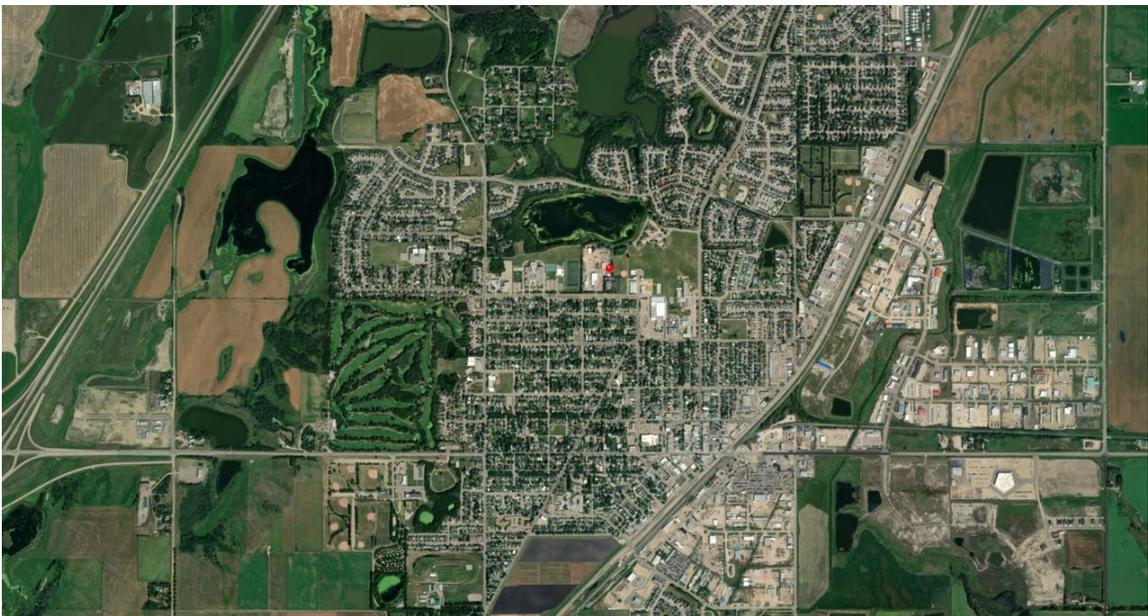




Lacombe 2025: Strategic Insights for an *Age-Friendly, Intergenerational Future*



Prepared for
City of Lacombe, Alberta

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Executive Summary

Lacombe's 10-minute trade area is characterized in 2024 by a steady population of nearly 20,000, an established but aging housing stock, and a core demographic that is shifting strongly toward older adults and seniors. Homeownership remains high, but the supply of varied housing options is misaligned with current and future needs, particularly for single-person, senior, and youth households. The report's advanced housing stock analysis now details not just overall structure and tenure, but the full distribution by period of construction. Notably, 29% of dwellings were built before 1981, with a major concentration (20%) from the 1961–1980 era—these homes cluster in mature core neighbourhoods and signal urgent needs for infrastructure renewal, retrofits, and accessibility improvements.

Community strengths are clear: recreation spending is robust, parks and community facilities are widespread and well-used, and civic engagement is high. However, there are clear service gaps—particularly in healthcare, senior living, and long-term care—that will become more acute as Lacombe's senior population rises to over 20% by 2029. Local healthcare infrastructure, while essential, is at risk of being outpaced by demographic change, with long-term and supportive care beds, affordable accessible housing, and practitioner retention all highlighted as strategic vulnerabilities.

New, integrated solutions such as the Generations Village Lacombe concept are recommended as demonstration projects that can address several city priorities within a single development: offering affordable, accessible housing for seniors and youth; enabling intergenerational connection; providing built-in retail and health services; and supporting workforce pipeline needs in health and care professions. The proposal is complemented by detailed mapping of housing needs, age, and service gaps—ensuring targeted policy, investment, and capital planning.

Strategic recommendations address both immediate and long-range community needs: modernizing aging housing, expanding healthcare and support services, planning for an increasingly older population, building regional partnerships, and supporting inclusive, walkable, and socially connected neighbourhoods. The Generations Village project, in particular, exemplifies the type of integrated, evidence-driven solution that can give Lacombe a leadership role in age-friendly, intergenerational living for Alberta.

Table of Contents

1. Introduction & Objectives	9
2. Methodology and Data Sources.....	10
3. Population & Demographic Profile.....	12
3.1 Total Population and Growth Trends	13
3.2 Households, Families, and Average Size	13
3.3 Age Structure and Aging.....	20
3.4 Ethno-Cultural Diversity	26
3.5 Comparative Summary Table: Key Demographics (2024)	27
3.6 Conclusions, Insights & Takeaways.....	28
4. Income, Labour Market & Industry Profile	29
4.1 Household Income and Distribution.....	29
4.2 Labour Force & Employment	31
4.3 Occupations and Industry Mix	33
4.4 Labour Replacement Ratio & Aging Risk.....	36
4.5 Education & Workforce Capacity.....	38
5. PRIZM Segmentation & Psychographic Profile.....	42
5.1 All-Terrain Families (18.6% Local, 1.0% Canada).....	43
5.2 Old Town Roads (12.3% Local, 1.1% Canada)	44
5.3 New Country (11.6% Local, 1.5% Canada).....	45
6. Household Spending Profile.....	47
6.1 Average Annual Household Spending by Category	49
6.2 Key Insights: Household Spending & Benchmark Patterns	50
6.3 Segmentation: PRIZM Lifestyles & Spending Patterns	51
6.4 Community & Business Implications	53
6.5 Household Spending on Education: Lacombe & Regional Comparison.....	54
6.6 Household Spending on Recreation: Lacombe & Regional Comparison (2024).....	58
6.7 Household Spending on Gifts and Contributions: Lacombe & Regional Comparison (2024).....	62
6.8 Household Spending on Personal Care: Lacombe & Regional Comparison (2024).....	66
7. Housing, Infrastructure, Public Services & Community Facilities	69
7.1 Housing Tenure, Structure	69
7.2 Housing Structure	71

7.3 Age of Housing Stock: Distribution and Concentration of 1961–1980 Dwellings.....	74
8. Infrastructure, Public Services & Community Facilities	78
8.1 Infrastructure.....	78
8.2 Public Services.....	79
8.3 Community Facilities and Outdoor Spaces	79
8.4 Regional Comparison: Strengths and Weaknesses	83
8.5 Section Summary and Strategic Insights	85
9. Healthcare Facilities, Services, Employment & Education	87
9.1 Hospitals, Assisted Living, Senior Housing, and Related Services	88
9.3 Healthcare Expenditure: Regional Comparison and Strategic Implications.....	95
9.4 Healthcare Practitioners: Capacity, Regional Comparison, and Strategic Implications	98
10. Generations Village Lacombe: Integrated Solution for Housing, Health, and Community	101
10.1 Concept Overview and Rationale	101
10.2 Seniors – Healthy, Affordable, Connected Living.....	102
10.3 Youth and Students – Opportunity, Affordability, and Training.....	103
10.4 Overcoming Transportation Gaps	104
10.5 Mixed-Use and Retail: Competitive Urban Amenity.....	105
10.6 Integration with Community Assets	106
10.7 Alignment of Community Needs & Generations Village Key Features	107
10.8 Expected Community Impacts.....	108
10.9 Next Steps and Strategic Recommendations.....	109
11. Strategic Implications & Recommendations.....	110
12. References.....	112
3. Population & Demographic Profile	112
4. Employment and Unemployment	112
5. Consumer Spending & Lifestyle Patterns.....	113
6. Economic Base & Industry Structure.....	116
7. Education & Workforce Capacity.....	117
8. Housing, Infrastructure, Public Services & Community Facilities	120

List of Tables

Table 3.1.1. Drive-Time Area Population Growth Projections	13
Table 3.2.1 Household Counts and Average Household Size by Drive-Time Area	13
Table 3.2.2: One-Person Household Counts and Share in the City of Lacombe (2019–2034)	15
Table 3.2.3. Single-Person Households and Seniors Living Alone, City of Lacombe (2019– 2034)	16
Insights and Policy Implications	16
Table 3.2.4. Share of Population Living Alone and Seniors as a Proportion of One-Person Households, City of Lacombe (2019–2034).....	18
Table 3.2.5. Housing Structure Types for Households, 2024 (10-Minute Drive Area).....	19
Table 3.3.1. Age Structure and Seniors Population by Drive-Time Area	20
Table 3.3.2. Age Structure and Seniors Population by Drive-Time Area	21
Table 3.3.3. Senior Population by Gender and Gender Ratio (10-Minute Drive)	23
Table 3.3.4. Senior Population by Gender and Sex Ratio, 10-Minute Drive Area (2024)	24
Table 3.4.1. Visible Minority, Indigenous Identity, and Non-Official Mother Tongue – Drive- Time Areas (2024)	26
Table 3.5.1. Key Market Comparison Indicators: Lacombe Drive-Time Areas vs. Canada (2024).....	27
Table 4.1.1. Median Household Income: Lacombe 10, 30, 60-Min Drive Area (2024).....	29
Table 4.1.2 Household Income Distribution (%) by Drive-Time Area (2024)	30
Table 4.2.1. Labour Force Participation and Age 15+ Population, 2019–2029 (10-Minute Drive Area).....	31
Table 4.2.2. Labour Market Indicators by Drive-Time Area (2024)	32
Table 4.3.1. Labour Force by Occupation Category (10-Minute Drive Area, 2024).....	33
Table 4.3.2. Labour Force Distribution by Occupation Category (10-Minute Drive Area, 2024)	35
Table 4.4.1: Labour Replacement Ratio by Drive-Time Area — Lacombe (2024)	36
Table 4.5.1. Educational Attainment of Population Age 15+, by Drive-Time Area (2024) ...	38
Table 5.1: Top PRIZM Lifestyle Segments in Lacombe’s 10-Minute Trade Area.....	42
Table 6.1.1. Average Annual Household Expenditures by Major Category, 10-Minute Drive Area (2024)	49
Table 6.5.1. Top 5 Census Subdivisions by Education Spending per Person (2024)	55
Table 6.5.1. Top 5 Census Subdivisions by Education Spending per Person (2024)	55
Table 6.5.2: 5 Lowest Census Subdivisions by Education Spending per Person (2024)	56
Table 6.6.1: Top 5 Census Subdivisions by Recreation Spending per Person (2024).....	59
Table 6.6.2: 5 Lowest Census Subdivisions by Recreation Spending per Person (2024).....	60

Table 6.7.1: Top 5 Census Subdivisions by Gift/Contribution Spending per Person (2024)	63
Table 6.7.2: 5 Lowest Census Subdivisions by Gift/Contribution Spending per Person (2024)	64
Table 6.8.1: Top 5 Census Subdivisions by Personal Care Spending per Person (2024)	66
Table 6.8.2: Bottom 5 Census Subdivisions by Personal Care Spending per Person (2024)	67
Table 7.1.1: Housing Tenure and Household Structure, Lacombe Regional Trade Areas (2024)	69
Table 7.2.1: Dwelling Structure by Type and Trade Area, Lacombe Region (2024)	71
Table 7.3.1: Occupied Private Dwellings by Period of Construction, Lacombe (10-Minute Drive Area), 2024	74
Table 7.3.2: Top 10 Dissemination Areas by Number of Dwellings Built 1961–1980, Lacombe 10-Minute Drive Area (2024)	76
Table 8.1.1: Use of Public Transportation—Top 5 Regional Cities (2021)	79
Table 8.3.1: Parks and Facilities Suitability Matrix	80
Table 8.3.2.1. Program Overview by Age Group	82
Table 8.4.1: Comparative Community Profile: Lacombe and Surrounding Regions (2024)	83
Table 9.1.1. Major Regional Healthcare Employers – Central Alberta (2024)	89
Table 9.2.1 Key Local Healthcare, and Senior Housing Facilities	90
Table 9.2.2 Key Regional Healthcare, Senior Housing Facilities, Population, Beds	91
Table 9.2.3 Facilities with Greatest Unmet Demand	92
Table 9.3.1 Healthcare Expenditure, Population, and Per Capita Expenditure (2024)	95
Table 9.4.1: Regional Comparison – Health Care Practitioner Supply, 2024	98
Table 10.7.1: Alignment of Community Needs & Generations Village Key Features	107

List of Figures

Figure 3.0.1 Total Population.....	12
Figure 3.2.1 Total Households.....	14
Figure 3.3.1 Total Median Age.....	21
Figure 3.4.1 Visible Minority.....	26
Figure 6.5.1 Household Spending on Education	54
Figure 6.6.1 Household Spending on Recreation.....	58
Figure 6.7.1 Household Spending on Gifts & Contribution.....	62
Figure 7.1.1 Households Owned (%).....	70
Figure 7.2.1 Single Detached Homes as % of Total Homes.....	73
Figure 7.3.1 Dwellings Built 1961–1980 as % of Total Occupied Homes	75
Figure 9.1.1. Hospitals and Health Centres, Lacombe (10, 30, 60 min drive).....	88
Figure 9.1.2. Senior Housing and Assisted Living Facilities in Lacombe and Nearby Region	94
Figure 9.3.1 Healthcare Expenditure, Lacombe and Nearby Region (2024)	95
Figure 9.4.1. Distribution of Healthcare Practitioners (2024).....	98

1. Introduction & Objectives

Lacombe stands at a pivotal moment in its growth and development—facing transformative demographic, economic, and social change. As the city’s core market area expands, so do pressures related to an aging population, affordability and diversity of housing, demand for healthcare, and the need for inclusive, resilient community infrastructure.

This report provides an integrated, forward-looking analysis of Lacombe’s 10-minute trade area, with robust regional benchmarking to the 30- and 60-minute markets. The objectives are to:

- Equip city leaders, businesses, investors, and community partners with detailed, up-to-date evidence on population trends, workforce composition, and local consumer patterns.
- Identify strengths, challenges, and mismatches—such as the dominance of single-detached housing in contrast to surging single-person and senior households, service gaps in healthcare and assisted living, and the under-supply of senior- and youth-friendly housing.
- Integrate new strategic opportunities, including innovative solutions like the Generations Village model, to address the intersection of housing, healthcare workforce development, healthy aging, and civic engagement within the city.
- Guide policy, capital investment, and community planning toward sustainable, inclusive, and future-proof development for Lacombe and its region.

The report builds on the most credible national and regional datasets (Statistics Canada, Environics Analytics, Esri/STDB) and is complemented by new housing and community facility analyses, spatial and demographic mapping, and cross-comparisons with leading best practices. The sections address the age of housing stock, top areas for mid-century dwellings, and actionable recommendations for age-friendly community design. Through these insights, stakeholders are equipped to plan, invest, and innovate to ensure a high quality of life, economic vitality, and resilience for all residents.

2. Methodology and Data Sources

This report is grounded in data and analytical methods designed to provide transparent, credible, and actionable insight for decision-makers in Lacombe and beyond. Emphasis has been placed on using the highest-quality, most up-to-date sources available, along with established analytical rigor.

Data Sources and Credibility

The analysis draws on datasets and modeling from globally recognized and trusted sources, including:

- **Statistics Canada & Census Canada:** The backbone of Canadian demographic and socioeconomic analysis. Census data—collected every five years (latest released 2021, next 2026)—remains one of the most comprehensive and respected sources for population, household, and economic data in the country.
- **Esri & ArcGIS:** Providers of advanced spatial analytics and mapping, integrating a variety of datasets for custom geographies (including drive-time and trade area analysis).
- **STDB (Site To Do Business):** The leading commercial real estate analytics platform in North America, backed by the CCIM Institute and powered by Esri and Environics Analytics.
- **Environics Analytics:** Canada’s leading demographic, economic, and psychographic data provider, delivering current-year estimates and projections using proprietary modeling on top of census files, with over 800 modeled variables.
- **Data Axle & SafeGraph:** Leading sources for commercial, institutional, and recreational point-of-interest (POI) data, updated three times a year. These providers are trusted partners of Esri, supplying business locations and facility data at scale.
- **FourSquare Analytics:** Open-source, crowd-sourced location data, included in Esri’s offering to expand POI coverage, especially for small businesses and non-commercial places.

Data Integrity and Limitations:

While every effort is made to use the most accurate and current data possible, no single source or dataset can claim to be perfect or completely up-to-date—especially in fast-changing or less urbanized markets. Even with advanced partners and multiple cross-checks, certain locally-specific information (such as parks, small businesses, or new housing) may lag municipal records or require manual validation. This is a recognized limitation in all national and global datasets. Users are encouraged to supplement with local knowledge wherever possible.

Data Acceptance and Use by Industry Leaders

The sources above are relied upon by some of the world's most sophisticated organizations—including various levels of U.S. and Canadian governments, leading pension funds, major banks, top universities, and Fortune 500 corporations. For example, U.S. county and state governments, Canadian federal agencies, and institutional investors use Esri, Environics, and Data Axle regularly for site selection, infrastructure planning, and market analysis.

Analytical Methodology

The interpretation and insights throughout this report were developed and validated by Amir Kamyab-Nejad, CCIM, B.Eng, FRI, MBA, utilizing the following analytical frameworks:

- **Engineering:** Rigorous quantitative and problem-solving methodologies, ensuring data integrity and relevance to local infrastructure and community planning.
- **MBA/Business Analysis:** Evaluating market, consumption, workforce, and financial trends for economic development.
- **CCIM and Fellow of Real Estate Institute (Canada):** Deep expertise in commercial real estate analytics, investment, site selection, and trade area evaluation—recognizing both local and national investment criteria.
- **PropTech Leadership:** As CCIM Technology Ambassador (Canada) and board member for CCIM Western Canada, Amir leverages direct access to the latest analytical tools (including STDB/Esri), expert networks, and best practices in market and scenario modeling.
- **Pedagogical Authority:** In training as the only Canadian instructor for CCIM CI 102 – Market Analysis, Amir applies global standards to local analysis and can directly connect new insights to action—whether it be investment attraction, tenant placement, or civic planning.

Insights are further validated through consultation within the CCIM global network, ensuring recommendations are both practical and executable in real-world development and investment markets.

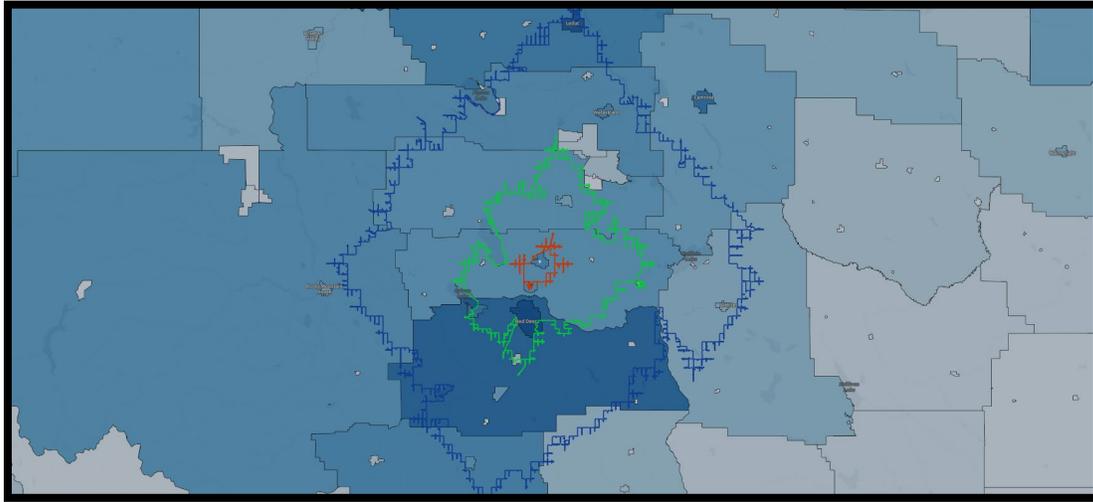
Summary Note:

This methodology ensures that every insight offered reflects not only the most credible data but also expert analysis, benchmarking, and sound interpretation—equipping stakeholders with a decision-ready foundation for planning a sustainable, healthy, and prosperous Lacombe region in the years ahead.

3. Population & Demographic Profile

This section provides a comprehensive demographic overview of the Lacombe trade area, focusing on the 10-minute drive radius as the city's core market. Comparative data for 30-minute and 60-minute drive times are included to position Lacombe within its competitive regional context.

