

**MARCH 2004**



**C I T Y   O F   E D M O N T O N**

# Monthly Economic Review

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This publication is prepared monthly by the Corporate Planning & Policy Section, Planning & Policy Services Branch, Planning & Development Department, City of Edmonton

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## **Edmonton Socio-Economic Outlook,**

**2004 - 2009**

This report, prepared by the City of Edmonton Forecast Committee, provides a forecast of major economic and social indicators for the years 2004 to 2009. The forecast is used as a reference for the preparation of the City of Edmonton's corporate and departmental business plans and budgets, the City's Capital Priorities Plan, and the City's Long Range Financial Plan. The full report can be viewed at the Planning and Development Department's website at [www.edmonton.ca/infrastructure.planning.and.development](http://www.edmonton.ca/infrastructure.planning.and.development). Below is a summary of the forecast.

### **Economic Outlook**

The economic outlook outlined in this report does not take into consideration the possible impacts of the Kyoto protocol.

### **United States**

Growth in the United States is expected to reach 4% in 2004, up from 3.2% in 2003, primarily due to spill-over effects from the government's aggressive fiscal and monetary policy initiatives introduced in 2003. Growth is expected to slow to 3.2% in 2005, as interest rates, already at historical lows, begin to slowly increase by the end of 2004, dampening consumer expenditures. Growth is expected to average 3% for the remainder of the forecast period, as global economic conditions remain strong.

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## Canada

Growth in Canada is expected to reach 2.8% in 2004, up from 1.7% in 2003, but down from previous estimates of 3.5%, due to weak exports brought on by a strong Canadian dollar. As such, low Canadian inflation has given the Bank of Canada room to lower interest rates in an attempt to alleviate the dollar's ascent and improve upon exports. A depreciation of the dollar and a subsequent rebound in the export sector will give Canada a 3.2% growth rate in 2005. Growth will average a healthy 2.9% for the remainder of the forecast period.

## Alberta

Growth in Alberta is expected to increase by 4% in 2004, led by higher energy prices, low interest rates, and continued investment in the energy sector, which will compensate for weakness in the beef industry. Continued strength in energy prices, investment in the energy related projects in Alberta, and healthy in-migration, will give the province 3.5% growth in 2005. Growth will moderate slightly between 2006 and 2009, averaging 3.1% over that time period, as decreased production in natural gas will lead to a slight reduction in energy exports.

## Edmonton

Edmonton's regional economic growth rate is expected to reach 3.9% in 2004, up from the estimated 3.5% growth rate in 2003, as high energy prices, strong investment in construction projects, healthy in-migration and low interest rates keep consumer spending strong. Growth will remain buoyant in 2005 at 3.7%, and will average 3.3% between 2006 and 2009, on the heels of continued strength in the energy industry.

### Employment and Population

Employment in the city will also remain strong, with the anticipated creation of 10,800 jobs in 2004 and 12,500 jobs in 2005. The unemployment rate will fall slightly to 5% in 2004 from 5.1% in 2003, and fall further to 4.9% in 2005. A total of 64,800 new jobs are expected to be created between 2004 and 2009, with the

unemployment rate falling to 4.7% over the same time period.

The total population of the Edmonton Census Metropolitan Area (CMA) is expected to reach just under 1 million people in 2004, and 707,000 for the City of Edmonton. By 2009, it is estimated that the total will be just over 1 million for the Edmonton CMA, and 751,000 for the City. Net migration is expected to remain strong for the Edmonton CMA, ranging between 8,500 and 9,500 migrants annually over the duration of the forecast period.

### Housing Market

Despite strong expected growth in 2004, the Edmonton housing market is expected to soften somewhat, but still remain at historically high levels. Edmonton City and CMA housing starts are expected to fall to 8,183 and 11,312 respectively in 2004, as the market adjusts to increased supply brought on by strong construction activity in 2003. Increasing interest rates in 2005 will soften the housing market further, bringing total City housing starts down to 7,109 and CMA starts to 9,826. Over the 2006-2009 forecast period, housing starts in the City are expected to average 6,170 and for the Edmonton CMA around 8,700.

### Inflation

It is anticipated that the Edmonton CMA inflation rate, as measured by the consumer price index (CPI), will reach 2.7% in 2004, below previous estimates of 3.5%, and lower than the 5.3% witnessed in 2003. A sharp decline in inflation late in 2003 has led to the lower inflation outlook for 2004, as the prices for utilities have come down substantially. Also contributing to the lower inflation outlook for 2004 will be lower natural gas prices, particularly in comparison with those witnessed in the beginning of 2003 where prices were as high as \$13.00 per GJ in February. Rising interest rates by 2005 will push the inflation rate further down to 2.3%, and decline further to 2% by 2009.

