



REGIONAL
DISTRICT
OF NANAIMO

**POPULATION,
HOUSING AND
EMPLOYMENT**



UPDATED PROJECTIONS 2021-2041

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1 INTRODUCTION

The Regional District of Nanaimo (RDN) is currently undertaking an update of its Regional Growth Strategy. Updated projections of regional population, housing, and employment are an important input into the new regional plan.

A previous set of regional population, housing, and employment projections were prepared in 2019 and 2020. The RDN wishes to update the projections to take advantage of new data from the 2021 Statistics Canada Census, as well as the impacts of several major events and trends that have emerged in recent years:

- The COVID-19 pandemic, which disrupted working patterns and is expected to have long-term impacts on rates of working from home and distance working.
- Migration to the RDN, particularly from larger urban centres, motivated by lower housing prices and enabled by the new acceptance of distance working technologies and hybrid work arrangements.
- Continued escalation in housing prices across most urban centres in BC, combined with the emergence of provincially mandated housing targets in select communities (an approach that is expected to expand to more communities, possibly including those in the RDN, in future years).
- Historically high rates of international migration to Canada for both permanent and non-permanent residents.

APPROACH

The best way to interpret these projections is that they **represent the RDN's current growth path**. If current trends continue, allowing for some adjustments for higher and lower national growth under two alternative scenarios, the projections suggest what the RDN's population, housing, and employment will look like by 2041.

The two projection scenarios are:

- A **baseline scenario** that most closely reflects current trends and adopts a “medium growth” outlook from Statistics Canada for national and provincial population growth.
- A **high-growth scenario** that assumes net migration to the region is elevated, including by adopting a “high growth” outlook from Statistics Canada. Higher population growth both nationally and provincially has historically translated directly to increased migration to Vancouver Island.

While population is the starting point for the projections, both housing and employment projections are directly affected by population changes. More population translates directly into increased demand for housing and increased demand for workers to service the new population.

As recent years have demonstrated, it is always possible for major unanticipated events to change growth patterns. Possible future growth constraints, such as water shortages, significant economic downturns, or natural disasters, are considered too uncertain to be included in these projections, although their potential to affect future growth is acknowledged.

REPORT OVERVIEW

Further details on the projection methodology can be found in Section 2, followed by a summary of results in Section 3.

The employment projection methodology is summarized in Section 4 and employment projection results are in Section 5.

Detailed population and housing projections for each Electoral Area can be found in the Appendix.

2 POPULATION AND HOUSING METHODOLOGY

POPULATION OVERVIEW

The high-level approach used to craft population projections for the RDN is called a “cohort component model.” This is a standard approach to population projections.

It starts with 2021 Census data on the number of current RDN residents by age and sex, adjusted slightly for net Census undercount.

For each subsequent year in the projection period, the current population is advanced in age by a year and adjusted based on three factors:

1. Adding new births, which are estimated based on the size and age of the female population and data for the number of children born to women at each age.
2. Subtracting deaths, which are estimated based on BC mortality tables that show the number of males and females of each age who pass away each year, and
3. Estimating net migration – the number of people who move to the region, less the number of people who move away - by age and sex.

The first two steps above are straightforward and rely on well-established patterns. Projecting forward over the next 20 years, mortality and fertility rates are expected to continue a gradual evolution along the same path as the recent past (e.g., lower mortality rates for the older population, lower fertility rates for younger women).

The third step in the process – estimating net migration – is more complex and is ultimately the key driver of population change in the region. It is projected based on recent trends that show increasing net migration to the region, projected higher levels of federal immigration, and projected

growth in the BC and Canadian populations that historically translate to more people moving to Vancouver Island.

As noted in the introduction, changes in the net migration assumptions are the key differences in the Baseline and High-Growth scenarios and are linked to medium-growth and high-growth Statistics Canada population projection scenarios for Canada and BC.

HOUSING PROJECTION

The projected population by age is converted into a projected number of separate households based on historic “household maintainer” rates. These are the percentage of people at each age who are a primary household maintainer, meaning they are primarily responsible for supporting the household.

Household maintainer rates vary significantly over a lifespan and describe not only the number of separate households for each age group, but the typical household structure (apartment, single family home, other ground-oriented unit like a townhome, and so on).

These rates are evolving over time in response to high housing prices and other social and policy factors. For example, looking at adults aged 25 to 34 in the 2006 Census, 46% were household maintainers. By 2021, that was down to 41%. The maintainer rate for single family homes for this age group was down from 29% to 22%, reflecting both high prices as well as the evolution in Nanaimo toward apartments as a larger share of the new housing mix.

For projection purposes, the evolution of maintainer rates in recent years is expected to continue, but at a slower rate, in most RDN communities. For Nanaimo, a manual adjustment was implemented to modify the new housing mix to a much higher share of apartment and other multi-family units, reflecting both development trends as well as municipal policy.

3 POPULATION AND HOUSING PROJECTION RESULTS

Projection results for the Baseline and High-Growth scenarios are outlined on this and the following page. These figures are for the entire Regional District of Nanaimo, except for Indigenous Reserves. The same tables for

each Electoral Area and for the combined RDN municipalities can be found in the appendix at the back of the report.

