

Business Profile

**2006
ANNUAL REPORT**

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Annual Report of Business Information for the City of Saskatoon




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 7,500 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. 

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www.BizPaL.ca

Business Permits & Licenses

BizPaL Launched in Saskatoon

BizPaL is an innovative online project designed to help Canadian businesses save time when accessing licensing and permit information from multiple levels of government. Simply answer a series of questions about the type of business you want to start and BizPaL will automatically generate a list of all required permits and licenses for all three levels of government, along with basic information about each.

BizPaL
Governments working together
for business

For more information, go to
www.saskatoon.ca/svc/appbizpal

Total Licensed Businesses

The City of Saskatoon Business License Program requires all businesses, including home based businesses, to obtain a business license prior to starting operations. In 2006, there were 7,530 businesses licensed by the Business License Program in Saskatoon. Table 1 identifies the number of home based businesses and commercial / industrial businesses licensed from 2001 to 2006.

Table 1: Total Licensed Businesses, 2001–2006

	2001	2002	2003	2004	2005	2006
Home Based	1,580	1,522	1,778	1,991	2,015	2,205
Commercial / Industrial	4,949	4,899	5,112	5,240	5,276	5,325
Total	6,529	6,421	6,890	7,231	7,291	7,530

New Businesses

The City of Saskatoon Business License Program issued 885 new business licenses in 2006. Table 2 summarizes the number of new business licenses issued for the years 2001 to 2006.

Table 2: New Licensed Businesses, 2001–2006

	2001	2002	2003	2004	2005	2006
Home Based	355	387	427	455	402	499
Commercial / Industrial	348	371	364	418	369	386
Total	703	758	791	873	771	885

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

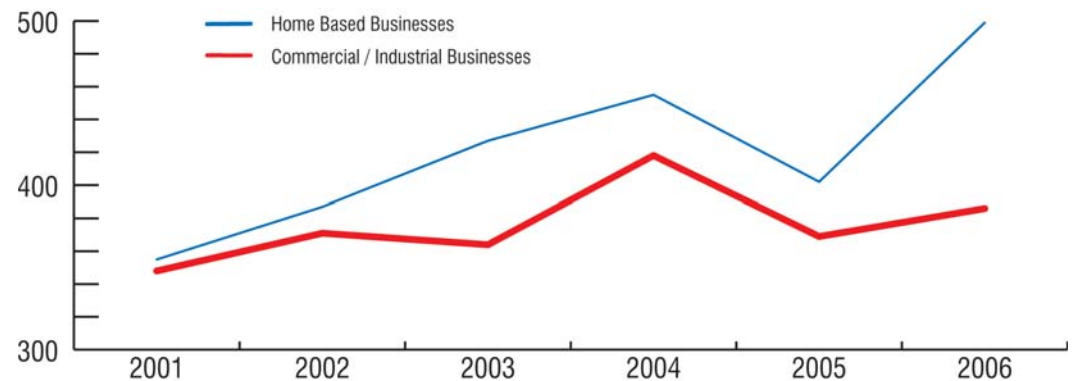


Figure 1: New Licensed Businesses, 2001–2006

Table 3 represents the number of new commercial and industrial business license applications approved by major business sector for 2001 through 2006.

Table 3: New Commercial / Industrial Businesses by Major Business Sector, 2001–2006

	2001	2002	2003	2004	2005	2006
Wholesale	13	7	21	19	21	17
Building / Transport	12	38	18	31	29	31
Manufacturing	20	27	28	30	23	14
Retail	116	127	90	127	91	105
Services	187	172	207	211	205	219
Total	348	371	364	418	369	386

Table 4 reports the number of approved new home based business license applications by major business sector for 2001 through 2006.

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, 2001–2006

	2001	2002	2003	2004	2005	2006
Manufacturing / Transport / Wholesale	13	14	22	16	28	37
Health / Wellness / Education	41	31	39	32	46	46
Repair / Maintenance	31	60	71	77	78	93
Building / Construction	59	90	104	112	75	109
Personal / Household	98	89	73	93	73	114
Business / Professional	113	103	118	125	102	100
Total	355	387	427	455	402	499

Tables 5 and 6 list the top 15 business starts by specific business types for 2006. The number of new businesses is shown in brackets after business type. These business types are based on the North American Industrial Classification System (NAICS) categories.