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## Social Outlook

Highlights from the Federal Speech from the Throne include:

- More funding for health care and child care programs, and improved support for persons with disabilities.
- Reinstatement of child protection legislation.
- Enhanced initiatives for aboriginals.
- Providing a share of gas tax revenue or other revenues, as well as GST relief, for municipalities.
- Improvements to the Student Loan Program and Registered Education Savings Plans (RESP).

Highlights from the Alberta Provincial Speech from the Throne include:

- An RESP contribution for all children born in 2005 and after.
- Increased education funding and compulsory physical education classes for school children.
- Organizing a Roundtable on Family Violence and Bullying, along with a promise for financial assistance for victims of family violence.
- Funding formulas for local policing to be changed.
- More services for seniors and a review of long-term care facilities.
- Health and education initiatives for Aboriginals.

Canada's fertility rate has dropped to a new low — 1.49 children for every woman. Recent research has shown that this declining fertility rate is also common among many immigrant women. Once they have been in Canada for a few years their fertility drops to about the Canadian average. The decline is not as marked among women who immigrated from Asia and the Middle East.

Canada is now second only to Australia in terms of the proportion of its population that is foreign-born. As many as 46% of first-generation Canadians are from a non-European background, which is a significant change from a few generations ago, when most were from Europe and the United States.

Recent immigrants to Canada have not been as successful at accumulating wealth as those who came to Canada prior to 1976. Over the last twenty years, earnings for immigrant males have dropped, and earnings for immigrant females have not been as great as those for Canadian-born women.

Alberta households have the highest spending levels in Canada. Expenditures on transportation and communications accounted for much of the increase in recent years. Albertans also report the highest spending on health care.

Lower taxes and increased government transfers have meant higher after-tax incomes for many families. Families with children have as much as \$10,000 more, while increases for elderly families average about \$3,000 and lone-parent families have about \$5,000 more.

The number of Reported criminal code offences in Edmonton increased by 6% in 2003, driven largely by an increase in property crime. Violent crime decreased slightly from the previous year.

The amount of money Canadians have spent on gambling increased by over 400% between 1992 and 2002, and slightly over 5% of Canadians either are problem gamblers, or at risk of becoming problem gamblers.

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**Table 1**  
**Forecast for Selected Economic Indicators**

Indicator	Actual/Estimate			Forecast					
	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>United States, Canada and Alberta</b>									
World Oil Price (US\$/bbl) (1)	25.94	26.09	31.14	30.45	27.40	25.95	25.90	26.00	26.25
Alberta Natural Gas Price (\$/GJ) (2)	5.91	3.83	6.31	5.85	5.30	4.85	4.75	4.85	4.95
<b>Economic Growth Rate (% change)(3)</b>									
United States	0.3	2.4	3.2	4.0	3.2	3.0	3.0	3.0	3.0
Canada	1.9	3.3	1.7	2.8	3.2	2.8	2.8	3.0	3.0
Alberta	1.2	3.2	3.0*	4.0	3.5	3.3	3.0	3.2	3.0
Prime Lending Rate (%)	5.81	4.21	4.70	4.00	4.20	4.20	4.20	4.00	4.00
Exchange Rate(US\$/Cdn\$)	0.646	0.637	0.714	0.760	0.730	0.720	0.720	0.700	0.700
Net Migration (Alberta) (000) (4)	33.8	40.0	35.2*	35.2	33.3	30.2	30.4	30.3	30.3
<b>Edmonton</b>									
Net Migration - CMA(000) (4)	7.9	12.5	9.5*	9.5	9.0	8.5	8.5	8.5	9.5
- City(000) (4)	4.3	8.6	6.7*	6.7	5.8	5.5	5.5	5.5	6.7
Population - CMA(000) (5)	954	967	985*	1,000	1,013	1,028	1,041	1,055	1,069
- City(000) (5)	678	686	698*	707	716	725	734	742	751
Economic Growth Rate (CMA)(%)	1.9*	3.5*	3.5*	3.9	3.7	3.2	3.3	3.4	3.2
Employment (CMA)(000)	505	522	537	548	560	568	579	591	602
Unemployment Rate(CMA)(%)	4.9	5.1	5.1	5.0	4.9	5.0	4.7	4.7	4.7
Inflation Rate CPI(CMA)(%)	2.2	2.9	5.3	2.7	2.3	2.3	2.1	2.1	2.0
Vacancy Rate (%)									
Apartment (CMA, Oct)	0.9	1.7	3.4	3.0	3.0	2.8	2.9	2.9	2.7
Downtown Office (the City, Dec)	11.4	12.3	11.8	11.3	11.1	9.6	9.5	9.5	9.2
Housing Starts (Units)									
City -Total	4,811	8,822	8,956	8,183	7,109	6,316	6,081	6,117	6,148
- Single Family	2,815	4,158	3,857	3,633	3,485	3,389	3,391	3,426	3,436
- Multi-Family	1,996	4,664	5,099	4,550	3,625	2,928	2,689	2,692	2,711
CMA -Total	7,855	12,582	12,380	11,312	9,826	8,859	8,652	8,717	8,751
- Single Family	4,959	6,861	6,391	5,995	5,675	5,548	5,594	5,655	5,671
- Multi-Family	2,896	5,721	5,989	5,318	4,151	3,311	3,059	3,063	3,080
Building Permit Value - City (\$million)	905	1,142	1,075	1,026	1,015	1,015	1,014	1,009	1,017
Non-Res Construction Price (% change)	3.2	2.1	2.7	3.5	3.0	2.3	2.0	1.9	1.6

