

OCTOBER 2019


# GROWTH MONITORING

 *City of*  
Saskatoon

## Report



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# Introduction

The Growth Monitoring Report is an annual report that provides information on residential, commercial and industrial development in Saskatoon, as well as a number of other growth-related indicators for the city. This report includes general demographic changes and statistical information on how the city is growing, as well as specific information on planned servicing of residential, commercial, and industrial lands and information on potential infill projects in the city.

The report provides data that will help monitor progress towards policy goals, plan servicing needs and inform policy and program reviews. It includes the following:

- summary of City of Saskatoon (City) guiding documents and targets;
- summary of key indicators;
- review of demand profiles;
- builder and developer inventory levels and housing market assessment;
- market absorption and new neighbourhood build-out time frames;
- inventory of infill opportunities on lands owned by the City; and
- planned servicing schedules for 2020 to 2022.

The Growth Monitoring Report is produced by the City. As part of this process, the Administration collects servicing information from all major land developers in Saskatoon. The collected information is used by various departments to plan and budget for growth-related infrastructure including investments that are detailed in the Land Development Capital Budget.



# City of Saskatoon Guiding Documents and Targets

## Official Community Plan & Strategic Plan

The Official Community Plan is a bylaw that provides a comprehensive policy framework for long-term planning and development in Saskatoon. It guides the physical, environmental, economic, social, and cultural development of our community through a broad set of goals, objectives, and policies. The Strategic Plan identifies short term (four year) priorities for achieving those goals and objectives. The two documents work together to guide how development occurs in Saskatoon.

## Plan for Growth

In February 2016, the City approved the Growth Plan to Half a Million (now known as the Plan for Growth), which set a new direction for how the city will grow and develop and for how people will move around. 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% being Strategic Infill, 10% being Neighbourhood Infill and 15% being Corridor Growth. This represented a substantial shift in Saskatoon's overall growth pattern. Figure 1 compares the growth pattern that existed at the time of the Plan for Growth's approval and the new direction included in the Plan for Growth.

The City currently has several projects underway to support the direction of the Plan for Growth. These projects include developing the University Sector Plan for the University of Saskatchewan's Endowment Lands (a Strategic Infill site), as well as identified Corridor Growth Areas and a Corridor Planning Program that is developing plans for how Saskatoon's major transportation corridors can be expected to change and accommodate new infill growth.

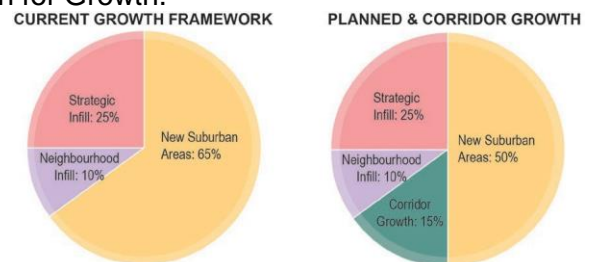


Figure 1: Distribution of Population

Figure 2 shows the locations of planned growth in Saskatoon, including Strategic Infill, Neighbourhood Infill and Corridor Growth areas, as identified in the Official Community Plan.

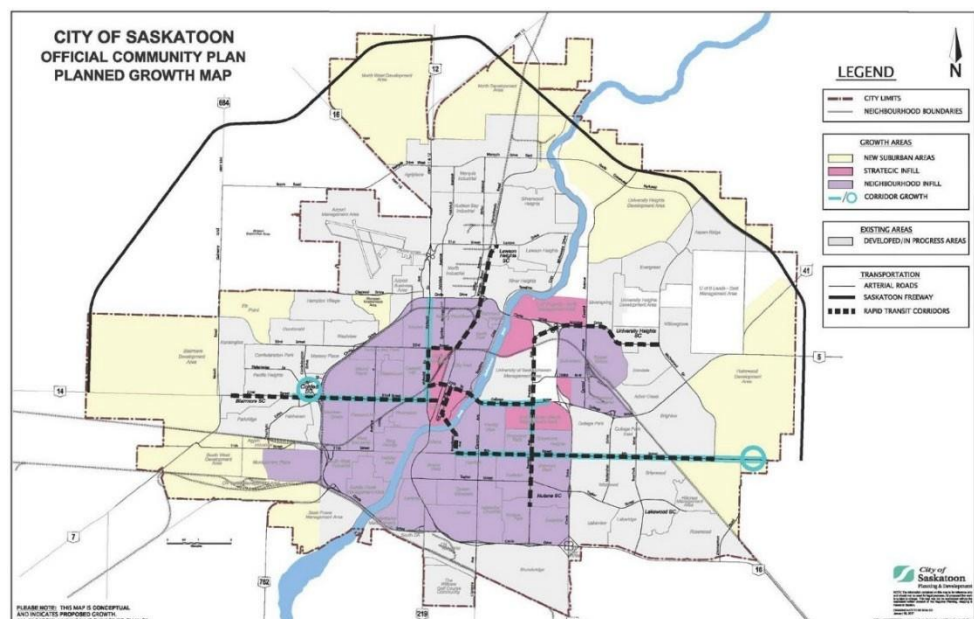


Figure 2: Official Community Plan – Planned Growth Map

## Sector Plans and Concept Plans

Sector Plans provide a framework for how large areas of land (eight to ten neighbourhoods and their supporting amenities) are to be developed. They guide growth in Saskatoon by providing direction on the size and location of neighbourhoods, commercial development, major infrastructure and open space, as well as how development will be phased.

There are currently four active residential sectors that are under development: Blairmore; Holmwood; Lakewood; and University Heights. In addition, the Riel Industrial Sector Plan guides industrial development in Saskatoon's north end. The University Sector Plan, which is now under development, will be the first Sector Plan developed for an existing, built up area of the city. The completion of this Sector Plan is a key step toward achieving the City's infill goals. It will provide the framework for the development of the largest collection of infill areas available in Saskatoon.

Once a Sector Plan is in place, a Concept Plan can then be created for an individual neighbourhood or development areas within a Sector. To ensure the City achieves its vision of compact, contiguous development, residential development occurs in a phased fashion with development of a new neighbourhood in a Sector not beginning until the preceding neighbourhood has been substantially completed. Figure 3 shows the locations of active Sectors, including areas that are currently under development. These plans, which require City Council approval, ensure that growth and development helps achieve the overall vision and goals of the Official Community Plan.

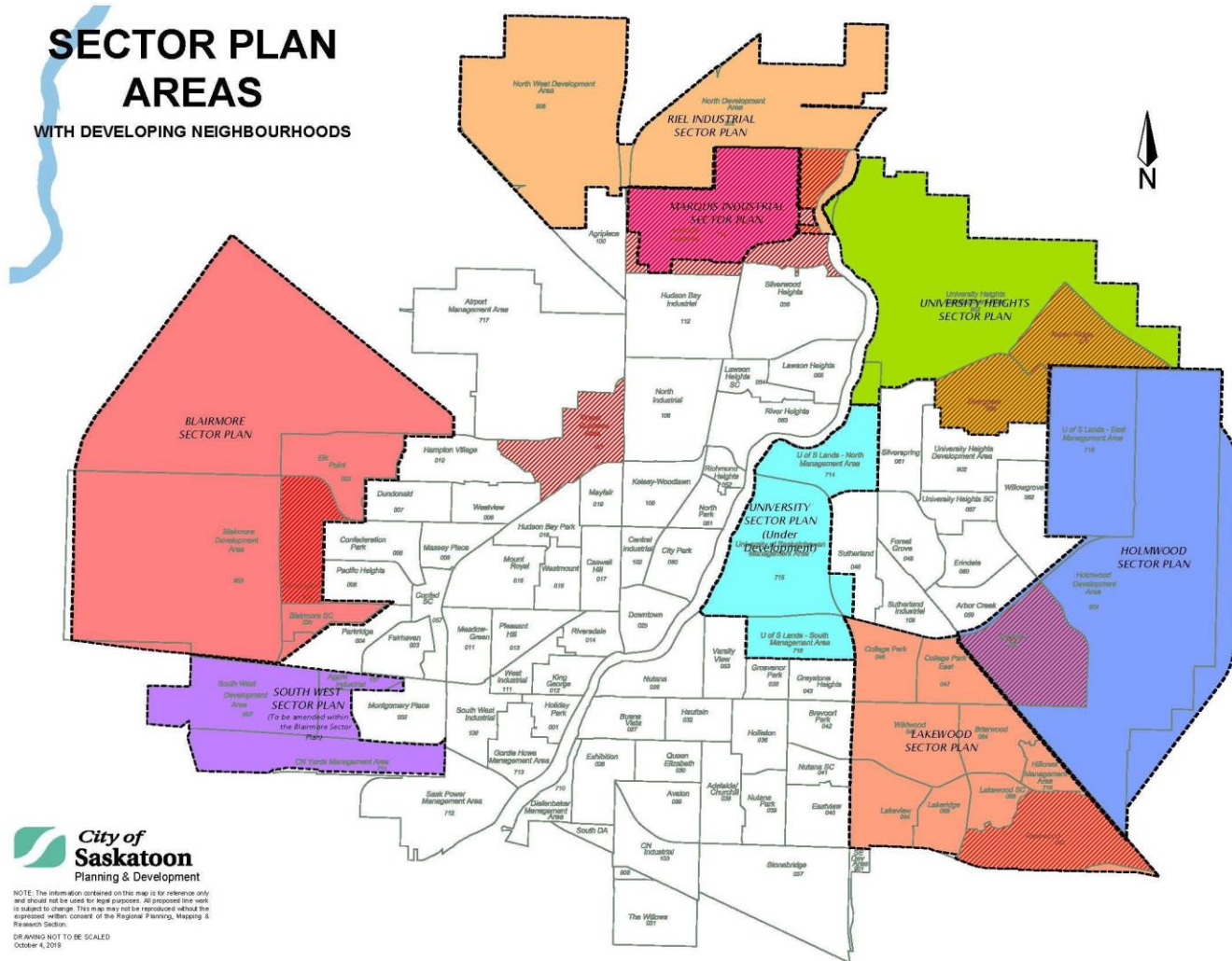


Figure 3: Current Development Areas

# Key Indicators

## Population

Over the past 10 years, Saskatoon has experienced substantial population growth. Based on the City's annual population estimates, Saskatoon has been growing at an average annual rate of 2.38% for the last 11 years (2008 to 2018) and 1.56% for the last 3 years (2016 to 2018). The City's estimated population of Saskatoon is 272,200 as of July 1, 2019. While growth rates have moderated from the more robust growth rates experienced prior to 2015, Saskatoon is still experiencing steady population growth.

The projected population growth rate for Saskatoon is estimated to be 2.0%. The actual rate at which growth will occur is unknown, but projecting various growth rates allows the City and land developers to plan for adequate levels of serviced land and supporting amenities to meet demand in these scenarios. Population projections for growth rates from 1.5% to 2.5% are shown in Figure 4.

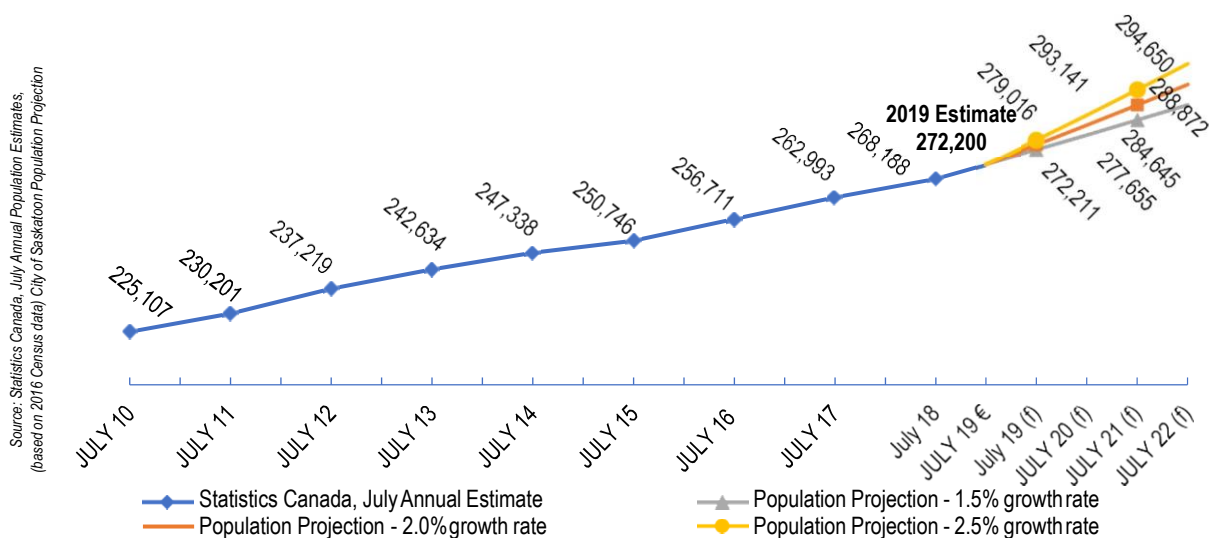
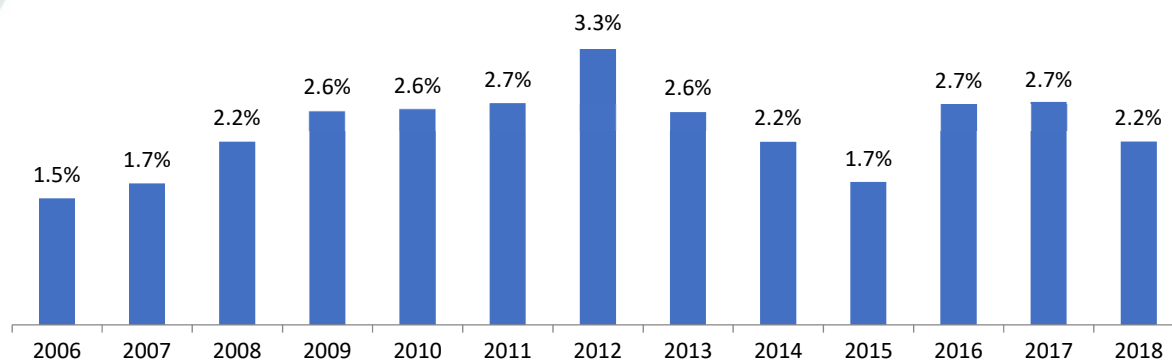


Figure 4: City of Saskatoon Population Projections, 2010 – 2022 (f)

Population change drives the demand for new housing. A stable or declining population will reduce housing demand to that required to replace old or inappropriate housing stock. On the other hand, a growing population drives demand for the investment in, and construction of, new housing.



