

# Business Profile

**2005  
ANNUAL REPORT**

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Annual Report of Business Information for the City of Saskatoon



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## Business License Program

The City of Saskatoon Business License Program, Community Services Department, licenses all businesses operating from a fixed address within Saskatoon. This includes all home based businesses and all businesses operating from commercial and industrial locations.

The Business License Program processes over 7,200 new business applications and license renewals annually. All data contained in this publication was obtained

by the City of Saskatoon through the Business License Program.

The *Business Profile Annual Report* provides a summary of business activity in Saskatoon, including information on

- commercial / industrial businesses (those operating in traditional business areas),
- new businesses,
- home based businesses, and
- employment data. 



Download the Fall 2005 edition of *Business Profile*, a commemorative publication celebrating 100 years of business in Saskatoon.

[www.saskatoon.ca/org/development](http://www.saskatoon.ca/org/development)



## Total Licensed Businesses

In 2005, there was a total of 7,291 licensed businesses in Saskatoon. Table 1 identifies the total number of home based businesses and commercial / industrial businesses licensed by the Business License Program from 2000 to 2005.

**Table 1: Total Licensed Businesses, 2000–2005**

	2000	2001	2002	2003	2004	2005
Home Based	1,575	1,580	1,522	1,778	1,991	2,015
Commercial / Industrial	5,119	4,949	4,899	5,112	5,240	5,276
<b>Total</b>	<b>6,694</b>	<b>6,529</b>	<b>6,421</b>	<b>6,890</b>	<b>7,231</b>	<b>7,291</b>

## New Businesses

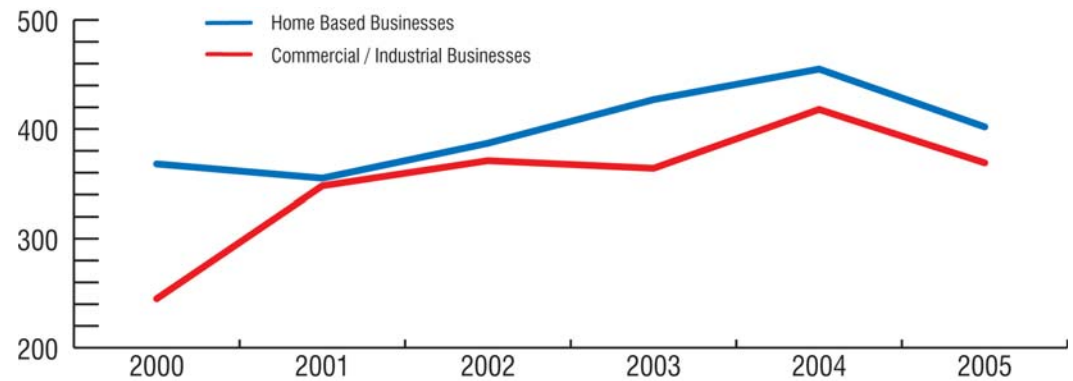
The City of Saskatoon Business License Program issued 771 new business licenses in 2005. Table 2 summarizes the number of new business licenses issued for the years 2000 to 2005.

**Table 2: New Licensed Businesses, 2000–2005**

	2000	2001	2002	2003	2004	2005
Home Based	368	355	387	427	455	402
Commercial / Industrial	245	348	371	364	418	369
<b>Total</b>	<b>613</b>	<b>703</b>	<b>758</b>	<b>791</b>	<b>873</b>	<b>771</b>

There were 771 new business license approvals in 2005.

As shown in Figure 1, the number of new licensed home based businesses continues to exceed the number of new licensed commercial / industrial businesses.



**Figure 1: New Licensed Businesses, 2000–2005**

Table 3 represents the number of new commercial and industrial business license applications approved by major business sector for 2000 through 2005.

**Table 3: New Commercial / Industrial Businesses by Major Business Sector, 2000–2005**

	2000	2001	2002	2003	2004	2005
Wholesale	6	13	7	21	19	21
Building / Transport	12	12	38	18	31	29
Manufacturing	14	20	27	28	30	23
Retail	90	116	127	90	127	91
Services	123	187	172	207	211	205
<b>Total</b>	<b>245</b>	<b>348</b>	<b>371</b>	<b>364</b>	<b>418</b>	<b>369</b>

Table 4 reports the number of approved new home based business license applications by major business sector for 2000 through 2005.

Home based businesses are classified under six major business sector types:

- **Building / Construction** includes all commercial and residential contractors, plumbers, electricians, landscapers, home renovation experts, etc.
- **Business / Professional** includes insurance agents, web designers, accountants, lawyers, engineers, financial advisors, and many other related services.
- **Health / Wellness / Education** includes health and medical services such as massage therapists, nutritionists, psychologists, fitness consultants, instructors, and other teaching services.
- **Manufacturing / Transport / Wholesale** refers to the base of operations for limousine services, movers, wholesale distributors, etc.
- **Personal / Household** includes entertainers, artists, interior decorators, travel agents, etc.
- **Repair / Maintenance** includes janitorial services, handyman services, and other mobile repair services.

