Silverwood Heights

MUNICIPAL WARD 5

Population
10,854

N
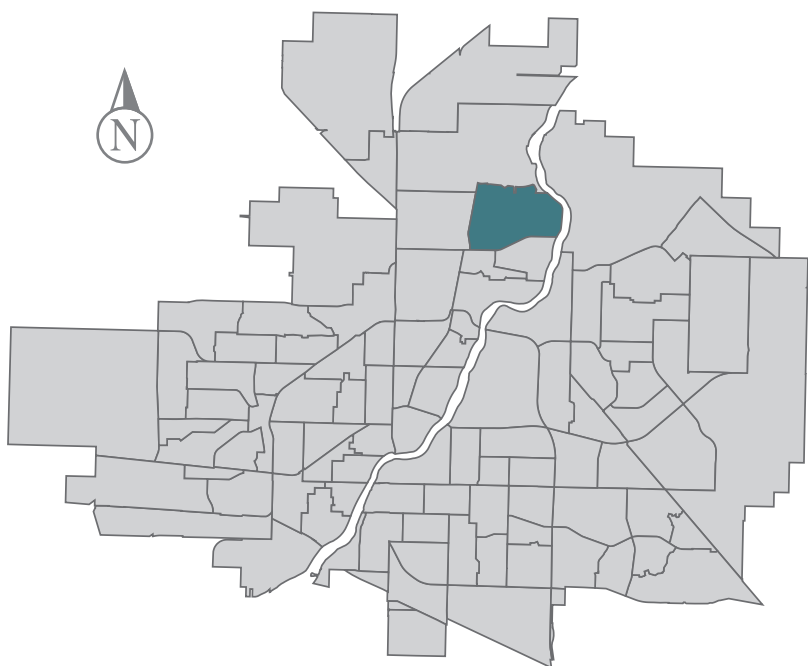
75.7%
homeownership

SOLD $374,064
average sale price

$47,290
median personal income

2.8
household size

#7 Fire Station

Place
Neusch
Way
Crescent
Biro Place
Trotchie
Court
Crescent
Zeman
Court
Crescent
Mallin
Crescent
Way
Neusch
Crescent
Adilman
Drive
Spencer
Lane
Crescent
Russell Road
Benesh
Place
Crescent
Avenue
Gustin
Road
Perreault
Adilman
Drive
Egnatoff
Way
Crescent
Gustin
Place
Perreault
Lane
Way
Marcotte
Crescent
Rowles
Egnatoff
Road
Chomyn
Crescent
Molloy
Kindrachuk
Cres
Broadbent
Crescent
Perreault
Marcotte
Molloy
Street
Crescent
Davies
Crescent
Way
Crescent
Bain
Street
Molloy
Street
Ball
Terrace
Verbeke
Court
Verbeke
Crescent
Road
École Sister O'Brien School
Place
Way
Court
Peberdy
Wakabayashi
Wakabayashi
Verbeke
Place
Road
Crescent
Verbeke
Silverwood Heights School
Ball
Davies
Road
St. Angela School
Gathercole
Cres
Silverwood
Court
Crescent
Goerzen
Street
Brownell School
W.J.L. Harvey (North) Park
Whiteswan
Drive
Rao
Crescent
Road
Meilicke Road
Chan
Silverwood
A.E. Adams
Sebestyen
Court
Crescent
Terr
Stechishin
Stechishin
Way
Crescent
J.J.Thiessen
J.J.Thiessen
Way
Crescent
O'Brien
Crescent
Place
Way
Lane
Crescent
Nordstrum
Court
Terrace
Crescent
Girgulis
Court
Meilicke
Lane
David Knight
Way
Terr
O'Brien
Terr
Court
Crescent
Road
Crescent
Road
Whiteswan Drive
Nordstrum
Allegretto
Crescent
Crescent
Roborecki
W.J.L. Harvey Park (South)
Marion M. Graham Collegiate
Lenore
Drive
Allegretto
Way
Thain
Way
Road
Charlebois
Nordstrum
Court
Crescent
Thain
Road
Russell
Roborecki Terr
Way
Terr
Crt
Crescent
Drive
Wanuskewin Road
Lenore
Drive
Lenore

