

Lloydminster NE ASP Market Study

Lloydminster, Alberta/Saskatchewan

URBANICS CONSULTANTS LTD.

City of Lloydminster

Northeast Area Structure Plan Market Study

Lloydminster, Alberta/Saskatchewan

Prepared for:
ISL Engineering and Land Services Ltd.

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1. Introduction

Urbanics Consultants Ltd. has been retained by ISL Engineering and Land Services Ltd. to carry out land use market study which will aid in the development of the City of Lloydminster's Northeast Area Structure Plan (ASP).

Section 633 of the Alberta Municipal Governments Act (MGA) authorizes a council to adopt an Area Structure Plan (ASP) and states the minimum requirements for an ASP:

1. *For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.*
2. *An area structure plan*
 - a) *must describe*
 - (i) *the sequence of development proposed for the area,*
 - (ii) *the land uses proposed for the area, either generally or with respect to specific parts of the area*
 - (iii) *the density of population proposed for the area either generally or with respect to specific parts of the area, and*
 - (iv) *the general location of major transportation routes and public utilities, and*
 - b) *may contain any other matters the council considers necessary.*

1.1. Main Objectives

The main objective of the study is to determine the demand for residential, retail, office, industrial, and institutional land in Lloydminster that will inform the planning of the Northeast ASP. Other objectives of the study are:

- Conduct population projections for Lloydminster over a 30-year period (2016-2046)
- Conduct employment projections for Lloydminster over a 30-year period (2016-2046)
- Create a profile of Commercial and Industrial Lands, identifying current supply, market characteristics, and growth potential/challenges.
- Create a profile of Residential supply, disaggregated by dwelling types and including current market information.
- Project demand for retail, office, and industrial land over the short-term, mid-term, and long-term.
- Identify the number of housing units by type and tenure that could be supported in the Northeast ASP area.
- Provide market-based recommendations to guide the development of an attractive, mixed-use community supporting Lloydminster's continued economic development.

1.2. Limitations:

Background data for this study was obtained from a variety of public (federal, provincial, regional, and municipal) and private sector sources during the period of March and April 2019.

Similar to other studies of this nature, a number of forecasts and assumptions regarding the state of the economy, the state of future competitive influences, and population projections have been made. These assumptions are made with great care and are based on the most recent and reliable information available. Should any assumptions noted in this study be undermined by the course of future events, we recommend that the study's findings be re-examined.

While specific assumptions may be noted throughout the report, the following general assumptions also apply:

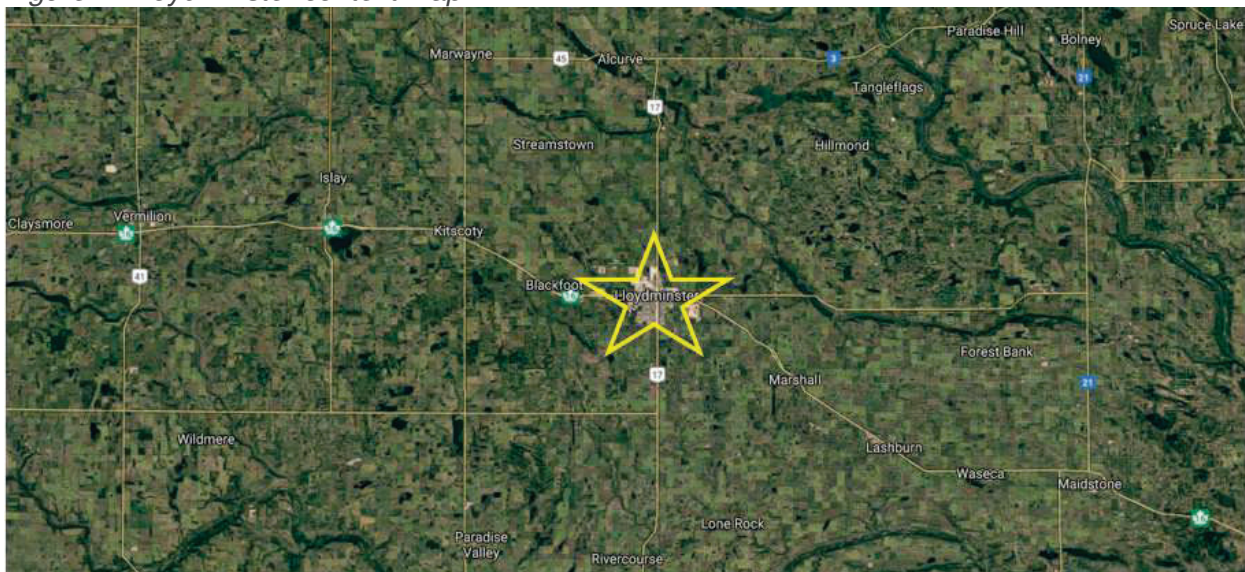
- No unforeseen economic or political events will occur within the study period on a national, provincial, or local level, which would significantly alter the outcomes of the study's analyses. Short-term fluctuations are likely to occur, but long-term gradual growth rates should prevail.
- The demand and market analyses are based on estimates, assumptions and other information developed from research of the market and knowledge of the industry.

2. Site Analysis

Lloydminster is a growing community centrally located in the Alberta – Saskatchewan heavy oil patch, and bisected by the provincial border. It is 250 km to the east of Edmonton, and 275 km to the west of Saskatoon. The community is a regional service centre noted for its complete range of recreation facilities, shopping, and events such as the Colonial Days Fair, Winterfest, and Heritage Day. Lloydminster is a centre for the oil-field servicing sector, oil refining, and agri-foods processing.

Lloydminster has strong transportation connectivity including the Yellowhead Highway and Hwy 17, as well as both CP and CN Rail service – a rarity in Alberta.

Figure 1: Lloydminster context map



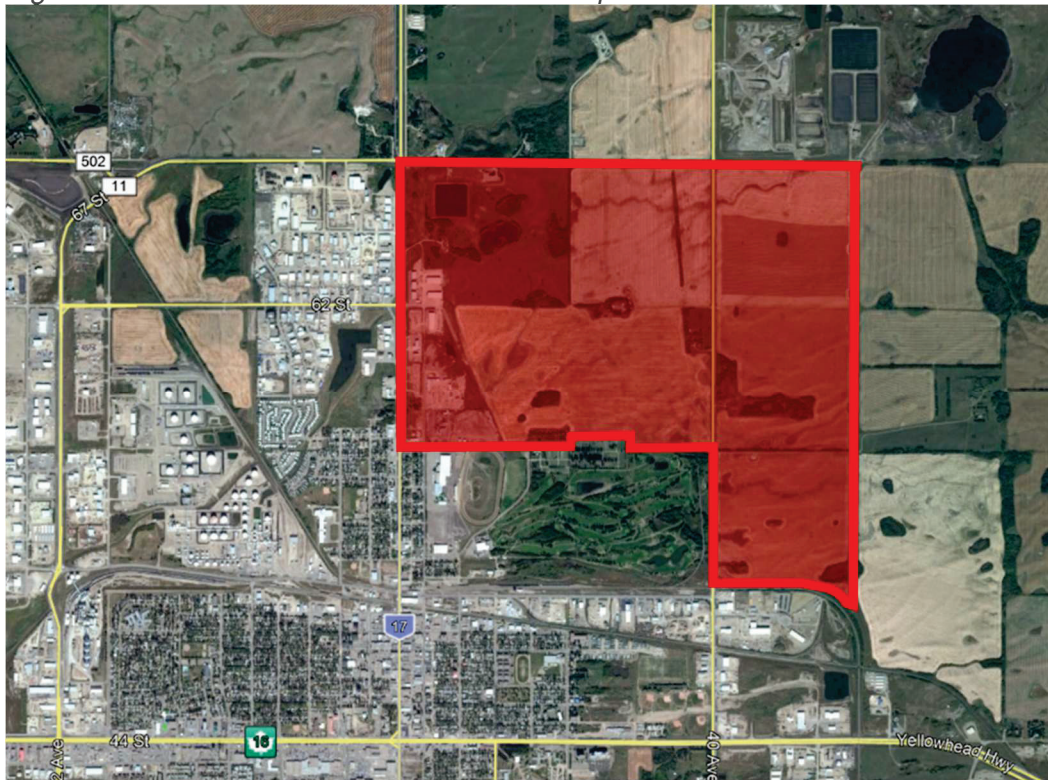
Source: Urbanics Consultants Ltd., Google Earth Pro

The site in question is in the north-east corner of the City, bounded by 67 St. to the north, Hwy 17 to the west, the Exhibition centre + Lloydminster Cemetery + Golf Centre + CP Rail Line to the south, and Rural Municipality of Britannia to the east. Lloydminster's landfill is located adjacent to the north-eastern parcel of the site, likely limiting suitability for residential development in that portion. However, the site is large enough that residential development can be comfortably buffered from the landfill by light industrial uses.

The site area totals approximately 1260 acres, the majority of which is comprised of city-owned lots with agricultural uses. The City's water treatment plant occupies the northwest parcel of the site. Centred on 49 Ave., 8 parcels totalling approximately 42 acres of private light industrial are present.

Figures 2 and 3 following provide a visual understanding of the area.

Figure 2: Northeast ASP Site and Context Map

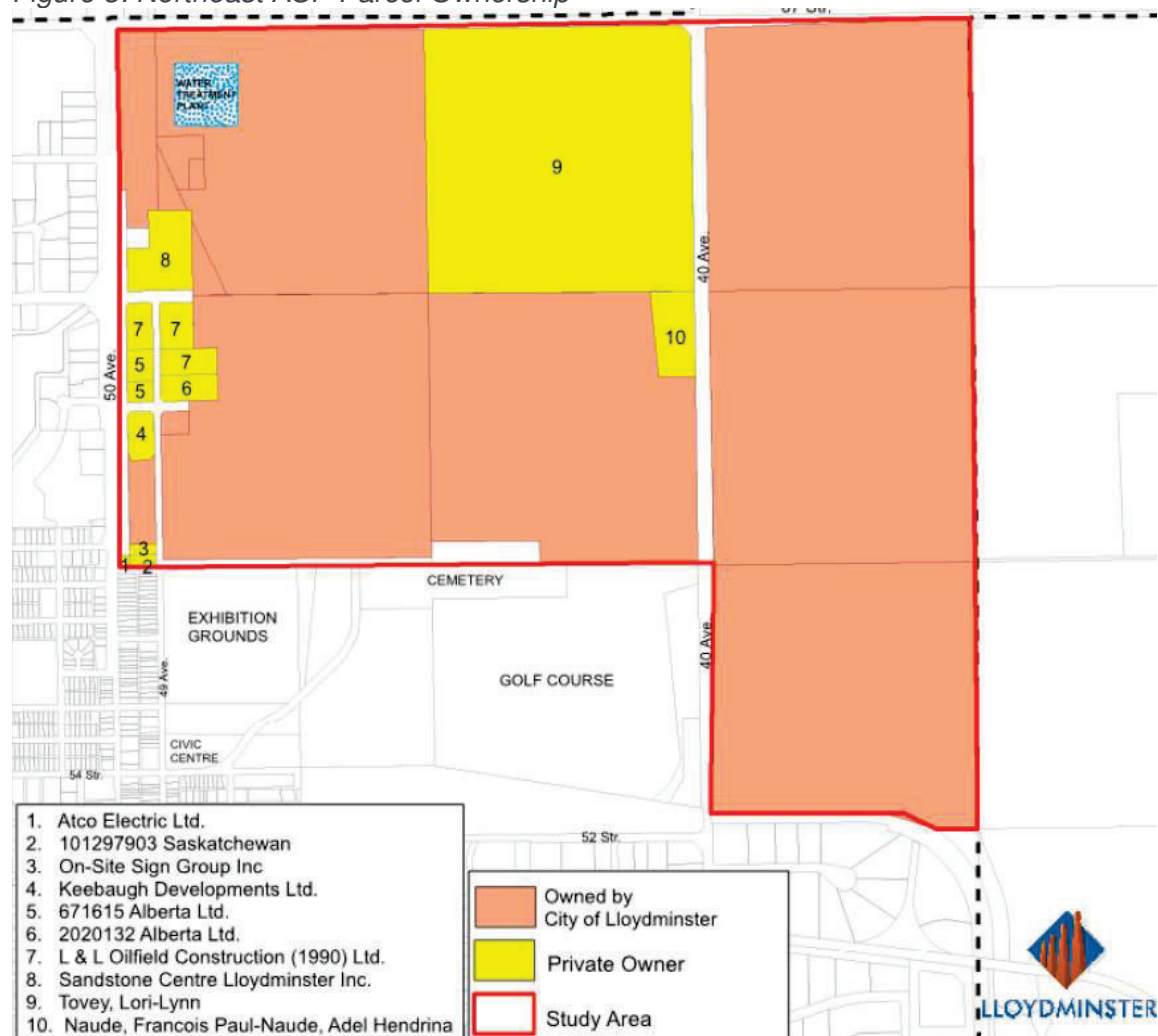


Source: Urbanics Consultants Ltd.; Google Earth Pro

Situated on Hwy 17 immediately across from the substantial Glenn E. Nielson Industrial Park, the Northeast ASP lands enjoy excellent transport access and proximity to Lloydminster's established areas of commerce.

Overall, the City serves as an economic and service hub for the surrounding rural area. This area includes extensive agricultural tracts, hamlets, and villages (including Kitscoty, Marshall, and Lashburn) which bring the Lloydminster trade area to over 130,000 people. This has allowed Lloydminster residents and businesses to establish wide-ranging commercial relationships which contribute to economic strength and stability. Part of this can be seen in Lloydminster's ability to support a comprehensive and growing retail sector which acts as a service centre to the area. Lloydminster's retail sector ranges from independent boutiques, to big box retail, to a wide variety of different restaurants that are unavailable elsewhere in the region until Edmonton and Saskatoon.

