

**METRO VANCOUVER REGIONAL DISTRICT**

**REGIONAL PLANNING COMMITTEE**

**Thursday, September 11, 2025**

**O N T A B L E**

1. On Table: E2 Report - Population Projections Update.

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To: Regional Planning Committee

From: Sinisa Vukicevic, Program Manager, Regional Planning Analytics and  
Agatha Czekajlo, Senior Policy and Planning Analyst, Regional Planning and Housing  
Services

Date: **September 10, 2025** Meeting Date: September 11, 2025

Subject: **Population Projections Update**

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### RECOMMENDATION

That the MVRD Board:

- a) receive for information the report dated ~~August 19, 2025~~ **September 10, 2025**, titled "Population Projections Update"; and
- b) request that the Board Chair send a copy of the report dated ~~August 19, 2025~~ **September 10, 2025** titled "Population Projections Update" to member jurisdictions with an offer of a presentation including local demographic profiles to Council upon request.

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### EXECUTIVE SUMMARY

Metro Vancouver's average annual net population growth projection has been revised from 50,000 to approximately ~~40,500~~ **42,500** residents per year, reflecting the impact of recent federal policy changes affecting immigration and non-permanent residents. These shifts have introduced increased volatility in population projections, causing both upward and downward swings in regional growth estimates over the past few years. Between 2025 and 2027, growth is expected to temporarily slow due to reduced immigration targets and fewer non-permanent residents, with a modest dip anticipated in 2026 before returning to more stable growth. Until federal policies stabilize, projections will remain more volatile and subject to change. Under the Medium Growth Scenario, Metro Vancouver's population is expected to reach 4 million by 2047 and 4.2 million by 2051.

Metro Vancouver updates population projections for the region annually to support long-range planning for housing, infrastructure, utilities, and transit. These projections are developed in collaboration with member jurisdictions and regional agencies, using the latest demographic data, economic indicators, and government policy inputs (Attachment 1). The projections inform capital planning across Metro Vancouver's utilities and guide coordinated regional growth strategies.

### PURPOSE

To provide the Regional Planning Committee and MVRD Board with an update on Metro Vancouver's population projections.

### BACKGROUND

Regional Planning conducts annual updates to regional population projections to ensure alignment with evolving demographic trends, policy changes, and planning needs. These projections support

long-range infrastructure planning across housing, utilities, transit, and land use, and are developed in collaboration with member jurisdictions and regional agencies.

The 2025 Update reflects significant changes since the previous update in 2024, driven by new data inputs and shifting federal policies. In particular, the update incorporates the following:

- 2024 population estimates from Statistics Canada;
- The 2025–2027 Federal Immigration Levels Plan, which significantly reduces immigration targets (Reference 1); and
- New federal policies affecting non-permanent residents, resulting in further reductions to migration levels.

Updated projections have been prepared across all geographic levels, including the regional and sub-regional scales, municipal boundaries, and service areas such as sewerage districts, water supply catchments, and traffic zones.

### PROJECTION METHODOLOGY

Metro Vancouver's population projections are developed using a hybrid top-down and bottom-up approach. This means that, in addition to analyzing the broader factors that drive growth, such as migration trends and demographic shifts, the projections also incorporate regional land capacity and select approved development plans to reflect local planning realities. The primary methodology used is the Cohort Component Population Projection Model, a widely accepted method for projecting population growth over time. This model estimates future population by age group, accounting for key demographic attributes and annual changes due to migration and natural growth.

To manage uncertainty, Regional Planning develops three growth scenarios: medium growth (MG), high growth (HG), and low growth (LG), which result from variations in the modelling. Immigration and fertility rates differ among the scenarios, with the low growth scenario assuming lower immigration and fertility rates, and the high growth scenario assuming higher immigration and fertility rates. Higher immigration rates typically result in a greater proportion of children and younger families in the region. The medium growth scenario is considered as the most likely future outcome, while other scenarios explore alternatives that result from different growth assumptions and variables.

### MODELLING RESULTS

Under the 2025 Update Medium Growth Scenario, Metro Vancouver's population is projected to reach 4 million by 2047 and 4.2 million by 2051 (see Figure 1). Following a record-high annual growth rate of 4.5 per cent between 2023 and 2024, population growth is expected to slow between 2024 and 2027 due to recent federal immigration policy changes. As a result, regional population growth is expected to decline to ~~-0.16~~ -0.1 per cent in 2026, before rebounding to a more stable rate of approximately 1.0 per cent annually, depending on the growth scenario. Over the long term, growth rates are projected to return to levels more consistent with the historic average of 1.5 per cent per year (2002–2022).