The population growth rate for the Saskatoon Census Metropolitan Area (CMA) has experienced a similar moderation as Saskatoon, achieving 2.2% in 2018. The annual average growth rate over the past ten years has been 2.5%. The 2018 growth rate fell below the 10 year average.



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)

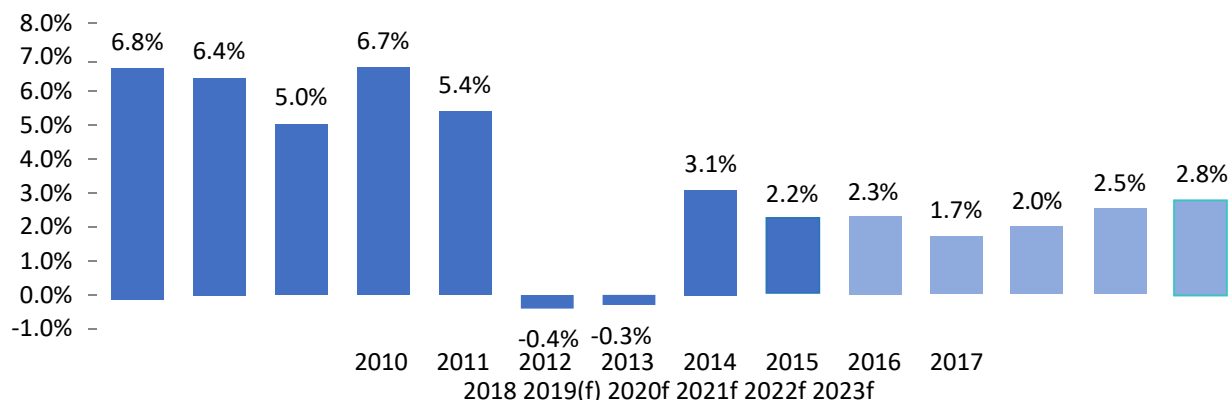
Figure 5: Saskatoon CMA Growth Rate, July 2006 – 2018

## Gross Domestic Product (GDP) Growth

GDP is the total dollar value of all unduplicated goods and services produced in an economy. It is the total amount of productive economic activity occurring within a region, during a given period of time, and expressed in dollar value. GDP is measured in three ways: (1) by income; (2) by expenditure; and (3) by output (or industry).

GDP can also be calculated in nominal (current dollar) and real (chained dollar) amounts. Real GDP removes the effects of price level changes (i.e. inflation) and reports only the value of quantities consumed and produced in an economy. GDP by income is calculated in only nominal terms. This is because the components of income-based GDP cannot be separated into price and quantity terms. GDP by expenditure is calculated in both nominal and real terms. Finally, GDP by output is calculated in real terms. GDP at the CMA level is calculated by output or industry, commonly referred to as Real GDP by Industry at Basic Prices. It measures the value of a producer's output in an economy and includes subsidies, but removes indirect taxes (except sales taxes).

The City obtains its Real GDP by Industry at Basic Prices from the Conference Board of Canada. It is calculated using a weighted share of employment in both the CMA and the province and in provincial GDP and is estimated by summing all the industrial GDP values. Values are posted in 2012 dollars and inflationary effects are removed. GDP growth rates are expressed as the percentage change in the value of output from one year to the next.



Source: Conference Board of Canada, March 2018

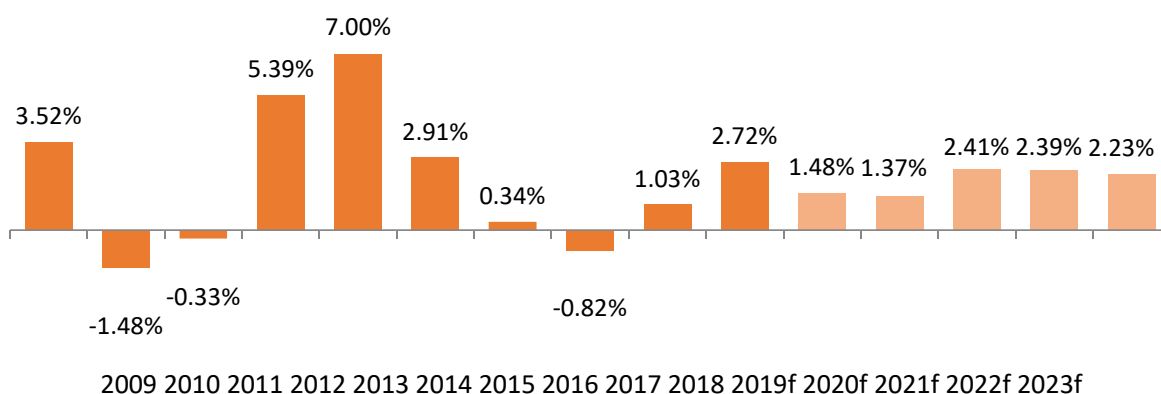
Figure 6: Saskatoon CMA Real GDP Growth (% change), 2010 – 2023 (f)

## Employment and Unemployment

Economies that have higher employment levels and positive employment growth generally mean higher levels of consumption and investment; however, this is dependent on the nature and type of employment (e.g. industry and occupation and full-time or part-time). Consumption is driven by incomes, so the more people employed earning incomes generally means greater demand for goods and services, including housing.

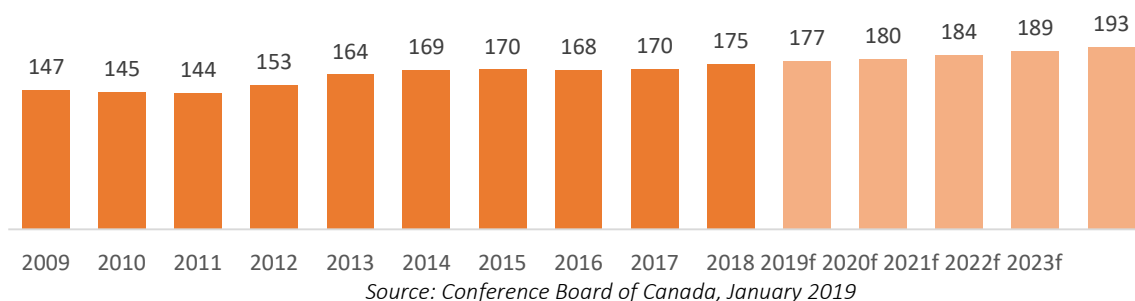
Total employment is the sum of employment in all industries. The data is presented in units of thousands and the value in annual percentage growth.

Labour force statistics are commonly reported by the unemployment rate. The unemployment rate is simply the ratio of the number of unemployed workers to the total labour force. Generally, a low unemployment rate means that the economy is at or near capacity.



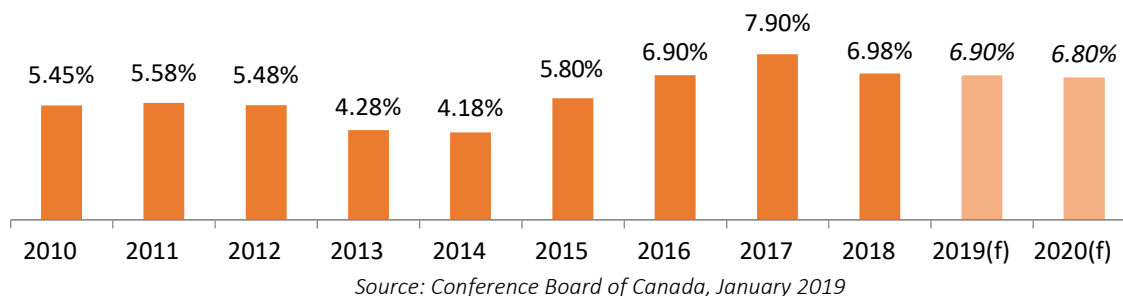
Source: Conference Board of Canada, January 2019

Figure 7: Saskatoon Total Employment Growth (% Growth), 2009 – 2023 (f)



Source: Conference Board of Canada, January 2019

Figure 8: Saskatoon Total Employment (Thousands 000s), 2009 – 2023 (f)



Source: Conference Board of Canada, January 2019

Figure 9: Saskatoon Unemployment Rate, 2010 – 2020 (f)

# Residential Indicators

Residential development is typically characterized by dwelling type and general location. Greenfield development refers to development happening on the periphery of the city in areas that previous did not have urban development. Infill development refers to new development in built up areas of the city.

Residential development is broken down into four basic categories of dwelling types:

- MUD – Multiple-Unit Dwelling – One Building with three or more units;
- TUD – Two-Unit Dwelling - One Building containing two units; and
- OUD – One-Unit Dwelling; includes single family detached homes and mobile homes.

Figure 10 shows the net change to the number of residential dwelling units. Typically, the annual number of residential dwelling types has increased, but in some cases a decrease in the amount of infill units is shown. This is due to both the demolition of existing units and due to administrative reasons, such as the re-classification of dwellings to reflect the removal of illegal suites or the conversion of private apartments to assisted living beds.

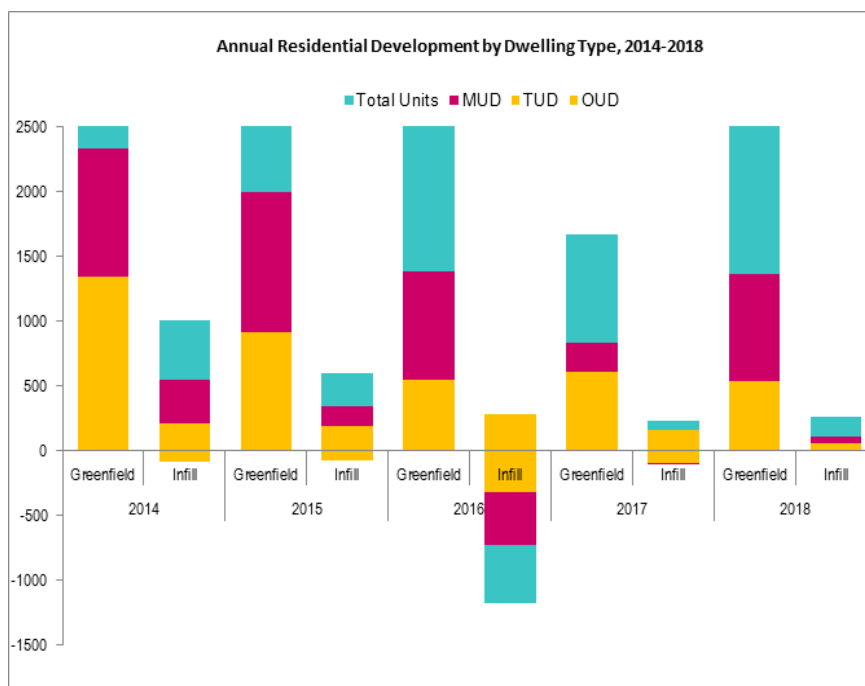


Figure 10: Annual Residential Development by Dwelling Type, 2014 – 2018

With this additional new development, Saskatoon's total dwelling unit count hit 112,802 total units in 2018, split between One-Unit Dwellings (51.6%) Two-Unit Dwellings (9.4%), and Multiple-Unit Dwellings (39%).

	OUD	TUD	MUD	Total
<b>2016</b>	57,450	9,677	42,888	110,015
	52.2%	8.8%	39%	100%
<b>2018</b>	58,193	10,634	43,975	112,802
	51.6%	9.4%	39%	100%

Table 1: Total Dwelling Units, 2016 - 2018

## New Residential Sales Prices and Absorption Rates

The average sales price of new development has been consistently more expensive in infill than in greenfield neighbourhoods over the past three years. This may be due to a wider variety of new development being offered in greenfield neighbourhoods and/or increased demand for infill over that time frame. Overall, sales prices and the number of sales across all neighbourhoods and housing types have trended down between 2016 and 2018.

	Greenfield		Infill	
	Count	Average Price	Count	Average Price
Semi-Detached	35	\$314,759	23	\$379,023
Single Family	1108	\$446,780	113	\$471,536
Condo Lowrise	235	\$323,104	133	\$292,192
Condo Highrise	0	n/a	94	\$274,159
Townhouse	190	\$253,614	7	\$392,416
Condo Bareland	375	\$339,409	71	\$390,178

Table 2: Average Real Estate Sales Price for New Residential Units (Built 2016 -2018)

Source: City of Saskatoon, Corporate Financial Services

The number of unabsorbed (unsold) units can vary greatly and simply reflects the number of unsold units when the count was completed; it does not reflect the length of time the units have been on the market. Over the last twelve years, the number has ranged from a low of 34 unabsorbed units in 2007 to a high of 722 in 2017. In 2019 there were 425 unsold units; over half of these were one-unit dwellings.

