

Metro Vancouver 2040 - Backgrounder

Metro 2040 Residential Growth Projections

Purpose

Metro Vancouver 2040 – Shaping our Future, Metro's draft regional growth strategy, was released for public review in November 2009. A fundamental assumption of Metro 2040 is that the region's 2006 population of 2.2 million will grow by 1.2 million residents to reach a population of 3.4 million by the year 2041. Metro 2040 provides goals and strategies intended to shape growth toward a sustainable region. This backgrounder provides an overview of the policy context and methodology used in the Metro 2040 residential growth projections.

Policy Context:

Metro 2040 includes five goals and fourteen strategies to address future development within the region. The residential growth concept and targets are established through *Goal 1. Create a Compact Urban Area*, and component strategies:

- 1.1: *Contain urban development within the Urban Containment Boundary; and,*
 1.2: *Focus Growth in Urban Centres and Frequent Transit Development Corridors.*

Based on this regional growth concept, residential growth projections anticipate about 98% of residential growth will be located with the Urban Containment Boundary (UCB), and the remaining 2% will be located in the Rural and Agricultural areas outside of the UCB. About 68% or just over two-thirds of the residential growth will be located within designated Urban Centres and along Frequent Transit Development Corridors.....about 40% within the 26 designated Urban Centres, and about 28% along the major transit corridors.

Residential Growth Assumptions, Methods and Projections

In preparing residential growth projections, Metro Vancouver collaborates with the Province of British Columbia (BC Stats) and member municipalities. The intent of this approach is to promote

consistency among planning agencies and to establish a common basis of information, assumptions and methods for future growth and policy implementation.

Preparing the projections comprises four steps:

1. Establish base year (2006) estimates of population and housing;
2. Establish regional level controls totals for projected population and households/housing to 2041;
3. Allocate the share of regional housing and population growth among subregions and municipalities; and,
4. Allocate subregional and municipal growth among the Urban Centres and Frequent Transit Development Corridors.

2006 Base Year Estimates

The Census of Canada (Statistics Canada) provides the most comprehensive and commonly accepted estimates of population counts and demographics available. The 2006 Census estimates Metro Vancouver's population (excluding



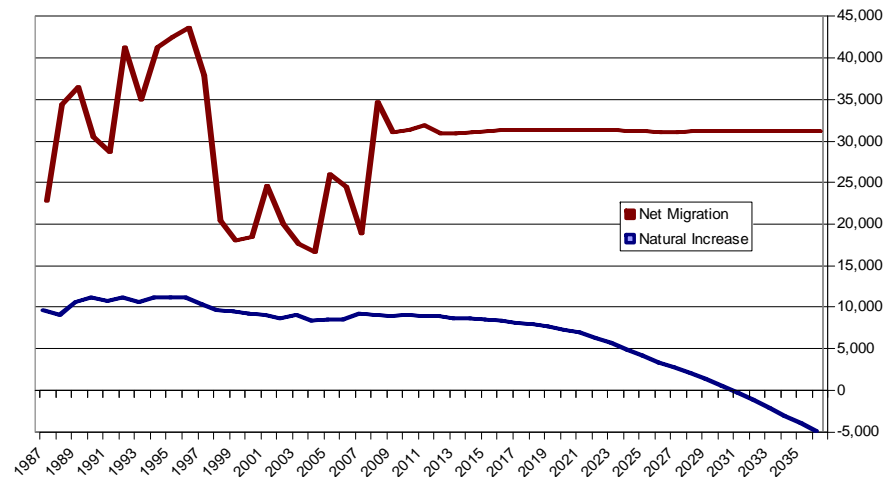
Bowen Island) at 2,113,000, with 815,500 private occupied dwellings. In addition, Statistics Canada, in association with BC Stats, prepares estimates of Census undercount for Canada, the provinces, regional districts, and municipalities¹. Adding an estimated 3.9% Census undercount, the 2006 population for Metro Vancouver increases to 2,196,000 with an equivalent 850,000 occupied dwelling units². Census plus undercount is used for all 2006 population, housing and employment estimates contained in the draft Regional Growth Strategy.

