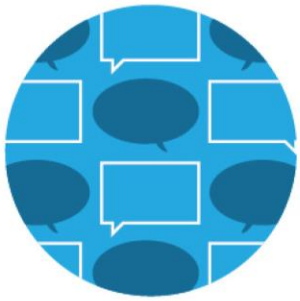














2018 ST. ALBERT CENSUS

IN-DEPTH ANALYSIS







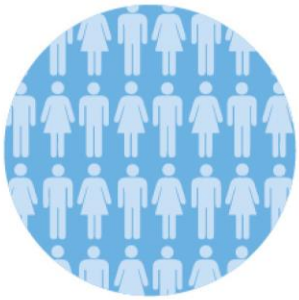






TABLE OF CONTENTS

Overview 3

Enumeration Process 3

Quality Assurance 3

Total Population, Dwelling Count and Response Rate 4

Non-Responses and Aggregation 4

Population Trends 5

Population 5

Population – Municipal Census Years 5

Overall Trend 5

Percent Change Analysis 6

Population by Neighbourhood 7

Age and Gender Analysis 8

Gender 8

Age by Group 9

Age Composition Trend 10

Age by 5-Year Cohort 11

Age by Single Year 12

Age and Gender 13

Average Age 14

Average Age by Neighbourhood 15

Age Group by Neighbourhood 17

Ten-Year Cohort by Neighbourhood 18

Student Population 19

Students by Location of Study 19

Elementary and Secondary Students by Neighbourhood 19

Post-Secondary Students by Neighbourhood 20

Mother Tongue by Age and Neighbourhood 22

Mother Tongue by Neighbourhood 22

Mother Tongue by Age Cohort 23

Dwellings and Occupancy **24**
Dwelling and Occupation Rate 24
Dwellings by Type and Neighbourhood 24
Occupied Dwellings by Type With Average Household Size 25
Single Family vs. Higher Density Housing Mix 25
Ownership Rate 26
Tenure Analysis 27
Length of Tenure 27
Previous Residence – Households 28
Previous Residence – Households by Neighbourhood 28
Previous Residence – Individuals 30

Employment and Work Location **31**
Employment Analysis 31
Employment Overall 31
Employment by Neighbourhood 32
Full-Time Employment Location 34
Part-time Employment Location 35
Second Jobs 36

Summary **38**
Growth 38
Dwellings 38
Age, Gender, and Mother Tongue 38
School and Work 38

Appendix A: 2018 Census Questions **39**

Appendix B: Response Statistics **43**

OVERVIEW

Between May 2 and June 18 of 2018, the city of St. Albert undertook a municipal census to obtain an accurate count of the population consistent with the requirements of the *Determination of Population Regulation*. An accurate count benefits the city in several ways:

- It determines the amount of per-capita funding received from the Provincial and Federal Governments.
- It informs planning for the community as it grows and changes.
- It provides information needed for providing health and social services.
- It provides demographic information useful to businesses and community organizations.

Enumeration Process

The census requested information on the total number of usual residents at the dwelling, as well as information on 17 additional questions. The census questionnaire is presented in Appendix A.

Census information was collected through online and in-person methods. Prior to the start of the census, residents were mailed a letter containing a unique access code that could be used to respond to the questionnaire through an online web interface. The online interface was active for the entire census period, and 51.4 per cent of households responded online. This is a slight increase in online response, up from 50 per cent in 2016 and 44 per cent in 2014.

Households that did not respond online by May 18 were visited by an enumerator. The 2018 Census marked the city's first use of digital tablets by enumerators instead of paper forms. Tablet use resulted in increased accuracy through guided input, which reduced transcription errors.

Quality Assurance

In order to comply with Provincial legislation, during the census, households were asked if they would be willing to participate in a quality assurance callback to verify the number of residents in the household. Households that responded affirmatively were randomly selected for a callback to ensure the quality and accuracy of the census information collected. Of the 3,760 households that provided a callback number, 1,115 were contacted. Of those, 14 households had a correction to the resident count, translating to an error rate of 1.26 per cent.

Total Population, Dwelling Count and Response Rate

The population numbers within this document are representations of the raw information collected through the census enumeration process – no extrapolation or imputation was performed.

The city's total population has reached 66,082. The number of dwellings in the city is 26,083, with 892 vacancies. There were also 145 empty lots and 111 dwellings under construction recorded, but these are not included in the dwelling count as they are not ready to be occupied.

The overall response rate is defined as the number of dwellings with recorded responses divided by the total number of occupied dwellings. The 2018 response rate was 99.2 per cent.

Non-Responses and Aggregation

Data in this report is aggregated to the neighbourhood level. Households in the rural census enumeration area were aggregated into the Riverside neighbourhood, and Campbell Business Park was aggregated into Pineview. Aggregation enables more detailed demographic information to be reported while preserving privacy for neighbourhoods with small populations.

When responding to the census, residents could choose to decline to answer detailed questions about the household, for example gender or age, or could refuse to answer the census entirely.

Households that declined to answer questions or declined to respond were not included in detailed analysis on a per-question basis. All statistics were calculated based on valid responses only. Hence total numbers of responses for individual questions will add to less than the total population. Appendix B provides response statistics.

POPULATION TRENDS

Population

Population – Municipal Census Years

The following table shows population and average annual percent change in population over the last 10 years for years in which there was a municipal census.

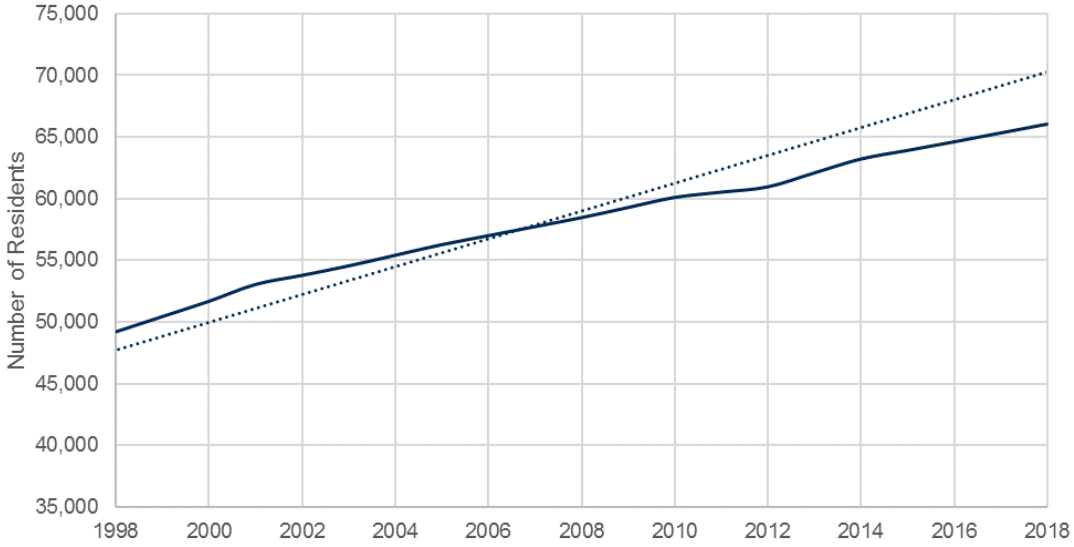
Table 1. Overall Population

Year	Population	Growth	Overall Per cent Growth	Time Period (Years)	Average Annual Growth (%)	Average Annual Growth Between 2008 & 2018
2008	58,501					
2010	60,138	1,637	2.80	2	1.40	
2012	60,994	856	1.42	2	0.71	
2014	63,255	2,261	3.71	2	1.85	
2016	64,645	1,390	2.20	2	1.10	
2018	66,082	1,437	2.22%	2	**1.11%**	**1.30%**

Overall Trend

Between 2016 and 2018, the city's population rose from 64,645 to 66,082. This represents an increase of 2.22 percent, or 1.11 per cent per year. Figure 1 shows the overall population for the last 20 years, showing the rate of growth, while still positive, has slowed in relation to the long-term trendline (dashed).

Figure 1. St. Albert Population

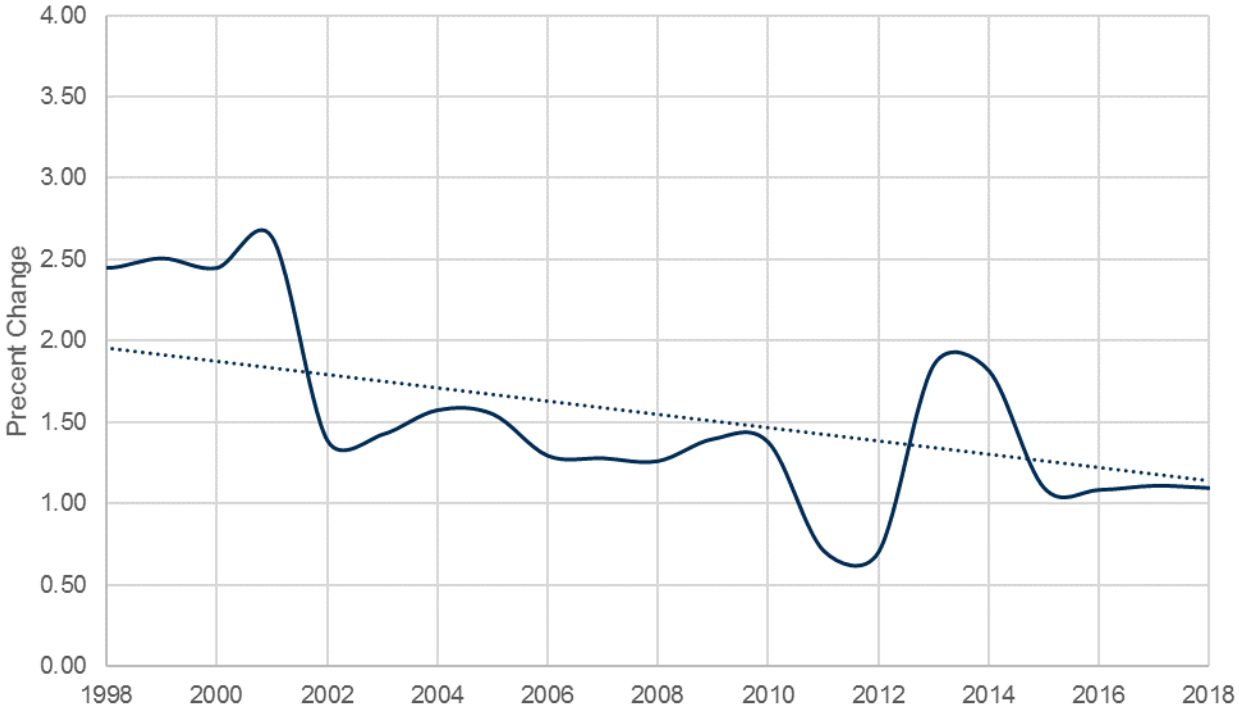


Percent Change Analysis

Figure 2 shows the per cent change in population over the last 20 years. To put the current growth rate in context, between 1998 and 2008, the annual rate was 1.9 per cent, the rate between 2008 and 2018 was 1.3 per cent, and the rate in last 20 years, between 1998 and 2018, is 1.7 per cent. This shows that while St. Albert is still growing, the rate of growth has dropped in the last 10 years compared to the previous 10 years.

There are noticeable fluctuations in the rate. Part of the fluctuation is due to the ebb and flow of residents migrating in response to changes in the provincial and regional economy. Changes in rate also occur as new subdivisions are developed, creating more housing capacity to be absorbed.

Figure 2. Annual Percentage Population Change



Population by Neighbourhood

The most populous neighbourhoods in 2018 are Lacombe Park, Grandin, Deer Ridge, and Erin Ridge. The least populous are Ville Giroux and Jensen Lakes, which are new neighbourhoods. Comparing 2016 and 2018, the fastest growing established neighbourhoods are Riverside, Erin Ridge, and Downtown, while Mission, Kingswood and Inglewood are losing population most rapidly. Detailed information is presented in Table 2.

