

Preliminary Population & Residential Demand Projections

Planning Division

July 2015

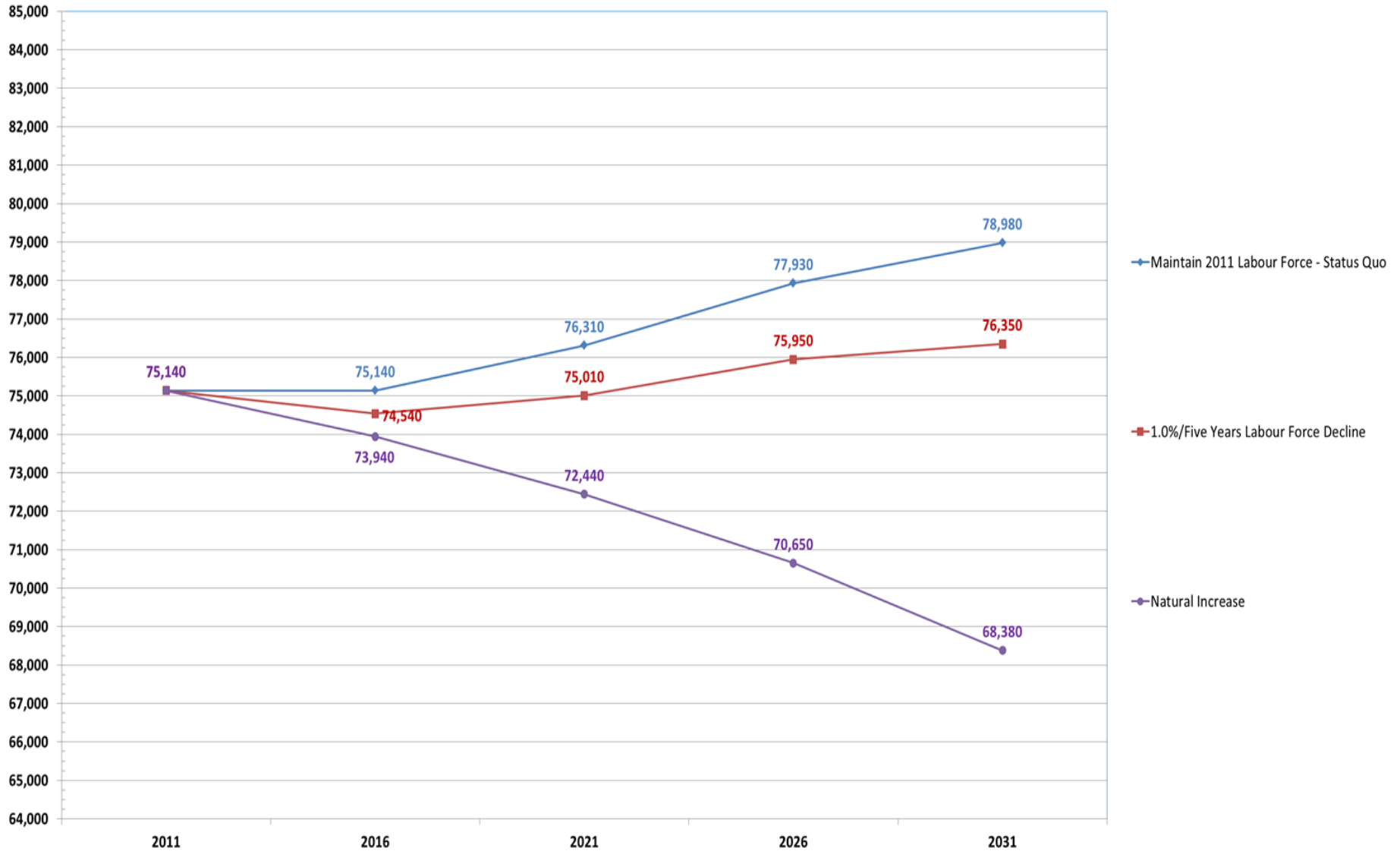
Overview

- Population Projections
- Projected Housing Demand
- Projected Housing Demand by Type
- Projected Residential Land Requirements