Metro Growth Projections to 2041

Over the 25 year period 1981 to 2006, Metro Vancouver added 900,000 residents - from 1.3 million residents in 1981 to 2.2 million in 2006. Over that period, the annual average population growth was about 36,000 per year, going up as high as 55,000 per year in the early 1990's and as low as 17,000 in 2003.

Metro Vancouver is projected to add 1.2 million residents for a total population of 3.4 million by the year 2041. The combination of population growth and demographic factors would require about 574,000 additional housing units to be built over that period.

Figure 1. Metro Vancouver: Projected Net Migration and Natural Increase



Source: Province of British Columbia, BC Stats, P.E.O.P.L.E. Projection Model Projection 33

Demographic Factors

The regional level population growth totals used in preparing the draft Metro 2040 are based on demographic and population growth projections prepared by the Province of British Columbia's statistical agency – BC Stats. BC Stats' PEOPLE model provides annual demographic projections to assist provincial policy and to co-ordinate between the province and other government agencies. PEOPLE projections include analysis and modeling of the major factors affecting regional growth – immigration, migration to and from other areas, and natural increase (projected births/deaths).

The primary factor affecting regional growth will be the flow of international migration (immigration) into Canada, and the proportion of immigrants settling within Metro Vancouver. In the past 10 years, BC absorbed 15% of the total immigration to Canada, with Metro Vancouver taking about 85% of the BC total. Metro Vancouver's population growth from net immigration has ranged from 27,000 to 43,000 per year. Domestic migration within BC and Canada has fluctuated from a net increase of 3,000 to a net loss of 9,000 annually. Generally, Metro Vancouver has experienced a net loss of population

through domestic migration. BC Stats projections estimate that growth through net migration (immigration and migration) for Metro Vancouver will average just over 30,000 persons per year to 2041.

The population dynamics of natural increase (births minus deaths) will largely reflect the movement of the baby boom generation through the age structure. The number of persons and households in this age cohort will increase substantially over the next 25 years. However, as this cohort reaches the higher age levels, death rates will increase. From the net increase of 8,000 persons per year it is projected that deaths will out-number births by the late 2020s early 2030's, leading to a natural decrease in subsequent years (See Figure 2).

Therefore, regional population growth will be driven primarily by the rate of immigration and share of immigrants settling in Metro Vancouver. World events, national policy and the relative attraction of Metro Vancouver will affect these immigration levels, but it is assumed that immigration and net migration will remain relatively consistent with levels seen in past years.

Assuming the region will maintain consistent levels of net migration,

Table 1. Projected Change in the Age of Household Maintainers

	Change				
	2006	2021	2031	2041	2006-2041
15 - 24 years	3%	3%	2%	2%	-1%
25 - 34 years	16%	14%	11%	10%	-5%
35 - 44 years	23%	20%	19%	16%	-7%
45 - 54 years	23%	19%	20%	19%	-4%
55 - 64 years	16%	20%	17%	19%	3%
65 - 74 years	9%	14%	16%	14%	5%
75 year and over	9%	10%	15%	19%	10%
	100%	100%	100%	100%	

and with a declining rate of natural increase, the average annual population growth will range in 30,000 to 40,000 over the next 10 to 20 years, and gradually decrease into the 20,000 to 30,000 range through the 2030s. Currently about 75%-80% of the region's population growth comes from immigration. This share will increase substantially in coming years.

Housing Demand

An important link in projecting residential growth is the relationship of population growth to the number of new households, and, consequently, the increase in demand for housing. In preparing projections for housing demand, Metro Vancouver utilizes BC Stats regional projections of population by age

along with Census data on household maintainer rates³ to estimate the number of households and dwellings. Household maintainer rates indicate the number of persons in a given age group that are the primary maintainer of a household. Each household has one maintainer, and each household maintainer is assumed to equal one occupied dwelling unit. The maintainer rate is multiplied by the projected population in each age group to calculate the total projected housing demand. The projected population growth and age of household maintainers indicates that Metro Vancouver will require an additional 574,000 housing units between 2006 and 2041. This would increase the region's housing stock from about 850,000 occupied dwellings in 2006 to about 1.42 million units in 2041.

