

# **Recent Economic and Demographic Trends in Regina**

**prepared for the  
Regina Chamber of Commerce Breakfast Series  
February 12, 2003**

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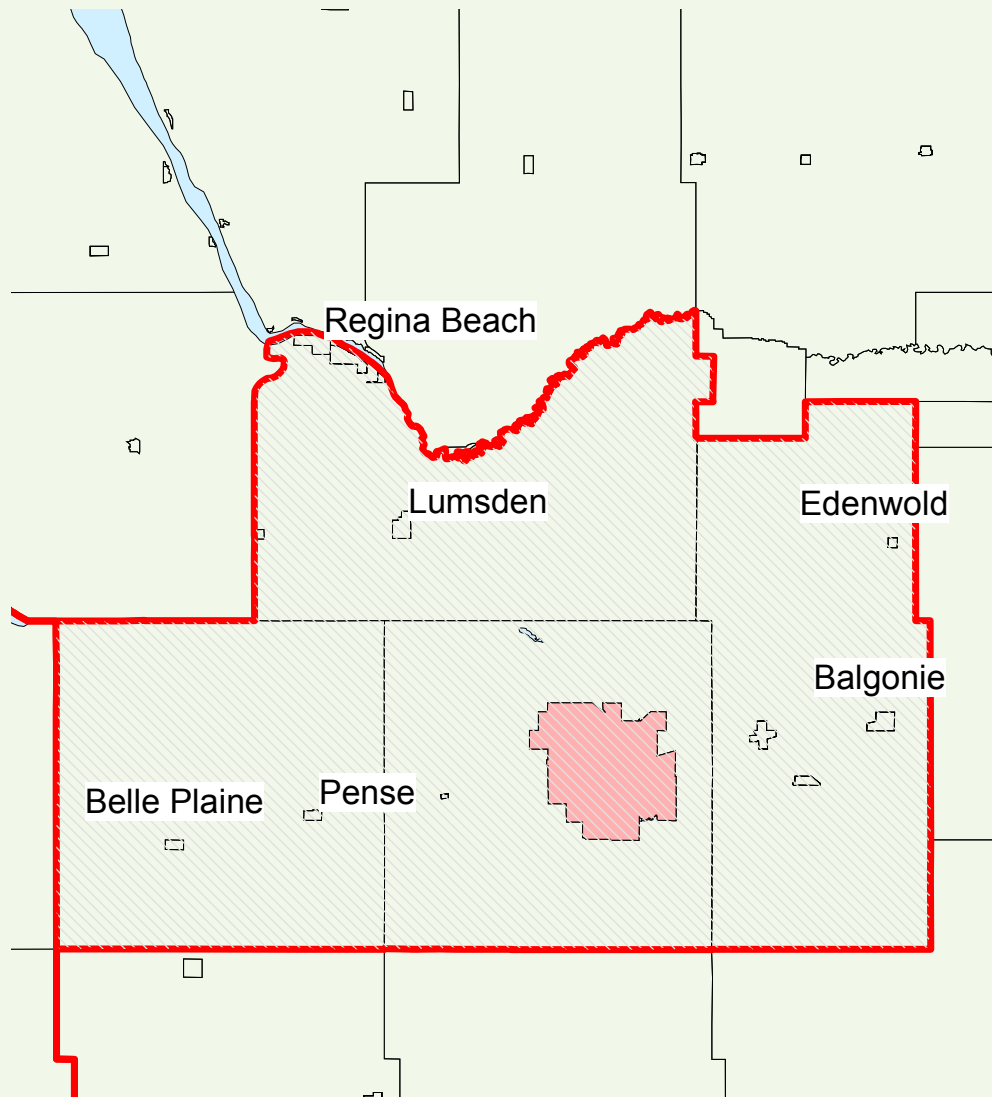
# Outline

- Demographic Trends
  - Population
  - Age Groups
  - Family Structures and Housing
  - Aboriginal Population
- Economic Trends
  - Employment
  - Industry Trends
  - Income
  - Construction Activity
- Summary and Outlook

*Note: These data are from reliable sources, typically Statistics Canada; forecasts and estimates are the responsibility of Sask Trends Monitor.*

# Demographic Trends

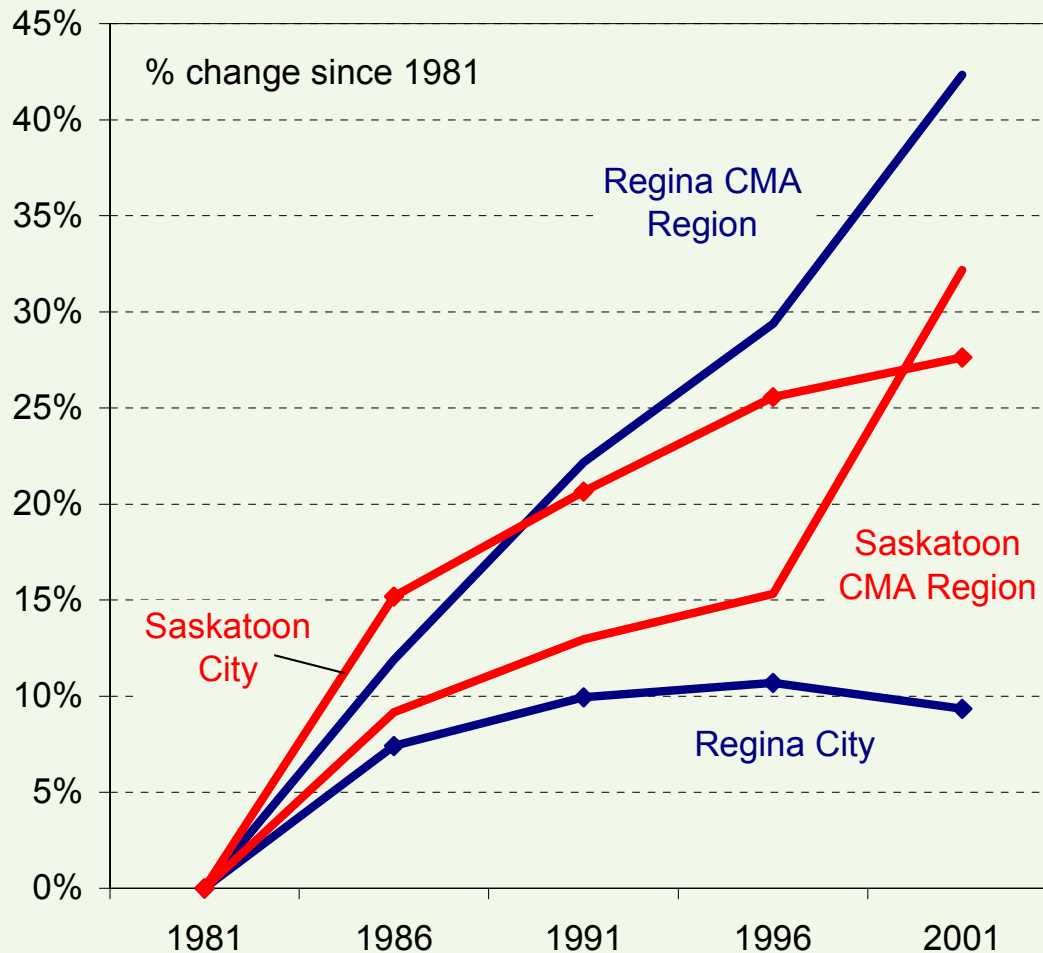
# Census Metropolitan Area



- Some of Statistics Canada's numbers refer to the Census Metropolitan Area (CMA) rather than the City proper.
- The CMA includes the RMs around Regina as well as the "bedroom" communities of Balgonie, Edenwold, Emerald Park, Lumsden, Regina Beach, Pense, etc.
- Regina City had 92% of the CMA population in 2001.