\* Estimates

Sources:

Actual/Estimate: Statistics Canada, Bank of Canada, Canada Mortgage and Housing Corporation, CB Richard Ellis, Canadian Petroleum Association, Alberta Economic Development and The City of Edmonton Planning and Development Department  
Forecast: City Forecast Committee, March 2004

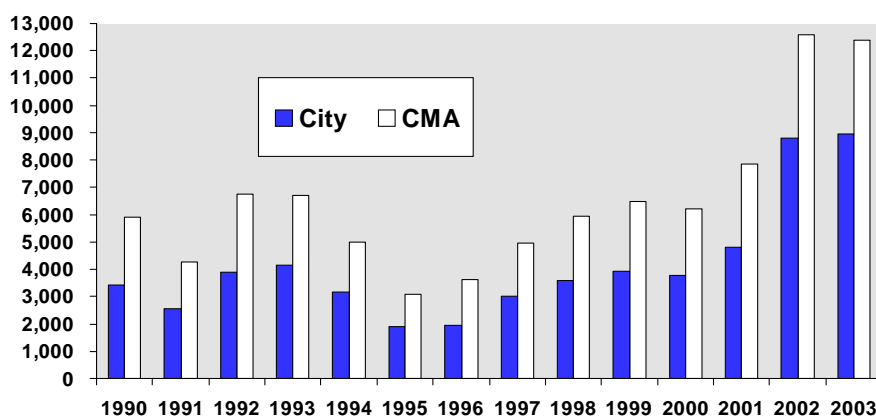
Notes:

1. World oil prices are for West Texas intermediate crude at Cushing, Oklahoma in U.S. dollars.
2. Natural gas prices are AECO 30-Day Spot Natural Gas Price (Can\$/GJ)
3. The U.S., Canada and Alberta economic growth rates are for real GDP at market price.
4. Numbers are for July 1 of previous year to June 31 of current year.
5. The 2001 figures are post-censal estimates by Statistics Canada, which are different from the actual 2001 Canada Census.

## Edmonton Housing Starts – 2003 in Review

Low interest rates, strong migration and continued strength in the energy industry contributed to continued strength in Edmonton's housing market in 2003, as total housing starts for the city of Edmonton increased by 1.5% to 8,956 units, led by strength in multiple unit starts. Despite dropping by 1.6% in 2003, total housing starts for the Edmonton CMA (Census Metropolitan Area), still reached 12,380 units, which is still strong, especially considering that total housing starts in 2002 were at their highest levels since the record setting year in 1978. In addition, 9 of the 16 communities within the Edmonton CMA actually witnessed increases in housing starts in 2003 from their totals in 2002.

