CORRIDOR GROWTH AREA: EXISTING CONDITIONS REPORT, 2016 & 2021

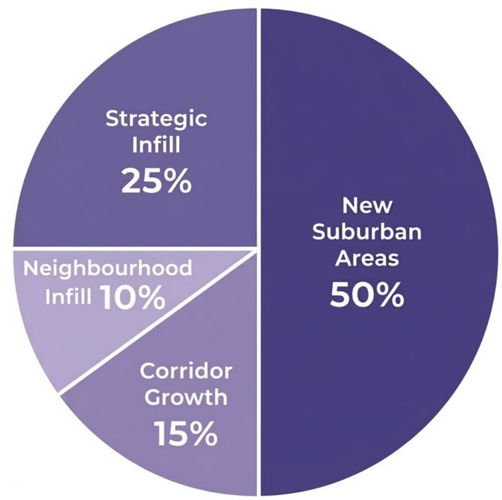
Planning & Development

CORRIDOR Planning

City of Saskatoon

CORRIDOR GROWTH AREA
EXISTING CONDITIONS REPORT, 2016-2021

February 2026



In 2016, the City approved the Growth Plan to Half a Million (Plan for Growth), setting a new course for Saskatoon's growth, development, and mobility. A key direction from the Plan for Growth is a shift in how and where the city will develop. It includes a goal of 50% of new growth to be infill, with 25% Strategic Infill, 10% Neighbourhood Infill, and 15% Corridor Growth.

The Corridor Growth Area: Existing Conditions Report, 2016 & 2021 ("Existing Conditions Report") provides a snapshot of demographic, housing, economic and mobility patterns across Saskatoon's Corridor Growth Area. Spanning more than 2,500 hectares and portions of 54 neighbourhoods, the study area reflects a diverse range of urban environments, development patterns and community characteristics. This report looks at the latest available census data[1] to highlight trends in population change, housing affordability, demographic composition, transportation behaviour, employment distribution and other key indicators that influence the city's growth trajectory, specifically in the Corridor Growth Area.

The existing conditions will continue to be updated as Corridor Plans are developed and implemented to ensure the most comprehensive and current data is being used. In addition to the annual Growth Monitoring report, the findings presented here support ongoing corridor planning efforts, help identify opportunities for reinvestment and intensification, and provide an evidence-based foundation for future land use, housing and mobility strategies.

[1] All data contained in this report has been retrieved from Statistics Canada, 2016/2021 Census, unless otherwise noted.

Contents

List of Figures

Corridor Growth Area

The Corridor Growth Area (CGA) has a total area of 2,520 hectares (over 25 square kilometers) and includes portions of 54 neighbourhoods. There are significant differences among the areas, including variations in land-use patterns and urban form. To better reflect these unique characteristics and support more detailed analysis, the CGA has been divided into ten distinct "plan areas" as shown below. A Corridor Plan will be developed for each area.

City Council endorsed the College Corridor Plan at its November 19, 2025, Regular Business meeting. Work on the Nutana Corridor Plan is underway and is expected to wrap up by the end of 2026. The next corridor plan will be 22nd Street.

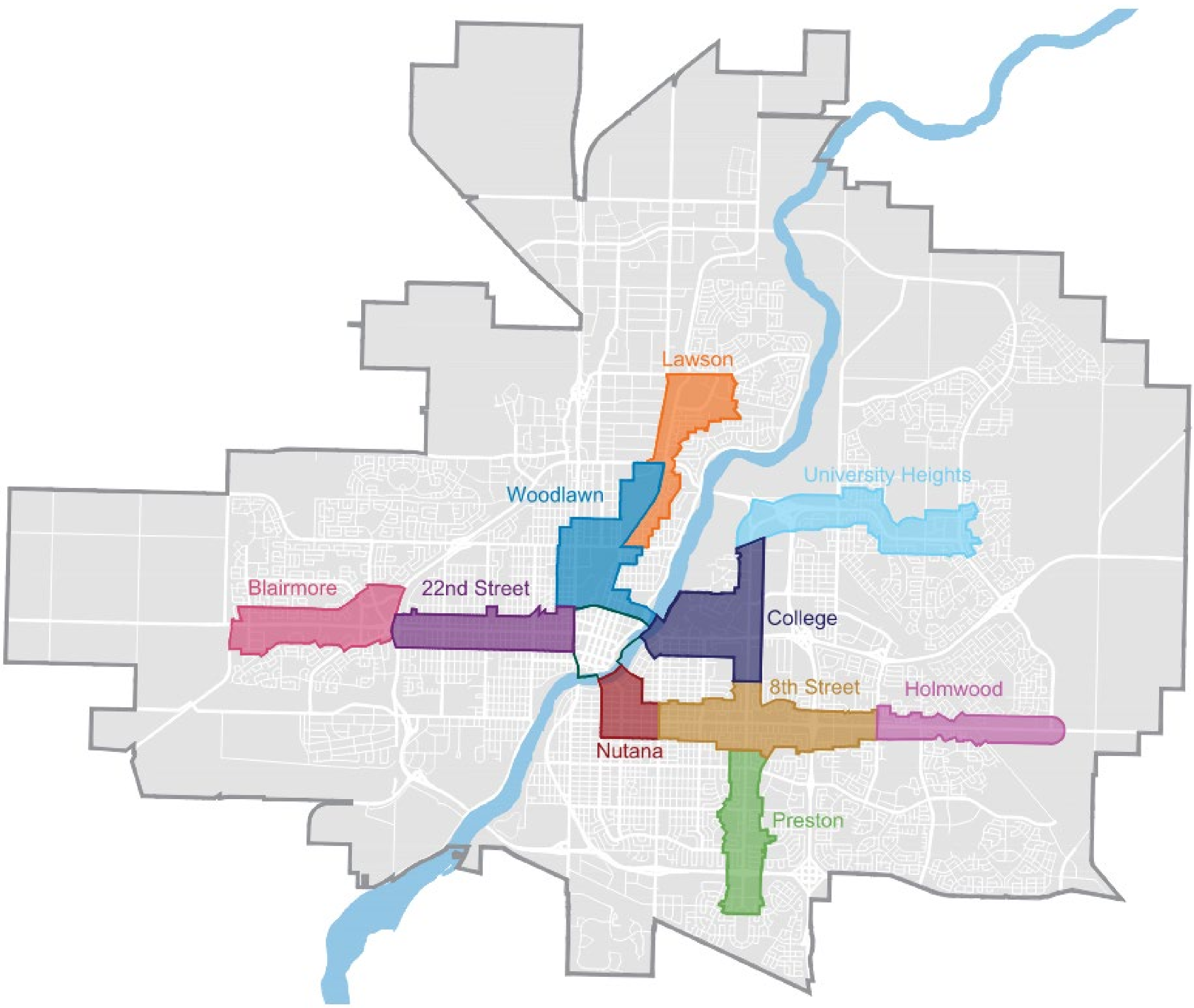


Figure 1: Study Area (Plan Areas)

PLAN AREA STATISTICS

Population

Figure 2 shows the population of the Corridor Growth Area (CGA) by plan area in 2016 and 2021. Overall, the CGA grew 9%, from 48,065 to 52,535 residents.

8th Street saw the largest increase, rising from 8,345 to 9,795 residents. University Heights and Preston each added about 1,000 residents, with Blairmore experiencing similar growth.