# Metropolitan Area Population

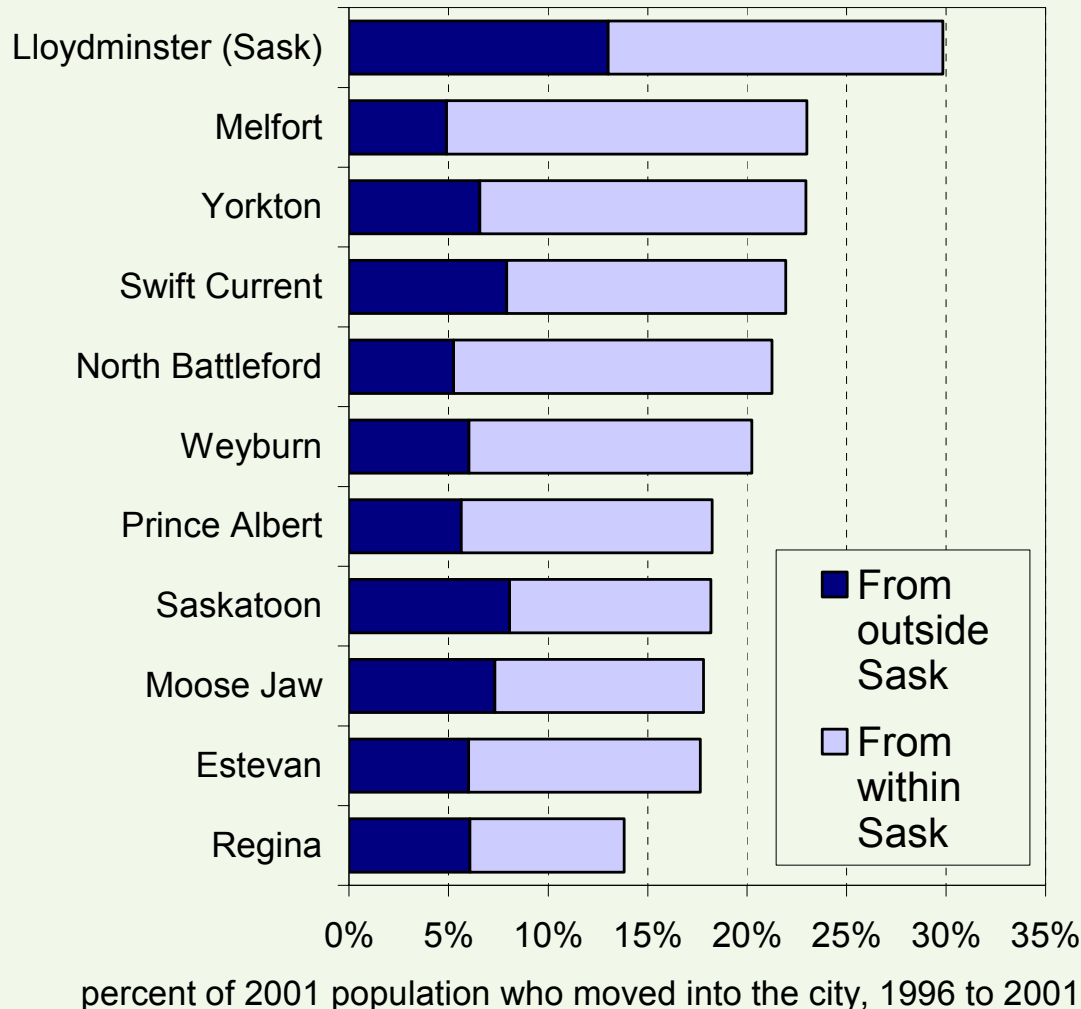
## Population Growth Rates, 1981 to 2001



- The population around Regina has been growing more quickly than the population in the city proper for the last twenty years.
- This trend has accelerated in the last ten years in Regina and has recently become evident in Saskatoon.

# Cities as Destinations

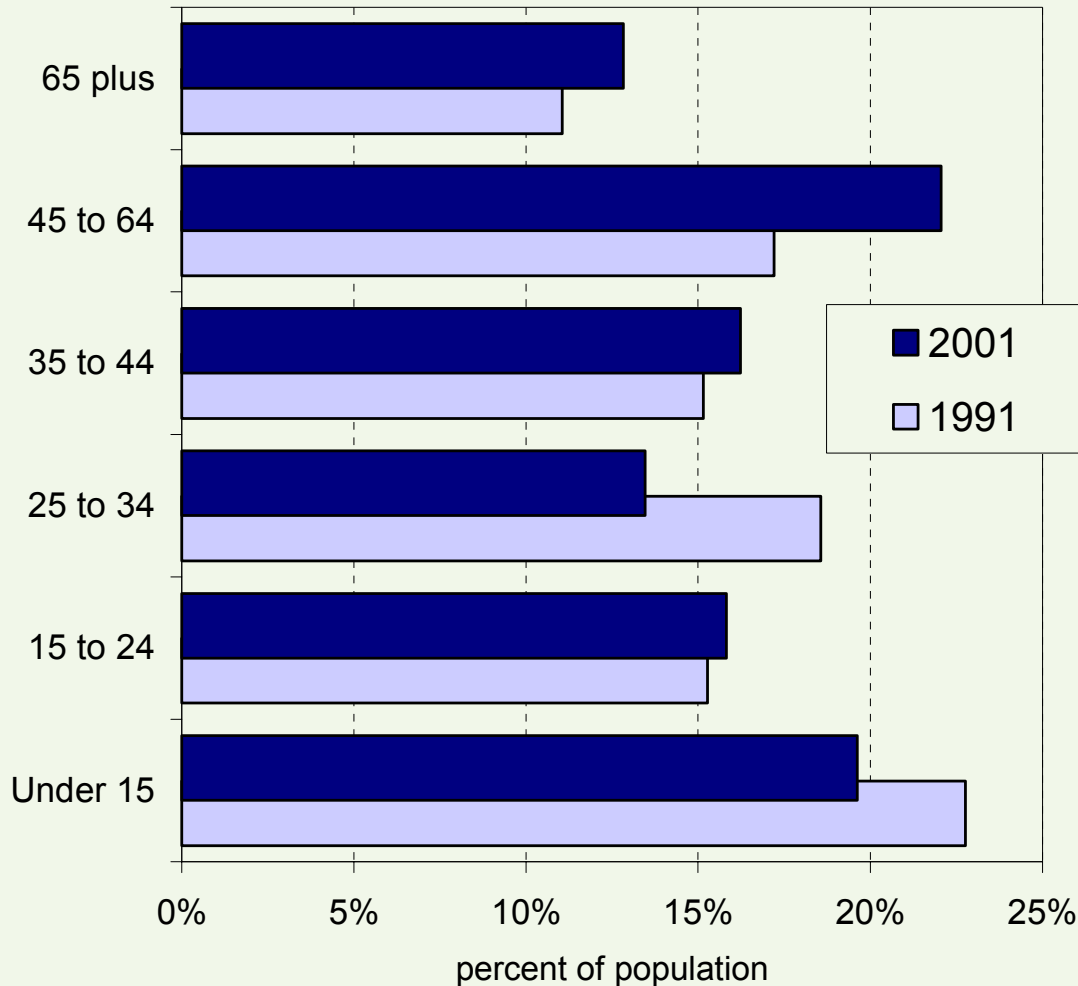
Cities as Destinations



- Lower birth rates mean that the main source for population growth is migration.
- Regina is not attracting either inter-provincial or intra-provincial migrants as well as other Saskatchewan cities.
- This is the fundamental reason for the stagnant city population.