Figure 3: Northeast ASP Parcel Ownership



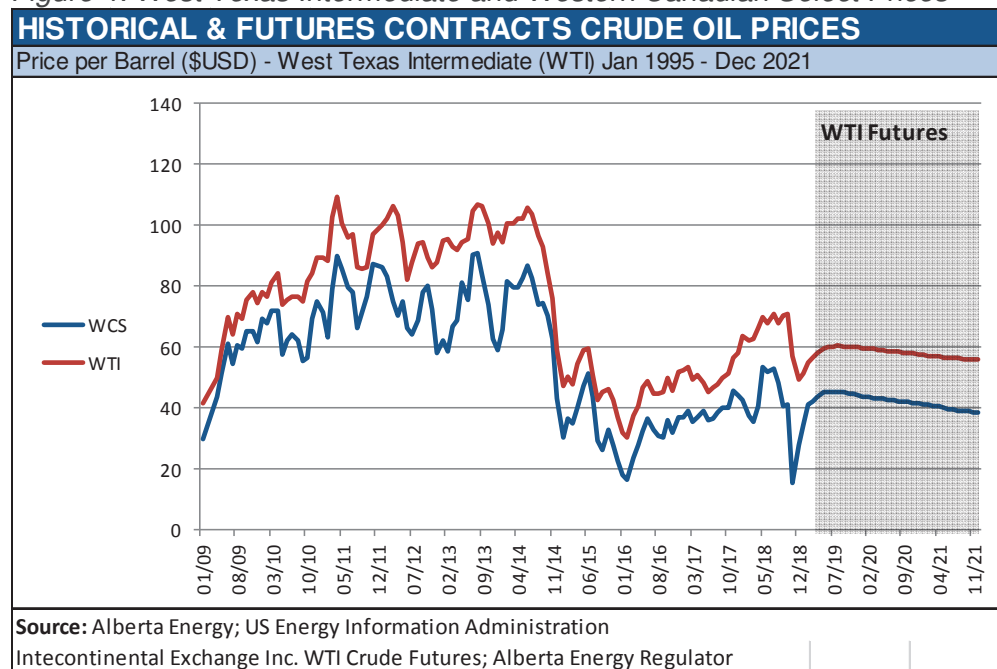
Source: City of Lloydminster

3. Economic Base Analysis

The economy of Lloydminster includes heavy oil production and agriculture, both of which provide a geographically-rooted base of commercial activity. Rich agricultural land encircles Lloydminster in both provinces, providing the City access to some of the best farmland in the western half of the country. The machinery that enables oil production is often complementary to the agricultural sector, and over 2,500 square miles of oil fields make Lloydminster the centre one of the most important regions for heavy crude production in both Canada and the United States. Oil production is core to the economy, and pipelining, refining, and upgrading continue to be the largest component of Lloydminster's economic base.

The trends in oil prices affects Lloydminster's economy considerably, with the City entering a tough 2-year recession upon the collapse of Western Canadian Select prices in October 2014. Partially in response to the price drop, the accelerated adoption of thermal oil extraction (shifting away from the longstanding cold heavy oil production with sand) techniques in the heavy oil regions surrounding Lloydminster have resulted in a substantial reduction of the amount of workers needed per unit of oil produced – meaning the local oil well servicing sector, comprising dozens of local businesses has been grappling with a double-headed challenge.

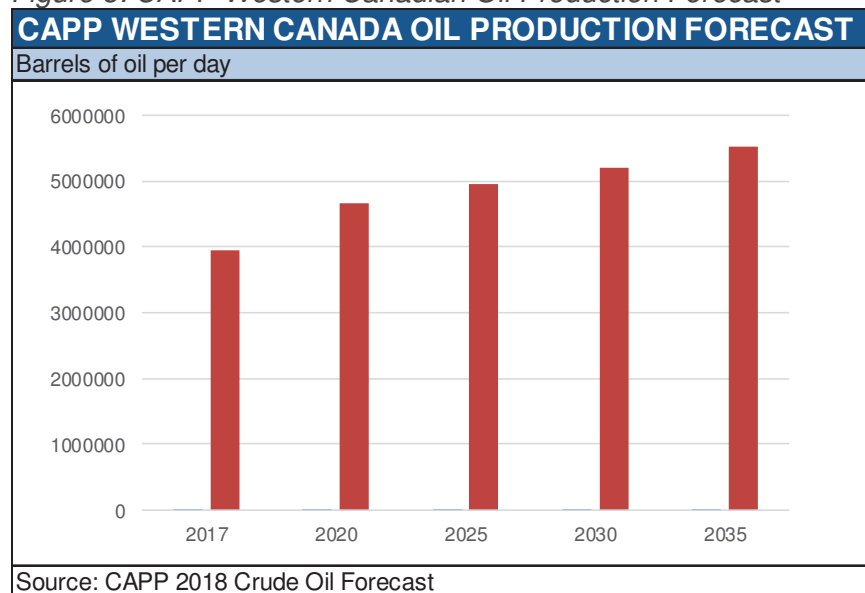
Figure 4: West Texas Intermediate and Western Canadian Select Prices



The price outlook for Western Canadian oil, as shown above, indicates that a return to the boom conditions of 2011 – 2013 is likely not on the cards in the medium term. However, the upside to production efficiencies is that they have at least ensured that oil production should continue to be an economically sustainable proposition despite lower baseline prices. Further, the Canadian

Association of Petroleum Producers still expects a nearly 40% increase in western Canadian oil production to take place by 2035, with positive implications for growth prospects in Lloydminster.

Figure 5: CAPP Western Canadian Oil Production Forecast



Despite several challenging years economically, Lloydminster’s retail market has not changed significantly. Vacancies have increased by roughly 2 percent in the last three and a half years, coming in at about 5.5 percent for the City¹, indicative of a healthy and balanced retail sector.

However, the slowdown in growth noticeably affected the residential real estate market in the City. The number of units sold for detached single-family homes in Lloydminster has declined roughly 5 percent since late 2017. There is a difference in how the two sides of the City have been affected; the Saskatchewan side of the City have only decreased by about 2.4 percent, while the Albertan side has decreased by a significantly higher percentage of 8 percent. Even with these trends following the decline in oil prices, a new stable housing market has appeared in the City and most real estate markets across the region appear to have stabilized.

Notably, Husky Energy is one of the largest companies in the City – operating the Husky Lloydminster Refinery as well as the Husky Energy Upgrader (adjacent to the City). In the 1990s, Husky constructed the largest ethanol plant in western Canada. Growth prospects appear to be strong with the firm having developed and deployed a successful template for a 10,000 barrel-per-day production site, numerous examples of which are being constructed in the Lloydminster area together with expanded local pipeline capacity. Further, a final decision for a substantial refinery expansion is due in 2020.

¹ Source: M.I.T. Appraisals and Brusdon Lawrek & Associates, Retail Mall Vacancy Survey (January 2019), Written by Trudy Larry & Rick Brunsdan

4. Population Forecast

Lloydminster has been able to retain much of its population for extended periods of time, with residents of 10+ years forming the largest residency cohort. According to the 2015 Municipal Census, 65% of the population has lived in Lloydminster for at least 5 years.

Figure 6: Length of time residents have lived in Lloydminster

Length of Residency	Total	Percent
Less than 2 years	4,519	16.41%
2 - 4 years	5,184	18.83%
5 - 9 years	5,313	19.29%
10+ years	12,514	45.46%
TOTAL		27,530

**Note: 3,847 residents chose not to provide their length of residency.*

Source: City of Lloydminster 2015 Census Report

Since 2011, Lloydminster has also seen a large increase in the number of new residents according to the municipal census process, with the population having increased by 3,573 residents from 2011 to 2015. However, due to several years of challenging economic conditions, the population declined by 106 between 2013 and 2015. Interestingly, this is entirely due to a decline on the Alberta side of the City, with the Saskatchewan portion still posting a small increase. The Saskatchewan portion also posted similar absolute growth figures to Alberta between 2011 and 2013, despite a smaller population base (1,662 new residents, compared with 2,020 for the Alberta side).

4.1. The Willows ASP

Additional residential capacity has been allocated for the southern portion of Lloydminster, Saskatchewan. The Area Structure Plan for the 340-acre area known as The Willows area was finalized in June 2016.

The estimated population at full build-out based on the Land Use Concept is 5,228 at a gross density of 30.0 units per hectare. This estimate may change depending on actual development densities achieved as the area develops. The population could be lower or higher than estimated depending on a number of socio-economic factors and actual development densities that are achieved by homebuilders. An average person per unit (PPU) calculation of 2.47 PPU was used to derive the population estimate, across a mixture of detached homes, townhomes, and low-rise apartments. This is similar to the 2016 federal census findings of 2.65 residents per unit. 12.44 hectares of commercial development is planned, mainly along Hwy 17.

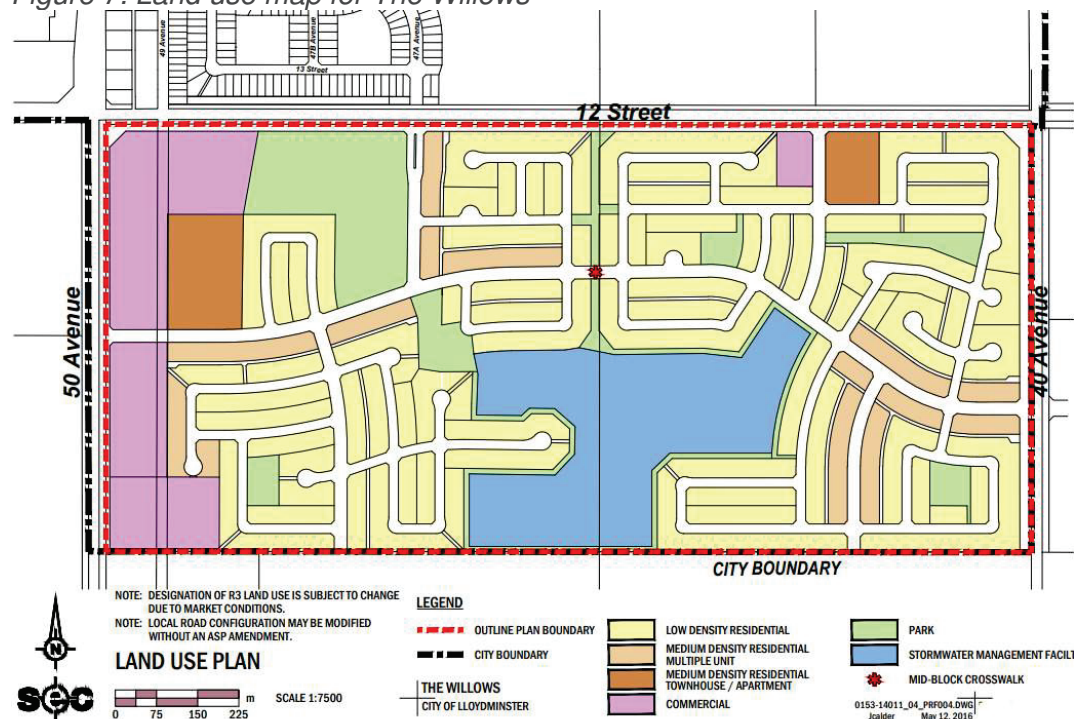
It is important to note that the The Willows ASP does not provide sufficient land to accommodate the population projection utilized in the Municipal Development Plan, which anticipates 14,664 new residents between 2020 and 2030. Even if the growth rate is half of the forecast, additional land would still be required to accommodate growth. The below table and figure illustrate the specifications and land use map for The Willows.

Table 1: Land Use Statistics for The Willows

Land Uses	Hectares	%GDA	Units	%Units	Pop.	%Pop.
GROSS AREA	137.63					
12 Street Road Widening	2.32					
50 Street Road Widening	0.61					
40 Street Road Widening	1.57					
GROSS DEVELOPABLE AREA	133.13	100%				
Other Land Uses						
School / Park / Municipal Reserve	13.31	10.0%				
Stormwater Management Facility/ PUL	15.19	11.4%				
Circulation	23.96	18.0%				
Commercial	12.44	9.3%				
Total Other Land Uses	64.9	48.7%				
Residential Land Uses						
Low Density Residential	57.04	42.9%	1,426	67.5%	3,992	76.3%
Medium Density Residential Multiple Unit	6.82	5.1%	255	12.1%	459	8.8%
Medium Density Residential Townhouse / Apartment	4.37	3.3%	432	20.4%	777	14.9%
Total Residential Land Uses	68.23	51.3%	2,113	100.0%	5,228	100.0%

Source: The Willows Area Structure Plan, Selected Engineering Consultants

Figure 7: Land use map for The Willows



Source: The Willows ASP, Selected Engineering Consultants

4.2. Draft Lakeside Area Structure Plan

It is likely that additional residential capacity will shortly be designated upon confirmation of the Lakeside ASP, the draft version of which is presently undergoing public consultation. The 145.0-acre site is located at the southwest corner of Lloydminster, Alberta.

The estimated population at full build-out based on the Land Use Concept is 1,728 at a gross density of 21.0 units per hectare. This estimate may change depending on actual development densities achieved as the area develops. The population could be lower or higher than estimated depending on a number of socio-economic factors and actual development densities that are achieved by homebuilders. An average person per unit (PPU) calculation of 2.72 PPU was used to derive the population estimate, across a mixture of detached homes, townhomes, and low-rise apartments. The usage of a larger PPU estimate compared to The Willows is justified by the lower density. 15.33 hectares of commercial development is planned, some of it in a mixed-use typology.

The Municipal Development Plan anticipates 14,664 new residents between 2020 and 2030. Adding the total projected population of Lakeside to the Willows still yields a substantial shortfall. Even if growth to 2030 is slow, there will most certainly be a requirement to open new land for development to accommodate the growth to 2046.

