EDMONTON PUBLIC SCHOOLS

DATE:	June 14, 2016
TO:	Board of Trustees
FROM:	Trustee Orville Chubb, Trustee Nathan Ip, Trustee Ray Martin
SUBJECT:	Student Demographic Forecast – External Consultant
ORIGINATOR:	Dr. Lorne Parker,Executive Director, Infrastructure
RESOURCE STAFF:	Brent Dragon, Roland Labbe, Shaminder Parmar, Aaron Seltz, Jennifer Thompson, Christopher Wright
REFERENCE:	Board of Trustees Report - March 15, 2016, School Utilization Rates

ISSUE

This report is in response to a request made by the Trustee Infrastructure Committee to obtain a student demographics forecast for the City of Edmonton and Edmonton Public Schools. The forecast will be valuable in developing future school planning, including decisions that could impact positively on overall school space utilization.

BACKGROUND

Edmonton Public Schools commissioned Applications Management Consulting Ltd. to conduct a 15-year student residency projection. The projection provided by Applications Management Consulting Ltd. forecasts the total number of school-aged residents (aged five to 17) in the City of Edmonton by city neighbourhood and by single year of age group, to support the development and implementation of the Infrastructure Plan.

CURRENT SITUATION

The 15-year projection has been completed and reviewed by administration – a summary of the projection is provided (Attachment I). The projection includes a low and high forecast of the number of school-aged residents (aged five to 17) by single year age group and city neighbourhood. For the purpose of analysis, each neighbourhood was further grouped according to the City of Edmonton's neighbourhood classification (core, mature, established and developing), based on the approximate age of development. A baseline analysis was completed to for the period between 2012 and 2014, which found:

- Mature areas grew by 1,047 school-aged residents, or by 2.9 per cent from 36,005 in 2012 to 37,052 in 2014. This represents 11.5 per cent of all growth that occurred during that time.
- Developing areas experienced 79.9 per cent of all new growth, with an increase of 7,298 (28.5 per cent) school-aged residents, from 25,630 in 2012 to 32,928 in 2014.
  - Together, the neighbourhoods of Summerside and Laurel, saw more net growth than all mature area neighbourhoods combined, with an additional 1,181 school-aged residents.
- Established areas grew slightly, increasing by 290 school-aged residents or 0.6 per cent from 48,520 in 2012 to 48,810 in 2014, accounting for 3.2 per cent of all new growth.
- Core areas saw modest growth, increasing by 499 school-aged residents from 2,880 in 2012 to 3,379 in 2014.

The baseline is used as the starting point in the forecast.

KEY POINTS

- Given current economic conditions, this report focuses on the low growth scenario forecast (1.5 per cent annual growth).
- Looking at the forecasted period, between 2014 and 2029, projected growth expects:
  - City wide, the low forecast has student-aged resident growth increasing by approximately 1.5 per cent per year between 2014 and 2029. This would see the total number of city-wide school-aged residents increase by 29,681, from 122,711 in 2014 to 152,392 in 2029.
  - City-wide, the high forecast would have total school-aged residents grow approximately 1.7 per cent between 2014 and 2029. This would represent a growth of 36,610 school-aged residents from 122,711 in 2014 to 159,321 in 2029.
  - Core areas are expected to see modest growth, ultimately adding 176 school-aged residents, growing by 5.2 per cent; however, this only represents 0.5 per cent of all forecasted growth.
  - Mature areas are expected to decline between 2014 and 2019 by 758 school-aged residents or approximately 8.4 per cent. However, mature areas are projected to rebound for the remainder of the forecasted period, and ultimately grow by 3,557 school-aged residents, or 9.6 per cent, by 2029.
  - Established areas are expected to decline by 4,015 (8.2 per cent) school-aged residents from 48,810 in 2014 to 44,795 in 2029. They are the only areas expected to see an overall decline; however, they are expected to stabilize as time passes.
  - Developing areas are expected to see the most growth, growing by 91.1 per cent over the 15-year period, or 30,003 additional school-aged residents, with growth slowing as neighbourhoods complete development. This would represent 89.9 per cent of all new growth.
    - ➤ Developing areas are expected to overtake mature areas in 2017, and established areas in 2018, becoming the most populous areas in terms of school-aged residents.

ATTACHMENTS and APPENDICES

ATTACHMENT I	15-Year Projection Summary
ATTACHMENT II	Methodology and Assumptions
ATTACHMENT III	Student Forecast Summary Table

AS:ks

15-Year Projection Summary

Edmonton Public Schools commissioned Applications Management Consulting Ltd. to conduct a 15-year student residency projection to support the development and implementation of the Infrastructure Plan. The projection provided by Applications Management Consulting Ltd. forecasts the total number of school-aged residents (aged five to 17) in the City of Edmonton by city neighbourhood and by single age group. For the purpose of analysis, each neighbourhood was also grouped according to the City of Edmonton's neighbourhood classification, which is based on the approximate age of development. Core areas include the downtown and adjacent neighbourhoods; mature areas consist of neighbourhoods outside the core that developed before 1970; established areas include developed neighbourhoods within the Anthony Henday; and developing areas include neighbourhoods that have an approved Neighbourhood Structure Plan and have less than 95 per cent of the lots completed.

Applications Management Consulting Ltd. provided both a high and low forecast using a combination of Federal and Municipal Census data. Given the current economic conditions, this report focuses on the low growth forecast (1.5 per cent annually).

Overall
Between the years 2012 and 2014, prior to the forecasted period, the projection saw school-aged resident growth trend closely with growth patterns observed by the City of Edmonton's 2015 Growth Monitoring Report, which saw 79.9 per cent of all population growth occur in developing areas, with 6.2 per cent in core areas, 7.2 per cent in mature areas, and 6.7 per cent in established areas between 2009 and 2014. Comparatively, between 2012 and 2014, school-aged growth saw an increase of 79.9 per cent in developing areas, 11.5 per cent in mature areas, 5.5 per cent in core areas and 3.2 per cent in established areas.

Looking forward, the City of Edmonton is expected to gain an additional 29,681 school-aged residents, or a total growth of 24.2 per cent over the 15-year forecast or an average of 1.5 per cent per year. Core areas are expected to see modest growth, increasing by approximately 5.2 per cent or 176 school-aged residents by 2029. Mature areas are expected to decline two per cent in the immediate five-year forecast, but then rebound for the remainder of the forecasted period, ultimately growing by 9.6 per cent or 3,557 school-aged residents by 2029. Established areas are expected to begin declining in the immediate five-year projection, but stabilize as time passes, ultimately declining eight per cent or losing 4,015 school-aged residents over the 15-year forecast. Developing areas are expected to grow considerably (43.9 per cent) in the immediate five years, before slowing as neighbourhoods age and construction completes, ultimately growing 91 per cent or 30,003 school-aged residents by the end of the projected time frame. Developing areas are expected to overtake mature areas and established areas in total school-aged population in 2016 and 2018, respectively.

Core
2012–2014
In this time period, core areas increased by 499 school-aged residents from 2,880 to 3,379 or by approximately 17.3 per cent, with eight of the 12 neighbourhoods seeing some level of growth. Some of the neighbourhoods which experienced this growth were Boyle Street, increasing by 90 additional school-aged residents, Strathcona by 77 and Oliver by 65. Cloverdale and McCauley neighbourhoods saw a decline of 15 and 13 school-aged residents, respectively.