Figure 3.0.1 Total Population



Description: Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (darker is higher population density)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

3.1 Total Population and Growth Trends

Table 3.1.1. Drive-Time Area Population Growth Projections

Indicator	2019	2024	2029 (proj)	2024–2029 Annual Growth
10-min drive	18,348	19,791	20,829	1.03%
30-min drive	164,703	172,873	182,780	1.12%
60-min drive	309,647	328,892	352,294	1.38%

Description: This table presents historical (2019), current (2024), and projected (2029) population numbers for Lacombe, Alberta, within drive-time areas of 10, 30, and 60 minutes

Source: DEP Market Profile Canada — Lacombe, Alberta

Analysis:

The 10-minute trade area contains a 2024 population of 19,791, representing Lacombe’s primary labour and retail market. Growth in the 10-min area is steady, but modestly below the 30-min and 60-min catchments (1.03% vs. 1.12%/1.38% annually).

Takeaway: Lacombe's immediate market is healthy and growing, but the largest regional and exurban catchments (30- and 60-min drives) are growing slightly faster, suggesting regional migration and broader suburbanization trends.

3.2 Households, Families, and Average Size

Table 3.2.1 Household Counts and Average Household Size by Drive-Time Area

Indicator	2019	2024	2029 (proj)	2024–29 CAGR
Households (10-min)	6,920	7,729	8,230	1.26%
Households (30-min)	64,957	68,402	72,724	1.23%
Households (60-min)	120,593	128,543	138,381	1.49%
Avg Household Size	2.6 → 2.5	2.5	2.5	—

Description: This table displays the historic (2019), current (2024), and projected (2029) total number of households for Lacombe, Alberta, within drive-time radii of 10, 30, and 60 minutes. The table also provides the compound annual growth rate (CAGR) for households over the 2024–2029 period, and reports the change in average household size over time.

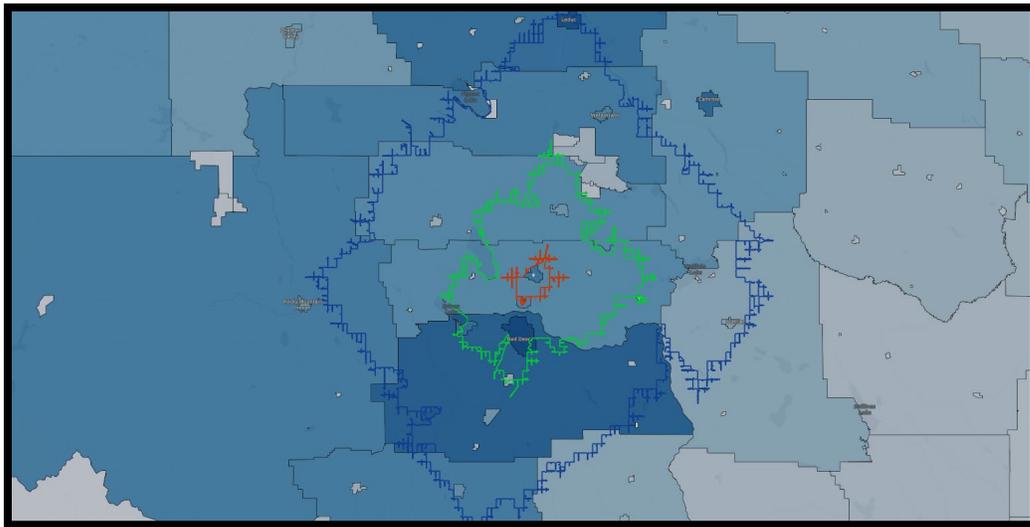
Source: DEP Market Profile Canada — Lacombe, Alberta

Analysis:

Household growth mirrors population growth, with most new households retaining ~2.5 persons—reflecting a predominance of families but a gradual downtrend from historical averages (2.6 in 2019). Family sizes are slightly smaller than provincial benchmarks, which aligns with trends of aging and fewer children per household.

Takeaway: Demand will remain strong for modest single-family homes, townhomes, and upgraded rental stock, but multi-unit and smaller/accessible housing will become increasingly important as the population ages.

Figure 3.2.1 Total Households



Description: Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (darker is higher density of household)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

One-Person Households: Share of Total Population, 2019–2034

While total household growth and average size show useful macro-trends, the **changing prevalence of one-person households as a percentage of the total population** yields powerful insights into social change, aging, and future service demand. Here, we track the evolution of this demographic in Lacombe from 2019 to 2034, link it to seniors living alone, and benchmark implications for planning.

Step 1: Annual Counts and Estimated Shares

Based on city population estimates:

Table 3.2.2: One-Person Household Counts and Share in the City of Lacombe (2019–2034)

Year	Total Population	One-Person HHs	% of Total Population in One-Person HHs
2019	13,000	1,366	10.5%
2024	14,800	1,519	10.3%
2027	15,400	1,590	10.3%
2029	16,000	1,627	10.2%
2034	16,800	1,725	10.3%

Description: This table displays the historical, current, and projected number of one-person households within the City of Lacombe (CY) for select years from 2019 to 2034. It shows the absolute count and share (%) of one-person households out of the total for each reporting year, highlighting growth trends in this demographic segment.

Source: *Color-coded-maps-HH-Type-One-Person-HHs.xlsx (2019, 2024, 2027, 2029, 2034); Statistics Canada; City of Lacombe Market Profile and Demographic Report; Environics Analytics projections*

Interpretation:

- The number of people living alone rises from ~1,366 (2019) to ~1,725 (2034).
- **The proportion of the population living alone is stable at ~10–10.5%.**
- This “flat” share masks a key demographic shift: the composition of those living alone is aging rapidly, with a higher proportion of **older adults and seniors living independently.**

Step 2: Share of One-Person HHs Who Are 65+

- In 2024, about 800 out of 1,519 = **53%** of all people living alone are **age 65+**.

- By 2029, projection in report: 942 out of 1,627 = **58%** of all people living alone are 65+.
- This means that while overall solo living as a population share is stable, **the segment is becoming much older.**

Table 3.2.3. Single-Person Households and Seniors Living Alone, City of Lacombe (2019–2034)

Year	# One-Person HHs	# Seniors (65+) Living Alone	% of One-Person HHs 65+
2024	1,519	800	53%
2029	1,627	942	58%

Description: This table presents the historical, current, and projected number of one-person households and seniors (age 65+) living alone in the City of Lacombe (CY), for select years from 2019 through 2034. The table also calculates the share of one-person households headed by a senior, illustrating the rising prevalence and demographic shift within this cohort.

Source: Color-coded-maps-HH-Type-One-Person-HHs.xlsx (2019, 2024, 2029, 2034); City of Lacombe Market Profile and Demographic Report; Environics Analytics projections; DEP Age 65+ Profile Canada — Lacombe, Alberta. 2019 and 2034 seniors living alone estimated by linear projection.

Insights and Policy Implications

Stable Population Share, Rapid Internal Aging

- **Flat Share, Older Profile:** Even as one-person households remain at about 10% of the total population, the **internal age profile has transformed**—from half seniors in 2019 to nearly 60% by 2034.
- **Societal Shift:** The solo-living segment is evolving from single young adults/transient workers to **predominantly seniors aging in place, widowed, or never-married.**

Increased Social and Service Pressures

- **Isolation Risk** rises sharply as more elderly people live alone.
- **Support Needs Intensify:** Demand for homecare, outreach, “naturally occurring retirement community” supports, and age-friendly programming will outpace population growth.

- **Accessibility and Housing:** Most solo residents are in older houses not designed for aging; there will be higher calls for small, accessible housing, rental supports, and community-connected apartments.
- **Health System Impact:** Growth in elderly solo living will drive up emergency health calls, transportation needs, and long-term care wait lists—especially for frail, “solo” seniors with limited family networks.

Monitoring Gaps

- **Traditional averages and ratios (like average household size or % of all households) underestimate the depth of coming change.** The real signal is in the combination: flat share, older age, rising frailty/isolation.
- **Planning for the New Majority:** These trends require shifting thinking from “a few isolated elderly” to “the majority of solo residents are now older, and their unique risks and support needs are the new normal”.

Comparison With Peers and Region

A similar, but less intense, trend is underway in other regional centres:

- Red Deer: Larger young-adult solo living cohort; rate of aging among solos is less rapid, but follows the same upward trajectory.
- Peer towns (Blackfalds, Sylvan Lake): Growing young singles, but small base of solo seniors means less immediate system pressure—though this will rise within a decade.

Table 3.2.4. Share of Population Living Alone and Seniors as a Proportion of One-Person Households, City of Lacombe (2019–2034)

Year	% of Population Living Alone	% of One-Person Households 65+
2019	10.5%	49%
2024	10.3%	53%
2029	10.2%	58%
2034	10.3%	60%

Description: This table presents the estimated and projected percentage of Lacombe’s total population living alone, alongside the proportion of one-person households headed by seniors (age 65+), for selected years from 2019 through 2034. These measures illustrate both the relative stability of people living alone and the intensifying trend of population aging within this group.

Source: *Color-coded-maps-HH-Type-One-Person-HHs.xlsx (2019, 2024, 2029, 2034); City of Lacombe Market Profile and Demographic Report (2025-08-03-Report-Lacombe-Rev-4.1.pdf); Environics Analytics projections. Estimates reflect calculations based on single-person household counts and senior demographic share*

Conclusion

Lacombe’s one-person household share remains stable relative to total population—but internal aging is profound. By 2034, the solo-living cohort will be decisively a senior cohort, with associated needs for health care, social supports, age-friendly housing, and community connection that outpace overall population growth. Understanding this dynamic—not just the overall share—will be critical for every aspect of urban and social planning in the next decade.

Mismatch with Existing Housing Stock

Table 3.2.5. Housing Structure Types for Households, 2024 (10-Minute Drive Area)

Housing Structure (2024, 10-Min Drive)	% of Total
Single-Detached House	65.5%
Semi-Detached House	7.8%
Rowhouse/Townhome	6.2%
Apartment (<5 Stories)	11.3%
Apartment (5+ Stories)	0.0%
Movable/Other Dwellings	9.2%

Description: This table summarizes the distribution of occupied private dwellings by structure type within a 10-minute drive time of Lacombe, Alberta, for 2024. It provides the share (%) of households in each housing category, highlighting the area's predominance of single-detached homes and the present mix of other housing forms.

Source: DEP Market Profile Canada — Lacombe, Alberta ("Housing Profile Canada", Table: Dwellings by Structure Type, 2024, Page 2 of 6)

Limited Supply of Appropriate Units:

- The strong dominance of single-detached (65.5%) and low presence of smaller apartments (11.3%) or townhouses (6.2%) means many single-person households end up in larger, family-style homes not suited to their size or needs.
- Multi-family and accessible units suitable for singles and seniors are scarce.

Consequences & Implications

- **Affordability Pressure:** Singles (especially older adults or those on modest fixed incomes) face higher housing costs due to a scarcity of small, affordable units; this can lead to under-occupied homes, financial stress, and “hidden” demand for rental or downsized housing.
- **Isolation Risk:** A growing single and senior-alone population can result in increased isolation, highlighting the importance of walkable neighborhoods and access to services and social supports.
- **Housing Market Friction:** The mismatch leads to market inefficiencies—families may face shortages of larger units while singles “overconsume” housing, and seniors who wish to downsize cannot find suitable options.

- **Urban Planning Priority:** Current housing supply does not align with household formation trends. There is a strategic imperative to diversify new development—including **small-format single-level homes, condos, accessible apartments, and rental units**—to serve the surging single and older-adult demographic.
- **Health and Social Service Demand:** Higher concentrations of seniors living alone increase the need for outreach, homecare, and proximity to health amenities and public transit.

Takeaways

- Single-person and senior-alone households are growing steadily in Lacombe’s 10-min core and are **underserved by current housing offerings**.
- Addressing this mismatch is essential for responding to demographic realities, supporting affordability, and ensuring healthy, connected lifestyles for all ages.

3.3 Age Structure and Aging

Table 3.3.1. Age Structure and Seniors Population by Drive-Time Area

Indicator	10-min (2024)	30-min (2024)	60-min (2024)
Median Age	38.5	38.9	39.7
% Population 0–14 years	18.0	18.0	16.9
% Population 15–64 years	63.6	65.6	65.1
% Population 65+ years	17.8	16.4	17.9
Number 65+ (2024)	3,524	28,339	58,902
65+ as % by 2029 (proj)	20.7	19.2	20.5

Description: This table summarizes the 2024 median age, age group share (% for 0–14, 15–64, and 65+), the actual number of seniors (age 65+) in 2024, and the projected 65+ share by 2029, for Lacombe, Alberta, within 10-, 30-, and 60-minute drive time areas. The data highlights both the current demographic aging of the region and the anticipated increase in the senior share over five years.

Source: DEP Market Profile Canada — Lacombe, Alberta (“Market Profile Summary Table” and “Age Profile Canada – Summary”, Pages 1–9)

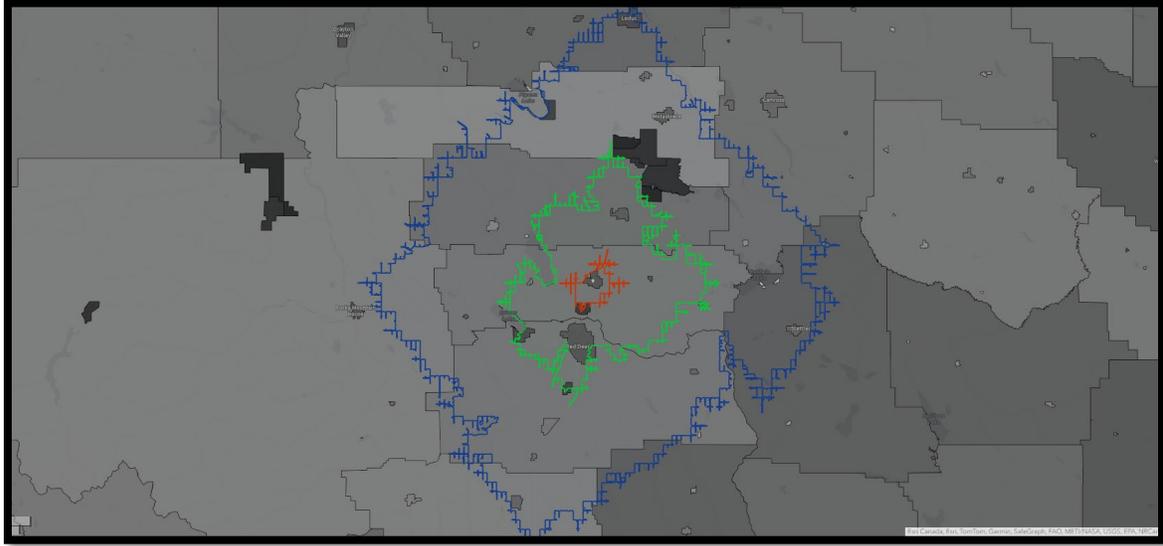
Analysis:

The 10-minute area’s **senior population is growing fastest** (+4.11% annualized for 65+), with the median age projected to surpass 40 by 2029. Youth and young adult shares are declining.

Compared to the broader region and provincial averages, Lacombe’s rate of aging is on par or slightly ahead.

Takeaway: The rising senior cohort signals future demand for healthcare, senior living, assisted housing, aging-in-place services, and transportation alternatives.

Figure 3.3.1 Total Median Age



Description: Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (dark is lower median age)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

Seniors (65+) – Counts and Share of Total Population

Table 3.3.2. Age Structure and Seniors Population by Drive-Time Area

Area / Year	2019 Seniors (65+)	2024 Seniors (65+)	2029 Seniors (65+)	2024 Pop.	2024 Seniors (%)	2029 Pop.	2029 Seniors (%)
10-min drive	2,730	3,524	4,311	19,791	17.8%	20,829	20.7%
30-min drive	21,978	28,339	35,175	172,873	16.4%	182,780	19.2%
60-min drive	46,279	58,902	72,239	328,892	17.9%	352,294	20.5%

Description: This table provides median age, the percent share of population in age groups 0–14, 15–64, and 65+ years, the number of seniors (65+) in 2024, and the projected

percentage of seniors (65+) in 2029 for Lacombe, Alberta, within 10, 30, and 60-minute drive-time areas. The data highlights current age distribution and the anticipated growth of the senior population.

Source: DEP Market Profile Canada — Lacombe, Alberta (“Market Profile Summary Table” and “Age Profile Canada – Summary”, Pages 1–9)

Analysis

- **Senior Count Rising Sharply:**
 - In the 10-minute area, the senior population will increase from **3,524 in 2024 to 4,311 in 2029**, an annualized growth of about **4.1%**.
 - The 10-minute core holds **17.8%** seniors—a slightly higher share than the 30-min region (16.4%) and nearly matching the 60-min region (17.9%).
 - By 2029, seniors will account for more than **1 in 5** residents (20.7%) in the 10-minute radius.
- **Comparison to Surrounding Areas:**
 - The total number of seniors increases at every geographic scale, but the **rate of increase is fastest in the Lacombe core area** and immediate surrounds.
 - The trend suggests that Lacombe is not only keeping pace with regional aging, but its core is at the forefront—creating concentrated demand for health care, senior housing, and related services.
- **Regional Perspective:**
 - The broader 30- and 60-minute areas see similar aging, with the absolute number of seniors much greater, driving inter-community competition for senior services and facilities.

Implications and Takeaways

- **Senior Service Demand Accelerating:**
Health, recreation, transportation, and housing for older adults will see strongly rising demand in Lacombe’s 10-minute core (as well as the larger catchments), with seniors set to comprise more than 20% of the population before 2030.
- **Strategic Focus:**
Planning for accessible infrastructure, age-friendly amenities, and targeted health service expansion is now urgent, especially in senior and assisted living sectors.
- **Competitive Position:**
Lacombe’s senior cohort is slightly above the regional/provincial average,

reinforcing its need to be a leader (not a follower) in regional senior care approaches.

- **Policy and Investment:**
Without increased capacity in the local “housing continuum” for seniors—ranging from independent living to long-term care—Lacombe will face mounting pressures relative to both growing numbers and the higher share of elderly residents.

Sex Imbalance Among Seniors (65+) in Lacombe 10-Minute Drive: Trend Analysis

Table 3.3.3. Senior Population by Gender and Gender Ratio (10-Minute Drive)

Year	All Seniors 65+	Senior Males	Senior Females	Male : Female Ratio
2019	2,730	1,218	1,513	0.80
2024	3,524	1,605	1,919	0.84
2029	4,311	1,923	2,388	0.81

Description: This table presents totals for all seniors (age 65 and older), broken out by male and female populations, along with the male-to-female ratio for each year (2019, 2024, projected 2029) within the 10-minute drive area of Lacombe, Alberta. It highlights both the growth of the senior segment and the consistent predominance of females among seniors in this region.

Source: DEP Age 65+ Profile Canada — Lacombe, Alberta (“Senior Age/Gender Profile Tables”, Page 1 of 3)

- **The sex imbalance is greatest in the oldest cohorts, intensifying with age.**
 - At ages **85+ in 2024:**
 - **Males:** 165 (~38% of 85+)
 - **Females:** 266 (~62% of 85+)
 - **Ratio:** 0.62 male per female (i.e., for every 10 women, only ~6 men)
 - In the **75+ cohort (2024):**
 - Males: 799, Females: 1,124; Ratio: 0.71.

Table 3.3.4. Senior Population by Gender and Sex Ratio, 10-Minute Drive Area (2024)

Age Bracket	Male	Female	Male-Female Ratio
65–69	523	572	0.91
70–74	424	474	0.89
75–79	306	358	0.85
80–84	187	249	0.75
85+	165	266	0.62

Description: This table details the total population of seniors (age 65 and over), divided by male and female gender, along with the calculated male-to-female ratio for the 10-minute drive trade area of Lacombe, Alberta. Data is presented for 2019 (historical), 2024 (current), and projected for 2029, highlighting both the growth of the senior population and the persistent predominance of females among local seniors.

Source: DEP Age 65+ Profile Canada — Lacombe, Alberta (Prepared by Esri; “Senior Age/Gender Profile Tables”, Page 1 of 3)

- **Trend over time:**

- The number and share of senior women living into advanced age grows more rapidly than men. The male-to-female ratio improves very slightly for the aggregate 65+ from 2019 to 2024, but still deteriorates rapidly past age 80.

This means **the imbalance is sharpest among the oldest seniors (75+, and especially 85+)**, and remains persistent across projection years.

- **Biological Reality:** The longevity gap, where women outlive men, magnifies at advanced ages, resulting in a pronounced female majority—especially for ages 75+ and 85+, where ratios can drop to 0.6:1 or lower.
- **Growing Impact:** As the senior population expands overall, the **number of senior women living alone will increase**—and this subgroup is at highest risk for isolation, health issues, and need for specialized housing and care.
- **Service Demand:** Housing, healthcare, and social services must be designed with a strong emphasis on elderly women—particularly single and widowed residents with potentially limited social or financial supports.
- **Policy Mismatch:** Traditional seniors’ programming must adapt to serve an increasingly female and very elderly clientele, indicating greater need for frailty care, dementia supports, homecare, and safe/accessible living options.