**Table 4: New Home Based Businesses by Major Business Sector, 2000–2005**

	2000	2001	2002	2003	2004	2005
Manufacturing / Transport / Wholesale	16	13	14	22	16	28
Health / Wellness / Education	36	41	31	39	32	46
Repair / Maintenance	42	31	60	71	77	78
Building / Construction	63	59	90	104	112	75
Personal / Household	87	98	89	73	93	73
Business / Professional	124	113	103	118	125	102
<b>Total</b>	<b>368</b>	<b>355</b>	<b>387</b>	<b>427</b>	<b>455</b>	<b>402</b>

Tables 5 and 6 provide a list of the top 15 business starts by specific business types for 2005. The number of new businesses is shown in brackets after business type.

**Table 5: Top 15 New Commercial / Industrial Businesses, 2005**

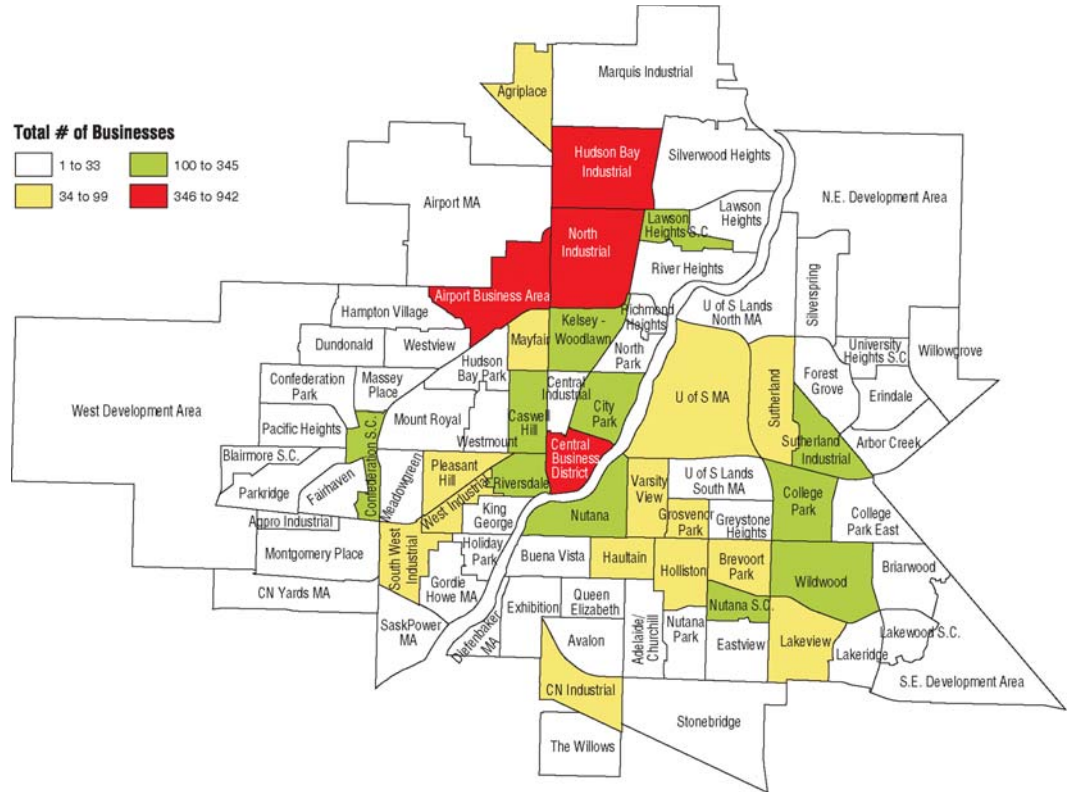
Rank	Business Type
1	Personal Care Services (21)
2	Other Health Practitioners (17)
3	Clothing Stores (17)
4	Limited-Service Eating Places (16)
5	Full-Service Restaurants (14)
6	Automobile Dealers (10)
7	Automotive Repair & Maintenance (9)
8	Electronics & Appliance Stores (8)
9	Sporting Goods, Hobby, & Musical Instruments (8)
10	Other Financial Investment Activities (7)
11	Office Supplies, Stationary, & Gift Stores (7)
12	Other Amusement & Recreation Industries (7)
13	Legal Services (7)
14	Miscellaneous Retailers (6)
15	Health & Personal Care Stores (6)