A prominent feature of Metro Vancouver's housing growth over the past 50 years, and for the next 40 years, will be the aging of the baby boom generation. As this generation proceeds through their life cycle their large share of the population and related housing preferences will have a strong influence on housing demand. Over the next 35 years, the aging boomers will increase the share of household maintainers over the age of 55 from 34% in 2006 to about 48% by 2031 and over 50% by 2041. This group will progress from family-oriented housing toward increased demand for more couples and single person forms of housing. This will translate into increased demand for apartment and other forms of smaller unit housing. This group will also influence the demands and preferences for transportation services and access to community amenities.

Metro Residential Growth Capacity

An assessment of planned residential land and development capacity was undertaken by Metro Vancouver in 2007. The study estimated that current municipal land use plans would allow capacity ranging from about 1.37 million dwelling units up to 1.66 million dwellings depending on assumptions for the number of secondary units in single detached dwellings. With 850,000 occupied

units in 2006, this indicates a potential remaining capacity between 550,000 and 780,000 additional dwelling units.⁴

Since the regional housing stock is projected to increase by 574,000 units to a total of 1.42 million units in 2041, this assessment suggests there is sufficient planned residential capacity to accommodate Metro's projected growth to the year 2041.

Metro Vancouver's land base is constrained by geography and by the U.S. boundary. Metro 2040's Urban Containment Boundary (UCB) further defines the urban footprint to exclude the region's agricultural lands (ALR), major conservation areas, and rural areas that are not conducive to future urban development. As shown in Figure 2, the Urban Containment Boundary includes established urban areas as well as a number of planned urban areas that are undeveloped or in early stages of development.

It is estimated that the newly developing / planned urban areas have capacity for about 250,000 residents, or about 20% of the region's total projected growth to 2041. The vast majority - 80% - of Metro growth will occur through strategic infill and intensification of established urban areas. The development capacity of established urban areas as indicated by current

land use plans will not be static. Housing development has been evolving toward greater diversity and higher densities – particularly over the past 10 years. As growth pressures continue, the market will seek opportunities to meet housing demand through higher utilization and densities for lands both in undeveloped urban areas and through the intensification of established urban areas. This will include broad range of housing options such as suites and accessory units with single detached housing, ground oriented duplex/multiunit structures, row housing and apartment development.