Table 2. Population by Neighbourhood

Neighbourhood	2016 Residents	2018 Residents	Change 2016-18	% Change	% 2018 population
Akinsdale	4,889	4,844	-45	-0.9%	7.3%
Braeside	2,846	2,791	-55	-1.9%	4.2%
Deer Ridge	5,966	6,004	38	0.6%	9.1%
Downtown	502	580	78	15.5%	0.9%
Erin Ridge	6,009	5,908	-101	-1.7%	8.9%
Erin Ridge North	1,292	2,085	793	61.4%	3.2%
Forest Lawn	2,776	2,704	-72	-2.6%	4.1%
Grandin	7,444	7,282	-162	-2.2%	11.0%
Heritage Lakes	3,835	3,751	-84	-2.2%	5.7%
Inglewood	1,558	1,413	-145	-9.3%	2.1%
Jensen Lakes	0	225	225	-	0.3%
Kingswood	2,617	2,520	-97	-3.7%	3.8%
Lacombe Park	7,460	7,549	89	1.2%	11.4%
Mission	2,450	2,363	-87	-3.6%	3.6%
North Ridge	5,298	5,607	309	5.8%	8.5%
Oakmont	3,346	3,496	150	4.5%	5.3%
Pineview	1,756	1,745	-11	-0.6%	2.6%
Riverside	226	523	297	131.4%	0.8%
Sturgeon Heights	1,829	1,800	-29	-1.6%	2.7%
Ville Giroux	0	319	319	-	0.5%
Woodlands	2,548	2,573	25	1.0%	3.9%
	64,645	**66,082**	**1,437**		

Age and Gender Analysis

Gender

The 2018 Census was the first time the city provided an option for residents to identify as a gender other than male or female. Of those who answered, 0.06 per cent identified as other than male or female. Figure 3 and Table 3 below provide more detail.

Figure 3. Gender Identification by Per Cent

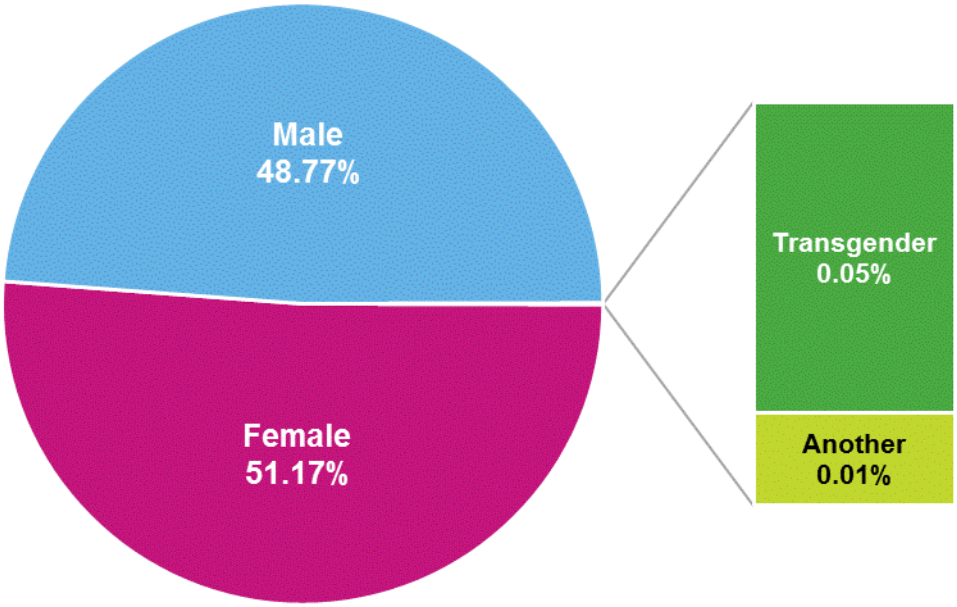


Table 3: Gender Identification

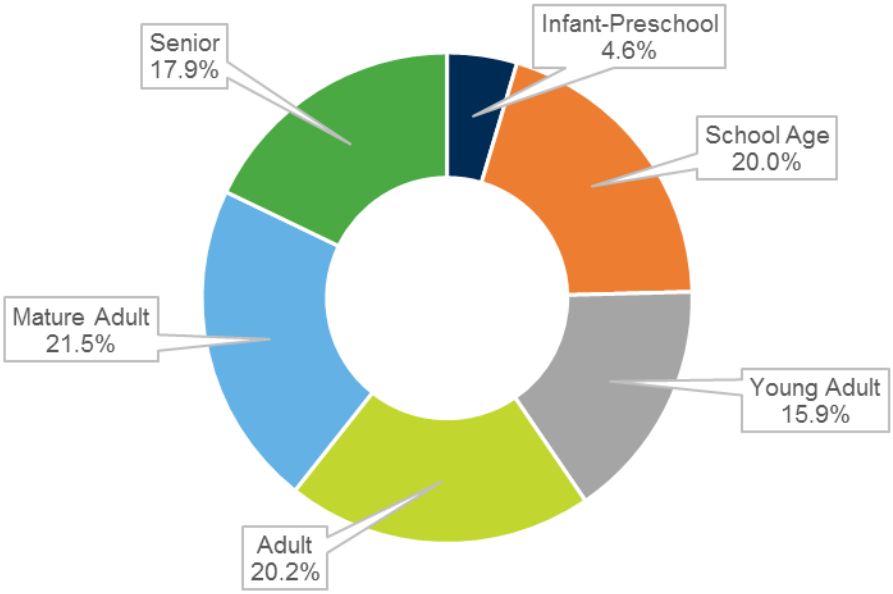
Gender	Residents	Percent
Female	32,257	51.17%
Male	30,747	48.77%
Transgender	30	0.05%
Another	9	0.01%

Note: 3,039 (4.6%) residents declined to provide gender information.

Age by Group

Like the rest of Canada, the proportion of seniors in the city is increasing. Interestingly, while the percentage of infants and toddlers (0 - 4 years), school age (5 - 19 years), adults (35 - 49 years), and mature adults (50 - 64 years) remained about the same between 2016 and 2018, the percentage of seniors (65 plus) increased from 16.2 to 17.9 per cent, and the percentage of young adults (20 – 34) years decreased from 16.9 percent to 15.9 per cent.

Figure 4. Per Cent of Population by Age Group

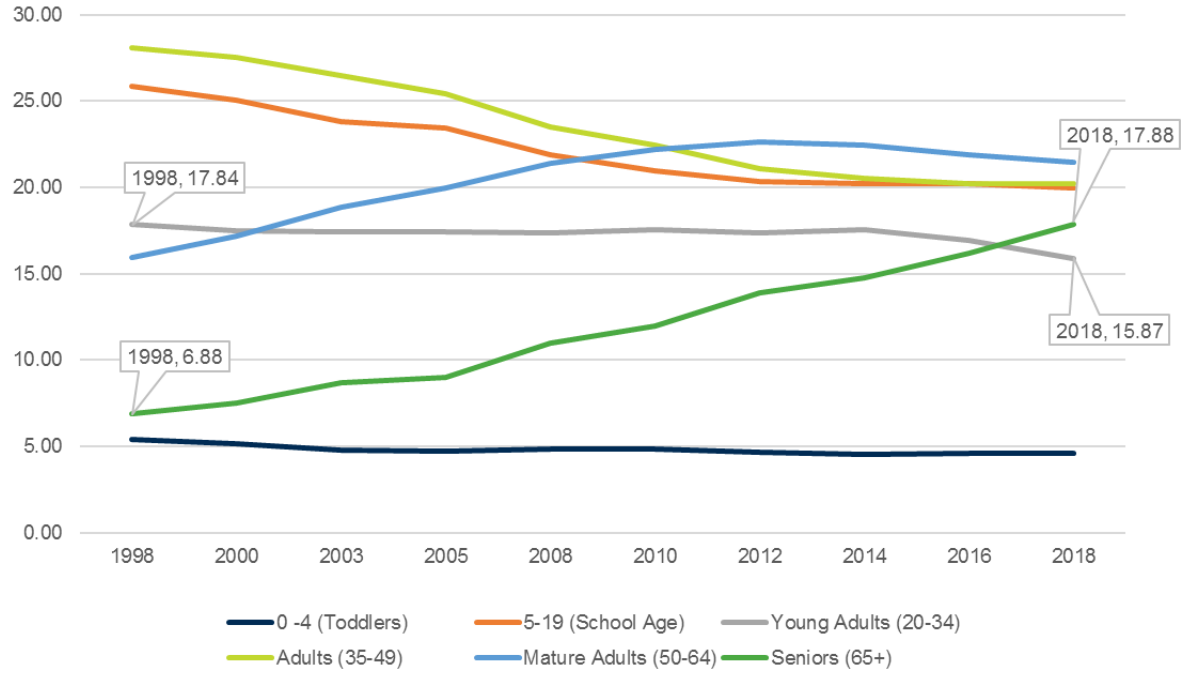


Note: 3,240 (4.9%) residents declined to provide age information.

Age Composition Trend

Figure 5 shows the St. Albert overall population broken down by age group over the last 20 years, for years in which there was a municipal census. The change in composition is clear, with seniors growing from 6.9 per cent of the population to 17.9 per cent, surpassing the percentage of young adults in 2018.

Figure 5. Age Composition Trend



Age by 5-Year Cohort

St. Albert's fastest-growing 5-year cohort is the 70 to 74-year-old age group, growing by 447 residents between 2016 and 2018. The group that shrank the most is the 50 to 54-year-old-age group. The most populous 5-year cohort is the 55 to 59-year-old group, in contrast to the 2016 census, when the 50 to 54-year-old group was the largest.

Table 4. Age by 5-Year Cohort

5-year cohort	2018	2016	Change
0 to 4	2,896	2,754	142
5 to 9	4,081	3,966	115
10 to 14	4,321	4,066	255
15 to 19	4,159	4,097	62
20 to 24	3,554	3,677	-123
25 to 29	2,818	2,984	-166
30 to 34	3,600	3,497	103
35 to 39	4,105	3,726	379
40 to 44	4,209	4,106	103
45 to 49	4,374	4,311	63
50 to 54	4,418	4,594	-176
55 to 59	4,740	4,581	159
60 to 64	4,330	3,980	350
65 to 69	3,530	3,279	251
70 to 74	2,938	2,491	447
75 to 79	1,955	1,576	379
80 to 84	1,296	1,145	151
85+	1,518	1,222	296

Age by Single Year

In 2018, the most populous one-year age cohort was 55, with 1,011 residents, up from 53 years of age in 2016. Table 5 breaks this down.

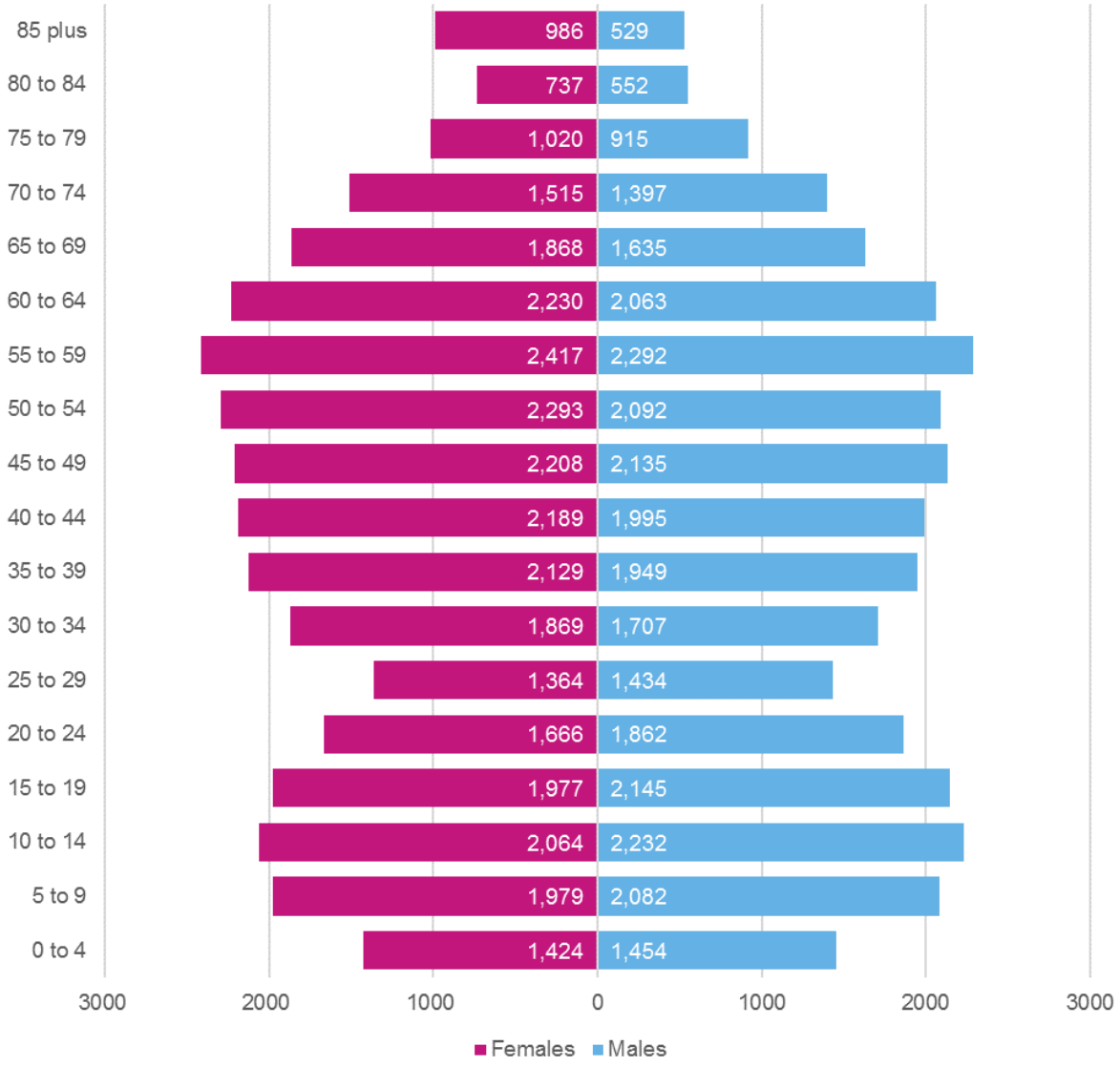
Table 5. Age by Single Year

Age in Years	Number of Residents
0	224
1	586
2	647
3	720
4	719
5	794
6	770
7	793
8	816
9	908
10	860
11	880
12	830
13	892
14	859
15	834
16	859
17	781
18	846
19	839
20	817
21	741
22	696
23	659
24	641
25	591
26	549
27	531
28	543
29	604
30	651
31	716
32	677
33	754
34	802
35	831
36	831
37	778
38	814
39	851
40	817
41	835
42	857
43	850
44	850
45	891
46	871
47	910
48	870
49	832
50	902
51	906
52	819
53	843
54	948
55	1,011
56	955
57	936
58	915
59	923
60	903
61	899
62	906
63	784
64	838
65	749
66	767
67	678
68	674
69	662
70	665
71	673
72	581
73	534
74	485
75	463
76	429
77	359
78	378
79	326
80	258
81	286
82	291
83	248
84	213
85	215
86	195
87	165
88	149
89	159
90+	554

