

**CITY OF GRANDE PRAIRIE**  
**2024**  
**MUNICIPAL CENSUS**  
**DEMOGRAPHICS REPORT**





Prepared by ISL Engineering and Land Services Ltd.

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Section 1.0

# INTRODUCTION AND METHODOLOGY

## Section 1.0

# INTRODUCTION AND METHODOLOGY

The 2024 City of Grande Prairie Municipal Census was conducted to gather accurate and up-to-date information about the City’s population, housing characteristics, and community trends. This report presents the key findings from the census, offering valuable insights for city planning, resource allocation, and decision-making. The data collected helps the City better understand current demographics and growth patterns, enabling City administrators and elected officials to create informed strategies to address community priorities.

### 1.1 Purpose and Objectives

The primary purpose of the 2024 municipal census was to provide a reliable population count and gather essential demographic and housing data. The specific objectives of the census include:

- Enumerate at least 90% of dwellings in the City
- Determine the current population and track population growth trends
- Understand the distribution of age groups and household structures across the City
- Identify housing characteristics, including dwelling types, occupancy rates, and ownership patterns
- Understand immigration patterns in the last two years, including place of origin of recent immigrants, and
- Collect data on residents’ preferred communication channels to improve City engagement strategies

### 1.2 Census Timeline and Methodology

The 2024 municipal census followed a comprehensive approach to ensure accurate and complete data collection. The process included a planning phase, the enumeration process, data verification, and analysis procedures. Table 1.1 below summarizes the milestones of the census process.

Table 1.1: 2024 Municipal Census Timeline

Activity	Dates
Project Planning	March and April, 2024
Census Day	May 1, 2024
Delivery of Secure Access Codes	May 1 to May 15, 2024
Start of Online Campaign	May 1, 2024
Start of Door-to-Door Campaign	May 26, 2024
End of Enumeration Period	July 31, 2024
Data Validation and Analysis	August 2024

#### 1.2.2 Questionnaire Design

The census questionnaire was carefully designed to capture a wide range of relevant information without overwhelming respondents. It included the following questions:

- How many people lived in the dwelling as of May 1?
- What is the dwelling type?
- What is the age of this person?
- Is the dwelling unit owned or rented?
- If the person moved to Grande Prairie within the last two years, where did they live before?
- How does this person prefer to get information about programs, services and events offered by the City of Grande Prairie?

The questionnaire was tailored to ensure clarity and ease of understanding for all residents, with options provided for different response formats (e.g., multiple-choice, ranges for age categories).

The methodological design of the 2024 municipal census, including the data analysis presented in this report, emphasizes data privacy and confidentiality, with sensitive information grouped into generalized categories to prevent identification of individual respondents.

### 1.2.3 Enumeration Process

Residents had multiple options to participate in the census. The City provided the following options:

- Complete the questionnaire online using a secure access code,
- Phone in or visit City Hall in-person to complete the questionnaire with assistance from a census administrator, or
- Provide their information to a census enumerator during the door-to-door campaign.

While participation was voluntary, it was strongly encouraged by the City. The City used a wide range of channels to promote the census, including radio ads, newspaper articles, and dedicated web content on the City’s website. Social media played a significant role, with posts on the City’s Facebook page, personal posts from Council members, and shares by enumerators in neighbourhood groups. The City also used election-style signs, vehicle wraps, and displays in public facilities to boost visibility. Additionally, direct mail letters were sent to controlled-access apartments and small zones, and signs were placed in key locations, including controlled-access buildings and electronic billboards, to reach as many residents as possible.

Overall, 22,737 responses were recorded directly by residents (35.6%), 36,245 residents (56.7%) provided their information to a census enumerator or administrator (in-person or by phone), and 4,916 responses (7.7%) were collected from a neighbour. Neighbours were only asked to provide information regarding the number of residents. A total of 63,898 individual responses were recorded.

In the project planning phase, a total of 27,819 dwellings were identified. Of these, 1,208 (4.3%) were deemed non-enumerable, as follows:

- 767 were vacant
- 131 were crew houses
- 65 were short-term rentals
- 82 were inactive units
- 68 were dwellings under construction
- 36 were dwellings that have been converted to a non-residential use
- 12 were identified by the enumeration team as dwellings that could not be enumerated due to a change in ownership after Census Day
- 47 were identified by the enumeration team as collective dwellings (i.e., shelters and seniors’ residences), which were excluded from the standard census enumeration process per the Government of Alberta’s census guidelines. Information specific to this type of dwelling has been obtained by the City through a separate administrative process.

The other 26,611 dwellings (95.7% of total dwellings) were targeted for enumeration through the standard census process. Based on this number of enumerable dwellings, the City achieved an enumeration rate of 90.8% representing 24,169 dwellings. The other 2,442, or 9.2% of enumerable dwellings, were not enumerated.

The City provided evidence that the census enumeration team made 4,827 visits to 2,067 non-enumerated dwellings, with each address visited between one and eight times. The other 375 non-enumerated dwellings were not visited.

Despite these efforts, residents at 169 dwellings refused to participate (referred to as *refusals*), and the census team was unable to record a resident count for the other 2,273 dwellings (referred to as *no-count*). Neighbours were also unable to confirm the number of residents at these addresses.

**Table 1.2** below summarizes this information.

Table 1.2: Breakdown of Dwellings by Status

Enumeration Status	Dwelling Count	Percentage of Enumerable Dwellings
<b>Subtotal Enumerated Dwellings</b>	<b>24,169</b>	<b>90.8%</b>
Occupied Dwellings	24,169	90.8%
<b>Subtotal Non-Enumerated Dwellings</b>	<b>2,442</b>	<b>9.2%</b>
No Count	2,273	8.5%
Refusal	169	0.6%
<b>Total Enumerable Dwellings</b>	<b>26,611</b>	<b>100.0%</b>
Vacant Dwelling	767	(-)
Crew House	131	(-)
Short-Term Rental	65	(-)
Inactive	82	(-)
Under Construction	68	(-)
Non-Residential Use	36	(-)
Change of Ownership	12	(-)
Collective Dwellings	47	(-)
<b>Total Non-Enumerable Dwellings</b>	<b>1,387</b>	<b>(-)</b>
<b>Total Dwellings</b>	<b>27,819</b>	<b>(-)</b>

## ENUMERATION OF UNHOUSED POPULATION

On May 2nd, a dedicated mobile outreach team conducted the enumeration of the unhoused, sheltered, and incarcerated populations within the City. The team approached unhoused residents across various locations in the city, asking where they had slept on the night of May 1st to ensure accurate data collection.

The unhoused population was categorized into three distinct groups:

- Individuals with no ties to a shelter within the previous three days.
- Individuals with ties to a shelter who were unhoused on the night of May 1st.
- Individuals who slept in a shelter on the night of May 1st, with their status verified through shelter records.

Additionally, separate counts were conducted for incarcerated residents and those seeking emergency shelter. These steps ensured a comprehensive enumeration of all individuals experiencing homelessness or in crisis, allowing the City to better understand and address the needs of these vulnerable populations.

### 1.2.4 Data Verification and Quality Control

To ensure the accuracy and reliability of the 2024 municipal census data, the City implemented a thorough verification process. This process involved monitoring census results throughout the enumeration period, utilizing automated text-message verifications in cases where a mobile phone number was provided, and conducting in-person verifications to achieve a minimum verification rate of 1% of enumerated dwellings across all neighbourhoods.

## MONITORING AND IN-PERSON VERIFICATIONS

During the final three weeks of the census, results were continuously monitored to identify any unusual patterns or potential issues. The City took proactive measures to verify data through targeted in-person checks, ensuring that enumeration was conducted accurately across all zones.

## AUTOMATED TEXT-MESSAGE VERIFICATION

For mobile phone numbers collected during the door-to-door campaign, two batches of automated verification requests were sent out. The first batch included 1,083 phone numbers, yielding approximately 400 responses. The second batch targeted non-respondents from the first batch, along with an additional 600 numbers. In total, 642 responses were received through this method, confirming 14 errors. Notably, no more than two errors per enumerator and two errors per zone were uncovered.

## ADDITIONAL IN-PERSON VERIFICATION

In zones where response rates to text-message verification were low, further in-person verification was conducted. Fourteen zones were identified for this additional verification and lists of approximately 40 dwellings per zone were created. Ultimately, 87 dwellings were verified through this process, ensuring that at least 2% of all in-person enumerated dwellings were verified in each zone.

## DATA VERIFICATION RESULTS

Based on Government of Alberta requirements, 338 dwellings were initially required to be verified. However, to ensure comprehensive geographic coverage and data accuracy, the City exceeded this requirement, completing a total of 729 verifications across various zones. This rigorous verification process underscores the City's commitment to maintaining the highest standards of accuracy and reliability in the census data.

### 1.2.5 Data Cleanup

The data cleanup process involved reviewing enumerators' notes, standardizing dwelling type coding, and verifying that data from neighbors was correctly recorded. Special attention was given to properly categorizing unique dwelling types, such as congregate housing.

To address challenges with selecting the correct dwelling types, all entries were cross-checked against GIS resources and Google Maps. Enumerators were encouraged to document uncertainties and seek guidance when needed, ensuring a reliable final dataset.

### 1.2.6 Data Analysis and Reporting

All information presented in this report is derived from the 2024 municipal census results, supplemented with federal census data for historical comparison purposes. The data analysis methodology involved several key steps to ensure accuracy, consistency, and relevance.

First, all census responses were reviewed and validated to correct any inconsistencies or incomplete data. For questions involving ranges, averages were calculated using the midpoints of each range. In cases where categories needed further consolidation for analysis (e.g., age groups or dwelling types), similar categories were grouped to facilitate clear comparisons and trends.

Next, cross-tabulations were performed to examine relationships between variables, such as household size and dwelling type, age group and communication preferences, etc. This approach allowed for the identification of key trends and patterns across different segments of the population.

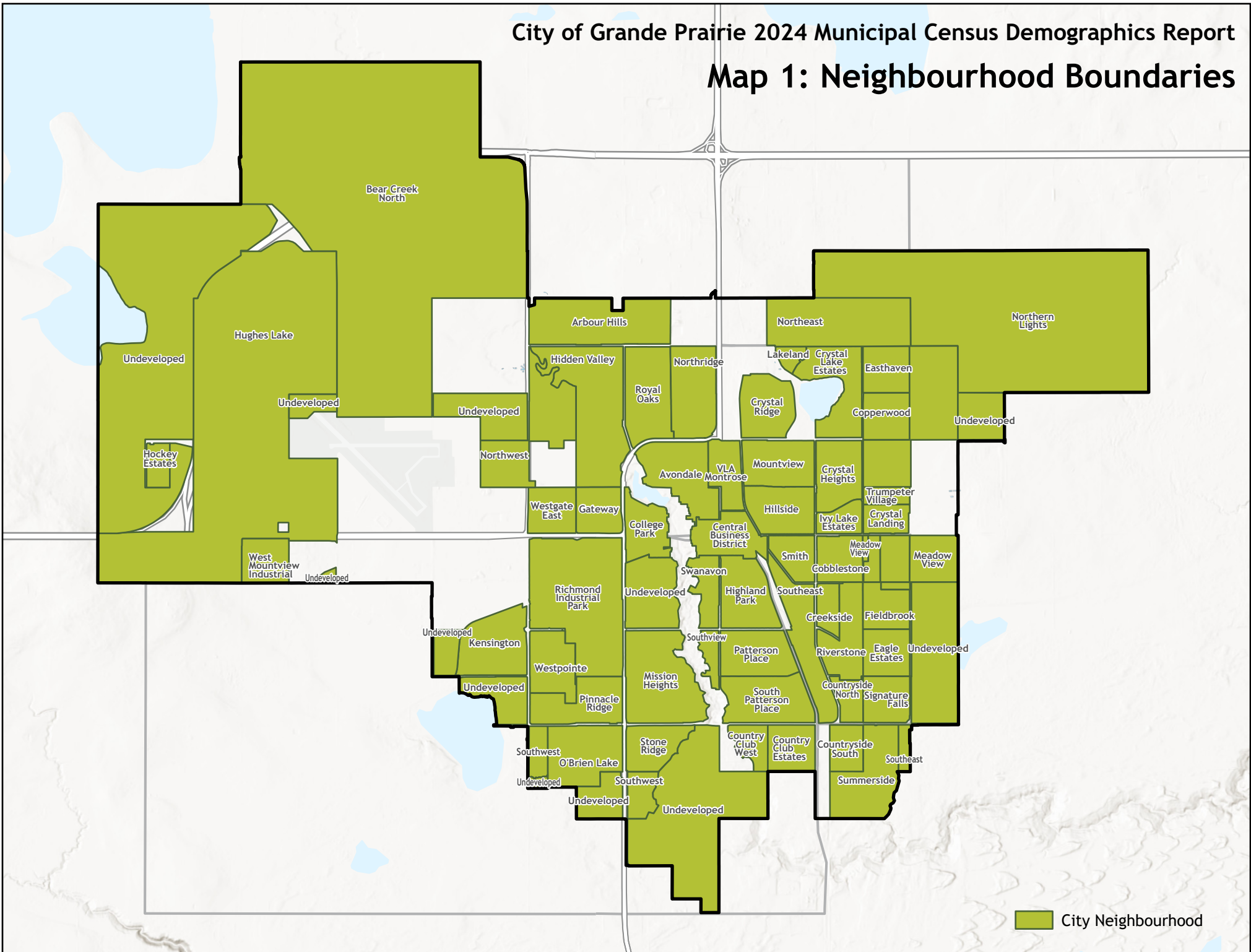
Vacancy and occupancy rates were calculated by comparing enumerated dwellings to the total dwelling stock. Geographic Information System (GIS) were employed to visualize key data such as population density, age group distribution, and housing characteristics by neighbourhood. **Map 1** shows the location and geographic extent of all neighbourhoods in the City for reference.

The report draws on historical data to compare current population and housing trends against those from previous years, offering insights into long-term growth and demographic shifts within the City.

Finally, the source tables for all the figures included in this report are compiled in **Appendix A**.



# Map 1: Neighbourhood Boundaries



Section 2.0

# KEY FINDINGS

# KEY FINDINGS

### Total Population and Growth Trends:

- The City's 2024 population is 70,385 residents, reflecting an average annual growth rate of 2.8% since 2000. Growth has slowed in recent years.