# Age Distribution - 1991 vs. 2001

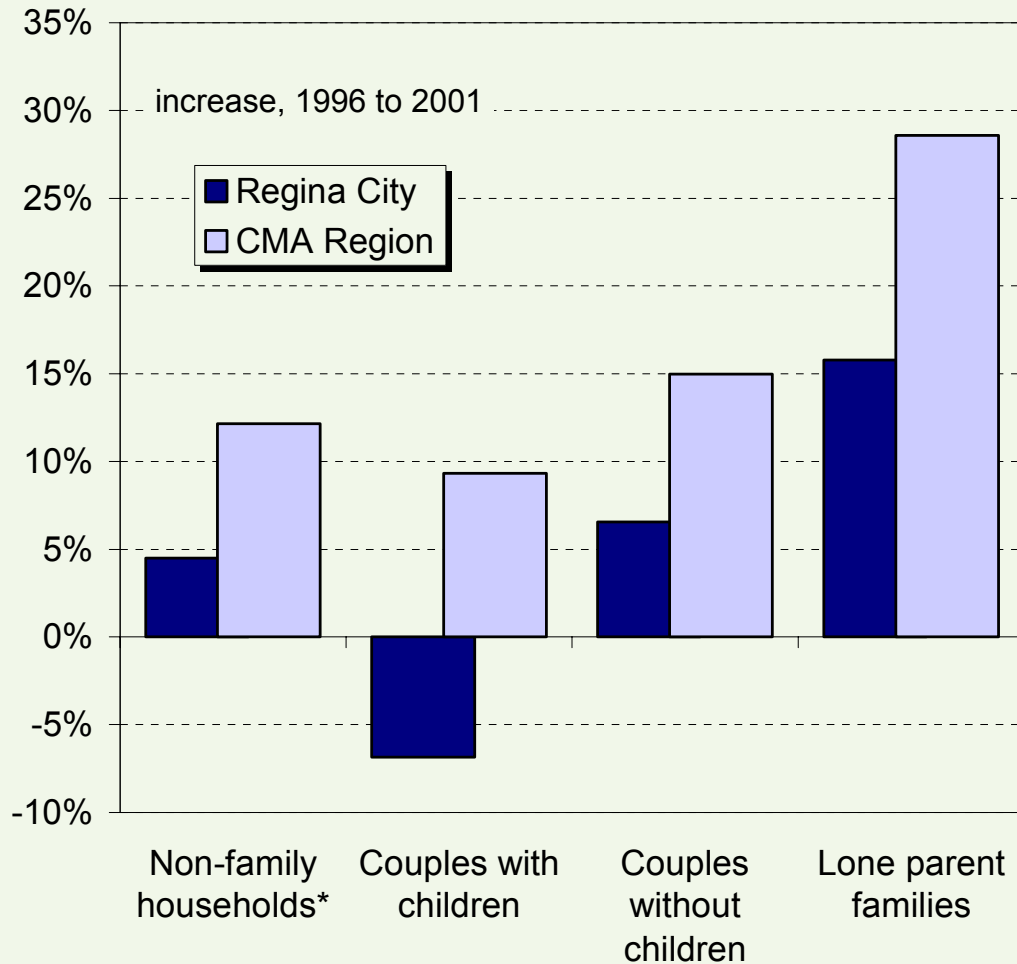
## Age Distribution - Regina City



- The aging of the “baby boom” generation is still the biggest determinant of the age structure in the city.
- In the past ten years, the boomers have moved decisively into the 40 to 54 age group, leaving a gap in the 25 to 34 age group.
- Over the next ten years, many in this group will be retiring as they move into the 50 to 64 age group.

# Households and Family Structures

## Changes in Family Structures

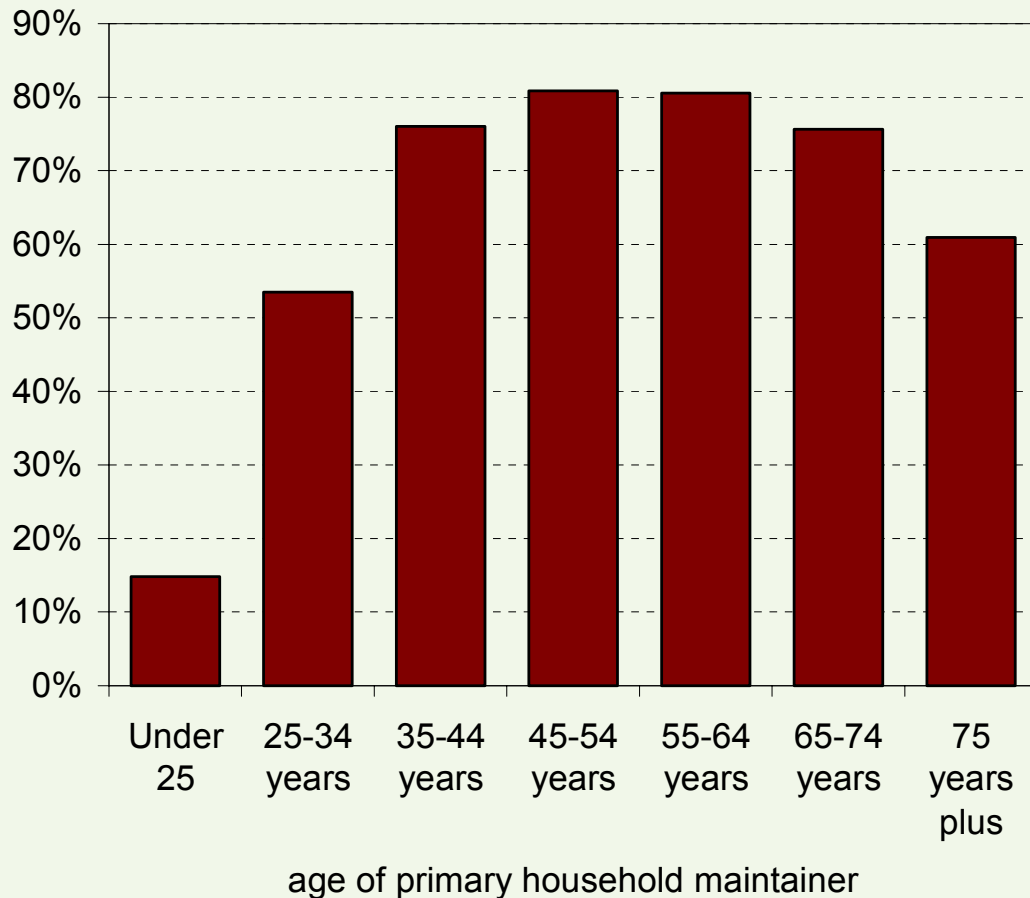


\* persons living alone, non-relatives living together, e.g.

- The aging of the population means that there are:
  - more couples without children;
  - fewer couples with children; and
  - more “non-family” households.
- The number of lone parent families is increasing in both the City and the CMA region although the number outside the city is still very small.
- The CMA region is attracting couples with children.

# Household Tenure

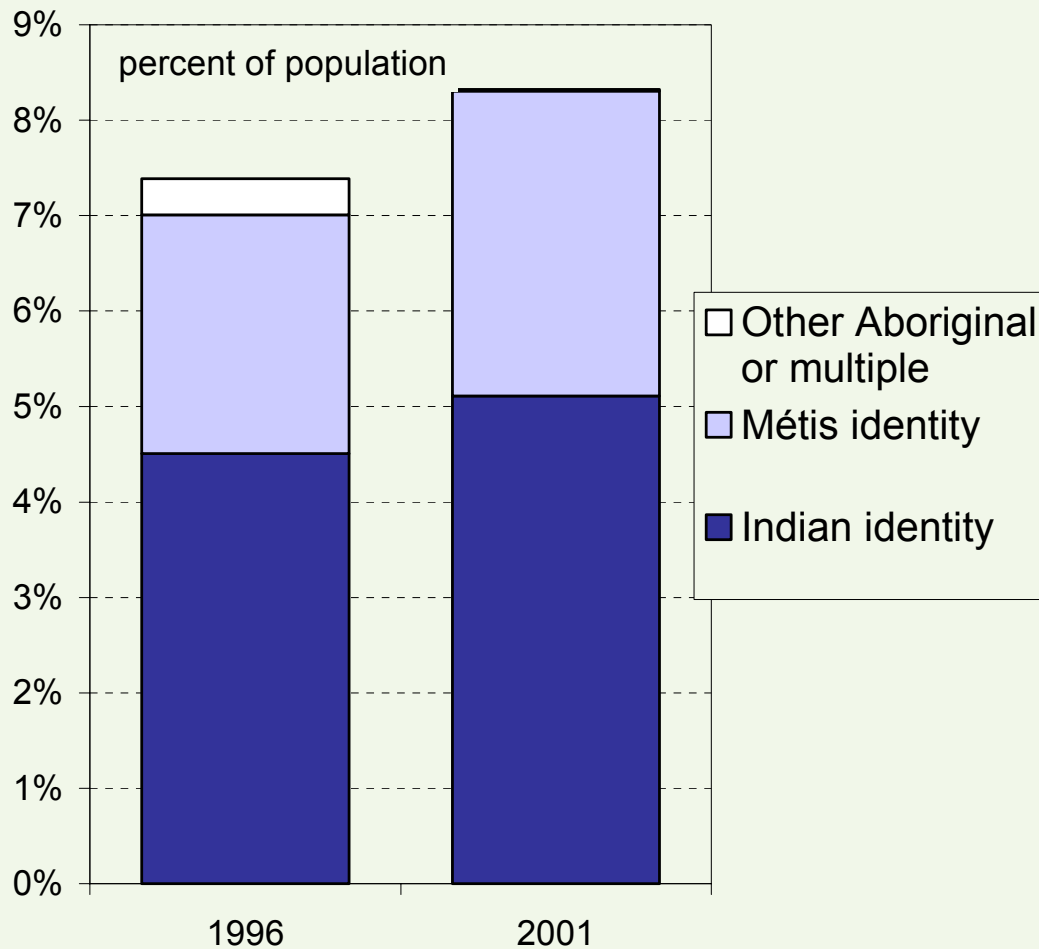
Percent of Dwellings that are Owned,  
Regina CMA



- In 2001, 67% of Regina households were owned compared with 65% in 1996 and 62% in Saskatoon.
- Home ownership is over 80% among those 45 to 64 and over 50% for young adults 25 to 34 years of age.