Age and Gender

Figure 6 shows the breakdown of 5-year cohorts in 2018 by gender (male and female only). There is a noticeable dip in residents of both genders in the ages 20 to 34. A possible explanation for the dip in young adults is that residents between the ages of 20 to 34 leave the area, for example to obtain post-secondary education or establish a career. Older cohorts have an increasing percentage of females versus males, consistent with the rest of the province and country.

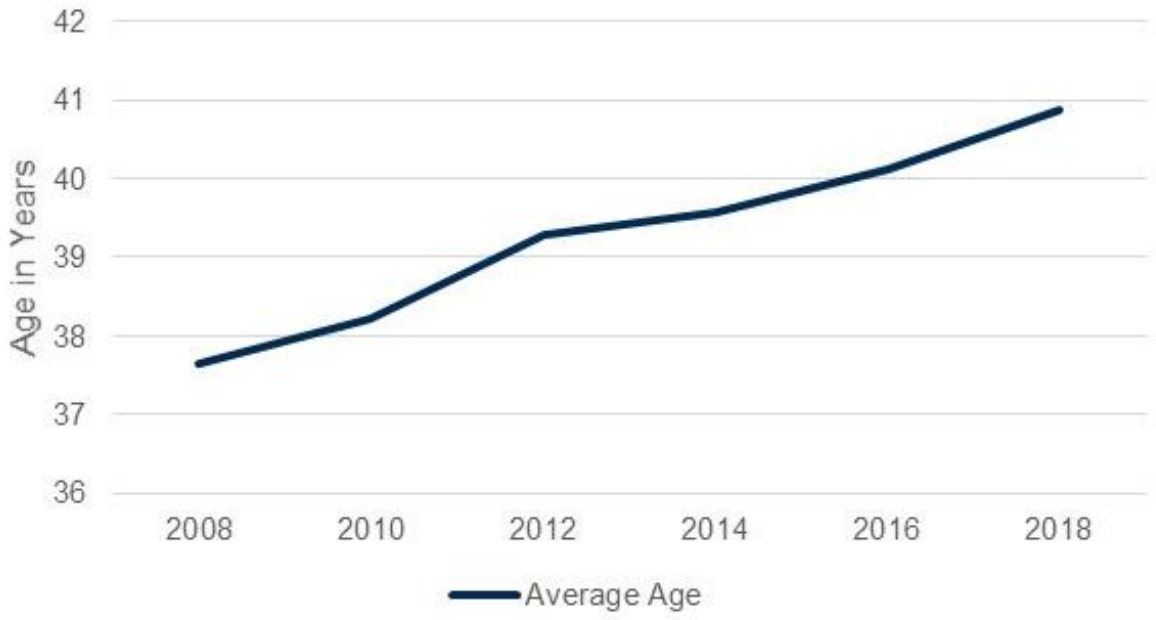
Figure 6. 5-Year Cohort by Gender



Average Age

The average age city-wide in 2018 was 40.9 years, up from 40.1 years in 2016, and almost the same as the Canada-wide average age in 2016 of 41.0. The average age in Alberta overall in 2016 was slightly lower, at 37.8. In 2008, the average age in the city was 37.7. Figure 7 illustrates a steady climb in average age in the city over the last decade.

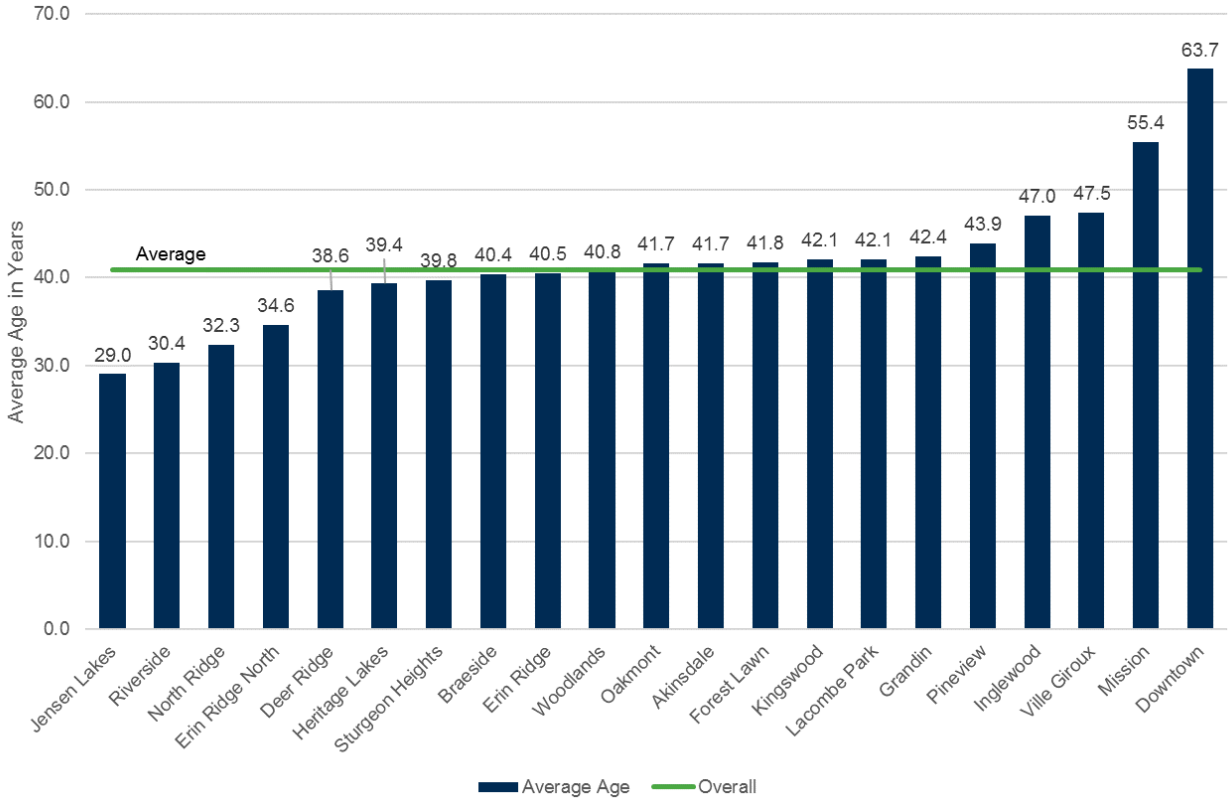
Figure 7. Average Age



Average Age by Neighbourhood

The average age within neighbourhoods varies widely, from the late 20s and early 30s in Jensen Lakes, Riverside, and North Ridge, to 55 in Mission and 63.7 in Downtown. The somewhat larger number of retirement communities and homes, coupled with the relatively long housing tenures in Mission and Downtown, raise the average age in these neighbourhoods. The remainder of neighbourhoods are very close to the average age. Figure 8 shows this graphically.

Figure 8. Neighbourhood Average Age



In the map in Figure 9, neighbourhoods are youngest to oldest average age. The newer outskirts to the north and west of the city are on average younger than the core and the eastern subdivisions.

Figure 9. Average Age by Neighbourhood

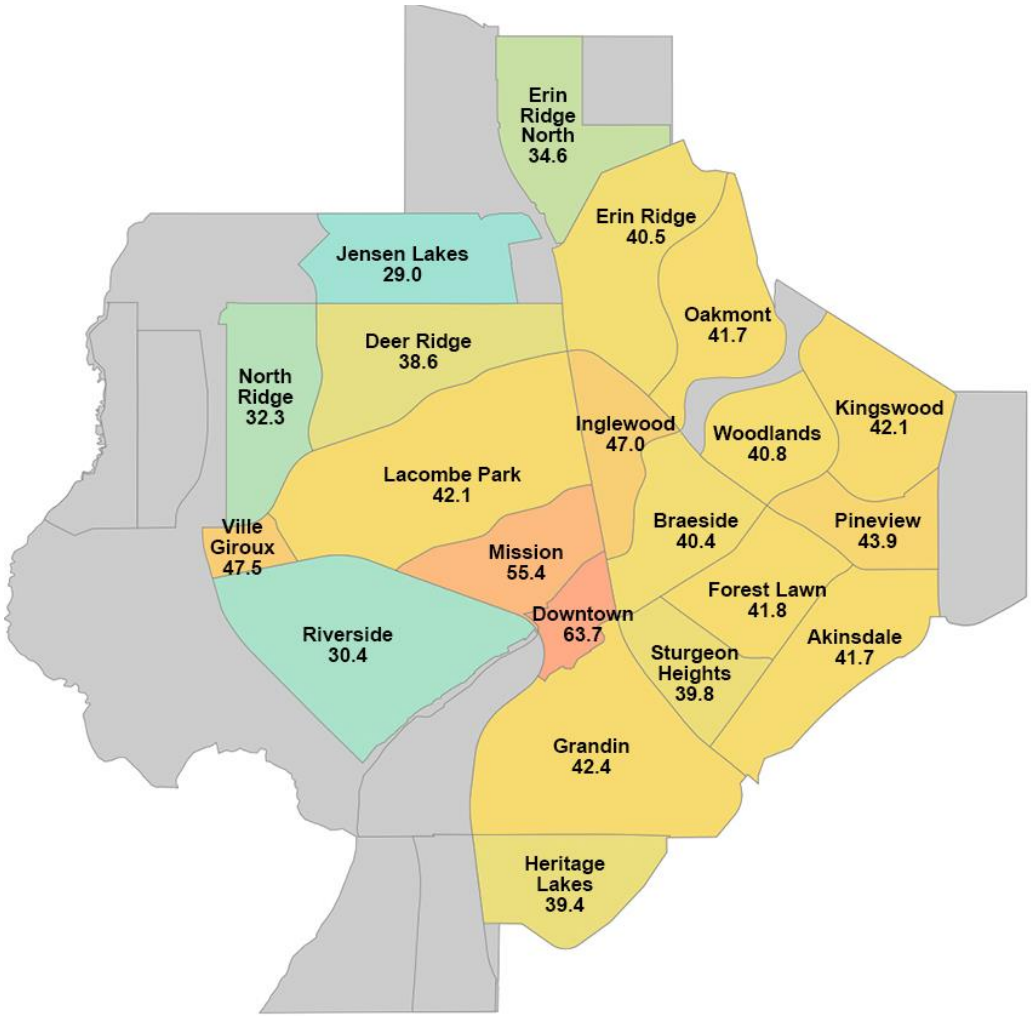


Table 6. Average Age by Neighbourhood

Neighbourhood	Average Age
Akinsdale	41.70
Braeside	40.40
Deer Ridge	38.60
Downtown	63.70
Erin Ridge	40.50
Erin Ridge North	34.60
Forest Lawn	41.80