2014–2019
According to the low forecast, in the immediate five-year period the core areas are expected to experience a small decline of 67 school-aged residents to a total population of 3,312. This decline is primarily concentrated in the three neighbourhoods of Garneau, Boyle Street and Oliver, with losing 21, 20 and 15 school-aged residents, respectively. The neighbourhood of Riverdale will experience the most growth with an additional eight school-aged residents. The high forecast projects a similar level of decline with core areas decreasing by 57 school-aged residents to a total population of 3,322.

2019–2024
During this period, the core areas are expected to increase by a total of 130 school-aged residents, representing a growth of approximately 3.9 per cent. No core neighbourhoods are expected to decline, with Strathcona (+27), Central MacDougall (+23), and Oliver (+22) neighbourhoods experiencing the most growth. The high forecast projects core areas growing by 140 during this time period.

2024–2029
Core areas are expected to grow modestly during this period, growing by 113 school-aged residents. Oliver and Strathcona neighbourhoods are expected to see the most growth, increasing by 33 and 30 school-aged residents, respectively. Riverdale and Boyle Street neighbourhoods are expected to take small losses, with the former losing eight school-aged residents and the latter losing three school-aged residents. With the high forecast, core areas are expected to grow by 125 school-aged residents.

Overall
In general, core areas are expected to grow modestly throughout the 15-year forecasted period, growing by 176 (5.2 per cent) school-aged residents. Overall, the growth in the core area would account for 0.5 per cent of all new school-aged residents total. The Strathcona neighbourhood is expected to see the most growth, gaining an additional 50 school-aged residents, while Downtown and Central MacDougall neighbourhoods receive another 48 and 40 school-aged residents, respectively. Only Boyle Street and Garneau neighbourhoods are expected to see a decline, with the former losing 23 school-aged residents and the latter losing three.

Mature
2012–2014
Looking back, mature areas grew by 1,047 (2.9 per cent) from 36,005 school-aged residents to 37,052 over the three-year period, with 57 of the 101 neighbourhoods seeing an overall increase. This growth represents approximately 11.5 per cent of all growth that occurred during this time frame. Some of the neighbourhoods with the highest growth included Inglewood (+99), York (+97) and King Edward Park (+85), while neighbourhoods such as Montrose and Spruce Avenue saw a decline of 85 and 84 school-aged residents, respectively.

2014–2019
Mature area student-aged resident numbers are expected to decrease in this period with a loss of 758 school-aged residents in 47 of the 101 neighbourhoods. The majority of this decline is spread through the younger mature areas, such as Evansdale (-127), Kilkenny (-174), and Greenfield (-153), while Griesbach and Inglewood neighbourhoods experienced the most growth gaining an additional 170 and 100 school-aged residents, respectively. The high growth forecast has mature areas declining by 564 school-aged residents.

2019–2024
Mature areas total school-aged populations are expected to rebound during this period growing by 1,877 school-aged residents. The Blatchford redevelopment is expected to lead the growth with an additional 222 school-aged residents, and Griesbach and Inglewood neighbourhoods will experience the second and third highest growth with an additional 220 and 132 school-aged residents, respectively. Evansdale, Kilkenny and York neighbourhoods are expected to see the greatest decline losing 121, 112, and 83 school-aged residents, respectively. The high forecast would see mature neighbourhoods increase by 2,188 school-aged residents.

2024–2029
Mature area growth is expected to continue through the last five years of the projection, increasing by 2,438 school-aged residents. Approximately a quarter of that growth is expected to come from the two neighbourhoods of Blatchford and Griesbach, growing by 442 and 185 school-aged residents, respectively. The neighbourhood of Ottewell experiences the third largest growth with an additional 137 school-aged residents. Evansdale and York neighbourhoods continue to lead the decline with Evansdale losing 105 and York losing 100 school-aged residents. The high forecast would see mature areas grow by 2,769 school-aged residents.

Overall
Over the 15-year period, mature areas are expected to experience a growth of 3,557 school-aged residents from 37,052 school-aged residents to 40,609 or 9.6 per cent. If only considering growth (established areas excluded due to overall decline), this accounts for 10.5 per cent of all growth expected to occur in the examined areas during the forecasted years. Much of this growth is expected to occur in the neighbourhoods of Blatchford, Griesbach and Inglewood, which are projected to grow by 694, 575 and 315, respectively. Neighbourhoods such as Evansdale and Kilkenny, with the former decreasing by 354 and the latter decreasing by 320, are projected to see the largest decline.

Established Areas
2012–2014
Between 2012 and 2014, established areas grew by 290 school-aged residents, with 42 of the 91 neighbourhoods seeing an overall growth of school-aged residents. Neighbourhoods such as Twin Brooks, Kiniski Gardens and Westview Village saw a decline of 110, 89 and 79 school-aged residents while Silver Berry, Callingwood South and Richfield saw the largest amount of growth, increasing by 196, 153 and 139 school-aged residents.

2014–2019
Established areas are expected to lose 4,114 school-aged residents during this time frame with 70 of the 91 neighbourhoods projected to decline. The most growth is expected to occur in Terwillegar Towne with 555 additional school-aged residents and Wild Rose, Kiniski Gardens and Ormsby Place neighbourhoods are projected to decline by 256, 220 and 219 school-aged residents, respectively. In the high growth forecast, established areas are expected to decline by 3,923 school-aged residents.

2019–2024
The decline of student populations in established areas is expected to slow in this period with a loss of 129 school-aged residents. The Wild Rose neighbourhood is expected to experience the greatest decline, losing 140 school-aged residents, while Terwillegar Towne and Richfield neighbourhoods will lose the second and third highest amount of school-aged residents declining by 126 and 115, respectively. The Dunluce neighbourhood is expected to experience the most growth with an additional

128 school-aged residents, and Callingwood South will gain an additional 113 school-aged residents. The high enrolment forecast has established areas declining by 37 school-aged residents.

2024–2029
Established areas are expected to rebound slightly in this period, growing by 228 school-aged residents, although 4,015 school-aged residents are still fewer than were present in 2014. Dunluce neighbourhood is expected to lead these gains with an additional 197 school-aged residents, with Twin Brooks and Beaumaris in second and third, with respective 190 and 155 additional school-aged residents. Declines are still expected to occur with Terwillegar Towne losing 505 school-aged residents, and Sliver Berry seeing a loss of 218. The high forecast projected a growth of 324 for established areas.

Overall
Over the 15-year forecast period, established areas are expected to decline by 4,015 school-aged residents from 48,810 to 44,795, or approximately 8.2 per cent. Established areas are the only group expected to decline over the projected time frame. Neighbourhoods such as Beaumaris, Dunluce and Callingwood are expected to see the most growth, increasing by 246, 225 and 186 school-aged residents, respectively, while some of the newer established areas, such as Silver Berry and Wild Rose are expected to decline the most. Silver Berry decreases by 265 school-aged residents for a total of 1,451 and Wild Rose decreases by 497 school-aged residents to 1,168 from 1,665.

Developing Areas
2012–2014
Between 2012 and 2014, developing areas grew by 7,298 (28.5 per cent) from 25,630 school-aged residents to 32,928 with 47 of 91 neighbourhoods seeing growth. Neighbourhoods such as Summerside and Laurel experienced the most growth, increasing by 687 and 494 school-aged residents, respectively. These two neighbourhoods account for more net growth (1,181 school-aged residents) than all mature neighbourhoods combined during this period. The three neighbourhoods that experienced the largest decline were all along the northern edge of the city, with Eaux Claires losing 57, Ozerna losing 46 and Mayliewan losing 34. Together, developing neighbourhoods accounted for 79.5 per cent of all growth over this period.