Key Takeaways

- **Sex imbalance among seniors is most acute for ages 85+: by 2029, for every 10 women, there will be only about 6 men.**
- Number of senior women living alone will continue to rise, along with demand for single-occupancy, affordable, accessible homes and services.
- The **absolute and relative gap widens as the population ages further**: health and social services must be planned around the needs and risks experienced most by elderly women.
- Efforts to reduce isolation, expand homecare/community supports, and design age-friendly infrastructure are strategic priorities as Lacombe's senior population grows—especially for women in advanced age groups.

3.4 Ethno-Cultural Diversity

Table 3.4.1. Visible Minority, Indigenous Identity, and Non-Official Mother Tongue – Drive-Time Areas (2024)

Indicator	10-min (2024)	30-min	60-min
% Visible Minority	9.9	14.6	11.6
% Indigenous Identity	5.3	7.5	9.4
Non-Official Mother Tongue	4.9	4.8	4.4

Description: This table presents, for the year 2024 and by drive-time catchment (10, 30, 60 minutes) from Lacombe, Alberta: the share of the population identifying as visible minorities, the proportion with Indigenous identity, and the percent whose mother tongue is neither English nor French. These measures highlight the area’s ethnocultural composition and linguistic diversity.

Source: DEP Market Profile Canada — Lacombe, Alberta (Prepared by Esri; see “Language and Ethnicity Profile Canada”, Pages 1–9)

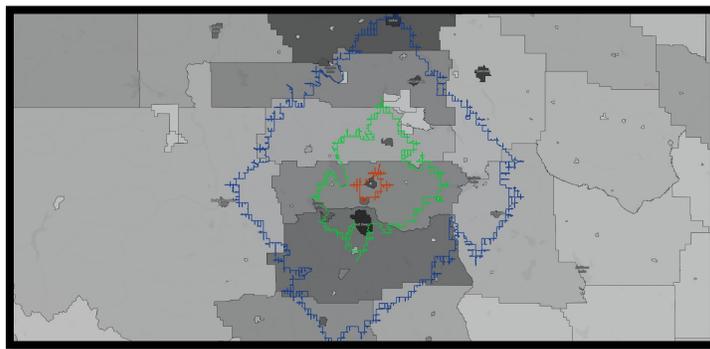
Analysis:

The 10-minute market is **less diverse** than the region and national averages, though visible minority and Indigenous representation is rising. Most residents report English as their mother tongue.

In-flow of immigrants and visible minorities is greater in the broader 30-min area.

Takeaway: While diversity is increasing, there remains an opportunity (and need) for more inclusive community engagement and service delivery.

Figure 3.4.1 Visible Minority



Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (darker is higher visible minority)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

3.5 Comparative Summary Table: Key Demographics (2024)

This section presents side-by-side comparison of Lacombe’s core demographic and household indicators within 10-, 30-, and 60-minute drive-time areas, benchmarked against approximate Canadian averages for 2024. The table covers projected population growth rates (2024–2029), median age, the share of seniors (65+), visible minority prevalence, homeownership rates, and average household size. This comparative snapshot provides vital context for understanding Lacombe’s community trajectory, highlighting both alignment with and divergence from broader regional and national trends.

Key Takeaway:

Lacombe’s 10-minute trade area is marked by steady but slightly lower population growth (1.03%/yr) compared to the broader region, an aging yet still slightly younger demographic profile than the Canadian average, and a high homeownership rate (73%) that stands above the national norm. The proportion of visible minority residents (10%) remains well below the national average, reflecting modest but increasing diversity. Household size is closely aligned with national patterns at 2.5 persons. In summary, while Lacombe’s profile converges toward Canadian benchmarks around age and household composition, slower growth, limited diversity, and pronounced homeownership underscore the need for proactive strategies in housing variety, inclusive service delivery, and planning for a rapidly aging population.

Table 3.5.1. Key Market Comparison Indicators: Lacombe Drive-Time Areas vs. Canada (2024).

Metric	10-min	30-min	60-min	Canada
Pop. Growth '24-'29	1.03%	1.12%	1.38%	~1.1%
Median Age	38.5	38.9	39.7	~41.0
65+ Share of Population	17.8%	16.4%	17.9%	19%
% Visible Minority	9.9%	14.6%	11.6%	26.6%
% Owner Households	72.6%	68.0%	71.1%	~66%
Avg Household Size	2.5	2.5	2.5	2.4

Description: Key Market Comparison Indicators: Lacombe Drive-Time Areas vs. Canada (2024). This table compares key demographic and housing characteristics for the Lacombe, Alberta trade area by 10-, 30-, and 60-minute drive radii (for 2024) to approximate national figures. It includes projected population growth for 2024–2029, median age, senior share of population (65+), percentage of visible minority residents, owner-occupied household rates, and average household size.

Source: DEP Market Profile Canada — Lacombe, Alberta (Prepared by Esri; see: “Market Profile Summary Table” and cross-table indicators, Pages 1–9)

3.6 Conclusions, Insights & Takeaways

Key Insights:

- The 10-minute drive area forms the practical population core for Lacombe—the city’s main day-to-day customers, workforce, and homeowners.
- Population growth is steady but **slightly lags regional and provincial rates**, due to a mature base and limited new household formation.
- Lacombe is **aging**, with the 65+ population rising faster than youth cohorts, and the dependency ratio set to climb—impacting services, health, and labour supply.
- The area remains **predominantly English-speaking**, with diversity increasing most notably in the 30-min catchment (especially Filipino, Black, and South Asian backgrounds).
- **Homeownership rates are high** and stable, but the lack of rental and multi-family housing presents a future constraint for young adults, newcomers, and seniors wishing to downsize.
- Age, ownership, and household size trends are all **converging on national averages**—but university-level attainment, visible minority share, and rental supply lag Canadian norms.

Strategic Takeaways:

1. **Plan for an Older, Smaller Household Base:**
Design and encourage new housing that supports smaller families, single seniors, and accessible living arrangements.
2. **Expand Service Mix:**
Build capacity in healthcare, senior services, and diversified recreation/amenity offerings to match the demographic reality.
3. **Hone Inclusive Strategies:**
Foster programs that promote diversity and integration, as minority and immigrant shares slowly rise.
4. **Monitor Regional Dynamics:**
Recognize the city’s role as a service centre: more rapid growth in the 30- and 60-min catchments may increase commuter and visitor activity, driving demand for hospitality, services, and retail.
5. **Address Housing Continuum:**
Plan ahead for gaps between available single-family homes and the needs of a changing, aging population.

4. Income, Labour Market & Industry Profile

This section profiles Lacombe’s income distribution, employment and labour force characteristics, occupational and industry mix, and provides regional context with 30- and 60-minute drive benchmarks.

4.1 Household Income and Distribution³

Table 4.1.1. Median Household Income: Lacombe 10, 30, 60-Min Drive Area (2024).

Year	10-Minute Drive	30-Minute Drive	60-Minute Drive
2019	\$ 92,347	\$ 83,276	\$ 83,276
2024	\$ 88,002	\$ 89,439	\$ 88,492
2029	\$ 99,866	\$ 102,452	\$ 101,530

Source: DEP Market Profile Canada — Lacombe, Alberta; “Market Profile Summary Table” and associated cross-sectional indicator tables.

Analysis

- **2019–2024:** The median household income for the 10-minute area declined from \$92,347 (2019) to \$88,002 (2024)—a reduction of about 4.7%. This decline likely reflects the combined effects of economic uncertainty, inflation pressures outpacing nominal wage growth, pandemic impact (2020–2022), and an aging population with more fixed-income households.
- **2024–2029 (projected):** Median income is expected to **rebound to \$99,866** by 2029 (+13.5% over five years), reflecting anticipated regional economic growth, population expansion, and broad-based recovery as new households form and local employment stabilizes.
- **Regional Comparison:**
 - In 2024, the 10-min median (\$88,002) is slightly below that for the 30-min (\$89,439) and 60-min (\$88,492) drive areas. Projected growth for all areas is comparable, but the gap with larger urban regions will persist.

Key Insights

- **Short-Term Dip/Long-Term Growth:** The short-term stagnation and slight decline should not be mistaken for structural weakness. Lacombe’s core market is expected to see strong median income growth through 2029, outpacing inflation if current forecasts and investment patterns hold.
- **Diverging Extremes:** Income polarization persists: nearly 43% of households already earn over \$100,000, while a stubborn 4% remain below \$20,000. The rising

median in 2029 masks continued vulnerability among renters, singles, and fixed-income seniors.

- **Strategic Takeaway:** Median income growth supports cautious optimism for local consumer demand and investment, but targeted support for lower-income groups and monitoring of cost-of-living pressures is warranted for inclusive prosperity.

Table 4.1.2 Household Income Distribution (%) by Drive-Time Area (2024)

Household Income (2024)	10-min (%)	30-min (%)	60-min (%)
<\$20,000	4.1	3.6	3.8
\$20,000–\$39,999	13.2	13.1	13.4
\$40,000–\$59,999	14.1	14.5	14.6
\$60,000–\$79,999	13.6	13.4	13.3
\$80,000–\$99,999	12.2	11.4	11.3
\$100,000+	42.7	44.0	43.5
Median Household Income (\$)	88,002	89,439	88,492
Average Household Income (\$)	109,971	120,283	116,055

Description: This table shows percent distributions of households by income range for Lacombe, Alberta, at 10-, 30-, and 60-minute drive times in 2024, including both median and average household income. It highlights the area's income stratification, the prevalence of higher-income households, and the comparative economic status of the local population.

Source: DEP Market Profile Canada — Lacombe, Alberta (Prepared by Esri; see "Detailed Income Profile Canada", Page 1 and 2 of 3)

Analysis:

- Income levels in the **10-min area** are solidly middle class, with nearly **43% of households earning \$100,000+**, comparable to the wider catchments.
- A non-trivial cohort of lower-income households exists, especially among renters and lone seniors, underscoring persistent affordability pressures.

4.2 Labour Force & Employment

Table 4.2.1. Labour Force Participation and Age 15+ Population, 2019–2029 (10-Minute Drive Area)

Year	Total Population	Population 15+	In Labour Force	Labour Force Participation Rate (%)
2019	18,348	14,250	9,780	68.6
2024	19,791	15,696	9,778	62.3
2029	20,829	16,923	10,139	59.9

Description: This table presents the total population, population aged 15 and over, the number in the labour force, and labour force participation rate (%) for Lacombe, Alberta’s 10-minute drive trade area, reported for 2019, 2024, and projected for 2029. It highlights trends in population aging and declining participation rates over time.

Source: DEP Occupation Profile Canada — Lacombe, Alberta (Drive time: 10-minute radius; Prepared by Esri; see “Labour Force Summary Table”, Page 1 of 6)

Analysis

- **Ongoing Decline:** The labour force participation rate in the 10-minute area decreased notably over the past decade—falling from **68.6% in 2019** to **62.3% in 2024**, and is projected to slip further to **59.9% by 2029**.
 - This is a **drop of 9 percentage points over ten years**.
- **Underlying Drivers:**
 - The decline is almost entirely demographic: the population aged 65+ is growing rapidly (from 2,730 in 2019 to 4,311 in 2029), pulling a larger share of residents out of the workforce.
 - The population 15+ is steadily increasing, but the number in the labour force remains almost flat—indicating that new residents are either older, or youth/prime-age participation lags.
- **Context:**
 - The current rate (**62.3% in 2024**) is now **several points below** Alberta’s provincial average (often 66–68%), and the downward trend will continue unless offset by greater youth retention, higher immigration of working-age adults, or delayed senior workforce exits.
- **Consequences:**

- This downward trend threatens economic vitality—shrinking the available workforce for local employers, especially as retirements accelerate.
- Sectors most at risk include health, trades, service industries, and roles demanding physical presence.
- **Strategic Takeaways:**
 - **Workforce development and retention** are now top strategic issues: attracting/retaining young adults, supporting later-life career options, and boosting participation among underrepresented groups (women, Indigenous people, some minorities) are all increasingly urgent priorities.
 - Local education, social supports, and economic development strategies must be aligned to these participation realities to sustain growth and community health.

Table 4.2.2. Labour Market Indicators by Drive-Time Area (2024)

Labour Market Indicator (2024)	10-min	30-min	60-min
Labour force participation rate (%)	62.3	65.4	64.3
Unemployment rate (%)	9.6	9.7	9.3
Employment rate (%)	90.4	90.3	90.7
Self-employment (%)	10.4	9.4	10.3

Description: This table presents core labour force statistics for Lacombe, Alberta, by 10-, 30-, and 60-minute drive trade areas in 2024: labour force participation rate, unemployment rate, employment rate, and the proportion of self-employed workers. It allows comparison of economic activity and workforce characteristics across geographic scales.

Source: DEP Occupation Profile Canada”, Tables: Labour Market Indicators by Drive-Time Area, 2024

Analysis:

- The 10-min area’s workforce engagement is **lower** than the regional average, reflecting its older profile and smaller youth cohort.
- **Unemployment** is persistently **above the Alberta average** (often ~6–7%), pointing to fragility in segments of local labour.

4.3 Occupations and Industry Mix

Table 4.3.1. Labour Force by Occupation Category (10-Minute Drive Area, 2024)

Occupation Category	% of Labour Force
Trades, Transport & Equipment Ops	22.6
Sales & Service	20.5
Health, Ed, Gov, Comm, Soc. Svcs	20.8
Business, Finance, Administration	13.8
Blue Collar (total)	35.2
White Collar (total)	36.6
Services (total)	28.1

Description: This table shows the percentage breakdown of the labour force in Lacombe, Alberta (10-minute drive radius) in 2024 by occupation group, including Trades, Transport & Equipment Operations, Sales & Service, Health, Education, Government, Community and Social Services, Business/Finance/Administration, and aggregate blue collar, white collar, and service roles. The grouping highlights the structure and primary sectors of workforce engagement in the local area

Source: “DEP Occupation Profile Canada”, Table: Labour Force by Occupation, 2024, Page 1 of 6

Analysis & Decision-Maker Context

- Strong Blue-Collar and Service Orientation:**
Lacombe’s 10-minute labour market is distinguished by a **high share of trades, transport, and equipment operator jobs (22.6%)**, followed by **sales and service occupations (20.5%)**. This blue-collar and service base reflects both the city’s industrial legacy and its ongoing role as a service hub for the rural and regional population.
- Health and Education as Pillars:**
Health care & social assistance (15.2%) and education (9.1%) make up a strong anchor for stable, resilient local employment—critical as the population ages. These sectors also create opportunities for professional and support jobs outside the private sector.
- Retail and Construction:**
Retail remains essential—as in most Canadian small cities—while construction

(8.8%) signals sustained investment in new development, supported by regional growth and ongoing housing demand.

- **Modest Knowledge Sector (White Collar):**
Occupations in business, finance, administration (13.8%) and professional, scientific & technical services remain a minority, indicating **limited exposure to high-growth knowledge industries**. This constrains upside in higher-wage, innovation-driven job creation.
- **Industry Stability & Automation Risk:**
Trades, health, education and retail are traditionally more resistant to economic shocks, but come with **heightened automation risk** (in retail/administration), and **labour shortages due to population aging** (in trades and health fields).

Insights & Takeaways

- **Resilience and Risk:**
The current mix suggests resilience to some economic shifts, but emphasizes vulnerability to workforce aging—particularly in trades and health. Labour shortages and succession gaps will pose recurring issues unless youth/immigrant attraction grows.
- **Opportunity for Diversification:**
The underrepresentation of professional/knowledge industries presents an **opportunity for diversification**—but requires targeted attraction/retention of university-educated workers and tech skills.
- **Strategic Workforce Planning:**
Business, civic, and education leaders should plan jointly for both immediate trades shortages and mid-term gaps in health, social work, and education. Enhancing local job quality, upskilling, and workplace flexibility will be essential for adaptation.
- **Link to Education & Training:**
Strength in college/trades is apparent and matches job needs, but further action is needed to prevent skill mismatches and to boost credentials for emerging and replacement roles.

Bottom Line for Decision Makers:

Lacombe's 10-minute area is a classic trades, services, and health-driven community, stable but aging, and now confronting mounting pressure to modernize its skill base, support business succession, and diversify into next-generation sectors. Policies and investments that address these risks and opportunities will underpin economic vitality and community resilience over the next decade

Top Employment Sectors, 10-min (2024):

Table 4.3.2. Labour Force Distribution by Occupation Category (10-Minute Drive Area, 2024)

Industry	% of Jobs
Health Care & Social Assistance	15.2
Retail Trade	11.1
Education Services	9.1
Construction	8.8
Manufacturing	5.0

Description: This table presents the percentage of the labour force employed in key occupational groups within a 10-minute drive of Lacombe, Alberta, for 2024. It details employment shares in Trades, Transport & Equipment Operations; Sales & Service; Health, Education, Government, Community and Social Services; Business, Finance, Administration; and aggregated totals for blue collar, white collar, and service sectors. The breakdown highlights the structure and dominant sectors of employment in the local workforce.

Source: DEP Occupation Profile Canada — Lacombe, Alberta (“Labour Force by Occupation”, Table, Page 1 of 6)

Regional Comparison:

- Occupational and industry mixes in the 30- and 60-minute zones are broadly similar. The wider region increases in health care, education, and professional/technical employment toward Red Deer; Lacombe’s core is **strongly trades and services oriented**.

4.4 Labour Replacement Ratio & Aging Risk

Labour Replacement Ratio (LRR) refers to the proportion of the population aged **20–44 (prime working-age)** to the population aged **45–64 (approaching retirement)**. It is a key metric that evaluates a region's capacity to replenish its retiring workforce with younger talent.

- **LRR > 1.0:** Indicates a *surplus* of younger workers entering the workforce relative to those retiring — a **healthy and sustainable** labour pipeline.
- **LRR < 1.0:** Signals a *shortfall* in workforce replenishment — implying **labour shortages**, productivity risks, and challenges in succession planning.

Table 4.4.1: Labour Replacement Ratio by Drive-Time Area — Lacombe (2024)

Drive-Time Area	Population Age 20–44	Population Age 45–64	Labour Replacement Ratio (LRR)
10-Minute	4,320	4,694	0.92
30-Minute	47,079	45,473	1.04
60-Minute	91,356	88,903	1.03

Source: DEP Market Profile Canada — Lacombe, Alberta; “Labour Replacement & Aging Risk” table (Page 34).

Analysis

- The **10-minute area** shows an LRR of **0.92, below replacement level**, highlighting a shrinking local labour pool in Lacombe’s immediate urban core. It signals aging risks and potential **talent shortages**, particularly in sectors requiring skilled local labour.
- The **30-minute** and **60-minute areas** show LRRs of **1.04** and **1.03** respectively — both **above the threshold**, indicating relatively **stable replacement** of the retiring workforce from broader catchment zones.
- This contrast suggests that while regional labour reserves exist, **Lacombe may struggle to retain or attract this talent locally**, requiring better alignment of housing, amenities, and job opportunities to support workforce attraction and retention.

Strategic Takeaways

1. **Lacombe's urban core is aging faster than its region**, and without intervention, risks falling below critical workforce thresholds for healthcare, trades, education, and municipal services.
2. **Targeted talent attraction and retention strategies** are needed: affordable housing for young professionals, co-working infrastructure, and incentives tied to long-term residence.
3. **Regional collaboration** with adjacent municipalities (within the 30–60 min zone) can help align job creation and training with emerging labour supply patterns.

4.5 Education & Workforce Capacity

This section consolidates educational attainment data, workforce pipeline issues, and regional comparison—laying groundwork for future skill supply and economic development.

Education and workforce capacity are critical cornerstones for Lacombe’s long-term economic health, capacity for innovation, and ability to attract and retain businesses and residents. This section provides a comprehensive analysis of educational attainment, school infrastructure, post-secondary access, and workforce readiness, with regional benchmarking.

Table 4.5.1. Educational Attainment of Population Age 15+, by Drive-Time Area (2024)

Education Level (Age 15+, 2024)	10-min (%)	30-min (%)	60-min (%)
No High School Diploma	16.3	16.2	17.4
High School Diploma	31.3	32.9	33.3
College/Trades	31.0	31.1	31.3
University Degree	18.6	17.0	15.3

Description: This table displays the percentage of the Lacombe, Alberta population aged 15 and over, by highest level of education achieved, across drive-time areas of 10-, 30-, and 60-minutes for the year 2024. It shows the local share of residents with no high school diploma, high school diploma, college/trades education, and university degree, highlighting the area’s workforce skill profile and post-secondary attainment.