H. McIvor Weir Pollution Control Plant (Wastewater Treatment Plant)

SILVERWOOD HEIGHTS

POPULATION

- 2017: 10980
- 2018: 10729
- 2019: 10862
- 2020: 10854

Source: eHealth Saskatchewan, 2020

Age Group

2020

(Population pyramid by age group, Female and Male, 2020)
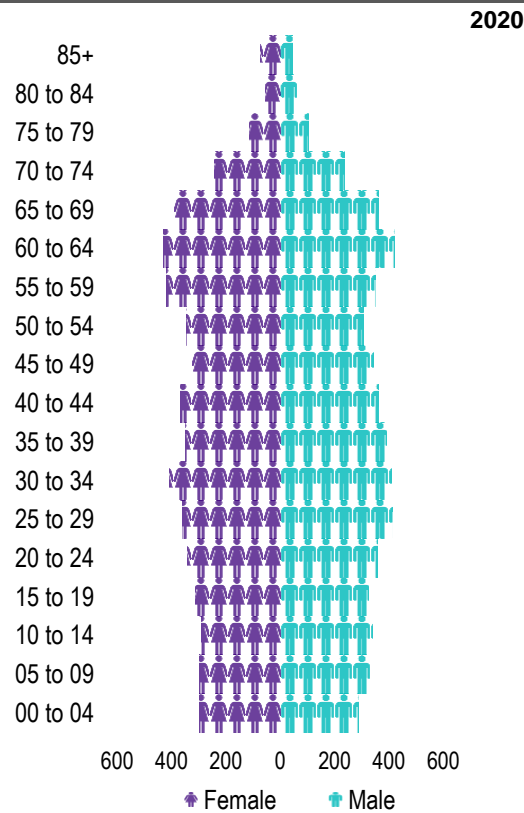
Source: eHealth Saskatchewan, 2020

Ethnic Diversity

* Higher number indicates greater diversity	2016
Silverwood Heights	0.85
Saskatoon	0.45

Source: 2016 Census

Mother Tongue

Top Languages	2016
English	8315
Tagalog (Pilipino, Filipino)	465
German	140
French	140
Ukrainian	95
Polish	55
Arabic	55

Source: 2016 Census

Mode of Travel to Work

2016

Driver: Car, Truck, Van	4470
Passenger: Car, Truck, Van	280
Public Transit	155
Walked	115
Bicycle	90
Other	70
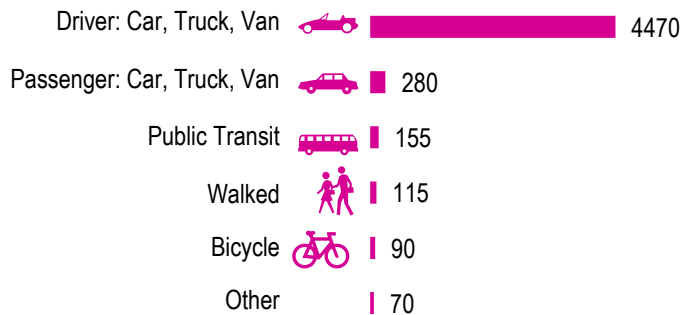
Source: 2016 Census Long Form

Registered Vehicles

	2018	2019
Total (LV & PV)	7215	7034

LV - light vehicles (commercial & private)   PV - private passenger vehicle   *Source: SGI*

	2018	2019
Per Person	0.7	0.6
Saskatoon Per Person	0.7	0.6

Education Level

	2016
No Certificate/diploma/degree	925
High school certificate or equivalent	2385
Apprentice/trades certificate/diploma	895
College/CEGEP/non-university cert./dipl.	1600
University diploma or degree	2335

Source: 2016 Census Long Form

Postsecondary Enrolment

	2017	2018	2019
Saskatchewan Polytechnic	174	155	178
University of Saskatchewan	385	396	364

Source: Saskatchewan Polytechnic Administrative Office and University of Saskatchewan Registrar's Office

Enrolment by School

P- Saskatoon Public School   S - Greater Saskatoon Catholic Schools

	2017	2018	2019
Brownell School (p)	208	203	218
Marion M. Graham Collegiate (p)	694	639	599
Silverwood Heights School (p)	249	258	250
Sister O'Brien School (s)	253	256	254
St. Angela School (s)	248	277	290

Source: Saskatoon Public School Division & Greater Saskatoon Catholic Schools

Household Structure

	2016
One-family households	2845
Multiple-family households	85
Non-family households	685
Total lone-parent families	420
Total households	3615
Household size	2.8

Source: 2016 Census

Age of Dwelling

2016

Period	Percent
Before 1960	1%
1961-1980	24%
1981-1990	71%
1991-2000	3%
2001-2005	1%
2006-2010	0%
2011-2016	0%
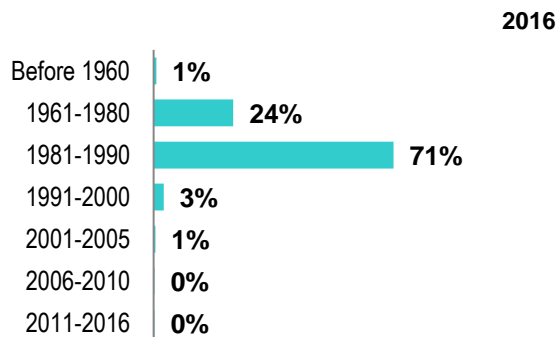
Source: 2016 Census