2014–2019
Developing areas are expected to grow by 14,453 school-aged residents during this period, or approximately 43.9 per cent. During this period, developing areas will overtake both mature and established areas in total school-aged resident numbers, overtaking mature areas in 2017 with 39,404 school-aged residents compared to mature areas with 36,121 school-aged residents and overtaking established areas in 2018 with 45,626 compared to 45,240 school-aged residents in established areas. Much of this growth is expected to occur in Windermere, Summerside and Tamarack neighbourhoods, growing by 1,024, 705 and 686 school-aged residents, respectively. A few developing areas in the north, such as Mayliewan (-89) and Belle Rive (-74) are expected to decline during this period; however, 69 of the 91 developing neighbourhoods are expected to grow. The high forecast has developing areas growing by 15,220.

2019–2024
While growth is expected to slow in developing areas in this period, growing by 10,530 school-aged residents (22.2 per cent), they still make up the largest proportion of total growth accounting for 84 per cent of all growth. During this period, the Riverview area is expected to begin development and grow by approximately 738 school-aged residents, the Summerside neighbourhood is projected to increase by

415 school-aged residents and the Chappelle neighbourhood is expected to grow by an additional 468 school-aged residents. Some neighbourhoods in the north are still expected to decline with the neighbourhoods of Ozerna losing 82, and Chambery losing 53 school-aged residents. Developing areas are expected to grow by 12,926 school-aged residents in the high forecast.

2024–2029

As developing neighbourhoods age, growth is expected to slow with a projected growth of 5,020 school-aged residents (8.7 per cent). Over a quarter of this growth is expected to occur in the Riverview area which is expected to increase by 1,278 school-aged residents. Chappelle and Rosenthal neighbourhoods are expected to gain 478 and 419 school-aged residents, respectively. The Glastonbury neighbourhood is expected to decrease by 275 school-aged residents and the neighbourhood of Summerside is expected to decline for the first time, losing 282. The high forecast has developing areas expected to grow by 7,535 school-aged residents during this time frame.

Overall

In the 15-year period forecasted, developing areas are expected to grow by an additional 30,003 school-aged residents from 32,928 to 62,931, or by approximately 91.1 per cent. When only considering growth, this accounts for 88.9 per cent of all additional school-aged residents new to the city. The Riverview and Windermere areas are expected to see the most overall growth, adding 2,119 and 1,553 school-aged residents, respectively.

Neighbourhood Classification			Period Increase		Period Increase		Period Increase		Period Increase	Period Increase
	2012	2014	2012-2014	2019	2014-2019	2024	2019-2024	2029	2024-2029	2014-2029
Core	2,880	3,379	499	3312	-67	3,442	130	3,555	113	176
Mature	36,005	37,052	1,047	36,294	- 758	38,171	1,877	40,609	2,438	3,557
Established	48,520	48,810	290	44,696	- 4,115	44,567	-129	44,795	228	- 4,015
Developing	25,630	32,928	7,298	47,381	14,453	57,911	10,530	62,931	5,020	30,003

NOTE: Values are the number of total school-aged students residing in each area (aged 5 to 17 years old)

Neighbourhood Classification	Number of EPSB Schools
Core	9
Mature	110
Established	*66
Developing	*25

*Reflect school openings effective in September 2016 and September 2017

Neighbourhood Classification

Legend

Neighbourhood
- Other
- Core
- Mature
- Established
- Developing

N

7   3.5   0   7 Kilometers
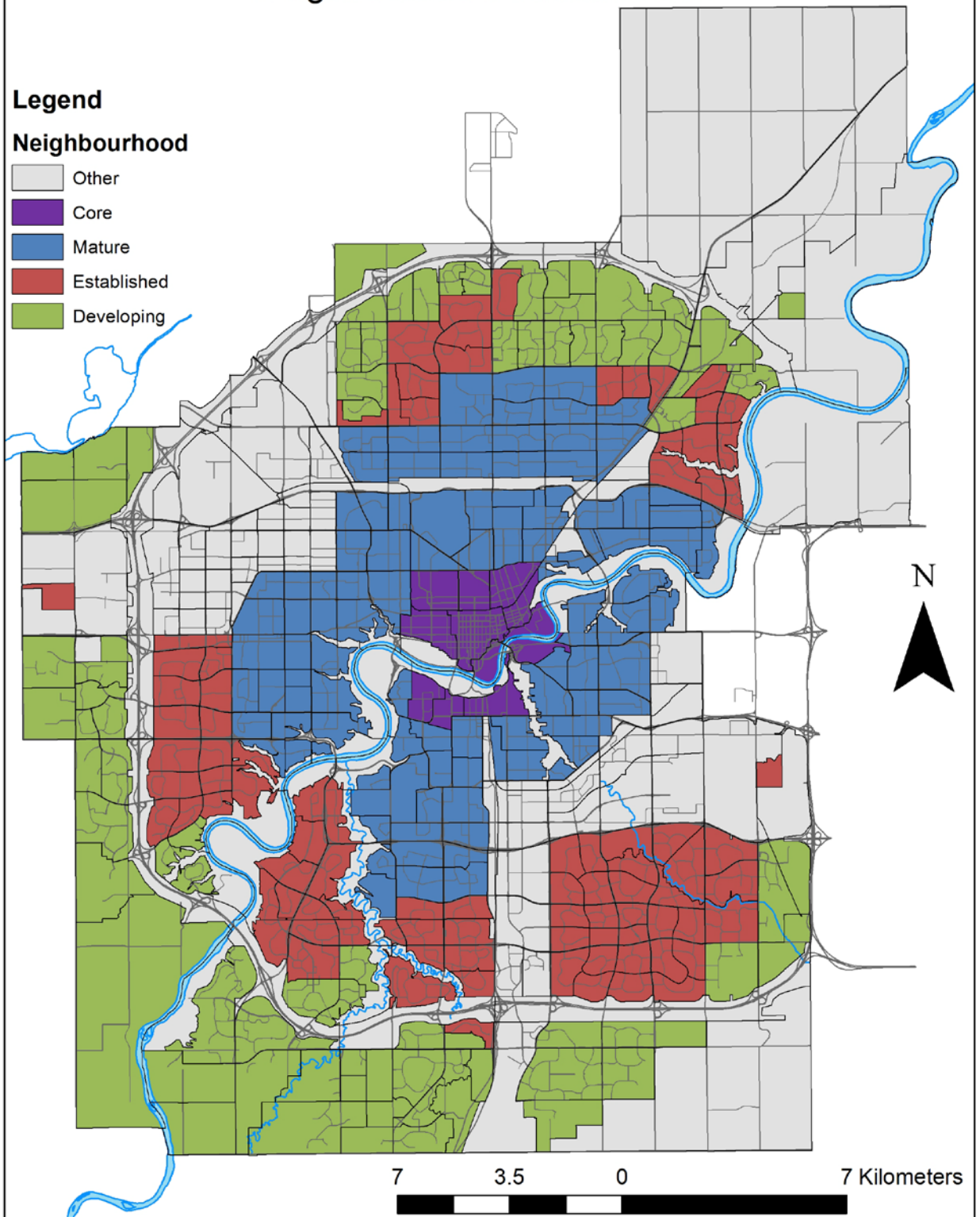
2014-2029 Student Growth Projection