Table 2: Land Use Statistics for Lakeside

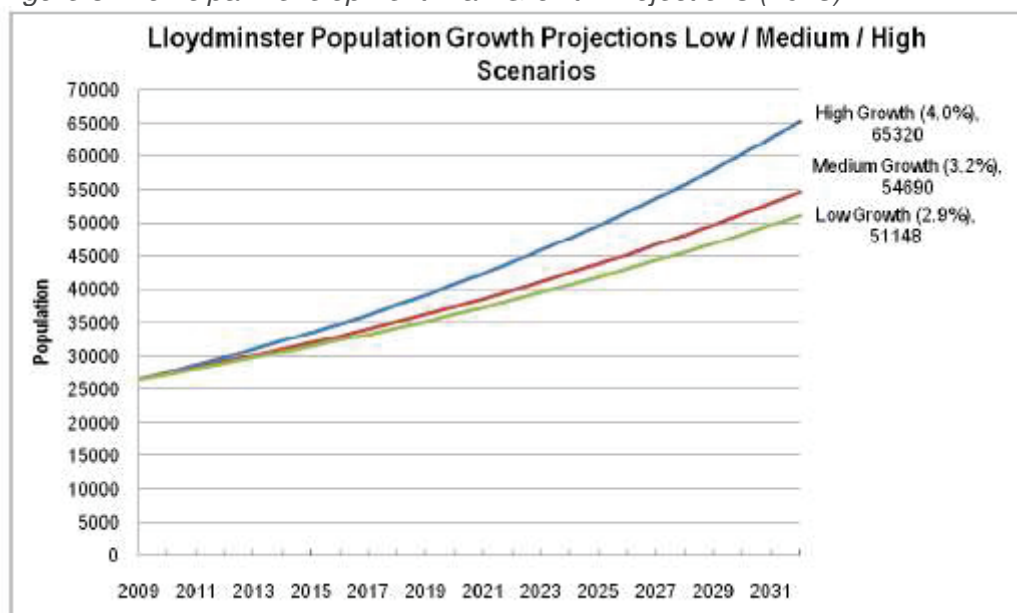
Use	Hectares	% GDA	Units	% Units	Pop.	% Pop.
Gross Area	58.72					
Road Widening	1.08					
Gross Developable Area	57.64	100%				
Other Uses						
MR	5.20	9.0%				
Public Utility Lots	2.71	4.7%				
Commercial	15.33	26.6%				
Circulation (Collector Roads)	4.07	7.1%				
Total - Other Uses	27.31	47.4%				
Residential Uses						
Low Density (12 units / ha)	21.80	37.9%	262	41.1%	863	50.0%
Medium Density (42 units / ha)	6.63	11.5%	278	43.8%	682	39.5%
Urban Village (51 units / ha)	1.88	3.3%	96	15.1%	182	10.5%
Total - Residential Uses	30.31	52.6%	636	100%	1,728	100%

Source: Lakeside Area Structure Plan, Musgrave Agencies

4.3. Population Projections

The municipal growth strategy outlines 3 different scenarios for Lloydminster's population growth to 2032. The low scenario is at 2.9% per annum, the medium at 3.2% with the high scenario at 4.0%. However given the amount of time passed since 2013 and the softer set of economic circumstances, the consultant deemed it necessary to conduct a fresh population forecast based on the cohort-component method.

Figure 8: Municipal Development Plan Growth Projections (2013)



Source: Municipal Development Plan 2013, Armin A. Preiksaitis & Associates Ltd. (ParioPlan)

Using the Cohort Component Model, the City of Lloydminster's population is forecasted in five-year increments to 2046. In forecasting population, the Cohort Component Model takes into account aging, expected births, deaths, in migration, out migration, immigration and emigration. Table 6 shows the historical (2011, 2016) and forecasted (2021-2046) populations for the City, by age. Figure 7 graphically demonstrates the historical and forecasted population growth in Lloydminster, by sex.

The City of Lloydminster is forecasted to grow from 31,390 residents in 2016 to 66,848 in 2046. From 2016 to 2046, the population is expected to grow annually by 2.7% among females, 2.4% among males and 2.6% overall. Figures shows the expected demographic changes (age and sex) from 2011 to 2046. The population of Lloydminster is generally expected to grow older during the projection period. The age group that is expected to see the largest growth in this timeframe is the 40 - 64 years range.

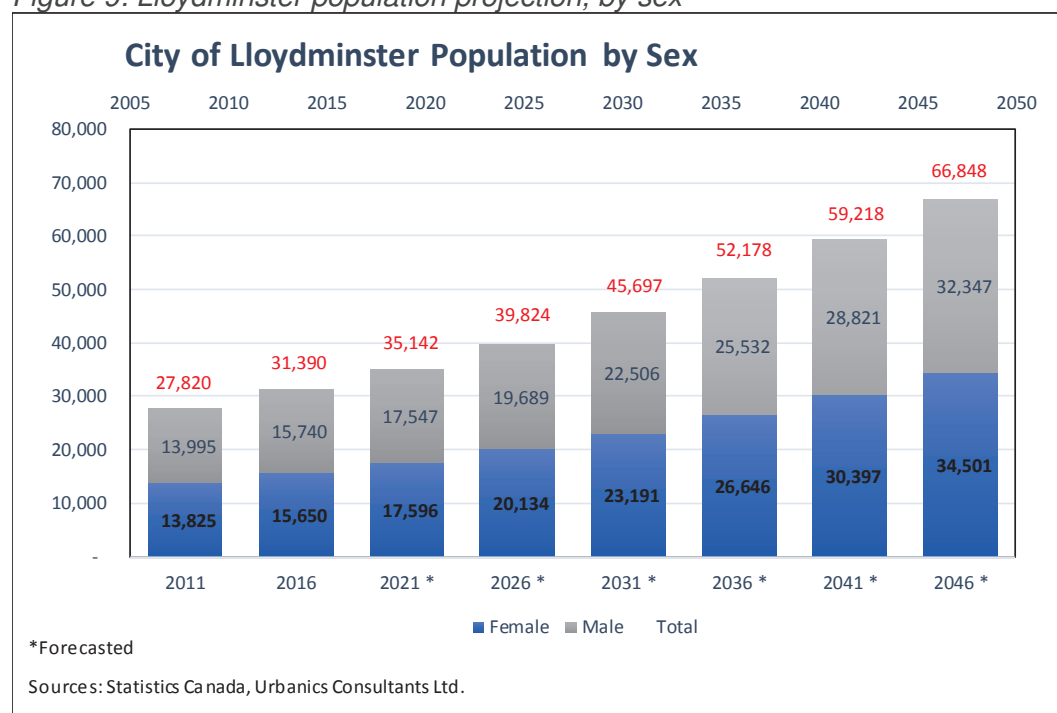
Table 3: Lloydminster population projection, by age

Lloydminster: Population by Age									
	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
Female	13,825	15,650	17,596	20,134	23,191	26,646	30,397	34,501	2.7%
Male	13,995	15,740	17,547	19,689	22,506	25,532	28,821	32,347	2.4%
Total	27,820	31,390	35,142	39,824	45,697	52,178	59,218	66,848	2.6%
Age Groups	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
0 - 19 years	7,875	9,030	10,425	11,816	12,926	14,085	15,440	17,140	8,110
20 - 39 years	9,640	10,650	11,265	11,586	12,472	14,099	16,329	18,778	8,128
40 - 64 years	7,865	9,030	10,557	12,526	14,992	17,323	19,287	20,917	11,887
65+ years	2,440	2,680	2,895	3,895	5,308	6,671	8,163	10,014	7,334
Total	27,820	31,390	35,142	39,824	45,697	52,178	59,218	66,848	35,458
Age Groups	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
0 - 19 years	28%	29%	30%	30%	28%	27%	26%	26%	23%
20 - 39 years	35%	34%	32%	29%	27%	27%	28%	28%	23%
40 - 64 years	28%	29%	30%	31%	33%	33%	33%	31%	34%
65+ years	9%	9%	8%	10%	12%	13%	14%	15%	21%

*Forecasted

Sources: Urbanics Consultants Ltd., Statistics Canada

Figure 9: Lloydminster population projection, by sex



The consultant notes that utilizing the cohort-component method, with conservative estimates for migration, results in an average annual growth rate between 2016 and 2046 of 2.6%. This is smaller than even the low scenario growth rate (2.9%) from the 2013 Municipal Development Plan. It is unlikely that the oil boom of 2011 – 2013 will be replicated, and in any case, technological shifts within the oil industry have reduced the amount of jobs required to directly service a well for a given amount of oil production – by up to 75%, according to some estimates. A substantial downward reduction in population estimates therefore seems prudent.

There are several limitations to the Cohort Component Model. Namely, the model presumes a constant migration rate beyond the year 2011. While this may be an accurate assumption, migration could change drastically as a result of economic or political changes to the City of Lloydminster. If the number of jobs increases at a greater than expected rate, immigration or in migration would also likely increase above its expected rate, and vice versa.

While noting that the distribution of population growth between the Alberta and Saskatchewan portions of the City is highly variable and subject to the decisions of homebuilders, City planners, and tax competitiveness of each province's regime, the consultant further estimates that Lloydminster E will grow at a faster rate than Lloydminster W. The populations of each component may be nearly equal by 2046, with the forecast estimating 32,227 residents in Lloydminster E and 34,471 in Lloydminster W. This is consistent with federal and municipal census findings, which indicate that population growth in Lloydminster E has been substantially stronger since 2009.

Table 4: Lloydminster E population forecast

Lloydminster E: Population by Age									
	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
Female	4,760	5,760	6,879	8,206	9,871	11,844	14,170	16,807	3.6%
Male	5,020	5,980	6,955	8,081	9,566	11,297	13,303	15,571	3.2%
Total	9,780	11,740	13,834	16,287	19,437	23,141	27,474	32,377	3.4%
Age Groups	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
0 - 19 years	2,870	3,500	4,238	4,966	5,578	6,229	7,040	8,118	4,618
20 - 39 years	4,120	4,740	5,105	5,265	5,846	6,914	8,362	9,947	5,207
40 - 64 years	2,235	2,840	3,704	4,898	6,228	7,529	8,780	9,920	7,080
65+ years	555	660	787	1,158	1,785	2,469	3,291	4,393	3,733
Total	9,780	11,740	13,834	16,287	19,437	23,141	27,474	32,377	20,637
Age Groups	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
0 - 19 years	29%	30%	31%	30%	29%	27%	26%	25%	22%
20 - 39 years	42%	40%	37%	32%	30%	30%	30%	31%	25%
40 - 64 years	23%	24%	27%	30%	32%	33%	32%	31%	34%
65+ years	6%	6%	6%	7%	9%	11%	12%	14%	18%
*Forecasted									
Sources: Urbanics Consultants Ltd., Statistics Canada.									

Table 5: Lloydminster W population forecast

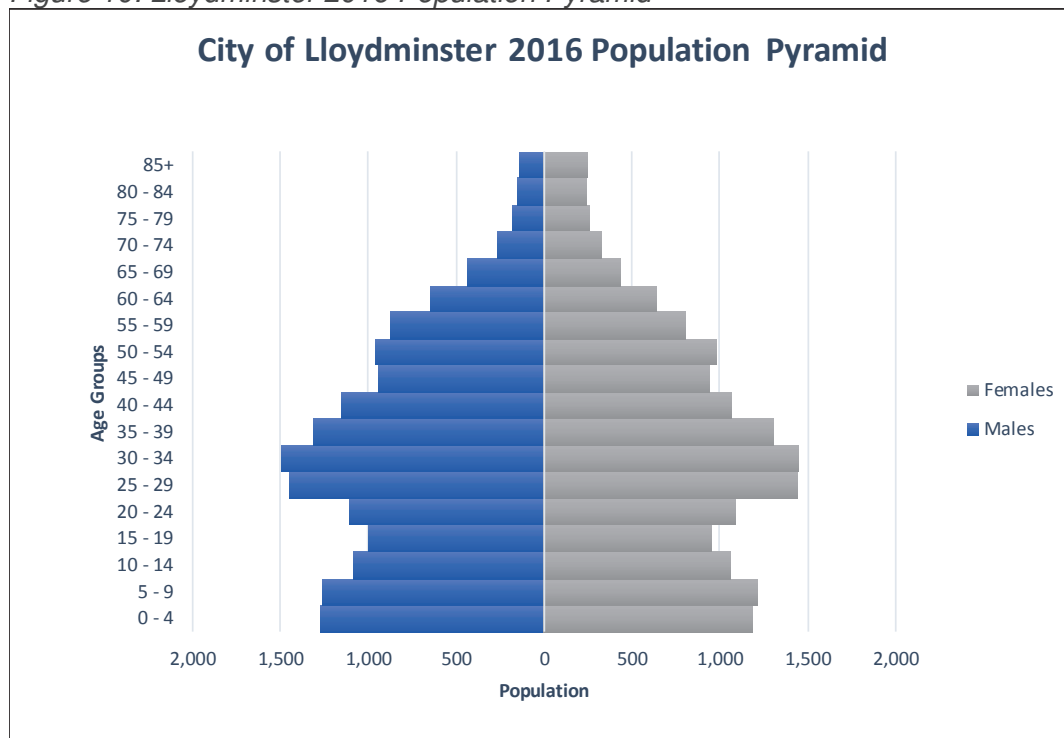
Lloydminster W: Population by Age									
	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
Female	9,065	9,890	10,717	11,929	13,319	14,802	16,227	17,695	2.0%
Male	8,975	9,760	10,591	11,608	12,941	14,235	15,518	16,776	1.8%
Total	18,040	19,650	21,308	23,537	26,260	29,037	31,744	34,471	1.9%
Age Groups	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
0 - 19 years	5,005	5,530	6,187	6,850	7,347	7,856	8,400	9,022	3,492
20 - 39 years	5,520	5,910	6,160	6,321	6,627	7,185	7,966	8,831	2,921
40 - 64 years	5,630	6,190	6,853	7,628	8,764	9,793	10,507	10,997	4,807
65+ years	1,885	2,020	2,108	2,738	3,523	4,202	4,871	5,621	3,601
Total	18,040	19,650	21,308	23,537	26,260	29,037	31,744	34,471	14,821
Age Groups	2011	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
0 - 19 years	28%	28%	29%	29%	28%	27%	26%	26%	24%
20 - 39 years	31%	30%	29%	27%	25%	25%	25%	26%	20%
40 - 64 years	31%	32%	32%	32%	33%	34%	33%	32%	32%
65+ years	10%	10%	10%	12%	13%	14%	15%	16%	24%

