

PARKLAND COUNTY HOUSING NEEDS & DEMAND ASSESSMENT

DECEMBER 2025

Prepared by:
Rural Development Network
Sustainable Housing Initiative

LAND ACKNOWLEDGEMENT

We would like to acknowledge that Parkland County is located on the Traditional Territories of Treaty 6 and is home to the Plains and Woods Cree.

We would also like to acknowledge that the Rural Development Network's physical office is located on the Traditional Territories of Treaty 6 and is home to Métis Nation Region 4. As a national organization, we acknowledge that RDN staff and the communities we support live, gather, and organize across Turtle Island.

In an ongoing effort to support Indigenous communities in addressing issues of housing, homelessness, and service needs, we are committed to working to decolonize homelessness research and advocating to funders for Indigenous self-determination in the housing and social sectors.

We share this acknowledgement to reaffirm our responsibility and commitment to reconciliation.



TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
INTRODUCTION.....	6
PURPOSE.....	7
SCOPE.....	7
DATA LIMITATIONS.....	9
THE HOUSING CONTINUUM.....	10
COMMUNITY ECONOMIC PROFILE.....	11
LOCATION.....	12
ECONOMY.....	13
EMPLOYMENT INDICATORS.....	16
COMMUNITY WELL-BEING.....	17
CONCLUSION.....	18
HOUSING DEMAND INTRODUCTION.....	19
POPULATION.....	20
INDIGENOUS POPULATION PROFILE.....	22
IMMIGRANT POPULATION PROFILE.....	23
MOBILITY.....	25
POPULATION PROJECTIONS.....	26
AGE AND GENDER DISTRIBUTION.....	27
FAMILY AND HOUSEHOLD TYPES.....	28
FAMILY PROJECTIONS.....	32
HOUSEHOLD PROJECTIONS.....	33
HOUSEHOLD AND FAMILY INCOME.....	34
HOUSEHOLD INCOME DISTRIBUTION.....	35
LOW-INCOME MEASURES: FAMILIES & HOUSEHOLDS.....	37
LOW-INCOME MEASURES: INDIVIDUALS.....	38
HOUSEHOLD INCOME AND PROFILE.....	39
HOMELESSNESS IN PARKLAND COUNTY.....	41
DEMAND TABLES – FAMILIES.....	43
DEMAND TABLES – HOUSEHOLDS.....	44
CONCLUSION TO HOUSING DEMAND SECTION.....	45
HOUSING SUPPLY.....	46
CURRENT HOUSING ENVIRONMENT.....	47
DWELLING VALUES.....	51
CHARACTERISTICS OF DWELLING UNITS.....	52
BUILDING PERMITS.....	53
HOUSING COMPLETIONS BY DWELLING TYPES.....	54
SENIOR HOUSING.....	56
CONDITION, SUITABILITY & AFFORDABILITY OF HOUSING.....	57
NON-MARKET HOUSING.....	60
CONCLUSION.....	60

TABLE OF CONTENTS

GAP ANALYSIS INTRODUCTION.....	61
PEOPLE PER DWELLING.....	62
HOUSEHOLD GAP MEASURES.....	63
PROJECTIONS SUITABILITY, ADEQUACY & AFFORDABILITY.....	66
HOUSING INDICATORS BY FAMILY TYPE.....	70
DEMAND FOR BEDROOMS VERSUS SUPPLY.....	74
CORE HOUSING NEED.....	76
GAP ANALYSIS CONCLUSION.....	82
CONCLUSION.....	83
RECOMMENDATIONS.....	84
APPENDIX 1: FEDERAL PROJECTED HOUSING NEEDS.....	85
APPENDIX #2 – METHODOLOGY & DATA.....	92
APPENDIX #3 – DEFINITIONS.....	94
APPENDIX #4 – REFERENCES.....	101

LIST OF TABLES

TABLE 3.1: 5-YEAR MOBILITY, 2011-2021.....	25
TABLE 3.2: CHANGES IN FAMILIES, STUDY AREA, 2011-2021.....	28
TABLE 3.3 HOUSEHOLD FORMATION, PARKLAND COUNTY, 2016 - 2021.....	29
TABLE 3.4 HOUSEHOLD SUPPRESSION, PARKLAND COUNTY, 2016 - 2021.....	30
TABLE 3.5: CHANGES IN HOUSEHOLD TYPES, STUDY AREA, 2011-2021.....	31
TABLE 3.6: HOUSEHOLD MEDIAN AFTER-TAX INCOME, STUDY AREA, 2011-2021.....	34
TABLE 3.7: INDIVIDUAL MEDIAN AFTER-TAX INCOME, STUDY AREA, 2011-2021.....	34
TABLE 3.8 LOW-INCOME MEASURE (LIM) AFTER-TAX, STUDY AREA, 2021.....	38
TABLE 3.9 HOUSEHOLD INCOME AND PROFILE.....	39
TABLE 3.10: BEDROOM DEMAND, PARKLAND COUNTY, 2021 PROJECTIONS.....	44
TABLE 3.11: HOUSEHOLD SIZE BEDROOM DEMAND, 2021 PROJECTIONS.....	44
TABLE 4.1 OWNER HOUSING UNIVERSE, STUDY AREA, 2021.....	47
TABLE 4.2 RENTER HOUSING UNIVERSE, STUDY AREA, 2021.....	48
TABLE 4.3: AGE OF DWELLINGS, STUDY AREA, 2021.....	50
TABLE 4.4: HOUSING UNITS: CURRENTLY OCCUPIED/AVAILABLE.....	50
TABLE 4.5: HOMEOWNER SHELTER VALUE AND SHELTER COSTS, 2021.....	51
TABLE 4.6: RENTAL MONTHLY SHELTER COST AND AFFORDABILITY, 2021.....	51
TABLE 4.7: SENIORS HOUSING NUMBERS.....	56
TABLE 4.8 HOUSING INDICATORS BY TENURE, 2021.....	59
TABLE 4.9: CHANGE IN UNITS AFFORDABLE TO LOW-INCOME HOUSEHOLDS.....	59
TABLE 4.10 CURRENT NON-MARKET HOUSING UNITS, PARKLAND COUNTY, 2021.....	60
TABLE 5.1 PEOPLE PER DWELLING, STUDY AREA, 2021.....	62
TABLE 5.2 HOUSING INDICATORS BY TENURE, 2021.....	64
TABLE 5.3: HIGH AND LOW PROJECTIONS OF UNSUITABLE HOUSING FOR 2026.....	67
TABLE 5.4: HIGH AND LOW PROJECTIONS OF INADEQUATE HOUSING FOR 2026.....	68
TABLE 5.5: HIGH AND LOW PROJECTIONS OF UNAFFORDABLE HOUSING FOR 2026.....	69
TABLE 5.6 FAMILY INDICATORS, 2021.....	71
TABLE 5.7 PROJECTED FAMILY INDICATORS, PARKLAND COUNTY, 2026.....	72
TABLE 5.8 BEDROOM DEMAND PROJECTIONS BY FAMILY TYPE, 2021.....	74
TABLE 5.9 BEDROOM DEMAND PROJECTIONS FOR HOUSEHOLDS, 2021.....	75
TABLE 5.10: INCOME CATEGORIES AND AFFORDABLE SHELTER COSTS, 2021.....	76
TABLE 5.11: PERCENTAGE OF HOUSEHOLDS IN CORE HOUSING NEED, BY INCOME CATEGORY AND HOUSEHOLD SIZE.....	77
TABLE 5.12 CORE NEED BY AGE GROUP, STUDY AREA, 2021.....	78
TABLE 5.13 CORE NEED BY INDIGENOUS IDENTITY, STUDY AREA, 2021.....	79
TABLE 5.14 CORE NEED BY IMMIGRATION STATUS, STUDY AREA, 2021.....	79
TABLE 5.15 CORE HOUSING NEED (CHN) BY CMHC PRIORITY GROUPS.....	80

LIST OF FIGURES

FIGURE 2.1 EMPLOYMENT INDICATORS, PARKLAND COUNTY, 2021.....	16
FIGURE 3.0: POPULATION, PARKLAND COUNTY, 2021-2024.....	20
FIGURE 3.1: POPULATION, GROWTH RATE, PARKLAND COUNTY, 2001 TO 2024.....	21
FIGURE 3.2 INDIGENOUS POPULATION, STUDY AREA, 2011 - 2021.....	22
FIGURE 3.3: IMMIGRANT POPULATION PROFILE, STUDY AREA, 2011 - 2021.....	23
FIGURE 3.4: IMMIGRANT AGE GROUPS, PARKLAND COUNTY, 2011 - 2021.....	24
FIGURE 3.5: POPULATION PROJECTIONS 1994-2051.....	26
FIGURE 3.6: AGE DISTRIBUTION, PARKLAND COUNTY, 2001-2021.....	27
FIGURE 3.7: FAMILY PROJECTIONS, PARKLAND COUNTY, 2011-2026.....	32
FIGURE 3.8: HOUSEHOLD PROJECTIONS, PARKLAND COUNTY, 2011-2026.....	33
FIGURE 3.9 HOUSEHOLD INCOME DISTRIBUTION, STUDY AREA, 2021.....	35
FIGURE 3.10 FAMILY INCOME, STUDY AREA, 2021.....	36
FIGURE 3.11 LOW-INCOME MEASURE (AFTER-TAX), STUDY AREA, 2021.....	37
FIGURE 4.1 NUMBER OF BEDROOMS BY DWELLING TYPE, PARKLAND COUNTY, 2021.....	49
FIGURE 4.2 POPULATION GROWTH COMPARED TO DWELLING GROWTH, 2021.....	52
FIGURE 4.3 NUMBER OF BUILDING PERMITS BY TYPE, PARKLAND COUNTY, 2025.....	53
FIGURE 4.4 HOUSING COMPLETIONS BY DWELLING TYPE, PARKLAND COUNTY, 2023.....	54
FIGURE 4.5 HOUSING COMPLETIONS BY ATTENDED MARKET, PARKLAND COUNTY, 2023.....	55
FIGURE 4.6 INADEQUATE HOUSING RATES BY TENANCY, STUDY AREA, 2021.....	57
FIGURE 4.7 UNSUITABLE HOUSING RATES BY TENANCY, STUDY AREA, 2021.....	58
FIGURE 4.8 UNAFFORDABLE HOUSING RATES BY TENANCY, STUDY AREA, 2021.....	58

EXECUTIVE SUMMARY

Parkland County commissioned the Rural Development Network (RDN) to conduct a Housing Needs and Demand Assessment to identify current and future housing trends within the County. The report identifies potential gaps in the housing inventory relating to affordability, suitability, and adequacy.

The report is broken into 4 sections: Community Economic Profile, Housing Demand, Housing Supply, and Gap Analysis.

COMMUNITY ECONOMIC PROFILE

The Community Economic Profile for Parkland County provides a concise overview of the County's geographic setting, economic structure, and socio-economic well-being.

Parkland County is a rural county in central Alberta, surrounding the City of Spruce Grove and the Town of Stony Plain. The County features a mix of residential areas, hamlets, and recreational communities near Wabamun and Jackfish Lake.

The County's economy is diverse, with a strong emphasis on trades and transportation. According to the 2021 Census, **trades, transport, and equipment operation occupations** represent the largest employment sector (**28.6%**), followed by **sales and service (18.7%)** and **business, finance, and administration (16.9%)**. In 2021, the County's employment rate was **59.0%**, while the unemployment rate was **10.0%**, reflecting ongoing shifts in the labour market conditions.

Key Insights:

- Trades-related occupations are the dominant employment sector (28.6%).
- The unemployment rate was 10.0% in 2021.
- Parkland County demonstrates strong socio-economic performance with a Community Well-Being (CWB) score of 83.

Overall, Parkland County exhibits a healthy and diversified local economy, supported by a strong labour force and high living standards.

HOUSING DEMAND

The Housing Demand section for Parkland County provides an overview of the demographic and socio-economic trends influencing current and future housing. Parkland County's population has steadily increased, reaching **33,671** in 2024, reflecting a **0.7% growth rate** from 2023. The community has a relatively young demographic, with **28.5% under 25**, while **19.8%** of residents are aged 65 and older, indicating both youth and senior housing considerations.

The Indigenous population accounted for **6.8%** of residents, while the immigrant population accounted for **7.5%** of residents in 2021. Population projections suggest an annual growth of approximately **1% through 2051**, though actual growth may vary with economic and social factors.

Household composition is shifting, with couples (both with and without children) representing the majority. Single-parent families are increasing steadily, while overall household sizes are trending smaller. 1-and 2-person households are on the rise, whereas 3 and 4+ person households are declining. Median household income is relatively high at **\$98,000**, though certain groups, particularly 1-person households and seniors, are experiencing higher rates of low income.

Housing demand reflects these demographic trends. Families with children generally require 2-4 bedroom homes, while single individuals and smaller households are driving growth in 1 and 2 2-bedroom units. Overall, housing supply must accommodate both smaller units for single and senior residents, as well as larger homes for families.

Key Insights:

- Steady growth is expected, with notable increases in seniors (65+) and young families.
- 1 and 2-person households are rising, indicating demand for smaller units.

Policy implications:

- Planning should focus on diversifying housing stock, ensuring affordable options for low-income residents, and supporting the needs of an aging population.

Population		
Total Population (Number)	2016	32,737
	2021	32,205
	2024	33,671
Population Growth (Number)	Total	-532
	Percentage	-1.6%
Age (Years)	Average	42.3
	Median	45.2
Age Distribution	0 - 14 years	5,720
	15 - 64 years	20,660
	65+ years	5,825
Mobility	Non-movers	29,100
	Non-migrants	940
	Migrants	1,740

Demographic Information		
Immigrants	Total	2,405
Non-Immigrants	Total	29,555
Recent Immigrants (2016-2021)	Total	100
Interprovincial migrants (2016-2021)	Total	630
Indigenous Identity	Total	2,170

HOUSING SUPPLY

The Housing Supply section provides a comprehensive overview of the current housing inventory in Parkland County. Housing in the County is largely dominated by single-detached homes, comprising 90.3% of owner-occupied dwellings and 70.4% of rental units. Moveable dwellings make up 8.9% of owner-occupied units and 21.2% of rentals, while apartments and semi-detached homes remain limited. The majority of homes have three to four or more bedrooms, reflecting a preference for larger households.

Between 2016 and 2021, Parkland County experienced a slight population decline of 1.6%, yet dwelling growth increased by 16.6%. Most building permits and housing completions in recent years have focused on new single-detached homes for the homeownership market, with limited rental construction.

The County's senior housing is primarily provided by the Meridian Foundation, offering self-contained units, supportive housing, and affordable housing. Most senior housing consists of small apartments with fewer than five stories.

Affordability is the most significant housing challenge in the County. While inadequate and unsuitable housing is not as prominent, 4.4% of homeowners and 15.7% of renters live in core housing need due to unaffordable housing. Owner-occupied dwellings in the County have an average value of \$560,500, higher than both the provincial and regional averages, but the average monthly shelter cost of \$1,670 is lower than regional benchmarks. Rental costs average \$1,308 per month.

Key Insights:

- A significant portion of dwellings (7,480) were built between 1961 and 2000, which may require maintenance to meet adequacy standards.
- 27.7% of renters spend over 30% of their income on shelter costs.
- Dwelling growth (+16.6%) outpaced population growth (-1.6%) from 2016–2021, indicating increased housing supply but limited demographic demand.

Policy Recommendation:

- Encourage the development of diverse and affordable housing options, particularly rental and multi-family units, to address affordability pressures and meet the needs of seniors and lower-income residents.

GAP ANALYSIS

The Gap Analysis examines housing suitability, adequacy, and affordability in Parkland County, with an emphasis on identifying which household types are most affected and projected future housing needs.

In 2021, Parkland County had a population of 32,205 and 13,544 private dwellings, resulting in 2.38 people per dwelling, slightly lower than both the provincial (2.61) and Census Division No. 11 (2.40) averages. This suggests that, overall, there is no immediate shortage of housing.

Households are experiencing challenges across all tenure types, though the nature of these challenges differs:

- Owners with mortgages: high prevalence of inadequate and unaffordable housing across all household sizes.
- Owners without mortgages: Experiencing unsuitable housing (especially 4 and 5-person households).
- Non-subsidized tenants: Significant issues with unaffordability (particularly 1 to 4-person households) and inadequate housing for larger households.

The rates of unsuitable, inadequate, and unaffordable housing are expected to remain stable or increase slightly, with households of larger sizes and those with mortgages continuing to face the greatest challenges. Single-parent and couples with children households are projected to experience persistent unaffordability and inadequate housing, particularly for owners and non-subsidized tenants.

Core housing needs affect all age groups, but the highest impacted are those aged 25-54 and over 65. Indigenous populations, particularly Métis and First Nations residents, show higher rates of unsuitable, unaffordable, and inadequate housing compared to Non-Indigenous populations.

INTRODUCTION

PURPOSE

Parkland County has commissioned the Rural Development Network (RDN) to conduct a Housing Needs and Demands Assessment. The assessment will help understand the present housing supply and housing needs of Parkland County. In this document, we will examine the suitability, adequacy, and affordability of the current housing inventory in these communities to assess any gaps in housing.

Adequate Housing – Housing that does not require major repairs, such as significant and costly electrical, plumbing, and/or structural repairs.

Affordable Housing – housing is considered “affordable” if it costs less than 30% of a household’s before-tax income.

Suitable Housing – refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household.

SCOPE

The scope of the Needs Assessment encompasses the County of Parkland, Census Division No. 11, and the Province of Alberta. These areas together create the “Study Area” for the report. Page 8 has the breakdown of Census Division No.11.

Census Division No.11 is included with the Province of Alberta and Parkland County for the following reasons:

- Comparing the neighbouring Census Division with the Study Area allows for a better understanding of the changes in the area relative to growth in the region.
- These regional and provincial comparisons are useful for housing providers and project proponents in making the case for relative needs when seeking regional or provincial funding assistance.
- There will be residents within the district who work in Parkland County.

Census Division No.11 | Population: 40,768

Cities	Edmonton Leduc Wetaskiwin	Beaumont Spruce Grove	Fort Saskatchewan St. Albert
Towns	Bon Accord Drayton Valley Millet Stony Plain	Calmar Gibbons Morinville Thorsby	Devon Legal Redwater
Villages	Breton Warburg	Spring Lake	Wabamun
Summer Villages	Argentia Beach Golden Day Kapasiwin Norris Beach Seba Beach	Betula Beach Grandview Lakeview Point Alison Silver Beach	Crystal Springs Itaska Beach Ma-Me-O Beach Poplar Beach Sundance Beach
Hamlets	Alcomdale Carbondale Falun Rocky Rapids Sunnybrook Village of Pigeon Lake	Buck Creek Cynthia Lodgepole Rolly View Telfordville	Calahoo Duffield North Cooking Lake South Cooking Lake Westerose
Specialized Municipalities	Strathcona County		
Municipal Districts	Brazeau County Sturgeon County	Leduc County Wetaskiwin No. 10	Parkland County
Indian Reserves	Alexander 134 Louis Bull 138B Wabamun 133B	Enoch Cree Nation 135 Pigeon Lake 138A	Ermineskin 138 Wabamun 133A

DATA LIMITATIONS

The data examined in the report comes from Statistics Canada, Alberta Health, the Alberta Regional Dashboard, and Canada Mortgage and Housing Corporation (CMHC). The methodology and references can be found in the appendix of the report.

It is important to recognize that the collated data has limitations. These limitations include:

- Statistics Canada uses rounding to reduce the possibility of identifying individuals within the data. All counts are rounded to a base of 5, meaning they will end in either 0 or 5. According to the Statistics Act, some counts are expressed as “0” to ensure no individuals can be identified.
- Due to rounding, some tables are broken down into rates that may add up to more or less than 100%.
- The housing indicators for major repair, sustainability, and affordability are self-reported and therefore could be misreported.
- Data suppression has been adopted by Statistics Canada and CMHC to protect the confidentiality of individual respondents’ personal information.
- The Census data may not reflect the needs of the whole community due to not all residents participating in the Census.

THE HOUSING CONTINUUM

The Canada Mortgage and Housing Corporation (CMHC) Housing Continuum model shows the range of housing types available in a community, from homelessness on one end to market home ownership on the other. In between lies a range of housing options and types. The continuum assumes that people will start somewhere along the horizontal axis and move from left to right, with market home ownership being the goal.



Definitions of Housing Types Along the Housing Continuum:

Homeless: Describes the situation of an individual or family that does not have a permanent address or residence; the living situation of an individual or family who does not have stable, permanent, appropriate housing, or the immediate means and ability to acquire it.

Emergency Shelter: A designated shelter designed to offer short-term crisis support.

Transitional Housing: A temporary solution that aims to bridge the gap from homelessness to permanent housing.

Social Housing: Housing for people living on low incomes who cannot afford market-rate apartments.

Affordable Rental Housing: Rental housing that costs less than 30 percent of the tenant's pre-tax income.

Affordable Home Ownership: Housing that costs less than 30 percent of the homeowner's pre-tax income.

Market Rental Housing: Housing where landlords choose what they charge for rent, and there is no subsidy or discount for those on lower incomes.

Market Home Ownership: Unsubsidized Housing, and homeowners are responsible for paying a mortgage and maintaining their property.

COMMUNITY ECONOMIC PROFILE



INTRODUCTION

The Community Economic Profile provides a comprehensive overview of Parkland County, examining its location and employment landscape.

LOCATION

Parkland County is a rural municipal district in central Alberta. The County surrounds the City of Spruce Grove and the Town of Stony Plain. The municipality includes acreages, hamlets, and recreational communities along Wabamun and Jackfish lakes.

Below is a map showing the location of Parkland County in context to the rest of the province.



ECONOMY

Table 2.1 illustrates the diversity of occupations within the Study Area, as per the 2021 Census.

TABLE 2.1: OCCUPATIONS, 2021		
	Total	%
Legislative and senior management occupations	250	1.5%
Business, finance and administration occupations	2,825	16.9%
Natural and applied sciences and related occupations	1,125	6.7%
Health occupations	945	5.6%
Occupations in education, law and social, community and government services	1,490	8.9%
Occupations in art, culture, recreation and sport	300	1.8%
Sales and service occupations	3,130	18.7%
Trades, transport and equipment operators and related occupations	4,785	28.6%
Natural resources, agriculture and related production occupations	1,290	7.7%

Data Source: Statistics Canada Census Profile 2021

Occupation Statistics:

- According to the 2021 Census, the top occupation for the County is trade-related jobs, 4,785 (28.6%).
- 18.7% (3,130) of residents work in sales and service occupations.
- Business, Finance, and Administration Occupations make up 16.9% (2,825) of the job market in the County.

Table 2.2 provides an overview of the economy and labour force in Parkland County based on the Federal Housing Needs Assessment template.