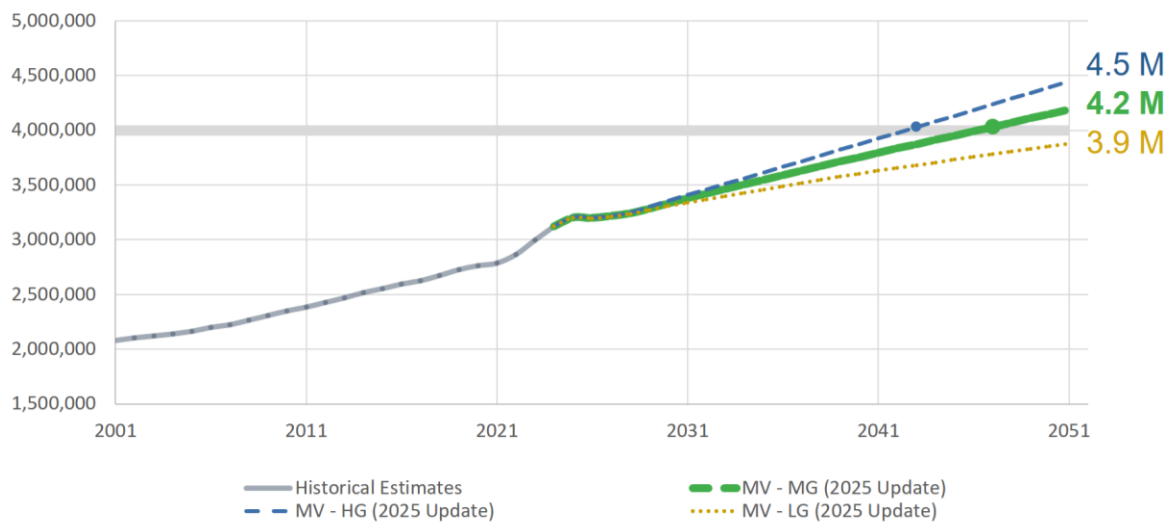


Figure 1: Population projections (2025 Update)

Immigration continues to be the key driver of population growth for the next 30 years. The updated Medium Growth Scenario projects that immigration will contribute an average of over 51,000 net new residents to the region each year from 2024 to 2054, representing 90 per cent of total population growth. Immigration and non-permanent levels will decrease in the short term, following federal policies; immigration is expected to revert to positive growth in the long term, while the long-term number of non-permanent residents will remain relatively stable.

Net inter-provincial (i.e., to/from other parts of Canada) is projected to remain relatively constant, similar to historical trends and contributing only a small amount to population growth. Intra-provincial migration (i.e., to/from other parts of BC) is expected to continue following its historic trend, continuing to be the primary component of projected population decrease over the next 30 years. The 30-year annual average of residents leaving the region to other parts of BC amounts to about a third of the new immigrants arriving each year.

Natural increase is expected to continue decreasing and is projected to fall below zero in the year 2036 with a greater number of deaths than births in the region. In 2024-2025, natural increase contributes nearly 9 per cent to the overall population, while in 2051-2052 it will negatively contribute with more deaths than births as our population ages. The working age population (18 to 64 years old) is projected to reach 2.8 million by 2051. However, the proportion of school-age children in the region is expected to shift from 12 per cent in 2024 to 10 per cent in 2051, and seniors represent 21 per cent of the 2051 projected total population. Comparing with the Statistics Canada estimate for 2024, the share of seniors increased from 16 per cent in 2024 to 21 per cent in 2051.

The region's two main regional centres, Vancouver and Surrey, will continue to be the main location of the region's population growth. By 2051, the City of Surrey will reach 1 million people, while the City of Vancouver will reach 937,000 people. The 2025 updated Medium Growth Scenario projects that Surrey's population will surpass Vancouver's in the year 2038.

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**ALTERNATIVES**

1. That the MVRD Board:
  - a) receive for information the report dated ~~August 19, 2025~~ **September 10, 2025**, titled "Population Projections Update"; and
  - b) request that the Board Chair send a copy of the report dated ~~August 19, 2025~~ **September 10, 2025** titled "Population Projections Update" to member jurisdictions with an offer of a presentation including local demographic profiles to Council upon request.
2. That the MVRD Board receive for information the report dated August 19, 2025, titled "Population Projections Update".