*Forecasted

Sources: Urbanics Consultants Ltd., Statistics Canada

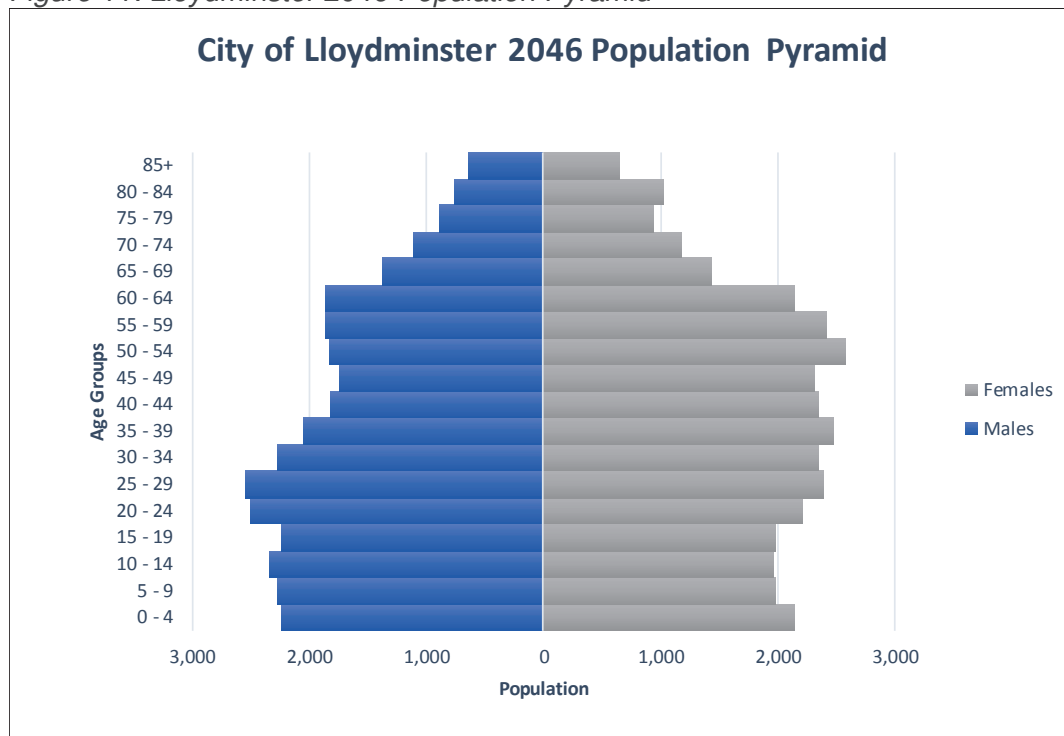
The share of people aged 0 - 19 years and 20 - 39 years is expected to decline during 2016 - 2046. The 40 - 64 and the 65+ age group is expected to increase in share. These shifts have important implications for the City. For instance, services for the aged population will likely need to be increased. Further, the immigration (or in-migration) of young to middle aged adults will continue to be important to maintaining a well stocked workforce and tax base. Figure 9 and 10 provide a graphical illustration of the shift towards an older demographic distribution.

Figure 10: Lloydminster 2016 Population Pyramid



Source: Statistics Canada

Figure 11: Lloydminster 2046 Population Pyramid



Source: Urbanics Consultants, Statistics Canada

The water supply in Lloydminster is sourced from the North Saskatchewan River, which is not expected to face capacity problems over the study period in supporting an expanded population. However, the City's existing water distribution infrastructure will likely have to undergo upgrading and expansion throughout the study period in order to not act as a constraint on population growth. The City's landfill has ample capacity, with the ability to accommodate 3.0% annual growth until 2060.

5. Employment Forecast

5.1. Current Employment Mix

For the purpose of projecting future employment trends in Lloydminster, the North American Industry Classification System (NAICS) Canada 2017 codes will be used to breakdown the workforce by industry segments. Various adjustments need to be made to convert current employment mix into future employment mix based on population factors.

The current workforce in Lloydminster is distributed among the following NAICS categories:

Table 6: Lloydminster employment mix 2016

Lloydminster: Employment by Sector		
Industry	Workers	% of labour force
Agriculture; forestry; fishing and hunting	245	1.4%
Mining; quarrying; oil and gas extraction	2795	15.6%
Utilities	85	0.5%
Construction	1540	8.6%
Manufacturing	750	4.2%
Wholesale Trade	590	3.3%
Retail Trade	2775	15.5%
Transportation and warehousing	765	4.3%
Information and cultural industries	150	0.8%
Finance and insurance	510	2.8%
Real estate and rental and leasing	355	2.0%
Professional; scientific and technical services	975	5.4%
Management of companies and enterprises	20	0.1%
Administrative and support; waste management and remediation services	485	2.7%
Educational services	1135	6.3%
Health care and social assistance	1770	9.9%
Arts; entertainment and recreation	165	0.9%
Accommodation and food services	1310	7.3%
Other services (except public administration)	1030	5.8%
Public Administration	445	2.5%
TOTAL	17895	100%

Source: Statistics Canada, Urbanics Consultants Ltd.

Unsurprisingly, oil & gas and retail are the two largest industries. Healthcare and construction are also strong concentrations of employment. This dovetails well with the economic base analysis chapter in that the 4 core strengths of the Lloydminster economy are:

- Abundant oil and gas resources nearby
- Well-developed range of small and large oil and gas employers located within Lloydminster itself

- Ample land for industrial growth and development
- Retail centre for a large rural trade area of at least 130,000

5.2. Adjusted Employment Mix and Projection

The province of Alberta has an industry and employment projection program called COPS. Canadian Occupational Projection System (COPS) Alberta Industry Employment Outlook: 2017 – 2021, which illustrates the varying strength of each sector in the Alberta economy from 2017-2021. The below table reflects the findings from COPS.

Table 7: Alberta COPS employment projections

ALBERTA COPS DYNAMIC EMPLOYMENT SHARE CHANGE						
	2017	% change	2018	% change	2021	ratio of share of labour force in 2021/2016
11 Agriculture; forestry; fishing and hunting	2.4%	0.0%	2.4%	-0.1%	2.3%	0.96
21 Mining; quarrying; and oil and gas extraction	5.9%	0.1%	6.0%	0.2%	6.2%	1.04
22 Utilities	0.9%	0.0%	0.9%	0.0%	0.9%	1.00
23 Construction	10.6%	0.1%	10.7%	0.5%	11.2%	1.05
31-33 Manufacturing	5.2%	0.0%	5.2%	-0.2%	5.0%	0.97
41 Wholesale trade	3.8%	0.0%	3.8%	-0.1%	3.7%	0.98
44-45 Retail trade	10.6%	-0.1%	10.5%	-0.1%	10.4%	0.98
48-49 Transportation and warehousing	5.9%	0.0%	5.9%	0.0%	5.9%	1.00
51 Information and cultural industries	1.2%	0.0%	1.2%	0.0%	1.2%	1.00
52 Finance and insurance	3.0%	-0.1%	2.9%	-0.2%	2.7%	0.91
53 Real estate and rental and leasing	1.7%	0.0%	1.7%	-0.1%	1.6%	0.92
54 Professional; scientific and technical services	8.0%	0.1%	8.0%	0.1%	8.1%	1.02
55 Management of companies and enterprises	0.2%	0.0%	0.2%	0.0%	0.2%	0.94
56 Administrative and support; waste management and remediation services	3.3%	0.0%	3.4%	0.0%	3.4%	1.02
61 Educational services	6.7%	0.0%	6.7%	-0.1%	6.6%	0.98
62 Health care and social assistance	12.2%	0.2%	12.3%	0.4%	12.7%	1.04
71 Arts; entertainment and recreation	2.2%	0.0%	2.2%	0.0%	2.2%	1.01
72 Accommodation and food services	6.4%	0.0%	6.4%	-0.1%	6.3%	0.99
81 Other services (except public administration)	5.4%	0.0%	5.4%	-0.1%	5.3%	0.98
91 Public administration	4.3%	-0.1%	4.3%	-0.2%	4.1%	0.94

Source: Canadian Occupational Projection System (COPS) Alberta Industry Employment Outlook: 2017 – 2021, Statistics Canada, Urbanics Consultants

The conclusions from the COPS 2017 projection is as follows:

Declining industries (with respect to share of workforce employed)

- Agriculture's share of employment will decline by 4%
- Finance and insurance by 9%
- Real estate and rental and leasing by 8%
- Management of companies and enterprises by 6%
- Public administration's by 6%

Growing Industries (with respect to share of workforce employed)

- Mining, quarrying, and oil & gas will increase by 4%
- Construction by 5%
- Healthcare and social assistance by 4%
- Modest share increases in most other sectors

Given that these are Alberta-wide projections, the employment profile of Lloydminster will be adjusted to match the relative growth and or decline in specific industries to 2021. Following that, the projection will forecast employment shares by industry from 2021 to 2046 based on a stabilized level.

The following table displays the share of workforce employed in the 20 NAICS industry categories in 2016, in 2021 adjusted by COPS projections, and in 2046 stabilized assuming a population in Lloydminster of 66,848.

Table 8: Employment share projections Lloydminster 2016, 2021 (COPS), 2046 (Stabilized)

EMPLOYMENT SHARE PROJECTIONS			
Industries (NAIC)	Lloydminster 2016	Lloydminster 2021 (given COPS projection)	Lloydminster stabilized to 2046
11 Agriculture; forestry; fishing and hunting	1.4%	1.3%	1.3%
21 Mining; quarrying; and oil and gas extraction	15.6%	16.1%	16.1%
22 Utilities	0.5%	0.5%	0.5%
23 Construction	8.6%	8.6%	8.6%
31-33 Manufacturing	4.2%	4.1%	4.1%
41 Wholesale trade	3.3%	3.3%	3.3%
44-45 Retail trade	15.5%	14.8%	14.8%
48-49 Transportation and warehousing	4.3%	4.3%	4.3%
51 Information and cultural industries	0.8%	0.8%	0.8%
52 Finance and insurance	2.8%	2.7%	2.7%
53 Real estate and rental and leasing	2.0%	1.9%	1.9%
54 Professional; scientific and technical services	5.4%	5.6%	5.6%
55 Management of companies and enterprises	0.1%	0.1%	0.1%
56 Administrative and support; waste management and remediation services	2.7%	2.8%	2.8%
61 Educational services	6.3%	6.4%	6.4%
62 Health care and social assistance	9.9%	10.5%	10.5%
71 Arts; entertainment and recreation	0.9%	0.9%	0.9%
72 Accommodation and food services	7.3%	7.2%	7.2%
81 Other services (except public administration)	5.8%	5.6%	5.6%
91 Public administration	2.5%	2.4%	2.4%

Source: Urbanics Consultants Ltd., Statics Canada, 2016 COPS. Canadian Occupational Projection System (COPS) Alberta Industry Employment Outlook: 2017 – 2021

Given the employment shares by industry identified in table 10, and the population projections in table 6, a model can be made that forecasts the total number of jobs by industry in each year. Table 11 below displays the number of jobs by industry in key years 2016-2021, then in each 5-year period from 2021- 2046. The model assumes that the overall employment rate will grow to 62% of the population, slightly more than the 59% in 2016 (which was an unusually soft year for employment).

Table 9: Job growth by NAICS Industry segments 2016-2046

Lloydminster: Employment by Sector								
	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
Agriculture; forestry; fishing and hunting	245	259	297	347	401	459	519	274
Mining; quarrying; oil and gas extraction	2,795	3,197	3,664	4,274	4,947	5,652	6,391	3,596
Utilities	85	98	112	131	151	173	195	110
Construction	1,540	1,715	1,965	2,292	2,653	3,031	3,428	1,888
Manufacturing	750	820	940	1,096	1,269	1,449	1,639	889
Wholesale Trade	590	663	760	886	1,026	1,172	1,325	735
Retail Trade	2,775	2,934	3,362	3,922	4,539	5,186	5,864	3,089
Transportation and warehousing	765	861	986	1,151	1,332	1,521	1,720	955
Information and cultural industries	150	164	188	220	254	290	328	178
Finance and insurance	510	536	614	716	829	947	1,071	561
Real estate and rental and leasing	355	373	428	499	577	659	746	391
Professional; scientific and technical services	975	1,108	1,270	1,481	1,714	1,959	2,215	1,240
Management of companies and enterprises	20	23	26	30	35	40	45	25
Administrative and support; waste management and remediation services	485	547	627	732	847	968	1,094	609
Educational services	1,135	1,263	1,448	1,689	1,954	2,233	2,525	1,390
Health care and social assistance	1,770	2,094	2,400	2,799	3,240	3,701	4,185	2,415
Arts; entertainment and recreation	165	182	209	244	282	322	365	200
Accommodation and food services	1,310	1,427	1,636	1,908	2,209	2,523	2,853	1,543
Other services (except public administration)	1,030	1,116	1,279	1,492	1,727	1,973	2,231	1,201
Public Administration	445	475	544	635	734	839	949	504
TOTAL	17,895	19,854	22,756	26,544	30,720	35,099	39,688	21,793
*Forecasted								
Sources: Statistics Canada, Urbanics Consultants Ltd.								

The net job gains by industry can be seen on the far-right column in the above table. In total the consultant expects almost 22,000 jobs to be created in the City to 2046. Many of those jobs in industrial land use-requiring sectors:

- Agriculture: +274 jobs
- Mining and oil and gas: +3,596 jobs
- Utilities: +110 jobs
- Construction: +1,888 jobs
- Manufacturing: +889 jobs
- Wholesale Trade: +735 jobs
- Transportation and warehousing: +955 jobs

6. Supply and Market Analyses

According to the Municipal Development Plan (MDP), commercial development in the City is focused on downtown and vehicle-oriented commercial on the Yellowhead corridor. Downtown is unique to other retail areas in the City as it is conducive to small-scale retail, entertainment and cultural/social experiences. Vehicle-oriented commercial is the primary type of commercial development for the City, and, as the name suggests, it is designed to be highly accessible by vehicle and allow for large volumes of vehicular traffic in its vicinity. Urban villages are designed for a live-work-play model, where nearby residents work close enough to their primary residence which is intended to reduce overall automobile usage and automobile dependency. Lastly, neighbourhood commercial is mainly located within low-density suburban developments and aims to reduce the miles driven and dependency on the automobile by local residents.

