

St. Albert Growth Projections



MARCH 2014

Population Forecast – Base Scenario

This scenario includes natural increase related growth for St. Albert assuming conservative employment growth and builds on a base population from the 2012 census of 60,994.

YEAR	POPULATION	MALE	FEMALE	NET MIGRATION
2013	62,404	30,580	31,824	1,131
2014	63,544	31,180	32,364	841
2015	65,097	31,986	33,111	1,260
2016	67,029	32,980	34,049	1,645
2017	69,280	33,947	35,148	1,973
2018	71,068	35,051	36,017	1,237
2019	72,635	35,867	36,768	1,268
2020	74,069	36,590	37,479	1,147
2021	75,379	37,298	38,081	1,035
2022	76,827	38,029	38,798	1,184
2023	78,099	38,698	39,401	1,020
2024	79,571	39,467	40,104	1,229
2025	80,561	39,974	40,587	761
2026	81,953	40,649	41,304	1,169
2027	83,058	41,197	41,861	891
2028	84,562	42,027	42,535	1,294
2029	85,080	42,285	42,795	323
2030	86,433	42,957	43,476	1,158
2031	87,159	43,388	43,771	540
2032	88,371	44,018	44,353	1,028
2033	89,263	44,489	44,774	713
2034	90,478	45,121	45,357	1,033
2035	91,416	45,617	45,799	759
2036	92,634	46,261	46,373	1,036
2037	93,657	47,109	46,548	842
2038	94,843	47,422	47,327	1,002
2039	95,929	47,965	47,869	901
2040	97,068	48,534	48,437	954
2041	98,265	49,133	48,936	1,010
2042	99,348	49,674	49,475	898

Source: Applications Management

Population Forecast – High Scenario

This scenario includes natural increase related growth for St. Albert assuming higher economic growth in the City and the region, a wider range of housing options and a continued growth in amenities and services in the City and builds on a base population from the 2012 census of 60,994.

YEAR	POPULATION	MALE	FEMALE	NET MIGRATION
2013	62,648	30,697	31,951	1,384
2014	64,703	31,704	32,998	1,758
2015	65,938	32,375	33,562	932
2016	67,935	33,424	34,511	1,683
2017	69,525	34,206	35,319	1,278
2018	71,828	35,431	36,397	2,282
2019	74,552	36,819	37,733	2,472
2020	77,454	38,292	39,162	2,663
2021	80,411	39,792	40,619	2,736
2022	83,111	41,161	41,950	2,498
2023	85,517	42,382	43,134	2,227
2024	87,733	43,507	44,225	2,056
2025	89,738	44,528	45,210	1,864
2026	91,620	45,487	46,134	1,759
2027	93,297	46,344	46,953	1,574
2028	94,853	47,142	47,711	1,467
2029	96,343	47,908	48,434	1,410
2030	97,802	48,661	49,141	1,387
2031	99,252	49,410	49,842	1,385
2032	100,570	50,096	50,475	1,268
2033	101,903	50,790	51,113	1,289
2034	103,167	51,452	51,715	1,225
2035	104,392	52,097	52,296	1,189
2036	105,600	52,734	52,866	1,173
2037	106,805	53,731	53,434	1,169
2038	108,012	54,011	54,001	1,174
2039	109,226	54,656	54,570	1,185
2040	110,453	55,309	55,144	1,200
2041	111,695	55,971	55,725	1,219
2042	112,954	56,640	56,314	1,240

Source: Applications Management

Potential Growth

Area Structure and Redevelopment Plans are the initial step for new growth. The City is working with developers on a record number of these statutory plans. This could result in greater than anticipated growth in the shorter time than the standard population projections would suggest. The following numbers are based on estimates from the proposed plans.

St. Albert future development - projections

ASP	Developable area (ha)	Population	Low density housing	Medium/high density housing	Non-residential land (ha)	Potential jobs*	Time to full dev't (years)	Approved ASP
Erin Ridge North 2	56	2,089	380	606	11	242	10	
Jensen Lakes	151	5,070	1,241	878	11	242	15	✓
North Ridge Phase 2	37	2,683	368	686	0	0	5	
West ASP - Avenir	82	2,416	536	741	10	211	15	
West ASP - Elysian Fields	99	1,602	285	438	43	946	20	
Employment Lands	249	-	-	-	220	4,840	20	
South Riel	91	1,367	0	720	57	1,254	10	✓
Ville Giroux	30	1,409	85	661	5	110	10	✓
Riverside	214	7,183	2,034	511	1	20	15	✓
Downtown	47	5,100	0	3,100	47	2,000	25	✓

* Assumption: 22 jobs per gross ha of non-residential land (Future Industrial Land Requirements Study)