Housing Affordability

2019	Median Multiple
Saskatoon	4.12
Silverwood Heights	4.64

Note: Median Multiple of 3.0 & under is rated as "affordable"

Source: City of Saskatoon, Assessment & Taxation and RBC Economics Research

Housing Costs

	2016
Average Owner's Major Payments	$1,325
Average Gross Rent	$1,206

Source: 2016 Census

Housing by Tenure

2016

Tenure	Percent
Rented	24%
Owned	76%
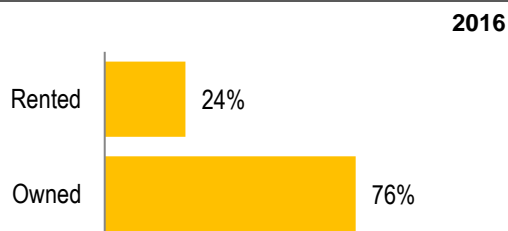
Source: 2016 Census

Dwelling Unit Count

2019

Single Family 2753 75%
Two Unit 366 10%
Multi-Unit 546 15%
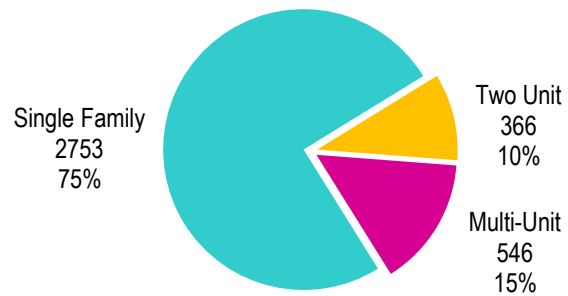
Total Dwellings	**3665**	
Neighbourhood Area	**371.3** hectares	**917.4** acres
Dwelling Units per Area	**9.9** per hectare	**4.0** per acre

Source: City of Saskatoon, Planning & Development

Real Estate Sales

2019	No. of Sales	Average Price
Condo Townhouse	0	$ -
High Rise Apt Condo	0	$ -
Low Rise Apt Condo	0	$ -
Semi-detached	4	$ 383,850
Semi-detached - two titles	10	$ 233,930
Single Family Dwelling	115	$ 385,909

Source: City of Saskatoon, Assessment & Taxation

Park Space

2020		Hectares	Acres
Total Park Area		31.1	76.8
Population per Park Area		349.3	141.4

Source: City of Saskatoon, Planning & Development

Park Type: N - Neighbourhood   D - District   MD - Multi-district
SU- Special Use   I - Industrial

Meewasin	**SU**	8.3	20.5
WJL Harvey	**N**	16.8	41.5
WJL Harvey South	**D**	6.0	14.8

SILVERWOOD HEIGHTS

Voter Turn-out (%)

Civic	2003	55%
Civic	2006	36%
Federal	2006	57%
Provincial	2007	66%
Federal	2008	52%
Civic	2009	28%
Federal	2011	51%
Provincial	2011	48%
Federal	2015	76%
Provincial	2016	39%
Civic	2016	34%

Source: City of Saskatoon, City Clerk's office; Province of Saskatchewan, Chief Electoral Officer; and Elections Canada

Licensed Home-Based Businesses

	2018	2019
Saskatoon	4984	4958
Silverwood Heights	238	227

Source: City of Saskatoon, Business License Program

Labour Force

	2018	
	Silverwood Heights	Saskatoon
Labour Force Participation Rate	73.5%	70.2%
Economic Dependency Ratio	13.5%	16.1%
Median Total Income (personal)	$47,290	$40,070
Provincial Index of Median Income (base=100)	122.50	103.80
Canadian Index of Median Income (base=100)	128.60	109.00