Table 5: Top 15 New Commercial / Industrial Businesses, 2006

Rank	Business Type
1	Limited-Service Eating Places (24)
2	Other Health Practitioners (23)
3	Personal Care Services (22)
4	Clothing Stores (19)
5	Automobile Dealers (18)
6	Automotive Repair & Maintenance (13)
7	Management, Scientific, & Technical Consulting Services (13)
8	Other Financial Investment Activities (11)
9	Full-Service Restaurants (10)
10	Scientific Research & Development Services (9)
11	Other Personal Services (8)
12	Architectural, Engineering, & Related Services (8)
13	Other Retailers (7)
14	Sporting Goods, Hobby, & Musical Instrument Stores (7)
15	Residential Building Construction (6)

Table 6: Top 15 New Home Based Businesses, 2006

Rank	Business Type
1	Services to Buildings & Dwellings (49)
2	Other Specialty Trade Contractors (37)
3	Personal Care Services (36)
4	Other Personal Services (32)
5	Other Health Practitioners (29)
6	Residential Building Construction (29)
7	Building Equipment Contractors (24)
8	Foundation, Structure, & Building Exterior Contractors (20)
9	Building Finishing Contractors (20)
10	Management, Scientific, & Technical Consulting Services (17)
11	Electronic Shopping & Mail-Order Houses (14)
12	Personal & Household Goods Repair & Maintenance (14)
13	Computer Systems Design & Related Services (14)
14	Specialized Design Services (13)
15	Accounting, Tax Preparation, Book-keeping, & Payroll Services (12)

Saskatoon's population on December 31, 2006, was 207,200.

(Courtesy of the City Planning Branch.)

Commercial / Industrial Businesses

The businesses located in the Northwest Industrial Suburban Development Area (comprised of Agriplace, Airport Business Area, Airport Management Area, Marquis Industrial, Hudson Bay Industrial, and North Industrial Area) employ 22,316 people.

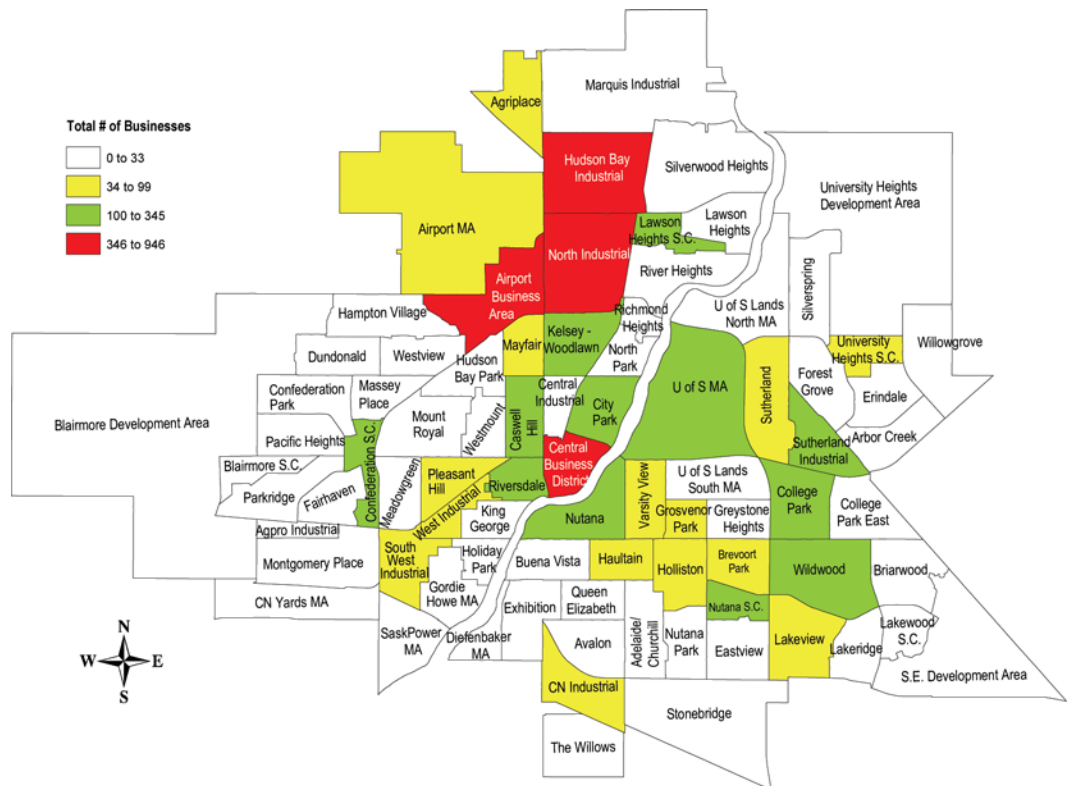


Figure 2: Distribution of Commercial / Industrial Businesses by Neighbourhood, 2006

In 2006, Saskatoon had a total of 5,325 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 2006. The breakdown of businesses by major business sector provided in Table 7 indicates that this distribution has been consistent over the past several years. The retail and service sectors continue to be the most prevalent.