Table 2.2: Economy and Labour Force		
Characteristic	Data	Value
Number of workers in the Labour Force	Total	17,135
Number of workers by industry (Top 10 only)	Construction	2,700
	Retail Trade	1,685
	Health Care & Social Assistance	1,505
	Professional, scientific and technical services	1,125
	Mining, quarrying, and oil and gas extraction	1,025
	Transportation and warehousing	995
	Public administration	945
	Other services (except public administration)	935
	Manufacturing	840
	Educational services	830
Unemployment rate and participation rate (Percent)	Unemployment rate	9.80%
	Participation rate	65.10%
All classes of workers (Number)	Total	16,740
Employees (Number)	Total	12,955
Permanent position (Number)	Total	10,795
Temporary position (Number)	Total	2,160
Fixed term (1 year or more, Number)	Total	335

Table 2.2: Economy and Labour Force

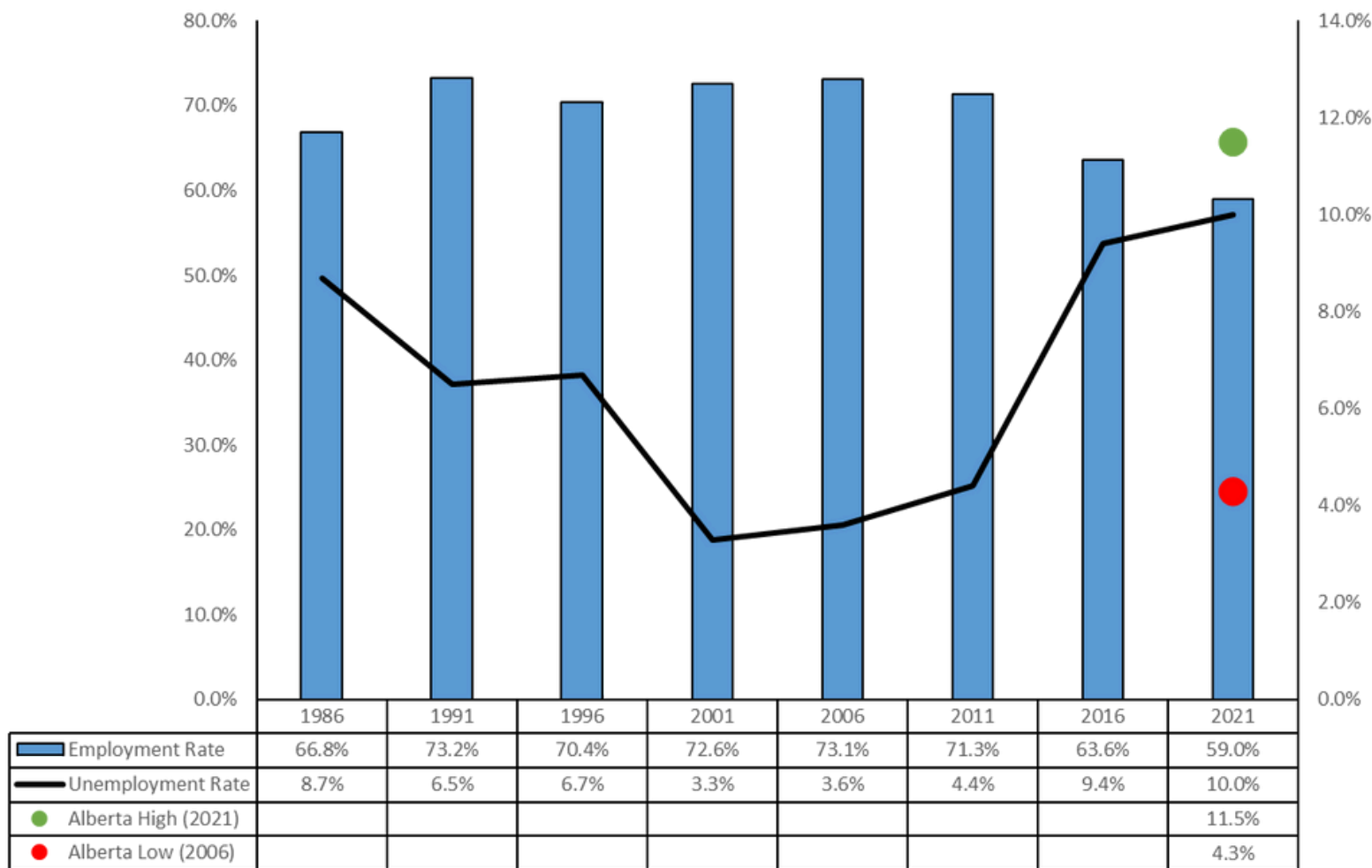
Characteristic	Data	Value
Casual, seasonal or short-term position (less than 1 year, Number)	Total	1,820
Self-employed (Number)	Total	3,785
Number of commuters by commuting destination	Within a census subdivision	1,600
	To a different census subdivision	6,875
	To different census divisions	520
	To another province/territory	70
Number of commuters by main mode of commuting for the employed labour force with a usual place of work or no fixed workplace address	Car, truck or van	11,375
	Public transit	60
	Walked	245
	Bicycle	0
	Other method	430

Data Source: Statistics Canada Census Profile 2021

EMPLOYMENT INDICATORS

Figure 2.1 shows the employment indicators between 1986 and 2021 for the Study Area. In 2021, the unemployment rate in Parkland County was 10.0% and the employment rate was 59.0%.

FIGURE: 2.1 EMPLOYMENT INDICATORS



Data Source: Alberta Regional Dashboard, 2024

COMMUNITY WELL-BEING

The Community Well-being (CWB) Index is a Statistics Canada measure of a community's socio-economic well-being. The index has four components: education, labour force activity, income, and housing.

The CWB index (Statistics Canada, 2024):

- Provides a systematic and reliable way to track the socio-economic well-being of communities in Canada over time.
- Illustrates gaps in well-being between Indigenous and non-Indigenous communities, as well as variations across First Nations and Inuit communities;
- One of many comprehensive ways to measure well-being in Canada, and
- Complements research that explores factors associated with community well-being.

The CWB scores are composed of data related to education, labour force activity, income, and housing, sourced from the 1981 to 2006, 2016, and 2021 Censuses, as well as the 2011 National Household Survey. It is important to note that while well-being refers to the social, economic, health and political conditions essential to fulfilling an enjoyable life, there is no universally accepted definition, and the perceptions of well-being vary. The CWB index was developed to measure well-being at the community level for First Nations, Inuit and non-Indigenous populations. Please note that the CWB index does not provide scores for Métis communities, including the 8 Métis-designated settlement areas in Alberta.

CWB scores range from 0 to 100, the higher scores representing better socio-economic well-being. **Table 2.3** shows the Community Well-Being scores for the Study Area.

Table 2.3: Community Well-Being, 2021							
Parkland County							
	Census Population	Income	Education	Housing	Labour Force Activity	CWB	Community Type
Score	32,205	87	64	95	86	83	Non-Indigenous Community

The 2021 scores show that Parkland County has high scores for income, education, housing, and labour force activity. The lowest score is 64 in the education category. Overall, Parkland County has a high Community Well-Being score of 83.

CONCLUSION

Conclusion

The economic and geographic context of the Study Area has shown the following key points:

- The top occupations are in trade-related jobs, 4,785 (28.6%).
- The County's unemployment rate in 2021 was 10.0%
- The County's Community Well-Being Index score is 83.

An aerial photograph of a city, likely Denver, with a teal overlay. The image shows a mix of residential neighborhoods with houses and trees, and commercial areas with large industrial buildings and parking lots. A major road or highway runs diagonally through the center of the image. The text "HOUSING DEMAND" is overlaid in white, bold, sans-serif font.

HOUSING DEMAND

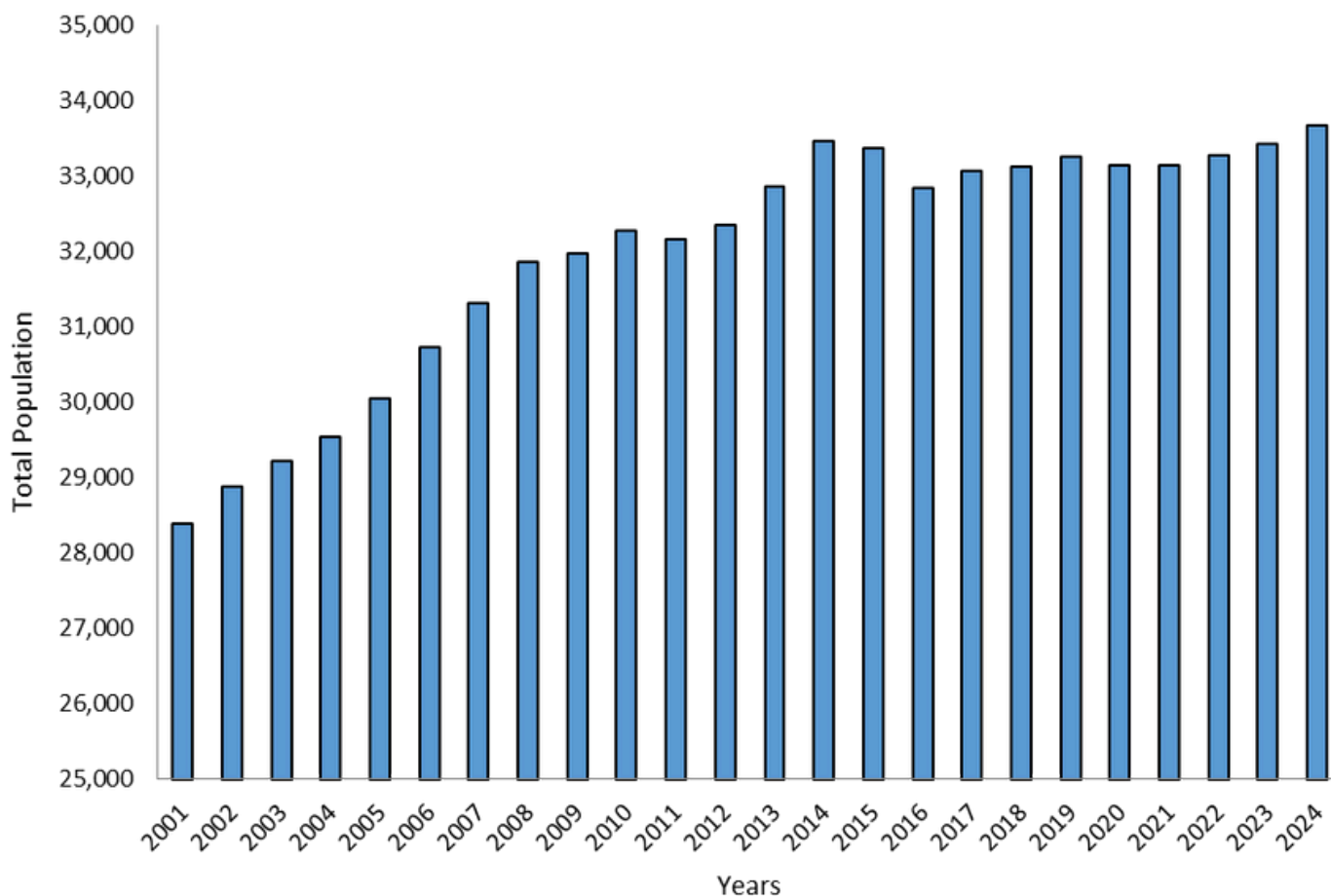
INTRODUCTION

The Housing Demand section profiles the existing and projected demographics in the Study Area. This section looks at the following socio-economic trends and characteristics to determine how they affect housing demand: population, growth, Indigenous persons, immigrants, household features, and low-income factors.

POPULATION

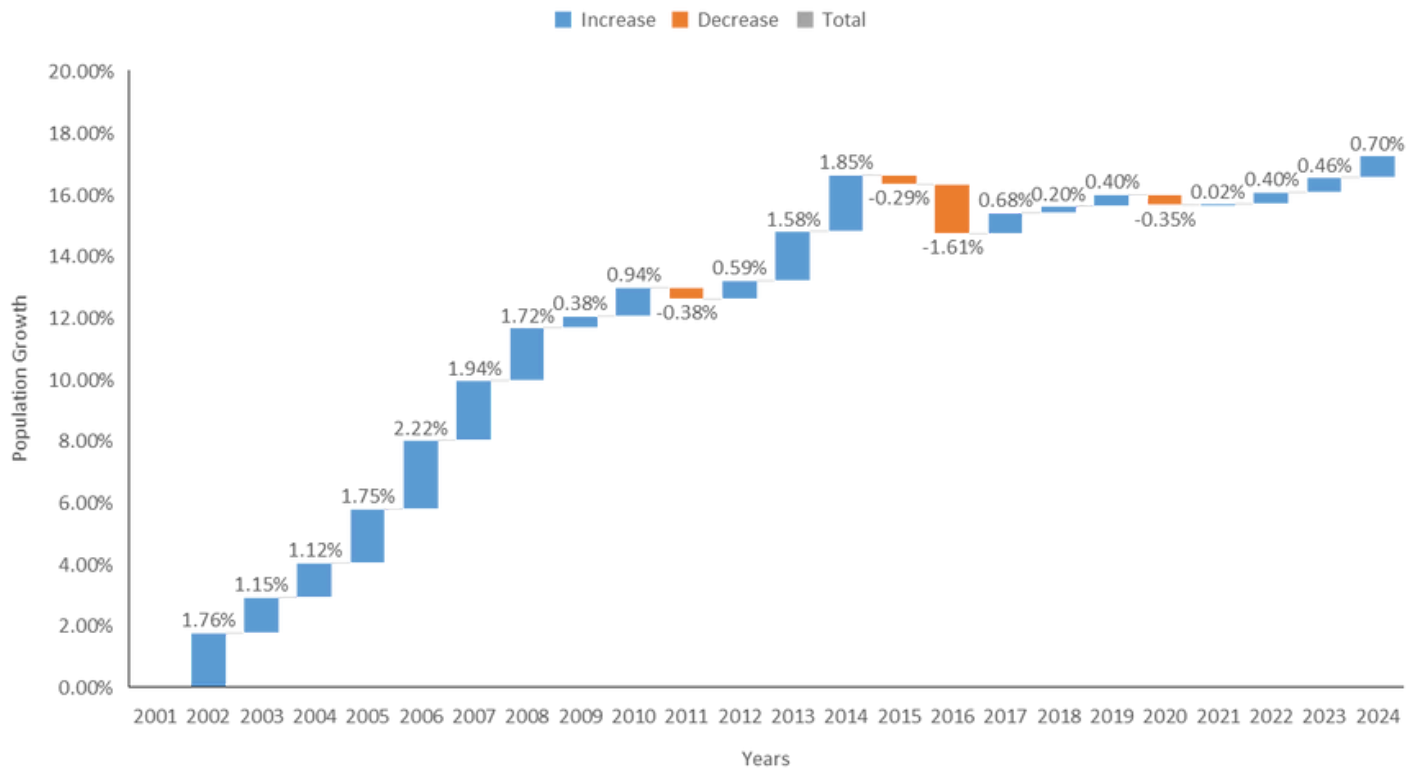
Figure 3.0 and **Figure 3.1** illustrate the changes in population in the Study Area between 2021 and 2024. Parkland County's population has seen a steady increase over the past 5 years, with the 2024 population being 33,671. Parkland County's population saw a 0.7% increase between 2023 and 2024.

FIGURE 3.0: POPULATION, PARKLAND COUNTY, 2001-2024



Data Source: Alberta Regional Dashboard, 2025

FIGURE 3.1: POPULATION, GROWTH RATE, PARKLAND COUNTY, 2001 TO 2024



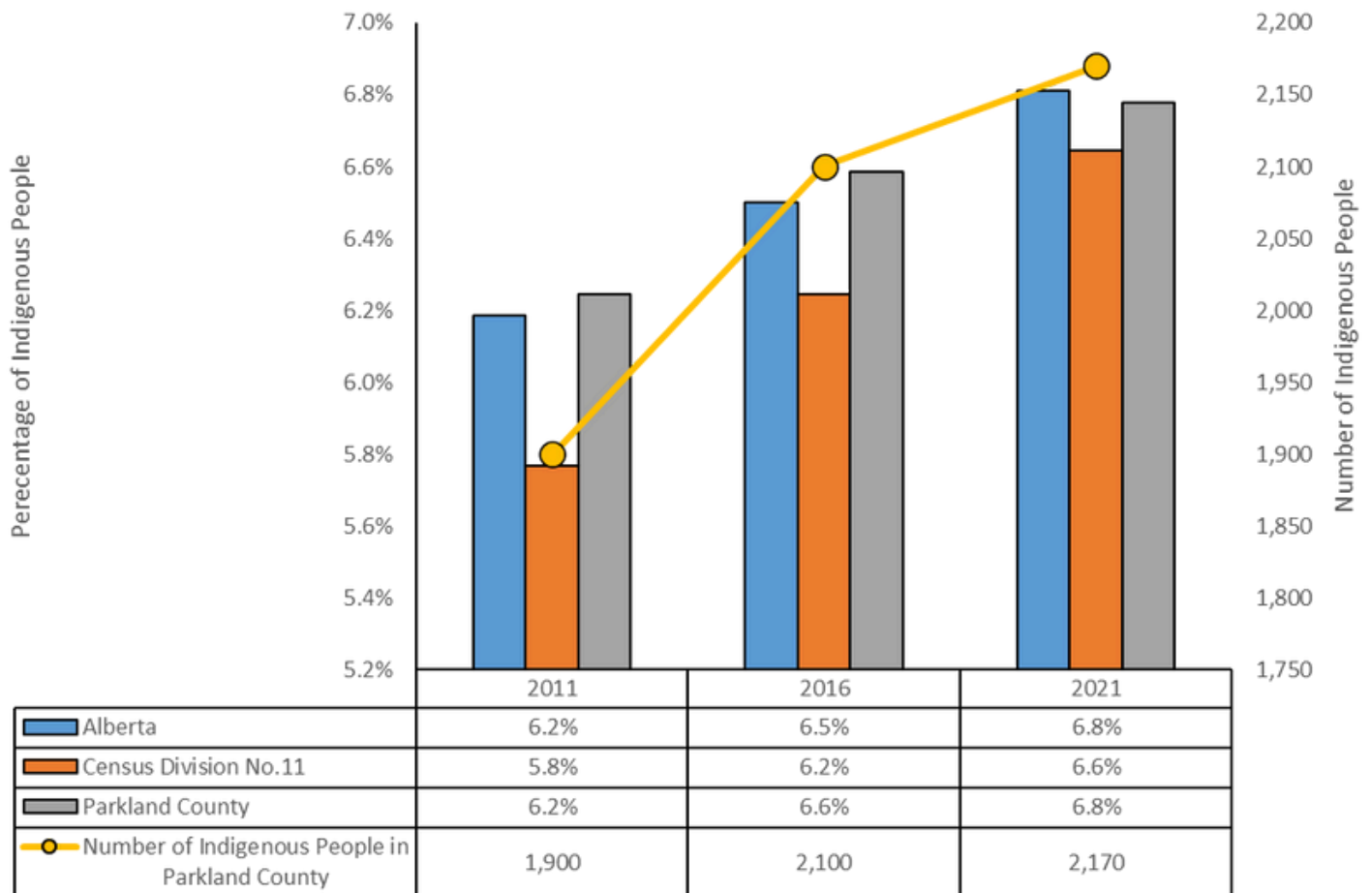
Data Source: Alberta Regional Dashboard, 2025

INDIGENOUS POPULATION PROFILE

Figure 3.2 shows the Indigenous population across the Study Area. Indigenous is an umbrella term for First Nations (status and non-status), Métis and Inuit.

As of 2021, the Indigenous population in Parkland County made up 6.8% (2,170) of the County's population.

FIGURE 3.2 INDIGENOUS POPULATION, STUDY AREA, 2011 – 2021



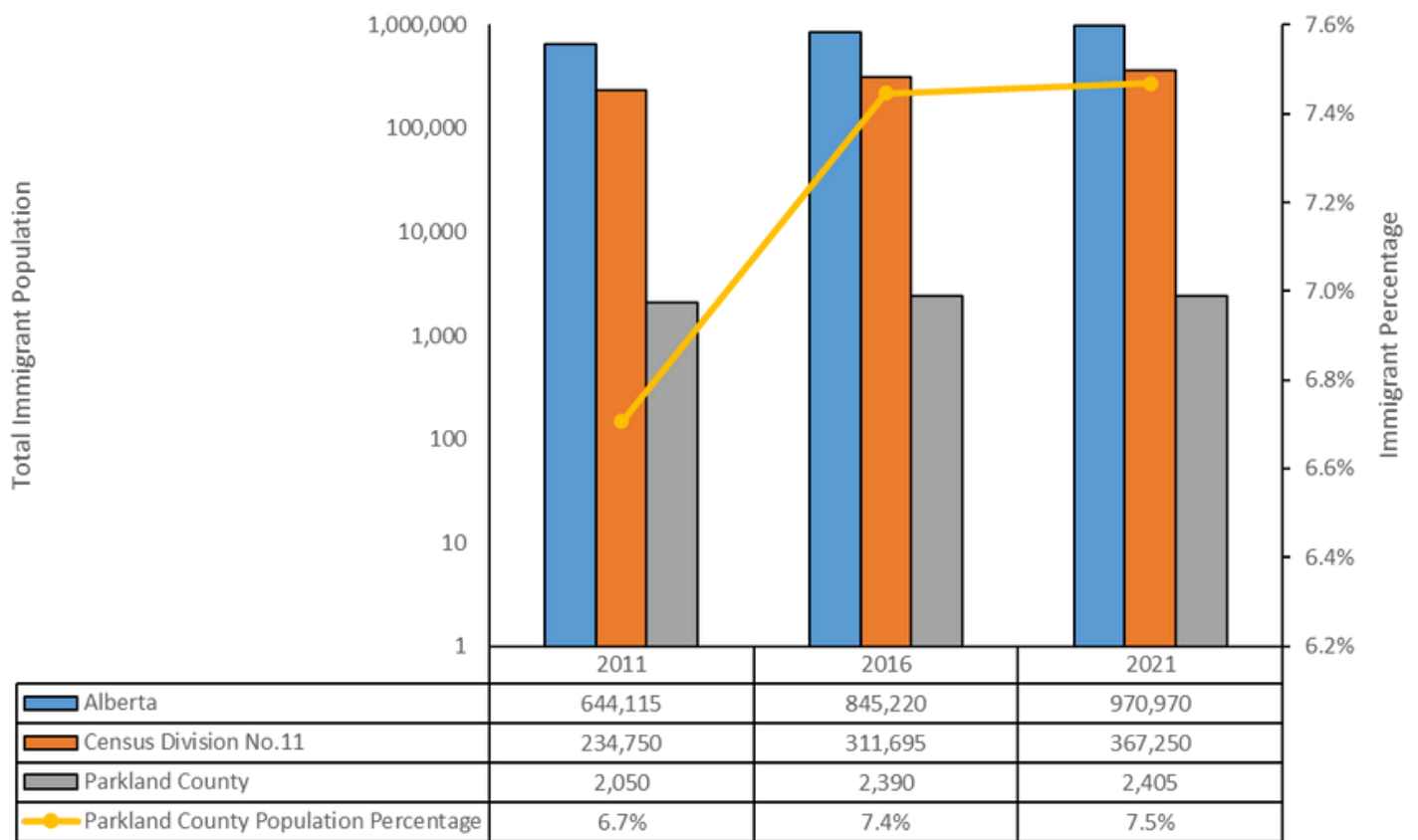
Data Source: Statistics Canada, 2021

IMMIGRANT POPULATION PROFILE

Figure 3.3 shows the total number of immigrants identified by the Census between 2011 and 2021. An immigrant refers to a person who is, or who has ever been, a landed immigrant or permanent resident.

