



# Metro Vancouver: Population Projections

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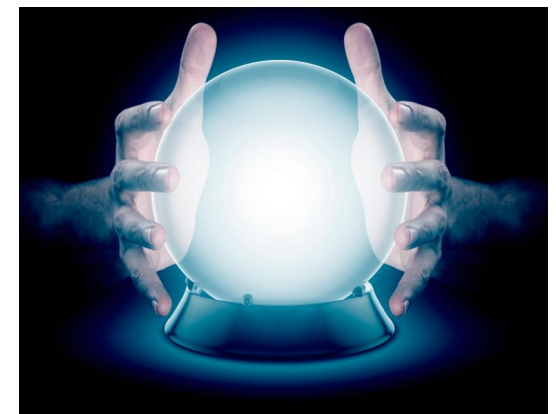
**metro**vancouver

# THE IMPORTANCE OF POPULATION PROJECTIONS

- Critical for estimating future demand for land, housing, jobs, and utilities (water, sewer and transit)
- Can be short-term (i.e. housing needs 5-10 years), medium-term (Metro 2050), or long-term (Utilities = 100+ years)
- Longer-term projections = higher uncertainty
- Increasingly more challenging with big fluctuations and uncertainties like affordability challenges, Covid, climate impacts, low immigration rates followed by high immigration targets



Scenario Planning



# PROJECTIONS ARE NOT FACT

- Scenarios based on a set of assumptions: e.g. household size, fertility rates, intra and inter provincial migration, immigration, non-permanent residents
- Agencies work together to discuss and model impacts of changing assumptions



# ESTIMATING GROWTH

Impacts of not being right

## Over-estimate

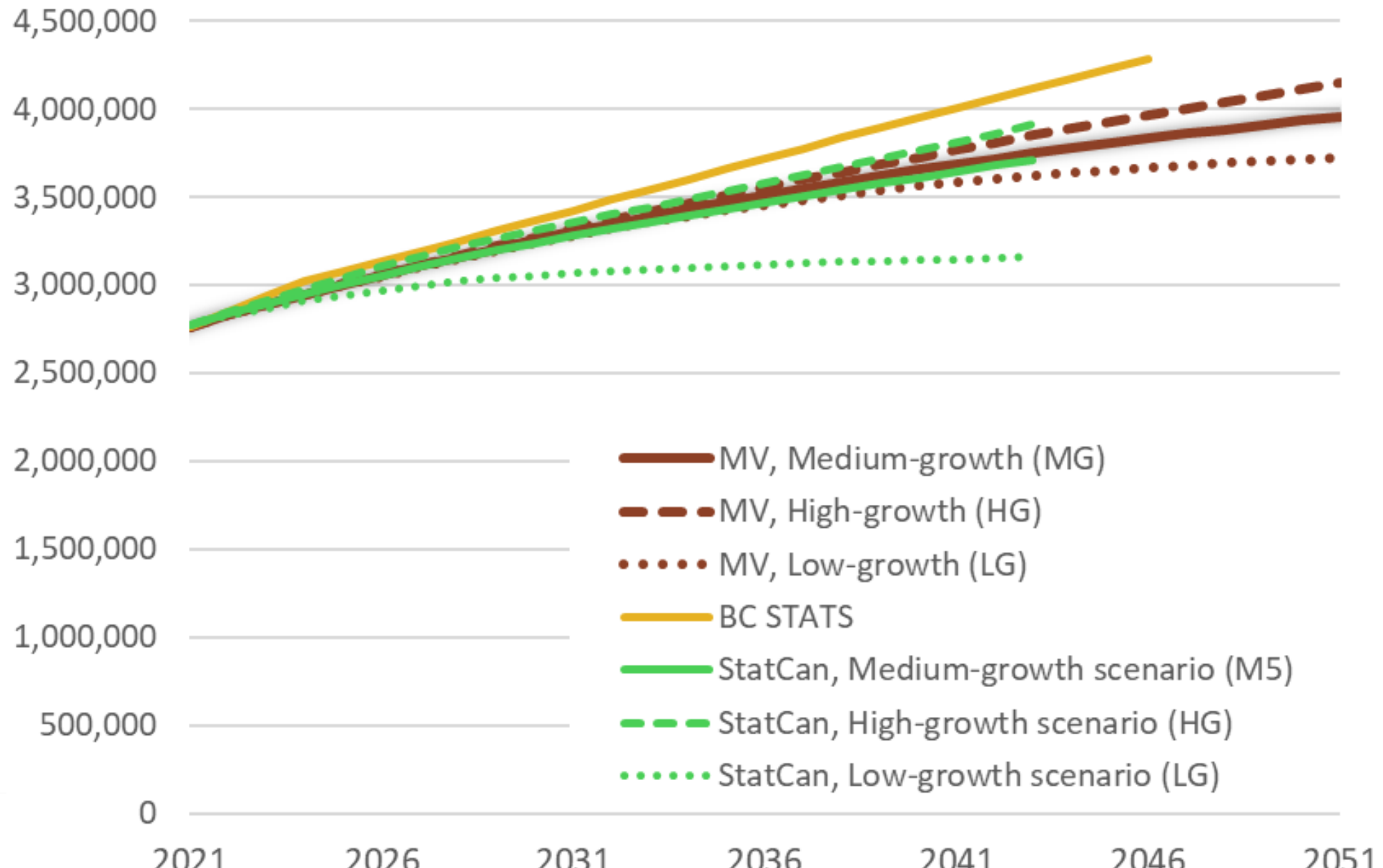
- Increases in cost and scope for infrastructure
- Regional projects can take 15-20 years to build
- Increased cost of public transportation