# Aboriginal Population

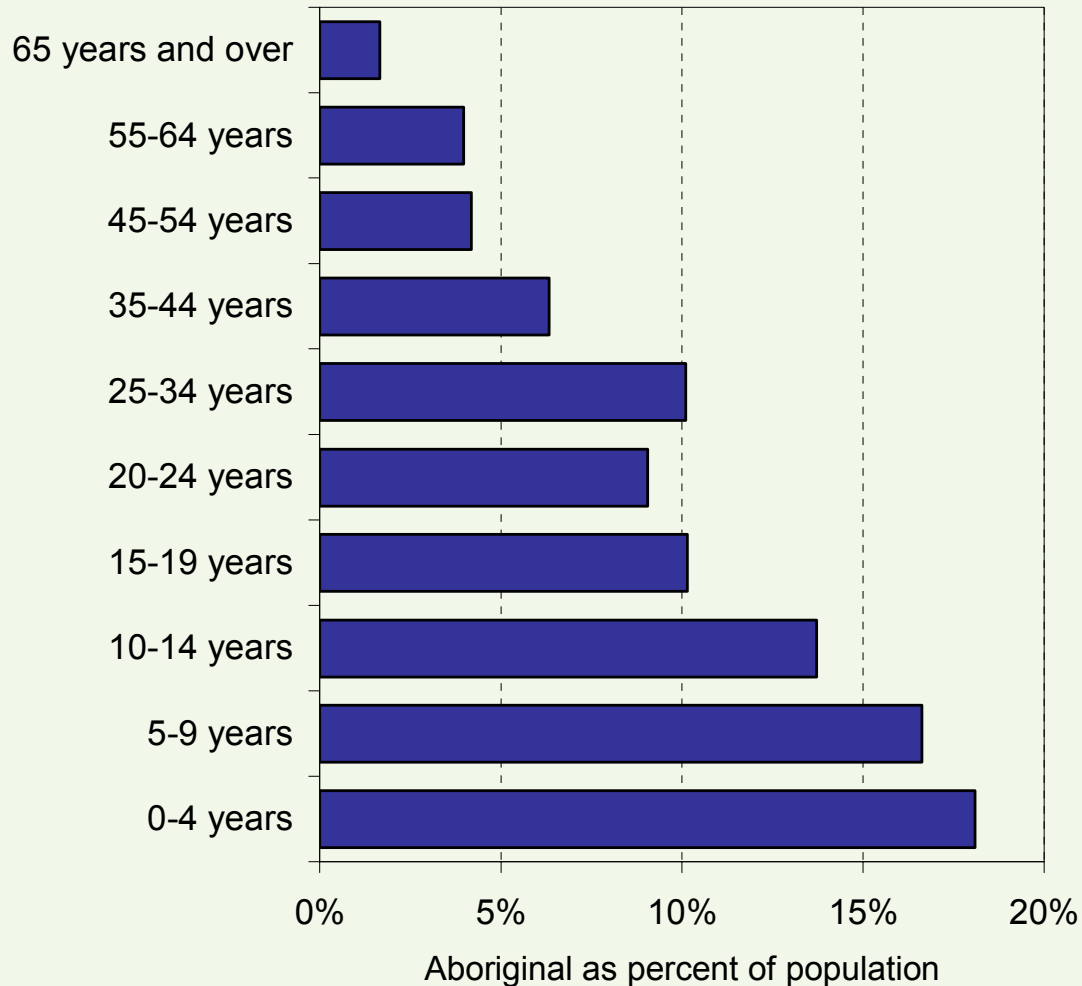
## Aboriginal Population, Regina City



- 8.4% of the Regina population self-identifies as Aboriginal. This is up from 7.4% in 1996.
- The majority are of Indian identity.

# Aboriginal Population

## Age Distributions in 2001, Regina CMA



- The Aboriginal population has a dramatically different age structure than the general population in Regina.
- Compared with 8% overall, more than 15% of the population under ten years of age are Aboriginal and less than 2% of seniors are Aboriginal.
- Note the peak among 25 to 34 year olds.

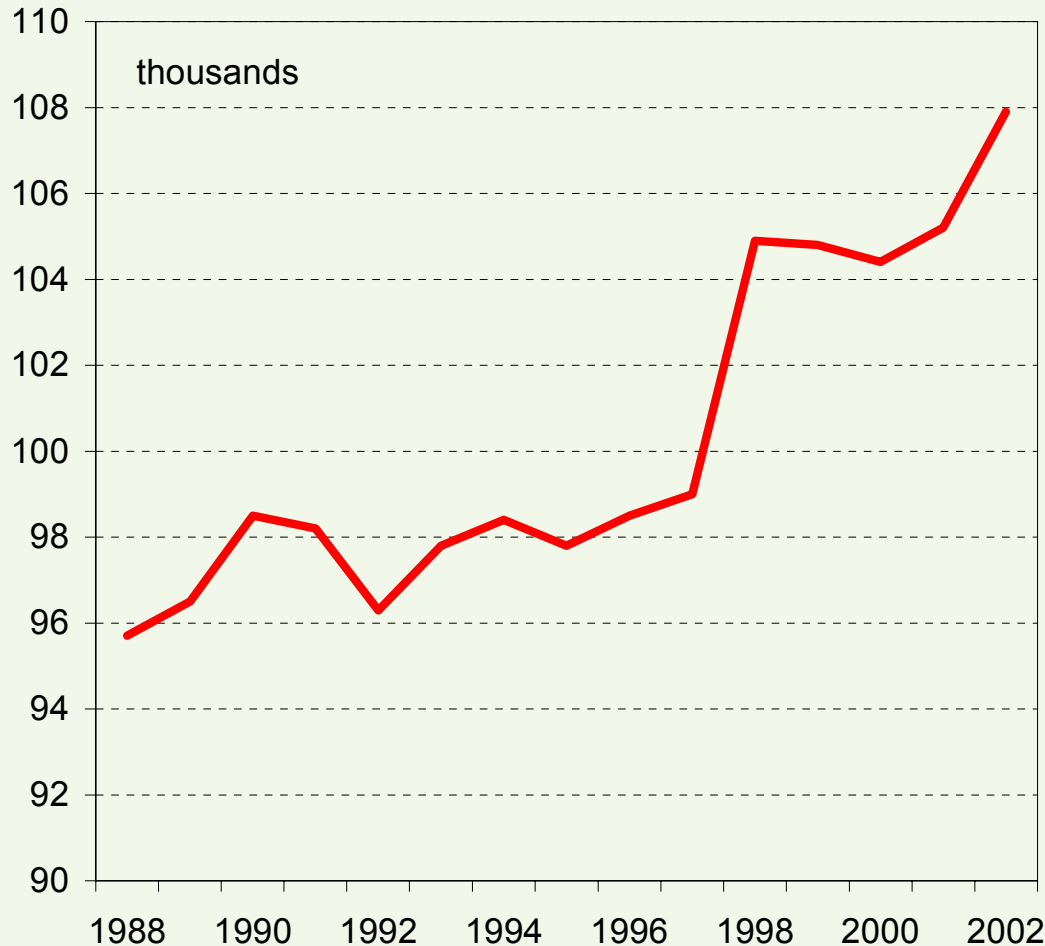
# Demographic Summary

- Regina's population has not increased in the past ten years although the metropolitan area around the city continues to grow.
- The dominant trends in the age structure of the population are:
  - the aging of the "baby boom" generation; and
  - the youth of the Aboriginal population.
- Regina has a high rate of home ownership that is particularly evident among young people.
- Households are getting smaller in the sense of the number of people living in them - more lone parents, more "empty nesters", and more people living alone.