Canada has seen an influx of immigrants in recent years, and this trend can be noticed in Parkland County, too. The past three census years have identified an increase in the number of immigrants living in the County. In 2011, there were 2,050 immigrants living in the County, and this number increased to 2,405 by 2021.

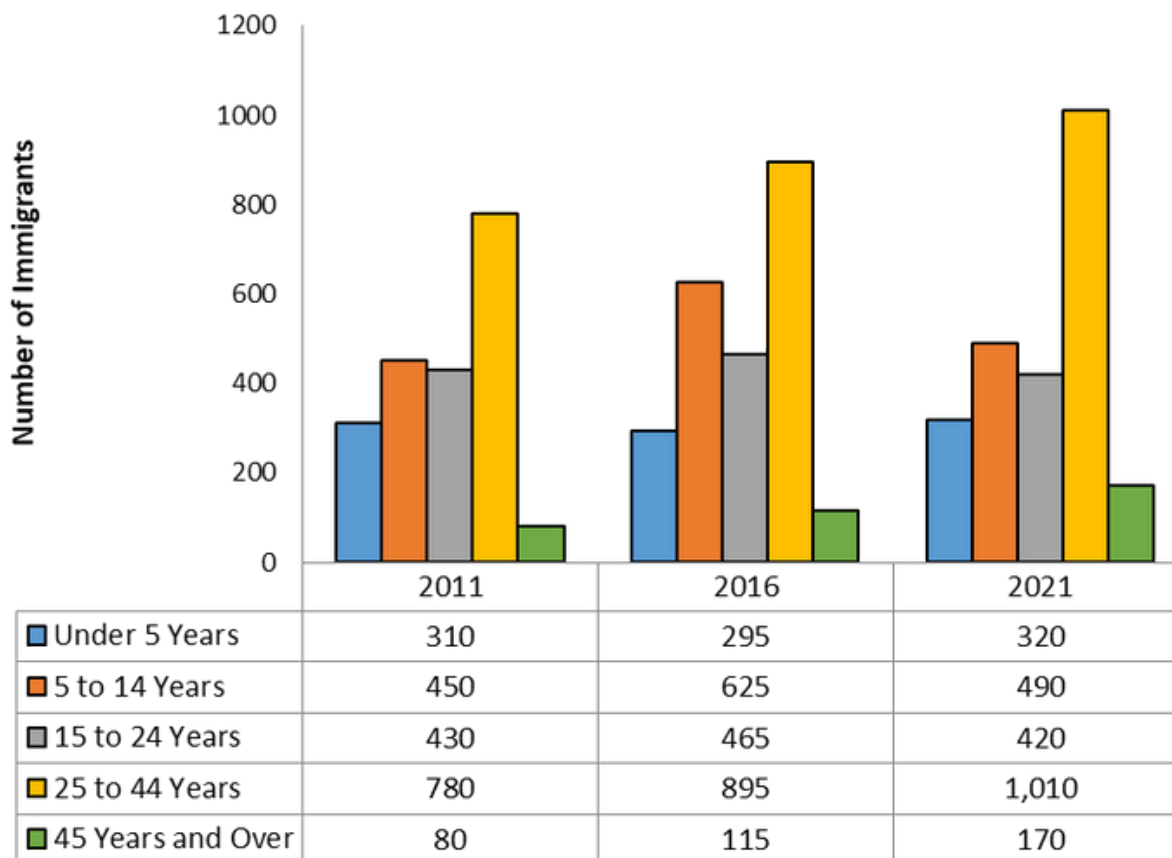
FIGURE 3.3: IMMIGRANT POPULATION PROFILE, STUDY AREA, 2011 – 2021



Data Source: Statistics Canada, 2021

Figure 3.4 shows the age groups of immigrants living in the Study Area. The majority of immigrants are between the ages of 5 and 44.

FIGURE 3.4: IMMIGRANT AGE GROUPS, PARKLAND COUNTY, 2011 – 2021



Data Source: Statistics Canada, 2021

MOBILITY

Mobility data characterizes how many new residents have moved into the community. Statistics Canada breaks the data into two categories: one-year movers and five-year movers. For this report, we will be looking at the five-year mobility trends. The data uses a respondent's place of residence to determine whether they moved into the community within the last year or the last five years.

There are three types of mobility identified:

- **Intraprovincial Migrants:** defined as people who have moved to the area from within the province.
- **Interprovincial Migrants:** those who have moved from another province to the area.
- **External Migrants:** people who have moved to the area from outside of Canada

Table 3.1 looks at the 5-year mobility data for Parkland County.

Table 3.1: 5-Year Mobility, 2011–2021						
Parkland County						
	2011	Share	2016	Share	2021	Share
Total Mobility Status – 5 Years	27,640		30,215		30,540	
Intraprovincial migrants	6,260	22.6%	6,085	20.1%	7,075	23.2%
Interprovincial migrants	5,625	20.4%	5,335	17.7%	6,445	21.1%
External migrants	635	2.3%	755	2.5%	630	2.1%
Total	12,520	45.3%	12,175	40.3%	14,150	46.3%

Data Source: Statistics Canada, 2021

The 5-year mobility rate for Parkland County decreased from 45.3% to 40.3% between 2011 and 2016. In 2021, 5-year mobility increased to 46.3%. The migration patterns of the Study Area suggest that migrants are primarily intraprovincial (within the province).

POPULATION PROJECTIONS

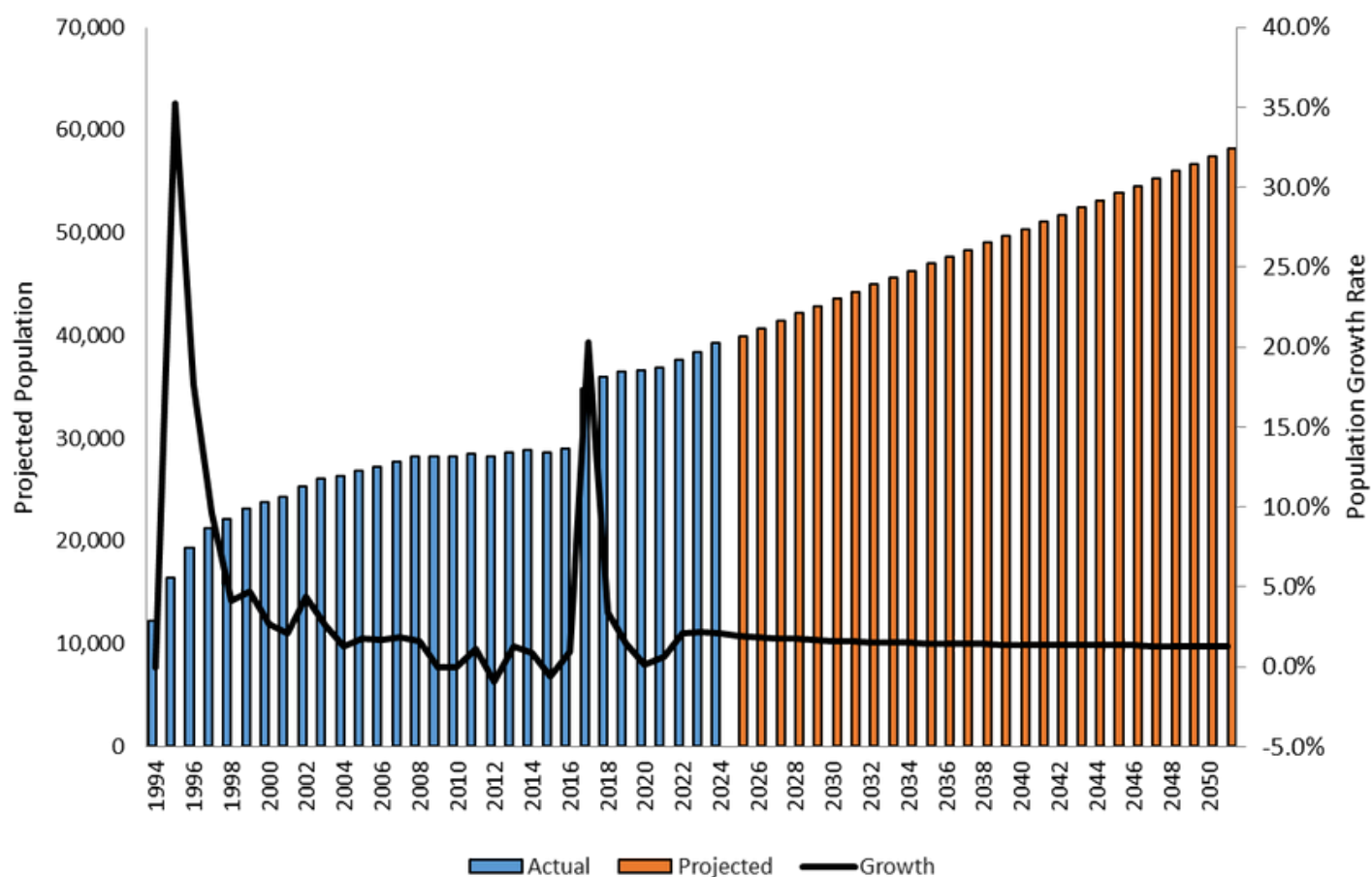
Alberta Health has prepared population projections for the local health zones and regions in Alberta. The Study Area falls in the Alberta Health Zone Z4.8.B.02 – Westview, excluding Stony Plain. This Health Zone includes areas outside of the Study Area, and as a result, the counts within the AHS region numbers are higher than the census and regional population counts. However, the project trends and estimates from this data capture important shifts in the population of the Study Area.

Given the current trends in population growth in this zone, the population is projected to grow by 1% yearly from 2034 to 2051.

Please note that as the years increase, the accuracy of the estimates decreases. In addition, numerous factors can change growth in the communities, such as changes in the job market, the housing market, or unforeseen global events.

Figure 3.5 shows actual and then projected population counts for the Health Zone between 1994 and 2051.

FIGURE 3.5: POPULATION PROJECTIONS, Z4.8.B.02 – WESTVIEW, EXCLUDING STONY PLAIN, 1994–2051



Data Source: Alberta Health, 2025

AGE AND GENDER DISTRIBUTION

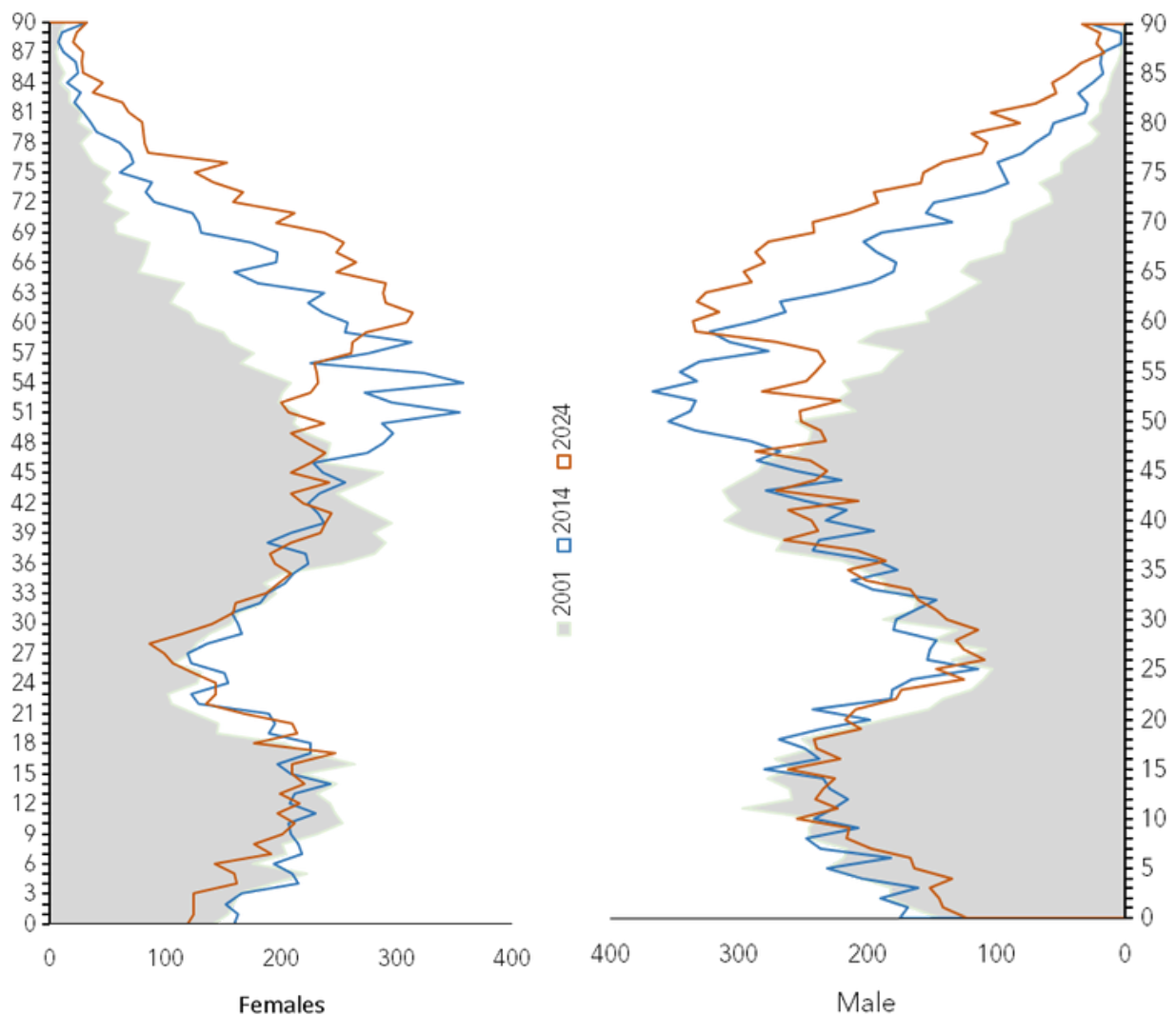
The number of seniors in Canada has been steadily increasing. Between 2016 and 2021, the population of Canadians aged 85 and older increased to 861,000, a 12% increase.

Parkland County has seen the population of residents over the age of 65 grow between 2014 and 2024. The 65+ population has had an exponential growth rate of 4.8% over the past 10 years. In 2014, the number of residents 65 years and older was 4,154, and the 2024 population was 6,660. The average change is 250.6 residents per year.

The percentage of residents under the age of 65 has decreased since 2014. The exponential growth rate is -0.8% over the past 10 years.

Figure 3.6 shows the growth by age group and gender for the Study Area.

FIGURE 3.6: AGE DISTRIBUTION, PARKLAND COUNTY, 2001-2021



Data Source: Alberta Regional Dashboard, 2025

FAMILY AND HOUSEHOLD TYPES

Table 3.2 shows the makeup of couples with children, couples without children, and single-parent families in the Study Area.

Table 3.2: Changes in Families, Study Area, 2011–2021			
Couples with Children			
	Alberta	Census Division No.11	Parkland County
2011	457,355	149,200	4,340
2016	509,655	170,600	4,300
2021	525,680	151,935	4,825
Change from 2011 to 2021	14.9%	1.8%	11.2%
Couples without Children			
	Alberta	Census Division No.11	Parkland County
2011	397,660	127,520	4,215
2016	443,665	144,805	4,675
2021	461,780	180,190	4,515
Change from 2011 to 2021	16.1%	41.3%	7.1%
Single Parent Families			
	Alberta	Census Division No.11	Parkland County
2011	144,510	52,165	805
2016	161,260	58,140	865
2021	177,190	64,985	865
Change from 2011 to 2021	22.6%	24.6%	7.5%

Data Source: Statistics Canada Census 2021

The table on page 27 shows the difference in how family types have changed within the Study Area.

Parkland County saw a steady increase in the number of couples with children between 2011 to 2021. The number of couples with children increased by 11.2% between 2011 to 2021.

The number of couples without children increased between 2011 and 2021, but decreased by 160 between 2016 and 2021. The number of single-parent families increased between 2011 and 2021, but remained the same between 2016 and 2021.

This shows 2 important trends for Parkland County between 2016 and 2021:

- The number of couples with children has continued to increase.
- The number of couples without children has decreased.

Table 3.3 looks at household formation based on the age of the household head. The table shows that residents aged 75 to 84 make up the largest percentage of headship, followed closely by those aged 85 years and older.

Table 3.3 Household Formation, Parkland County, 2016 – 2021						
Household Head Age Category	2016			2021		
	Population	Headship Rate (%)	Households	Population	Headship Rate (%)	Households
15 to 24	3,775	4.0%	150	3,420	3.7%	125
25 to 34	2,980	34.1%	1,015	2,795	36.0%	1,005
35 to 44	4,085	47.7%	1,950	4,120	47.5%	1,955
45 to 54	5,515	54.3%	2,995	4,480	53.2%	2,385
55 to 64	5,505	53.1%	2,925	5,845	52.7%	3,080
65 to 74	3,095	57.7%	1,785	4,000	55.9%	2,235
75 to 84	1,065	65.3%	695	1,520	64.5%	980
85 plus	185	51.4%	95	295	62.7%	185

Data Source: Statistics Canada Census 2021

Table 3.4 looks at the suppression of household formation (e.g., younger people living with their parents due to affordability pressures) and housing demand (e.g., “driving until you qualify”) can both indicate strained local housing market conditions. Based on the table, we can see a total of 561.6 suppressed households.

Table 3.4 Household Suppression, Parkland County, 2016 – 2021							
Household Head Age Category	2016 Actual		2021 Actual		2021 Household Suppression		
	Pop.	Households	Pop.	Households	Headship Rate (% , 2016)	Potential Households (2021)	Suppressed Households (2021)
15 to 24	3,770	120	3,420	125	3.2%	108.9	0
25 to 34	2,600	1,035	2,795	1,005	39.8%	1,112.60	107.6
35 to 44	4,845	2,400	4,120	1,955	49.5%	2,040.90	85.9
45 to 54	5,555	3,050	4,480	2,385	54.9%	2,459.80	74.8
55 to 64	3,780	1,975	5,845	3,080	52.2%	3,053.90	0
65 to 74	1,825	1,140	4,000	2,235	62.5%	2,498.60	263.6
75 plus	790	520	1,815	1,165	65.8%	1,194.70	29.7
Total							561.6

Data Source: Statistics Canada Census 2021

Table 3.5 shows the changes in household size between 2011 to 2021.

Parkland County has seen an increase in all household sizes except 3-person households between 2011 and 2021. The greatest increase can be seen in 1-person households, and the smallest increase can be seen in the 4 or more people households.

Between 2016 and 2021, we see a decline in the number of 4 or more people.

Table 3.5: Changes in Household Types, Study Area, 2011–2021

1–Person Households			
	Alberta	Census Division No. 11	Parkland County
2011	342,730	120,700	1,570
2016	366,080	127,555	1,795
2021	424,055	151,280.00	2,040
Change from 2011 to 2021	23.70%	25.30%	29.90%
2–Person Households			
	Alberta	Census Division No. 11	Parkland County
2011	477,095	157,735	4,420
2016	524,415	175,305	4,820
2021	551,420	185,885	4,990
Change from 2011 to 2021	15.60%	17.80%	12.90%
3–Person Households			
	Alberta	Census Division No. 11	Parkland County
2011	224,925	75,975	1,785
2016	245,075	84,850	1,750
2021	249,135	87,610	1,700
Change from 2011 to 2021	10.80%	15.30%	–4.80%
4 or More People Households			
	Alberta	Census Division No. 11	Parkland County
2011	345,525	112,645	3,150
2016	392,105	131,240	3,250
2021	408,615	140,985	3,180
Change from 2011 to 2021	18.30%	25.20%	1.00%

Data Source: Statistics Canada Census 2021

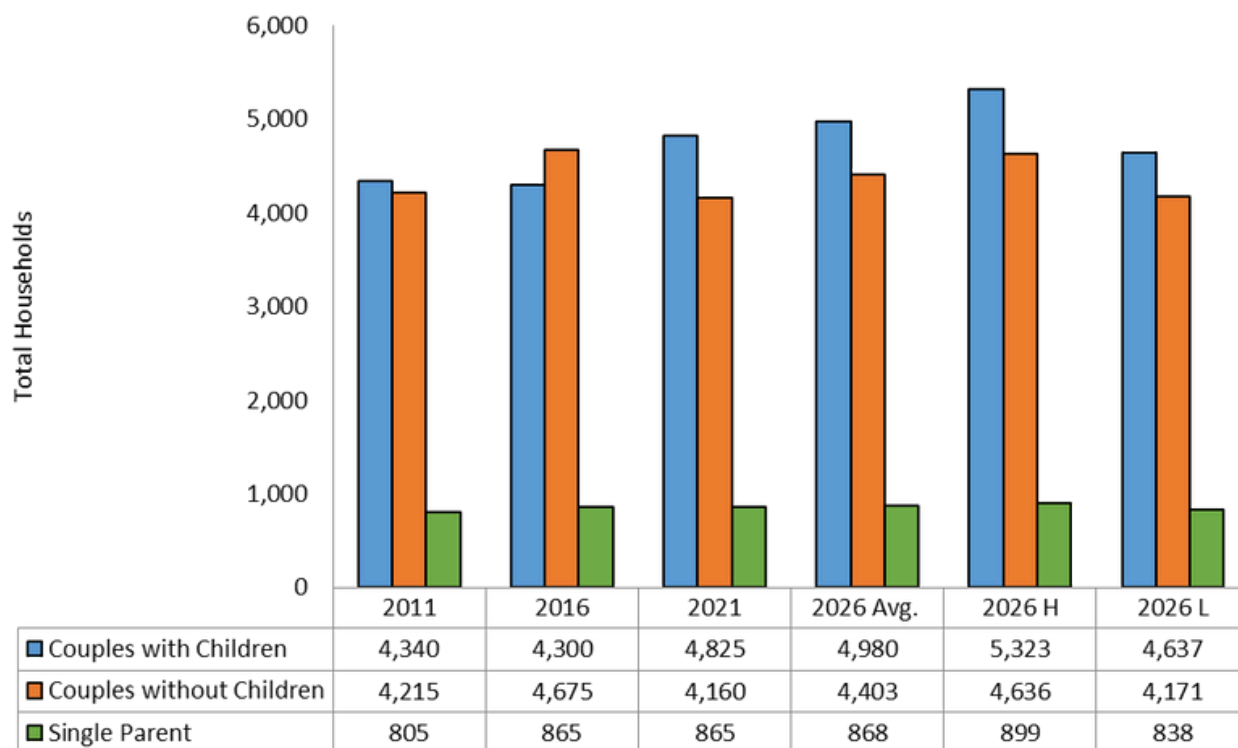
FAMILY PROJECTIONS

The RDN uses the combined growth rates of family types and populations within the community to create multiple scenarios for family type growth up to the next Census Period of 2026.