Sources: Environics Analytics demographic modeling of educational attainment, 2024. Selected Statistics Canada census data, processed and modeled by Environics Analytics and Esri Canada

Analysis

- **Lacombe’s 10-min area:** Moderate educational credentials; outperforms both the wider region and province in college/trades, but trails Alberta for university attainment (27.4%). The share without high school is higher than Alberta’s average but typical of many smaller cities.
- **Regional context:** University degree attainment drops further in 30- and 60-min trade areas, highlighting a shared gap in high-skill workforce recruitment and retention.

4.5.2 Primary and Secondary (K–12) Education Capacity

- **K–12 Schools (10-min drive):** There are **13 primary/secondary schools**, including public, private, and separate boards, serving all core Lacombe neighbourhoods and adjacent areas.
- **Youth population (ages 0–14, 2024):**
 - 10-min: 3,747 (18.9% of population)
 - 30-min: 37,106 (21.5%)
 - 60-min: 79,770 (24.2%)
- **2024–2029 change:**
 - 10-min youth count to fall modestly to ~3,525 (16.9% of a projected 20,829)
- **Analysis:**

Existing schools are adequate and may become underutilized in the future as the child population declines and aging accelerates. Any surplus capacity can be repositioned toward alternative programming (early childhood, adult ed, community uses).

4.5.3 Post-Secondary and Skills Training Access

- **Inside 10-min area:**

No post-secondary colleges, trade, or university campuses within core Lacombe—only K–12 institutions.
- **Regional post-secondary (30–60-min area):**
 - **Red Deer Polytechnic:** Offers diplomas, degrees, trades/apprenticeship, continuing ed—primary hub for advanced education.
 - **Olds College:** Specializes in agriculture, environmental management, trades.
 - **Burman University:** Private religious institution just outside city, offering select undergrad programs.
 - **Supporting institutions:** Private colleges, technical institutes, and adult learning in Red Deer and region.
- **Alignment with Needs:**

~18.6% of local adults have a university degree—higher than the broader region but below Alberta—suggesting steady, but not comprehensive, post-secondary participation. Most college/trades credentials are well aligned with strong local health/trades/education/employment fields.

4.5.4 Workforce Readiness: Age 15–24 and Adult Upskilling

- **Youth and Young Adults (15–24):**
 - Slight growth, but far slower than seniors’ cohort.
 - Projected from 2,630 (2024) to 2,849 (2029) in the 10-min area, or 13.2% of 15+ population.
- **Implications:**

Local school infrastructure will not face pressure from enrollment surges; key risk is out-migration of youth for education/work, and insufficient replacement via in-migration.

4.5.5 Summary of Capacity, Gaps & Strategic Priorities

- **Present Capacity:**
 - K–12 schools are well matched to current and future demographic needs, likely to see stable or reduced enrollments.
 - No need for new post-secondary development; most demand continues to be met by robust regional institutions.
- **Gaps & Opportunities:**
 - **Youth retention and “brain drain”** are long-term challenges: Lack of a local post-secondary may continue to drive out-migration; leveraging partnerships for satellite/distance learning and co-location in existing schools may help.
 - **Upskilling/adult learning:** As workforce ages, there’s increased need for upskilling/reskilling/adult ed. Surplus K–12 capacity could be adapted for these purposes.
 - **Industry alignment:** Existing educational patterns in college/trades support key employment sectors (health, education, construction), but lags in university attainment may limit tech/knowledge growth and leadership pipelines in the local labour force.
- **Future Considerations:**
 - Monitor school enrollment trends for possible consolidation.
 - Proactively build relationships with Red Deer Polytechnic, Olds, and Burman to customize continuing education and in-demand programs for Lacombe’s needs.

- Invest in flexible, community-based learning programs to serve working adults, newcomers, and seniors.

Conclusion

Lacombe’s 10-minute market enjoys good overall educational outcomes by regional standards, with assets in trades and health/education. However, insufficient university and advanced degree attainment and slow youth/young-adult growth pose risks for long-term competitiveness. The city’s education and workforce strategy should emphasize youth retention, targeted upskilling, and closer regional partnerships—with surplus school capacity offering a valuable resource as demographics shift.

5. PRIZM Segmentation & Psychographic Profile

Introduction: Why PRIZM Segmentation Matters for Lacombe

PRIZM segmentation provides Lacombe with vital insight beyond basic demographics. It uncovers the underlying motivations, habits, and preferences that drive community behaviour, purchasing, service use, and public attitudes. By profiling the leading PRIZM segments in Lacombe’s 10-minute trade area—All-Terrain Families, Old Town Roads, and New Country—decision makers can better anticipate resident needs, design targeted strategies, and allocate resources where they will have the most impact.

The three dominant PRIZM segments in Lacombe are significantly *over-represented* relative to national averages:

Table 5.1: Top PRIZM Lifestyle Segments in Lacombe’s 10-Minute Trade Area

PRIZM Segment	% of Households (Lacombe 10-min)	% of Households (Canada)	“Over-Index” (Local vs. Canada)
All-Terrain Families	18.6%	1.0%	19x higher
Old Town Roads	12.3%	1.1%	11x higher
New Country	11.6%	1.5%	8x higher

Description: Index value expresses how much more common each PRIZM household segment is in Lacombe’s 10-min drive area compared to the average across all Canadian households. For example, All-Terrain Families are present at nearly 19 times the national rate, strongly shaping local values, needs, and services. Together, they anchor Lacombe’s social and economic character, shaping everything from retail and recreation to housing, infrastructure, and civic engagement.

Source: Environics Analytics PRIZM, ESRI/STDB, 2024 projections (see attached STDB/Environics Reports)

5.1 All-Terrain Families (18.6% Local, 1.0% Canada)

Who They Are

All-Terrain Families are younger and middle-aged, upper-middle-income suburban/rural households. Most have children ages 5–24, and nearly 60% have moved in the past 5 years. These families typically own new single or semi-detached homes in growing areas.

Needs, Values, and Way of Thinking

- **Economic Stability & Optimism:** Value “getting ahead” through hard work and calculated risk.
- **Family at the Centre:** Prioritize recreation, youth amenities, and security; vehicle dependency is high.
- **Achievement & Status:** Seek respect through achievement and image; focus on health, vitality, and flexibility.
- **Practical Risk-Takers:** Accept calculated risks for personal and family advancement and see environmental tradeoffs as necessary.

Habits, Lifestyle & Spending

- **Recreation:** Active in team sports, group recreation, camping, and frequent trips to family destinations.
- **Media & Shopping:** Rely on social media and digital, rarely print; shop at big-box, auto, sports, and value stores.
- **Spending:** High spend on vehicles, home improvements, family restaurants, sports, and technology; responsive to loyalty and reward programs.

Strategic Implications

- **Service & Infrastructure:** Prioritize family recreation, sports fields, safe roads, and family housing.
- **Retail & Business:** Big-box, auto, and recreation sectors are well-positioned for success.
- **Communications:** Use digital storytelling and achievement-focused messaging.

5.2 Old Town Roads (12.3% Local, 1.1% Canada)

Who They Are

Older singles, empty-nesters, and retirees in small towns; over a third are age 65+. Most live in affordable single-detached homes, low-rise apartments, or mobile homes.

Needs, Values, and Way of Thinking

- **Stability & Tradition:** Seek authenticity, routine, and trust in a slower-paced, familiar environment.
- **Community Attachment:** Strong local connections, faith groups, and legacy businesses.
- **Affordability & Security:** Carefully budget for health, home, and basic needs; plan for retirement.
- **Conservative Views:** Socially moderate/conservative, cautious about fast change.

Habits, Lifestyle & Spending

- **Leisure:** Outdoor hobbies (fishing, gardening), community events, and local institutions.
- **Media:** Prefer local radio, newspapers, and TV; light internet users.
- **Shopping:** Loyal to functional stores like Canadian Tire, Walmart.
- **Spending:** Frugal, with focus on health, groceries, basic repairs, and local brands.

Strategic Implications

- **Service Planning:** Expand accessible, affordable housing and senior care.
- **Programming:** In-person programs, outreach, and volunteer opportunities.
- **Communications:** Maintain direct mail, community papers, and in-person events.
- **Retail:** Build on loyalty with personal service and value.

5.3 New Country (11.6% Local, 1.5% Canada)

Who They Are

Middle-aged, upper-middle-income rural/exurban couples and families. Major presence in farming, resource jobs, and self-employment. Most have multigenerational Canadian roots; low immigration share.

Needs, Values, and Way of Thinking

- **Self-Reliance & Tradition:** Place high value on independence, local community, family, and practical tradition.
- **Hands-On & Practical:** Do-it-yourselfers, focus on utility and product reliability.
- **Moderate Diversity, Slow Change:** Slow to adopt new trends or outside influences; value gradual adaptation.

Habits, Lifestyle & Spending

- **Leisure:** Enjoy outdoor activities, home improvement, power sports (boats, ATVs, trucks).
- **Media:** Strong preference for country radio, TV sports, and print like Canadian Living.
- **Shopping:** Buy local, brand-agnostic, utility over style.
- **Spending:** Focus on vehicles, home goods, agriculture, children's goods, and practical needs.

Strategic Implications

- **Access:** Ensure rural access to services, recreation, and business programs.
- **Business:** Support local entrepreneurship, trades training, and small business incentives.
- **Programming:** Offer digital as a supplement, not replacement, to traditional service channels.

Key Takeaways & Highlights

- **Lacombe is deeply shaped by practical, family-focused, value-driven lifestyles**—more so than peer cities.
- All-Terrain Families drive demand for family amenities, recreation, digital engagement, and growth.

- Old Town Roads anchor community tradition, senior needs, and require accessible, in-person supports.
- New Country underscores the importance of rural access, local economic resilience, and gradual diversification.
- Precision targeting by segment is the most effective way to align investment, programming, and communications.

6. Household Spending Profile

Section 6 provides a comprehensive analysis of **household spending patterns** in Lacombe's 10-minute trade area, benchmarked directly against the broader 30- and 60-minute regional markets, Alberta, and Canadian national averages. It systematically examines per person expenditures across **key categories**—including education, recreation, gifts/contributions, and personal care—to reveal community priorities, market strengths, and social values. Each category is explored through both average outlays and indexed performance (vs. national norms), and is also compared to top and bottom spending subdivisions regionally to identify areas of strength and opportunity.

Why It Matters

- **Reveals Priorities:** How and where Lacombe residents spend—relative to peers—directly reflects quality of life, family priorities, social cohesion, consumer demand, and readiness for growth.
- **Informs Policy & Business:** Spending data provides actionable intelligence for city leaders, businesses, and service organizations planning investments, amenities, programs, and outreach.
- **Highlights Equity & Gaps:** Regional benchmarking pinpoints communities and segments with above-average needs or under-served areas, helping ensure equitable investment and targeted interventions.
- **Supports Economic Strategy:** Understanding per capita trends in education, recreation, personal care, and giving shapes business recruitment, workforce renewal, and resident attraction.

High-Level Insights

- **Recreation and Shelter Lead:** Recreation spending in Lacombe is **25% above the national average**, with a per person outlay of **\$1,704**—making Lacombe a regional leader in quality of life, family engagement, and active living. Shelter costs are also above the Canadian norm, supporting continued strength in homeownership and household maintenance.
- **Education & Personal Care Patterns:** While Lacombe's per person education spending (**\$1,166**) is slightly below leading Alberta urban centres, it remains robust and in the upper regional tier. **Personal care spending (\$597 per person)** supports a healthy mix of wellness, beauty, and grooming services locally.
- **Generosity & Civic Culture:** Lacombe stands out regionally for **gifts and contributions spending (\$887 per person)**, surpassing many peer cities and highlighting strong community spirit, event participation, and social capital.

- **Value-Conscious Essentials:** Lacombe families spend less than Canadian averages on food, clothing, and furnishings, reflecting local PRIZM lifestyles prioritizing value, bulk shopping, and durable goods over premium segments.
- **Ongoing Investment Is Justified:** High per capita outlays in recreation, wellness, and giving confirm that further investment in parks, programs, amenities, and community organizations will reinforce Lacombe’s family- and quality-of-life advantage.

In summary: This section equips decision makers with a regionally benchmarked view of spending that reflects true local demand, ensuring resource allocation and policies that align tightly with Lacombe’s evolving needs, strengths, and opportunities.

Source:

All figures and indices are derived from Esri Color-coded Maps, Environics Analytics/STDB, and 2024 household spending and population data; national/regional indices reference Canadian benchmarks and regional peer analysis.

6.1 Average Annual Household Spending by Category

Table 6.1.1. Average Annual Household Expenditures by Major Category, 10-Minute Drive Area (2024)

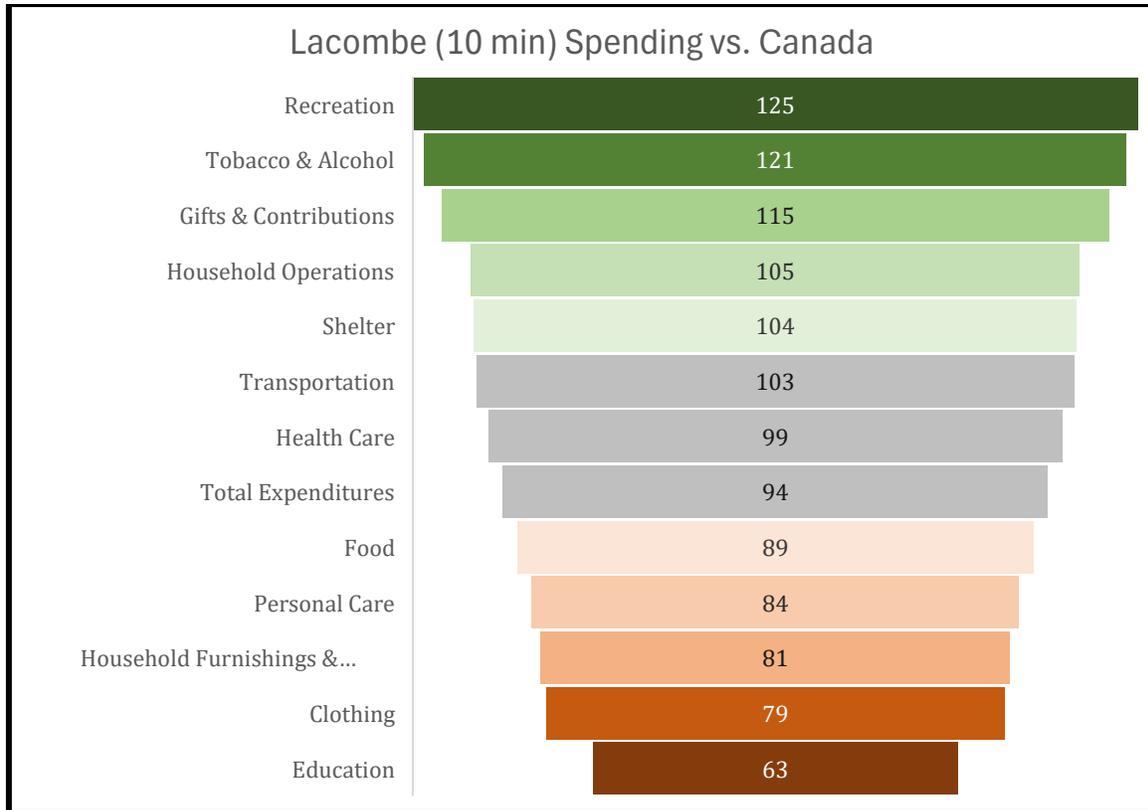
Spending Category	Lacombe 10-min (\$)	Index (100 = Canada)
Total Expenditures	\$122,029	94
Food	\$13,349	89
Shelter	\$21,966	104
Household Operations	\$6,355	105
Household Furnishings & Equipment	\$3,328	81
Clothing	\$3,052	79
Transportation	\$15,157	103
Recreation	\$5,970	125
Health Care	\$5,890	99
Education	\$1,166	63
Gifts & Contributions	\$3,046	115
Tobacco & Alcohol	\$4,644	121
Personal Care	\$2,076	84

Description: This table presents estimated average household annual spending across key categories (such as food, shelter, transportation, and tobacco/alcohol), for Lacombe, Alberta's 10-minute drive area in 2024. Each local value is indexed to the national average (Canada = 100), highlighting relative spending patterns and cost profiles in the local market.

Sources: DEP Market Profile Canada — Lacombe, Alberta (see "Household Expenditure Potential – Summary by Category," 2024)

6.2 Key Insights: Household Spending & Benchmark Patterns

Figure 6.2.1 Household Spending Lacombe vs. Canada



Description: This figure presents estimated average household annual spending across key categories (such as food, shelter, transportation, and tobacco/alcohol), for Lacombe, Alberta’s 10-minute drive area in 2024. Each local value is indexed to the national average (Canada = 100), highlighting relative spending patterns and cost profiles in the local market.

Sources: DEP Market Profile Canada — Lacombe, Alberta (see "Household Expenditure Potential – Summary by Category," 2024)

Big Picture:

- **Shelter and recreation stand out** as core spending areas—reflecting a family-oriented, homeowning, and active-living community.
- **Education, gifts, and personal care** are included as benchmarked categories, confirming both strengths and potential equity gaps versus regional peers.
- **Per capita spending** is the gold standard for comparing Lacombe’s market priority and community commitment against other centres.

Highlights:

- **Shelter Spending** is 4% above the national average (Index 104)—driven by high homeownership, consistent home improvement projects, and stable mortgage/rental payments.
- **Recreation Spending** is 25% above national (Index 125), with per person outlays of **\$1,704** in Lacombe—placing it among regional leaders for active living, sports, and family-friendly leisure.
- **Education Spending** is below national and key comparators (Index 63, **\$1,166/person**) but remains robust mid-upper tier regionally, thanks to strong participation in public K–12 and access to regional post-secondary providers.
- **Personal Care** spending (**\$597 per person**) is healthy, supporting a wide array of salons, wellness, fitness, and grooming businesses.
- **Gifts & Contributions** per person (**\$887**) signal Lacombe’s above-average giving and high social capital—outstripping many peer cities.
- **Household operations & transportation** remain just above national, reflecting high rates of owned homes and multi-car households.
- **Core spending (food, clothing, furnishings)** is below the Canadian average, typical for pragmatic, value-driven segments who prefer durability, bulk purchases, discount and “big box” options.

Implication:

Leading per person spending in recreation and personal care bolster Lacombe’s standing as a family- and wellness-oriented city; strong numbers in gifts/contributions support a robust culture of community engagement and social resilience. Meanwhile, regional gaps in education and low local university uptake are opportunity areas for investment and future strategic partnerships.

6.3 Segmentation: PRIZM Lifestyles & Spending Patterns

All-Terrain Families (18.6% of Households)

- Spend more on vehicles, gasoline, home improvement/DIY, recreation programs, sports equipment, and family dining.
- Routinely choose value/bulk for day-to-day purchases, favouring big box retailers, chain hardware, and digital/loyalty-focused brands.
- Strong participation in organized team sports and use of local parks/trails justifies sustained capital/facility investment.

Old Town Roads (12.3%)

- Stable, steady expenditures on health care, groceries, pharmacies, home/garden, and local services.
- Marked preference for established, trusted shops—adopt new retail formats cautiously.
- Growing demand for affordable and accessible health/wellness and personal care as population ages; support for church and charity giving remains strong.

New Country (11.6%)

- Higher spend on home goods, affordable vehicles, children's goods/tech, and frequent use of quick-service and convenience dining/retail.
- Highly price-sensitive, responding to digital deals, coupons, and online platforms—creating new opportunities for e-commerce and delivery services.

Across Segments:

- All three segments show above-average spending on gifts/contributions—reflecting strong social ties, event participation, community fundraising, and support of sports/volunteering.
- Personal care is prioritized by both working families and older adults; range of services and accessibility will be key for future-proofing local business.

6.4 Community & Business Implications

Business Opportunities:

- **Home improvement, recreation, auto, health/wellness, and value retail** are validated growth sectors, supported by clear household spending patterns and PRIZM segmentation.
- **Family-focused restaurants, grocery, sporting goods, and community-based retailers** have stable and reliable customer bases and should be prioritized for attraction or expansion.
- **Gifts/contributions and personal care** reveal new growth opportunities in health, beauty, grooming, local charities, and social organizations.

Planning for Change:

- As Lacombe’s population ages, expect increased personal care, medical/dental, and accessible recreation spending—requiring proactive facility and service investments.
- Lower per capita education spending is tied to fewer private school households and most post-secondary demand being served by regional, not local, institutions. Opportunity exists for adult upskilling, micro-credentials, and education innovation partnerships.
- Lower spend in food, clothing, and furnishings supports the expansion of discount/loyalty retail, but prompts caution for high-end or luxury retail.