### Age Structure:

- The City's average age is 35.3 years. Most residents in the City are between the ages of 30 and 44 years. Middle-aged adults (ages 35 to 64) make up around 40% of the population, followed by children (20.8%) and young adults (16.5%). The senior population, while currently small (9.9%), is expected to grow significantly in the coming decades.

### Housing and Dwelling Types:

- Single-detached homes remain the most common housing type, representing nearly 58% of the housing stock. Apartment units are the second most common, particularly in the Central Business District and Gateway, which feature high residential densities.

### Homeownership and Renters:

- Two-thirds of City residents own their homes, with homeownership rates highest among seniors and middle-aged adults. Young adults and adolescents are more likely to rent, driven by affordability challenges and transitional life stages.

### Occupancy and Vacancy Rates:

- The City's overall occupancy rate is 96.3%, indicating a relatively tight housing market. Developing areas like Kensington have higher vacancy rates, while established neighbourhoods like Summerside and Country Club West are near full occupancy.

### Communication Preferences:

- Social media is the top communication method across all age groups except seniors, who slightly prefer direct mail. Digital channels remain crucial for reaching the entire population, with specific strategies needed to target different age demographics effectively.

### Loyalty

- Over 80% of residents have called the City of Grande Prairie home for two or more years.

Section 3.0

# **ANALYSIS OF RESULTS: POPULATION**

## Section 3.0

# ANALYSIS OF RESULTS: POPULATION

### 3.1 Total Population Count

The 2024 census counted 63,075 people living in 24,169 dwellings. However, as explained in Section 1.0, not every dwelling was reached during the census enumeration process. To fill in the gaps, Alberta Municipal Affairs provided a tool to estimate the number of people living in the 2,442 dwellings that were not enumerated. According to this estimate, there are an additional 6,487 people living in those dwellings. Additionally, there are 823 residents living in collective dwellings, who were enumerated through head office counts.

This brings the total population of the City in 2024 to **70,385**.

The demographic analyses in this report are based only on the 63,075 residents who were directly counted, representing 90% of the City's total population.

### 3.2 Population by Neighbourhood

**Figure 3.1** shows the population counts for the fifteen most populated neighbourhoods. Mission Heights has the largest population, with 3,761 residents, making up 6% of the enumerated population. Other neighbourhoods with significant population count include South Patterson Place (3,419 residents), Pinnacle Ridge (3,258 residents), Highland Park (3,197 residents), and Crystal Lake Estates (3,167 residents). All other neighbourhoods have fewer than 3,000 residents. A complete list of population counts by neighbourhood is available in **Table A.1** in **Appendix A**.

To protect the privacy of residents in areas with fewer than 50 dwellings, these neighbourhoods have been grouped under the “Other” category. This group includes a total of 319 residents, representing 0.5% of the enumerated population.

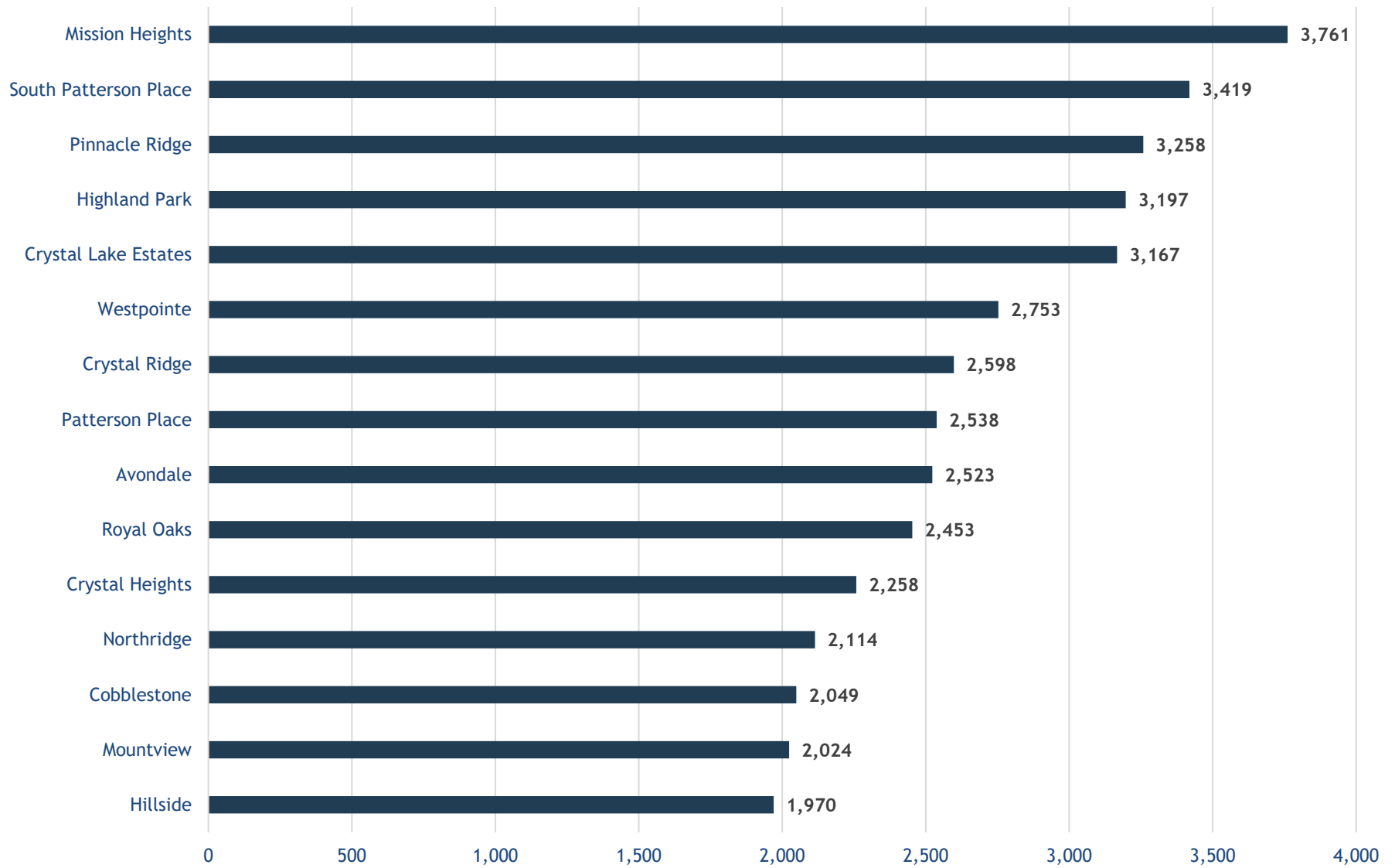
The “Other” category encompasses the following areas:

- Bear Creek North
- Eagle Estates
- Easthaven
- Fieldbrook
- Hidden Valley
- Hockey Estates
- Nordhagen
- Northeast
- Northern Lights
- Northwest
- Richmond Industrial Park
- Southeast
- Southwest
- The undeveloped rural area

Aside from these neighbourhoods, zones with low population counts include Swan City (80 residents), Meadowview (112 residents), Stone Ridge (186 residents), Arbour Hills (302 residents), and Kensington (358 residents).

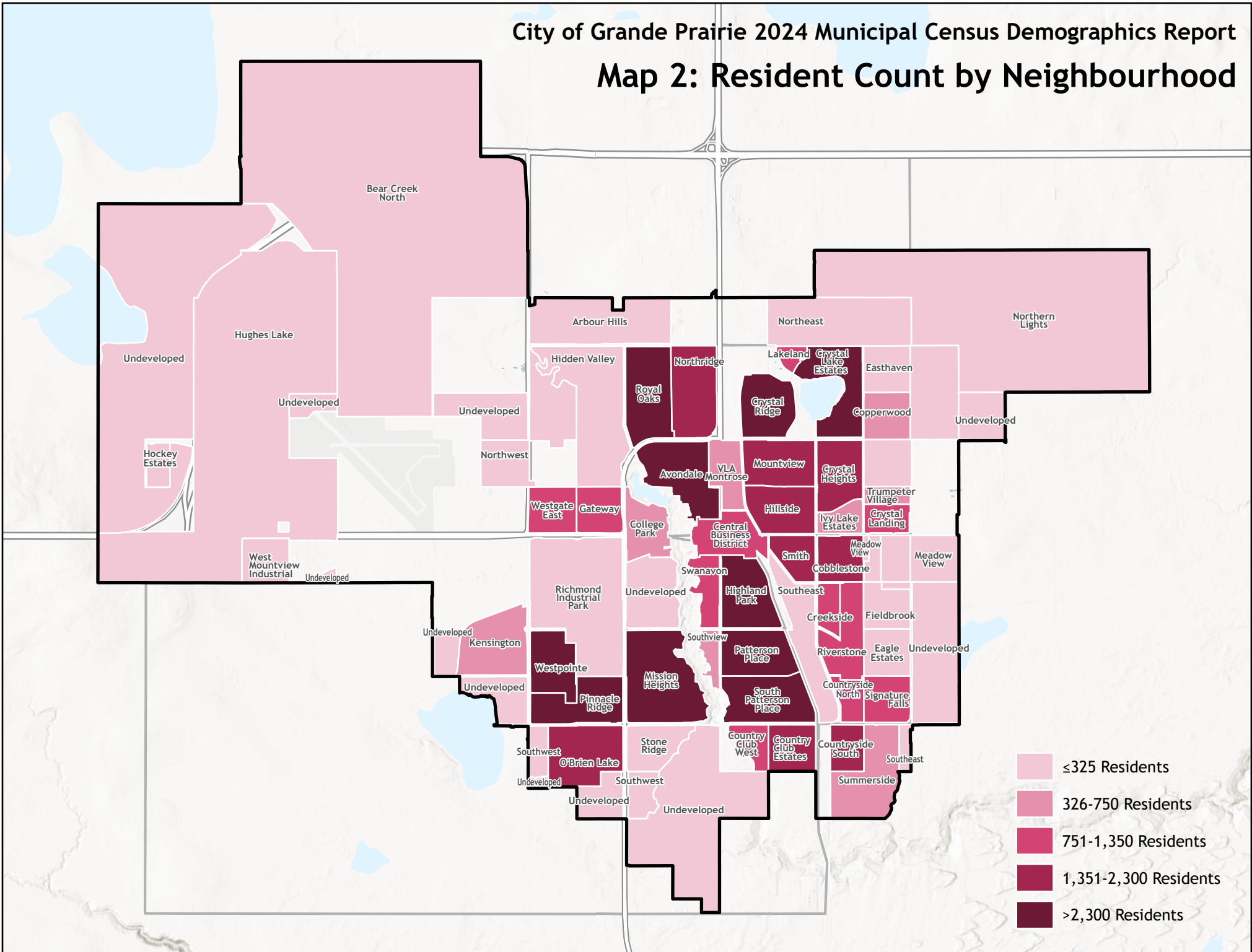
**Map 2** uses a heatmap to visually represent population concentration across neighbourhoods. Areas with a higher share of the City's enumerated population are shown with more saturated colours, while less populated neighbourhoods are represented with lighter shades.

Figure 3.1: Population Distribution by Neighbourhood (15 most populated neighbourhoods only)



# City of Grande Prairie 2024 Municipal Census Demographics Report

## Map 2: Resident Count by Neighbourhood

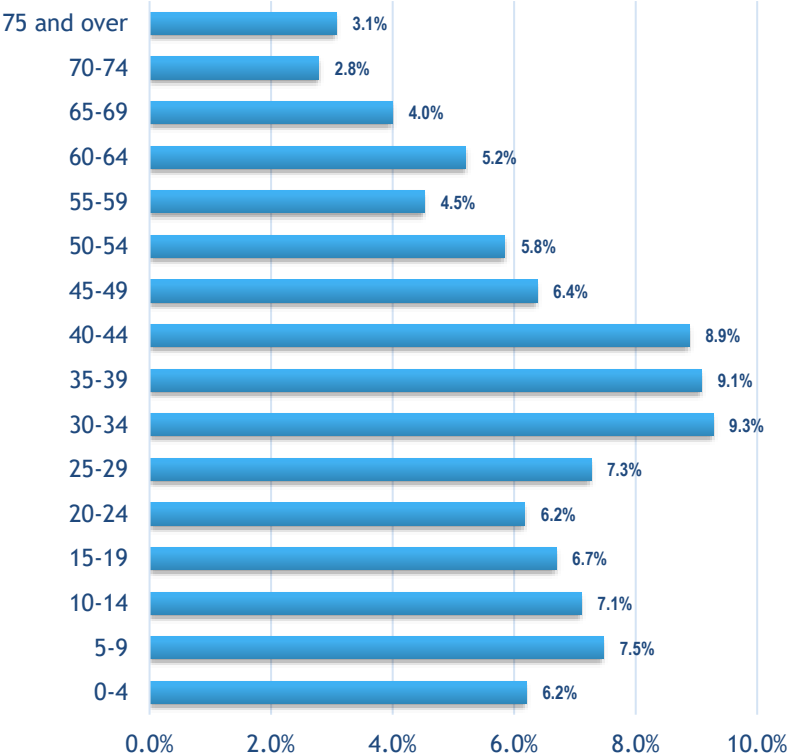


### 3.3 Population by Age Group

**Figure 3.2** shows the City’s age breakdown. Most residents are between the ages of 30 and 44, representing 27.3% of the enumerated population.

The average age of the population is estimated at **35.3 years**. Since the census collected age data in ranges rather than as discrete numbers, the estimate is based on the midpoint of each age range. For the age group “75 and over,” an assumed maximum age of 100 was used in the calculation.

