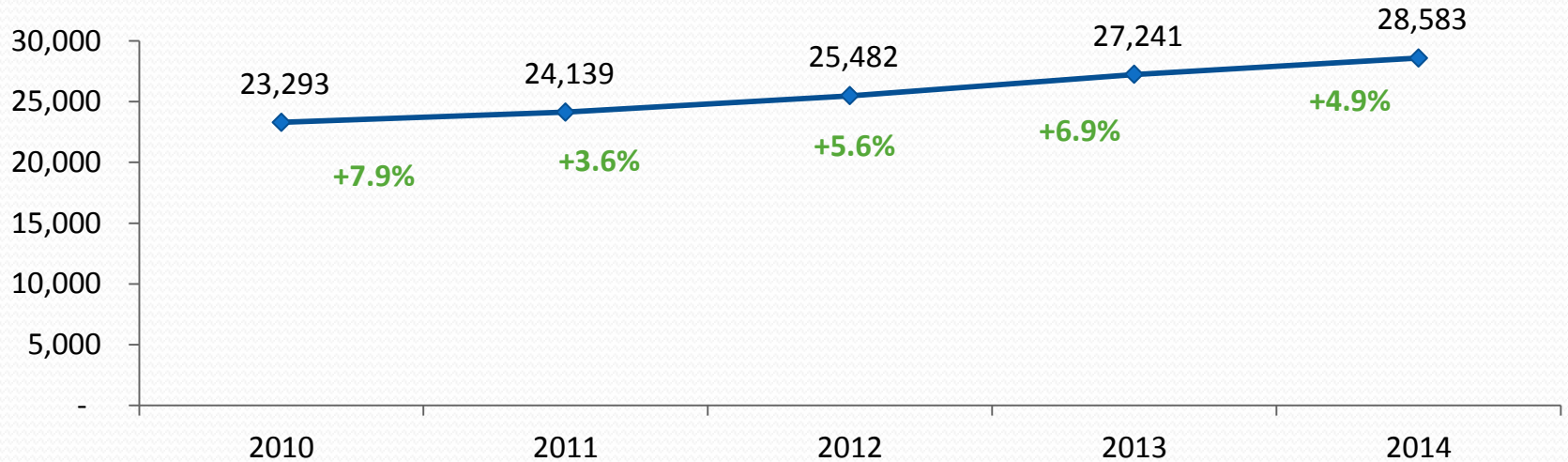


Family and Community Support Services (FCSS)

**Population Demographics and Socio-Economic Trends
June, 2015**

Banister
Research & Consulting Inc.