2007	34
2009	340
2011	245
2013	477
2015	646
2017	722
2019	425

Table 3: Historical Inventory of Completed and Unabsorbed Units, 2007 - 2019

Source: CMHC Market Absorption Survey

Table 4: Completed and Unabsorbed Units by Dwelling Type, August, 2019

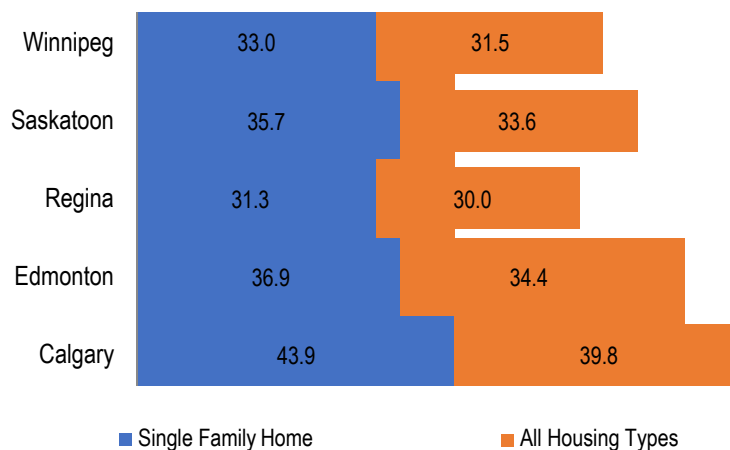
	Number of units	Change from 2018
Single	221	up
Semi-detached	20	down
Row	112	down
Apartment	72	up
Total	425	down

Source: CMHC Market Absorption Survey

## Housing Affordability

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. Canada Mortgage and Housing Corporation (CMHC) indicates that no more than 32% of gross income should go towards mortgage expenses.

In 2018, 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.

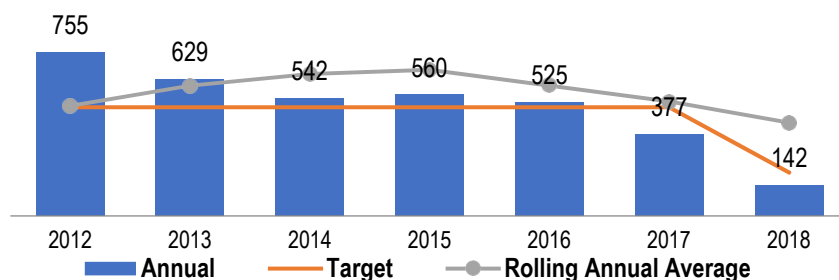


Source: Statistics Canada, Royal LePage, and RBC Economics Research.

Figure 11: Housing Affordability Measure by City and Type, 2018

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

The City did not reach the lower target number of 200 units in 2018 due to a lower demand for affordable and entry level ownership housing. Targets for affordable ownership have been reduced due to decreased demand in the short term. Higher than normal vacancy rates for market-priced rental housing have also contributed to reduced targets for purpose-built rental. There is still a significant need for affordable rental as vacancy rates for this segment remain low, market rents are beyond the affordability criteria of those on fixed incomes and wait times remain high for those at the highest risk of homelessness.



Source: City of Saskatoon, Planning & Development

Figure 12: New Attainable Housing Units, 2012 – 2018



## Rental Housing

Rental housing is an important part of the housing market in a city. Many people prefer or require rental housing. The average rent in the Saskatoon CMA increased marginally by 1.1% from 2016 to 2017. The average rent increased by an average of 5.05% over the past ten years. CMHC has predicting continued downward pressure on the average rental price due to steady vacancy rates, but this has yet to be seen in Saskatoon.

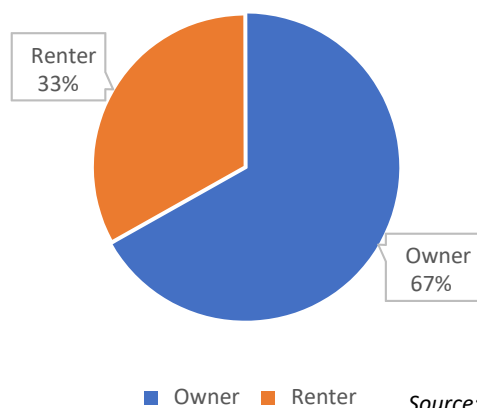


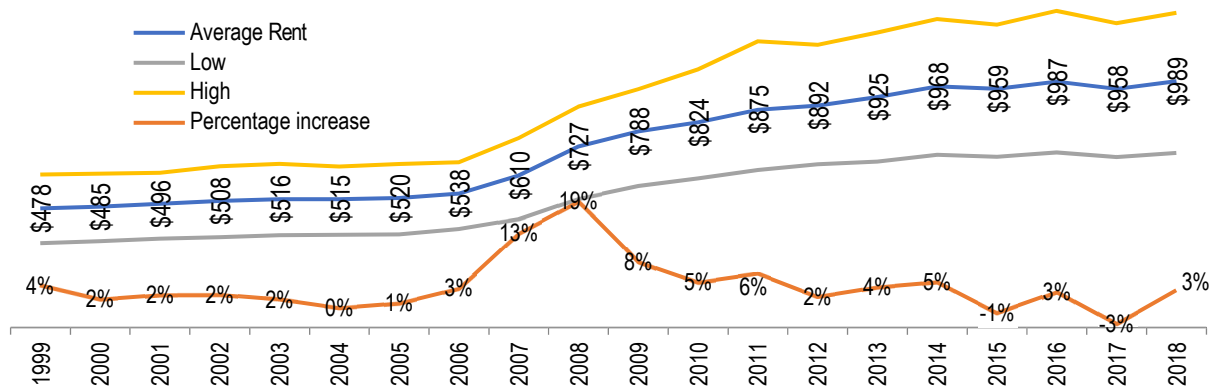
Figure 13: Total Private Households by Tenure (Renter v. Owner)

Source: 2016 Census

	2014	2015	2016	2017	2018
Annual Vacancy Rate (%)	3.4%	6.5%	10.3%	9.6%	8.3%
10 Year Average Actual (%)	2.61%	2.80%	3.51%	4.41%	5.05%
Date Range	2005-2014	2006-2015	2007-2016	2008-2017	2009-2018
10 Year Average Target (%)	3.0%	3.0%	3.0%	3.0%	3.0%

Source: CMHC Rental Market Report Saskatoon CMA

Table 5: Rental Housing Vacancy Rates



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).

Figure 14: Saskatoon CMA Average Rent & Annual Increase (%), 1999 - 2018

## Residential Infill Development

Alongside the targets laid out in the Plan for Growth, the City has set a goal of at least 25% of residential development occurring in infill neighbourhoods each year, based on a five-year rolling average, by 2023. Infill neighbourhoods are shown in Figure 16. Tracking this helps gauge if this goal is being achieved and can help guide infill-focused programs and policy. In 2018, the five-year rolling average was 14.8%.

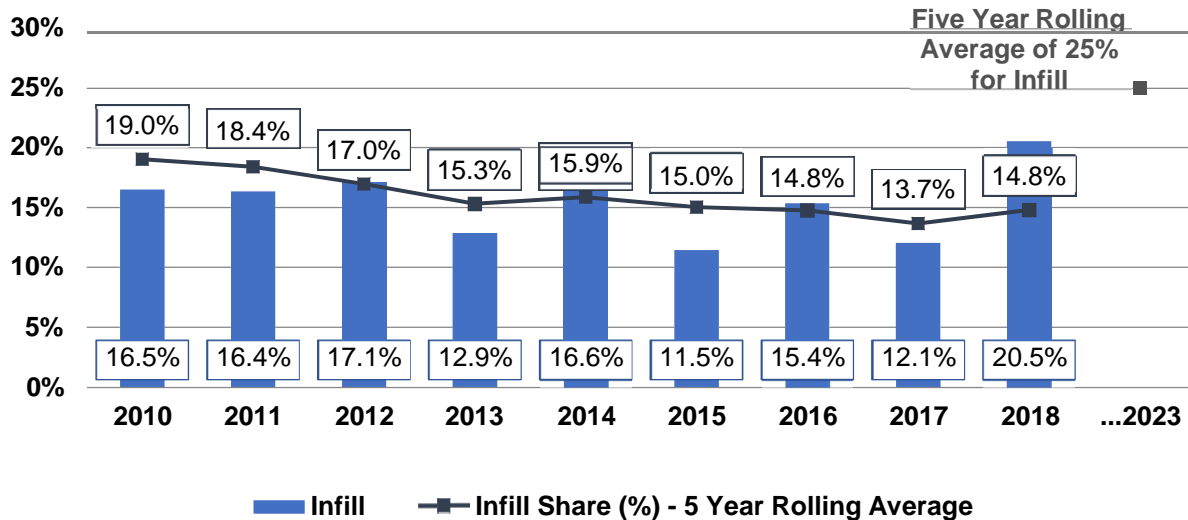
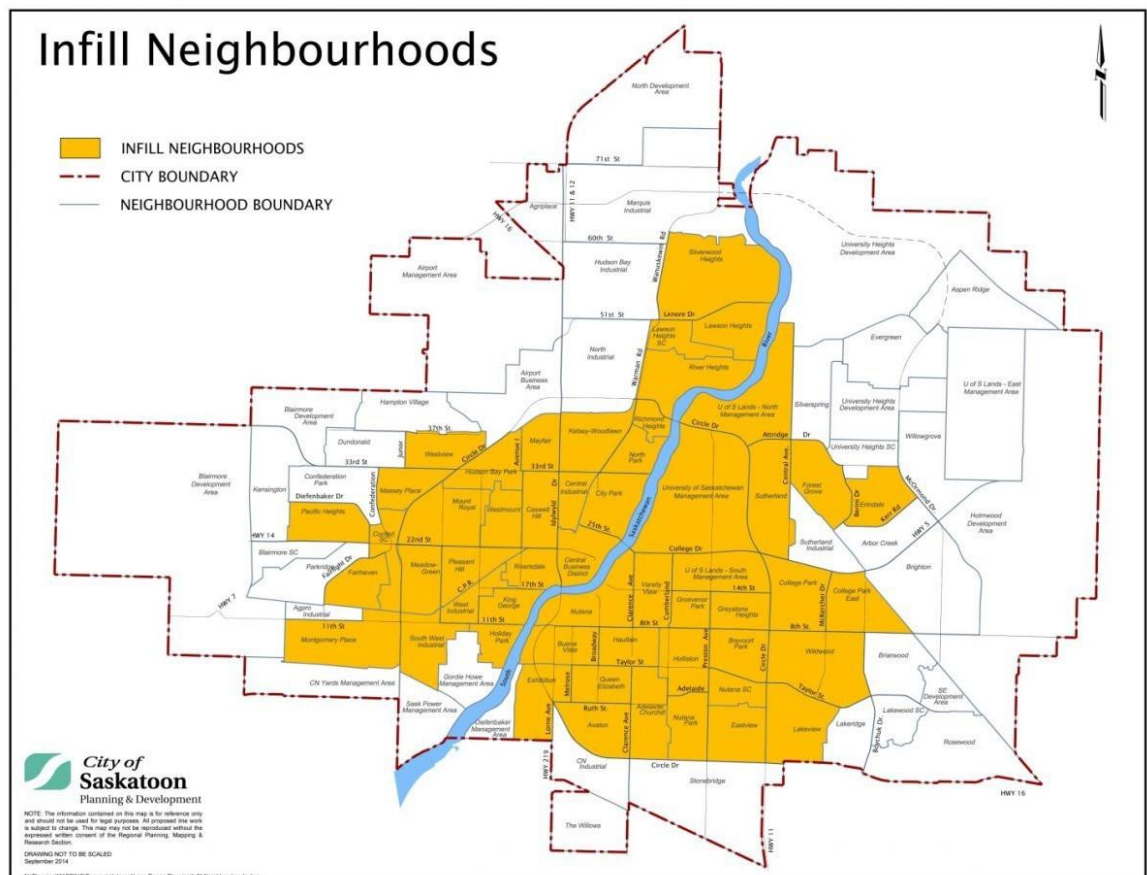


Figure 15: Residential Infill Development (percentage of total new dwellings city-wide, 2010 – 2018)

Figure 16: Infill Neighbourhoods



Tracking the value of building permits and the inventory of vacant land in infill neighbourhoods helps identify the impact that infill development has and what future infill opportunities may exist. Over the last four years, the value of infill development has ranged from 31.3% to 47.9% of the total value of development occurring in Saskatoon. In 2018, the value of residential infill development was \$83.8 million, or 28.1%, of the total dollar value for residential development in Saskatoon, despite only accounting for 20.5% of the total dwellings constructed that year (see Table 6 and Figure 15).