Figure 3.2: Age Breakdown by Cohort

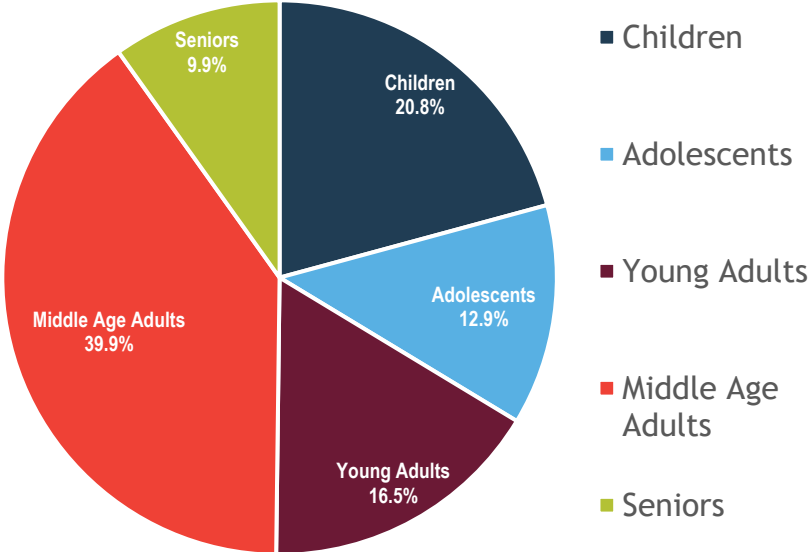


For the purposes of census analyses, the age groups presented in **Figure 3.2** have been summarized as follows:

- **Children:** ages 0 to 14 years
- **Adolescents:** ages 15 to 24 years
- **Young Adults:** ages 25 to 34 years
- **Middle-Aged Adults:** ages 35 to 64 years
- **Seniors:** ages 65 and over

**Figure 3.3** shows the population breakdown by these categories. Around 40% of the population are middle-aged adults, followed by children (20.8%), young adults (16.5%), adolescents (12.9%) and Seniors (9.9%).

Figure 3.3: Population Distribution by Age Category





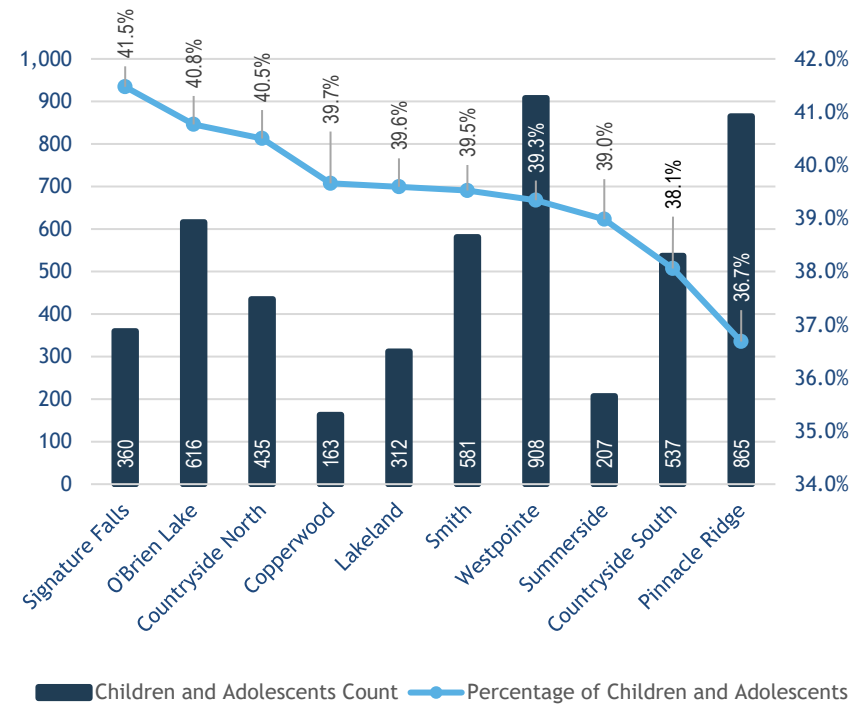
The City’s age structure suggests the following insights:

- The City benefits from a mature and stable workforce.
- The proportion of adolescents and young adults highlights the importance of accessible educational institutions, youth programs, and career development opportunities to retain young talent within the community.
- Although the senior population is currently the smallest group, it is expected to grow significantly over the next 15 to 20 years as middle-aged adults transition into this stage. This trend underscores the need for forward-looking strategies and support services focused on healthy aging.
- Barring any significant changes to the City’s migration patterns, future population growth is likely to remain steady as many families are currently in the child-rearing stage.

Figures 3.4 through 3.6 highlight the neighbourhoods with the highest proportions of children and adolescents (Figure 3.4), adults—including young and middle-aged adults (Figure 3.5), and seniors (Figure 3.6). Each figure shows both the number of residents in the respective age group and the percentage they represent of the neighbourhood’s total population. To protect residents’ privacy, neighbourhoods with fewer than 50 residents in any age group are excluded from these figures. A full breakdown of neighbourhood population by age group is available in **Table A.4** in **Appendix A**.

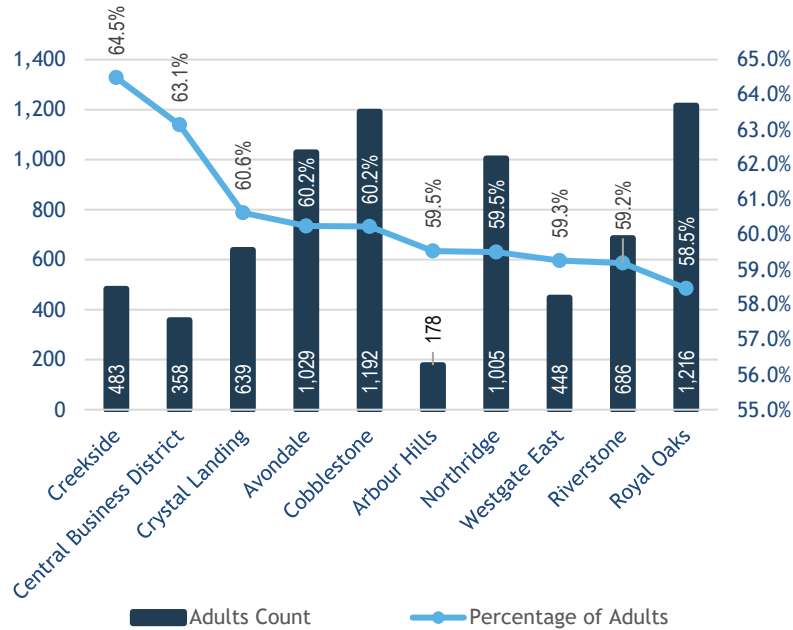
Neighbourhoods with the highest proportion of children and adolescents include Signature Falls (41.5%), O’Brien Lake (40.8%), Countryside North (40.5%), Copperwood (39.7%), and Lakeland (39.6%). In contrast, the lowest proportions of children are found in the Central Business District (20.5%), Avondale (27.2%), and Swanavon (27.4%).

Figure 3.4: Neighbourhoods with the Highest Proportion of Children and Adolescents



Neighbourhoods with the highest proportion of adults include Creekside (64.5%), Central Business District (63.1%), Crystal Landing (60.6%), Avondale (60.2%), and Cobblestone (60.2%). In all other neighbourhoods, adults represent less than 60% of the population. The only neighbourhood where the adult population makes up less than 50% of the total population is Ivy Lake Estates (47.4%).

Figure 3.5: Neighbourhoods with the Highest Proportion of Adults



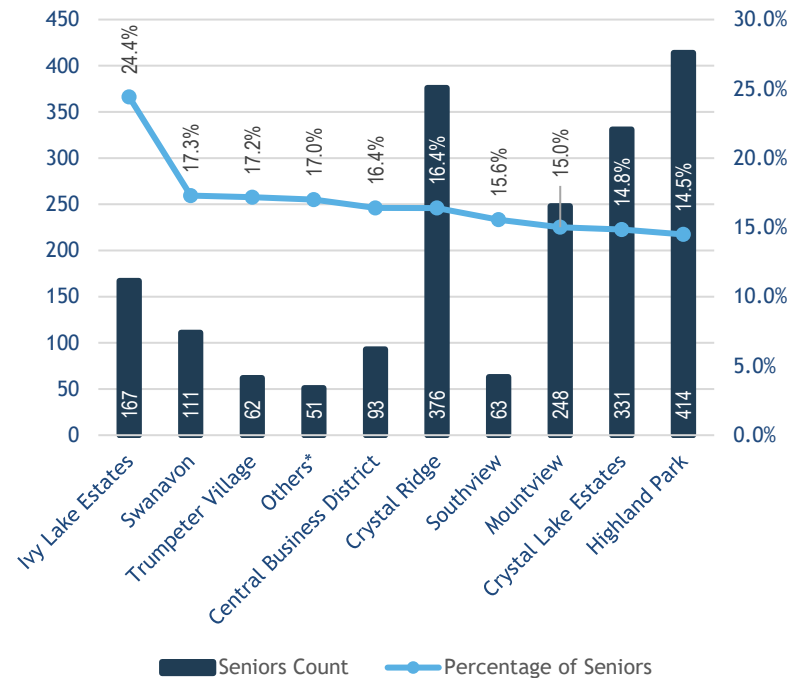
Seniors make up less than 25% of the total population in all neighbourhoods. Neighbourhoods with the highest proportion of seniors include Ivy Lake Estates (24.4%), Swanavon (17.3%) and Trumpeter Village (17.2%). The smallest proportion of seniors can be found in Westpointe (3.5%), Cobblestone (4.4%), and Riverstone (4.7%).

In conclusion:

- Signature Falls, O’Brien Lake, and Countryside North have the highest proportion of children and adolescents. These areas are likely dominated by young families requiring amenities like schools, parks, and childcare services.

- Creekside (64.5%) and the Central Business District (63.1%) have the highest concentrations of adults, indicating a focus on working professionals and young adults. The Central Business District also has the lowest proportion of children (20.5%), likely due to the concentration of services and amenities catering to a predominantly adult population.
- Ivy Lake Estates stands out as having the largest proportion of seniors (24.4%) and is the only neighbourhood where adults make up less than half the population (47.4%). This neighbourhood is likely to benefit from targeted age-friendly services and infrastructure.

Figure 3.6: Neighbourhoods with the Highest Proportion of Seniors



### 3.4 Population Growth and New Residents

**Figure 3.7** illustrates the historical population growth trend in the City from 2000 to 2024. Census years (municipal or federal) are marked with an asterisk, while intercensal years were estimated using average annual growth rates.

In 2000, the City had 35,962 residents. By 2015, the population had nearly doubled to 68,556, with average annual growth rates between 4.3% and 6.6%.

In 2016, Statistics Canada recorded a population of 63,166—a 7.9% drop from the previous year.

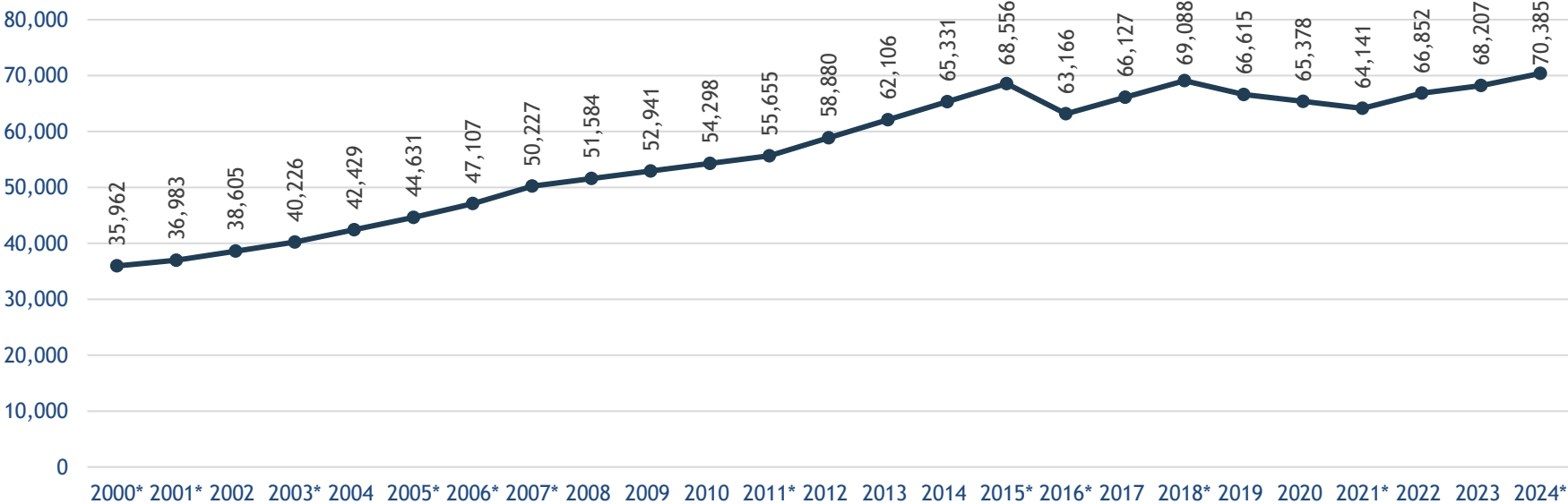
In 2018, the City conducted a municipal census that reported a population of 69,088, reflecting only a 0.3% average annual growth rate since the previous municipal census in 2015.

In 2021, Statistics Canada reported 64,141 residents, indicating a 0.3% average annual growth compared to the 2016 federal census or a -2.4% average annual change compared to the 2018 municipal census.

The 2024 municipal census recorded 70,385 residents, reflecting an annual average growth rate of 3.1% since 2021 or 0.3% since 2018.

In sum, the City saw rapid growth from 2000 to 2015. Since 2015, growth has slowed down, and discrepancies between federal and municipal census results have emerged. The average annual growth rate from 2000 to 2024 stands at 2.8%.

Figure 3.7: Historical Population Growth, 2000-2024



One of the main contributors to population growth is the number of people who move to the City every year. The census asked residents to identify if they had moved to the City within the last 2 years (hereafter referred to as “new City residents”) and their place of origin. A total of 51,588 responses were collected. **Table 3.1** presents the results, including the count of new City residents and the percentage they represent of the total population of the City of Grande Prairie in 2024 (70,641).