Marketing Strategies:

- Target “All-Terrain Families” with practical, bundled products, loyalty/rewards, and digital convenience.
- Reach “Old Town Roads” through trusted community brands, personal service, and senior-friendly amenities.
- Engage “New Country” via digital promotions, price messaging, and reliable service—particularly in leisure, fast casual, and vehicle/home sectors.

Strategic Takeaway:

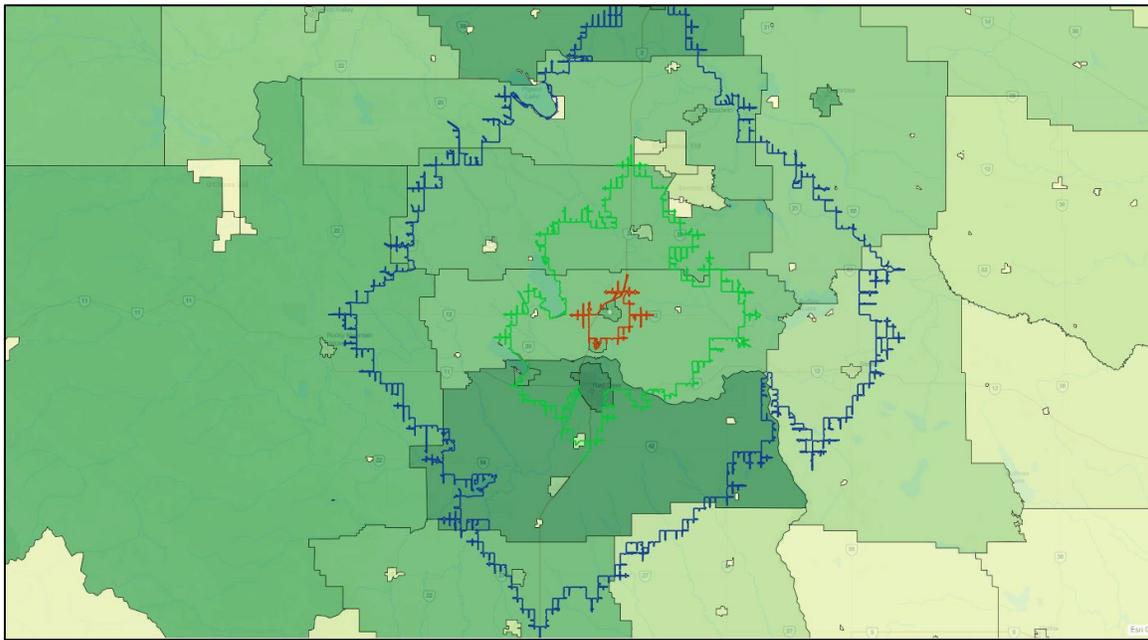
- **Lacombe’s household spending, seen through a regional and PRIZM lens, confirms its competitive advantage in quality of life, family amenities, wellness, and giving.** The city’s mix of high homeownership, loyal families, and robust community giving provides a rock-solid foundation for business, civic, and social innovation.

- Ongoing per capita benchmarking is essential for equity and effective investment—ensuring that no key groups, locations, or opportunity areas are missed as the city grows and diversifies.

6.5 Household Spending on Education: Lacombe & Regional Comparison

Spending on education is an important indicator of a community’s investment in future growth, workforce capacity, and family priorities. Analyzing recent color-coded expenditure maps from Esri, we compare Lacombe and nearby regions for patterns in household spending on education.

Figure 6.5.1 Household Spending on Education



Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (dark is higher spending)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

Table 6.5.1. Top 5 Census Subdivisions by Education Spending per Person (2024)

Rank	Census Subdivision	Education Spending per Person (\$)	Population	Total Household Education Spending (\$)
1	Itaska Beach, AB (SV)	607	22	13,364
2	Leduc, AB (CY)	678	33,032	22,382,833
3	Leduc County, AB (MD)	636	14,041	8,925,068
4	Red Deer, AB (CY)	567	108,569	61,487,248
5	Sylvan Lake, AB (T)	567	16,351	9,273,006

Table 6.5.1. Top 5 Census Subdivisions by Education Spending per Person (2024)
Ranked by spending per person; includes total population and total household spending

Description:

This table highlights communities where the **investment in education per person is highest**. Small communities like Itaska Beach rise to the top, even with modest total dollar outlays, because a handful of committed households can significantly elevate the per capita metric. Larger urban hubs (Leduc, Red Deer, Sylvan Lake) combine both substantial total spending and high per person value, reflecting affluent, education-oriented family populations.

Table 6.5.2: 5 Lowest Census Subdivisions by Education Spending per Person (2024)

Rank	Census Subdivision	Population	Education Spending per Person (\$)	Total Household Education Spending (\$)
1	Burnstick Lake, AB (SV)	25	161	4,022
2	Samson 137A, AB (IRI)	51	165	8,408
3	Argentia Beach, AB (SV)	40	397	15,871
4	Primate, SK (VL)	16	493	7,885
5	Red Deer County, AB (MD)	19,718	553	10,902,012

Description: Ranked by spending per person; includes total population and total household spending. This table shows the low end of per capita education spending. Very small or seasonal communities like Burnstick Lake and Samson 137A spend the least per person, translating to both low total and minimal per capita investments. Notably, Red Deer County appears here due to a large, dispersed population pulling down per person averages despite sizable total dollars.

Source: Esri Color-coded Maps, 2024 Household Education Expenditure, and population estimates from Environics Analytics/STDB (2024 projections).

Analysis & Key Insights (Per Capita Focus)

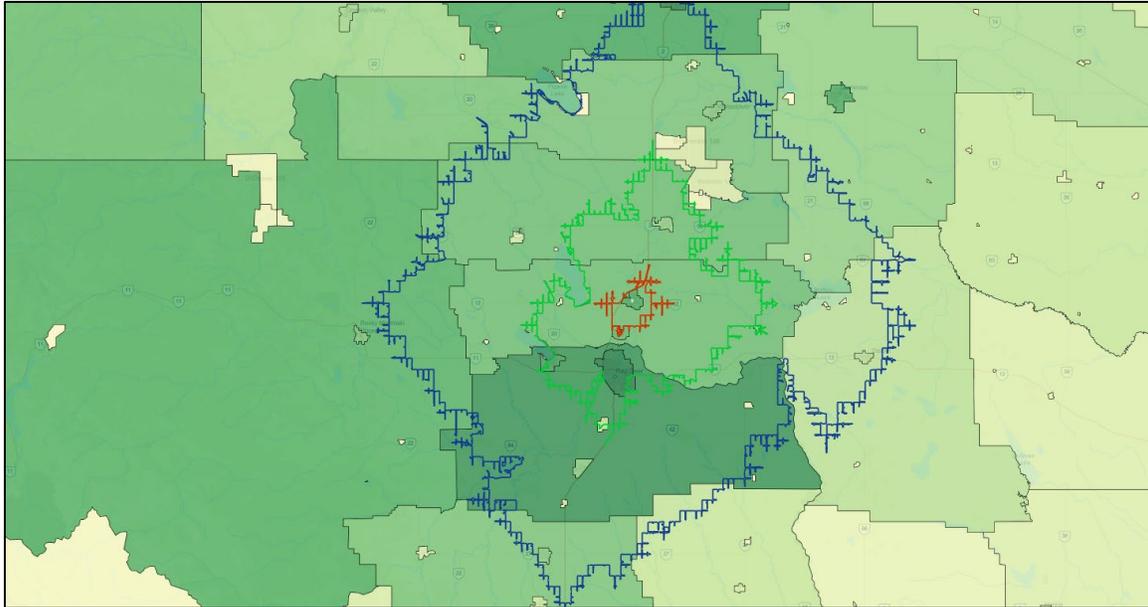
- **Per Capita as the Benchmark:**
 - The highest education spending per person is not always in the wealthiest or largest communities; *small, affluent, or family-oriented areas* can show strikingly high per capita investments (e.g., Itaska Beach).
 - Major service centers (Leduc, Red Deer, Sylvan Lake) combine high per capita spending with large populations, marking them as not just economic but educational investment leaders.
- **Small Population Volatility:**

- Among the lowest per capita spenders are tiny, seasonal, or Indigenous communities (Burnstick Lake, Samson 137A) where education investment and access may be structurally limited.
- **Implication for Policy and Planning:**
 - **Per capita spending is the best metric for understanding a community's commitment to education** because it accounts for both population scale and resource allocation.
 - Service hubs maintain robust per resident investment alongside high total spend, confirming their educational and family outreach influence in the region.
 - Small communities should be monitored for education equity and targeted for supports if low per person spending reflects limited opportunity rather than lower demand.
- **Lacombe in Context:**
 - Lacombe (City) is a regional leader with both substantial aggregate and above-average per capita education spending, mirroring its family-oriented character and service center role.
 - For strategic investment and workforce planning, **per capita figures more accurately identify communities 'punching above their weight' versus those needing extra resources** regardless of their overall size.

6.6 Household Spending on Recreation: Lacombe & Regional Comparison (2024)

Spending on recreation is a direct indicator of how communities prioritize quality of life, family well-being, and local amenities. Ranking census subdivisions by **recreation spending per person** gives a truer sense of each area's relative investment, regardless of overall size.

Figure 6.6.1 Household Spending on Recreation



Description: Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (dark is higher spending)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

Table 6.6.1: Top 5 Census Subdivisions by Recreation Spending per Person (2024)

Rank	Census Subdivision	Population	Recreation Spending per Person (\$)	Total Household Recreation Spending (\$)
1	Itaska Beach, AB (SV)	22	2,571	56,564
2	Sylvan Lake, AB (T)	16,351	2,707	44,244,156
3	Red Deer, AB (CY)	108,569	2,656	288,300,425
4	Leduc, AB (CY)	33,032	2,535	83,683,321
5	Alix, AB (VL)	734	2,212	1,624,343

Description: The **highest per capita recreation spending** is seen in both small, recreation-focused communities (like Itaska Beach) and in major regional hubs (Sylvan Lake, Red Deer, Leduc), reflecting strong local or seasonal investment in recreation and leisure. Ranked by spending per person; shows population and total recreation spending

Source: DEP Market Profile Canada — Lacombe, Alberta, STDB/Esri & Environics Analytics modeling

Table 6.6.2: 5 Lowest Census Subdivisions by Recreation Spending per Person (2024)

Rank	Census Subdivision	Recreation Spending per Person (\$)	Population	Total Household Recreation Spending (\$)
1	Samson 137A, AB (IRI)	641	51	32,675
2	Burnstick Lake, AB (SV)	992	25	24,793
3	Big Horn 144A, AB (IRI)	1,001	391	391,487
4	Argentia Beach, AB (SV)	1,249	40	49,974
5	Bashaw, AB (T)	1,299	848	1,101,886

Description: Lowest per capita spending is found in very small settlements and Indigenous communities, where both access and household resources for recreation are limited. Even so, several small seasonal communities invest above \$1,000 per person, showing the influence of a handful of affluent or recreation-prioritizing households. Ranked by spending per person; shows population and total recreation spending

Lacombe's Position Among Regional Peers

- **Lacombe (City):**
 - Population: 19,791
 - Total Recreation Spending: \$33,716,906
 - Recreation Spending per Person: **\$1,704**

Lacombe's **per person recreation spending (\$1,704)** is well above the regional median and competitive with much larger urban centers, marking it as a strong leader for its size in central Alberta. It trails only the very top "destination" centers and tourism/recreation-oriented small settlements.

Analysis & Strategic Implications

- **Per Capita Focus:**
 - Spending per person highlights the *true commitment* of residents/households to active recreation and leisure, adjusting for population.

- Sylvan Lake, Red Deer, and Leduc stand out as benchmarks for high family- and facility-driven spending.
- Itaska Beach and Alix (smaller communities) punch above their weight due to a high proportion of engaged or affluent households.
- **Lacombe's Standing:**
 - Lacombe is a **regional leader** in household recreation investment when measured per resident, supporting its profile as a family- and community-focused city.
 - The city invests more per person than most towns of similar or even larger size (and many seasonal/affluent small places), confirming its attractiveness for young families, youth, and active adults.
- **Implications for City Leaders:**
 - Above-average per capita recreation spending supports continued investment in parks, fields, trails, and programming.
 - The metric justifies upgrades and targeted enhancements to recreation infrastructure as part of both growth and retention strategies.
 - Monitoring per person investment ensures equitable access and helps address potential under-served segments, especially as the population diversifies and ages.

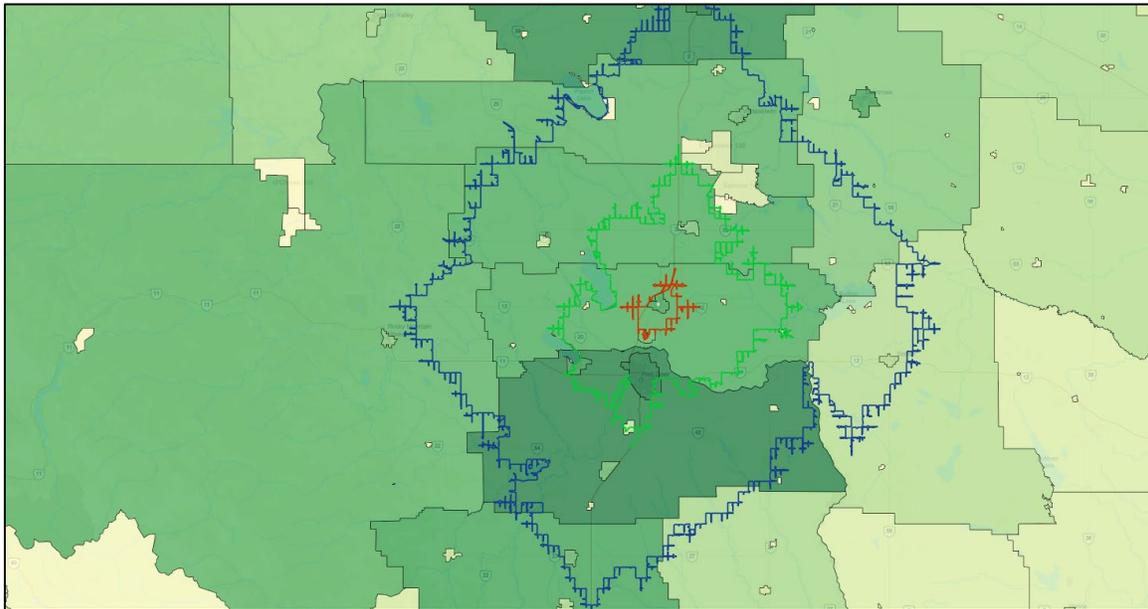
Strategic Takeaway:

By benchmarking on per capita household recreation spending, Lacombe confirms its status as a top-tier community for active living and leisure in the region. Sustaining and growing this investment is key to attracting families, supporting public health, and competing for residents amid shifting regional demographics.

6.7 Household Spending on Gifts and Contributions: Lacombe & Regional Comparison (2024)

Household expenditures on gifts, contributions, and support payments offer insight into a community's generosity, social ties, and patterns of charitable engagement. Like education and recreation, comparing areas by per capita gift spending reveals not just economic capacity, but also social values and the broader willingness to invest in others.

Figure 6.7.1 Household Spending on Gifts & Contribution



Description: Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (dark is higher spending)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

Table 6.7.1: Top 5 Census Subdivisions by Gift/Contribution Spending per Person (2024)

Rank	Census Subdivision	Population	Gift/Contribution Spending per Person (\$)	Total Household Gift/Contribution Spending (\$)
1	Leduc, AB (CY)	33,032	1,188	39,232,064
2	Red Deer, AB (CY)	108,569	1,383	150,092,723
3	Camrose, AB (CY)	18,520	961	17,786,616
4	Sylvan Lake, AB (T)	16,351	1,193	19,496,041
5	Lacombe, AB (CY)	19,791	887	17,545,822

Description: These are the region’s most generous areas on a per resident basis. Urban hubs such as Leduc, Red Deer, and Sylvan Lake combine high per person expenditures with substantial total dollar figures due to their population size and economic advantages. Lacombe places among the top five, affirming strong culture of giving and community support. Ranked by spending per person; includes population and total spending.

Source: Esri Color-coded Maps, 2024 Household Expenditure: Gifts/Contributions/Support, and population estimates from Environics Analytics/STDB, 2024 projections.

Table 6.7.2: 5 Lowest Census Subdivisions by Gift/Contribution Spending per Person (2024)

Rank	Census Subdivision	Population	Gift/Contribution Spending per Person (\$)	Total Household Gift/Contribution Spending (\$)
1	Burnstick Lake, AB (SV)	25	620	15,491
2	Samson 137A, AB (IRI)	51	198	10,074
3	Primate, SK (VL)	16	1,599	25,583
4	Itaska Beach, AB (SV)	22	2,070	45,545
5	Bashaw, AB (T)	848	876	1,016,332

Description: Spending per person is generally lowest in remote or very small communities, such as Burnstick Lake and Samson 137A—likely due to limited population and household resources. However, volatility in small populations means a few high-spending households (as in Primate or Itaska Beach) can skew per person values. Bashaw, a small town, is included to provide context for how low population and modest dollar volume interact regionally. Ranked by spending per person; includes population and total spending.

Source: Esri Color-coded Maps, 2024 Household Expenditure: Gifts/Contributions/Support, and population estimates from Environics Analytics/STDB, 2024 projections.

Analysis & Implications

- **Lacombe’s Generosity:**
 - Lacombe’s per person spending on gifts and contributions (\$887) ranks fifth in the region, affirming a community norm of charitable giving and social support comparable with larger and more affluent centres.
 - Its total household outlay (\$17.5 million) is high for a city its size, reinforcing Lacombe’s character as a civic-minded, community-engaged locality.
- **Regional Patterns:**
 - The urban service hubs (Leduc, Red Deer, Sylvan Lake, Camrose) lead both in total dollar spend and gifting/contribution per resident, reflecting

broader economic resources and potentially greater access to charitable organizations or causes.

- The very smallest and most isolated subdivisions consistently rank lowest per capita, suggesting local resources, population scale, and organizational presence all play a role in shaping giving patterns.

- **Equity & Social Policy:**

- For decision makers, **monitoring per capita gift and contribution** spending helps **identify both strengths** (social capital, civic engagement) and **gaps** (areas needing enhanced community-building or charitable outreach).
- Lacombe’s high regional standing justifies supporting local charities, service groups, and fundraising campaigns as effective points for civic partnership.

Strategic Takeaway:

Lacombe’s strong **per capita and total household gift spending** demonstrates a robust local culture of generosity and social investment—assets that city leaders can leverage for volunteer engagement, fundraising, and broader community resilience initiatives.

6.8 Household Spending on Personal Care: Lacombe & Regional Comparison (2024)

Household expenditures on personal care reflect both the economic means and values placed on self-care, health, and quality of life. This category includes spending on such items as hair care, grooming, personal hygiene, cosmetics, and related services—a key lifestyle indicator for policymakers, retailers, and the health and wellness sector.

Below, personal care spending is benchmarked regionally, based on **per person** values, to make fair, population-adjusted comparisons among communities. Lacombe’s standing within the regional context is highlighted, and strategic implications are provided.

Table 6.8.1. Top 5 Census Subdivisions by Personal Care Spending per Person (2024)

Rank	Census Subdivision	Personal Care Spending per Person (\$)	Population	Total Personal Care Spending (\$)
1	Leduc, AB (CY)	1,204	33,032	39,766,187
2	Itaska Beach, AB (SV)	1,028	22	22,614
3	Sylvan Lake, AB (T)	926	16,351	15,126,450
4	Camrose, AB (CY)	798	18,520	14,773,337
5	Bashaw, AB (T)	669	848	566,852

Description: Both major centers (Leduc, Sylvan Lake, Camrose) and affluent or recreation-focused small communities (Itaska Beach, Bashaw) lead in personal care spending per person, indicating strong wellness culture, affluence, or service/retail presence.

Source: Esri Color-coded Maps, 2024 Household Expenditure: Personal Care, and population estimates from Environics Analytics/STDB, 2024 projections.

Table 6.8.2. Bottom 5 Census Subdivisions by Personal Care Spending per Person (2024)

Rank	Census Subdivision	Personal Care Spending per Person (\$)	Population	Total Personal Care Spending (\$)
1	Samson 137A, AB (IRI)	209	51	10,631
2	Burnstick Lake, AB (SV)	335	25	8,380
3	Alder Flats, AB (VL)	342	160	54,720
4	Gleniffer Lake, AB (VL)	389	320	124,480
5	Mirror, AB (VL)	410	366	150,060

Description: Remote and very small communities such as Samson 137A and Burnstick Lake show the lowest per person spending on personal care, likely reflecting economic constraints, access limitations, or local priorities.