## Under-estimate

- Worsen existing infrastructure and service deficit (e.g. schools, health care systems, child-care facilities, transit)



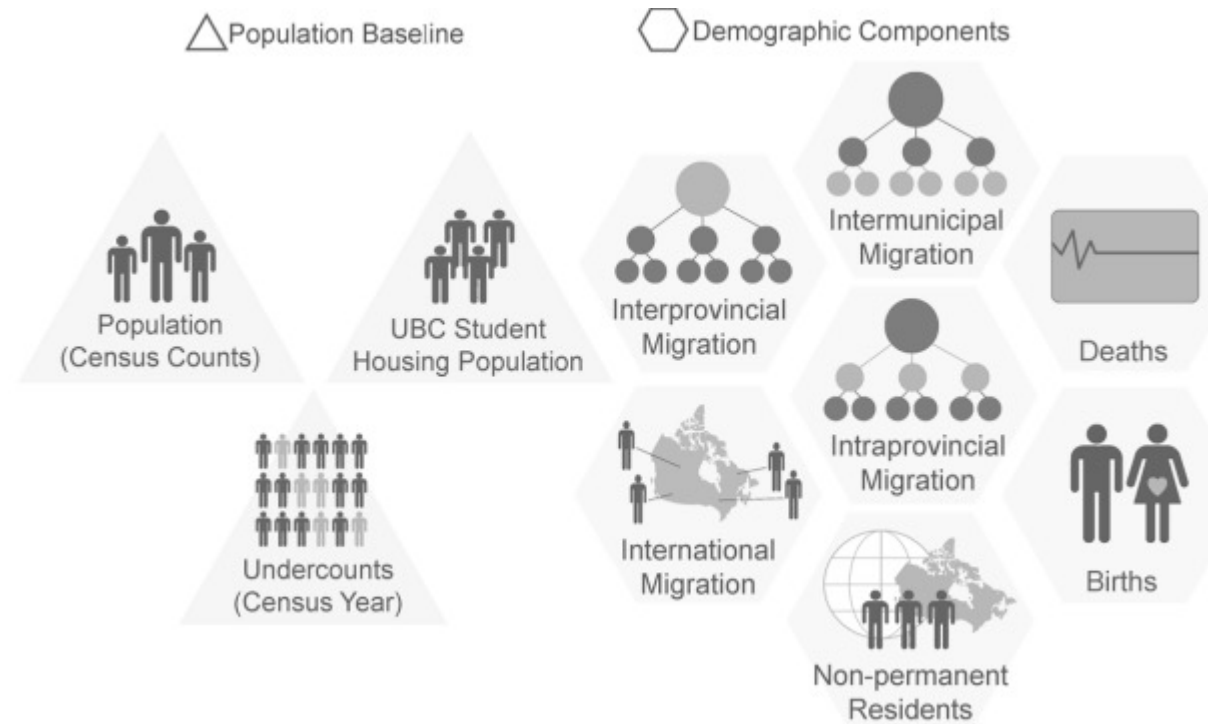
# REGIONAL POPULATION PROJECTIONS



# METRO VANCOUVER MODEL ASSUMPTIONS

## Regional and Municipal Population Projections

- Age-cohort component model
- Natural increase to reach zero by late 2030's
- 55,000 net new immigrants annually from 2026-2046 (higher than historic, but lower than current)
- Non-Permanent Residents gradual decrease after 2027
- Intra-provincial migration (big driver)
- Interprovincial migration (minor contributor)



