



# Population/Employment Distribution and Development Density Summary

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Edmonton

**FEBRUARY 2020**

This document was developed to inform The City Plan and how land use and transportation might be allocated in a future city. This document was considered alongside technical studies, public engagement, modelling and professional judgement.

## INTRODUCTION

A preferred land use concept has been prepared for The City Plan that weaves together the essential systems and physical networks Edmonton will need to sustain and attract two million people living within the city's current boundary. A key aspect of this work is understanding how the proposed concept will increase population and employment density in different areas of Edmonton. This report summarizes where and to what magnitude population and employment growth is anticipated to occur in key geographic areas as depicted in the City Plan. Findings from this work have been used to refine the land use concept as well as consider future choices, priorities, and actions necessary to advance City Council's vision, goals and outcomes of The City Plan.

## BACKGROUND

Population and employment data used in this summary were developed as part of the preparation and refinement of the City Plan Concept (e.g. technical study, land use scenario modelling, public and stakeholder engagement) and to provide context for implementation, phasing and measurement. This work was based on a combination of technical study and professional expertise. As a base, the work was based on the most recent census data, the City's generalized land use map, current plans in effect and other assumptions and analysis.

## MEASURING THE CITY PLAN CONCEPT

Population and employment growth estimates were calculated based on the following City Plan spatial components or key geographic areas referenced in this report. This provided a clearer picture of the magnitude of change anticipated as a result of the land use concept and at a more specific geographic level. These include:

### DEVELOPMENT PATTERN

**AREAS** – The City Plan includes three broad pattern areas: the redeveloping area (generally within Anthony Henday Drive), the developing area (primarily outside of Anthony Henday Drive and north of 41st Avenue SW), and the future growth area (lands south of 41st Avenue SW). These areas provide a clear organizing structure for growth.

**DISTRICTS** – groups of neighbourhoods that contain most of the services and amenities Edmontonians need to meet their daily needs. They are one of the City Plan's networks and connect residential and non-residential opportunities, and enhance the ability for more Edmontonians to live locally because places and spaces are close at hand and easy to get to.

**CENTRE CITY** – Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. It includes a critical mass of housing, employment and civic activities. A large number of Edmontonians work, live, visit and attend institutions in Centre City.

### NODES AND CORRIDORS

– one of the City Plan's organizing networks. Nodes are centres of activity that feature a variety of land uses including housing types and tenures, and employment. They are places to gather that serve a broad catchment area where mobility networks converge. Corridors are places for movement, living and commerce that are anchored by key mobility networks that connect most nodes. Corridors vary in density, length and width. They provide connections within and across districts and are destinations themselves. Over time, significant intensification will occur in these areas as Edmonton grows to two million people.

### NON-RESIDENTIAL

**OPPORTUNITIES** – Edmonton's non-residential lands form an essential part of the city and are necessary to support ongoing business growth. It is within this network that new ideas, talent and investment come together to revitalize older industrial areas, intensify employment and strategically activate economic opportunities in the future growth area.

### INNOVATION CORRIDOR

– a high density corridor linking key innovation, learning and academic hubs of the University of Alberta and related health institutions, NAIT and MacEwan University.

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Further detail regarding each of these spatial components including related policy can be found within The City Plan.

Data contained in this report is based on estimated population and employment growth projections that are expected to be reviewed and updated over time along with The City Plan. In addition, numerical values have been rounded for clarity and to reflect the specificity of the projections.

## POPULATION AND EMPLOYMENT GROWTH BY GEOGRAPHIC AREA

As Edmonton grows from 1 million people in 2020 to 2 million people, the number of jobs is expected to increase from 580,000 jobs in 2020 to 1.1 million jobs by approximately 2065. These city wide numbers establish the total population and employment for Edmonton at 2 million and are further distributed by the following geographic areas reflective of The City Plan.

### DEVELOPMENT PATTERN AREAS

As shown on the following map of the City Plan and described above, the city is divided into three broad pattern areas: the redeveloping area, the developing area, and the future growth area. The following table summarizes the city's current and estimated additional population and employment in each pattern area.