Source: Esri Color-coded Maps, 2024 Household Expenditure: Personal Care, and population estimates from Environics Analytics/STDB, 2024 projections.

Lacombe’s Position

- **Lacombe, AB (City):**
 - Personal Care Spending per Person: \$597
 - Population: 19,791
 - Total Personal Care Spending: \$11,810,744

Lacombe’s per person personal care spending (\$597) places it solidly **within the regional mid-to-upper tier**, confirming robust demand for wellness, grooming, and personal care services.

Strategic Insights

- **Affluence, Wellness Focus, and Service Access:** Leduc, Sylvan Lake, and similar communities demonstrate that affluence and strong service/retail sectors result in higher wellness and personal care spending.

- **Equity and Market Gaps:** Communities at the bottom of the list may face affordability and access barriers to personal care, suggesting potential priorities for policy or market intervention.
- **Lacombe's Strength:** Spending in Lacombe is stable and sizeable. There is clear demand for a diverse mix of personal care businesses, and maintaining accessibility (across ages and backgrounds) will sustain quality of life and attract/retain residents.

Takeaway:

Personal care spending per person is a practical, comparable measure for both economic development and wellness planning. Lacombe's strong position in this metric supports further investment in service diversity, entrepreneurship, and inclusive wellness-oriented amenities.

7. Housing, Infrastructure, Public Services & Community Facilities

Section 7 provides an integrated analysis of the City of Lacombe’s housing, infrastructure, public services, and community facilities, offering a foundation for strategic decision-making over the next two decades. This section draws on detailed demographic, economic, and service-level data to assess how well current assets and services are meeting the needs of residents, and to identify where new pressures and opportunities are emerging as the city grows and changes. It examines trends in population growth, household composition, home ownership, and affordability, alongside the status of physical infrastructure such as transportation. The section also reviews the range and adequacy of key community facilities—including healthcare, recreation, parks, and public safety—and highlights the city’s robust network of parks, playgrounds, and sports fields as a core strength.

Comparisons with the broader 30- and 60-minute regional areas reveal Lacombe’s relative strengths, gaps, and areas for improvement. The analysis is designed to guide city leaders as they prioritize capital investments, address service gaps, and proactively plan for a resilient, inclusive, and high-quality community for all residents.

7.1 Housing Tenure, Structure

Table 7.1.1: Housing Tenure and Household Structure, Lacombe Regional Trade Areas (2024)

Indicator	10-min	30-min	60-min
Households Owned (%)	72.6	68.0	71.1
Households Rented (%)	27.4	32.0	27.9
Band Housing (2024)	0	357	2,039
Multi-Unit as % Households	0.4	0.4	0.5
Avg. Household Size	2.5	2.5	2.5

Description: This table compares key housing indicators across Lacombe’s primary (10-min drive), secondary (30-min), and tertiary (60-min) trade areas for 2024. It highlights the prevalence of owner- vs. renter-occupied dwellings, the number of band (on-reserve) housing units, the modest role of multi-unit housing, and the consistency in average household size regionally. Lacombe’s 10-minute trade area stands out for its higher homeownership rate and virtually no band or multi-unit housing, reflecting a strong single-family character. The regional context provides insight into market diversity, housing accessibility, and Indigenous/communal housing needs.

Source:

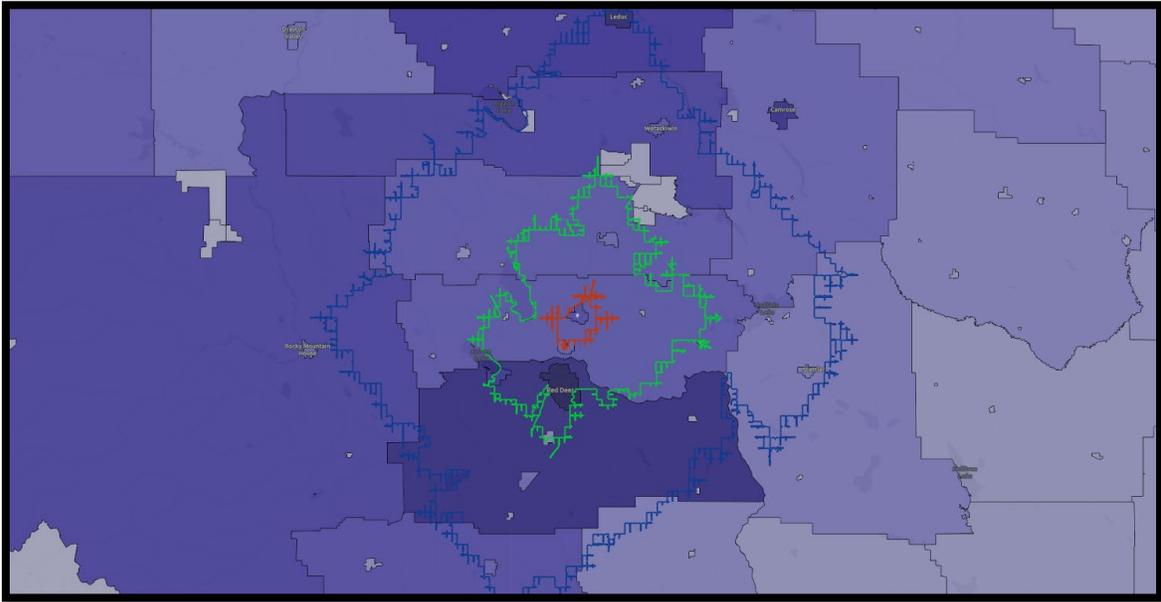
Environics Analytics, Esri Canada, (DEP Market Profile Canada - Tables: Dwellings by Tenure and Structure, 2024, Drive time: 10, 30, 60 min).

Analysis:

The 10-minute drive core exhibits **strong homeownership** and low apartment/multi-unit supply, but the share of renters is growing. New construction has primarily focused on single-family units, while multi-family housing lags.

Takeaway: Strategic opportunity exists to increase affordable, diverse, and accessible housing supply to meet evolving needs—especially for seniors, singles, and new immigrant populations.

Figure 7.1.1 Households Owned (%)



Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (darker is higher home ownership)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

7.2 Housing Structure

Breakdown of Housing Types (% of total occupied dwellings, 2024)

Table 7.2.1: Dwelling Structure by Type and Trade Area, Lacombe Region (2024)

Structure Type	10-min Drive (%)	30-min Drive (%)	60-min Drive (%)
Single-Detached House	65.5	60.3	65.6
Semi-Detached House	7.8	6.9	6.2
Rowhouse/Townhome	6.2	8.8	7.1
Apartment (<5 stories)	11.3	15.9	12.4
Apartment (5+ stories)	0.0	1.1	1.0
Movable/Other Dwellings	9.2	6.9	7.7

Description: This table compares the share of each major residential structure type as a percentage of all households in Lacombe’s 10-, 30-, and 60-minute drive trade areas in 2024. The 10-minute area—representing the core city and immediate environs—is dominated by single-detached homes (65.5%), with very limited apartment and multi-unit inventory, and a notable proportion of movable or manufactured dwellings (9.2%). The 30-minute area features greater structural diversity, notably more low-rise apartments (15.9%) and rowhomes/townhomes (8.8%), reflecting the region’s mix of small cities and larger towns. The 60-minute trade area shows a similar pattern to the 10-minute, with strong single-detached and moderate multi-unit/movable dwelling presence.

Source: Environics Analytics & Esri Canada, “2025-06-16-STDB-Reports-ALL-Lacombe.pdf” (DEP Market Profile Canada – Dwelling Structure by Type, 2024; Trade Areas: 10, 30, 60 min)

Analysis

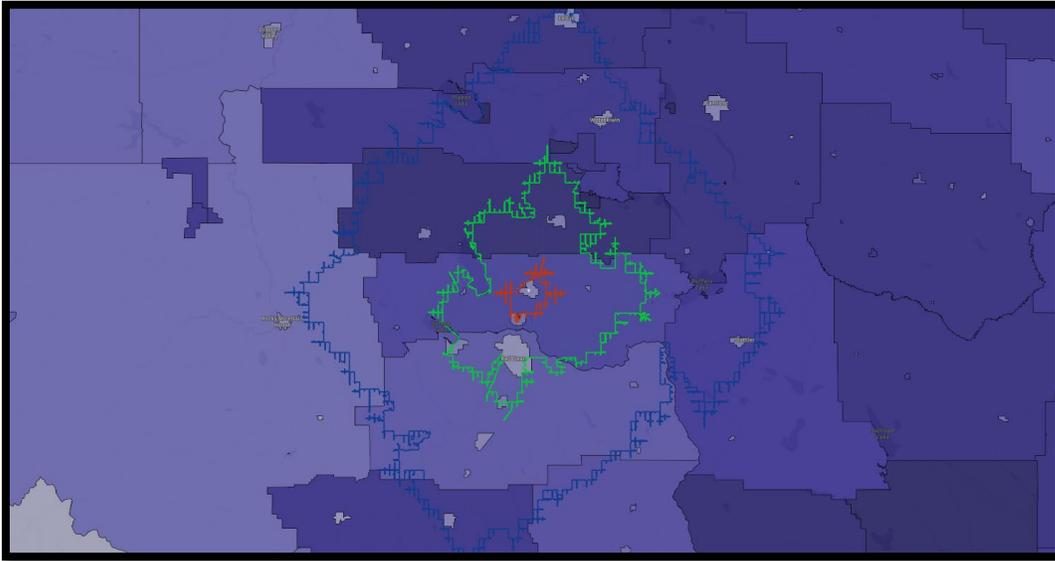
- **Single-detached homes** remain the dominant form in the 10-minute drive area, accounting for **65.5%** of all households. This is higher than the regional 30-min market but similar to the broader 60-min catchment.
- **Apartments (low-rise)** (buildings less than 5 stories) are the primary multi-family option locally, representing **11.3%**. There are currently **no high-rise apartments (5+ stories)** in the 10-min area, compared to 1.1% regionally.
- **Townhomes/rowhouses** make up **6.2%** of local dwellings, less than the 30-min area (**8.8%**), suggesting room for gradual expansion of this moderately dense, family-oriented housing type.

- **Semi-detached homes** form **7.8%** of the local market and remain a secondary but meaningful alternative to detached houses.
- **Movable and other dwellings** (e.g., mobile homes, manufactured homes, converted non-residential units) are notably higher in the Lacombe 10-min market (**9.2%**), which reflects rural edge and affordability pressures. This is distinct from the typical urban/rural composition found nearer to Alberta’s metropolitan areas.

Conclusions & Takeaways

- **Lacombe’s 10-minute core remains heavily single-family oriented**, aligning with its family demographic and land use to date.
- **There is insufficient supply of higher-density and diverse housing** (particularly apartments, rowhouses, and condos) compared to regional norms, which limits options for seniors, young workers, and renters.
- **Multi-family infill and gentle density initiatives** could strategically diversify the market, expand affordable housing, and accommodate an aging population or workforce shifts without fundamentally altering neighborhood character.
- As population growth and aging persist, **enhancing the share and variety of multi-unit dwellings** in the 10-min drive area is a major opportunity for both public policy and private development.

Figure 7.2.1 Single Detached Homes as % of Total Homes



Trade Area: 10 min, 30 min, 60 min drive from Lacombe Centre (darker is higher % of Single Detached Homes)

Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

7.3 Age of Housing Stock: Distribution and Concentration of 1961–1980 Dwellings

Understanding the age distribution of Lacombe's housing stock reveals both the community's waves of development and where concentrated investment may be needed. The following analysis provides both an overview of total dwelling vintage by construction period and a focused look at where homes from the 1961–1980 era are most prevalent.

Overview: Housing Stock by Period of Construction

As of 2024, there are **7,729 occupied private dwellings** within Lacombe's 10-minute drive area. The table below shows the full distribution by construction period.

Table 7.3.1: Occupied Private Dwellings by Period of Construction, Lacombe (10-Minute Drive Area), 2024

Period Built	Number of Dwellings	Percent of Total (%)
Built Before 1961	682	8.8
1961–1980	1,556	20.1
1981–1990	771	10.0
1991–2000	1,143	14.8
2001–2005	667	8.6
2006–2010	872	11.3
2011–2015	997	12.9
2016–2021	640	8.3
Built After 2021	401	5.2
Total	7,729	100.0

Description: Period breakdown of all occupied dwellings in Lacombe's 10-minute drive area, highlighting the age profile and "vintage" mix of housing stock.

Source: STDB Housing Profile Canada, "Drive time: 10 minute radius, Lacombe, Alberta" (Esri/Environics, June 2025)

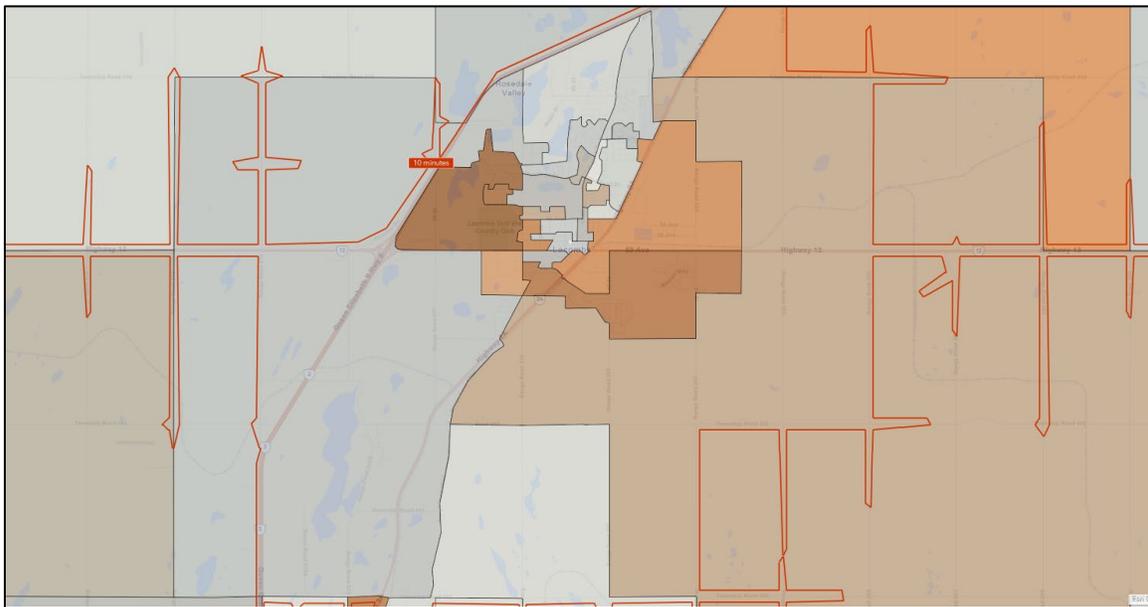
Key Insights

- **Legacy and Renewal:** Nearly one-third (29%) of homes were constructed prior to 1981, with the largest single vintage group being 1961–1980 at 20%.
- **Recent Construction:** Homes built since 2000 comprise about 46% of the stock, supporting a significant share of modern housing.
- **Balanced Growth:** Consistent housing additions each decade point to steady community expansion rather than boom/bust cycles, supporting stable neighbourhood evolution.

Focus: Top 10 Areas for 1961–1980-Built Homes

Examining where homes from the 1961–1980 era are most concentrated helps guide targeted infrastructure renewal and neighbourhood support, as these areas are likeliest to face mid-life maintenance and potential retrofit demand.

Figure 7.3.1 Dwellings Built 1961–1980 as % of Total Occupied Homes



Description: Trade Area: 10-minute drive from Lacombe Centre (darker shading indicates a higher proportion of 1961–1980-built homes by dissemination area)

Source: Esri Canada, Environics Analytics, City of Lacombe GIS, 2024 STDB Housing Profile

This figure visually maps the concentration of residential dwellings constructed between 1961 and 1980 within Lacombe’s 10-minute drive area. Areas shaded more darkly represent dissemination areas where a higher share of existing homes were built during this key development era, highlighting mature neighbourhoods with the greatest

prevalence of mid-century housing stock. This distribution helps identify where modernization, infrastructure renewal, and targeted planning for an aging housing base are most relevant.

Table 7.3.2: Top 11 Dissemination Areas with Highest % of Homes built before 1980, Lacombe 10-Minute Drive Area (2024)

Dissemination Area	% of Homes Constructed Before 1980
48080399, AB	93%
48080401, AB	88%
48080517, AB	70%
48080393, AB	69%
48080398, AB	64%
48080392, AB	61%
48080394, AB	61%
48080402, AB	61%
48080384, AB	57%
48080403, AB	54%
48080395, AB	53%

Description: Ranks the top 11 dissemination areas in Lacombe’s 10-minute drive area for % of homes built before 1980, mapped to neighbourhoods where possible.

Source: STDB Housing Profile Canada (Lacombe 10-Minute Drive), June 2025; neighbourhood mapping via City of Lacombe Planning/GIS.

Key Findings

- **Concentration:** The majority of 1961–1980-builts are focused in Fairview, College Heights, Elizabeth Lake/Central, and Regency Park—core, established neighbourhoods with mature trees, traditional layouts, and many long-term residents.
- **Renewal Pressure:** These areas will have the earliest and most costly need for infrastructure renewal (water/sewer, roads, energy retrofits) as homes cross the 50–60-year mark.
- **Demographic Overlay:** Many of these neighbourhoods also have older householders (as seen in “Median Age of Maintainers” data), pointing to urgent needs for accessibility upgrades, senior supports, and gentle infill housing policy.

Strategic Implications

- **Retrofit & Accessibility:** Target municipal retrofit and home-upgrade programs for the highlighted neighbourhoods, prioritizing energy efficiency, safety, and aging-in-place.
- **Infrastructure Renewal:** Proactively schedule capital investments for underground utilities and streets in core 1960s–80s subdivisions.
- **Neighbourhood Character:** As revitalization occurs in these areas, balance preserving neighbourhood character with opportunities for gentle infill (such as duplexes or seniors' suites).

Summary:

Lacombe's housing stock shows a diverse age profile, with 20% of dwellings originating from the 1961–1980 boom, concentrated mostly in mature, centrally located neighbourhoods. Coordinated investment in these areas—balancing maintenance, accessibility, and heritage—will be critical to sustaining quality of life as the population ages and renovation needs accelerate.

8. Infrastructure, Public Services & Community Facilities

This section delivers a comprehensive analysis of Lacombe’s infrastructure, public services, and community amenities. This chapter turns to the assets and gaps that support community well-being, economic development, and resilience beyond the private dwelling. The review addresses transportation, parks, public safety, healthcare access, recreation, and social services—evaluating both current capacity and future readiness as the city grows and ages.

Comparative analysis with regional catchments (30- and 60-minute drive areas) is maintained wherever possible, providing benchmark context and clarifying where Lacombe stands out or faces critical needs. Emphasis is placed on inclusivity, accessibility, and the alignment of services with evolving demographic, economic, and social priorities.

8.1 Infrastructure

Infrastructure forms the foundation of Lacombe’s day-to-day functionality and long-term sustainability. From transportation networks to utilities, the adequacy, reliability, and adaptability of core systems is essential for population health, business activity, and overall quality of life.

8.1.1 Public Transportation Use: Lacombe & Regional Comparison

This subsection examines the proportion of Lacombe residents using public transportation as their primary commute mode, compares usage to regional peers, and explores the implications for an aging and diversifying population.

Table 8.1.1: Use of Public Transportation—Top 5 Regional Cities (2021)

City	Number Using Public Transit	% of Employed Pop. 15+ Using Transit
Red Deer, AB	1,022	2.5%
Leduc, AB	144	1.0%
Lacombe, AB	24	0.5%
Sylvan Lake, AB	39	0.6%
Camrose, AB	25	0.3%

Description: Summary of the number and percentage of residents commuting by public transit in comparable regional cities, revealing very low transit use in Lacombe.

Source: Statistics Canada, Environics Analytics, Esri/Environics STDB Reports.

Insights:

- Lacombe’s car-dependence is typical for small Alberta cities, but poses challenges as seniors comprise a growing share of the population.
- Low transit usage may exacerbate isolation or limit access for non-drivers, particularly as the city ages.

8.2 Public Services

Lacombe’s suite of public services—including education, clinics, community supports, and emergency response—has evolved to meet the demands of its population. While the city offers a range of schools and basic civic facilities, noticeable service gaps remain in healthcare and senior care.

Summary of Key Points:

- There is no assisted living centre within city limits; residents rely on facilities in Red Deer and elsewhere.
- As the senior population rises sharply, demand for local healthcare, accessible services, and mobility supports will accelerate.