- The average or expected growth (Avg.);
 - Estimated by using the growth rates from previous years and applying the rate to the current family type counts.
- The low range of growth (L); and
 - Calculated as 1 standard deviation below the average.
- The high range of growth (H).
 - Calculated as 1 standard deviation above the average.

The results of the family-type projections are in **Figures 3.7**, below.

FIGURE 3.7: FAMILY PROJECTIONS, PARKLAND COUNTY, 2011–2026



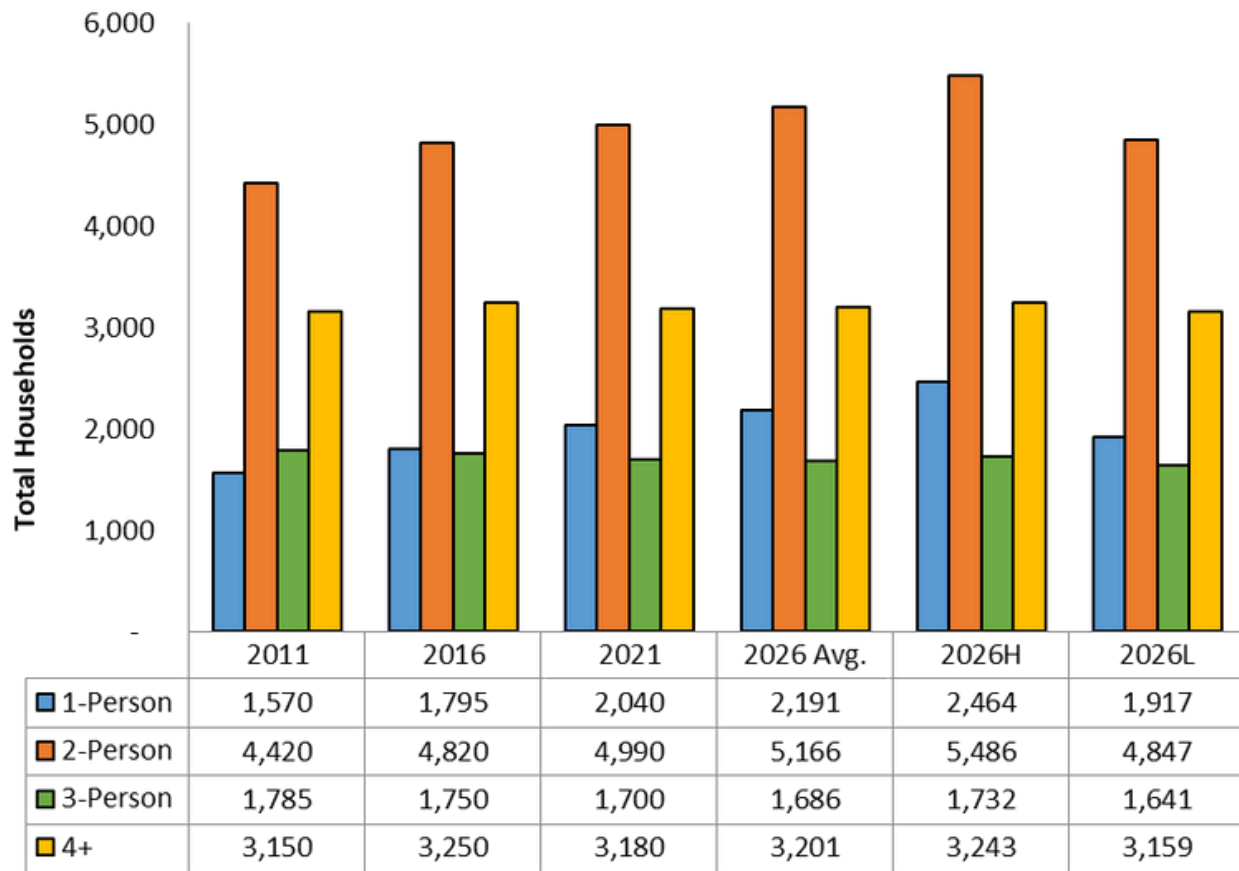
Data Source: Statistics Canada Census 2021

The 2026 projections for Parkland County suggest that there will be an average of 868 single-parent families by 2026, an increase of 2. Couples without children are expected to increase to 4,404 families, and couples with children are expected to increase to 4,980 families.

HOUSEHOLD PROJECTIONS

The same method used for family projections produces the household projections. The results are shown below in **Figure 3.8**.

FIGURE 3.8: HOUSEHOLD PROJECTIONS, PARKLAND COUNTY, 2011–2026



Data Source: Statistics Canada Census 2021

The 2026 household projections suggest that Parkland County will see growth in 1-person, 2-person, and households of 2 or more people. The projections suggest that the number of 3-person households will decline by 2026.

HOUSEHOLD AND FAMILY INCOME

Table 3.6 compares the median annual after-tax earnings for households in the Study Area between 2011 and 2021. The earnings are inflation-adjusted (indexed to 2021), so wages can be compared. The inflation adjustment is based on the Bank of Canada inflation calculator.

Table 3.6: Household Median After-Tax Income, Study Area, 2011-2021						
Year	Alberta	Inflation Adjusted to 2021	Census Division No.11	Inflation Adjusted to 2021	Parkland County	Inflation Adjusted to 2021
2011	\$68,086.00	\$80,675.10	\$67,884.00	\$80,435.75	\$82,836.00	\$98,152.38
2016	\$80,300.00	\$89,092.85	\$80,153.00	\$88,929.75	\$95,818.00	\$106,310.07
2021	\$83,000.00	\$83,000.00	\$83,000.00	\$83,000.00	\$98,000.00	\$98,000.00
Changes from 2016 to 2021	21.9%	2.9%	22.3%	3.2%	18.3%	-0.2%

Data Source: Statistics Canada Census 2021

Parkland County saw an overall increase since 2011 when we look at the non-inflation-adjusted incomes. When we look at the inflation-adjusted incomes, we see a decrease of 0.2% between 2011 and 2021. Parkland County has earnings above the Provincial inflation-adjusted wages in 2021.

Individual after-tax income is shown in **Table 3.7**. Similar to the household after-tax incomes, Parkland County saw a decrease of 7.9% in individual incomes between 2011 and 2021 when looking at the inflation-adjusted incomes. The 2021 individual income is less than the Provincial median.

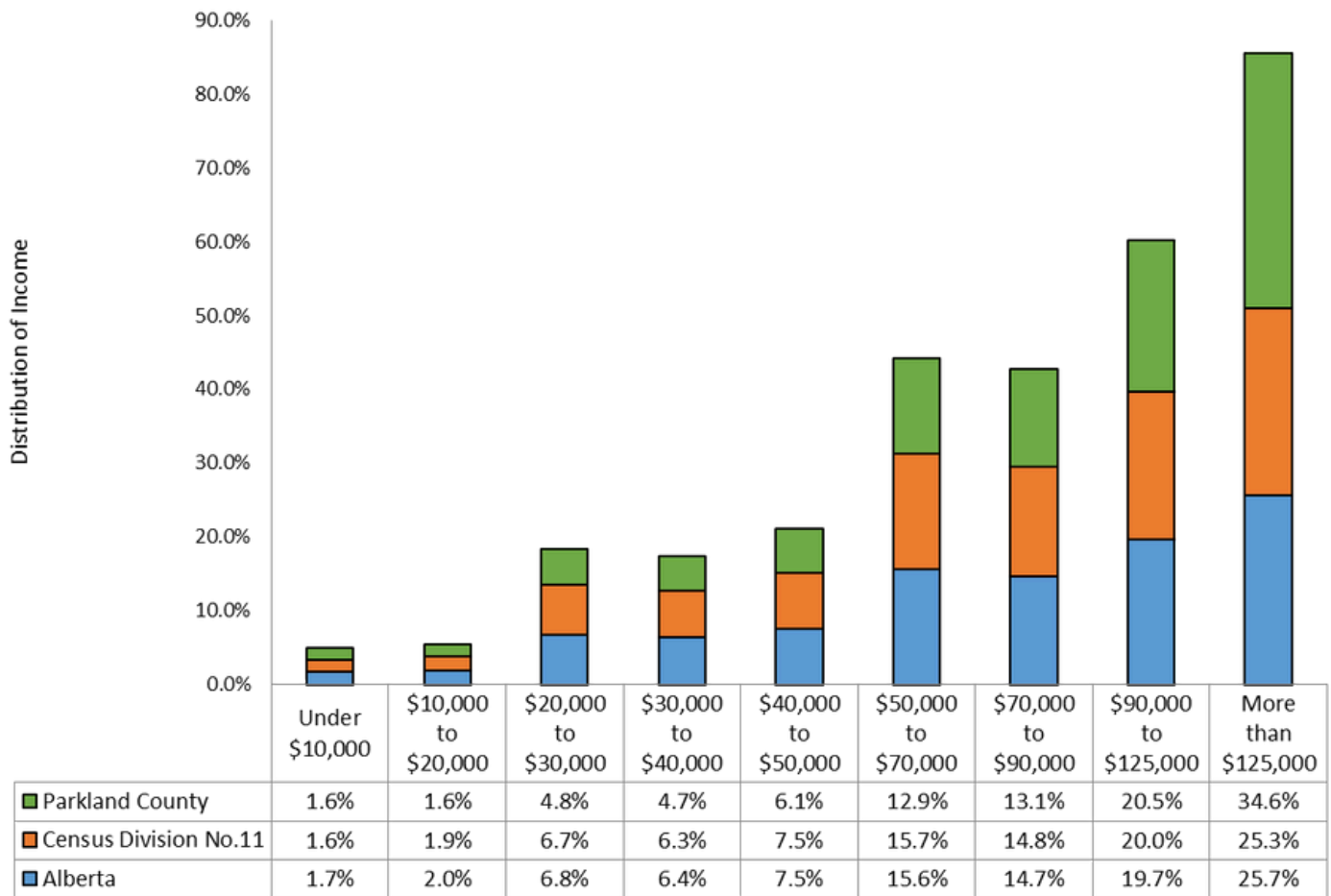
Table 3.7: Individual Median After-Tax Income, Study Area, 2011-2021						
Year	Alberta	Inflation Adjusted to 2021	Census Division No.11	Inflation Adjusted to 2021	Parkland County	Inflation Adjusted to 2021
2011	\$32,847.00	\$38,920.41	\$33,305.00	\$39,463.09	\$36,638.00	\$43,412.37
2016	\$38,067.00	\$42,235.34	\$38,702.00	\$42,939.87	\$40,990.00	\$45,478.41
2021	\$40,400.00	\$40,400.00	\$40,800.00	\$40,800.00	\$40,000.00	\$40,000.00
Changes from 2016 to 2021	23.0%	3.8%	22.5%	3.4%	9.2%	-7.9%

Data Source: Statistics Canada Census 2021

HOUSEHOLD INCOME DISTRIBUTION

Figure 3.9 compares the after-tax income distribution across the Study Area in 2021. The largest difference in household income distribution is in the income group of more than \$125,000. 34.6% of Parkland County's residents make more than \$125,000 compared to the 25.3% in Census Division No.11 and 25.7% in the Province of Alberta.

FIGURE 3.9 HOUSEHOLD INCOME DISTRIBUTION, STUDY AREA, 2021

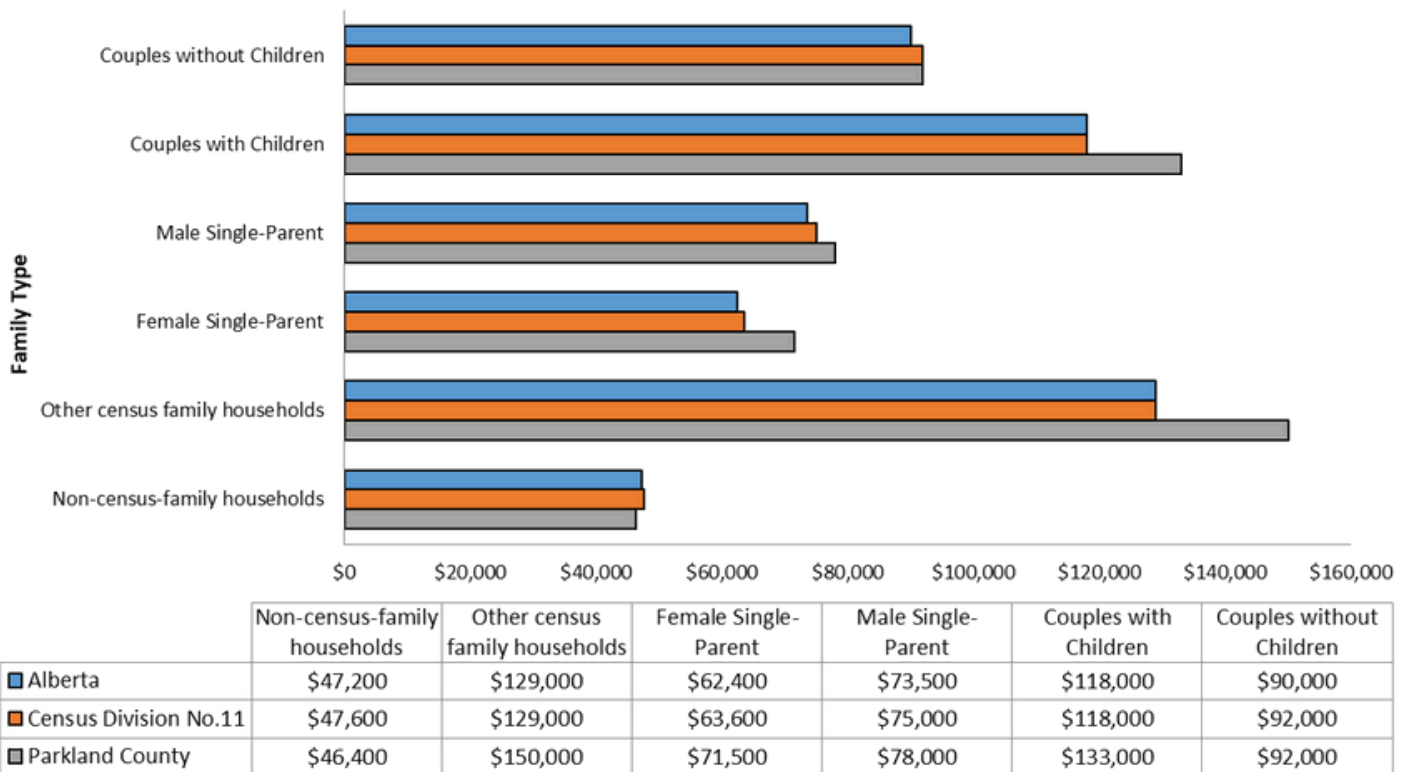


Data Source: Statistics Canada Census 2021

Figure 3.10 compares the after-tax median incomes of family types across the Study Area in 2021.

Parkland County has a higher after-tax median income than the Province and Census Division for all family types except non-census family households.

FIGURE 3.10 FAMILY INCOME, STUDY AREA, 2021



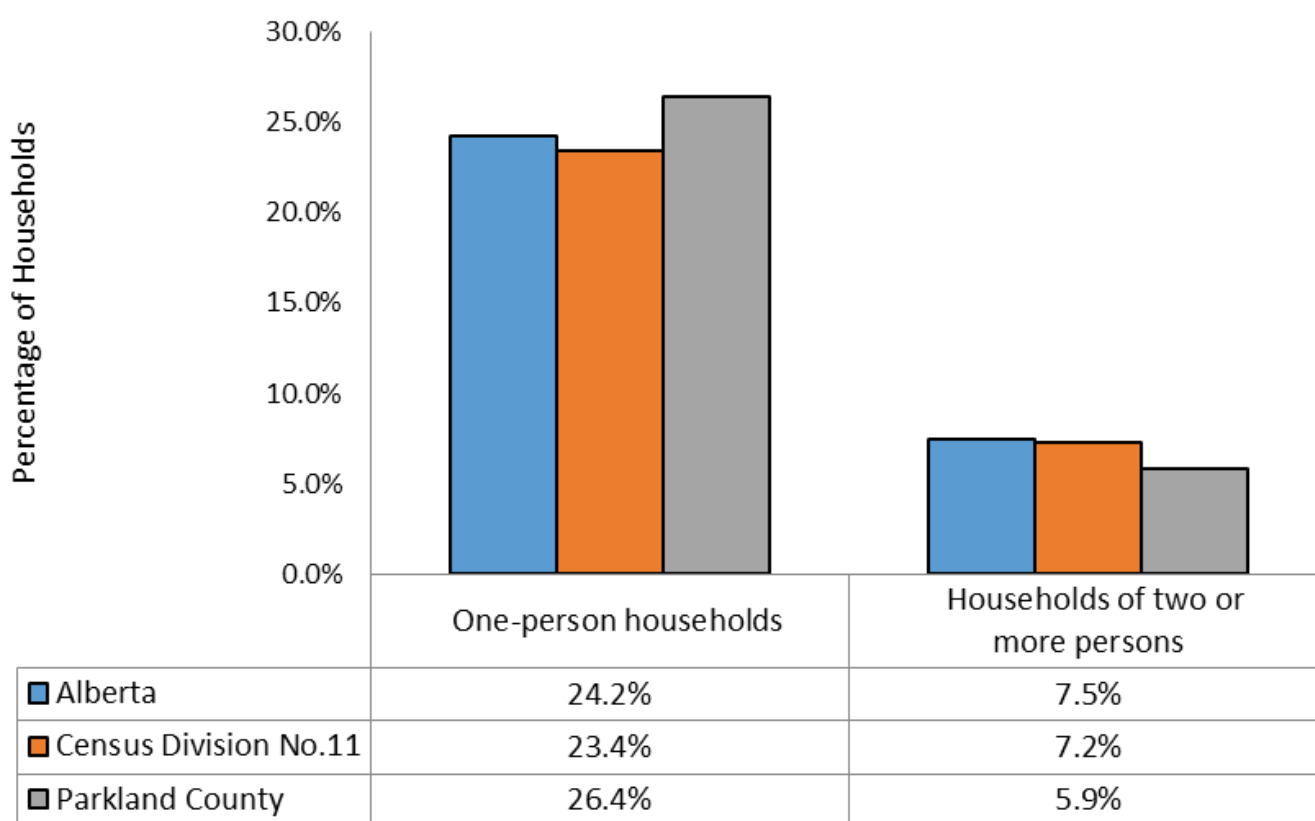
Data Source: Statistics Canada Census 2021

LOW-INCOME MEASURES: FAMILIES & HOUSEHOLDS

The Low-Income Measure (LIM) is an internationally recognized calculation to determine the number of persons or households in an area that may be classified as low-income. LIM uses the number of people in the household in the calculation; only household types are shown in LIM tables.

Figure 3.11 illustrates the Low-Income Measure for one-person households and households with two or more people in the Study Area.

FIGURE 3.11 LOW-INCOME MEASURE (AFTER-TAX), STUDY AREA, 2021



Data Source: Statistics Canada Census 2021

The Low Income Measure table shows that Parkland County has a higher rate of low income for one-person households but a lower rate for households of two or more persons than the Province and Census Division.

LOW-INCOME MEASURES: INDIVIDUALS

Table 3.8 summarizes the individual low-income data for the Study Area using LIM measures. In Parkland County, residents between the ages of 0 to 5, 55 to 64, and 65 years and over are experiencing higher rates of low-income.

Table 3.8 Low-Income Measure (LIM) After-Tax, Study Area, 2021						
	Alberta		Division No.11		Parkland County	
Age	In Low-Income	%	In Low-Income	%	In Low-Income	%
0 to 5	36,250	12.0%	12,900	12.30%	175	9.5%
6 to 17	70,880	10.9%	23,525	10.8%	360	7.0%
18 to 24	32,065	9.4%	12,365	10.1%	110	5.2%
25 to 54	129,190	7.3%	44,735	7.2%	640	5.7%
55 to 64	52,540	9.9%	15,760	8.8%	520	9.0%
65 years and over	61,890	10.6%	19,295	9.7%	460	8.0%

Data Source: Statistics Canada Census 2021

HOUSEHOLD INCOME AND PROFILE

The following table provides a general overview of income, housing and economic characteristics of Parkland County.

Area Median Household Income (AMHI) can be used as the primary basis for determining income brackets (as a percentage of AMHI) and corresponding housing cost ceilings.

Table 3.9 Household Income and Profile		
Characteristic	Data	Value
Total number of households	2016	11,870
	2021	11,914
Household income (Canadian dollars per year)	Average	138,800
	Median	115,000
Tenant Household Income (Canadian dollars per year, only available at CMA or CA Level) - Data from [CMA or CA name]	Average	72,600
	Median	62,000
Owner household income (Canadian dollars per year, only available at CMA or CA Level) - Data from [CMA or CA name]	Average	137,000
	Median	116,000
Average household size (Number of members)	Total	2.7
Breakdown of households by size (Number of households)	Total	11,915
	1 person	2,040
	2 persons	4,990
	3 persons	1,700
	4 persons	1,870
	5 or more persons	1,310
Tenant households (Number of households)	Total	945
	Percentage	7.90%

Table 3.9 Household Income and Profile		
Characteristic	Data	Value
Owner households (Number of households)	Total	11,000
	Percentage	92.00%
Percentage of tenant households in subsidized housing	Percentage	8.20%
Number of one-parent families	Total	865
	Percentage	8.80%
Number of one-parent families in which the parent is a woman+	Total	530
Number of one-parent families in which the parent is a man+	Total	335
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI))	425
	Low (21% – 50% AMHI)	1,995
	Moderate (51 – 80% AMHI)	2,100
	Median (81% – 120% AMHI)	2,540
	High (>120% AMHI)	4,420

Data Source: Statistics Canada Census 2021

HOMELESSNESS IN PARKLAND COUNTY

Enforcement Services report a slight increase in the number of unsheltered individuals within the community, divided into three main groups:

1. Transient Individuals:

- Increasing numbers of people travelling west from Edmonton toward British Columbia.
- They typically camp in tents near or along highways.
- Due to their transient nature, it's difficult to quantify their presence. Once they pass through areas like Entwistle, Enforcement Services generally do not see them again.

2. Working but Unhoused Individuals

- A small rise (about 3 individuals) who are employed but living without permanent housing.
- They often live in RVs or tents on public or government land.
- The County continues to offer support to these individuals.

3. Encampments

- There is one known encampment that was previously located on private property just west of the JFL landfill site on Highway 16. At the time, the encampment housed 1 to 6 individuals.
- All individuals were offered support resources, and the encampment has since been relocated. To the County's knowledge, they have moved to the Edmonton side of 231 Street.