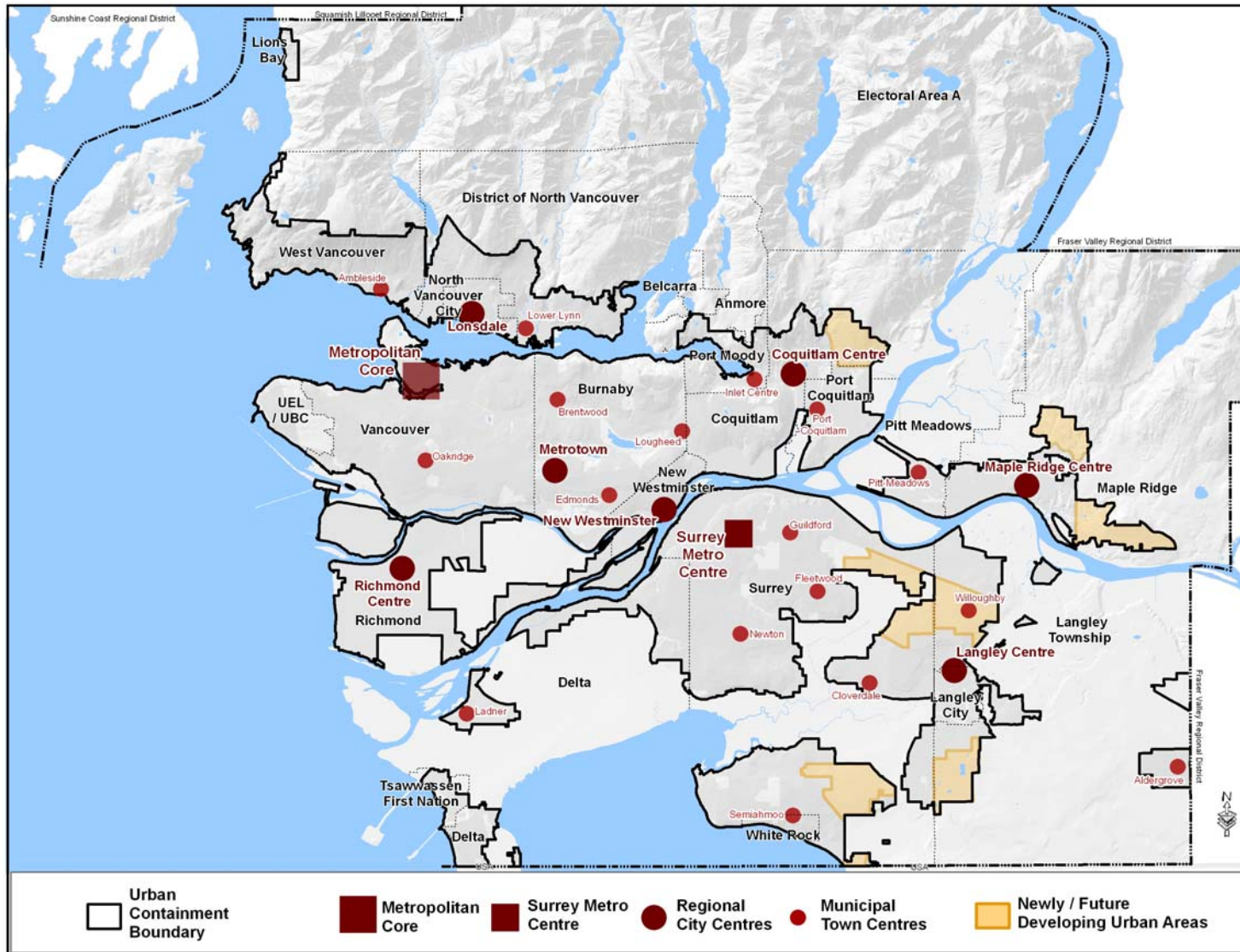
Metro 2040 targets about 68% of future residential growth within designated Urban Centres and along transit corridors. These areas can be located either within the established urban areas or within the newly developing / planned urban areas.

Subregional Growth Distribution

An important consideration for Metro municipalities in the review and implementation of Metro 2040 are the subregional growth projections. Metro 2040 subregional growth projections are based on the following factors:

- Trends in subregional shares of residential growth.

Figure 2. Metro 2040 – Create a Compact Urban Area



Note: This map is subject to revision through review of Metro Vancouver 2040 – Draft November 2009.

- Subregional growth projections contained in previous regional plans and other sources⁵.
- Assessment of each municipality's currently planned development capacity and growth projections as indicated in official community plans.
- Assumed continuation of trends toward higher density forms of housing and intensification that would increase currently planned development capacities in all municipalities.
- The presence of Urban Centres and Frequent Transit Development Corridors within each municipality, and the assumption that these locations will accommodate 68% of future growth.

Table 2 on the following page shows projected population and housing growth for Metro subregions and municipalities. In 2006, about 40% of the region's population was located in the central municipalities including the City of Vancouver, Burnaby and New Westminster areas. These established central municipalities will continue to take a substantial share of growth, absorbing about 28% of Metro Vancouver's total population growth to 2041.

The City of Vancouver is projected to maintain a 12% share of regional growth through continued high

density development in the core areas and range of neighbourhood intensification opportunities in many areas of the city. Burnaby is also expected to take about 11% of Metro growth, primarily through continued high density development focused on a well established structure of Urban Centres and station locations along the rapid transit network. New Westminster will accommodate a modest 3% share of Metro growth largely through high density developments within their central / downtown area.