Methodology

- Age Cohort Method
 - Births – Deaths +/- Migration = Population Projection
- Birth and Death rates provided by Ministry of Finance
- Base Population provided by StatsCan
- Participation rates provided by Ministry of Finance
- Migration is based upon maintaining 2011 labour force levels
 - *No reliable migration projection numbers for SSM*
- Migration demographics based upon previous migration data
- Every 'worker' will bring on average 0.58 additional people with them
 - Therefore worker requirement x 1.58 equals migration

Population Projection Scenarios

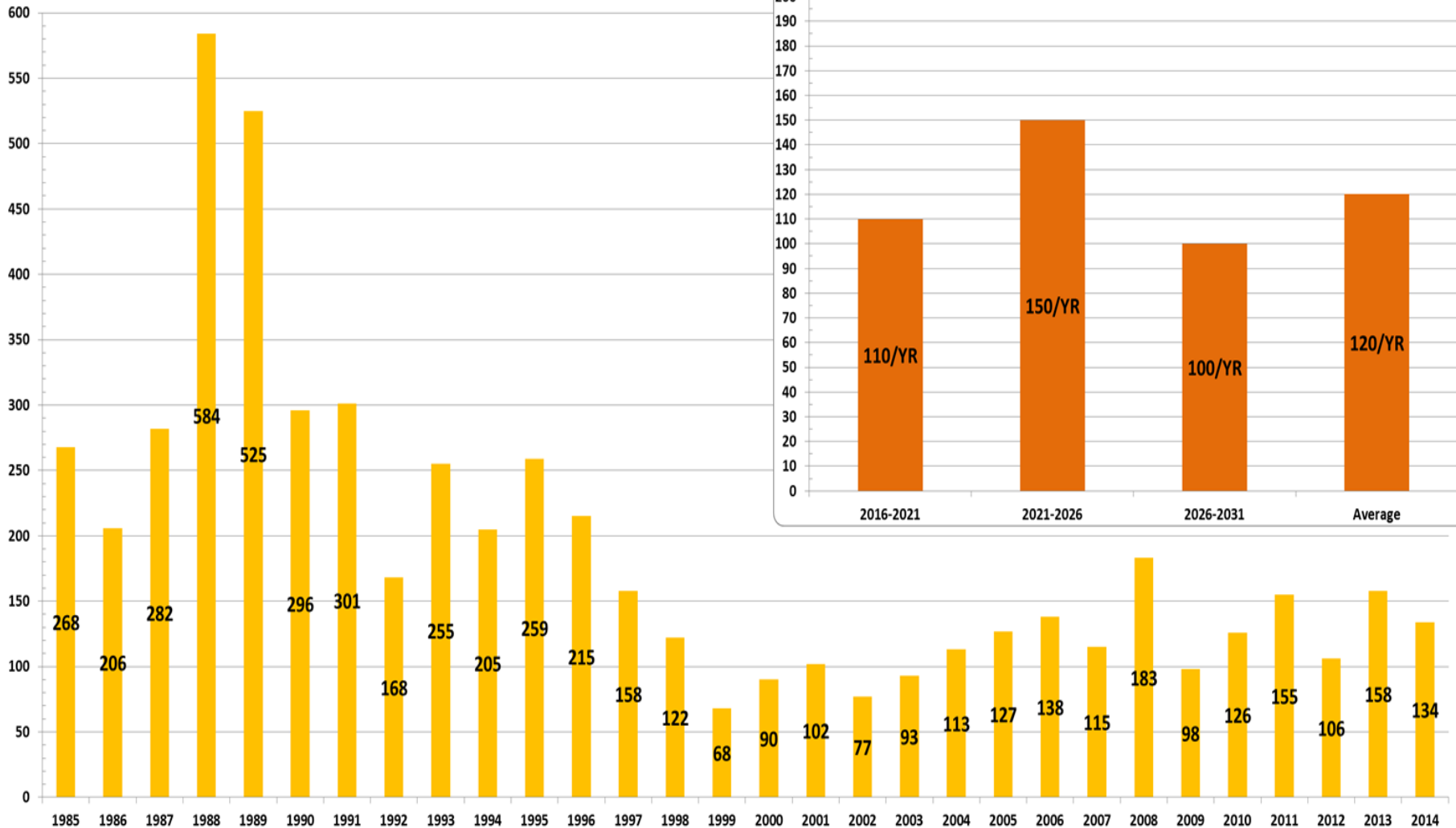


Projected Housing Demand

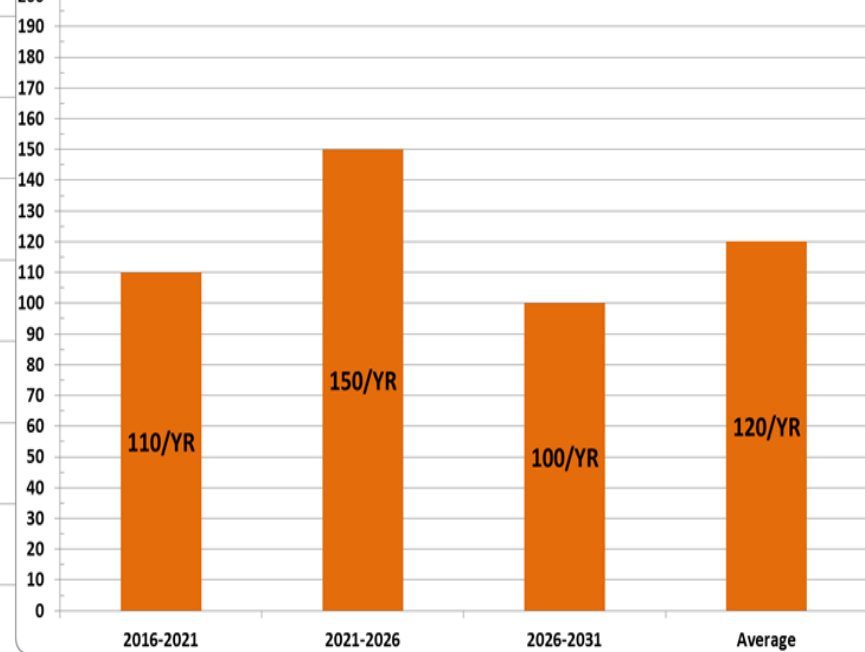
- Projected future housing starts based upon:
 - Projected Population – Based upon maintaining 2011 Labour Force Levels
 - 2.2 Persons Per Household

