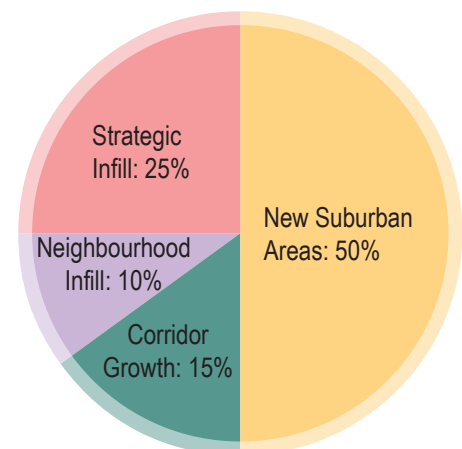
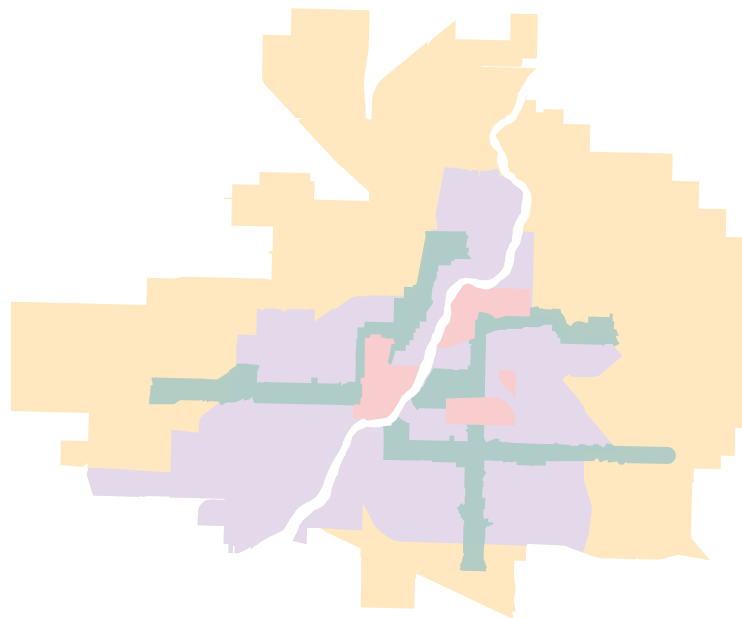


CORRIDOR PLANNING EXISTING CONDITIONS

July 2019

The Growth Plan highlights Saskatoon's prominence as one of Canada's most desirable living locations, citing a 9.8% growth rate from 2006 to 2011 (Statistics Canada Census). The City projects an average annual growth rate of 2.5%. As of the 2016 Census, Saskatoon's population stood at 246,376, marking a 10.9% increase since 2011, equivalent to an average of 2.2% annually. Saskatoon continues to face challenges balancing outward expansion with infill development opportunities.

Between 2010 and 2018 there has been an annual average of 350 dwelling units constructed within the infill growth areas; in that same time, there was an average of 1,944 new units added to the new suburban growth area. If Saskatoon continues to grow at the same rate, approximately 2,300 new units will be constructed annually. The Growth Plan sets out a target of 50 percent infill, with 15 percent to be in the Corridor Growth Area. To meet this target, an average of 345 units need to be built within the Corridor Growth Area annually.