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

**CONCLUSION**

The updated population projections reflect the impact of recent federal immigration and non-permanent resident policy changes, which have significantly influenced short-term population projections. Following a historic peak growth rate of 4.5 per cent in 2023–2024, the region is now experiencing a temporary slowdown in growth through the 2025–2027 period. These fluctuations underscore the importance of regular updates to Metro Vancouver's projections, particularly in response to evolving federal policy. Despite short-term volatility, long-term immigration trends remain more stable and continue to be the primary driver of regional population growth. Under the Medium Growth Scenario, Metro Vancouver is projected to reach 4 million residents by 2047 and 4.2 million by 2051. Over the next 30 years, immigration will account for the majority of growth, while natural increase and intra-provincial migration are expected to contribute less, and in some years, negatively. Demographic shifts will continue to shape the region's future. The senior population is projected to comprise 21 per cent of the total population by 2051, while the share of school-age children will decline. Metro Vancouver's annual projection updates remain a critical tool for adapting to changing conditions and ensuring coordinated, evidence-based planning across member jurisdictions and regional services.

**ATTACHMENT**

1. Population Projections Table (Low, Medium, and High Growth Scenarios).
2. Presentation re: Population Projections Update.

**REFERENCES**

1. Government of Canada. (2024). *2025–2027 Immigration Levels Plan*.  
<https://www.canada.ca/en/immigration-refugees-citizenship/news/2024/10/20252027-immigration-levels-plan.html>

<b>LOW GROWTH SCENARIO</b>	<b>2024</b>	<b>2031</b>	<b>2041</b>	<b>2051</b>
<b>Metro Vancouver Regional Total</b>	<b>3,124,079</b>	<b>3,338,830</b>	<b>3,629,507</b>	<b>3,879,516</b>
<b>BURRARD PENINSULA Sub-Region</b>	<b>1,184,016</b>	<b>1,257,549</b>	<b>1,353,307</b>	<b>1,444,125</b>
City of Burnaby	298,986	311,468	333,016	352,195
City of New Westminster	92,433	103,948	117,310	128,248
City of Vancouver	757,849	795,468	841,470	887,454
Electoral Area A - UBC	30,941	36,723	43,421	49,942
Electoral Area A - UEL	3,807	9,942	18,090	26,286
<b>NORTH SHORE Sub-Region</b>	<b>228,813</b>	<b>238,517</b>	<b>252,508</b>	<b>267,065</b>
Bowen Island Municipality	4,677	5,213	5,801	6,215
City of North Vancouver	67,980	74,628	82,285	88,931
District of North Vancouver	102,284	104,738	109,187	113,969
District of West Vancouver	52,280	52,161	53,237	55,795
Village of Lions Bay	1,468	1,646	1,857	2,004
Electoral Area A - Howe Sound	124	131	141	151
<b>NORTH EAST Sub-Region</b>	<b>285,953</b>	<b>303,806</b>	<b>328,409</b>	<b>352,120</b>
City of Coquitlam	174,248	187,855	206,037	223,866
City of Port Coquitlam	69,371	72,122	76,028	79,138
City of Port Moody	38,942	40,231	42,538	45,113
Village of Anmore	2,568	2,737	2,939	3,110
Village of Belcarra	704	734	730	746
Electoral Area A - Indian Arm/Pitt Lake	120	127	137	147
<b>RIDGE MEADOWS Sub-Region</b>	<b>128,181</b>	<b>140,733</b>	<b>155,302</b>	<b>166,813</b>
City of Maple Ridge	106,489	117,438	130,192	140,290
City of Pitt Meadows	21,692	23,295	25,110	26,523
<b>SOUTH OF FRASER – EAST Sub-Region</b>	<b>924,105</b>	<b>1,006,397</b>	<b>1,121,897</b>	<b>1,211,312</b>
City of Langley	35,316	37,769	40,532	43,007
City of Surrey	700,602	759,371	846,265	911,698
City of White Rock	25,129	26,638	28,787	30,886
Township of Langley	162,926	182,480	206,164	225,562
Electoral Area A - Barnston Island	132	139	149	159
<b>SOUTH OF FRASER – WEST Sub-Region</b>	<b>373,010</b>	<b>391,828</b>	<b>418,083</b>	<b>438,080</b>
City of Delta	125,175	129,692	137,142	143,848
City of Richmond	242,966	255,069	270,757	282,107
sc̓áwaθ̓ən məsteyəx <sup>w</sup> (Tsawwassen First Nation)	4,869	7,067	10,184	12,125

1. Municipal totals, with exception of sc̓áwaθ̓ən məsteyəx<sup>w</sup> (Tsawwassen First Nation), include the estimates of Indian Reserves located within the respective municipal boundary.

