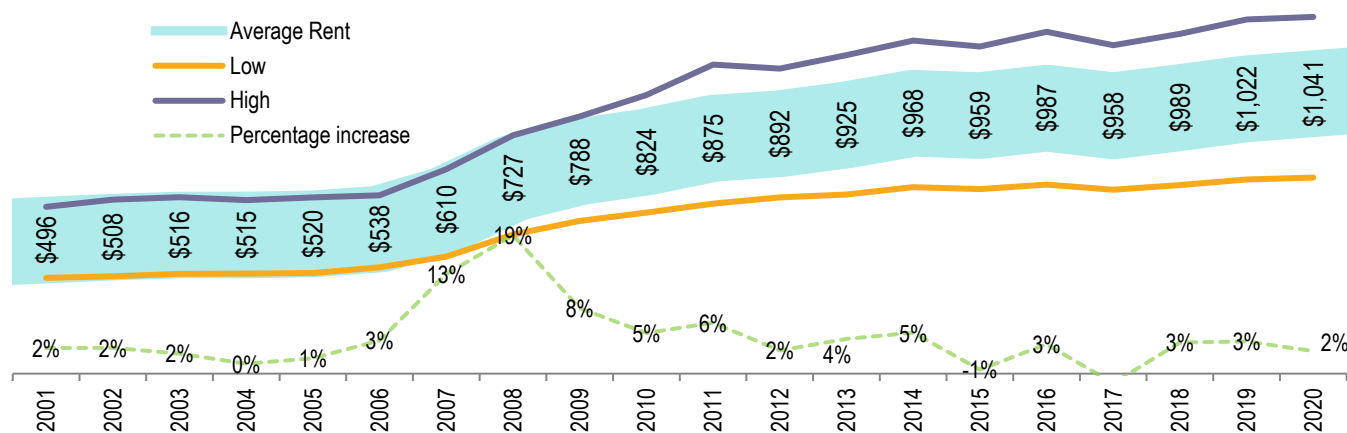
Average House Price by CMA, 2019-2021(f)



Development

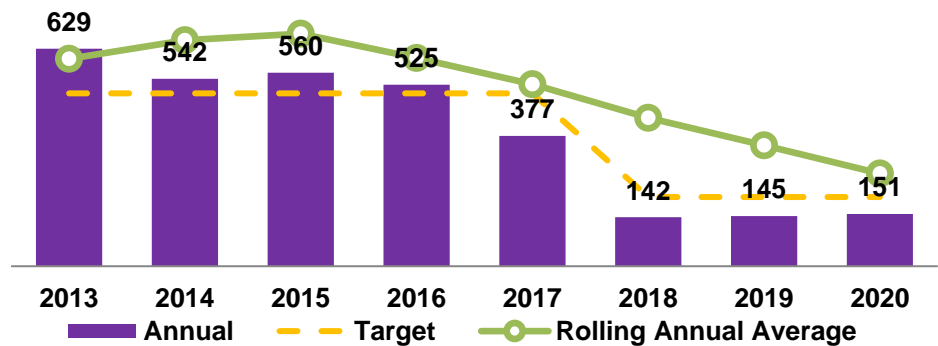
The average rent in the Saskatoon CMA increased by 1.9% from 2019 to 2020. The average rent increased by an average of 4.0% over the past 20 years, however CMHC is predicting continued downward pressure on the average rental price due to steady vacancy rates.

Saskatoon CMA Average Rent & Annual Increase (%) 2001-2020

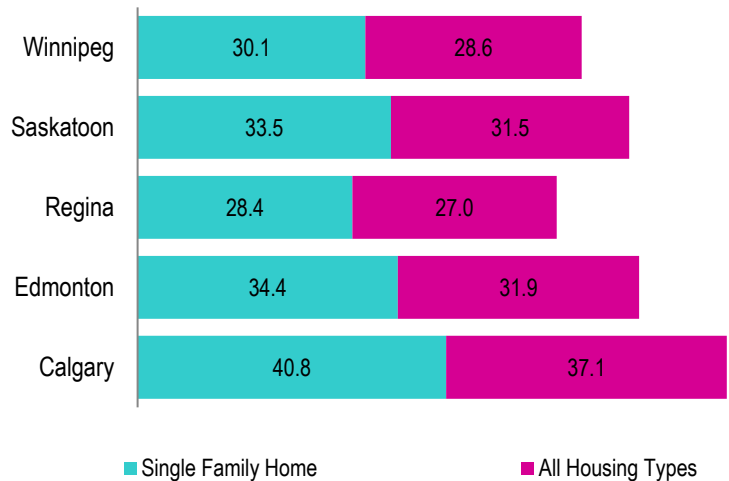


Source: Table 027-0040 - Canada Mortgage and Housing Corporation, average rents for areas with a population of 10,000 and over, annual (dollars), CANSIM (database).