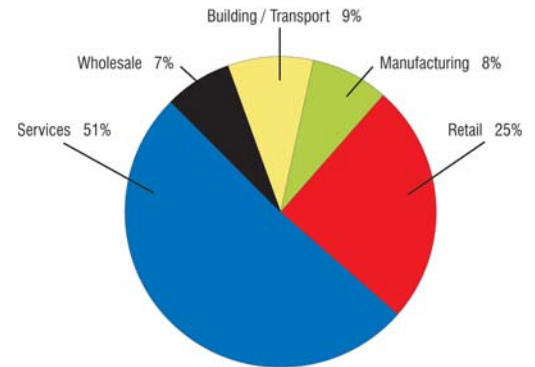


Figure 3: Distribution of Commercial / Industrial Businesses by Major Business Sector, 2006

Table 7: Total Commercial / Industrial Businesses by Major Business Sector, 2001–2006

	2001	2002	2003	2004	2005	2006
Wholesale	355	325	354	355	402	398
Manufacturing	365	359	388	409	426	423
Building / Transport	421	422	431	452	447	462
Retail	1,508	1,478	1,514	1,524	1,349	1,346
Services	2,324	2,315	2,425	2,500	2,652	2,696
Total	4,973	4,899	5,112	5,240	5,276	5,325

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 2006. Figure 4 provides a comparison of employment numbers for each major business sector for the years 2004 to 2006. The number of employees by neighbourhood is shown in Figure 5.

Table 8: Commercial / Industrial Employment, 2006

Business Type	Total Businesses	Total Employees	Full Time	Part Time	Average # of Employees
Building / Transport	462	5,841	4,919	922	13
Manufacturing	423	10,913	10,280	633	26
Retail	1,346	15,120	7,759	7,361	11
Service	2,696	29,726	18,678	11,048	11
Wholesale	398	4,059	3,565	494	10
Total	5,325	65,659	45,201	20,458	12

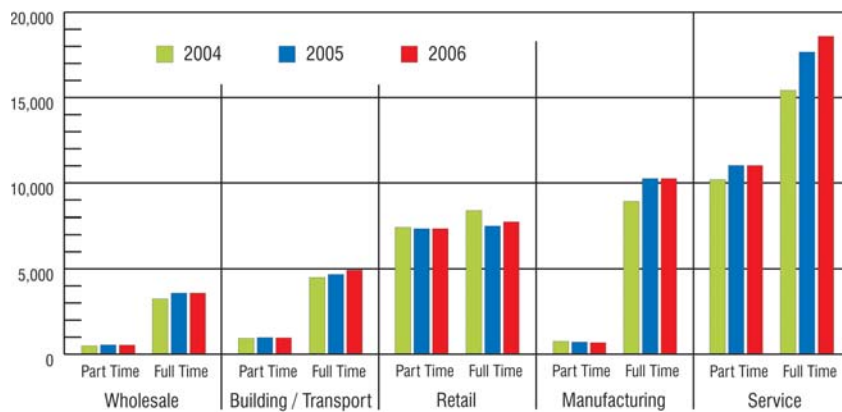


Figure 4: Comparative Employment Information, 2004-2006

New in 2007! This year, the Business License Program will present employment information for all non-profit and government agencies in Saskatoon in a new *Employment Profile*. The publication will provide a comprehensive view of employment in Saskatoon, including a breakdown of employees by area and business sector.

