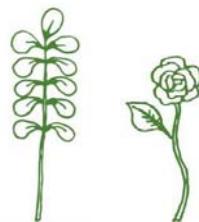


EDMONTON 2001-2011 POPULATION TRENDS

INTRODUCTION

Edmonton is growing and the way our population is changing is an integral part of monitoring this growth and anticipating our future needs. Over the past ten years our population has increased dramatically, due in part to strong economic conditions, and further driven by the young profile of our communities. However, our growth is not evenly distributed and how individual neighbourhoods are changing is a necessary part of understanding growth in Edmonton.

This report provides an overview of Edmonton's past and present population trends at a regional level, city-wide level, and neighbourhood level. In late 2013, 2011 Census of Canada data became available at the neighbourhood level, and this report is largely based on that information. Neighbourhood data for 2001 and 2011 is available in the accompanying spreadsheet; online at www.edmonton.ca/growthanalysis.



REGIONAL GROWTH

Edmonton is situated within a larger region that includes 35 governance areas that make up the Edmonton census metropolitan region (CMA). Growth within the region, and within Edmonton, is made of two components: net migration and natural increase (see Figure 1). Between 2001 and 2011 the region gained approximately 221,000 people. Edmonton grew by 146,000 people, accounting for approximately 66% of the total regional gains.

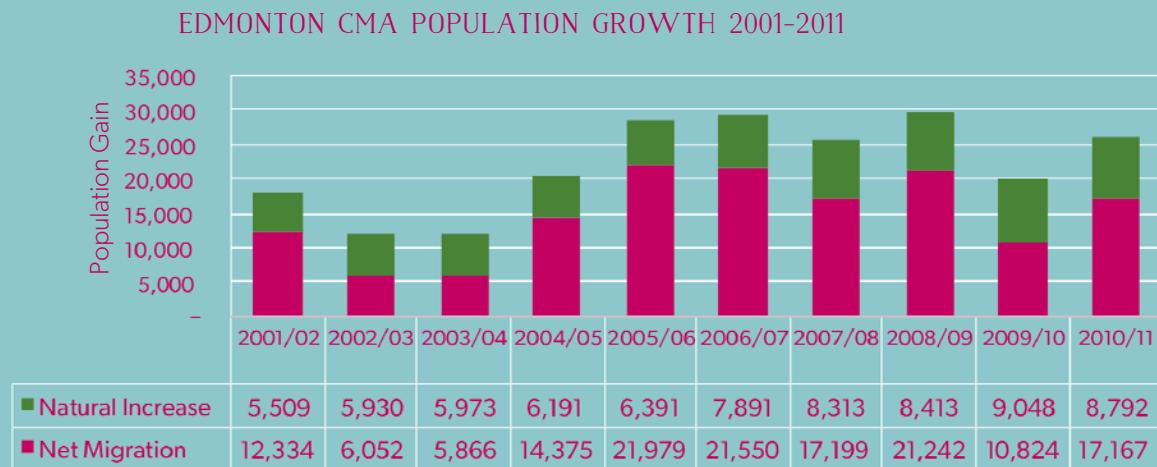


Figure 1. Edmonton CMA Population Growth (adapted from Statistics Canada 2001-2011)