# **Economic Trends**

# Employment - Regina CMA

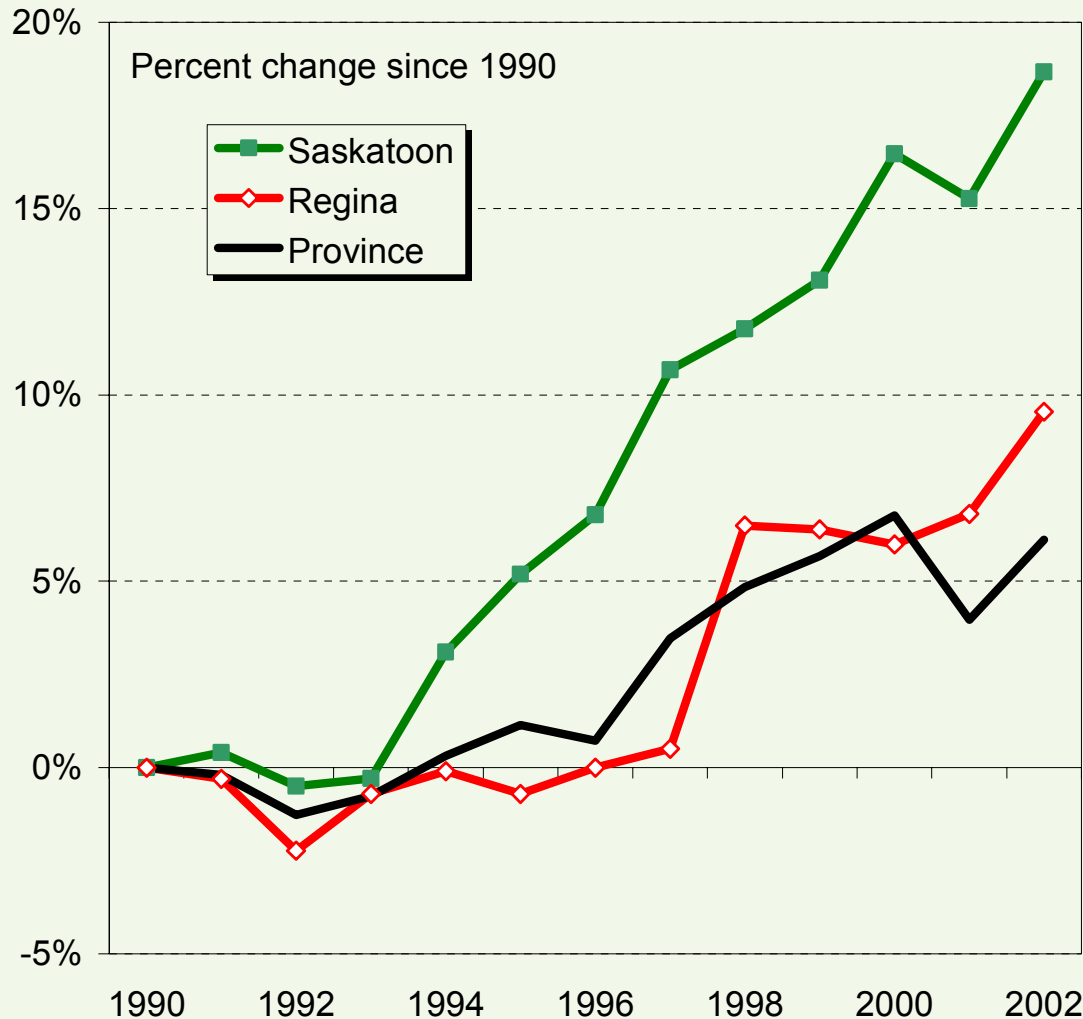
## Employment in the Regina CMA



- After years of no growth in the late 1980s and early 1990s, employment increased sharply in 1998 and then again in 2002.
- The 1998 increase which took place in the midst of a strong provincial economy whereas the increase in 2001 and 2002 took place in the midst of a much weaker provincial economy.

# Employment: Regina Relative to Saskatchewan

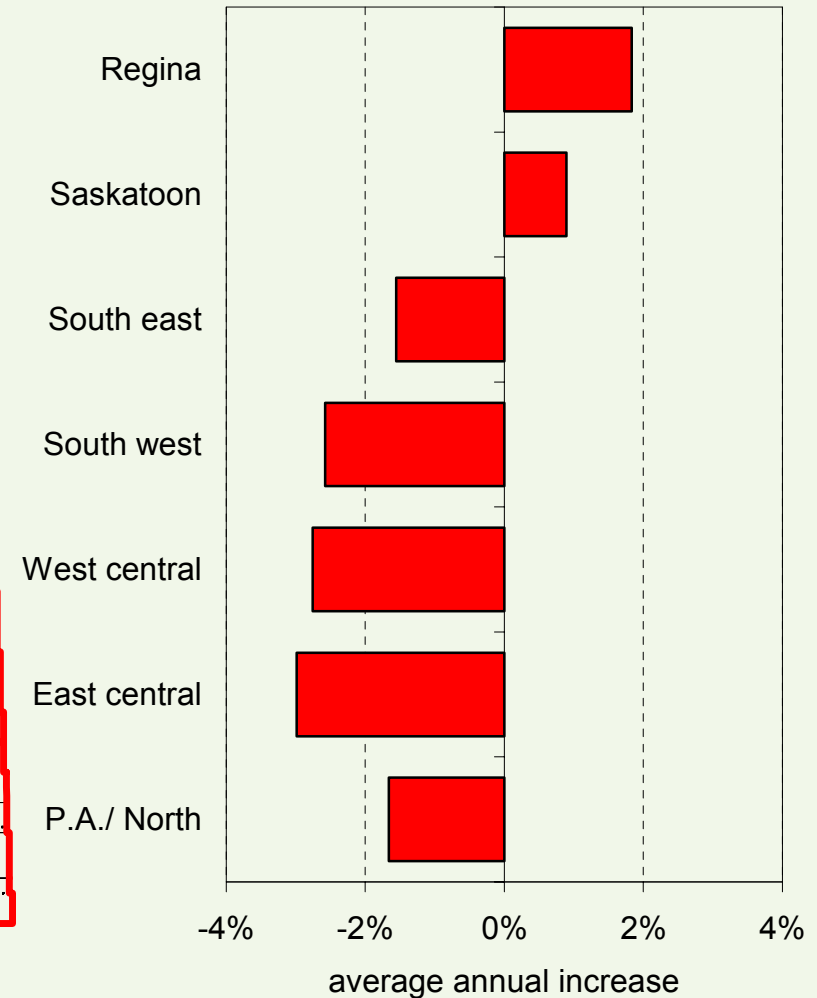
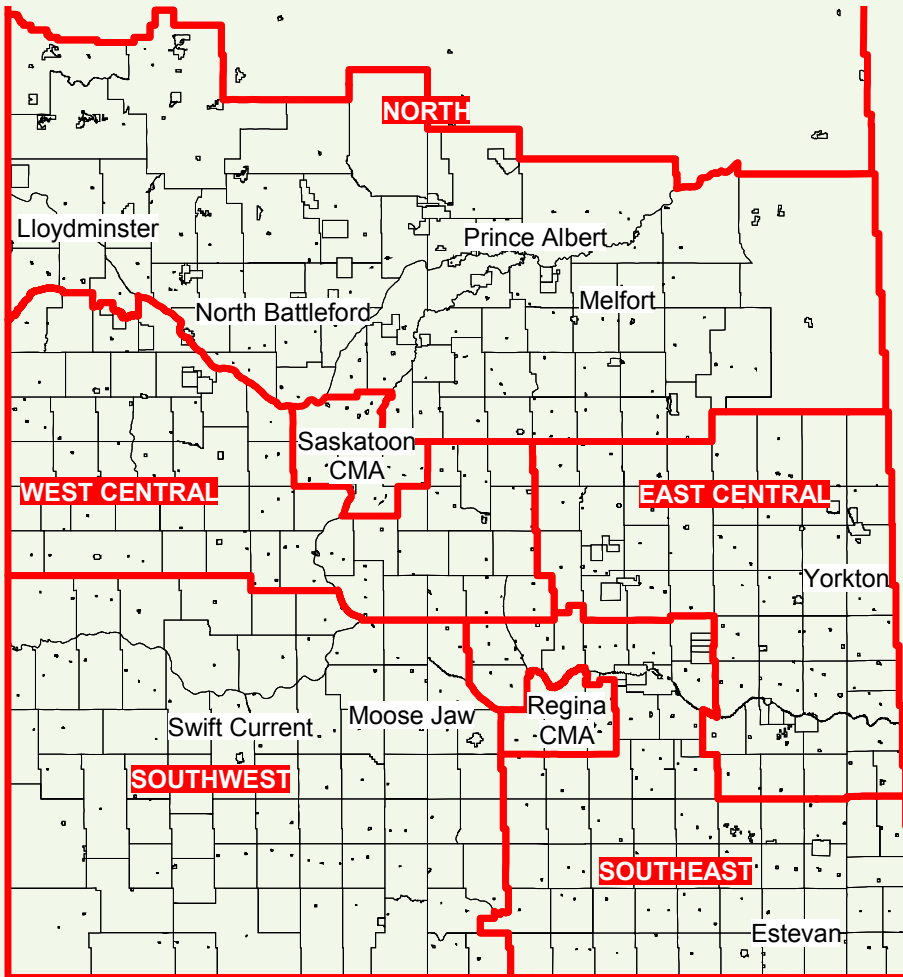
## Relative Employment Trends



- Over the past ten years, employment in the Regina CMA has tended to track employment in Saskatchewan as a whole.
- Since 1990, employment has increased 10% in Regina compared with 19% in Saskatoon and 6% in Saskatchewan.