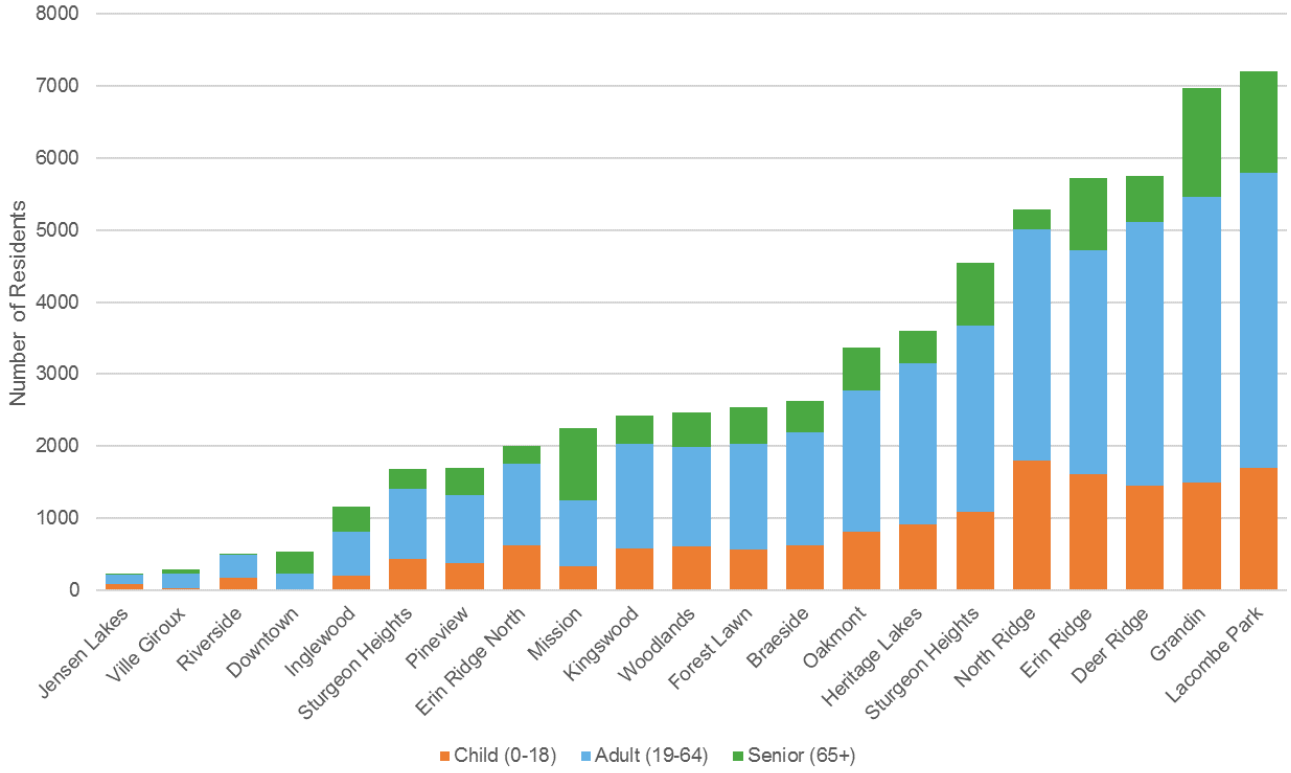
Neighbourhood	Average Age
Grandin	42.40
Heritage Lakes	39.40
Inglewood	47.00
Jensen Lakes	29.00
Kingswood	42.10
Lacombe Park	42.10
Mission	55.40

Neighbourhood	Average Age
North Ridge	32.30
Oakmont	41.70
Pineview	43.90
Riverside	30.40
Sturgeon Heights	39.80
Ville Giroux	47.50
Woodlands	40.80

Age Group by Neighbourhood

The mix of ages in each neighbourhood varies. The neighbourhoods with the largest number of children are North Ridge, Lacombe Park and Erin Ridge, and the fewest number of children reside in Downtown, Ville Giroux and Jensen Lakes. As the new neighbourhoods build out the number of children will change. The largest number of seniors are in Grandin, Lacombe Park, and Mission, and the lowest numbers are in Riverside, Erin Ridge North, and North Ridge. While the percentage of seniors, and thus the average age in Downtown is high, the total Downtown population is low, only 580 residents, illustrating the need for multiple perspectives on population. This is shown graphically in Figure 10.

Figure 10. Age Group by Neighbourhood



Ten-Year Cohort by Neighbourhood

Table 7 presents age groups broken down into 10-year cohorts for a more detailed picture of age composition by neighbourhood. Infants and toddlers are broken out separately as 0 - 4.

Table 7. Ten-Year Cohort by Neighbourhood

Neighbourhood	0 - 4	5 - 14	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 +
Akinsdale	225	593	519	523	608	507	696	433	443
Braeside	108	347	327	322	326	341	413	287	157
Deer Ridge	244	760	873	565	732	919	1,016	492	147
Downtown	<5	7	15	48	28	27	101	111	190
Erin Ridge	250	901	771	382	784	910	720	459	549
Erin Ridge North	158	354	202	309	386	243	108	74	161
Forest Lawn	117	302	276	320	305	335	379	339	163
Grandin	369	764	716	931	918	819	941	779	735
Heritage Lakes	156	457	528	342	436	632	596	336	115
Inglewood	35	120	121	109	180	131	110	157	201
Jensen Lakes	19	44	33	34	47	27	10	6	<5
Kingswood	51	314	395	118	245	445	465	289	101
Lacombe Park	276	938	892	565	886	1,036	1,203	1,025	389
Mission	91	164	135	210	203	176	261	311	703
North Ridge	341	1052	699	593	1,004	859	464	182	88
Oakmont	134	449	438	247	395	539	565	393	214
Pineview	71	197	192	141	177	173	364	276	99
Riverside	41	82	62	111	104	64	29	13	<5
Sturgeon Heights	91	220	192	218	227	243	214	133	142
Ville Giroux	6	10	16	80	23	31	58	28	40
Woodlands	110	327	311	250	300	335	357	345	126

Student Population

Students by Location of Study

A total of 14,774 residents identified themselves as being a student. Of those who also provided an education location, the majority of K-12 students studied in St. Albert. However, the majority of post-secondary students study in Edmonton.

Table 8. Students by Location of Study

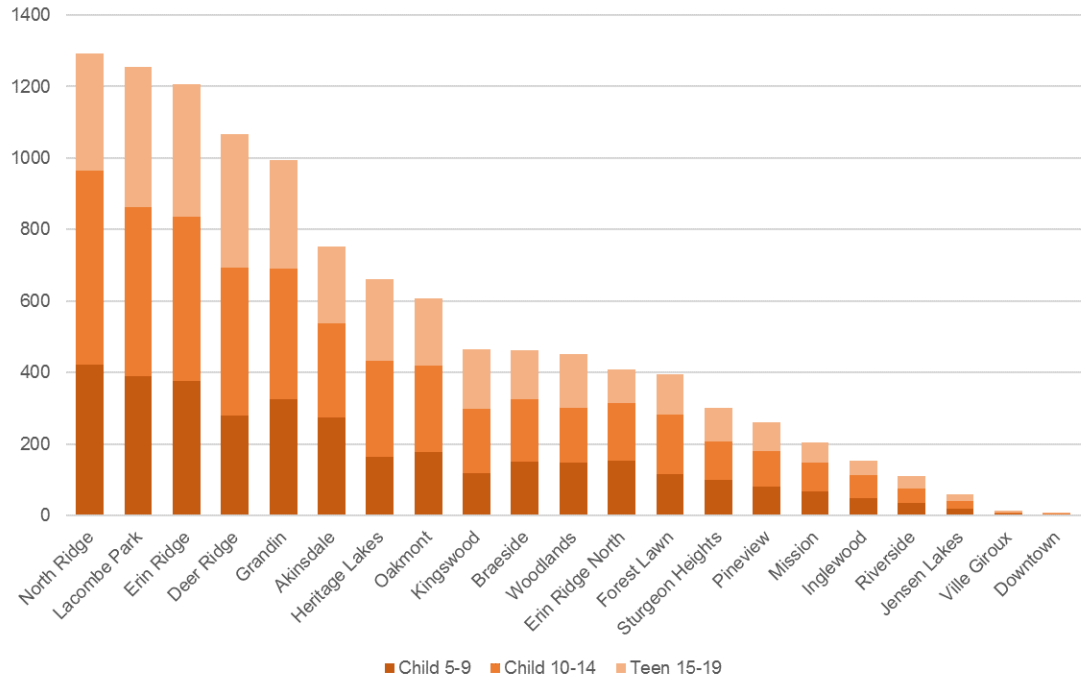
Student Type	St. Albert	Edmonton	Other	Within 50km of Edmonton
Full-time post secondary	148	2,011	248	11
Part-time post secondary	197	550	189	8
K-12 Student	10,860	404	70	78
Total	**11,205**	**2,965**	**507**	**97**

Note: 4,740 respondents declined to provide student type and/or study location. St. Albert Figures include home-schooled students.

Elementary and Secondary Students by Neighbourhood

There were 12,042 individuals who reported their age as being in the K-12 age range, 5 to 19 years of age. Of those, 11,145 of those identified as being a K-12 student. This lower number is not unexpected as many 18- and 19-year-olds are no longer in high school and some 5-year-olds have not yet started school. Figure 11 and Table 9 below show these age ranges by neighbourhood.

Figure 11. Elementary and Secondary Students by Neighbourhood



Post-Secondary Students by Neighbourhood

There were 3,399 individuals who reported being engaged in post-secondary education. Of those, 2,444 reported being full-time and 955 reported being part-time. Of those who reported ages as well as student status, the majority (71 per cent) reported being full-time. Figure 12 and Table 9 below breaks post-secondary students down by neighbourhood.

Figure 12. Post-Secondary Students by Neighbourhood

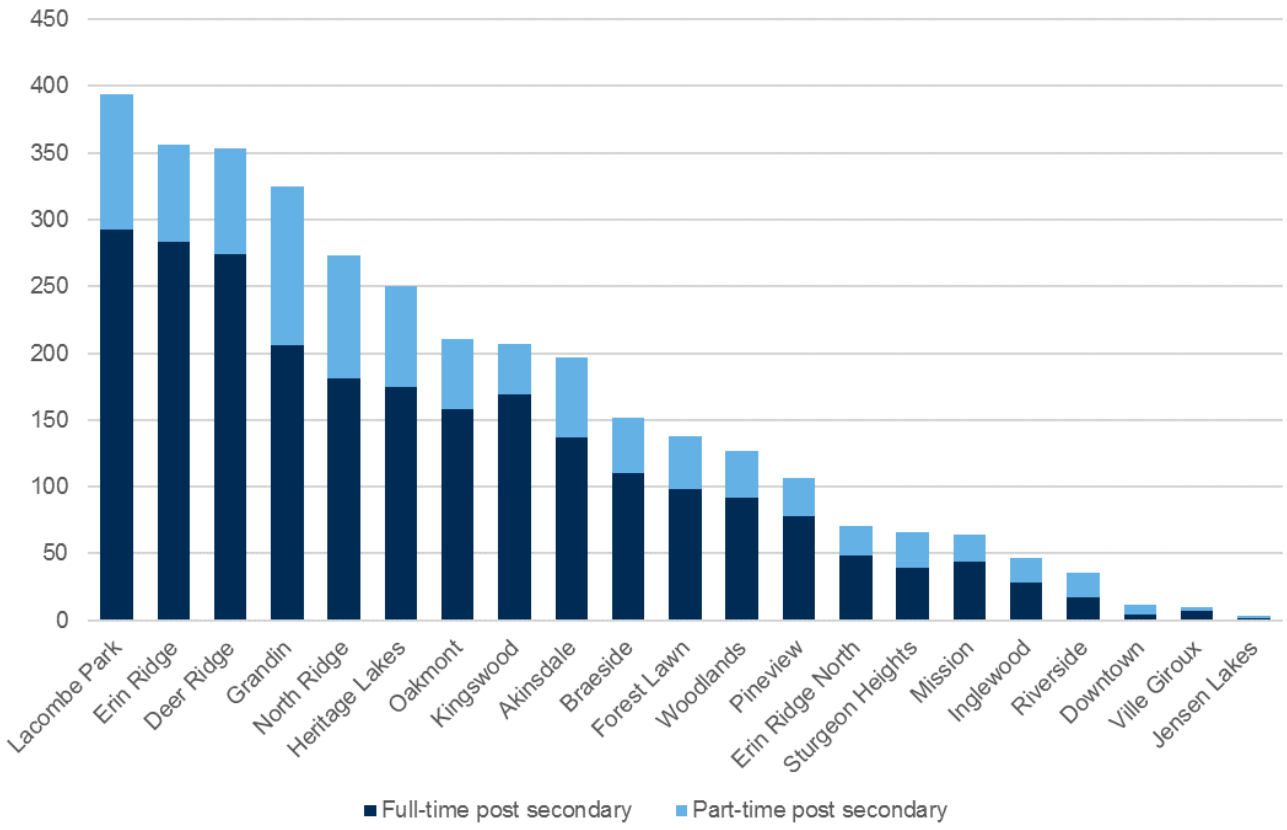


Table 9. Students by Neighbourhood

Neighbourhood	Elementary	Junior High	High School	Full-time post secondary	Part-time post secondary
Akinsdale	276	263	215	293	101
Braeside	151	176	135	283	73
Deer Ridge	280	413	375	274	79
Downtown	<5	<5	<5	206	119
Erin Ridge	376	460	372	181	92
Erin Ridge North	154	162	92	175	75
Forest Lawn	117	167	113	158	53
Grandin	325	367	303	169	38
Heritage Lakes	165	267	230	137	60
Inglewood	49	66	40	110	42
Jensen Lakes	19	22	18	98	40
Kingswood	120	178	168	92	35
Lacombe Park	391	473	392	78	29
Mission	68	82	54	49	22
North Ridge	422	542	329	39	27
Oakmont	178	242	188	44	20
Pineview	81	99	82	28	19
Riverside	37	39	34	17	19
Sturgeon Heights	100	109	92	<5	8
Ville Giroux	<5	<5	6	7	<5
Woodlands	149	153	151	<5	<5

Note: 4,740 respondents declined to provide student type and/or study location. St. Albert Figures include home-schooled students.