BASELINE SCENARIO

	2021	2026	2031	2036	2041	GROWTH, 2021-2041	AVERAGE ANNUAL CHANGE, 2021-2041	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
POPULATION	172,453	185,819	196,752	206,715	216,008	43,555	2,178	1.1%	
Age 0 to 14	21,367	22,254	22,286	22,639	23,220	1,853	93	0.4%	
Age 15 to 24	15,529	16,432	18,353	19,035	19,366	3,837	192	1.1%	
Age 25 to 34	18,541	18,613	17,807	18,685	20,780	2,239	112	0.6%	
Age 35 to 44	19,728	23,056	24,370	24,486	23,940	4,212	211	1.0%	
Age 45 to 54	19,536	20,894	24,410	27,710	29,249	9,713	486	2.0%	
Age 55 to 64	27,128	25,452	24,265	25,619	29,259	2,130	107	0.4%	
Age 65 to 74	29,142	31,457	31,595	30,097	29,286	144	7	0.0%	
Age 75 to 84	15,720	21,100	25,300	27,122	27,324	11,604	580	2.8%	
Age 85+	5,763	6,561	8,366	11,322	13,585	7,822	391	4.4%	
HOUSING UNIT DEMAND	74,885	82,165	88,214	93,848	98,907	24,022	1,201	1.4%	
Single-Detached	50,730	53,899	57,503	60,565	63,169	12,439	622	1.1%	52%
Other Ground-Oriented	9,885	11,457	12,398	13,332	14,175	4,290	215	1.8%	18%
Apartment < 5 storeys	9,795	11,540	12,494	13,534	14,546	4,751	238	2.0%	20%
Apartment > 5 storeys	1,475	1,885	2,058	2,243	2,422	947	47	2.5%	4%
Movable	3,000	3,384	3,760	4,174	4,595	1,595	80	2.2%	7%

HIGH-GROWTH SCENARIO

	2021	2026	2031	2036	2041	GROWTH, 2021-2041	AVERAGE ANNUAL CHANGE, 2021-2041	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
POPULATION	172,453	190,640	207,786	223,987	239,476	67,023	3,351	1.7%	
Age 0 to 14	21,367	23,168	24,228	25,450	26,776	5,409	270	1.1%	
Age 15 to 24	15,529	17,058	19,778	21,267	22,366	6,837	342	1.8%	
Age 25 to 34	18,541	19,238	19,205	20,856	23,758	5,217	261	1.2%	
Age 35 to 44	19,728	23,687	25,799	26,700	26,917	7,189	359	1.6%	
Age 45 to 54	19,536	21,523	25,834	29,924	32,246	12,710	635	2.5%	
Age 55 to 64	27,128	26,079	25,676	27,802	32,206	5,078	254	0.9%	
Age 65 to 74	29,142	32,076	32,971	32,203	32,107	2,965	148	0.5%	
Age 75 to 84	15,720	21,250	25,928	28,371	29,165	13,445	672	3.1%	
Age 85+	5,763	6,561	8,366	11,414	13,935	8,173	409	4.5%	
HOUSING UNIT DEMAND	74,885	83,931	92,371	100,523	108,180	33,295	1,665	1.9%	
Single-Detached	50,730	54,817	59,899	64,549	68,760	18,030	901	1.5%	54%
Other Ground-Oriented	9,885	11,786	13,093	14,400	15,637	5,752	288	2.3%	17%
Apartment < 5 storeys	9,795	11,923	13,269	14,699	16,123	6,328	316	2.5%	19%
Apartment > 5 storeys	1,475	1,964	2,206	2,455	2,703	1,228	61	3.1%	4%
Movable	3,000	3,442	3,905	4,420	4,958	1,958	98	2.5%	6%

OBSERVATIONS

- Average population growth across the RDN ranges from 1.1% per year in the baseline scenario to 1.7% in the high-growth scenario. In percentage terms the oldest age range of 85+ is the fastest growing.
- In 2021, baby boomers were between 57 and 75 years old. This explains why growth rates for the 55 -64 and 65-74 ranges are so much lower as there aren't sufficient people in the following generation to replace the boomers.
- Projected growth in housing units is higher than projected population growth under both scenarios. This is driven by demographic factors as average family sizes continue to decline and an older population is more likely to live alone.
- Just over half the net increase in housing units is expected to come from single-family homes, while multi-family units are at least 40%. The single-family share remains much higher in rural areas (see the appendix for details).

- Compared to the previous projections created following the 2016 Census, the updated projections for 2041 are higher. This was expected given the continued escalation of in-migration in recent years, driven in part by the COVID-driven shift in working patterns, as well as higher federal immigration targets.

The previous study projected a 2041 population of between 194,000 (baseline scenario) and 216,000 (high-growth scenario). This represented a range of 1.0% to 1.4% growth per year.

This study shows a projected population range of 216,000 (baseline) to 239,000 (high-growth). In other words, the former high-growth projection for 2041 is now the baseline projection.

4 EMPLOYMENT METHODOLOGY

Employment projections are provided only for the RDN in total (excluding Indigenous Reserves) due to the highly integrated nature of the regional economy, where many people live and work in different sub-areas.

DEFINING EMPLOYMENT

For purposes of these projections, RDN employment is defined to include:

1. **Jobs with a usual place of work within the RDN.** This includes home-based jobs. Most jobs based in the RDN are held by RDN residents, but some non-residents commute into the region for work (and for this analysis, residents of Indigenous Reserves in the RDN are considered non-residents).
2. **Employed residents of the RDN with no fixed place of work.** There were 13,000 employed RDN residents with no fixed workplace in the 2021 Census, accounting for 18% for all employed residents. Having no regular workplace is common in industries like construction (60% of all workers), transportation, logging, and fishing.

PROJECTION MODEL

Projecting future employment requires a conceptual model of how different regional industries relate to each other and to the local population. For the RDN, each of 64 industries to be categorized as either:

1. **Population-serving**, meaning it serves primarily the local population (and sometimes subsets of the population, such as children or the older population elderly).
2. **Traded**, meaning it serves primarily markets outside the region. These industries are called exporting industries or economic base industries.

