

Edmonton Indicators

CMA Population (15 and over)

September 2010 926,800

Year-Year Change ↑ 18,400

Labour Force Change (CMA)

September 2010 ↓ -1,800

Year-Year Change ↓ -4,200

Job Creation (CMA)

September 2010 ↓ -200

Year-Year Change ↑ 1,300

Unemployment Rate (CMA)

September 2010 6.8%

Year-Year Change ↓ -0.8%

Average Weekly Earnings (CMA)

September 2010 \$949

Year-Year Change ↑ 1.8%

Inflation (CMA year to year change)*

September 2010 0.9%

Building Permits (Number issued)

September 2010 942

Year-Year Change ↓ -20.8%

Housing Starts

September 2010 541

Year-Year Change ↑ 22.7%

Residential Sales

September 2010 1,187

Year-Year Change ↓ -30.3%

In this Issue

Edmonton's Population Profile, Growth and Change

Erick Ambtman and Kalen Anderson, Deputy City Manager's Office

Edmonton's population today is highly diverse, well-educated, young, growing, and ageing. All of these characteristics are forecast to continue over the next thirty years. In 2044 Edmonton will be a city that includes many new arrivals from around the world, a city of young workers and students, a city with a young and growing urban Aboriginal population, a city with many children but fewer children per parent, and a city who's overall age profile has been increasing steadily along with other post-industrial nations as the baby boom generation reaches retirement age and the echo-boom generations near retirement. As Edmonton's population shifts, grows, and matures over the coming decades there will undoubtedly be impacts on the way the city looks, feels and functions.

This edition of City Trends focuses on the current socio-demographic profile of Edmonton and highlights some of the key trends expected to impact our community in the future. The content features a mixture of demographic data analysis and projection, with summaries of potential social issues, physical growth trends, environmental implications, economic and labour force changes, and service delivery needs to be attentive to over the coming decades. The City's overarching commitment to building a more sustainable community for future Edmontonians, and for current Edmontonians in the future, is outlined in Edmonton's Strategic Plan *The Way Ahead*. Taking its cue from *The Way Ahead's* integration of sustainable thinking with respect to all aspects of analysis and planning, this edition of City Trends provides a blend of articles on the social, environmental and economic features of Edmonton's population growth and change.

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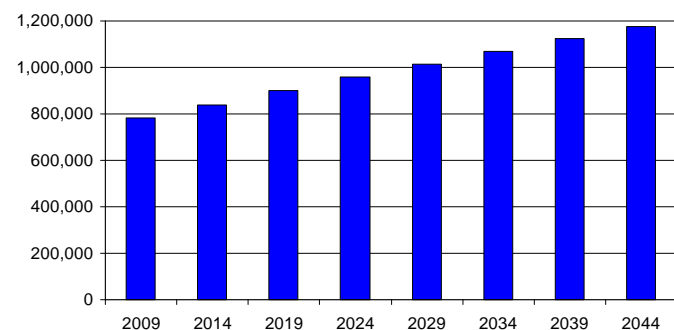
Population and Age Cohorts: Edmonton and the Region

Robert Higgins and Hilary Janzen, Planning and Development

Population growth and demographic shifts drive local economic growth and municipal planning strategies. Edmonton's relatively young workforce gives the city a comparative advantage over other regions in Canada and the city's continued economic strength is expected to act as a magnet, attracting more provincial, national and international migrants to the city. This continued population growth will provide a challenge to the City of Edmonton in meeting its service delivery goals. Additionally, growing immigrant, aboriginal, senior, and youth populations will require the City to adapt and provide a different mix of services to meet citizen needs.

In 2009 the population of the City of Edmonton was 782,439 ([Edmonton Census 2009](#)) and the [Capital Region Board](#) has projected the population will grow to 1.174 million by 2044 (Figure 1).

Figure 1 - City of Edmonton Population Change by Age: 2009 to 2044



Source: Edmonton Capital Region Board

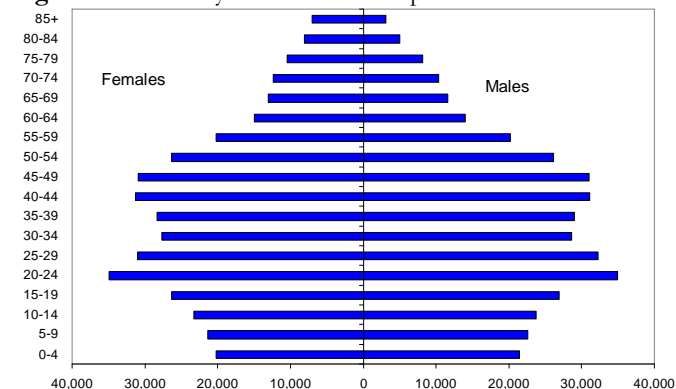
The Region (excluding the City of Edmonton) is projected to grow from 325,000 people to 530,000 by 2044. Thus, the total population of the Capital Region (see Appendix) is expected to reach 1.7 million people by 2044.

Edmonton Age Cohorts – 2009-2044

Figure 2, shows that 55 per cent of Edmonton's population is between the ages of 20-54 (see Figure 2).

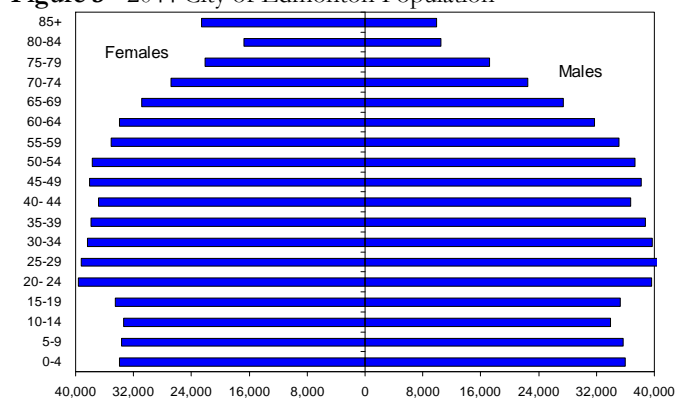
This population distribution indicates that the majority of Edmonton's population is working age. There is a particularly large number of 20-24 years olds which is likely due to the draw of educational institutions and work opportunities in Edmonton. Over the next 35 years (Figure 3) the population distribution evens out over the age cohorts with a higher proportion of children (19 and under) and seniors making up the population in the city.

Figure 2 - 2009 City of Edmonton Population



Source: Edmonton Capital Region Board

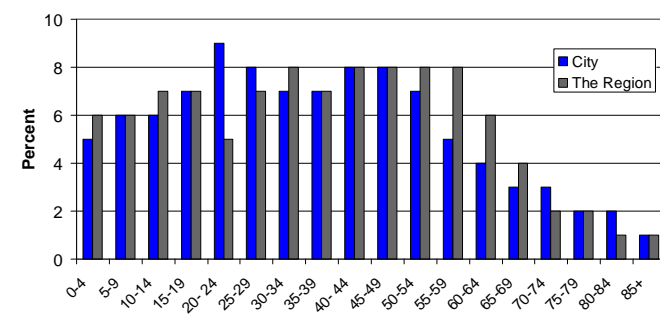
Figure 3 - 2044 City of Edmonton Population



Source: Edmonton Capital Region Board

This is analyzed further in Figures 4 and 5 which shows the population change by age cohort between 2009 and 2044. As the current population ages there are proportionately fewer people within the labour force and more people, such as children and seniors, who require specialized services. This change in age distribution will have significant implications for the delivery of services in Edmonton.

Figure 4 - City of Edmonton and the Region Population Distribution by Age: 2009



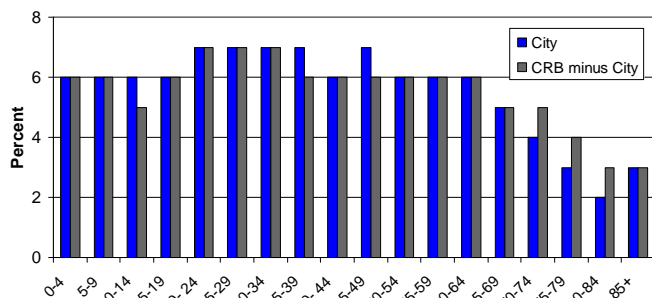
Source: Edmonton Capital Region Board

Region vs. City Age Cohorts – 2009-2044

Currently, the City of Edmonton has a significantly higher proportion of the population that is within the 20-24 age cohort (Figure 4). This larger population shows that the city draws people from that age cohort from the Region, Alberta and Canada.

The Region has a larger proportion of the middle aged population up to the 70-74 age cohort. Edmonton captures a significantly higher proportion of the 80-85 year old residents than does the surrounding region, indicating that people may move to the city due to housing options and proximity to amenities and services. Over the next 35 years (Figure 5) the population between the city and the region evens out with more of the senior population staying in their communities instead of moving to the city. This trend indicates that the population will age in place as communities outside of Edmonton begin building housing options and provide services and amenities for the aging population.

Figure 5 - City of Edmonton and Region Population Distribution by Age: 2044



Source: Edmonton Capital Region Board

Edmonton and Global Aging Population

John Rose, Deputy City Manager's Office

Most advanced and many emerging countries such as China are facing a rapid increase in the age of their citizens. This change in age demographics has national implications such as higher demands for health care, greater burdens on pension systems and leveling off – and in some cases outright decline – in the number of individuals available to participate in a country's work force.