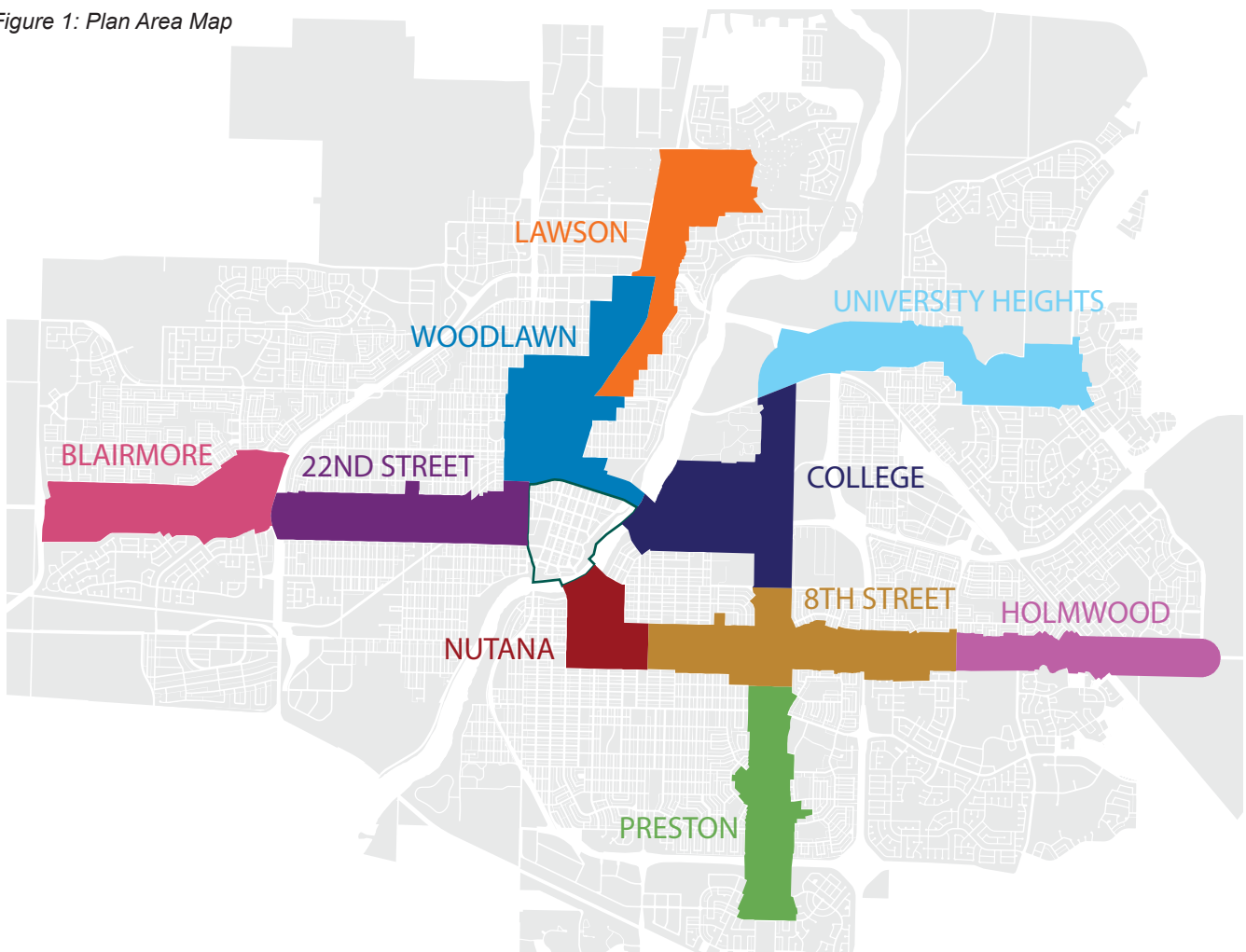


Corridor Growth Area

The study area has a total area of 2,446 hectares (over 24 square kilometres), spanning the entire east-west and north-south length of the city and includes portions of 54 neighbourhoods. Naturally, there are many distinctions between the areas, including the patterns of land use and

urban form characteristics. In order to reflect these distinct areas and aid in more detailed analysis, the overall study area has been divided into ten 'plan areas' (see figure 1).

Figure 1: Plan Area Map



PLAN AREAS

Population

As of 2016, the Corridor Growth Area (CGA) accounted for 20% of Saskatoon's population with 48,065 residents. The aim to introduce 22,000 dwelling units in this area could increase the population by 30,800 to 57,200, depending on household size, potentially doubling the population.

Age Distribution

The CGA has a higher proportion of seniors compared to the rest of Saskatoon, with 32% of the city's population aged 65 and older residing in this area.

Household Size

In the CGA, household sizes range from 1.4 to 2.7 individuals, with an average size of 2.0. This is below the city's average of 2.4. Blairmore and 22nd Street meet or exceed the city average, while Downtown, Woodlawn, College, and Nutana fall below 2.0.

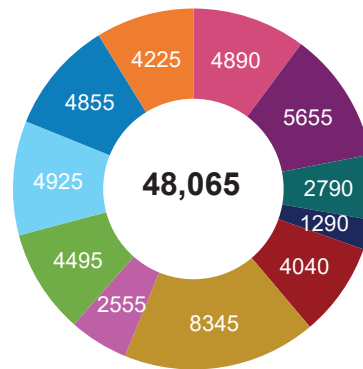
Housing by type

Dwelling units in each plan area are categorized by type: one unit, two unit (side by side and stacked), and multi-unit (3 or more units). In all plan areas, one-unit dwellings constitute less than 50% of housing types, whereas in Saskatoon, they represent 52% of the housing stock.

