

# POPULATION, HOUSING AND EMPLOYMENT PROJECTIONS

CITY OF NANAIMO



# City of Nanaimo Population, Housing & Employment Projections

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For:  
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# EXECUTIVE SUMMARY

The projected level and type of population, housing and employment in Nanaimo over the next 25-30 years will assist the City in planning future infrastructure, land use, public facilities, transportation networks, and much more. These projections are an extension of work previously completed for the Regional District of Nanaimo (RDN) as part of a Regional Housing Needs Report and to support an updated Regional Growth Strategy.

The analysis was finalized during the 2020 COVID-19 pandemic. For purposes of this report, the pandemic is assumed to cause a temporary, severe downturn that is followed by a strong recovery and a resumption of pre-existing growth trends. But it is acknowledged that the pandemic may also create a fundamental realignment in migration patterns and the economy. Such adjustments are speculative at this point and are not reflected in the projections.

## PROJECTIONS SUMMARY

	TOTAL POPULATION				OCCUPIED DWELLING UNITS				TOTAL EMPLOYMENT			
	2016	2026	2036	2046	2016	2026	2036	2046	2016	2026	2036	2046
Baseline Scenario	94,500	107,800	117,400	126,000	39,200	45,500	50,200	53,900	45,200	52,100	56,100	57,800
High-Growth Scenario	94,500	112,300	127,600	141,300	39,200	47,300	54,300	60,000	45,200	53,600	59,600	63,100

Sources: 2016 values adapted from Statistics Canada Census; future values from consultant projections.

More detailed projections for Nanaimo are summarized on the next page, but the highlights include:

- Total population by 2046 in the range of 126,000 to 141,300
- The age 75+ demographic will be the fastest growing in percentage terms and the population under age 35 will grow the least.
- The number of occupied dwelling units will grow at a slightly faster rate than population, due largely to population aging that leads to lower average household sizes. Total occupied units are projected in the range of 53,900 to 60,000
- Apartments will be the fastest growing unit type, likely doubling (at least) in number. Other ground-oriented units (such as townhomes) will also exhibit strong growth, while the number of single-family homes will grow less than half as fast as population.
- Growth in total employment will be slower than population, again due largely to the rapid growth of the elderly population who have almost entirely left the labour force by age 75.



- Various service sectors are projected to grow fastest in percentage terms, although health care and social assistance will remain the largest employment sector in the city and have the largest absolute increase in jobs.
- Construction shows only modest growth, partly due to the elevated baseline level of construction employment with the rapid housing development of recent years. Manufacturing is projected to have only slight growth, while primary industries like forestry and agriculture are projected to decline.
- Retail and finance/insurance/real estate are both projected to grow at a slower rate than other services sectors, partly due to technological changes such as online shopping and the increasing automation of financial and other services.
- Public administration is projected to decline slightly, driven by a projected loss of senior government employment (as per the Province of BC's Labour Market Outlook for Vancouver Island/Coast). Local government employment is projected to expand along with population.

## METHODOLOGY OVERVIEW

Population projections are calculated using a cohort component model, which uses current population by age and sex as the starting point and for each subsequent year, estimates the number of new births and deaths (which together comprise the “natural increase” of the population) as well as the volume and demographic characteristics of net migration, which is the number of people that move to Nanaimo minus the number who move away. These calculations rely on published data on fertility and mortality rates, as well as past trends in migration, adjusted for future provincial and national growth under a Baseline and High-Growth scenario.

The housing unit projections follow directly from the population projections and are based on a combination of existing patterns of household formation and occupation of different housing structure types (single-family home, townhouse, apartment) over the course of a lifetime, plus adjustments to housing structure types based on recent market trends.

Employment projections for 13 sectors are linked to the population projections, as well as the Province of BC's most recent Labour Market Outlook. Each of 59 detailed industries is assigned to one of three categories: (1) population-serving industries sell primarily to local households and employment growth is linked to population growth; (2) traded industries sell primarily outside the local area (including to visiting tourists) and growth is based on BC and Vancouver Island projections, with some adjustments for historic strengths or weaknesses of the Nanaimo market; and (3) business support industries sell primarily to other local businesses and their growth is based on total employment growth in the market. Projections for the 59 detailed industries are consolidated into the 13 sectors highlighted in this report.

Population and housing projections are allocated to 16 Planning Areas within Nanaimo is based on a mix of current demographics and historic growth patterns within each area, combined with an

assessment of land supply data provided by Colliers through their Land Inventory and Capacity Analysis study, and adjusted further based on feedback from City staff.

Employment is allocated to the Planning Areas based on existing employment patterns, share of future population growth (particularly multi-family developments, which often have a mixed-use component that includes commercial employment space), and special characteristics of the Planning Areas. Examples include health care employment concentrating near the hospital, post-secondary education employment concentrating near Vancouver Island University, industrial employment expanding in the Duke Point area, and extra office and cultural and heritage employment going to the downtown area.

Detailed projection results for each Planning Area can be found in the Appendix of the full report.