	2015	2016	2017	2018
	Value			
<b>Residential</b>	\$84,879,000	\$77,484,000	\$99,203,000	\$83,830,000
<b>% of Citywide Residential</b>	19.2%	22.5%	22.4%	28.1%
<b>Non-Residential</b>	\$286,007,000	\$148,179,000	\$184,217,000	\$222,646,000
<b>% of Citywide Non-Residential</b>	50.3%	39.3%	39.3%	65.3%
<b>Residential and Non-Residential</b>	\$379,886,000	\$225,663,000	\$283,420,000	\$306,476,000
<b>% of Citywide</b>	36.7%	31.3%	38.4%	47.9%

Table 6: Building Permit Value in Infill Neighbourhoods

To date there are 679 vacant sites within Saskatoon's Infill Neighbourhoods, with a total site area of 417 hectares. This represents 23.4% of all vacant sites in Saskatoon and 5.3% of total vacant site area in Saskatoon; and therefore indicates a significant opportunity for infill development. In addition to these vacant sites, many other sites could be considered potential infill sites because the buildings on them have reached their usable lifespan, or the sites are used for less than their full development potential.

	Sites	Percent of City-Wide Total	Site Area (ha)	Percent of City-Wide Total
<b>2019</b>	679	23.4%	417	5.3%
<b>2018</b>	589	23.3%	574	6.7%
Source: City of Saskatoon SITE Database - Feb2019				

Table 7: Vacant Land Inventory – Infill Neighbourhoods

## Age of Housing Supply

The age of housing stock identifies the percentage of houses built in different eras throughout the city. This can provide insight into where new development is occurring, and can provide insight into where infill development may begin occurring as aging housing stock is replaced. Figure 17 divides the city into development eras and identifies the percentage of housing stock that has been built in the last 25 years.

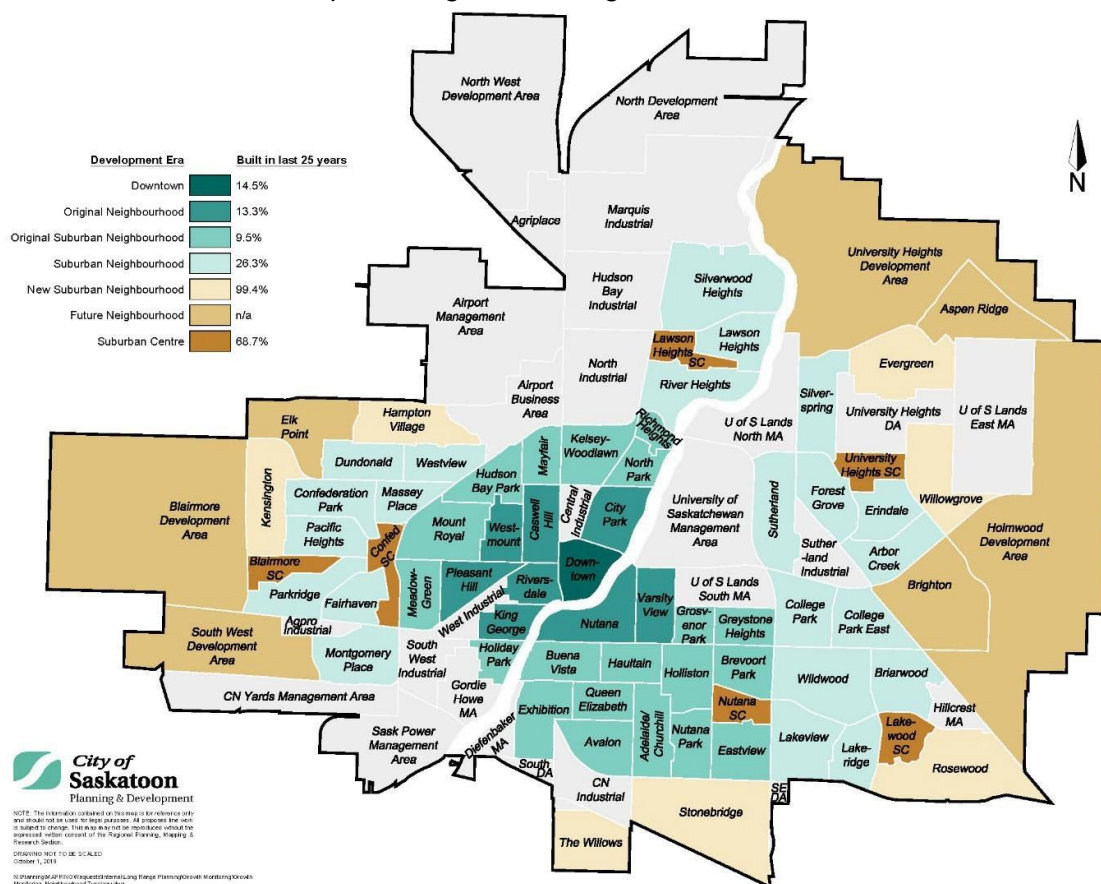


Figure 17: Percentage of Occupied Private Dwellings Built in the Last 25 Years

Development Era	1960 or before	1961 to 1980	1981 to 1990	1991-2016	Percent built in last 25 years
Downtown	440	720	320	250	14.5%
Original	6840	3675	1325	1845	13.3%
Original Suburban	9060	9760	1240	2065	9.5%
Suburban	1405	17740	12070	10410	26.3%
New Suburban	20	45	80	12835	99.4%
Suburban Centre	240	805	850	3890	68.7%
Industrial	300	130	15	35	8.5%
City of Saskatoon	18305	32875	15900	31330	30.9%

Source: Census 2016

Table 8: Housing Supply by Development Era (# of occupied private dwellings)

# Commercial Indicators

## Business Licenses

The total number of businesses and their location gives an indication of the amount of commercial activity and development in Saskatoon. Businesses in Saskatoon tend to be located in the City Centre (which includes the Downtown and the University of Saskatchewan), the industrial areas of the city's north end (which include the Airport Business Area, Marquis Industrial, Hudson Bay Industrial and the North Industrial area) and at Suburban Centres. The last three years have seen a steady increase in new commercial and industrial business licenses, suggesting confidence in the Saskatoon market.

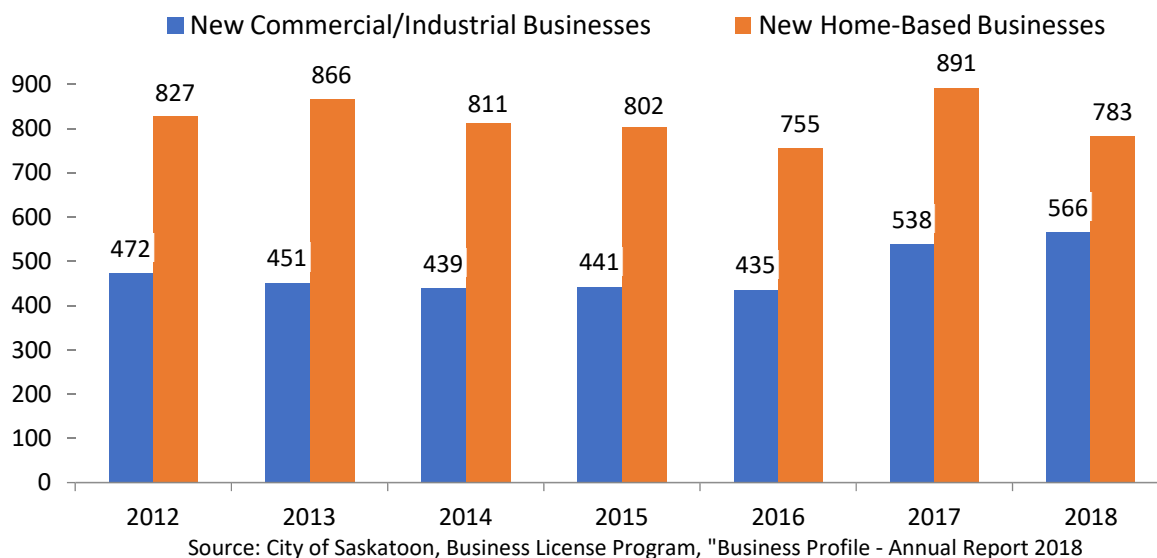


Figure 18: New Business Licenses Issued, 2012 - 2018

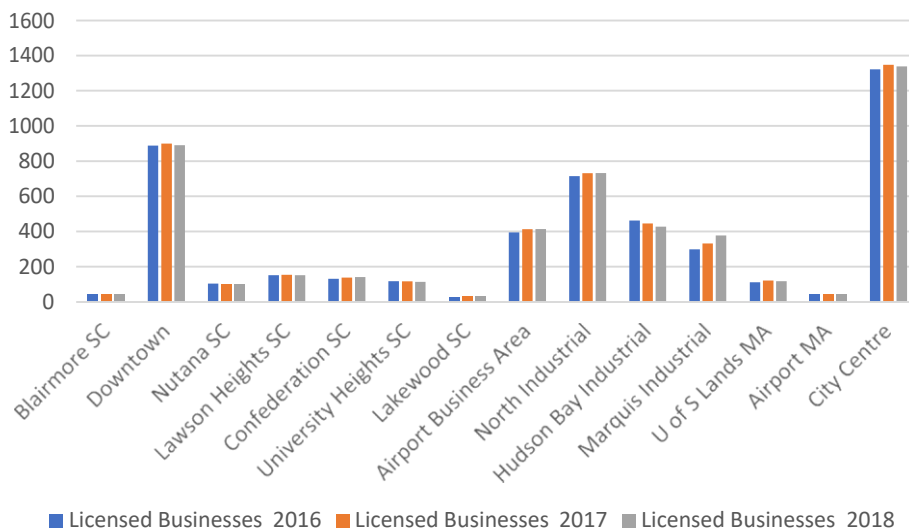


Figure 19: Licensed Businesses by Area, 2016 - 2018



## Employment Locations

The number and location of employees closely follows the number and location of business licenses, with employees similarly concentrated in the City Centre and the industrial areas of the city's north end. Beyond these areas, jobs tend to be clustered around Suburban Centres or along major transportation corridors throughout the city, with each of these being an employment and amenity hub for the surrounding neighbourhoods.

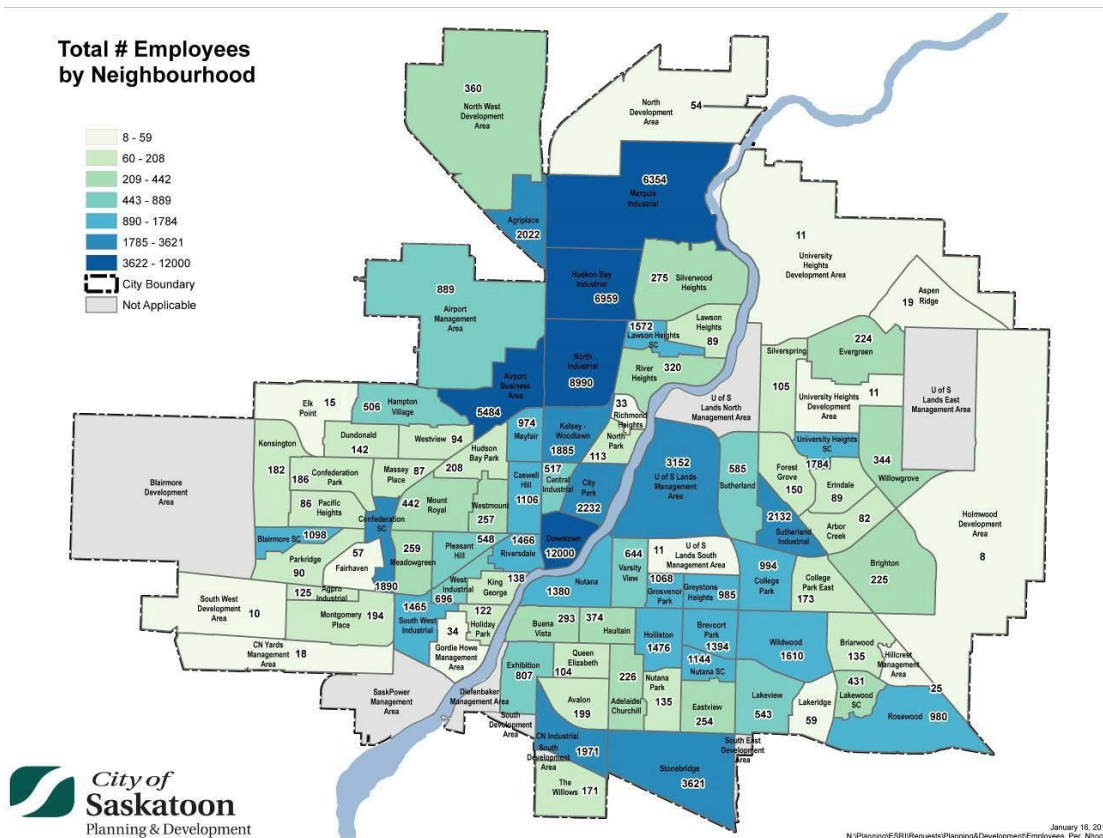
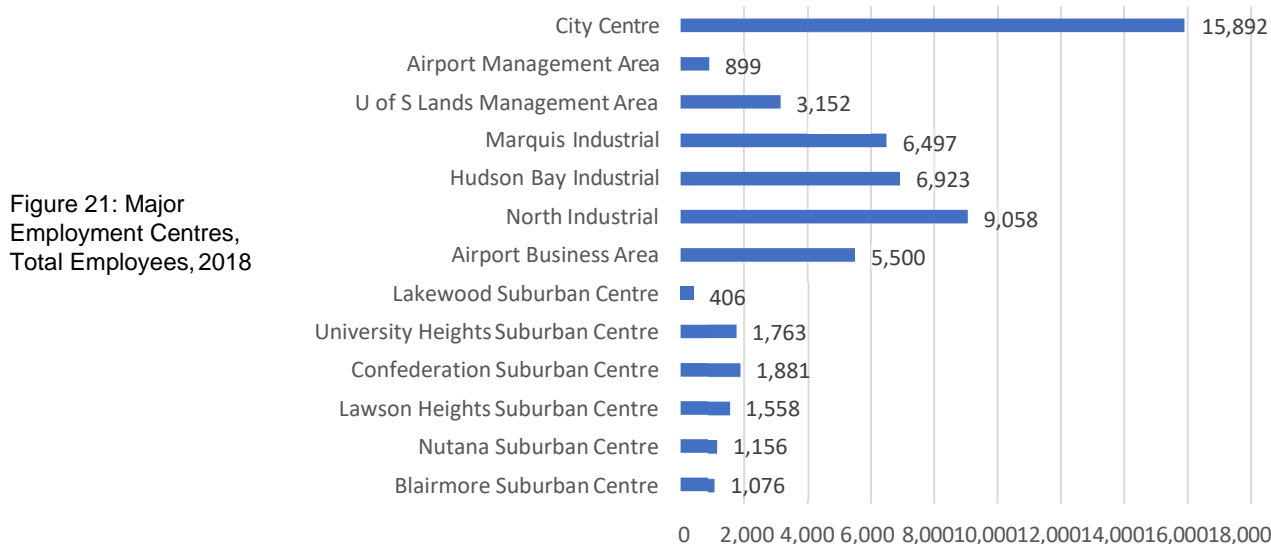


Figure 20: Total Number of Employees by Neighbourhood



# DEMAND PROFILE

## Residential Land Demand

Demand for residential land is estimated based on assumptions of population growth, household size and density of development. Estimates of total population growth are divided by the average household size to determine the number of housing units. Estimating the amount of land required to develop these units requires assumptions about the type of housing that will be required. Based on population growth scenarios, and average household size, it is possible to estimate how many dwelling units may be required to meet a given population increase.