The number of individuals "couch surfing" or temporarily housed cannot be quantified at this time.

Local Factors Contributing to Homelessness

Homelessness in Parkland County is influenced by low income, unstable employment, and rising housing costs, compounded by limited local shelter options and barriers to accessing services in rural areas. Data from the 2022 Tri-Region Rural Housing and Service Needs Estimation Project show 22% (93) of survey respondents were Parkland County residents. Of those, 87 were housing-insecure and only six were housing-secure. Including dependents, over 270 individuals were affected. Overall, the risk of homelessness in the County is primarily driven by low income and unstable employment, limited affordable and emergency housing, rural service access barriers, and social vulnerabilities (e.g., youth, seniors). The absence of local shelter options compounds these risks.

Temporary and Emergency Relief Resources

Local Supports

- Parkland County FCSS – Bridging Connections: Provides social-work-based crisis supports, referrals, and case management.
- Spruce Grove Community Social Development and Town of Stony Plain FCSS: Offer outreach services (Spruce Grove only) & Winter Emergency Response programming.
- Regional Housing Program: Coordinates housing supports and referrals for residents across the Tri-Region.

Nearby and Regional Shelters

- Domestic violence shelters: Yellowhead Emergency Shelter (Hinton), Wellspring Family Resource & Crisis Centre (Whitecourt), Jessie's House (Morinville), and A Safe Place (Sherwood Park).
- Homeless and crisis shelters: Hope Mission, Mustard Seed, WIN House, YESS (Youth Empowerment & Support Services), Leduc HUB Association, E4C, Edson Shelter Pods (5 units), and Drayton Valley Shelter Pods (12 units).
- Information and referral lines: 211 Alberta (helpline and online database), Alberta Council of Women's Shelters 24/7 Hotline (1-866-331-3933), and albertasafehorizon.ca.

Provincial and Regional Access

There are no emergency shelters within Parkland County; residents in crisis typically rely on services in Edmonton or neighbouring municipalities. Transportation and distance remain key barriers to accessing these resources.

DEMAND TABLES – FAMILIES

Combining data on families with children of different age groups and the National Occupancy Standards creates a table showing bedroom demand. The information from this section will be used in the Gap Analysis later in this report.

The Canadian National Occupancy Standards outline suitable housing criteria as follows:

- A maximum of 2 persons per bedroom.
- Household members, living as part of a married or common-law couple, share a bedroom with their spouse or common-law partner.
- Lone parents have a separate bedroom from their children.
- Household members aged 18 or over have a separate bedroom, except those living as part of a married or common-law couple.
- Household members under 18 years of age of the same sex may share a bedroom, except for lone parents and those living as part of a married or common-law couple.
- Household members under 5 years of age of the opposite sex may share a bedroom if doing so would reduce the number of required bedrooms.

Tables 3.10 and **3.11** show the minimum and maximum number of bedrooms required to satisfy family demand, based on family size and the age of the children. **Table 3.10** shows this information for couples with children, and **Table 3.11** shows the same information for single-parent families.

The 2021 data is shown as a projection because the data table has not been released as of Fall 2025. The projections are based on a ratio of the 2016 and 2021 family-type totals.

Since a single-parent family or a family with children would have a minimum of one child and either one or two parents, by occupancy standards, a 1-bedroom dwelling is not sufficient for either type of family, which is why the max and min values are shown as 0 in the table.

In addition, bedroom requirements for couples without children are classified as a 2-person household; this information is included in the bedroom demand for households section.

Table 3.10: Bedroom Demand, Parkland County, 2021 Projections

Couple Census Family				
	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	2,297	2,153	882
Min	0	1,039	1,301	153
Single Parent Families				
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	0	365	179	48
Min	0	234	83	7

Data Source: Statistics Canada Census 2021

DEMAND TABLES – HOUSEHOLDS

The demand table by household size provides a more general estimate of the bedroom demand and fills in the family type gaps, such as one-person households (by Statistics Canada's definition, which is not a family).

Table 3.11: Household Size Bedroom Demand, Parkland County, 2021 Projections

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Max	7,030	8,560	4,880	3,180
Min	2,040	–	–	–

Data Source: Statistics Canada Census 2021

Without knowing how many children are in these households, the minimum for each could be zero (as shown in the table). For instance, a family of one adult and two children over 16, of different genders, would require at least a 3-bedroom dwelling. However, if those children are both under 5, then a 2-bedroom dwelling is needed. For this reason, the minimum demands are kept at 0 for all dwelling sizes greater than one bedroom.

CONCLUSION

The data from the Housing Demand Section resulted in the following insights into the Study Area.

- Parkland County had a population of 33,671 as of 2024, an increase of 233 people (0.7%) since 2023.
- In 2024, 9,599 (28.5%) of the residents were under the age of 25.
- In 2024, 6,660 (19.8%) of the residents were 65 years and older.
- There has been an 11.2% increase in couples with children since 2011, from 4,340 to 4,825 families in 2021.
- Couples without children increased by 7.1% since 2011, to 4,515 families in 2021.
- Single-parent families have increased by 7.5% since 2011, to 865 families in 2021.
- From 2016 to 2021, there were 245 more 1-person households, 170 more 2-person households, 50 fewer 3-person households, and 70 fewer 4+ person households.
- 460 (8.0%) of the residents 65 years and over were affected by low income in 2021.
- 535 (16.5%) of the residents under 17 years of age were affected by low income in 2021.



HOUSING SUPPLY

INTRODUCTION

The Housing Supply section profiles the current housing inventory of the Study Area. Analyzing Housing Supply versus Housing Demand, and will identify gaps in the current housing environment. The Housing Supply section examines the owner/renter universe, the number of dwelling types, the age of dwellings, and the value of dwellings.

CURRENT HOUSING ENVIRONMENT

Tables 4.1 and **4.2** summarize the ownership and rental dwelling types from the 2021 Census.

Housing options in Parkland County are largely dominated by single detached homes for both renters and homeowners.

The housing universe for homeowners in Parkland County consists of 90.3% single detached homes, 8.9% moveable dwellings, and 0.8% semi-detached homes. Similarly, the rental housing universe consists of 70.4% single detached homes, 21.2% moveable dwellings, and 4.2% apartments with fewer than 5 storeys. The remaining 4.2% of housing types for rentals are row houses and semi-detached homes.

Table 4.1 Owner Housing Universe, Study Area, 2021

	Alberta	Share	Division No. 11	Share	Parkland County	Share
Single-detached house	873,285	75.4%	288,215	78.0%	9,910	90.3%
An apartment that has five or more storeys	18,460	1.6%	7,490	2.0%	0	0.0%
Semi-detached house	71,270	6.2%	29,865	8.1%	85	0.8%
Row house	69,590	6.0%	24,560	6.6%	0	0.0%
Apartment or flat in a duplex	17,900	1.5%	5,020	1.4%	0	0.0%
Apartment with fewer than five storeys	69,965	6.0%	7,490	2.0%	0	0.0%
Other single-attached house	555	0.0%	60	0.0%	0	0.0%
Movable dwelling	36,475	3.2%	6,810	1.8%	980	8.9%

Data Source: Statistics Canada Census 2021

Table 4.2 Renter Housing Universe, Study Area, 2021

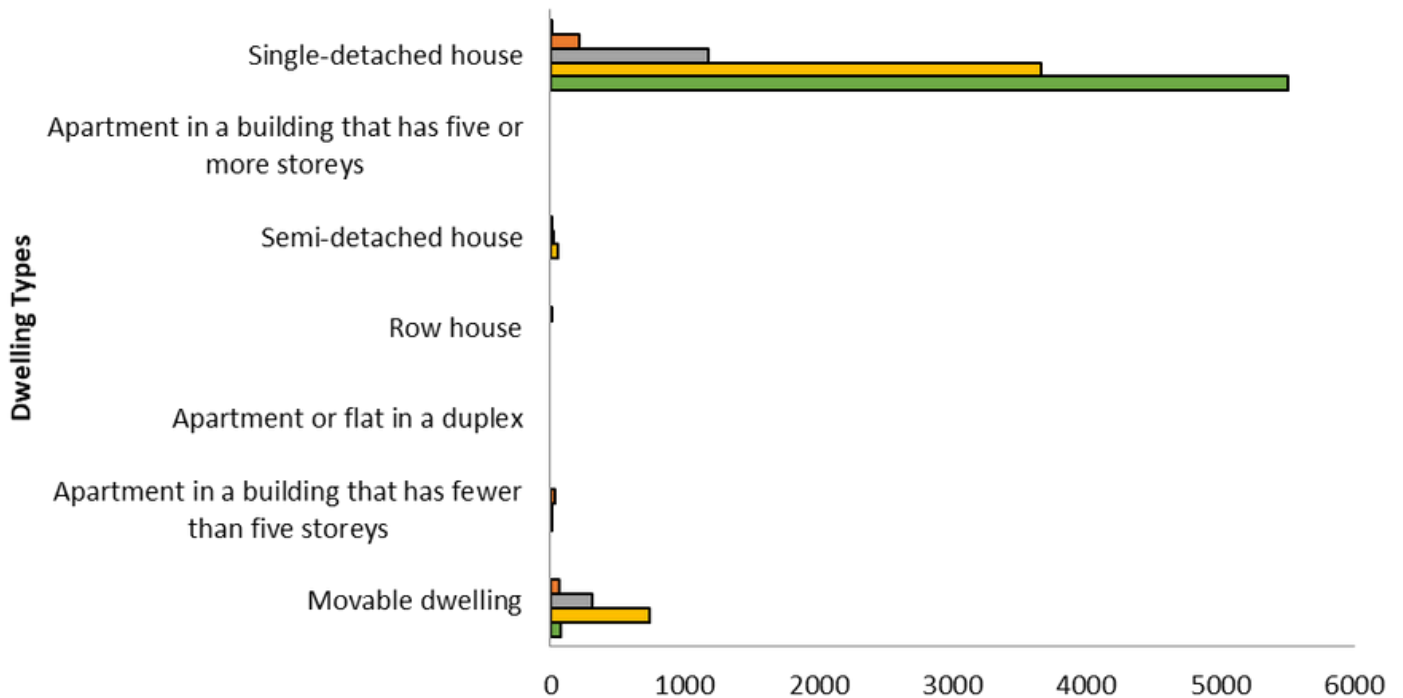
	Alberta	Share	Division No. 11	Share	Parkland County	Share
Single-detached house	112,360	24.2%	32,820	18.8%	665	70.4%
An apartment that has five or more storeys	56,365	12.1%	23,385	13.4%	0	0.0%
Semi-detached house	28,980	6.2%	9,840	5.6%	15	1.6%
Row house	57,245	12.3%	22,095	12.7%	25	2.6%
Apartment or flat in a duplex	24,550	5.3%	5,945	3.4%	0	0.0%
Apartment with fewer than five storeys	177,020	38.1%	78,955	45.3%	40	4.2%
Other single-attached house	536	0.1%	70	0.0%	0	0.0%
Movable dwelling	8,165	1.8%	1,335	0.8%	200	21.2%

Data Source: Statistics Canada Census 2021

Figure 4.1 highlights the number of bedrooms by dwelling type in the Study Area.

Single detached dwellings are the most common dwelling type in Parkland County overall, and in particular, 3 to 4+ bedroom homes are the most common bedroom type.

FIGURE 4.1 NUMBER OF BEDROOMS BY DWELLING TYPE, PARKLAND COUNTY, 2021



	Movable dwelling	Apartment in a building that has fewer than five storeys	Apartment or flat in a duplex	Row house	Semi-detached house	Apartment in a building that has five or more storeys	Single-detached house
No Bedrooms	0	0	0	0	0	0	15
1 Bedroom	65	30	0	10	15	0	210
2 Bedrooms	315	10	0	0	25	0	1,175
3 Bedrooms	735	10	0	0	50	0	3,665
4 or more bedrooms	70	0	0	0	0	0	5,510

Data Source: Statistics Canada Census 2021

Table 4.3 highlights the age of the existing housing stock in the Study Area. It is important to look at the age of the housing stock because if the housing is not well-maintained, the housing may not meet adequacy standards and may require a lot of repairs to be livable.

Between 1961 to 2000, 7,480 dwellings were built in Parkland County.

Table 4.3: Age of Dwellings, Study Area, 2021						
	Alberta	Share	Census Division No. 11	Share	Parkland County	Share
1960 or before	168,930	10.3%	59,770	10.6%	720	6.0%
1961 to 1980	428,650	26.2%	156,715	27.7%	3,645	30.5%
1981 to 1990	188,545	11.5%	62,965	11.1%	1,645	13.8%
1991 to 2000	224,315	13.7%	64,370	11.4%	2,190	18.3%
2001 to 2005	152,835	9.4%	48,865	8.6%	1,040	8.7%
2006 to 2010	168,905	10.3%	55,355	9.8%	1,250	10.5%
2011 to 2015	161,095	9.9%	61,090	10.8%	880	7.4%
2016 to 2021	139,935	8.6%	56,625	10.0%	570	4.8%

Data Source: Statistics Canada Census 2021

Table 4.4 provides an overview of housing units that are currently occupied or available within Parkland County. Please note that there is no rental vacancy data available for the County.

*Short-term rental data is limited; there are currently 512 Airbnb listings in the County, but this number also includes Spruce Grove and Stony Plain.

Table 4.4: Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
Total private dwellings	Total	11,950
Rental vacancy rate (Percent)	Total	*
	Bachelor	*
	1 bedroom	*
	2 bedrooms	*
	3 bedrooms+	*
Number of primary and secondary rental units	Primary	15
	Secondary	900
Number of short-term rental units	Total	512 Airbnb Listings*

Data Source: Statistics Canada Census 2021

DWELLING VALUES

The average value and average monthly shelter costs for owned dwellings in the Study Area are shown below in **Table 4.5**.

Average monthly shelter costs refer to the average monthly total of all shelter expenses paid by the household; these expenses include mortgage payments, property taxes/condominium fees, electricity, heat, water and other municipal services.

Parkland County has a higher average dwelling value but a lower average monthly shelter cost than the Census Division and the Province

Table 4.5: Homeowner Shelter Value and Shelter Costs, Study Area, 2021		
	Average Value of Dwelling	Average Monthly Shelter Costs for Owned Dwellings
Alberta	\$448,800.00	\$1,678.00
Census Division No.11	\$431,600.00	\$1,708.00
Parkland County	\$560,500.00	\$1,670.00

Data Source: Statistics Canada Census 2021

Table 4.6 looks at the average monthly shelter costs for renters and the percentage of tenant households living in unaffordable housing.

The average monthly shelter costs for a rented dwelling refer to all shelter expenses paid by the household; these include, when applicable, the rent, electricity, water, and other municipal services.

In Parkland County, the average monthly shelter cost for a rented dwelling is \$1,308, and 27.7% of tenants are spending 30% or more of their income on rental costs.

Table 4.6: Rental Monthly Shelter Cost and Affordability, Study Area, 2021		
	Average Monthly Shelter Costs for Rented Dwellings	% of tenant households spending 30% or more of their income on shelter costs
Alberta	\$1,332.00	34.00%
Census Division No.11	\$1,324.00	36.00%
Parkland County	\$1,308.00	27.70%

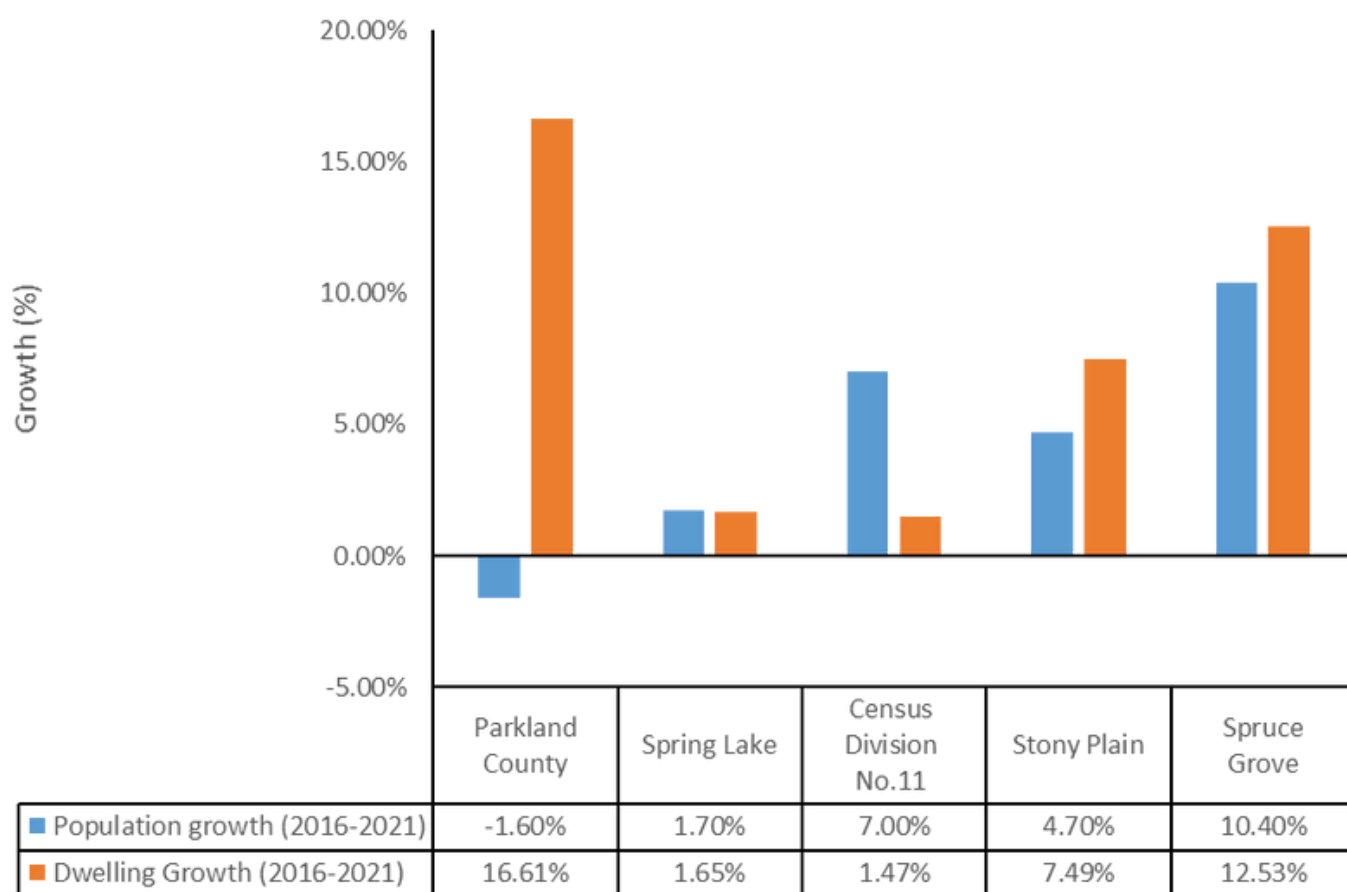
Data Source: Statistics Canada Census 2021

CHARACTERISTICS OF DWELLING UNITS

Figure 4.2 shows the comparison between population growth and the number of dwellings being built between 2016 and 2021. Please note that population growth is based on the 2021 Census.

Parkland County reported a decline in population growth but an increase in dwelling growth by 16.6%. The County had the highest dwelling growth rate between 2016 and 2021 when compared to the Census Division, Spring Lake, Stony Plain, and Spruce Grove.

FIGURE 4.2 POPULATION GROWTH COMPARED TO DWELLING GROWTH, STUDY AREA, 2021



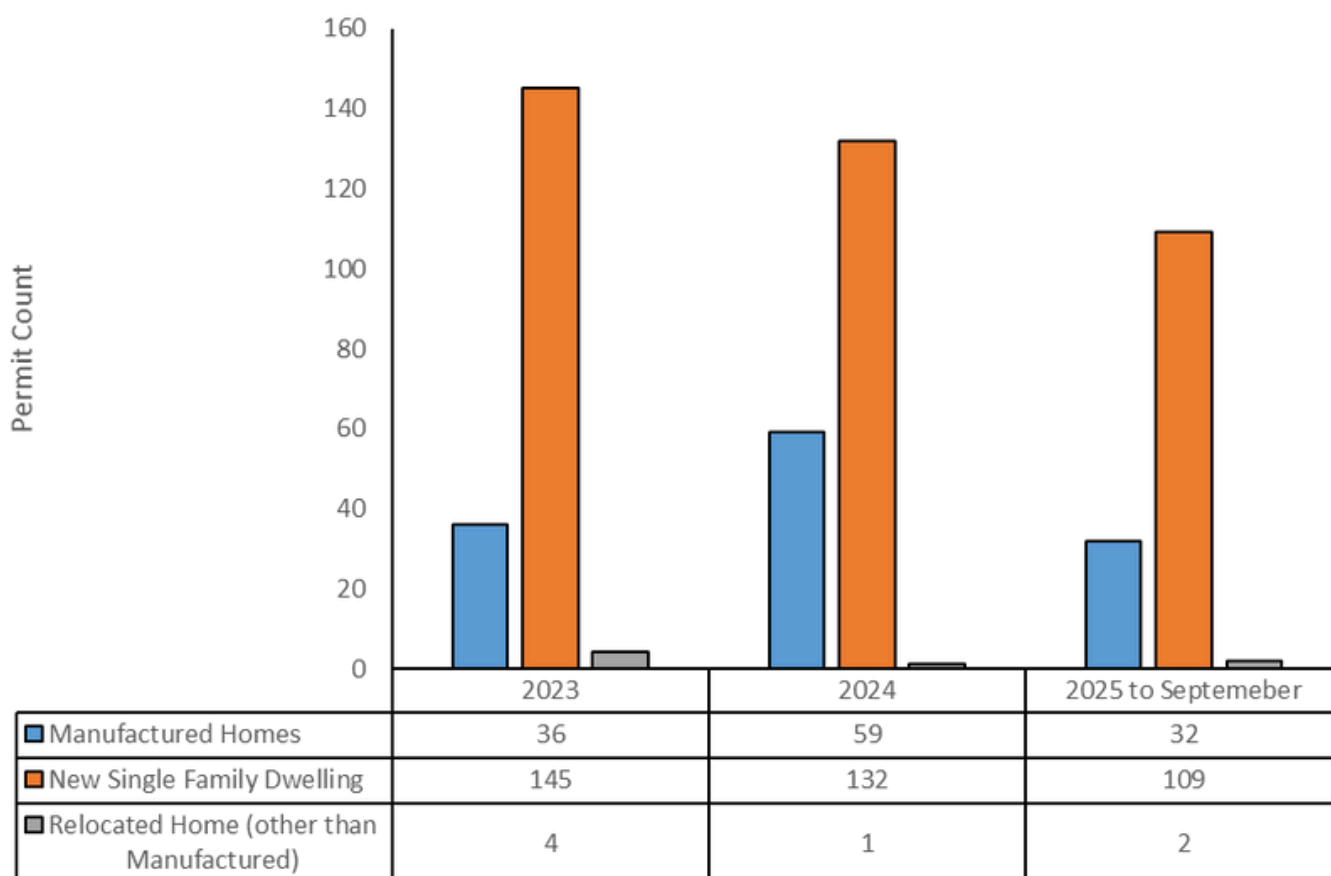
Data Source: Statistics Canada Census 2021

BUILDING PERMITS

Between 2023 and September 2025, there were 520 building permits submitted to the Parkland County Planning Department. The building permits were separated between manufactured homes, new single-family dwellings, and relocated homes. Based on the permits, we can see that new single-family dwellings are the most common types of permits being submitted.