## CITY OF NANAIMO PROJECTIONS

	BASELINE SCENARIO					HIGH-GROWTH SCENARIO				
	2016	2026	2036	2046	Avg Growth	2016	2026	2036	2046	Avg Growth
<b>Population</b>	<b>94,525</b>	<b>107,779</b>	<b>117,374</b>	<b>125,970</b>	<b>1.0%</b>	<b>94,525</b>	<b>112,272</b>	<b>127,612</b>	<b>141,339</b>	<b>1.4%</b>
Age 0 to 14	13,351	15,284	15,463	16,289	0.7%	13,351	16,092	17,088	18,578	1.1%
Age 15 to 24	10,834	10,991	12,487	12,882	0.6%	10,834	11,570	13,781	14,678	1.0%
Age 25 to 34	12,372	12,055	12,099	13,785	0.4%	12,372	12,634	13,397	15,712	0.8%
Age 35 to 44	10,811	14,464	14,031	14,243	0.9%	10,811	15,042	15,328	16,185	1.4%
Age 45 to 54	12,228	12,636	16,105	15,831	0.9%	12,228	13,214	17,394	17,765	1.3%
Age 55 to 64	14,279	13,695	13,990	17,485	0.7%	14,279	14,269	15,265	19,380	1.0%
Age 65 to 74	11,457	15,140	14,510	14,993	0.9%	11,457	15,704	15,737	16,809	1.3%
Age 75 to 84	6,102	10,045	12,891	12,565	2.4%	6,102	10,279	13,688	13,881	2.8%
Age 85+	3,092	3,469	5,799	7,898	3.2%	3,092	3,469	5,935	8,352	3.4%
<b>Occupied Housing Units</b>	<b>39,170</b>	<b>45,521</b>	<b>50,179</b>	<b>53,919</b>	<b>1.1%</b>	<b>39,170</b>	<b>47,259</b>	<b>54,292</b>	<b>59,988</b>	<b>1.4%</b>
Single-Detached	23,633	25,231	25,999	26,273	0.4%	23,633	25,689	26,981	27,658	0.5%
Other Ground-Oriented	7,088	8,734	10,019	11,085	1.5%	7,088	9,042	10,698	12,024	1.8%
Apartment	8,450	11,555	14,161	16,562	2.3%	8,450	12,527	16,613	20,306	3.0%
<b>Total Employment</b>	<b>45,179</b>	<b>52,050</b>	<b>56,082</b>	<b>57,791</b>	<b>0.8%</b>	<b>45,179</b>	<b>53,586</b>	<b>59,557</b>	<b>63,127</b>	<b>1.1%</b>
Primary & Utilities	1,014	954	838	712	-1.2%	1,014	963	856	737	-1.1%
Construction	3,681	3,966	4,076	4,180	0.4%	3,681	4,183	4,293	4,401	0.6%
Manufacturing	1,745	1,866	1,840	1,808	0.1%	1,745	1,866	1,840	1,808	0.1%
Retail	6,931	7,660	8,026	8,261	0.6%	6,931	7,937	8,685	9,269	1.0%
Wholesale, Transportation, Warehousing	3,097	3,558	3,864	4,024	0.9%	3,097	3,655	4,102	4,401	1.2%
Finance, Insurance, Real Estate	2,368	2,437	2,473	2,458	0.1%	2,368	2,525	2,676	2,756	0.5%
Professional, Scientific, Business Services	5,277	6,143	6,761	7,264	1.1%	5,277	6,248	6,971	7,578	1.2%
Education	3,251	3,596	4,141	4,523	1.1%	3,251	3,767	4,552	5,141	1.5%
Health & Social	7,542	10,292	11,396	10,907	1.2%	7,542	10,548	12,103	12,045	1.6%
Information, Culture, Recreation	1,960	2,265	2,543	2,789	1.2%	1,960	2,318	2,682	3,020	1.5%
Accommodation & Food Services	3,777	4,263	4,807	5,327	1.2%	3,777	4,401	5,167	5,927	1.5%
Repair, Personal, Non-Profit Services	1,982	2,579	2,911	3,224	1.6%	1,982	2,673	3,152	3,622	2.0%
Public Administration	2,553	2,451	2,386	2,295	-0.4%	2,553	2,481	2,457	2,402	-0.2%

Sources: 2016 values adapted from Statistics Canada Census; future values from consultant projections.



# 1 INTRODUCTION

Municipal governments rely on projections about the future growth of their community to effectively plan future infrastructure, land use, public facilities, transportation networks and much more.

Projections of population, housing and employment contained in this report build on work previously completed for the Regional District of Nanaimo (RDN). The regional population and housing projections were prepared in support of a Regional Housing Needs Assessment in 2019, while the employment projections were completed in 2020 to support an updated Regional Growth Strategy. The RDN work has been extended in several ways:

1. The time frame for the Nanaimo projections has been extended to 2046.
2. The city-wide Nanaimo projections have been broken down and allocated to 16 Planning Areas within the city.
3. The projected mix of housing structure types has been updated to reflect recent market activity, which suggests a significantly higher share of apartment development as part of total housing growth, rather than the extrapolation of past trends used in the RDN work.

The methodology and results of the population and housing projections are explained and presented first, in Sections 2 and 3 of the report, followed by the employment projections in Sections 4 and 5. The Appendix provides detailed results.

## Impact of COVID-19

This project was completed during the COVID-19 pandemic in the spring of 2020. It is premature to definitively assess the long-term impacts of the pandemic on population, housing and employment growth and given the multi-decade timeframe of this analysis, it was not factored into the results. The impacts on housing and population growth are more likely to be a temporary pause without a permanent impact (although it is also possible that future growth is higher if residents of more densely-packed urban centres migrate to smaller cities in significant numbers). The impact on employment is much more significant in the short-term, with more uncertainty over long-term impacts, as further discussed in Section 4.

## Homeless Population

A final factor to be acknowledged is the homeless population in Nanaimo that will hopefully transition to permanent housing over time. The homeless are among the population that is most likely to be missed by the Census and there was a 2020 Point-in-Time Count of 425 people. This group is not explicitly factored into the analysis, but could be accommodated within the level of housing growth that is projected in this report.

## 2 POPULATION & HOUSING METHODOLOGY

The explanation of the population and housing projection methodology is adapted from earlier work completed for the Regional District of Nanaimo (RDN).

### 2.1 Overview

The population and housing projections have been prepared using a cohort component model, which is a standard approach to population projections. The model uses current population by age and sex as the starting point and for each subsequent year, advances each person to the next age and makes the following adjustments:

1. New births are added to the population based on the size and age of the female population, using age-based fertility tables applicable to the local area.
2. Deaths are subtracted from the population based on relevant mortality tables that are applied to the age and sex of the population.
3. Net migration by age and sex is added, which could add to population growth (if more people move to an area than move away) or subtract from population growth (if more people move away). Net migration also typically varies significantly by age, such that regular patterns of positive net migration occur for some age ranges and negative net migration occurs at other ages.

This basic framework is endlessly malleable based on the assumptions that are used for the three components of growth, particularly the net migration component, which is most important in determining a community and region's long-term population growth trajectory.

The housing unit projections follow directly from the population projections and are based on a combination of existing patterns of household formation and occupation of different housing structure types over the course of a lifetime, plus adjustments to housing structure types based on recent market trends.

### 2.2 Alternative Scenarios

The projections use two growth scenarios that have the same assumptions for fertility and mortality but alternative assumptions for future net migration.

1. **Baseline Scenario** – This assumes that future net migration is based on the estimated net migration over the 2006 to 2016 period (with some modest assumption for future population growth in the rest of BC and Canada, which are the historic source of migrants to the Nanaimo area).

This scenario suggests that Nanaimo growth from 2016 to 2046 will average 0.96% per year, which is slower than past growth (of 1.41% per year from Census 2006 to Census

2016). In terms of the actual population increase each year, this scenario calls for an annual increase of 1,050 people per year, only slightly less than the 1,180 per year from 2006 to 2016. The main reason for lower growth under this scenario is that maintaining a similar level of net migration to the city is insufficient to compensate for rising mortality relating to the aging of the population.

Under this scenario, Nanaimo's total population is just under 126,000 in 2046.

2. **High-Growth Scenario** – This scenario was created for the RDN to ensure that regional growth matched a moderate-high projection for BC of 1.16% growth per year.