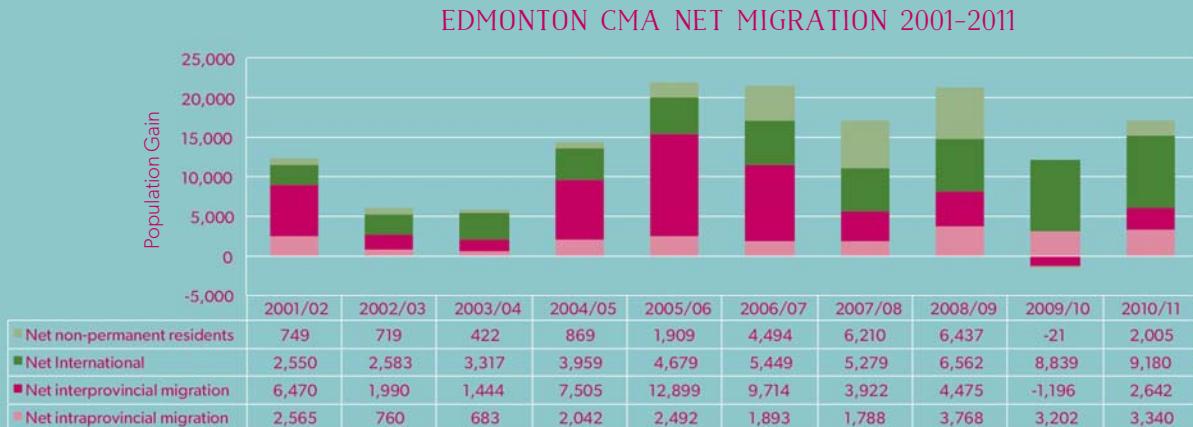


Figure 2. Edmonton CMA Net Migration Growth (adapted from Statistics Canada 2001-2011)

Net migration is the sum of all people that arrive from within Alberta (intraprovincial), from within Canada (interprovincial), and from other countries (international), less the number of people that leave the region. In the last ten years, the region's population has increased significantly, and approximately 67% of the region's growth between 2001-2011 was due to migration (see Figure 2). Of the net migration increase, the largest drivers are interprovincial migration (34% of all migration) and international migration (35% of all migration). However, these influences are variable, particularly with respect to economic changes. For instance, between 2009 and 2010 as the economy recovered from the 2008 downturn, intraprovincial migration increased significantly while interprovincial migration dropped substantially. Emigration (the number of people leaving the region) also decreased during this time period.

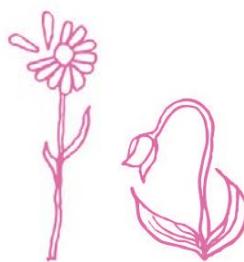
Table 1. Median Census Age of Metropolitan Areas (adapted from Statistics Canada 2011)

MEDIAN AGE OF CENSUS METROPOLITAN AREAS

Edmonton	36.0
Calgary	36.4
Montreal	38.6
Winnipeg	39.0
Ottawa	39.2
Toronto	39.2
Vancouver	39.7

Net migration to the Edmonton region has continued to increase through 2012 and 2013, and in 2013 it reached an estimated 38,000 people. Approximately 41% arrived from other parts of the country, 29% arrived internationally, 11% came from other areas within the province, and 19% were comprised of non-permanent residents such as the mobile workforce, students, refugees, and people with temporary work permits.

Natural increase is the number of births, less the number of deaths, and is the second component of population growth. Areas with younger people tend to experience higher natural increase as there are more births. The Edmonton region is younger than other major Canadian metropolitan regions, with a median age of 36 years (see Table 1), and natural increases account for 33% of the region's growth. Within the region, the City of Edmonton is younger than the surrounding communities, so likely experiences the highest amount of natural increase. Edmonton's single largest population cohort is the "echo-boom" generation, which are people in their mid-20s to early 30s, while the largest cohort in surrounding communities is the "baby-boom" generation of people in their mid-50s and early 60s (see Figure 3).