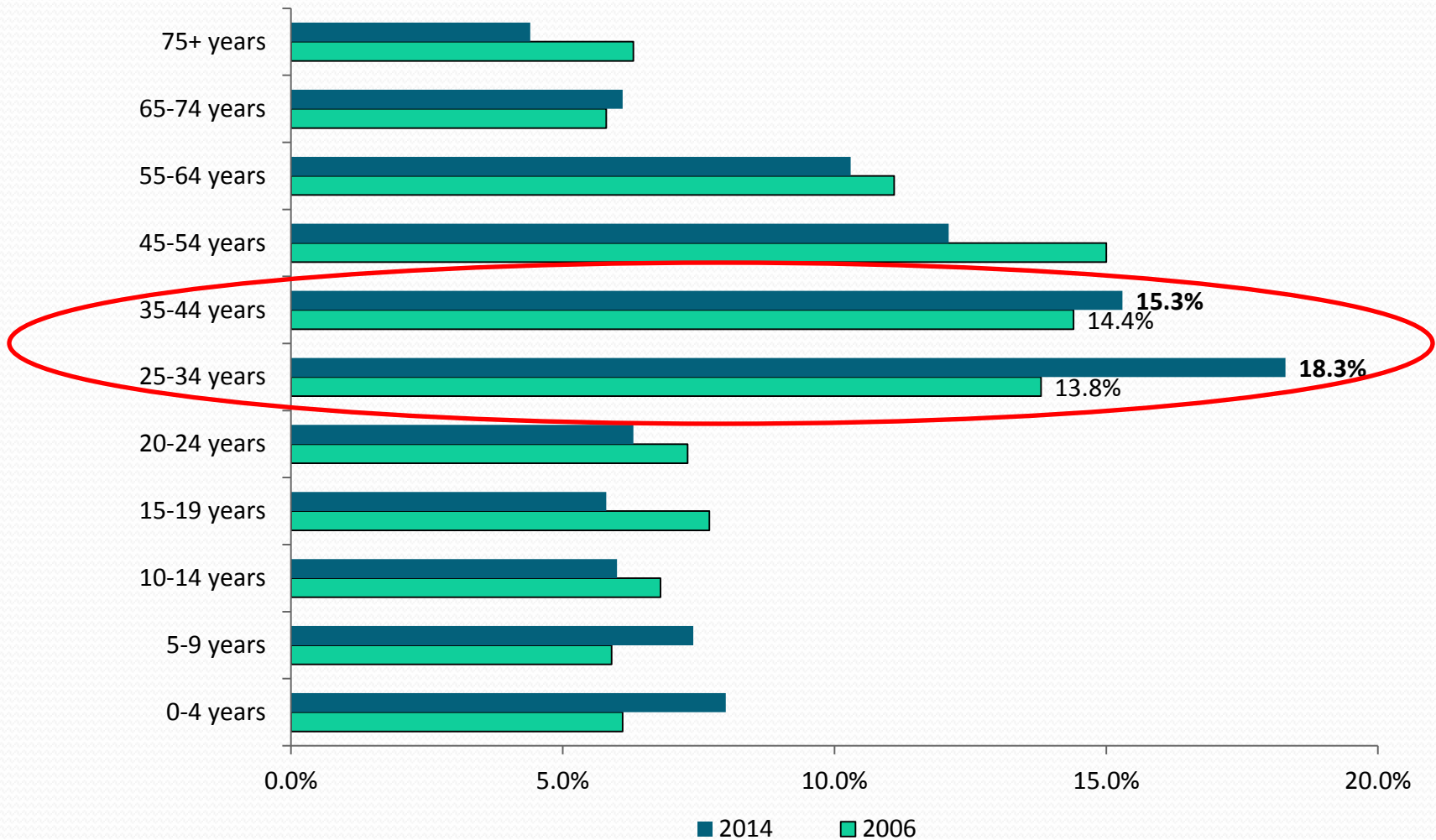
Population Change: 2009 to 2014



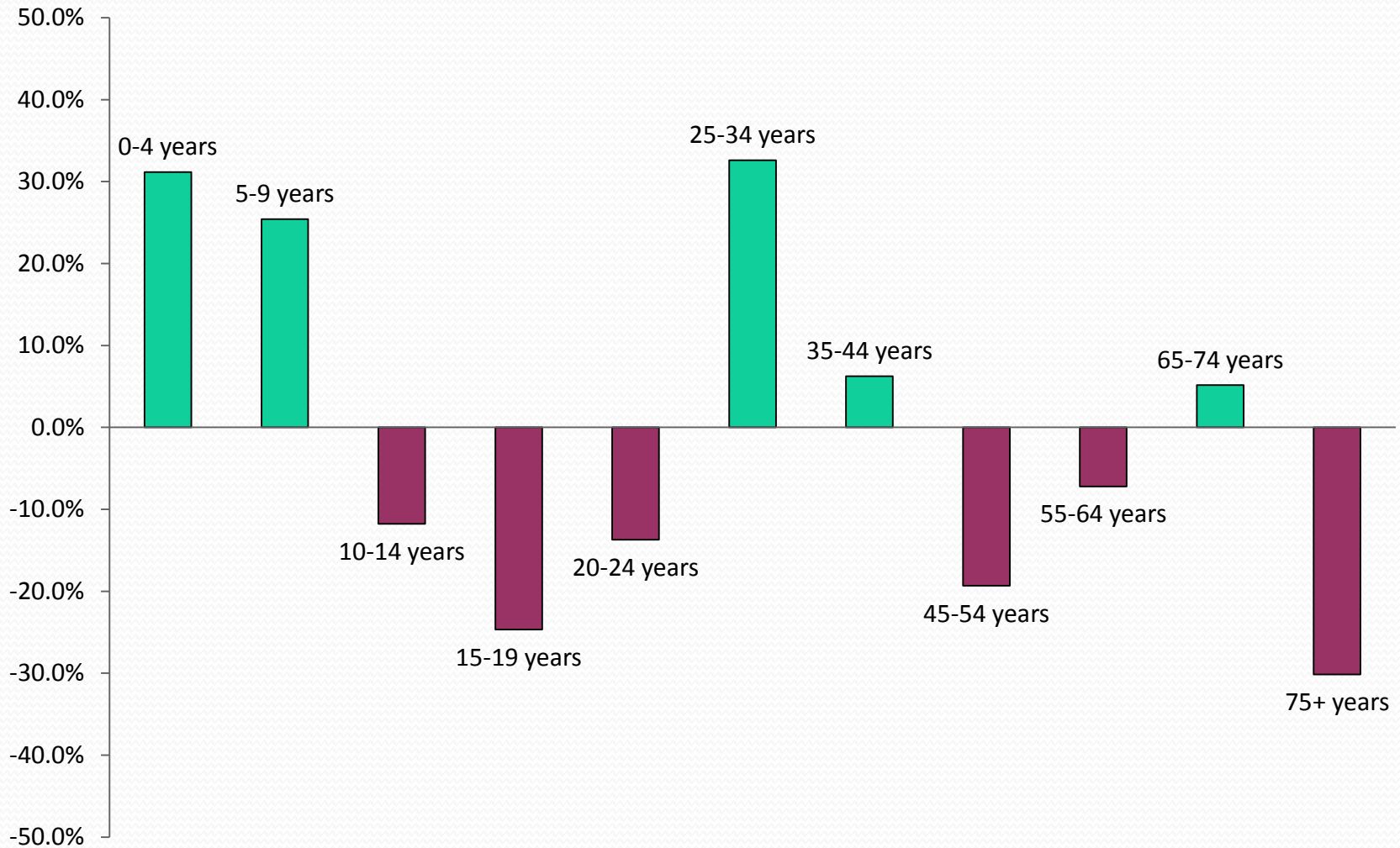
Between 2013 and 2014, the population of the City of Leduc grew by 4.9% (1,342 additional residents)

- The City's 5-year, average annual growth rate is 5.8%

Population by Age Group: 2006 & 2014



Population % Change by Age Group: 2006 to 2014



A Younger, Working Demographic

Median age in 2014 was 34.0, down from 36.8 in 2006.

- Younger residents (ages 20-39) make up 33% of the total population
- Up to age 39, age brackets mainly showed increases
- Starting at age 40, age brackets mainly showed decreases

4% unemployment rate vs. provincial average of 4.5%

Aging in Alberta

The number of Albertans over the age of 65 has nearly tripled since 1974, from 130,045 to 385,241 in 2009.

- Over this time frame, Alberta's total population more than doubled, and the median age of Albertan's increased from 25.7 years in 1974 to 35.6 years in 2009
 - Versus median age of 34.0 in Leduc in 2014

Aging in Alberta (cont'd)

Seniors in older age categories has grown more rapidly than those in younger categories

- In 2009, seniors aged 80+ made up more than one-quarter of all Alberta seniors (vs. 21% in 1974)
- This group is expected to more than double in the next 20 years

Issues Facing Youth: 2014/2015

Anxiety levels peak in Grade 7, where they remain steady until decreasing in Grade 12.

- Grade 7-11 levels were higher than the provincial and national norms.

Alcohol use sharply increases in Grade 9 and again in Grade 10. More than half (51%) of students in Grade 12 consume alcohol.



Issues Facing Youth (cont'd)

22% of students were bullying victims in Grade 6, versus 29% in Grade 7.

- After peaking in Grade 9 (30%), bullying rates begin to decrease, with a 17% incidence rate for victims in Grade 12.
- Junior high bullying rates were higher in Leduc than in other parts of Canada. High school bullying rates are more on par with the provincial and national averages.