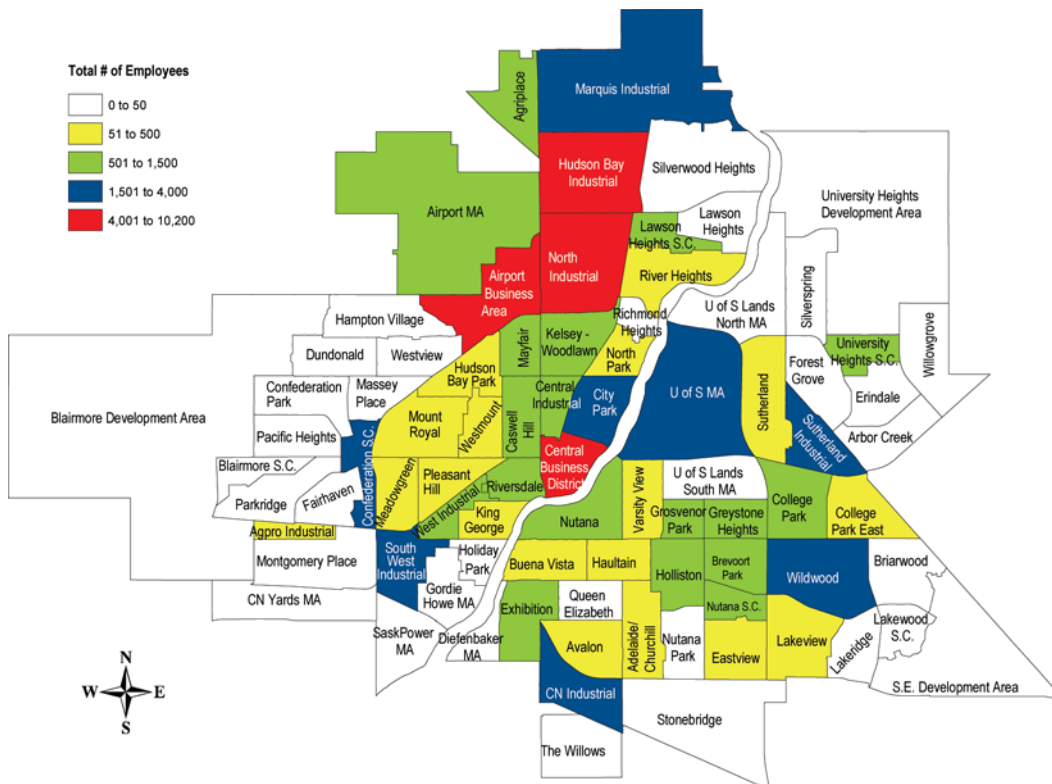


Figure 5: Number of Employees by Neighbourhood, 2006

Home Based Businesses

The **Enterprise Zone** is a City of Saskatoon program that provides incentives for new construction, renovation, or expansion of properties in selected core-area neighbourhoods. Call **975-2650** to find out more.

In 2006, 22% of new home based businesses were building and construction related.

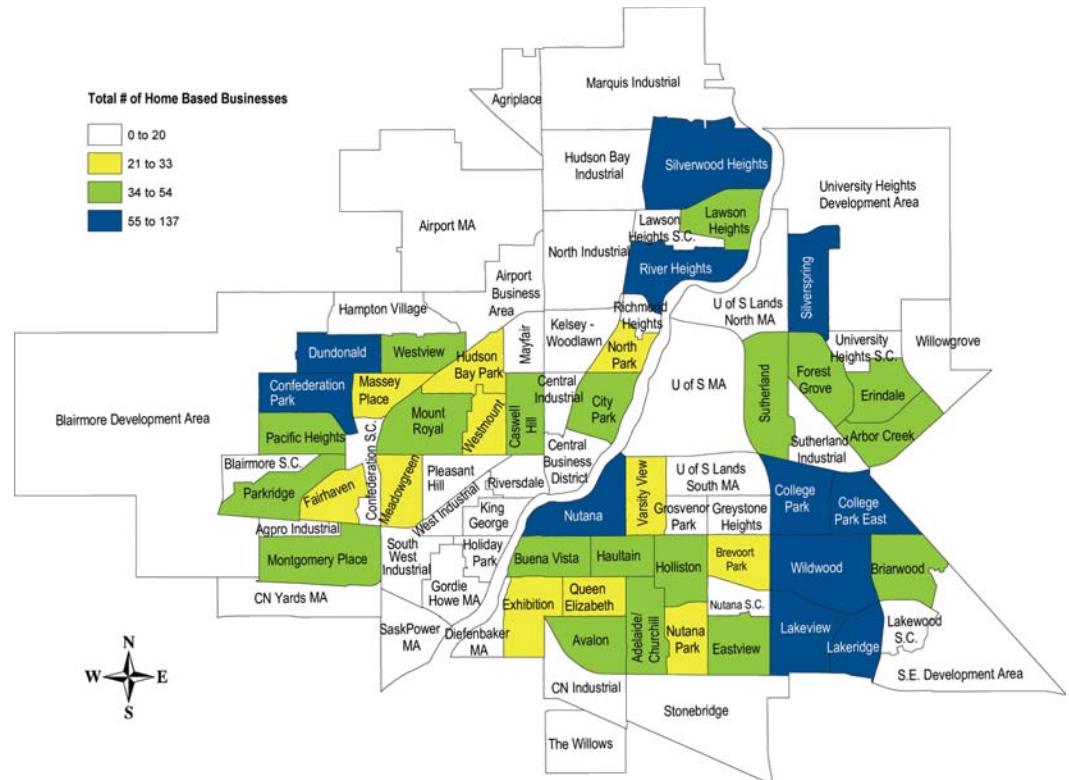


Figure 6: Number of Licensed Home Based Businesses by Neighbourhood, 2006

Home based businesses account for 29% of the total number of licensed businesses in Saskatoon.

