

Current Development and Potential Future Growth Projections Impacts on Existing Ward Boundaries

1. Current Development Growth Projections

Planning & Development Services provided the following growth projections for development that is expected to be complete before 2021 within the Urban Services Area. These projections were based on approved Area Structure Plans as well as development permit applications.

Emerald Hills Urban Village

- estimated population growth of 2,297
- anticipated to be built by 2021
- will impact the population in Ward 4

Aspen Trails

- estimated population growth of 1,117
- anticipated to be built by 2021
- will impact the population in Ward 4

Summerwood North

- estimated population growth of 1,438
- anticipated to be 80-90% built by 2021
- will impact the population in Ward 4

Salisbury Village

- estimated population growth of 1,534
- anticipated to be built by 2021
- will impact the population in Ward 3

2. Potential Future Growth Projections

Other potential developments that may impact ward population numbers for the 2021 election include:

Cambrian

- estimated population of 1,898 by 2021
- will impact the population of Ward 4

Hillshire (subject to Council and Capital Region Board approval)

- estimated population of 2,591
- will impact the population in either Ward 6 or Ward 3

Note: Population projections were calculated using dwelling units and applying a persons per dwelling unit factor of 2.9 for single family dwelling and 1.8 for apartments.

**Population Projections for 2021 Including Current Development
from Salisbury Village, Emerald Hills, Aspen Trails and Summerwood**

Urban Wards	2015 Population	Estimated Growth	Population by 2021	Deviation from Urban Population Mean
1	13,512		13,512	-10.12%
2	14,621		14,621	-2.74%
3	11,611	1,534	13,145	-12.56%
4	15,405	4,852	20,257	34.74%
8	13,633		13,633	-9.32%
Total	68,782		75,168	

Urban Population Mean/Ward -25% 11,275
 Urban Population Mean/Ward 15,034
 Urban Population Mean/Ward +25% 18,792

**Population Projections for 2021 Including Current and Potential Future Development
from Salisbury Village, Emerald Hills, Aspen Trails, Summerwood, Cambrian, and Hillshire***

Urban Wards	2015 Population	Estimated Growth	Population by 2021	Deviation from Urban Population Mean
1	13,512		13,512	-15.19%
2	14,621		14,621	-8.23%
3	11,611	4,125	15,736	-1.23%
4	15,405	6,750	22,155	39.06%
8	13,633		13,633	-14.43%
Total	68,782		79,657	

Urban Population Mean/Ward -25% 11,949
 Urban Population Mean/Ward 15,931
 Urban Population Mean/Ward +25% 19,914

*subject to approval by Council and Capital Region Board