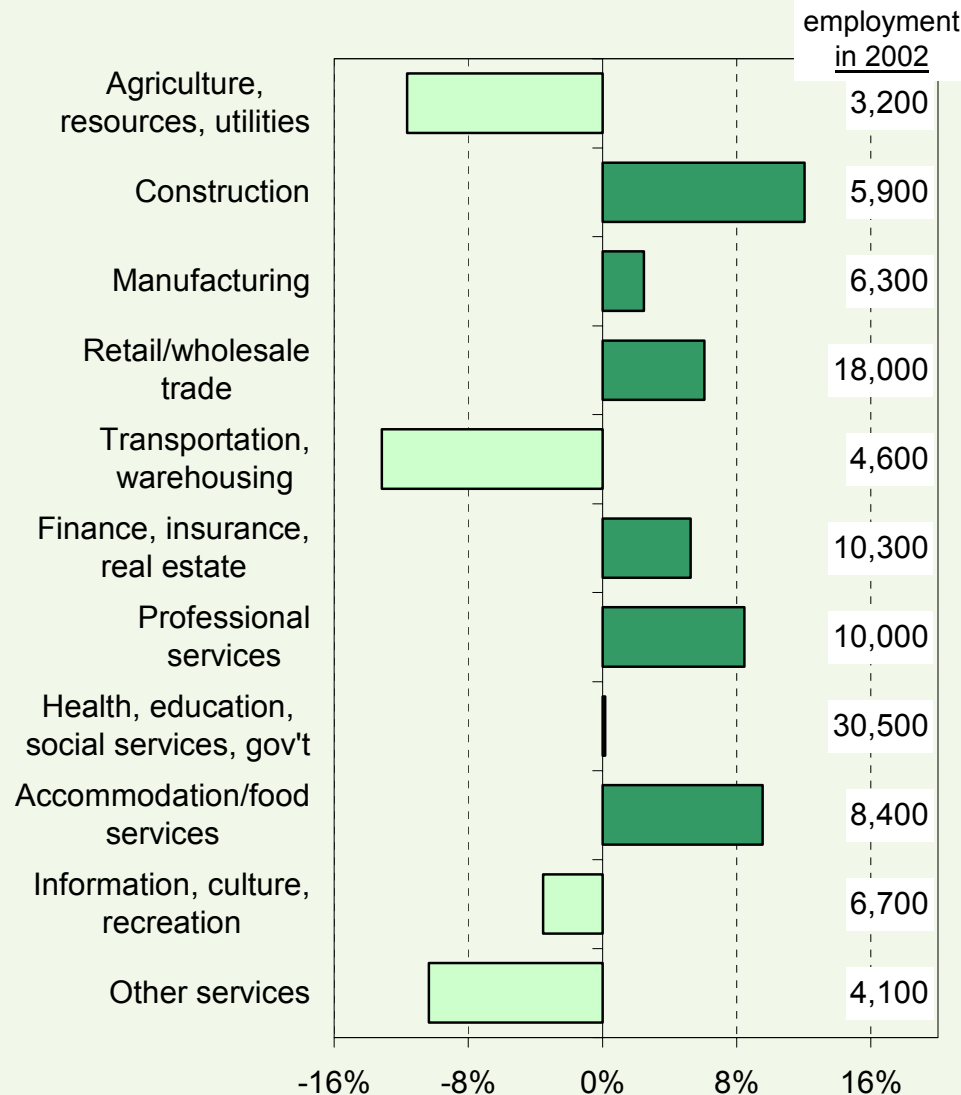
# Recent Employment Growth

## Two-Year Annual Employment Growth, 2000-2002



# Employment by Industry

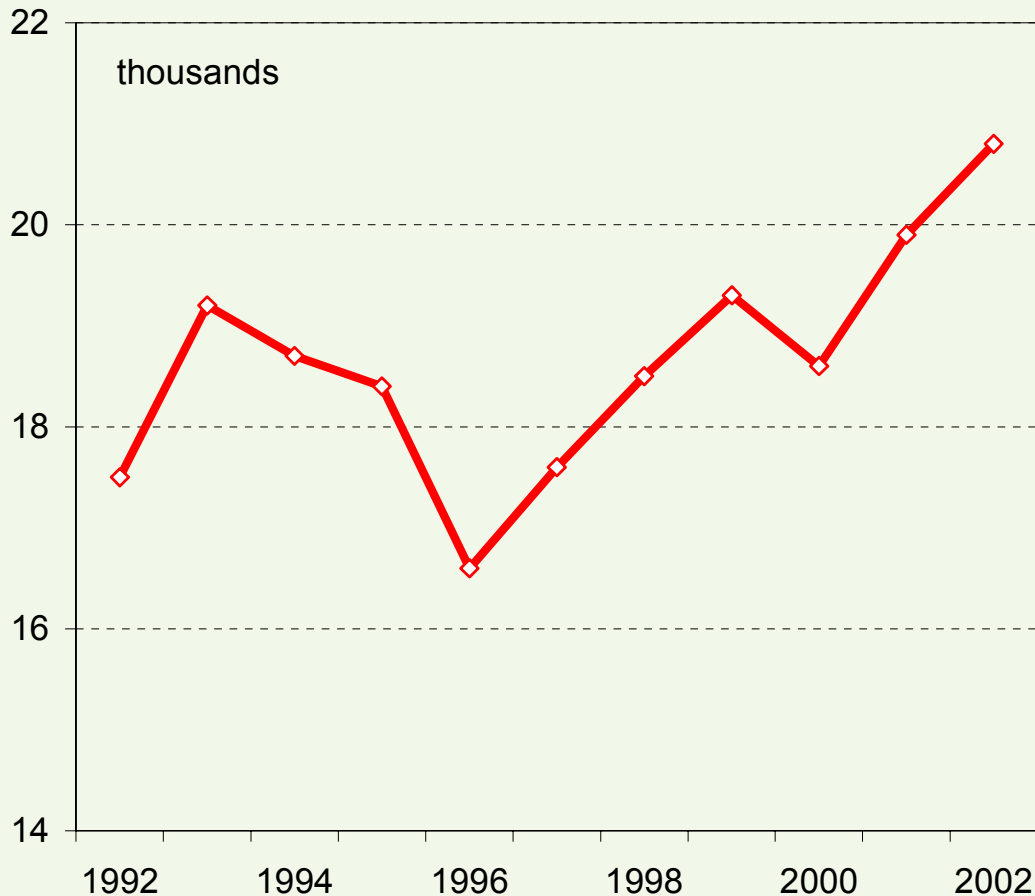
## Annual Employment Growth, 2000 to 2002



- The recent employment growth has been in the private sector, particularly:
  - construction;
  - retail trade and food/accommodation;
  - professional services; and
  - finance/insurance/real estate.
- The city's economy is still dominated by the public sector (30,500 = 28% of total employment).

# Employment by Age Group

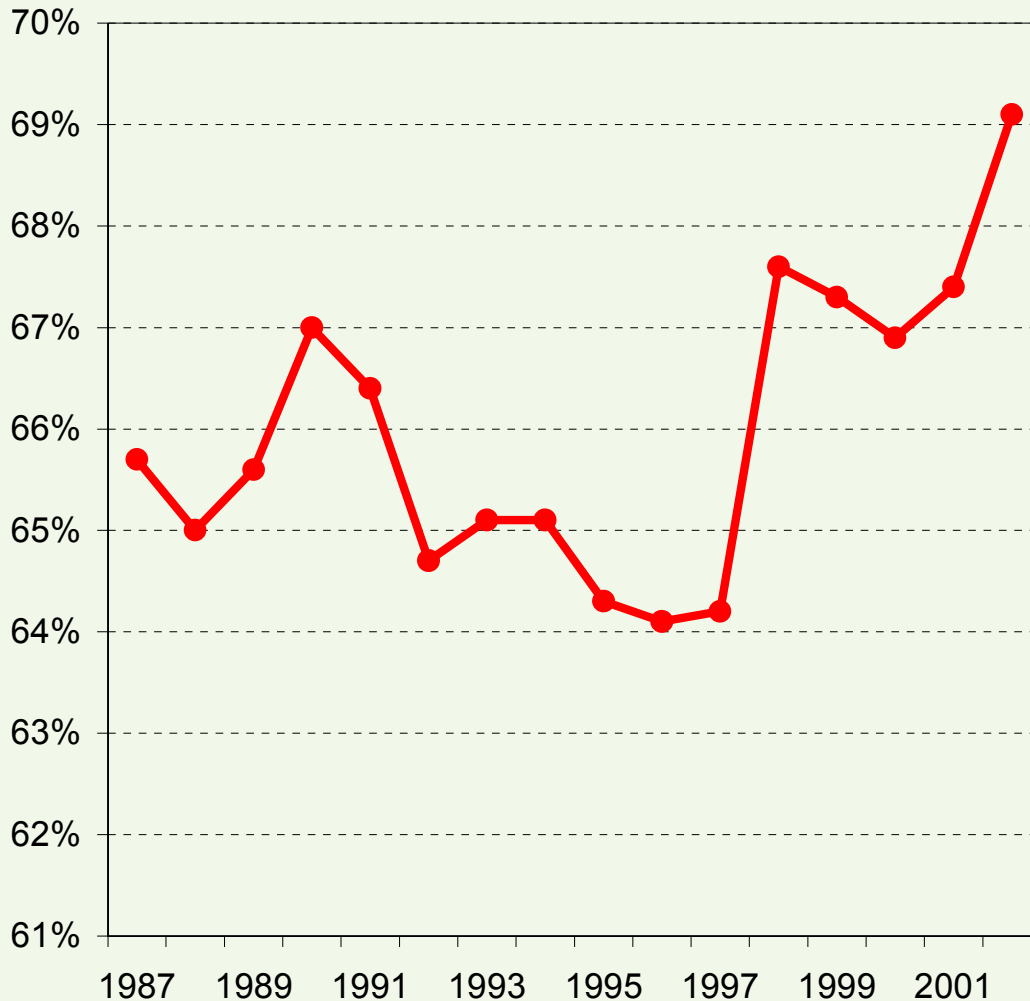
Youth Employment (15 to 24 years) in the Regina CMA



- As the city's population ages, more of those working are over 45. In 2002, this group constituted 34% of employees compared with 26% a decade ago.
- There has been steady employment growth among the youth population in spite of the fact that the youth population has been constant in the past decade.