62,931

44,795

40,609

48,810

37,052

32,928

3,555

3,379

—Mature —Established —Developing —Core

70,000
60,000
50,000
40,000
30,000
20,000
10,000
-

2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029

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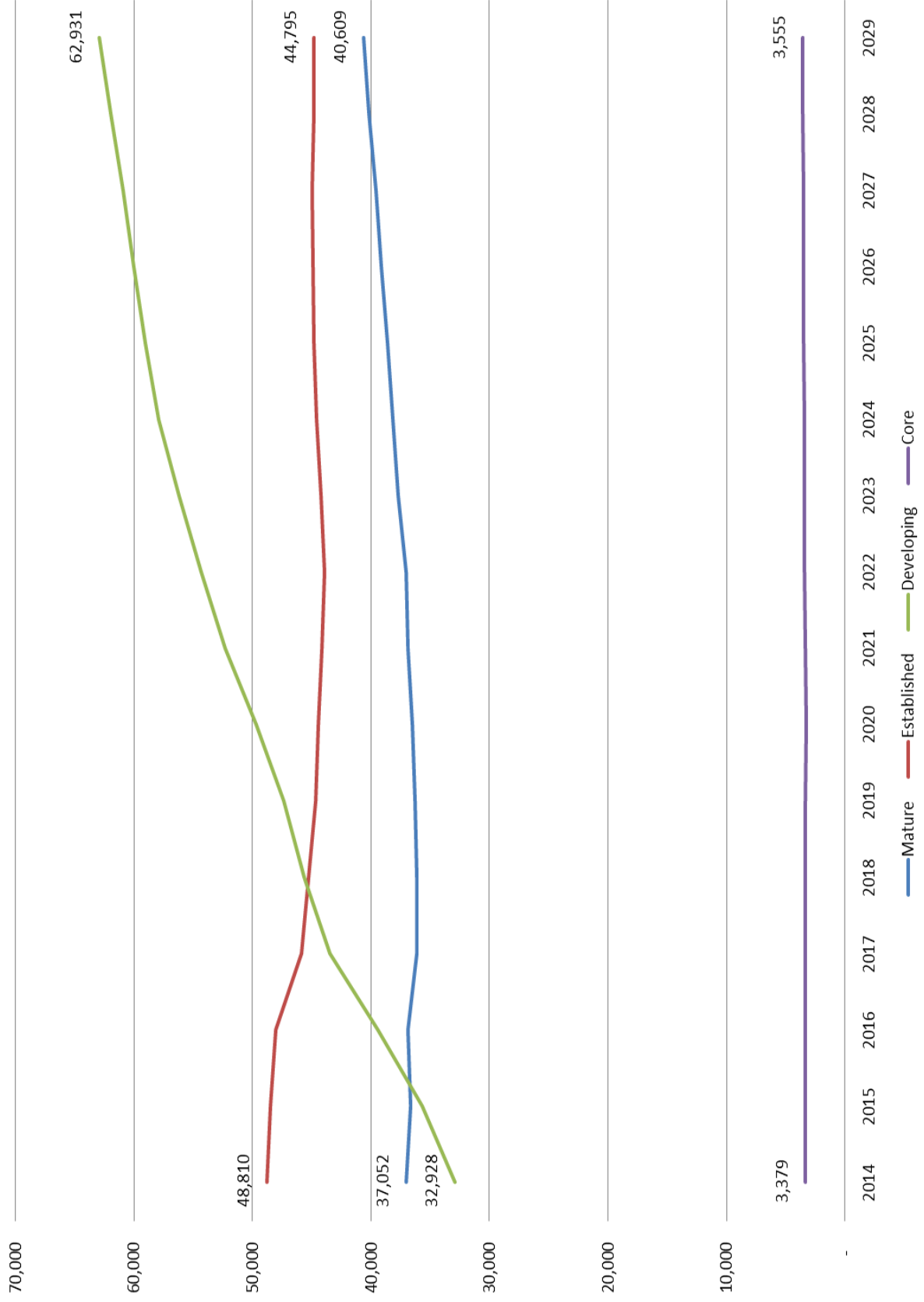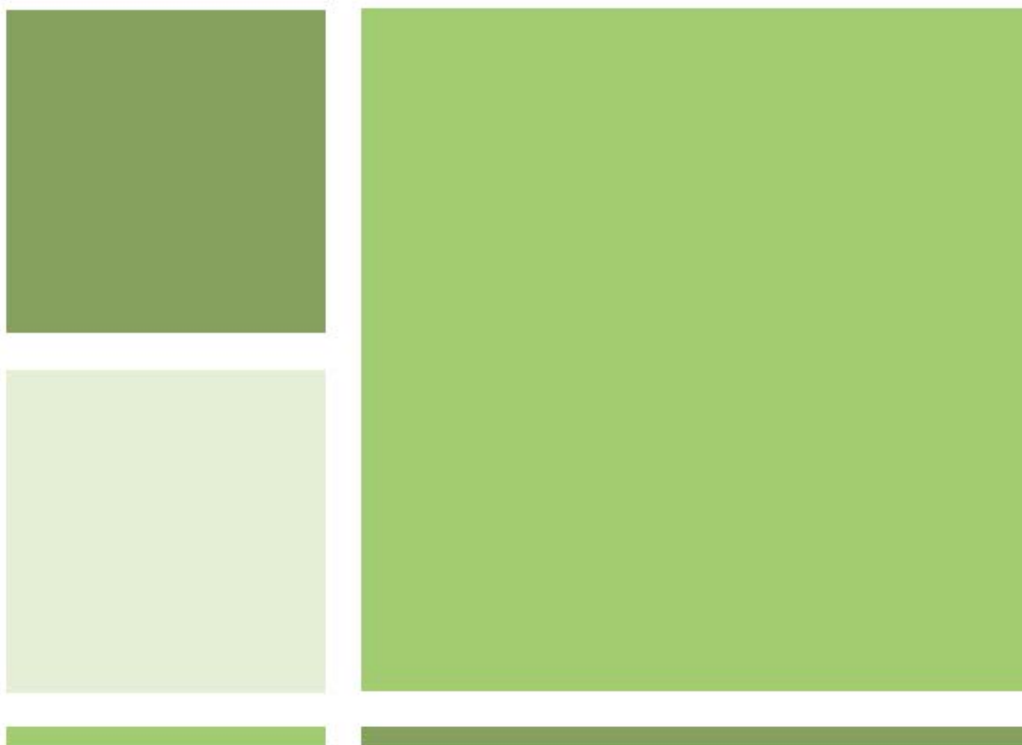
Edmonton Public Schools
School Age Population Projections

SUMMARY

June 8, 2016

Applications Management Consulting Ltd.

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1.Methodology & Assumptions

Significant growth in the Edmonton Capital Region over the past decade has created many challenges for Edmonton Public Schools (EPS) and other education providers in the region. These include a determination of the school age populations and enrolments that can be expected, as well as the influence of other factors that may impact enrolments over the long-term. The implications of these ever-changing dynamics are profound as they affect most aspects of service delivery.

In spring 2016, Applications Management Consulting Ltd. was contracted by Edmonton Public School Board to prepare 15 year school age (aged 0-21) population projections for the City of Edmonton. These forecasts were prepared for each City of Edmonton neighborhood, by single age.

The detailed population projections provide a determination of the expected school age population by neighbourhood type and the underlying factors affecting change in these neighbourhoods.

The following summary provides an overview of the methodology and assumptions used in preparing the neighborhood population projections for the Edmonton Public School Board.