**Table 6: Top 15 New Home Based Businesses, 2005**

Rank	Business Type
1	Services to Buildings & Dwellings (49)
2	Other Health Practitioners (30)
3	Building Finishing Contractors (25)
4	Other Specialty Trade Contractors (21)
5	Other Personal Services (20)
6	Electronic Shopping & Mail-Order Houses (17)
7	Computer Systems Design & Related Services (17)
8	Residential Building Construction (16)
9	Building Equipment Contractors (15)
10	Management, Scientific, & Technical Consulting (14)
11	Specialized Design Services (12)
12	Other Schools & Instruction (10)
13	Repair & Maintenance of Personal & Household Goods (10)
14	Accounting, Tax Preparation, Book-keeping, & Payroll Services (9)
15	Personal Care Services (9)

Saskatoon has averaged 779 new licensed businesses per year over the last five years.

# Commercial / Industrial Businesses



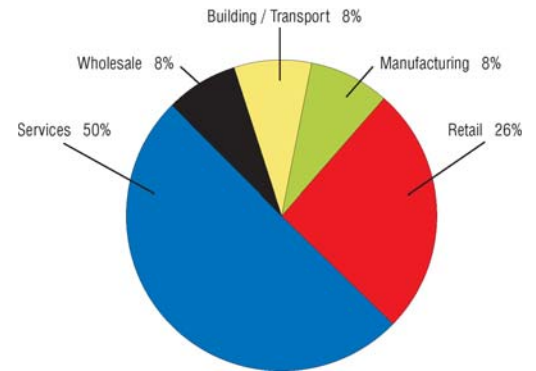
**Figure 2: Distribution of Commercial / Industrial Businesses by Neighbourhood, 2005**

The population of Saskatoon at the end of 2005 was 206,500.

In 2005, Saskatoon had a total of 5,276 licensed commercial / industrial businesses. Figure 2 illustrates the distribution of commercial / industrial businesses in Saskatoon by neighbourhood.

Figure 3 illustrates the distribution of commercial / industrial businesses among the five major business sectors for 2005.

Table 7 provides a breakdown of businesses by major business sector for the years 2000 through 2005. This table indicates that this distribution has been consistent over the past several years. The Retail and Service Sectors continue to be the most prevalent.



**Figure 3: Distribution of Commercial / Industrial Businesses by Major Business Sector in 2005**

**Table 7: Total Commercial / Industrial Businesses by Major Business Sector, 2000–2005**

	2000	2001	2002	2003	2004	2005
Wholesale	377	355	325	354	355	402
Manufacturing	391	365	359	388	409	426
Building / Transport	431	421	422	431	452	447
Retail	1,552	1,508	1,478	1,514	1,524	1,349
Services	2,368	2,324	2,315	2,425	2,500	2,652
<b>Total</b>	<b>5,119</b>	<b>4,973</b>	<b>4,899</b>	<b>5,112</b>	<b>5,240</b>	<b>5,276</b>

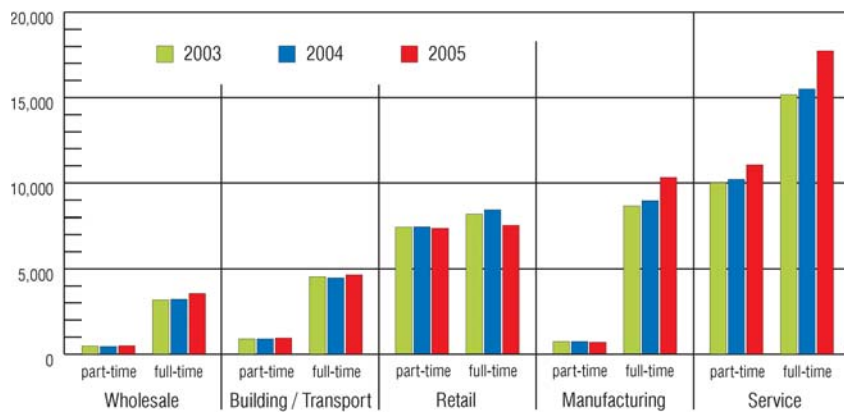
# Commercial / Industrial Employment Information

Table 8 provides a breakdown of employment data by major business sector (not including home based businesses, government agencies, or non-profit organizations) as reported by businesses through their application

information and renewal forms for 2005. Figure 4 provides a comparison of employment numbers for each major business sector for the years 2003 to 2005. The number of employees by neighbourhood is shown in Figure 5.

