

## ADMINISTRATIVE REPORT

<b>TO:</b> Shane Bourke, City Manager	<b>DATE:</b> July 22, 2025
<b>FROM:</b> Patricia Bailey, Chief Strategy Officer	<b>MEETING:</b> Investment & Strategy Committee
<b>REPORT WRITER:</b> Rory Tarant, Invest Grande Prairie Interim Director	
<b>SUBJECT:</b> 2024 Municipal Census Neighbourhood Growth	

### RECOMMENDATIONS

That this report be received for information.

### PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

#### **Investment & Strategy Committee Feb. 4, 2025**

Committee direct Administration to bring a report back detailing neighbourhood growth between the 2018 Census and 2024 Census.

### BACKGROUND

The 2024 City of Grande Prairie Municipal Census was conducted May 1 to July 31, 2024 to gather accurate and up-to-date information about the City's population, housing characteristics and community trends. The data collected helps the City better understand current demographics and growth patterns, enabling City administrators and elected officials to create informed strategies to address community priorities.

### ANALYSIS

An analysis of neighbourhood growth compared populations in the 2018 Municipal Census with populations in the 2024 Municipal Census (See Table 1). The total City population increased by 1,217 in this time. As expected, most growth occurred in newer areas of the City. However, one notable exception was the Central Business District. This downtown neighbourhood saw a 22.5% increase in population due to a couple multi-family developments coming online between the two census years. The ten fastest growing neighbourhoods are listed below:

## **Top 10 Fastest Growing Neighbourhoods**

Neighbourhoods	2018 Census Total	2024 Census Total	Difference	Growth Rate
Kensington	0	391	391	N/A
Arbour Hills	77	339	262	77.3%
Stone Ridge	106	195	89	45.6%
Westgate East	859	1,269	410	32.3%
Copperwood	343	504	161	31.9%
Central Business District	765	987	222	22.5%
Crystal Landing	1,071	1,292	221	17.1%
Riverstone	1,134	1,352	218	16.1%
Northridge	2,010	2,292	282	12.3%
Signature Falls	1,011	1,140	129	11.3%

The neighbourhood analysis indicates that some areas are showing signs of population decline. This is evidenced the greatest in the City's northeast in neighbourhoods such as Crystal Lake Estates and Crystal Ridge. These neighbourhoods have seen declines in population of between 4 and 12%. The declines are likely due to an "empty nester" effect whereby as children age into adults, they move out reducing the average size of each household.

Both Crystal Lake Estates and Crystal Ridge are in the top ten neighbourhoods with the highest proportion of seniors (approx. 15%).

Generally, most neighbourhoods did not experience a significant population decline or increase. 23 out of the 43 neighbourhoods (53%) experienced a population change of less than 5%.

### **Relationship to City Council's Areas of Focus / Strategic Priorities**

Aligns with Council's Quality of Life focus area.

### **Environmental Impact**

No adverse environmental impacts have been identified.

### **Economic Impact**

Understanding the changes in population at the neighbourhood level assists economic development efforts as developers make investment decisions based on population movement.

### **Social Impact**

The neighbourhood population data can be used by social agencies to understand the changing demographics in the City as they plan for future service delivery.

### **Relevant Statutes / Master Plans / City Documents**

2018 Municipal Census

2024 Municipal Census

### **Risk**

There were changes in provincial census regulations between the 2018 and 2024 censuses. Thus, slightly different methodologies may affect the comparability of the two datasets.

## STAKEHOLDER ENGAGEMENT

Internal stakeholders were contacted to assist in the data analysis.

## BUDGET / FINANCIAL IMPLICATIONS

No budget implications.

## SUMMARY / CONCLUSION

The 2024 City of Grande Prairie Municipal Census, conducted from May to July, gathered updated data on population, housing, and community trends to inform City planning. Since 2018, the City's population grew by 1,217, with most growth occurring in newer neighbourhoods such as Kensington, Arbour Hills, and Westgate East. Notably, the Central Business District saw a 22.5% population increase due to new multi-family developments. Meanwhile, areas like Crystal Lake Estates and Crystal Ridge experienced population declines of 4–12%, likely from an “empty nester” effect as households shrink. Overall, 53% of neighbourhoods saw minimal population change (less than 5%).

## ATTACHMENTS

Table 1: Neighbourhood Population Comparison 2018-24

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Neighbourhoods	2018 Census Total	2024 Census Total	Difference
Arbour Hills	77	339	262
Avondale	2,982	2,935	-47
Central Business District	765	987	222
Cobblestone	1,935	2,111	176
College Park	787	601	-186
Copperwood	343	504	161
Country Club Estates	1,712	1,691	-21
Country Club West	1,030	993	-37
Countryside North	1,424	1,373	-51
Countryside South	1,728	1,700	-28
Creekside	871	766	-105
Crystal Heights	2,398	2,438	40
Crystal Lake Estates	4,054	3,606	-448
Crystal Landing	1,071	1,292	221
Crystal Ridge	2,940	2,817	-123
Gateway	1,401	1,389	-12
Highland Park	3,511	3,521	10
Hillside	2,413	2,450	37
Ivy Lake Estates	801	807	6
Kensington	0	391	391
Lakeland	952	857	-95
Meadowview	165	124	-41
Mission Heights	4,129	4,159	30
Mountview	2,456	2,341	-115
Northridge	2,010	2,292	282
O'Brien Lake	1,929	2,040	111
Other	454	466	12
Patterson Place	2,927	3,018	91
Pinnacle Ridge	3,859	3,611	-248
Riverstone	1,134	1,352	218
Royal Oaks	2,484	2,672	188
Signature Falls	1,011	1,140	129
Smith	1,884	1,804	-80
South Patterson Place	3,936	3,924	-12
Southview	728	636	-92
Stone Ridge	106	195	89
Summerside	563	629	66
Swan City	126	121	-5
Swanavon	909	898	-11
Trumpeter Village	482	461	-21
VLA Montrose	564	563	-1
Westgate East	859	1,269	410
Westpointe	3,180	3,024	-156