New Attainable Housing Units, 2013-2020



Housing Affordability Measure by City and Type, 2020



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

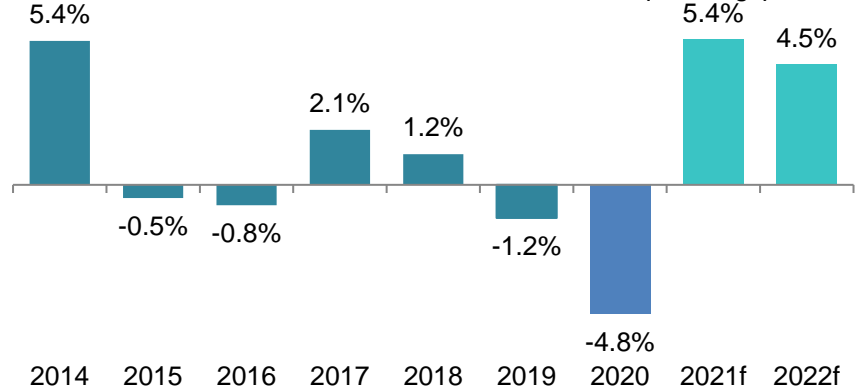
The City of Saskatoon did not reach the lower target number of 200 units in 2020 due to a lower demand for affordable and entry level ownership housing.

Royal Bank of Canada describes the Affordability Measure as 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. CMHC indicates that no more than 32% of gross income should go towards mortgage expenses.

In 2020, this measure characterized the Saskatoon market as more affordable than Calgary and Edmonton, but less affordable than Regina and Winnipeg for both single family homes and a composite of all housing types. Calgary rated as the least affordable.

Economy

Saskatoon CMA Real GDP Growth, 2014 - 2022f (% change)



Source: Conference Board of Canada, May 2021

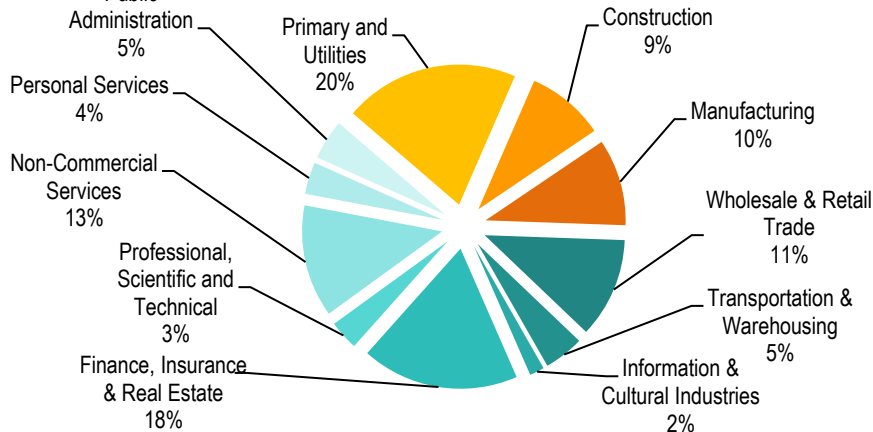
The Saskatoon CMA had significant negative GDP growth in 2020. The CBOC is forecasting a shift towards positive growth for 2021 and 2022 as the economy recovers from the COVID-19 pandemic.

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

In 2020, 61% of the GDP was produced in the services-producing sector and 39% was produced in the goods-producing sector; this ratio has fluctuated marginally over the past 20 years.

Total employment decreased by 3.5% in the Saskatoon CMA in 2020. The sector that lost the most jobs was the arts, personal and other services sector (which includes accommodation and food services), losing 5,100 jobs between 2019 and 2020. Meanwhile, the sector that saw the most growth was the manufacturing sector, which saw an increase of 1,800 jobs in 2020.