# Employment Rate

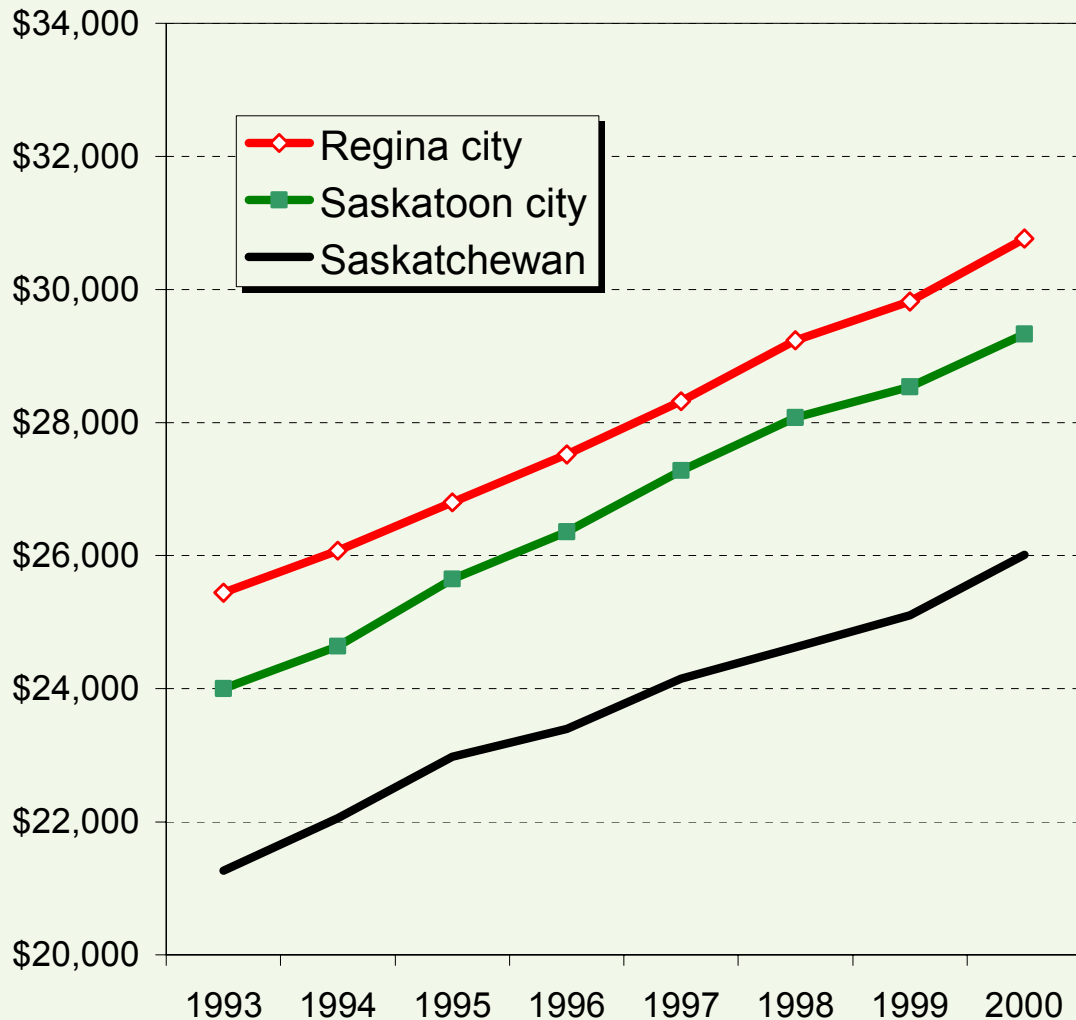
## Regina CMA Employment Rate



- The employment rate is the percentage of the adult population (15 and older) with a job. The Saskatchewan figure was 63½% in 2002.
- Although the city still had an average of 6,200 unemployment persons in 2002, an employment rate this high should lead to an influx of migrants to fill jobs.

# Personal Income

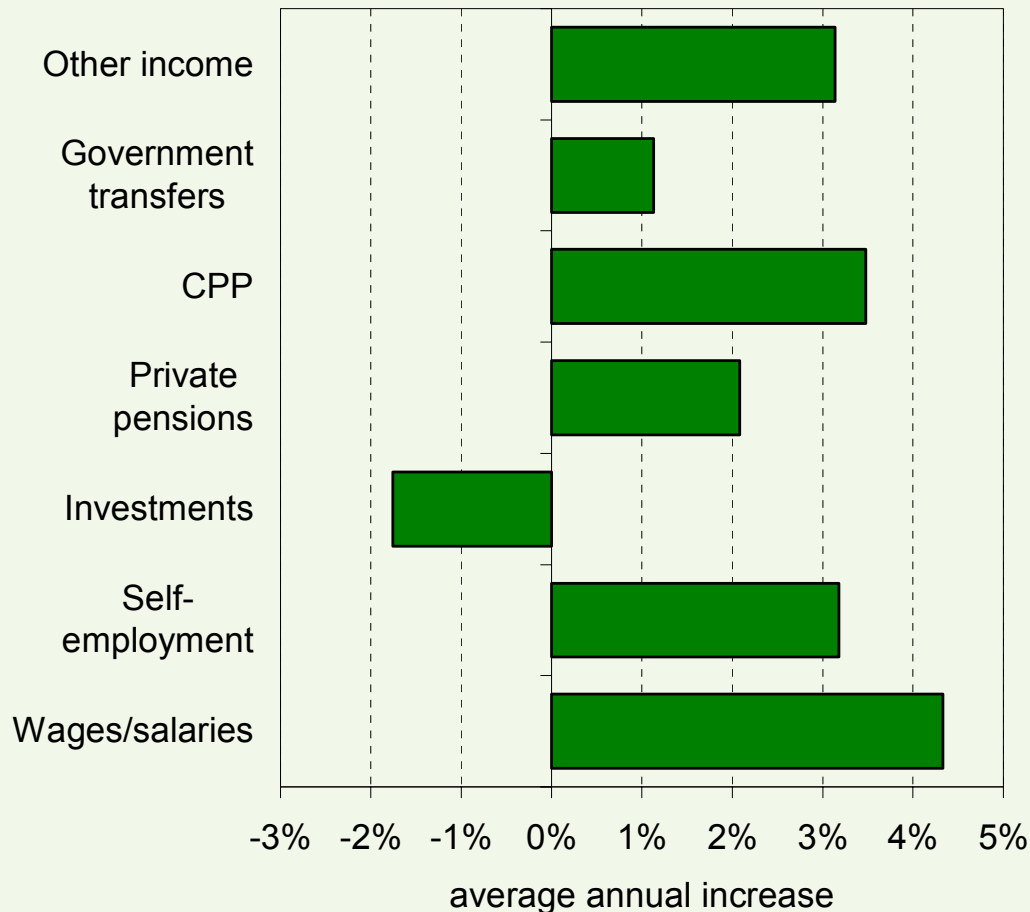
## Average Gross Income Per Taxfiler



- Regina's residents have relatively high incomes compared with those in Saskatoon or other parts of the province.
- The gap has remained relatively constant over the past decade. Regina residents average 5% more than Saskatoon residents and 18% more than Saskatchewan residents.