3. **Business support**, meaning it serves primarily other local industries.

There are a few industries that are assigned as both population-serving and business support as they serve local households and businesses in roughly equal proportions.

Projecting changes in these three categories of industries is based on the expected change in the markets they serve. For population-serving industries, growth is projected based on regional population growth, either in total or in target demographics.

For traded industries, growth is projected using regional projections from the BC Labour Market Outlook as a starting point, with some adjustments to reflect comparative advantages and disadvantages of the RDN compared to the rest of the Vancouver Island/Coast.

For business support industries, growth is projected based on employment growth in the other two categories.

OTHER ADJUSTMENTS

As of the 2021 Census, total commuting into the RDN is nearly perfectly balanced with commuting out of the RDN. This eliminates the need for a **commuting adjustment**, which would be required if there was an imbalance between regional jobs and regional workers (this imbalance exists for individual communities, but not for the RDN in total).

There is a small adjustment for **labour productivity** growth because over time, mechanization and improved technologies mean that fewer workers are required for the same level of output. Finally, the projections were **cross-referenced with projected labour supply** (derived from the population projections) to ensure sufficient workers will be available to fill the projected level of employment.

5 EMPLOYMENT PROJECTION RESULTS

Employment projections are shown below under both the baseline and high-growth scenarios. In nearly every industry, projected growth is higher under the high-growth population projection due to increased demand for

goods and services and the fact that some incoming residents are bringing their employment with them.

PROJECTED EMPLOYMENT BY INDUSTRY

INDUSTRY	BASELINE SCENARIO						HIGH-GROWTH SCENARIO					
	2021	2026	2031	2036	2041	AVG GROWTH	2021	2026	2031	2036	2041	AVG GROWTH
Health care and social assistance	11,685	13,685	15,855	18,090	19,605	2.6%	11,685	13,835	16,245	18,815	20,755	2.9%
Retail trade	10,325	11,125	11,780	12,375	12,930	1.1%	10,325	11,415	12,440	13,410	14,335	1.7%
Construction	7,705	8,305	8,810	9,265	9,685	1.1%	7,705	8,515	9,290	10,020	10,715	1.7%
Professional, scientific and technical services	5,285	5,290	5,970	6,355	6,565	1.1%	5,285	5,340	6,110	6,730	7,120	1.5%
Educational services	4,995	5,735	5,930	5,980	6,085	1.0%	4,995	5,885	6,270	6,520	6,780	1.5%
Accommodation and food services	4,975	5,200	5,530	5,795	6,025	1.0%	4,975	5,320	5,800	6,240	6,635	1.5%
Public administration	3,810	4,165	4,350	4,430	4,485	0.8%	3,810	4,190	4,410	4,560	4,660	1.0%
Finance, insurance and real estate	3,800	4,100	4,390	4,650	4,865	1.2%	3,800	4,175	4,585	4,975	5,320	1.7%
Business, building, and other support services	3,750	4,060	4,395	4,690	4,915	1.4%	3,750	4,110	4,545	4,955	5,300	1.7%
Transportation and warehousing	3,555	3,700	3,980	4,225	4,415	1.1%	3,555	3,750	4,120	4,470	4,765	1.5%
Repair, personal, and non-profit services	3,510	3,780	4,010	4,215	4,405	1.1%	3,510	3,880	4,230	4,560	4,880	1.7%
Information, culture and recreation	2,715	2,880	3,075	3,150	3,265	0.9%	2,715	2,935	3,205	3,335	3,515	1.3%
Manufacturing	2,700	2,740	2,810	2,840	2,845	0.3%	2,700	2,740	2,810	2,870	2,890	0.3%
Wholesale trade	1,560	1,685	1,825	1,945	2,040	1.4%	1,560	1,710	1,885	2,060	2,200	1.7%
Agriculture and fishing	1,150	1,160	1,200	1,210	1,210	0.3%	1,150	1,160	1,200	1,220	1,230	0.3%
Forestry and logging with support activities	595	555	530	525	525	-0.6%	595	555	530	525	525	-0.6%
Utilities	330	355	380	400	420	1.2%	330	360	395	430	460	1.7%
Mining and oil and gas extraction	220	270	280	280	280	1.3%	220	270	280	280	280	1.3%
Total Employment	72,665	78,795	85,090	90,430	94,570	1.3%	72,665	80,145	88,355	95,980	102,360	1.7%

OBSERVATIONS

- Projected employment growth ranges from 1.3% to 1.7% per year, depending on the scenario. These are high growth rates for employment and are at least as high as projected population growth in the same period.
- Part of the explanation for the higher employment growth rates is they are calculated using 2021 as the starting point when employment was still somewhat depressed by the ongoing COVID-19 pandemic. The regional unemployment rate from the Census was 8.4%, much higher than recent history. This means that part of the elevated growth projected after 2021 is simply catching up to where total employment would have been without the pandemic.
- Even after accounting for the lower starting point in 2021, the projected level of future employment, ranging from 95,000 to 102,000 jobs by 2041, is substantially higher than the previous employment projections completed in 2020, which showed a high-growth scenario of 87,000 jobs.
- Part of the explanation is the higher projected level of population and housing growth. This pulls up demand for a wide range of goods and services and as household-serving industries grow, that increases demand for business support services at the same time.
- Compared to the last set of projections, recent history shows a different mix of newcomers moving to the region, including a higher percentage of younger adults still in their prime working years. The previous study showed 32% of the region's population would be in the prime working years (age 25 to 54) in 2041. In this updated report, the prime-age population share is up to 35%. Some of these new workers are employed by companies in Vancouver and elsewhere, but as a home-based worker, their job is now counted in the RDN total.
- Looking at specific industries, the health care sector is already the largest employer in the region but is projected to also have the fastest growth rates going forward. Sectors like retail and education track closely with population growth, while traditional resource-based and manufacturing industries show lower-than-average future growth.