## Total Housing Starts, Edmonton City and CMA, 1990 to 2003

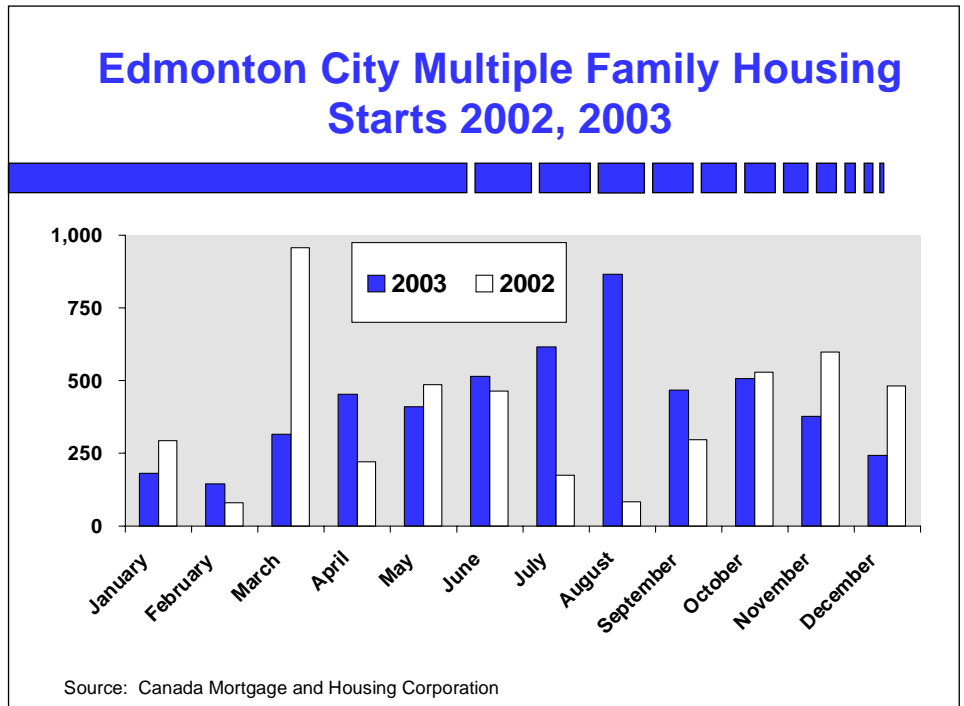


Source: Canada Mortgage and Housing Corporation

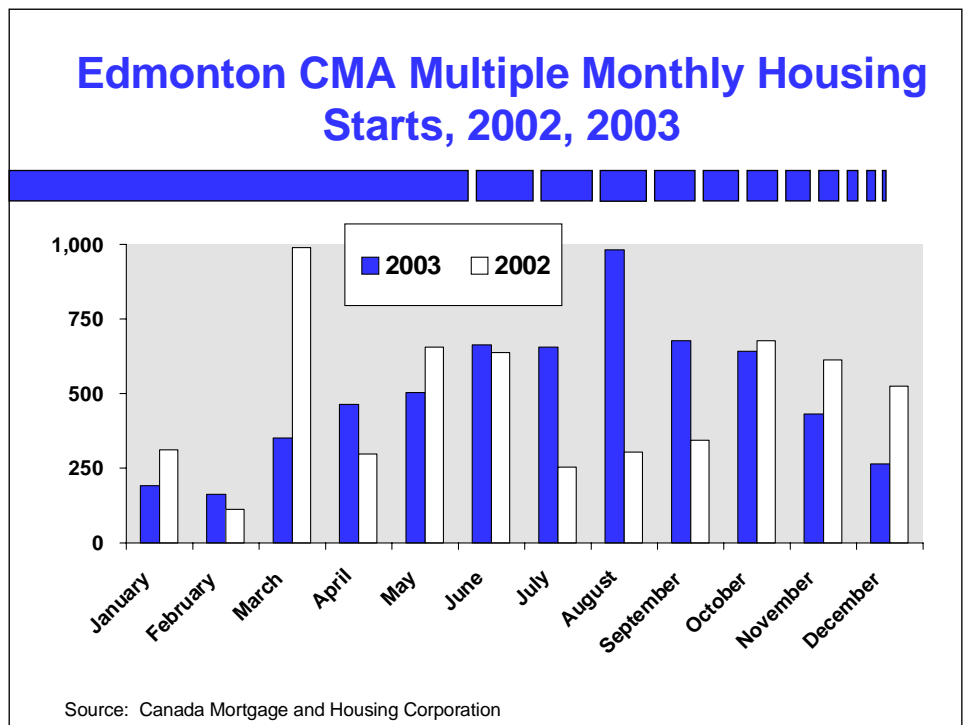
## Edmonton CMA Housing Starts Starts Activity by Area for 2003

Area	2003	2002	% Change
Beaumont	141	142	-0.7%
Clamar	10	5	100.0%
Devon	122	105	16.2%
Edmonton City	8,956	8,821	1.5%
Fort Saskatchewan	145	248	-41.5%
Gibbons	14	5	180.0%
Leduc	202	198	2.0%
Leduc County	56	59	-5.1%
Mornville	67	54	24.1%
Parkland	214	290	-26.2%
Spruce Grove	502	377	33.2%
St. Albert	427	740	-42.3%
Stony Plain	337	309	9.1%
Strathcona County	1,002	1,045	-4.1%
Sturgeon County	128	136	-5.9%
Other Centres	57	47	21.3%
<b>Total</b>	<b>12,380</b>	<b>12,581</b>	<b>-1.6%</b>

Unlike single starts, total multiple unit starts for the city of Edmonton experienced a 9% increase from their levels in 2002, with August representing the strongest month of the year with 866 units. However, multiple unit starts weakened during the last quarter of 2003, particularly when compared to the same time period in 2002.