Issues Facing Youth (cont'd)

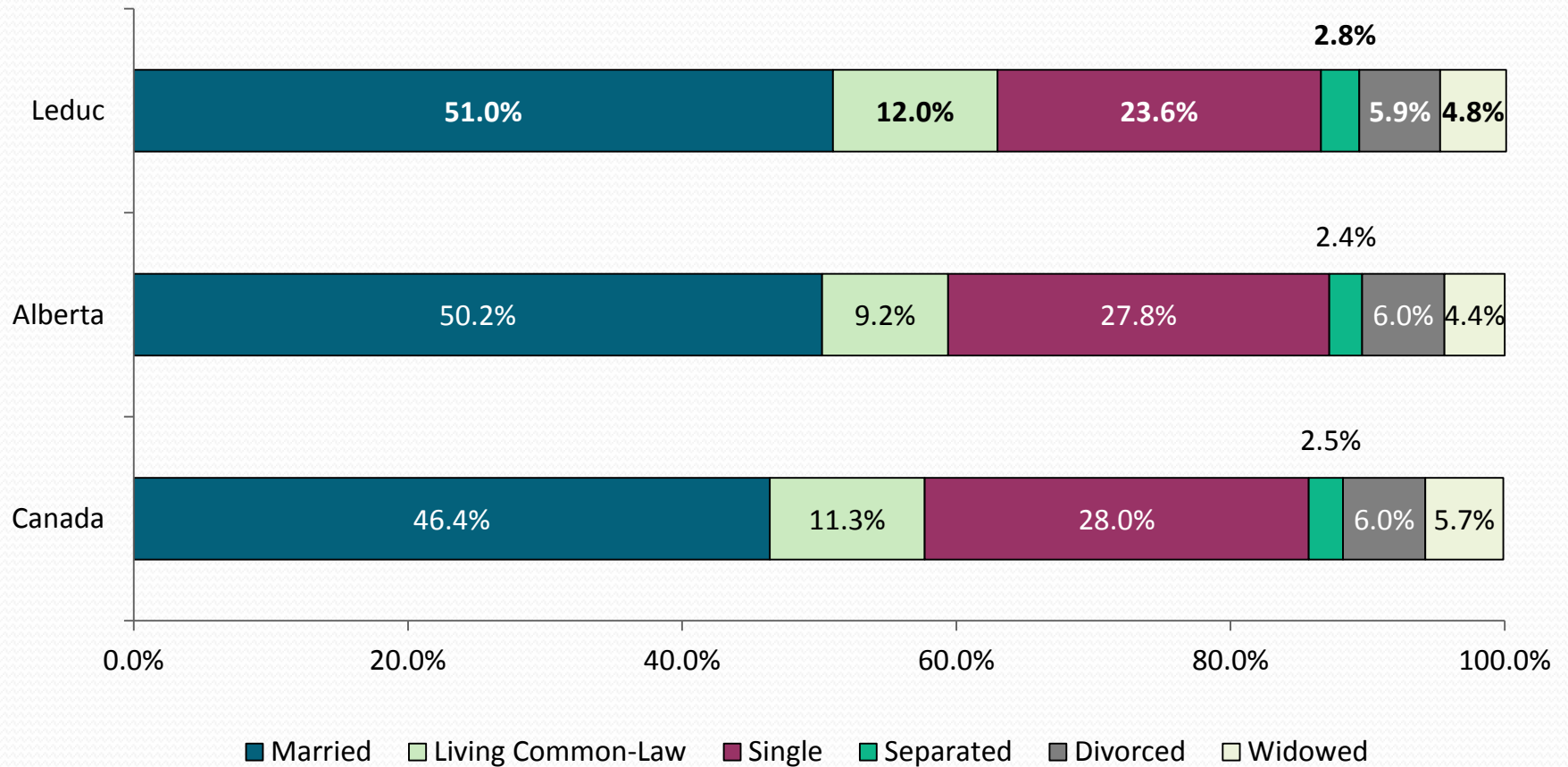
Grade 11 students appear to be more troubled than those in other grades in Leduc, demonstrating:

- Less ambition to attend PSE
- Higher levels of depression
- Less participation in sports
- Less sense of belonging
- Higher levels of truancy

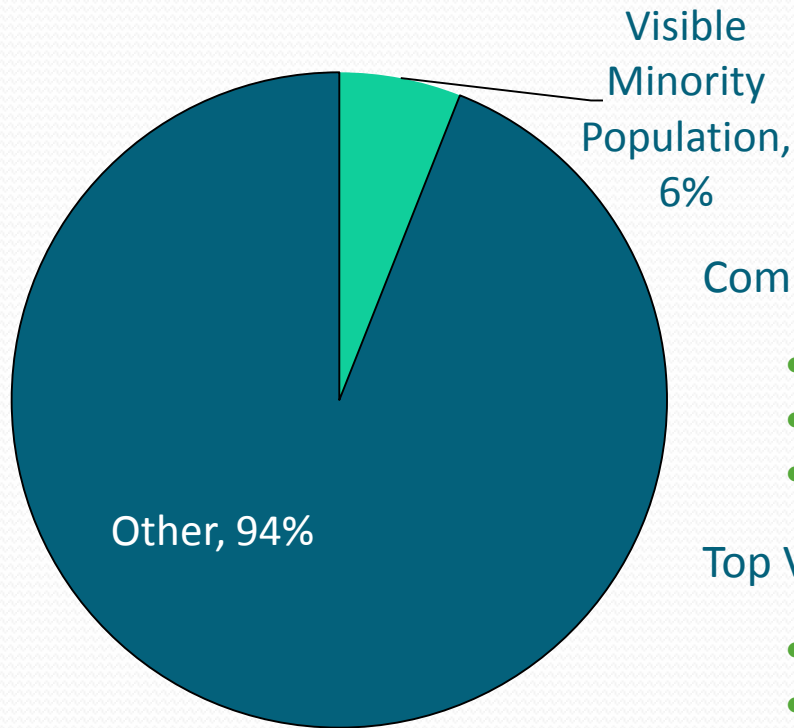


Marital Status in Leduc: 2011

Marital status composition is virtually the same in Leduc as in 2006:



Percentage of Visible Minorities in Leduc: 2011



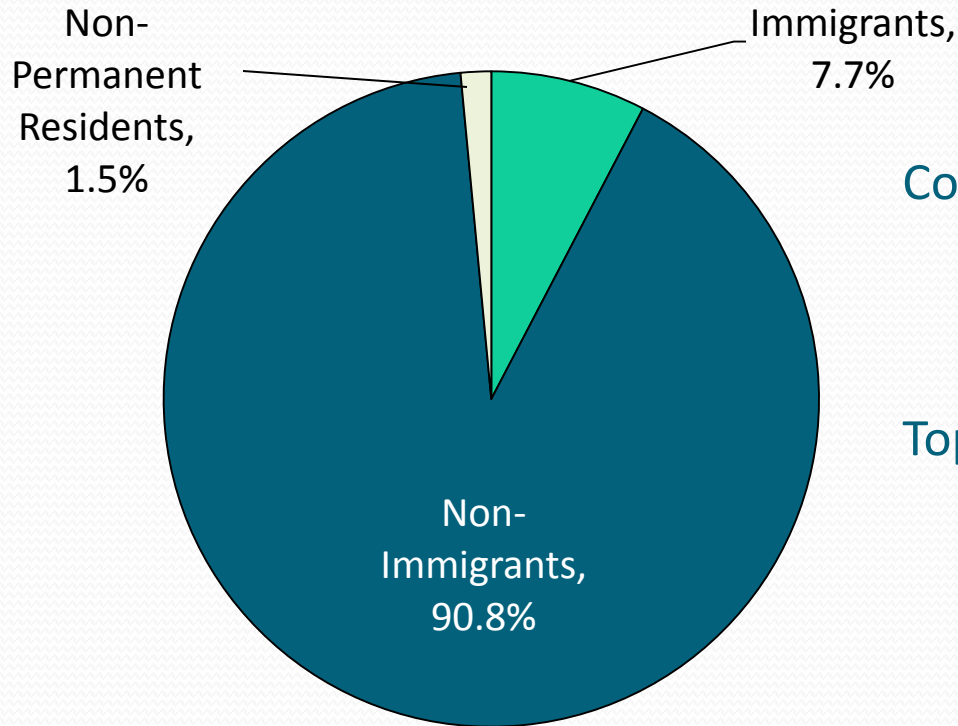
Compare to:

- 2.2% in City of Leduc, 2006
- 19.1% in Canada, 2011 (16.2% in 2006)
- 22.4% in Edmonton CMA, 2011 (17.1% in 2006)

Top Visible Minorities in Leduc:

- Filipino (38.8% of VM population)
- Black (19.2%)
- South Asian (18.2%)

Immigration: 2011



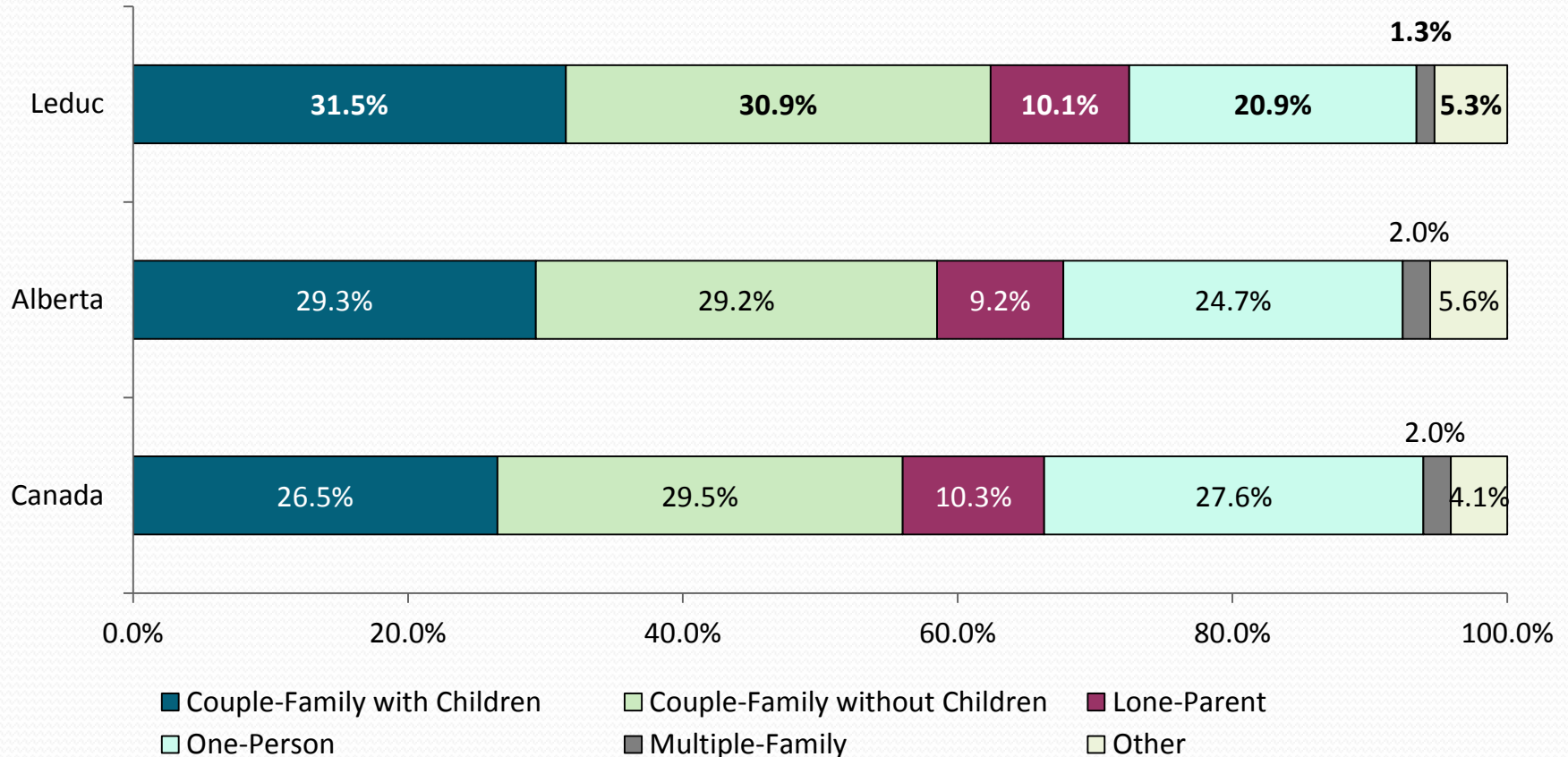
Compare to:

- 7.1% in City of Leduc, 2006
- 20.6% in Canada, 2011 (19.8% in 2006)

Top Countries of Origin:

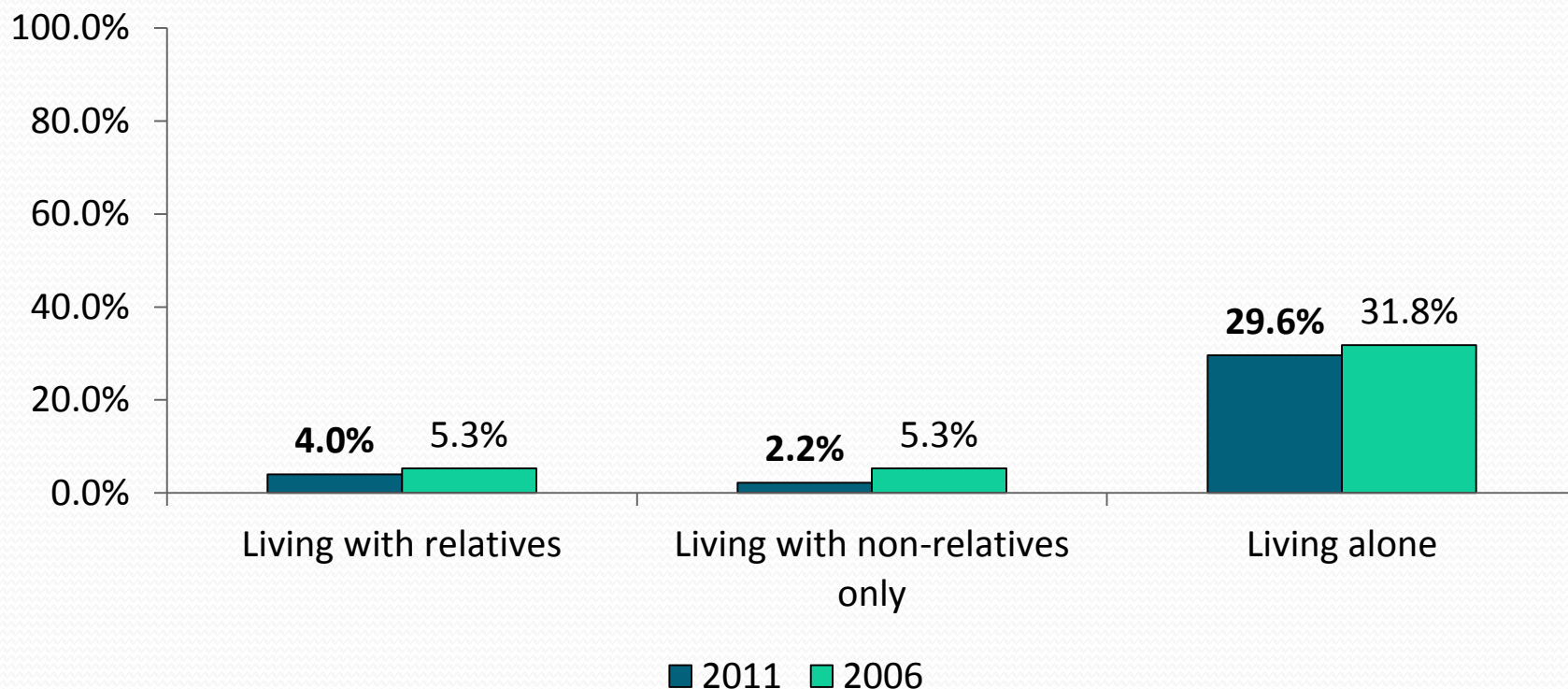
- UK (24.4% of immigrant population)
- Philippines (12.5%)
- United States (8.9%)

Household Composition: 2011



- There was a 42% increase amongst couples in Leduc with children aged 24 or less versus 5 years ago

Seniors' Living Arrangements: 2006 & 2011



- While the number of seniors aged 65+ in Leduc increased by 28.6% from 2006 to 2011, the overall proportion of seniors has decreased:
 - 10.8% of Leduc's population was aged 65+ in 2011, versus 12.1% in 2006.

Household & Individual Income

Household Income:

- Median income in 2010: \$89,173 (\$66,963 in 2005)
- Average income in 2010: \$100,265