Except for Lawson, multi-unit dwellings constitute over 50% of housing in the plan areas. University Heights, Woodlawn, 8th Street and Blairmore have at least 60%.

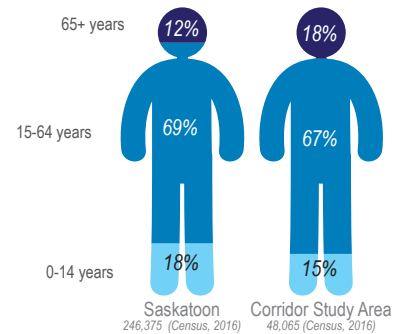


Population by Plan Area

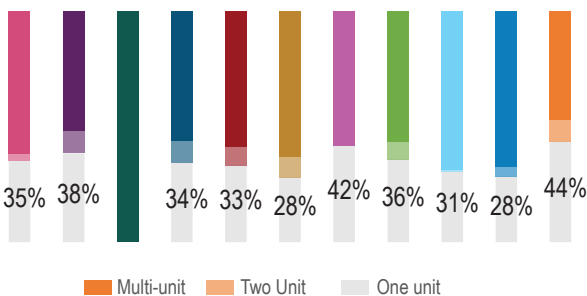


Source: Census, 2016

Population Age Distribution

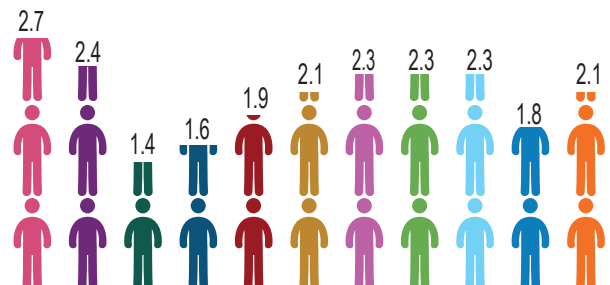


Dwelling Unit Type by Plan Area

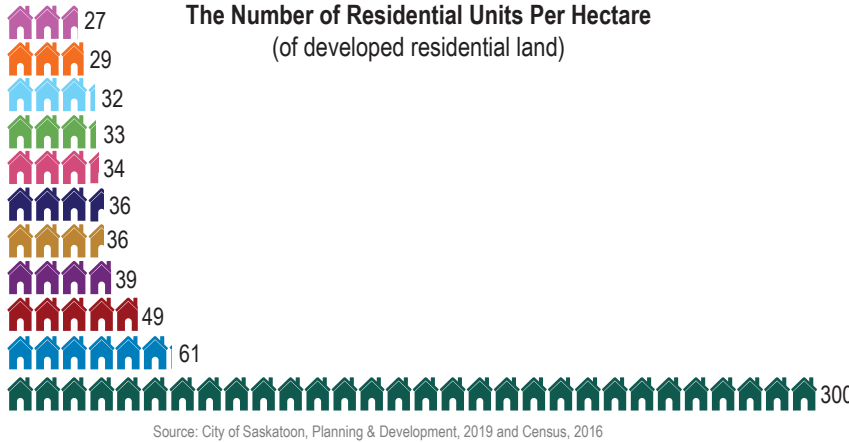


Source: City of Saskatoon, Planning & Development, 2019

Average Household Size by Plan Area



Source: Census, 2016



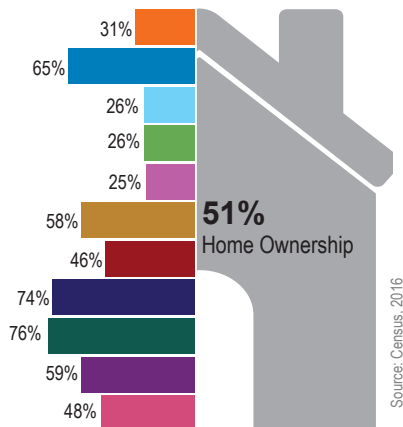
Residential Density per hectare

Residential development density in the study area spans from 27 to 61 units per hectare, while Downtown boasts 300 units per hectare for context. These figures are derived from developed residential land exclusively. Woodlawn, with its numerous residential towers, supports a density of 61 units and 122 people per hectare, making it one of the densest areas alongside Nutana, which has a density of 49 units and 66 people per hectare.