The largest share of Metro's future growth (40%) is projected in Surrey, White Rock and the Langleys, which combined will add about 200,000 new dwelling units and 460,000 residents by the year 2041. The City of Surrey and Langley Township contain about 80% of the lands within the Metro 2040 Urban Containment Boundary that have been planned for future urban development. Although only about 20%-25% of Metro's total growth will be located in newly developing urban areas, growth within Langley Township will occur primarily (70%) through the development of new urban areas. Surrey will have a significant amount of growth in newly developing urban areas, but about 70% of Surrey's growth over the next 30 years will be through the city's capacity for infill and intensification. Metro 2040

anticipates intensification will be strategically concentrated in Surrey Metro Centre (the primary regional urban centre south of the Fraser), among the 5 Municipal Town Centres, and along a number of potential Frequent Transit Development Corridors. Surrey will remain the fastest growing municipality with 27% of Metro's projected growth.

Both the City of White Rock and the City of Langley are small and developed urban areas that will see modest growth through intensification primarily within their urban centres, as well as some additional development opportunities within existing neighbourhoods.

The Northeast Sector, including Coquitlam, Port Coquitlam, Port Moody, Anmore and Belcarra, will take about 13% of Metro Vancouver's growth. This projection assumes that the Evergreen Rapid Transit will be completed around 2016, and that both Coquitlam and Port Moody will have substantial growth concentrations around transit stations in the subsequent years. Metro 2040 anticipates the City of Coquitlam will absorb about 65% of the Northeast Sector growth and about 8% of Metro growth. Within Coquitlam, about 35%-40% of growth would occur within Coquitlam Regional City Centre and the Lougheed Municipal Centre, with another 20%-25% occurring

Table 2. Projected Population and Dwelling Unit Growth By Subregion and Municipality

	Total Population				Total Dwelling Units			
	2006	2021	2031	2041	2006	2021	2031	2041
Metro Vancouver Total	2,195,000	2,780,000	3,129,000	3,400,000	848,000	1,130,000	1,307,000	1,422,000
Burnaby, New Westminster	271,000	357,000	406,000	447,000	109,150	152,100	178,600	196,300
Burnaby	210,500	277,000	314,000	345,000	81,110	115,000	136,000	149,300
New Westminster	60,500	80,000	92,000	102,000	28,040	37,100	42,600	47,000
Langley City, Langley Township	122,200	178,000	223,000	249,000	45,670	68,200	86,300	97,000
Langley City	24,900	32,000	35,000	38,000	11,160	14,500	16,000	17,100
Langley Township	97,300	146,000	188,000	211,000	34,510	53,700	70,300	79,900
Maple Ridge, Pitt Meadows	88,100	117,000	136,000	156,000	32,020	44,300	52,700	60,300
Maple Ridge	71,500	95,000	113,000	132,000	25,920	36,100	43,700	50,900
Pitt Meadows	16,600	22,000	23,000	24,000	6,100	8,200	9,000	9,400
Northeast Sector	205,400	286,600	337,500	364,400	73,690	110,770	136,830	150,000
Anmore	1,900	2,800	3,600	4,400	560	850	1,080	1,310
Belcarra	700	800	900	1,000	260	320	350	390
Coquitlam	119,600	176,000	213,000	224,000	42,960	67,700	86,700	94,100
Port Coquitlam	54,500	68,000	76,000	85,000	19,400	26,300	30,900	34,300
Port Moody	28,700	39,000	44,000	50,000	10,510	15,600	17,800	19,900
North Shore	181,300	206,600	224,900	244,000	72,370	84,340	93,340	100,490
North Vancouver City	47,500	56,000	62,000	68,000	22,360	25,600	28,000	30,200
North Vancouver District	87,000	98,000	105,000	114,000	31,260	37,500	41,500	45,000
West Vancouver	45,400	51,000	56,000	60,000	18,200	20,600	23,100	24,500
Lions Bay	1,400	1,600	1,900	2,000	550	640	740	790
Delta, Richmond, Tsawwassen	282,500	337,000	374,500	403,000	98,600	130,000	152,200	165,600
Delta	99,000	109,000	118,000	123,000	34,300	40,300	45,400	48,000
Richmond	182,700	225,000	252,000	275,000	64,000	88,400	104,900	115,500
Tsawwassen First Nation	800	3,000	4,500	5,000	300	1,300	1,900	2,100
Surrey, White Rock	431,900	601,000	693,000	767,000	146,480	222,900	268,000	298,600
Surrey	413,000	578,000	668,000	740,000	136,580	211,200	255,700	285,200
White Rock	18,900	23,000	25,000	27,000	9,900	11,700	12,300	13,400
Vancouver, Electoral Area A	612,800	697,000	734,000	770,000	269,600	317,500	338,700	353,700
Vancouver	601,200	673,000	705,000	740,000	264,500	306,700	325,400	339,500
Electoral Area A	11,600	24,000	29,000	30,000	5,100	10,800	13,300	14,200