<b>MEDIUM GROWTH SCENARIO</b>	<b>2024</b>	<b>2031</b>	<b>2041</b>	<b>2051</b>
<b>Metro Vancouver Regional Total</b>	<b>3,124,079</b>	<b>3,378,163</b>	<b>3,794,667</b>	<b>4,188,211</b>
<b>BURRARD PENINSULA Sub-Region</b>	<b>1,184,016</b>	<b>1,272,505</b>	<b>1,413,782</b>	<b>1,554,377</b>
City of Burnaby	298,986	315,946	351,395	385,629
City of New Westminster	92,433	105,004	121,758	137,118
City of Vancouver	757,849	804,529	877,593	952,660
Electoral Area A - UBC	30,941	37,014	44,677	52,234
Electoral Area A - UEL	3,807	10,012	18,359	26,736
<b>NORTH SHORE Sub-Region</b>	<b>228,813</b>	<b>240,795</b>	<b>262,250</b>	<b>285,915</b>
Bowen Island Municipality	4,677	5,233	5,891	6,404
City of North Vancouver	67,980	75,439	85,539	95,252
District of North Vancouver	102,284	105,640	113,098	121,533
District of West Vancouver	52,280	52,695	55,668	60,461
Village of Lions Bay	1,468	1,657	1,913	2,114
Electoral Area A - Howe Sound	124	131	141	151
<b>NORTH EAST Sub-Region</b>	<b>285,953</b>	<b>306,759</b>	<b>341,232</b>	<b>378,130</b>
City of Coquitlam	174,248	189,791	214,474	241,298
City of Port Coquitlam	69,371	72,742	78,642	84,170
City of Port Moody	38,942	40,610	44,217	48,456
Village of Anmore	2,568	2,752	3,016	3,278
Village of Belcarra	704	737	746	781
Electoral Area A - Indian Arm/Pitt Lake	120	127	137	147
<b>RIDGE MEADOWS Sub-Region</b>	<b>128,181</b>	<b>141,701</b>	<b>159,551</b>	<b>175,535</b>
City of Maple Ridge	106,489	118,248	133,731	147,552
City of Pitt Meadows	21,692	23,453	25,820	27,983
<b>SOUTH OF FRASER – EAST Sub-Region</b>	<b>924,105</b>	<b>1,020,175</b>	<b>1,181,051</b>	<b>1,321,090</b>
City of Langley	35,316	38,187	42,185	46,102
City of Surrey	700,602	771,149	896,936	1,004,530
City of White Rock	25,129	26,804	29,518	32,349
Township of Langley	162,926	183,896	212,263	237,950
Electoral Area A - Barnston Island	132	139	149	159
<b>SOUTH OF FRASER – WEST Sub-Region</b>	<b>373,010</b>	<b>396,227</b>	<b>436,801</b>	<b>473,164</b>
City of Delta	125,175	130,891	142,410	154,179
City of Richmond	242,966	258,260	284,164	306,760
sc̓ə́waθən məsteyəx <sup>w</sup> (Tsawwassen First Nation)	4,869	7,076	10,227	12,225

1. Municipal totals, with exception of sc̓ə́waθən məsteyəx<sup>w</sup> (Tsawwassen First Nation), include the estimates of Indian Reserves located within the respective municipal boundary.