1.1.Population Growth Scenarios

In this analysis, the overall determination of economic growth for the Edmonton Capital Region is based on findings from the Capital Region Board (CRB). The Capital Region Board (CRB) Low Scenario and High Scenario have been used as the basis for the population forecasts for the City of Edmonton.[1]

The basis for these projections and assumptions that have been used are provided in the Capital Region Board Report "Capital Region Population and Employment Projections".[2] These projections have recently been updated to reflect population changes since 2013.[3] It is the updated projections that have been used as the basis for determining the total amount of growth expected in the City of Edmonton.

In the CRB Low Scenario, the City of Edmonton population is projected to grow from 875,205 in 2014 to 1,361,700 by 2044. This represents an average annual growth rate of 1.5%. In the CRB High Scenario, the City of Edmonton population is projected to grow from 875,205 in 2014 to 1,470,800 by 2044. This represents an average annual growth rate of 1.7%.

The population projections developed for the Edmonton Public School Board are based on the CRB population projections, but were modified slightly to accommodate

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1 Population forecasts referred to in this section are total population which include both school age and non-school age populations.

2 Capital Region Population and Employment Projections, September 2013.
http://capitalregionboard.ab.ca/-/media/CRB-Population-and-Employment-Projections.pdf

3 Consolidated CRB-Accepted Population and Employment Projections, 2014-2044
http://capitalregionboard.ab.ca/-/media/May-2015-Update-to-Total-Population-and-Employment-Figures-Summary-Exhibit-2-3.pdf

a 15 year forecast period from 2014 to 2029. In the Low Scenario, the City of Edmonton population is projected to grow from 875,205 in 2014 to 1,091,681 by 2029. This represents an average annual growth rate of 1.5%. In the High Scenario, the City of Edmonton population is projected to grow from 875,205 in 2014 to 1,134,571 by 2029. This represents an average annual growth rate of 1.7%.

1.2. Distribution of Population Growth

Over the 15 year forecast period, the Low Scenario and High Scenario population growth is distributed across neighborhoods around the City of Edmonton. For the purpose of this analysis, each neighbourhood has been classified into 4 categories based on the approximate age of development. These categories include Core Areas, Mature Areas, Established Areas and Developing Areas. Core areas include the downtown and adjacent neighbourhoods; Mature areas consist of neighbourhoods outside the core that developed prior to 1970; Established include developed neighbourhoods within the Anthony Henday ring road boundary; and Developing areas include neighbourhoods that have an approved Neighbourhood Structure Plan and have less than 95% of the lots completed.

In both the Low and High Scenarios, a significant proportion of the growth is allocated to Developing Areas. Approximately 74% of the total population growth for the City of Edmonton is expected to occur in Developing Areas, and the remainder 26% occurs among the Core, Mature and Established Neighborhoods.

1.3. Neighborhood Population Projections

Population growth projections have been made at a neighbourhood level for single year age groups from 0-21 using Applications Management Consulting Ltd's Population and Employment forecasting model for the Capital Region. This model utilizes assumptions at a neighbourhood level about the potential for growth in that neighbourhood and how the demographic composition of the neighbourhood may change.

Each residential neighbourhood in the City of Edmonton is assigned a neighbourhood growth cycle category. Neighborhood growth cycles identify the potential for growth in neighborhoods.

Developing Area Neighborhoods

Developing neighbourhoods experience the most significant population growth over the forecast period. These neighbourhoods all lie in the areas either inside our outside the Anthony Henday ring road. Growth is expected to occur in these neighbourhoods in all directions, with short-term growth being more pronounced in the southeast, southwest, west and north areas.

Capacity for growth in developing neighborhoods is defined by approved City of Edmonton Area Structure Plans and Neighborhood Structure Plans.[4] These plans

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4 http://www.edmonton.ca/city_government/urban_planning_and_design/plans-in-effect.aspx

provide information related to the capacity for residential and non-residential development within neighborhoods, the type of dwelling unit mix, and phasing of development. This information is used to determine the capacity and distribution of growth across developing neighborhoods within the City.

Mature Area Neighborhoods

Mature neighbourhoods in Edmonton have been generally determined to continue to decline in population in the short term and then experience growth over the longer term forecast. Over the long term, growth in these neighborhoods is based on prospects for infill and regeneration of the neighborhood. Factors that have been considered for the neighborhood growth projections include:

- **Infill:** Residential infill is the development of new housing in mature neighbourhoods. This new housing may include secondary suites, garage suites, duplexes, semi-detached and detached houses, row houses, apartments, and other residential and mixed-use buildings. Infill can occur in neighborhoods with: close proximity to LRT (Transit Oriented Densification), a large stock of older single family homes, rezoning of underutilized land, Area Redevelopment Plans (ARP), or other transformational projects such as Blatchford. In the Mature neighborhoods within Edmonton, examples of infill development potential include Jasper Place Area Redevelopment Plan, redevelopment of the Patricia motel site in Forest Heights, and Transit Oriented Densification in neighborhoods within close proximity to LRT. In addition, some Mature neighborhoods within Edmonton, have experienced infill development in recent years, and are expected to continue to do so.[5]

- **Demographic Regeneration:** Regeneration can occur in neighborhoods with an aging population and higher proportion of seniors (65+) population. As the seniors population leaves the neighborhood, either through mortality or moving to a hospital or seniors facility, housing becomes available in the neighborhood. In some neighborhoods the availability of housing can attract new families with children. These neighborhoods typically possess amenities such as a school, park, and accessibility, which can attract families to the neighborhood.

In this analysis, historical Federal and Municipal Census neighborhood data for Mature neighborhoods was examined. This data provided information on neighborhood demographics (proportion of seniors population), dwelling unit composition (single family vs multi-family housing), and recent infill housing development including garage/garden suites, secondary suites, skinny homes, and other multi-family units. This information was considered in determining the expectations for future growth in Mature neighborhoods.

Established Area Neighborhoods

Established neighbourhoods in Edmonton are expected to decline in the short term and stabilize over the long term. Over the long term, most neighbourhoods in

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5 City of Edmonton - Growth Analysis Unit http://www.edmonton.ca/city_government/urban_planning_and_design/growth-analysis.aspx

established areas of Edmonton are expected to have a stable population – where net increases in population roughly match declines. However, some established neighbourhoods in Edmonton may be reasonably expected to experience an increase in population over the forecast period. Factors that have been considered for the neighborhood growth projections include:

- **Infill:** Residential infill is the development of new housing in established neighbourhoods. This new housing may include secondary suites, garage suites, duplexes, semi-detached and detached houses, row houses, apartments, and other residential and mixed-use buildings. In Established neighborhoods, the potential for infill development is primarily related to Transit Oriented Densification in areas within close proximity to LRT, rezoning of underutilized land, and transformational projects.

- **Demographic Regeneration:** Regeneration can occur in neighborhoods with an aging population and higher proportion of seniors (65+) population. As the seniors population leaves the neighborhood, either through mortality or moving to a hospital or seniors facility, housing becomes available in the neighborhood. In some neighborhoods the availability of housing can attract new families with children. These neighborhoods typically possess amenities such as a school, park, and accessibility, which can attract families to the neighborhood. Over the long term, some Established neighborhoods have a higher than average proportion of seniors (65+) population and will experience a regeneration of families into the community.

In this analysis, historical Federal and Municipal Census neighborhood data for Established neighborhoods was examined. This data provided information on neighborhood demographics (proportion of seniors population), dwelling unit composition (single family vs multi-family housing), and recent infill housing development including garage/garden suites, secondary suites, skinny homes, and other multi-family units. This information was considered in determining the expectations for future growth in Established neighborhoods.