Table 3.1: Place of Origin of New City Residents

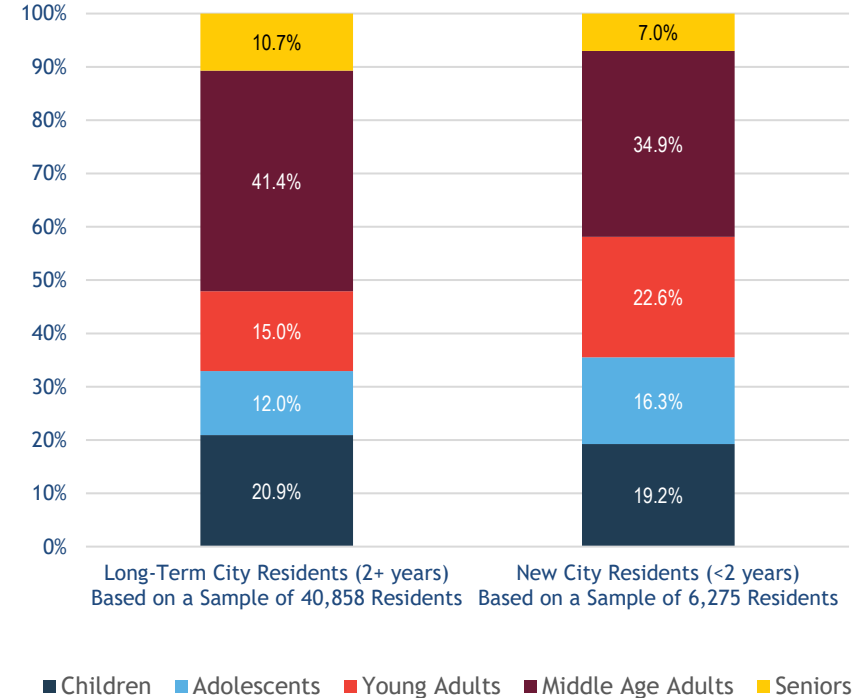
Place of Origin	Resident Count	Percentage of New City Residents	Percentage of Total City Population (70,641)
Other Alberta Municipality	6,367	63.4%	9.0%
Other Canadian Province	2,468	24.6%	3.5%
Other Country	1,208	12.0%	1.7%
<b>Grand Total</b>	<b>10,043</b>	<b>100.0%</b>	<b>14.2%</b>

Most new City residents relocated from within Canada, primarily from other Alberta municipalities (around 9.0% of the City’s population). A smaller share of the population (3.5%) came from other Canadian provinces, primarily British Columbia, Ontario, and Saskatchewan. About 2% of the population are new City residents who moved from another country.

**Figure 3.8** compares the age distribution of long-term residents and new City residents. While age breakdowns are generally consistent across all categories, a few notable differences emerge:

- The proportion of adolescents is lower among long-term residents (12.0%) compared to new City resident (16.3%). This suggests many new City residents are families with high school-aged children or postsecondary students.
- Young adults constitute a smaller share of long-term residents (15.0%) compared to new City residents (22.6%). Conversely, long-term residents have a higher proportion of middle-aged adults (41.4%), and seniors (10.7%) compared to new City residents (34.9% and 7.0%, respectively). This indicates that younger adults and families are more likely to move to the City than older adults and seniors.

Figure 3.8: Breakdown of Long-Term Residents and New City Residents by Age Category



### 3.5 Preferred Communication Channels

The census asked residents to indicate their preferred channels for receiving news and information from the City. **Table 3.2** summarizes the responses.

Table 3.2: Communication Preferences

Preferred Communication Channel	Resident Count	Percentage
Community Bulletin Boards	157	0.4%
Community Event Listing Websites	522	1.3%
Community Meetings	38	0.1%
Direct Mail	4,443	11.1%
Email Newsletter	3,763	9.4%
Flyers and Posters	1,489	3.7%
Newspapers and Magazines	264	0.7%
Radio	2,987	7.4%
SMS Text Updates	594	1.5%
Social Media	16,814	41.9%
Website	3,502	8.7%
Word of Mouth	3,178	7.9%
Other	2,386	5.9%
<b>Grand Total</b>	<b>40,137</b>	<b>100.0%</b>

The most preferred communication method is social media (41.9%), followed by direct mail (11.1%), email newsletters (9.4%), the City’s website (8.7%), word of mouth (7.9%), and radio (7.4%). The least preferred channels include community meetings (0.1%), bulletin boards (0.4%), newspapers and magazines (0.7%), event listing websites (1.3%), and text messages (1.5%).

**Figures 3.9 through 3.11** break down the top communication preferences by age group.

Figure 3.9: Communication Preferences - Children and Adolescents

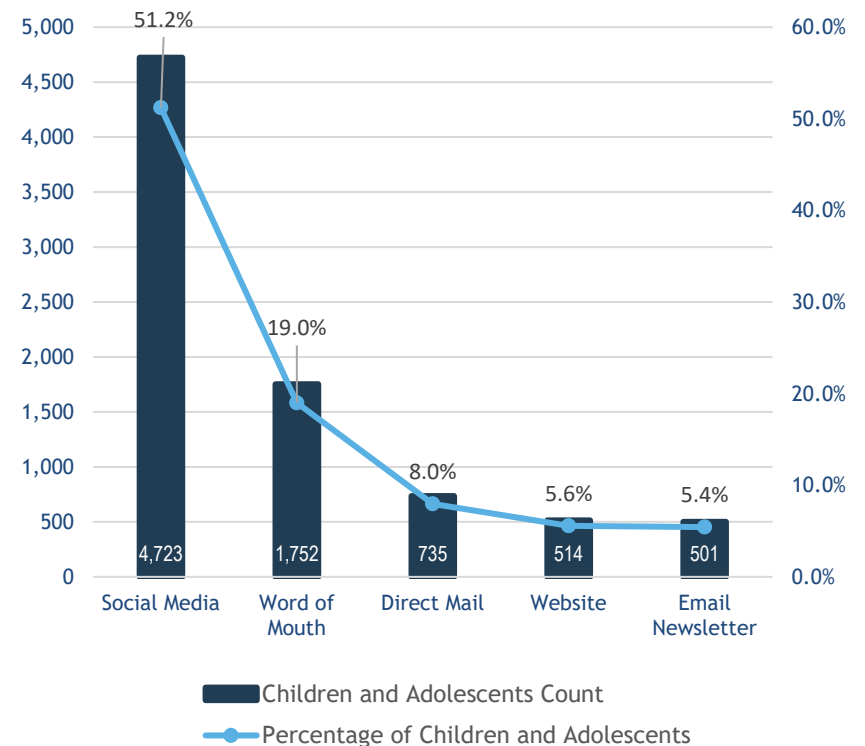
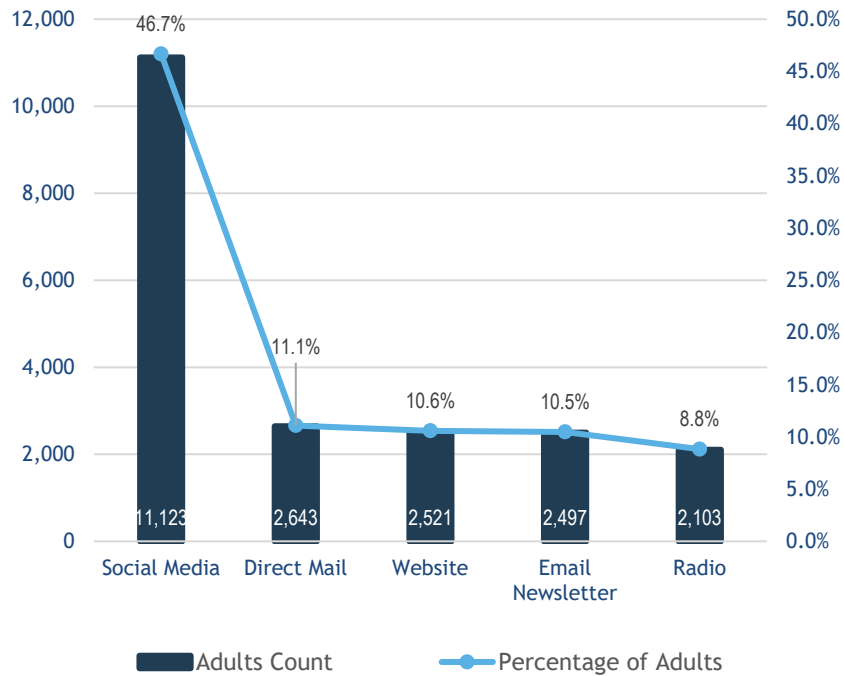


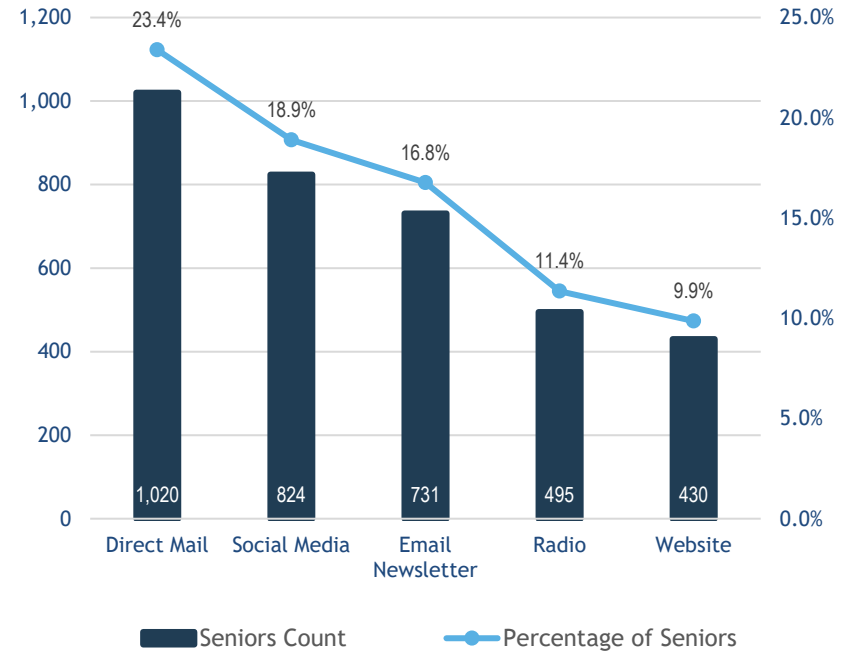
Figure 3.10: Communication Preferences - Adults (Including Young and Middle-Aged Adults)



Social media is the top choice across all age groups, except seniors. After social media, children and adolescents prefer word of mouth, direct mail, the City’s website, and email newsletters; while young and middle-aged adults lean toward direct mail, the City’s website, email newsletters, and radio.

As shown in Figure 3.11, seniors prefer direct mail over social media, though the difference is not significant. Other communication channels preferred by the senior population include email newsletters, radio, and the City’s website.

Figure 3.11: Communication Preferences - Seniors



In summary, social media is an effective platform for reaching a broad audience and should be prioritized in the City’s communication strategy, especially for engaging younger populations. However, different age groups have additional preferences that can enhance communication effectiveness. Direct mail and the City’s website are important for both young and older residents, while radio remains relevant for adults and seniors. Although seniors slightly prefer direct mail over social media, the narrow preference gap suggests that digital channels should still be utilized when communicating with this demographic.

## Section 4.0

# **ANALYSIS OF RESULTS: DWELLINGS**

## Section 4.0

# ANALYSIS OF RESULTS: DWELLINGS

### 4.1 Total Dwelling Count

There are a total of 27,819 dwellings in the City. The census enumeration team identified 1,208 non-enumerable dwellings and 26,611 enumerable dwellings.

As mentioned before, 24,169 or over 90% of enumerable dwellings were enumerated, providing a sizeable sample for the analyses presented in this report. **Table 4.1** revisits the information provided in **Section 1.0**, offering an overview of dwellings by enumeration status.

Table 4.1: Dwellings by Enumeration Status

Enumeration Status	Dwelling Count	Percentage of Enumerable Dwellings
<b>Subtotal Enumerated Dwellings</b>	<b>24,169</b>	<b>90.8%</b>
Occupied Dwellings	24,169	90.8%
<b>Subtotal Non-Enumerated Dwellings</b>	<b>2,442</b>	<b>9.2%</b>
No Count	2,273	8.5%
Refusal	169	0.6%
<b>Total Enumerable Dwellings</b>	<b>26,611</b>	<b>100.0%</b>
<b>Total Non-Enumerable Dwellings</b>	<b>1,387</b>	<b>(-)</b>
<b>Total Dwellings</b>	<b>27,998</b>	<b>(-)</b>

The analyses in this section are based on both enumerable and non-enumerable dwellings, except for collective dwellings (226) and those dwellings that changed ownership during the census enumeration period (12).

### 4.2 Dwellings by Neighbourhood

**Table A.8** in **Appendix A** shows the distribution of total dwellings by neighbourhood. Highland Park has the largest dwelling count, with 1,637 dwellings, making up 5.9% of total dwellings. Highland Park also has the fourth largest population, with 3,197 residents (5.1% of enumerated residents).

Other neighbourhoods with significant dwelling count include South Patterson Place (1,571 dwellings), Mission Heights (1,473 dwellings), Avondale (1,377 dwellings), Pinnacle Ridge (1,310 dwellings), Patterson Place (1,304 dwellings), and Crystal Lake Estates (1,273 dwellings). All other neighbourhoods have fewer than 1,200 dwellings.

To protect the privacy of residents, neighbourhoods with fewer than 50 dwellings have been grouped under the “Other” category. This group includes a total of 143 dwellings, representing 0.7% of the total dwelling count.

Aside from these neighbourhoods, neighbourhoods with the lowest population counts include Swan City (62 dwellings), Stone Ridge (68 dwellings), Meadowview (85 dwellings), Arbour Hills (143 dwellings), Copperwood (166 dwellings), Kensington (169 dwellings), and Summerside (197 dwellings). All other neighbourhoods have over 200 dwellings.



### 4.3 Household Size

**Table 4.2** summarizes the enumerated dwellings and residents by household size.

Approximately 33.2% of dwellings are occupied by 2-person households, accounting for 25.1% of the enumerated population. One-person households represent 23.8% of dwellings and house 9.0% of the population.

Households with three people make up 16.8% of dwellings and include 19.1% of residents. Around 15.9% of dwellings are occupied by four people, representing 24.1% of residents. 6.5% of dwellings house five people, representing 12.4% of the enumerated population, and only 3.7% of dwellings house more than five people, housing 10.2% of residents.