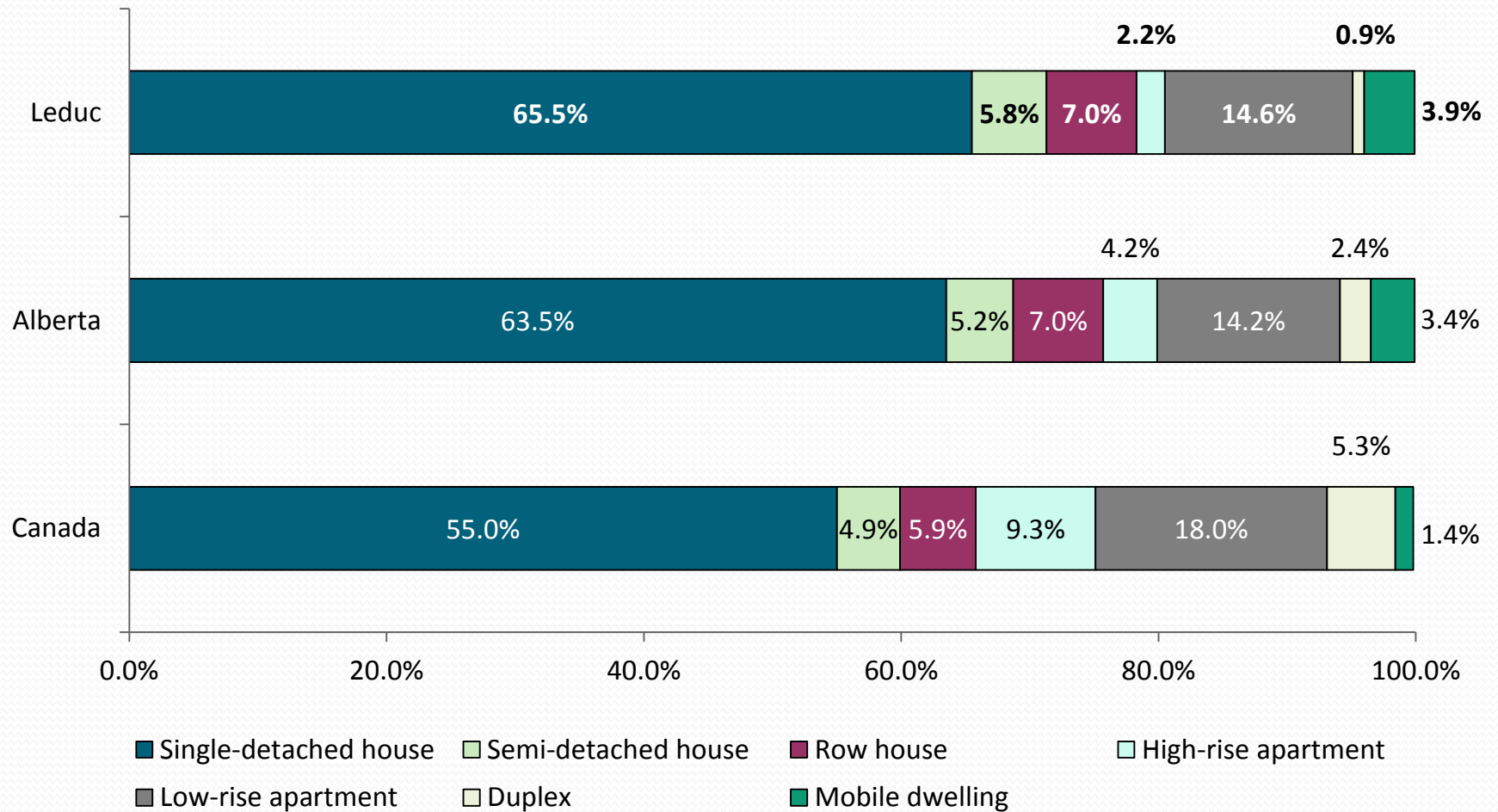
Individual Income:

- Median income in 2010: \$40,327 (\$29,516 in 2005)
- Average income in 2010: \$50,480

Prevalence of Low (Individual) Income in 2010:

- Less than 18 years – 14.3%
- 18 to 64 years – 7.1%
- 65+ years – 12.4%

Type of Housing: 2011



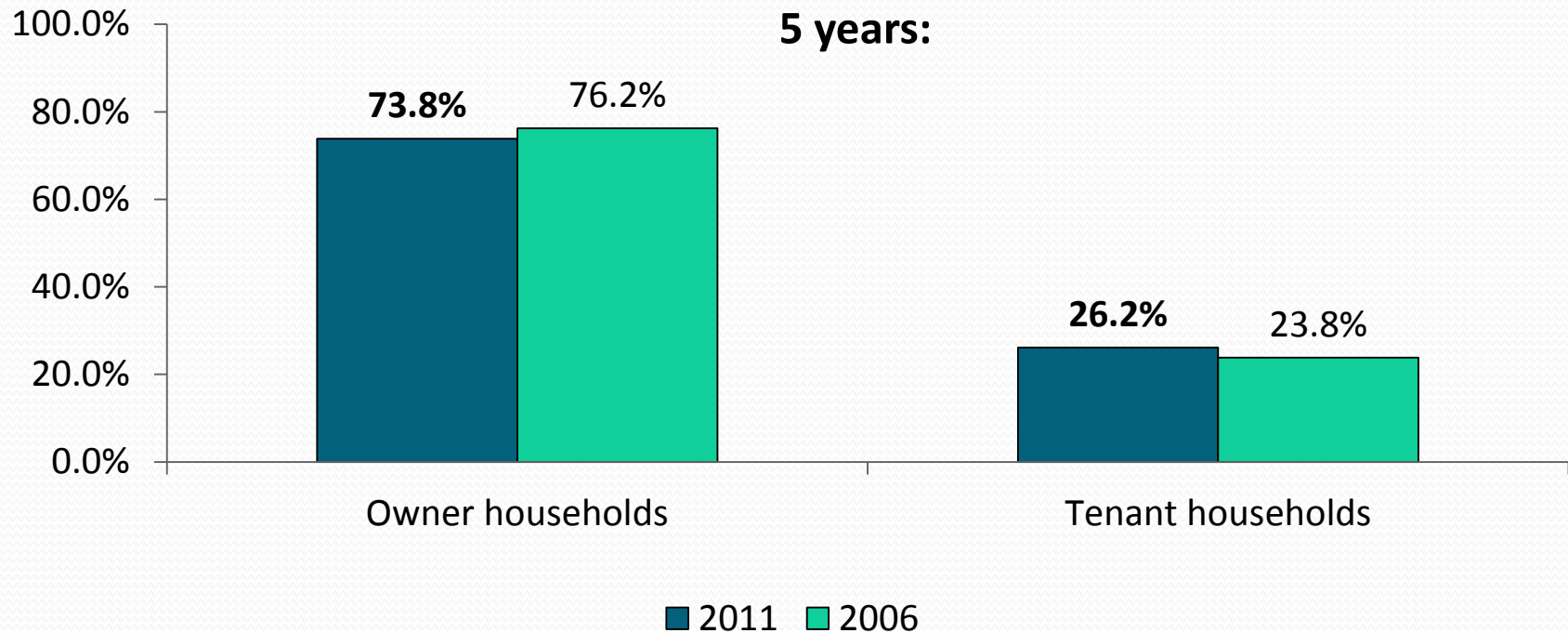
Demand for Housing

There is a strong demand for affordable housing across all age groups:

- The majority of households in need are non-seniors (77%), including single-person and lone-parent households
- However, there is still a higher proportion of seniors 65+ who live alone in Leduc/Devon (32.4%) versus other Alberta (27.2%)

Renters and Owners: 2006 & 2011

Home ownership in Leduc has remained consistent over the past 5 years:



- Owner Households in Alberta, 2011: 73.6% (25.7% tenant)
- Owner Households in Canada, 2011: 69.0% (30.6% tenant)

Shelter Costs

Households* spending **less than 30%** of total household income on shelter = 76.3%

Households* spending **30% or more** of total household income on shelter = 23.8%

- 23.7% in Alberta, 2011
- 25.2% in Canada, 2011

*Owner and tenant households.