Table 9 indicates the population increase, based on various growth scenarios determined from the City's July 1, 2019 population estimate of 272,200. It also demonstrates the dwelling unit demand, specifically the number of dwelling units needed to accommodate the population growth at each growth rate scenario. The number of dwelling units for each growth rate scenario is calculated by dividing the number of persons added by the average household size, which is 2.50 persons per dwelling unit in Saskatoon.

Growth Rate	2020		2021		2022		TOTAL	
	Population Growth (persons)	Dwelling Unit Demand (dwellings)	Population Growth (persons)	Dwelling Unit Demand (dwellings)	Population Growth (persons)	Dwelling Unit Demand (dwellings)	Population Growth (persons)	Dwelling Unit Demand (dwellings)
1.00%	2,722	1,089	2,749	1,100	2,777	1,111	8,248	3,300
1.50%	4,083	1,633	4,144	1,657	4,206	1,682	12,433	4,972
2.00%	5,444	2,178	5,553	2,221	5,664	2,266	16,661	6,665
2.50%	6,805	2,722	6,975	2,790	7,150	2,860	20,930	8,372

Table 9: Growth Rate Scenarios, Population Growth, Dwelling Unit Demand

The projected population growth rate for Saskatoon is estimated to be 2.0%. At that rate, approximately 2,200 dwelling units per year would be required to accommodate the expected population growth.

## Non-Residential Land Demand

Non-residential development does not follow the same growth pattern of residential development. Gross Domestic Product (GDP) growth drives employment, labour force and income trends and results in demand for both development of industrial and commercial facilities.

Commercial and industrial development in Saskatoon also services the surrounding area, so household growth in the CMA and within an approximate 100-kilometre surrounding area will influence the demand for commercial and industrial land in Saskatoon. Data from the City's Building Standards Division indicates that 2018 building permit values for both residential and non-residential permits were approximately \$640 million. Based on the construction activity in the first three quarters of 2019, building permit values combined for residential and non-residential are anticipated to be at approximately \$736 million, higher than last year's value.

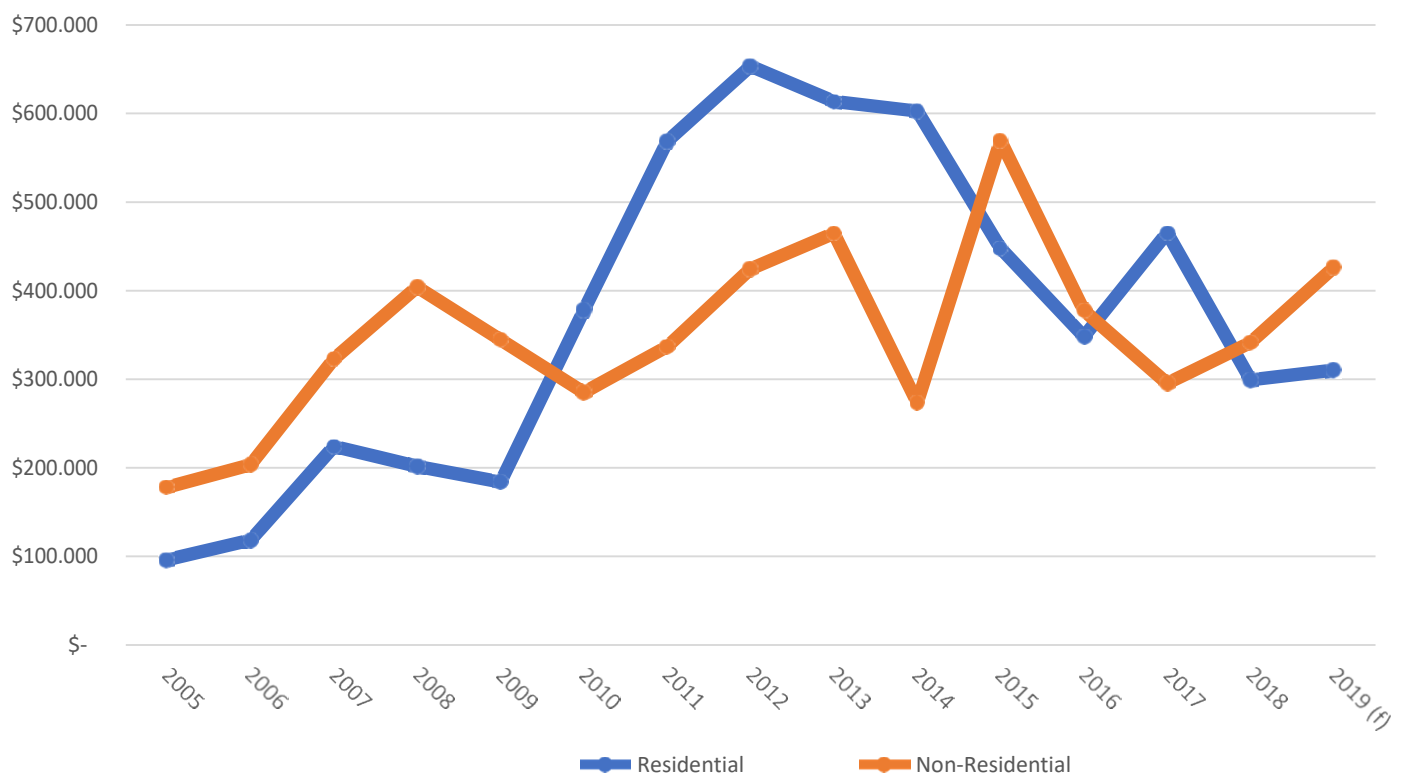


Figure 22: Building Permit Values, 2005 – 2019  
(f) (Source: City of Saskatoon Building Standards Division)



# LAND INVENTORY

## Residential Inventory

As of July 1, 2019, major developers held 707 vacant one-unit dwelling lots, and builders held 934 vacant one-unit dwelling lots, for a total of 1,641 vacant one-unit dwelling lots (see Table 10).

Table 11 identifies the inventory of vacant multiple-unit dwelling land held by builders and developers. As of July 1, 2019, there are approximately 153 acres of vacant land zoned for multiple-unit dwellings, which can accommodate up to 3,521 multiple-unit dwelling units.

City Council has set a target of maintaining a minimum one-year supply of one-unit dwelling lots, and a two-year supply of multiple-unit dwelling land. These targets are based on historical building permits, projected population growth and projected demand for one-unit and multiple-unit dwellings in the upcoming year.

Based on the current inventory levels, these targets have been met or exceeded. The current inventory has the potential to accommodate a total of 5,162 dwelling units or an additional 12,905 people. At an annual growth rate of 2.0%, it is expected that this number of units could be absorbed into the market in approximately 2 years.

Neighbourhood	Number of Vacant One-unit Dwelling Lots Held by Builders	Number of Vacant One-unit Dwelling Lots Held by Major Land Developers		Number of Vacant One-unit Dwelling Lots Held by Major Land Developers that have yet to be Released to Market	
		Saskatoon Land	Private	Saskatoon Land	Private
Adelaide/Churchill	2	0	0	0	0
Arbor Creek	1	0	0	0	0
Aspen Ridge	87	57	0	0	0
Avalon	1	0	0	0	0
Briarwood	5	0	0	0	0
Brighton	354	0	92	0	0
Buena Vista	4	0	0	0	0
Caswell Hill	7	0	0	0	0
City Park	2	0	0	0	0
Evergreen	47	11	0	0	0
Exhibition	3	0	0	0	0
Grosvenor Park	1	0	0	0	0
Hampton Village	5	1	0	0	0
Haultain	1	0	0	0	0
Holiday Park	4	0	0	0	0
Holliston	1	0	0	0	0
Kensington	176	215	60	63	0
King George	8	0	0	0	0
Mayfair	10	0	0	0	0
Meadowgreen	4	0	0	0	0
Montgomery Place	3	0	0	0	0
Mount Royal	5	0	0	0	0
North Park	2	0	0	0	0
Nutana	9	0	0	0	0
Parkridge	1	139	0	0	0
Pleasant Hill	26	0	0	0	0
Riversdale	14	0	0	0	0
Rosewood	114	0	69	0	0
Stonebridge	12	0	0	0	0
Sutherland	8	0	0	0	0
Varsity View	6	0	0	0	0
Westmount	5	0	0	0	0
Willowgrove	2	0	0	0	0
The Willows	4	0	0	0	0
<b>TOTAL</b>	<b>934</b>	<b>423</b>	<b>221</b>	<b>63</b>	<b>0</b>
<b>GRAND TOTAL</b>					<b>1,641</b>

Table 10: Builder and Developer One-Unit Dwelling Lot Inventory, July 1, 2019

Source: Builder Developer Inventory Report, Aug 12, 2019



Neighbourhood	Vacant Land Zoned for Multiple-unit Dwellings held by Builders		Vacant Land Zoned for Multiple-unit dwellings Held by Major Land Developers			
			Saskatoon Land		Private	
	ACRES	Potential Dwelling Units	ACRES	Potential Dwelling Units	ACRES	Potential Dwelling Units
Aspen Ridge	0.00	0	11.13	167	0.00	0
Blairmore SC	0.00	0	4.84	194	0.00	0
Brighton	17.31	267	0.00	0	14.37	216
Buena Vista	0.29	6	0.00	0	0.00	0
Caswell Hill	2.61	87	0.00	0	0.00	0
Downtown	4.07	208	0.00	0	0.00	0
City Park	1.76	87	0.00	0	0.00	0
Evergreen	4.90	132	31.29	486	0.00	0
Forest Grove	0.22	3	0.00	0	0.00	0
Hampton Village	0.99	40	0.00	0	0.00	0
Haultain	0.37	17	0.00	0	0.00	0
Holliston	0.14	2	0.00	0	0.00	0
Kensington	2.65	53	12.94	215	2.00	30
Lakewood SC	3.82	152	0.00	0	0.00	0
Meadowgreen	0.19	8	0.00	0	0.00	0
Montgomery Place	2.16	86	0.00	0	0.00	0
Mount Royal	3.84	224	0.00	0	0.00	0
Nutana	1.19	40	0.00	0	0.00	0
Nutana SC	0.81	49	0.00	0	0.00	0
Pleasant Hill	2.60	100	0.00	0	0.00	0
Riversdale	2.34	125	0.00	0	0.00	0
Rosewood	11.80	177	0.00	0	0.00	0
Stonebridge	7.74	155	0.00	0	0.00	0
Sutherland	0.65	36	0.00	0	0.00	0
Varsity View	0.60	24	0.00	0	0.00	0
West Industrial	3.87	135	0.00	0	0.00	0
<b>TOTAL</b>	<b>76.92</b>	<b>2,213</b>	<b>60.20</b>	<b>1,062</b>	<b>16.37</b>	<b>246</b>
<b>GRAND TOTAL</b>			<b>153.49 Acres</b>		<b>3,521 Units</b>	

Table 11: Builder and Developer Multiple-Unit Dwelling Inventory, July 1, 2019

Source: Builder Developer Inventory Report, Aug 12, 2019

## Industrial Inventory

Industrial land is not entirely dependent on local demand. While industrial land is used extensively to service the local economy, demand for industrial services and land can be generated by regional, inter-provincial and international demand; however, local labour force and community characteristics play an essential part in attracting new industrial businesses. Current inventories and historical absorption rates of industrial land area are an essential baseline for guiding the development of additional industrial land.

Saskatoon Land has typically been the only major industrial land developer operating in Saskatoon. Their five-year average for industrial land sales and long-term leases is shown in Table 12. From 2014 to 2018, Saskatoon Land averaged approximately 30 acres per year of industrial land sales and long-term leases. Table 13 lists the current inventory of Industrial Land. Industrial land demand fluctuates, making it difficult to predict how long this inventory will last. Based on recent average yearly sales, this inventory is sufficient for several years of development.