APPENDIX: POPULATION AND HOUSING PROJECTIONS BY SUB-AREA

OVERVIEW OF SUB-AREA PROJECTIONS

Population and housing projections for each RDN Electoral Area are summarized below and detailed projections on the following pages of this appendix.

As shown in the summary table, the updated projections show future population and housing unit growth across all areas, which differs from

the previous report where several areas were projected to have small declines in population. The higher projections in this report, as noted in the commentary in Section 3, are due to the sustained higher level of immigration to the region in recent years and projected higher future immigration in connection with higher federal immigration targets.

SUB-AREA	POPULATION					OCCUPIED DWELLING UNITS				
	2021	BASELINE SCENARIO		HIGH-GROWTH SCENARIO		2021	BASELINE SCENARIO		HIGH-GROWTH SCENARIO	
		2041	AVG GROWTH	2041	AVG GROWTH		2041	AVG GROWTH	2041	AVG GROWTH
Area A (Cassidy/Cedar)	7,722	8,160	0.3%	8,711	0.6%	3,125	3,567	0.7%	3,769	0.9%
Area B (Gabriola Island)	4,535	5,056	0.5%	5,720	1.2%	2,365	2,779	0.8%	3,024	1.2%
Area C (East Wellington/ Extension/South Wellington)	3,228	4,389	1.5%	4,891	2.1%	1,235	1,811	1.9%	2,002	2.4%
Area E (Nanoose Bay)	6,792	8,388	1.1%	9,583	1.7%	3,070	4,086	1.4%	4,505	1.9%
Area F (Coombs/Errington/Hilliers)	8,386	9,216	0.5%	9,835	0.8%	3,670	4,919	1.5%	5,180	1.7%
Area G (French Creek/Englishman River/Dashwood)	8,144	9,369	0.7%	10,550	1.3%	3,585	4,281	0.9%	4,664	1.3%
Area H (Deep Bay/Bowser/ Qualicum Bay/Dunsmuir)	4,358	5,796	1.4%	6,574	2.1%	2,000	2,728	1.6%	3,019	2.1%
RDN Rural Areas	43,165	50,375	0.8%	55,865	1.3%	19,050	24,171	1.2%	26,162	1.6%
RDN Municipalities	129,288	165,633	1.2%	183,611	1.8%	55,835	74,737	1.5%	82,018	1.9%
RDN Total (excluding Reserves)	172,453	216,008	1.1%	239,476	1.7%	74,885	98,907	1.4%	108,180	1.9%

AREA A (CASSIDY/CEDAR)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	7,722	7,822	8,008	8,117	8,160	438	22	0.3%	
Age 0 to 14	974	973	938	898	870	-103	-5	-0.6%	
Age 15 to 24	657	618	658	708	694	37	2	0.3%	
Age 25 to 34	790	670	574	562	605	-185	-9	-1.3%	
Age 35 to 44	862	972	1,032	940	852	-10	-1	-0.1%	
Age 45 to 54	1,086	952	1,013	1,148	1,213	127	6	0.6%	
Age 55 to 64	1,455	1,365	1,182	1,080	1,145	-310	-16	-1.2%	
Age 65 to 74	1,233	1,383	1,428	1,368	1,208	-25	-1	-0.1%	
Age 75 to 84	531	704	937	1,069	1,108	578	29	3.8%	
Age 85+	136	186	246	344	466	330	16	6.3%	
HOUSING UNIT DEMAND	3,125	3,260	3,422	3,519	3,567	442	22	0.7%	
Single-Detached	2,735	2,842	2,975	3,046	3,069	334	17	0.6%	76%
Other Ground-Oriented	95	102	107	111	115	20	1	0.9%	4%
Apartment < 5 storeys	10	19	28	37	44	34	2	7.7%	8%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	285	297	312	325	339	54	3	0.9%	12%
HIGH-GROWTH SCENARIO									
POPULATION	7,722	7,938	8,270	8,524	8,711	989	49	0.6%	
Age 0 to 14	974	995	984	964	953	-21	-1	-0.1%	
Age 15 to 24	657	633	691	760	764	108	5	0.8%	
Age 25 to 34	790	685	607	612	672	-118	-6	-0.8%	
Age 35 to 44	862	987	1,066	993	922	60	3	0.3%	
Age 45 to 54	1,086	967	1,047	1,201	1,284	198	10	0.8%	
Age 55 to 64	1,455	1,380	1,215	1,132	1,215	-240	-12	-0.9%	
Age 65 to 74	1,233	1,398	1,461	1,418	1,275	42	2	0.2%	
Age 75 to 84	531	707	952	1,099	1,152	621	31	4.0%	
Age 85+	136	186	246	346	474	338	17	6.4%	
HOUSING UNIT DEMAND	3,125	3,299	3,513	3,666	3,769	644	32	0.9%	
Single-Detached	2,735	2,876	3,055	3,174	3,244	509	25	0.9%	79%
Other Ground-Oriented	95	104	111	117	123	28	1	1.3%	4%
Apartment < 5 storeys	10	20	28	38	46	36	2	7.9%	6%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	285	300	319	337	356	71	4	1.1%	11%