This global story has direct relevance for Edmonton. First, in comparison to many other cities in Canada and globally, Edmonton has a relatively young and fast growing population. Its relative youth gives our city additional time to adjust and learn from the experiences of others in dealing with higher proportions of older adults.

The rapid growth of Edmonton's population means the labour force in the city will also be growing at a higher rate than is the

case for many other locals. This in turn means that the potential to grow economic output and incomes will also be greater. However, to ensure this potential is realized, efforts will have to be made to integrate those groups whose demographic skews to youth and faster growth into the city's economy – particularly the Aboriginal and immigrant populations.

On the topic of migration, the aging population in Canada will reduce the pool of individuals available to migrate to Edmonton. Consequently we can anticipate that, while migrants will continue to see Edmonton as an attractive location to seek new opportunities, the source of those migrants will shift. Fewer inter-provincial arrivals will be offset by growing international migration. A large share of that international migration will arrive from Latin America, emerging Asia and Africa.

This trend toward increased international migration will require a heightened awareness of the needs that are particular to this group. This will include language training, the recognition of educational and professional qualifications as well as access to cultural and other amenities that are truly global in scope.

In sum, Edmonton is well placed to address the issues posed by global aging. However, care must be taken to put programs and resources in place that allow the city to fully benefit from its advantages of a comparatively dynamic and youthful citizenry.

Edmonton's Immigration Population

Mike Kroening and John Reilly, Deputy City Manager's Office

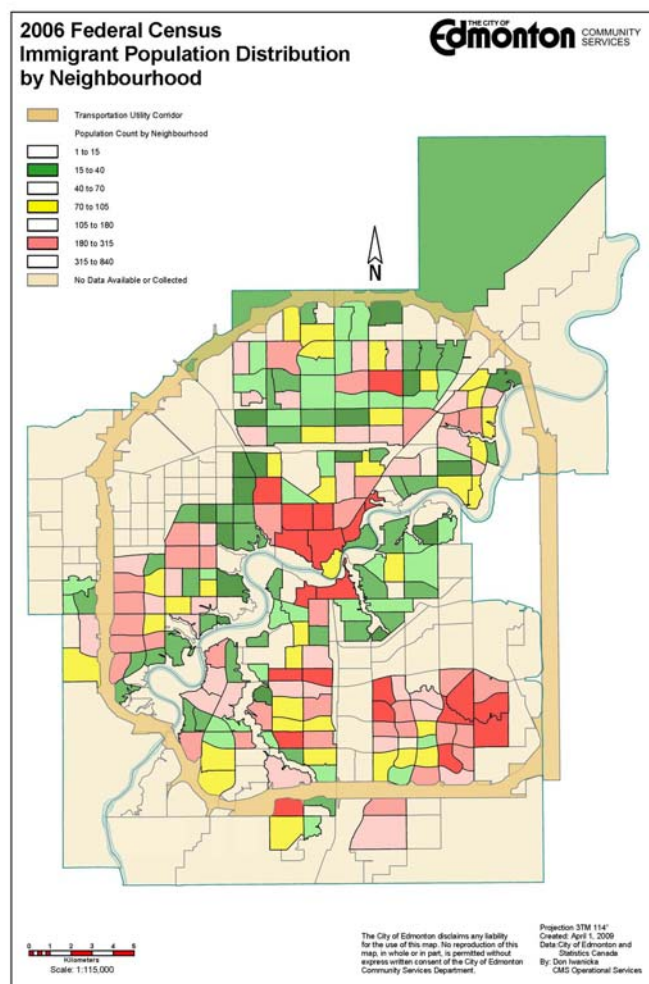
Due to changing international migration patterns, Edmonton has become an increasingly multicultural city. Prior to 1980, Canada and Edmonton experienced high levels of migration from Europe. However, declining birthrates and increased economic prosperity has resulted in fewer Europeans willing and available to migrate to other countries. The decline in European immigration has been more than off-set by an increase in immigration by non-Europeans (see Appendix, page 15).

Unique immigrant populations tend to clustered geographically

Using 2006 Census data, settlement patterns throughout the city are illustrated by neighbourhood. Immigrant Population Distribution Map (see Map 1 and the Appendix, page 16 for a full page version) presents a snapshot of the settlement pattern of all people born outside of Canada. The map clearly illustrates concentrations of immigrants in central, south, southeast and north Edmonton. Looking at these patterns, it is not surprising that most immigrant settlement services are located in either central or southeast Edmonton.

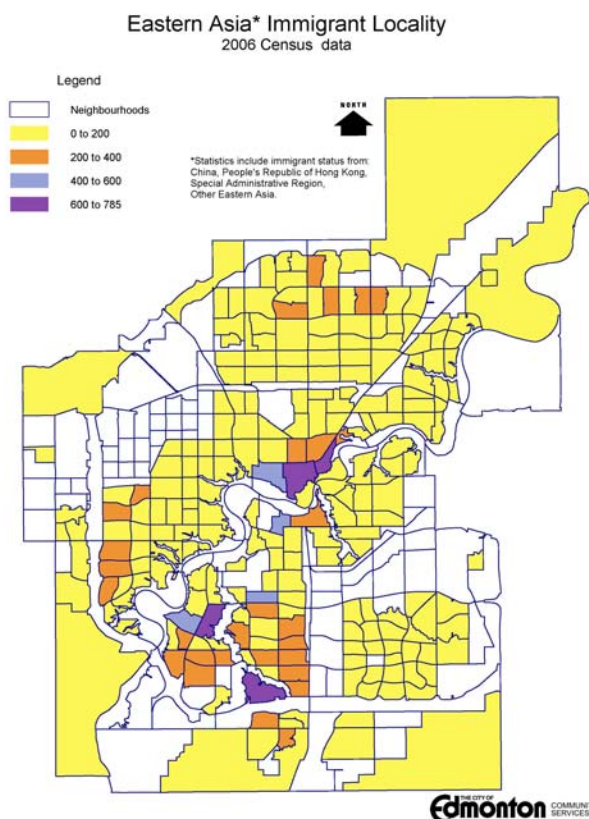
When neighbourhood-level information is broken down by region of ethnic origin, different settlement patterns emerge. Map 2 (full page version in the Appendix, page 17) presents the settlement pattern of East Asian immigrants to Edmonton with China as the largest source country of Edmonton's immigrant population. A high concentration of East Asian immigrants is located in central, southwest and west neighbourhoods.

Map 1 – 2006 Federal Census Immigrant Population Distribution by Neighbourhood



South Asian immigrants, by contrast, tend to settle in southeast neighbourhood (see Appendix, page 17). The differing settlement patterns of immigrants from other regions also differ, with Southeast Asian populations dispersed throughout the city, Middle Eastern populations focused in the north and African populations focused mostly in central and north Edmonton communities.

Map 2- Eastern Asian Immigrant Locality



Immigration important to social and economic sustainability of Edmonton

Citizenship and Immigration Canada has predicted that in the coming decade, any expansion of the labour force will be due to immigration. Put differently, without immigration the labour force will likely contract. In the coming decades, the Edmonton region is expected to experience continued economic growth, and Edmontonians can expect to see growing cultural and ethnic diversity throughout the city and within their particular neighbourhoods.

As developed nations continue to rely on immigration to build their labour forces, the competition to attract newcomers will intensify. Edmonton City Council recognized the importance of being able to attract and retain newcomers, and, as such, has identified immigration and settlement as a strategic priority for the City of Edmonton. With supportive research and feedback from community consultations, in 2007 City Council approved an [Immigration and Settlement Policy](#), which outlines an appropriate municipal role in attracting and retaining immigrants to the city.

Possibilities, yes, but challenges too

Beyond settlement patterns, there are a few important trends to note about Edmonton's immigrant population:

- Only about 25 per cent of immigrants to the city actually make contact with settlement agencies in the community. Most seek out information about their new home through family and friends, libraries, schools, post-secondary institutions, City of Edmonton's recreation, leisure and community building centres. This means that 75 per cent of new arrivals do not currently make contact with, and take advantage of, established settlement agencies that provide important services.
- The unique needs of new arrivals often mean that, in order to be effective, those providing services need to be aware and responsive to these needs. Being adequately prepared to respond to changing language needs in the community is the most obvious area in which a service provider ought to have increased knowledge of the community.
- Edmonton has grown into a large and diverse metropolitan centre, with many of the City's services being delivered at the community level. While it is important to understand the cultural diversity of the city, it is equally important to have an understanding of that same diversity at a community and neighbourhood level.
- The settlement patterns of immigrant groups are highly variable, reflecting a variety of social and economic factors. Some of these factors may have an impact on the availability and accessibility of City of Edmonton services. For example, programs that require the payment of a fee, or no-cost programs that are designed to meet the needs of lower income families.

While the attraction, retention and integration of immigrants poses challenges, immigration contributes significantly to the social diversity of our city. It is an integral part of the solution to the approaching demographic shift and the attendant economic impacts anticipated to accompany it.