Table 4.2: Enumerated Dwellings by Household Size

Household Size	Occupied and Vacant Dwelling Count	Percentage	Enumerated Resident Count	Enumerated Resident Percentage
1	5,758	23.8%	5,758	9.0%
2	8,022	33.2%	16,044	25.1%
3	4,073	16.8%	12,219	19.1%
4	3,857	15.9%	15,428	24.1%
5	1,581	6.5%	7,905	12.4%
>5	896	3.7%	6,544	10.2%
<b>Total</b>	<b>24,187</b>	<b>100.0%</b>	<b>63,898</b>	<b>100.0%</b>

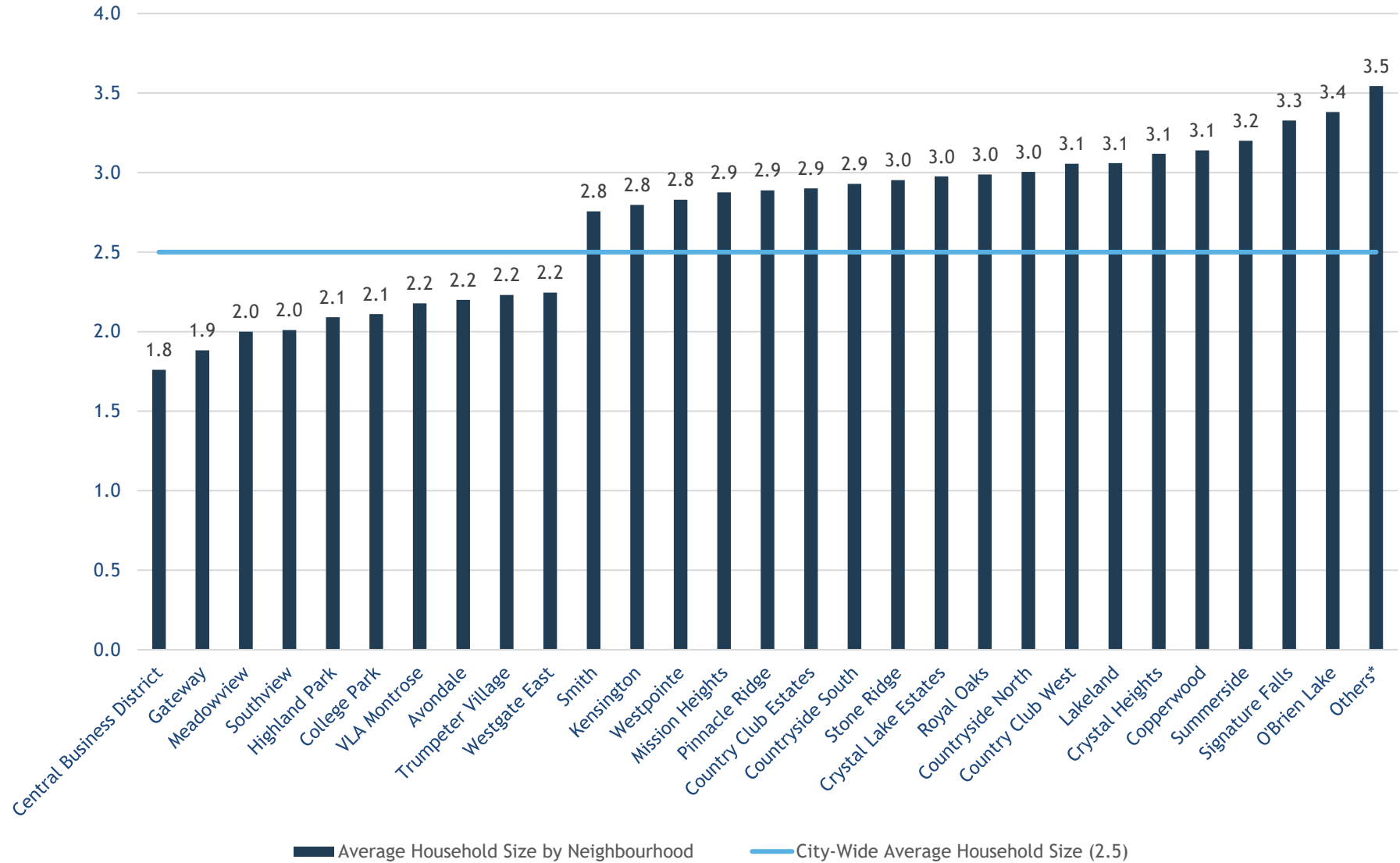
The average household size for the City is 2.50. For comparison, the 2021 federal census reported an average household size of 2.6.

**Figure 4.1** shows the neighbourhoods with an average household size that differs the most from the City average. Neighbourhoods with an average household size between 2.3 and 2.7 (like the City average of 2.5) are not shown in this figure.

Neighbourhoods with the highest average household sizes include O’Brien Lake (3.4), Signature Falls (3.3), Summerside (3.2), Crystal Heights (3.1), Copperwood (3.1), Lakeland (3.1) and Country Club West (3.1).

On the other hand, neighbourhoods with the lowest average household sizes include Central Business District (1.8), Gateway (1.9), Meadowview (2.0), Southview (2.0), Highland Park (2.1), and College Park (2.1).

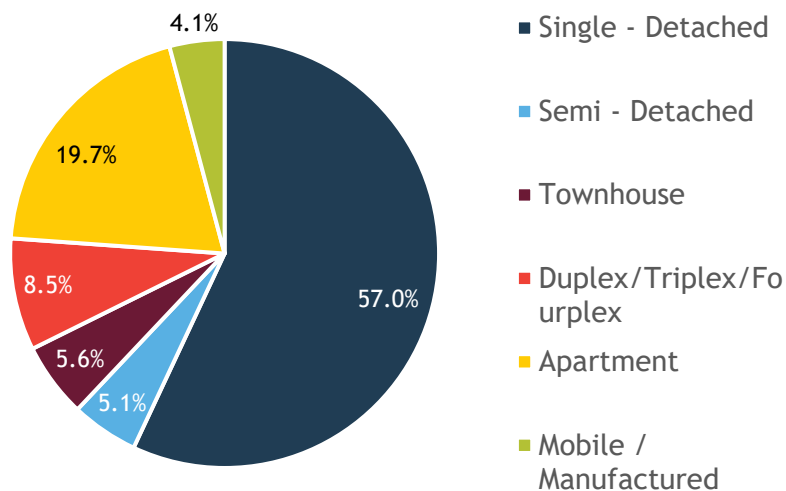
Figure 4.1: Average Household Size by Neighbourhood



## 4.4 Dwelling Type

Dwelling type refers to the different structures of homes that people live in, such as single-detached houses, apartments, and other residential building types. Categorizing housing based on its structure and design provides an understanding of the variety of housing options available in the community.

Figure 4.2: Breakdown of Dwellings by Type



**Figure 4.2** presents a breakdown of dwellings by type. Single-detached homes are the most common, making up 57% of the housing stock. The second most common dwelling type are apartment units, comprising 19.7% of dwellings.

Other available housing types in the City include units in duplexes, triplexes and fourplexes (8.5%), townhouses (5.6%), semi-detached homes (5.1%), and mobile homes (4.1%).

Inactive units are apartment units temporarily converted to non-residential uses, such as offices or janitorial spaces. Inactive units represent only 0.3% of total dwellings and have been grouped in with regular apartment units, as they can be returned to residential use with minimal modifications.

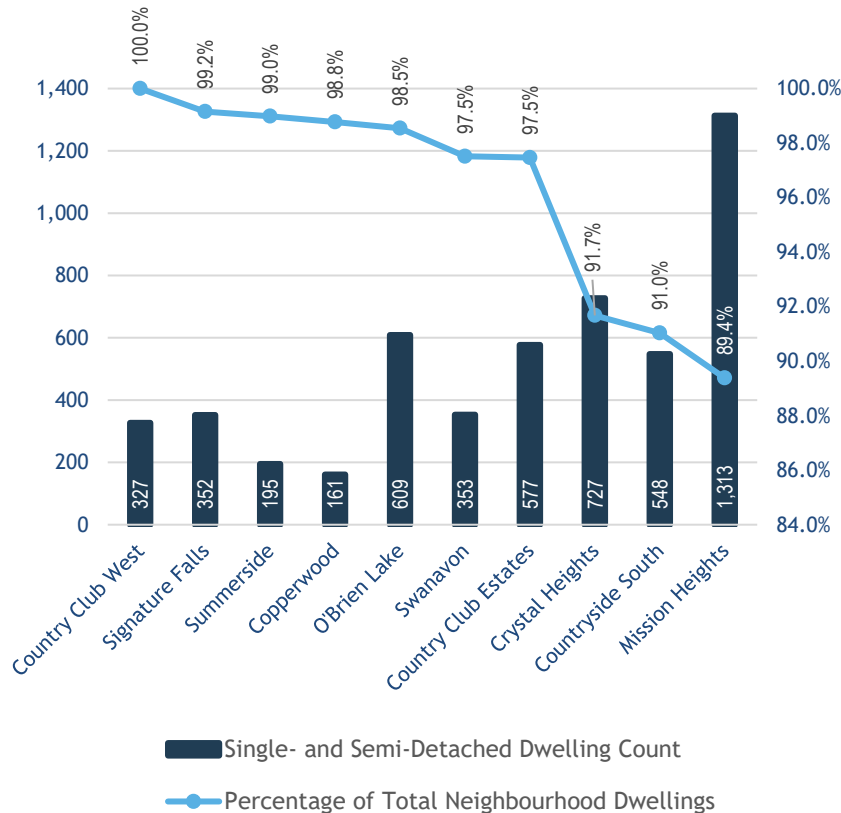
Not included in **Figure 4.2** are 68 dwellings currently under construction, as shown in **Table 4.1**.

**Figures 4.3** through **4.5** show the neighbourhoods with the highest proportion of single- and semi-detached dwellings, duplexes/triplexes/fourplexes and townhouses, and apartment units. To protect residents' privacy, neighbourhoods with a dwelling count under 50 for each of these dwelling type categories have been excluded. The full dwelling type counts by neighbourhood can be found in **Table A.11** in **Appendix A**.

As shown in **Figure 4.3**, neighbourhoods where single- and semi-detached dwellings make up almost the entirety of the housing stock include Country Club West (100.0%), Summerside (99.0%), Copperwood (98.8%), Signature Falls (98.6%), and O'Brien Lake (98.2%), among others.

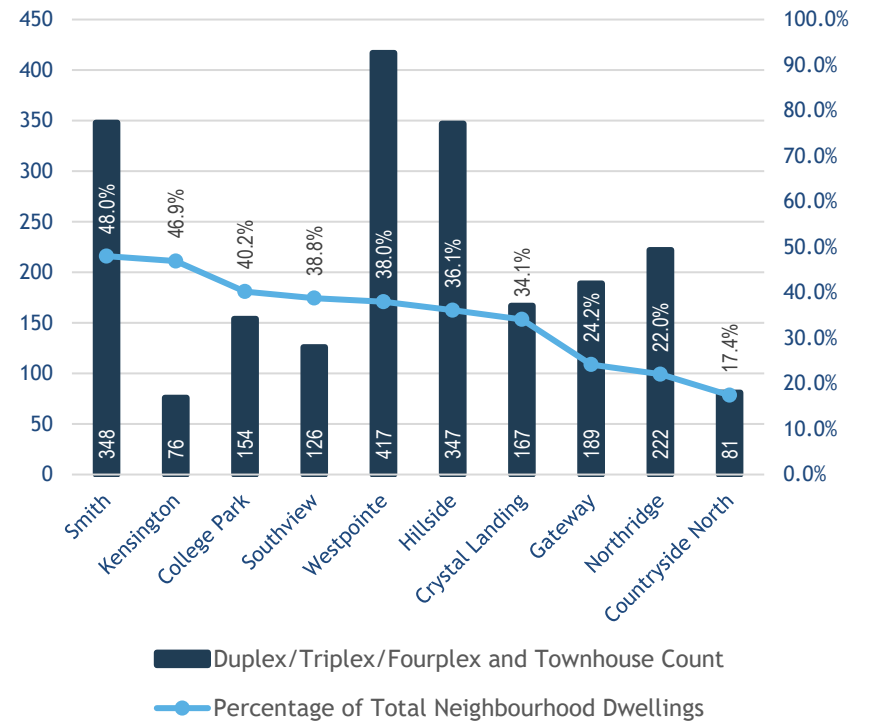
**Figure 4.4** shows that the neighbourhoods where townhouses and units in duplexes, triplexes and fourplexes make up much of the housing stock include Smith (47.9%), Kensington (46.9%), and College Park (39.0%), among others.

Figure 4.3: Neighbourhoods with the Highest Proportion of Single- and Semi-Detached Dwellings



According to **Figure 4.5**, neighbourhoods with the highest proportion of apartments units include Central Business District (97.3%), Gateway (75.9%), and Highland Park (53.0%). In all other neighbourhoods, apartments represent less than half of the housing stock. However, neighbourhoods like VLA Montrose (48.1%), Westgate East (43.8%), Northridge (43.6%), and Avondale (43.0%) also have a sizable proportion of apartment units.

Figure 4.4: Neighbourhoods with the Highest Proportion of Units in a Duplex/Triplex/Fourplex and Townhouses



The following key observations can be drawn from the analysis of predominant dwelling types by neighbourhood:

- Nearly all dwellings in Country Club West, Summerside, Copperwood, Signature Falls and O'Brien Lake are single- and semi-detached homes (≥98% of the housing stock).
- Smith, Kensington, and College Park have a significant mix of dwelling types associated with low-to-medium residential densities (≥40% of the housing stock)

- The Central Business District has the highest residential density in the City, with nearly all housing consisting of apartment units. Gateway follows closely, where approximately three-quarters of the dwellings are apartments, and the remaining quarter are townhouses.
- Meadowview, Swan City, and Trumpeter Village are manufactured home parks; thus, their housing stock consists almost entirely of this type of dwelling. As seen in **Table A.11** in **Appendix A**, other neighbourhoods with a considerable proportion of mobile or manufactured homes are Crystal Ridge (23.9%) and Southview (37.0%)
- The most diverse housing mix can be found in Avondale, Cobblestone, College Park, Crystal Ridge, Highland Park, Hillside, Northridge, Patterson Place, Pinnacle Ridge, Riverstone, Smith, South Patterson Place, and Southview.