Figure 4.3 shows Parkland County's building permits.

FIGURE 4.3 NUMBER OF BUILDING PERMITS BY TYPE, PARKLAND COUNTY, 2025



Data Source: Statistics Canada Census 2021

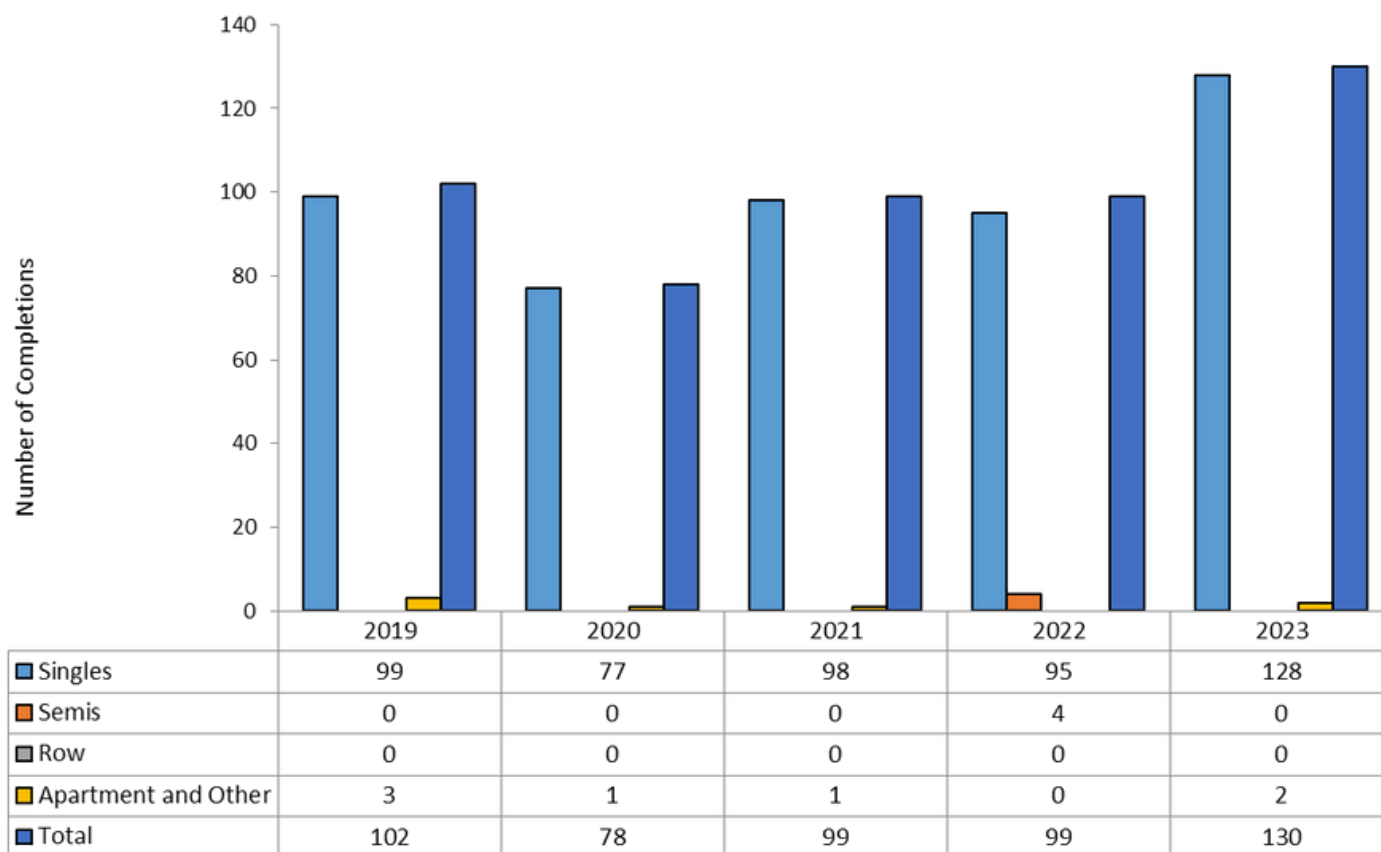
HOUSING COMPLETIONS BY DWELLING TYPES

The Canada Mortgage and Housing Corporation conducts a yearly starts and completion survey that looks at housing completions in Canadian centres with at least 10,000 people.

Figure 4.4 shows housing completions by dwelling type in Parkland County.

The majority of the housing completed between 2019 to 2023 was single detached housing. In 2023, there were a total of 130 housing completions.

FIGURE 4.4 HOUSING COMPLETIONS BY DWELLING TYPE, PARKLAND COUNTY, 2023

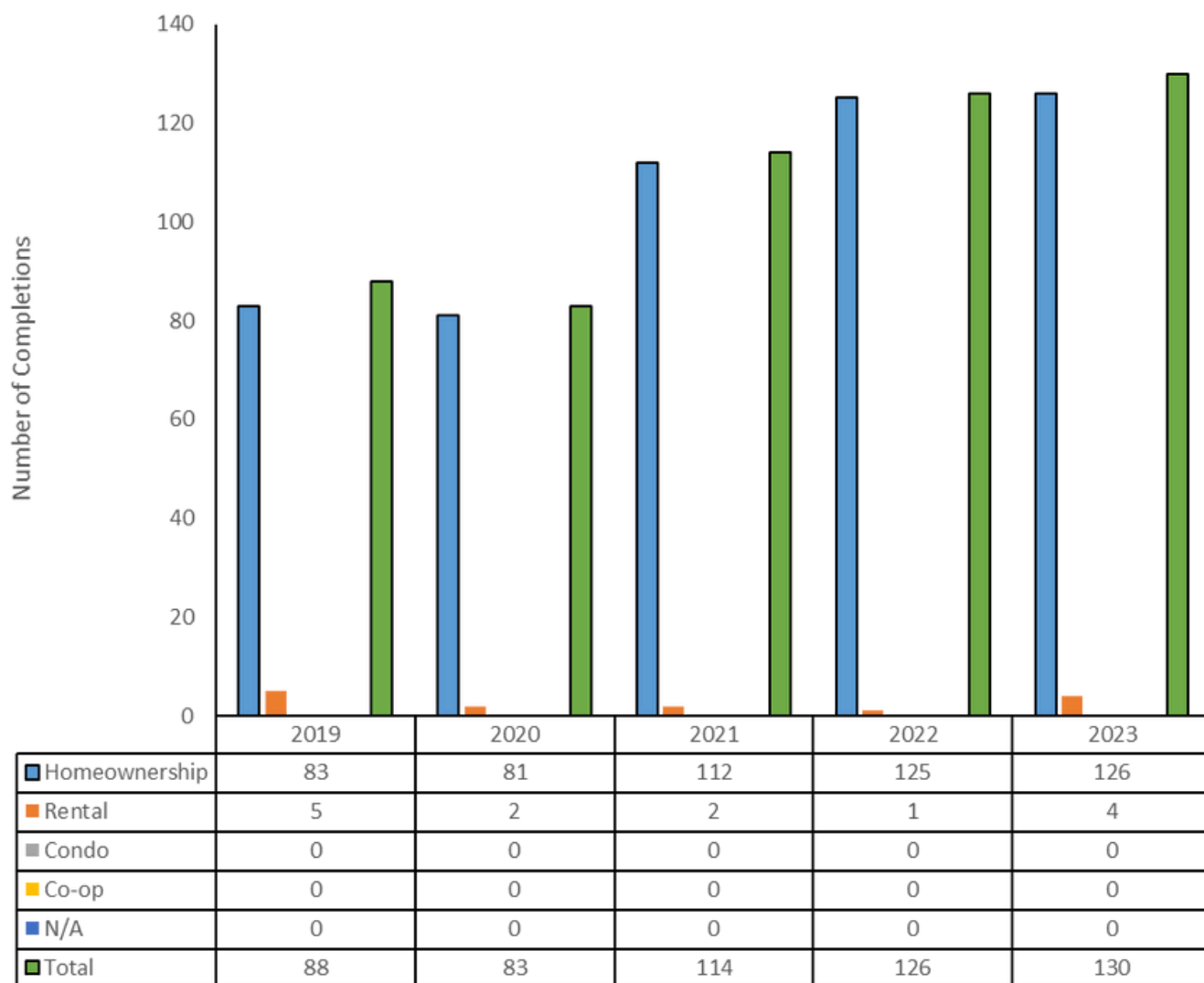


Data Source: CMHC (Starts and Completions Survey), 2023

Figure 4.5 shows the housing completions by their attended market.

The majority of houses built between 2019 and 2023 were built for homeownership. In 2023, 126 housing completions were attended for the homeownership market, and 4 were attended for the rental market.

FIGURE 4.5 HOUSING COMPLETIONS BY ATTENDED MARKET, PARKLAND COUNTY, 2023



Data Source: CMHC (Starts and Completions Survey), 2023

SENIOR HOUSING

The main senior housing provider in Parkland County is Meridian Foundation. They offer self-contained seniors housing, supportive housing, and affordable housing options. The most common housing type is small apartments with fewer than 5 storeys.

Table 4.7 shows a detailed list of the senior housing options in the County.

Table 4.7: Seniors Housing Numbers				
	# of Bedrooms & Type	Housing Type	Residents Requirements	Building Age
Seniors Self-Contained				
Diamond Jubilee Manor	44 One-Bedroom, 1 two-bedroom unit	Small Apartment Building - 3 Storeys	Age 65+	1982
Alberta Rose Manor	20 one-bedroom units	Row Housing	Age 65+	1980
Meridian Pioneer Manor	36 one-bedroom units	Small Apartment Building - 4 Storeys	Age 65+	1990
Spruce Haven Manor	30 one-bedroom units	Small Apartment Building - 3 Storeys	Age 65+	1980
Foster Manor	4 one-bedroom units	Row Housing	Age 65+	1981
Supportive Housing - Lodge				
Whispering Waters Manor	59 studio units	Small Apartment Building - 2 Storeys	Ages 65+	1990
Forest Ridge Place	34 studios; 8 one-bedrooms	Small Apartment Building - 2 Storeys	Ages 65+	2007
Affordable Housing				
Park View Manor	4 one-bedroom; 2 two-bedroom	Row Housing	Age 65+	2012
Folkstone Manor	41 one-bedroom; 22 two-bedroom	Small Apartment Building - 4 Storeys	Age 55+	2021

Data Source: Meridian Foundation Business Plan 2026-2028

CONDITION, SUITABILITY & AFFORDABILITY OF HOUSING

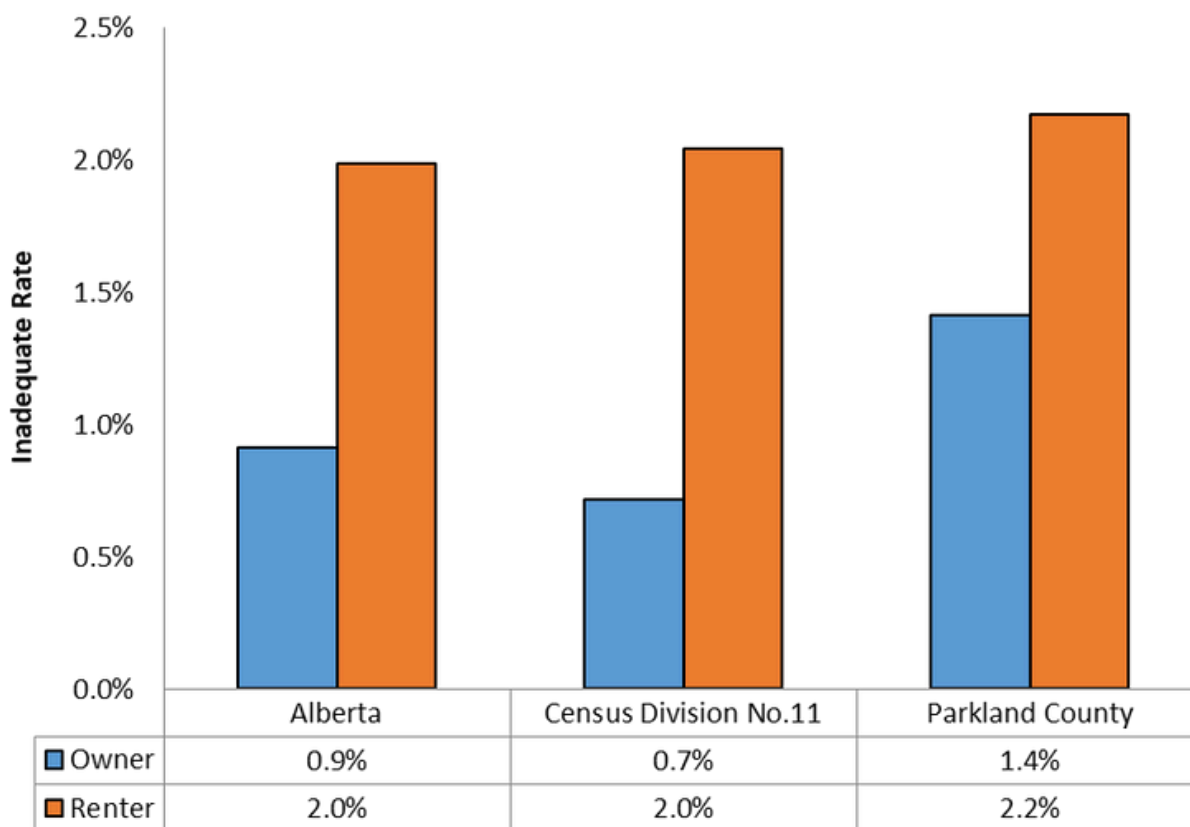
For this section, the following terms are being used to describe housing traits in the Study Area:

- The condition of a dwelling refers to maintenance. If the home requires major maintenance, such as repairs to defective plumbing, electrical rewiring, etc., it is considered inadequate.
- The suitability of the dwelling refers to the minimum number of bedrooms that are required for use by the household, based on the age and make-up of its residents, as per National Occupancy Classification (NOC) criteria. If there are fewer bedrooms than what is required by the NOC standards, then it is not suitable.
- The affordability of a dwelling refers to the amount a household spends on its mortgage or rent. If a household spends over 30% of its gross income (before tax) on rent or mortgage, then it is not affordable.

Figures 4.6 to 4.8 compare the rates of inadequate, unsuitable, and unaffordable housing in the Study Area.

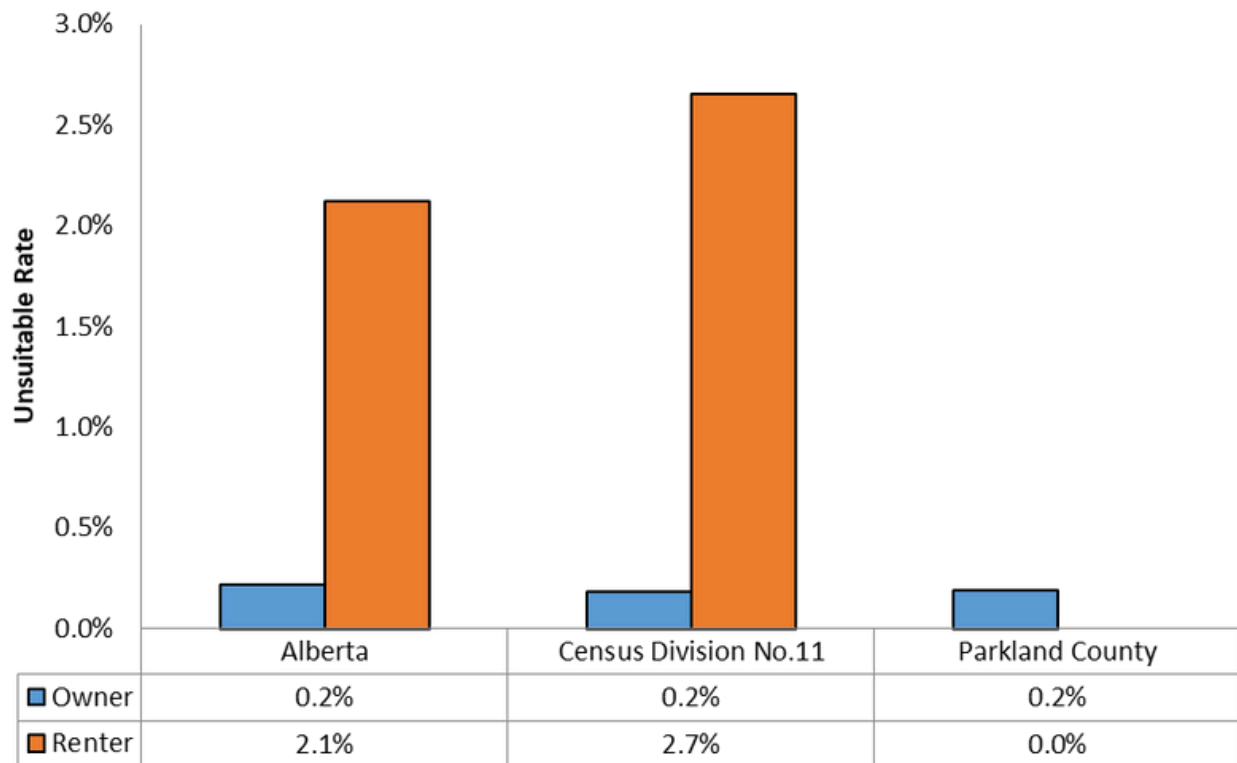
The figures show that affordability is the largest issue facing homeowners and renters in Parkland County.

FIGURE 4.6 INDEQUATE HOUSING RATES BY TENANCY, STUDY AREA, 2021



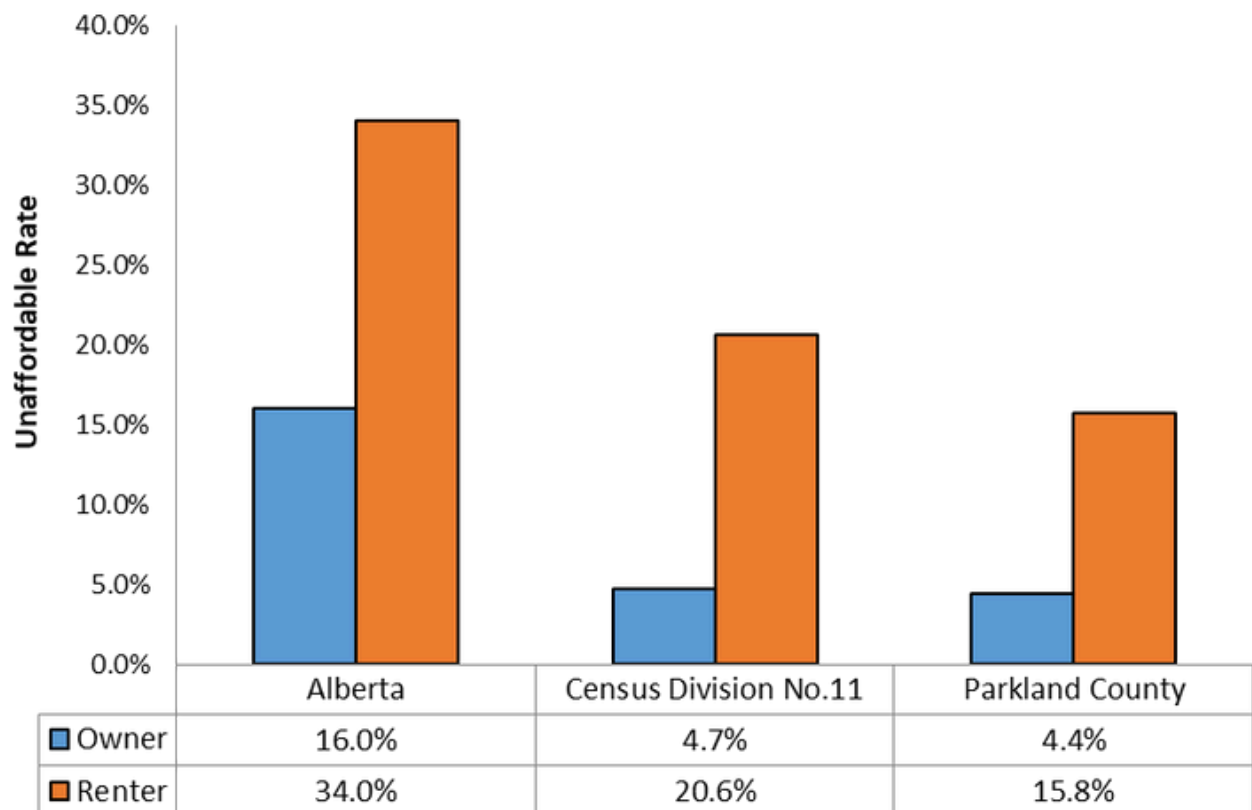
Data Source: Statistics Canada Census Profile 2021

FIGURE 4.7 UNSUITABLE HOUSING RATES BY TENANCY, STUDY AREA, 2021



Data Source: Statistics Canada Census Profile 2021

FIGURE 4.8 UNAFFORDABLE HOUSING RATES BY TENANCY, STUDY AREA, 2021



Data Source: Statistics Canada Census Profile 2021

Table 4.8 summarizes the total number of residents living in inadequate housing, unsuitable housing, and unaffordable housing by tenure.

Table 4.8 Housing Indicators by Tenure, 2021						
Parkland County						
	Inadequate	%	Unsuitable	%	Unaffordable	%
Owner	150	1.4%	20	0.2%	465	4.4%
Renter	20	2.2%	0	0.0%	145	15.7%
Census Division No.11						
	Inadequate	%	Unsuitable	%	Unaffordable	%
Owner	2,780	0.7%	710	0.2%	18,290	4.7%
Renter	3,560	2.1%	4,620	2.6%	35,920	20.6%
Alberta						
	Inadequate	%	Unsuitable	%	Unaffordable	%
Owner	10,330	0.9%	2,500	0.2%	181,119	16.0%
Renter	9,215	1.2%	9,840	2.1%	157,613	34.0%

Data Source: Statistics Canada Census Profile 2021

Table 4.9 looks at the changes in affordable units to low-income households. Between 2016 and 2021, 5 affordable units were lost, and 0 new units were built in the County.