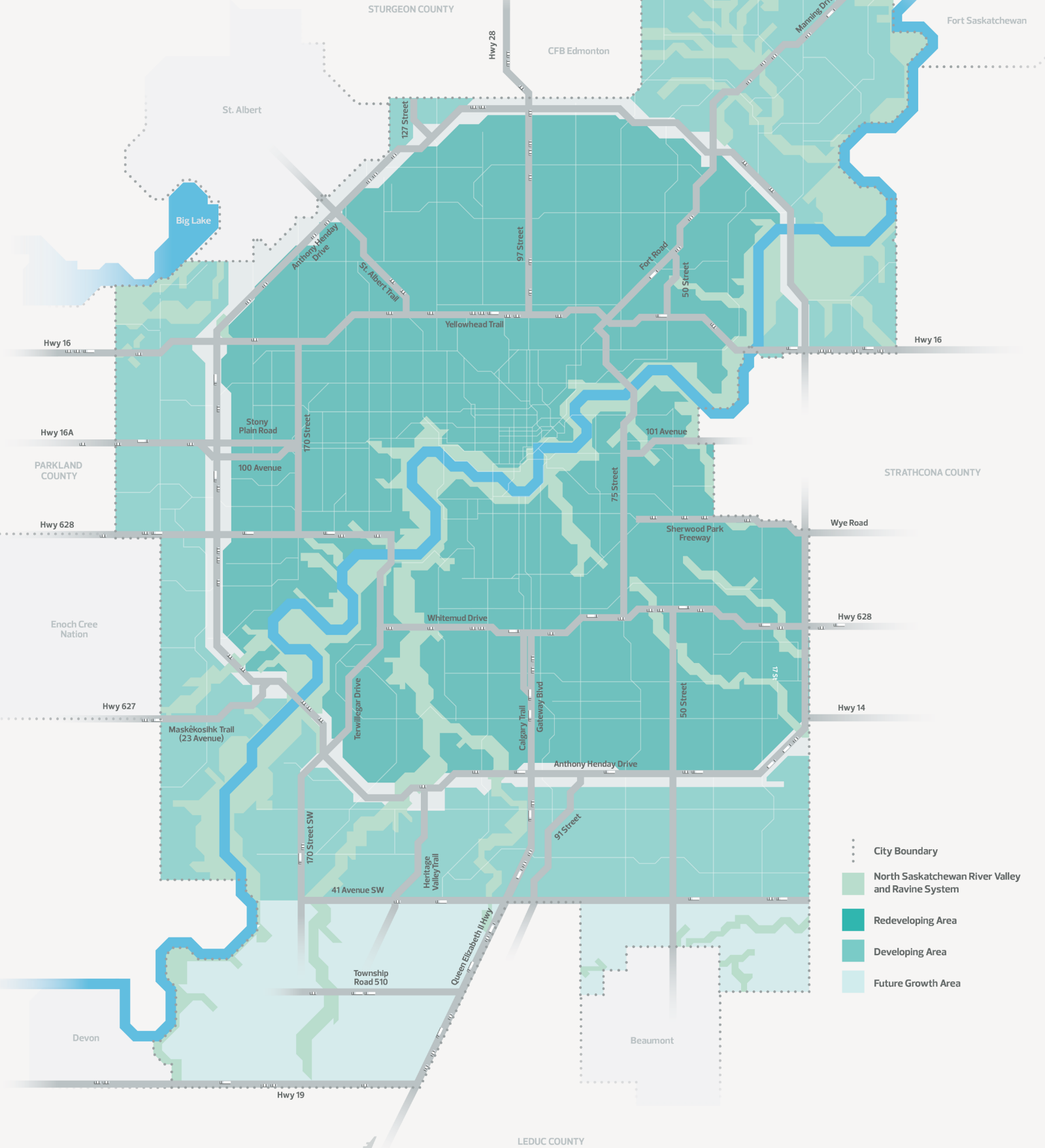
**TABLE 1**


Pattern Area	Estimated 2020 Population*	Projected Additional Population at 2 Million	Estimated Current Employment**	Projected Additional Employment at 2 Million
Redeveloping Area	850,000	600,000	540,000	285,000
Developing Area	150,000	400,000	40,000	165,000
Future Growth Area	<1,000	60,000	<100	70,000
<b>TOTAL</b>	<b>1,000,000</b>	<b>1,060,000</b>	<b>580,000</b>	<b>520,000</b>

\*2019 Municipal Census; \*\*Statistics Canada

As shown above, our redeveloping area is expected to accommodate 60% of our population growth and more than 50% of new employment. Density in this area is anticipated to increase from 65 to more than 90 people and jobs per hectare. Growth in the developing area will continue. Residential development in the future growth area will begin as our population reaches 1.5 million people in the context of The City Plan Concept.