The Lloydminster Planning Department proposes an eventual need for annexation to meet the City's 50-year growth needs, particularly for commercial and industrial properties. Due to a growing economy, new and increasing demand for commercial and industrial lands will be met with eventual annexation of surrounding land. As a result of annexation, a broader tax base could help finance the City's infrastructure and community services.

The City's 2008 Intermunicipal Development Plan (IDP) (revised 2017) proposes for more commercial growth south of 12th Street, along with development to the west and north of the City. The IDP also identified about 10-quarter sections for the development of future industrial and secondary commercial lands, which could prepare the City for 60 years of industrial land supply. As with any municipality, the growth projection for industrial and secondary commercial is problematic to ascertain; considering the standard limitations, the City found that a 30-year projection would equate to 312 hectares of land.

The Downtown Area Redevelopment Plan (DARP) was last adopted in 1988, and has since been considered to be largely obsolete given the time that has lapsed since its adoption. A new DARP is proposed to be developed by the City to provide a catalyst for downtown development. Given the relative proximity of downtown to the Northeast ASP lands, the consultant recommends ensuring that results of the upcoming new DARP are taken into account during more advanced stages of planning for Northeast ASP development.

Lloydminster has a limited supply of future non-residential lands within its municipal boundaries according to the City's 2009 Growth Study; the study found industrial and commercial land consumption in the City was 312 hectares over the 30 preceding years, and assuming this consumption rate hold stable for the future, the City would need five more sections of land for these kinds of land uses over the subsequent 30 years. Despite the City's lack of commercial land reserves, there remain sufficient land reserves that both industrial and commercial uses can access. In fact, the 2009 Growth Study identified that within the City there is sufficient non-residential land to address the demand for the next 74 years. Much of the non-residential land reserves are located in the northwest and northeast portions of the City.

Several Area Structure Plans are active in Lloydminster. Wigfield Industrial is located in the Saskatchewan side of the City in the eastern portion. According to the ASP for Wigfield Industrial, the light industrial gross developable area (GDA) is 78.06 hectares, heavy industrial GDA is 7 hectares, and commercial GDA is 7.3 hectares.

Parkview Estates is located in the Albertan side of the City, in the western portion. According to the Area Structure Plan for Parkview Estates, commercial GDA is 28.93 hectares which is mostly located in the northern portion of the area.

Colonial Park is located in the Saskatchewan side of Lloydminster, within the boundaries of 50 Avenue to the west, 25 Street to the south, 40 Avenue to the east and 36 Street to the north. The ASP proposes there are opportunities for commercial zoning in the parcels that are located at the two entrances off 40 Avenue; these parcels are located along what are considered to be major collector roads, close to multi-family developments. Commercial GDA comprises 7.42 hectares.

Hill Industrial is located in the northwestern portion of the City on the Albertan side. This ASP is primarily intended for industrial uses. The GDA for industrial is 364.3 hectares and commercial GDA is 36.74 hectares.

The Willows is located in the southeast portion of the City in Saskatchewan. This area is adjacent to new lands that may be annexed by the City. The ASP considers the Willows to contain both neighborhood commercial and vehicle-oriented commercial sites. The commercial GDA is 12.44 hectares, which is a total of 9.3 percent of the total GDA within the Willows.

6.1. Land Supply

The land supply for the City of Lloydminster will likely be strained by a growing demand for various land uses in the next decade. The specific constraints that the land supply will experience depend on which land use types are most in-demand, and how the City responds to developing a portfolio of land use types sufficient to meet the demand. The table below shows the number of acres for each land use in the City. The Urban Transition designation leads the City in the highest number of acres dedicated for one land use. Urban Transition is followed by Industrial, Public, and Residential land use.

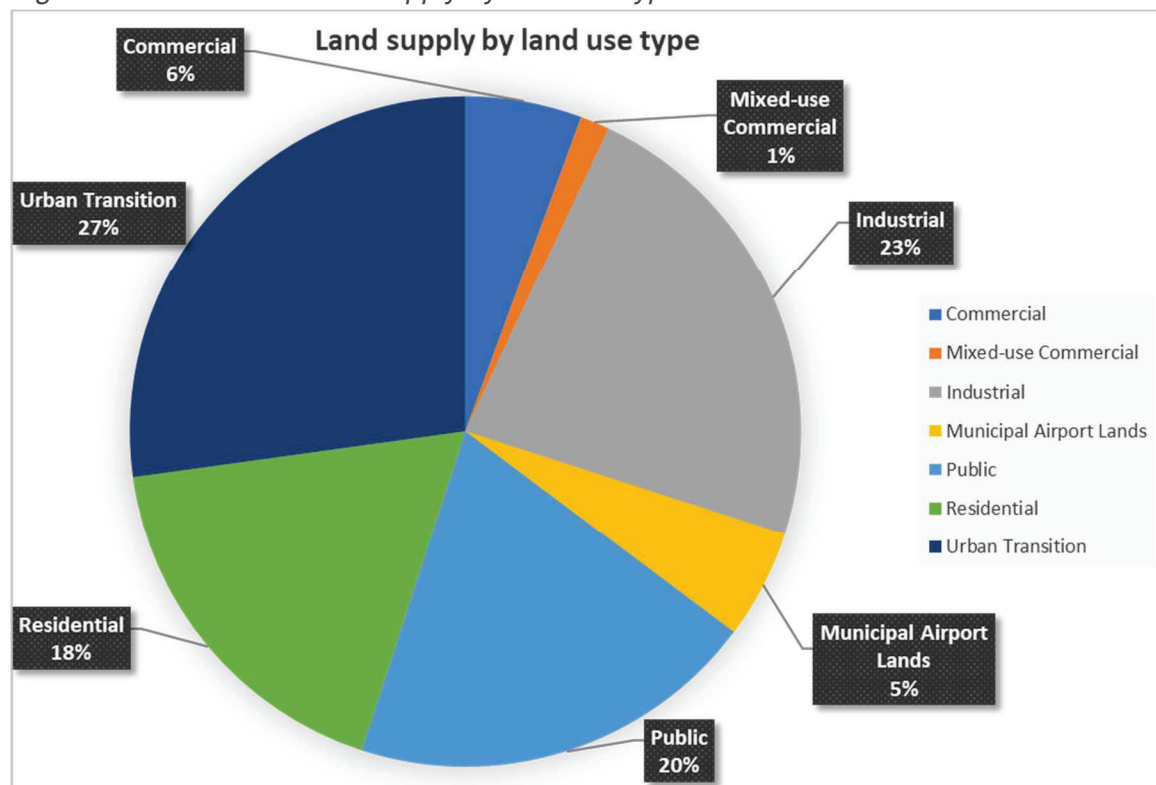
Table 10: Total zoned land supply by land use type

Land Use Type	Acre
Commercial	495
Mixed-use Commercial	125
Industrial	2,024
Municipal Airport Lands	464
Public	1,745
Residential	1,571
Urban Transition	2,398
Grand Total	8,823

Source: City of Lloydminster and Urbanics Consultants Ltd.

The figure below displays the share of land use types in Lloydminster. The share of Commercial is significantly lower to the top four land use types, denoting the emphasis of the local economy on industrial land uses over consumption-oriented land uses. It appears there is a small share of Mixed-Use Commercial in the City, which may make it difficult for the City to capitalize on the economic benefits that mixed-use commercial areas produce. For instance, mixed-developments that enable a walkable built environment help revitalize downtowns, raise property values, increase private investments, and support a stable business culture. The Northeast ASP presents an opportunity to combine multi-family demand and retail demand into new mixed-use communities.

Figure 12: Total zoned land supply by land use type



Source: City of Lloydminster and Urbanics Consultants Ltd.

6.2. Commercial Market and Land Supply

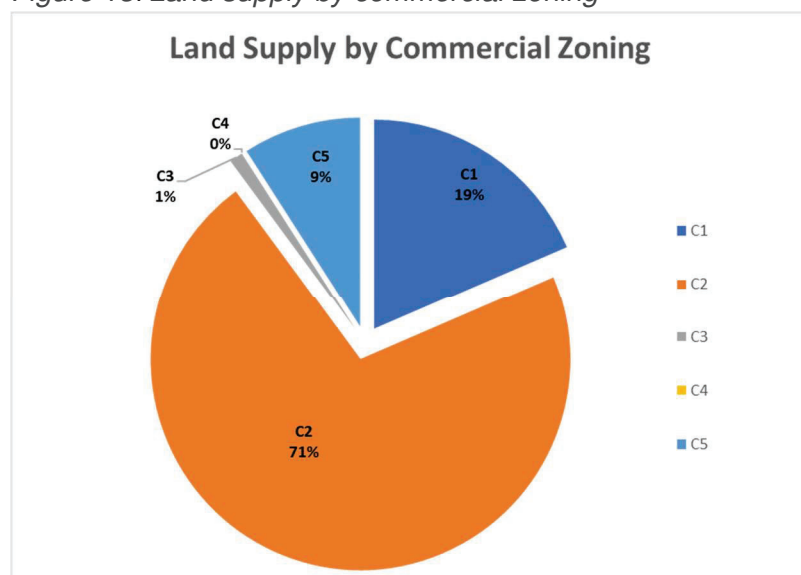
The commercial land supply in Lloydminster is divided into 12 zoning types. The majority of the commercial land supply by acreage is zoned for C3, followed by C1, C5, C3, and DC1. C4 and DC4 do not appear in the data available to have any acreage. Highway Corridor Commercial zoning is over half of the total acreage share, demonstrating the dominance of auto-oriented retail development. The second figure below shows the percentage of commercial land use types, clearly delineating C1 as 72 percent of the total share. The next figure breaks down the share of mixed-use and all other commercial types, showing the mixed-use category as only 20 percent of the total share of commercial land supply.

Table 11: Commercial supply by zoning and land use type

Zoning	Acre	Assessment Value	Zoning Type	Land Use Type	Additional Comments
C1	92	169,179,130	Central Commercial	Commercial	-
C2	353	312,953,400	Highway Corridor Commercial	Commercial	-
C3	5	5,860,100	Neighbourhood Commercial	Commercial	-
C4	-	-	Commercial Shopping Centre	Commercial	-
C5	45	52,104,300	Service Commercial	Commercial	-
Subtotal	495	540,096,930			
DC1	42	109,445,900	High Density Mixed-use	Commercial	High density residential, office and multi-purpose commercial uses
DC2	17	25,155,000	Multi-purpose commercial use	Commercial	Redevelopment of existing multi-purpose commercial uses
DC3	35	44,258,200	Large multi-purpose commercial uses	Commercial	Power Centres
DC4	0	9,270	Light Industrial Business Parks	Commercial	Light industrial business parks containing clean industrial and office uses with limited outdoor storage
DC5	9	11,865,500	Highway Corridor Commercial	Commercial	Vehicular oriented commercial Uses on Sites Abutting Highway 17
DC6	3	11,166,200	Multi-purpose commercial use	Commercial	Redevelopment of a Site for new multi-purpose commercial uses.
DC7	18	13,111,400	Regional Commercial	Commercial	Regional destination and mixed use Site that will consist of an Entertainment Center, Hotel and Retail
Subtotal	125	215,011,470			
Grand total	620				

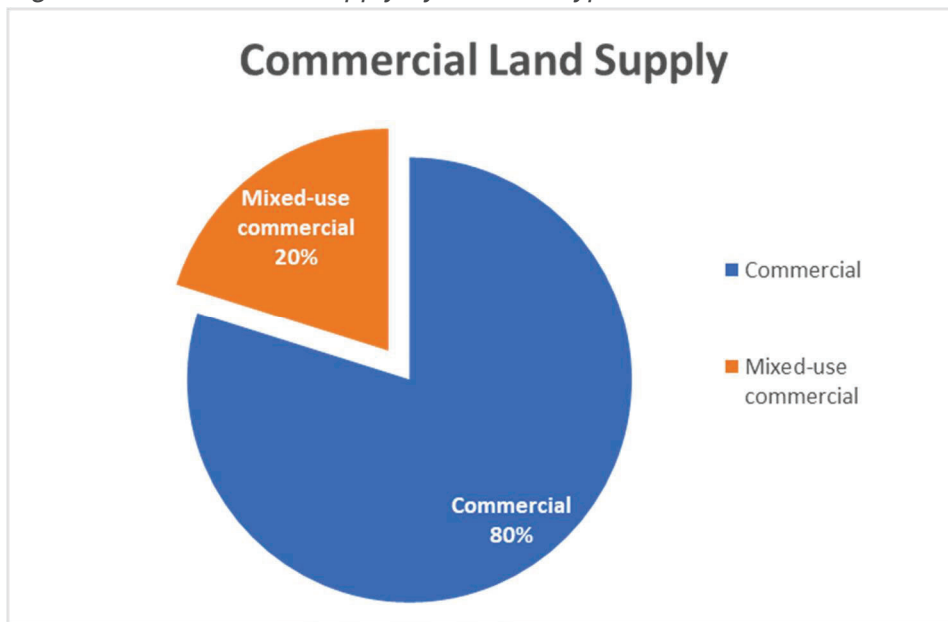
Source: City of Lloydminster and Urbanics Consultants Ltd.

Figure 13: Land supply by commercial zoning



Source: City of Lloydminster and Urbanics Consultants Ltd.