Notes:

1. All figures in this table are subject to revision through review of Metro Vancouver 2040 – Draft November 2009.
2. Figures for the year of 2006 are based on Census of Canada 2006 and include estimated Census undercount.
3. All municipal totals include Indian Reserve or First Nation communities located within municipal boundaries, with the exception of Tsawwassen First Nation.
4. All figures in this table are rounded and may include minor inconsistencies for summary totals.

within the newly developing urban areas of northeast Coquitlam. Port Coquitlam is expected to have about 2% of Metro growth, with 35% to 40% of its growth within the municipal centre and the remainder throughout the general urban area. Port Moody is expected to take less than 2% of Metro growth, largely focused in the Inlet Municipal Centre and around future Evergreen Line station locations. Both Anmore and Belcarra will have minimal growth.

The Richmond /Delta /Tsawwassen First Nation subregion will take about 12% of Metro growth, with about 9% of Metro growth locating within the City of Richmond. Richmond's Regional City Center is anticipated to be one of the most rapidly growing among Metro's designated urban centres, and will provide about 2/3 of the city's total growth. Growth in Delta will be modest, given the small and dispersed urban land base in that municipality. However, it is anticipated there will be significant growth along North Delta's Scott Road corridor. Tsawwassen First Nation has established plans for future urban residential development in their area.

The Maple Ridge / Pitt Meadows subregion is projected to take 6% of Metro growth, with most (5%) locating within Maple Ridge. The Maple Ridge Regional City Centre will

absorb about 35% of the municipality's growth, with another 40% in the developing urban areas.

The North Shore subregion is projected to have a comparatively low rate of growth – 5% - among Metro subregions. About ½ of the City of North Vancouver's growth is expected within the Lonsdale Regional City Centre, with the remainder through densification within the general urban area. The District of North Vancouver anticipates significant new development in the Lower Lynn Municipal Town Centre and Lynn Valley centre, as well as growth along potential transit corridors and in general urban areas. West Vancouver is expected to see some moderate growth in the Ambleside Municipal Town Centre, with additional growth occurring in the Upper Lands area. West Vancouver projections include an allowance for potential residential development that may occur within the Capilano Reserve. Lions Bay will not have significant growth.

Metro 2040 Growth Projections for Strategic Growth Areas

Metro 2040's Urban Containment Boundary (UCB) includes about 800 sq.km. of land, about 28% of the region's total land area. The UCB includes lands that are currently

utilized or planned for urban development, and is generally consistent with the urban land allocations established within municipal plans (See Figure 2). In 2006, about 95% of the region's total residential development was within the UCB. The remaining 5% of residential development was dispersed throughout the non-urban rural and agricultural areas. Metro 2040 projections assume that the UCB will remain stable within the 2041 timeframe, and that 98% of residential growth will be located within the designated Urban Containment Boundary

Urban Centres

Metro 2040 identifies 26 Urban Centres, including the Vancouver Metropolitan Core, Surrey Metro Centre, 7 Regional City Centres and 17 Municipal Town Centres. In 2006, Urban Centres contained about 26% of Metro's housing stock - about 20% was located within the Metropolitan Core, Surrey Metro Centre and Regional City Centres, and 6% located within the Municipal Town Centres. About 40% of the Urban Centres total was within the City of Vancouver Metropolitan Core, and 37% was distributed among the Surrey Metro Centre and other Regional City Centres.