Critical Hours Programming for Children

Graeme Kishiuchi, Community Services

The demographic picture for Edmonton's children and youth is changing. The number of births is increasing, migration from other provinces is high (relative to other provinces), and the Aboriginal population is young and growing. Ensuring that we have a healthy community is essential as the city changes and becomes more diverse. Population growth and shifts in demographic patterns require changes to services and supports for children and youth and the families they live in. The more effectively communities respond to these changing needs, the healthier those communities become.

The number of lone parent families is increasing as is the immigration rate. These factors are part of the varied social environment of Edmonton. Family needs (housing, food, clothing, childcare, employment, transportation, education, and physical activity) can be more challenging for lone parent families and for those new to Canada. More support is often needed for children and youth in these situations. If support is successfully provided to lone parent and immigrant families, who make up a significant proportion of our children and youth population, substantial and lasting progress will be made toward a healthy childhood for all.

Preschool Care

Research shows that the early years in a child's development are critical because of the tremendous amount of learning that happens in the preschool years. With Edmonton's rapidly growing preschool population, access to child care has become a challenge for many, due to limited availability. This is particularly true for high-quality infant and toddler care.

Barriers to access are linked to, and compounded by, the affordability and quality of care available for children and families. Accessing child care is often most challenging for families who do not need full-day child care, and low income families. Provincial government funding has been introduced to address needs in staff salaries, training, facility space, and parental subsidies. This funding is expected to positively impact availability over time.

After School Care

Out-of-school care programs provide care for 6-12 year-olds during non-school hours. These programs provide services such as nourishing snacks, recreational opportunities, quiet places to complete homework and care by qualified staff. In Edmonton, these centres provide spaces for 5,400 school-aged children. Providing quality care to school-age children in the critical hours before and after school helps to ensure continued positive development in a time period that might otherwise be spent less productively.

- Vacant licensed day care spaces in the Edmonton region declined from 39.4 per 1,000 children 0 to 6 years old in 2004, to 14.5 in 2008.
- The average cost of a licensed day care space in the Edmonton region was \$671 per child per month in March 2008; the average approved day home cost was \$565. Costs are increasing. The Province provided subsidies for 39.5% of children receiving licensed or approved childcare. These subsidies can be critical in making quality childcare affordable and accessible to low income families.
- About one in six childcare staff in licensed facilities has the highest level of certification. This rate is decreasing over time.

- Head Start programs provide 760 spaces for enriched preschool experiences for low income children. There are more than 4,200 spaces in other preschool programs.
- There are 89.9 approved out-of-school care spaces per 1,000 children 6 to 12 years old in Edmonton. Almost one third of these spaces are subsidized.

As Edmonton grows, these issues may become a greater concern when factored with the growth of the youth population (increasing by 49% by 2044), economic conditions, family structure (fewer traditional family units) and the trend of young families migrating to the suburbs.

Research has confirmed (ARPA, 2009) the importance of focusing on the health and wellness of children and youth. Emerging evidence tells us that one of the most promising responses is a comprehensive after school strategy. The typical dynamics of family life mean that many children and youth are without adult supervision for hours at a time, which means that children and youth whose parents work fulltime spend an average of 20 to 25 hours on their own each week. In Edmonton, this effect may be exaggerated as many younger families are migrating towards the newer suburban communities. This makes the parents' commute longer, elongating the "critical hours" both before and after school.

Aging in Place

Graeme Kishiuchi, Community Services

Edmonton is an evolving city and seniors are a part of the evolution. Population growth in the middle of the decade was rapid and unprecedented, fuelled largely by the strong economy. The City projects significant growth in the over 65 age group, expected to increase by 132 per cent between 2009 and 2044. As highlighted in the Province's report [Aging Population Policy Framework](#), by 2031, when the last member of the baby boomers reaches 65 years of age, it is projected that about one in five Albertans will be a senior. This is why for decades, planners have been talking about the explosion in the number of seniors as baby boomers age. What was not expected was the recent influx of seniors. More seniors are moving to Alberta and the Edmonton area than are leaving. These are mainly parents of the families who have migrated to the province to work. This demographic reality will have profound and lasting economic and social implications, leading to opportunities and challenges across a wide range of policy areas.

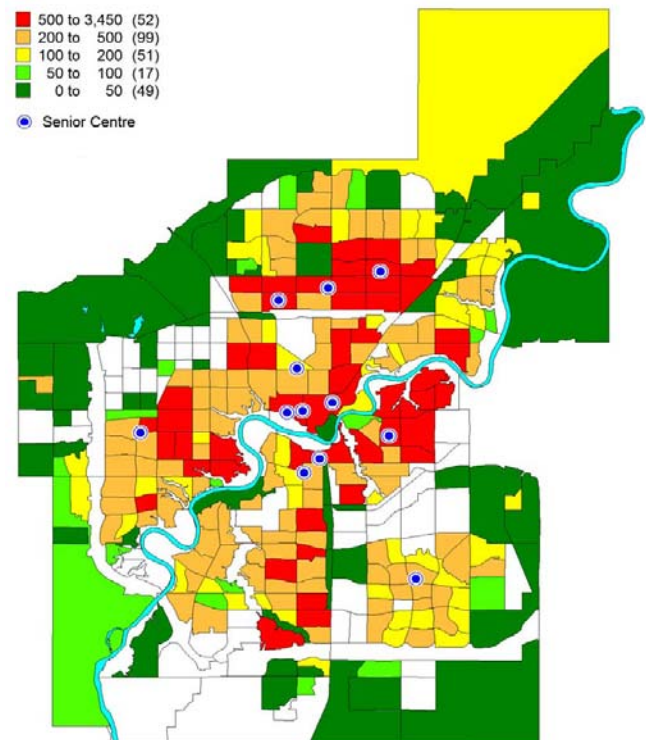
Three quarters of the city's seniors (65 and older) own and live in their own homes. Approximately four out of five have paid off their mortgage. Most of the 89,000 Edmontonians over 65 years of age live in neighbourhoods in the southeast and northeast of the city. Many of the older seniors live in houses built in the 1970s or earlier. Some of these older seniors may soon require increased services and support to remain in their homes. In some instances they may have to decide whether to

move into assisted living or a care facility. In most instances seniors prefer to remain in their homes and community as long as safely possible.

Seniors' Futures Affected by Economy

The state of the economy will affect the decisions that seniors make about their future. The cost of living has risen over the past decade. This places greater pressure on seniors living on a limited fixed income. At the same time, more seniors will place more demand on certain sectors such as healthcare and home maintenance services. There is also concern about the impact retiring workers will have on certain employment sectors (health care field and community services as two examples). These factors will affect the ability of some seniors to remain in their houses. However, the demand for assisted housing and the shortage of healthcare workers will shrink their options to move.

Map 3 – Senior Centres and Senior Population Distribution



Needs of "Socially Isolated" Not Well Understood

Relative to mature neighbourhoods, new neighbourhoods often have fewer corner shops or walkways to shopping centres. As a result, residents have to drive to pick up even minor purchases. As citizens in these neighbourhoods age, they will need to think about such issues as moving to a location that is more accessible, has accessible services close by, is walkable and accessible by public transit. Edmonton will look different again by 2044,

when 207,000 residents are expected to be over 65 and the population more culturally diverse. Different approaches will have to be considered if we want to move towards a liveable city that takes our future needs into account.

As the Map 3 (full page version in the Appendix, page 18) shows, Edmonton residents aged 65 and older tend to be clustered in more mature neighbourhoods. The Ottewell and Kensington neighbourhoods again predominate, followed closely by Boyle Street and Inglewood. The neighbourhoods of Kensington, Ottewell and Pleasantview have the largest populations of “elderly” seniors. This is largely due to the number of seniors complexes and assisted living facilities located there.

Mobility and Transportation Common Concern

As outlined in the report “[Aging in Place, A Neighbourhood Study](#)”, the most serious issue for Edmontonians aged 75 and older is mobility and access to transportation. Edmonton Transit can become a less viable option for seniors as they age, particularly those with mobility problems. Long walks to bus stops or ineligibility for DATS are some reasons. But as costs increase, fewer seniors will be able to afford taxis. Lack of transportation is directly related to a loss of independence. More importantly, if people are unable to move about the city, or even within their neighbourhoods, they become more socially isolated. In addition to the issue of getting about, seniors are worried about living on a fixed income given escalating costs.

Accessible Mobility and Transportation

Lorna Stewart and Bill Sabey, Transportation

Based on the consultation with seniors, the most serious issue for Edmontonians aged 75 and older is mobility and access to transportation. Lack of transportation is directly related to a loss of independence. More importantly, if people are unable to move about the city, or even within their own neighbourhoods, they become socially isolated. Increasingly, many seniors lead relatively independent, healthy lives relative to years past – but this situation can change rapidly with people of this age.

Edmonton Transit System

ETS has aligned itself with the City Council’s ten year goal of liveability. ETS was an early adopter of low floor bus technology in 1993. Now, 17 years later, the entire fleet is accessible, eliminating the need to climb stairs on any route in any time period in the city. Low floor buses have a kneeling feature that lowers the entrance door close to the sidewalk as well as a ramp that can be deployed to allow wheelchairs and strollers to easily board the vehicle. Edmonton’s LRT is also fully accessible with many features to support those with reduced vision or mobility.