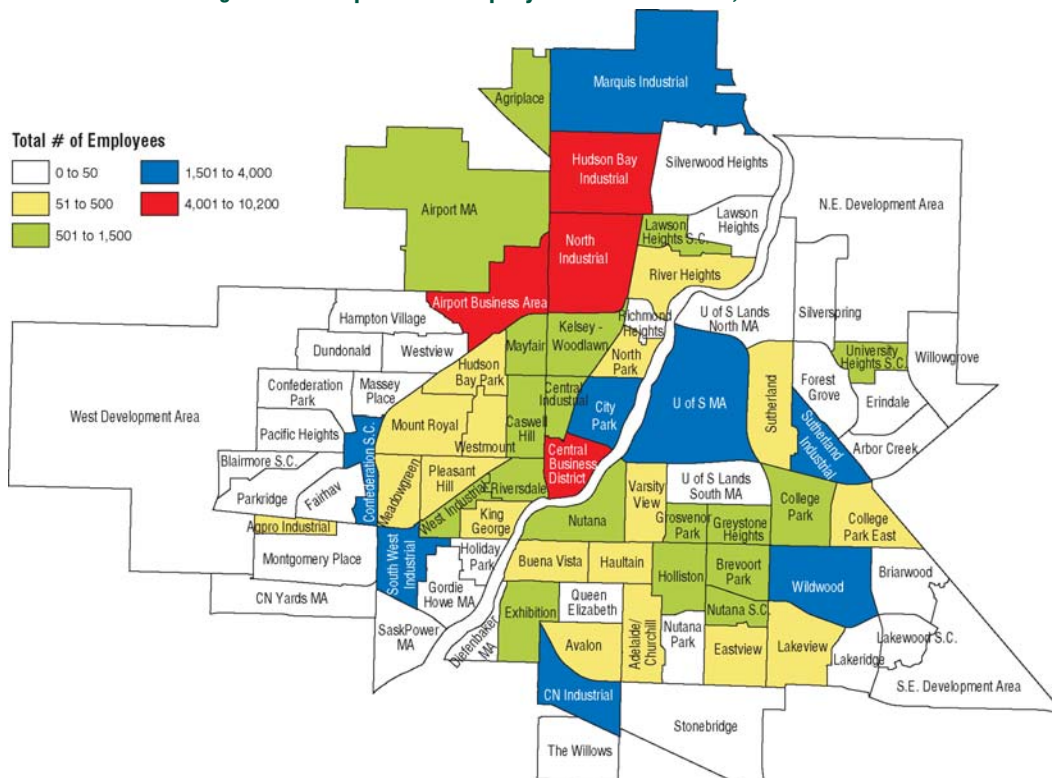
**Table 8: Commercial / Industrial Employment, 2005**

Business Type	Total Businesses	Total Employees	Full-Time	Part-Time	Average # of Employees
Building / Transport	447	5,601	4,662	939	13
Manufacturing	426	10,954	10,281	673	26
Retail	1,349	14,874	7,519	7,355	11
Service	2,652	28,792	17,743	11,053	11
Wholesale	402	4,073	3,565	508	10
<b>Total</b>	<b>5,276</b>	<b>64,294</b>	<b>43,770</b>	<b>20,528</b>	<b>12</b>



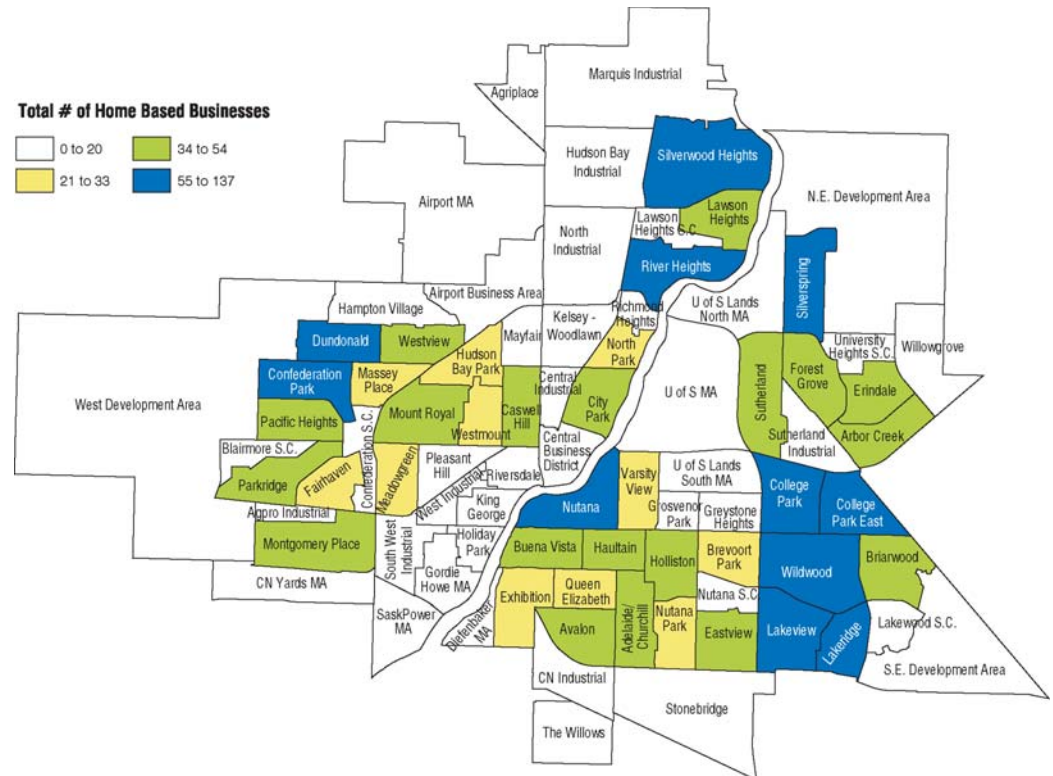
**Figure 4: Comparative Employment Information, 2003–2005**