Saskatoon Land's mandate includes providing an adequate supply of industrial land to the market at competitive market rates. Saskatoon Land's role in industrial development is to facilitate opportunities for economic development in the areas of business attraction and expansion. This is accomplished by having a suitable inventory of fully serviced sites that are ready for construction. The City's Industrial Land Incentive Program provides further benefits for new or expanding businesses considering industrial sites.

<u>YEAR</u>	<u>ACRES</u>
<u>2014</u>	<u>54.56</u>
<u>2015</u>	<u>20.97</u>
<u>2016</u>	<u>21.53</u>
<u>2017</u>	<u>10.92</u>
<u>2018</u>	<u>38.96</u>
<u>Average</u>	<u>29.39</u>


Table 12: Five-year Average Industrial Land Sales/Lease, 2014 - 2018

*Source: Saskatoon Land Annual Report*

## Commercial Inventory

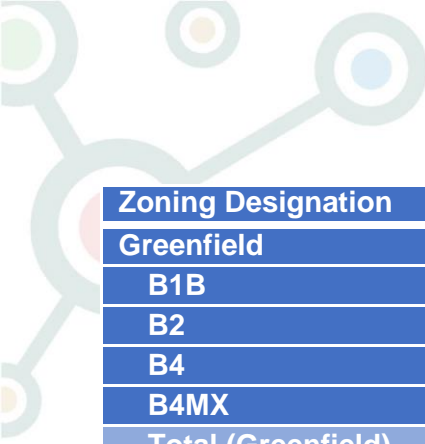
Table 14 displays the vacant commercial land inventory in Saskatoon. Currently there are approximately 141 vacant sites with commercial zoning designation for a total area of approximately 107 acres. This vacant commercial space has the potential to accommodate approximately 1 million square feet of retail and/or office space.

According to Colliers International's Saskatoon Retail Market Report 2018, despite remaining one of the strongest performing commercial real estate assets, Saskatoon's retail market is not immune to prevalent economic factors in the province, and Saskatoon is now experiencing a modest rise in retail vacancy; however, Saskatoon is experiencing significant levels of construction of premium office product. The office space under construction will increase office inventory throughout the city. A steady increase in the vacancy rate in the coming years is expected due to the amount of additional office space under construction.



Neighbourhood	Vacant Properties	Developer Held Properties (Unsold)	Area (ac)
<b>Marquis Industrial</b>			
IL	35	12	89.50
IH	39	7	119.27
<b>Southwest Industrial</b>			
IL	19	8	39.78
<b>Airport Business Area</b>			
IL	2	0	1.42
<b>Caswell Hill</b>			
IL	7	0	1.02
<b>Central Industrial</b>			
IL	2	0	1.53
<b>City Park</b>			
IL	6	0	0.76
<b>Kelsey-Woodlawn</b>			
IL	6	0	3.36
<b>North Industrial</b>			
IL	6	0	2.57
<b>Riversdale</b>			
IL	1	0	0.14
<b>Sutherland Industrial</b>			
IL	3	0	1.01
IH	1	0	0.50
<b>West Industrial</b>			
IL	9	0	1.68
IH	5	0	15.23
<b>Total</b>	<b>141</b>	<b>27</b>	<b>277.77</b>

Table 13: Industrial Land Inventory, July 1, 2019 *Source: Builder Developer Inventory Report, Aug 12, 2019*



Zoning Designation	Number of Sites	Area (Acres)
<b>Greenfield</b>		
B1B	4	4.10
B2	1	4.36
B4	5	37.16
B4MX	8	22.56
<b>Total (Greenfield)</b>	<b>18</b>	<b>68.18</b>
<b>Infill</b>		
B1	1	0.33
B2	10	2.45
B3	31	8.26
B4	11	4.18
B5	11	2.28
B5A	1	0.12
B5B(AC2)	3	0.64
B5C	24	3.95
B6	31	16.78
<b>Total (Infill)</b>	<b>123</b>	<b>38.99</b>
<b>Total (Greenfield &amp; Infill)</b>	<b>141</b>	<b>107.17</b>

Table 14: Commercial Land Inventory

Source: City of Saskatoon, SITE database, Feb, 2019

## Market Absorption (New Neighbourhoods)

Table 15 outlines projections for the full build-out of neighbourhoods currently under development, based on building permit issuance. New neighbourhoods initiated in the early 2000's such as Hampton Village and Willowgrove experienced shortened build-out time frames of approximately 7 to 8 years due to the robust growth rates during those times.

As population growth rates have moderated in recent years, new neighbourhood build-out time frames are anticipated to increase up to a 20-year time frame, or longer, dependent on the size and density of each neighbourhood. Estimated full neighbourhood build-out is based on the previous three years of building permits issued for each neighbourhood, as well as the future three years of planned servicing for each neighbourhood. As growth rates and development phasing can be variable from year to year, the build-out timeframe is an estimate that is tracked and monitored throughout the year.

Neighbourhood	OOD (to date)	MUD (to date)	Total Est. OOD	Total Est. MUD	Build- out % OOD	Build- out % MUD	Overall Buildout Percentage	Est. Full Build- out
Aspen Ridge	242	0	2,177	2,464	11.1%	0.0%	5.2%	2040
Blairmore SC	0	787	0	860	0.00%	91.5%	91.5%	2022
Brighton	521	287	2,903	2,498	17.9%	11.5%	15.0%	2030
Kensington	760	383	1,708	1,741	44.5%	22.0%	33.1%	2035
Evergreen	1,748	1,544	1,753	2,982	99.7%	51.8%	69.5%	2025
Rosewood	1,552	515	2,731	1,532	56.8%	33.6%	48.5%	2033
Stonebridge	2,643	1,742	2,655	1,815	99.5%	96.0%	98.1%	2020

Table 15: New Neighbourhood Build-outs, July 1, 2019

OOD = One-Unit Dwelling

MUD = Multiple-Unit Dwelling

(Source: City of Saskatoon Building Standards Division, Monthly Housing Reports)



# SERVICING PLANS

## Residential Servicing - Greenfield

Figures 23 through 27 show the servicing projections for new neighbourhood areas for the years 2020, 2021, and 2022. These servicing forecasts are primarily greenfield in nature, due to the fact that servicing typically already exists near infill sites. In some cases, servicing upgrades may be needed to accommodate infill opportunities. There are no servicing upgrades currently planned for the next three years.

The servicing projections for the greenfield neighbourhoods are assembled from information provided by major developers within the city. The servicing projections represent a best case scenario for servicing completion and assume satisfactory contractor performance and average weather conditions.

It should be noted that land developers have the option to scale back or accelerate servicing plans to respond to market demand. Land developers can also control the timing of the release of one-unit dwelling lots to the market, further influencing inventory supply. The planned servicing levels outlined in this report are projections and are intended to note all the land currently planned to be serviced.

Table 16 identifies the one-unit dwelling lots projected to be serviced, by year, within each new neighbourhood. The projections in Table 16 are separated by Saskatoon Land's land development program (noted as City in the table below), and planned servicing projections from the private development industry. A total of 2,001 one-unit dwelling lots are projected to be serviced over the next three years.

Neighbourhood	2020		2021		2022		Total
	City	Private	City	Private	City	Private	
Aspen Ridge	125	91	96	100	180	100	692
Brighton	0	146	0	191	213	171	721
Kensington	0	0	0	0	112	0	112
Rosewood	0	197	0	100	0	100	397
The Willows	0	29	0	25	0	25	79
<b>TOTAL</b>	125	463	96	416	505	396	<b>2,001</b>

Table 16: One-Unit Dwelling Lot Servicing Projections, 2020 - 2022

Table 17 identifies the servicing plans for multiple-unit dwelling land by neighbourhood for 2020 to 2022. The number of acres of land being serviced for each year is shown, as well as an estimate of the potential residential dwelling units that could be accommodated on that amount of land.

Land zoned for mixed-use development may also accommodate residential development; however, because development forms on mixed-use zoned sites are difficult to predict, they are not included in the multiple-unit dwelling estimates.

	2020		2021		2022	
Neighbourhood	Acres	Potential Dwelling Units	Acres	Potential Dwelling Units	Acres	Potential Dwelling Units
<b>Aspen Ridge</b>						
City	6.34	112	0.00	0	8.46	284
Private	7.86	295	0.00	0	0.00	0
<b>Total</b>	<b>14.2</b>	<b>407</b>	<b>0.00</b>	<b>0</b>	<b>8.46</b>	<b>284</b>
<b>Brighton</b>						
City	0.00	0	0.00	0	4.92	178
Private	14.36	214	4.16	62	5.24	78
<b>Total</b>	<b>14.36</b>	<b>214</b>	<b>4.16</b>	<b>62</b>	<b>10.16</b>	<b>256</b>
<b>Kensington</b>						
City	0.00	0	0.00	0	3.21	48
Private	0.00	0	1.61	32	7.66	200
<b>Total</b>	<b>0.00</b>	<b>0</b>	<b>1.61</b>	<b>32</b>	<b>10.87</b>	<b>248</b>
<b>Rosewood</b>						
City	7.30	171	0.00	0	1.93	39
Private	9.25	139	0.00	0	9.87	148
<b>Total</b>	<b>16.55</b>	<b>310</b>	<b>0.00</b>	<b>0</b>	<b>11.8</b>	<b>187</b>
<b>Summary</b>						
City	<b>13.64</b>	<b>283</b>	<b>0.00</b>	<b>0</b>	<b>18.52</b>	<b>549</b>
Private	<b>31.47</b>	<b>648</b>	<b>5.77</b>	<b>94</b>	<b>22.77</b>	<b>426</b>
<b>Total</b>	<b>45.11</b>	<b>931</b>	<b>5.77</b>	<b>94</b>	<b>41.29</b>	<b>975</b>

Table 17: Multiple-Unit Servicing Projections, 2020 – 2022

Dwelling unit estimates based on 15 units/acre for townhouse sites, 20 units/acre for stacked townhouse sites and 40 units/acre for apartment sites.

## Total Residential Servicing

Table 18 below summarizes the one-unit dwelling and multiple-unit dwelling inventory and projected servicing schedules for new neighbourhood areas from present time through 2022.

Land Use	Inventory (Number of potential dwelling units)	2020 Servicing (Number of potential dwelling units)	2021 Servicing (Number of potential dwelling units)	2022 Servicing (Number of potential dwelling units)	Total (Number of potential dwelling units)
One-Unit Dwelling	1,641	588	512	901	3,642
Multiple-Unit Dwelling	3,521	931	94	975	5,521
<b>TOTAL</b>	<b>5,162</b>	<b>1,519</b>	<b>606</b>	<b>1,876</b>	<b>9,163</b>

Table 18: Residential Servicing Projections Summary, 2020 - 2022

The residential inventory and planned servicing schedules over the next three years will accommodate enough residential dwelling units to accommodate 22,908 people, or 9,163 residential dwelling units. Of these, 5,162 units are existing inventory as noted previously, and 4,001 would be from newly serviced lots. This would support an annual population growth rate of 2.75% over a three-year period, which exceeds the City's growth projection and inventory targets. As noted, if growth rates are lower, developers can respond by delaying the servicing of new land to avoid an oversupply of serviced land and increased carrying costs. Risk levels, for both the City and developers, can be managed by continuous monitoring of land absorption and inventory levels. Use of a phased servicing approach that involves the installation of deep services one year and roadway construction the following year, can also provide additional flexibility in managing capital outlay and land supply objectives.

Figures 23 through 27 identify the projected servicing schedules from 2020 to 2022 in each approved new neighbourhood concept plan area in Saskatoon.