Figure 3 shows percentage change by plan area, with Preston, University Heights and 8th Street recording increases between 17% and 29%.

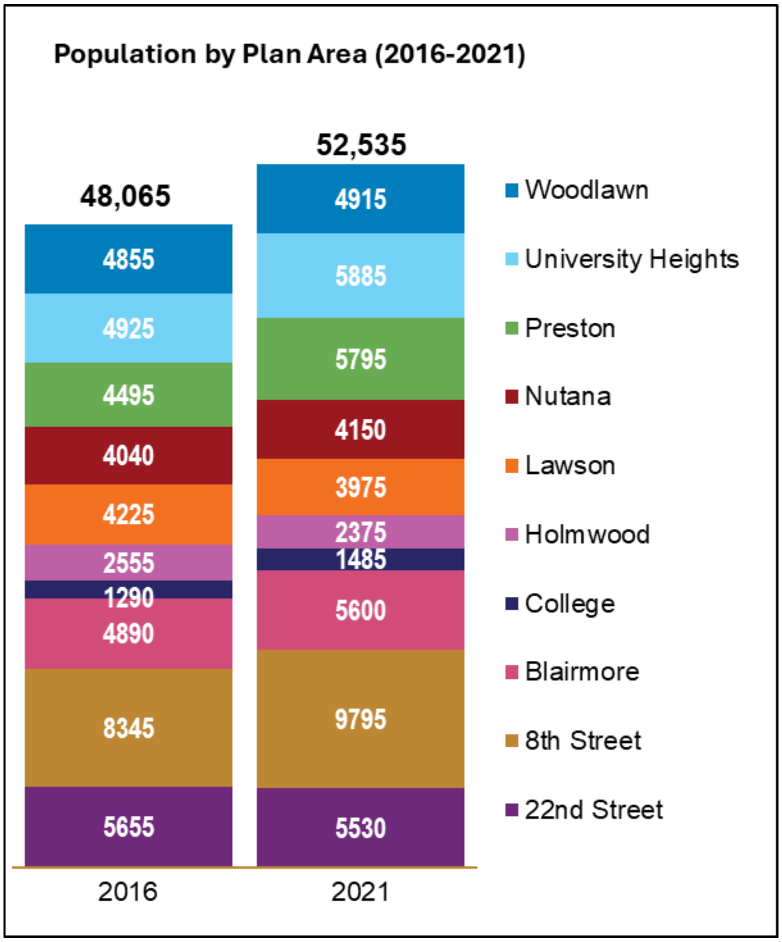


Figure 2: Population by Plan Area (2016-2021)

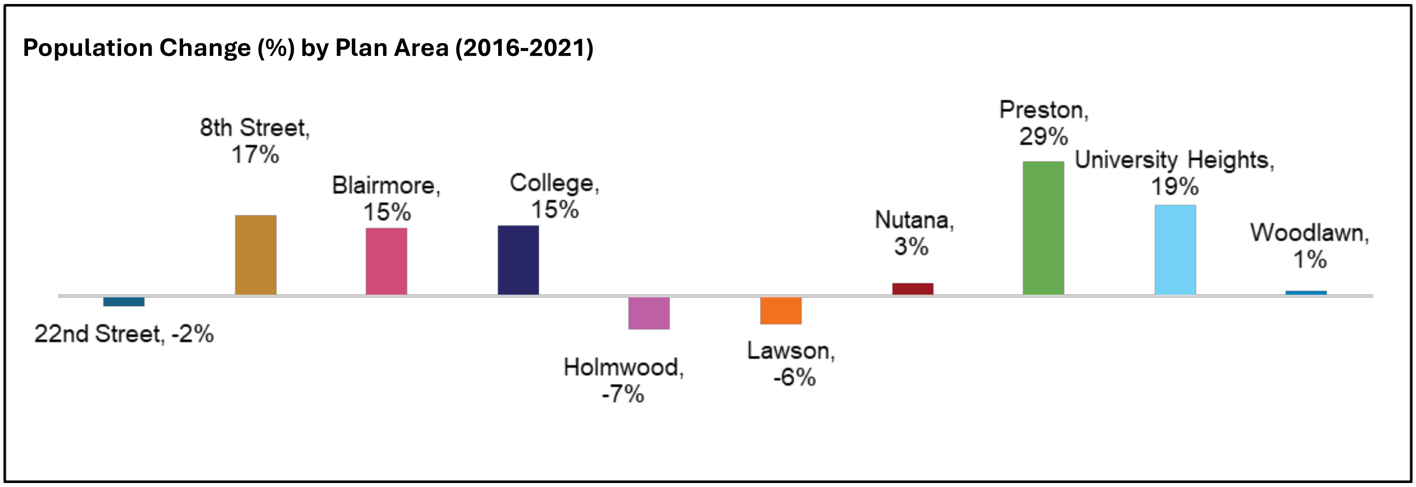


Figure 3: Change in Population (%) by Plan Area (2016-2021)

Age Distribution

Figure 4 shows the proportional age distribution across each of the plan areas. Children aged 0 to 14 account for 18.3% of the city population and 14.8% of the population within the CGA. The highest proportions of this age group are found in Blairmore (22.1%) and 22nd Street (18.4%), both at or above the city average, while College (8.8%), Nutana (10.8%), and Woodlawn (10.8%) are below it.

The working-age population (15 to 64 years) represents 66.5% of the city population and 66.3% of the CGA population. Across plan area, the share ranges from 54.7% in Preston to 72.9% in Woodlawn. Nutana (72.8%) and 22nd Street (69.3%) have a higher percentage of the population in this age group than the city overall, while Preston (54.7%), University Heights (61.9%), and College (62.6%) are lower.

Seniors aged 65 years and over comprise 15.2% of the city population and 18.9% within the CGA. The CGA has a higher median age (37.6) than the City at 36.8. Within the plan areas there is a range between 10.3% in Blairmore to 29.4% in Preston. Plan areas with the highest percentage of senior population include Preston (29.4%), College (28.6%), and University Heights (22.9%). Most other plan areas are generally consistent with the age distribution, while Blairmore (10.3%) and 22nd Street (12.3%) are the only areas below the city-wide proportion.

Age Distribution (%) by Plan Area (2021)