AREA B (GABRIOLA ISLAND)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	4,535	4,812	4,962	5,037	5,056	521	26	0.5%	
Age 0 to 14	290	282	247	239	236	-54	-3	-1.0%	
Age 15 to 24	207	226	222	215	199	-8	0	-0.2%	
Age 25 to 34	186	131	147	157	160	-26	-1	-0.7%	
Age 35 to 44	358	385	345	291	313	-44	-2	-0.7%	
Age 45 to 54	523	498	526	556	523	0	0	0.0%	
Age 55 to 64	990	902	851	830	865	-125	-6	-0.7%	
Age 65 to 74	1,313	1,384	1,288	1,209	1,170	-144	-7	-0.6%	
Age 75 to 84	555	824	1,064	1,116	1,044	489	24	3.2%	
Age 85+	114	181	274	425	545	431	22	8.1%	
HOUSING UNIT DEMAND	2,365	2,572	2,700	2,760	2,779	414	21	0.8%	
Single-Detached	2,218	2,391	2,493	2,541	2,551	334	17	0.7%	81%
Other Ground-Oriented	43	53	62	64	64	22	1	2.1%	5%
Apartment < 5 storeys	40	54	67	73	75	35	2	3.2%	8%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	65	74	78	82	89	24	1	1.6%	6%
HIGH-GROWTH SCENARIO									
POPULATION	4,535	4,952	5,280	5,531	5,720	1,185	59	1.2%	
Age 0 to 14	290	308	302	318	336	46	2	0.7%	
Age 15 to 24	207	244	263	279	283	76	4	1.6%	
Age 25 to 34	186	148	186	216	240	54	3	1.3%	
Age 35 to 44	358	404	386	355	398	40	2	0.5%	
Age 45 to 54	523	517	568	620	610	87	4	0.8%	
Age 55 to 64	990	921	892	893	950	-40	-2	-0.2%	
Age 65 to 74	1,313	1,402	1,328	1,270	1,251	-62	-3	-0.2%	
Age 75 to 84	555	828	1,082	1,152	1,098	543	27	3.5%	
Age 85+	114	181	274	427	555	441	22	8.2%	
HOUSING UNIT DEMAND	2,365	2,620	2,812	2,938	3,024	659	33	1.2%	
Single-Detached	2,218	2,436	2,597	2,704	2,775	558	28	1.1%	85%
Other Ground-Oriented	43	54	65	68	70	28	1	2.5%	4%
Apartment < 5 storeys	40	55	69	76	79	39	2	3.5%	6%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	65	75	82	89	99	34	2	2.1%	5%

AREA C (EAST WELLINGTON/EXTENSION/SOUTH WELLINGTON)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	3,228	3,494	3,815	4,109	4,389	1,162	58	1.5%	
Age 0 to 14	475	485	479	494	513	38	2	0.4%	
Age 15 to 24	328	346	418	441	438	110	5	1.5%	
Age 25 to 34	320	322	306	340	411	92	5	1.3%	
Age 35 to 44	426	484	512	530	519	94	5	1.0%	
Age 45 to 54	449	475	579	652	685	235	12	2.1%	
Age 55 to 64	589	549	508	547	653	64	3	0.5%	
Age 65 to 74	420	500	566	543	511	92	5	1.0%	
Age 75 to 84	189	262	337	412	465	277	14	4.6%	
Age 85+	33	70	109	150	194	161	8	9.3%	
HOUSING UNIT DEMAND	1,235	1,372	1,523	1,669	1,811	576	29	1.9%	
Single-Detached	1,075	1,183	1,304	1,418	1,523	448	22	1.8%	78%
Other Ground-Oriented	50	64	80	93	105	55	3	3.8%	10%
Apartment < 5 storeys	0	0	0	0	0	0	0	-	0%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	110	125	139	157	184	74	4	2.6%	13%
HIGH-GROWTH SCENARIO									
POPULATION	3,228	3,599	4,051	4,478	4,891	1,663	83	2.1%	
Age 0 to 14	475	505	521	554	588	113	6	1.1%	
Age 15 to 24	328	360	448	489	502	174	9	2.2%	
Age 25 to 34	320	336	336	386	475	156	8	2.0%	
Age 35 to 44	426	498	542	577	584	158	8	1.6%	
Age 45 to 54	449	489	610	700	749	299	15	2.6%	
Age 55 to 64	589	563	538	594	716	127	6	1.0%	
Age 65 to 74	420	514	596	588	572	152	8	1.6%	
Age 75 to 84	189	265	351	438	505	316	16	5.0%	
Age 85+	33	70	109	152	202	169	8	9.5%	
HOUSING UNIT DEMAND	1,235	1,408	1,608	1,805	2,002	767	38	2.4%	
Single-Detached	1,075	1,214	1,375	1,531	1,678	603	30	2.3%	79%
Other Ground-Oriented	50	66	85	102	118	68	3	4.4%	9%
Apartment < 5 storeys	0	0	0	0	0	0	0	-	0%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	110	128	148	172	206	96	5	3.2%	12%