Overall, the mix of students by gender is relatively equal. However, there are more males than females who identified as K-12 students, and more females than males who identified as post-secondary students. This is further detailed in Table 10.

Table 10. Student by Gender

Student Type	Female	Male	Grand Total
K-12 Student	5,501	5,885	11,386
Full-time post secondary	1,335	1,095	2,430
Part-time post secondary	531	418	949
Grand Total	**7,367**	**7,398**	**14,765**

Note: 5,096 respondents declined to provide student type and/or gender information.

Mother Tongue by Age and Neighbourhood

The first language learned at home and still understood today is defined as one's mother tongue. City-wide, there has been a change in the mix of mother tongues spoken from 2016 to 2018. Of those residents who provided a response, about 89 per cent speak English as a mother tongue and 2.5 per cent speak French. The percentage of individuals reporting an Indigenous language as a mother tongue rose from 0.03 to 0.08 per cent and other languages rose from 5.6 per cent to 8.3 per cent. In order to create greater clarification, the mother tongue question was worded differently in 2018, which may account for the increase in specific mother tongues.

Mother Tongue by Neighbourhood

Inglewood has the largest percentage of mother tongues other than English, at 32.3 per cent. Downtown and Mission follow, at 20.2 and 15.5 per cent, respectively. Downtown and Mission have the highest percentage of French speakers as a mother tongue, at 6.4 and 4.7 per cent, respectively. Inglewood also has the highest percentage of residents with an Indigenous language as their mother tongue at 0.7 per cent. This is presented in Figure 13.

Figure 13. Mother Tongue by Neighbourhood



Mother Tongue by Age Cohort

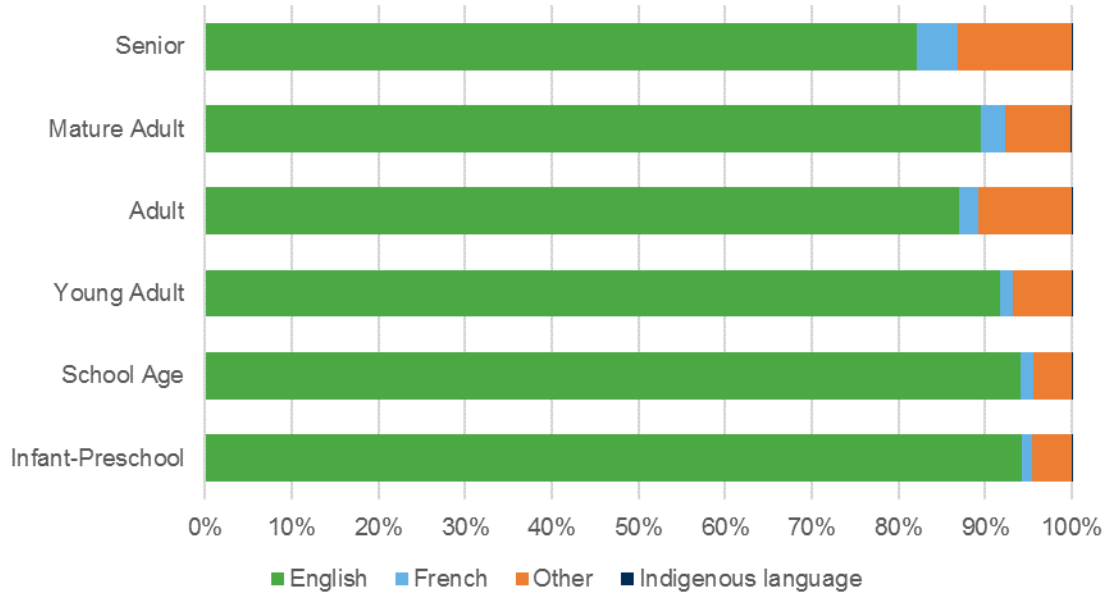
The 40 to 49 and 50 to 59 age cohorts have the largest number of individuals with a mother tongue other than French or English. The 50 to 59 and 60 to 69 cohorts have the largest number of individuals with French as a mother tongue. The 50 to 59 cohort has the largest number of Indigenous language speakers. This is illustrated in Table 11 and Figure 14.

Table 11. Mother Tongue by Age Cohort

Age Cohort	English	French	Indigenous language	Other	Grand Total
0 to 9	6,567	85	<5	262	6,917
10 to 19	7,882	135	7	416	8,440
20 to 29	5,859	104	<5	363	6,331
30 to 39	6,753	126	<5	782	7,665
40 to 49	7,440	201	6	872	8,519
50 to 59	8,140	238	13	676	9,067
60 to 69	6,762	274	<5	692	7,733
70 to 79	3,849	237	<5	568	4,656
80 to 89	1,365	108	<5	353	1,826
90 plus	301	22	<5	64	389
Total	**54,918**	**1,530**	**47**	**5,048**	**61,543**

Note: 3,949 respondents declined to respond to age and/or mother tongue question.

Figure 14. Mother Tongue by Age Cohort



DWELLINGS AND OCCUPANCY

Dwelling and Occupation Rate

Dwellings by Type and Neighbourhood

Table 12 presents the number of dwellings, both occupied and vacant, by type per neighbourhood. The Other type includes mobile homes, basement suites, and dwellings where the type was unspecified. The majority, about 70 per cent, of the housing stock in the city is single detached, with 28.1 per cent multi-family, either duplex/fourplex, or apartments or apartment-style condominiums. The 2014 and 2016 censuses reported on a four-plex housing type. The 2018 data includes this in Duplex/Townhouse.

Table 12. Dwelling by Type and Neighbourhood

Neighbourhood	Apartment	Duplex/ Townhouse	Institution	Other	Single Detached	Grand Total
Grandin	513	1,079	<5	45	1,640	**3,277**
Inglewood	499	52	<5	<5	96	**649**
North Ridge	459	236	<5	<5	1,264	**1,964**
Downtown	426	<5	<5	<5	<5	**429**
Mission	389	32	6	120	547	**1,094**
Erin Ridge North	381	17	<5	<5	388	**787**
Akinsdale	294	172	231	32	1,288	**2,017**
Ville Giroux	214	<5	<5	<5	<5	**214**
Oakmont	160	141	<5	8	1,034	**1,343**
Lacombe Park	140	250	<5	40	2,441	**2,871**
Erin Ridge	119	273	126	6	1,589	**2,113**
Braeside	113	168	<5	25	836	**1,142**
Woodlands	48	271	<5	6	669	**994**
Pineview	46	104	<5	<5	543	**695**
Kingswood	16	54	<5	<5	816	**888**
Sturgeon Heights	16	22	<5	22	664	**724**
Jensen Lakes	15	<5	<5	<5	91	**107**
Deer Ridge	<5	56	<5	7	2,004	**2,067**
Heritage Lakes	<5	232	<5	10	1,130	**1,372**
Forest Lawn	<5	240	<5	31	832	**1,103**
Riverside	<5	95	<5	39	99	**233**
Grand Total	**3,848**	**3,494**	**365**	**404**	**17,972**	**26,083**

Occupied Dwellings by Type With Average Household Size

The majority of occupied dwellings in the city are owned, although the mix is different by housing type, with the majority of apartments being rented and the majority of duplex and single-detached homes being owned. Table 13 below shows this in detail, excluding institutional dwellings.

Table 13. Occupied Dwellings by Type with Average Household Size

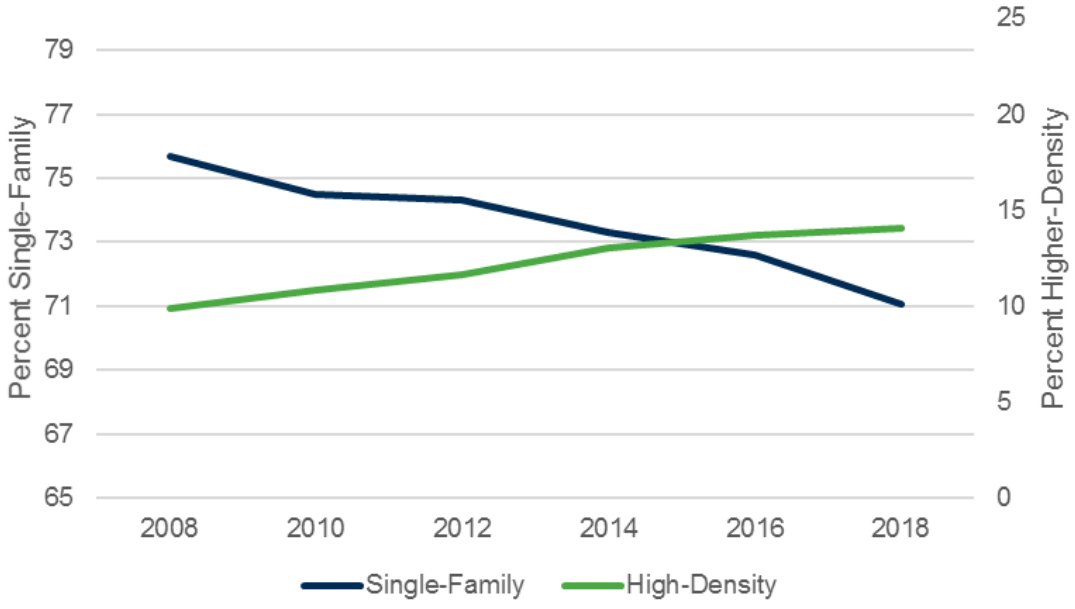
Dwelling Type	Owned Units	Rented Units	Total Dwellings	% of Stock	Average Household Size
Apartment	1,223	1,783	3,436	13.9%	1.76
Duplex/ Townhouse	2,425	688	3,324	13.5%	2.23
Other	44	209	321	1.3%	1.68
Single Detached	15,825	930	17,551	71.3%	2.90

Note: There were 1,499 dwellings where an ownership type could not be determined.

Single Family vs. Higher Density Housing Mix

Since 2008, the mix of single-family versus higher-density (duplexes, apartments and apartment-style condominiums) dwellings has changed. This is most likely due to changes in the *Land Use Bylaw* encouraging higher density housing in some areas of the city. The percentage of occupied single-family dwellings has decreased to 71.3 per cent from 75.7 per cent over the last 10 years. Figure 15 shows the change in percentage of these dwellings.