**Figure 4.6** shows the different dwelling types and the percentage of residents that live in them, broken down by age group. The distribution of age groups is relatively similar in all dwelling types.

**Table A.12** in **Appendix A** presents the full count of residents in different age groups by dwelling type.

The following observations can be made from **Figure 4.6** and **Table A.12**:

- Most residents across all age groups live in single-detached homes, with the highest proportions seen among middle-aged adults (72.4%) and children (74.5%). This indicates that single-detached dwellings are the dominant and preferred housing type in the City, catering to families, individuals, and older adults alike.
- Young adults and seniors show a slightly higher tendency to live in apartment units, with 14.0% of young adults and 17.6% of seniors opting for this housing type. This suggests that these groups may prioritize affordability and convenience, either due to transitional life stages or a desire to downsize.

- Children and adolescents are more likely than other groups to live in multi-unit buildings like duplexes, triplexes, and fourplexes, reflecting a diverse range of family housing needs.

Figure 4.5: Neighbourhoods with the Highest Proportion of Apartment Units

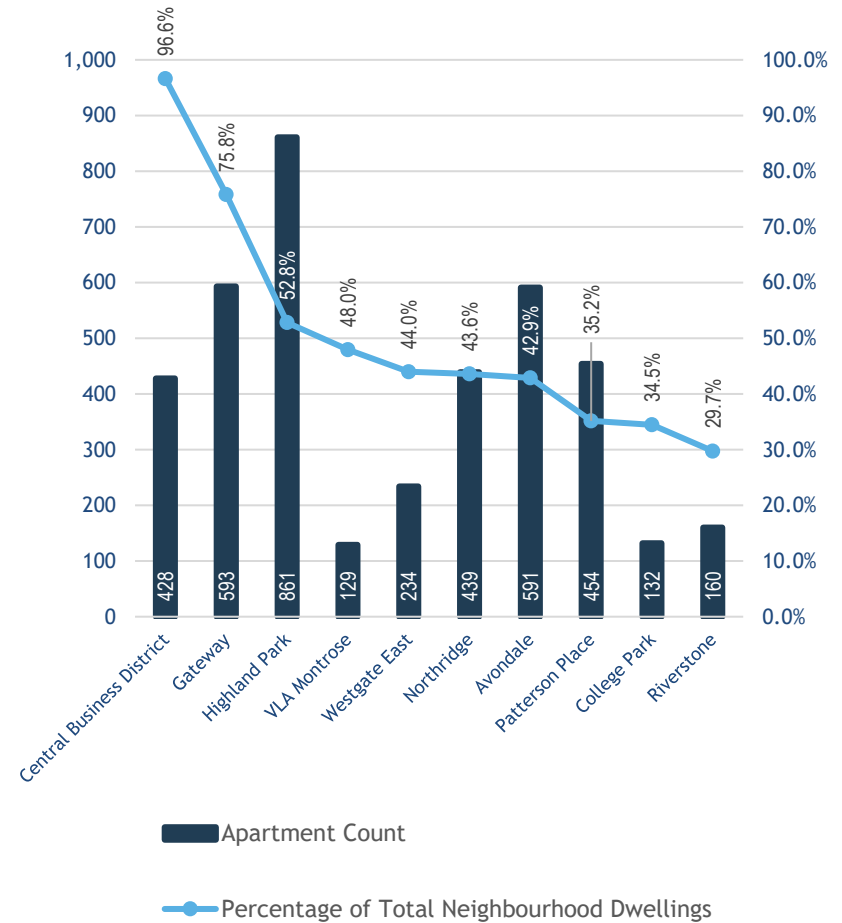
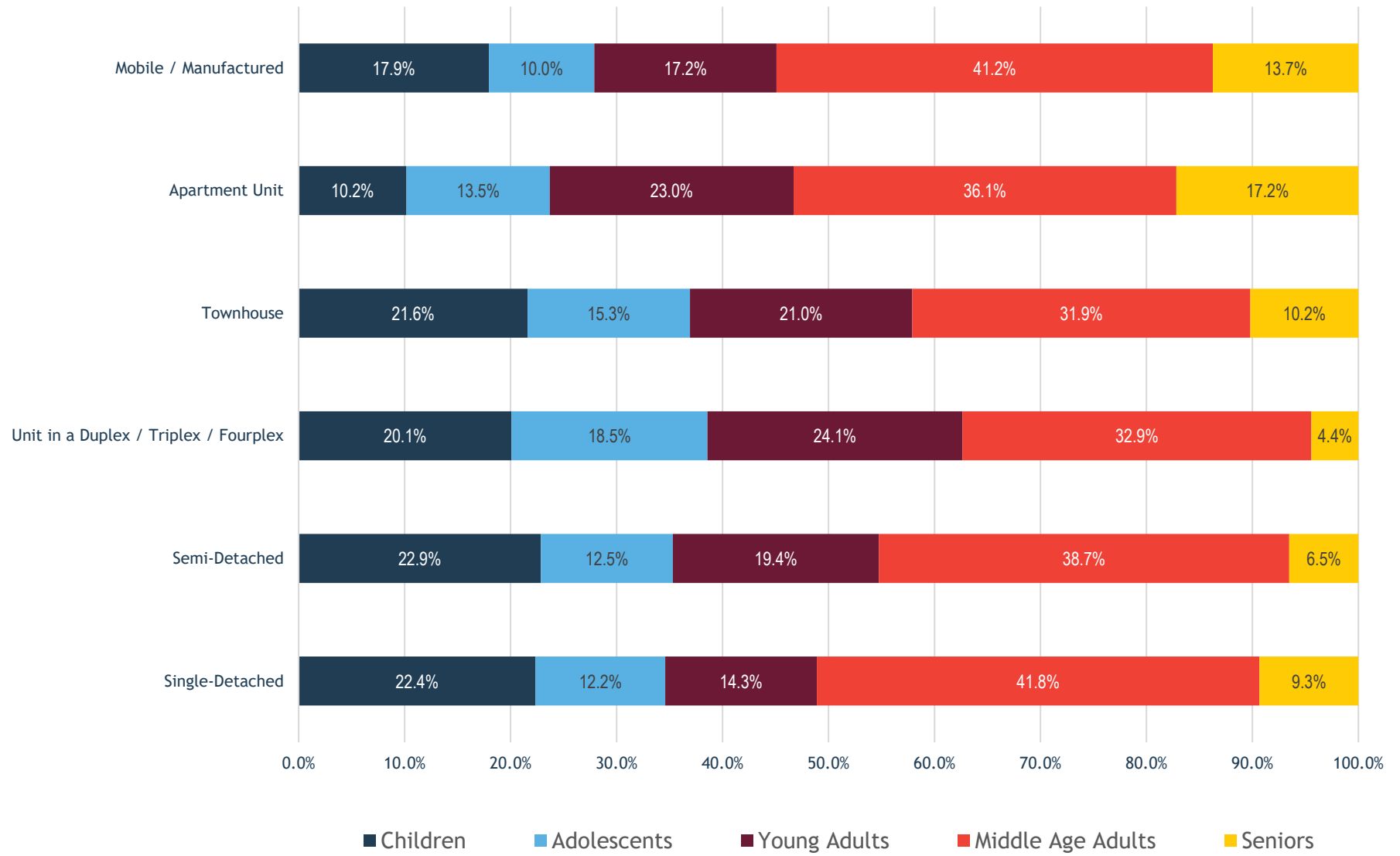


Figure 4.6: Breakdown of Dwelling Types by Age Group



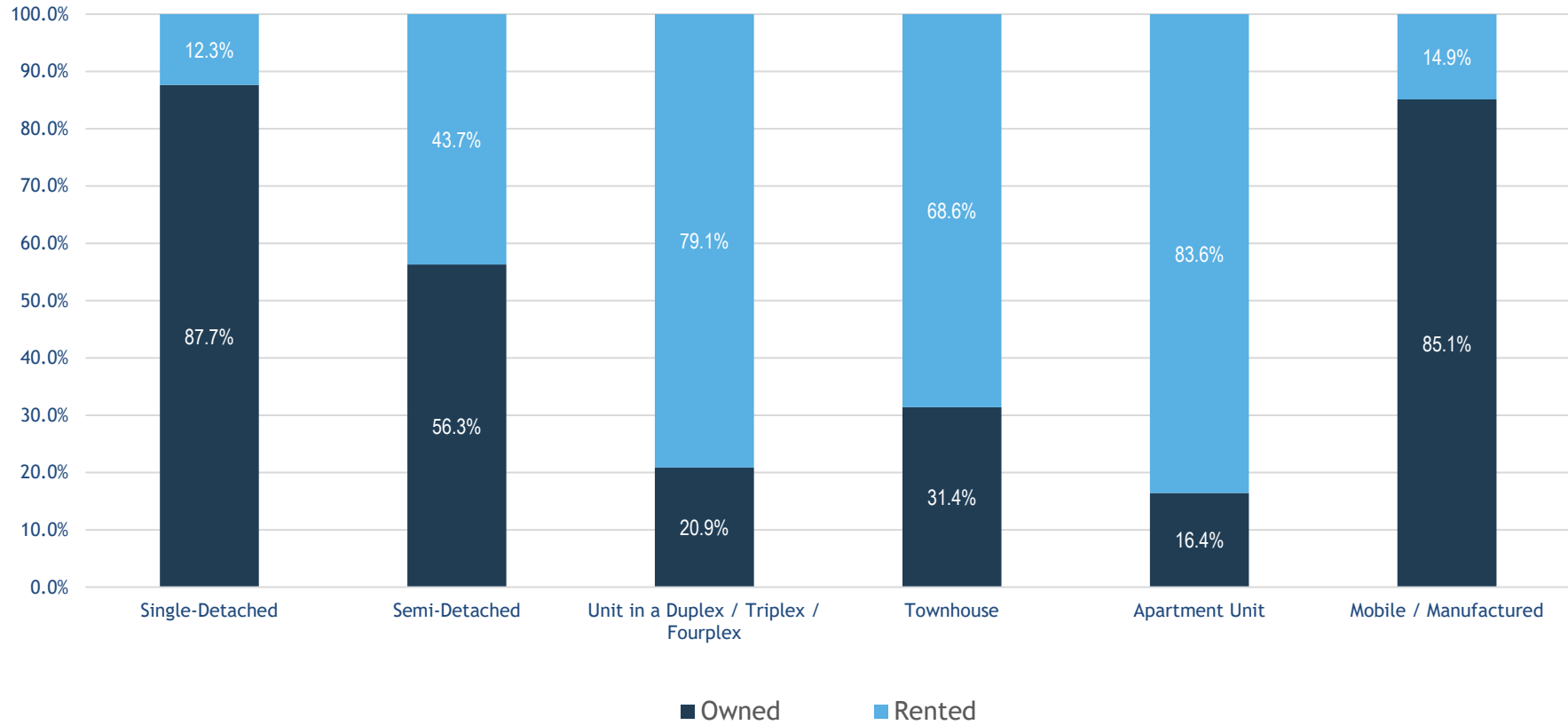
## 4.5 Homeownership

Based on 19,250 responses, two-thirds (66.7%) of City residents own their homes, while one-third (33.3%) are renters.

**Figure 4.7** shows the proportion of homeowners and renters by dwelling type.

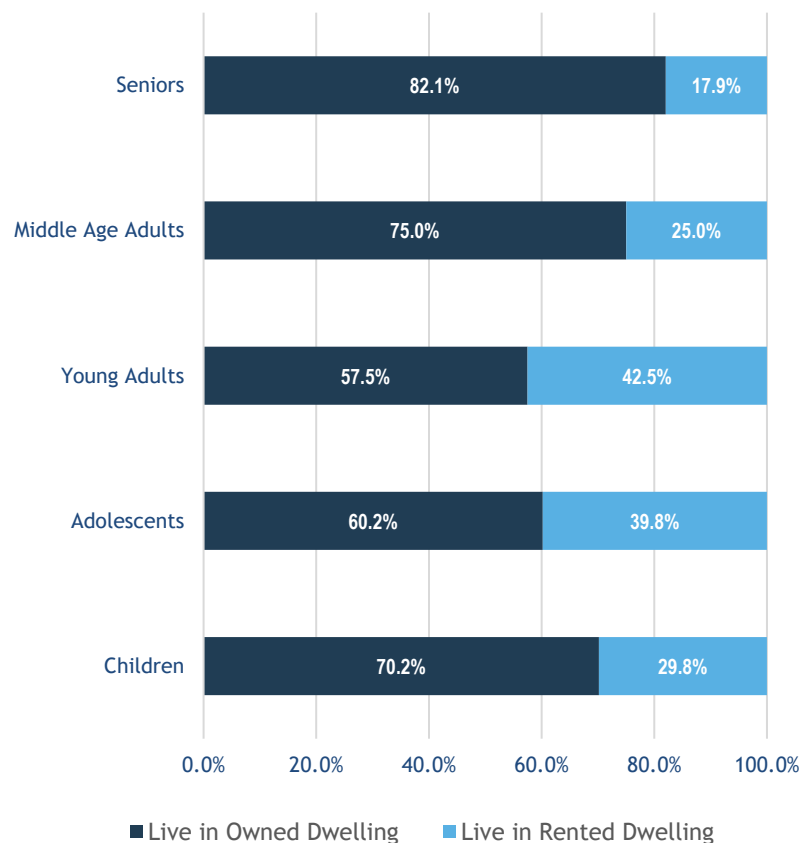
Most single-detached homes, semi-detached homes, and mobile or manufactured homes are owner-occupied (87.7%, 56.3%, and 85.1%, respectively). All other dwelling types are primarily rented. The highest proportions of renters are found in apartment units (83.6%), followed by in units in duplexes, triplexes and fourplexes (79.1%), and townhouses (68.6%).

Figure 4.7: Homeownership by Dwelling Type



**Figure 4.8** shows the proportion of residents living in owner-occupied and rented dwellings by age group. About 82.1% of seniors, 75.0% of middle-aged adults, and 70.2% of children live in owner-occupied dwellings. On the other hand, 42.5% of young adults and 39.8% of adolescents live in rented dwellings.