In 2006, there was a total of 2,205 licensed home based businesses in the city. This was an increase of 9% from the previous year. Figure 6 illustrates the number of licensed home based businesses by neighbourhood in 2006.

Neighbourhoods experiencing the highest number of new home based business applications in 2006 were Silverwood Heights (29), Sutherland (22), Nutana (20), River Heights (19), Briarwood (18), Lakeview (17), and Buena Vista (16).

Table 9 provides the total number of home based businesses by major business sector for the years 2001 to 2006.

Table 9: Total Home Based Businesses by Major Business Sector, 2001-2006

	2001	2002	2003	2004	2005	2006
Manufacturing / Transport / Wholesale	53	52	66	71	123	137
Health / Wellness / Education	170	155	181	180	203	222
Repair / Maintenance	169	180	230	285	394	432
Personal / Household	361	311	358	385	334	390
Building / Construction	352	376	442	507	431	467
Business / Professional	475	448	501	563	530	557
Total	1,580	1,522	1,778	1,991	2,015	2,205

Special Projects

In **2006**, the Business License Program reviewed over 7,500 business licenses and managed to

- produce and distribute two special editions of *Business Profile*, including *100 Years of Business* and *Celebrating Business and Heritage*, both published in honour of the city's centennial;
- produce the *Business Start-Up Guide*, which is available online and in print (see below);
- contribute to the implementation of BizPal in Saskatoon, which is available on the City of Saskatoon website (www.saskatoon.ca/svc/appbizpal); and
- complete an extensive review of institutional agencies, including government offices and non-profit organizations, which will improve our ability to report employee and occupancy rates in Saskatoon.

In **2007**, the Business License Program will be working to

- complete the review of nightclub and tavern concentrations in the Broadway area;
- prepare a survey for new businesses to determine where enhancements can be made to the business start-up process;
- produce a comprehensive *Employment Profile* of Saskatoon;
- continue research and preparation of a new Business License Bylaw; and
- continue enhancing our internal relationships and external partnerships with related organizations to provide value-added services to our clients.

Saskatoon was the first city in the prairie provinces to participate in BizPal. To find out more, visit www.saskatoon.ca.

Business Start-Up Guide

The City of Saskatoon encourages business development in all areas of the city. To assist entrepreneurs with starting, relocating, or expanding a business, the Community Services Department has produced the *Business Start-Up Guide*.

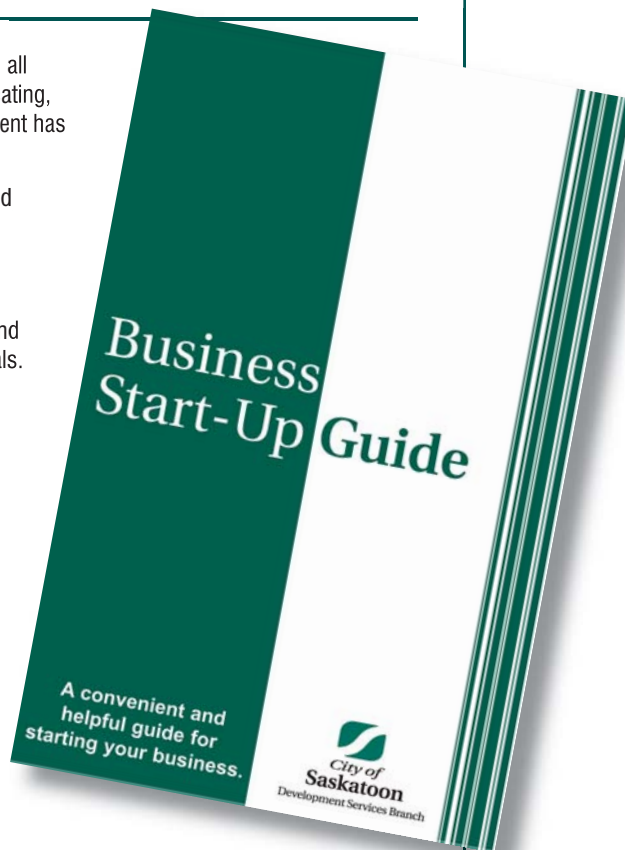
This comprehensive guide outlines municipal, provincial, and federal requirements and provides an informative Start-Up Checklist to guide businesses through the licensing and start-up process.