Historical and Projected Housing Starts

New Housing Starts Per Year 1985-2014

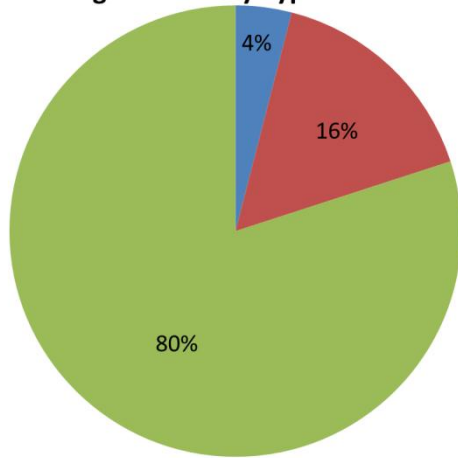


Projected Housing Starts 2016-2031

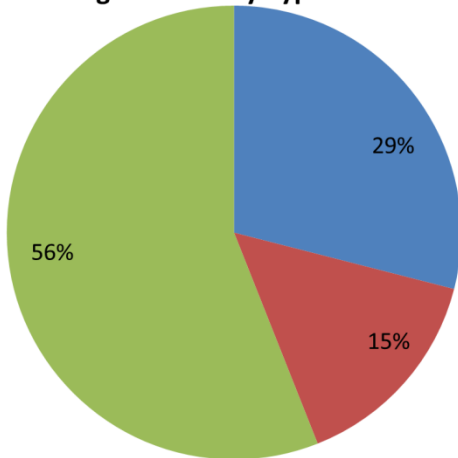


Housing Demand by Type

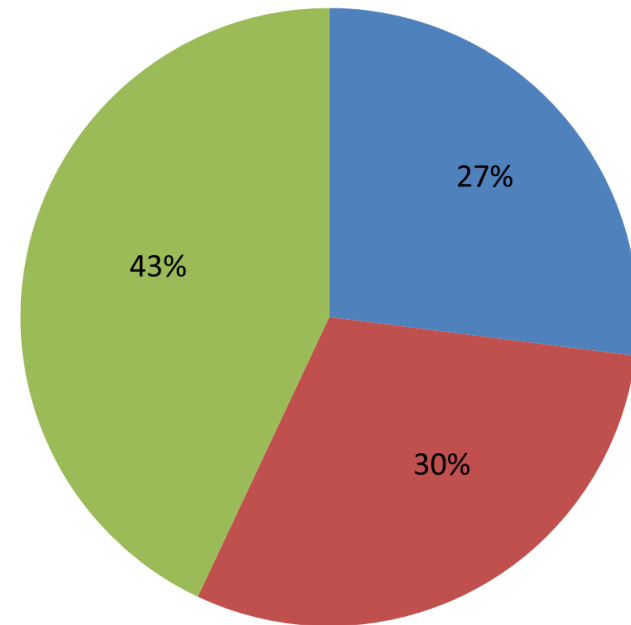
Dwelling Demand by Type - 2000-2007



Dwelling Demand by Type - 2008-2014



Projected Dwelling Unit Demand By Type - 2016-2031



- Apartments
- Semi Detached and Townhousing
- Single Detached

Housing Demand by Type

Conclusions

- Housing demand by type will continue to reflect recent building permit trends, due to:
 - Aging population
 - Relatively low vacancy rates

Projected Housing and Land Demand 2016 - 2031

Residential Land Requirements

Dwelling Type	Projected Demand	# of Dwelling Units 2016-2031	Average Development Density	Total Land Required
Apartment	27%	470	20 units/acre	24 acres
Semi Detached, Townhouse	30%	522	11 units/acre	47 acres
Single Detached	43%	748	5 units/acre	150 acres
TOTAL	100%	1740	11 units/acre (Weighted Avg)	221 acres

Current Residential Land Supply

- 682 acres of vacant land with residential development potential within the current Urban Settlement Area
 - **High Potential:** 567 acres is currently zoned, serviced, or easily serviced
 - **Medium Potential:** - 115 acres is either not zoned, not serviced, or not easily serviced
 - **Future Urban Residential Development Areas:** - 714 acres in close proximity to existing Urban Settlement Area

City of Sault Ste. Marie
Projected Waste Generation, Diversion and Remaining Disposal Capacity