Projected Growth – people & homes

ASP	Population				Homes			
	2018	2023	2028	2033	2018	2023	2028	2033
Erin Ridge North 2	1,045	1,045			493	493		
Jensen Lakes	1,690	1,690	1,690		706	706	706	
North Ridge Phase 2	2,683				1,054			
West ASP - Avenir	805	805	805		426	426	426	
West ASP - Elysian Fields	401	401	401	401	181	181	181	181
Employment Lands	0	0	0	0	0	0	0	0
South Riel	684	684			360	360		
Ville Giroux	705	705			373	373		
Riverside	2,394	2,394	2,394		848	848	848	
Downtown	1,020	1,020	1,020	1,020	620	620	620	620
TOTAL	11,426	8,743	6,310	1,421	5,061	4,007	2,781	801

Notes: Numbers may not always add up due to rounding and longer development timeframes for Downtown.

Projected Growth – jobs

ASP	Jobs			
	2018	2023	2028	2033
Erin Ridge North 2	121	121		
Jensen Lakes	81	81	81	
North Ridge Phase 2	0			
West ASP - Avenir	70	70	70	
West ASP - Elysian Fields	237	237	237	237
Employment Lands	1,210	1,210	1,210	1,210
South Riel	627	627		
Ville Giroux	55	55		
Riverside	7	7	7	
Downtown	400	400	400	400
TOTAL	2,807	2,807	2,004	1,847

Assumption: 22 jobs per gross ha of non-residential land (Future Industrial Land Requirements Study)

Notes: Numbers may not always add up due to rounding and longer development timeframes for Downtown.

Projected Land Absorption

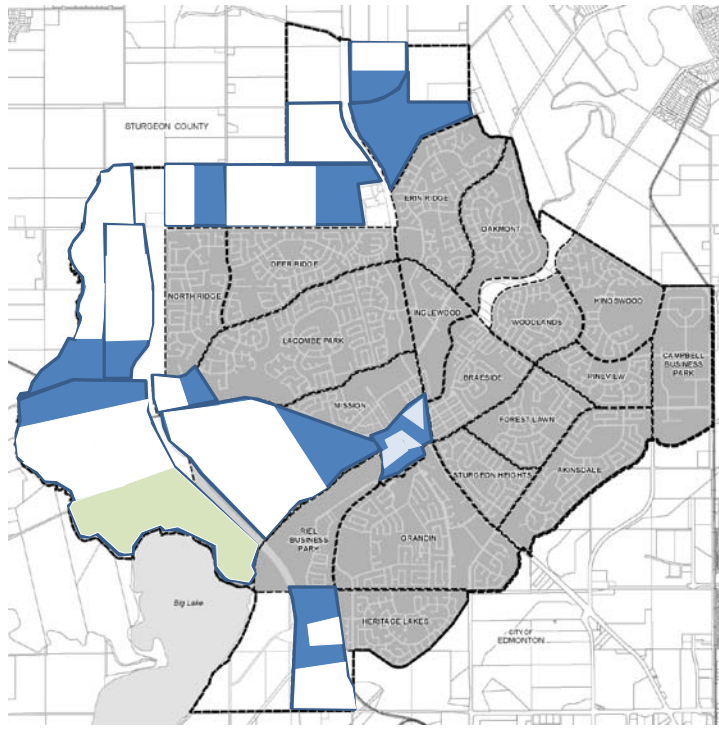
	Total Developed area (ha)				Developed non-residential (ha)			
	2018	2023	2028	2033	2018	2023	2028	2033
Erin Ridge North 2	28	28			5	5		
Jensen Lakes	50	50	50		4	4	4	
North Ridge Phase 2	37				0			
West ASP - Avenir	27	27	27		3	3	3	
West ASP - Elysian Fields	25	25	25	25	11	11	11	11
Employment Lands	62	62	62	62	55	55	55	55
South Riel	45	45			28	28		
Ville Giroux	15	15			3	3		
Riverside	71	71	71		0	0	0	
Downtown	9	9	9	9	9	9	9	9
TOTAL	371	334	245	96	119	119	82	75

Assumptions: All ASPs initiate growth in 2014, and maintain steady growth as planned

Notes: Numbers may not always add up due to rounding and longer development timeframes for Downtown.