Figure 4.8: Homeownership by Age Group



The following key observations can be drawn from **Figure 4.8**:

- Seniors and middle-aged adults with young children are more likely to live in owner-occupied dwellings
- While most adolescents live in owner-occupied dwellings, the proportion of renters in this age group is higher compared to seniors, middle-aged adults, and children. This may be because this group includes both high school-aged adolescents likely living with their parents (who are often middle-aged adults), and young people transitioning to post-secondary education or early careers. The latter may be living with their parents, alone, or co-habiting with other adolescents and/or young adults, thus are more likely be renters.
- The proportion of renters is highest among young adults, a group particularly affected by the housing affordability crisis<sup>1</sup>. Rising rents, stagnant wages, and a shortage of affordable housing have forced many in this demographic to delay homeownership, leading them to rent longer than previous generations. This trend is likely reflected, to some extent, at the local level.

<sup>1</sup> Mount Royal University Institute for Community Prosperity. (n.d.). *Unpacking the affordable housing crisis*.



## 4.6 Occupancy Rates

Based on 24,936 dwellings with confirmed occupancy data, the City has an occupancy rate of 96.9%, equating to a vacancy rate of 3.1%.

**Figure 4.7** shows occupancy and vacancy rates across different dwelling types in the City. The highest vacancy rates are found in townhouses (9.1%), mobile or manufacture dwellings (5.8%), and units in duplexes, triplexes and fourplexes (5.7%). All other dwelling types have vacancy rates below 4%.

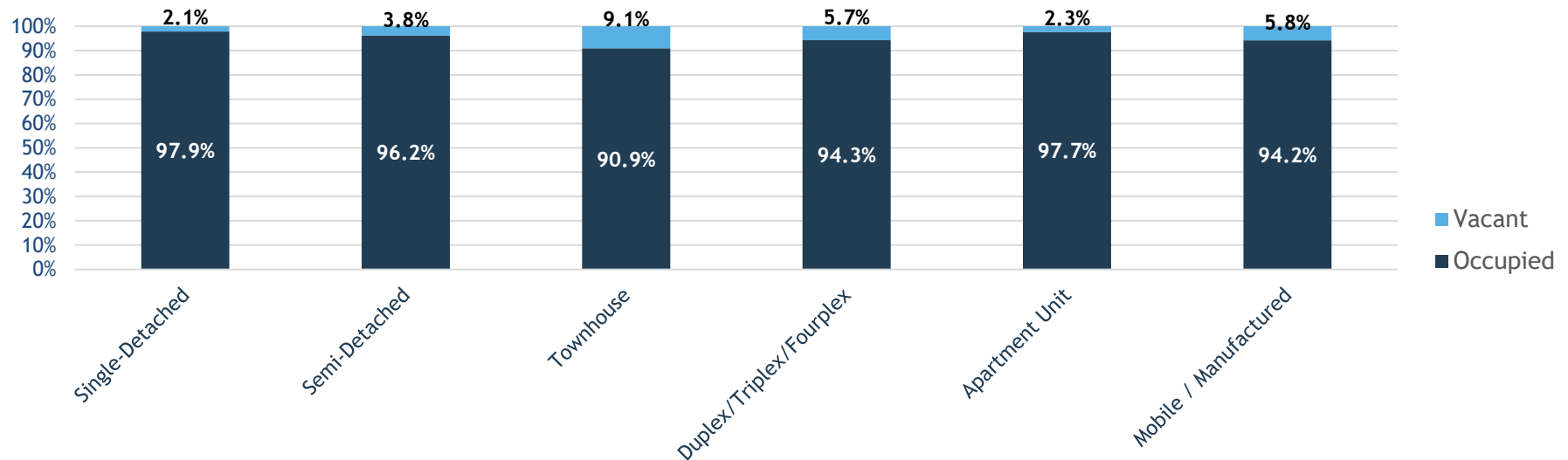
The lowest vacancy rates are seen in single-detached dwellings (2.1%), apartment units (2.3%), and semidetached dwellings (3.8%).

**Table A.16** in **Appendix A** presents occupancy and vacancy rates by neighbourhood. Neighbourhoods with fewer than 100 dwellings with verified occupancy data are excluded from this table.

High vacancy rates indicate an oversupplied market with more units available than needed, which can lead to falling rents and property prices. The neighbourhoods with the highest vacancy rate are College Park (24.7%), which may be due to the transient nature of its student population, and Kensington (11.1%), which is a developing community. Other neighbourhoods with high vacancy rates include Trumpeter Village (7.6%), Hillside (6.7%), and Arbour Hills (6.0%).

In contrast, exceedingly high occupancy rates suggest a tight market with high demand and limited supply, potentially leading to rising rents and property prices, creating affordability challenges for residents. The neighbourhood with the highest occupancy rate is Summerside (100%), followed by Country Club West (99.7%), Crystal Heights (99.5%), Westpointe (99.3%), and Countryside North (99.3%).

Figure 4.9: Occupancy and Vacancy Rates by Dwelling Type



Section 5.0

# NEIGHBOURHOOD HIGHLIGHTS

## Section 5.0

# NEIGHBOURHOOD HIGHLIGHTS

Based on the demographic analyses provided above, here are highlights from some of the neighbourhoods that stand out:

**Mission Heights** is the most populated neighbourhood, housing 3,761 residents (6.0% of the enumerated population). It features a mix of dwelling types, predominantly single-detached homes, contributing to its family-friendly environment. This area's significant population indicates a stable and well-established community, with access to essential amenities.

**South Patterson Place** ranks second in population, with 3,419 residents. The neighbourhood contains 1,571 dwellings, making it one of the largest residential areas in the City. It is characterized by a mix of housing types and an average household size of 2.5, which reflects the City's average. The area is home to a diverse population, which is reflected in its balanced age distribution.

**Highland Park** stands out for both its large population (3,197 residents) and its 1,637 dwellings—the highest dwelling count in the City. The neighbourhood's housing mix is varied, with a considerable proportion of single and semi-detached dwellings (34.7%) and apartment units (53.0%). This diversity supports a wide range of residents, from families to seniors.

**Pinnacle Ridge** has a population of 3,258 residents and 1,310 dwellings. The neighbourhood is known for its housing stock dominated by single-detached homes. With a significant concentration of middle-aged adults and families, Pinnacle Ridge is a key area for schools, parks, and other family services.

**Crystal Lake Estates** is another major neighbourhood with 3,167 residents and 1,273 dwellings. Known for its scenic views and recreational spaces, it is one of the City's more established communities. The population here is balanced across all age groups, making it an attractive location for both young families and retirees.

**Signature Falls** is notable for having the highest proportion of children and adolescents, representing 41.5% of its population. This neighbourhood is characterized by larger household sizes, with an average of 3.3 people per dwelling, and nearly all its housing stock consists of single-detached homes. The area's family-oriented demographic makes it a priority for schools, playgrounds, and youth services.

**O'Brien Lake** is another family-oriented neighbourhood, with children and adolescents making up 40.8% of the population. Like Signature Falls, O'Brien Lake has a high average household size of 3.4 people per dwelling and is dominated by single-detached homes. The neighbourhood's demographic trends point to growing demand for family-oriented amenities and services.

**Central Business District** is unique for its high concentration of adults (63.1% of the population) and apartment units (97.3% of housing stock). This urban environment caters predominantly to working professionals and young adults, with fewer families and children. The CBD's vibrant atmosphere and access to amenities make it a hub for the City's economic and social activities.

**Ivy Lake Estates** stands out for having the largest proportion of seniors (24.4%) and the lowest adult population (47.4%). This area is likely to benefit from targeted age-friendly services and infrastructure. The neighbourhood's housing stock is mixed, providing options for various family types and life stages.

**Summerside** is characterized by its high occupancy rate (100%) and larger household sizes (average of 3.2 people per dwelling), suggesting a family-oriented community with strong demand for housing. The neighbourhood consists primarily of single-detached homes, providing living arrangements for growing families.

**Copperwood** also has a high proportion of children and adolescents (39.7%) and a higher-than-average household size of 3.1. The area's predominantly single-detached housing and family-oriented services make it a desirable neighbourhood for young families.

# APPENDIX A

**SOURCE DATA FOR  
REPORT FIGURES**

# Appendix A Source Data for Report Figures

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Table A-1 Population Distribution by Neighbourhood (Based on 63,075 Enumerated Residents) - Figure 3.1

Neighbourhood	Resident Count	Percentage
Swan City	80	0.1%
Meadowview	112	0.2%
Stone Ridge	186	0.3%
Arbour Hills	302	0.5%
Others*	319	0.5%
Kensington	358	0.6%
Trumpeter Village	406	0.6%
Copperwood	471	0.7%
VLA Montrose	525	0.8%
College Park	572	0.9%
Southview	601	1.0%
Summerside	608	1.0%
Central Business District	720	1.1%
Ivy Lake Estates	739	1.2%
Creekside	759	1.2%
Lakeland	823	1.3%
Swanavon	895	1.4%
Westgate East	905	1.4%
Country Club West	984	1.6%
Signature Falls	1,015	1.6%
Crystal Landing	1,202	1.9%
Countryside North	1,244	2.0%
Riverstone	1,257	2.0%
Gateway	1,303	2.1%
Country Club Estates	1,526	2.4%
Smith	1,563	2.5%
Countryside South	1,611	2.6%
O'Brien Lake	1,907	3.0%

Neighbourhood	Resident Count	Percentage
Hillside	1,970	3.1%
Mountview	2,024	3.2%
Cobblestone	2,049	3.2%
Northridge	2,114	3.4%
Crystal Heights	2,258	3.6%
Royal Oaks	2,453	3.9%
Avondale	2,523	4.0%
Patterson Place	2,538	4.0%
Crystal Ridge	2,598	4.1%
Westpointe	2,753	4.4%
Crystal Lake Estates	3,167	5.0%
Highland Park	3,197	5.1%
Pinnacle Ridge	3,258	5.2%
South Patterson Place	3,419	5.4%
Mission Heights	3,761	6.0%
<b>Grand Total</b>	<b>63,075</b>	<b>100.0%</b>
* Refers to those areas in the City with a dwelling count under 50. Results have been grouped to protect residents' privacy.		

Table A-2 Age Breakdown by Cohort (Based on 52,173 Responses) - Figure 3.2

Age Cohort	Population Count	Percentage
0-4	3,236	6.2%
5-9	3,899	7.5%
10-14	3,709	7.1%
15-19	3,492	6.7%
20-24	3,223	6.2%
25-29	3,791	7.3%
30-34	4,840	9.3%
35-39	4,741	9.1%
40-44	4,635	8.9%
45-49	3,329	6.4%
50-54	3,052	5.8%
55-59	2,362	4.5%
60-64	2,717	5.2%
65-69	2,088	4.0%
70-74	1,454	2.8%
75 and over	1,605	3.1%
<b>Grand Total*</b>	<b>52,173</b>	<b>100.0%</b>
* Excludes 2,551 responses indicating "Prefer Not to Respond"		

Table A-3 Population Distribution by Age Category (Based on 52,173 Responses) - Figure 3.3

Ages	Age Group	Population Count	Percentage
0-14	Children	10,844	20.8%
15-24	Adolescents	6,715	12.9%
25-34	Young Adults	8,631	16.5%
35-64	Middle-Aged Adults	20,836	39.9%
65+	Seniors	5,147	9.9%
<b>Grand Total*</b>		<b>52,173</b>	<b>100.0%</b>
* Excludes 2,551 responses indicating "Prefer Not to Respond"			

Table A-4 Age Groups by Neighbourhood (Based on 52,173 Responses) - Figures 3.4, 2.5 and 3.6

Neighbourhood	Children and Adolescents	Adults	Seniors
Arbour Hills	N/A	178	N/A
Avondale	465	1,029	214
Central Business District	116	358	93
Cobblestone	700	1,192	87
College Park	153	280	50
Copperwood	163	238	N/A
Country Club Estates	478	717	178
Country Club West	317	536	94
Countryside North	435	622	N/A
Countryside South	537	802	72
Creekside	215	483	51
Crystal Heights	720	1,171	221
Crystal Lake Estates	740	1,159	331
Crystal Landing	376	639	N/A
Crystal Ridge	671	1,246	376
Gateway	268	503	107
Highland Park	819	1,624	414
Hillside	587	939	131
Ivy Lake Estates	193	324	167
Kensington	N/A	135	N/A
Lakeland	312	441	N/A
Meadow View	N/A	N/A	N/A
Mission Heights	997	1,650	310
Mountview	499	905	248
Northridge	516	1,005	168
O'Brien Lake	616	812	83

Neighbourhood	Children and Adolescents	Adults	Seniors
Others*	N/A	N/A	51
Patterson Place	622	1,029	224
Pinnacle Ridge	865	1,356	137
Riverstone	419	686	54
Royal Oaks	695	1,216	169
Signature Falls	360	471	N/A
Smith	581	765	124
South Patterson Place	863	1,597	336
Southview	123	219	63
Stone Ridge	N/A	N/A	N/A
Summerside	207	294	N/A
Swan City	N/A	N/A	N/A
Swanavon	176	355	111
Trumpeter Village	N/A	N/A	62
VLA Montrose	N/A	170	N/A
Westgate East	253	448	55
Westpointe	908	1,320	80
<b>Grand Total</b>	<b>17,559</b>	<b>29,467</b>	<b>5,147</b>

\* Refers to those areas in the City with a dwelling count under 50. Results have been grouped to protect residents' privacy.



Table A-5 Historical Population Growth, 2000-2024 - Figure 3.7

Census Year	Population	Avg. Annual Growth Rate (AAGR)	AAGR (Census Years Only)
2000*	35,962	-	-
2001*	36,983	2.8%	<b>2.8%</b>
2002	38,605	4.4%	-
2003*	40,226	4.2%	<b>4.3%</b>
2004	42,429	5.5%	-
2005*	44,631	5.2%	<b>5.3%</b>
2006*	47,107	5.5%	<b>5.5%</b>
2007*	50,227	6.6%	<b>6.6%</b>
2008	51,584	2.7%	-
2009	52,941	2.6%	-
2010	54,298	2.6%	-
2011*	55,655	2.5%	<b>2.6%</b>
2012	58,880	5.8%	-
2013	62,106	5.5%	-
2014	65,331	5.2%	-
2015*	68,556	4.9%	<b>5.4%</b>
2016*	63,166	-7.9%	<b>-7.9%</b>
2017	66,127	4.7%	-
2018*	69,088	4.5%	<b>4.6%</b>
2019	66,615	-3.6%	-
2020	65,378	-1.9%	-
2021*	64,141	-1.9%	<b>-2.4%</b>
2022	66,852	4.2%	-
2023	68,207	2.0%	-
2024*	69,562	2.0%	<b>2.7%</b>
<b>AAGR 2000-2024</b>		<b>2.8%</b>	
* Municipal or federal census year. The population counts for all other years are average estimates.			

