# What's projected for Sault Ste. Marie in 20 years?

## Projected population growth

**The Sault will grow by almost 10,000 people, primarily from people coming and settling down here to fill new jobs and replace retiring Baby Boomers.**

Projected increase is from **73,400 residents in 2016 to 83,300 residents in 2036**.

Net change from in-migration: increase of 18,000 people.

Net change from births: decrease of 8,000 people.

Need: **4,000 new homes**.

Population distribution in 2016, based on the Canada census:

* 0 to 14 years: 14%.
* 15 to 64 years: 63%.
* 65 years or older: 22%.

Population distribution in 2036, based on projections:

* 0 to 14 years: 16%.
* 15 to 64 years: 59%.
* 65 years or older: 25%.

## Projected employment growth

**Health and social services will continue as the top employer in the Sault. Manufacturing jobs will drop slightly but still be one of the top sectors.**

Top sectors in 2016, based on the Canada census:

1. Health and social services.
2. Retail trade.
3. Manufacturing.
4. Accommodation and food.
5. Government.

Top sectors in 2036, based on projections:

1. Health and social services.
2. Retail trade.
3. Manufacturing.
4. Accommodation and food.
5. Education.

Projected increase is from **31,000 jobs in 2016 to 36,900 jobs in 2036**, for a total change of **approximately** **6,000 jobs**.

Change in job numbers by sector:

* Health and social services: increase of 1,200 jobs.
* Business services: increase of 1,100 jobs.
* Construction: increase of 700 jobs.
* Accommodation and food: increase of 600 jobs.
* Professional, scientific and technical services: increase of 600 jobs.
* Arts, entertainment and recreation: increase of 600 jobs.
* Education: increase of 600 jobs.
* Wholesale trade: increase of 200 jobs.
* Retail trade: increase of 200 jobs.
* Finance, insurance and real estate: increase of 200 jobs.
* Manufacturing: decrease of 300 jobs.

Note: Other sectors change by less than approximately 100 jobs.

## Projected land needs

**The Sault has enough land to accommodate new industrial and institutional development, but will need more land for commercial development.**

## Commercial land needs

**Retail** floor space needed: 599,000 square feet.

It's projected that about 59% of the city's vacant retail floor space will be reused by 2038. (Approximately 195,000 square feet based on the 2011 to 2017 yearly average.)

Additional land needed: 15 hectares.

New **non-retail commercial** (such as offices and hotels) jobs: 3,000.

Land needed: 105 hectares.

Vacant land available for commercial development: 37 hectares.

**Total commercial land need: deficit of 83 hectares**.

## Industrial land needs

New industrial jobs: 800.

Land needed: 110 hectares.

Vacant land available for industrial development: 543 hectares.

**Total industrial land need: surplus of 433 hectares**.

## Institutional land needs

New institutional jobs: 1,600.

Land needed: 52 hectares.

Vacant land available for institutional development: 55 hectares.

**Total institutional land need: surplus of 3 hectares**.

Note: Available vacant land amounts are current as of April 2019.

## Contact us

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Data sources: City of Sault Ste. Marie, Statistics Canada, Dillon Consulting and Metro Economics.