2018

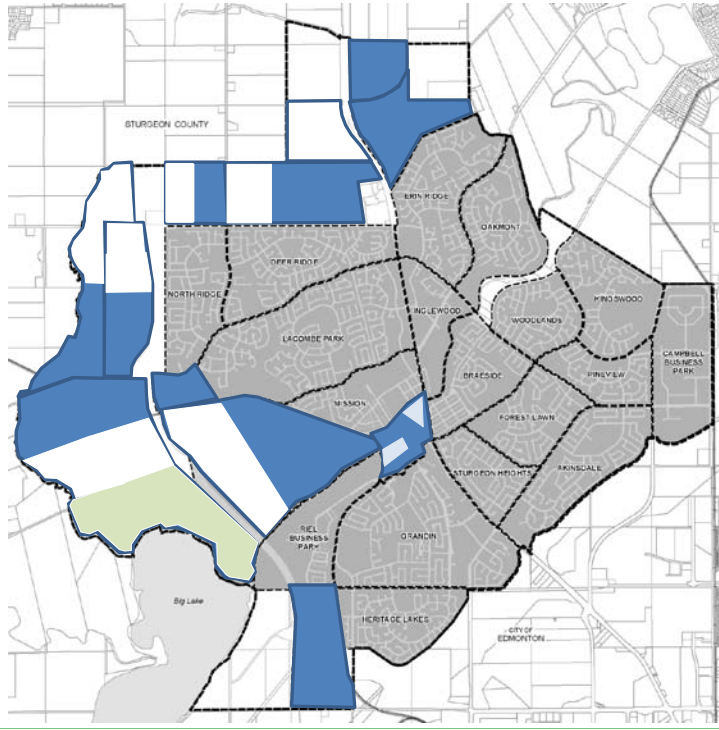
5 years



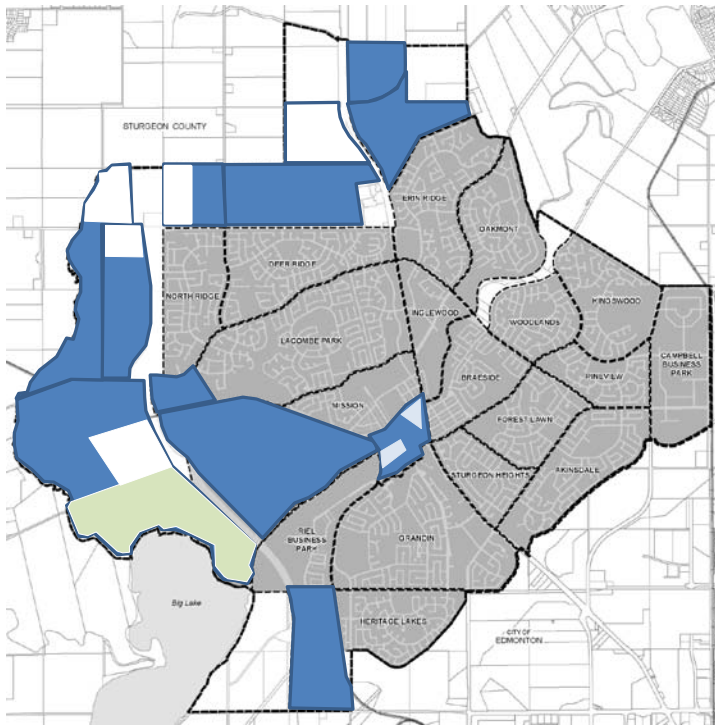
72,500	27,600
61,000 People	22,400 Homes

2023

10 years



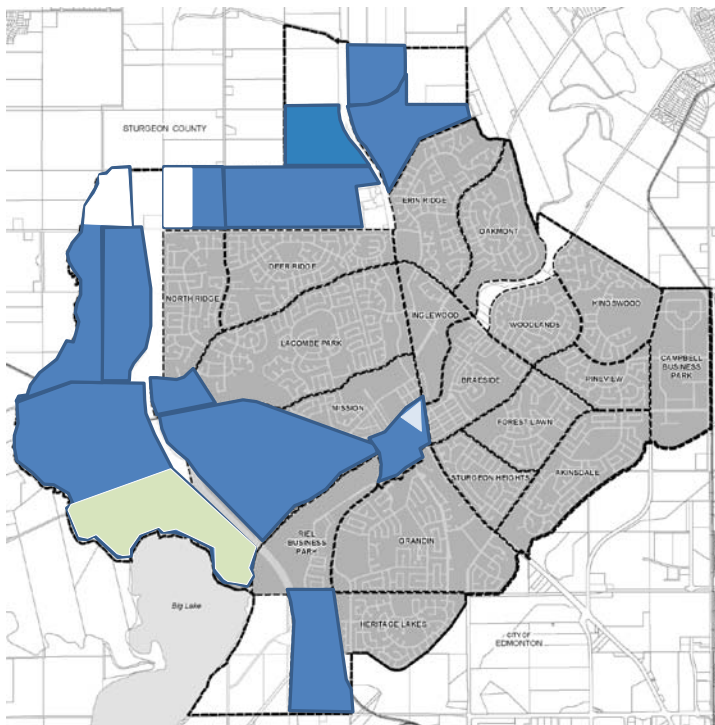
82,000	31,800
61,000 People	22,400 Homes



2028

15 years

89,500	34,800
61,000 People	22,400 Homes



2033

20 years

91,000	35,550
61,000 People	22,400 Homes