Nanaimo has a higher growth rate than the RDN overall (due to its younger population and greater ability to attract new residents). The city's average growth under this scenario is 1.35% per year to 2046 and the average annual increase in population is 1,560 people per year.

Under this scenario, Nanaimo's total population is 141,300 in 2046.

## 2.3 Population Starting Point: 2016

The baseline year for the projection model is 2016 because it relies on population and housing details that are available only through the Census.

Population by sex and "single-year age"<sup>1</sup> was acquired for every single year of age from 0 to 100+. Data was also acquired for the number of regularly occupied, private dwelling units of each structure type<sup>2</sup>.

The baseline Census population data is then adjusted to account for "net Census undercoverage." This is the percentage of the population that is missed by the Census (balanced against those who are double counted). Statistics Canada provides estimates of net undercoverage after each Census, but only at a provincial level. Estimated net undercoverage for British Columbia in 2016 was 4.1%, significantly higher than national undercoverage of 2.4%.

A more detailed Statistics Canada study following the 2011 Census showed how net undercoverage varied by age and sex in BC (a similar study has not been released for the 2016 Census). The original estimates are shown in the table below, along with the percentage adjustments applied for this analysis. Coverage errors for children under 15 were ignored, as were the overcoverage for some older age categories. Overall, undercoverage is highest for men from age 20 to 44 and women from age 20 to 34.

<sup>1</sup> Available from Statistics Canada Census, Table 98-400-X2016004

<sup>2</sup> Available from Statistics Canada Census tables, including 98-400-X2016227

**TABLE 1. NET CENSUS UNDERCOVERAGE BY AGE AND SEX, BRITISH COLUMBIA, 2011 CENSUS**

AGE RANGE	REPORTED NET UNDERCOVERAGE		UNDERCOVERAGE ADJUSTMENT FOR NANAIMO ANALYSIS	
	MALE	FEMALE	MALE	FEMALE
0 to 4	1.5%	2.02%	0.00%	0.00%
5 to 14	0.24%	-0.61%	0.00%	0.00%
15 to 17	1.28%	0.38%	1.28%	0.38%
18 to 19	2.36%	3.49%	2.36%	3.49%
20 to 24	6.34%	6.64%	6.34%	6.64%
25 to 34	8.79%	5.74%	8.79%	5.74%
35 to 44	5.08%	1.79%	5.08%	1.79%
45 to 54	3.37%	-0.19%	3.37%	0.00%
55 to 64	1.04%	-1.98%	1.04%	0.00%
65+	-0.35%	-0.53%	0.00%	0.00%
<b>TOTAL</b>	<b>2.22% (TOTAL UNDERCOVERAGE ESTIMATE)</b>			

Source: Statistics Canada, Estimates of Population Coverage Error, Table 1.2.2

These age-specific undercoverage adjustments were further adjusted based on the total undercoverage estimate for 2016 compared to 2011. Community-specific undercoverage estimates are not reported directly by Statistics Canada, but BC Stats population estimates for 2016, compared to the Census population for 2016, can be used as a proxy for net undercoverage.<sup>3</sup>

Based on the BC Stats estimate of reports annual population estimates for each municipality, regional district and local health area based on a statistical model that incorporates changes in the number of residential electrical connections, changes in the number of health care registrants, and other factors. Comparing the BC Stats estimate to the Census figure for Nanaimo suggests net undercoverage of 4.4% in total.

It is important to note that these undercoverage adjustments relate only to population. The count of dwelling units is done separately by Statistics Canada staff and can be accepted as accurate. This means that the additional young adult population added through the undercoverage adjustment has no impact on the estimated number of occupied dwelling units.

The baseline population and occupied dwelling unit figures for 2016 are the same for both the Baseline and High-Growth Scenarios.

<sup>3</sup> The BC Stats estimates are effective July 1 of each year, whereas the 2016 Census date was May 10. The population growth between May 10 and July 1 is included in the undercount estimate, but this has no material impact on the analysis.

## 2.4 Fertility Assumptions

The projected number of births is based on actual fertility data reported by the BC Stats Vital Statistics Division for the Nanaimo Local Health Areas (LHA). The fertility data set measures the annual number of births to women in five-year age ranges (from 15 to 49). The total fertility rate is currently about 1.4, which is the average number of children a woman will have in her lifetime, and is significantly below the population replacement level of 2.1.

Over the last 20 years fertility rates have trended slightly lower. Given the absence of a strong long-term trend, age-specific fertility rates are projected forward based on a rolling average of the previous five years. For example, 2018 fertility rates are estimated based on the average age-specific fertility rate from 2013 to 2017; 2019 fertility rates are based on the average from 2014 to 2018, and so on. This approach means that age-specific fertility rates are virtually unchanged over the projection period from 2016 to 2041.

Fertility assumptions are the same under both the Baseline and High-Growth Scenarios.

## 2.5 Mortality Assumptions

The projected number of deaths is based on reported mortality data for British Columbia.<sup>4</sup> This data set reports the probability of passing away for BC residents depending on their age. Mortality data is not reported for any sub-provincial level of geography.

Mortality rates are declining provincially, particularly for the age 65+ demographic. For example, the probability of a 75-year-old passing away in the next year is lower than it was 10 or 20 years ago. The decline in mortality rates is assumed to continue, but at a more moderate pace. This was done in the population model by assuming that the average age-specific mortality change over the last 10 years will continue going forward, but at only half the rate of the last decade.

The number of births less the number of deaths is called the **natural increase** of the population. Natural increase is already negative in Nanaimo by about 150 people per year and will become increasingly negative in the next few decades, even under the high-growth scenario.

Mortality assumptions are the same under both the Baseline and High-Growth Scenarios.

## 2.6 Net Migration Assumptions

Past trends in net migration are not directly reported through the Census or any other source. It can be estimated using a residual analysis that starts with the 2006 Census population by age and sex, applies age-specific and sex-specific fertility and mortality rates for each subsequent year, and then compares the calculated population figures for 2011 to the 2011 Census results. The difference between the population that is predicted by the fertility and mortality analysis, and what is reported

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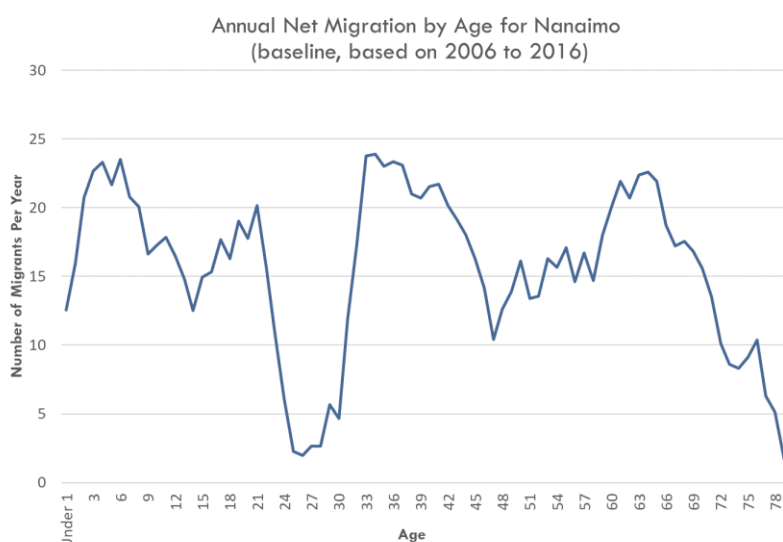
<sup>4</sup> Statistics Canada Data Table: 13-10-0114-01

by the Census, is assumed to represent net migration. The same procedure is repeated using 2011 and 2016 Census data to estimate net migration over that period.