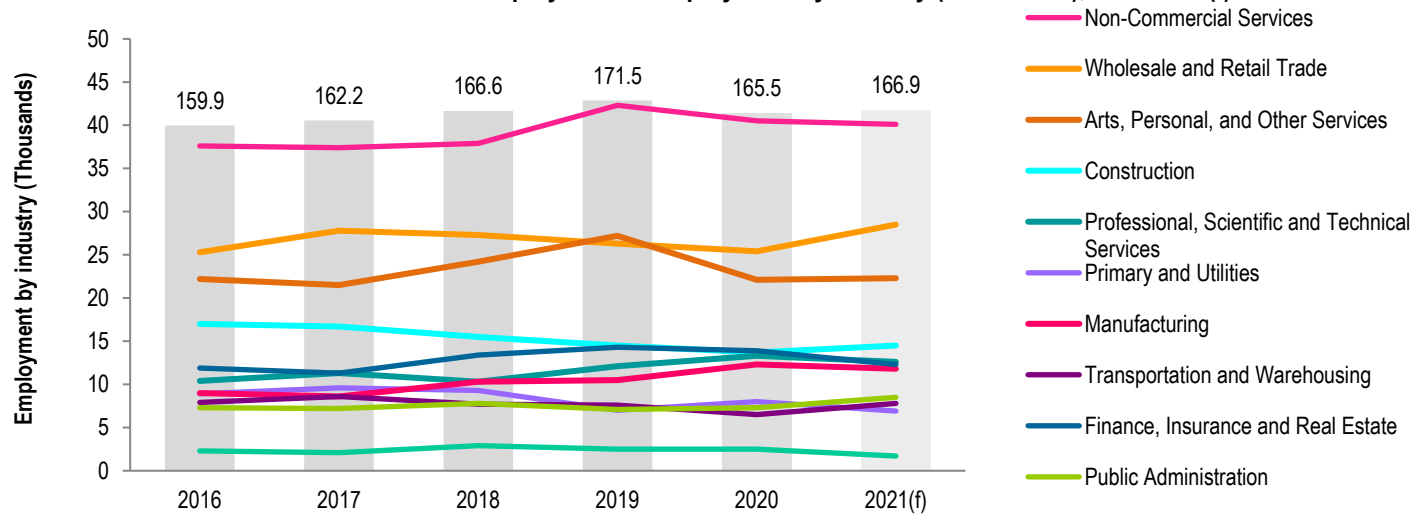
Percentage of GDP by Industry, 2020



Source: Conference Board of Canada, May 2021

Since 2016, six industries saw employment gains: manufacturing, non-commercial services, professional, scientific and technical services, finance, insurance and real estate, information and cultural industries, and wholesale and retail trade. On the flip side, four industries saw a decrease in employment since 2016: construction, transportation and warehousing, primary and utilities, and arts, personal, and other services. Employment in public administration remained stable.

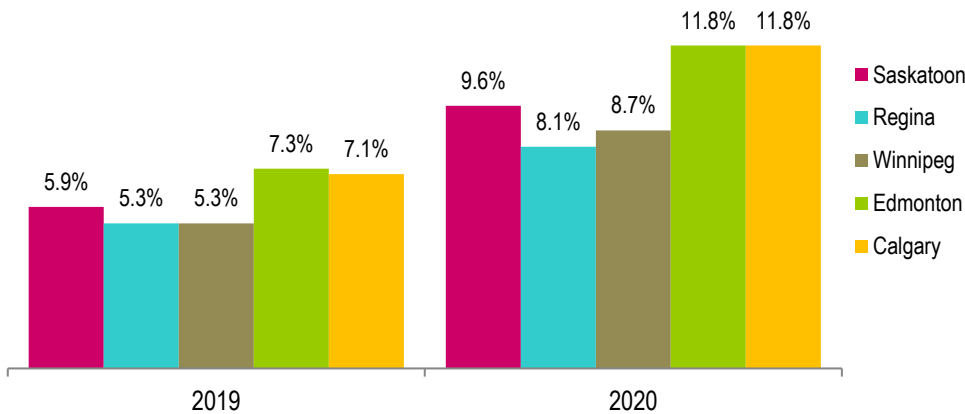
Saskatoon CMA Total Employment & Employment by Industry (Thousands), 2016-2021(f)



Source: Conference Board of Canada, August 2021

Unemployment Rate by Census Metropolitan Area, 2019-2020

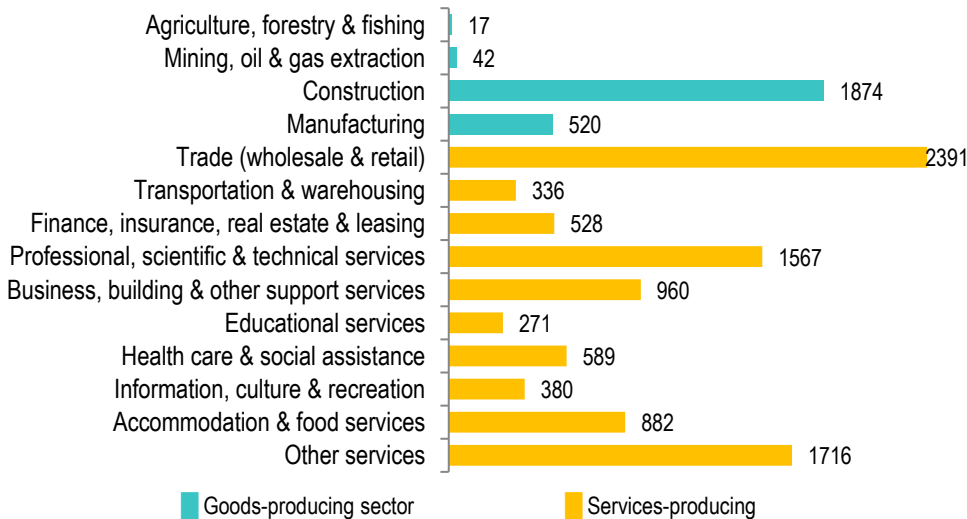
Source: Statistics Canada, Table 282-0129



Perhaps the most telling statistic regarding the economic impacts of COVID-19 in Canada was the sharp rise in unemployment. Every Canadian CMA saw a significant rise in unemployment in 2020. The unemployment rate in the Saskatoon CMA increased 3.7% from 2019 to 2020. The Saskatoon CMA continues to have a higher unemployment rate than the Regina CMA.

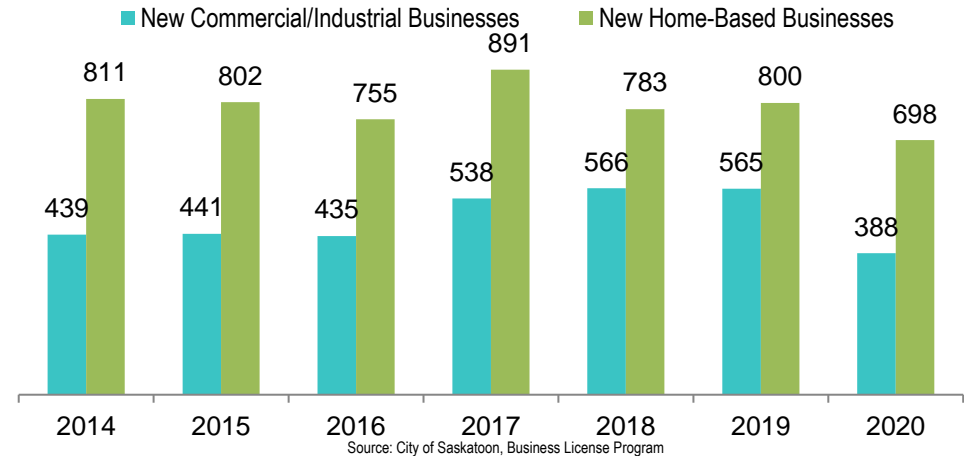
City of Saskatoon Business Licenses Issued, 2020