Also included is a Business Contact Directory to help you find other agencies that can help you achieve your business goals. One such agency is Business Infosource, a service of the Canada-Saskatchewan Business Service Centre.



Business Infosource can help entrepreneurs find the information they need to

start or grow a business in Saskatchewan. There is no charge for their service, and they can provide information about starting a business, developing a business plan, marketing strategies, and more. For more information about Business Infosource, call 956-2323 or 1-800-667-4373; visit them at 345 - 3rd Avenue South; or go online to www.cbosc.org/sask.



Get your free copy of the *Business Start-Up Guide* from the Community Services Department, 3rd Floor, City Hall or online at www.saskatoon.ca/org/development/index.asp.

Appendix 1

Number of Commercial / Industrial Businesses by Area, 2003–2006

8

Suburban Development Area	Neighbourhood / Area	2003	2004	2005	2006
Central Business District	Central Business District	964	949	942	946
Confederation	Agpro Industrial	2	2	2	2
	Fairhaven	3	2	2	2
	CN Yards Management Area	2	2	2	3
	Montgomery Place	5	6	3	3
	Gordie Howe Management Area	5	5	6	4
	Confederation Park	7	7	6	5
	Massey Place	5	6	5	5
	Westview	7	5	5	6
	Dundonald	7	7	6	8
	Holiday Park	14	14	11	12
	Meadowgreen	18	14	17	12
	Hudson Bay Park	17	18	19	15
	Mount Royal	32	32	31	29
	South West Industrial	49	47	42	43
West Industrial	74	80	71	69	
Confederation Suburban Centre	117	116	114	116	
Core Neighbourhoods	King George	14	14	11	11
	Westmount	26	21	24	23
	Varsity View	45	46	49	54
	Pleasant Hill	71	68	62	65
	Caswell Hill	99	103	104	104
	Riversdale	143	140	148	146
	Nutana	173	168	159	157
	City Park	209	215	212	208
Lakewood	S.E. Development Area	5	3	3	3
	College Park East	10	9	11	10
	Lakeview	39	45	47	50
	Wildwood	105	109	107	104
	College Park	110	108	101	107
Lawson	Silverwood Heights	2	2	2	2
	North Park	6	7	6	8
	Richmond Heights	7	8	7	8
	River Heights	17	17	18	17
	Central Industrial	18	20	20	19
	Mayfair	59	60	54	49
	Lawson Heights Sub. Centre	156	160	156	156
	Kelsey–Woodlawn	172	188	190	196
Northwest Industrial	Marquis Industrial	16	20	23	25
	Airport Management Area	29	30	33	38
	Agriplace	45	48	50	54
	Airport Business Area	344	349	370	377
	Hudson Bay Industrial	357	381	393	411
	North Industrial	656	688	699	696
Nutana	Queen Elizabeth	2	2	2	3
	Nutana Park	7	6	7	4
	Adelaide / Churchill	11	11	11	10
	Eastview	15	15	14	14
	Avalon	25	26	25	22
	Buena Vista	15	17	21	23

Suburban Development Area	Neighbourhood / Area	2003	2004	2005	2006
Nutana (continued)	Greystone Heights	23	24	25	27
	Exhibition	27	26	29	28
	Haultain	35	39	42	41
	CN Industrial	65	63	67	70
	Holliston	66	69	73	73
	Grosvenor Park	81	81	80	76
	Brevoort Park	76	82	82	84
	Nutana Suburban Centre	103	104	102	102
U of S Management Area	U of S Lands S. Management Area	2	2	3	3
	U of S Management Area	76	92	98	110
University Heights	Erindale	1	1	1	1
	University Heights Dev. Area	3	2	1	1
	Silverspring	1	1	1	1
	Forest Grove	10	11	8	11
	Sutherland	36	38	41	41
	University Heights Sub. Centre	25	28	37	41
	Sutherland Industrial	150	161	163	161
Total		5,116	5,240	5,276	5,325

Appendix 2

Number of Commercial / Industrial Businesses by North American Industrial Classification System (NAICS)* Sub-Sector Category, 2006