Source: City of Leduc Municipal Census (2014); CMHC Rental Market Report (Fall 2014); Leduc Foundation Strategic Business Plan – 2015 to 2017

Shelter Costs (cont'd)

Rent for an average **2-bedroom apartment** rose 17% in 2014 to \$1,224/month

- This comprises 69% of the gross income of someone working FT at minimum wage

*Owner and tenant households.

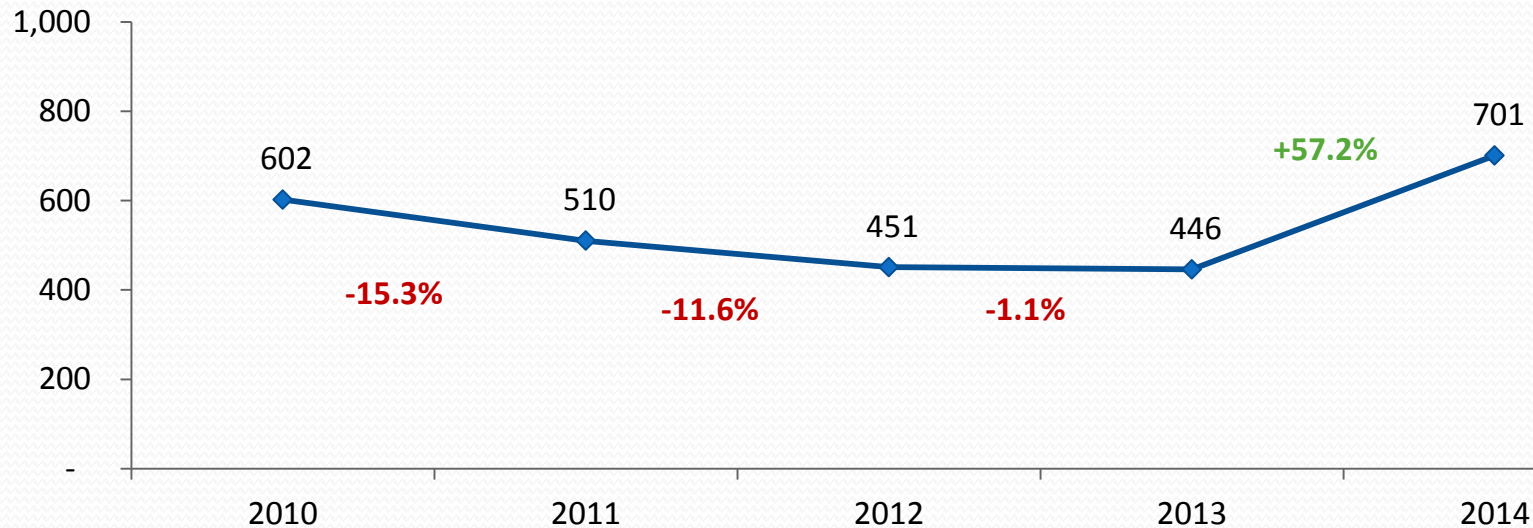
Source: City of Leduc Municipal Census (2014); CMHC Rental Market Report (Fall 2014); Leduc Foundation Strategic Business Plan – 2015 to 2017

Rental Vacancy

1.4% vacancy rate in Leduc in October 2014 (versus 1.7% in Edmonton CMA)

- 4% of habitable dwellings in Leduc were unoccupied
- 5.4% apartment availability in Leduc