AREA E (NANOOSE BAY)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	6,792	7,327	7,742	8,087	8,388	1,596	80	1.1%	
Age 0 to 14	596	660	649	635	664	68	3	0.5%	
Age 15 to 24	371	401	476	561	572	201	10	2.2%	
Age 25 to 34	386	305	287	320	401	15	1	0.2%	
Age 35 to 44	567	660	646	574	568	1	0	0.0%	
Age 45 to 54	677	738	861	959	957	281	14	1.8%	
Age 55 to 64	1,448	1,276	1,186	1,252	1,382	-66	-3	-0.2%	
Age 65 to 74	1,737	1,898	1,856	1,706	1,638	-99	-5	-0.3%	
Age 75 to 84	788	1,139	1,414	1,542	1,510	722	36	3.3%	
Age 85+	222	249	367	540	696	474	24	5.9%	
HOUSING UNIT DEMAND	3,070	3,392	3,675	3,908	4,086	1,016	51	1.4%	
Single-Detached	2,675	2,888	3,046	3,145	3,197	522	26	0.9%	51%
Other Ground-Oriented	110	139	167	189	202	92	5	3.1%	9%
Apartment < 5 storeys	125	176	244	324	406	281	14	6.1%	28%
Apartment > 5 storeys	45	57	66	72	79	34	2	2.8%	3%
Movable	115	132	153	178	202	87	4	2.9%	9%
HIGH-GROWTH SCENARIO									
POPULATION	6,792	7,576	8,305	8,966	9,583	2,791	140	1.7%	
Age 0 to 14	596	707	749	779	848	252	13	1.8%	
Age 15 to 24	371	434	548	675	726	355	18	3.4%	
Age 25 to 34	386	337	356	426	549	163	8	1.8%	
Age 35 to 44	567	693	720	686	717	150	8	1.2%	
Age 45 to 54	677	771	934	1,072	1,111	434	22	2.5%	
Age 55 to 64	1,448	1,308	1,258	1,364	1,533	85	4	0.3%	
Age 65 to 74	1,737	1,930	1,926	1,813	1,782	45	2	0.1%	
Age 75 to 84	788	1,147	1,446	1,606	1,604	816	41	3.6%	
Age 85+	222	249	367	544	714	492	25	6.0%	
HOUSING UNIT DEMAND	3,070	3,471	3,861	4,209	4,505	1,435	72	1.9%	
Single-Detached	2,675	2,958	3,209	3,403	3,549	874	44	1.4%	61%
Other Ground-Oriented	110	142	174	201	220	110	5	3.5%	8%
Apartment < 5 storeys	125	179	251	340	432	307	15	6.4%	21%
Apartment > 5 storeys	45	58	70	80	90	45	2	3.5%	3%
Movable	115	134	157	185	214	99	5	3.1%	7%

AREA F (COOMBS/ERRINGTON/HILLIERS)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	8,386	8,601	8,883	9,082	9,216	830	42	0.5%	
Age 0 to 14	1,139	1,046	966	934	927	-212	-11	-1.0%	
Age 15 to 24	705	730	797	753	704	0	0	0.0%	
Age 25 to 34	806	727	637	685	754	-51	-3	-0.3%	
Age 35 to 44	1,115	1,085	1,086	1,037	954	-161	-8	-0.8%	
Age 45 to 54	1,102	1,185	1,300	1,298	1,306	204	10	0.9%	
Age 55 to 64	1,632	1,426	1,286	1,394	1,511	-121	-6	-0.4%	
Age 65 to 74	1,359	1,555	1,653	1,489	1,371	12	1	0.0%	
Age 75 to 84	438	722	968	1,149	1,221	783	39	5.3%	
Age 85+	90	127	191	344	468	378	19	8.6%	
HOUSING UNIT DEMAND	3,670	3,960	4,289	4,636	4,919	1,249	62	1.5%	
Single-Detached	2,848	3,070	3,318	3,577	3,785	938	47	1.4%	75%
Other Ground-Oriented	133	137	142	144	145	12	1	0.4%	1%
Apartment < 5 storeys	60	69	80	89	99	39	2	2.5%	3%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	630	684	749	826	890	260	13	1.7%	21%
HIGH-GROWTH SCENARIO									
POPULATION	8,386	8,731	9,177	9,540	9,835	1,449	72	0.8%	
Age 0 to 14	1,139	1,070	1,018	1,010	1,023	-117	-6	-0.5%	
Age 15 to 24	705	746	834	811	782	77	4	0.5%	
Age 25 to 34	806	744	674	742	832	26	1	0.2%	
Age 35 to 44	1,115	1,102	1,124	1,095	1,033	-82	-4	-0.4%	
Age 45 to 54	1,102	1,202	1,338	1,357	1,385	283	14	1.1%	
Age 55 to 64	1,632	1,443	1,324	1,452	1,589	-43	-2	-0.1%	
Age 65 to 74	1,359	1,571	1,689	1,545	1,446	86	4	0.3%	
Age 75 to 84	438	726	985	1,182	1,270	831	42	5.5%	
Age 85+	90	127	191	346	477	387	19	8.7%	
HOUSING UNIT DEMAND	3,670	4,008	4,402	4,820	5,180	1,510	75	1.7%	
Single-Detached	2,848	3,107	3,405	3,718	3,984	1,136	57	1.7%	75%
Other Ground-Oriented	133	139	147	151	155	23	1	0.8%	1%
Apartment < 5 storeys	60	71	82	94	106	46	2	2.9%	3%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	630	692	768	858	935	305	15	2.0%	20%