Core Area Neighborhoods

Core neighborhoods within the City of Edmonton are expected to remain relatively stable, with moderate school age population growth over the 15 year forecast period. Growth in core neighborhoods is attributed to redevelopment plans for some Core neighborhoods (Arena project, The Quarters, West Rossdale), as well as the proposed expansion of the TOD network including the Valley Line and proposed west line. It is expected that on-going development in the City's core will contribute to residential development and a moderate increase in the school age population over the forecast period.

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Boyle Street	285	375	355	356	352	Core
Central McDougall	325	337	335	358	377	Core
Cloverdale	98	83	83	84	84	Core
Downtown	102	266	272	289	314	Core
Garneau	263	314	293	300	310	Core
McCauley	294	281	274	281	281	Core
Oliver	310	374	359	381	414	Core
Queen Mary Park	424	484	475	487	492	Core
Riverdale	229	246	254	268	260	Core
Rossdale	58	50	50	50	49	Core
Strathcona	492	569	562	588	619	Core
University of Alberta	0	0	0	0	0	Core
Albany	0	88	112	155	175	Developing
Allard	26	216	726	1019	1135	Developing
Ambleside	231	380	993	1349	1486	Developing
Belle Rive	679	696	623	625	675	Developing
Blackmud Creek	461	501	743	726	648	Developing
Breckenridge Greens	312	287	298	318	315	Developing
Brintnell	996	1076	1259	1405	1333	Developing
Callaghan	177	352	834	996	955	Developing
Cameron Heights	188	288	603	659	586	Developing
Canossa	590	590	639	704	624	Developing
Carlton	519	811	1200	1234	971	Developing
Cashman	0	0	1	9	24	Developing
Cavanagh		0	11	91	228	Developing
Chambery	451	519	765	712	507	Developing
Chappelle Area	36	201	612	1061	1539	Developing
Charlesworth	453	741	1304	1571	1384	Developing
Clareview Town Centre	295	375	668	977	1197	Developing
Crystallina Nera	0	0	15	118	298	Developing
Crystallina Nera East	0	0	0	0	0	Developing
Cumberland	1218	1258	1427	1461	1265	Developing
Cy Becker	0	0	12	99	249	Developing
Decoteau Central	0	0	0	0	239	Developing
Decoteau North	0	0	0	0	188	Developing
Decoteau Northwest	0	0	0	245	411	Developing
Decoteau Southeast	0	0	0	0	0	Developing
Decoteau Southwest	0	0	0	0	306	Developing
Desrochers Area	0	0	7	53	133	Developing

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Donsdale	231	215	177	160	182	Developing
Eaux Claires	488	431	561	648	689	Developing
Ebbers	0	0	0	0	0	Developing
Edgemont	0	24	55	247	603	Developing
Ellerslie	921	1062	1328	1403	1267	Developing
Ellerslie Nbhd 3 NSP	0	0	0	0	0	Developing
Elsinore	371	392	420	446	476	Developing
Evergreen	181	178	164	149	151	Developing
Fraser	527	523	584	731	742	Developing
Glastonbury	1052	1140	1480	1504	1229	Developing
Glenridding Area	0	36	296	604	892	Developing
Goodridge Corners	0	53	7	26	91	Developing
Gorman	0	0	0	0	0	Developing
Granville	41	180	334	430	520	Developing
Graydon Hill	0	0	3	23	59	Developing
Hawks Ridge	0	4	55	132	257	Developing
Hays Ridge Area	0	0	11	88	221	Developing
Heritage Valley Area	0	0	0	0	0	Developing
Heritage Valley Town Centre Area	0	0	24	198	499	Developing
Hollick-Kenyon	987	970	1073	1176	1087	Developing
Horse Hills Nbhd 1	0	0	0	52	262	Developing
Horse Hills Nbhd 2	0	0	265	887	1275	Developing
Horse Hills Nbhd 3	0	0	0	0	0	Developing
Horse Hills Nbhd 4	0	0	0	0	0	Developing
Horse Hills Nbhd 5	0	0	0	0	0	Developing
Hudson	400	375	445	455	424	Developing
Keswick Area	0	0	33	268	674	Developing
Klarvatten	892	978	1458	1544	1302	Developing
Laurel	274	768	837	1078	1384	Developing
MacEwan	765	866	1294	1403	1217	Developing
MacTaggart	296	434	672	766	650	Developing
Magrath Heights	578	634	914	921	742	Developing
Maple	0	43	222	376	548	Developing
Matt Berry	800	789	904	906	826	Developing
Mayliewan	809	776	687	670	649	Developing
McConachie Area	156	415	765	1056	1313	Developing
Meadows Area	0	0	0	0	0	Developing
Oxford	557	600	629	624	649	Developing

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Ozerna	872	826	801	719	700	Developing
Paisley	0	0	1	5	38	Developing
Potter Greens	259	235	179	178	201	Developing
Rapperswill	0	199	241	313	399	Developing
Richford	71	86	169	204	253	Developing
Riverview ASP	0	0	104	841	2119	Developing
Rosenthal	0	21	187	475	894	Developing
Rutherford	1306	1783	2209	2559	2471	Developing
Schonsee	354	482	769	889	898	Developing
Secord	117	308	886	1216	1270	Developing
South Terwillegar	1067	1427	2039	2308	2050	Developing
Southeast Industrial	0	0	0	0	0	Developing
Southeast Nbhd 3 NSP	0	0	0	0	0	Developing
Starling	0	20	81	204	344	Developing
Stewart Greens	0	0	7	59	148	Developing
Suder Greens	468	552	677	797	880	Developing
Summerside	1348	2035	2740	3155	2873	Developing
Tamarack	417	676	1363	1657	1578	Developing
The Hamptons	1621	2053	2414	2703	2588	Developing
The Orchards At Ellerslie	0	91	345	451	427	Developing
Trumpeter Area	8	56	110	229	367	Developing
Walker	311	710	1089	1438	1659	Developing
Webber Greens	109	280	574	693	644	Developing
Windermere	344	822	1846	2260	2375	Developing
Windermere Area	0	0	0	0	0	Developing
Windermere Nbhd 4h ASP	0	0	0	0	0	Developing
Windermere Nbhd 5h ASP	0	0	0	0	0	Developing
Aldergrove	866	793	676	693	734	Established
Bannerman	454	518	477	454	424	Established
Baranow	95	112	114	111	93	Established
Baturyn	892	863	716	694	757	Established
Bearspaw	293	253	228	271	318	Established
Beaumaris	519	500	499	591	746	Established
Belmead	768	819	702	660	612	Established
Belmont	921	936	808	780	719	Established
Bisset	614	552	478	499	548	Established
Blackburne	222	203	184	172	167	Established
Blue Quill	652	687	766	836	832	Established
Blue Quill Estates	199	208	183	163	171	Established