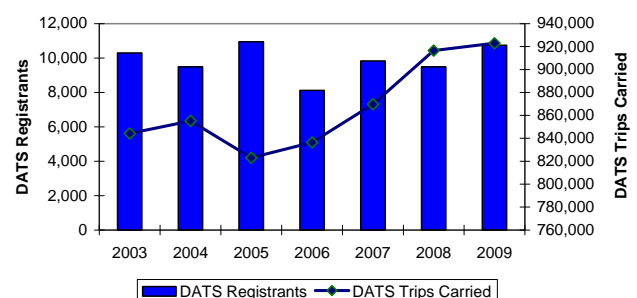
DATS

Edmonton Transit’s disabled adult transit service (DATS) provides door-to-door public transportation for registered, pre-

booked passengers 16 years of age or older who cannot use regular transit because of a physical or cognitive disability. It operates as a shared ride service within the Edmonton city limits. It is intended to offer persons with disabilities a parallel level of service like that available to bus and LRT passengers. Over time, it is expected that DATS will offer rides to those with the greatest transportation disabilities and more citizens with mobility limitations will access the fully accessible LRT and bus system.

Over DATS history, one noteworthy trend is the shift to fewer wheelchair-bound clients and more clients who are able to walk. In 1982, approximately 50 percent of the registrants used wheelchairs as mobility aids compared to 40 percent in 1992 and 36 percent in 2009. In response to this trend, DATS has been adjusting its mix of wheelchair and standard seating capacity in its fleet. With the replacement of the City lift van bus fleet, DATS is reducing the number of wheelchair positions from five to three and increasing the number of standard seating from a maximum of eight to 12 on a portion of its fleet.

Figure 6 - Number of DATS Trips Carried



The number of persons registered to use DATS has remained relatively constant over the past 10 years despite population growth while the number of trips taken has increased.

Becoming More Sustainable in a Growing City

Mark Brostrom, Deputy City Manager’s Office
Tyler Golly and Bill Sabey, Transportation

The City’s overall strategic plan, *The Way Ahead*, provides a thirty year vision for Edmonton and ten-year strategic goals that will move us towards a more sustainable city. Over this timeframe it is anticipated that there will be a number of sustainability challenges that Edmonton and the Capital Region will face.

More specifically, these anticipated challenges are identified in the Edmonton Sustainability Papers, a set of 21 papers which were authored earlier in 2010 by local, national and international experts as a key initial step for the development of *The Way We Green*, which will provide an update to Edmonton’s [Environmental Strategic Plan](#).

These challenges range from the impact of our energy use, to our impact on the quality of the North Saskatchewan River, the availability of water for our consumption, our impact on the biodiversity in the area and the quality of the air that we breathe. The Way We Green, which is anticipated to be approved by City Council in the first quarter, 2011 will provide policy direction to move the City of Edmonton toward environmental sustainability over the next 30 years.

While there are a number of factors that contribute to Edmonton and the Capital region's impact on the environment, a key component is the growth in the number of people who work, live and play here. Edmonton's projected demographic trends to 2044 are expected to impact the City's approach to creating a more environmentally sustainable municipality.

Some demographic trends, including the increase proportion of the population in the 50 – 69 year old age group, may help to support changes that make Edmonton more sustainable by increasing demand for housing that has close proximity to amenities and services. This may also facilitate more infill development as people aspire to stay in their communities as they age. These types of developments have key sustainability attributes such as reduced transportation needs and the creation of more of these types of communities may help in the transition to sustainability.



Through the increase in the number of these more compact communities there may also be opportunities for attracting other age groups into this type of lifestyle. However, it will be important to include a wide range of high quality amenities and services (e.g. schools and employment centres) if these types of more compact communities are to be successful in attracting a wider demographic.

Transit Orientated Development – Building a sustainable community

The City of Edmonton is supporting the transition to sustainability through the expansion of the LRT system and the development of Transit Orientated Development (TOD)

Guidelines. The LRT and the TOD Guidelines are being developed as part of the implementation of *The Way We Move* and *The Way We Grow*.

TOD is typically defined as more compact development, with moderate to higher densities, located within an easy walk of a transit station. There is generally a mix of residential, employment and shopping opportunities designed for pedestrians – without excluding the auto. The approved planned expansions of the LRT system to the Southeast, West and North/Northwest are intended to spur the development of TOD and enable a transportation mode shift.

Many studies have found that the residents of TOD are typically childless singles or couples. They include both younger working professionals and older empty-nesters with a wide range of income levels. This suggests that there will be a large market for TOD in the future due to the aging population and differences in values of younger generations. Currently, seniors aged 65 years and older make up 12 per cent of the population, and are projected to represent 18 per cent of the population by 2044.

Furthermore, the percentage of households with two parents and more than one child has dropped significantly over the past few decades and currently only makes up 20 per cent of the total number of households in Canada. The percentage of households that are one-person households or couples with no children is currently over 54 per cent of all households in Canada and lone parent households with one or more children make up over 10 per cent of all households.

Recent studies have shown that the TOD market may not be limited to childless singles or couples. TOD is also attractive to young families that are looking for affordable housing options in quality neighbourhoods with amenities and services, convenient connections via transit and the option to walk to work, shopping and schools.

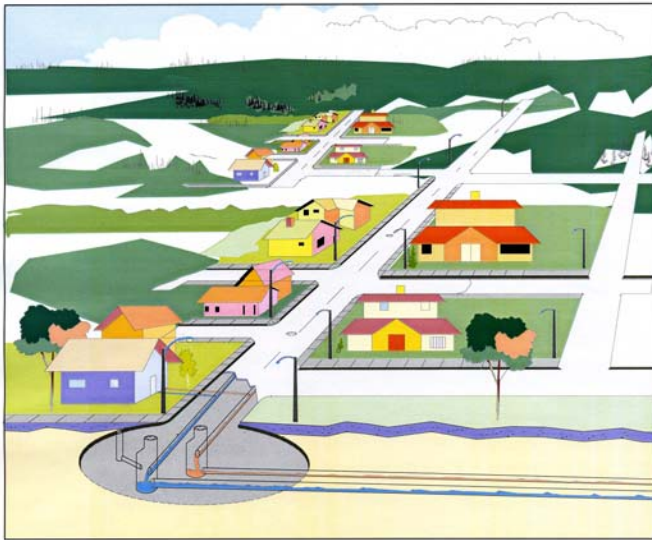
There are many benefits to living in a TOD for both the City and the citizen:

- higher tax revenues generated over a smaller geographic area,
- reduced auto use and parking needs,
- less energy use, thereby producing lower greenhouse gases per capita than low density suburban areas,
- 2 to 5 times higher transit use than other communities for both work and non-work trips, and
- lower levels of auto ownership and higher levels of walking and cycling.

City Growth and Infrastructure

Bradley Leeman, Finance and Treasury

The City of Edmonton, like other municipalities nationwide, is experiencing infrastructure challenges, coping with infrastructure deficits, and trying to balance competing demands between addressing the needs of existing infrastructure and, at the same time, accommodating the growth needs of an expanding population.



Urban development is infrastructure intensive. The development industry generally constructs the on-site infrastructure directly associated with a new development and also contributes to off-site infrastructure through area-based levies. The City by-and-large is responsible for the infrastructure to provide additional services, such as transit and fire protection, to the citizens of the neighbourhood through the construction of transit stations and fire halls. This infrastructure can be funded through a variety of sources including: funding from other orders of government, general financing, debt financing, local improvements, self-liquidating debentures, reserves and developer/partnership funding.

Considerable City costs are also incurred through the obligation of a municipality to provide adequate maintenance and rehabilitation of the built infrastructure and to provide the service related to that infrastructure (e.g. a transit bus is the infrastructure asset and the service is provided by the bus driver). The City of Edmonton accesses a number of revenue sources for the operations and maintenance of the infrastructure including property and business taxes, user fees, fines and permits, investment income, dividends from EPCOR, and franchise fees.

The City gathers infrastructure data on an annual basis and this information can be used to demonstrate some infrastructure impacts. Between 2008 and 2009, 124 kilometres of local road,

60 kilometres of collector road, and 34 kilometres of arterial road were added to the City's infrastructure inventory. The City must provide the ongoing and future operations, maintenance and rehabilitation of these 218 kilometres of road, that is greater than the distance between Edmonton and Olds, Alberta. Also included within the 218 kilometres of road right-of-way are underground utilities, sidewalks and street lights which also require investment in the operations and maintenance of these assets. During this same time period, there was a significant increase in Transit assets with 21 additional kilometres of LRT track and right-of-way being built and 41 Transit buses purchased.

But growth within the Edmonton cannot stop just because it presents challenges and issues. The City is taking a long-term strategic approach to infrastructure facilitated through corporate-wide efforts and collaborations that can result in strategic investments in infrastructure while at the same time achieving the vision in *The Way Ahead*. Currently the City is developing *The Way We Finance* to facilitate corporate resource planning and decision-making. This document will provide the guidance necessary for the corporation to better anticipate and adapt to changes and challenges in the upcoming years.

Impact on City Operations from Population Shifts

Ailish O'Connor, Asset Management and Public Works

As Edmonton's population grows and new neighbourhoods are built and city boundaries get pushed outward, City operations that provide services across all of these neighbourhoods are impacted in a number of ways.

Below are some examples from one of the City's major operating departments. Similar or greater impact may also be seen in other areas of City operations.