Table 4.9: Change in Units Affordable to Low-Income Households, Parkland County		
Characteristic	Data	Value
Affordable units built (number of units)	2016 to 2021	0
Change in the number of affordable units built before 2016 (number of units)	2016 to 2021	-5
Change in the number of affordable units (number of units)	2016 to 2021	-5

Data Source: Statistics Canada Census Profile 2021

NON-MARKET HOUSING

There is limited data available on non-market housing for the County. **Table 4.10** provides an overview of the available data. There are a total of 75 housing units that are subsidized in the County, and 765 units that are below market rent in the private market. The number of co-operative housing units has been suppressed.

*Please note that the 765 units include those located within Spruce Grove and Stony Plain and are not a clear reflection of the County.

Table 4.10 Current Non-Market Housing Units, Parkland County, 2021		
Characteristic	Data	Value
The number of housing units that are subsidized	Total	75
Number of housing units that are below market rent in the private market (can be either rent or income-based definition)	Total	765*
Number of co-operative housing units	Total	*Suppressed

Data Source: Statistics Canada Census Profile 2021

CONCLUSION

The Housing Supply analysis profiles the current housing inventory of the Study Area:

- 9,910 (90.3%) homeowners live in single detached homes.
- 665 (70.4%) renters live in single detached dwellings, and 200 (21.2%) live in moveable dwellings.
- 7,480 of the dwellings in the County were built between 1961 to 2000.
- The average monthly shelter cost for a rented dwelling in the County is \$1,308.
- The County experienced a decrease of 1.6% in population growth and 16.6% dwelling growth between 2016 and 2021.
- The majority of housing built in 2023 was single-detached dwellings intended for homeownership.
- 4.4% of homeowners live in unaffordable housing.
- 15.6% of renters live in unaffordable housing.
- Between 2016 and 2021, 5 affordable units were lost.

An aerial photograph of a small town, likely in the Midwest, showing a grid of streets, various commercial and residential buildings, and a large area of trees in the background. The entire image is covered with a semi-transparent teal filter. In the center-left, the words "GAP ANALYSIS" are written in a bold, white, sans-serif font. In the bottom right corner, there is a logo consisting of a stylized white leaf-like shape next to the letters "RDN" in a white, sans-serif font.

GAP ANALYSIS

GAP ANALYSIS INTRODUCTION

A Gap Analysis examines the variables and data that were prepared in the previous sections to define the housing needs within the community, with emphasis on existing housing suitability, adequacy, and affordability. Through the Gap Analysis, we can highlight which family types are most affected, the number of bedrooms that are needed, and the overall core need in the community.

PEOPLE PER DWELLING

People per dwelling refers to the ratio between the total population of a community and the total number of dwellings. The study area should aim to have at least the same number of dwellings relative to its larger geographies.

Table 5.1 shows the number of people per dwelling in the Study Area during the 2021 census.

From this table, we can see that Parkland County has a lower number of people per dwelling than the Province and Census Division No.11. This indicates that there is currently no shortage of housing for residents.

Table 5.1 People per Dwelling, Study Area, 2021			
	Alberta	Census Division No. 11	Parkland County
Population, 2021	4,262,635	1,462,041	32,205
Total Private Dwellings	1,633,220	609,810	13,544
People per Dwelling	2.61	2.4	2.38

Data Source: Statistics Canada Census Profile 2021

HOUSEHOLD GAP MEASURES

This section is an overview of the housing indicators by tenure. The discussion focuses on the numbers and percentages of households that live in unsuitable, inadequate, and unaffordable housing. The first part of the table shows the number of households living in these circumstances, as determined by Statistics Canada. Where applicable, the percentage is added after the value. The percentage value is derived by dividing the number in the table by the total number in that household type.

Housing Indicators in some communities could not be calculated because the data has been suppressed for privacy reasons, most likely due to the small number of responses and are shown as N/A.

Key Terms:

- **Owners with mortgages:** An owner-occupied household that makes regular mortgage or loan payments for their dwelling.
- **Owners without a mortgage:** An owner-occupied household that does not make regular mortgage or loan payments for their dwelling.
- **Subsidized tenants:** A renter household in a dwelling that is subsidized through programs such as rent-geared-to-income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements, and/or housing allowances.
- **Non-subsidized tenants:** A renter household that does not receive any kind of rent subsidy.

Table 5.2 provides an overview of housing indicators by tenure, as of 2021. The percentage value in the table is based on the total household size by tenure divided by the number of people experiencing housing needs.

Table 5.2 Housing Indicators by Tenure, 2021				
Parkland County				
	Owner with Mortgage	Owner without Mortgage	Subsidized Tenant	Non-Subsidized Tenant
Unsuitable				
1 person	N/A	N/A	N/A	N/A
2 persons	N/A	N/A	N/A	N/A
3 persons	N/A	N/A	N/A	N/A
4 persons	20 (1.5%)	25 (7.6%)	N/A	15 (10.7%)
5 or more persons	65 (6.2%)	30 (18.2%)	N/A	N/A
Inadequate				
1 person	75 (9.3%)	100 (11.4%)	N/A	20 (8.2%)
2 persons	155 (7.6%)	115 (4.7%)	N/A	N/A
3 persons	100 (10.0%)	20 (4.0%)	N/A	N/A
4 persons	105 (8.0%)	35 (10.6%)	N/A	25 (17.9%)
5 or more persons	65 (6.2%)	N/A	N/A	15 (23.1%)
Unaffordable				
1 person	410 (50.6%)	120 (13.7%)	N/A	95 (38.8%)
2 persons	480 (23.6%)	60 (2.4%)	N/A	75 (28.8%)
3 persons	220 (22.0%)	N/A	N/A	30 (23.1%)
4 persons	155 (11.8%)	N/A	N/A	25 (17.9%)
5 or more persons	135 (12.8%)	N/A	N/A	N/A

Data Source: Statistics Canada Census Profile 2021

As the table shows, residents in Parkland County are experiencing a variety of housing issues, summarized as follows:

- 18.2% of households of 5 or more people and 7.6% of 4-person households that are owners without mortgages are experiencing unsuitable housing.
- 6.2% of households of 5 or more people and 1.5% of 4-person households that are owners with mortgages are experiencing unsuitable housing.
- 10.7% of 4-person non-subsidized households are experiencing unsuitable housing.
- Owners with mortgages living in all household sizes are experiencing inadequate housing.
- 1-person, 2-person, and 3-person households that own their homes without mortgages are experiencing inadequate housing.
- 23.1% of households with 5 or more people that are non-subsidized tenants are experiencing inadequate housing. 1-person and 4-person households are also experiencing inadequate housing.
- Owners with mortgages living in all household sizes are experiencing unaffordable housing.
- 13.7% of 1-person and 2.4% of 2-person households that own their homes without mortgages are experiencing unaffordable housing.
- 38.8% of 1-person, 28.8% of 2-person, 23.1% of 3-people, and 17.9% of 4-person households that are non-subsidized tenants are experiencing unaffordable housing.

Below are examples of scenarios where housing is unsuitable, inadequate and unaffordable, using the information from the community summaries:

Examples of **Unsuitable** homes in the Study Area that do not have the appropriate number of bedrooms:

- A 5-person household renting unsubsidized housing: A single parent with 4 children, paying the market rental rate, where children over 5 are sharing a bedroom(s).
- A 5-person household living in a home with a mortgage: A couple with 3 children paying a mortgage on their home. The 3 children are 2 boys and a girl, all over 5, and have to share 1 bedroom.

Examples of **Inadequate** homes in the Study Area that require major repairs:

- A 4-person household living in a home with a mortgage: A single parent with 3 children, paying a mortgage on a home that needs major repairs.
- A 2-person household living in a home without a mortgage: A retired couple, where the mortgage for the home is paid off, but the home needs major repairs.
- A 1-person household renting subsidized housing: A retired single person living in a rent-controlled apartment, but the unit needs major repairs.
- A 2-person household renting non-subsidized housing: A lone parent with 1 child renting an apartment at the market rate, but the unit needs major repairs.

Examples of **Unaffordable** homes in the Study Area where more than 30% of their before-tax income is spent on shelter:

- A 3-person household living in a home with a mortgage: A couple with 1 child at home, where the mortgage comprises more than 30% of their income.
- A 1-person household renting an unsubsidized apartment: A single person living in an apartment, paying market rate for rent, and rent comprises more than 30% of their income.

PROJECTIONS OF HOUSEHOLD SUITABILITY, ADEQUACY & AFFORDABILITY

This section provides projections for the high and low ranges of suitability, adequacy, and affordability for the communities, based on the previous tables

Non-Suitable Housing Projections

The projections are based on assuming the rate of unsuitable housing reported by Statistics Canada does not change and uses the existing trends in household types and population growth. Some responses are shown as 0, but this does not mean that no households are experiencing unsuitable housing.

Table 5.3 shows the high and low projections of non-suitable housing.

Table 5.3: High and Low Projections of Unsuitable Housing for 2026								
Parkland County								
	Low				High			
	Owner with Mortgage	Owner without Mortgage	Subsidized Tenant	Non-Subsidized Tenant	Owner with Mortgage	Owner without Mortgage	Subsidized Tenant	Non-Subsidized Tenant
1 person	0	0	0	0	0	0	0	0
2 persons	0	0	0	0	0	0	0	0
3 persons	0	0	0	0	0	0	0	0
4 persons	20	25	0	15	20	25	0	15
5 or more persons	65	30	0	0	66	31	0	0

Data Source: Statistics Canada Census Profile 2021

The number of owner households with or without mortgages experiencing inadequate housing is expected to increase for all household sizes. 1-person, 4-person and households of 5 or more people that are non-subsidized tenants are also expected to increase.

Inadequate Housing Projections

The projections are based on the assumption that the rates of non-adequate housing reported by Census respondents do not change between 2021 and 2026, and that the existing trends on household types and population growth remain the same. Some responses are shown as 0, but this does not mean that no households are experiencing inadequate housing.

Table 5.4 provides the high and low estimates for rates of inadequate housing.

Table 5.4: High and Low Projections of Inadequate Housing for 2026								
Parkland County								
	Low				High			
	Owner with Mortgage	Owner without Mortgage	Subsidized Tenant	Non-Subsidized Tenant	Owner with Mortgage	Owner without Mortgage	Subsidized Tenant	Non-Subsidized Tenant
1 person	70	94	0	19	91	121	0	24
2 persons	151	112	0	0	170	126	0	0
3 persons	97	19	0	0	102	20	0	0
4 persons	104	35	0	25	107	36	0	25
5 or more persons	65	0	0	15	66	0	0	15

Data Source: Statistics Canada Census Profile 2021

The number of owner households with or without mortgages experiencing inadequate housing is expected to increase for all household sizes. 1-person, 4-person and households of 5 or more people that are non-subsidized tenants are also expected to increase.

Non-Affordable Housing Projections

The projections are based on the assumption that the rates of unaffordable housing reported by Census respondents do not change between 2021 and 2026, and that the existing trends on household types and population growth remain the same. Some responses are shown as 0, but this does not mean that no households are experiencing unaffordable housing.

Table 5.5 provides the high and low estimates for rates of unaffordable housing.

Table 5.5: High and Low Projections of Unaffordable Housing for 20266								
Parkland County								
	Low				High			
	Owner with Mortgage	Owner without Mortgage	Subsidized Tenant	Non-Subsidized Tenant	Owner with Mortgage	Owner without Mortgage	Subsidized Tenant	Non-Subsidized Tenant
1 person	385	113	0	89	495	145	0	115
2 persons	466	58	0	73	528	66	0	82
3 persons	212	0	0	29	224	0	0	31
4 persons	154	0	0	25	158	0	0	25
5 or more persons	134	0	0	0	138	0	0	0

Data Source: Statistics Canada Census Profile 2021

Households where the owner has a mortgage are expected to continue to see an increase in the number of people experiencing unaffordable housing in all household sizes. Owners without a mortgage are expected to see 1-person and 2-person households continue to experience unaffordable housing. Non-subsidized tenant households for all household sizes except those with 5 or more people are also expected to continue experiencing increased rates of unaffordable housing.

HOUSING INDICATORS BY FAMILY TYPES

The following section outlines information for the Study Area with housing indicators for the following family types:

- Single-parent families
- Couples without children; and
- Couples with children.

In **Tables 5.6** and **5.7**, some of the data is shown as not applicable (N/A) because there is insufficient data that was collected by Statistics Canada.

Table 5.6 shows the 2021 rates of housing indicators for single-parent families, couples with children, and couples without children.

Table 5.6 Family Indicators, 2021			
Parkland County			
Subsidized Tenants			
	Non-adequate	Non-suitable	Non-Affordable
Single Parent	N/A	N/A	N/A
Couple without Children	N/A	N/A	N/A
Couple with Children	N/A	N/A	N/A
Non-Subsidized Tenants			
	Non-adequate	Non-suitable	Non-Affordable
Single Parent	N/A	N/A	45
Couple without Children	N/A	N/A	60
Couple with Children	35	15	30
Owners with Mortgage			
	Non-adequate	Non-suitable	Non-Affordable
Single Parent	30	N/A	120
Couple without Children	140	N/A	395
Couple with Children	180	25	420
Owners without Mortgage			
	Non-adequate	Non-suitable	Non-Affordable
Single Parent	20	N/A	N/A
Couple without Children	85	N/A	55
Couple with Children	20	20	N/A

Data Source: Statistics Canada Census Profile 2021

Table 5.7 shows the projected rates of various housing indicators for these family types. The values that are relevant to the discussion are highlighted in green.

Table 5.7: Projected Family Indicators, 2026												
	Subsidized Tenants			Non-Subsidized Tenants			Owners with Mortgage			Owners without Mortgage		
Single Parent	Not Adequate	Not Suitable	Not Affordable	Not Adequate	Not Suitable	Not Affordable	Not Adequate	Not Suitable	Not Affordable	Not Adequate	Not Suitable	Not Affordable
2021	N/A	N/A	N/A	N/A	N/A	45	30	N/A	120	20	N/A	N/A
2026 Average	N/A	N/A	N/A	N/A	N/A	45	30	N/A	120	20	N/A	N/A
2026 High	N/A	N/A	N/A	N/A	N/A	47	31	N/A	125	21	N/A	N/A
2026 Low	N/A	N/A	N/A	N/A	N/A	44	29	N/A	116	19	N/A	N/A
Couples without Children	Not Adequate	Not Suitable	Not Affordable	Not Adequate	Not Suitable	Not Affordable	Not Adequate	Not Suitable	Not Affordable	Not Adequate	Not Suitable	Not Affordable
2021	N/A	N/A	N/A	N/A	N/A	60	140	N/A	395	85	N/A	55
2026 Average	N/A	N/A	N/A	N/A	N/A	64	148	N/A	418	90	N/A	58
2026 High	N/A	N/A	N/A	N/A	N/A	67	156	N/A	440	95	N/A	61
2026 Low	N/A	N/A	N/A	N/A	N/A	60	140	N/A	396	85	N/A	55

Table 5.7: Projected Family Indicators, 2026

	Subsidized Tenants			Non-Subsidized Tenants			Owners with Mortgage			Owners without Mortgage		
Couple with Children	Non-Adequate	Non-Suitable	Non-Affordable	Non-Adequate	Non-Suitable	Non-Affordable	Non-Adequate	Non-Suitable	Non-Affordable	Non-Adequate	Non-Suitable	Non-Affordable
2021	N/A	N/A	N/A	35	15	30	180	25	420	20	20	N/A
2026 Avg.	N/A	N/A	N/A	36	15	31	186	26	433	21	160	N/A
2026 H	N/A	N/A	N/A	39	17	33	199	28	463	22	160	N/A
2026 L	N/A	N/A	N/A	34	14	29	173	24	404	19	160	N/A

Data Source: Statistics Canada Census Profile 2021

Couples with children who are non-subsidized tenants and owners with mortgages are expected to experience inadequate, unaffordable and unsuitable housing at a higher rate than subsidized tenants.

Single-parent non-subsidized tenant households are projected to continue experiencing unaffordable housing. Single-parent owner households that have a mortgage are projected to continue experiencing inadequate housing and unaffordable housing. Single-parent owner households without mortgages are projected to experience higher rates of inadequate housing.

Couples without children that are non-subsidized tenant households are projected to continue experiencing unaffordable housing. Couples without children in owner households that have a mortgage and without a mortgage are projected to continue experiencing inadequate housing and unaffordable housing.

DEMAND FOR BEDROOMS VERSUS SUPPLY

In the Demand section, we looked at bedroom demand, based on family size and household types. To assess whether the number of bedrooms in the Study Area meets the household demand, the bedroom demand numbers are compared with the dwellings that have the corresponding number of bedrooms. The results are shown in **Table 5.8**.

The projections in **Tables 5.8** and **5.9** were generated by multiplying the 2016 numbers by a factor created using the 2016 and 2021 numbers for bedroom demand (Section 3). For example, if the 2016 number is 100 and the 2021 number is 150, the multiplication factor is 1.5. This factor was then used to create the 2021 bedroom demand projection by multiplying it by the 2016 numbers.

Table 5.8 Bedroom Demand Projections by Family Type, 2021				
Parkland County				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Couple census families	0	1,039	1,301	153
Single-parent families	0	234	83	7
Parkland County Actual Supply	330	1,525	4,460	5,580
Difference	330	252	3,076	5,420

Data Source: Statistics Canada Census Profile 2016

Based on the number of bedrooms that are needed relative to family composition, the following findings are evident:

- There is an abundance of all bedroom types in Parkland County, especially 3 and 3-bedroom homes.

Table 5.9 is similar to **Table 5.8**, but **Table 5.9** shows more general bedroom demand since it includes every household in the Study Area, versus counting census families only, as in **Table 5.8**.

Table 5.9 Bedroom Demand Projections for Households, 2021				
Parkland County				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Demand	2,040	8,560	4,880	3,180
Supply	330	1,525	4,460	5,580
Difference	-1,710	-7,035	-420	2,400

Data Source: Statistics Canada Census Profile 2016

The overall household bedroom demand shows that Parkland County has a deficit of 1, 2, and 3-bedroom housing. There is an oversupply of 4-bedroom homes. Encouraging the construction of small dwellings, specifically 1 and 2-bedroom dwellings in the County, would be beneficial for addressing the housing needs of the community.

For more information on household demand, refer to Section 3 and the accompanying methodology explanation.

CORE HOUSING NEED

Statistics Canada, in collaboration with the Canadian Housing and Mortgage Corporation (CMHC), produces a measure of housing needs in Canadian municipalities, called Core Housing Need, as a measure of households in need of alternative housing.

According to Statistics Canada's definitions, a household is in core housing need if one or more of the following conditions apply:

- Unaffordable: The household's shelter cost exceeds 30% of their income
- Unsuitable: The home is overcrowded
- Inadequate: The home requires major repairs

If the above applies, and the household has no alternative housing, based on their income and housing availability in the area, then the household is considered to be in Core Housing Need.

Table 5.10 shows the range of household incomes and affordable housing costs that make up each income category, in 2020 dollar value. The table also shows the total number of households assessed for core housing need that fall within each category.

Table 5.10: Income Categories and Affordable Shelter Costs, Parkland County, 2021			
Income Category, relative to Area Median Household Income (AMHI)	% of Total Households	Annual Household Income (Canadian Dollars per Year)	Affordable Shelter Cost (Canadian Dollars per Month)
Area Median Household Income		\$117,000	\$2,925
Very Low Income (20% or less of AMHI)	2.31%	<= \$23,400	<= \$585
Low Income (21% to 50% of AMHI)	17.29%	\$23,400 - \$58,500	\$585 - \$1,463
Moderate Income (51% to 80% of AMHI)	18.53%	\$58,500 - \$93,600	\$1,463 - \$2,340
Median Income (81% to 120% of AMHI)	22.58%	\$93,600 - \$140,400	\$2,340 - \$3,510
High Income (121% or more of AMHI)	39.29%	>= \$140,401	>= \$3,511

Data Source: HART, 2025

Table 5.11 shows those households in Core Housing Need and shows their relative distribution by household size. Where there are no numbers for an income category, it means that either there are no households in Core Housing Need within an income category, or that there are too few households to report.

74.3% of 1-person households are identified as being in the very low income category, and 42.2% are in the low income category.

30.4% of 2-person households are in the low-income category, and 25.7% are in the very low category.

Table 5.11: Percentage of Households (HH) in Core Housing Need (CHN), by Income Category and Household Size

Income Category	Affordable Shelter Cost (Canadian Dollars per Month)	1 Person Households	2 Person Households	3 Person Households	4 Person Households	5+ Person Households
Very Low Income (20% or less of AMHI)	<= \$585	74.30%	25.70%	*	*	*
Low Income (21% to 50% of AMHI)	\$585 - \$1,463	42.20%	30.40%	14.70%	9.80%	2.90%
Moderate Income (51% to 80% of AMHI)	\$1,463 - \$2,340	*	*	*	*	*
Median Income (81% to 120% of AMHI)	\$2,340 - \$3,510	*	*	*	*	*
High Income (121% or more of AMHI)	>= \$3,511	*	*	*	*	*

Data Source: HART, 2025

Table 5.12 shows Core Needs based on age groups. These numbers only represent the households that were examined by Statistics Canada and do not represent the total number of households experiencing Core Needs in the communities. It is important to remember that 0s do not mean there are no individuals experiencing core need, and this is likely because the data is suppressed due to small numbers, or they did not complete the 2021 Census.

Table 5.12 Core Need by Age Group, Study Area, 2021				
Parkland County				
	Not Suitable Housing	Housing Requiring Major Repairs	Unaffordable housing (Spending 30% or more of income on shelter costs)	In Core Need
0 to 5 years	110	150	330	115
6 to 17 years	245	400	755	230
18 to 24 years	150	135	210	55
25 to 54 years	375	935	1,495	350
55 to 64 years	80	365	775	260
65 years and over	105	430	660	360

Data Source: Statistics Canada Census Profile 2021

Parkland County has residents in all age groups living in Core Need, with those over the age of 65 and between the ages of 25 to 54 experiencing the highest rates of Core Need. Residents between the ages of 25 to 54 years of age are experiencing higher rates of unaffordable housing, unsuitable housing and housing needing major repairs compared to other age groups.

Table 5.13 looks at Core Needs based on Indigenous identity.

Table 5.13 Core Need by Indigenous Identity, Study Area, 2021				
Parkland County				
	Not Suitable Housing	Housing Requiring Major Repairs	Unaffordable housing (Spending 30% or more of income on shelter costs)	In Core Need
First Nations (North American Indian)	35	80	145	35
Métis	105	145	255	75
Inuk (Inuit)	0	0	0	0
Multiple Indigenous responses	0	0	0	0

Data Source: Statistics Canada Census Profile 2021

First Nations and Métis people in Parkland are experiencing higher rates of living in Core Need compared to Inuk (Inuit). Métis people are experiencing higher rates of unsuitable, unaffordable housing that needs major repairs compared to First Nations people.

Table 5.14 looks at the Core Housing Need for those with Immigration Status.