Businesses located in the Northwest Industrial Suburban Development Area provide employment for 20,240 people.



**Figure 5: Number of Employees by Neighbourhood, 2005**

# Home Based Businesses



**Figure 6: Number of Licensed Home Based Businesses by Neighbourhood, 2005**

All businesses, including home based businesses, are required to obtain a business license prior to starting operations.

Home based businesses account for 28% of the total number of licensed businesses in Saskatoon.

In 2005, there was a total of 2,015 licensed home based businesses in the City. This was an increase of 1.2% from the previous year. Figure 6 illustrates the number of licensed home based businesses by neighbourhood in 2005.

Neighbourhoods experiencing the highest number of new home based business applications in 2005 were Silverwood Heights (25), Nutana (20), Lakeridge (16), Confederation Park (15), Adelaide / Churchill (15), and City Park (15).

Table 9 provides the total number of home based businesses by major business sector for the years 2000 to 2005.

**Table 9: Total Home Based Businesses by Major Business Sector, 2000-2005**

	2000	2001	2002	2003	2004	2005
Manufacturing / Transport / Wholesale	47	53	52	66	71	123
Health / Wellness / Education	167	170	155	181	180	203
Repair / Maintenance	175	169	180	230	285	394
Personal / Household	341	361	311	358	385	334
Building / Construction	370	352	376	442	507	431
Business / Professional	475	475	448	501	563	530
<b>Total</b>	<b>1,575</b>	<b>1,580</b>	<b>1,522</b>	<b>1,778</b>	<b>1,991</b>	<b>2,015</b>

## Special Projects

In **2005**, the Business License Program reviewed over 7,200 business licenses and managed to

- conduct a survey to determine employment levels and the gross floor space occupied by government and non-profit agencies;
- upgrade the current Standard Industrial Classification (SIC) coding system to the North American Industrial Classification System (NAICS)\*, which will allow for improved statistical reporting abilities;
- complete the pawn shop clustering review, which included amendments to the Zoning Bylaw;
- complete the home based salon study, which included amendments to the Zoning Bylaw to permit hair salons as a home based business; and
- enhance customer linkages to the Enterprise Zone Program.

\* NAICS was developed by the statistical agencies of United States, Canada, and Mexico to standardize business and industry classification in North America. The use of NAICS will enhance the analysis and publication of business data.

In **2006**, the Business License Program will be working to

- produce and distribute *Business Profile: 100 Years of Business* in honour of the City's centennial;
- produce the *Business Start-Up Guide* booklet (to be released early 2006) and develop the related webpage, which will incorporate the new BizPal program;
- review the concentration of night clubs and taverns in the Broadway Area;
- implement an online application and renewal process for business licenses;
- continue the review and rewrite of the Business License Bylaw;
- continue the comprehensive review of the business license database and data collection techniques; and
- continue to enhance our partnerships with related organizations to provide value-added services to our clients.

The Upgrade to NAICS, the North American standard coding system, will enhance the analysis and publication of business data.

## Online Business Directory

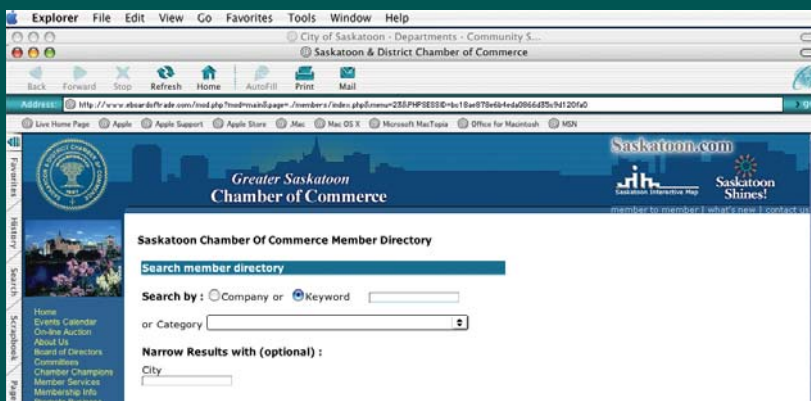
The Greater Saskatoon Chamber of Commerce and the City of Saskatoon Community Services Department jointly operate the Online Business Directory. The Directory is a listing of all Chamber members and licensed businesses in the City that choose to participate in the project. Currently, 2,455 businesses licensed through the Business License Program have consented to have their business listed in the directory.