EDMONTON'S AGE PROFILE

SURROUNDING REGION'S AGE PROFILE



Figure 3. Surrounding Census Metropolitan Area and Edmonton population profiles (adapted from Statistics Canada 2011)



Figure 4. Edmonton Population Change by Cohort (adapted from Statistics Canada 2001-2011)

CITY-WIDE GROWTH

Between the 2001 and 2011 Census of Canada years, Edmonton's population grew by approximately 146,000 people (see Figure 4). This population growth was roughly split between men and women. In 2001, men made up 49% of the population and in 2011 men and women each made up 50% of Edmonton's population. Growth in the male population occurred particularly in the older age groups; the 55-59 age group grew by 81% and the 60-64 age group grew by 68%. There was also significant growth in the 25-29 age group (45%) and the 4 years and under age group (33%). Women showed a similar pattern, with the largest gains taking place in the older age groups. The 55-59 age group grew by 73% and the 60-64 age group grew by 53%. Significant growth also happened in the 25-29 age group (42%) and the 4 years and under age group (27%). These patterns suggest a population that is both ageing, while also attracting younger adults who are having children.

As the 2001 age profile had relatively few men and women in the under 19 age cohorts, the significant increase of 20 to 34 years old in 2011 suggest that many of these people are arriving from outside Edmonton. Conversely, the 2001 age profile had relatively high numbers of 35 to 49 year olds, therefore the increase in the 55 to 64 year old age cohorts is more likely the result of natural ageing of existing residents.

Edmonton's population growth is anticipated to continue over the coming decades, with an estimated increase of approximately 169,000 people between 2011 and 2021 (see Figure 5).

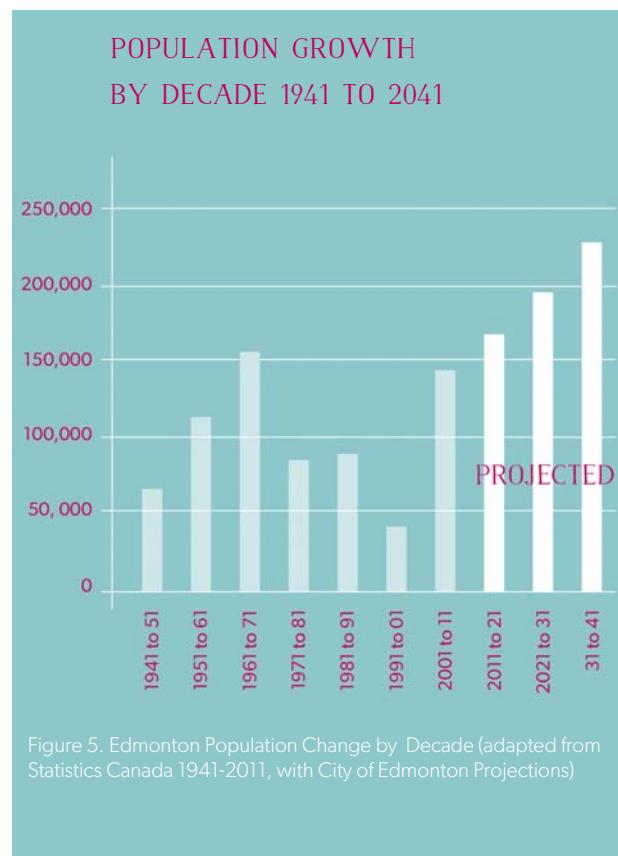


Figure 5. Edmonton Population Change by Decade (adapted from Statistics Canada 1941-2011, with City of Edmonton Projections)

NEIGHBOURHOOD GROWTH

Edmonton's population has changed significantly over the past decades, and is expected to continue to change as it grows. However, not all areas of the city have experienced the same types of population growth. Certain areas have gained more people, certain areas are younger, and certain areas are older. For analysis purposes, neighbourhoods are divided into four geographic areas based on the Way We Grow and shared neighbourhood characteristics (see Appendix I - Neighbourhood Classification Map):

- Central Core areas (downtown and adjacent neighbourhoods)
- Mature areas (neighbourhoods outside the core, generally completed prior to 1970)
- Established areas (completed neighbourhoods, generally within the Anthony Henday Transportation Corridor)
- Developing areas (currently developing and future planned neighbourhoods)

Over the last forty years different types of neighbourhoods have experienced different types of growth (see Figures 6 and 7). Between 1971 and 2001, core neighbourhoods showed little growth and it is only in recent years that they have begun to gain people. Mature neighbourhoods have consistently lost population, as people age and households shrink, although recently losses have been decreasing. Many of today's established neighbourhoods were first developed in the 1970's to 1990's. As a result, these neighbourhoods show significant early growth but this growth has decreased in recent years. Most of today's developing neighbourhoods were approved in the last ten to twenty years, and have experienced high growth within these years as they build out and come closer to completion.