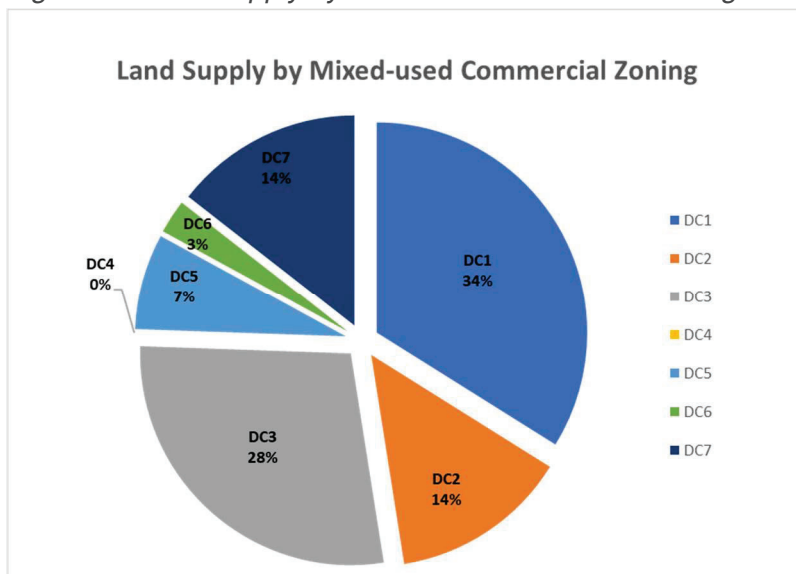
Figure 14: Commercial Supply by land use type



Source: City of Lloydminster and Urbanics Consultants Ltd.

The figure below shows that within the Mixed-Used Commercial zoning types, DC1 leads with 34 percent of the total share. DC1 is regarded as High Density Mixed-Use and is comprised of residential, office and multi-purpose commercial uses. Closely following DC1, DC3 (i.e., Large Multi-Purpose Commercial) is 28 percent of the total share, following a tie between DC7 and DC2 each with 14 percent of the total share. DC5 and DC6 are not popular commercial land use types, while the data available lists DC4 as containing no acreage within the City.

Figure 15: Land supply by mixed-use commercial zoning



Source: City of Lloydminster and Urbanics Consultants Ltd.

Retail Focus

The City's retail is concentrated along 44 Street and 50 Avenue, and the City's total amount of inventory is approximately 2.3 million square feet. According to an inventory conducted in January 2019 by M.I.T Appraisals and Brunsdon Lawrek & Associates, around 2,300,000 square feet of retail exists, with 1.937 million square feet in the Alberta portion and only 170,656 square feet in the Saskatchewan side. Additionally, there is one enclosed mall that is almost 200,000 square feet. The extent of this analysis excludes the retail component of the downtown core and one-storey free-standing building on pads (unless otherwise a part of a major development).

The following table is provided by M.I.T Appraisals and Brunsdon Lawrek & Associates, detailing inventory and vacancy in Lloydminster's shopping centre retail space.

Table 12: Lloydminster shopping centre retail space, inventory and vacancy

RETAIL MALL SURVEY									
EXECUTIVE SUMMARY - Effective December 31, 2018, Conducted January 3, 2019									
Type	Total Area (Sq.Ft.)	Anchor (Sq.Ft.)	CRU's (Sq.Ft.)	Total Vacant (Sq.Ft.)	Vac. 2018	Vac. 2017	Vac. 2016	Vac. 2015	Vac. 2014
Enclosed	199,982	109,433	90,549	47,672	23.84%	24.13%	4.40%	3.71%	11.37%
Strip	1,937,497	914,904	1,022,593	58,683	3.03%	2.02%	3.35%	2.79%	1.25%
Total Alberta	2,137,479	1,024,337	1,113,142	106,355	4.98%	4.12%	3.46%	2.89%	2.39%
Total Sask.	170,656	0	170,656	21,028	12.32%	8.40%	7.23%	11.66%	0%
Total City	2,308,135	1,024,337	1,283,798	127,383	5.52%	4.44%	3.76%	3.64%	2.20%

Source: M.I.T. Appraisals, Brunsdon Lawrek & Associates, Retail Mall Vacancy Survey (January 2019)

The overall vacancy rate in December 2018 was found to be 5.5 percent, with the Alberta side roughly 5 percent and the Saskatchewan side 12.3 percent. Furthermore, the Albertan side dominates mall retail space of the city and has roughly 93 percent of all the mall retail space, while the Saskatchewan side has only 7.4 percent of mall retail space. The Alberta side vacancy rate increased from 2017 (4.12 percent) to 2018 (5 percent). On the other side, vacancy in Saskatchewan also increased from 8.40 percent in 2017 to 12.32 percent in 2018. Strip retail slightly increased on the Alberta side from 2.02 percent in 2017 to 3.03 percent in 2018. In December 2018, the enclosed mall vacancy decreased from 4.13 percent to 23.84 percent from 2017 to 2018. As mentioned in a previous section, the overall city vacancy rate has increased slightly in 2017 from 4.44 percent to 5.52 percent in 2018. A vacancy rate such as this is considered to be balanced and still indicative of a vibrant retail sector, which has historically been strong in Lloydminster.

Rental rates between the Alberta and Saskatchewan sides vary considerably. Rental rates for the strip malls and mini-power centers on the Albertan side are roughly between \$8 per square foot

triple net to \$32 per square triple net. These rates seem to be consistent with retail rates in other major urban centers in Alberta. On the Saskatchewan side, rental rates are between \$8 per square feet triple net to \$25 per square feet triple net, according to the findings of M.I.T.

Since 2008, the majority of retail construction has taken place on the Alberta side of the City. This may be due in part because the commercial parcels along 50 Avenue are mostly developed. Most recently, no new construction has happened for either side of the City for 2018.

6.3. Industrial Market and Land Supply

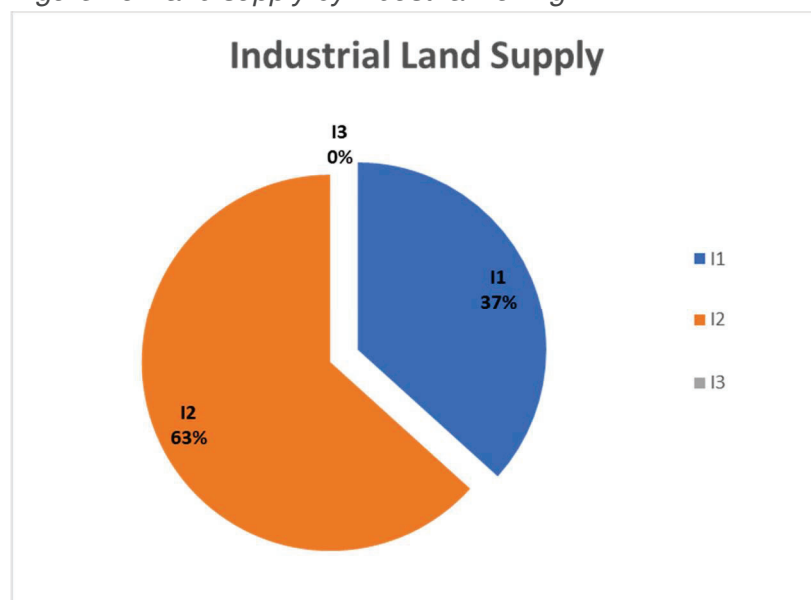
The table below displays the number of acres dedicated to industrial land supply based on the land use type. As the figure below also shows, the majority of industrial land use type is I2, where I1 is only 37 percent and data available for I3 shows no acreage (Heavy Industrial is also outside of the scope for the analysis of the Northwest ASP lands).

Table 13: Industrial land area (acres) and assessed value, by zoning type

I1	743	152,744,480	Light Industrial	Industrial
I2	1,282	361,001,080	Medium Industrial	Industrial
I3	-	-	Heavy Industrial	Industrial

Source: City of Lloydminster and Urbanics Consultants Ltd.

Figure 16: Land supply by industrial zoning



Source: City of Lloydminster and Urbanics Consultants Ltd.

Industrial market data for a community of Lloydminster's size is difficult to obtain, as data and brokerage firms do not include the City specifically in its research. However, a leading commercial

broker active in industrial sales and leasing agreed to be interviewed. Over the course of the discussion, it was found that:

- Pre-recession, industrial vacancies numbered only 200,000 – 300,000 sq. ft. By the beginning of 2018, vacancy had increased to 1.6 million.
- Finally in 2019, progress has been made in reducing the stock of vacant industrial properties, thanks to modest positive absorption.
- There is an increasing appetite among businesses to buy their own property, taking advantage of the price stability and availability seen in the industrial land market.
- The general feeling among Lloydminster businesses is one of cautious optimism. A downward shock in oil prices is unlikely to return, and the recent Alberta provincial election outcome has helped business confidence.
- The broker confirmed the observation of the Consultant that, as there is very little purpose-built office space in Lloydminster, most office-type activities take place within industrial premises. There are ongoing difficulties leasing the already small stock of purpose-built office space.

The consultant views the modest positive industrial absorption as likely to continue – at minimum. It is encouraging that absorption has recently become positive again despite recent reductions in the amount of jobs supported per oil well, and the lack of a solution to western Canadian pipeline capacity shortage. Should one or more new pipelines move forward, as is expected, then industrial demand in Lloydminster can be expected to further accelerate.

6.4. Institutional Land Supply

There are 298 acres zoned for institutional use (public services) under the public land use type with a total assessment value of 308,728,970. The majority of acreage represented is consumed by public educational properties.

6.5. Development Permit Activity

Development permits are issued for a variety of purposes related to the development of land and include construction, change of occupancy or owners in businesses, portable/permanent signs and home occupation businesses. Subdivision applications are processed most commonly to allow for denser land uses but also for consolidating land in some cases.

Building permits are a Planning Department function and in almost all cases are linked to a Development Permit. Building permit values represent investment in the construction of new buildings and is a key indicator that provides insights into the state of the local economy.

The two tables below summarize new commercial and industrial permit value and numbers from 2014 to 2018. For new commercial development permits, there was a surge in the number of new permits from 2014 to 2015, from 17 to 27 permits per year. However, in 2016 there was a sharp decline in permits to only 7 for the year, and since 2017 there have only been 5 permits a year.

Table 14: New commercial development permits issued, by value and quantity

Year	Value of new permits	Number of new permits
2014	36,105,414	17
2015	36,380,121	27
2016	4,858,293	7
2017	10,848,000	5
2018	2,523,795	5

Source: City of Lloydminster and Urbanics Consultants Ltd.

Following a decline similar to commercial development permits, new industrial development permits have decreased since 2014, however more steadily when compared to commercial development permits.

Table 15: New industrial development permits issued, by value and quantity

Year	Value of new permits	Number of new permits
2014	19,218,291	11
2015	9,579,783	7
2016	2,400,000	5
2017	1,650,000	2
2018	-	0

Source: City of Lloydminster and Urbanics Consultants Ltd.

2015 represented a peak for both the quantity of commercial development permits issued, and by total dollar value of applications. As for new industrial permits, 2014 represented the peak for both development permits issued, and total dollar value of applications approved. Both new commercial and industrial permits have been significantly decreased both by value and numbers since 2016. It is apparent that numbers of new permits have been decreasing year by year since 2014. There were no new industrial development permits issued in 2018.

For the purposes of this study, the consultant focused on new development permits because “new commercial and industrial” provides a useful indicator of demand for new commercial and industrial floorspace and, therefore, land.

With regards to commercial land, the 5-year average for new development permits is \$18,143,125, which is somewhere between 74,054 to 173,792 square feet of commercial space (with a per square foot building cost of \$105 to \$245 per square foot according to Altus 2019 Canadian Cost Guide). Given a Floor Area Ratio density of (FAR) of 0.35, this amounts to 5 to 11 acres of commercial land consumption per year.

With regards to industrial land, the 5-year average for new development permits is \$6,569,615 which is somewhere between 59,724 to 82,120 square feet of industrial space (with a per square foot building cost of \$80 to \$110 per square foot according to Altus 2019 Canadian Cost Guide).

Given a Floor Space Ratio density of (FSR) of 0.15, this amounts to 9 to 12.5 acres of industrial land consumption per year.

6.6. Residential Supply

6.6.1 Residential supply by dwelling types

In 2016, in absolute terms, the table below shows 8,630 of 12,995 private dwellings in Lloydminster are single-detached houses, 2,275 are low-rise apartments (apartment in a building that has fewer than 5 storeys), 1,015 in row houses (725 of which are in Lloydminster, SK), and 1,080 in other types.

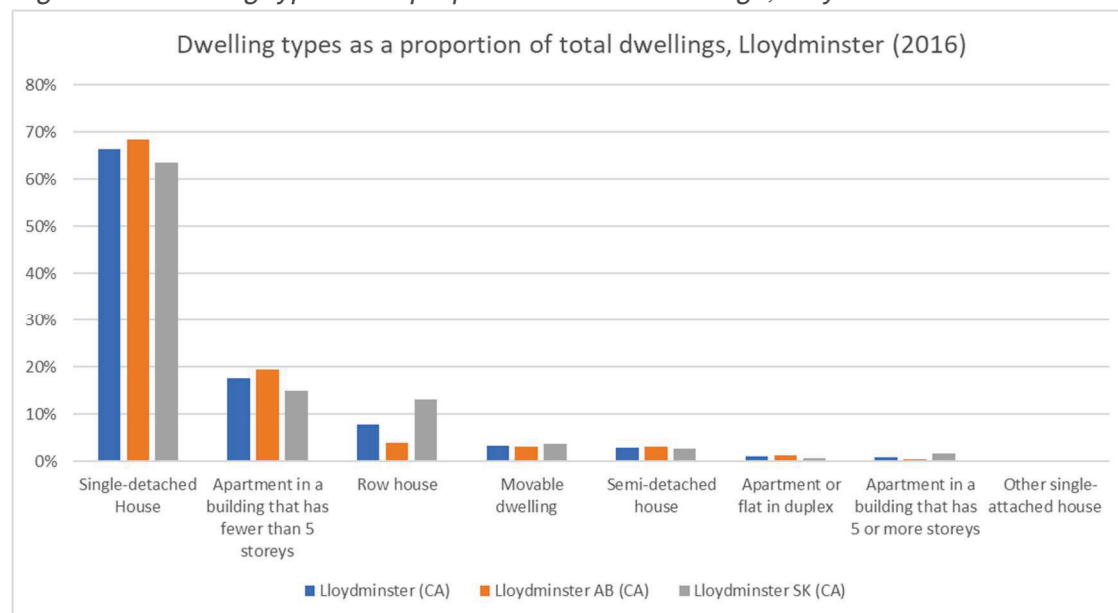
Table 16: Dwellings by type, Lloydminster in 2016

	Lloydminster (CA)	Lloydminster AB (CA)	Lloydminster SK (CA)
Total Private Dwellings	12,995	7,445	5,550
Single-detached House	8,630	5,100	3,530
Apartment in a building that has fewer than 5 storeys	2,275	1,450	825
Row house	1,015	290	725
Other	1,080	605	475
Movable dwelling	435	235	200
Semi-detached house	385	235	150
Apartment or flat in duplex	130	95	35
Apartment in a building that has 5 or more storeys	120	30	90
Other single-attached house	10	10	-

Source: Statistics Canada, Census 2016 and Urbanics Consultants Ltd.