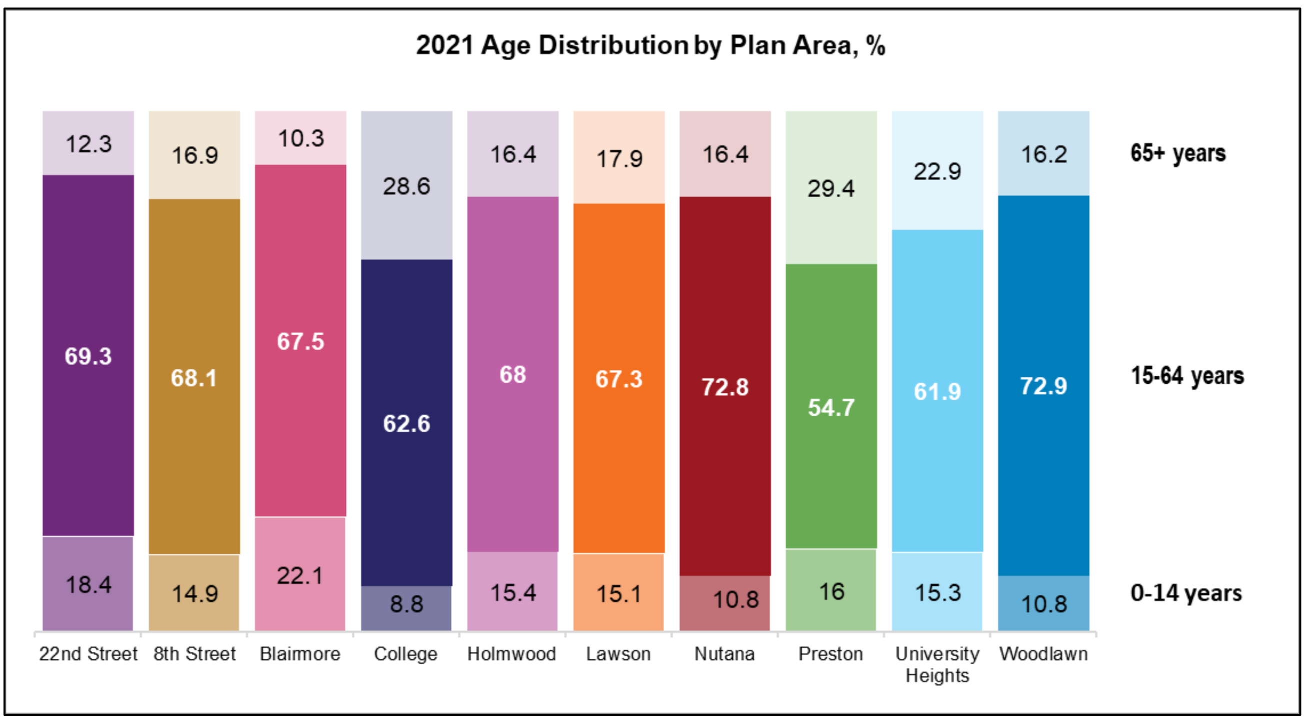


Figure 4: Age Distribution (2021)

Average Income

Figure 5 shows variation in average total income across each of the plan areas in 2021, compared to the citywide average of $53,050. Holmwood has the highest average income at about $61,700, followed by Nutana ($58,000) and University Heights ($55,400), all above the city average.

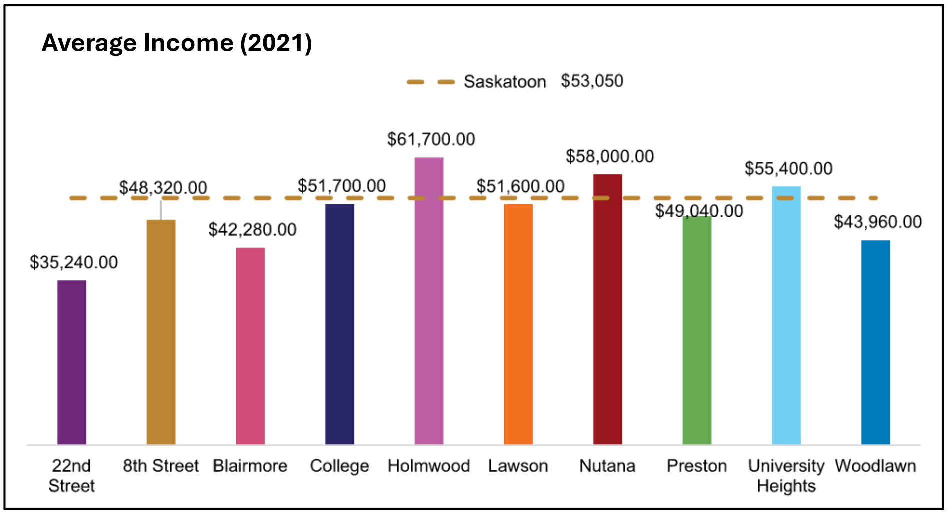


Figure 5: Average Income (2021)

In contrast, several plan areas fall well the city average. 22nd Street has the lowest average income at about $35,240, while Blairmore ($42,280) and Woodlawn ($43,960) also show comparatively lower incomes.

Core Housing Need

Figure 6 illustrates the percentage of households in each plan area that are in core housing need. A higher percentage indicates a greater concentration of housing vulnerability, meaning more households are living in conditions that are unaffordable (spending more than 30% of income on shelter), inadequate (requiring major repairs), or unsuitable (lacking sufficient bedrooms according to the National Occupancy Standard).

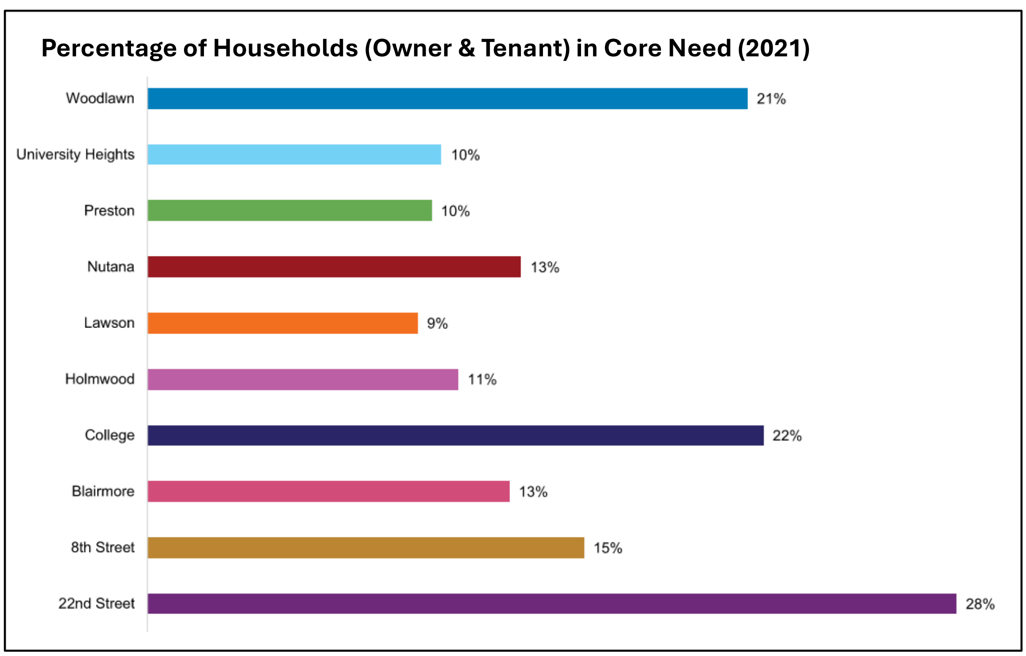


Figure 6: Core Housing Need (2021)

Housing Affordability

Figure 7 illustrates the percentage of residents spending more than 30% of their income on shelter in 2016 and 2021 by plan area, with the overall Saskatoon percentage shown as a dashed line. Citywide, the percentage of residents spending over 30% on shelter decreased from 25% to 22% between 2016 and 2021. Most plan areas saw a similar decrease, except College and Preston.

In 2021, College (48%), Woodlawn (34%), 22nd Street (32%), had a higher proportion of the population spending over 30% on shelter than compared to the city (22%). The remaining plan areas are generally in line with the city.