This analysis suggests that total net migration for Nanaimo was about 4,200 from 2006 to 2011, averaging about 840 people per year. Net migration increased from 2011 to 2016, averaging an estimated 1,430 people per year.

The baseline projection of future net migration is based on estimated age-specific and sex-specific migration from 2006 to 2016, with double the weight on the more recent 2011 to 2016 period. This yields the net migration pattern shown in the chart below.

The net inflow of migrants to Nanaimo has three distinct peaks – from age 3 to 5 (just in time for school), in the mid-30s (likely the parents of the earlier group, who may be relocating to Nanaimo from larger centres due to housing affordability), and in the early 60s (the typical retiree migration). Nanaimo has a positive net inflow for all ages, but only slightly positive for people in their mid-20s. This may include university graduates and other young adults moving back to their hometowns or to other cities for career opportunities.



This is the point in the analysis where the Baseline and High-Growth scenarios diverge.

Under the Baseline Scenario, the net migration baseline for each community is modified with the following assumptions:

- Total net migration is gradually scaled upward by 0.9% per year to match the average projected growth of the Canadian and BC populations over this period (under a moderate growth scenario).

Statistics Canada has multiple population growth scenarios<sup>5</sup> stretching into the 2060s – the medium scenario (which includes net migration assumptions based on the pattern from 1990 to

<sup>5</sup> Statistics Canada Table 17-10-0057-01.



2011) suggests that Canada's population will grow by an average of 0.8% per year through 2041 and BC's will grow by 1.0% per year.

Growth in Canada and BC is considered relevant for the Nanaimo area because they are the source of nearly all in-migration. According to BC Stats estimates,<sup>6</sup> 40% of net migration to the RDN in the last decade is intraprovincial (from the rest of BC) and 45-50% is interprovincial (from the rest of Canada).

- The gradual increase in net migration is applied evenly at every age from 0 to 75. This means that the shape of the net migration curve stays the same, with the same peaks and troughs, but the entire curve is shifted up as new migrants are added at each age from 0 through 75.

Under the High-Growth Scenario, all the net migration assumptions are the same as the Baseline Scenario, plus:

- Due to this scenario being created for the RDN, it was based on total net migration to the RDN being increased to the point where average growth from 2016 to 2041 matches BC's growth of 1.2% per year under a moderate-high scenario.<sup>7</sup> Nanaimo is assumed to receive slightly more than its proportional share of migrants to the region.

The rationale for this scenario is that the RDN will retain its historic ability to match provincial growth, which requires net migration to the region to increase to a level that compensates for the rising mortality associated with one of the province's oldest populations. (Coincidentally, the RDN averaged 1.2% growth per year from the 2006 Census to the 2016 Census, so this scenario can also be viewed as maintaining a historic regional growth rate).

- These additional residents are assumed to be evenly distributed between male and female and between ages 0 and 75.

## 2.7 Further Adjustments for the 2016 to 2021 period

The starting point for the projection model is 2016, but anecdotal evidence and development-related indicators like building permits suggest that the years after 2016 have been a very high-growth period in Nanaimo, the rest of the RDN, and much of BC.

To better reflect this in the model, estimated net migration in the short-term is increased by just over 400 people per year to ensure the model's projection for 2018 matches the 2018 BC Stats estimate. In the absence of updated Census counts, the BC Stats estimate for 2018 was used as a reasonable

<sup>6</sup> See "British Columbia Regional District Migration Component," available at

<https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/mobility>.

<sup>7</sup> This scenario is from the same analysis reference earlier – see Statistics Canada Table 17-10-0057-01 – but the migration assumptions are based on BC's net migration from 1990 to 2000, which was a period of very high in-migration to the province (related to the handover of Hong Kong to China, and other factors). BC's future growth is projected at 1.2% under this scenario rather than 1.0% per year

alternative, as it includes an adjustment for the Census undercount and is based on real-life factors like utility connections and health registrations.

This higher net migration from 2016 to 2018 is assumed to be sustained through the 2019 to 2021 period. Additional net migration under the High-Growth Scenario, of about 550 people per year, also starts in 2019.

## **2.8 Occupied Dwelling Unit Projections**

The likelihood of forming and maintaining a separate household and the preferred type of housing both change over the course of a person's life. These patterns can be observed based on household maintainer rates from the Census.

Household maintainer rates are calculated using two separate pieces of data. First is the number of household maintainers in a particular age category. A household maintainer is the person who is primarily responsible for paying the household bills. Second is the size of the population in that age range. The number of household maintainers of a given age, divided by the population at that age, is the household maintainer rate.

Maintainer rates can be calculated in total, covering all types of housing, and for specific structure types. The table below shows that only 15.3% of Nanaimo residents under age 25 were a household maintainer, meaning that the other 84.7% of residents of that age lived in a household where someone else was primarily responsible for paying the bills.

Maintainer rates increase with age through the age 75-84 category, where 62% of residents were a household maintainer in 2016 before declining for the age 85+ demographic.

**TABLE 2. HOUSEHOLD MAINTAINER RATES BY AGE AND STRUCTURE TYPE, 2016 (USING UNDERCOUNT-ADJUSTED POPULATION)**

AGE OF HOUSEHOLD MAINTAINER	SINGLE-DETACHED	OTHER GROUND-ORIENTED	APARTMENT	TOTAL
15 to 24 years	8.3%	2.8%	4.3%	15.3%
25 to 34 years	27.0%	8.8%	10.3%	46.1%
35 to 44 years	33.8%	10.4%	11.2%	55.4%
45 to 54 years	35.7%	10.5%	12.0%	58.1%
55 to 64 years	35.6%	10.2%	12.6%	58.4%
65 to 74 years	36.7%	10.5%	12.9%	60.1%
75 to 84 years	37.7%	11.2%	13.5%	62.4%
85 years and over	26.5%	8.1%	11.0%	45.6%
<b>TOTAL</b>	<b>26.1%</b>	<b>7.8%</b>	<b>9.3%</b>	<b>43.3%</b>

Source: BC Stats Population Estimates (2016), Statistics Canada Census Table 98-400-X2016227

Census maintainer rates can be compared over time to observe trends both in the rates of household formation by age and in the occupation of specific housing structure types. There has been a gradual evolution over time away from single-detached dwellings toward attached and apartment units across all age groups. From 2006 to 2016, the rate of household formation also declined for all age ranges under age 45, which is consistent with higher housing prices requiring young adults to share accommodation with others, including parents.