Housing Starts in Leduc

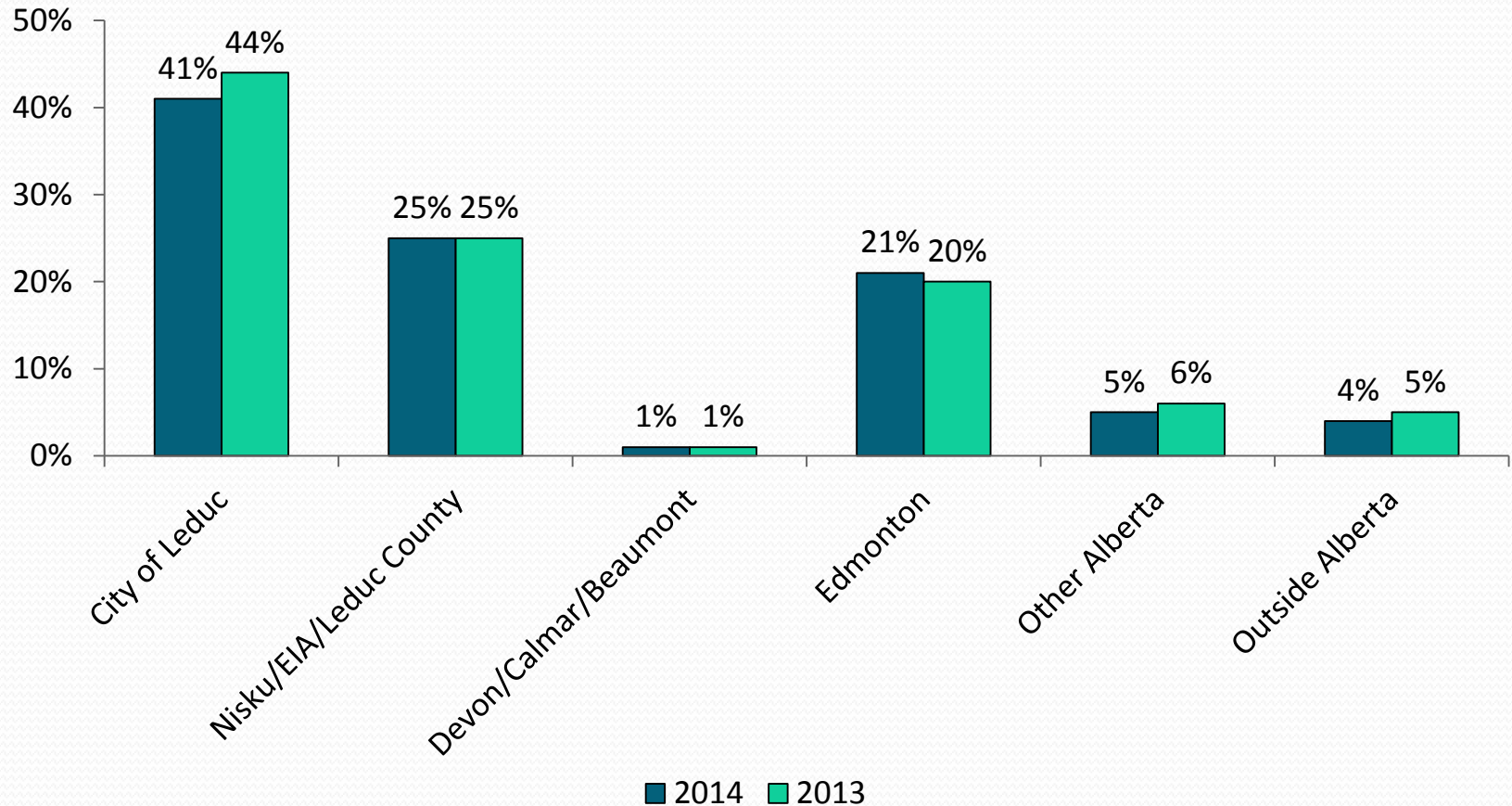


Building permits reached a total of more than \$324,000,000 in 2014, versus more than \$277,000,000 in 2013.

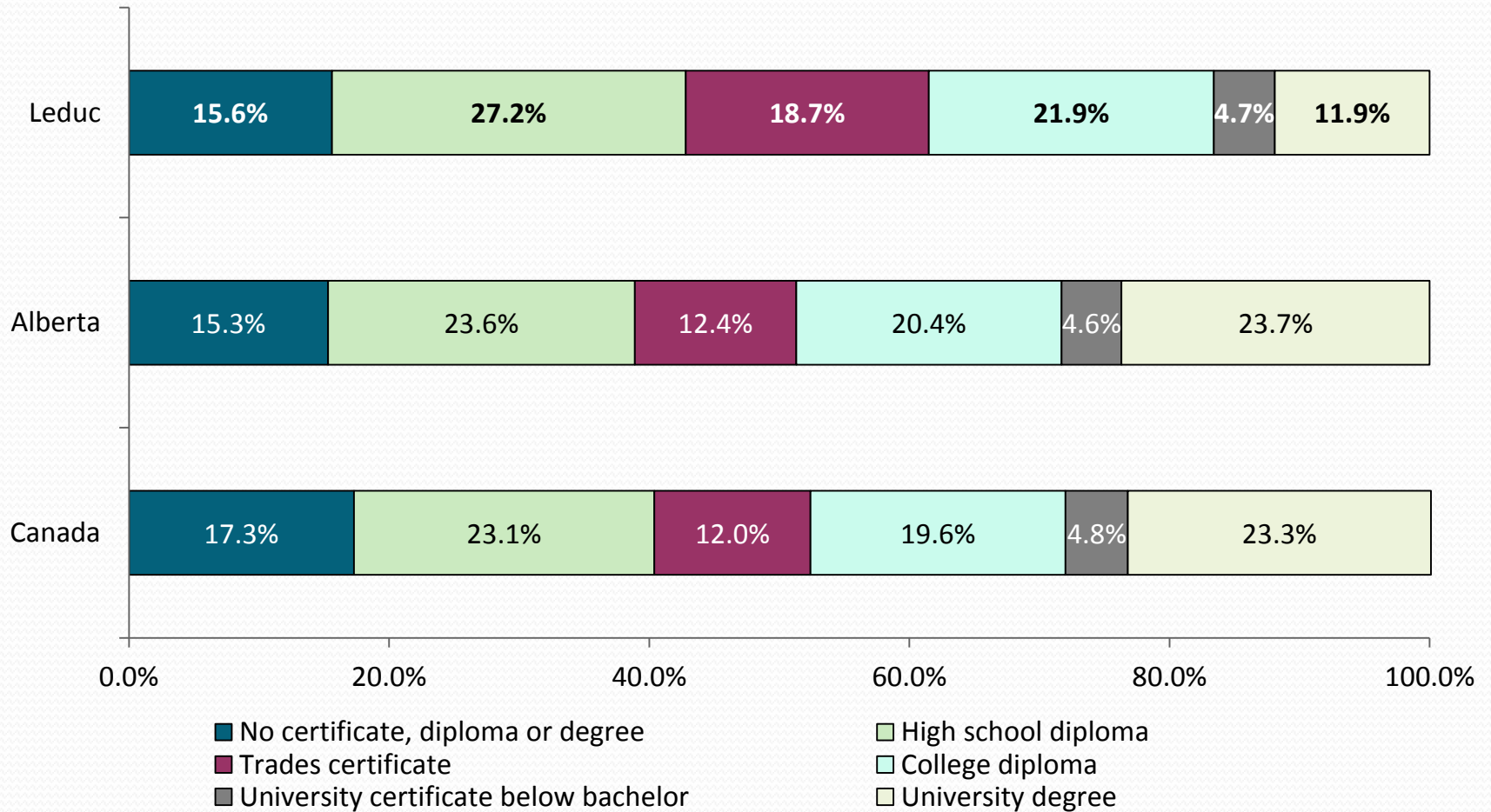
- Number of residential permits increased 15%
- 68% decrease in commercial permits

Leduc Residents' Place of Employment: 2014

Fewer residents are working in the City of Leduc:



Highest Education Completed: 2011



Sources

- City of Leduc Municipal Census, 2014
- Federal Census (Statistics Canada), 2006 & 2011
- Leduc Foundation Strategic Business Plan – 2015 to 2017
- CMHC Starts and Completion Survey, 2014
- CMHC Rental Market Report, 2014
- Black Gold Regional Division *Tell Them From Me* Elementary & Secondary School Surveys – 2014/2015

Information Not Included

The following information, included in the *2006 Population Demographics and Socio-Economic Trends* report, was not available in 2015 and has not been included in this report:*

Hospitalization rates; emergency department visits; low birth weight rates; teen birth rates

- Last updated 2004: Capital Health – How healthy are we?

Length of residency in current dwelling; length of residency in neighbourhood

- Last reported: Leduc Municipal Census, 2003