AREA G (FRENCH CREEK/ENGLISHMAN RIVER/DASHWOOD)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	8,144	8,563	8,903	9,159	9,369	1,225	61	0.7%	
Age 0 to 14	760	794	742	730	747	-14	-1	-0.1%	
Age 15 to 24	543	560	657	720	693	149	7	1.2%	
Age 25 to 34	482	441	387	414	515	32	2	0.3%	
Age 35 to 44	650	722	753	730	690	40	2	0.3%	
Age 45 to 54	867	874	968	1,054	1,098	232	12	1.2%	
Age 55 to 64	1,581	1,383	1,230	1,253	1,358	-222	-11	-0.8%	
Age 65 to 74	1,884	1,948	2,005	1,839	1,715	-168	-8	-0.5%	
Age 75 to 84	1,105	1,482	1,629	1,695	1,745	640	32	2.3%	
Age 85+	271	358	530	724	808	537	27	5.6%	
HOUSING UNIT DEMAND	3,585	3,810	4,019	4,172	4,281	696	35	0.9%	
Single-Detached	3,055	3,219	3,371	3,487	3,571	516	26	0.8%	74%
Other Ground-Oriented	380	439	492	526	545	165	8	1.8%	24%
Apartment < 5 storeys	10	15	20	25	29	19	1	5.4%	3%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	140	138	136	134	136	-4	0	-0.2%	-1%
HIGH-GROWTH SCENARIO									
POPULATION	8,144	8,730	9,406	10,002	10,550	2,407	120	1.3%	
Age 0 to 14	760	829	838	879	940	179	9	1.1%	
Age 15 to 24	543	582	722	828	845	302	15	2.2%	
Age 25 to 34	482	462	448	514	659	177	9	1.6%	
Age 35 to 44	650	744	818	837	836	186	9	1.3%	
Age 45 to 54	867	896	1,033	1,162	1,248	381	19	1.8%	
Age 55 to 64	1,581	1,405	1,295	1,359	1,506	-75	-4	-0.2%	
Age 65 to 74	1,884	1,969	2,068	1,942	1,857	-27	-1	-0.1%	
Age 75 to 84	1,105	1,487	1,655	1,753	1,836	731	37	2.6%	
Age 85+	271	358	530	727	823	552	28	5.7%	
HOUSING UNIT DEMAND	3,585	3,860	4,175	4,439	4,664	1,079	54	1.3%	
Single-Detached	3,055	3,263	3,506	3,715	3,896	841	42	1.2%	78%
Other Ground-Oriented	380	442	504	548	579	199	10	2.1%	18%
Apartment < 5 storeys	10	15	21	27	32	22	1	6.1%	2%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	140	140	144	149	156	16	1	0.5%	1%

AREA H (DEEP BAY/BOWSER/QUALICUM BAY/DUNSMUIR)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	4,358	4,837	5,189	5,508	5,796	1,438	72	1.4%	
Age 0 to 14	416	430	444	445	473	57	3	0.6%	
Age 15 to 24	239	329	372	389	411	172	9	2.7%	
Age 25 to 34	287	292	293	374	426	138	7	2.0%	
Age 35 to 44	395	452	473	475	484	88	4	1.0%	
Age 45 to 54	483	537	610	662	692	209	10	1.8%	
Age 55 to 64	972	866	813	862	941	-31	-2	-0.2%	
Age 65 to 74	1,093	1,234	1,217	1,116	1,078	-15	-1	-0.1%	
Age 75 to 84	388	586	819	924	911	524	26	4.4%	
Age 85+	85	112	148	260	381	296	15	7.8%	
HOUSING UNIT DEMAND	2,000	2,227	2,403	2,574	2,728	728	36	1.6%	
Single-Detached	1,755	1,941	2,085	2,214	2,317	562	28	1.4%	77%
Other Ground-Oriented	60	69	75	79	85	25	1	1.8%	3%
Apartment < 5 storeys	15	20	25	30	34	19	1	4.2%	3%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	170	197	217	250	292	122	6	2.7%	17%
HIGH-GROWTH SCENARIO									
POPULATION	4,358	4,999	5,555	6,081	6,574	2,216	111	2.1%	
Age 0 to 14	416	461	508	539	592	176	9	1.8%	
Age 15 to 24	239	350	420	462	510	271	14	3.9%	
Age 25 to 34	287	313	340	447	525	237	12	3.1%	
Age 35 to 44	395	473	521	548	583	187	9	2.0%	
Age 45 to 54	483	558	657	736	791	308	15	2.5%	
Age 55 to 64	972	887	860	935	1,038	66	3	0.3%	
Age 65 to 74	1,093	1,254	1,262	1,185	1,171	78	4	0.3%	
Age 75 to 84	388	591	840	965	972	584	29	4.7%	
Age 85+	85	112	148	263	393	308	15	8.0%	
HOUSING UNIT DEMAND	2,000	2,283	2,532	2,782	3,019	1,019	51	2.1%	
Single-Detached	1,755	1,990	2,197	2,394	2,564	809	40	1.9%	79%
Other Ground-Oriented	60	72	81	89	99	39	2	2.5%	4%
Apartment < 5 storeys	15	20	26	33	39	24	1	4.9%	2%
Apartment > 5 storeys	0	0	0	0	0	0	0	-	0%
Movable	170	201	227	267	316	146	7	3.2%	14%