# METRO VANCOUVER ASSUMPTIONS RE IMMIGRATION

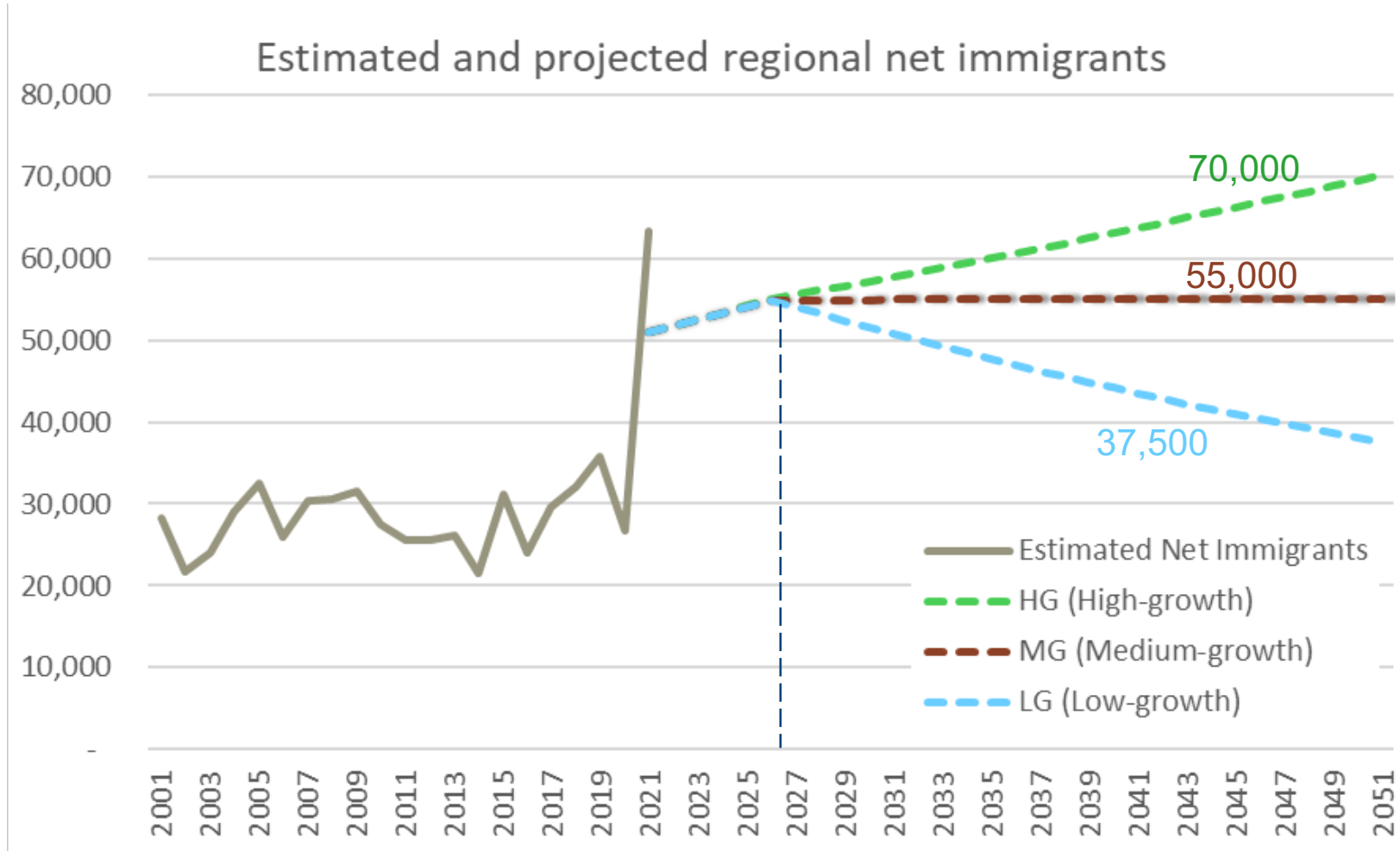
3 Scenarios, Regional Scale

Short term (2024 to 2026)

- Assume ~11% of national new immigrants come to MV

Longer term (post 2027)