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Brander Gardens	377	398	419	448	493	Established
Brookside	380	401	393	411	445	Established
Bulyea Heights	590	523	375	393	506	Established
Caernarvon	701	671	597	637	689	Established
Callingwood North	307	311	289	294	293	Established
Callingwood South	668	821	889	1002	1007	Established
Canon Ridge	267	282	354	387	382	Established
Carlisle	689	717	661	653	668	Established
Carter Crest	243	233	159	130	130	Established
Casselman	508	605	581	609	586	Established
Crawford Plains	836	801	640	610	625	Established
Daly Grove	640	637	482	422	422	Established
Dechene	265	246	175	189	265	Established
Dunluce	1085	1071	971	1099	1297	Established
Ekota	475	519	458	403	369	Established
Ermineskin	488	526	560	564	539	Established
Falconer Heights	385	329	295	225	190	Established
Gariepy	268	299	264	269	314	Established
Greenview	479	487	466	519	612	Established
Haddow	818	846	825	738	594	Established
Hairsine	449	450	352	357	363	Established
Henderson Estates	339	328	221	172	171	Established
Hillview	536	543	544	547	505	Established
Hodgson	423	489	576	591	495	Established
Homesteader	626	671	658	609	550	Established
Jackson Heights	719	702	541	483	493	Established
Jamieson Place	691	625	452	479	596	Established
Kameyosek	575	525	555	582	601	Established
Keheewin	399	350	276	269	287	Established
Kernohan	482	448	376	437	524	Established
Kiniski Gardens	1172	1083	863	894	969	Established
Kirkness	616	688	825	865	760	Established
La Perle	907	914	748	677	668	Established
Lago Lindo	651	602	524	540	639	Established
Larkspur	914	884	701	696	727	Established
Lee Ridge	512	534	534	541	485	Established
Leger	567	550	546	437	364	Established
Lorelei	673	704	592	599	574	Established
Lymburn	987	928	771	785	796	Established

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Maple Ridge	181	198	185	196	192	Established
McLeod	332	318	257	299	382	Established
Menisa	391	387	272	250	258	Established
Meyokumin	484	532	526	520	514	Established
Meyonohk	459	462	389	371	368	Established
Michaels Park	376	350	313	325	326	Established
Mill Woods Golf Course	0	0	0	0	0	Established
Mill Woods Park	0	0	0	0	0	Established
Mill Woods Town Centre	67	54	81	101	118	Established
Miller	518	494	515	604	675	Established
Minchau	536	525	438	411	415	Established
Oleskiw	411	409	325	293	304	Established
Ormsby Place	975	940	721	698	737	Established
Overlanders	367	444	436	456	469	Established
Pembina	18	27	79	92	95	Established
Place LaRue	0	0	0	0	0	Established
Pollard Meadows	822	793	709	730	725	Established
Ramsay Heights	459	448	438	521	617	Established
Rhatigan Ridge	520	504	445	469	523	Established
Richfield	715	854	736	621	514	Established
Sakaw	741	673	534	482	501	Established
Satoo	568	611	531	524	578	Established
Sifton Park	383	416	383	390	364	Established
Silver Berry	1521	1716	1698	1669	1451	Established
Skyrattler	199	193	197	198	199	Established
Steinhauer	303	315	271	318	386	Established
Summerlea	215	164	162	169	157	Established
Sweet Grass	413	477	463	491	558	Established
Tawa	178	173	224	274	299	Established
Terra Losa	100	99	141	136	124	Established
Terwillegar Towne	1330	1342	1897	1771	1265	Established
Thorncliff	564	554	487	499	497	Established
Tipaskan	474	578	554	501	442	Established
Tweddle Place	640	653	572	501	425	Established
Twin Brooks	1198	1088	903	939	1129	Established
Wedgewood Heights	247	236	221	200	187	Established
Weinlos	555	563	533	492	434	Established
Westridge	202	201	170	152	136	Established
Westview Village	250	171	146	149	150	Established

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Wild Rose	1604	1665	1409	1269	1168	Established
Abbottsfield	451	432	378	339	282	Mature
Alberta Avenue	714	737	722	705	705	Mature
Allendale	292	297	300	348	419	Mature
Argyll	112	102	99	91	80	Mature
Aspen Gardens	284	281	226	237	268	Mature
Athlone	522	513	419	392	374	Mature
Avonmore	203	257	268	314	361	Mature
Balwin	611	628	561	537	508	Mature
Beacon Heights	374	356	287	289	321	Mature
Belgravia	272	345	291	291	353	Mature
Bellevue	84	96	107	103	88	Mature
Belvedere	697	692	637	652	691	Mature
Bergman	199	234	183	166	173	Mature
Beverly Heights	313	345	355	391	429	Mature
Blatchford	0	0	31	252	694	Mature
Bonnie Doon	457	451	458	529	642	Mature
Britannia Youngstown	622	569	597	669	731	Mature
Calder	518	497	438	440	473	Mature
Canora	380	414	466	591	712	Mature
Capilano	407	366	313	337	370	Mature
CPR Irvine	0	0	0	0	0	Mature
Crestwood	375	379	353	373	428	Mature
Cromdale	135	185	201	211	220	Mature
Delton	219	192	236	237	201	Mature
Delwood	478	461	403	463	542	Mature
Dovercourt	240	264	256	239	226	Mature
Duggan	756	806	733	652	602	Mature
Eastwood	513	568	575	568	570	Mature
Elmwood	360	375	315	341	429	Mature
Elmwood Park	109	113	141	156	142	Mature
Empire Park	480	485	556	679	764	Mature
Evansdale	1106	1132	1004	883	778	Mature
Forest Heights	442	409	403	437	483	Mature
Fulton Place	275	266	239	256	290	Mature
Glengarry	353	334	324	395	480	Mature
Glenora	604	583	527	482	420	Mature
Glenwood	575	586	644	734	823	Mature
Gold Bar	403	373	364	368	413	Mature

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Grandview Heights	188	171	163	169	185	Mature
Greenfield	585	557	405	427	514	Mature
Griesbach	468	471	641	861	1046	Mature
Grovenor	286	284	322	345	324	Mature
Hazeldean	367	393	400	461	546	Mature
High Park	131	141	143	174	202	Mature
Highlands	286	282	314	336	313	Mature
Holyrood	428	453	471	528	599	Mature
Idylwylde	138	145	149	176	214	Mature
Inglewood	479	578	678	810	893	Mature
Jasper Park	180	219	206	208	205	Mature
Kenilworth	298	280	280	320	370	Mature
Kensington	455	454	436	464	509	Mature
Kildare	346	402	437	484	494	Mature
Kilkenny	978	987	812	701	666	Mature
Killarney	563	631	624	642	672	Mature
King Edward Park	424	510	526	618	711	Mature
Lansdowne	173	172	146	134	134	Mature
Lauderdale	387	352	357	374	395	Mature
Laurier Heights	432	394	307	248	221	Mature
Lendrum Place	236	216	207	188	163	Mature
Lynnwood	435	471	515	517	521	Mature
Malmo Plains	492	462	489	504	461	Mature
Mayfield	260	219	219	240	248	Mature
McKernan	178	204	254	326	409	Mature
McQueen	252	249	200	192	206	Mature
Meadowlark Park	272	302	330	351	385	Mature
Montrose	461	377	365	354	352	Mature
Newton	335	353	280	283	312	Mature
North Glenora	272	281	285	297	279	Mature
Northmount	390	417	371	375	440	Mature
Ottewell	738	743	747	848	985	Mature
Parkallen	270	265	287	327	347	Mature
Parkdale	357	443	421	427	432	Mature
Parkview	531	487	421	446	481	Mature
Patricia Heights	257	286	273	256	246	Mature
Pleasantview	360	409	487	603	724	Mature
Prince Charles	151	287	221	204	213	Mature
Prince Rupert	127	125	124	119	114	Mature