Year	Population	Residential Waste Generation Rate (tonnes/person/yr)	Residential Diversion Rate (%)	IC&I Waste Disposal Rate (tonnes/person/yr)	Municipal Biosolids Generation Rate (tonnes/person/yr)	Municipal Biosolids Diversion Rate (%)	Total Waste to be Managed (tonnes)	Total Waste Diverted (tonnes)	Total Residual Waste (tonnes)	Remaining Disposal Capacity at Year End (tonnes)
2005	74500	0.419	39	0.524	0.132	0	80150	12203	67947	
2006	74948	0.419	35	0.422	0.113	0	71476	11110	60366	
2007	75200	0.404	33	0.411	0.134	0	71361	10009	61352	
2008	75200	0.431	34	0.847	0.115	0	104756	11007	93749	
2009	75300	0.448	34	0.448	0.136	0	77779	11541	66238	
2010	75400	0.443	33	0.604	0.135	0	89167	11016	78151	
2011	75140	0.429	39	0.549	0.135	0	83637	12480	71157	
2012	75140	0.472	35	0.467	0.129	0	80214	12419	67795	
2013	75140	0.431	35	0.461	0.125	0	76399	11329	65070	
2014	75140	0.409	36	0.353	0.140	0	67793	11132	56661	
Avg. 2005-2014	75111	0.430	35.35	0.509	0.130	0	77010	11840	65170	
Avg. 2009-2014	75192	0.437	35.59	0.487	0.133	0	75354	11680	63674	
Projections		0.450	38	0.525	0.135	100				
2015	76834	0.450	35	0.525	0.135	0	85286	12101	73184	348693
2016	76844	0.450	35	0.525	0.135	0	85297	12103	73194	275499
2017	77114	0.450	36	0.525	0.135	0	85597	12493	73104	202395
2018	77384	0.450	37	0.525	0.135	0	85897	12885	73012	129383
2019	77655	0.450	38	0.525	0.135	100	86197	23762	62434	66948
2020	77925	0.450	38	0.525	0.135	100	86497	23845	62652	4297
2021	78195	0.450	38	0.525	0.135	100	86796	23928	62869	-58572
2022	78485	0.450	38	0.525	0.135	100	87119	24017	63102	-121674
2023	78776	0.450	38	0.525	0.135	100	87441	24105	63336	-185010
2024	79066	0.450	38	0.525	0.135	100	87763	24194	63569	-248579
2025	79357	0.450	38	0.525	0.135	100	88086	24283	63803	-312382
2026	79647	0.450	38	0.525	0.135	100	88408	24372	64036	-376418
2027	79907	0.450	38	0.525	0.135	100	88697	24452	64246	-440664
2028	80168	0.450	38	0.525	0.135	100	88986	24531	64455	-505119
2029	80428	0.450	38	0.525	0.135	100	89275	24611	64664	-569783
2030	80689	0.450	38	0.525	0.135	100	89564	24691	64874	-634656
2031	80949	0.450	38	0.525	0.135	100	89853	24770	65083	-699739
2032	81209	0.450	38	0.525	0.135	100	90142	24850	65292	-765032
2033	81470	0.450	38	0.525	0.135	100	90431	24930	65502	-830534
2034	81730	0.450	38	0.525	0.135	100	90721	25009	65711	-896245
2035	81991	0.450	38	0.525	0.135	100	91010	25089	65920	-962165
2036	82251	0.450	38	0.525	0.135	100	91299	25169	66130	-1028295
2037	82511	0.450	38	0.525	0.135	100	91588	25248	66339	-1094634
2038	82772	0.450	38	0.525	0.135	100	91877	25328	66549	-1161183
2039	83032	0.450	38	0.525	0.135	100	92166	25408	66758	-1227940
2040	83293	0.450	38	0.525	0.135	100	92455	25488	66967	-1294908
2041	83553	0.450	38	0.525	0.135	100	92744	25567	67177	-1362084
2042	83813	0.450	38	0.525	0.135	100	93033	25647	67386	-1429470
2043	84074	0.450	38	0.525	0.135	100	93322	25727	67595	-1497066
2044	84334	0.450	38	0.525	0.135	100	93611	25806	67805	-1564870
2045	84595	0.450	38	0.525	0.135	100	93900	25886	68014	-1632884
2046	84855	0.450	38	0.525	0.135	100	94189	25966	68223	-1701108
2047	85115	0.450	38	0.525	0.135	100	94478	26045	68433	-1769541
2048	85376	0.450	38	0.525	0.135	100	94767	26125	68642	-1838183
2049	85636	0.450	38	0.525	0.135	100	95056	26205	68852	-1907034
2050	85897	0.450	38	0.525	0.135	100	95345	26284	69061	-1976095
2051	86157	0.450	38	0.525	0.135	100	95634	26364	69270	-2045365
2052	86417	0.450	38	0.525	0.135	100	95923	26444	69480	-2114845
2053	86678	0.450	38	0.525	0.135	100	96212	26523	69689	-2184534
2054	86938	0.450	38	0.525	0.135	100	96501	26603	69898	-2254432
2055	87199	0.450	38	0.525	0.135	100	96790	26683	70108	-2324540
2056	87459	0.450	38	0.525	0.135	100	97079	26762	70317	-2394857

NOTES:
Historical values reflect the City of Sault Ste. Marie only.
Assumed in-place waste density = 0.7t/cu.m
Population projections include City of Sault Ste. Marie, Prince Township and Rankin Reserve.
Waste diversion rate projections reflect enhancements to existing approved diversion programs.
The City will continue to strive to meet provincial diversion targets .