After a strong start during the first three-quarters of 2003, multiple unit starts for the Edmonton CMA began to weaken during the fourth quarter, falling from a high of 981 starts in August to 266 starts in December. Despite the decrease, multiple unit starts increased 5% in 2003, representing the best year since 1982.



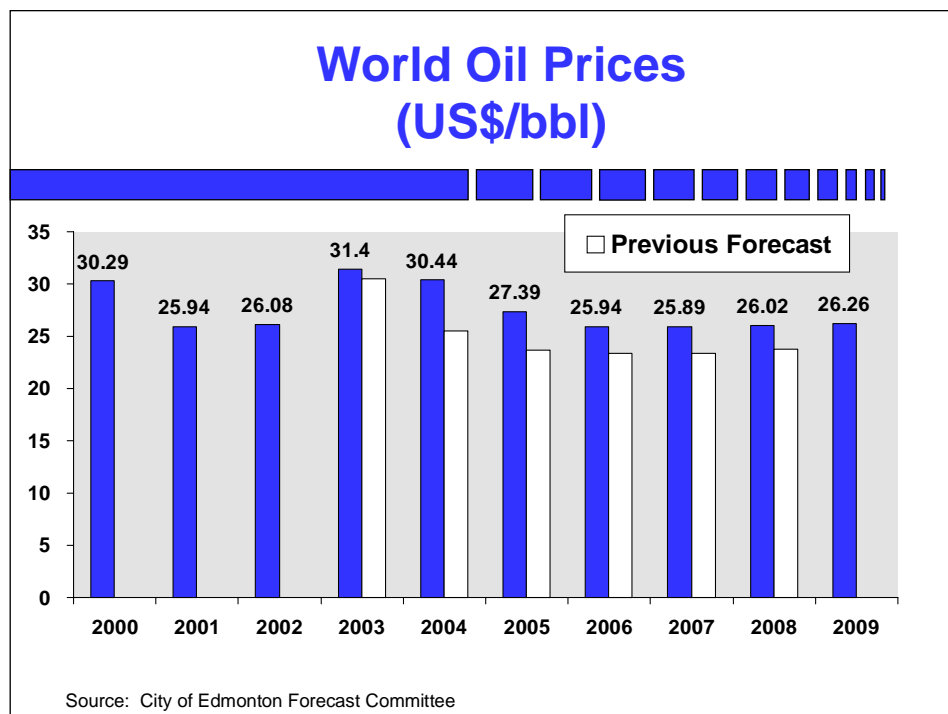
## Energy Prices to Remain High in 2004

### Oil

World oil prices rose sharply in 2003, driven by the war in Iraq, the post-war sabotage of Iraqi pipelines, additional supply disruptions in Venezuela and Nigeria, the pick-up in world oil demand associated with the global economic recovery, and the sharp decline in the U.S. dollar. Consequently, the price for West Texas Intermediate (WTI) increased from an average of US\$26.09 per barrel in 2002 to US\$31.14 in 2003.

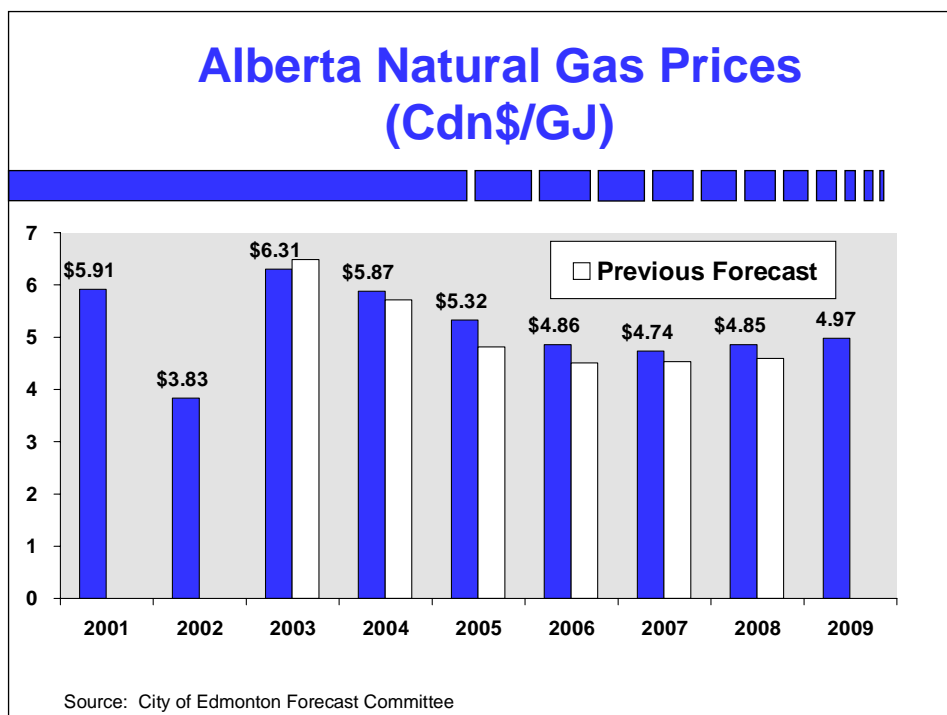
Oil prices are expected to remain high for the remainder of the forecast period, averaging US\$30.45 per barrel in 2004. The outlook for 2004 is significantly higher than what several forecasters were expecting last fall, and US\$5 per barrel higher than what was published in the October 2003 Socio-Economic Outlook. The rationale for this upward shift in the forecast is based on