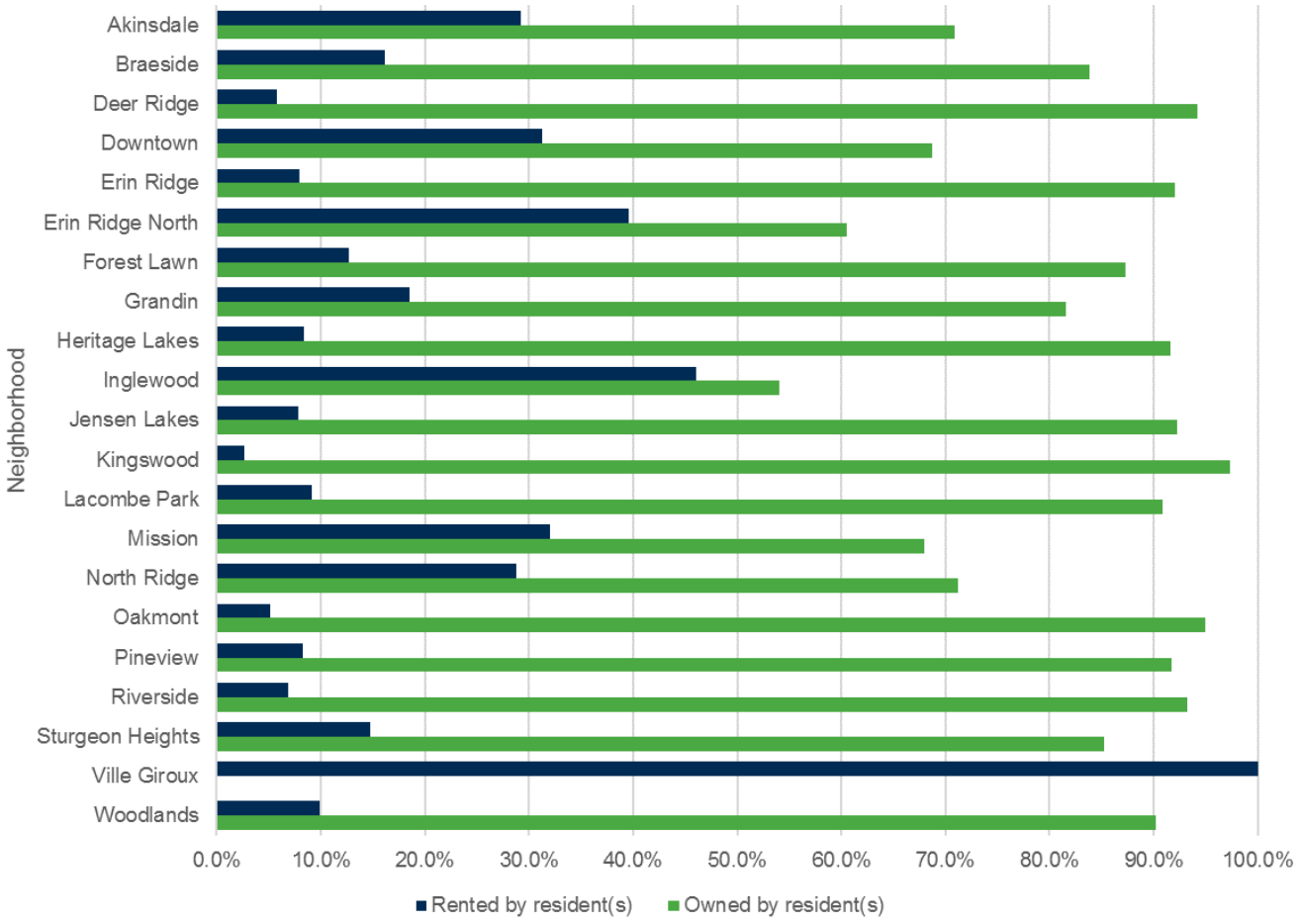
Figure 15. Single-Family Versus Higher-Density



Ownership Rate

Overall, about 83.5 per cent of residents own their primary dwelling, and 16.5 per cent rent. However, there are significant differences between neighbourhoods. Kingswood, Oakmont, Deer Ridge, and Riverside had the highest percentage of home ownership, with Ville Giroux, Inglewood, and Erin Ridge North having the highest percentage of renters. This is in line with the multi-family vs single-family housing mix in these neighbourhoods. Figure 16 shows these percentages graphically. Note that in very new neighbourhoods, such as Ville Giroux, the ownership percentage will change during build-out.

Figure 16. Per Cent Own Versus Per Cent Rent

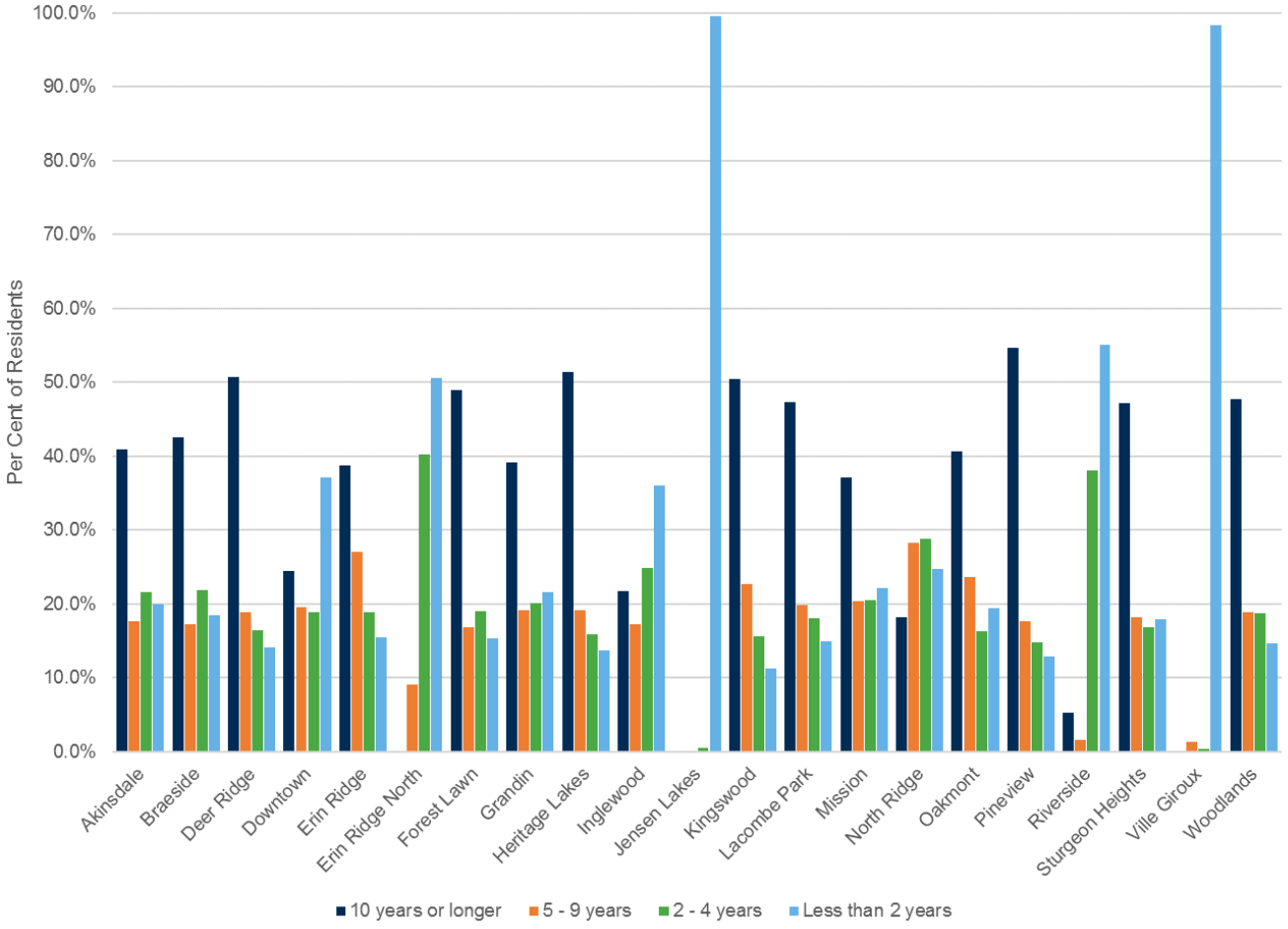


Tenure Analysis

Length of Tenure

Tenure refers to the number of years that the residents of a dwelling have lived there. Of those residents who chose to respond, 40 per cent reported a tenure of 10 or more years, 20 per cent reported a tenure of 5 to 9 years, 20.1 per cent reported a tenure of 2 to 4 years, and 19.9 per cent reported a tenure of less than 2 years. Pineview, Heritage Lakes, Deer Ridge, and Kingswood have the largest percentage of long-term tenancy, while, unsurprisingly, the new neighbourhoods of Riverside, Erin Ridge North, Jensen Lakes, and Ville Giroux have the shortest tenures. Of established neighbourhoods, Downtown, Inglewood, and North Ridge have the highest proportion of short-term tenancy. This is shown graphically in Figure 17.

Figure 17. Tenure Category by Neighbourhood



Previous Residence – Households

The majority of households that have been in their current dwelling less than two years moved from one location to another within St. Albert, with Edmonton being the next most common previous location. This is detailed in Table 14 below.

Table 14. Previous Residence - Households

Previous Residence Location	Households	Percent
St. Albert	2,285	45.12%
Edmonton	1,423	28.10%
Elsewhere in Alberta	984	19.43%
Elsewhere in Canada (outside Alberta)	519	10.25%
Other	335	6.62%

Note: 947 Households declined to provide tenure and/or previous residence information.

Previous Residence – Households by Neighbourhood

Within neighbourhoods, there are differences. The neighbourhoods with the largest percentage of St. Albert to St. Albert moves are Jensen Lakes (63.6 per cent), Riverside, (60.4 per cent), and Inglewood (53.1 per cent). The neighbourhoods with the largest percentage of Edmonton to St. Albert moves are Akinsdale (37.2 per cent), Woodlands (36.8 per cent), and Sturgeon Heights (35.5 per cent). Ville Giroux (19.0 per cent) and Pineview (12.8 per cent) had the highest percentages of those coming from elsewhere in Canada. The neighbourhoods with the largest percentage of households moving from elsewhere are Inglewood (13.0 per cent) and Kingswood (10.4 per cent). Data supporting this is presented in Table 15.

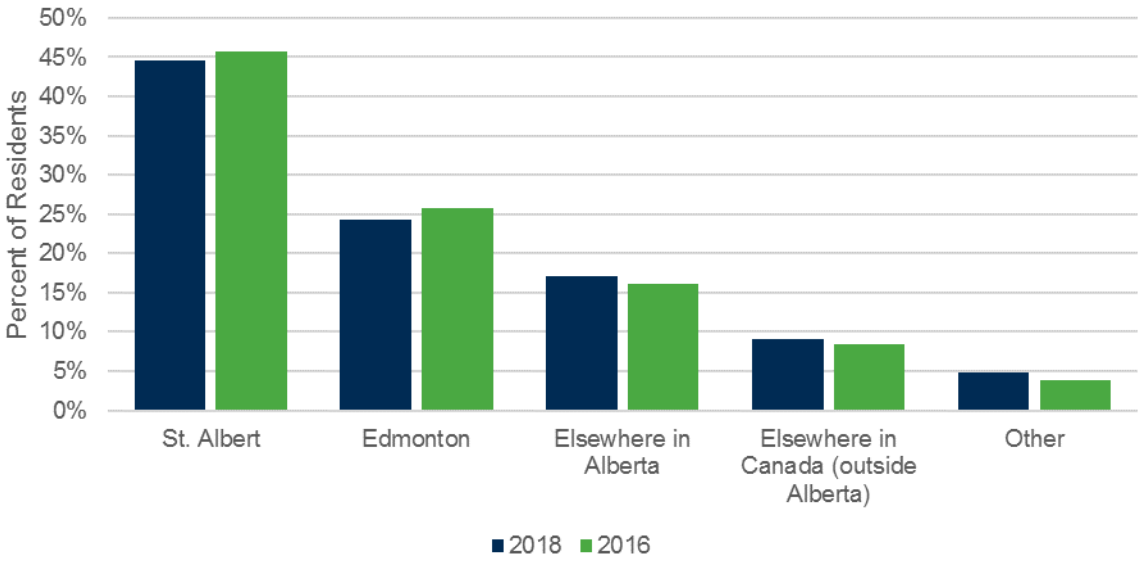
Table 15. Previous Residence – Households by Neighbourhood

	From Edmonton		From Elsewhere in Alberta		From Elsewhere in Canada		From Other		From St. Albert	
Neighbourhood	**Num.**	**%**	**Num.**	**%**	**Num.**	**%**	**Num.**	**%**	**Num.**	**%**
Akinsdale	138	37.2%	61	16.4%	35	9.4%	18	4.9%	167	45.0%
Woodlands	53	36.8%	22	15.3%	14	9.7%	10	6.9%	53	36.8%
Sturgeon Heights	43	35.5%	30	24.8%	9	7.4%	6	5.0%	48	39.7%
Forest Lawn	56	33.1%	34	20.1%	12	7.1%	12	7.1%	71	42.0%
Heritage Lakes	60	32.6%	40	21.7%	23	12.5%	10	5.4%	70	38.0%
Braeside	60	31.7%	30	15.9%	11	5.8%	14	7.4%	87	46.0%
Mission	62	31.5%	35	17.8%	15	7.6%	9	4.6%	101	51.3%
Grandin	204	31.4%	99	15.3%	68	10.5%	50	7.7%	296	45.6%
Jensen Lakes	24	31.2%	11	14.3%	<5	1.3%	5	6.5%	49	63.6%
Riverside	33	29.7%	11	9.9%	11	9.9%	0	0.0%	67	60.4%
Kingswood	28	29.2%	19	19.8%	10	10.4%	10	10.4%	36	37.5%
Pineview	24	27.9%	21	24.4%	11	12.8%	8	9.3%	31	36.0%
Lacombe Park	112	27.2%	72	17.5%	42	10.2%	32	7.8%	201	48.8%
Erin Ridge North	93	26.6%	80	22.9%	34	9.7%	18	5.2%	162	46.4%
Deer Ridge	78	26.4%	66	22.3%	36	12.2%	28	9.5%	119	40.2%
Erin Ridge	80	24.8%	75	23.2%	41	12.7%	11	3.4%	129	39.9%
Oakmont	68	24.1%	59	20.9%	24	8.5%	13	4.6%	135	47.9%
Ville Giroux	40	23.0%	39	22.4%	33	19.0%	5	2.9%	67	38.5%
Downtown	23	21.3%	21	19.4%	12	11.1%	<5	1.9%	52	48.1%
North Ridge	109	19.9%	123	22.4%	62	11.3%	51	9.3%	250	45.5%
Inglewood	35	19.8%	36	20.3%	15	8.5%	23	13.0%	94	53.1%

Previous Residence – Individuals

Of those who chose to respond, 44.6 per cent of individuals reported having moved from elsewhere within the city, 24.4 per cent reported having moved from Edmonton, 17 per cent moved from elsewhere in Alberta, 9.1 per cent moved from elsewhere in Canada, and 4.9 per cent moved from outside Canada. Compared to the 2016 Census, the percentage of new residents coming from outside the Edmonton Metropolitan Area has increased. This is presented in Figure 18.