Looking forward, it was determined through consultation with City staff that the projected structure types for Nanaimo housing growth should be adjusted significantly to reflect emerging market trends rather than using the 2016 Census maintainer rates as a baseline. The new baseline distribution of housing growth is for 30% single-detached units, 15% other ground-oriented units, and 55% apartment units. This is based on a review of recent housing completions by Colliers in the draft Land Inventory and Capacity study (which showed approximately 45% single-detached, 13% other ground-oriented, and 42% apartments from 2013 to 2019), as well as feedback from staff on the likely pattern of development in each Planning Area. These baseline ratios are further adjusted based on conditions in each Planning Area and are assumed to continue the slow historic evolution toward higher-density forms of housing.

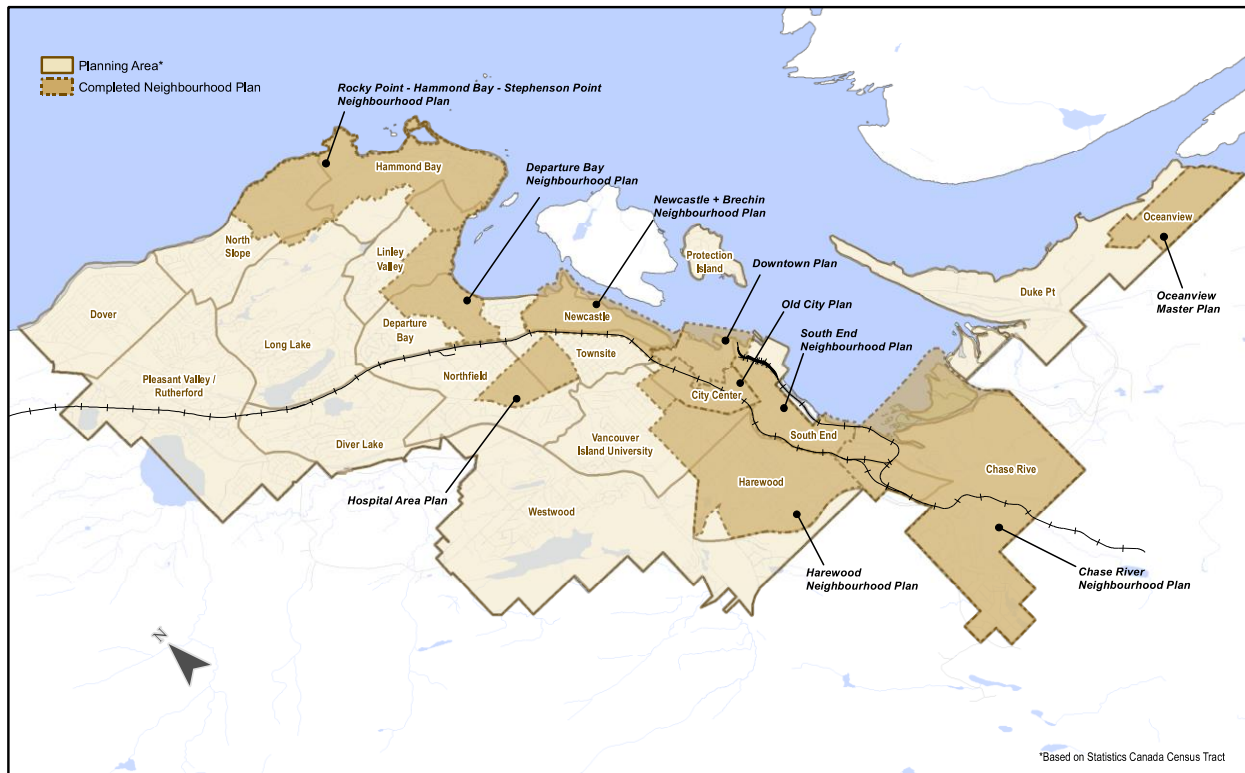
### Note on Unit Types

The breakdown of housing structure types in this report differs slightly from data reported by Statistics Canada due to the attempt to provide a more common-sense categorization. This relates primarily to what Statistics Canada calls a duplex - a structure with two units, located one above the other - where each unit is counted as an "apartment or flat in a duplex." This does not match the common understanding of a duplex (which is typically side-by-side or sometimes back-to-back). What Statistics Canada is describing as a duplex is most often a single-family home with a basement or upper-level secondary suite.

For purposes of this analysis, duplex units according to Statistics Canada are re-allocated by moving half into the “single-detached” category and half into the “apartment” category. To clarify, the housing structure types used in this report include the following home types:

- **Single-Detached.** Traditional single-family homes, as well as the main living quarters in home with a secondary suite.
- **Other Ground-Oriented.** Row houses, side-by-side or back-to-back duplexes, plus mobile homes and other movable dwellings. Note that the Statistics Canada definition of row houses does not allow for any units above or below the others – they must all be attached side to side or side to back.
- **Apartment.** Low-rise and high-rise apartments, secondary suites, apartments attached to a non-residential structure (such as a commercial building or a church), and any other units not already mentioned.

## Planning Areas in Nanaimo



Source: City of Nanaimo

## 2.9 Allocating Growth to Planning Areas

The process for allocating total population and housing growth in Nanaimo to each of the 16 Planning Areas is outlined below.

Note that Duke Point has no residential development land and has been combined with Chase River/South End in this report.

1. Calculate all baseline demographic, housing and household maintainer statistics for each Planning Area, including estimated migration patterns for the 2006 to 2016 period. This first step replicates the city-wide analysis for each Planning Area and provides a starting point for each area.
2. The short-term population adjustment for the 2016 to 2021 period is based on each Planning Area's share of new residential units since 2016, based on building permit data.
3. Going forward, population change in each Planning Area is based on the same fertility and mortality assumptions as the rest of the city, plus the pattern of net migration over the 2006 to 2016 period, and then adjusted based on the amount and type of available land and other factors identified by City staff.

4. Land supply data was provided by Colliers as part of their Land Inventory and Capacity Analysis study. Data was provided on the amount of vacant and developable land in each Planning Area according to several OCP designations, each of which allows for different types and density of housing development.