# ASPEN RIDGE



Figure 23: Aspen Ridge Servicing Projections, 2020 - 2022



# BRIGHTON

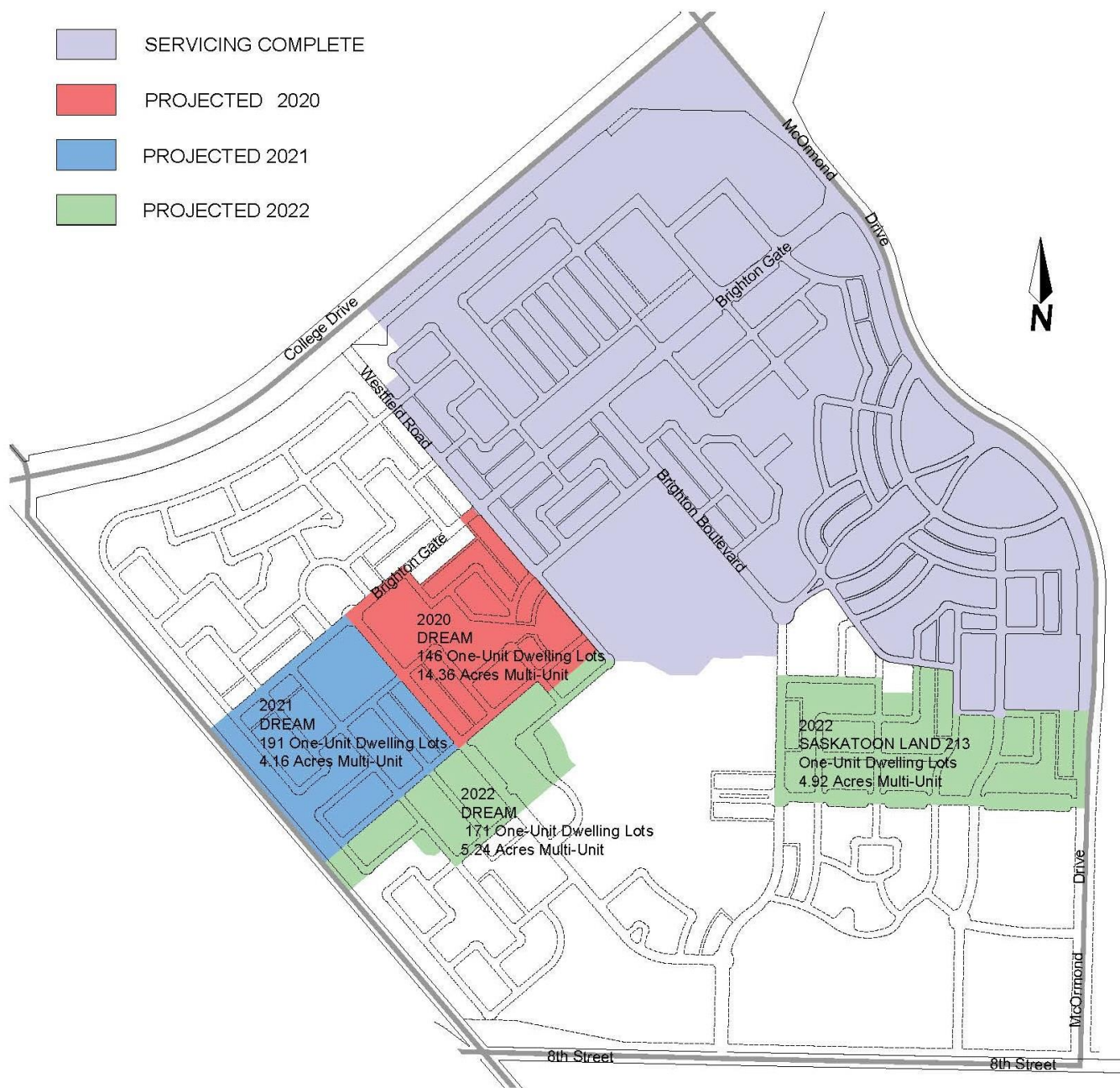


Figure 24: Brighton Servicing Projections, 2020 - 2022

# KENSINGTON

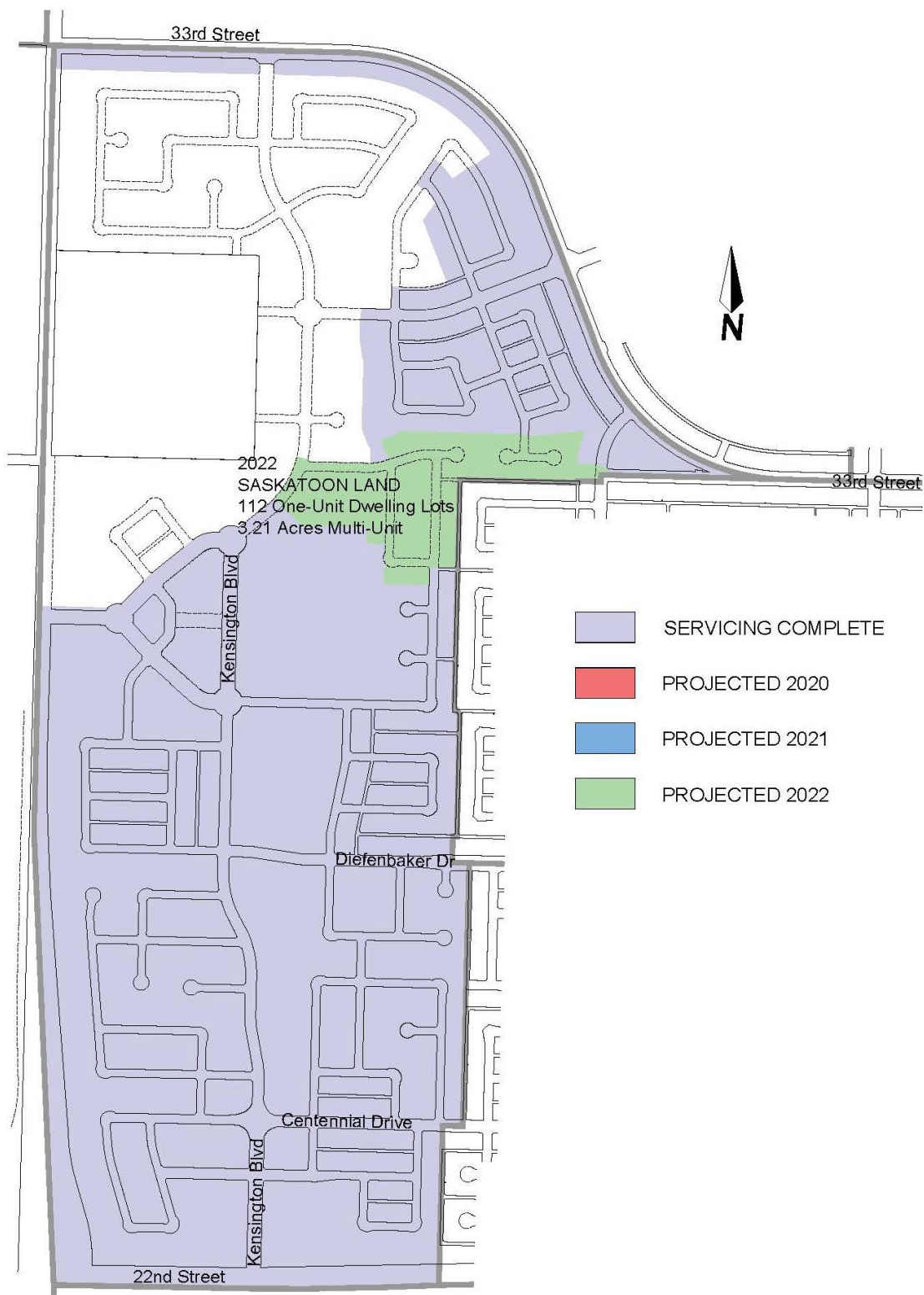


Figure 25: Kensington Servicing Projections, 2020 - 2022



# ROSEWOOD

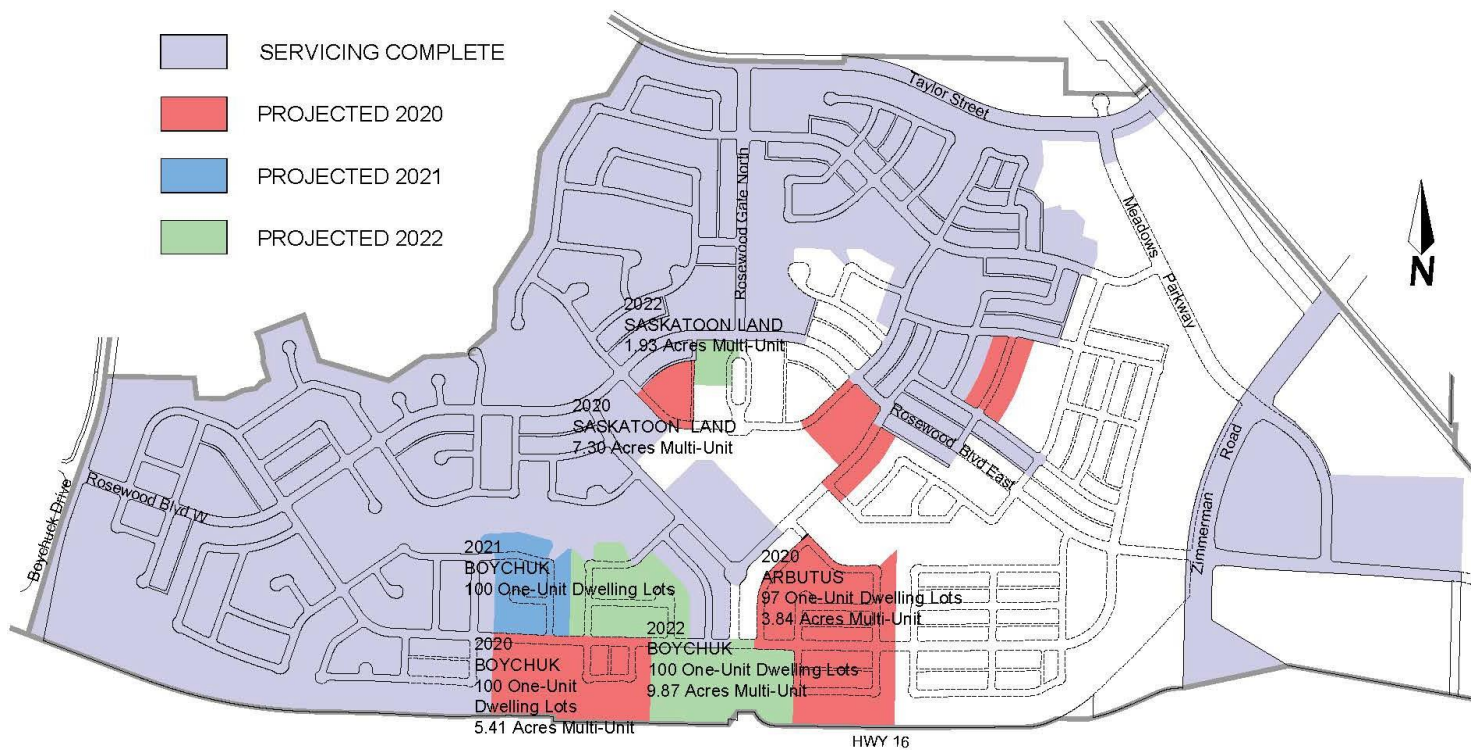


Figure 26: Rosewood Servicing Projections, 2020 - 2022

# THE WILLOWS

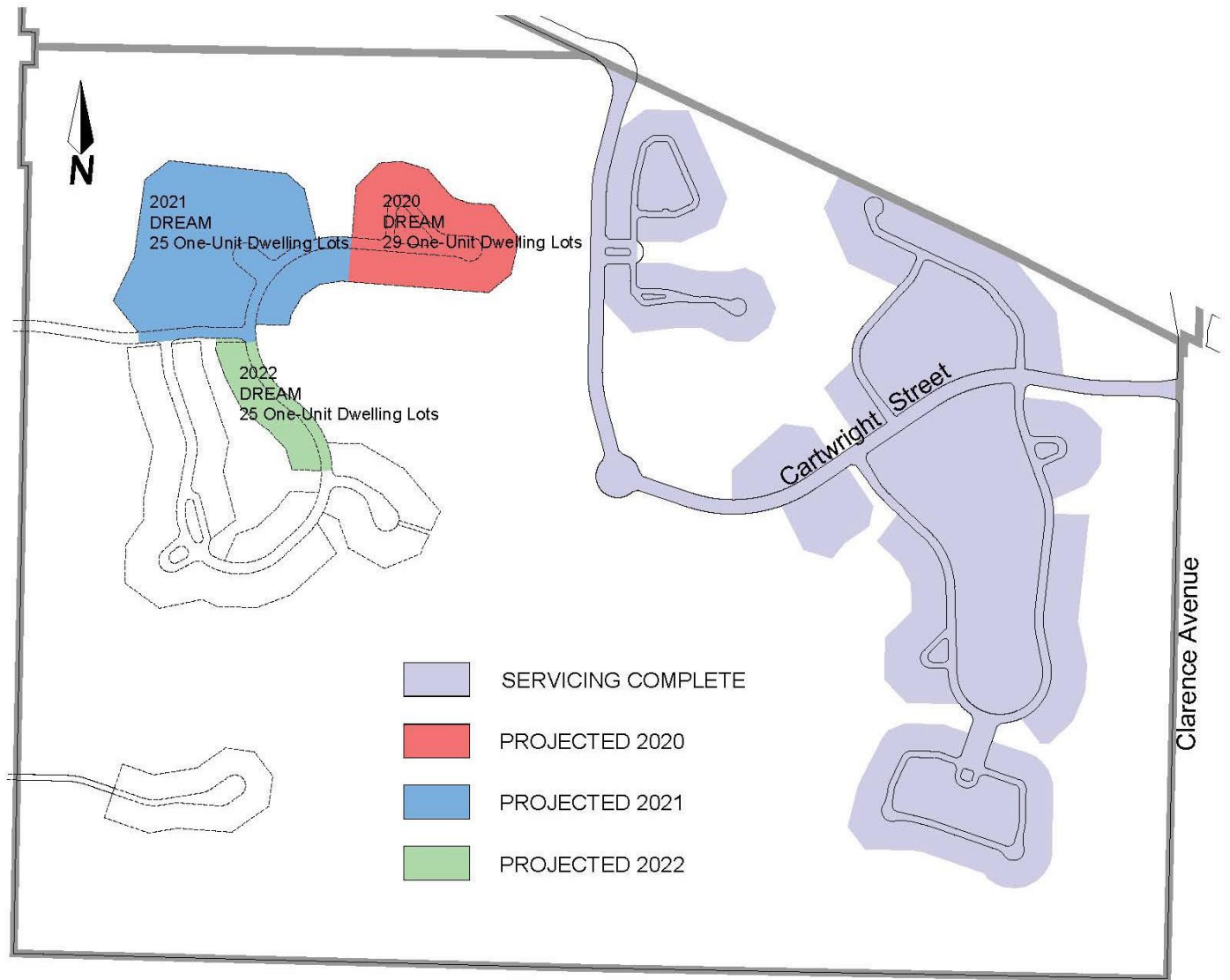


Figure 27: The Willows Servicing Projections, 2020 - 2022

## Residential Servicing – Infill Areas & Opportunities

To achieve the City's Strategic Goal of Sustainable Growth, identified in the City of Saskatoon Strategic Plan, 2018-2021, the Administration has identified infill target goals for residential development. Longer term goals in the City's Plan for Growth identify redevelopment strategies that could significantly alter Saskatoon's overall growth pattern, shifting the balance of growth to 50% suburban and 50% infill, and contribute significantly to the availability of land for development.