To find a business, users can search the Directory by business name, keyword, or business category. Each listing may include

the business name, address (except for home based business), phone numbers, and e-mail address.

The Online Business Directory is accessible through the websites of the partner organizations—the Greater Saskatoon Chamber of Commerce ([www.eboardoftrade.com](http://www.eboardoftrade.com)) and the City of Saskatoon ([www.saskatoon.ca/go/businesslicense](http://www.saskatoon.ca/go/businesslicense)).

If you wish to have your business included in the Online Business Directory, please phone 975-2658 or 975-7710, or e-mail [business.license@saskatoon.ca](mailto:business.license@saskatoon.ca).



# Appendix 1

## Number of Commercial / Industrial Businesses by Area, 2002–2005

8

Suburban Development Area	Neighbourhood / Area	2002	2003	2004	2005
Central Business District	Central Business District	876	964	949	942
Confederation	Agpro Industrial	2	2	2	2
	CN Yards Management Area	2	2	2	2
	Confederation Park	7	7	7	6
	Confederation Suburban Centre	117	117	116	114
	Dundonald	7	7	7	6
	Fairhaven	3	3	2	2
	Gordie Howe Management Area	5	5	5	6
	Holiday Park	12	14	14	11
	Hudson Bay Park	17	17	18	19
	Massey Place	7	5	6	5
	Meadowgreen	16	18	14	17
	Montgomery Place	5	5	6	3
	Mount Royal	34	32	32	31
	South West Industrial	42	49	47	42
West Industrial	76	74	80	71	
Westview	7	7	5	5	
Core Neighbourhoods	Caswell Hill	98	99	103	104
	City Park	197	209	215	212
	King George	15	14	14	11
	Nutana	160	173	168	159
	Pleasant Hill	75	71	68	62
	Riversdale	143	143	140	148
	Varsity View	43	45	46	49
	Westmount	26	26	21	24
Lakewood	College Park	116	110	108	101
	College Park East	10	10	9	11
	Lakeview	38	39	45	47
	S.E. Development Area	2	5	3	3
	Wildwood	99	105	109	107
Lawson	Central Industrial	19	18	20	20
	Kelsey – Woodlawn	172	172	188	190
	Lawson Heights Suburban Centre	151	156	160	156
	Mayfair	57	59	60	54
	North Park	4	6	7	6
	Richmond Heights	7	7	8	7
	River Heights	22	17	17	18
	Silverwood Heights	2	2	2	2
Northwest Industrial	Agriplace	41	45	48	50
	Airport Business Area	346	344	349	370
	Airport Management Area	31	29	30	33
	Hudson Bay Industrial	330	357	381	393
	Marquis Industrial	15	16	20	23
	North Industrial	648	656	688	699
Nutana	Adelaide / Churchill	10	11	11	11
	Avalon	23	25	26	25
	Brevoort Park	67	76	82	82
	Buena Vista	18	15	17	21
	CN Industrial	64	65	63	67
	Eastview	13	15	15	14



Suburban Development Area	Neighbourhood / Area	2002	2003	2004	2005
Nutana (continued)	Exhibition	23	27	26	29
	Greystone Heights	25	23	24	25
	Grosvenor Park	76	81	81	80
	Haultain	39	35	39	42
	Holliston	62	66	69	73
	Nutana Park	6	7	6	7
	Nutana Suburban Centre	101	103	104	102
	Queen Elizabeth	2	2	2	2
U of S Management Area	U of S Lands South Management Area	2	2	2	3
	U of S Management Area	69	76	92	98
University Heights	Erindale		1	1	1
	Forest Grove	9	10	11	8
	N.E. Development Area	2	3	2	1
	Silverspring	1	1	1	1
	Sutherland	33	36	38	41
	Sutherland Industrial	140	150	161	163
	University Heights Suburban Centre	16	25	28	37
	<b>Total</b>		<b>4,899</b>	<b>5,112</b>	<b>5,240</b>

## Appendix 2

### Number of Commercial / Industrial Businesses by North American Industrial Classification System (NAICS) Sub-Sector Category, 2005