Figure 18. Previous Residence by Location



EMPLOYMENT AND WORK LOCATION

Employment Analysis

Employment Overall

Full-time employment is defined as employment 30 hours a week or more and part-time employment is defined as less than 30 hours a week. City-wide, 55.3 per cent of residents reported working full-time, 13.9 per cent reported working part-time, and 21.4 per cent reported being fully retired. Calculations for not employed individuals included full-time students in 2016. The 2018 figures do not include full time students in the unemployed category and 2018 also broke out seasonal workers. See Figure 19 and Table 16 for details.

Figure 19. Employment by Type

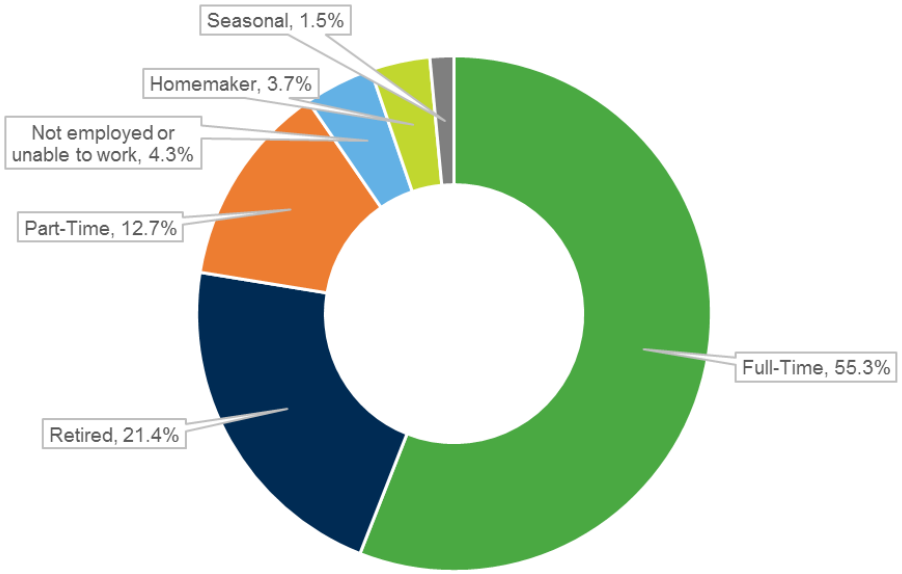


Table 16. Employment by Type

Employment Type	2018	2016
Employed or self-employed full-time	26,137	25,641
Employed or self-employed part-time	6,556	6,881
Fully retired	10,095	8,682
Managing a home (i.e. homemaker)	1,748	2,101
Not employed or unable to work	2,030	15,872
Seasonal	705	-
Grand Total	**47,271**	**59,177**

Note: 4,425 residents did not provide employment status.
14,386 residents were full-time students who were not employed.

Employment by Neighbourhood

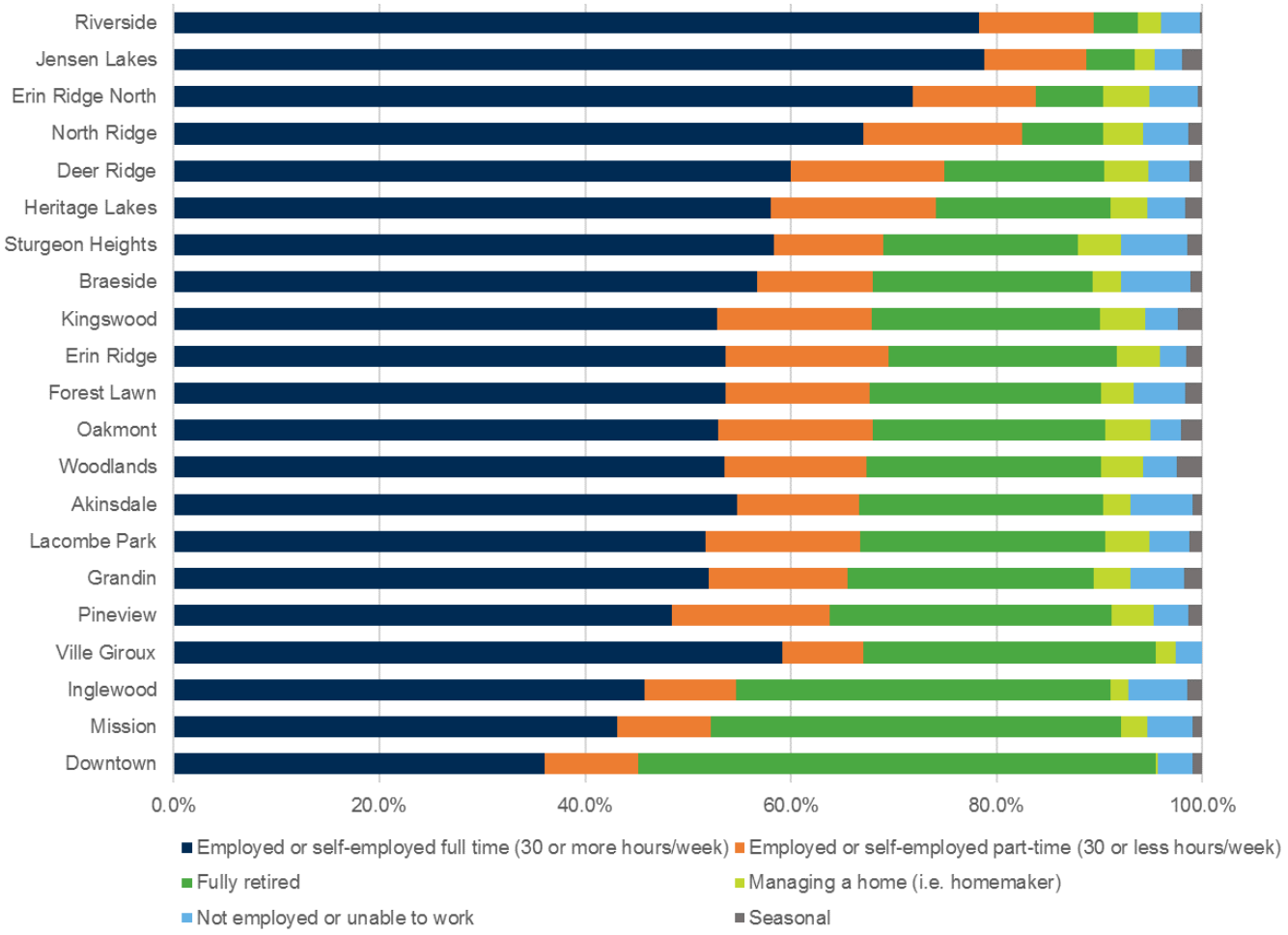
Table 17 presents the number of residents by employment type by neighbourhood.

Table 17. Employment by Neighbourhood

Neighbourhood	Employed or self-employed full-time	Employed or self-employed part-time	Fully retired	Managing a home	Not employed or unable to work	Seasonal
Akinsdale	1,886	410	817	92	208	32
Braeside	1,141	227	429	56	135	24
Deer Ridge	2,613	651	676	184	175	56
Downtown	151	38	211	<5	14	<5
Erin Ridge	2,177	642	904	170	100	66
Erin Ridge North	867	144	79	55	57	<5
Forest Lawn	1,064	279	447	63	99	33
Grandin	2,863	742	1,320	193	290	98
Heritage Lakes	1,603	444	471	98	101	47
Inglewood	443	87	352	17	56	14
Jensen Lakes	119	15	7	<5	<5	<5
Kingswood	994	282	418	83	59	46
Lacombe Park	2,896	844	1,334	238	218	71
Mission	679	144	629	41	69	15
North Ridge	2,416	555	283	140	158	51
Oakmont	1,375	390	588	115	77	54
Pineview	646	204	366	54	45	19
Riverside	288	41	16	8	14	<5
Sturgeon Heights	748	137	242	55	82	19
Ville Giroux	158	21	76	<5	7	<5
Woodlands	1,010	259	430	77	62	47

The mix of employment types varies across neighbourhoods, with Jensen Lakes (78.8 per cent), Riverside (78.3 per cent) and Erin Ridge North (71.8 per cent) having the highest percentage of full-time workers. Downtown (50.4 per cent) Mission, (39.9 per cent) and Inglewood (36.3 per cent) reported the highest percentage of retirees. These percentages are displayed in Figure 20.

Figure 20. Employment by Type by Neighbourhood



Full-Time Employment Location

The majority of St. Albert residents who work full-time reported working in Edmonton (56.4 per cent). 23.6 per cent reported working full-time in St. Albert. Figure 21 and Table 18 provide further information.

Figure 21. Full-Time Work Location

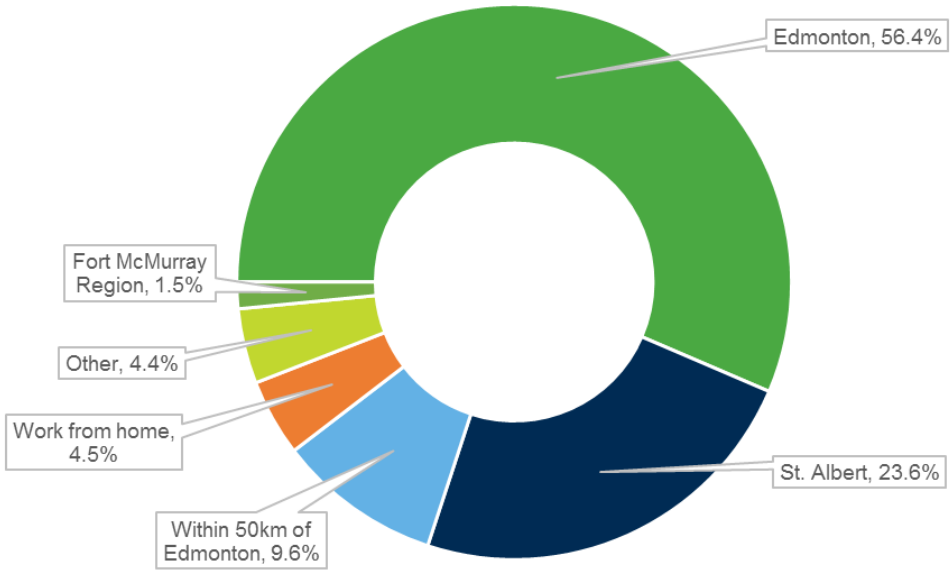


Table 18. Full-Time Work Location

Work Location – Full-time workers	Respondents	Per Cent
Edmonton	14,670	56.4%
St. Albert	6,133	23.6%
Within 50km of Edmonton	2,483	9.6%
Work from home	1,165	4.5%
Other	1,136	4.4%
Fort McMurray Region	401	1.5%
Grand Total	**25,988**	

Note: 4,757 residents did not provide employment status and/or location.
14,386 residents were full-time students who were not employed.

Part-time Employment Location

The reverse is true of part-time work, with 54.9 per cent reporting St. Albert as a work location, and 28.4 per cent working in Edmonton. Figure 22 and Table 19 show further detail.