NAICS Sub-Sector Category	Number	NAICS Sub-Sector Category	Number
Accommodation	39	Food Manufacturing	31
Administrative & Support Services	119	Food Services & Drinking Places	488
Air Transportation	20	Food, Beverage & Tobacco Wholesale	44
Ambulatory Health Care Services	363	Funds & Other Financial Vehicles	5
Amusement, Gambling, & Recreation Industries	63	Furniture & Home Furnishings Stores	89
Animal Production	2	Furniture & Related Product Manufacturing	33
Apparel Manufacturing	28	Gasoline Stations	80
Beverage & Tobacco Product Manufacturing	7	General Merchandise Stores	32
Broadcasting (except Internet)	4	Health & Personal Care Stores	109
Building Material & Garden Equipment & Supplies Dealers	70	Heavy & Civil Engineering Construction	27
Building Material & Supplies Wholesale	109	Insurance Carriers & Related Activities	79
Chemical Manufacturing	23	Internet Service Providers, Web Search Portals, & Data Processing Services	3
Clothing & Clothing Accessories Stores	267	Machinery, Equipment & Supplies Wholesale	63
Computer & Electronics Product Manufacturing	18	Management of Companies & Enterprises	23
Construction of Buildings	73	Mining (except Oil & Gas)	7
Couriers & Messengers	29	Miscellaneous Manufacturing	44
Credit Intermediation & Related Activities	97	Miscellaneous Store Retailers	153
Educational Services	63	Miscellaneous Wholesaler-Distributors	37
Electronics & Appliance Stores	106	Motion Picture & Sound Recording Industries	25
Fabricated Metal Product Manufacturing	84	Motor Vehicle & Parts Dealers	174
Farm Product Wholesale	24	Motor Vehicle & Parts Wholesale	42
Food & Beverage Stores	121	Nonmetallic Mineral Product Manufacturing	19

* If you have questions regarding the NAICS categories, please call the Business License Program at 975-2658.

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NAICS Sub-Sector Category	Number
Nonstore Retailers	10
Nursing & Residential Care Facilities	7
Other Information Services	2
Paper Manufacturing	2
Performing Arts, Spectator Sports, & Related Ind.	11
Personal & Household Goods Wholesale	53
Personal & Laundry Services	378
Petroleum & Coal Products Manufacturing	5
Petroleum Product Wholesale	9
Plastics & Rubber Products Manufacturing	14
Primary Metal Manufacturing	26
Printing & Related Support Activities	38
Professional, Scientific, & Technical Services	412
Publishing Industries (except Internet)	22
Rail Transportation	1
Real Estate	76
Religious, Grantmaking, Civic, Professional, & Similar Organizations	3

NAICS Sub-Sector Category	Number
Rental & Leasing Services	82
Repair & Maintenance	221
Securities, Commodity Contracts, & Other Financial Investments & Related Activities	78
Social Assistance	19
Specialty Trade Contractors	184
Sporting Goods, Hobby, Book, & Music Stores	135
Support Activities for Mining	23
Support Activities for Transportation	19
Telecommunications	9
Textile Mills	3
Transit & Ground Passenger Transportation	8
Transportation Equipment Manufacturing	16
Truck Transportation	77
Warehousing & Storage	25
Waste Management & Remediation Services	4
Wholesale Agents & Brokers	17

Appendix 3

Number of Commercial / Industrial Businesses and Employees by Area, 2006*

Suburban Development Area	Neighbourhood / Area	Number of Businesses	Full time Employees	Part time Employees	Total Employees
Central Business District	Central Business District	946	6,790	3,439	10,229
Confederation	Montgomery Place	3	3	7	10
	Fairhaven	2	9	2	11
	CN Yards Management Area	3	21	2	23
	Massey Place	5	16	9	25
	Westview	6	12	16	28
	Gordie Howe Management Area	4	13	16	29
	Confederation Park	5	9	22	31
	Dundonald	8	24	22	46
	Holiday Park	12	31	21	52
	Meadowgreen	12	47	41	88
	Agpro Industrial	2	121	4	125
	Hudson Bay Park	15	101	107	208
	Mount Royal	29	174	195	369
	West Industrial	69	458	84	542
Confederation Suburban Centre	116	765	1,144	1,909	
South West Industrial	43	2,468	185	2,653	
Core Neighbourhoods	King George	11	15	17	32
	Westmount	23	95	91	186
	Varsity View	54	274	165	439
	Pleasant Hill	65	257	233	490
	Caswell Hill	104	460	291	751
	Riversdale	146	593	238	831
	Nutana	157	518	493	1,011
	City Park	208	1,547	640	2,187
Lakewood	S.E. Development Area	3	14	6	20
	College Park East	10	32	19	51