Capital Impacts

Perhaps the most visible growth impact is on capital projects (infrastructure growth), such as the construction of new facilities. One recent example from the Asset Management and Public Works Department was the construction of the Ambleside Eco-Station by the Waste Management Branch in late 2009. This facility now serves citizens in Edmonton's southwest.

Other capital impact relates to existing infrastructure and the need to increase the capacity of the infrastructure to service a growing population. An example related to densification is below:

■ **Drainage Infrastructure Demands Due to Downtown Densification and Revitalization**

City Council has recently approved a number of initiatives to revitalize certain neighbourhoods in the downtown, such as [The Quarters](#) and the [Capital City Downtown Plan](#). The population of these redeveloped areas is projected to increase up to ten fold over current numbers, resulting in additional demand for storm and sanitary servicing. The Drainage Services Branch has developed corresponding servicing plans to expand, upgrade and renew the existing storm, sanitary and combined sewer systems in these areas. Funding and staging of any necessary sewer improvement works in revitalized areas are traditionally driven by developers. There is currently no funding in the approved 2009-2011 Drainage Capital Budget for these projects. Drainage Services is examining alternatives for funding sewer renewal and upgrading projects in neighbourhoods earmarked for revitalization.



Operating Impacts

A less visible impact is that of capital (infrastructure maintenance). Each year, when the proposed operating budget is presented to City Council, growth related operating needs are identified. This often means a need for additional staff or equipment to run new facilities or to provide services across a larger number of households.

Beyond the funded growth, City operations often need to adapt in other ways to manage the growth of their business.

■ **Parks Capital Program Review**

The Parks Branch capital budget has grown significantly in the last five years. This is due in part to the expansion of the city. The impact of a larger park inventory on operations is a critical consideration for the Branch. New parks are developed at increasing distances from the centre of the city, where the majority of Parks maintenance facilities are concentrated. Also, new parks are often more complex to maintain because they vary in size, are dispersed throughout communities and offer more diverse amenities. In addition, Edmonton's growing population demands a greater diversity of innovative materials and designs in parks. As a result, the operating resources such as specialized equipment and

expanded yard services are needed. The Parks Branch is addressing this challenge by adjusting its resources, service levels, and practices.



■ **Waste Collection Route Optimization Initiative**

Geographic expansion of service areas and traffic congestion are factors that have significant impacts on the residential garbage and recyclable collection services provided by the Waste Management Branch. These factors, in part driven by an increasing population, are beyond the control of managers in both contractor and City service areas. In order to better manage these factors, the Branch is pursuing a computer aided strategic planning tool to assist and confirm that waste collection routes are effectively managed.

■ **Preparing for Changes to School Sites**

[Changes in demographics](#), including an increasing number of students attending new schools in the Edmonton's suburbs, are reflected in changes to both existing and future school sites that the City must manage. There are currently over 30 closed schools being used by local school boards for administrative or non-profit purposes. Over time school boards will consider declaring these sites surplus and offering them to the City for purchase. The City's Joint Use Agreement with Edmonton school boards requires School Boards to review vacant school sites every three years to determine if they remain needed for school purposes or declared surplus to school board needs. There are currently 20 vacant school sites declared surplus by Edmonton school boards located between the city's core and the new growth areas. The Corporate Properties Branch is leading a [review of these surplus sites](#) to determine new uses consistent with both changes to the Municipal Government Act and the City's strategic directions.



Service to Citizens

City operations must also adapt to changing demographics within our population.

As the current population ages, there are more people who require specialized services. The Waste Management Branch's [Assisted Waste Collection Service](#) is an example of this kind of specialized service. The Branch currently provides door-side collection of waste and recyclables from residents, such as seniors, who have limited mobility. These residents are pre-screened for eligibility.



In addition to providing specialized services to different groups, a number of City operations rely on citizen participation to support their program outcomes. For example:

- Edmonton has one of North America's highest voluntary participation rates in curbside recycling at 89 per cent.
- Edmonton households actively reduce waste by grasscycling (36 per cent of single family households), and by composting in their back yard (30 per cent).
- Grades 4, 5 and 8 students across the city learn about stormwater and wastewater through the Treat it Right School curriculums
- Through the Store it, Don't Pour it Campaign, there is a 300 per cent increased awareness in the residents that pouring fats, oil and grease down the drain pipe can cause sewage backup.
- 350 Waste Management Branch volunteers provide more than 5,000 hours of their time through the Master Composter/Recycler Program and the Reuse Centre.
- The Master Naturalist Program is in its second year, training 55 volunteers in 2009 and 2010. They will provide over 1,900 hours of volunteer service towards natural areas in our community.

Continuing to monitor population and demographic shifts will allow the City to target their volunteer and educational programs appropriately.

Edmonton City Trends

Quarter 3, 2010



Economic & Financial Indicators ¹	Annual			2009						2010								
	2007	2008	2009	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept
POPULATION																		
Alberta	3,510,900	3,585,100	3,683,443	3,670,742	3,683,443			3,690,250			3,702,408			3,720,946				
Edmonton CMA (15 and over)	864,875	890,000	913,200	904,200	906,400	908,400	910,200	911,800	913,200	914,500	915,900	917,200	918,600	920,000	921,700	923,400	925,200	926,800
Edmonton		752,412	782,439	782,439														
ECONOMIC GROWTH (GDP)																		
Canada (month-over-month change)	2.5%	0.4%	-2.6%	0.1%	-0.1%	0.5%	0.3%	0.5%	0.5%	0.6%	0.3%	0.6%	0.0%	0.1%	0.2%	-0.1%		
Alberta (quarter-over-quarter change)	2.0%	-0.1%	-3.2%	-0.5%			1.2%											
Edmonton CMA (quarter-over-quarter change)	3.1%	1.4%	-2.2%	-0.1%			1.2%			2.0%			1.2%					
Oil and Gas																		
West Texas Intermediate (\$US/Barrel)	\$72.34	\$99.67	\$61.95	\$64.15	\$71.05	\$69.41	\$75.72	\$77.99	\$74.47	\$78.33	\$76.39	\$81.20	\$84.29	\$73.74	\$75.34	\$76.32	\$76.60	\$75.24
Natural Gas (US Dollars Per Million BTU)	\$6.98	\$8.86	\$3.95	\$3.39	\$3.15	\$3.01	\$4.02	\$3.70	\$5.33	\$5.81	\$5.33	\$4.29	\$4.03	\$4.15	\$4.81	\$4.62	\$4.31	\$3.90
LABOUR MARKET																		
Labour Force																		
Canada (month-over-month change)	352,300	298,717	117,900	-53,500	49,100	-24,500	-5,600	65,800	-8,900	-10,800	8,600	13,600	92,000	32,700	62,000	8,600	53,500	-24,400
Alberta (month-over-month change)	92,650	57,358	25,700	5,600	-2,900	-2,800	-6,400	10,900	-2,600	-8,700	-8,400	9,700	9,300	-2,100	7,300	-500	1,300	-8,000
Edmonton CMA (month-over-month change)	38,467	24,750	12,200	1,200	500	-800	-2,500	-900	3,600	2,900	-6,600	-5,900	3,200	6,400	3,600	-5,400	-1,300	-1,800
Job Creation (Employment Growth)																		
Canada (month-over-month change)	407,200	79,600	-229,600	-44,500	27,100	30,600	-43,200	79,100	7,500	43,000	20,900	17,900	108,700	24,700	93,200	-9,300	35,800	-6,600
Alberta (month-over-month change)	69,000	27,600	-27,200	-3,700	-6,700	3,000	-14,900	12,800	15,300	-7,700	-14,800	-3,400	10,000	14,700	5,700	8,800	-4,700	300
Edmonton CMA (month-over-month change)	36,900	16,600	-14,500	-2,300	-1,200	-2,000	-4,300	-800	4,500	6,800	-5,200	-8,600	700	7,300	5,100	-3,600	-1,600	-200
Unemployment Rate																		
Canada	6.0%	6.1%	8.3%	8.6%	8.7%	8.4%	8.6%	8.5%	8.5%	8.3%	8.2%	8.2%	8.1%	8.1%	7.9%	8.0%	8.1%	8.0%
Alberta	3.5%	3.6%	6.6%	7.2%	7.4%	7.1%	7.5%	7.4%	6.7%	6.6%	6.9%	7.5%	7.4%	6.6%	6.7%	6.3%	6.5%	6.2%
Edmonton CMA	3.8%	3.7%	6.7%	7.0%	7.3%	7.4%	7.7%	7.7%	7.6%	6.9%	6.8%	7.3%	7.6%	7.4%	7.1%	6.9%	7.0%	6.8%
PRICE AND WAGES																		
Inflation (Consumer Price Index)¹																		
Canada (year-over-year change)	2.2%	2.3%	0.3%	-0.9%	-0.8%	-0.9%	0.1%	1.0%	1.3%	1.9%	1.6%	1.4%	1.8%	1.4%	1.0%	1.8%	1.7%	1.9%
Alberta (year-over-year change)	5.0%	3.1%	-0.1%	-1.5%	-1.7%	-1.1%	0.1%	0.8%	0.6%	1.7%	1.0%	1.0%	1.6%	1.1%	0.6%	1.5%	0.6%	0.9%
Edmonton City (year-over-year change)	4.8%	3.4%	0.2%	-1.5%	-1.2%	-0.5%	0.4%	1.1%	0.8%	1.8%	1.2%	1.2%	1.7%	1.0%	0.4%	1.4%	0.7%	0.9%
Contractors Price (Non-Residential Index)																		
Edmonton CMA	17.1%	12.6%		-16.1%			-12.8%			-3.9%			2.8%					
Wages and Salaries (Avg Weekly Earnings)																		
Canada	\$788	\$811	\$823	\$ 824	\$ 824	\$ 828	\$ 827	\$ 829	\$ 834	\$ 836	\$ 841	\$ 841	\$ 845	\$ 848	\$ 852	\$ 854		
Alberta	\$871	\$923	\$950	\$ 942	\$ 934	\$ 953	\$ 950	\$ 963	\$ 949	\$ 963	\$ 986	\$ 993	\$ 993	\$ 985	\$ 994	\$ 992		
Edmonton CMA	\$824	\$877	\$919	\$ 916	\$ 927	\$ 933	\$ 948	\$ 946	\$ 937	\$ 921	\$ 905	\$ 896	\$ 897	\$ 906	\$ 917	\$ 925	\$ 943	\$ 949

