

## Metro Vancouver Population Projections

TABLE 1. REGIONAL, SUB-REGIONAL, AND MUNICIPAL POPULATION PROJECTIONS BY DECADE TO 2050

POPULATION							
		2016	2020	2030	2040	2050	
<b>Metro Vancouver Total</b>		<b>2,593,200</b>	<b>2,767,000</b>	<b>3,206,100</b>	<b>3,564,100</b>	<b>3,836,800</b>	
Sub-region	<b>Burrard Peninsula</b>		<b>1,014,800</b>	<b>1,064,900</b>	<b>1,206,000</b>	<b>1,311,900</b>	<b>1,387,800</b>
	Areas	City of Burnaby	244,640	259,210	300,900	333,330	358,220
		City of New Westminster	74,660	82,150	95,680	104,600	110,320
		City of Vancouver	665,920	692,310	767,990	817,540	856,830
		Electoral Area A - UBC UEL	29,610	31,260	41,430	56,430	62,420
Sub-region	<b>Ridge Meadows</b>		<b>105,500</b>	<b>110,800</b>	<b>127,200</b>	<b>142,800</b>	<b>155,000</b>
	Areas	City of Maple Ridge	85,910	89,450	104,010	118,650	128,600
		City of Pitt Meadows	19,630	21,360	23,200	24,170	26,440
Sub-region	<b>North Shore</b>		<b>199,600</b>	<b>207,600</b>	<b>236,400</b>	<b>254,100</b>	<b>271,000</b>
	Areas	Bowen Island Municipality	3,800	4,120	4,580	4,970	5,330
		City of North Vancouver	56,090	59,690	68,150	74,190	79,260
		District of North Vancouver	91,380	93,400	107,780	112,410	117,640
		District of West Vancouver	46,820	48,800	54,290	60,820	67,030
		Village of Lions Bay	1,400	1,440	1,470	1,520	1,600
		Electoral Area A - Northern portion of Metro Vancouver	120	130	130	140	150
Sub-region	<b>South of Fraser – East</b>		<b>713,400</b>	<b>782,600</b>	<b>939,300</b>	<b>1,077,400</b>	<b>1,185,300</b>
	Areas	City of Langley	27,030	28,620	33,250	37,540	41,440
		City of Surrey	542,740	592,430	704,030	806,430	884,640
		City of White Rock	20,490	20,530	22,450	24,990	27,870
		Township of Langley	123,000	140,930	179,470	208,310	231,150
		Electoral Area A - Barnston Island	130	130	140	150	160
Sub-region	<b>South of Fraser – West</b>		<b>314,500</b>	<b>337,900</b>	<b>381,100</b>	<b>414,100</b>	<b>441,300</b>
	Areas	City of Delta	106,390	110,060	116,770	124,660	132,400
		City of Richmond	207,310	224,380	255,520	278,870	297,950
		Tsawwassen First Nation	830	3,500	8,780	10,520	10,900
Sub-region	<b>Northeast</b>		<b>245,300</b>	<b>263,100</b>	<b>316,100</b>	<b>363,800</b>	<b>396,500</b>
	Areas	City of Coquitlam	145,850	160,140	198,910	230,610	255,060
		City of Port Coquitlam	61,480	62,190	70,880	81,620	85,670
		City of Port Moody	35,030	37,550	42,680	47,520	51,360
		Village of Anmore	2,270	2,500	2,950	3,320	3,590
		Village of Belcarra	650	670	690	740	790
		Electoral Area A - Indian Arm South	-	-	-	-	-

### Notes:

1. Projections are a mid- range scenario – consider a +/-15% range. Growth projections are provided as reference to member jurisdictions and regional agencies, and do not represent specific growth targets for the region or respective municipalities.
2. Figures for 2016 are based on Census counts and undercounts and are a baseline for projection models. Population is projected for the years beyond 2016.
3. All figures at regional or sub-regional levels are approximate and rounded to the nearest 100. Municipal estimates are rounded to the nearest 10. This may include minor inconsistencies for aggregated totals.
4. Municipal totals, with the exception of Tsawwassen First Nation, include the estimates of Indian Reserves located within the respective municipal boundary.