POPULATION CHANGE 1971 TO 2011

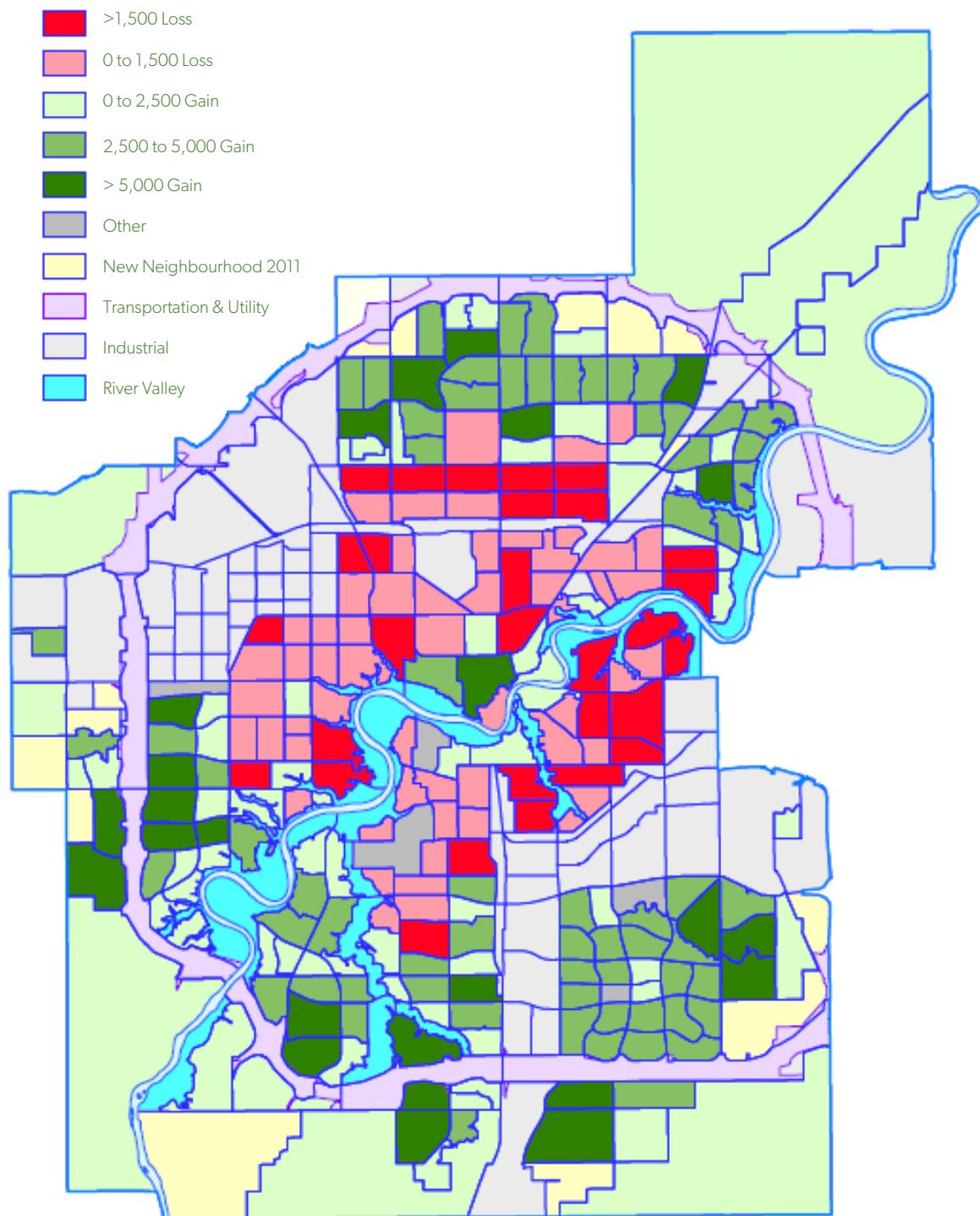


Figure 7. Edmonton Population Change by Neighbourhood Type (adapted from Statistics Canada 1971-2011)

NEIGHBOURHOOD

CHANGE BY COHORT

1971-2011

Ages	Core Change	Mature Change	Established Change	Developing Change	Total Change
0 - 9	-3,505	-45,355	35,545	21,650	8,335
10 - 19	-4,035	-46,715	38,860	16,055	4,165
20 - 34	6,825	-16,315	67,410	39,620	97,540
35 - 49	5,840	-6,020	61,735	34,625	96,180
50 - 64	4,290	15,870	61,620	19,985	101,765
65+	1,875	25,330	32,010	7,950	67,165
Total	11,290	-73,205	297,180	139,885	375,150

Figure 8. Edmonton Net Population Change by Age and Neighbourhood Type (adapted from Statistics Canada 2001-2011)

Edmonton's population growth patterns are typical of a "neighbourhood lifecycle," a cycle of population expansion and contraction as neighbourhoods develop and age. When they are first building out, new neighbourhoods experience rapid population expansion as the community develops, new households are formed, and household size grows. These neighbourhoods are typically populated with younger families with children. Neighbourhoods then tend to stabilize for a period of time as in-migration slows, which is followed by population decline as children grow up and leave home. Neighbourhoods can then experience a variety of transitions and different outcomes over time. Neighbourhood populations may continue to shrink as household size declines for a period, or they may grow again as new generations of Edmontonians move in and expand their household size.

Over the last forty years, the population of different neighbourhoods has changed in size, and also in structure (see Table 2). The largest net gains in the core neighbourhoods have been young adults in the 20-34 age cohort. Net losses in mature neighbourhoods have mostly been children and teenagers, while the only gains were experienced in the 50+ age groups. Established neighbourhoods have shown consistent net gains, with the bulk of the population concentrated between 20 to 64 years old. Developing neighbourhoods have also shown consistent net gains, with the bulk of the population in the 20-49 age cohort and a significant bump in the under 9 age group.

In the last decade, the patterns of growth and age distribution have continued (see Figure 8). Since 2001, core neighbourhoods have continued to gain