Source: City of Saskatoon, Business License Program



The number of licensed businesses has continued to grow in Saskatoon. The majority of business licenses are issued for the service-producing sector and within the sector, trade (wholesale and retail) makes up the largest number of licenses.

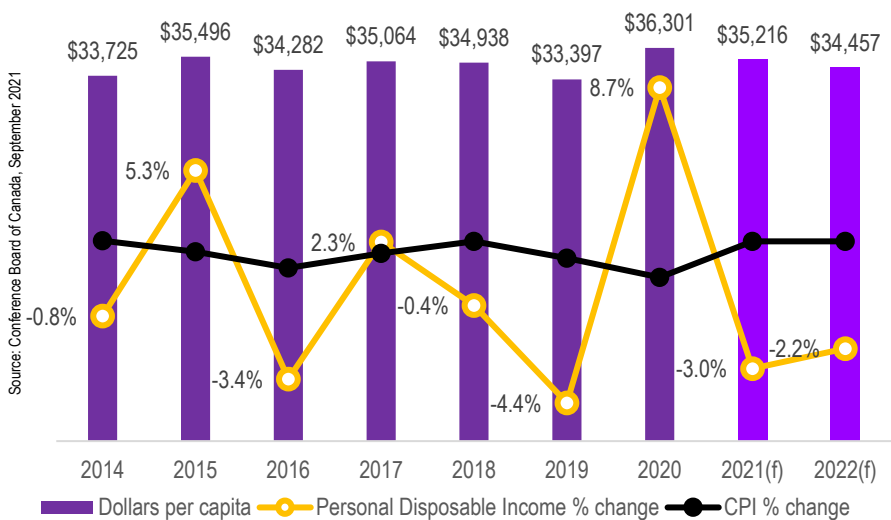
New Business Licenses Issued 2014-2020



The City of Saskatoon Business License Program issued 1,086 new business licenses in 2020. This represents a 20% decrease in new businesses compared to 2019. Home based businesses represented 64% of new business licenses in 2020 and 44% of the total licensed businesses in Saskatoon.

The most frequent new commercial business was trade (wholesale and retail) and the top new home-based business was for professional, scientific and technical services.

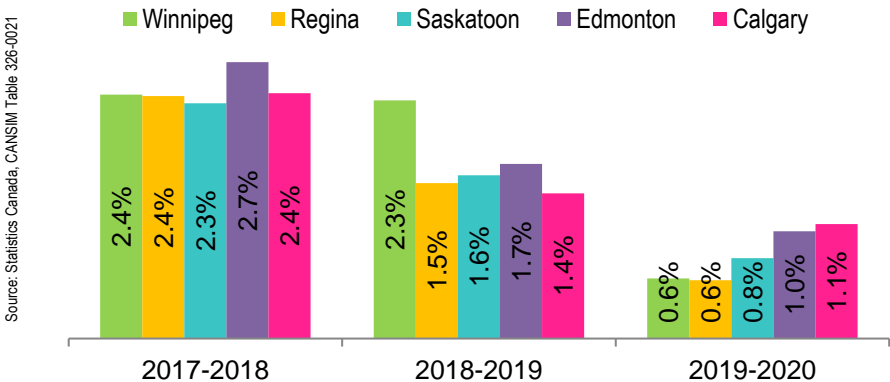
Saskatoon CMA Disposable Income per Capita, 2014 - 2022(f)



Disposable income per capita increased by 8.7% from 2019 to 2020, while the consumer price index (CPI) increased by 0.8% as well. This means that after-tax income increased compared with inflation over this period.

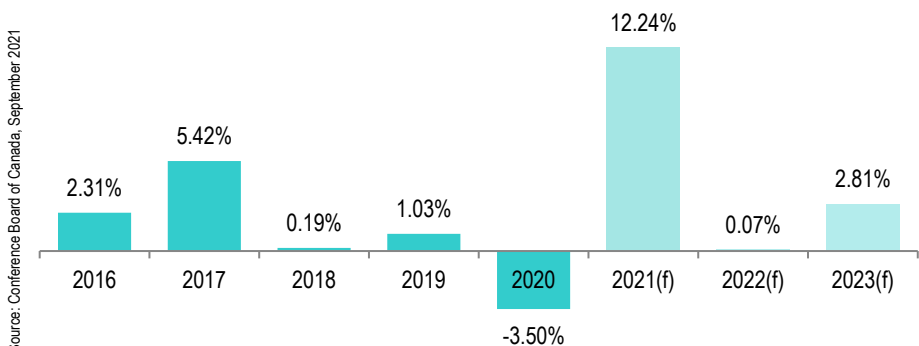
CBOC is forecasting that disposable income per capita will decline in 2021 and 2022, while CPI will increase to 2.3%.