NAICS Sub-Sector Category	Number	NAICS Sub-Sector Category	Number
Accommodation	36	Funds & Other Financial Vehicles	6
Administrative & Support Services	115	Furniture & Home Furnishings Stores	92
Air Transportation	20	Furniture & Related Product Manufacturing	31
Ambulatory Health Care Services	358	Gasoline Stations	79
Amusement, Gambling, & Recreation Industries	67	General Merchandise Stores	32
Animal Production	1	Health & Personal Care Stores	107
Apparel Manufacturing	32	Heavy & Civil Engineering Construction	28
Beverage & Tobacco Product Manufacturing	7	Insurance Carriers & Related Activities	76
Broadcasting (except Internet)	4	Internet Service Providers, Web Search Portals, & Data Processing Services	5
Building Material & Garden Equipment & Supplies Dealers	69	Machinery, Equipment & Supplies Wholesale	63
Building Material & Supplies Wholesale	111	Management of Companies & Enterprises	20
Chemical Manufacturing	22	Mining (except Oil & Gas)	7
Clothing & Clothing Accessories Stores	260	Miscellaneous Manufacturing	45
Computer & Electronics Product Manufacturing	18	Miscellaneous Store Retailers	166
Construction of Buildings	66	Miscellaneous Wholesaler-Distributors	36
Couriers & Messengers	29	Motion Picture & Sound Recording Industries	24
Credit Intermediation & Related Activities	98	Motor Vehicle & Parts Dealers	167
Educational Services	59	Motor Vehicle & Parts Wholesale	43
Electronics & Appliance Stores	108	Nonmetallic Mineral Product Manufacturing	21
Fabricated Metal Product Manufacturing	81	Nonstore Retailers	10
Farm Product Wholesale	26	Nursing & Residential Care Facilities	7
Food & Beverage Stores	117	Other Information Services	2
Food Manufacturing	30	Paper Manufacturing	2
Food Services & Drinking Places	497	Performing Arts, Spectator Sports, & Related Industries	12
Food, Beverage, & Tobacco Wholesale	43		

*continued on page 10 . . .*

NAICS Sub-Sector Category	Number	NAICS Sub-Sector Category	Number
Personal & Household Goods Wholesale	55	Securities, Commodity Contracts, & Other Financial Investments & Related Activities	69
Personal & Laundry Services	371	Social Assistance	17
Petroleum & Coal Products Manufacturing	5	Specialty Trade Contractors	182
Petroleum Product Wholesale	10	Sporting Goods, Hobby, Book, & Music Stores	142
Plastics & Rubber Products Manufacturing	15	Support Activities for Mining	19
Primary Metal Manufacturing	26	Support Activities for Transportation	15
Printing & Related Support Activities	42	Telecommunications	10
Professional, Scientific, & Technical Services	388	Textile Mills	6
Publishing Industries (except Internet)	24	Transit & Ground Passenger Transportation	8
Rail Transportation	1	Transportation Equipment Manufacturing	16
Real Estate	75	Truck Transportation	76
Religious, Grant-Making, Civic, Professional, & Similar Organizations	3	Warehousing & Storage	22
Rental & Leasing Services	84	Waste Management & Remediation Services	5
Repair & Maintenance	220	Wholesale Agents & Brokers	15

## Appendix 3

### Number of Businesses and Employees by Area, 2005

Suburban Development Area	Neighbourhood / Area	Number of Businesses	Full-Time Employees	Part-Time Employees	Total Employees
Central Business District	Central Business District	942	6,666	3,534	10,200
Confederation	Agpro Industrial	2	108	4	112
	CN Yards Management Area	2	16	2	18
	Confederation Park	6	11	24	35
	Confederation Suburban Centre	114	803	1,143	1,946
	Dundonald	6	20	22	42
	Fairhaven	2	9	2	11
	Gordie Howe Management Area	6	14	20	34
	Holiday Park	11	28	19	47
	Hudson Bay Park	19	106	122	228
	Massey Place	5	15	10	25
	Meadowgreen	17	59	60	119
	Montgomery Place	3	4	13	17
	Mount Royal	31	180	207	387
Core Neighbourhoods	South West Industrial	42	2,438	173	2,611
	West Industrial	71	439	128	567
	Westview	5	11	15	26
	Caswell Hill	104	467	291	758
Lakewood	City Park	212	1,570	655	2,225
	King George	11	16	66	82
	Nutana	159	546	491	1,037
	Pleasant Hill	62	249	197	446
	Riversdale	148	551	183	734
	Varsity View	49	236	149	385
	Westmount	24	92	94	186
Lakewood	College Park	101	491	430	921
	College Park East	11	30	26	56
	Lakeview	47	137	96	233
	S.E. Development Area	3	14	5	19
	Wildwood	107	738	832	1,570