- Three scenarios; Metro Vancouver uses mid range scenario



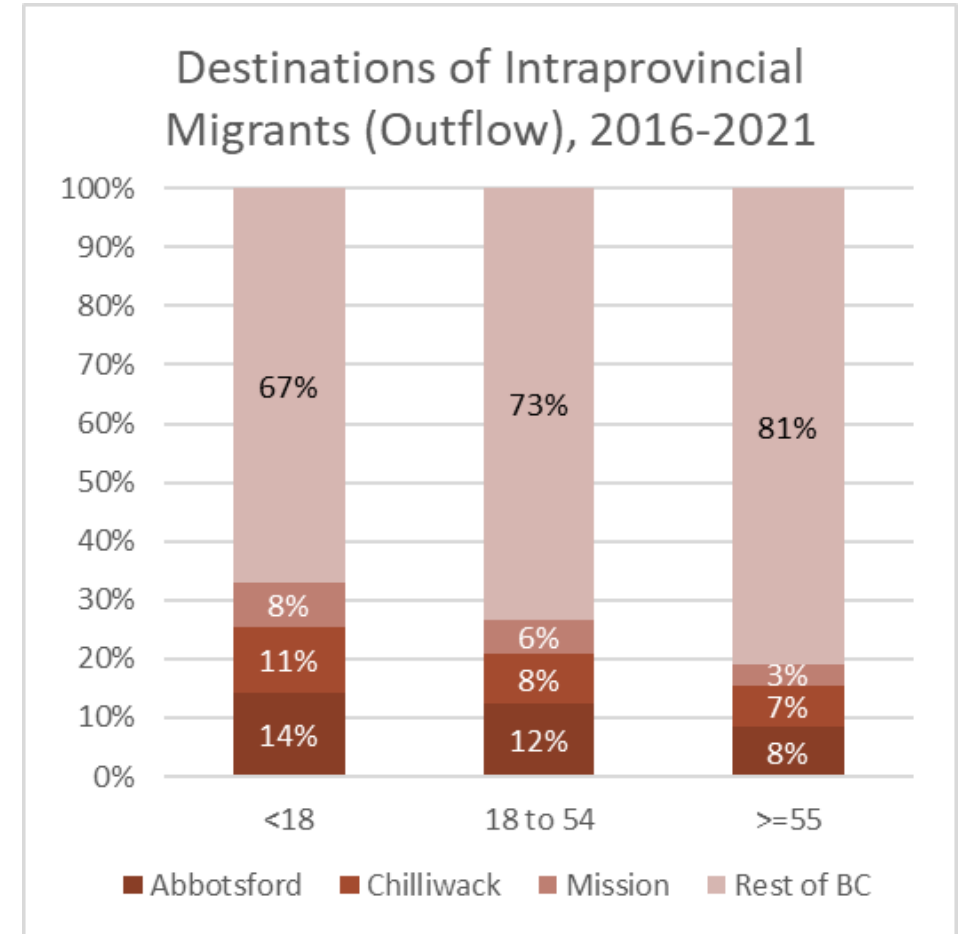