To help visualize density, the images (left) show residential development on a hectare of land. The hectare with low rise multi-unit residential has a 109 units per hectare. Whereas, the hectare with primarily single family homes has 15 units per hectare. In order to meet the density targets outlined in the Growth Plan, multi-unit dwellings will be the predominant housing form. This could range from town-houses to medium-storey condo/apartments.

Rental Rate by Plan Area



Rental

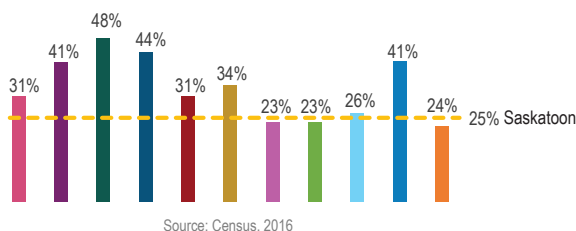
The rental rate within the CGA is 51%, while Saskatoon as has a rental rate of 33%. The elevated rental rates in the College Plan area are influenced by the inclusion of campus housing.

In University Heights, Preston, and Lawson Heights, ownership rates exceed the city average of 67%.

Housing Affordability

Within the CGA, 34% of the population faces housing affordability issues, meaning they spend over 30% of their total household income on shelter expenses. This figure is nine percentage points higher than the citywide average.

Housing Affordability by Plan Area Percentage of population spending over 30% on shelter



Business Profile – types of businesses

In the CGA, the Service Producing Sector dominates the business landscape.

Retail Trade represents 26% of businesses, employing 11,532 people, which accounts for 31% of jobs.

Accommodation and Food Services constitute 16% of businesses and cover temporary lodging and any food or drink prepared for immediate consumption. This sector employs 9,816 people, making up 26% of total jobs.

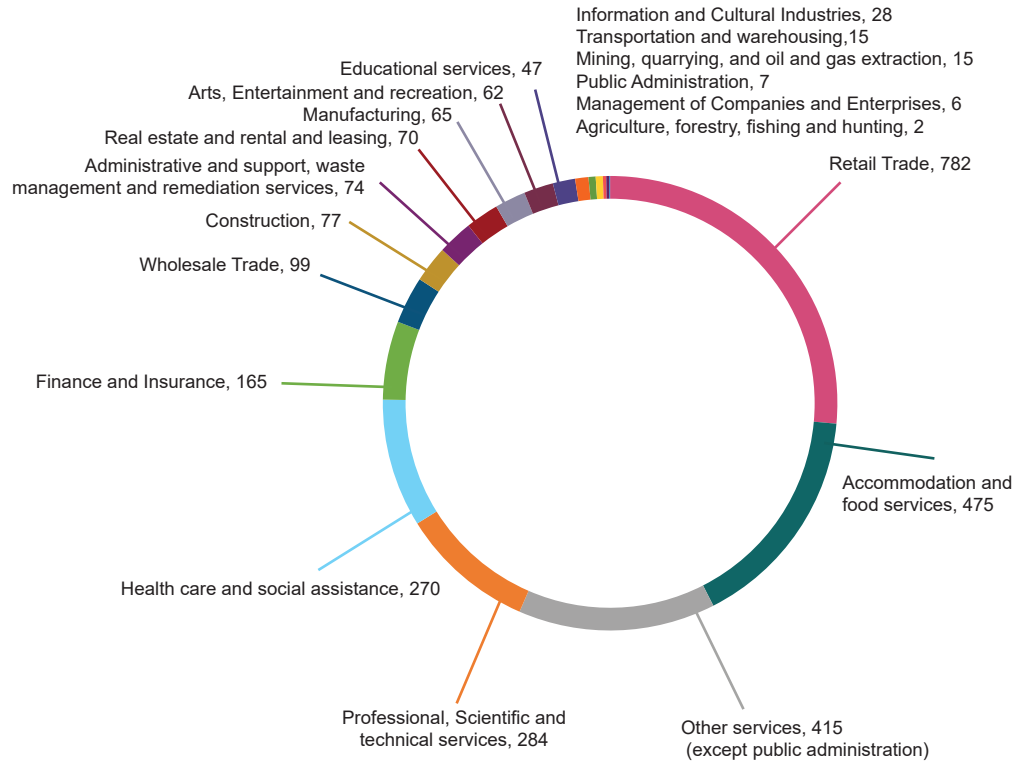
Other Services (excluding public administration) account for 14% of businesses. This category encompasses a variety of personal services not categorized elsewhere, such as automobile servicing, hair & nails, etc., and employs 1,838 people.