Suburban Development Area	Neighbourhood / Area	Number of Businesses	Full time Employees	Part time Employees	Total Employees
	Lakeview	50	143	101	244
	College Park	107	514	431	945
	Wildwood	104	703	878	1,581
Lawson	Silverwood Heights	2	3	11	14
	Richmond Heights	8	17	7	24
	North Park	8	27	30	57
	River Heights	17	95	132	227
	Central Industrial	19	415	151	566
	Mayfair	49	270	311	581
	Lawson Heights Sub. Centre	156	662	776	1,438
	Kelsey–Woodlawn	196	1,138	334	1,472
Northwest Industrial	Airport MA	38	415	165	580
	Agriplace	54	1,009	335	1,344
	Marquis Industrial	25	1,704	34	1,738
	Airport Business Area	377	4,314	834	5,148
	Hudson Bay Industrial	411	4,407	863	5,270
	North Industrial	696	6,582	1,654	8,236
Nutana	Nutana Park	4	15	7	22
	Queen Elizabeth	3	25	20	45
	Eastview	14	67	30	97
	Adelaide / Churchill	10	41	69	110
	Avalon	22	51	59	110
	Haultain	41	122	57	179
	Buena Vista	23	130	50	180
	Exhibition	28	330	280	610
	Grosvenor Park	76	373	530	903
	Nutana Suburban Centre	102	500	499	999
	Greystone Heights	27	297	740	1,037
	Brevoort Park	84	612	647	1,259
	Holliston	73	622	650	1,272
	CN Industrial	70	1,558	372	1,930
U of S Management Area	U of S Lands South MA	3	3	7	10
	U of S MA	110	1,486	783	2,269
University Heights	Silverspring	1	2	0	2
	Erindale	1	3	3	6
	University Heights Dev. Area	1	0	7	7
	Forest Grove	11	29	22	51
	Sutherland	41	183	263	446
	University Heights Sub. Centre	41	251	334	585
	Sutherland Industrial	161	1,216	473	1,689
Total		5,325	45,201	20,458	65,659

* Does not include non-profit and government agencies.

Appendix 4

Number of Home Based Businesses by Neighbourhood, 2003–2006

Suburban Development Area	Neighbourhood / Area	2003	2004	2005	2006
Central Business District	Central Business District	13	5	5	10
Confederation	Confederation Park Sub. Centre	1	1	1	1
	Holiday Park	19	18	18	18
	Hudson Bay Park	20	21	21	18
	Massey Place	26	27	26	24

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Suburban Development Area	Neighbourhood / Area	2003	2004	2005	2006
Confederation (continued)	Meadowgreen	24	31	28	29
	Fairhaven	27	35	31	33
	Parkridge	27	33	38	41
	Westview	41	50	48	42
	Montgomery Place	25	32	36	45
	Mount Royal	40	42	48	46
	Pacific Heights	42	40	42	47
	Dundonald	61	68	59	61
	Confederation Park	48	53	63	62
Core Neighbourhoods	Riversdale	4	5	6	5
	King George	18	22	18	16
	Pleasant Hill	12	15	10	17
	Westmount	12	20	21	18
	Varsity View	34	33	32	37
	City Park	39	48	43	46
	Caswell Hill	32	35	38	47
	Nutana	54	58	68	71
Lakewood	College Park	47	59	56	55
	College Park East	54	57	56	55
	Lakeridge	37	41	55	61
	Wildwood	56	55	56	62
	Briarwood	34	42	48	65
	Lakeview	59	65	68	72
Lawson	Lawson Heights Sub. Centre	5	6	5	4
	Richmond Heights	8	6	5	6
	Kelsey - Woodlawn	6	6	6	8
	Mayfair	24	20	17	27
	North Park	27	25	24	27
	Lawson Heights	35	48	41	41
	River Heights	53	59	58	72
	Silverwood Heights	113	131	137	151
Nutana	Nutana Sub. Centre	2	1	0	0
	Grosvenor Park	13	21	19	19
	Queen Elizabeth	13	16	21	22
	Greystone Heights	13	14	19	26
	Nutana Park	27	28	30	30
	Brevoort Park	33	37	31	33
	Exhibition	22	28	31	36
	Holliston	33	35	34	39
	Avalon	37	39	34	40
	Haultain	36	42	35	43
	Buena Vista	29	30	40	46
	Eastview	45	49	46	49
	Adelaide / Churchill	38	46	54	57
University Heights	University Heights Sub. Centre	6	6	10	8
	Arbor Creek	39	52	48	51
	Erindale	31	38	41	52
	Forest Grove	67	64	54	57
	Sutherland	42	44	47	61
	Silverspring	75	89	89	96
Total		1,778	1,991	2,015	2,205

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