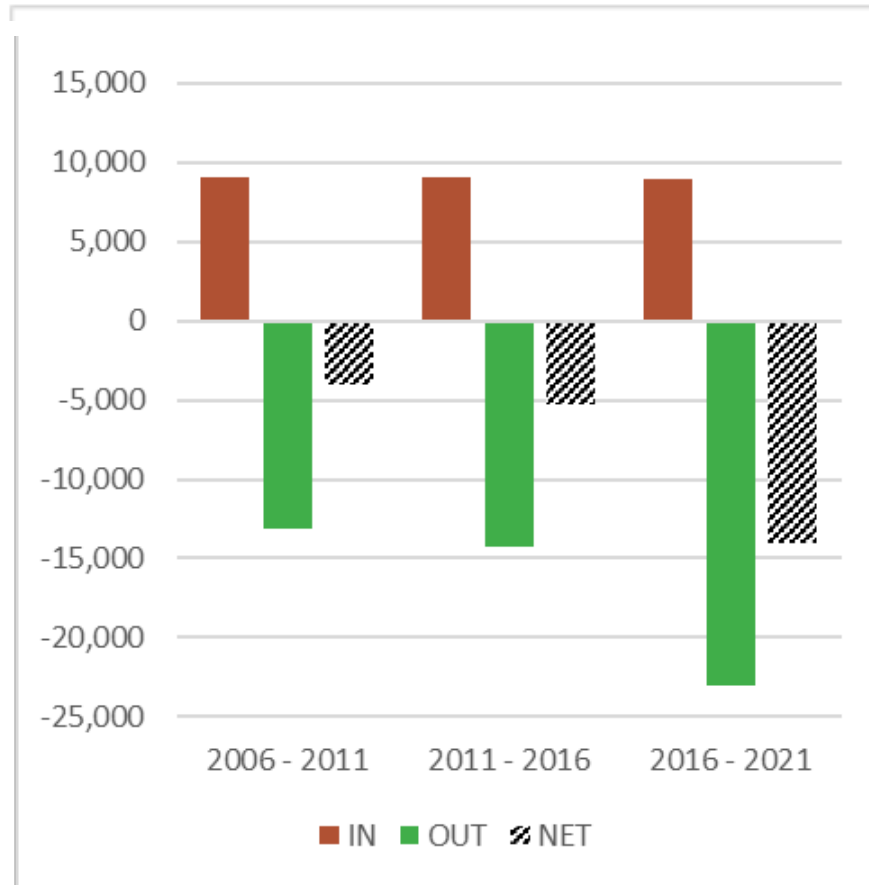
Source: Statistics Canada, Metro Vancouver