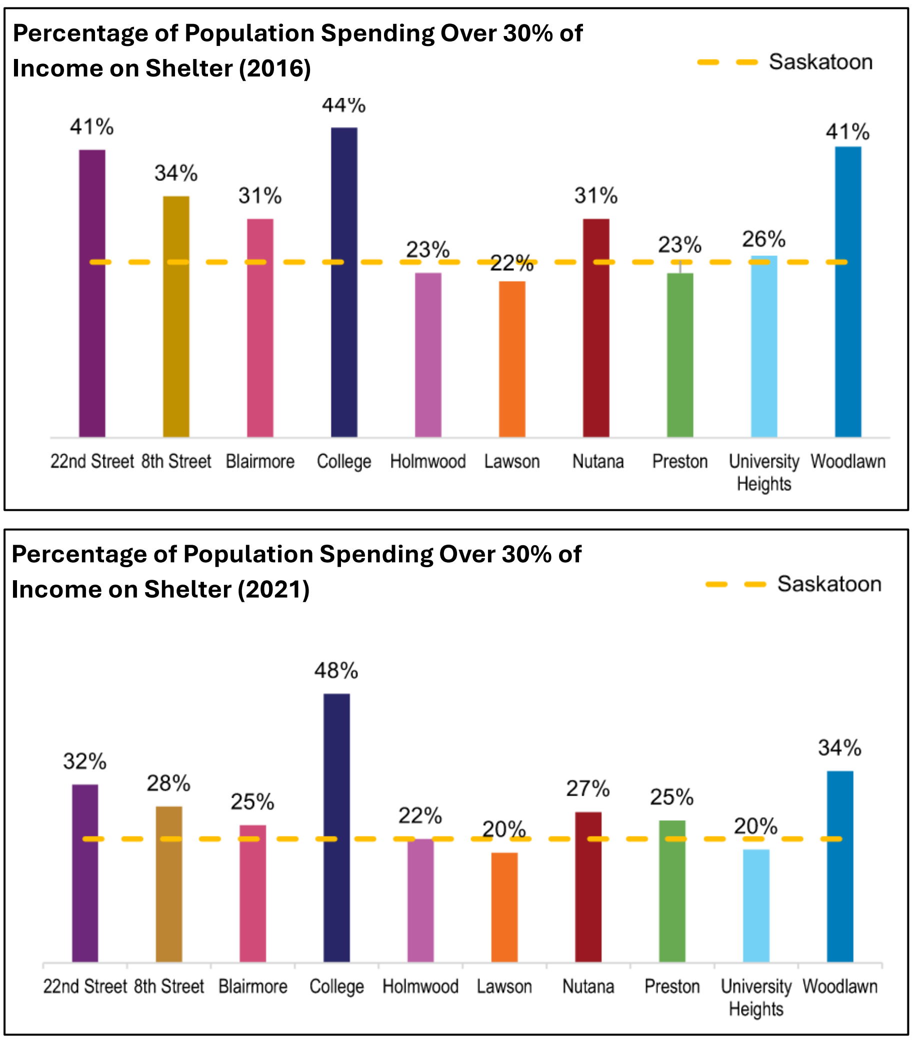


Figure 7: Percentage of Households Paying Over 30% for Housing (2016-2021)

Household Size

Figure 8 shows average household size by plan area in 2016 and 2021, compared against the Saskatoon citywide average (2.4 persons per household) and the Corridor Growth Area (CGA) average (2.2 persons per household), each shown by a dashed line. Average household size remained unchanged in both Saskatoon and the CGA during this period.

Average household sizes vary across plan areas, ranging from larger households in Blairmore (2.6) and 22nd Street (2.4) to smaller households in central areas such as Nutana (1.9), College (1.8), and Woodlawn (1.7). Most other areas, including Holmwood, Preston, University Heights, and 8th Street, fall in the mid-range between 2.2 and 2.3 people per household.

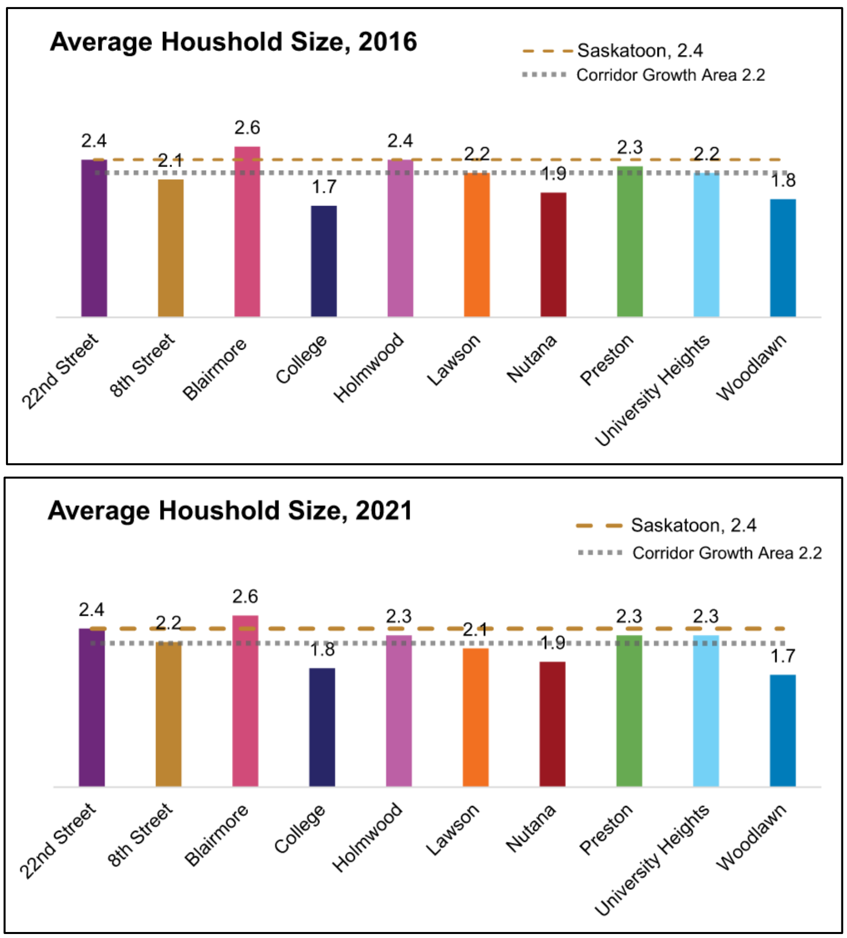


Figure 8: Household Size (2016-2021)

Housing Type

Figure 9 shows the distribution of housing types by plan area.

Single-detached houses and apartments (fewer than five storeys) are the dominant housing types, though their proportions vary. 22nd Street, Lawson, and Preston have the highest share of single-detached homes (46-42%), while College (24%) and Woodlawn (27%) have lower shares. Apartments (fewer than five storeys) are most common in 8th Street (52%) and Blairmore (50%). Apartments with five or more storeys are relatively uncommon, with Woodlawn (34%) and College (27%) being notable exceptions. Semi-detached and other single-attached homes are generally the smallest percentage across all areas, ranging from 6% in Woodlawn to 19% in University Heights. Movable dwellings are minimal, appearing only in Holmwood (7%) and 8th Street (0.7%).