The three OCP designations relevant for housing development, and their descriptions in the Official Community Plan, are:

- **Neighbourhood**, which the OCP describes as “mix of housing types including single family homes and ground-oriented multiple family units.” For purposes of this report, this is the only designation that can accommodate new single-detached home development, but it also can accommodate other ground-oriented units (primarily townhomes) as well as small apartments.
- **Corridor**, which is “multi-unit residential development, public amenities and commercial services in mixed use developments.” Land with this designation will allow both other ground-oriented units and apartments, but not single-detached homes.
- **Urban Node**, which is “the commercial, service, and high density focal points for Nanaimo.” Apartments are the only housing form allocated to this land category in this report.

A strict analysis of land capacity was not completed, but the amount of available land was used as a general constraint to ensure that projected growth of one type of housing was realistic in each area. This was done by monitoring the approximate land absorption of future growth according to density ratio guidelines provided in the OCP – namely 75 to 150 units per hectare for apartments, 75 units per hectare for other ground-oriented units, and 25 units per hectare for single-detached homes.

5. If the initial projections for a given Planning Area were out of line with land supply, or were not consistent with feedback from City staff on emerging trends or development constraints, some population and corresponding housing units were shifted out and redistributed across other Planning Areas with no constraints.
6. This process is repeated for both the Baseline and High-Growth Scenarios. Additional net migration to Nanaimo under the High-Growth Scenario is allocated to each Planning Area in proportion to its share of 2016 to 2019 permitted units and available land (with additional weight placed on the availability of Corridor and Urban Node land).



## 3 POPULATION & HOUSING PROJECTIONS



### 3.1 City-Wide Results

Population and housing projections for all of Nanaimo are summarized below, followed by a short discussion in the rest of Section 3 on each Planning Area.

The chart to the right summarizes the land supply data from Colliers. “Available” land refers to either vacant or developable land.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)



		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	94,525	107,779	117,374	125,970	33%	94,525	112,272	127,612	141,339	50%
	Housing	39,170	45,521	50,179	53,919	38%	39,170	47,259	54,292	59,988	53%
	Single-Detached	23,633	25,231	25,999	26,273	11%	23,633	25,689	26,981	27,658	17%
	Other Ground	7,088	8,734	10,019	11,085	56%	7,088	9,042	10,698	12,024	70%
	Apartment	8,450	11,555	14,161	16,562	96%	8,450	12,527	16,613	20,306	140%

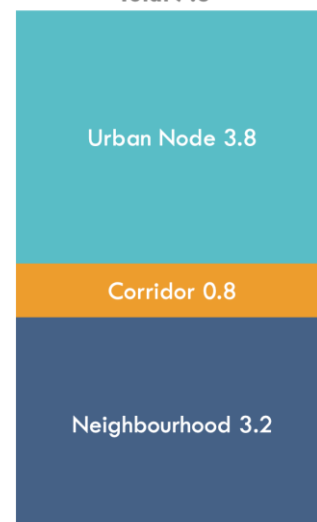
### 3.2 Dover



The Dover Planning Area has only 1.4% of total available and developable residential land in Nanaimo. Included in this total is 60% of the Woodgrove Urban Node, which is receiving significant development interest.

The 3.8 hectares of vacant and developable Urban Node land is the 3rd largest among all Planning Areas, suggesting Dover will absorb a much higher share of apartment development than in the past.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 7.8



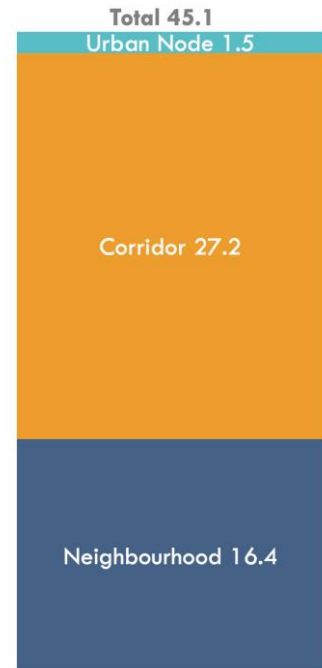
		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	7,687	8,167	8,568	8,893	16%	7,687	8,288	8,894	9,523	24%
	Housing	2,907	3,166	3,319	3,391	17%	2,907	3,215	3,452	3,627	25%
	Single-Detached	1,893	1,943	1,952	1,936	2%	1,893	1,948	1,957	1,941	3%
	Other Ground	513	572	613	667	30%	513	575	617	680	33%
	Apartment	501	652	755	789	57%	501	692	878	1,007	101%



### 3.3 Rutherford/Pleasant Valley

The Rutherford/Pleasant Valley Planning Area includes the 40% of the Woodgrove Urban Node that is not in Dover and has significant vacant and developable land in the Corridor designation. The 27 hectares of “available” Corridor land is more than 40% of the city total.

Major development areas in Pleasant Valley include the Rutherford and Longwood commercial centres, the Green Thumb redevelopment site, and the Metral Drive corridor.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)



	BASELINE					HIGH-GROWTH				
	2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
 Population	10,271	11,324	12,148	12,970	26%	10,271	12,217	14,196	16,169	57%
 Housing	4,378	4,872	5,247	5,566	27%	4,378	5,168	5,964	6,718	53%
Single-Detached	2,501	2,585	2,596	2,573	3%	2,501	2,623	2,634	2,611	4%
Other Ground	1,070	1,206	1,277	1,352	26%	1,070	1,249	1,401	1,597	49%
Apartment	807	1,080	1,375	1,641	103%	807	1,295	1,929	2,510	211%

### 3.4 North Slope



The North Slope Planning Area is predominantly designated Neighbourhood in the OCP and all vacant and developable residential land is in this category. The estimated quantity of developable land is based on a Colliers analysis that removes lands with steep slopes and other non-developable areas.