## Metro Vancouver Dwelling Unit Projections

TABLE 2. REGIONAL, SUB-REGIONAL, AND MUNICIPAL DWELLING UNIT PROJECTIONS BY DECADE TO 2050

DWELLING UNITS							
		2016	2020	2030	2040	2050	
<b>Metro Vancouver Total</b>		<b>1,000,500</b>	<b>1,075,500</b>	<b>1,287,700</b>	<b>1,460,500</b>	<b>1,589,400</b>	
Sub-region	<b>Burrard Peninsula</b>		<b>435,900</b>	<b>462,900</b>	<b>533,200</b>	<b>584,600</b>	<b>623,400</b>
	Areas	City of Burnaby	95,280	102,520	124,840	142,010	156,000
		City of New Westminster	33,650	37,630	44,040	47,810	52,070
		City of Vancouver	292,510	307,260	343,310	366,220	384,010
		Electoral Area A - UBC UEL	14,480	15,460	21,010	28,540	31,340
Sub-region	<b>Ridge Meadows</b>		<b>38,800</b>	<b>42,200</b>	<b>50,000</b>	<b>56,800</b>	<b>61,900</b>
	Areas	City of Maple Ridge	31,290	33,830	40,760	47,080	51,240
		City of Pitt Meadows	7,500	8,370	9,290	9,760	10,710
Sub-region	<b>North Shore</b>		<b>79,600</b>	<b>83,500</b>	<b>100,500</b>	<b>111,800</b>	<b>121,900</b>
	Areas	Bowen Island Municipality	1,540	1,690	2,000	2,230	2,400
		City of North Vancouver	25,510	27,450	32,980	37,320	41,240
		District of North Vancouver	33,150	34,050	42,030	44,750	46,890
		District of West Vancouver	18,820	19,700	22,840	26,780	30,590
		Village of Lions Bay	510	550	610	650	690
		Electoral Area A - Northern portion of Metro Vancouver	60	60	70	70	70
Sub-region	<b>South of Fraser – East</b>		<b>242,800</b>	<b>267,000</b>	<b>332,400</b>	<b>395,300</b>	<b>441,100</b>
	Areas	City of Langley	12,180	13,180	15,710	18,030	20,130
		City of Surrey	176,520	192,490	233,200	277,110	308,820
		City of White Rock	10,270	10,400	12,390	14,450	16,600
		Township of Langley	43,780	50,860	71,020	85,600	95,440
		Electoral Area A - Barnston Island	50	50	60	60	70
Sub-region	<b>South of Fraser – West</b>		<b>113,500</b>	<b>123,100</b>	<b>146,700</b>	<b>163,400</b>	<b>175,400</b>
	Areas	City of Delta	37,060	38,390	42,740	46,580	49,540
		City of Richmond	76,060	83,120	99,800	111,730	120,580
		Tsawwassen First Nation	340	1,560	4,190	5,050	5,280
Sub-region	<b>Northeast</b>		<b>90,000</b>	<b>96,800</b>	<b>124,800</b>	<b>148,600</b>	<b>165,700</b>
	Areas	City of Coquitlam	53,110	58,260	77,500	93,330	106,310
		City of Port Coquitlam	22,530	23,000	28,210	33,440	35,600
		City of Port Moody	13,380	14,520	17,850	20,460	22,280
		Village of Anmore	710	810	980	1,110	1,200
		Village of Belcarra	250	260	270	290	310
		Electoral Area A - Indian Arm South	-	-	-	-	-

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3. All figures at regional or sub-regional levels are approximate and rounded to the nearest 100. Municipal estimates are rounded to the nearest 10. This may include minor inconsistencies for aggregated totals.
4. Municipal totals, with the exception of Tsawwassen First Nation, include the estimates of Indian Reserves located within the respective municipal boundary.