<b>HIGH GROWTH SCENARIO</b>	<b>2024</b>	<b>2031</b>	<b>2041</b>	<b>2051</b>
<b>Metro Vancouver Regional Total</b>	<b>3,124,079</b>	<b>3,408,193</b>	<b>3,925,426</b>	<b>4,449,150</b>
<b>BURRARD PENINSULA Sub-Region</b>	<b>1,184,016</b>	<b>1,283,896</b>	<b>1,462,415</b>	<b>1,649,960</b>
City of Burnaby	298,986	319,305	365,879	413,948
City of New Westminster	92,433	105,838	125,360	144,740
City of Vancouver	757,849	811,461	906,858	1,009,735
Electoral Area A - UBC	30,941	37,230	45,762	54,456
Electoral Area A - UEL	3,807	10,062	18,556	27,081
<b>NORTH SHORE Sub-Region</b>	<b>228,813</b>	<b>242,555</b>	<b>269,958</b>	<b>301,734</b>
Bowen Island Municipality	4,677	5,249	5,966	6,566
City of North Vancouver	67,980	76,084	88,159	100,630
District of North Vancouver	102,284	106,338	116,193	127,877
District of West Vancouver	52,280	53,087	57,544	64,309
Village of Lions Bay	1,468	1,666	1,955	2,201
Electoral Area A - Howe Sound	124	131	141	151
<b>NORTH EAST Sub-Region</b>	<b>285,953</b>	<b>309,057</b>	<b>351,382</b>	<b>399,862</b>
City of Coquitlam	174,248	191,288	221,192	255,981
City of Port Coquitlam	69,371	73,233	80,698	88,328
City of Port Moody	38,942	40,905	45,520	51,182
Village of Anmore	2,568	2,765	3,078	3,417
Village of Belcarra	704	739	757	807
Electoral Area A - Indian Arm/Pitt Lake	120	127	137	147
<b>RIDGE MEADOWS Sub-Region</b>	<b>128,181</b>	<b>142,496</b>	<b>162,931</b>	<b>182,722</b>
City of Maple Ridge	106,489	118,914	136,551	153,545
City of Pitt Meadows	21,692	23,582	26,380	29,177
<b>SOUTH OF FRASER – EAST Sub-Region</b>	<b>924,105</b>	<b>1,030,638</b>	<b>1,227,313</b>	<b>1,412,503</b>
City of Langley	35,316	38,521	43,485	48,649
City of Surrey	700,602	779,989	936,434	1,081,860
City of White Rock	25,129	26,933	30,087	33,544
Township of Langley	162,926	185,056	217,158	248,291
Electoral Area A - Barnston Island	132	139	149	159
<b>SOUTH OF FRASER – WEST Sub-Region</b>	<b>373,010</b>	<b>399,551</b>	<b>451,429</b>	<b>502,368</b>
City of Delta	125,175	131,821	146,607	162,896
City of Richmond	242,966	260,644	294,558	327,163
sc̓áwaθən məsteyəx <sup>w</sup> (Tsawwassen First Nation)	4,869	7,086	10,264	12,309

1. Municipal totals, with exception of sc̓áwaθən məsteyəx<sup>w</sup> (Tsawwassen First Nation), include the estimates of Indian Reserves located within the respective municipal boundary.



# Metro Vancouver Population Projections – 2025 Update

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Regional Planning Committee, September 11, 2025

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## NEW INPUTS FOR 2025 UPDATE

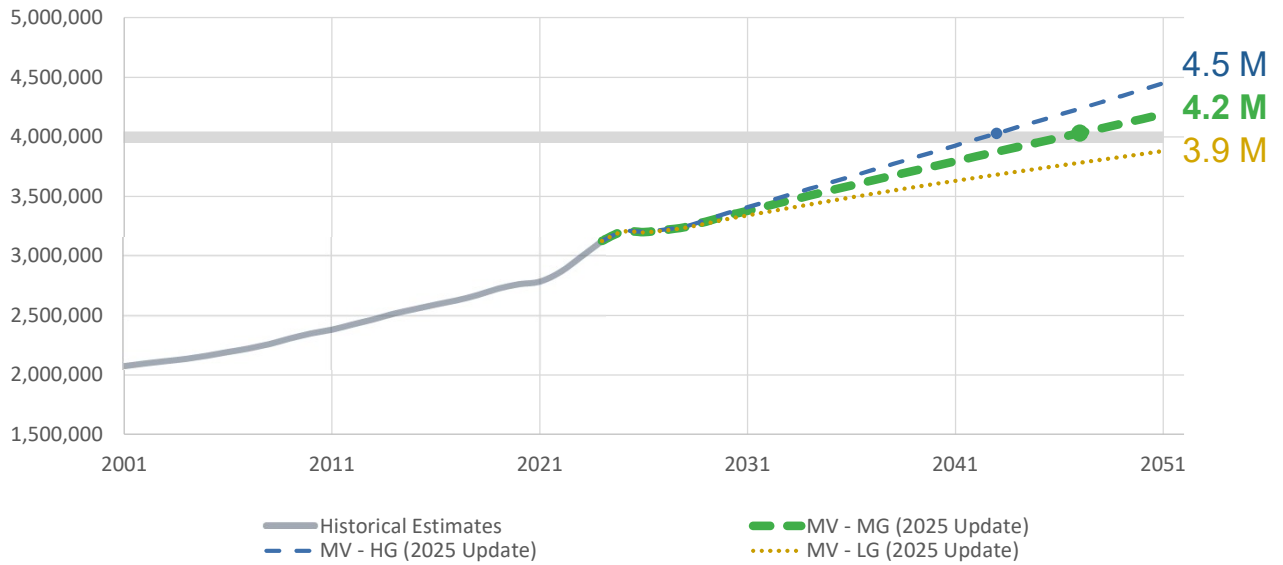
- Incorporates 2024 population estimates from Statistics Canada
- Reflects the 2025–2027 Federal Immigration Levels Plan, which significantly reduces immigration targets
- Includes new federal policies on non-permanent residents, resulting in lower migration levels