While a number of infill opportunities are at the planning or exploratory stage, Table 19 provides a summary of larger projects within the City Centre area that are being undertaken by private developers. Renderings of the projects are shown in Figure 28.

	Project / Location	Developer	Floors	# of Units
Under Construction	No. 1 River Landing (200 Spadina Cres E.)	Urban Capital/Victory Majors	20	124
	Escala (637 University Dr)	Meridian	7	45
Permit Stage	Broadway & Main (880 Broadway Ave)	Baydo	9 (2 commercial, 7 residential)	68
Rezoning Approved	Highpoint (604/610 Broadway)	Urban Capital/Victory Majors	17 (2 commercial, 15 residential)	112
	College & Clarence (1012 College Drive)	North Prairie	12	171
	<b>TOTAL</b>			<b>520</b>

Table 19: City Centre Infill Projects

# Residential Infill Projects



Figure 28: Residential Infill Projects



## Infill Opportunities on City Owned Land

Saskatoon Land has typically focused on suburban land offerings in its planned developments. This focus has changed to include more infill development opportunities in support of the Plan for Growth. Table 20 highlights some of the projects that Saskatoon Land has underway.

Proposed land uses and densities for a number of the projects listed below have yet to be determined and will be finalized once a thorough servicing and feasibility analysis is completed, and appropriate public engagement has occurred.

Site/Property	
South Caswell	<ul style="list-style-type: none"> <li>Mixed-use community development on former Saskatoon Transit sites</li> <li>Further reporting regarding sale of parcels</li> </ul>
25th Street Development Sites (across from Saskatoon Police Headquarters)	<ul style="list-style-type: none"> <li>Currently exploring zoning changes for the sale and development of parcels</li> </ul>
Dundonald Avenue Parcels	<ul style="list-style-type: none"> <li>Remnant parcels remaining from Circle Drive South Project;</li> <li>Saskatoon Land exploring potential development and servicing options for the site</li> </ul>
900 Block – 3rd Avenue	<ul style="list-style-type: none"> <li>Land holdings retained for potential 3rd Avenue road widening</li> <li>Exploring preliminary development concepts in the event that lands are not required for right-of-way dedication</li> <li>No definitive land release timing identified</li> </ul>
Adolph Crescent Development Site	<ul style="list-style-type: none"> <li>Residential development site zoned RMTN1 - Medium Density Townhouse Residential District 1</li> </ul>
Delayen Crescent (Forest Grove)	<ul style="list-style-type: none"> <li>Release of parcel anticipated in 2020</li> <li>Currently exploring development options for remnant land holdings remaining from Central Avenue/Attridge Drive intersection</li> </ul>
2702 Lorne Avenue (adjacent to Western Development Museum)	<ul style="list-style-type: none"> <li>Light Industrial parcel remaining from Circle Drive South Project</li> <li>Expected to be released to market in 2019</li> </ul>
River Landing – Parcels BB and DE	<ul style="list-style-type: none"> <li>Projected market release of mixed-use parcels in 2020, to be determined based on market conditions</li> </ul>

Table 20: Saskatoon Land Infill Opportunities  
(Source: Saskatoon Land)

## Industrial Servicing

Figures 29 and 30 identify projected industrial servicing for 2020 to 2022, the majority of which will occur within the Marquis Industrial Area. Additional industrial servicing is projected to occur in the Hampton Village Business Park area, which is envisioned as an office/business park development, including district-level retail services adjacent to Claypool Drive.

The Saskatoon Airport Authority and the Kahkewistahaw First Nation have land holdings within and north of this area.

Industrial Servicing	2020		2021		2022		Total	
	City (ac)	Private (ac)	City (ac)	Private (ac)	City (ac)	Private (ac)	City (ac)	Private (ac)
Hampton Business Park	0	0	0	3.8	0	0	0	3.8
Marquis Industrial	78.44	0	28.52	0	53.04	0	160	0
<b>Total</b>	<b>78.44</b>	<b>0</b>	<b>28.52</b>	<b>3.8</b>	<b>53.04</b>	<b>0</b>	<b>160</b>	<b>3.8</b>

Table 21: Industrial Servicing Projections, 2020 - 2022

## Commercial Servicing

No new servicing is projected for land designated as commercial in the next three years; however, there are a number of commercial construction and redevelopment projects occurring within the City Centre. These projects include the renovation and expansion of the former Egadz building (301 1st Avenue North) and the Tees & Persse building (331 1st Avenue North), investment and expansion of Midtown Plaza, River Landing, renovation of the former Saskatoon Police Service building (130 4th Avenue North) and the construction of new commercial buildings at 802 Queen Street and 536 2nd Avenue North. Figure 31 shows renderings of some of these projects.

As previously noted, there are approximately 141 vacant sites currently zoned for commercial development, totaling approximately 107 acres. The vacant commercial space in current inventory has the potential to accommodate approximately 1 million additional square feet of retail and/or office space.

Due to the current inventory level of commercial space, and the amount of future commercial land that has been identified in Council approved Sector Plans and Concept Plans, it is anticipated that a sufficient amount of land is available for commercial opportunities over the next three years.



# Hampton Village Business Park

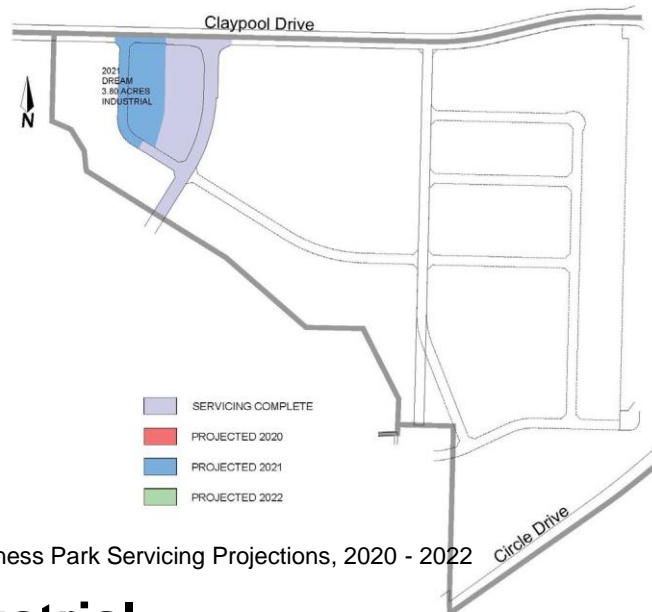


Figure 28: Hampton Village Business Park Servicing Projections, 2020 - 2022

## Marquis Industrial

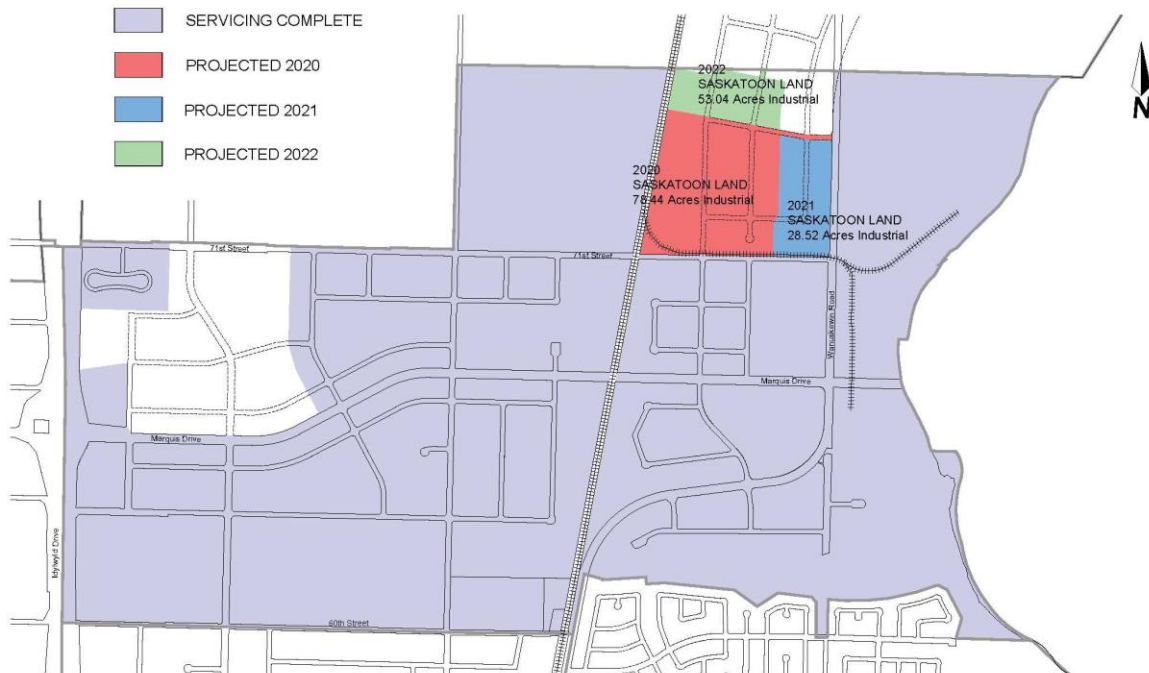


Figure 29: Marquis Industrial Servicing Projections, 2020 - 2022

# Commercial Infill Projects

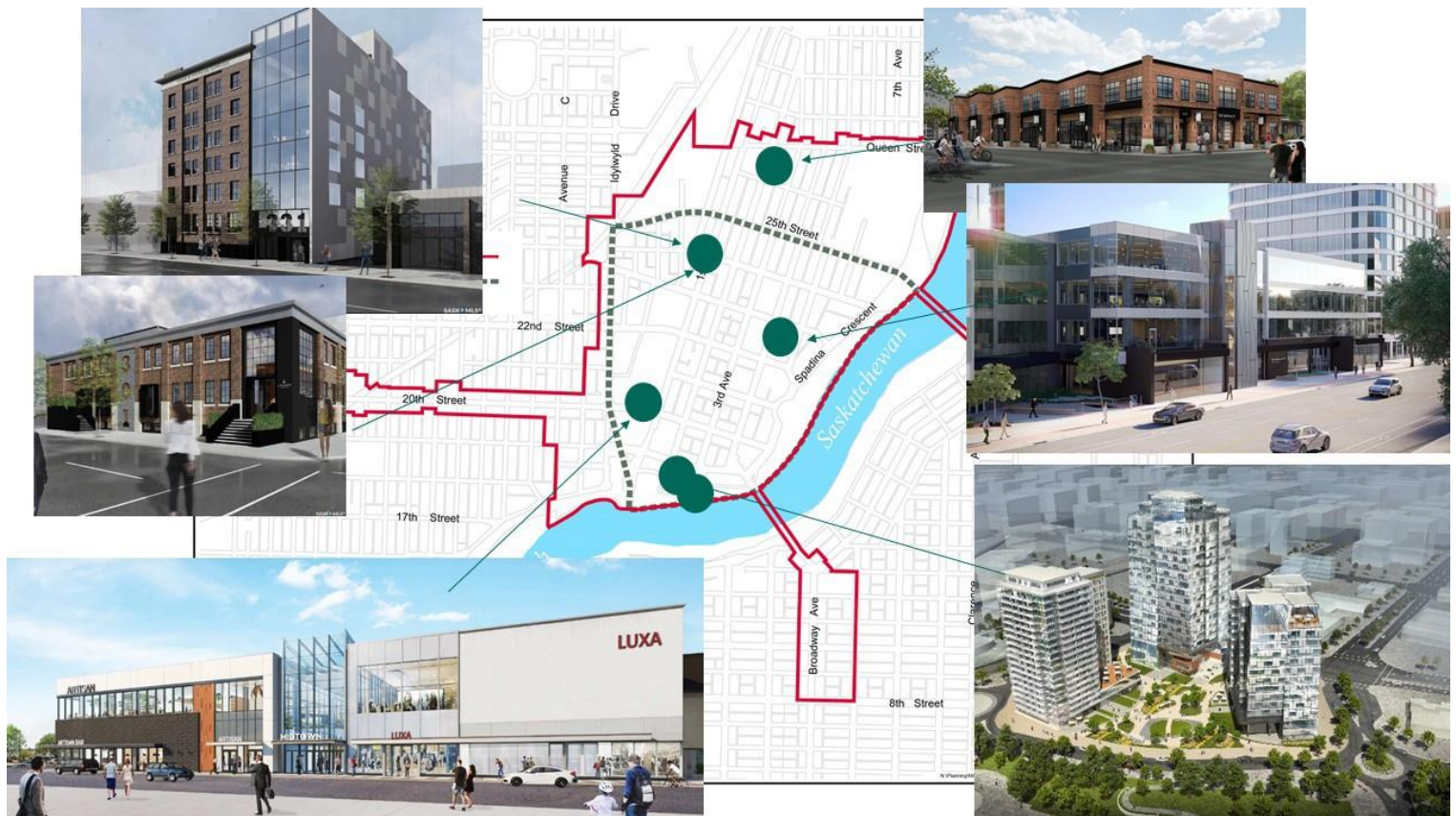


Figure 31: Commercial Infill Projects