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Queen Alexandra	277	285	326	415	444	Mature
Quesnell Heights	62	66	48	40	33	Mature
Rideau Park	197	197	184	176	187	Mature
Rio Terrace	214	219	226	242	253	Mature
Ritchie	317	286	332	378	372	Mature
Rosslyn	317	321	344	344	361	Mature
Royal Gardens	583	633	539	500	497	Mature
Rundle Heights	627	641	643	623	575	Mature
Sherbrooke	313	323	329	310	268	Mature
Sherwood	166	197	212	211	192	Mature
Spruce Avenue	251	167	221	231	233	Mature
Strathearn	212	220	256	301	312	Mature
Terrace Heights	256	211	222	262	304	Mature
University of Alberta Farm	0	0	0	0	0	Mature
Virginia Park	46	45	57	63	83	Mature
Wellington	451	496	453	422	403	Mature
West Jasper Place	308	253	272	294	310	Mature
West Meadowlark Park	350	420	440	453	446	Mature
Westbrook Estates	239	241	176	143	152	Mature
Westmount	650	612	666	738	752	Mature
Westwood	186	205	259	311	344	Mature
Windsor Park	169	379	181	162	158	Mature
Woodcroft	319	347	404	368	319	Mature
York	595	692	782	699	598	Mature
Alberta Park Industrial	0	0	0	0	0	Other
Anthony Henday	0	0	0	0	0	Other
Anthony Henday Big Lake	0	0	0	0	0	Other
Anthony Henday Castledowns	0	0	0	0	0	Other
Anthony Henday Clareview	0	0	0	0	0	Other
Anthony Henday Energy Park	0	0	0	0	0	Other
Anthony Henday Horse Hill	0	0	0	0	0	Other
Anthony Henday Lake District	0	0	0	0	0	Other
Anthony Henday Mistatim	0	0	0	0	0	Other
Anthony Henday Rampart	0	0	0	0	0	Other
Anthony Henday South	0	0	0	0	0	Other
Anthony Henday South West	0	0	0	0	0	Other

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Anthony Henday Southeast	0	0	0	0	0	Other
Anthony Henday Terwillegar	0	0	0	0	0	Other
Armstrong Industrial	0	0	0	2	8	Other
Blackmud Creek Ravine	0	0	0	0	0	Other
Bonaventure Industrial	0	0	0	0	0	Other
Brown Industrial	0	0	0	0	0	Other
Calgary Trail North	0	0	0	0	0	Other
Calgary Trail South	0	0	0	0	0	Other
Carleton Square Industrial	0	0	0	0	0	Other
Clover Bar Area	0	0	0	0	0	Other
Coronet Addition Industrial	0	0	0	0	0	Other
Coronet Industrial	0	0	0	0	0	Other
Davies Industrial East	0	0	0	0	0	Other
Davies Industrial West	0	0	0	0	0	Other
Dominion Industrial	0	0	0	0	0	Other
Eastgate Business Park	0	0	0	0	0	Other
Edmiston Industrial	0	0	0	0	0	Other
Edmonton Northlands	0	0	0	0	0	Other
Edmonton Research and Development Park	0	0	0	0	0	Other
Ellerslie Industrial	0	0	0	0	0	Other
Gagnon Estate Industrial	0	0	0	0	0	Other
Gainer Industrial	10	10	29	53	73	Other
Garside Industrial	0	0	0	0	0	Other
Girard Industrial	0	0	0	0	0	Other
Hagmann Estate Industrial	0	0	0	0	0	Other
Hawin Park Estate Industrial	0	0	0	0	0	Other
High Park Industrial	0	0	0	0	0	Other
Huff Bremner Estate Industrial	0	0	0	0	0	Other
Industrial Heights	0	0	0	0	0	Other
Kennedale Industrial	0	0	0	0	0	Other
Kinokamau Plains Area	19	23	15	6	8	Other
Lambton Industrial	0	15	0	20	78	Other
Lewis Farms Industrial	11	9	7	5	4	Other
Maple Ridge Industrial	8	10	9	6	3	Other
McArthur Industrial	0	0	0	0	0	Other
McIntyre Industrial	0	0	0	0	0	Other
McNamara Industrial	0	0	0	0	0	Other

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Mill Creek Ravine North	0	0	0	0	0	Other
Mill Creek Ravine South	0	0	0	0	0	Other
Mistatim Industrial	0	0	0	0	0	Other
Mitchell Industrial	0	0	0	0	0	Other
Morin Industrial	0	0	0	0	0	Other
Morris Industrial	0	0	0	0	0	Other
Norwester Industrial	0	0	0	0	0	Other
Ogilvie Ridge	120	120	85	68	81	Other
Papaschase Industrial	0	0	0	0	0	Other
Parsons Industrial	0	0	0	0	0	Other
Poundmaker Industrial	0	0	0	0	0	Other
Pylypow Industrial	0	0	0	0	0	Other
Rampart Industrial	0	0	0	0	0	Other
River Valley Cameron	0	0	0	0	0	Other
River Valley Capitol Hill	0	0	0	0	0	Other
River Valley Fort Edmonton	0	0	0	0	0	Other
River Valley Glenora	0	0	0	0	0	Other
River Valley Gold Bar	0	0	0	0	0	Other
River Valley Hermitage	0	0	0	0	0	Other
River Valley Highlands	0	0	0	0	0	Other
River Valley Kinnaird	0	0	0	0	0	Other
River Valley Laurier	0	0	0	0	0	Other
River Valley Lessard North	0	0	0	0	0	Other
River Valley Mayfair	0	0	0	0	0	Other
River Valley Oleskiw	0	0	0	0	0	Other
River Valley Riverside	0	0	0	0	0	Other
River Valley Rundle	0	0	0	0	0	Other
River Valley Terwillegar	0	0	0	0	0	Other
River Valley Victoria	0	0	0	0	0	Other
River Valley Walterdale	0	0	0	0	0	Other
River Valley Whitemud	0	0	0	0	0	Other
River Valley Windermere	0	0	0	0	0	Other
Roper Industrial	0	0	0	0	0	Other
Rosedale Industrial	0	0	0	0	0	Other
Rural North East Horse Hill	41	46	36	36	34	Other
Rural North East North Sturgeon	29	39	21	22	40	Other
Rural North East South Sturgeon	110	119	86	76	77	Other

Total School Aged Population (Aged 5-17) by Neighbourhood (Low Forecast 2012-2029)						
Neighbourhood	2012	2014	Projected 2019	Projected 2024	Projected 2029	Area
Rural South East	15	10	15	15	21	Other
Rural West	111	114	72	43	41	Other
Rural West Big Lake	13	20	42	26	19	Other
Sheffield Industrial	0	0	0	0	0	Other
South Edmonton Common	0	0	0	0	0	Other
Stone Industrial	0	0	0	0	0	Other
Strathcona Industrial Park	0	0	0	0	0	Other
Strathcona Junction	0	0	0	0	0	Other
Sunwapta Industrial	0	0	0	0	0	Other
Weir Industrial	5	6	2	3	5	Other
West Sheffield Industrial	0	0	0	0	0	Other
White Industrial	0	0	0	0	0	Other
Whitemud Creek Ravine North	0	0	0	0	0	Other
Whitemud Creek Ravine South	0	0	0	0	0	Other
Whitemud Creek Ravine Twin Brooks	0	0	0	0	0	Other
Wilson Industrial	0	0	0	0	0	Other
Winterburn Industrial Area East	0	0	0	0	0	Other
Winterburn Industrial Area West	0	0	1	5	10	Other
Yellowhead Corridor East	0	0	0	0	0	Other
Yellowhead Corridor West	0	0	0	0	0	Other
Youngstown Industrial	0	0	0	0	0	Other