Edmonton City Trends

Quarter 3, 2010



Economic & Financial Indicators ¹	Annual			2009						2010								
	2007	2008	2009	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept
CONSTRUCTION (BUILDING PERMITS)² (City of Edmonton)	11,265	8,900	9,537	991	1,002	1,189	1,149	946	711	640	689	858	830	1,084	1,148	1,065	877	942
Residential	7,285	5,184	6,334	607	708	815	846	705	516	500	561	630	613	775	757	721	540	595
Industrial	97	77	85	13	4	6	22	8	5	3	1	6	3	8	3	5	4	9
Commercial	1,316	1,379	1,124	117	61	106	95	94	75	75	79	108	52	82	109	94	96	114
Institutional	175	165	141	14	7	19	22	17	16	10	12	6	2	9	7	7	11	12
Misc	2,392	2,095	1,864	240	222	243	179	122	99	52	36	107	160	210	272	238	226	212
REAL ESTATE																		
Residential																		
Housing Starts																		
Alberta	38,479	25,395	17,548	1,624	1,694	2,062	2,235	2,217	1,899	1,317	1,614	2,141	2,591	2,191	2,130	2,406	1,879	2,252
Edmonton CMA ³	14,888	6,615	6,287	451	558	669	947	938	812	577	642	813	1,407	989	951	949	690	873
City of Edmonton ³	8,894	3,979	3,911	235	284	441	657	607	598	385	404	560	1,077	558	502	515	423	541
Edmonton CMA Apartment vacancy rates ³	1.5%	2.9%	4.6%	4.5%			5.2%											
Resale Market ⁴																		
Residential Sales	20,544	17,371	19,145	2,277	1,673	1,704	1,535	1,261	948	884	1,184	1,571	1,740	1,682	1,539	1,294	1,195	1,187
Residential Listings	41,030	40,173	30,544	2,764	2,628	2,564	2,205	1,894	1,118	2,205	2,505	3,728	3,884	3,670	3,473	2,955	2,700	2,668
Office Space (City of Edmonton) ⁵																		
Vacancy Rates	4.5%	4.0%	8.1%	7.9%			10.0%			10.5%			10.5%					
FINANCIAL INDICATORS⁶																		
Exchange Rate (USD/CAD)	\$0.94	\$0.94	\$0.88	\$0.93	\$0.91	\$0.94	\$0.92	\$0.95	\$0.95	\$0.93	\$0.95	\$0.98	\$0.98	\$0.96	\$0.94	\$0.97	\$0.94	\$0.97
ACFA Borrowing Rate (20 yr)			4.5%	4.6%	4.5%	4.3%	4.4%	4.3%	4.6%	4.5%	4.6%	4.6%	4.5%	4.3%	4.3%	4.3%	4.1%	4.2%
Equities																		
S&P/TSX Composite Index (month close)	13,833	8,988	11,746	10,787	10,868	11,395	10,911	11,447	11,746	11,094	11,630	12,038	12,211	11,763	11,294	11,713	11,914	12,369
S&P 500 Index (month close)	1,468	903	1,115	987	1,021	1,057	1,036	1,096	1,115	1,074	1,104	1,169	1,187	1,089	1,031	1,102	1,049	1,141
Fixed Income																		
DEX 91 Day T-Bill Index (yield)	4.1%	2.4%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.3%	0.4%	0.5%	0.5%	0.7%	0.7%	0.9%
DEX Short Term Bond Index (yield)	4.5%	3.7%	2.4%	2.4%	2.2%	2.2%	2.2%	1.9%	2.3%	2.0%	2.0%	2.5%	2.6%	2.5%	2.2%	2.1%	1.8%	1.9%
DEX Universe Bond Index (yield)	4.6%	4.2%	3.4%	3.4%	3.2%	3.2%	3.2%	3.0%	3.3%	3.0%	3.1%	3.4%	3.5%	3.4%	3.1%	3.0%	2.7%	2.8%

1 The Data Source for all indicators is Statistics Canada unless otherwise indicated

2 City of Edmonton Planning and Development Department

3 Canadian Mortgage and Housing Corporation 4 Realtors Association of Edmonton

5 Colliers International 6 ACFA Borrowing Rate: Government of Alberta other financial indicators: Bloomberg

7 CPI is a measure of the change in prices and not their absolute level. Consequently Edmonton's CPI can not be used to conclude the cost of living in Edmonton is higher than that of Canada. What it does show is that since 2002 prices for consumer goods have risen faster in Edmonton than in the country as a whole. CPI may not be a useful guide to inflationary pressures experienced by organizations such as the City of Edmonton. Prices used to determine the CPI are reflective of what the average consumer purchases rather than typical City expenditures on wages, salaries and capital projects.