Consumer Price Index, 2017-2020 (base year 2002)



The prairie CMAs experienced much smaller increases than usual in CPI between 2019 and 2020. For this period, the CPI for the Saskatoon CMA increased 0.8%. Over the past five years the average annual increase in CPI was 1.5% in the Saskatoon CMA.

Retail Sales Growth (%) in Saskatoon 2015-2022(f)

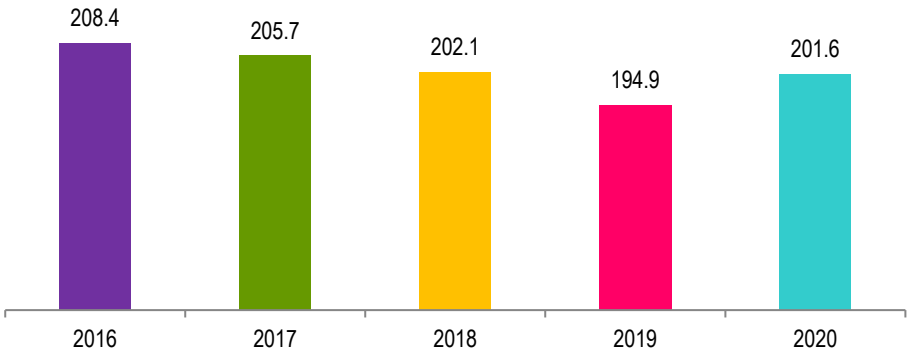


In 2020, retail sales growth declined by 3.5% after experiencing four years of positive growth between 2016 and 2019.

The CBOC is projecting that the retail sector will see significant growth during 2021, followed by smaller gains in 2022 and 2023.

Source: City of Saskatoon, Water and Wastewater Annual Report, 2020

Residential Average Annual Daily Water Consumption (litres per capita), 2016-2020

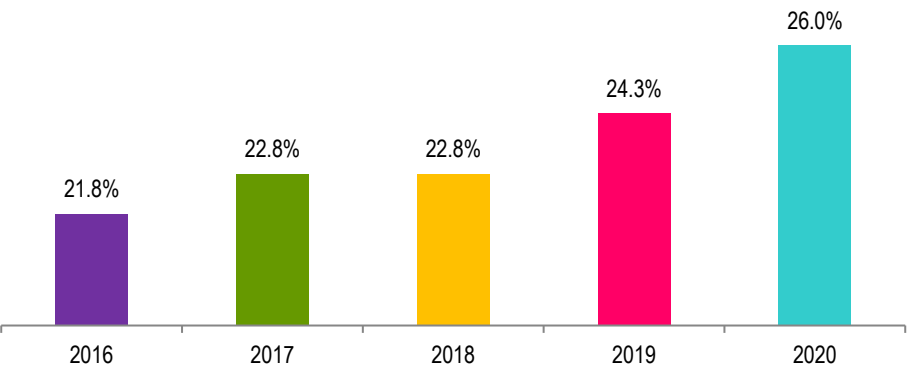


Daily water consumption per capita in Saskatoon increased marginally in 2020 after four years of decline.

Saskatoon Water rates are designed to encourage water conservation in order to defer the need for high capital-intensive capacity projects. Due to fluctuating seasonal irrigation demands, Saskatoon's total average annual daily consumption varies significantly from year to year.

Source: City of Saskatoon, Integrated Waste Management Annual Report, 2020

Saskatoon Waste Diversion Rate, 2016-2020

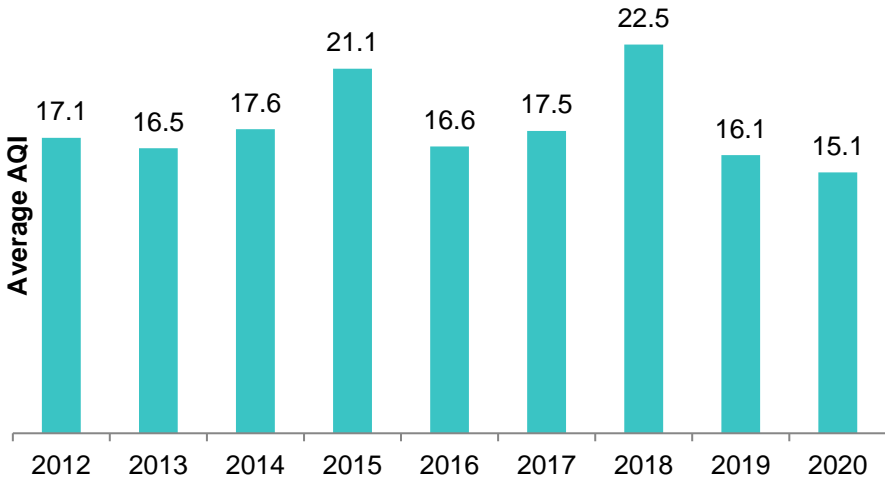


Saskatoon's 2020 waste diversion rate increased to 26%, continuing an upward trend. To meet the City of Saskatoon's goal of 70% Waste Diversion by 2023, significant changes will need to occur.