A modest evolution toward more townhouses and apartments is expected over time, particularly if the City amends its steep slope guidelines to support more of this type of development.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 26.9

Neighbourhood 26.9

BASELINE						HIGH-GROWTH				
	2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
 <b>Population</b>	6,183	6,862	7,005	7,108	15%	6,183	7,104	7,563	7,967	29%
 <b>Housing</b>	2,330	2,647	2,718	2,729	17%	2,330	2,734	2,926	3,052	31%
Single-Detached	1,961	2,107	2,133	2,110	8%	1,961	2,149	2,230	2,256	15%
Other Ground	269	336	376	418	55%	269	346	402	466	73%
Apartment	100	204	209	201	101%	100	240	293	331	230%



### 3.5 Hammond Bay

The Hammond Bay Planning Area is similar to North Slope in being largely designated for Neighbourhood development and all available land for new residential development falls in this category. It will have a modest evolution toward higher-density development, particularly with amendments to steep slope guidelines, featuring cluster development that enables significant portions of land to be maintained in a natural state.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 37.7

Neighbourhood 37.7



		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	3,493	4,099	4,170	4,253	22%	3,493	4,404	4,868	5,318	52%
	Housing	1,252	1,563	1,638	1,665	33%	1,252	1,664	1,887	2,060	64%
	Single-Detached	1,109	1,277	1,314	1,309	18%	1,109	1,327	1,437	1,496	35%
	Other Ground	118	192	223	253	115%	118	214	280	350	197%
	Apartment	25	94	100	103	310%	25	123	170	214	753%

### 3.6 Long Lake

The Long Lake Planning Area is primarily designated for Neighbourhood development, but also includes multiple development sites with the Corridor designation, including the commercial centre at Country Club Mall as well as land at Long Lake and along the Island Highway.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)



		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	7,181	8,100	8,822	9,570	33%	7,181	8,503	9,763	11,056	54%
	Housing	2,691	3,079	3,354	3,614	34%	2,691	3,238	3,726	4,185	56%
	Single-Detached	1,813	1,935	2,000	2,038	12%	1,813	1,989	2,121	2,223	23%
	Other Ground	431	534	625	733	70%	431	558	686	842	95%
	Apartment	446	610	729	844	89%	446	691	918	1,120	151%





### 3.7 Diver Lake

The Diver Lake Planning Area is primarily designated Neighbourhood, but with Corridor designation along the south side of the Island Highway and the west side of Bowen Road.

Despite the high volume of vacant or developable land with the Neighbourhood designation, staff feedback suggests there is relatively little capacity for additional single-family development in this area.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)



		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	4,850	5,415	5,762	6,107	26%	4,850	5,743	6,045	6,211	28%
	Housing	1,855	2,158	2,415	2,506	35%	1,855	2,292	2,538	2,563	38%
	Single-Detached	1,310	1,365	1,370	1,359	4%	1,310	1,377	1,382	1,370	5%
	Other Ground	420	562	700	746	78%	420	624	754	770	83%
	Apartment	125	231	345	401	220%	125	291	401	422	237%

### 3.8 Linley Valley



The Linley Valley Planning Area is almost entirely designated for Neighbourhood development. This designation has traditionally resulted in mostly single-family housing, but allows for ground-oriented development like townhouses as well as small apartment buildings.

The Linley Valley area has several sites zoned for townhouse development and is expected to see additional townhouse development going forward, including near Barrington Road and on steeply sloping properties near Nottingham Drive and Hammond Bay Road.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 25.6

Neighbourhood 25.6

		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	3,551	3,892	4,114	4,335	22%	3,551	4,095	4,588	5,069	43%
	Housing	1,480	1,675	1,801	1,882	27%	1,480	1,755	1,996	2,181	47%
	Single-Detached	977	1,042	1,086	1,090	12%	977	1,068	1,148	1,184	21%
	Other Ground	272	346	401	454	67%	272	368	457	550	102%
	Apartment	231	287	314	338	47%	231	319	390	448	94%

### 3.9 Departure Bay



Departure Bay is primarily designated Neighbourhood, with some Corridor designations near Country Club Mall and at the Brooks Landing commercial centre. This is a situation where staff feedback suggests there is potential for considerably more apartment development, primarily at Brooks Landing, than would be suggested by the land availability statistics. Residential towers on this site could have up to 1,500 units, which is higher than even the high-growth scenario shown below.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 2.3

Corridor 0.6

Neighbourhood 1.7

BASELINE						HIGH-GROWTH				
	2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
 <b>Population</b>	5,700	6,393	7,104	7,728	36%	5,700	6,430	7,301	8,350	46%
 <b>Housing</b>	2,397	2,723	3,065	3,369	41%	2,397	2,743	3,159	3,637	52%
Single-Detached	1,513	1,560	1,567	1,553	3%	1,513	1,562	1,569	1,555	3%
Other Ground	338	371	366	372	10%	338	371	366	373	10%
Apartment	547	792	1,132	1,444	164%	547	810	1,225	1,709	213%

### 3.10 Northfield

The Northfield Planning Area has a mix of designations, including Corridor lands along Northfield and Bowen Roads and the eastern half of the Hospital Urban Node. High-rise apartment development is likely on Corridor lands near the hospital.



#### AVAILABLE LAND BY OCP DESIGNATION (HA)

**Total 19.9**

Urban Node 2.5

Corridor 1.5

Neighbourhood 15.9

BASELINE						HIGH-GROWTH				
	2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
 <b>Population</b>	5,592	6,538	7,292	7,991	43%	5,592	6,719	7,718	8,432	51%
 <b>Housing</b>	2,396	2,859	3,253	3,633	52%	2,396	2,946	3,463	3,827	60%
Single-Detached	984	1,030	1,074	1,078	9%	984	1,039	1,096	1,108	13%
Other Ground	559	705	834	939	68%	559	722	878	1,007	80%
Apartment	852	1,125	1,345	1,616	90%	852	1,185	1,488	1,712	101%

### 3.11 Newcastle

The Newcastle Planning Area is largely built out, as shown by having only 1.3 hectares of vacant or developable residential land. It has an older population and the number of residents declined slightly from the 2006 to the 2016 Census. These prevailing trends suggest a declining population in the absence of redevelopment.



Feedback from City staff suggested that some of the existing single family homes in the designated Corridor areas (along Terminal, Stewart and Vancouver Avenues) will gradually be replaced by townhomes and small apartments. This process will support modest growth and a turnaround from the recent downward trends.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 1.3

Corridor 0.8

Neighbourhood 0.5

		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	3,255	3,398	3,593	3,542	9%	3,255	3,420	3,665	3,693	13%
	Housing	1,805	1,969	2,081	2,046	13%	1,805	1,990	2,144	2,124	18%
	Single-Detached	649	657	656	637	-2%	649	658	660	644	-1%
	Other Ground	138	179	215	231	67%	138	181	221	246	78%
	Apartment	1,018	1,133	1,210	1,177	16%	1,018	1,151	1,263	1,235	21%

### 3.12 Westwood



The Westwood Planning Area is very large and diverse, including parts of the Urban Reserve and the southern portion of the VIU Urban Node. These are former Department of National Defense (DND) lands that are expected to become treaty settlement lands for Snuneymuxw First Nation. While these lands may ultimately have some residential development, they are not identified as vacant and developable for purposes of this analysis.