a number of factors. First, world oil demand has finally broken out of the doldrums, led by a strong U.S. recovery and the emergence of China as a growing economic power. Second, last fall's signing of a 5-year oil and gas co-operation agreement between Russia and Saudi Arabia signals an effort by the world's two largest oil producers to manage world oil prices in their mutual interests. Third, evidence of increased terrorist activity within Saudi Arabia raises a concern about possible supply disruptions in the Saudi kingdom. Finally, concerns about the possible departure of Iraq from OPEC, and the consequent reduction in OPEC control over global production, appear to have receded.



## Natural Gas

Stronger oil prices, tighter US environmental regulations and declining production levels in Alberta and North America have contributed to an increase in the forecast for natural gas prices in 2004. Natural gas prices at the AECO storage facility in South-eastern Alberta are expected to average Can\$5.85 per Gigagoule (GJ) in 2004. So far this year, natural gas prices have averaged Can\$5.89 per GJ in January and Can\$5.61 per GJ in February. Contributing to recent strength in North American prices has been an improvement in U.S. industrial production, which increased 0.8% in January and a further 0.7% in February, strengthening industrial natural gas and power demand. A 1% increase in U.S. manufacturing output in February has also been a factor. The performance in both the U.S. industrial and manufacturing sectors for the remainder of this year will be an important factor in the determination of natural gas demand for 2004. The supply of North American natural gas has also been an important consideration. Locally, the Alberta Energy and Utilities Board (AEUB) expects gas production to decline by about 2 per cent in 2004 and over the forecast



period. New natural gas pools are smaller and new wells drilled are exhibiting lower initial production rates. Adding to the reduced supply is the AEUB's recent decision to shut-in gas pools in Northeast Alberta that come into contact with bitumen deposits, affecting 40 per cent of gas production in that area.

### Implications for the Edmonton Economy

There is no doubt that high energy prices will benefit the Edmonton economy. High energy prices will contribute to continued investment in energy related projects in the Edmonton and Fort McMurray regions, particularly in oil sands related activities, which will provide strong employment growth and positive economic spin-offs in other sectors of the Edmonton economy for the next several years. Some of these projects in the Edmonton region include Petro-Canada's \$1.2 billion refinery upgrading project, and the recently announced \$1 billion Heartland Upgrader project, both in Strathcona County. Increased activity in Fort McMurray will help Edmonton's manufacturing sector, as Edmonton plays an important role as a service and supply centre for energy projects in the Fort McMurray area. However, sustained high energy prices into the forecast period may weaken non-energy related exports to the United States, as high North American energy prices may erode the purchasing power of consumers in the U.S., leading to a slow down in economic activity, and less demand for Alberta goods and services.

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## Household Income by Edmonton Neighbourhood

Households in Edmonton CMA had an average 2000 income of \$61,819 – the fifth highest of Canada’s ten largest urban areas. The City of Edmonton’s average household income for 2000 was \$57,360. (Table 1). Household incomes are higher in the area of the CMA

outside the City with 57% of households having income higher than \$60,000 compared with 37% for the City. Average household incomes in neighbourhoods range from \$26,000 to over \$200,000 (Table 2).

**Table 1: 2000 Household Income Edmonton City, and CMA**

Income Range	City		CMA		CMA minus City	
	Households	% share	Households	% share	Households	% share
Under \$10,000	16,795	6	19,040	5	2,245	2
\$ 10,000 - \$19,999	32,795	12	38,340	11	5,545	6
\$ 20,000 - \$29,999	31,525	12	38,140	11	6,615	7
\$ 30,000 - \$39,999	31,325	12	38,800	11	7,475	8
\$ 40,000 - \$49,999	28,850	11	37,295	10	8,445	9
\$ 50,000 - \$59,999	25,160	9	34,290	10	9,130	10
\$ 60,000 - \$69,999	22,055	8	31,350	9	9,295	10
\$ 70,000 - \$79,999	17,980	7	26,200	7	8,220	9
\$ 80,000 - \$89,999	14,325	5	21,650	6	7,325	8
\$ 90,000 - \$99,999	11,130	4	17,315	5	6,185	7
\$100,000 and over	33,390	13	54,100	15	20,710	23
<b>Average household income \$</b>	<b>57,360</b>	<b>100</b>	<b>61,819</b>	<b>100</b>		<b>100</b>
<b>Median household income \$</b>	<b>46,698</b>		<b>51,685</b>			