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## TOTAL POPULATION (2025 UPDATE)

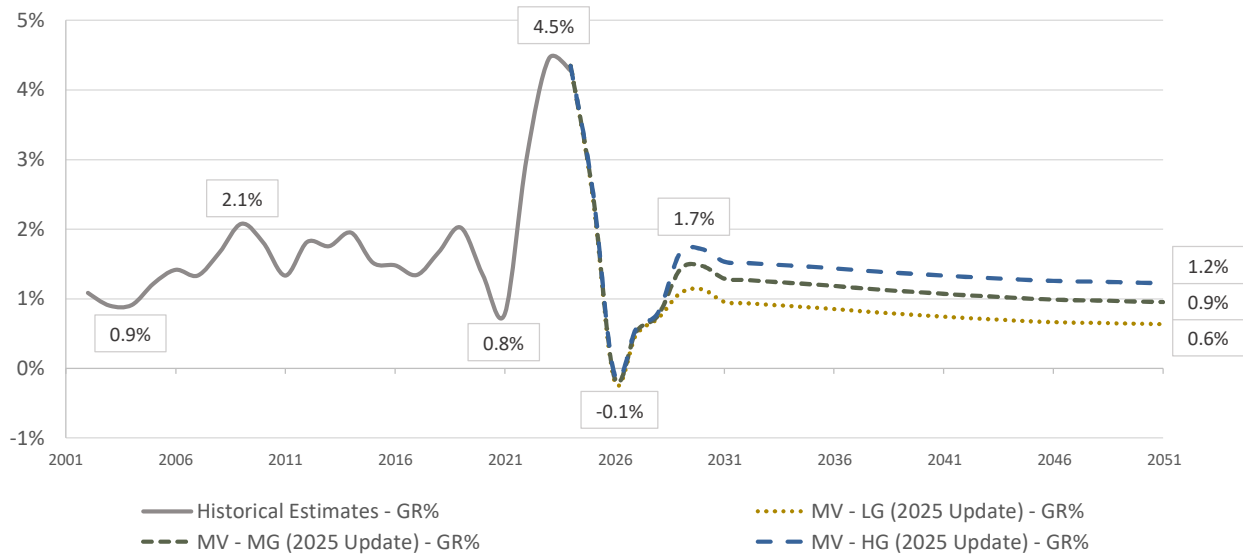


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## TOTAL POPULATION – GROWTH RATES