# DEVELOPMENT PATTERN AREAS



-  City Boundary
-  North Saskatchewan River Valley and Ravine System
-  Redeveloping Area
-  Developing Area
-  Future Growth Area

**DISTRICTS**

The City Plan divides the City into 15 districts (see map). The following table summarizes the current and projected district population and employment for each of Edmonton's districts.

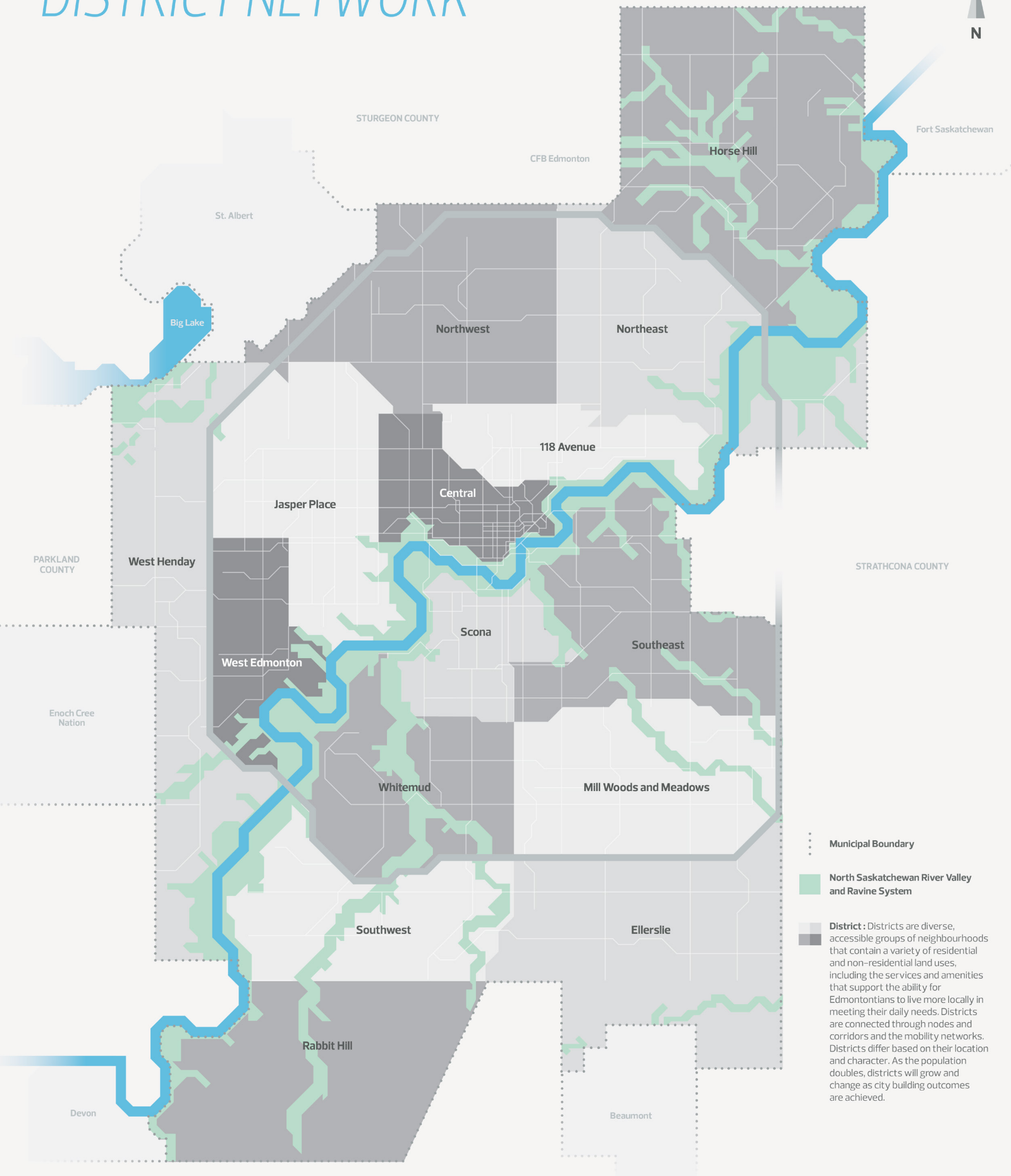
**TABLE 2**




District	Estimated 2020 District Population*	Projected District Population at 2M	Estimated Current District Employment**	Projected District Employment at 2M
Central	100,000	235,000	135,000	215,000
Scona	70,000	180,000	60,000	110,000
West Henday	45,000	145,000	12,000	45,000
Ellerslie	40,000	140,000	10,000	45,000
Southwest	60,000	150,000	9,000	40,000
118 Avenue	55,000	135,000	30,000	65,000
Northeast	115,000	175,000	25,000	55,000
Horse Hill	3,000	65,000	4,000	60,000
Mill Woods and Meadows	120,000	175,000	45,000	75,000
Northwest	130,000	175,000	30,000	45,000
Jasper Place	55,000	95,000	95,000	125,000
Rabbit Hill	<1,000	45,000	<100	60,000
Whitemud	105,000	135,000	20,000	25,000
Southeast	50,000	80,000	80,000	105,000
West Edmonton	60,000	80,000	25,000	30,000
<b>TOTAL</b>	<b>1,000,000</b>	<b>2,000,000</b>	<b>580,000</b>	<b>1,100,000</b>

\*2019 Municipal Census; \*\*Statistics Canada

As shown above, development and growth will occur in all districts of Edmonton as the City Plan is implemented. Our most populous districts today will continue to see significant growth. For example, Scona is expected to attract 110,000 new residents and 50,000 jobs as Edmonton grows from 1 to 2 million people. Meanwhile, the West Henday and Ellerslie districts are anticipated to each see 100,000 new residents and 30,000 new jobs over the same timeframe. Population growth in districts is one of The City Plan's strategic measures.

# DISTRICT NETWORK



-  Municipal Boundary