Suburban Development Area	Neighbourhood / Area	Number of Businesses	Full-Time Employees	Part-Time Employees	Total Employees
Lawson	Central Industrial	20	363	150	513
	Kelsey – Woodlawn	190	1,127	321	1,448
	Lawson Heights Suburban Centre	156	632	727	1,359
	Mayfair	54	272	318	590
	North Park	6	24	28	52
	Richmond Heights	7	16	7	23
	River Heights	18	96	133	229
	Silverwood Heights	2	3	11	14
Northwest Industrial	Agriplace	50	853	267	1,120
	Airport Business Area	370	4,040	858	4,898
	Airport Management Area	33	414	148	562
	Hudson Bay Industrial	393	4,245	862	5,107
	Marquis Industrial	23	1,520	31	1,551
	North Industrial	698	6,361	1,642	8,002
Nutana	Adelaide / Churchill	11	40	76	116
	Avalon	25	49	68	117
	Brevoort Park	82	590	640	1,230
	Buena Vista	21	126	50	176
	CN Industrial	67	1,471	371	1,842
	Eastview	14	71	31	102
	Exhibition	29	330	284	614
	Greystone Heights	25	292	738	1,030
	Grosvenor Park	80	389	570	959
	Haultain	42	266	77	343
	Holliston	73	601	649	1,250
	Nutana Park	7	19	8	27
	Nutana Suburban Centre	102	485	495	980
	Queen Elizabeth	2	18	23	41
U of S Management Area	U of S Lands South Management Area	3	3	6	9
	U of S Management Area	97	1,284	748	2,029
University Heights	Erindale	1	3	3	6
	Forest Grove	8	24	23	47
	N.E. Development Area	1	0	7	7
	Silverspring	1	2	0	2
	Sutherland	41	182	262	444
	Sutherland Industrial	163	1,252	587	1,839
	University Heights Suburban Centre	37	243	296	539
<b>Total</b>		<b>5,276</b>	<b>43,770</b>	<b>20,528</b>	<b>64,294</b>

## Appendix 4

### Number of Home Based Businesses by Neighbourhood, 2002–2005

Suburban Development Area	Neighbourhood / Area	2002	2003	2004	2005
Central Business District	Central Business District	6	13	5	5
Confederation	Confederation Park	35	48	53	63
	Dundonald	48	61	68	59
	Fairhaven	24	27	35	31
	Holiday Park	20	19	18	18
	Hudson Bay Park	17	20	21	21

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Suburban Development Area	Neighbourhood / Area	2002	2003	2004	2005
Confederation (continued)	Massey Place	22	26	27	26
	Meadowgreen	19	24	31	28
	Montgomery Place	21	25	32	36
	Mount Royal	36	40	42	48
	Pacific Heights	36	42	40	42
	Parkridge	21	27	33	38
	Westview	39	41	50	48
Core Neighbourhoods	Caswell Hill	31	32	35	38
	City Park	27	39	48	43
	King George	15	18	22	18
	Nutana	46	54	58	68
	Pleasant Hill	11	12	15	10
	Riversdale	6	4	5	6
	Varsity View	32	34	33	32
	Westmount	13	12	20	21
Lakewood	Briarwood	25	34	42	48
	College Park	45	47	59	56
	College Park East	39	54	57	56
	Lakeridge	34	37	41	55
	Lakeview	54	59	65	68
	Wildwood	46	56	55	56
Lawson	Kelsey – Woodlawn	6	6	6	6
	Lawson Heights	29	35	48	41
	Lawson Heights Suburban Centre	5	5	6	5
	Mayfair	21	24	20	17
	North Park	21	27	25	24
	Richmond Heights	10	8	6	5
	River Heights	48	53	59	58
	Silverwood Heights	110	113	131	137
Nutana	Adelaide / Churchill	33	38	46	54
	Avalon	34	37	39	34
	Brevoort Park	25	33	37	31
	Buena Vista	18	29	30	40
	Eastview	41	45	49	46
	Exhibition	17	22	28	31
	Greystone Heights	10	13	14	19
	Grosvenor Park	10	13	21	19
	Haultain	28	36	42	35
	Holliston	33	33	35	34
	Nutana Park	26	27	28	30
	Nutana Suburban Centre	2	2	1	0
	Queen Elizabeth	16	13	16	21
University Heights	Arbor Creek	28	39	52	48
	Erindale	26	31	38	41
	Forest Grove	56	67	64	54
	Silverspring	61	75	89	89
	Sutherland	34	42	44	47
	University Heights Suburban Centre	5	6	6	10
<b>Total</b>		<b>1,522</b>	<b>1,778</b>	<b>1,991</b>	<b>2,015</b>

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