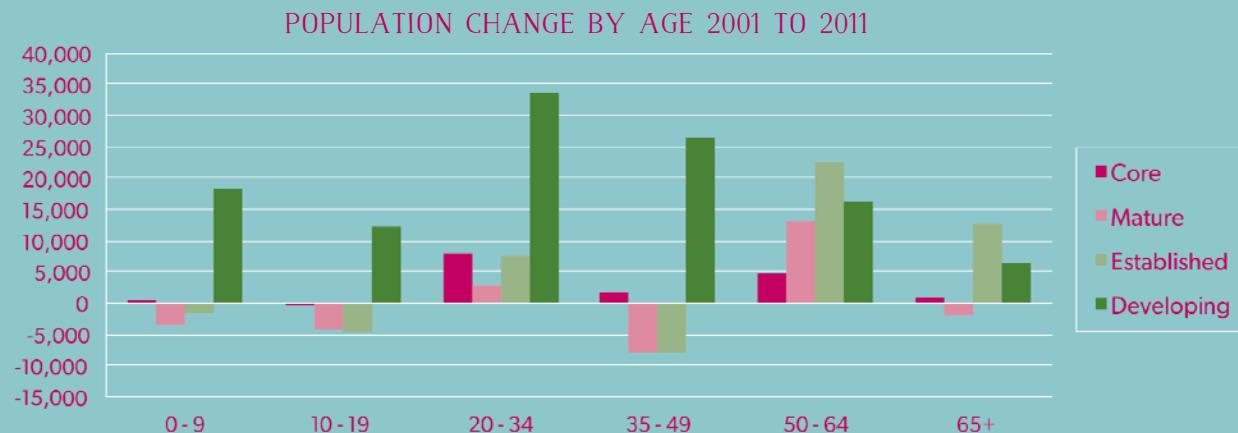


Figure 8. Edmonton Net Population Change by Age and Neighbourhood Type (adapted from Statistics Canada 2001-2011)



Figure 9. Edmonton Household Size by Neighbourhood Type (adapted from Statistics Canada 2011)

young adults, with the largest increase in the 20-34 age cohort. Mature neighbourhoods have continued to age and to lose population, with significant gains in the 50-64 year old age cohort. Established neighbourhoods experienced net growth, but this growth was driven largely by gains in the 50 to 65 year old age cohort, and this ageing population is indicative of neighbourhoods nearing a transition point. Developing neighbourhoods were driven by growth in younger adults, and in young children.

Neighbourhoods not only differ in growth patterns and age patterns, but also in household size (see Figure 9). Household size is the number of people living in each dwelling unit, so a couple living in an apartment would have a household size of 2, while a family of four living in an apartment would have a household size of 4. In general, apartments tend to have smaller household sizes, while semi-detached, duplex, and single-detached housing tend to have larger household sizes. Core neighbourhoods have more 1-person households than any other neighbourhood type, and in 2011, core neighbourhoods had an average household size of 1.6 people, the lowest in the city. Mature neighbourhoods had almost equal numbers of 1-person and 2-person households, and an average household size of 2.3. Established neighbourhoods have fewer 1-person households and a large number of 2-person households, with an average size of 2.7. Since 2001, both mature and established neighbourhood household size have shrunk, with more 1 and 2 person homes. In 2011, developing neighbourhoods had the highest household size of 2.9, with the most balanced distribution of 2, 3, and 4 person homes.

Ultimately, trends in population household size contribute to overall population density (see Figure 10). Areas with dense building types tend to have higher population densities as more people can live closely together, but areas with higher households sizes are also more dense as more people live in each dwelling. Generally, the neighbourhoods that have high population densities are the core neighbourhoods, a trend which is driven by denser building types. Newer developing neighbourhoods also tend to have higher population densities. This trend is driven by higher household sizes, and also by modern development trends that emphasize more compact single-detached homes, and a broader mix of dwelling types. The neighbourhoods with the lowest population densities are the mature and established neighbourhoods. These neighbourhoods have lower dwelling unit densities, as well as lower household sizes.

SUMMARY

In summary, Edmonton is growing. It accounts for the majority of the growth within the region, and welcomes tens of thousands of new Edmontonians every year. Edmonton's population is also young, with an age demographic that fuels expansion through new family creation. Although young, Edmonton does have an ageing population, particularly in our mature and established neighbourhoods. Growth is not distributed equally, and while newer developing neighbourhoods have experienced gains in population and children, the population of mature and established neighbourhoods is growing older and household size is shrinking. These trends will play an important part in Edmonton's future growth.