-  North Saskatchewan River Valley and Ravine System
-  District: Districts are diverse, accessible groups of neighbourhoods that contain a variety of residential and non-residential land uses, including the services and amenities that support the ability for Edmontonians to live more locally in meeting their daily needs. Districts are connected through nodes and corridors and the mobility networks. Districts differ based on their location and character. As the population doubles, districts will grow and change as city building outcomes are achieved.

\*District names are subject to review.

### CENTRE CITY

As Edmonton grows, Centre City continues to serve as our region's principal employment and residential node and hub for mobility, culture and institutions. As shown in table 3, population growth is expected to slightly outpace employment growth in Centre City. Density is anticipated to increase significantly as well.

**TABLE 3**

Estimated 2020 Population*	Estimated 2020 Employment**	Current Density	Projected Population at 2 million	Projected Employment at 2 million	Projected Density at 2 million
54,000	100,000	400 people and jobs/hectare	136,000	162,000	580 people and Jobs/Hectare

\*2019 Municipal Census; \*\*Statistics Canada

### NODES AND CORRIDORS

The City Plan is structured around a system of nodes and corridors that take a variety of forms: major node, district node, local node, primary corridor and secondary corridor (see map). As shown below in table 4, desired overall minimum densities are associated with each of these. On average, in 2020 Edmonton's existing nodes host approximately 115 people and jobs per hectare and existing corridors host approximately 85 people and jobs per hectare. In the future, the population and employment opportunities located within these geographic areas are expected to grow significantly.