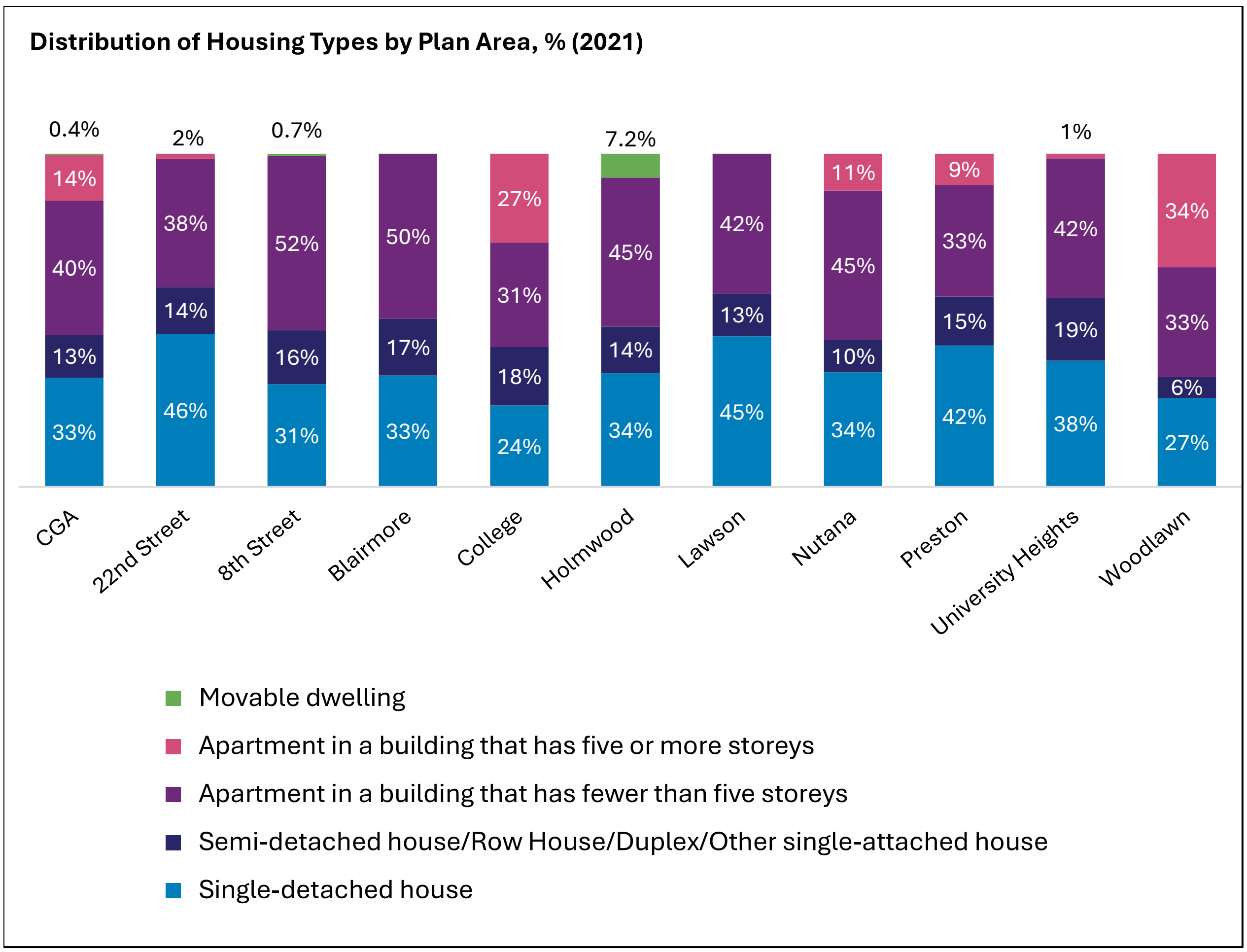


Figure 9: Housing Types by Plan Area

HOUSING TYPE / PLAN AREA	CGA TOTAL	22ND STREET	8TH STREET	BLAIRMORE	COLLEGE	HOLMWOOD	LAWSON	NUTANA	PRESTON	UNIVERSITY HEIGHTS	WOODLAWN
TOTAL OCCUPIED PRIVATE DWELLINGS	24470	2310	4525	2135	650	1040	1860	2225	2345	2530	2815
SINGLE-DETACHED HOUSE	8020	1060	1395	715	160	355	840	765	995	960	750
SEMI-DETACHED HOUSE	520	55	145	60	10	15	90	25	105	15	15
ROW HOUSE	1395	25	285	265	5	130	40	15	160	455	20
APARTMENT OR FLAT IN A DUPLEX	1205	245	300	40	100	0	110	175	80	5	145
APARTMENT IN A BUILDING THAT HAS FEWER THAN FIVE STOREYS	9860	890	2370	1060	205	465	780	1000	785	1065	925
APARTMENT IN A BUILDING THAT HAS FIVE OR MORE STOREYS	3335	35	0	0	175	0	0	245	220	35	960
OTHER SINGLE-ATTACHED HOUSE	10	5	0	0	0	0	0	0	0	0	0
MOVABLE DWELLING	110	0	30	0	0	75	0	0	0	0	0

Average Value of Dwellings

Figure 12 shows the average value of dwellings across each of the plan areas. The data provides insight into the relative property values in each area, with comparisons made to the city-wide average of approximately $393,600.

College has the highest average dwelling value at $790,000, which is more than double the city average. Nutana also exceeded the city average with $441,000. University Heights ($375,200), Holmwood ($369,000), Preston ($337,200), Lawson ($326,000), Blairmore ($273,000), 22nd Street ($269,500), and Woodlawn ($266,000) fall below the city average, with Woodlawn being the lowest.

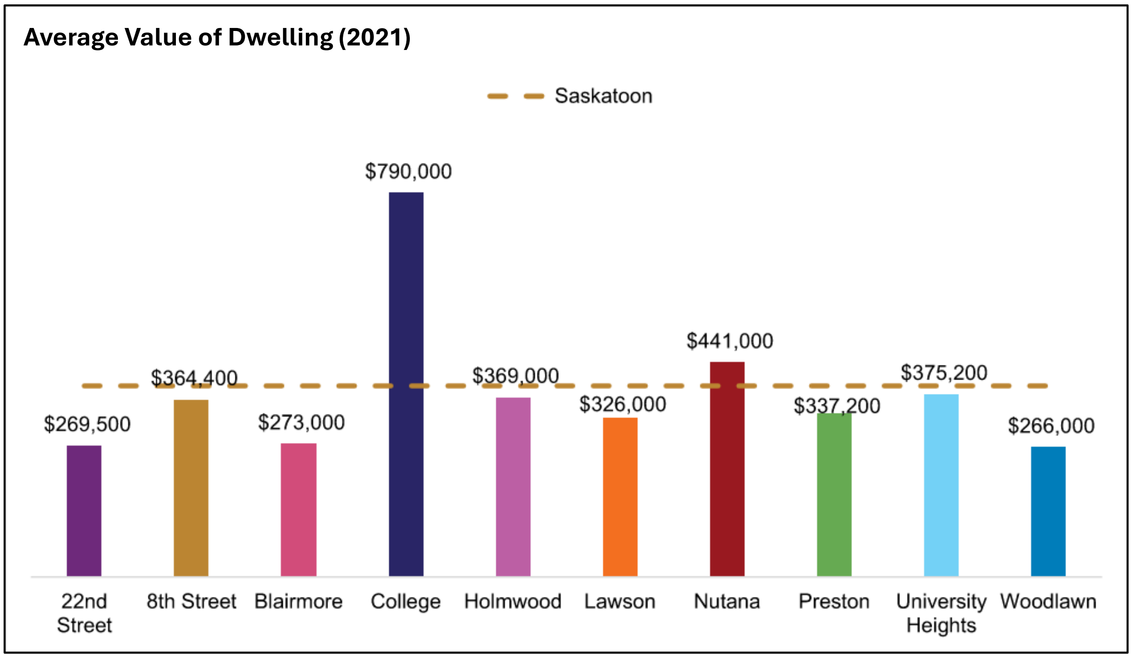


Figure 10: Average Value of Dwelling (2021)

Housing Tenure

Figure 13 shows a range of homeownership rates within each of the plan areas, overall the Corridor Growth Area has a home ownership range of 49%. Ownership rates are highest in University Heights (70%), Holmwood (67%), Lawson (65%) and Preston (63%); which is similar to ownership rates citywide (65%).