Figure 22. Part-time Employment Location

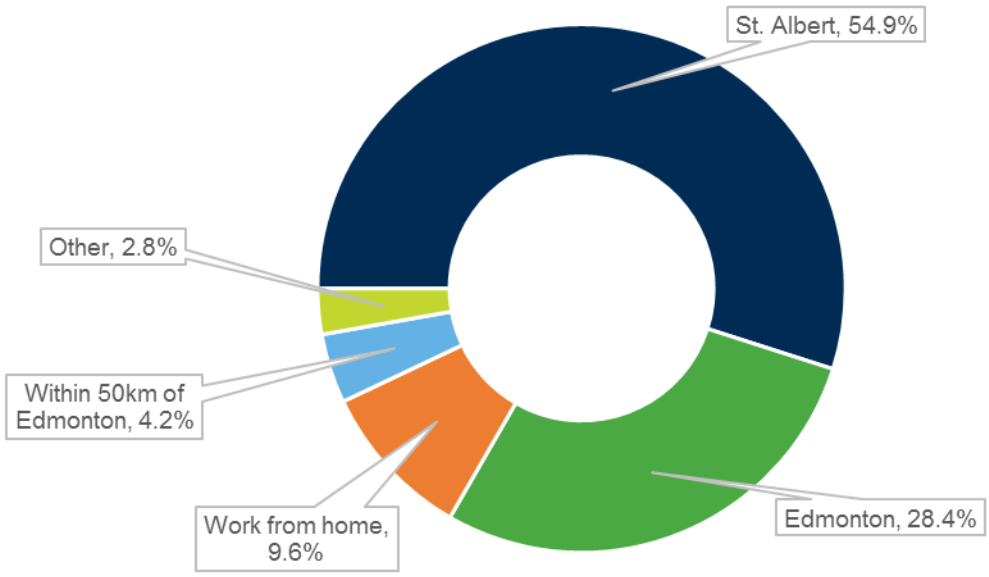


Table 19. Part-time Employment Location

Work Location – Part Time Workers	Respondents	Per Cent
St. Albert	3,581	54.9%
Edmonton	1,850	28.4%
Work from home	629	9.6%
Within 50km of Edmonton	277	4.2%
Other	169	2.6%
Fort McMurray Region	13	0.2%
Grand Total	**6,519**	

Note: 37 residents who responded they had part-time work declined to provide a location.

Second Jobs

A total of 5,487 residents reported having a full- or part-time second job in 2018. Of those who responded with a work location, a slight majority worked in Edmonton. Table 20 details these counts and percentages.

Table 20. Residents with a Second Job Location

Second Job Location	Number of Residents	Percent
Edmonton	1,615	30.1%
Other	1,168	21.8%
St. Albert	1,148	21.4%
With 50km of Edmonton	884	16.5%
Work from home	470	8.8%
Fort McMurray Region	80	1.5%
Grand Total	**5,365**	

Note: 122 residents who responded affirmatively to having a second job did not respond with a work location

The neighbourhoods with the highest percentage of individuals with a second job are Jensen Lakes (26.4 per cent) and Forest Lawn (18.9 per cent), however the total number of respondents in Jensen Lakes is quite small so this figure should be used with care. Ville Giroux (9.3 per cent) and Akinsdale (10.6 per cent) had the lowest percentage of residents having a second job. Figure 23 and Table 21 present this information.

Figure 23. Percent of Residents with a Second Job by Neighbourhood

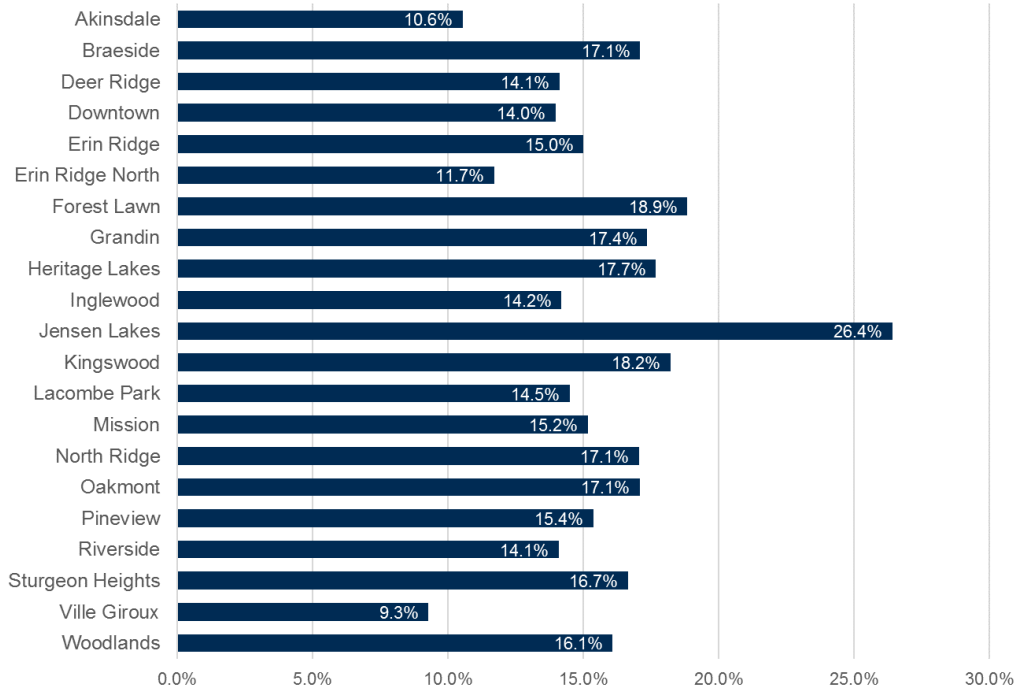


Table 21. Residents with a Second Job by Neighbourhood

Row Labels	No Second Job	Second Job	Percent	Total
Akinsdale	2,167	256	10.6%	2,423
Braeside	1,191	246	17.1%	1,437
Deer Ridge	3,012	496	14.1%	3,508
Downtown	166	27	14.0%	193
Erin Ridge	2,585	457	15.0%	3,042
Erin Ridge North	942	125	11.7%	1,067
Forest Lawn	1,162	270	18.9%	1,432
Grandin	3,205	674	17.4%	3,879
Heritage Lakes	1,804	388	17.7%	2,192
Inglewood	489	81	14.2%	570
Jensen Lakes	103	37	26.4%	140
Kingswood	1,144	255	18.2%	1,399
Lacombe Park	3,457	587	14.5%	4,044
Mission	738	132	15.2%	870
North Ridge	2,612	538	17.1%	3,150
Oakmont	1,599	330	17.1%	1,929
Pineview	776	141	15.4%	917
Riverside	286	47	14.1%	333
Sturgeon Heights	790	158	16.7%	948
Ville Giroux	166	17	9.3%	183
Woodlands	1,173	225	16.1%	1,398
Grand Total	**29,567**	**5,487**	**15.7%**	**35,054**

Note: 4,629 residents who provided first job information declined to provide second job information.

SUMMARY

Growth

St. Albert continues to grow, averaging 1.3 per cent annually over the last decade (2008 – 2018). However, the average annual rate of growth from the previous decade (1998 – 2008) has declined from 1.9 per cent. Newer neighbourhoods are experiencing the most rapid growth, with some older neighbourhoods experiencing declines in population.

Dwellings

The majority of single-family homes in St. Albert are owned, while the majority of apartments are rented. The average household size is 1.8 persons in an apartment, 2.2 persons in a duplex, and 2.9 persons in a single detached dwelling.

Age, Gender, and Mother Tongue

Overall, St. Albert is relatively gender balanced. However, the proportion of females exceeds that of males in the upper age cohorts. Like the rest of Canada, St. Albert is aging, with the percentage of seniors surpassing the percentage of young adults for the first time in 2018. Unlike much of Alberta, there is a noticeable dip in the number of residents between 20 and 34. On average, the newer northern and western neighbourhoods are younger, while the downtown and older eastern neighbourhoods are older. The majority of St. Albert residents report English as their mother tongue, however, French, Indigenous, and other languages are increasingly present.

School and Work

The majority of school-age children in St. Albert study in the city, while the majority of post-secondary students study in Edmonton. Most St. Albertans who work full-time work in Edmonton, but a significant minority work in St. Albert. The opposite is true of part-time work, with the majority of part-time workers staying in St. Albert.

APPENDIX A: 2018 CENSUS QUESTIONS

What is the usual number of residents in this dwelling or location as of May 1, 2018?

- 1 - 20
- Vacant
- Under Construction
- Bareland
- Refusal
- Zero No Count
- Non-Contact

Asked for each person

1. What is the year of birth of this resident?

- 1910
- 1911
- 1912
- 1913
- 1914
- 1915

[…]

- 2007
- 2008
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- Prefer not to answer

2. What is the gender of this resident?

- Female
- Male
- Transgender
- Another
- Prefer not to answer

3. What is the length of residency at your current address?

- Less than 2 years
- 2 - 4 years
- 5 - 9 years
- 10 years or longer
- Prefer not to answer

4. Where was your previous residence?

- St. Albert
- Edmonton
- Elsewhere in Alberta
- Elsewhere in Canada (outside Alberta)
- Other
- Prefer not to answer

5. What is the employment status for this resident?

- Employed or self-employed full time (30 or more hours/week)
- Employed or self-employed part-time (30 or less hours/week)
- Seasonal
- Managing a home (i.e. homemaker)
- Fully retired
- Not employed or unable to work
- Prefer not to answer

6. What is the primary employment location for this resident?

- Work from home
- St. Albert
- Edmonton
- Within 50km of Edmonton
- Fort McMurray Region
- Other
- Prefer not to answer

7. Does this resident work at more than one location?

- Yes
- No
- Prefer not to answer

8. What is the secondary employment location for this resident?

- Work from home
- St. Albert
- Edmonton

- With 50km of Edmonton
- Fort McMurray Region
- Other
- Prefer not to answer

9. What is the student status for this resident?

- Not a student
- K - 12 Student
- Part-time post secondary
- Full-time post secondary
- Prefer not to answer

10. What is the primary student location for this resident?

- Home schooled
- St. Albert
- Edmonton
- Within 50km of Edmonton
- Other
- Prefer not to answer

11. Does this resident attend school at more than one location?

- Yes
- No
- Prefer not to answer

12. What is the secondary student location for this resident?

- Home schooled
- St. Albert
- Edmonton
- Within 50km of Edmonton
- Other
- Prefer not to answer

13. What is the Mother Tongue of this resident (the first language learned at home in childhood and still understood today)?

- English
- French
- Indigenous language
- Other
- Prefer not to answer

14. Does this resident have a second Mother Tongue (only applies if two languages were learned in childhood and used equally often)?

- Yes
- No
- Prefer not to answer

15. What is the second Mother Tongue of this resident (the first language learned at home in childhood and still understood today)?

- English
- French
- Indigenous language
- Other
- Prefer not to answer

Asked once for the dwelling

16. What is the dwelling ownership status?

- Owned by resident(s)
- Rented by resident(s)
- Prefer not to answer

17. Would you be willing to provide your phone number to participate in our quality assurance program?

- Yes
- No

APPENDIX B: RESPONSE STATISTICS

Table 22 presents the count of dwelling response status by neighbourhood. Contacted means the number of residents was collected either online, in person, or from a neighbour. Non-contact means that the dwelling appeared inhabited, but the enumerator was unable to contact a resident or obtain information after multiple attempts. Refusal indicates a resident was contacted and refused to participate in the census. Non-Primary indicates that the residence is not the primary dwelling of the occupant and as such the dwelling, but not the residents, was included in the census.

Table 22. Dwelling Response Status by Neighbourhood

Neighbourhood	Contacted	Non-Contact	Refusal	Vacant	Non-Primary	Total
Akinsdale	1,921	8	11	74	<5	2,017
Braeside	1,092	<5	2	43	<5	1,142
Deer Ridge	2,037	<5	6	24	<5	2,067
Downtown	336	<5	<5	92	<5	429
Erin Ridge	2,070	<5	6	32	<5	2,113
Erin Ridge North	688	<5	<5	98	<5	787
Forest Lawn	1,086	<5	<5	15	<5	1,103
Grandin	3,104	19	6	143	<5	3,277
Heritage Lakes	1,351	6	<5	11	<5	1,372
Inglewood	617	<5	<5	22	7	649
Jensen Lakes	80	<5	<5	24	<5	107
Kingswood	865	5	<5	15	<5	888
Lacombe Park	2,789	6	10	64	<5	2,871
Mission	1,021	16	13	42	<5	1,094
North Ridge	1,923	<5	<5	38	<5	1,964
Oakmont	1,287	<5	<5	43	<5	1,343
Pineview	677	<5	<5	14	<5	694
Riverside	199	10	<5	21	<5	233
Sturgeon Heights	698	<5	<5	24	<5	724
Ville Giroux	210	<5	<5	<5	<5	214
Woodlands	973	<5	<5	20	<5	994
Total	**25,024**	**83**	**72**	**862**	**42**	**26,082**