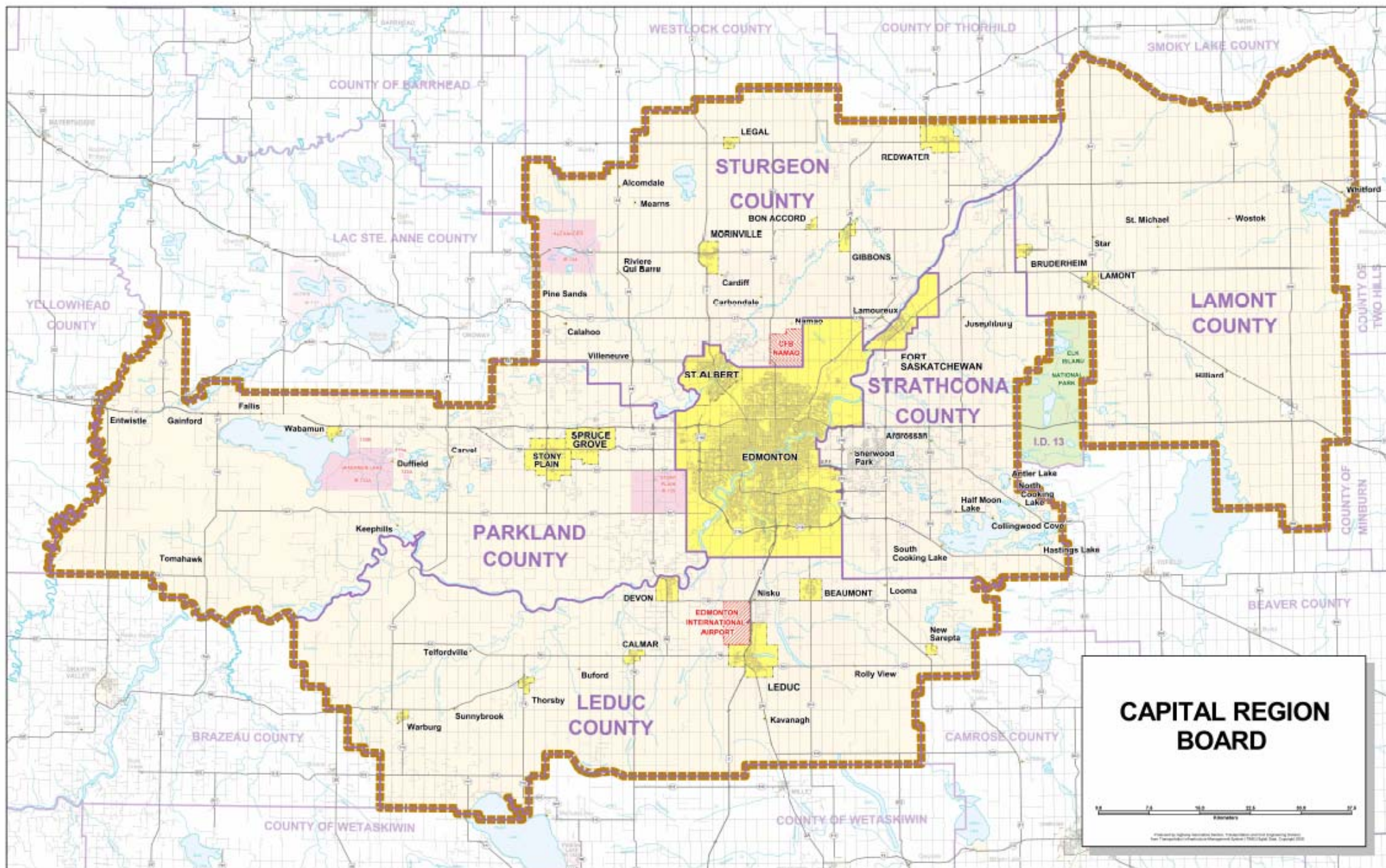
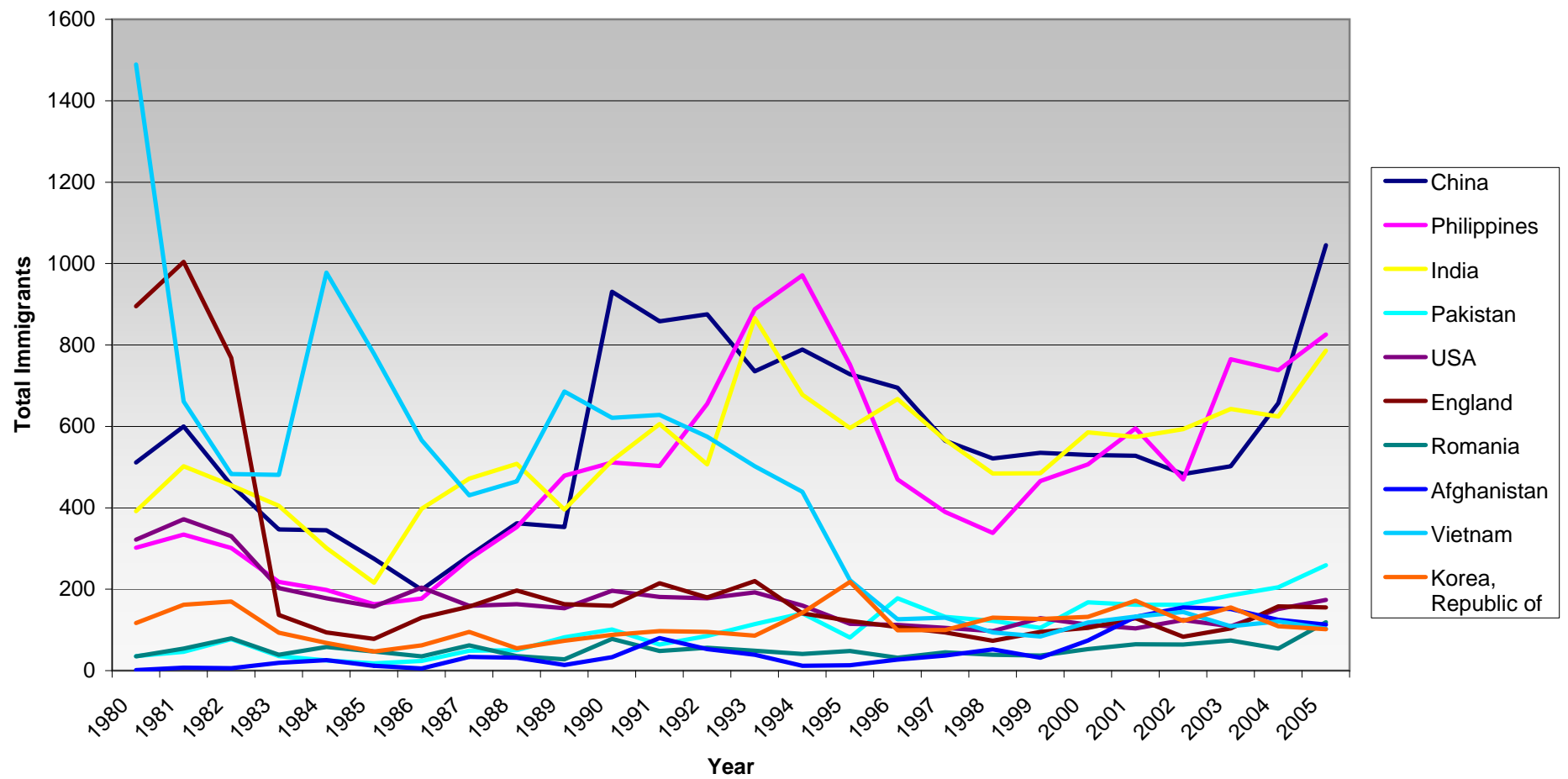
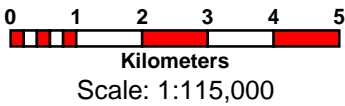
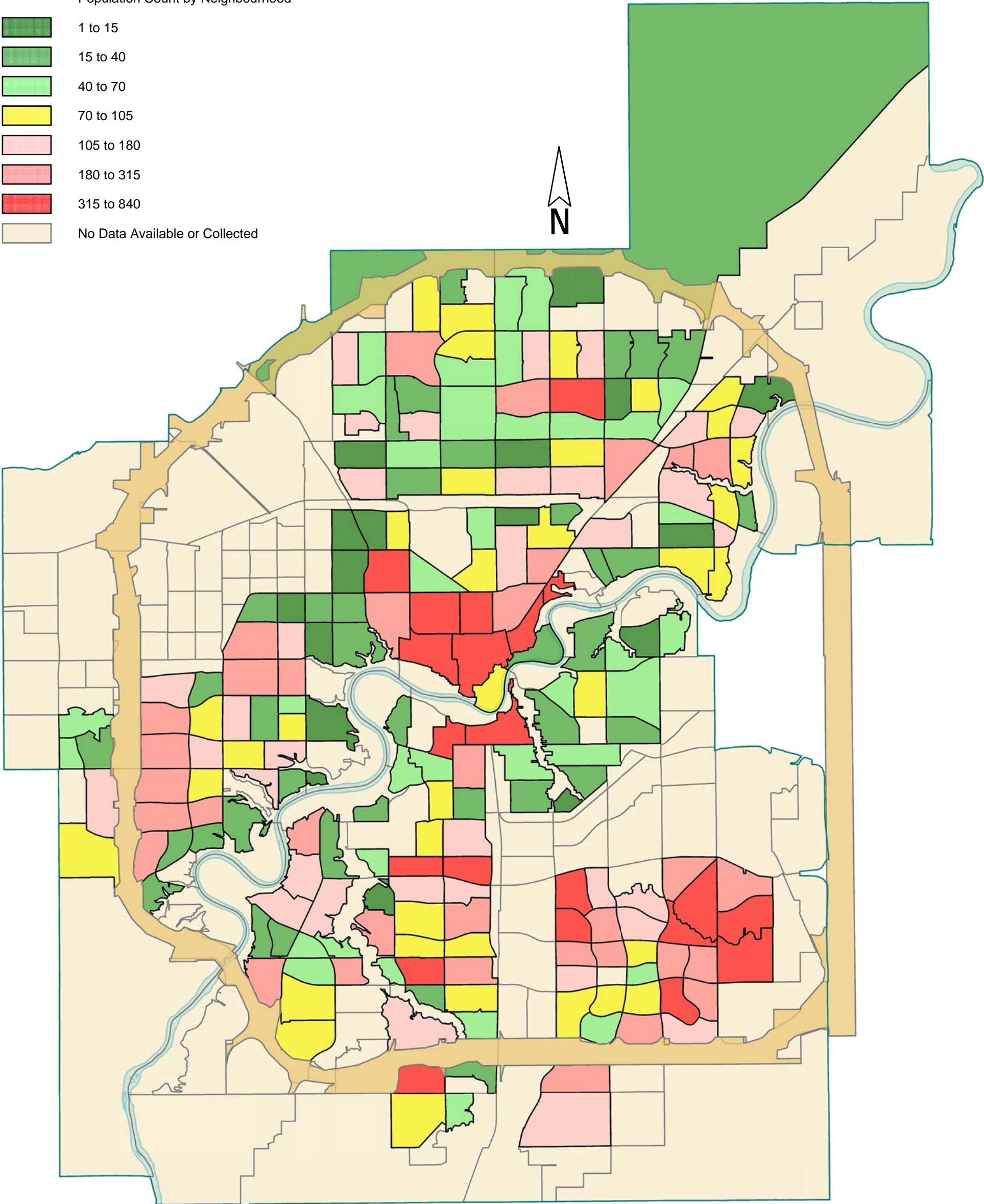
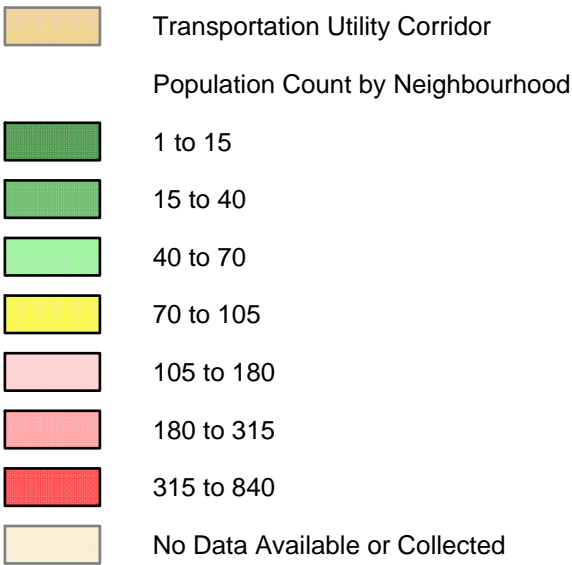