Rental rates in the CGA (51%) are higher than Saskatoon (35%). Within the CGA the percentage of renters is highest in the College plan area (72%), followed by Woodlawn (68%). 22nd Street (59%), 8th Street (55%), and Blairmore (52%).

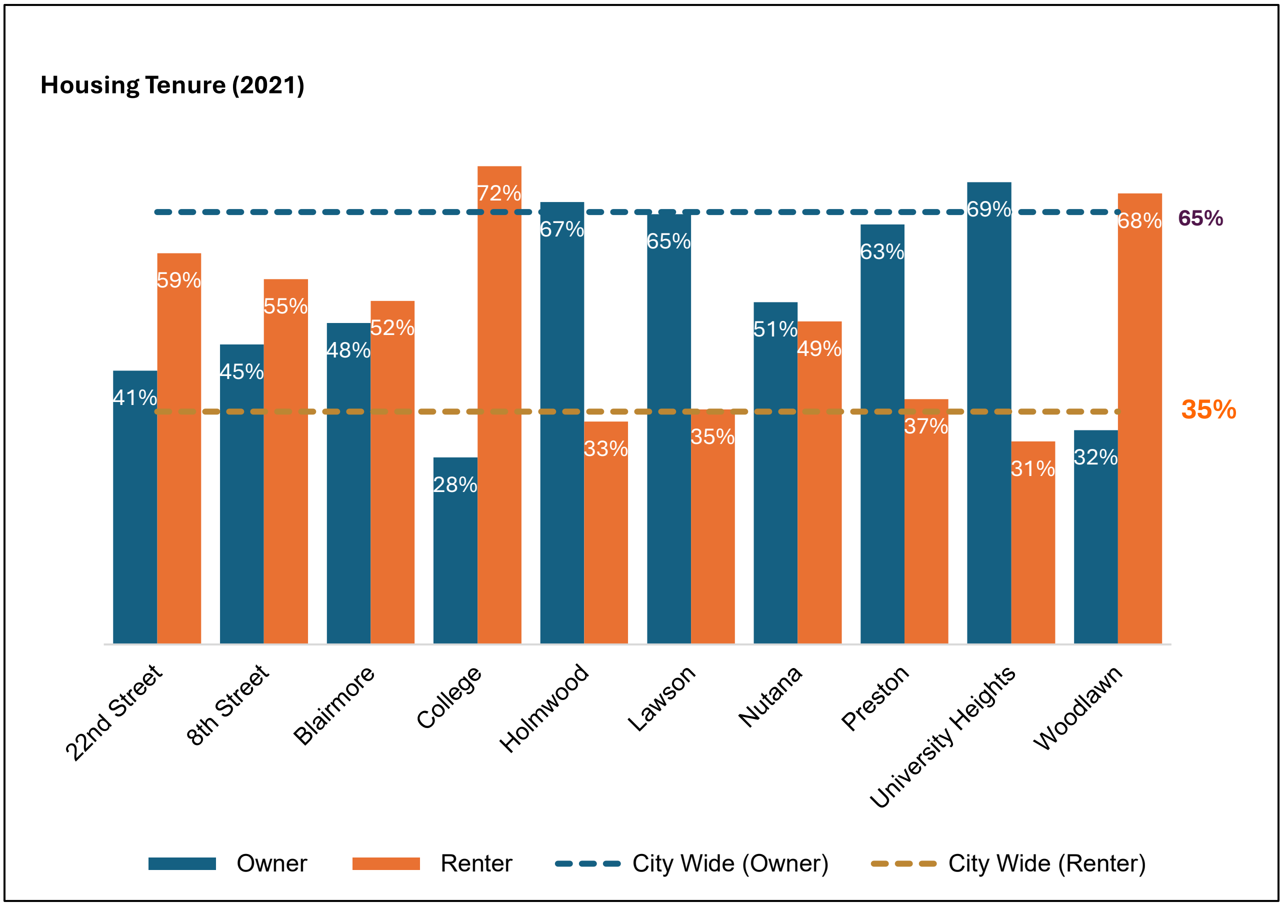


Figure 11: Housing Tenure (2021)

Commuting Duration

Figure 14 shows commuting duration across the plan areas in 2021. In every area, most commuters travel less than 30 minutes.

Short commutes of less than 15 minutes represent a substantial share across all plan areas, ranging from roughly one-third to just over one-half of commuters. Nutana and College stand out, with the highest proportions of very short commutes. Lawson and Woodlawn also show high shares of sub-15-minute commutes.

The 15-to-29-minute category is the next most common commuting duration in all areas, and in some plan areas (i.e. Blairmore and University Heights) it exceeds the share of the shortest commutes.

Longer commutes are comparatively uncommon. Commutes of 30 to 44 minutes generally account for less than 10% of commuters in most areas, while 45 minutes or longer consistently represent only a small fraction, typically under 5%.