In terms of percentage, the figure below displays approximately 66 percent of dwellings in Lloydminster are single-detached dwellings, which are the most common housing type. Lloydminster, AB and Lloydminster, SK have 69 percent and 64 percent of dwellings are single-detached dwellings respectively. Low-rise apartments (apartment in a building that have fewer than 5 storeys) were the next most common dwelling form at 18 percent. The third most popular dwelling form is row house in Lloydminster. 13 percent of dwellings in Lloydminster, SK are row houses, compared to only 3 percent of dwellings in Lloydminster, AB being row houses.

Figure 17: Dwelling types as a proportion of total dwellings, Lloydminster



Source: Statistics Canada, Census 2016 and Urbanics Consultants Ltd.

6.6.2 Residential supply by tenures

The table below examines the tenure by household type, displaying the majority of census family households to be one-couple-census family households of which most families had children. Among both owners and renters, this will influence the demand for housing and the market will likely respond with larger units with more bedrooms to accommodate a three-or-more family household.

Table 17: Tenure by household type

	Total	Owner	Renter
Total	12995	9010	3810
Census Family Households	9230	7240	2000
One-couple-census family housrholds	7595	6320	1270
Without children	3265	2695	570
With children	4330	3630	705
Lone-parent census family household	1400	730	665
Multiple-census family households	240	185	60
Non-census family households	3765	1955	1810
One person households	3115	1660	1455
Two-or-more person non-census-family household	645	290	355

Source: Lloydminster Housing Needs Assessment 2018

The table below displays that since 2006 ownership on the Saskatchewan side has been decreasing while ownership on the Albertan side has been increasing. The difference in ownership between the two sides of the City is significant, as 74 percent of residents in Alberta

are homeowners while 66 percent of residents in Saskatchewan are owners. The demand for rental units may be higher in the Saskatchewan side than Albertan side of the city.

Table 18: Tenure type as a proportion of households

	2016	2011	2006
Lloydminster (CA)			
Owner	71%	68%	68%
Change from prior census	3%	-1%	
Renter	29%	33%	32%
Change from prior census	-3%	1%	
Lloydminster AB (CA)			
Owner	74%	68%	69%
Change from prior census	6%	-1%	
Renter	26%	32%	31%
Change from prior census	-6%	1%	
Lloydminster SK (CA)			
Owner	66%	67%	68%
Change from prior census	-1%	0%	
Renter	34%	33%	32%
Change from prior census	1%	1%	

Source: Lloydminster Housing Needs Assessment 2018

6.6.3 Sales

The figure below demonstrates that the number of home sales have decreased in Lloydminster. The Alberta side initially had more home homes and continues to have more than their Saskatchewan counterpart, and the decline in home sales is also more dramatic for Saskatchewan (-3 percent versus -17 percent). Additionally, gross sales and average home prices are higher on the Alberta side, although the trend of decline since 2014 has been felt more sharply on the Alberta side as well.

Table 19: MLS residential sales statistics

	Lloydminster			Lloydminster AB			Lloydminster SK		
Year	Number of Sales	Gross sales (millions)	Average price/home	Number of Sales	Gross sales (millions)	Average price/home	Number of Sales	Gross sales (millions)	Average price/home
2014	762	272	356,352	505	189	374,398	257	82	320,882
2015	439	160	363,713	280	110	394,301	159	49	309,875
2016	290	100	343,448	185	69	373,468	105	31	287,137
2017	378	122	321,534	252	89	354,342	126	32	257,034
2018	358	108	302,933	249	81	325,585	109	27	251,181
Change from 2017 to 2018	-20	-13	-6%	-3	-8	-8.1%	-17	-5	-2.3%

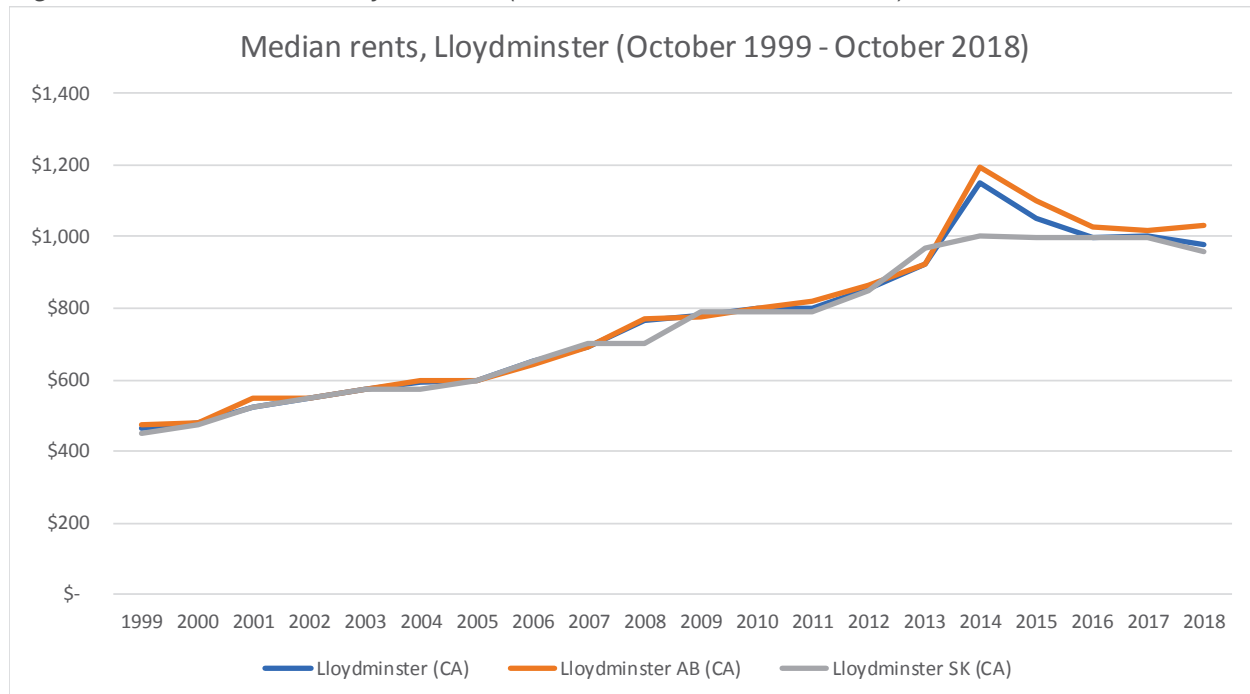
Source: MLS Statistics

6.6.4 Rent

The rental market has changed significantly between 1999 and 2018, as indicated in the figure below. The trend line shows a steady increase in rents, followed by a sharp increase between

2013 to 2014, followed by a sharp decline between 2015 to 2016. Since 2016, rents have been on the rise but have not returned to pre-2015 levels.

Figure 18: Median rents, Lloydminster (October 1999 - October 2018)



Source: CMHC Information Portal, Lloydminster (Assessed 2019)

The table below shows the progression of rents by number of bedrooms. According to the data, rental rates have oscillated since 2015, particularly for the Saskatchewan side. Most years show that the Alberta side has consistently had higher rents than the Saskatchewan side. Depending on several factors and personal preferences, renters that have lower incomes may gravitate to the Saskatchewan side, particularly larger families that desire more value per bedroom.

Table 20: Median rents by number of bedrooms, October 2010 – October 2018

	2018	2017	2016	2015	2014	2013	2012	2011	2010
Lloydminster (CA)									
Total	\$ 980	\$ 1,000	\$ 998	\$ 1,050	\$ 1,150	\$ 925	\$ 855	\$ 800	\$ 800
Bachelor	\$ 650	\$ 550	\$ 600	\$ 650	\$ 700	\$ 700	\$ 650	\$ 580	\$ 580
1 bedroom	\$ 880	\$ 900	\$ 895	\$ 900	\$ 925	\$ 775	\$ 750	\$ 700	\$ 695
2 bedroom	\$ 957	\$ 998	\$ 995	\$ 1,055	\$ 1,200	\$ 1,000	\$ 890	\$ 855	\$ 845
3+ bedroom	\$ 1,165	\$ 1,198	\$ 1,150	\$ 1,320	\$ 1,375	\$ 1,100	\$ 958	\$ 935	\$ 920
Lloydminster AB (CA)	\$ 1,030	\$ 1,017	\$ 1,025	\$ 1,100	\$ 1,195	\$ 925	\$ 865	\$ 820	\$ 800
Lloydminster SK (CA)	\$ 957	\$ 998	\$ 995	\$ 995	\$ 1,000	\$ 970	\$ 850	\$ 790	\$ 790

Source: CMHC information portal, Lloydminster (Accessed 2019) and Urbanics Consultants Ltd.

7. Demand Analyses

The following section estimates demand for residential, industrial, retail, and institutional land uses on the Northeast ASP lands.

As noted in the Supply Analysis, purpose-built office space is very rare in Lloydminster, as the overwhelming majority of business activity takes place within industrial or retail premises. Further, there is no evidence of an elevated level of demand for office space; the consultant has therefore not included office space as a distinct analysis.

7.1. Residential Demand

Residential demand largely determines how the housing market develops its housing inventory. The table below delineates the type of dwellings in the Lloydminster housing market at present; single-detached houses constitute the majority of dwelling types (64 percent), followed by lowrise apartments (19 percent) and row housing (9 percent). The predominance of single-detached is likely indicative of a market preference for such dwelling types, as residential zoning is relatively relaxed with regards to land use controls.

Table 21: Lloydminster housing stock by typology

	2016	
Occupied Private Dwellings by Structure Type	11,835	
Single-detached house	7,625	64.43%
Apartment in a building that has five or more storeys	115	0.97%
Other attached dwelling	3,760	31.77%
Semi-detached house	345	2.92%
Row house	1,045	8.83%
Apartment or flat in a duplex	150	1.27%
Apartment in a building that has fewer than five storeys	2,255	19.05%
Other single-attached house	5	0.04%
Movable dwelling	330	2.79%

Source: Sitewise Pro, Statistics Canada

Derived from the population forecast, the table below displays the projected number of dwelling types for the 2016 to 2046 period, stemming from the population forecast. Throughout Lloydminster there is expected to be demand for an additional 15,152 new homes, with a distribution of 8,716 new single-detached houses, 3,699 new apartments, 1,497 new row houses, 592 new semi-detached dwellings, and 416 new movable dwellings.

There is not a reason to expect Lloydminster to shift substantially to a proportionality different housing typology mix. However, as cities grow, detached dwellings decline as a share of the housing stock; in Lloydminster's case, the effect is expected to be fairly muted given the lack of physical growth constraints and family-oriented demographics. The model therefore assumes that detached dwellings will decline from 64% of the housing stock in 2016, to 60% in 2046.

Table 22: Household forecast to 2046, by dwelling type

Lloydminster: Households by Dwelling Type								
	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016-2046
Single-detached house	7,590	8,432	9,544	11,055	12,737	14,494	16,306	8,716
Apartment in a building that has five or more storeys	115	129	147	172	200	229	260	145
Other attached dwelling	3,760	4,306	5,021	5,991	7,106	8,323	9,634	5,874
Semi-detached house	345	400	471	567	679	803	937	592
Row house	1,045	1,186	1,370	1,620	1,906	2,214	2,542	1,497
Apartment or flat in a duplex	150	168	192	224	260	299	339	189
Apartment in a building that has fewer than five storeys	2,255	2,569	2,981	3,540	4,181	4,876	5,620	3,365
Other single-attached house	5	6	6	7	9	10	11	6
Movable dwelling	330	370	422	493	573	658	746	416
Total	11,835	13,259	15,134	17,679	20,544	23,582	26,762	15,152

Source: Urbanics Consultants Ltd.

The below table illustrates the housing demand forecast for the Northeast ASP land for the period 2016 to 2046. In all market share scenarios, it is assumed that the Northeast ASP lands will not begin to absorb new housing until after 2021 due to the time required for development planning and construction. Further, as with industrial land use, the market shares in all scenarios increase after 2031, at which point available development opportunities adjacent to established subdivisions are likely to be exhausted.

In the medium scenario, market share is estimated at 30% of Lloydminster housing demand until 2031, and 50% thereafter. The result is a total of 5,960 homes warranted on-site – 3,413 detached homes, and 2,548 multi-family homes. The low scenario forecast estimates 3,900 total warranted homes during the study period, while the high scenario estimates 8,220. In the medium scenario, average annual housing absorption is estimated to be 115 – 150 homes per year until 2031, and 290 – 325 thereafter.

Table 23: Northeast ASP lands housing forecast

NORTHEAST ASP LANDS HOUSING DEMAND FORECAST							
Lloydminster Incremental Housing Demand	2016-2021	2026	2031	2036	2041	2046	TOTAL
Incremental Detached Home Demand	842	1112	1511	1682	1758	1812	8716
Incremental Multi-Family Home Demand ⁽¹⁾	599	786	1065	1223	1331	1431	6436
Total	1,441	1,898	2,576	2,905	3,089	3,243	15,152
ON-SITE DEMAND (UNITS)	2016-2021	2026	2031	2036	2041	2046	TOTAL
Low Market Share Scenario ⁽²⁾	-	285	386	1,017	1,081	1,135	3,904
Medium Market Share Scenario ⁽³⁾	-	569	773	1,453	1,544	1,621	5,960
High Market Share Scenario ⁽⁴⁾	-	1,139	1,545	1,743	1,853	1,946	8,226
AVG. ANNUAL ON-SITE DEMAND (UNITS)⁽⁵⁾	2016-2021	2026	2031	2036	2041	2046	TOTAL
Medium Market Share Scenario - Detached	-	67	91	168	176	181	3,413
Medium Market Share Scenario - Multi-Family		47	64	122	133	143	2,548
TOTAL		114	155	291	309	324	5,960
LAND ABSORPTION (ACRES)	2016-2021	2026	2031	2036	2041	2046	TOTAL
45 units per hectare scenario	-	31	42	80	85	89	327
35 units per hectare scenario		40	55	103	109	114	421
Notes: (1) Includes movable dwellings (2) 15% market share 2021 - 2031, 35% thereafter (3) 30% market share 2021 - 2031, 50% thereafter (4) 45% market share 2021 - 2031, 60% thereafter (5) Beginning in 2022							

Source: Urbanics Consultants Ltd.