**TABLE 4**

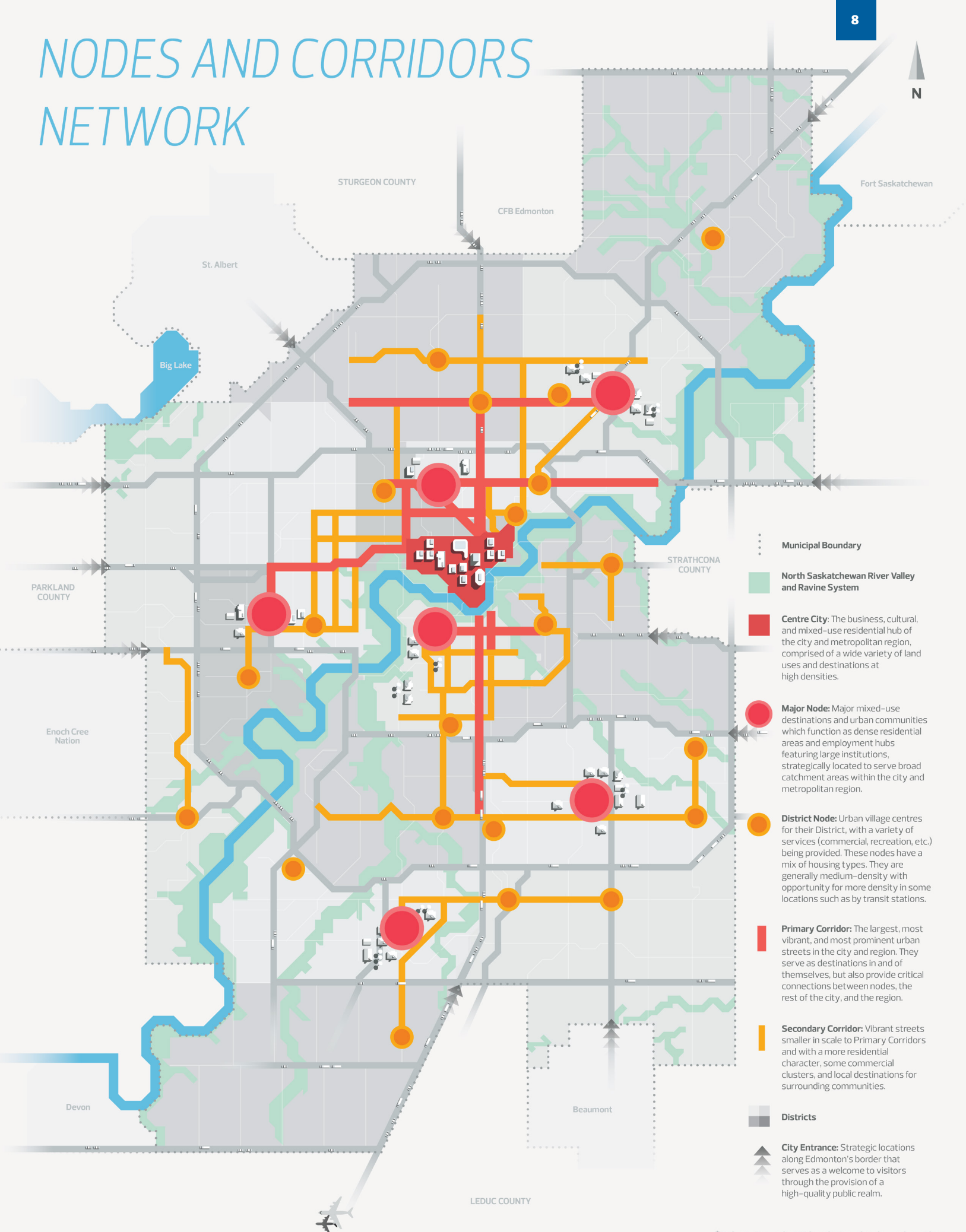
Node and Corridor Type	Minimum Density (people and jobs per hectare)
Major Node	250
District Node	150
Local Node	75
All Nodes (not incl Centre City)	225
Primary Corridor	150
Secondary Corridor	75
All Corridors	255
All Nodes and Corridors (not incl Centre City)	240

All of the above densities meet or exceed the aspirational transit oriented development targets outlined in the Edmonton Metropolitan Region Board's Growth Plan, with the exception of local nodes and secondary corridors.

Not including Centre City, the number of people living in nodes and corridors will almost quadruple from 170,000 today to 658,000 at 2 million people. That translates to roughly one third of all Edmontonians.

Similarly, employment will more than double from 178,000 to 393,000 jobs. This represents about 36% of Edmonton jobs and is one of The City Plan's strategic measures. If Centre City is added, 50% of employment is anticipated to be in nodes and corridors at 2 million people. This is one of The City Plan's stretch targets. Investment in our city's systems and networks, particularly mass transit, are essential to achieving these goals.