115 Immigrants who were in Parkland County before 2016 have been identified as living in Core Need.

Table 5.14 Core Need by Immigration Status, Study Area, 2021				
Parkland County				
	Not Suitable Housing	Housing Requiring Major Repairs	Unaffordable housing (Spending 30% or more of income on shelter costs)	In Core Need
Before 2016	80	175	315	115
Recent Immigrants: 2016 to 2021	90	10	20	0
Non-permanent residents	55	0	0	0

Data Source: Statistics Canada Census Profile 2021

Table 5.15 provides an overview of the CMHC Priority Groups that are experiencing Core Housing Need. The rate of Core Housing need is calculated as the number of households in Core Housing Need divided by the number examined.

Please note that a zero count does not mean that zero households are experiencing Core Housing Need, but that there are too few to report.

- Single-mother-led households make up 19.3% of households experiencing Core Housing Need.
- Women-led households make up 9.5% of households experiencing Core Housing Need.
- 8.9% of households with a household head over the age of 65 are experiencing Core Housing Need.
- 7.4% of youth-led households are experiencing Core Housing Need.

Table 5.15 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	Data	Value
All households experiencing CHN	Total (Households)	700
	Percentage (of all households)	6.20%
CHN in households led by women	Total (Households)	355
	Percentage (of priority group)	9.50%
CHN in households led by single mothers	Total (Households)	85
	Percentage (of priority group)	19.30%
CHN in households led by senior(s) aged 65-84	Total (Households)	285
	Percentage (of priority group)	8.90%
CHN in households led by senior(s) aged 85+	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households led by young adult(s) aged 18-29	Total (Households)	30
	Percentage (of priority group)	7.40%
CHN in Indigenous-led households	Total (Households)	80
	Percentage (of priority group)	7.30%

Characteristic	Data	Value
CHN in visible minority-led households	Total (Households)	20
	Percentage (of priority group)	4%
CHN in Black-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in new-immigrant-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in refugee-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with a same-sex couple	Total (Households)	*
	Percentage (of priority group)	*
CHN in households with Transgender member(s)	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with member(s) with physical health and/or mobility challenges	Total (Households)	185
	Percentage (of priority group)	4.90%
CHN in households with member(s) with developmental disabilities	Total (Households)	60
	Percentage (of priority group)	3.30%
CHN in households with member(s) dealing with mental health and addiction issues	Total (Households)	40
	Percentage (of priority group)	3.60%
CHN in households with Veteran member(s)	Total (Households)	0
	Percentage (of priority group)	0%

Data Source: HART, 2025

GAP ANALYSIS CONCLUSION

The Gap Analysis defines the housing needs within the Study Area. As described at the beginning of this section, the Gap Analysis uses the data from the previous sections to examine the gaps in housing needs within the Study Area with emphasis on housing suitability, adequacy, and affordability. Through the Gap Analysis, we can highlight which family types are most affected, the number of bedrooms that are needed, and the core need in the Study Area.

The following are key findings for Parkland County:

- The County has 2.38 people per dwelling. This density indicates that there is no shortage of housing in the County.
- 18.2% of households of 5 or more people that are owners without mortgages are living in unsuitable housing.
- 10.7% of 4-person households that are non-subsidized tenants are living in unsuitable housing.
- Owner households with mortgages that are of all family sizes are experiencing high rates of inadequate and unaffordable housing.
- 23.1% of households of 5 or more people and 17.9% of 4-person households that are non-subsidized tenants are living in inadequate housing.
- Unaffordable housing affects unsubsidized tenants and owners with mortgages at a higher rate than those without a mortgage or living in subsidized housing.
- Owners with mortgages and without mortgages are more likely to be living in inadequate housing compared to tenant households.
- Couples with children in non-subsidized tenant households or households with mortgages are projected to continue experiencing higher rates of inadequate, unsuitable and unaffordable housing.
- Relative to family composition, all bedroom types are abundant, especially 3 and 4-bedroom homes.
- The overall household bedroom demand for the County shows a need for 1, 2, and 3-bedroom dwellings and an oversupply of 4-bedroom dwellings.
- 1,370 residents were identified as living in Core Need.



CONCLUSION

In conclusion, the Housing Needs and Demands Assessment conducted by the Rural Development Network for Parkland County has provided a comprehensive analysis of current housing trends and identified potential gaps in affordability, suitability, and adequacy. This assessment underscores the critical need for targeted strategies to address housing challenges and ensure sustainable development within these communities.

Recommendations

1. Updated Housing and Service Needs Estimation:

A Housing and Service Needs Estimation is a method of enumerating housing insecurity designed to support communities like yourselves in understanding which residents are experiencing housing insecurity. It coordinates a network of partner organizations (municipal services, social services, businesses, etc.) to administer a survey with community members accessing their services over 30 days. The survey covers topics such as basic demographic information, housing situation, migration patterns, and the kinds of services community members access. Data collected over the 30 days is then analyzed and collated into a customized community report detailing the housing and service needs of participating residents for use by the community in their efforts to respond to housing insecurity. Essentially, it aims to provide a comprehensive picture of housing insecurity in your community, inform municipal, provincial, and federal policies and practices on housing, support services, and funding decisions, and elevate and incorporate the voices of community members experiencing housing insecurity in the efforts to respond to housing insecurity.

2. Diversify Housing Types

Introduce diverse housing types such as townhouses, duplexes, and apartments to cater to varying household sizes and income levels across all communities. This diversification can help balance the current oversupply of 4-bedroom homes while meeting the demand for 1, 2, and 3-bedroom dwellings.

3. Encourage the development of diverse and affordable housing options:

Incentives for developers to build apartments, townhouses, and smaller units.
Partnerships with nonprofit organizations for affordable and supportive housing.
Policies to maintain and upgrade the aging housing stock to ensure adequacy and suitability.

APPENDIX 1: FEDERAL PROJECTED HOUSING NEEDS

Projected Households by Household Size and Income Category, 2031						
HH Income Category	1 person	2 person	3 person	4 person	5+ person	Total
Very Low Income	478	115	12	0	17	622
Low Income	907	1,076	76	84	4	2,147
Moderate Income	536	1,471	216	104	31	2,358
Median Income	236	1,408	471	299	208	2,622
High Income	204	1,559	852	1,202	1,112	4,929
Total	2,361	5,629	1,627	1,627	1,372	12,678

Data Source: HART, 2025

Projections			
Characteristic	Data/Formula	Value	
Women by age distribution (# and %)	0-14	3,262 (15.1%)	The age distribution for women, male births and female births was populated using Alberta Health Population Projections by Local Area - Both Sexes - 2022 to 2051 to determine the anticipated population numbers for 2031, using the Health Zone: Z4.8.B.02 - Westview, excluding Stony Plain. Alberta Health uses demographic modelling techniques based on the cohort-component method. This method breaks down the population into age and sex groups. It models population changes based on factors like mortality, fertility, migration (both external and inter-regional), and applies these changes to the 2021 base population.
	15-19	1,314 (6.1%)	
	20-24	1,226 (5.7%)	
	25-64	10,947 (50.7%)	
	65-84	4,502 (20.8%)	
	85+	340 (1.6%)	
Male Births	Births x Estimated Proportion of Male Births	201	
Female Births	Total births - Male Births	391-201= 190	

Projections			
Characteristic	Data/Formula	Value	
Survival Rate	Survival rate for those not yet born at the beginning of the census year	Infant Survival Rate (9 years) =95.15%	Using data from Statistics Canada and Alberta Health's Infant Mortality Rates – by Fine Level Geography. We calculated the Infant Survival Rate (1-Year) using the following formula: $1 - \text{Infant Mortality Rate} / 1,000$. From there, we could project to the 2031 infant survival rate by using the formula: $(\text{Annual Survival Rate})^9$. It was calculated using 9 the 9-year mortality rate, looked at 2022 data, and it is 9 years till 2031. This calculation assumes that the survival rate remains constant
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	Not Enough Data Available	
Projected Family Households	Age-group population x projected age-specific family headship rate	13,560	Ratio of current family split as reported by Statistics Canada applied to the 2031 population estimation.
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	426	Ratio of current non-family split as reported by Statistics Canada applied to the 2031 population estimation.
Total Projected Headship Rate	Family headship rates + non-family headship rates	37.00%	Based on 2031 population estimates over the 2031 household estimates.
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	371 (annually family) 12.1 (annually non-family)	Annual change from the estimated family/non-family households applied to current family/non-family households.

Projections			
Characteristic	Data/Formula	Value	
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	15,120	These projections assume that the percentage of renters and owner households remains consistent with current trends. Ratio of 2021 owner households multiplied by the anticipated total number of households for 2031.
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	1,295	These projections assume that the percentage of renters and owner households remains consistent with current trends. Ratio of 2021 renter households multiplied by the anticipated total number of households for 2031.
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group.	Single-detached House: Owner = 13,380, Renter = 906 Semi-detached House: Owner = 121, Renter = 21 Row house: Owner = 0, Renter = 34 Apartment in a building that has fewer than five storeys: Owner = 0, Renter = 54 Movable dwelling: Owner = 1,344, Renter = 273	The projections were made assuming that the proportional distribution of dwelling types remains similar over the years, with slight adjustments for aging and possible preferences for apartments or small dwellings. Using 2021 Census data, we broke down the dwelling types by owner and renter to better identify the percentage of each tenure in each dwelling type. We assume the number of households will be 16,397 in 2031 based on the projections made in Table 6.3.1. We then took the projected number of owners and renters and applied the 2021 dwelling type percentages to each of the housing types. This gave us the projected number of each housing type by renter and owner.

The projections in Table 6.2.1 use data from the Alberta Regional Dashboard, Statistics Canada, and the Alberta Health Projections.

Anticipated Population by 2031			
Characteristic	Data	Value	Methodology Notes
Anticipated population	Total	44,272	The Alberta Health Population Projections by Local Area – Both Sexes – 2022 to 2051, to determine anticipated population numbers for 2031.
Anticipated population growth	Total	11,121	2031 population projection minus the 2024 Alberta Regional Dashboard Population count.
	Percentage	33.50%	% growth between 2021 and 2031
Anticipated age	Average	52.3	The anticipated average and median age were calculated by assuming the population will be 10 years older on average due to aging. We are adjusting the 2021 average and median age by 10 years.
	Median	55.2	
Anticipated age distribution (# and %)	0-14	6,795 (15.3%)	The Alberta Health Population Projections by Local Area – Both Sexes – 2022 to 2051, to determine anticipated population numbers for 2031.
	15-19	2,777 (6.3%)	
	20-24	2,621 (5.9%)	
	25-64	22,196 (50.1%)	
	65-84	9,206 (20.8%)	
	85+	675 (1.5%)	

Anticipated Households by 2031			
Characteristic	Data	Value	Methodology Notes
Current number of households	Total	11,915	Taken from the 2021 Census
Anticipated number of households	Total	16,397	Growth between the 2021 Census and the 2031 Alberta Health Projections.
Anticipated Households by Tenure	Renter	1,295	Ratio of 2021 owner/renter households over the 2021 population applied to the estimated 2031 population.
	Owner	15,093	
Anticipated Units by Type	Total	16,397	In 2021, the Canadian Census identified 11,915 dwellings; it also identified a 5-year increase of 4.8% in the number of dwellings. The 2021 Census identified a total of 11,915 dwellings and the following number of each housing type: single - 10,550, semi-detached - 100, row - 20, and apartments 50. Using the anticipated number of dwellings by 2031 (16,397), we multiply the anticipated dwelling number by the percentage of each housing type to project the total number of each housing type for 2031. This assumes there is no significant change in the dwelling mix between 2021 and 2031.
	Single	14,511	
	Semi-detached	132	
	Row	33	
	Apartment	66	
Anticipated Units by Number of Bedrooms	1 bedroom	456	Using the total bedroom data from Census Table: 98-10-0239-01 and the total projected number of dwelling units for 2031 (16,397), we were able to distribute the projected units by bedroom count based on the percentages from the data taken from the Census Table. We then applied these percentages to the projected number of dwellings in 2031.
	2 bedroom	2,116	
	3 bedroom	6,132	
	4 bedroom +	7,673	

Anticipated Households by 2031			
Characteristic	Data	Value	Methodology Notes
Anticipated Households by Income	Average	N/A	Source: Housing Assessment Resource Tool (HART)
	Median	2,787	
	Very Low	615	
	Low	2,161	
	Moderate	2,176	
	High	4,914	
Anticipated average household size	Total	2.7	We determined the anticipated average household size by using the 2031 projected population and the projected number of households.

The projections in Table 6.3.2 use data from the Alberta Regional Dashboard, Statistics Canada, Alberta Health Projections, and HART.

An aerial photograph of a small village nestled in a valley, surrounded by rolling hills. The entire image is overlaid with a semi-transparent green filter. The village features numerous small, light-colored houses and buildings, some with red roofs, clustered together. A winding road or path is visible through the landscape. The hills in the background are sparsely vegetated.

APPENDICES 2: METHODOLOGY AND DATA

The report uses secondary data to examine demographics, family and household types, the housing universe, and housing supply and demand gaps. The data is from Statistics Canada, Alberta Health and the Alberta Regional Dashboard.

Some limitations of the collected data are:

- Some of the data is from 2016, due to 2021 data not being available yet; it is acknowledged that changes may have occurred since 2016.
- Statistics Canada uses rounding to reduce the possibility of identifying individuals within the data. All counts are rounded to a base of 5, meaning they will end in either 0 or 5. According to the Statistics Act, some counts are expressed as “0” to ensure no individuals can be identified.
- Due to rounding, some tables are broken down into rates that may add up to more or less than 100%.
- The housing indicators for major repair, sustainability, and affordability are self-reported and therefore could be misreported.

Data Sources:

- The Alberta Regional Dashboard
- Alberta Health Projections (retrieved via the Alberta Health IHDA)
- Statistics Canada Community Wellbeing Index
- Housing Assessment Resource (HART)
- 2011 Statistics Canada Census Profile (Parkland County; Division No.11; Alberta)
- 2011 Statistics Canada National Housing Survey (NHS) Profile (Parkland County; Division No.11; Alberta)
- 2016 Statistics Canada Census Profile (Parkland County; Division No.11; Alberta)
- The following catalogued Statistics Canada datasets, 94-581-XCB2006001
- The following catalogued Statistics Canada datasets, 99-014-X2011;016,018
- The following catalogued Statistics Canada datasets, 98-400-X2016; 004,015,017, 025,029, 033,041,099,119,120,127,133,136,139,156,220,222,224,227,229, 231,233,008,015
- 2021 Statistics Canada Census Profile (Parkland County; Division No.11; Alberta)
- The following catalogued Statistics Canada datasets, 98-10-0255-01, 98-10-0255-01, 98-10-0255-01, 98-10-0240-01, 98-10-0233-01, 98-10-0255-01, 98-10-0057-01, 98-10-0106-0, 98-10-0103-01, 98-10-0240-01, 98-10-0237-01, 98-10-0247-01
- Alberta Health Services

APPENDICES 3: DEFINITIONS

Adequate Housing – Housing that does not require major repairs, such as significant and costly electrical, plumbing, and/or structural repairs.

Affordable Housing – housing is considered “affordable” if it costs less than 30% of a household’s before-tax income.

After-tax Income – refers to total income less income taxes of the statistical unit during a specified reference period. Income taxes refer to the sum of federal income taxes, provincial and territorial income taxes, and less abatement where applicable. Provincial and territorial income taxes include health care premiums in certain jurisdictions. Abatement reduces the federal income taxes payable by persons residing in Quebec or certain self-governing Yukon First Nation settlement lands.

Apartment in a building that has fewer than five storeys – A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Apartment or flat in a duplex – One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

Attainable Housing – Refers to housing that is adequate in condition (non-major repairs needed), appropriate in size (bedrooms suitable for household), affordable (costing less than 30% of pre-tax income), access to services (located in areas where common services are available) and available (a range of housing types).

Bedrooms – refers to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms.

Census Family – defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a parent of any marital status in a one-parent family with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. Children may be biological or adopted children regardless of their age or marital status as long as they live in the dwelling and do not have their married spouse, common-law partner or child living in the dwelling. Grandchildren living with their grandparent(s) but with no parents present also constitute a census family.

Collective dwelling – refers to a dwelling of a commercial, institutional, or communal nature in which a person or group of persons reside or could reside. It must provide care or services or have certain common facilities, such as a kitchen or bathroom, which are shared by the occupants. Examples include lodging or rooming houses, hotels, motels, tourist establishments, nursing homes, residences for senior citizens, hospitals, staff residences, military bases, work camps, correctional facilities and group homes.

Core – is the population centre with the highest population, around which a census metropolitan area (CMA) or a census agglomeration (CA) is delineated. The boundaries and population counts of the population centres (core) used to delineate the CMAs or CAs are taken from the previous census. The core must have a population of at least 50,000 persons in the case of a CMA, or at least 10,000 persons in the case of a CA.

Core Housing Need – refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

Housing indicator thresholds are defined as follows:

- Adequate housing is reported by its residents as not requiring any major repairs.
- Affordable housing has shelter costs equal to less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

Couple Family – refers to a family that contains a married or common law couple.

Couple Family with Children – refers to a census family that contains a married couple or a couple living common law and at least one child. The term 'two-parent family' can also be used when referring to a couple with children.

Dwelling – A dwelling is defined as a set of living quarters.

Dwelling condition – refers to whether the dwelling needs repairs. This does not include desirable remodelling or additions.

Economic Family – refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship.

Employment Rate – Refers to the number of persons employed in the week of Sunday, May 2 to Saturday, May 8, 2021, expressed as a percentage of the total population aged 15 years and over.

Fringe – not being able to have two cores within the same census subdivision (CSD), other population centers within a CSD that already have a core or secondary core are defined as 'fringe' even if their population is over 10,000 persons (based on the previous census). Second, a fringe includes all population centers within a CMA or CA that have a population of less than 10,000 persons (based on the previous census) and are not adjacent to the core or secondary core.

Homelessness – describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability to acquire it. It is often the result of what is known as systemic or societal barriers, including a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination.

Household – refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group, such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or a person living alone.

Household Maintainer – Refers to whether or not a person residing in the household is responsible for paying the rent, the mortgage, the taxes, or the electricity or other services or utilities. Where several people may contribute to the payments, more than one person in the household may be identified as a household maintainer. If no person in the household is identified as making such payments, the reference person is identified by default.

Household size – refers to the number of persons in a private household.

Housing Continuum – A scale of housing options that range from short-term accommodations such as shelter spaces to market rental housing and ownership.

Housing Suitability – refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms, as calculated using the NOS.

Household Type – refers to the differentiation of households based on whether they are census family households or non-census family households.

Immigrant – Refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities. Immigrants who have obtained Canadian citizenship by naturalization are included in this group.

Indigenous – persons who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit) and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who report having membership in a First Nation or Indian band.

Labour Force – Refers to persons who, during the week of Sunday, May 2 to Saturday, May 8, 2021, were either employed or unemployed. Labour force = Employed + Unemployed

Low Income – A household is considered low income if its income is below 50% of the median household income.

Median – The point at which 50% of a population is below or above the value.

Mixed-use development – The development of land or a building with two or more different uses, such as residential, office and retail. Mixed-use can occur vertically within a building or horizontally on a site.

A Mobile Home – Is typically defined as a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Mobility Status, Five Years – Refers to the status of a person about the place of residence on the reference day, about the place of residence on the same date five years earlier.

Mobility Status, One Year – Refers to the status of a person about the place of residence on the reference day, about the place of residence on the same date one year earlier.

Near Market Housing – Rental housing that is between 10% and 20% below market rental prices.

Non-Subsidized Tenants – Renter households that do not receive any type of rent subsidy.

Occupation – Refers to the kind of work performed in a job, a job being all the tasks carried out by a particular worker to complete his or her duties. An occupation is a set of jobs that are sufficiently similar in work performed.

Other attached dwelling – A subtotal of the following categories: semi-detached house, row house, apartment or flat in a duplex, apartment in a building with fewer than five storey's and other single-attached houses.

Other movable dwellings – A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat or floating home.

Other single-attached houses – A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

A Private Household – Refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad.

Regular dwelling – Refers to a private dwelling which meets the two conditions for year-round occupancy. It must have a source of heat or power (as evidenced by chimneys, power lines, oil or gas pipes or meters, generators, woodpiles, electric lights, heat pumps or solar panels).

Remote – Refers to a community that is either a long distance from larger settlements (population centre) or lacks transportation links that are typical in more populated areas.

Renter Household – Refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid.

Row (Townhouse) Dwelling – Is a 1-family dwelling unit in a row of 3 or more attached dwellings separated by a common or party wall extending from ground to roof.

Rural Area – Rural areas (RAs) include all territory lying outside population centres (POPCTRs). Taken together, population centres and rural areas cover all of Canada. Included in rural areas are:

- Small towns, villages and other populated places with less than 1,000 according to the current census
- Rural areas of census metropolitan areas and census agglomerations that may contain estate lots, as well as agricultural, undeveloped and non-developable lands
- Agricultural lands
- Remote and wilderness areas.

Secondary Core – Is a population centre with at least 10,000 persons (based on the previous census) and that is within a census metropolitan area (CMA) or a census agglomeration (CA), but outside the main municipality (census subdivision) that contains the core. The secondary core can also be the core of a CA that has been merged with an adjacent CMA.

Semi-Detached Dwelling – is 1 of 2 dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

Shelter Cost – Refers to the average monthly total of all shelter expenses paid by households.

Shelter-cost-to-income ratio – Refers to the proportion of the average total income of a household which is spent on shelter costs.

Single-Detached dwelling – Is a building containing 1 dwelling unit, which is completely separated on all sides from any other dwelling or structure. This includes link homes, where 2 units may share a common basement wall but are separated above grade. It also includes cluster-single developments.

Structural type – Refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

Subsidized Housing – Refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

Subsidized Tenants – Renter households in a dwelling that is subsidized through programs such as rent-geared-to-income, social housing, public housing, government-assisted housing, non-profit housing rent supplements, and housing allowances.

Suitable Housing – Refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household.

Supportive Housing – Is housing that provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, in order to maximize residents' independence, privacy and dignity.

Transitional Housing – Housing that is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years.

Value (Owner Estimated) – Refers to the dollar amount expected by the owner if the asset were to be sold.

APPENDICES 4: REFERENCES

- Government of Canada; Indigenous Services Canada. (2024, January 31). *About the community well-being index*. <https://www.sac-isc.gc.ca/eng/1421245446858/1557321415997>
- Technical Growth Study, Parkland County, 2024
- *The National Housing Strategy Glossary of Common Terms*. Canada Mortgage and Housing Corporation. (n.d.). <https://www.cmhc-schl.gc.ca/nhs/guidepage-strategy/glossary>
- Tri-Region: Stony Plain, Spruce Grove, and Parkland County, Rural Housing and Service Needs Estimation Project, 2022 White, S. (2022, January 24). *What is the housing continuum?* United Way Halifax. <https://www.unitedwayhalifax.ca/blog/what-is-the-housing-continuum/>



DECEMBER 2025

Rural Development Network
info@ruraldevelopment.ca
780-964-2736