In terms of required land area, 45 homes per hectare is the estimated density if development on the Northeast ASP lands proceeds with mixture of housing typologies indicated in the table. In this scenario, 327 acres of land is expected to be required for residential development over the course of the study period. In the event that the housing typology mix skews more towards detached homes than anticipated, a density of 35 units per hectare is likely. In the lower density scenario, 421 acres of land would be required for residential uses.

7.2. Industrial Demand

From the employment analysis, the below table illustrates job growth expected to take place within industrial premises in Lloydminster. Overall, 8,446 jobs are expected to be added in the fields which drive industrial land demand. Oil and gas is the most significant category, at 3,596 anticipated new jobs during the study period. Construction is second at 1,888 jobs, with manufacturing third at 890.

Table 24: Lloydminster industrial jobs forecast

Lloydminster: Industrial-Based Jobs								
	2016	2021	2026	2031	2036	2041	2046	2016 - 2046
Agriculture; forestry; fishing and hunting	245	259	297	347	401	459	519	274
Mining; quarrying; oil and gas extraction	2,795	3,197	3,664	4,274	4,947	5,652	6,391	3,596
Utilities	85	98	112	131	151	173	195	110
Construction	1,540	1,715	1,965	2,292	2,653	3,031	3,428	1,888
Manufacturing	750	820	940	1,096	1,269	1,449	1,639	889
Wholesale Trade	590	663	760	886	1,026	1,172	1,325	735
Transportation and warehousing	765	861	986	1,151	1,332	1,521	1,720	955
TOTAL	6,770	7,612	8,725	10,177	11,778	13,457	15,216	8,446

Source: Urbanics Consultants Ltd.

An analysis of improved industrial properties using 2018 assessment data finds that Lloydminster presently has 997 acres of improved I1 and I2 industrial lands.

Our model estimates that 6,919 Lloydminster residents were employed in industrial land consuming sectors in 2017, yielding a ratio of 0.14 acres of land required for each industrial job.

Table 25: Lloydminster industrial statistics

Improved I1 and I2 Land, 2017:	
997 acres	
Industrial jobs, 2017:	
6919	
Jobs per acre	Acres per job
6.94	0.1441

Source: Urbanics Consultants Ltd., Statistics Canada, Lloydminster assessment data

As the ratio only counts improved properties, and Lloydminster does not face physical land constraints, we expect the ratio to remain stable over time – there is not a need to switch to substantially denser forms of industrial development. Under these conditions, the City of Lloydminster is expected to absorb 1,189 acres of industrial land over the study period.

Three market share scenarios have been presented for the share of growth expected to be absorbed by the Northeast ASP lands. In all scenarios, absorption is expected to accelerate after 2031, at which point available lots in existing industrial zones will have been absorbed. The medium scenario predicts a market share of 30% to 2031, with 50% absorption for the remainder of the study period.

Table 26: Industrial land requirement forecast

Lloydminster: Industrial Land Forecast								
	2016	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2016 - 2046
Industrial Sector Jobs	6,770	7,612	8,725	10,177	11,778	13,457	15,216	8,446
Total Required Industrial Land (Acres)	976	1,097	1,257	1,466	1,697	1,939	2,193	1,217
Incremental Industrial Absorption (Acres)		121	160	209	231	242	253	1,189
ON-SITE DEMAND (Acres)								
Low Market Share Scenario			16	21	69	73	76	255
Medium Market Share Scenario			48	63	115	121	127	474
High Market Share Scenario			64	84	150	157	165	620
Notes:								
(1) 15% market share 2021 - 2031, 35% thereafter								
(2) 30% market share 2021 - 2031, 50% thereafter								
(3) 45% market share 2021 - 2031, 60% thereafter								

Source: Urbanics Consultants Ltd.

In the medium scenario, the Northeast ASP lands will likely experience demand for 475 acres of industrial land by 2046, though the overall expected range is between 255 and 620 acres. Given that the study area is 1260 acres, there is considerable scope to accommodate a variety of land uses beyond industrial – even in a high market share scenario.

It is important to note that this analysis takes into account the fact that the surrounding rural counties, particularly Vermillion River, offer competing land for industrial development. By utilizing an employment profile of Lloydminster's total population (ie. including residents who commute outside the City), the "outflow" factor of City residents working in rural industrial properties is already accounted for in the ratio of industrial employment to industrial land required in the City of Lloydminster. A major change in land use policy by one of the rural counties may change this assumption, either by facilitating more development or by being more restrictive than the status quo, but the consultant is not aware of any such plans.

7.3. Retail Demand

The consultant estimates that Lloydminster's retail floorspace is approximately 2,500,000 sq. ft – a combination of the 2,300,000 sq. ft. of shopping centre space estimated by M.I.T. Appraisals, and an estimate of a further 200,000 sq. ft. of retail space in downtown and freestanding pads. At the time of the estimate, Lloydminster likely has a population of 34,000. While the vacancy rate of 5.5% was found to be higher than during the times of strong economic expansion that the City became accustomed to, it is still indicative of a balanced and robust retail space market. As such, the ratio of 73 sq. ft. of retail space per resident can be used as a guide to future space requirements.

Lloydminster is expected to require an additional 2,319,256 sq. ft. of retail space by 2046, consuming 183 acres of land at a floor area ratio of 0.3. While certain nodes may develop in a mixed-use fashion resulting in slightly higher densities, the utilization of underground parking is unlikely to significantly take hold in most development cases. We have therefore maintained the 0.3 FAR assumption over the course of the study period.

Table 27: Retail land requirement forecast

Lloydminster: Retail Land Requirement Forecast								
	#	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2021 - 2046 Growth
Lloydminster Population		35,142	39,824	45,697	52,178	59,218	66,848	25,850
Total Retail Inventory (Sq. Ft.)		2,570,593	2,913,045	3,342,691	3,816,752	4,331,708	4,889,849	2,319,256
Additional Required Land Area (Acres) - 0.3 FAR		5	26	33	36	39	43	183

Source: Urbanics Consultants Ltd.

A key component of retail planning is the delineation of market share capture rates according to geography. The Highway 17 corridor and downtown Lloydminster are likely to remain as the destination retail locations in the City, as such, the on-site retail demand estimate was conducted on the assumption that demand would be derived primarily from population growth, as opposed to capturing the customer base of existing shopping centres.

For a non-destination retail development, it is likely that 10% of retail demand generated by the new on-site population will be captured by retail development in the Northeast ASP. For growth occurring in the rest of the city, an estimated 3% of retail market share may be captured. In total, the market is expected to warrant 140,000 sq. ft. of new retail space on the Northeast ASP lands throughout the study period. Approximately 100,000 sq. ft. stems from demand generated by the market-warranted amount of new residents, with the remainder stemming from demand elsewhere in the region.

Table 28: Northeast ASP retail land use forecast

Northeast ASP: Retail Land Use Forecast							
	2021 *	2026 *	2031 *	2036 *	2041 *	2046 *	2021 - 2046
On-site population growth (med. Scenario)	-	1,404	1,762	3,240	3,520	3,815	13,742
Warranted on-site retail (Sq. Ft.) - 10% market share		10,274	12,889	23,703	25,748	27,907	100,521
Off-site population growth	3,752	3,277	4,112	3,240	3,520	3,815	21,716
Warranted on-site retail (Sq. Ft.) - 3% market share	-	7,191	9,023	7,111	7,724	8,372	39,421
Total incremental on-site retail (Sq. Ft.)		17,465	21,912	30,814	33,472	36,279	139,942
Incremental Required Land Area (Acres) - 0.3 FAR	-	1	2	2	3	3	11

Source: Urbanics Consultants Ltd.

As with the industrial demand analysis, conducting the on-site demand via ratio of population to floorspace takes into account demand generated by populations outside the City of Lloydminster, provided that population growth outside the city maintains a similar relationship to urban population growth as before. While Census Division population projections are not available in Saskatchewan, the Government of Alberta population projection for Census Division 10 (a large component of Lloydminster's rural trade area) anticipates population growth proceeding at a similar rate to 1996 – 2018, a finding broadly consistent with population trends in Lloydminster as well.

7.4. Institutional Demand

Lloydminster's two largest institutional land users are Lakeland College and the Lloydminster Hospital, operated by the Prairie North Health Region. Both facilities are surrounded by ample

amounts of land, with more than sufficient space to accommodate expansions foreseeable over the study period. Further, there are not seen to be compelling locational or facility reasons for either institution to relocate to the Northeast ASP lands, nor need to open branch locations.

However, if residential development proceeds on the lands as envisioned in the demand analysis, then several schools will be required on the lands. As the Northeast ASP lands are envisioned to be heavy on industrial development (unlike typical new subdivisions), the standard guideline ratios of 3 elementary students, 1.5 junior high students, and 1.5 high school students per gross developable hectare should only be applied to the gross developable residential + retail land area. Doing so yields the result of:

- 1,014 elementary students
- 507 junior high students
- 507 high school students

While a survey of the capacity at existing schools is beyond the scope of this report, at minimum, provisions should be made for at least 2 – 3 elementary schools on site.

It is also noteworthy that, in a medium scenario, approximately 812 acres of the 1260-acre Northeast ASP area will be warranted for market development. Should there be a desire or need to expand the land area occupied by the Exhibition grounds, then the Northeast ASP lands would be able to accommodate such an expansion without forgoing land required for market needs.

8. Findings and Recommendations

On the basis of the above analyses, we find the following market-warranted levels of land consumption:

Industrial

Current job density for industrial land is:

- 6919 jobs in industrial-primary sectors
- Consuming 997 acres of improved land

The result is 6.94 jobs per acre.

By 2046, there will likely be 8,446 new industrial-oriented jobs in Lloydminster. This will mean additional demand for between 1,000 – 1,200 acres of new industrial land by 2046, given a similar level of job density per acre of industrial land.

The absorption (supply) analysis found that Lloydminster has an industrial land absorption rate of approximately 10 – 12 acres per year over the past 5 years, a considerably lower rate than the 40 acres per year of industrial land absorption estimated by the demand analysis. The discrepancy is explainable by building activity over the last 5 years (particularly 2016 – 2018) having been impacted by one of the worst economic downturns in recent regional history; conversely, the demand analysis is based on expected future growth performance.

The consultant believes that the demand projection is the more accurate of gauging industrial land needs over the 30-year study timeline. A medium market share scenario for the Northeast ASP lands would therefore result in 474 acres of industrial absorption during the study period, with a low scenario of 255 acres and a high scenario of 620 acres.

Residential

By 2046, there will likely be an additional 15,000 households in Lloydminster, bringing the City's population to 67,000. The consultant estimates that the unit type breakdown will be as follows:

- 8,700 detached homes
- 2,100 townhouse and duplex units
- 3,700 apartments
- 420 other units (mainly mobile homes)

In a medium market share scenario - with market share substantially increasing in the second half of the study period – the Northeast ASP lands can be expected to absorb 5,960 new homes to 2046. If approximately 3,400 are detached homes and 2,550 are multi-family (as estimated), 327

acres of land would be required to accommodate residential development. In a lower-density scenario, 421 acres would be required.

While northeast Lloydminster has not experienced strong residential growth in the recent past, the Northeast ASP lands are of a sufficient scale to create a residential community of critical mass so as to take-on a distinct identity (ie. positive marketing implications). Careful consideration must be given to the siting of any residential development, given the presence of the Landfill above the northeast corner of the site. It is recommended that industrial lands serve as a buffer between the Landfill and residential-designated land, with the industrial uses shifting from heavier to lighter uses in proportion to their proximity to residential land.

Retail

Although Lloydminster serves as a retail destination for a wider region of 130,000 people, the Northeast ASP lands are not considered ideal as a destination retail site. Compared to other land uses, retail is challenging to finance and lease, and is the most dependent on road exposure. Highway 17 cannot compete with the Yellowhead Highway in terms of exposure, traffic volumes, and critical mass.

The development of destination-grade retail space on site is further complicated by the presence of existing light industrial development along much of the site's Highway 17 frontage, which would require a costly assembly process to facilitate.

However, the Northeast ASP lands are expected to host a substantial new population, and therefore can capture a moderate amount of neighbourhood retail expenditures. The consultant estimates a market share capture comprising 10% of the expenditures of on-site residents, and 3% of the expenditures of new residents elsewhere in Lloydminster.

Under balanced market conditions, Lloydminster supports 73 sq. ft. of retail space per resident. In total, the City is expected to add 2,300,000 sq. ft. of retail space over the study period (current total retail inventory is estimated at 2,500,000 sq. ft.). A total of 183 acres of retail land throughout the city would therefore be required, at a FAR of 0.3.

Applying the estimated market shares to the above results in a finding that 140,000 sq. ft. of retail space would be supported on the Northeast ASP lands by the end of the study period. At an FAR of 0.3, 11 acres of land would be required.

It is recommended that planning for retail (or any exposure-dependent land uses, such as hospitality) use Highway 17 as the focus. However, zoning should be flexible so as to allow for the potential of a smaller retail node within the Northeast ASP site, should market demand materialize.

SUMMARY

In a medium market share scenario over the study period to 2046, market demand for industrial, residential, and retail space at the Northeast ASP lands is estimated to be 812 acres, out of a total of 1,260 available.

In a high market share scenario, nearly 1,100 acres of land would be consumed.

As the medium scenario is considerably more likely to be realized, the consultant notes that the Northeast ASP lands would have the capacity to accommodate a variety of recreational/civic land uses, should the City wish to capitalize on its adjacency to the existing exhibition and recreational facility cluster.