# NODES AND CORRIDORS NETWORK



\*Refer to Appendix XX for a listing of nodes and corridors.



### NON-RESIDENTIAL OPPORTUNITIES

As shown on the Non-Residential Opportunities map, Edmonton contains nine non-residential areas that are critical to our ongoing economic and regional prosperity. The following table illustrates the current employment and anticipated additional employment in those areas as the City Plan is fully implemented.

**TABLE 5**

Non-Residential Area	Estimated 2020 Employment*	Projected Additional Non-Residential Area Employment at 2 million	Total Non-Residential Area Employment at 2 million
Northwest Industrial	75,000	25,000	100,000
Yellowhead	6,000	3,000	9,000
Northeast Industrial	4,000	5,000	9,000
Edmonton Energy and Technology Park	2,000	44,000	46,000
West Henday	7,000	15,000	22,000
Southeast Industrial	75,000	20,000	95,000
Ellerslie	3,000	10,000	13,000
Future Growth Area West	<100	48,000	48,000
Future Growth Area East	<100	5,000	5,000
<b>TOTAL</b>	<b>172,000</b>	<b>175,000</b>	<b>347,000</b>

\*Statistics Canada

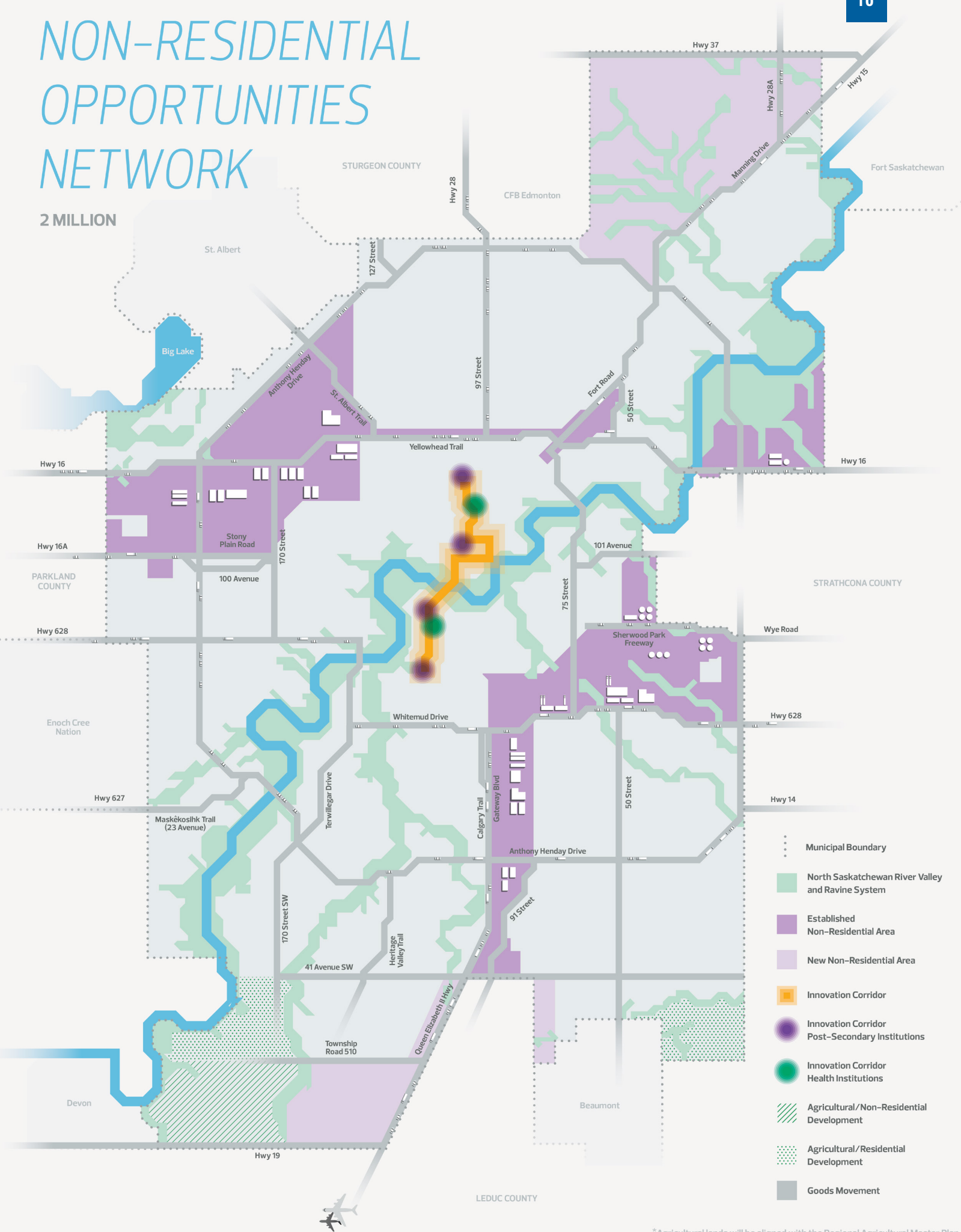
As shown above, many new jobs will be located in Edmonton's non-residential areas as they develop and intensify. Today, the city's extensive northwest and southeast industrial areas are home to more than 85% of our industrial employment. In the future, this type of growth will occur in all non-residential areas, particularly in the northwest, west of QEII/ north of Highway 19, and north of Manning Drive (i.e. Edmonton Energy and Technology Park). The proportion of jobs within industrial areas is expected to remain between 35% and 40% of the city's total jobs. Similarly, the non-residential percentage of taxable assessment is anticipated to remain consistent at an estimated 26% (for further information see Relative Financial Assessment report).