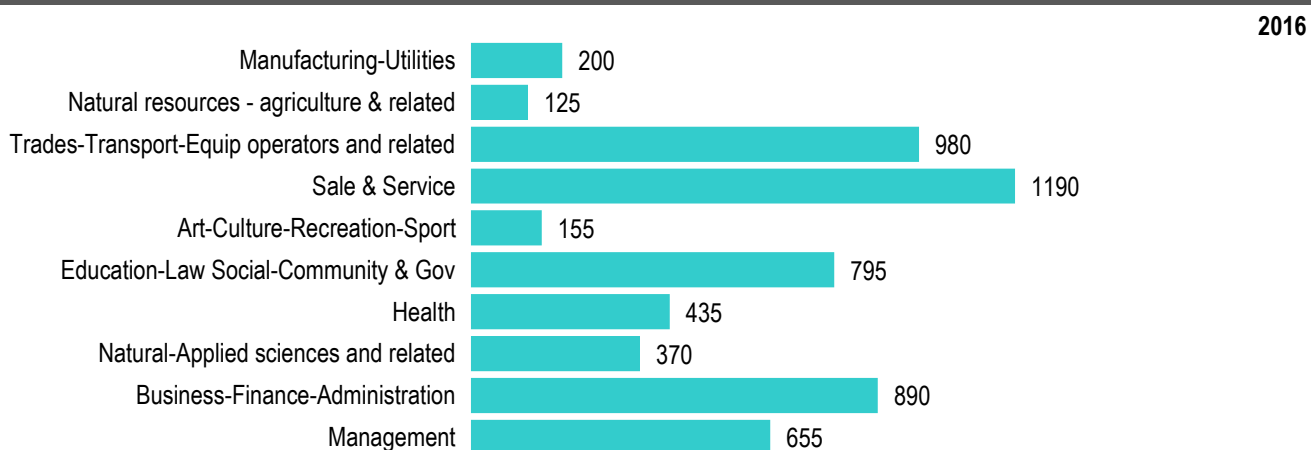*Source: Statistics Canada, Income Statistics Division, T1 Family File (T1FF) based on the final tax file, 2018*

Personal Income
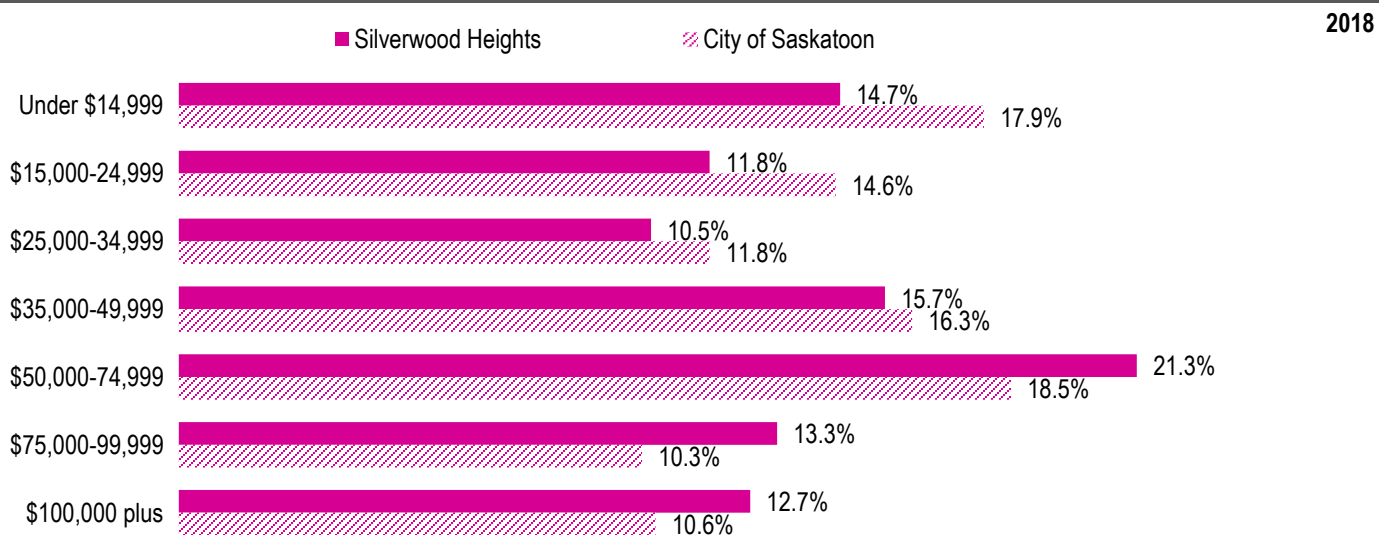
2018

■ Silverwood Heights ▨ City of Saskatoon

Income Range	Silverwood Heights	City of Saskatoon
Under $14,999	14.7%	17.9%
$15,000-24,999	11.8%	14.6%
$25,000-34,999	10.5%	11.8%
$35,000-49,999	15.7%	16.3%
$50,000-74,999	21.3%	18.5%
$75,000-99,999	13.3%	10.3%
$100,000 plus	12.7%	10.6%

Source: Statistics Canada, Income Statistics Division, T1 Family File (T1FF) based on the final tax file, 2018

Major Occupation

2016

Manufacturing-Utilities	200
Natural resources - agriculture & related	125
Trades-Transport-Equip operators and related	980
Sale & Service	1190
Art-Culture-Recreation-Sport	155
Education-Law Social-Community & Gov	795
Health	435
Natural-Applied sciences and related	370
Business-Finance-Administration	890
Management	655

Source: 2016 Census