# INTRAPROVINCIAL MIGRATION – A BIG FACTOR

Inflow consistent  
~8,000

Net historic  
outflow ~5,000  
people per year

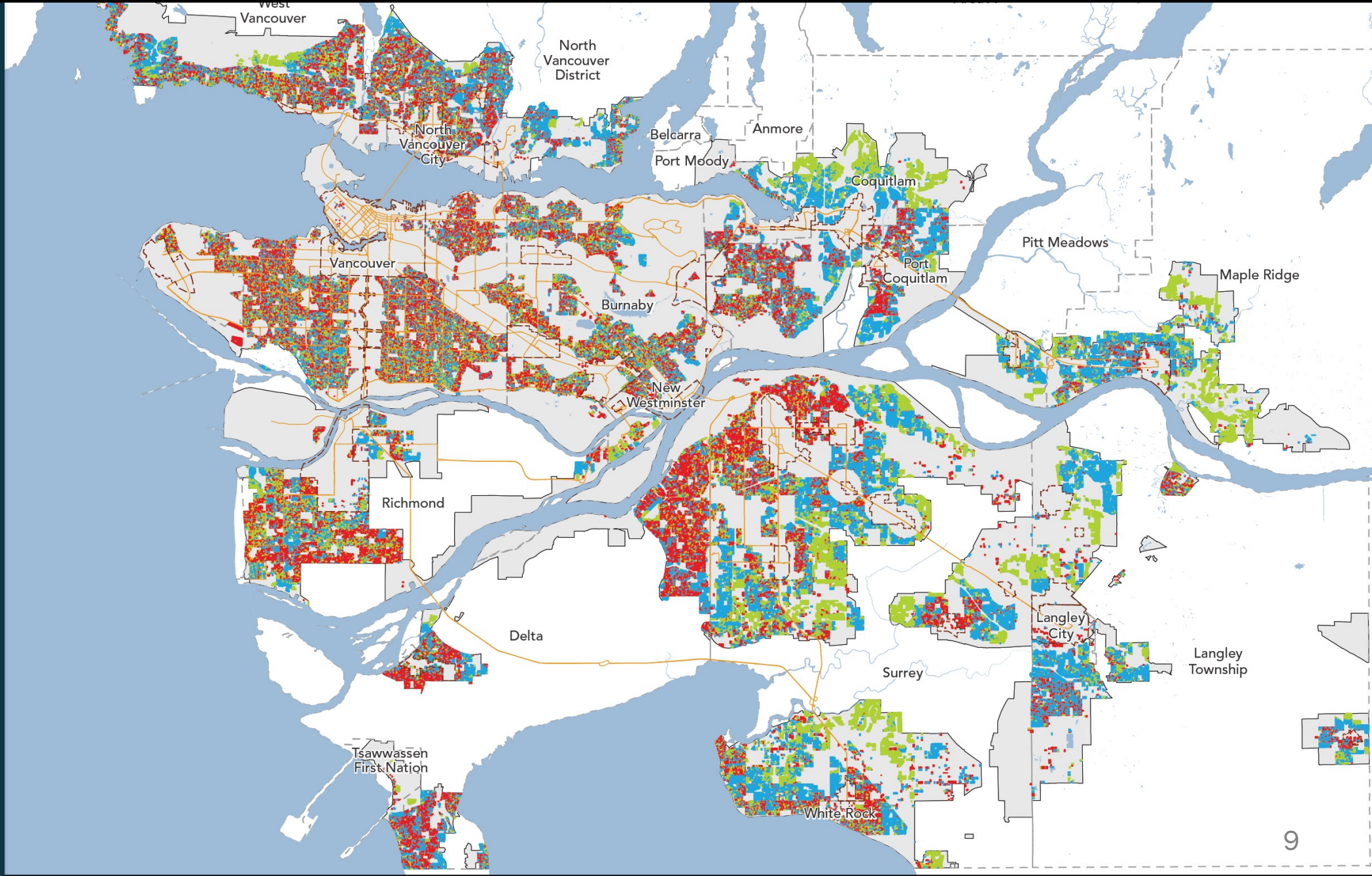
More recent  
outflow ~15,000  
people per year