### INNOVATION CORRIDOR

The Innovation Corridor is a critical part of our city that connects health and post secondary institutions and business that help drive our economy. The City Plan projects that 50,000 jobs will be added to the 130,000 jobs that are there today. This will be tracked as part of the City Plan's performance measurement.

# NON-RESIDENTIAL OPPORTUNITIES NETWORK

2 MILLION



- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Established Non-Residential Area
- New Non-Residential Area
- Innovation Corridor
- Innovation Corridor Post-Secondary Institutions
- Innovation Corridor Health Institutions
- Agricultural/Non-Residential Development
- Agricultural/Residential Development
- Goods Movement

\*Agricultural lands will be aligned with the Regional Agricultural Master Plan

## SUMMARY OF FINDINGS

Under the proposed City Plan Concept, Edmonton's redeveloping area is anticipated to accommodate 60% of the city's future population growth and more than 50% of new employment over time. While it is expected that growth will continue in the developing area, residential development is not expected to play a significant role within the future growth area until Edmonton's population reaches 1.5 million people.

Sustained growth is expected within all city districts with more populous areas experiencing substantially more development as Edmonton grows to 2 million people. Within the Centre City, an expanded downtown will see a significant increase in population followed by employment and overall density.

A network of nodes and corridors concentrate redevelopment and development within city districts. Approximately one third of all Edmontonians, or 658,000 out of 2 million people, will live within nodes and corridors (not including the Centre City). In addition, employment within these areas will more than double from 178,000 to 393,000 jobs.

Non-residential areas will continue to develop and intensify creating more employment opportunities and jobs. As Edmonton grows to 2 million people, non-residential area employment will increase by 175,000 jobs with significant growth anticipated in the northwest, northeast, and southwest areas of the city. Overall, the total proportion of jobs within non-residential areas of Edmonton is expected to remain between 35% and 40%. Emphasis on connecting health and post secondary institutions, business and mass transit within the high density Innovation Corridor is estimated to add another 50,000 jobs to an existing 130,000 there today.