Recommended changes include the development of a city-wide organics program for food and yard waste, and further recycling of ICI (Industrial, Commercial and Institutional) materials. The City calculates the waste diversion rate based on City run diversion and disposal programs, but does not include reduction, reuse, recycling or disposal through non-City programs.

Source: Government of Saskatchewan, Ministry of Environment, Historical Air Quality Data

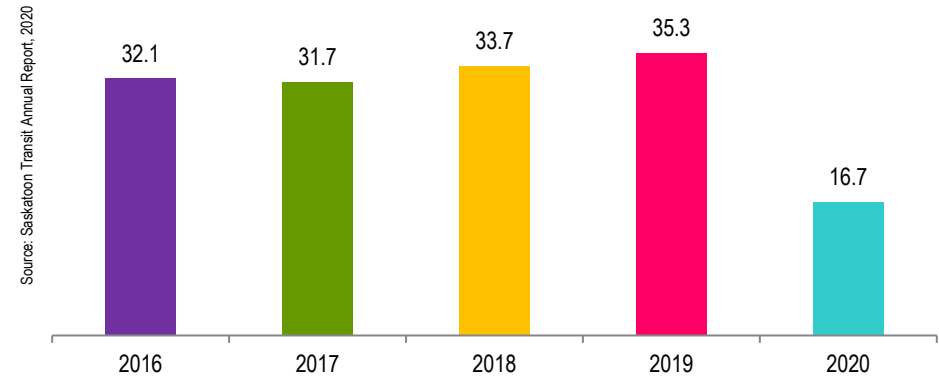
Historical Air Quality Index (AQI) Measures in Saskatoon, 2012-2020



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.

Overall AQI has decreased in each of the past two years in Saskatoon. During 2020, the air quality was rated as "good" 99.7% of the time and "fair" 0.3% of the time. There were no occurrences where the air quality was considered "poor" or "very poor".

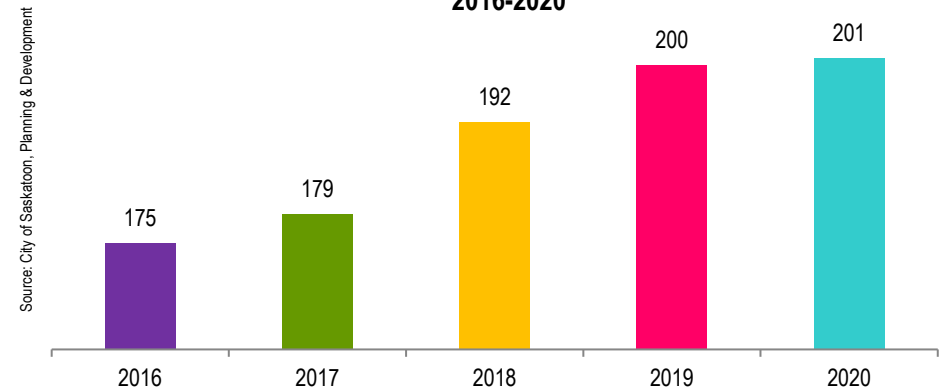
Saskatoon Transit Ridership (rides per capita), 2016-2020



As a result of the pandemic, the number of transit rides per capita in Saskatoon significantly decreased in 2020, from a high in 2019.

A significant aspect of the City's Growth Plan is the development of the Bus Rapid Transit (BRT), which will include some bus-only traffic lanes and transit signal priority lights. With improvements to the reliability and efficiency of public transit, the number of realistic transportation options for moving around the city will be expanded for more citizens.

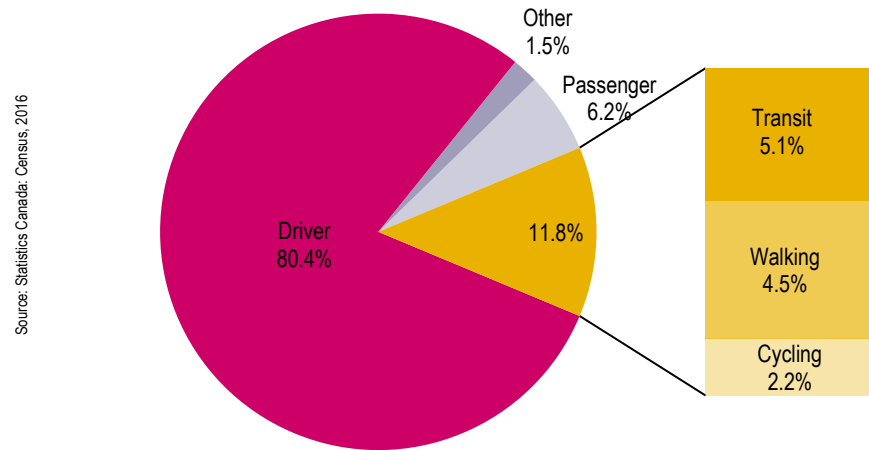
Kilometers of Cycling-Specific Infrastructure (Paths and Bike Lanes), 2016-2020



Since 2016, the City of Saskatoon has increased cycling specific infrastructure by 26 Km. This is an average of 5.2 Km constructed annually.

By the end of 2020, a total of 201 Km of cycling-specific infrastructure was constructed, surpassing the 2023 target of 188 Km. Further cycling infrastructure for all ages and abilities (AAA) in the Downtown is anticipated by the mid-2020s.