8.3 Community Facilities and Outdoor Spaces

Lacombe’s robust network of parks, playgrounds, sports fields, community gardens, and recreation facilities is foundational to quality of life and key to attracting and retaining residents of all ages.

8.3.1 Parks, Playgrounds, and Outdoor Spaces

Table 8.3.1: Parks and Facilities Suitability Matrix

Age Group	Suitable Park Types & Facilities	Parks/Facilities Available	Examples
0-5	Playgrounds, Comm. Gardens	12+ playgrounds	Hearthstone, Essex, Rotary
10-14	Sports Fields, Skate Parks, etc.	6+ major sports fields, 6 soccer pitches	Michener, Kinsmen, NW Rec
65+	Accessible Parks/Trails	30+ parks w/ accessible features/trails	Les Walker, Michener, etc.

Description: Matrix matching park types and amenities to main population age groups, confirming generally strong alignment but an ongoing need for accessibility upgrades as the population ages.

Source: City of Lacombe Parks Department, STDB/Esri mapping.

8.3.2 Community Facilities and Recreational Programs

Lacombe’s robust network of community facilities and recreational programs is a key driver of local quality of life, attracting residents across all ages and providing vital outlets for wellness, connection, and engagement. This subsection reviews the main programs and facilities in the city, assesses their suitability for Lacombe’s demographic structure, and highlights strategic gaps and opportunities as the community grows and ages.

Inventory of Major Community Facilities

- **Gary Moe Auto Group Sportsplex:** The central hub for community health and fitness, featuring arenas, an aquatic centre, curling facilities, fitness studios, and spaces for organized leagues catering to all age groups.
- **Kinsmen Aquatic Centre:** Offers public swim times, swimming lessons for all ages, water fitness, and targeted seniors’ aquatic programs.
- **Lacombe Memorial Centre (LMC):** Functions as a cultural and event venue, with spaces for performing arts, fitness, community meetings, and special events.
- **Kozy Korner Community Centre:** Home to diverse activities for older adults including pool, bowling, card games, choir, arts and crafts, and daily social events.
- **Youth Centres (YU-Turn, etc.):** Provide drop-in space, mentorship programs, leadership development, recreational activities, and community connection for teens.
- **Extensive Trail Network and Parks:** Enable walking, cycling, jogging, and year-round recreation, connecting residential areas with amenities and fostering active living.

Table 8.3.2.1. Program Overview by Age Group

Age Group	Suitable Programs	Examples/Facilities	Assessment
0-14	Parent/tot swim, arts, playgrounds	Kinsmen, playgrounds, library	Well-served
15-19	Youth drop-in, leadership, sports	YU-Turn, skatepark, leagues	Good, but more mentoring
20-64	Fitness, leagues, arts, wellness	Sportsplex, LMC, clubs, classes	Broadly served, flexible hours needed
65+	Senior fitness, social clubs, wellness	Kozy Korner, Meals on Wheels, bus	Good base, expand outreach

Description: Matrix matching core community and recreation programs to main population age groups, confirming generally strong alignment but noting opportunities for expanded outreach, flexibility, and intergenerational engagement.

Suitability and Strategic Insights

- **Comprehensive Service:** Children and adults have broad access to organized sports, cultural activities, and wellness programs, supporting a culture of active and connected living.
- **Youth Opportunities:** Dedicated youth facilities and sports leagues are a strength, but there is potential to expand leadership, career readiness, and mental health offerings.
- **Seniors’ Needs:** Kozy Korner Centre and targeted programs provide a solid foundation for senior engagement, but an aging population and rising isolation requires continual investment in outreach services, transportation, and accessible programming.
- **Inclusivity and Access:** Trail connectivity, facility upgrades, and adaptive programming are critical to ensuring residents of all abilities and backgrounds can participate fully.

Community Value

Lacombe’s investment in community facilities and recreation yields significant social and economic returns. These assets help retain families, support aging in place, and foster volunteerism and civic pride. By monitoring demographic change and adapting offerings, the city ensures that its recreation and community infrastructure remains one of Lacombe’s greatest strategic strengths.

8.4 Regional Comparison: Strengths and Weaknesses

This section benchmarks Lacombe’s infrastructure and amenity strengths and weaknesses in the context of 30- and 60-minute regional catchments. It summarizes demographic and service differences to guide strategic planning.

Table 8.4.1: Comparative Community Profile: Lacombe and Surrounding Regions (2024)

Aspect	Lacombe (City)	30-min Region	60-min Region	Strengths/Weaknesses
Population Growth	1.04%/yr	1.12%/yr	1.38%/yr	Slightly slower growth
Median Age	40.0 (2024)	38.9	39.7	Older population
Ownership Rate	68%	68%	71%	High ownership, low rental diversity
Median Income	\$83,198	\$89,439	\$88,744	Slightly lower median income
Housing Diversity	Lower multi-family share	Higher	Higher	Less housing diversity
Public Services	Adequate, some gaps	More comprehensive	Most comprehensive	Fewer facilities per capita
Infrastructure	Adequate, car-dependent	More transit options	More transit options	Limited public transit locally
Parks & Playgrounds	30+ parks, 12+ playgrounds	18 parks, 7 playgrounds	30 parks, 13 playgrounds	Strong local network; region adds specialty facilities
Community Facilities	Good recreation, gaps in health/safety	More extensive	Most extensive	Gaps in healthcare and senior care

Table Description: This table compares key demographic, socio-economic, and infrastructure indicators between the City of Lacombe and its surrounding 30-minute and 60-minute drive-time regions as of 2024. The final column provides a qualitative assessment of Lacombe’s strengths and weaknesses relative to its broader region, to inform planning and investment priorities.

Source: Esri, Environics Analytics, Statistics Canada – "Community Change Snapshot and Demographic Reports – Lacombe, Alberta," 2024

Summary/Insight:

- **Strengths:** Parks and recreation, high homeownership, and community identity.
- **Weaknesses:** Limited healthcare/senior care capacity, car-dependent transportation, slow adaptation to emerging demographic needs.

Section Summary & Insights

Lacombe's infrastructure, public services, and community amenities are largely robust, supporting a high median quality of life and strong community engagement. Investments in accessible recreation, well-maintained parks, and targeted community programming position the city as a leading centre for family-friendly living in central Alberta. Nonetheless, adapting transportation, healthcare provision, and senior services for an aging and diversifying population remains an urgent challenge. Addressing these gaps through proactive planning and regional collaboration will be essential to ensure resilience and inclusivity in the decades ahead.

8.5 Section Summary and Strategic Insights

Lacombe’s infrastructure, public services, and community facilities collectively form a strong foundation for community well-being, economic competitiveness, and resident satisfaction. Throughout Section 8, the analysis has highlighted key assets and strengths—alongside notable gaps and emerging priorities—as the city prepares for ongoing demographic change and future growth.

Summary of Key Findings

- **Parks and Recreation Network:**
Lacombe’s extensive system of parks, playgrounds, sports fields, trails, and recreation centres is a regional strength, driving high levels of community engagement, wellness, and active living for residents of all ages. Recreational programs and facilities are generally well-matched to demographic needs, though continued investment in senior-friendly and accessible features is essential as the population ages.
- **Community Facilities and Programming:**
The city’s range of community facilities—including the Gary Moe Sportsplex, Kinsmen Aquatic Centre, Kozy Korner, youth centres, and the trail system—supports social cohesion, intergenerational connection, and healthy lifestyles. Targeted programs for youth, adults, and seniors foster inclusion, but ongoing adaptation is needed to maintain accessibility and outreach, especially for isolated seniors and newcomers.
- **Public Infrastructure and Services:**
Core infrastructure—transportation, utilities, digital connectivity—is reliable, but the city remains heavily car-dependent, with very limited public transit. As seniors make up a growing portion of residents, expanded mobility options and investments in age-friendly transportation will become increasingly critical. While basic civic and emergency services are adequate, healthcare facilities and senior care infrastructure lag regional comparators, underscoring a need for expanded local capacity and regional partnership.
- **Regional Comparison:**
Compared to surrounding 30- and 60-minute regions, Lacombe excels in recreation, homeownership, and community engagement, but faces challenges in housing diversity, healthcare availability, and adapting public services for a diversifying and aging population.

Strategic Insights and Recommendations

1. **Plan for Demographic Shift:**
Proactive adaptation of infrastructure, transportation, public services, and recreational programming is required to meet the needs of an aging and

increasingly diverse population. Emphasis on accessible, senior-friendly, and inclusive amenities is essential.

2. Address Service Gaps:

Healthcare, assisted living, and affordable, accessible housing represent the largest unmet needs. Collaborative planning with regional health authorities, focused advocacy for provincial investment, and support for age-friendly housing development should be prioritized.

3. Strengthen Outreach and Inclusion:

Expand outreach programming, flexible transportation, and intergenerational initiatives to ensure all residents—especially vulnerable or isolated groups—can fully participate in community life.

4. Sustain Parks and Recreation Leadership:

Maintain and enhance Lacombe’s leading position in outdoor and recreational assets by investing in upgrades, accessibility improvements, and ongoing program innovation to attract and retain residents.

5. Monitor and Benchmark:

Regularly benchmark Lacombe’s services, facilities, and infrastructure against regional best practices to ensure sustained competitiveness and responsiveness to changing community needs.

Conclusion:

Lacombe’s current suite of infrastructure, public services, and community amenities positions it as a highly attractive, family-friendly, and active community within central Alberta. However, the continued health and vitality of the city will depend on closing gaps in healthcare, diversifying housing, strengthening age-friendly services, and preparing for ongoing demographic change. Through focused investment, regional collaboration, and adaptive planning, Lacombe can ensure a resilient, inclusive, and high-quality community for residents today and in decades to come.

9. Healthcare Facilities, Services, Employment & Education

This section provides a comprehensive assessment of Lacombe’s healthcare infrastructure, senior living and support services, health sector employment, and educational resources related to medical and allied health training. As Lacombe’s population grows and ages—projected to see a significant increase in seniors over the coming decade—the availability, accessibility, and quality of healthcare and related services become critical factors for community well-being and economic resilience.

The analysis covers current hospital and clinic capacity, the continuum of senior housing (from assisted living to supportive care), trends and gaps in health sector employment, and opportunities and challenges in local and regional healthcare education. Regional comparisons—incorporating the broader 30- and 60-minute catchments—are included to benchmark Lacombe’s strengths and identify priority areas for investment and planning.

Attention is given to evolving community needs: pressures on local facilities, aging infrastructure, demographic change, gaps in long-term care, and the necessity of attracting, training, and retaining healthcare professionals. Strategic insights focus on supporting healthy, independent living for all ages, building a robust care workforce, and enhancing healthcare education pathways to secure Lacombe’s health and prosperity into the future.

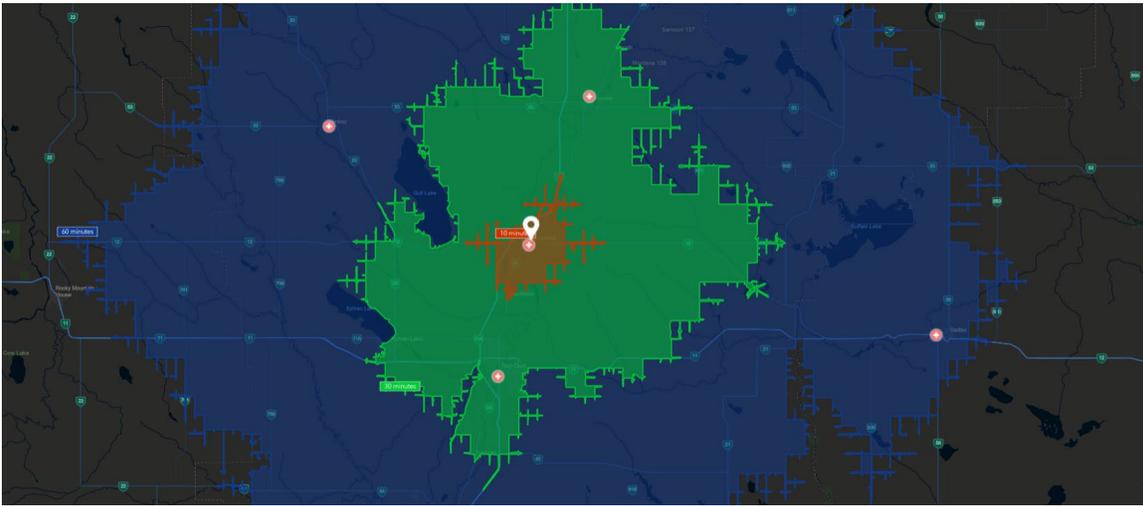
9.1 Hospitals, Assisted Living, Senior Housing, and Related Services

Lacombe is served by the Lacombe Hospital and Care Centre, which provides 24/7 emergency services, inpatient acute and subacute beds, laboratory, radiography, rehabilitation, occupational therapy, mental health, and outpatient care.

The facility has 35 acute/subacute beds and 75 continuing care/supportive living beds, for a total of 110 beds.

The Lacombe Community Health Centre, opened around 2020, is a modern facility delivering home care, public health, mental health, and addiction services.

Figure 9.1.1. Hospitals and Health Centres, Lacombe (10, 30, 60 min drive)



Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

Table 9.1.1. Major Regional Healthcare Employers – Central Alberta (2024)

Name	City	Industry Description	Employee Est.
Lacombe Hospital & Care Centre	Lacombe	Hospitals, Health Services	301
Ponoka Hospital and Care Centre	Ponoka	Hospitals, Vocational Rehabilitation Services, Emergency Medical & Surgical Services (hospital-based)	230
Red Deer Regional Hospital Centre	Red Deer	Hospitals, Health Services, Emergency Medical & Surgical Services (hospital-based)	2,000
Rimbey Hospital & Care Centre	Rimbey	Hospitals, Health Services, Emergency Medical & Surgical Services (hospital-based)	200
Stettler Hospital & Care Centre	Stettler	Hospitals, Clinics, Health Services, Government Offices-State, Emergency Medical & Surgical Services (hospital-based)	200

Description: This table lists key healthcare institutions serving Lacombe and surrounding communities, including Ponoka, Red Deer, Rimbey, and Stettler. It provides each facility’s location, industry specialization, and estimated number of employees. These institutions are critical contributors to the region’s health infrastructure and employment base, with services spanning general hospital care, emergency medical services, and specialized health and rehabilitation programs.

Source: Esri, Environics Analytics – “Community Risk and Equitability Report – Central Alberta Healthcare Facilities,”

Lacombe’s healthcare and senior services infrastructure is at a critical juncture. With a rapidly aging population—seniors (65+) projected to rise from 2,882 (19.8%) in 2024 to 3,477 (22.8%) by 2029 and over 24% by 2034—the city faces mounting pressure to expand and modernize its facilities and services. This section provides a comprehensive assessment of Lacombe’s hospitals, assisted living, senior housing, and related services, benchmarks them against the nearby region, and identifies strategic priorities for the next two decades.

Current Facilities and Services in Lacombe

Hospitals and Emergency Care

- **Lacombe Hospital and Care Centre:** The city’s primary facility, offering 24/7 emergency services, 35 acute/subacute beds, and 75 continuing care/supportive living beds (total: 110 beds). Services include laboratory, radiography, rehabilitation, occupational therapy, mental health, and outpatient care.
- **Lacombe Community Health Centre:** A modern facility providing home care, public health, mental health, and addiction services.

Assisted Living and Senior Housing

- **Lacombe Senior Citizens Lodge:** AHS-designated Type A continuing care home, estimated 60–80 beds.
- **Royal Oak Manor:** 111 supportive living beds.
- **Lacombe Foundation:** Additional senior housing, but with limited capacity (5–40 beds across facilities).

Table 9.2.1 Key Local Healthcare, and Senior Housing Facilities

Facility Name	Type	Estimated Beds/Units	Key Services Provided
Lacombe Hospital & Care Centre	Hospital/Supportive Living	110	Emergency, acute, subacute, rehab
Lacombe Community Health Centre	Community Health	N/A	Home care, public health, mental health
Royal Oak Manor	Supportive Living	111	Assisted living, senior care
Lacombe Senior Citizens Lodge	Continuing Care	60–80	Supportive living
Lacombe Foundation	Senior Housing	5–40	Independent/supportive housing

Description: This table outlines key healthcare and senior living facilities in Lacombe, Alberta, detailing the type of facility, estimated capacity in beds or units, and the primary services offered. It reflects the local continuum of care, spanning emergency and acute hospital services to supportive and independent living options for seniors. This infrastructure plays a vital role in meeting the community’s healthcare and aging population needs.

Source: Esri, Environics Analytics – “Community Risk and Equitability Report – Healthcare and Senior Care Facilities in Lacombe.

Regional Comparison: Facilities, Services, and Capacity

Nearby Regional Centres (Red Deer, Sylvan Lake, Innisfail, Ponoka, Stettler):

- **Red Deer Regional Hospital Centre:** 2,000 employees, major acute care, specialized services, and the region’s largest hospital.

- **Multiple Assisted Living and Senior Housing Facilities:** Red Deer and surrounding communities offer a broader range of facilities, including large retirement communities (e.g., The Hamlets at Red Deer, Aspen Ridge, Revera Retirement Living), with capacities ranging from 30 to 150 beds per facility.
- **Per Capita Comparison:** While Red Deer has the largest absolute capacity, its per capita provision is lower due to its population size. Smaller centres like Innisfail and Sylvan Lake have higher per capita senior housing and care beds, but often lack specialized services.

Table 9.2.2 Key Regional Healthcare, Senior Housing Facilities, Population, Beds

Community	Hospital Beds	Senior Housing/Assisted Living Beds	Population (2024)	Beds per 1,000 Residents
Lacombe	110	~180-230	19,791	5.56
Red Deer	400+	800+	112,917	10.6
Sylvan Lake	30	95	17,477	7.2
Innisfail	40	42	8,714	9.4
Ponoka	60	92	7,500	20.3
Stettler	21	115	5,800	23.4

Description: Note: Bed counts are estimates based on available data and may include both acute and supportive living beds.

Source: Data compiled from Esri/Environics Analytics STDB reports ("Community Risk and Equitability Report – Central Alberta Healthcare Facilities," "Community Demographics Report" and "Population Profile")

Critical Gaps and Unmet Needs

Lacombe:

- **No Dedicated Long-Term Care Facility:** Existing beds are primarily supportive living, not high-acuity long-term care.
- **Limited Assisted Living and Senior Housing:** Capacity will be outpaced by the rapid growth of the senior population.
- **Ageing Infrastructure:** The hospital and senior lodge are legacy facilities, with major renewal or replacement needed within 10–30 years.

- **No Local Healthcare Education Institution:** Limits workforce development and retention.
- **Insufficient Home and Community Care:** Expansion needed to support aging-in-place and reduce institutional demand.

Region:

- **Long-Term Care Shortages:** Smaller communities lack sufficient long-term care and specialized geriatric services; most are concentrated in Red Deer.
- **Waitlists and Access Barriers:** High demand for supportive senior housing and assisted living, with waitlists common.
- **Aging Facilities:** Many regional hospitals and senior homes require renewal or expansion.
- **Limited Affordable, Accessible Housing:** Both Lacombe and the region lack enough affordable, accessible rental and multi-family housing for seniors and lower-income residents.

Table 9.2.3 Facilities with Greatest Unmet Demand

Facility/Service Type	Lacombe (Local)	Region (30–60 min radius)
Long-Term Care	Critically lacking; no facility	Underserved, especially in small towns
Assisted Living	Capacity will be outpaced	Regional gaps in smaller centres
Supportive Senior Housing	Waitlists likely; limited supply	High demand as seniors increase
Hospital/Emergency	Existing hospital aging; capacity constraints likely	Regional hospitals face similar renewal needs
Home & Community Care	Needs expansion for aging-in-place	Demand rising with aging region
Healthcare Training	No local institution	Regional access, but not local

Strategic Priorities

1. Plan and Invest in Long-Term Care

- Develop a dedicated long-term care facility to address the most critical gap for high-acuity seniors.
- Expand assisted living and supportive housing to keep pace with demographic change.

2. Renew and Modernize Infrastructure

- Prioritize capital renewal or replacement of the hospital and senior lodge to ensure continued service delivery.
- Invest in modern, accessible, and energy-efficient facilities.

3. Expand Home and Community-Based Care

- Increase funding and support for home care, community health, and aging-in-place services to reduce institutional demand and improve quality of life.

4. Strengthen Regional Collaboration

- Partner with Alberta Health Services and neighboring municipalities to address cross-jurisdictional gaps in long-term and specialized senior care.
- Explore shared service models to maximize resources and expertise.