## Metro Vancouver Employment Projections

TABLE 3. REGIONAL, SUB-REGIONAL, AND MUNICIPAL EMPLOYMENT PROJECTIONS BY DECADE TO 2050

EMPLOYMENT							
		2016	2020	2030	2040	2050	
<b>Metro Vancouver Total</b>		<b>1,342,200</b>	<b>1,420,100</b>	<b>1,621,600</b>	<b>1,775,300</b>	<b>1,883,600</b>	
Sub-region	<b>Burrard Peninsula</b>		<b>643,700</b>	<b>671,700</b>	<b>739,500</b>	<b>786,500</b>	<b>820,000</b>
	Areas	City of Burnaby	148,590	156,260	175,800	190,170	199,990
		City of New Westminster	33,810	36,660	42,540	46,540	49,210
		City of Vancouver	439,800	456,350	496,090	521,800	540,800
		Electoral Area A - UBC UEL	21,540	22,380	25,060	28,040	29,990
Sub-region	<b>Ridge Meadows</b>		<b>35,800</b>	<b>38,600</b>	<b>45,500</b>	<b>51,200</b>	<b>55,100</b>
	Areas	City of Maple Ridge	28,840	30,900	36,810	41,810	44,840
		City of Pitt Meadows	6,950	7,670	8,700	9,360	10,270
Sub-region	<b>North Shore</b>		<b>89,400</b>	<b>94,000</b>	<b>107,200</b>	<b>115,900</b>	<b>123,200</b>
	Areas	Bowen Island Municipality	1,140	1,240	1,380	1,500	1,600
		City of North Vancouver	31,120	32,930	37,670	41,240	44,110
		District of North Vancouver	35,420	37,110	42,840	45,430	47,660
		District of West Vancouver	21,360	22,330	24,910	27,290	29,360
		Village of Lions Bay	330	350	370	400	430
		Electoral Area A - Northern portion of Metro Vancouver	-	-	-	-	-
Sub-region	<b>South of Fraser – East</b>		<b>287,100</b>	<b>309,500</b>	<b>372,900</b>	<b>426,600</b>	<b>465,200</b>
	Areas	City of Langley	15,730	16,610	19,010	21,000	22,610
		City of Surrey	199,680	218,150	265,950	305,890	334,020
		City of White Rock	7,480	7,680	8,580	9,530	10,430
		Township of Langley	64,230	67,040	79,340	90,140	98,110
		Electoral Area A - Barnston Island	20	20	20	20	20
Sub-region	<b>South of Fraser – West</b>		<b>194,100</b>	<b>207,500</b>	<b>236,000</b>	<b>257,700</b>	<b>271,900</b>
	Areas	City of Delta	56,240	59,190	66,950	73,880	79,710
		City of Richmond	137,470	146,140	165,370	179,570	187,880
		Tsawwassen First Nation	390	2,150	3,720	4,230	4,360
Sub-region	<b>Northeast</b>		<b>92,000</b>	<b>98,900</b>	<b>120,500</b>	<b>137,500</b>	<b>148,200</b>
	Areas	City of Coquitlam	53,600	58,880	73,290	84,090	91,690
		City of Port Coquitlam	26,480	27,050	31,540	35,620	37,180
		City of Port Moody	11,370	12,340	14,800	16,810	18,240
		Village of Anmore	480	550	710	830	910
		Village of Belcarra	100	100	110	130	140
		Electoral Area A - Indian Arm South	-	-	-	-	-

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## Geography

Table 4. GEOGRAPHICAL AREAS OF METRO VANCOUVER REGION, SUB-REGIONS, MUNICIPALITIES AND CSDS

Geographical Areas in Models					
Region	Sub-regions	Municipalities	Areas	CSD Name	CSD Type
Metro Vancouver	Burrard Peninsula	Electoral Area A (EAA)	UBC	Greater Vancouver A	Regional district Electoral Area (RDA)
			University Endowment Lands	Greater Vancouver A	RDA
		City of New Westminster	New Westminster	New Westminster	City
		City of Burnaby	Burnaby	Burnaby	City
		City of Vancouver	Vancouver City	Vancouver	City
	Kitsilano 6			IR	
	Ridge Meadows	City of Pitt Meadows	Pitt Meadows	Pitt Meadows	City
				Katzie 1	IR
		City of Maple Ridge	Maple Ridge	Maple Ridge	City
	North Shore	Village of Lions Bay	Lions Bay	Lions Bay	Village
				Bowen Island Municipality	Bowen Island
		District of West Vancouver	West Vancouver	West Vancouver	District Municipality (DM)
				Capilano 5	IR
		District of North Vancouver	North Vancouver District	North Vancouver	DM
				Seymour Creek 2	IR
				Burrard Inlet 3	IR
		City of North Vancouver	North Vancouver City	North Vancouver	City
				Mission 1	IR
		EAA	Northern portion of Metro Vancouver	Greater Vancouver A	RDA
	South of Fraser – East	City of White Rock	White Rock	White Rock	City
		City of Langley	Langley City	Langley	City
		Township of Langley	Langley Township	Langley	DM
				Katzie 2	IR
				Matsqui 4	IR
		City of Surrey	Surrey	McMillan Island 6	IR
				Surrey	City
	City of Surrey	Surrey	Semiahmoo	IR	
			Barnston Island 3	IR	
	EAA	Barnston Island	Greater Vancouver A	RDA	
	South of Fraser – West	Tsawwassen First Nation	TFN	Tsawwassen	IR
		City of Delta	Delta	Delta DM	DM
				Musqueam 4	IR
	City of Richmond	Richmond	Richmond	City	
	Northeast	Village of Belcarra	Belcarra	Belcarra	Village
		Village of Anmore	Anmore	Anmore	Village
		City of Port Moody	Port Moody	Port Moody	City
		City of Port Coquitlam	Port Coquitlam	Port Coquitlam	City
				Coquitlam 1	IR
				Coquitlam 2	IR
	City of Coquitlam	Coquitlam	Coquitlam	City	
	EAA	Indian Arm South	Greater Vancouver A	RDA	