Figure 1 - Immigration to Edmonton by Top 10 Countries of Origin - 1980-2005



2006 Federal Census Immigrant Population Distribution by Neighbourhood



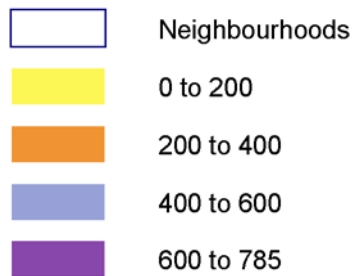
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Projection 3TM 114°
Created: April 1, 2009
Data: City of Edmonton and Statistics Canada
By: Don Iwanicka
CMS Operational Services

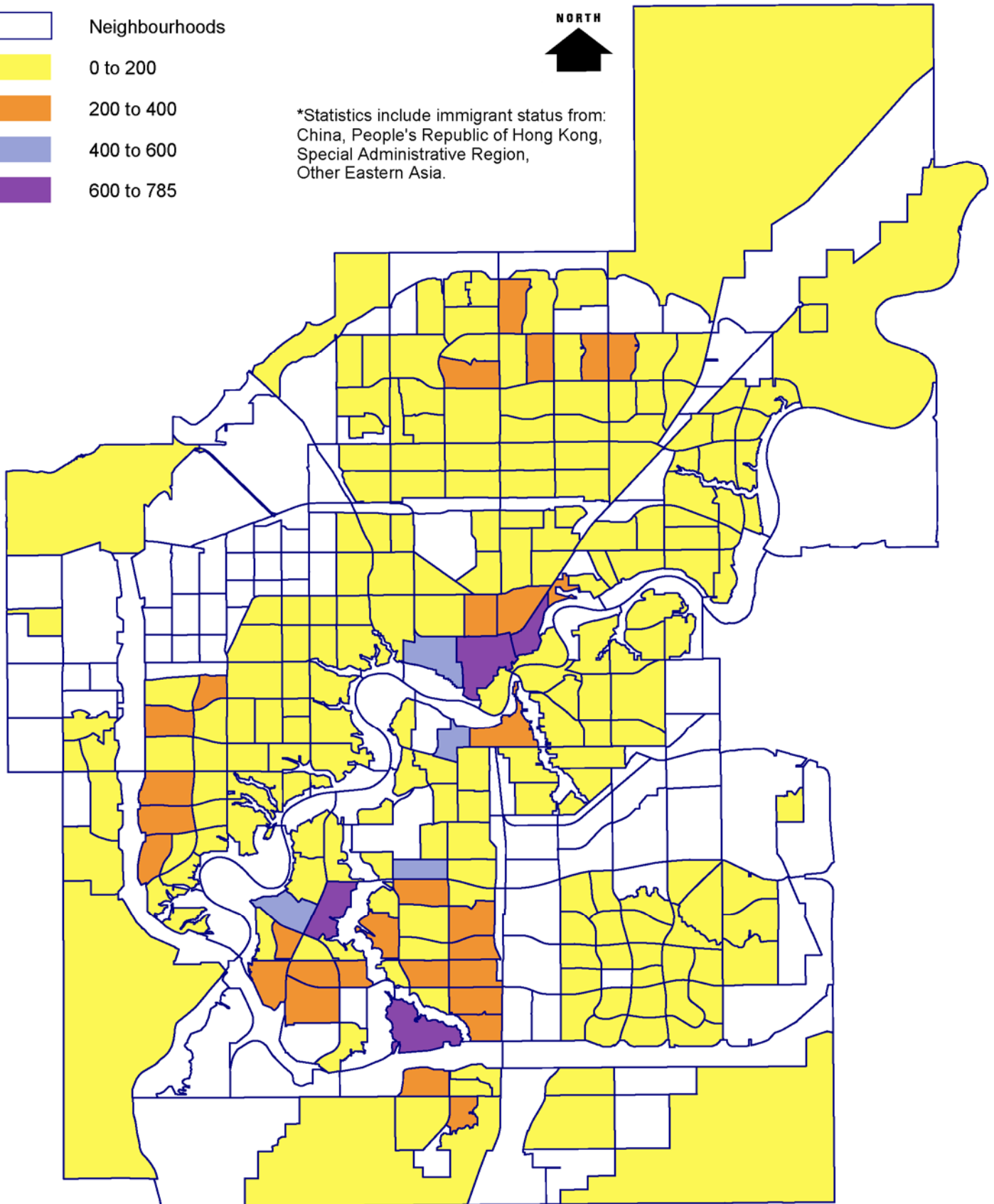
Eastern Asia* Immigrant Locality

2006 Census data

Legend



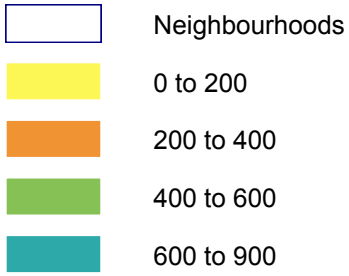
*Statistics include immigrant status from:
China, People's Republic of Hong Kong,
Special Administrative Region,
Other Eastern Asia.



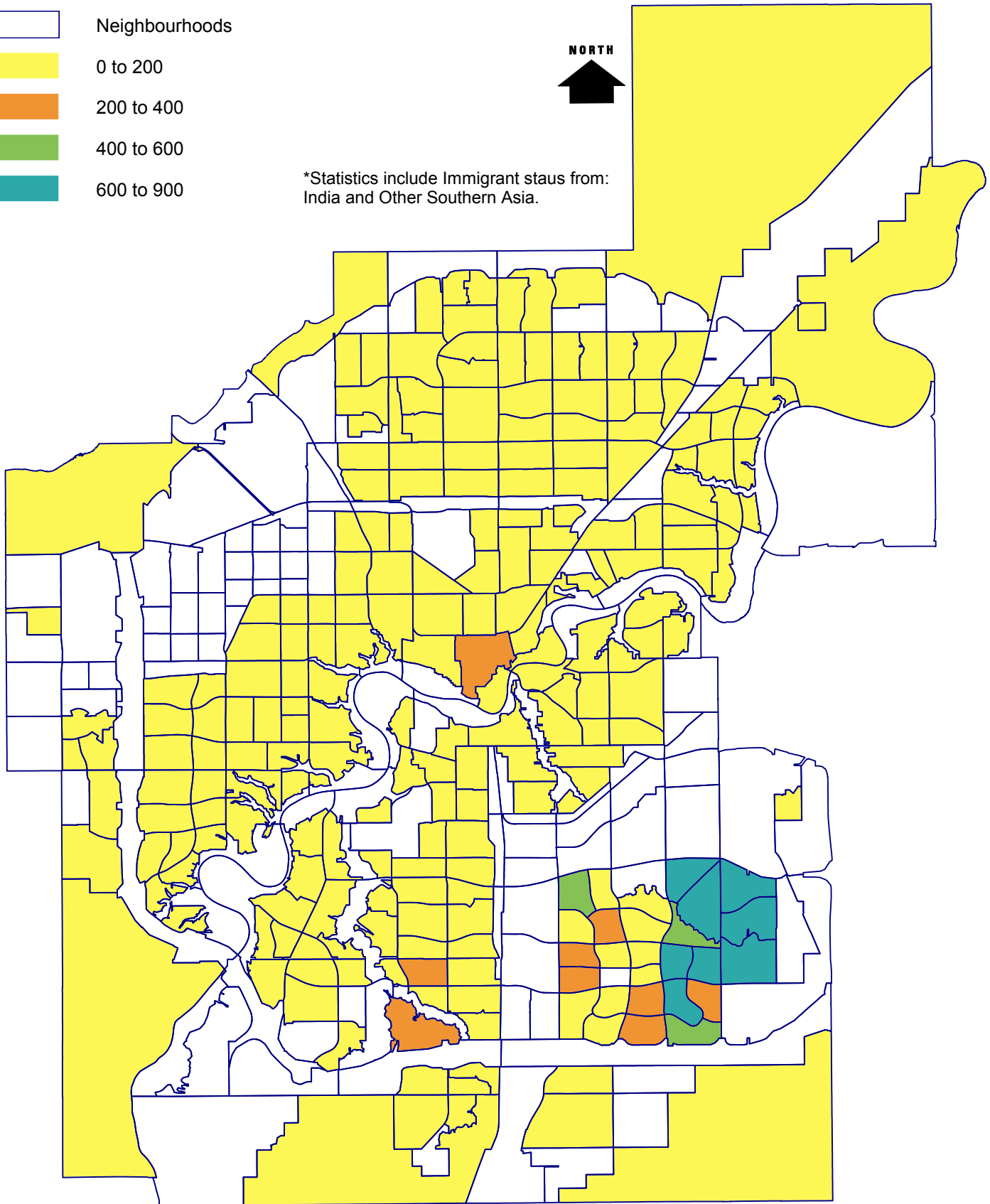
Southern Asia* Immigrant Locality

2006 Census data

Legend



*Statistics include Immigrant status from:
India and Other Southern Asia.



Where Edmonton's Seniors Live (65 and Over by Neighbourhood)