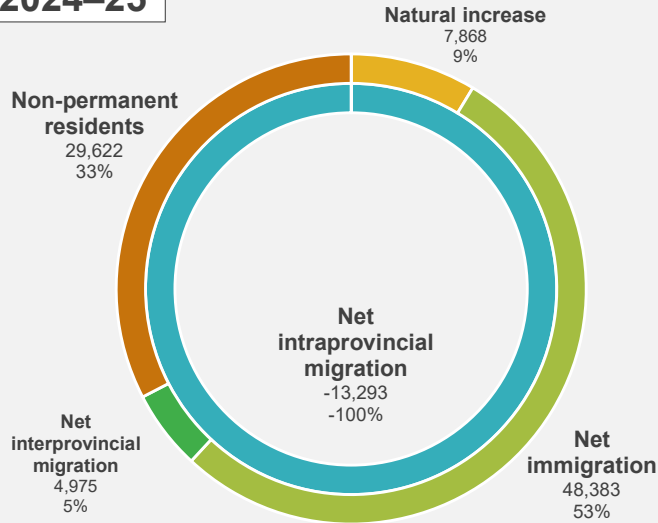
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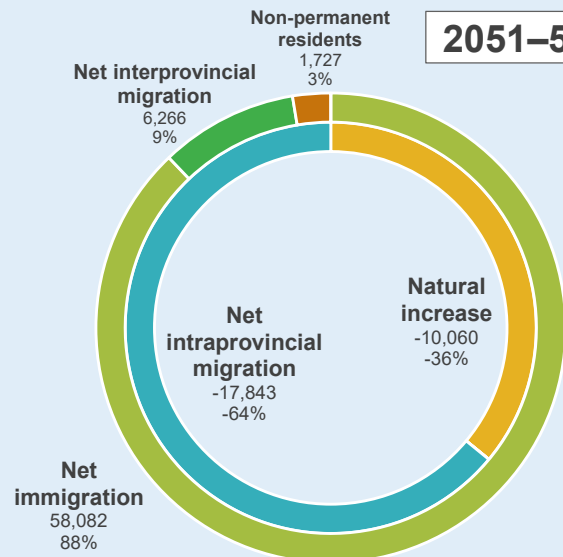
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# COMPONENTS OF GROWTH

2024–25



2051–52



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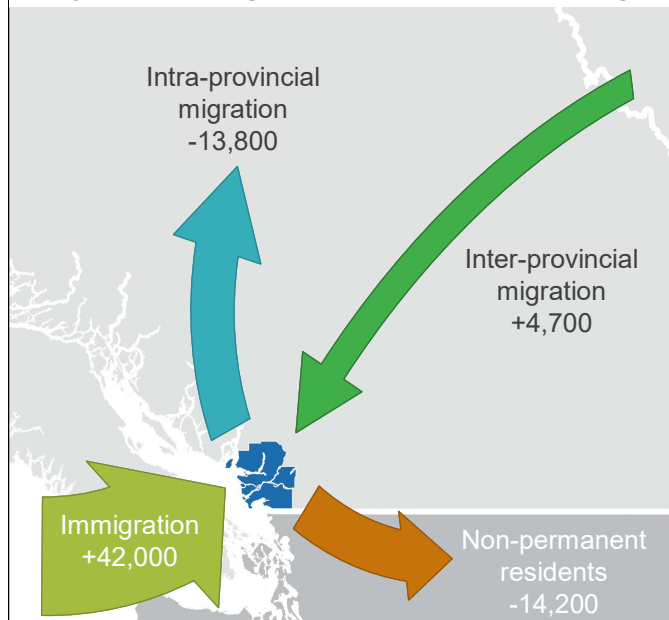
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## NET MIGRATION, SHORT-TERM

Between 2024 and 2028, immigrants are projected to contribute 78% of population growth

Decreased non-permanent resident levels and more intra-provincial out-migrations equally contribute to population reduction

Projected (MG) Migrations, 2024–28 Annual Average



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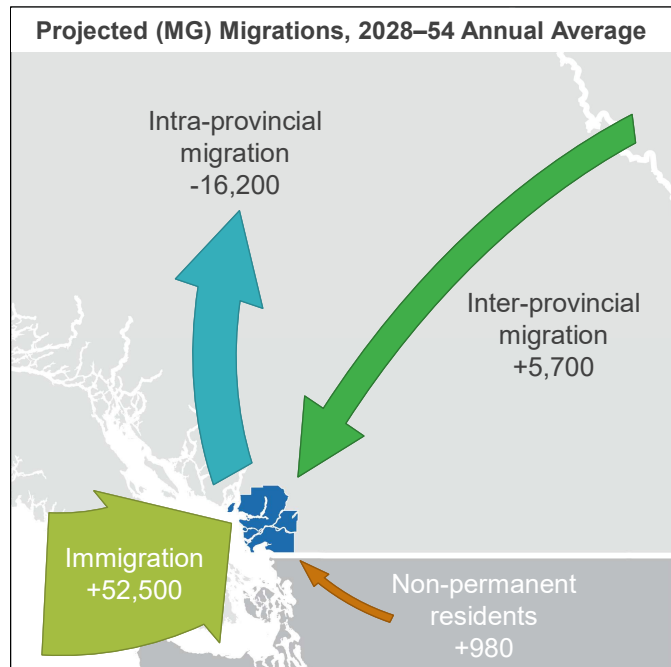
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## NET MIGRATION, 2028 TO 2054