Professional, Scientific, and Technical Services make up 10% of businesses. This sector includes legal services, accounting, architectural services, computer systems design, management consulting, scientific research, advertising, and more. It provides employment for 3,430 individuals.

Number of Employees

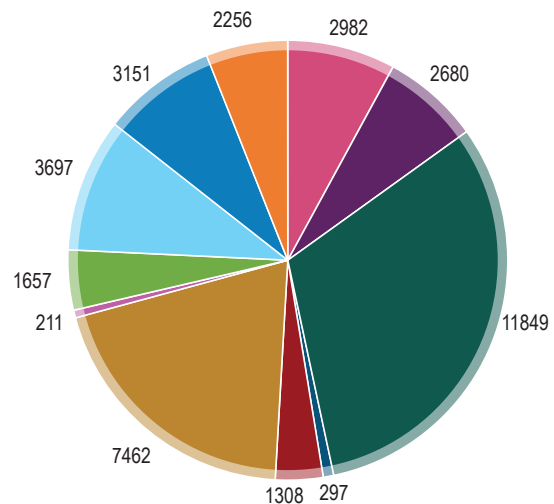
Within the CGA, there are 25,701 jobs, complemented by another 11,849 in Downtown. Combined, they represent about 43% of Saskatoon’s employment landscape. Among these roles, 57% are full-time, 41% part-time, and 2% seasonal. The 8th Street Plan area stands out with the most number of employees.

Number of Businesses by Type



Source: City of Saskatoon, Community Standards, 2019

Number of Employees by Plan Area

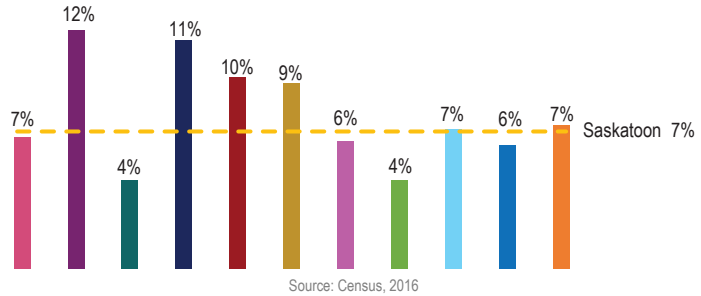


Source: City of Saskatoon, Community Standards, 2019

Unemployment Rate

Unemployment rates differ significantly across the plan areas, ranging from 4% to 12%. Within the CGA, 8% of the labor force is unemployed, which is 1% above the citywide rate.

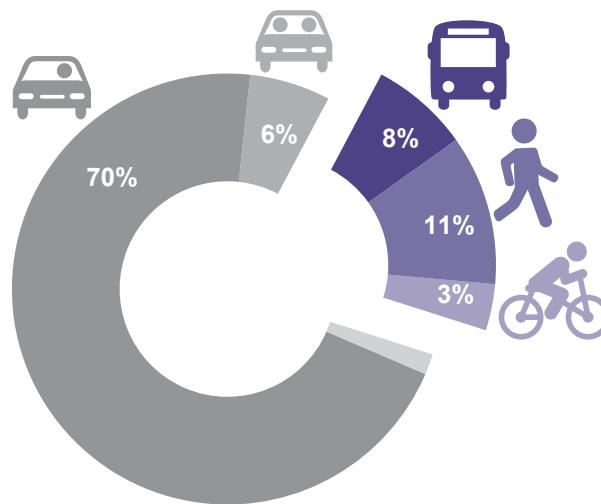
Unemployment Rate by Plan Area



Mode Share

Within the CGA, 22% of residents primarily use public transit, walk, or bike for transportation, aligning with the city's strategic target of 20%. Corridor area residents are notably less car-dependent compared to the broader city. Walking, at 11%, is the second most popular mode of transportation, doubling the city's rate of 5%. Notably, 46% of Saskatoon residents who primarily walk reside in a corridor plan area, and 27% of all transit users.

Corridor Mode Share



Parking

As identified in the parking counts, which looked at the amount of parking on developed land (excluding single use residential development), 18 percentage of the current developed land is used for parking automobiles.

8th Street and Downtown have the highest percentage of land dedicated to surfacing parking. College, Nutana, and Holmwood have the lowest percentage of parking. The Holmwood plan area includes only a few smaller commercial properties.

Percentage of Developed Commercial Land Dedicate to Parking By Plan Area