PEOPLE PER NET RESIDNETIAL HECTARE*

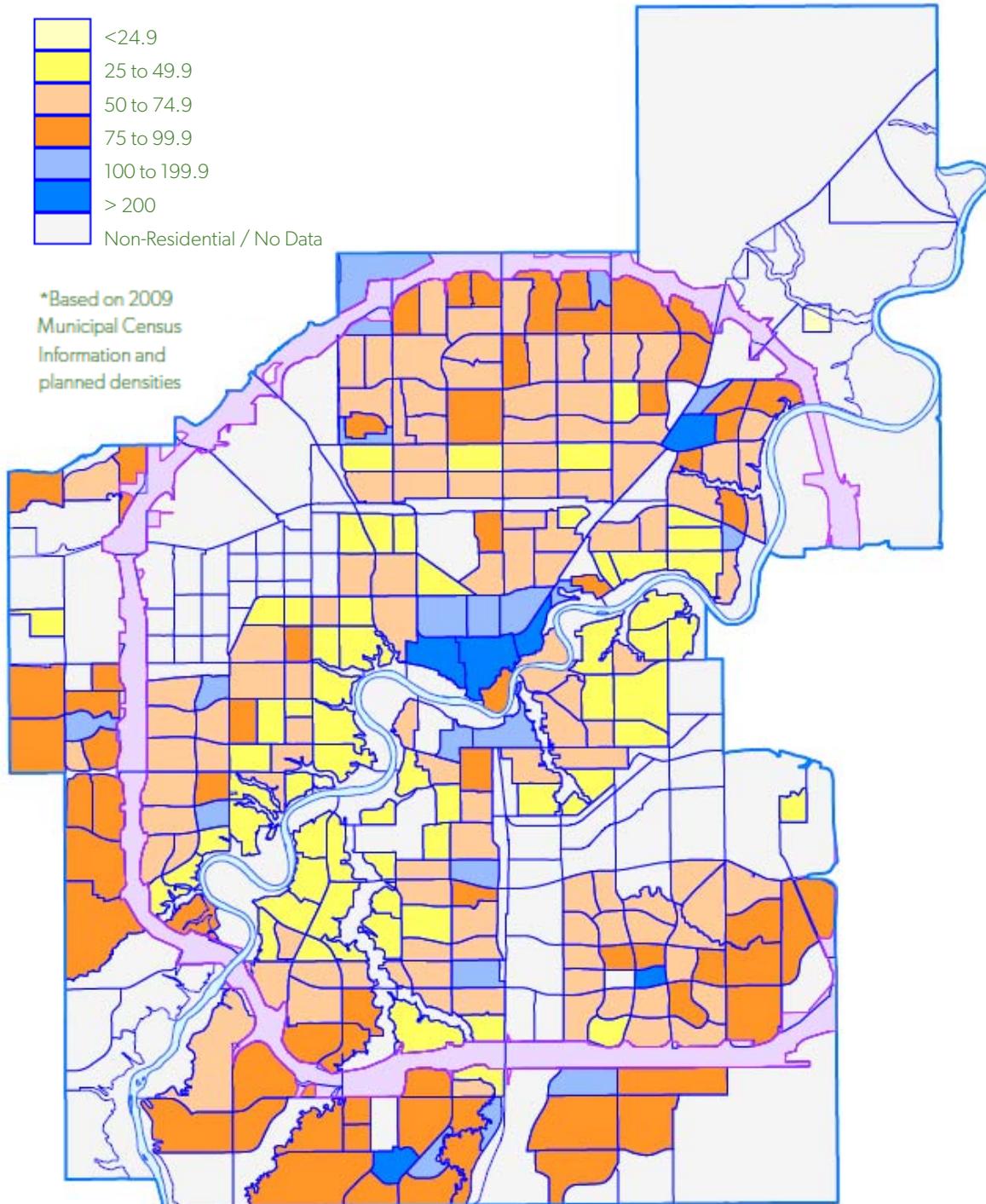


Figure 10. Edmonton Population Density, people per net residential hectare (based on 2009 Municipal Census and planned densities of developing neighbourhoods)

For more information, please contact the Growth Analysis Unit, growthanalysis@edmonton.ca.

Detailed neighbourhood data for 2001 and 2011 is available through spreadsheets online at www.edmonton.ca/growthanalysis.

APPENDIX 1

NEIGHBOURHOOD CLASSIFICATION