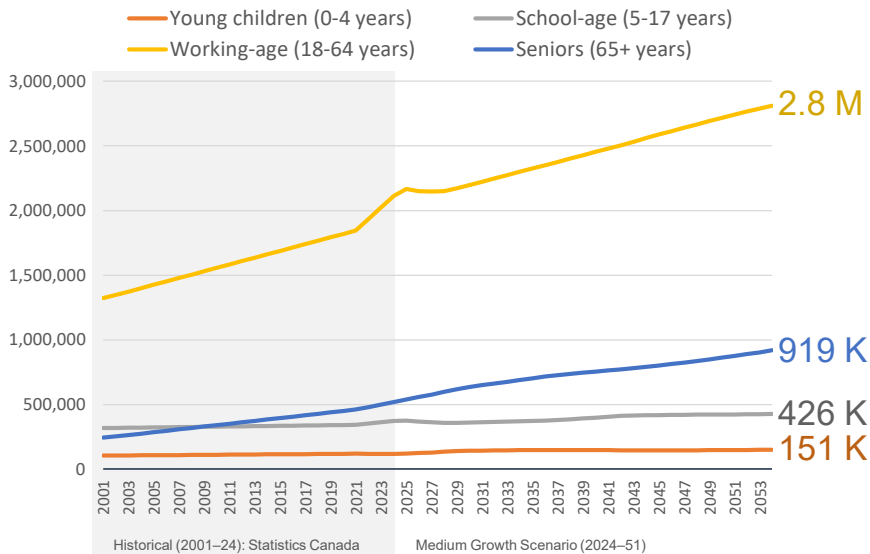
After short-term immigration policies, immigration will increase while the level of non-permanent residents will stabilize

Inter- and intra-provincial migration will remain proportional to growing total population



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## AGE DISTRIBUTION



Working-age population (18–64 years old) projected (MG) to reach 2.8 M by 2051

Seniors to represent 21% of 2051 total population

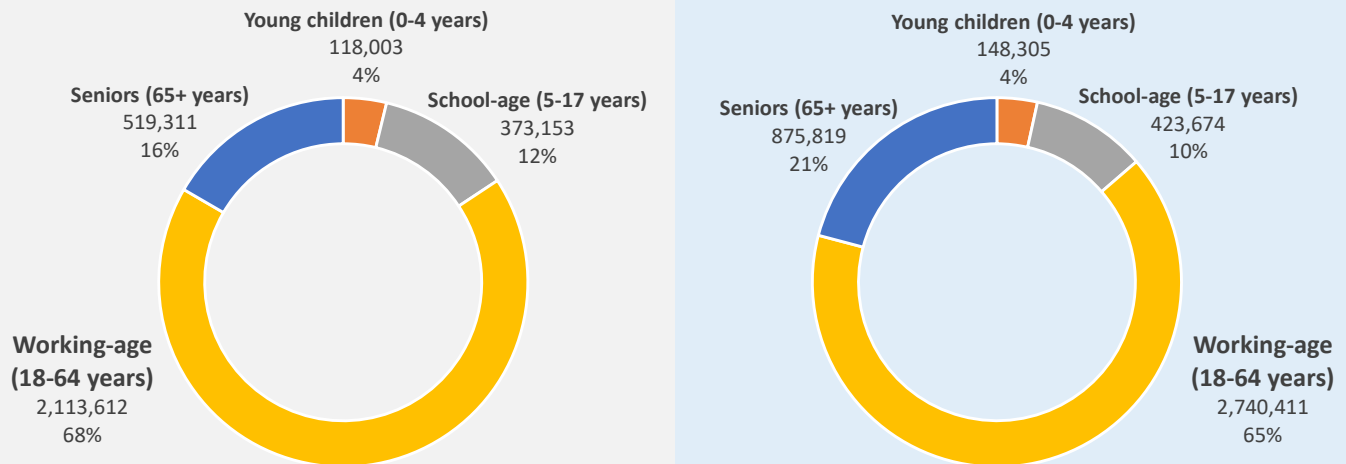
Decreased proportions of school-age and young children

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## AGE DISTRIBUTION

2024

2051



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## SUMMARY

- Average annual *net* growth revised from 50,000 to approximately 42,500 residents per year
- Short-term growth slowdown projected between 2025–2027 due to reduced immigration and non-permanent resident admissions
- Natural increase projected to turn negative by 2036, with more deaths than births
- Long-term growth rates return to historic average of 1.5% annually, driven primarily by immigration

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Thank You

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