Table A-6 Long-Term Residents and New City Residents by Age Category (Based on 50,768 Responses) - Figure 3.8

Place of Origin	Children	Adolescents	Middle-Aged Adults	Young Adults	Seniors	Grand Total
Subtotal Long Term Residents (2+ Years)	8,549	4,909	16,911	6,116	4,373	40,858
Subtotal New City Residents (<2 Years)	1,907	1,612	3,458	2,239	694	9,910
Moved from Other Alberta Municipality	1,277	958	2,333	1,233	474	6,275
Moved from Other Canadian Province	396	449	719	698	174	2,436
Moved from Other Country	234	205	406	308	46	1,199
<b>Grand Total</b>	<b>10,456</b>	<b>6,521</b>	<b>20,369</b>	<b>8,355</b>	<b>5,067</b>	<b>50,768</b>

Table A-7 Communication Preferences by Age Category (Based on 37,419 Responses) - Figures 3.9, 3.10, and 3.11

Preferred Communication Method	Children	Adolescents	Young Adults	Middle-Aged Adults	Seniors	Grand Total
Community Bulletin Boards	22	8	25	68	30	153
Community Event Listing Websites	31	43	75	283	84	516
Community Meetings		5	6	18	9	38
Direct Mail	358	377	645	1,998	1,020	4,398
Email Newsletter	180	321	613	1,884	731	3,729
Flyers and Posters	192	148	206	650	272	1,468
Newspapers and Magazines	20	11	27	118	86	262
Radio	172	193	457	1,646	495	2,963
SMS Text Updates	49	103	110	274	57	593
Social Media	1,614	3,109	3,703	7,420	824	16,670
Website	191	323	617	1,904	430	3,465
Word of Mouth	1,472	280	299	790	323	3,164
<b>Grand Total</b>	<b>4,301</b>	<b>4,921</b>	<b>6,783</b>	<b>17,053</b>	<b>4,361</b>	<b>37,419</b>

Table A-8 Dwelling Distribution by Neighbourhood (Based on 27,721 Dwellings)

Neighbourhood	Dwelling Count	Percentage
Swan City	62	0.2%
Stone Ridge	68	0.2%
Meadowview	85	0.3%
Arbour Hills	143	0.5%
Others*	143	0.5%
Copperwood	166	0.6%
Kensington	169	0.6%
Summerside	197	0.7%
Trumpeter Village	222	0.8%
VLA Montrose	270	1.0%
Lakeland	292	1.1%
Country Club West	327	1.2%
Creekside	332	1.2%
Ivy Lake Estates	332	1.2%
Southview	335	1.2%
Signature Falls	358	1.3%
Swanavon	362	1.3%
College Park	395	1.4%
Central Business District	451	1.6%
Countryside North	468	1.7%
Crystal Landing	490	1.8%
Westgate East	538	1.9%
Riverstone	542	2.0%
Country Club Estates	592	2.1%

Neighbourhood	Dwelling Count	Percentage
Countryside South	604	2.2%
O'Brien Lake	620	2.2%
Smith	731	2.6%
Gateway	783	2.8%
Crystal Heights	793	2.9%
Cobblestone	852	3.1%
Mountview	886	3.2%
Royal Oaks	951	3.4%
Hillside	964	3.5%
Northridge	1,014	3.7%
Westpointe	1,102	4.0%
Crystal Ridge	1,137	4.1%
Crystal Lake Estates	1,273	4.6%
Patterson Place	1,304	4.7%
Pinnacle Ridge	1,310	4.7%
Avondale	1,377	5.0%
Mission Heights	1,473	5.3%
South Patterson Place	1,571	5.7%
Highland Park	1,637	5.9%
<b>Grand Total</b>	<b>27,721</b>	<b>100.0%</b>
* Refers to those areas in the City with a dwelling count under 50. Results have been grouped to protect residents' privacy.		

Table A-9 Average Household Size by Neighbourhood (Based on 24,144 Enumerated Dwellings and 63,075 Enumerated Residents) - Figure 4.1

Neighbourhood	Average Household Size
Arbour Hills	2.7
Avondale	2.2
Central Business District	1.8
Cobblestone	2.6
College Park	2.1
Copperwood	3.1
Country Club Estates	2.9
Country Club West	3.1
Countryside North	3.0
Countryside South	2.9
Creekside	2.3
Crystal Heights	3.1
Crystal Lake Estates	3.0
Crystal Landing	2.7
Crystal Ridge	2.5
Gateway	1.9
Highland Park	2.1
Hillside	2.5
Ivy Lake Estates	2.5
Kensington	2.8
Lakeland	3.1
Meadowview	2.0
Mission Heights	2.9
Mountview	2.7
Northridge	2.3
O'Brien Lake	3.4
Patterson Place	2.3

Neighbourhood	Average Household Size
Pinnacle Ridge	2.9
Riverstone	2.5
Royal Oaks	3.0
Signature Falls	3.3
Smith	2.8
South Patterson Place	2.5
Southview	2.0
Stone Ridge	3.0
Summerside	3.2
Swan City	2.3
Swanavon	2.6
Trumpeter Village	2.2
VLA Montrose	2.2
Westgate East	2.2
Westpointe	2.8
Others*	3.5
<b>Grand Total</b>	<b>2.5</b>
* Refers to those areas in the City with a dwelling count under 50. Results have been grouped to protect residents' privacy.	

Table A-10 Dwelling Typology (Based on 27,692 Dwellings) - Figure 4.2

Dwelling Type	Dwelling Count	Percentage
Single - Detached	15,778	57.0%
Semi - Detached	1,403	5.1%
Townhouse	1,559	5.6%
Duplex/Triplex/Fourplex	2,343	8.5%
Apartment	5,461	19.7%
Mobile / Manufactured	1,148	4.1%
<b>Grand Total</b>	<b>27,692</b>	<b>100%</b>

Table A-11 Dwelling Typology by Neighbourhood (Based on 26,544 Dwellings) - Figures 4.3, 4.4, and 4.5

Neighbourhood	Single- and Semi-Detached	Duplex/ Triplex/Fourplex and Row House	Apartment	Mobile/Manufactured Home	Grand Total
Arbour Hills	132	132	132	132	132
Avondale	1,375	1,375	1,375	1,375	1,375
Central Business District	451	451	451	451	451
Cobblestone	851	851	851	851	851
College Park	395	395	395	395	395
Copperwood	163	163	163	163	163
Country Club Estates	592	592	592	592	592
Country Club West	327	327	327	327	327
Countryside North	467	467	467	467	467
Countryside South	603	603	603	603	603
Creekside	332	332	332	332	332
Crystal Heights	793	793	793	793	793
Crystal Lake Estates	1,273	1,273	1,273	1,273	1,273
Crystal Landing	490	490	490	490	490
Crystal Ridge	1,136	1,136	1,136	1,136	1,136
Gateway	783	783	783	783	783
Highland Park	1,636	1,636	1,636	1,636	1,636
Hillside	963	963	963	963	963
Ivy Lake Estates	332	332	332	332	332
Kensington	162	162	162	162	162
Lakeland	292	292	292	292	292
Meadowview	85	85	85	85	85
Mission Heights	1,471	1,471	1,471	1,471	1,471
Mountview	886	886	886	886	886
Northridge	1,007	1,007	1,007	1,007	1,007
O'Brien Lake	619	619	619	619	619
Patterson Place	1,302	1,302	1,302	1,302	1,302
Pinnacle Ridge	1,308	1,308	1,308	1,308	1,308

Neighbourhood	Single- and Semi-Detached	Duplex/ Triplex/Fourplex and Row House	Apartment	Mobile/Manufactured Home	Grand Total
Riverstone	538	538	538	538	538
Royal Oaks	951	951	951	951	951
Signature Falls	358	358	358	358	358
Smith	726	726	726	726	726
South Patterson Place	1,569	1,569	1,569	1,569	1,569
Southview	335	335	335	335	335
Stone Ridge	68	68	68	68	68
Summerside	197	197	197	197	197
Swan City	62	62	62	62	62
Swanavon	362	362	362	362	362
Trumpeter Village	222	222	222	222	222
VLA Montrose	270	270	270	270	270
Westgate East	530	530	530	530	530
Westpointe	1,098	1,098	1,098	1,098	1,098
Others*	180	180	180	180	180
<b>Grand Total</b>	<b>26,544</b>	<b>26,544</b>	<b>26,544</b>	<b>26,544</b>	<b>26,544</b>

\* Refers to those areas in the City with a dwelling count under 50. Results have been grouped to protect residents' privacy.

Table A-12 Dwelling Typology and Age Groups (Based on 52,150 Responses) - Figure 4.6

Dwelling Type	Children	Adolescents	Young Adults	Middle-Aged Adults	Seniors	Grand Total
Single-Detached	8,074	4,419	5,164	15,084	3,369	36,110
Semi-Detached	609	332	518	1,032	174	2,665
Flat in a Duplex / Triplex / Fourplex	725	667	868	1,188	160	3,608
Row House	543	385	527	802	256	2,513
Apartment Unit	536	712	1,211	1,902	904	5,265
Mobile / Manufactured	357	198	342	819	273	1,989
<b>Grand Total</b>	<b>10,844</b>	<b>6,713</b>	<b>8,630</b>	<b>20,827</b>	<b>5,136</b>	<b>52,150</b>

Table A-13 Homeownership and Dwelling Typology (Based on 19,235 Responses) - Figure 4.7

Dwelling Type	Owned	Rented	Grand Total
Single-Detached	10,423	1,468	11,891
Semi-Detached	540	419	959
Flat in a Duplex / Triplex / Fourplex	300	1,137	1,437
Row House	336	734	1,070
Apartment Unit	496	2,522	3,018
Mobile / Manufactured	732	128	860
<b>Grand Total</b>	<b>12,827</b>	<b>6,408</b>	<b>19,235</b>

Table A-15 Occupancy and Vacancy Rates by Dwelling Typology (Based on 24,936 Dwellings) - Figure 4.9

Dwelling Type	Occupied Dwelling Count	Vacant Dwelling Count	Grand Total
Single-Detached	14,003	307	14,310
Semi-Detached	1,174	46	1,220
Townhouse	1,221	122	1,343
Duplex/Triplex/Fourplex	1,894	115	2,009
Apartment Unit	4,879	116	4,995
Mobile / Manufactured	998	61	1,059
<b>Total</b>	<b>24,169</b>	<b>767</b>	<b>24,936</b>

Table A-14 Homeownership by Age Group (Based on 50,215 Responses) - Figure 4.8

Age Group	Live in Owned Dwelling	Live in Rented Dwelling	Grand Total
Children	7,345	3,121	10,466
Adolescents	3,852	2,545	6,397
Young Adults	4,753	3,513	8,266
Middle Age Adults	15,056	5,009	20,065
Seniors	4,120	901	5,021
<b>Grand Total</b>	<b>35,126</b>	<b>15,089</b>	<b>50,215</b>



Table A-16 Occupancy and Vacancy Rates by Neighbourhood (Based on 24,913 Dwellings)

Neighbourhood	Occupied Dwelling Count	Occupied Percentage	Vacant Dwelling Count	Vacant Percentage	Grand Total
Arbour Hills	110	94.0%	7	6.0%	117
Avondale	1,147	95.5%	54	4.5%	1,201
Central Business District	409	96.7%	14	3.3%	423
Cobblestone	780	95.2%	39	4.8%	819
College Park	271	75.3%	89	24.7%	360
Copperwood	150	98.7%	2	1.3%	152
Country Club Estates	526	98.5%	8	1.5%	534
Country Club West	322	99.7%	1	0.3%	323
Countryside North	414	99.3%	3	0.7%	417
Countryside South	550	97.7%	13	2.3%	563
Creekside	323	98.2%	6	1.8%	329
Crystal Heights	724	99.5%	4	0.5%	728
Crystal Lake Estates	1,064	98.7%	14	1.3%	1,078
Crystal Landing	441	97.6%	11	2.4%	452
Crystal Ridge	1,021	97.7%	24	2.3%	1,045
Gateway	692	96.4%	26	3.6%	718
Highland Park	1,529	99.0%	15	1.0%	1,544
Hillside	779	93.3%	56	6.7%	835
Ivy Lake Estates	299	98.4%	5	1.6%	304
Kensington	128	88.9%	16	11.1%	144

Neighbourhood	Occupied Dwelling Count	Occupied Percentage	Vacant Dwelling Count	Vacant Percentage	Grand Total
Lakeland	269	97.8%	6	2.2%	275
Mission Heights	1,308	98.3%	23	1.7%	1,331
Mountview	760	98.3%	13	1.7%	773
Northridge	917	98.3%	16	1.7%	933
O'Brien Lake	564	98.9%	6	1.1%	570
Patterson Place	1,081	96.6%	38	3.4%	1,119
Pinnacle Ridge	1,128	96.9%	36	3.1%	1,164
Riverstone	493	98.2%	9	1.8%	502
Royal Oaks	821	95.2%	41	4.8%	862
Signature Falls	305	97.1%	9	2.9%	314
Smith	567	95.8%	25	4.2%	592
South Patterson Place	1,370	98.1%	27	1.9%	1,397
Southview	299	97.1%	9	2.9%	308
Summerside	190	100.0%	0	0.0%	190
Swanavon	350	97.2%	10	2.8%	360
Trumpeter Village	182	92.4%	15	7.6%	197
VLA Montrose	241	95.3%	12	4.7%	253
Westgate East	403	96.6%	14	3.4%	417
Westpointe	973	99.3%	7	0.7%	980
Others*	115	92.7%	9	7.3%	124
<b>Grand Total</b>	<b>24,169</b>	<b>96.9%</b>	<b>767</b>	<b>3.1%</b>	<b>24,936</b>

\* Refers to those areas in the City with a dwelling count under 50. Results have been grouped to protect residents' privacy.