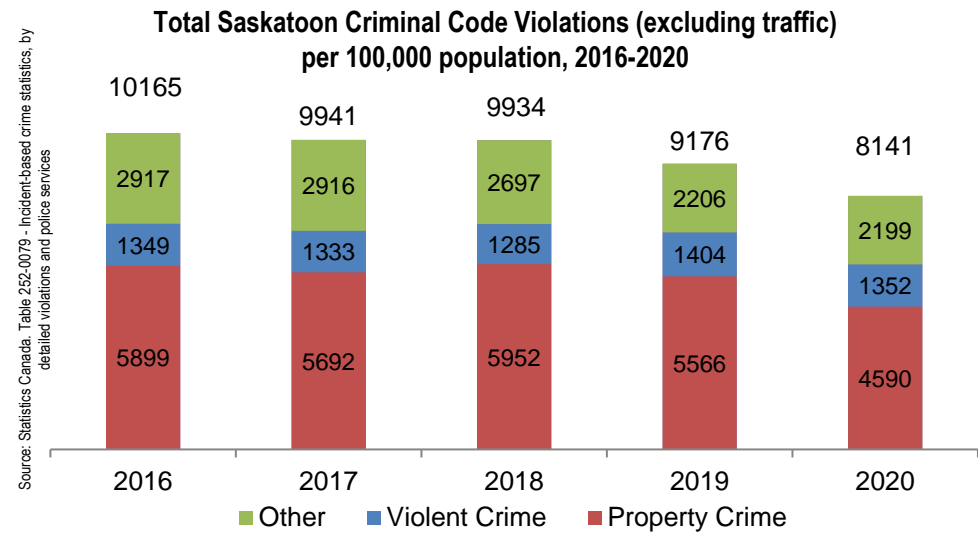
Mode of Transportation to Work, 2016



According to the 2016 Census, 80.4% of the labour force drive to work and 11.8% take an alternative mode of transportation including transit, walking, or cycling. Of those, transit is the most common mode.

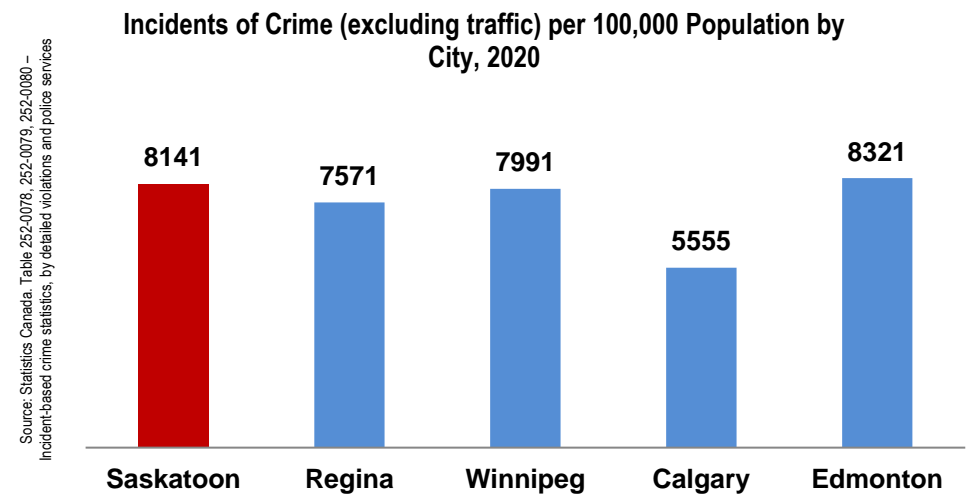
As indicated above, major pillars of the Growth Plan will include investment in cycling and public transit specific infrastructure. The intent would be to provide less carbon-intensive options for moving around. Early success for those initiatives could be revealed in the mode share shown in the next (2021) Census.

Source: Statistics Canada. Table 252-0079 - Incident-based crime statistics, by detailed violations and police services



The number of incidents of crime per 100,000 population (excluding traffic) saw a decrease in 2020 to the lowest rate in decades. There was a corresponding decrease in property, violent, and other crimes.

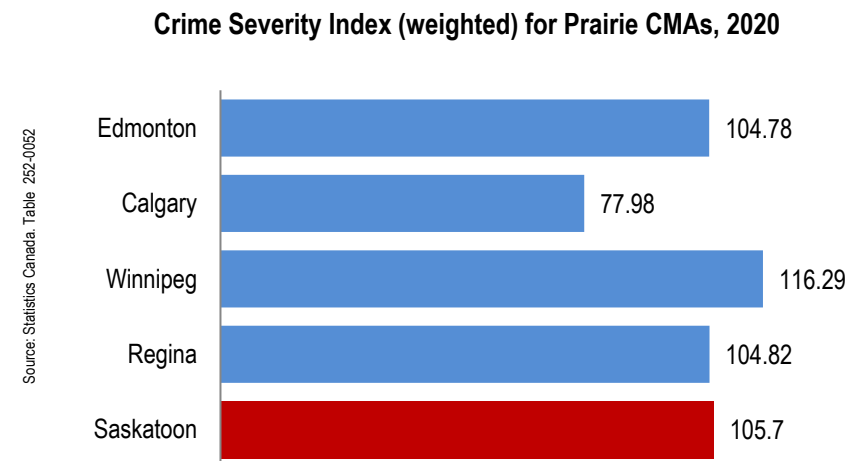
Source: Statistics Canada. Table 252-0078, 252-0080 - Incident-based crime statistics, by detailed violations and police services



Saskatoon had the second highest crime rate per 100,000 population (excluding traffic) among these five prairie cities, rising from the third spot last year.