Projected growth among centres was guided by historic shares of centres growth and current municipal development plans, but also by the assumption that municipal plans and development capacities for Urban Centres will be revised to accommodate Metro 2040, regional transportation plans, and market trends toward higher density redevelopment in urban centres.

Over the past 10 years about 34% of Metro Vancouver’s housing growth was located in the Urban Centres. Metro 2040 anticipates a stronger focus on centres capacity and development would increase the centres growth share to about 40% (230,000 units or +/-425,000

residents) of total regional residential growth by 2041, and increase the Urban Centres share of total regional housing stock from 26% to 31%. In recent years centres growth was driven largely by the Metropolitan Core (downtown Vancouver), and centres within Burnaby and Richmond. However, Metro 2040 assumes overall population growth as well as centres growth will be more broadly distributed throughout the regional and among urban centres.

The Metropolitan Core grew by 17,000 units and captured 60% of the region’s centres growth over the past 10 years. The Metropolitan Core is projected to take 13% of the total centres growth and 5% of total Metro

Vancouver housing growth by 2041. The Metro Core will remain as the most prominent centre in the region.

The Surrey Metro Centre is targeted for a substantial increase in growth in future years. Although this centre has shown modest growth in the past decade, the centre is strategically located within the region, has a large amount of development capacity and is showing a rapidly increasing rate of development activity. Metro 2040 estimates that Surrey Metro Centre will take about 15% of centres growth and 6% of Metro’s total growth. All of the other seven regional centres combined are projected to take 16% of the Metro’s total housing growth.

Table 3. Dwelling Unit Projections for Metro Vancouver Urban Centres and Frequent Transit Development Corridors

Dwelling Units Projection	2006		2021		2031		2041		Growth 2006-2041	
	#	%	#	%	#	%	#	%	#	%
Vancouver Metro Core	88,000	10%	110,000	10%	116,000	9%	119,000	8%	31,000	5%
Surrey Metro Centre	8,300	1%	27,000	2%	36,000	3%	43,000	3%	34,700	6%
Regional City Centres	71,000	8%	110,000	10%	142,000	11%	162,000	11%	91,000	16%
Municipal Town Centres	49,000	6%	82,000	7%	106,000	8%	123,000	9%	74,000	13%
Urban Centres Total	216,300	26%	329,000	29%	400,000	31%	447,000	31%	230,700	40%
Frequent Transit Development Corridors	217,000	26%	281,000	25%	337,000	26%	378,000	27%	161,000	28%
General Urban Area	382,000	45%	486,000	43%	535,000	41%	561,000	39%	179,000	31%
All Other Areas	33,000	4%	34,000	3%	35,000	3%	36,000	3%	3,000	1%
Metro Vancouver Total	848,000	100%	1,130,000	100%	1,307,000	100%	1,422,000	100%	574,000	100%

Notes:

1. All figures in this table are subject to revision through review of Metro Vancouver 2040 – Draft November 2009.
2. Figures for the year of 2006 are based on Census of Canada 2006 and include estimated Census undercount.
3. Frequent Transit Development Corridor projections are conceptual and subject to future municipal and transit planning processes.
4. All figures are rounded and may include minor inconsistencies in summary totals.

Municipal Town Centres are designated in the draft Regional Growth Strategy as major focal points for surrounding urban areas and major access points for high volume transit services. In this role municipal centres will also be expected to accommodate increasing shares of future growth.

Municipal centres combined for 6% of regional housing in 2006. Metro 2040 projections take current land use plans into consideration, and assume that each centre will have capacity to increase current (2006) housing share within the parent municipality. Collectively, all designated Municipal Town Centres would take about 13% of Metro housing growth, and increase from a 6% to 9% share of Metro's total housing stock by 2041.