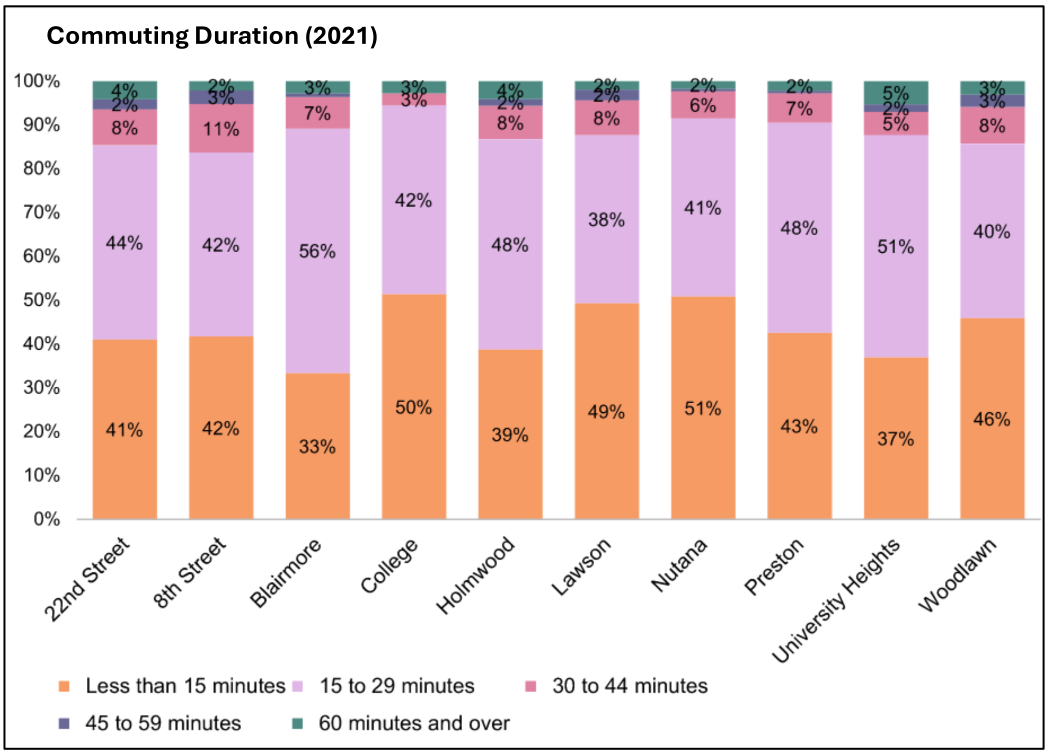


Figure 12: Commuting Duration (2021)

Travel Mode

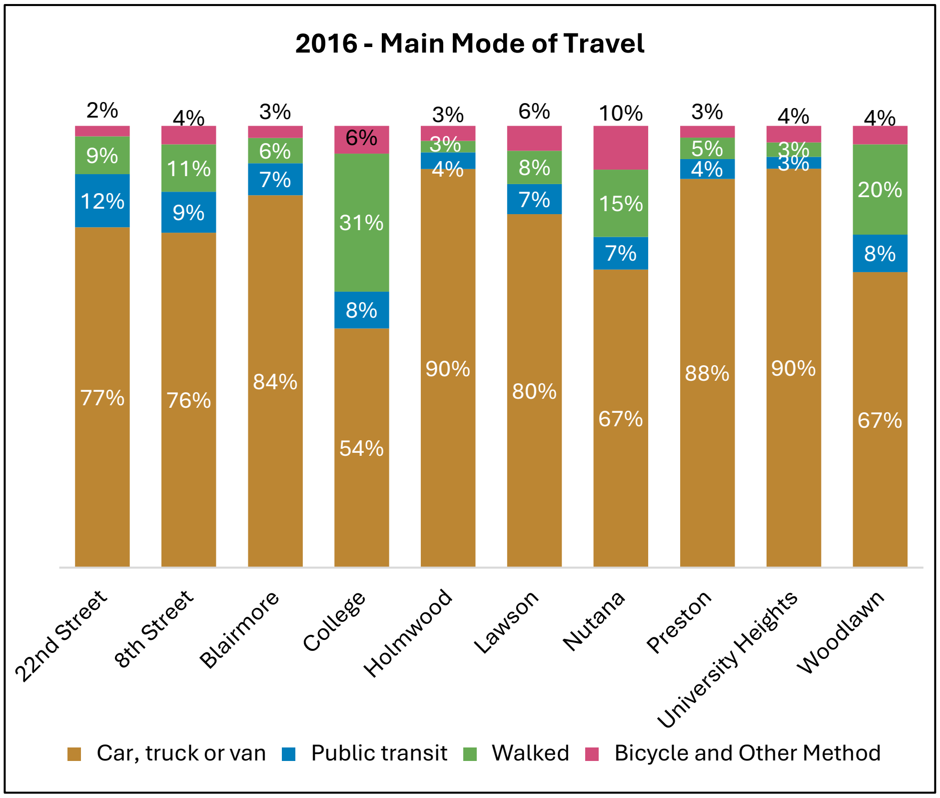
The total number of commuters in the CGA decreased by nearly 10% between 2016 and 2021, despite population growth.

Private vehicles remained the main mode of travel in all plan areas in both years, with usage increasing in most plan areas. Blairmore, Preston, and University Heights had the highest vehicle use in 2021 College and Nutana had the lowest.

College car use increased from 54% to 61%, though it continued to have the highest share of walking trips. In Nutana, vehicle use rose from 67% to 74%, while walking and cycling remained comparatively higher than in other areas.

Transit use declined in most plan areas, most notably a 4% decrease in the 22nd Street Plan Area.

Walking decreased slightly in several areas, and cycling remained a small but stable mode.