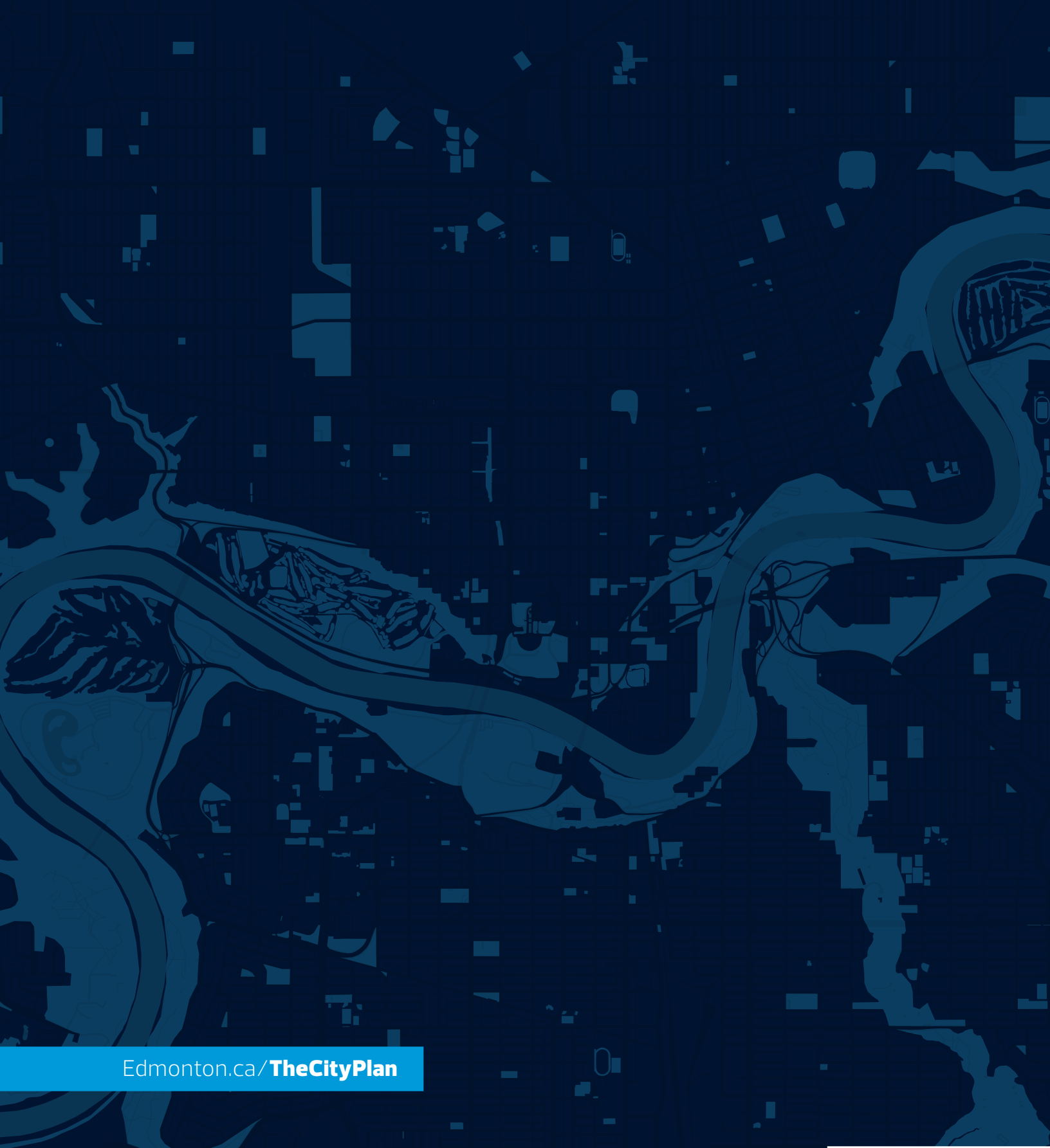
## EXPECTED BENEFITS OF THE CITY PLAN CONCEPT

**There are several key benefits to the proposed City Plan Concept:**

- **Saving more than 5,000 hectares that would otherwise be developed to accommodate a doubling of Edmonton's population**
- **More than 50% of growth will occur in already established areas of the City**
- **Increase the number of daily walking, cycling and public transit trips by 50% as those networks extend and strengthen alongside more dense development**
- **Improve Edmonton's fiscal performance**
- **Reduce greenhouse gas emissions by at least 6% per person**

## CONCLUSION

This report provides an overview of the current and estimated population and employment growth and density increases anticipated by the City Plan. Findings suggest that population and employment growth can be accommodated within Edmonton's current city boundary, pattern areas and districts. This information helped prepare The City Plan recognizing that investment in our city's systems and networks, particularly mass transit, are essential to achieving Council's goals and outcomes of the Plan. Furthermore, implementation of The City Plan will require that key choices continue to be made, priorities set, and actions taken on an on-going basis. In conclusion, The City Plan Concept represents a new approach to growth management that concentrates people, jobs and investment in nodes and corridors that are supported by transit, while continuing to develop in other areas of the city.



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