

# 2020 Growth Monitoring Report

## ISSUE

The Growth Monitoring Report provides information on residential, commercial and industrial development in Saskatoon, as well as a number of other growth-related indicators for the city.

## BACKGROUND

The Growth Monitoring Report is an annual report and 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 existing and potential infill projects in the city. This report provides data that will help monitor progress towards policy goals, plan servicing needs, and inform policy and program reviews. It includes the following:

- 1) Summary of City of Saskatoon (City) guiding documents and targets;
- 2) Summary of key growth indicators;
- 3) Review of market demand for residential and non-residential land;
- 4) Builder and developer inventory levels and housing market assessment;
- 5) Market absorption and new neighbourhood build-out time frames;
- 6) Inventory of infill opportunities on lands owned by the City; and
- 7) Planned servicing schedules within approved concept plan areas from 2021 to 2023.

The Growth Monitoring Report is produced by the City. As part of this process, Administration collects servicing projections 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. Appendix 1, which is provided electronically, is the [2020 Growth Monitoring Report](#).

## DISCUSSION/ANALYSIS

### Key Indicators and Housing Demand

The population of Saskatoon has been growing over the past several years, with an average population growth rate of 1.5% per year for the 2017 to 2019 period. For the 2020 to 2022 period, based on economic and housing indicators, a growth rate of approximately 1.7% per year is anticipated. A growth rate of 1.7% per year would result in a total population increase of approximately 14,520 over the next three years, suggesting a demand for approximately 5,810 dwelling units.

### Residential Land Inventory

As of July 1, 2020, 734 vacant one-unit dwelling lots were held by developers, and 655 one-unit dwelling lots were held by builders, for a total of 1,389 vacant one-unit dwelling lots. At this time, builders and developers also maintained a total inventory of

approximately 133 acres of vacant land zoned for multiple-unit dwellings, which could accommodate approximately 3,484 multiple-unit dwelling units.

City Council has set a target of maintaining land for 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 current inventory levels, these targets have been met or exceeded. Of the total current inventory level, the vacant land has the potential to accommodate a total of 4,873 dwelling units; therefore, the current inventory has the capability of accommodating an additional 12,182 people. At a growth rate of 1.7%, these dwelling units could be absorbed into the market in approximately two to three years.

### Infill Development

While residential land inventory (noted above) primarily accounts for greenfield development (new development on the periphery of the city), a number of City-owned infill projects being considered by Administration have been highlighted in the report. In addition, private developers have proposed or are in the process of completing a number of major residential infill developments within the City Centre. These include Escala (637 University Drive), 604/610 Broadway Avenue, Baydo Towers (410 5<sup>th</sup> Avenue N) and 1012 College Drive.

### Residential Servicing Plans

Over the next three years, land developers in Saskatoon are planning to service sufficient land for an estimated 2,251 additional dwelling units, which includes 1,768 one-unit dwelling units and 483 multiple-unit dwellings. This amount of newly-serviced land, alongside the current existing inventory, would support an annual population growth rate of 2% over the same time period, exceeding the targeted minimum residential inventory levels.

The greenfield servicing projections in the Growth Monitoring Report show reactions to market demand and current servicing levels from developers based on a number of factors, including existing inventory levels and economic forecasts. Should population growth be lower or higher than expected, developers could respond by delaying or progressing the servicing of new land to avoid an oversupply or undersupply of serviced land. Risk levels for 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 utility services one year and roadway construction the following year, can also provide additional flexibility in managing capital outlay and land supply objectives.

### Industrial and Commercial Servicing Plans

From 2021 to 2023, developers plan to service 115 acres of industrial land in the city, the majority of which will occur in the Marquis Industrial area.

Approximately six acres of new commercial land is planned to be serviced in the next three years. There have also been a number of commercial construction and redevelopment projects occurring within the City Centre. These projects include:

- 1) Renovation and expansion of the former Egadz Building (301 1<sup>st</sup> Avenue North),
- 2) The Tees & Persse building (331 1<sup>st</sup> Avenue North),
- 3) Investment and expansion of Midtown Plaza,
- 4) Construction of the east tower and the Nutrien Tower at River Landing,
- 5) Renovation of the former Saskatoon Police Service building (103 4<sup>th</sup> Avenue North)
- 6) Construction of new commercial buildings at 802 Queen Street and
- 7) 546 2<sup>nd</sup> Avenue North.

### **NEXT STEPS**

This report is produced annually. The 2021 Growth Monitoring Report will be presented to the Standing Policy Committee on Planning, Development and Community Services in late 2021.

### **APPENDICES**

1. 2020 Growth Monitoring Report

### **REPORT APPROVAL**

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