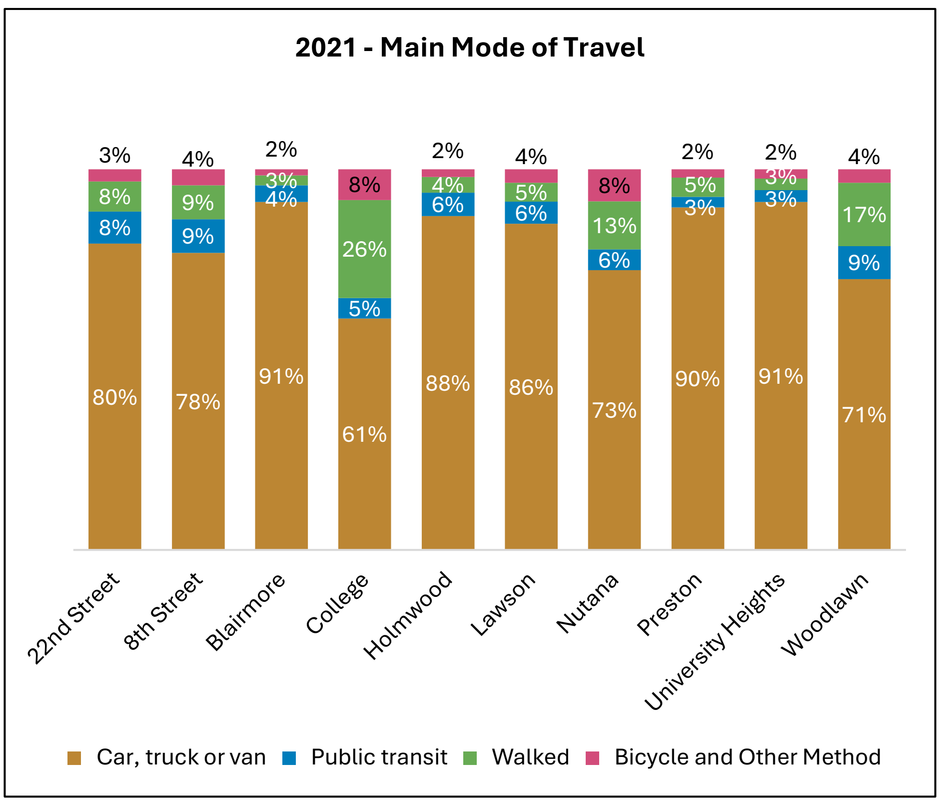


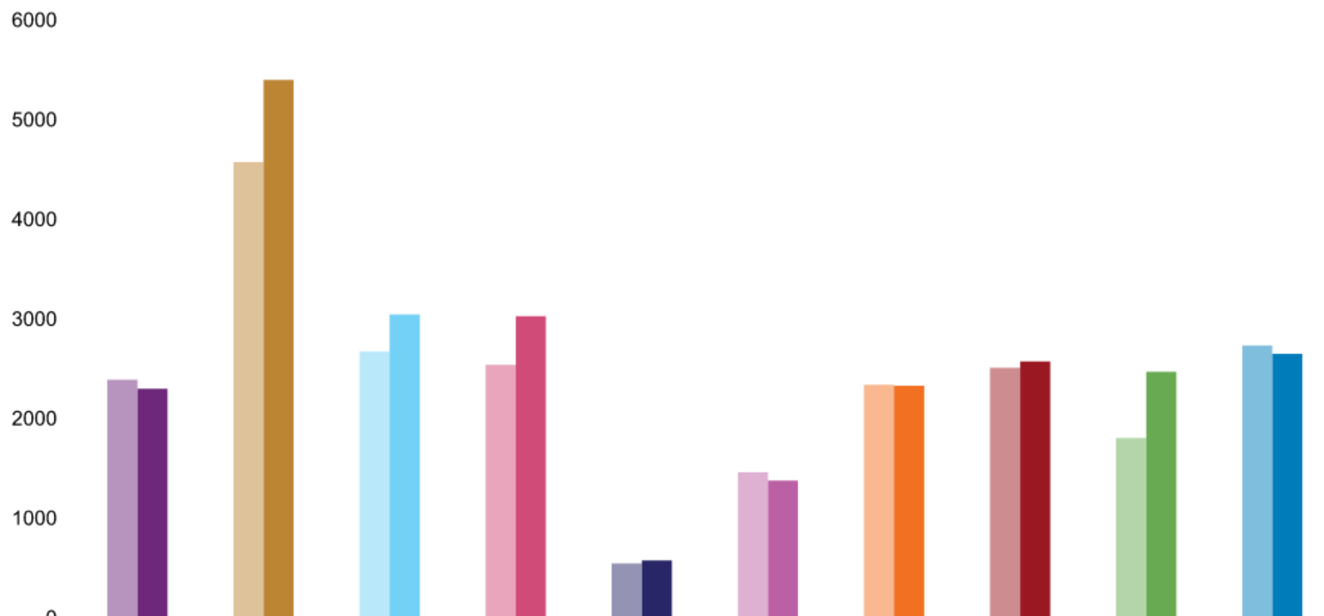
Figure 13: Main Mode of Travel (2016-2021)

Employment Distribution

Figure 16 compares the total labour force population aged 15 years and over across each of the plan areas in 2016 and 2021. Overall, most areas experienced growth in their labour force over the five-year period, though a few saw modest declines.

The largest labour force in both years was consistently found in the 8th Street plan area, which increased from about 4,580 in 2016 to 5,405 in 2021. Some areas experienced slight declines. 22nd Street, Holmwood, Lawson and Woodlawn all saw small decreases in their labour force populations. College remained the smallest labour force area, though it did show a minor increase from 2016 to 2021.

Total Labour Force Population (age 15+) by Plan Area (2016-2021)



	22nd Street	8th Street	University Heights	Blairmore	College	Holmwood	Lawson	Nutana	Preston	Woodlawn
2016	2395	4580	2680	2545	550	1465	2345	2515	1810	2740
2021	2305	5405	3050	3035	580	1385	2335	2580	2475	2655

Figure 14: Labour Force by Plan Area (2016-2021)

Unemployment

Figure 17 compares unemployment rates across plan areas in 2016 and 2021, highlighting changes over time relative to the overall Saskatoon rate (shown by the dashed line in each chart).

Between 2016 and 2021, unemployment increased in most plan areas. The most significant increases occurred in 22nd Street, which rose from 11.8% to 17.4%, and College, which increased from 11.3% to 16.4%. Notable increases were also seen in Blairmore (6.5% to 10.5%), Holmwood (6.3% to 11.2%), and Woodlawn (6.1% to 10.7%). Most plan areas experienced a higher unemployment rate than Saskatoon (8.7%) in 2021.

Nutana was the only plan area to have a reduction in the unemployment rate and Lawson remained stable at 7.1%.

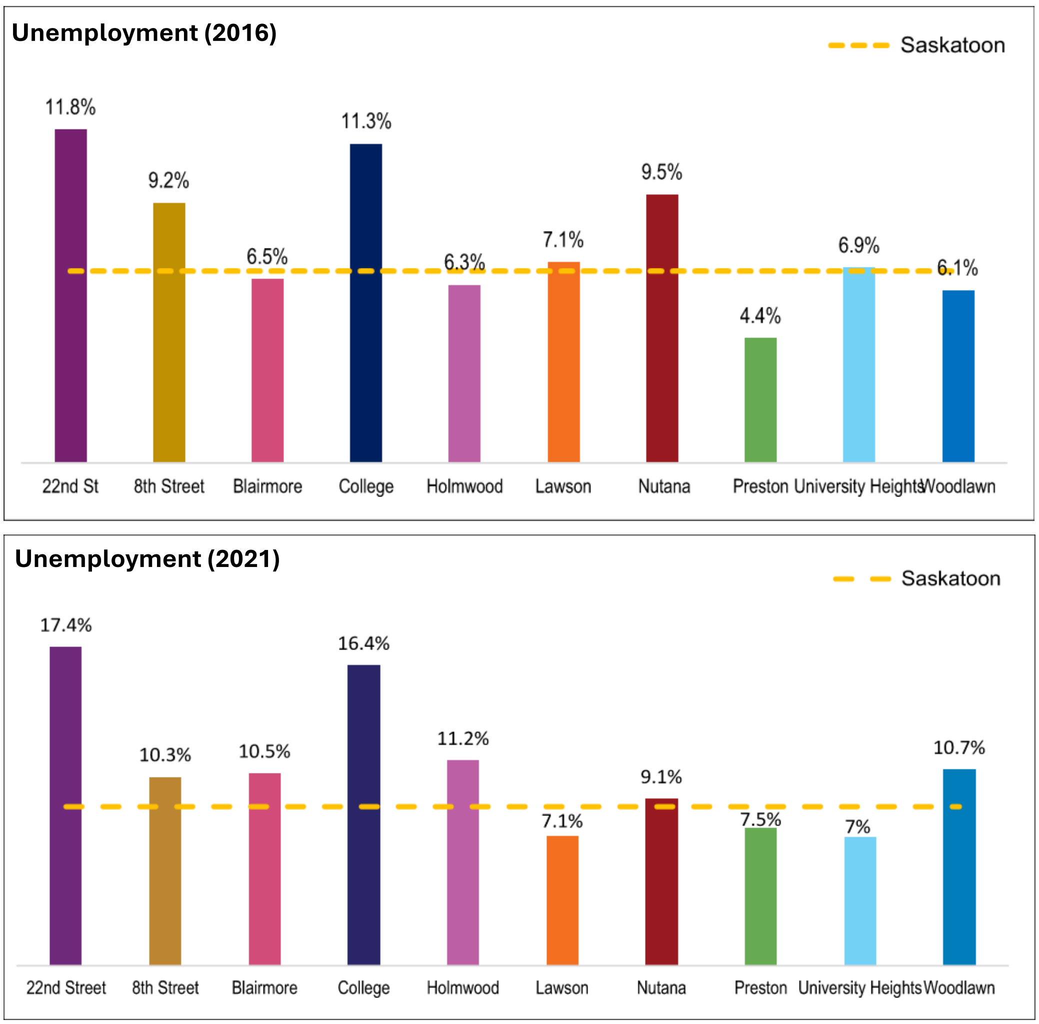


Figure 15: Unemployment (2016-2021)