RDN MUNICIPALITIES (COMBINED)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	129,288	140,363	149,250	157,616	165,633	36,345	1,817	1.2%	
Age 0 to 14	16,717	17,584	17,821	18,263	18,790	2,073	104	0.6%	
Age 15 to 24	12,479	13,221	14,752	15,249	15,655	3,176	159	1.1%	
Age 25 to 34	15,285	15,726	15,176	15,833	17,508	2,224	111	0.7%	
Age 35 to 44	15,354	18,296	19,523	19,910	19,559	4,205	210	1.2%	
Age 45 to 54	14,349	15,635	18,552	21,381	22,775	8,426	421	2.3%	
Age 55 to 64	18,461	17,685	17,210	18,400	21,404	2,942	147	0.7%	
Age 65 to 74	20,104	21,555	21,583	20,828	20,595	492	25	0.1%	
Age 75 to 84	11,727	15,383	18,133	19,217	19,319	7,593	380	2.5%	
Age 85+	4,813	5,278	6,501	8,536	10,028	5,215	261	3.7%	
HOUSING UNIT DEMAND	55,835	61,571	66,182	70,610	74,737	18,902	945	1.5%	
Single-Detached	34,370	36,365	38,910	41,137	43,156	8,786	439	1.1%	46%
Other Ground-Oriented	9,015	10,453	11,272	12,125	12,914	3,899	195	1.8%	21%
Apartment < 5 storeys	9,535	11,187	12,031	12,956	13,859	4,324	216	1.9%	23%
Apartment > 5 storeys	1,430	1,828	1,993	2,171	2,344	914	46	2.5%	5%
Movable	1,485	1,738	1,976	2,221	2,464	979	49	2.6%	5%
HIGH-GROWTH SCENARIO									
POPULATION	129,288	144,114	157,742	170,867	183,611	54,323	2,716	1.8%	
Age 0 to 14	16,717	18,293	19,307	20,406	21,498	4,781	239	1.3%	
Age 15 to 24	12,479	13,710	15,852	16,963	17,953	5,474	274	1.8%	
Age 25 to 34	15,285	16,213	16,258	17,512	19,806	4,522	226	1.3%	
Age 35 to 44	15,354	18,787	20,622	21,609	21,843	6,489	324	1.8%	
Age 45 to 54	14,349	16,124	19,648	23,078	25,069	10,720	536	2.8%	
Age 55 to 64	18,461	18,173	18,295	20,074	23,660	5,198	260	1.2%	
Age 65 to 74	20,104	22,037	22,641	22,442	22,754	2,650	133	0.6%	
Age 75 to 84	11,727	15,500	18,618	20,176	20,730	9,003	450	2.9%	
Age 85+	4,813	5,278	6,501	8,608	10,298	5,485	274	3.9%	
HOUSING UNIT DEMAND	55,835	62,981	69,468	75,865	82,018	26,183	1,309	1.9%	
Single-Detached	34,370	36,974	40,555	43,910	47,068	12,698	635	1.6%	48%
Other Ground-Oriented	9,015	10,768	11,928	13,124	14,273	5,258	263	2.3%	20%
Apartment < 5 storeys	9,535	11,564	12,791	14,092	15,388	5,853	293	2.4%	22%
Apartment > 5 storeys	1,430	1,905	2,135	2,375	2,612	1,182	59	3.1%	5%
Movable	1,485	1,771	2,059	2,363	2,677	1,192	60	3.0%	5%

RDN RURAL AREAS (COMBINED)

	2021	2026	2031	2036	2041	TOTAL CHANGE, 2021-2041	AVERAGE ANNUAL CHANGE	AVERAGE ANNUAL GROWTH RATE	DISTRIBUTION OF NET NEW UNITS
BASELINE SCENARIO									
POPULATION	43,165	45,456	47,502	49,099	50,375	7,210	360	0.8%	
Age 0 to 14	4,650	4,670	4,466	4,376	4,430	-220	-11	-0.2%	
Age 15 to 24	3,050	3,210	3,601	3,786	3,711	661	33	1.0%	
Age 25 to 34	3,256	2,888	2,631	2,852	3,272	15	1	0.0%	
Age 35 to 44	4,374	4,760	4,846	4,576	4,381	8	0	0.0%	
Age 45 to 54	5,186	5,259	5,858	6,329	6,474	1,287	64	1.1%	
Age 55 to 64	8,667	7,767	7,056	7,219	7,855	-812	-41	-0.5%	
Age 65 to 74	9,038	9,901	10,012	9,269	8,691	-348	-17	-0.2%	
Age 75 to 84	3,993	5,718	7,167	7,905	8,004	4,011	201	3.5%	
Age 85+	950	1,283	1,865	2,786	3,557	2,607	130	6.8%	
HOUSING UNIT DEMAND	19,050	20,593	22,031	23,238	24,171	5,121	256	1.2%	
Single-Detached	16,360	17,534	18,593	19,429	20,013	3,653	183	1.0%	71%
Other Ground-Oriented	870	1,004	1,126	1,206	1,261	391	20	1.9%	8%
Apartment < 5 storeys	260	354	463	578	687	427	21	5.0%	8%
Apartment > 5 storeys	45	57	66	72	79	34	2	2.8%	1%
Movable	1,515	1,646	1,784	1,953	2,131	616	31	1.7%	12%
HIGH-GROWTH SCENARIO									
POPULATION	43,165	46,526	50,045	53,120	55,865	12,699	635	1.3%	
Age 0 to 14	4,650	4,875	4,921	5,044	5,278	628	31	0.6%	
Age 15 to 24	3,050	3,348	3,926	4,304	4,412	1,363	68	1.9%	
Age 25 to 34	3,256	3,025	2,947	3,344	3,952	696	35	1.0%	
Age 35 to 44	4,374	4,900	5,176	5,091	5,073	699	35	0.7%	
Age 45 to 54	5,186	5,399	6,187	6,846	7,176	1,990	100	1.6%	
Age 55 to 64	8,667	7,906	7,381	7,728	8,546	-121	-6	-0.1%	
Age 65 to 74	9,038	10,039	10,330	9,761	9,353	315	16	0.2%	
Age 75 to 84	3,993	5,751	7,310	8,195	8,435	4,442	222	3.8%	
Age 85+	950	1,283	1,865	2,807	3,638	2,687	134	6.9%	
HOUSING UNIT DEMAND	19,050	20,949	22,903	24,658	26,162	7,112	356	1.6%	
Single-Detached	16,360	17,843	19,344	20,639	21,691	5,331	267	1.4%	75%
Other Ground-Oriented	870	1,018	1,166	1,276	1,364	494	25	2.3%	7%
Apartment < 5 storeys	260	359	478	607	735	475	24	5.3%	7%
Apartment > 5 storeys	45	58	70	80	90	45	2	3.5%	1%
Movable	1,515	1,671	1,846	2,056	2,281	766	38	2.1%	11%