Source: 2001 Census of Canada, Statistics Canada

**Table 2: 2000 Edmonton Household Income by Neighbourhood**

Neighbourhood	Average Income	Median Income	Neighbourhood	Average Income	Median Income
<b>Edmonton</b>	<b>57,360</b>	<b>46,698</b>	Jackson Heights	76,265	74,618
Quesnell Heights	216,773	191,976	Lendrum Place	75,370	63,277
Rhatigan Ridge	156,073	108,376	Greenview	74,893	65,955
Henderson Estates	156,010	121,530	Steinhauer	74,778	65,966
Ogilvie Ridge	151,288	109,831	Elsinore	74,533	79,941
Westbrook Estate	150,245	91,390	Jamieson Place	73,913	69,954
Bulyea Heights	148,033	106,409	Cumberland	73,076	69,965
Westridge	144,480	101,866	Eaux Claires - Belle Rive	72,790	65,720
Oleskiw	142,486	111,861	Ormsby Place	72,253	61,179
Grandview Heights	134,233	109,509	Lago Lindo	72,043	65,394
Windsor Park	130,167	109,648	Oxford	71,828	69,260
Wedgewood Heights	126,691	104,122	Beaumaris	71,368	53,770
Brookside	114,968	94,590	Rural South East	70,827	59,895
Crestwood	109,376	67,832	Patricia Heights	69,302	59,112
Blackburne	108,837	82,402	Sweet Grass	68,858	59,608
Haddow	108,302	100,056	Crawford Plains	68,684	65,457

Source: 2001 Census of Canada, Statistics Canada

Table 2: 2000 Edmonton Household Income by Neighbourhood

Neighbourhood	Average Income	Median Income	Neighbourhood	Average Income	Median Income
Rural West	104,800	99,921	Baturyn	67,848	60,848
Rural South West	102,460	90,678	Menisa	67,759	66,771
Blue Quill Estates	97,744	60,792	Glastonbury	66,877	56,271
Gariepy	96,548	76,303	Aldergrove	66,793	60,087
Carter Crest	96,134	92,058	Kiniski Gardens	66,680	60,574
Falconer Heights	95,914	86,595	Mcleod	66,482	60,209
Belgravia	95,818	78,508	Ekota	66,297	58,014
Twin Brooks	95,814	86,076	Satoo	66,273	60,465
Glenora	95,028	78,906	Belmead	66,199	55,494
Dechene	94,824	82,950	Fulton Place	66,044	59,473
Laurier Heights	92,594	80,640	Miller	64,748	59,625
Potter Greens	92,132	82,429	Lymburn	64,663	59,831
Ramsay Heights	89,130	71,732	Hillview	62,939	53,836
Parkview	88,219	72,729	Keheewin	62,890	56,164
Terwillegar Towne	87,622	83,285	Sakaw	62,727	56,036
Lansdowne	86,862	60,011	Avonmore	62,560	57,413
Aspen Gardens	86,568	80,035	Bergman	61,499	56,533
Bearspaw	86,504	73,582	Kernohan	61,483	56,490
Rural NE - S Sturgeon	86,457	75,355	Rural NE - N Sturgeon	61,423	56,894
Hollick Kenyon	86,344	78,287	Meyokumin	61,353	58,933
Cloverdale	85,933	69,239	Gold Bar	61,202	52,762
Wild Rose	84,462	80,642	Lorelei	60,578	54,174
Rio Terrace	83,636	75,495	Kenilworth	60,499	53,442
Larkspur	83,439	78,296	Parkallen	60,391	50,120
Rossdale	82,656	64,133	Duggan	60,246	51,511
Matt Berry	81,900	77,373	Highlands	60,190	51,831
Canossa	81,757	73,533	Daly Grove	60,186	59,271
Klarvatten	81,125	79,503	Meadowlark Park	59,976	55,328
Greenfield	79,490	71,563	Minchau	59,880	56,546
Capilano	77,718	69,897	Dovercourt	59,747	60,631
Brander Gardens	76,804	60,946	Argyll	59,398	57,476
Mayliewan - Ozerna	76,484	68,483	North Glenora	59,299	49,451
McKernan	58,525	49,547	Wellington	51,001	47,848
Michaels Park	58,523	48,703	Strathcona	50,848	35,830
Ottewell	58,509	53,586	Sherbrooke	50,824	51,201
Northmount	58,261	51,029	Skyrattler	50,818	40,981
CFB Griesbach	58,239	57,156	Homesteader	50,531	44,539
Summerlea	57,975	51,084	Prince Charles	50,411	44,413
Rideau Park	57,822	41,668	Kameyosek	50,267	42,959
Elmwood	57,812	54,999	Westview Village	49,770	43,373
Holyrood	57,759	50,440	Evansdale	49,639	43,566
Belmont	57,621	56,176	Beverly Heights	49,446	43,855
La Perle	57,481	49,338	Clareview Business Park	49,382	46,305
Weinlos	57,480	57,241	Delton	49,205	42,831
Dunluce	56,474	52,326	Riverdale	49,204	41,798
Malmo Plains	55,916	49,088	Richfield	49,028	45,650
Pollard Meadows	55,839	49,945	Rural NE - Horse Hill	49,013	42,650
Bannerman	55,817	50,001	Tawa	48,920	45,060