Some designated Urban Centres have adequate planned capacity to reach projected growth to 2041. For others it is anticipated that centres will evolve in form, density and land area to accommodate projected growth to 2041.

Frequent Transit Development Corridors

Frequent Transit Development Corridors (FTDCs) is a new concept in the Metro's Regional Growth Strategy. The FTDCs include areas

surrounding existing and future Rapid Transit Station locations and high volume transit routes. Unlike the designated Urban Centres, the draft Metro 2040 does not identify the specific locations for FTDC's within municipalities. Future FTDC locations will be determined through municipal review and planning processes, and coordinated with TransLink and each municipality's Regional Context Statement.

Draft Metro 2040 includes housing projection estimates for FTDCs; however, the projections are speculative. Because specific corridor locations have not yet been determined, the growth projections are based on a selected group of corridors assumed to be reasonable candidates for future development over the next 30 years. Corridor locations were selected based on their inclusion in TransLink's *Transport 2040, Frequent Transit Network* concept map and assumptions for developable areas along those corridors. For that selected group of corridors, housing estimates and growth projections were calculated for the Metro 2040 Urban designated lands located within 800 meters of rapid transit stations and within 400 meters of the selected frequent transit network segments.

According to the 2006 Census, the selected FTDC locations currently

accommodate about 217,000 (26%) of Metro's total housing units. Metro 2040 seeks to increase the regional share of FTDC housing from 26% to 27% by 2041. Achieving this 1% increase would mean that 28% of Metro Vancouver's future housing growth (160,000 units) would be located in urban areas along the transit corridors. The amount of corridor growth within each subarea would vary according to the future extent of high capacity transit service and corridor development potential within that subarea.

As with Urban Centres, Metro 2040 assumes that municipalities will identify FTDCs and prepare land use plans to accommodate higher density development in association with development of the frequent transit network.

Conclusion

The draft Regional Growth Strategy combines growth trends, land use plans, development capacities, and strategic objectives in preparing residential growth projections for Metro Vancouver and subregions.

The projections are included as guidelines in the draft Regional Growth Strategy for affected municipalities and other regional agencies in order to anticipate the expected amount of residential

growth and how that growth could be managed to achieve regional goals. The projections are also intended to provide a common basis for Metro Vancouver, municipalities, and other agencies engaged in infrastructure planning and programming.

Notes:

¹ The 2006 undercount estimated by Statistics Canada for British Columbia is 2.9%. BC Stats has further refined the undercount estimates for BC's regional districts and municipalities, and has estimated the undercount for Metro Vancouver at 3.9%. Undercount estimates for each of the member municipalities varies around 3.9% according to demographic variations among municipalities.

² Regional Growth Strategy projections for Metro Vancouver do not include population and housing for Bowen Island.

³ The household maintainer rate methodology is a standard method of estimating the housing demand related to a projected population. Household maintainers are identified through the Census, and are the primary maintainer or person representing each household / private dwelling unit. Census household maintainer data is summarized by age and housing type to provide maintainer rates within the population. Metro utilized current and historic household maintainer rates to project future rates, which were then applied to the projected population by age to estimate future households and housing demand.

⁴ See Regional Growth Strategy Backgrounder - Residential Capacity Study. This study is based on derived land use and density allocations as contained in current municipal plans. Although a useful exercise, the results of this study should not be considered as absolute

as trends in land use and development densities indicate the region moving toward increasing housing densities and diversity.
⁵ The most recent regional growth projections prepared by Metro Vancouver are contained in Growth Management Scenario 5 Draft 2, prepared in 2004. While providing guidance, these projections extend only to 2031, do not reflect 2006 Census counts or revised local and regional growth policies, and anticipate somewhat lower regional population growth than currently projected. Current projections for 2031 are about 100,000 residents more than assumed in previous projections, largely due to estimated increases in labour force related immigration.