All five cities saw large decreases in crime since 2019. Saskatoon experienced a decrease of 1,035 incidents compared to the previous year.

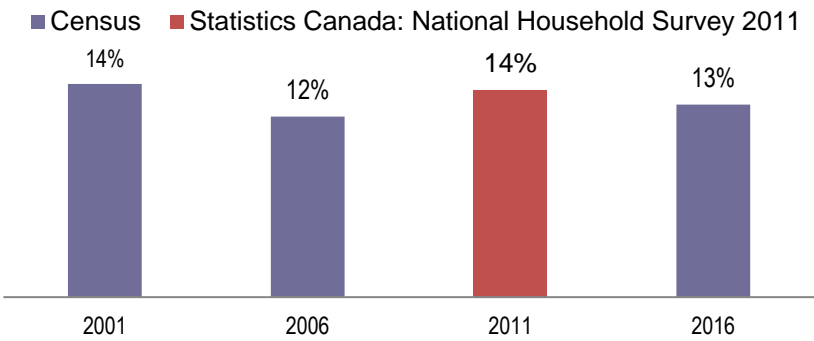
Source: Statistics Canada. Table 252-0052



Crime Severity Index (CSI) measures the volume and severity of police-reported crime in the CMAs. As with incidents of crime, all five prairie CMAs experienced a decrease in CSI. In 2020, Saskatoon rated as the second highest value, a rise from the third highest value in 2019.

Incidence of Low-Income Among Saskatoon Families,
(2001, 2006, 2011, 2016)

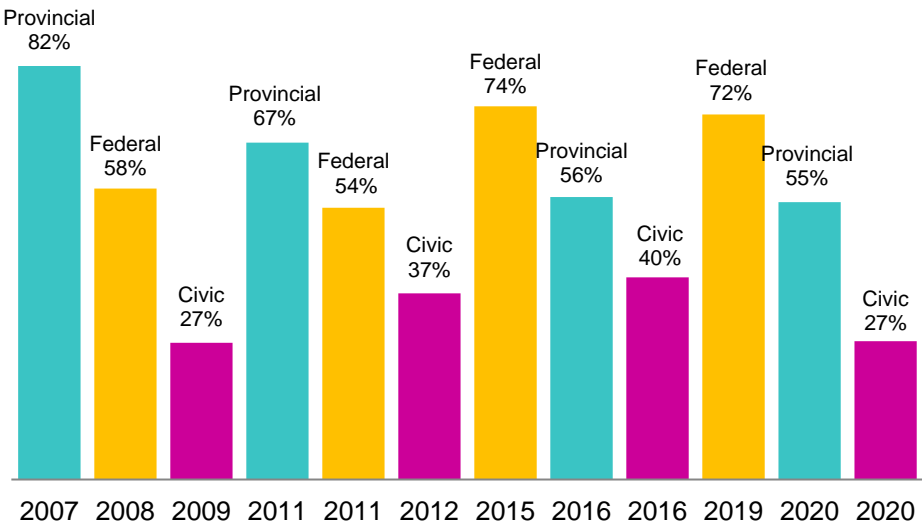
Source: Statistics Canada, Census 2001-2006, 2016;
Statistics Canada: National Household Survey 2011



The number of low-income families decreased by 1% between 2011 and 2016. Statistics Canada considers individuals as having low income if the after-tax income of their household falls below 50% of the median adjusted household after-tax income.

Saskatoon Voter Turn-out by Level of Government and Year

Source: City of Saskatoon, City Clerk's Office, Elections Saskatchewan, and Elections Canada



Since 2007, the average voter turn-out for civic elections was 33%. Over that same timeframe, the average voter turn-out for federal and provincial elections were each 65%. Civic elections tend to have lower voter turn-out than provincial and federal elections

The 2019 federal election saw a 2% decrease in voter turn-out compared to four years earlier, while the 2020 provincial election saw a 1% decrease, in part due to a much higher number of registered voters. Meanwhile, the 2020 civic election saw a 13% drop, likely in part due to a severe snowstorm that disrupted and postponed the scheduled election day.

The 2020 provincial and civic elections occurred during the COVID-19 pandemic, resulting in large increases in advance poll and mail-in votes.

Glossary

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 for which data is available was taken in 2016. The census provides a statistical portrait of our country and its people. The census includes everyone 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, Aspen Ridge, Blairmore DA, Blairmore SC, Briarwood, Brighton, 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 single-family detached home, as well as for an overall aggregate of all housing types in a given market. The affordability measures are based on a 25% down payment, a 25-year mortgage loan at a five-year fixed rate.

The higher the measure, the more difficult it is to afford a home. For example, an affordability measure of 50% means that home ownership costs, including mortgage payments, utilities, and property taxes take up 50% of a typical household's pre-tax income. (RBC Royal Bank)

Glossary

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.

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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 was collected in 2011 as part of the voluntary NHS. The information collected in the NHS provides 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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