Source: 2001 Census of Canada, Statistics Canada

Table 2: 2000 Edmonton Household Income by Neighbourhood

Neighbourhood	Average Income	Median Income	Neighbourhood	Average Income	Median Income
Lee Ridge	55,672	46,556	Kildare	48,908	41,443
Bellevue	55,576	50,076	Evergreen	48,765	39,157
Tweddle Place	55,488	52,348	Pleasantview	48,565	39,161
Bisset	55,478	53,468	Sifton Park	48,250	39,803
Blue Quill	55,443	42,952	Prince Rupert	48,007	40,116
Casselman	55,263	48,961	Ermineskin	47,470	41,112
Kilkenny	55,073	47,873	Overlanders	47,439	43,465
Fraser	54,958	50,088	West Meadowlark Park	47,401	40,843
Grovenor	54,738	45,949	Glengarry	47,352	43,165
Carlisle	54,729	48,673	Strathearn	47,227	32,432
Rosslyn	54,591	46,144	Ritchie	46,639	40,306
Caernarvon	54,484	45,793	Allendale	46,476	40,184
Meyonohk	54,434	49,570	King Edward Park	46,452	41,337
Terra Losa	54,373	42,983	Terrace Heights	46,434	39,450
Delwood	54,213	46,993	Maple Ridge	46,381	41,482
High Park	54,109	46,666	Beacon Heights	46,140	40,363
Forest Heights	53,954	44,743	Idylwyld	45,619	37,411
Athlone	53,640	48,437	Kensington	45,362	38,179
Thornccliffe	53,520	48,838	Virginia Park	44,625	30,796
York	53,238	47,413	Millwoods Town Centre	44,588	34,270
Hairsine	53,075	52,901	Rundle Heights	44,571	40,250
Westmount	52,805	40,877	Callingwood North	44,317	41,332
Canon Ridge	52,527	45,666	McQueen	44,111	34,532
Hazeldean	52,494	48,254	Lauderdale	43,900	40,331
Lynnwood	52,373	45,727	Balwin	43,869	36,516
Bonnie Doon	52,103	38,082	Killarney	43,421	36,559
Rural West Big Lake	51,925	39,297	Garneau	42,635	30,014
Newton	51,852	45,748	Sherwood	42,571	39,217
Royal Gardens	51,770	45,663	Empire Park	42,238	37,228
Tipaskan	51,334	43,745	Oliver	42,061	32,389
Mayfield	51,096	44,866	Spruce Avenue	41,978	40,343
Kirkness	51,047	48,961	Montrose	41,619	35,132
Calder	41,615	34,200	Abbottsfild	35,698	30,456
Jasper Park	40,931	35,263	Canora	33,501	26,871
Woodcroft	39,725	27,587	Westwood	32,732	27,486
Glenwood	39,479	29,717	Queen Mary Park	32,597	26,991
Belvedere	39,405	33,683	Cromdale	32,105	24,760
Callingwood South	39,395	33,217	Boyle Street	31,429	23,738
Clareview Campus	39,196	34,641	McCauley	27,511	20,699
Queen Alexandra	38,285	31,806	Central McDougall	26,302	21,323
Britannia Youngstown	37,853	30,782	Baranow	-	-
West Jasper Place	37,293	26,703	Breckenridge Greens	-	-
Alberta Avenue	37,001	29,591	Donsdale	-	-
Parkdale	36,807	31,373	High Park Industrial	-	-
Inglewood	36,733	28,321	Meadows Area	-	-
Elmwood Park	36,558	30,833	Pembina	-	-
Downtown	36,097	30,187	Place La Rue	-	-
Eastwood	35,949	30,065			

Source: 2001 Census of Canada, Statistics Canada