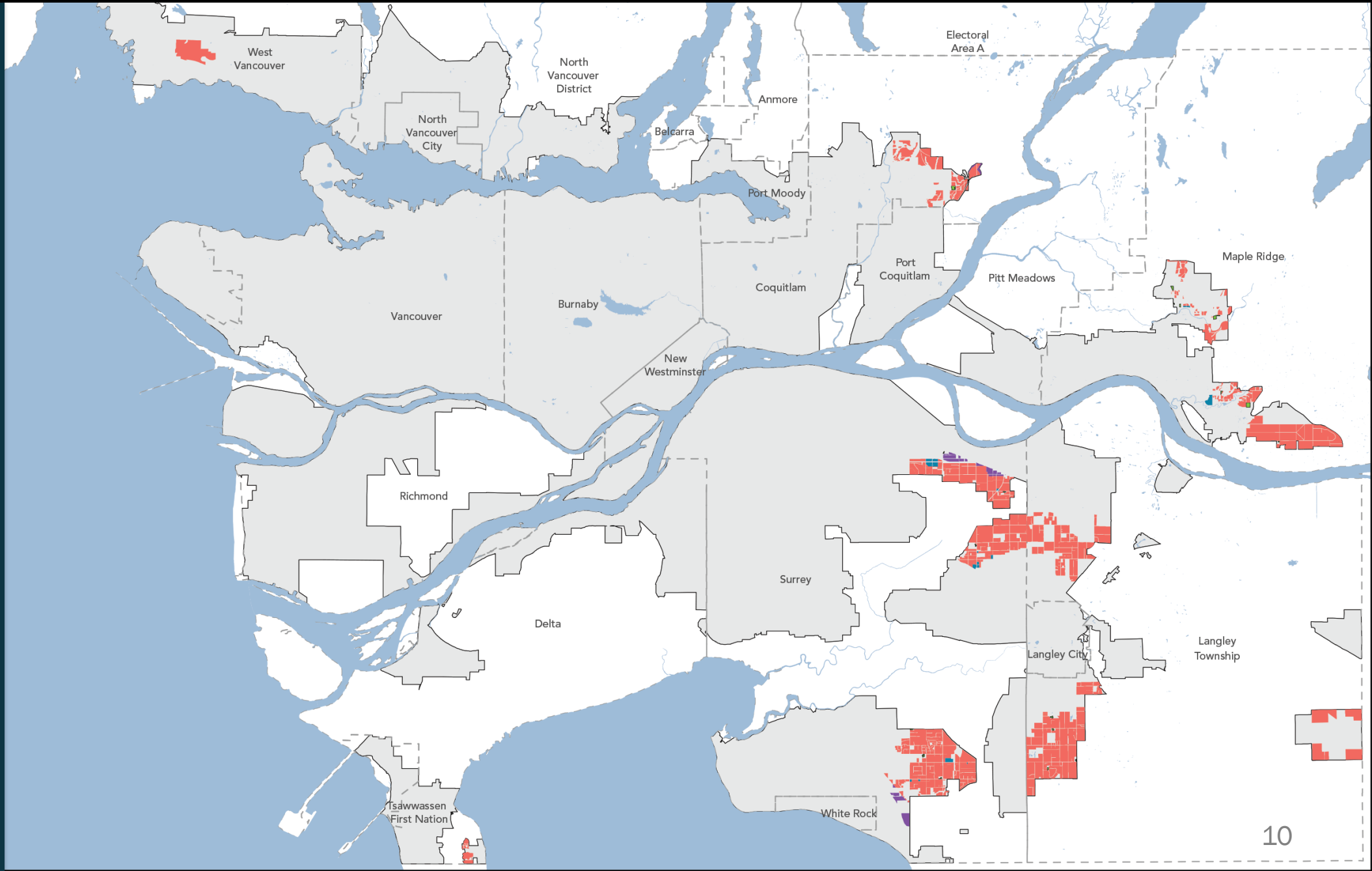
# Densification Probability for Single-Detached Areas