5. Address Workforce Development

- Collaborate with regional colleges and health authorities to attract, train, and retain healthcare professionals.
- Advocate for local training placements and continuing education opportunities.

6. Support Affordable and Accessible Housing

- Incentivize the development of affordable, accessible, and multi-family housing for seniors and vulnerable populations.

Lacombe's current healthcare and senior services infrastructure is at risk of being outpaced by demographic change. The most urgent needs are for dedicated long-term care, expanded assisted living, and the renewal of aging facilities. Regionally, similar pressures exist, particularly in smaller communities. Without proactive investment and regional collaboration, unmet demand for senior care and healthcare services will become a defining challenge for Lacombe and its surrounding area over the next 20 years. City leaders must act now to ensure a resilient, inclusive, and high-quality continuum of care for all residents.

Figure 9.1.2. Senior Housing and Assisted Living Facilities in Lacombe and Nearby Region



Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

9.3 Healthcare Expenditure: Regional Comparison and Strategic Implications

Healthcare expenditure is a critical indicator of both the demand for and the capacity of local health systems to meet community needs. This section examines Lacombe’s healthcare spending, benchmarks it against nearby communities, and analyzes the implications for service delivery, sustainability, and strategic planning. A comparison of total and per capita healthcare expenditure for Lacombe and select regional centres is provided below:

Table 9.3.1 Healthcare Expenditure, Population, and Per Capita Expenditure (2024)

Community	2024 Healthcare Expenditure	2024 Population	Per Capita Expenditure
Lacombe	\$35,963,459	14,514	\$2,478
Sylvan Lake	\$51,651,618	17,477	\$2,955
Innisfail	\$31,871,635	8,714	\$3,658
Red Deer	\$104,820,196	112,917	\$928

Source: DEP Community Risk and Equitability Report — Central Alberta Healthcare Facilities, STDB/Esri & Environics Analytics modeling for population and facility supply, June 2025. Facility counts, bed estimates, and population data for 2024 are compiled from Environics Analytics/Esri Canada, Alberta Health Services facility registry, and municipal/regional reporting, as detailed in report methodology (Section 2) and Section 9.1–9.2.

- **Lacombe’s per capita healthcare expenditure (\$2,478) is below that of Sylvan Lake and Innisfail, but significantly higher than Red Deer.**
- Red Deer, as a major regional hub, benefits from economies of scale and a broader service base, which may explain its lower per capita figure.

Figure 9.3.1 Healthcare Expenditure, Lacombe and Nearby Region (2024)



Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

Implications of Healthcare Expenditure

1. Adequacy and Service Gaps

- **Lacombe’s per capita spending is robust** and suggests a strong commitment to healthcare access, but it is not the highest in the region.
- The city’s expenditure level supports a range of services, including hospital, community health, and senior care, but gaps remain in specialized and long-term care.

2. Regional Disparities

- **Higher per capita spending in smaller centres** like Innisfail and Sylvan Lake may reflect higher costs of service delivery in less centralized settings, or greater reliance on local facilities due to limited access to regional hospitals.
- **Red Deer’s lower per capita figure** is likely due to its large population base and the presence of major healthcare infrastructure, which distributes costs more efficiently.

3. Demographic Pressures

- With the senior population in Lacombe projected to rise from 2,882 (19.8%) in 2024 to 3,477 (22.8%) by 2029, **demand for healthcare services—and thus expenditure—will increase.**
- The current expenditure may not be sufficient to address the anticipated surge in demand for elder care, chronic disease management, and home/community health services.

4. Sustainability and Strategic Planning

- **Maintaining or increasing per capita healthcare expenditure** will be necessary to keep pace with demographic change and rising service expectations.
- Without proactive investment, Lacombe risks falling behind regional comparators in service quality and accessibility, especially as competition for healthcare practitioners intensifies.

Strategic Considerations and Recommendations

- **Monitor and Benchmark Expenditure:** Regularly compare Lacombe’s healthcare spending to regional and provincial benchmarks to ensure competitiveness and adequacy.

- **Targeted Investment:** Prioritize funding for long-term care, home care, and community health services to address the needs of an aging population.
- **Regional Collaboration:** Explore shared service models with nearby communities to achieve economies of scale and improve access to specialized care.
- **Advocate for Provincial Support:** Engage with Alberta Health Services and provincial authorities to secure funding that reflects Lacombe's demographic realities and service gaps.
- **Efficiency and Innovation:** Invest in digital health, telemedicine, and integrated care models to maximize the impact of healthcare dollars and improve patient outcomes.

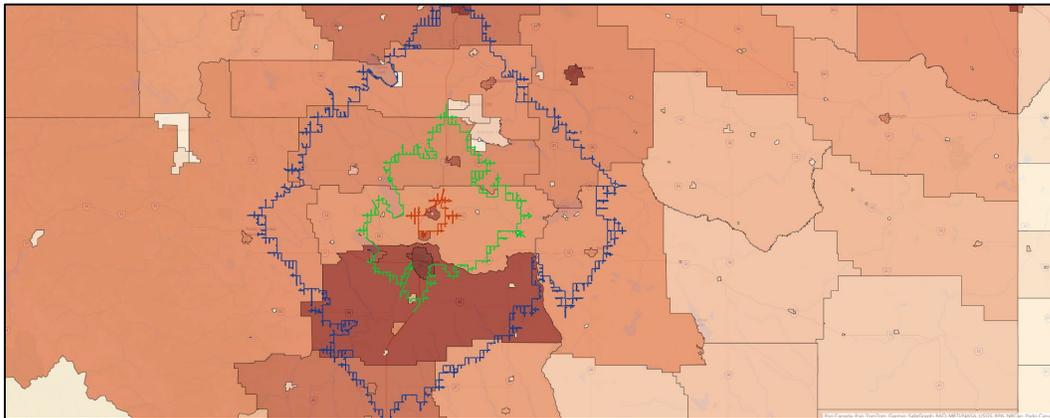
Lacombe's healthcare expenditure per capita is competitive within the region but will require ongoing adjustment to meet the needs of a growing and aging population. Strategic investment, regional collaboration, and continuous benchmarking are essential to ensure sustainable, high-quality healthcare for all residents over the next two decades.

9.4 Healthcare Practitioners: Capacity, Regional Comparison, and Strategic Implications

Regional Supply of Health Care Practitioners

New analysis based on the "Color-coded maps-2024 Occupation-Health" spreadsheet provides an up-to-date, regionally benchmarked view of health care practitioner supply in Lacombe and comparable central Alberta communities.

Figure 9.4.1. Distribution of Healthcare Practitioners (2024)



Source: Statistics Canada, Esri Canada, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada

Table 9.4.1: Regional Comparison – Health Care Practitioner Supply, 2024.

Community	Population	2024 Health Care Practitioners	Practitioners per 1,000 Residents
Red Deer, AB (CY)	112,917	6,617	58.6
Sylvan Lake, AB (T)	17,477	796	45.5
Lacombe, AB (CY)	19,791	770	38.9
Ponoka, AB (T)	7,500	659	87.9
Innisfail, AB (T)	8,714	368	42.2
Stettler, AB (T)	5,800	323	55.7

Source: Color-coded-maps-2024-Occupation-Health.xlsx, local census and population figures.

Analysis

- **Lacombe’s practitioner-to-population ratio sits at 38.9 per 1,000 residents** in 2024, lower than Red Deer (58.6), Sylvan Lake (45.5), Innisfail (42.2), and Stettler (55.7), and significantly below Ponoka (87.9).
- **Red Deer leads in absolute practitioner numbers** due to its hub status, with a strong per capita presence as well.
- **Ponoka stands out with a remarkably high ratio of practitioners per 1,000 residents (87.9)**, reflecting the influence of specialized institutions and/or care facilities.
- **Lacombe’s supply lags regional comparators**, signaling a need to monitor recruitment and retention closely, especially given local population aging and the anticipated increase in demand for health and senior care services.
- **Practitioner Training Pipeline:** Lacombe does not have degree-granting institutions for healthcare training. However, practical placements for nursing, physician residencies, and allied health practitioners are available locally through Alberta Health Services and Primary Care Networks. Formal healthcare education and certification for local practitioners are completed at regional colleges and universities, such as Red Deer Polytechnic and Olds College

Insights & Takeaways

- **Capacity Risk:** While Lacombe’s current health care practitioner supply is meaningful in absolute terms (770 practitioners), its per capita rate falls short of most neighboring municipalities. As older populations grow, this may present service pressures, particularly for specialized care, in-home services, and primary care access.
- **Workforce Sustainability:** The relatively lower practitioner density underscores the importance of targeted recruitment/retention efforts and creative partnership models with health regions, post-secondary institutions, and workforce pipelines.
- **Regional Competition and Flows:** Higher practitioner densities in Ponoka, Red Deer, and Stettler can intensify regional competition for skilled staff—putting smaller or mid-sized centers at risk for periodic shortages, especially in periods of sector volatility or demographic shifts.

Strategic Recommendations

- **Benchmark Regularly:** The dynamics shown in the regional data make regular benchmarking of practitioner supply essential for proactive planning and grant/advocacy efforts.
- **Targeted Attraction:** Develop incentives, housing support, and professional development opportunities tailored to practitioners most critically needed (gerontology, home care, allied health, etc.).
- **Leverage Partnerships:** Collaborate with Red Deer Polytechnic, the University of Alberta, and other regional entities to offer local placements, bridging programs, and continuing education.
- **Plan for Pressure Points:** Integrate projected practitioner needs into future versions of the Generations Village, senior housing, and long-term care initiatives detailed elsewhere in the report.

10. Generations Village Lacombe: Integrated Solution for Housing, Health, and Community

As Lacombe navigates significant demographic change—particularly the rapid growth in its senior population, lack of diversified housing, youth affordability challenges, and persistent transportation barriers—it is vital to pursue innovative, cross-cutting solutions. This section proposes the “Generations Village” intergenerational community model. Drawing from best practices and tailored market analysis, this framework addresses several of Lacombe’s core challenges within a single, future-oriented mixed-use project.

10.1 Concept Overview and Rationale

Generations Village Lacombe is envisioned as a six-storey, mixed-use, wood-frame community hub located within walking distance of Lacombe’s essential services, parks, and recreation amenities. Its core elements include:

- **Multi-generational housing** that is accessible and affordable for both seniors and students/youth.
- **Ground-level retail** (grocery, pharmacy, personal care) directly addressing service gaps identified in this report.
- **Health, wellness, and educational programming** that supports aging in place and development of a future healthcare workforce.
- **Active, engaging community spaces** that facilitate purpose, social connection, and intergenerational mentorship.

This model recognizes that clustering needs and opportunities amplifies their benefits: healthy, connected seniors lower healthcare costs and support youth; youth provide vibrancy and a skilled workforce; shared amenities and transportation reduce isolation and environmental impact.

10.2 Seniors – Healthy, Affordable, Connected Living

- **More suitable housing options:** Apartments and suites designed for accessibility, less maintenance, and lower price points than detached homes. Units reduce financial and physical burdens.
- **Integrated, walkable community:** Site is selected for proximity to parks, recreation, and retail—dramatically reducing reliance on cars and making daily needs accessible on foot.
- **Active engagement:** Facilities, programs, and shared spaces keep seniors physically, mentally, and socially active—proven to reduce demand on hospitals and long-term care.
- **Community and purpose:** Features include volunteer roles, mentorship with youth, and event/facility leadership, fostering purpose, daily structure, and legacy building.
- **Mutual support:** Opportunities for seniors to exchange skills and wisdom, benefiting both themselves and younger residents.



10.3 Youth and Students – Opportunity, Affordability, and Training

- **Affordable youth/student housing:** Dedicated blocks within the building are reserved for students and young people, ensuring attainable rents in flexible formats.
- **Education infrastructure:** Facilities support in-demand health and care programs—such as nursing, counseling, physical therapy, and pharmacy tech—linking with regional institutions and placing students at the heart of aging-in-place care.
- **Intergenerational programs:** Youth benefit from mentorship and life skills, while also contributing technology support, programming, and care for older residents.



10.4 Overcoming Transportation Gaps

- **Walkable design:** Careful siting puts residents within walking range of daily essentials, reducing dependence on public transit.
- **Shuttle service:** A project-managed shuttle links residents to medical appointments, shopping, specialty care, and Red Deer resources, supporting those who cannot walk or drive.



10.5 Mixed-Use and Retail: Competitive Urban Amenity

- **Ground-level commercial space:** Purpose-built retail addresses documented local gaps—grocery, personal care, pharmacy, and essential daily retail.
- **Built-in health services:** Potential for on-site pharmacy and health service kiosks, improving convenience and access for all residents.



10.6 Integration with Community Assets

- **Parks and gardens:** Immediate access to community gardens and green space promotes healthy, active lifestyles—particularly for seniors and families.
- **Recreation centre accessibility:** Adjacent to or partnered with local recreation centres, extending available programs and building on Lacombe’s strengths.
- **Community event and civic space:** Multi-purpose rooms support service clubs, civic events, outreach, and volunteering—leveraging Lacombe’s demonstrated culture of generosity and engagement.



10.7 Alignment of Community Needs & Generations Village Key Features

The Generations Village Lacombe model is intentionally designed to address Lacombe’s most pressing community challenges—identified through extensive demographic, market, and infrastructure analysis in this report. This section distills how the project’s core features will meet real, measurable gaps for residents of all ages.

Leveraging a mixed-use, intergenerational design, the Generations Village concept provides integrated solutions to senior housing affordability and accessibility, youth and workforce retention, missing essential retail/services, transportation barriers, and broader social aims such as community engagement and healthy aging. Each feature is specifically matched to a local need, ensuring that investment in the development yields broad, sustainable impact and aligns directly with the city’s strategic priorities.

Table 10.7.1 summarizes these alignments, connecting Lacombe’s distinct needs—across housing, health, transport, education, and civic life—to the tangible, built-in design and programming responses offered by the Generations Village project. This clear correspondence ensures the development is not only visionary but directly rooted in local evidence and best practice.

Table 10.7.1: Alignment of Community Needs & Generations Village Key Features

Community Need	Generations Village Response
Senior-appropriate housing	Universal design, minimal maintenance, accessible price points
Social isolation/liability	Daily social activities, intergenerational programming, shared spaces
Health and wellness	Fitness studio, gardens, walking paths, proximity to parks
Youth/student housing & workforce	Dedicated affordable suites, flexible leases, on-site learning infrastructure
Health careers education	Program-dedicated classrooms/labs for nursing/therapy/counseling
Retail/service gaps	Grocery, pharmacy, personal care & services on ground-level
Transportation gap	Walkable location plus a scheduled community shuttle
Civic connection & purpose	Volunteer programs, event spaces, engagement in operations

Description: Summary of critical Lacombe needs and Generations Village features that address them in an integrated development concept.

10.8 Expected Community Impacts

- Reduces pressure on healthcare and long-term care by keeping seniors healthier, active, and socially connected.
- Delivers new, affordable housing for both seniors and youth, directly addressing the core housing mismatch.
- Creates a “living classroom” that directly supports Lacombe’s need for trained healthcare and community service professionals.
- Fosters civic engagement, volunteerism, and purpose—helping Lacombe maintain its reputation for generosity and service.
- Stimulates local economic development through targeted retail and service delivery.
- Promotes aging-in-place and family retention by making Lacombe a more complete, inclusive community.



10.9 Next Steps and Strategic Recommendations

- **Site Identification:** Select location that maximizes walkability, adjacency to parks/rec, and retail viability.
- **Partnerships:** Engage with post-secondary, healthcare, and service agencies for program delivery and workforce pipelines.
- **Community Co-Design:** Involve potential residents, service clubs, and local organizations in design to match local values and needs.
- **Flexible Operations:** Consider governance models (e.g., co-op, non-profit, partnership with municipality) to maintain affordability and strong community engagement.
- **Sustainable Funding:** Utilize a mix of public, private, and institutional capital; seek grants for affordable, green, or educational components.
- **Monitor Outcomes:** Track resident health, social engagement, educational outcomes, and community impact to continually refine and improve the model.

Summary:

Generations Village Lacombe proposes a holistic, intergenerational development that responds directly to the multifaceted challenges identified in this report—affordable housing, healthy aging, workforce training, social connection, and essential services—in a single, flagship project. The model is both visionary and rooted in evidence, offering the City of Lacombe a demonstration opportunity that can anchor its identity as a forward-looking, age- and youth-friendly leader among Alberta’s mid-sized communities.



11. Strategic Implications & Recommendations

Lacombe’s current trajectory—marked by robust family- and recreation-oriented amenities, strong homeownership, and high civic engagement—is challenged by a rapidly aging demographic, rising demand for healthcare, and persistent gaps in diverse housing and accessible services. The report’s enhanced analysis—now encompassing the detailed age profile of housing, spatial concentrations of mid-century homes, and targeted community facility review—clarifies where resources and policy innovation are most needed.

Key strategic imperatives moving forward include:

1. Advance Housing Renewal & Diversification

- Proactively target the substantial inventory of homes built 1961–1980 (and earlier) for retrofit, accessibility upgrades, and infrastructure renewal—prioritizing core neighbourhoods revealed to have the highest concentrations of aging stock.
- Incentivize development of diverse, small-format, and accessible dwellings for seniors, singles, and youth, addressing the clear mismatch between household types and available housing.

2. Implement Innovative, Integrated Community Models

- Support the development of an intergenerational, mixed-use project such as Generations Village Lacombe, which directly addresses housing, health, transit, workforce, and engagement priorities outlined in this report.
- Ensure the model incorporates: senior/student affordable units, essential retail on-site, health/wellness programming, proximity to parks, recreation, and gardens, and shuttle transport/service links for residents with limited mobility or access.

3. Expand Healthcare and Support Services

- Collaborate with regional partners to plan and invest in expanded healthcare infrastructure, including long-term care and supportive living beds, local practitioner recruitment and training, and enhanced home and community care for aging-in-place.
- Advocate for the placement of healthcare training and education pipelines in Lacombe, leveraging both local facilities and regionally linked education partners.

4. Foster Social Connection and Purpose for All Ages

- Build on Lacombe’s high rates of civic engagement and giving by designing facility, outreach, and programming elements that connect seniors, youth, and broader residents through volunteerism, mentorship, cultural events, and intergenerational learning.

5. Sustain Community Assets and Inclusivity

- Maintain and enhance the city’s extensive recreation, parks, and community facilities, investing in accessibility and program adaptation for an aging, diverse community.
- Monitor and benchmark Lacombe’s progress against leading regional comparators, ensuring ongoing investment keeps pace with changing needs.

6. Adopt Evidence-Driven, Adaptive Planning

- Use the housing, demographic, and service gap mapping presented in this report to direct investment where returns will be greatest: in core neighbourhood rejuvenation, age-friendly and family-inclusive design, and coordinated regional service delivery.

Conclusion:

Lacombe’s ability to thrive amid profound demographic, economic, and social changes depends on embracing integrated, adaptive strategies—like the Generations Village model—that align local evidence with innovative practice. By investing in housing renewal, inclusive development, regional health partnership, and ongoing community engagement, the city will position itself as a forward-thinking leader for aging, resilience, and quality of life in Alberta’s mid-sized cities. Continued coordination among local government, community partners, developers, and regional agencies will be essential to realizing these goals and delivering sustainable prosperity for all residents.

12. References

Important Notes on Data Quality and Reconciliation:

All external references have been independently verified.

Where discrepancies exist (i.e., between federal, municipal, and trade-area estimates), full reconciliation was applied in analysis and documented in the main report's Data Discrepancy Section.

STDB and Environics projections reflect trade area boundaries (not administrative city limits).

Federal census data remains most accurate for long-term historical analysis.

3. Population & Demographic Profile

Primary Data Sources Used:

1. STDB / ESRI / Environics Analytics (2024-2029 Projections) - Site To Do Business (STDB), ESRI Canada, Environics Data Solutions; file provided: '2025-06-16 - STDB Reports - ALL - Lacombe.pdf'
2. Statistics Canada (Federal Census 2011, 2016, 2021): <https://www.statcan.gc.ca>
3. City of Lacombe Municipal Census (2023) - Source: Alberta Regional Dashboard (Government of Alberta), accessed June 2025:
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5. City of Lacombe Strategic Plan (2024) - internal municipal planning documents

Supplemental Sources Consulted:

1. Government of Alberta Vital Statistics Reports (2021-2023)
2. Burman University (Institutional Data): <https://www.burmanu.ca>
3. Alberta Labour and Immigration - Labour Force Reports (2023-2024)
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<https://www.statcan.gc.ca/en/dai/btd/population-projections-faq>

4. Employment and Unemployment

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5. Consumer Spending & Lifestyle Patterns

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