# Growth in Income from 1996 to 2000

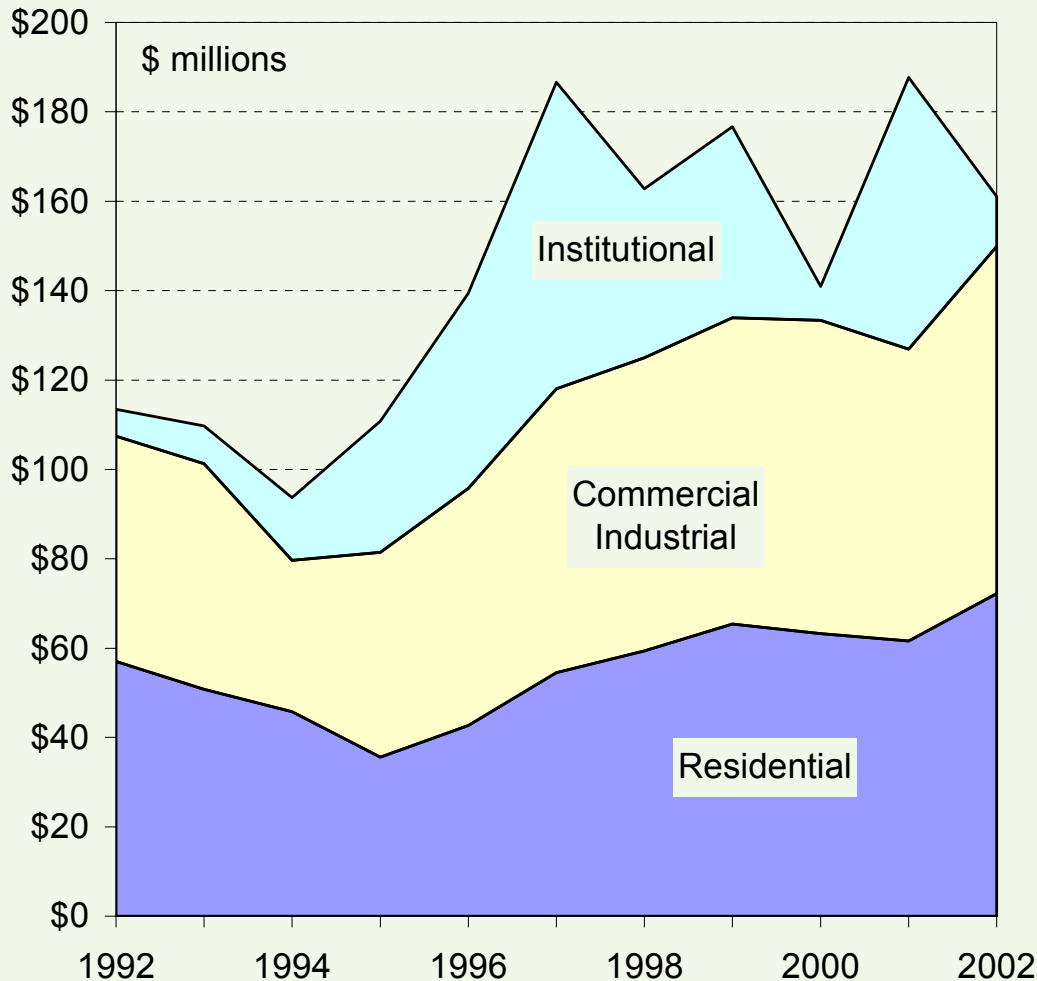
Growth in Income by Source, Regina City,  
1996 to 2000



- Regina residents are becoming less dependent on government transfers.
- From 1996 to 2000, average incomes grew by 3.5% per year with most of the growth coming from employment income.

# Building Permits

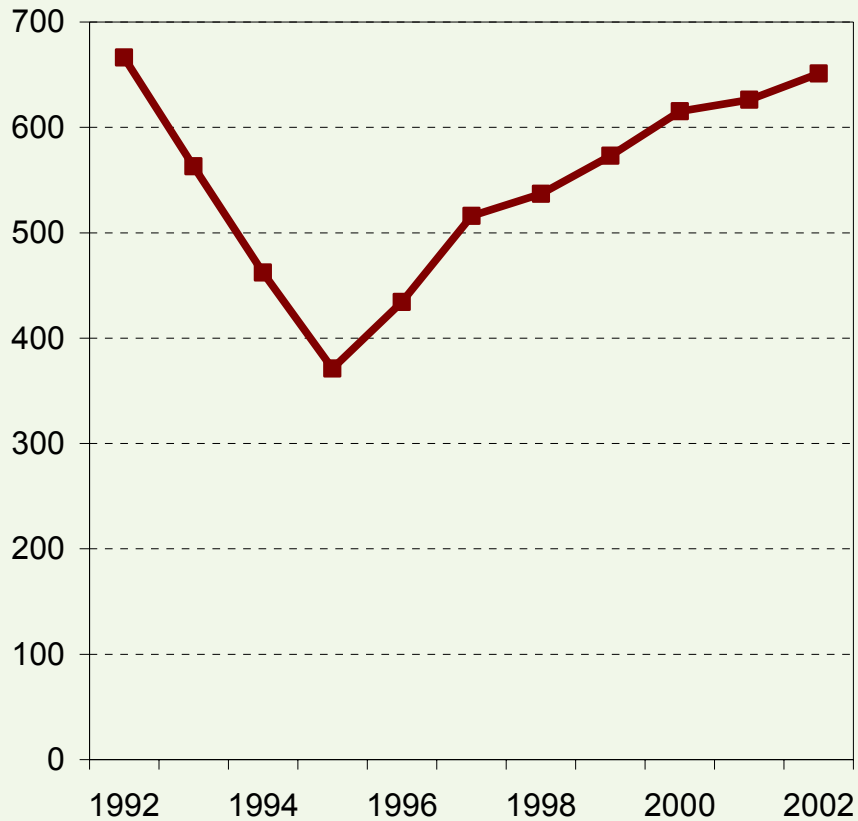
## Value of Building Permits, Regina CMA



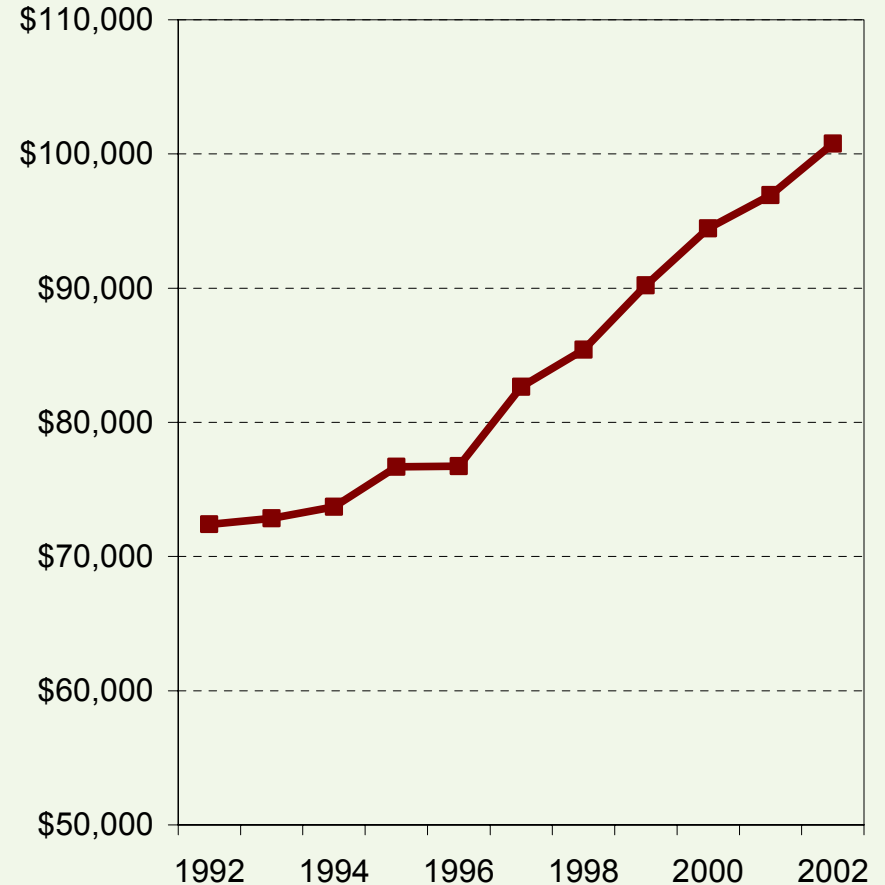
- The construction industry was driven by institutional work in mid to late 1990s.
- Since then residential and commercial/industrial activity has become more important.
- Regina's housing market is still quite strong and showing no signs of slowing.

# Residential Housing Market

## New Housing Starts (# of units) Regina CMA



## Multiple Listing Service Average Price



## Summary and Outlook

- Regina is currently enjoying a relatively positive economy compared with the situation in the rest of Saskatchewan. Recent increases in government spending have increased employment and economic activity in the city.
- The growth in employment in 2001 and 2002 should lead to a turnaround in the population although much of that growth may be outside the city's boundaries.
- In 2003, there will be some new projects announced and continuing spinoff effects from 2002 construction projects.
- Restraint in the provincial and local government budgets and a provincial election may, however, put a damper on the confidence of the civil servants. This could have a dampening effect on consumer spending.