# Remaining "Greenfield" General Urban Lands within UCB

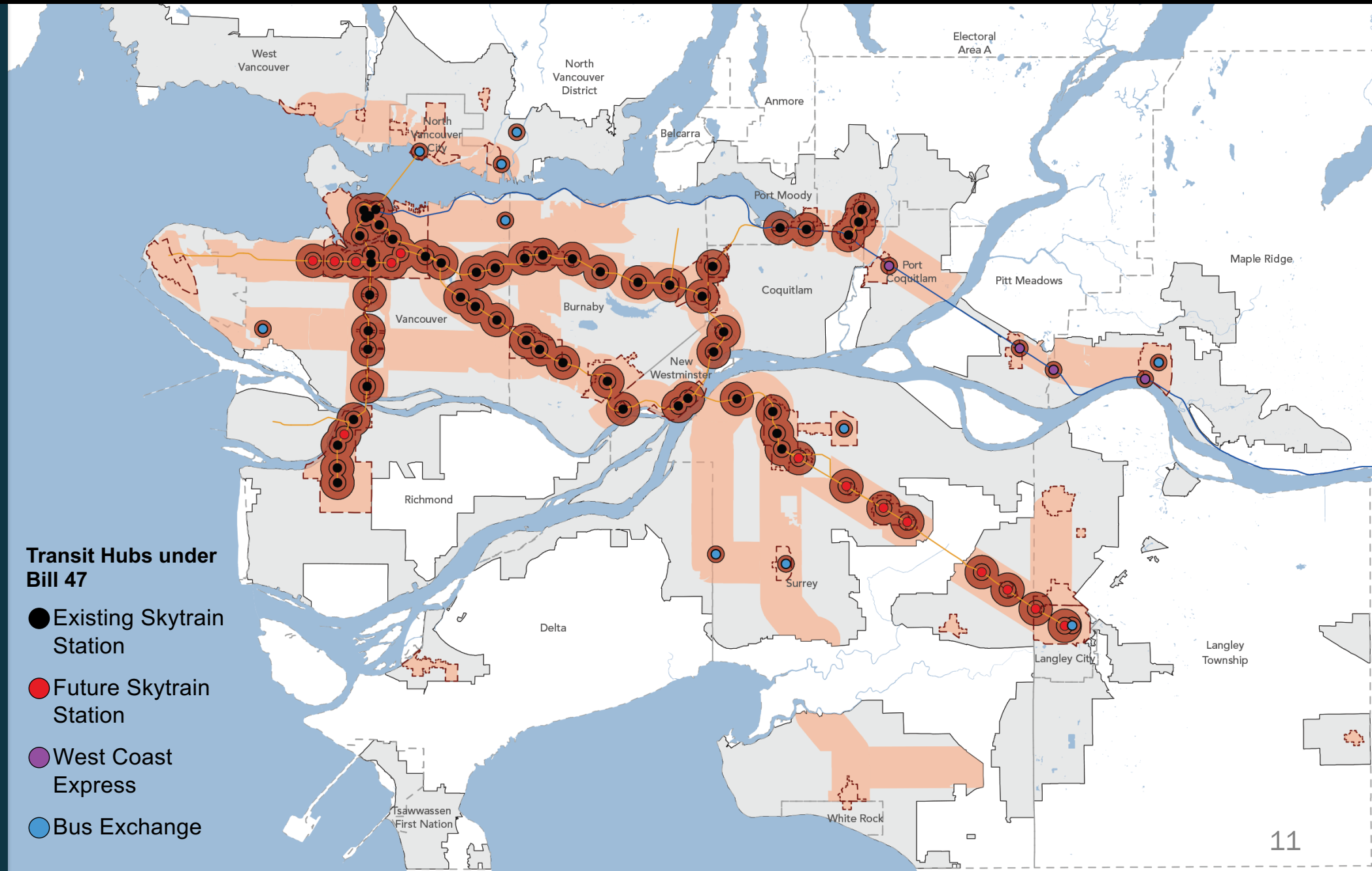
-  Industrial Employment Lands
-  Institutional
-  Population-related Employment Lands
-  Residential
-  Urban Containment Boundary



# Bill 47: Transit Oriented Areas

- Bill 47: Transit-Oriented Areas
- Metro 2050 Policy Area
- ▭ Urban Centre and FTDA
- Urban containment Boundary

- Transit Hubs under Bill 47**
- Existing Skytrain Station
  - Future Skytrain Station
  - West Coast Express
  - Bus Exchange



# COLLABORATION IS CRITICAL

Lost opportunity if not aligned

- Metro 2050: 4 year process to achieve consensus on strong housing policies, targets and monitoring tools
- Local governments have detailed contexts and data
- TransLink (TAZ), Utilities (Sewerage areas), municipal partners: capital plans heavily impacted

Ongoing discussions on assumptions and areas of uncertainty / Working Group





**TOGETHER**  
WE MAKE OUR REGION  
**STRONG**

Thank You

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