Overall, future development possibilities in this Planning Area are less certain than some others.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 29.7

Neighbourhood 29.7

		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	4,853	5,541	5,803	6,044	25%	4,853	5,814	6,444	6,995	44%
	Housing	1,799	2,123	2,255	2,364	31%	1,799	2,217	2,486	2,717	51%
	Single-Detached	1,553	1,698	1,737	1,745	12%	1,553	1,745	1,850	1,911	23%
	Other Ground	242	305	348	397	64%	242	315	378	450	86%
	Apartment	5	120	170	222	4321%	5	157	259	356	7006%



### 3.13 Townsite



The Townsite Planning Area has only a small amount of vacant and developable residential land, but there is potential for growth through redevelopment into higher-density housing forms, including on the eastern half of the Hospital Urban Node and on Corridor-designated lands along Townsite Road.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 1.3

Urban Node 0.3

Neighbourhood 1

		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	5,028	5,521	5,770	5,853	16%	5,028	5,547	5,840	5,926	18%
	Housing	2,386	2,725	2,924	3,053	28%	2,386	2,749	2,986	3,088	29%
	Single-Detached	1,154	1,179	1,184	1,173	2%	1,154	1,179	1,184	1,174	2%
	Other Ground	194	234	235	238	23%	194	235	236	240	24%
	Apartment	1,038	1,312	1,505	1,642	58%	1,038	1,334	1,566	1,674	61%



### 3.14 Vancouver Island University

The Vancouver Island University Planning Area has significant Corridor-designated lands along Wakesiah Avenue, Third Street and Fifth Street. A total of 5.5 hectares of Corridor land is identified as vacant or developable. Combined with the University Urban Node (on which VIU's Master Plan allows for potentially hundreds of apartment units), this Planning Area is expected to have significant multi-family development moving forward.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 9.7



BASELINE						HIGH-GROWTH				
	2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
 <b>Population</b>	7,118	8,419	9,468	10,351	45%	7,118	8,563	9,808	10,878	53%
 <b>Housing</b>	3,029	3,702	4,291	4,804	59%	3,029	3,770	4,457	5,047	67%
Single-Detached	1,615	1,728	1,735	1,720	6%	1,615	1,738	1,745	1,730	7%
Other Ground	847	1,074	1,270	1,283	51%	847	1,090	1,272	1,291	52%
Apartment	567	900	1,286	1,800	218%	567	941	1,439	2,025	257%

### 3.15 City Centre/Protection Island

The combined City Centre/Protection Island Planning Area includes part of the Downtown Urban Node as well as Neighbourhood lands and a small amount of Corridor land on Third Street.



The longer-term outlook for residential development in this area will be primarily apartment-oriented, but the ultimate volume of downtown residential tower development will depend on market interest.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 11.7

Urban Node 6.6

Neighbourhood 5.1

		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	5,229	5,892	6,431	6,795	30%	5,229	6,103	6,929	7,588	45%
	Housing	2,795	3,111	3,360	3,598	29%	2,795	3,230	3,649	3,993	43%
	Single-Detached	784	761	756	755	-4%	784	764	762	762	-3%
	Other Ground	235	295	351	413	76%	235	303	374	456	94%
	Apartment	1,776	2,055	2,253	2,430	37%	1,776	2,163	2,514	2,775	56%

### 3.16 Harewood

The Harewood Planning Area is very large and primarily designated for Neighbourhood development, but it also includes Corridor-designated lands surrounding the South Harewood and Southgate commercial centres.



This area can accommodate significant single-family development, but is also expected to continue evolving toward higher-density housing forms along with prevailing trends elsewhere.

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 26.7

Corridor 4.7

Neighbourhood 22

BASELINE						HIGH-GROWTH				
	2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
 <b>Population</b>	7,493	9,271	10,480	11,700	56%	7,493	9,728	11,531	12,529	67%
 <b>Housing</b>	2,887	3,596	4,118	4,596	59%	2,887	3,762	4,511	4,930	71%
Single-Detached	1,729	1,936	2,068	2,143	24%	1,729	1,990	2,168	2,149	24%
Other Ground	913	1,134	1,318	1,514	66%	913	1,170	1,413	1,426	56%
Apartment	246	526	731	939	282%	246	602	930	1,355	452%

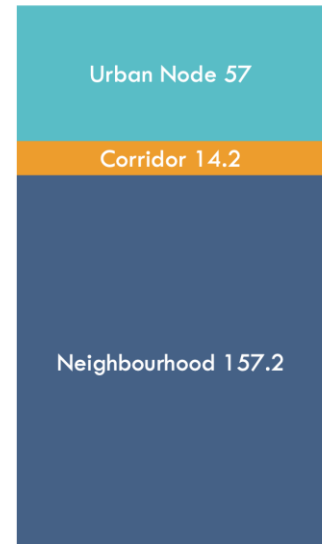
### 3.17 South End/Chase River/Duke Point



Residential development in this combined area is located in the South End/Chase River Planning Area and includes easily the most vacant and developable residential land of all Planning Areas. The 57 available hectares at the South Nanaimo Urban Node is about 80% of all available Urban Node land in the city.

Both the Oceanview and Sandstone development projects are in this area, although Sandstone land is not included in the available land data provided by Colliers. This Planning Area is expected to receive a significant portion of future development, some of which may occur at Oceanview or Sandstone (there is no distinction between the different development projects within the Planning Area in this analysis).

#### AVAILABLE LAND BY OCP DESIGNATION (HA)

Total 228.4



		BASELINE					HIGH-GROWTH				
		2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
	Population	7,040	8,947	10,845	12,729	81%	7,040	9,593	12,460	15,634	122%
	Housing	2,782	3,552	4,341	5,101	83%	2,782	3,785	4,949	6,240	124%
	Single-Detached	2,089	2,429	2,771	3,055	46%	2,089	2,533	3,037	3,547	70%
	Other Ground	528	689	868	1,073	103%	528	720	962	1,281	143%
	Apartment	165	434	701	974	488%	165	532	949	1,412	753%

## 4 EMPLOYMENT METHODOLOGY

Employment projections for Nanaimo Planning Areas are adapted from an earlier 2020 employment projections analysis prepared for the Regional District of Nanaimo (at the regional level only). It was prepared in support of the RDN's Regional Growth Strategy: Sharing Our Future 2041.

This analysis uses similar growth assumptions and methodology to first prepare projections for the city of Nanaimo as a whole, which accounts for about two-thirds of total RDN employment, and then adapting the city-wide projections to the 16 Planning Areas.

### Approach

The employment projections are built, in part, on community and Planning Area population projections outlined in the previous section. They are also linked to projected growth at the provincial and regional (Vancouver Island/Coast) levels, as outlined in the most recent *British Columbia Labour Market Outlook: 2019 Edition*, published by the provincial Ministry of Advanced Education, Skills and Training.<sup>8</sup>

Baseline employment data for 2016 is based on a custom data purchase of Census employment data from Statistics Canada for Planning Areas. This data is supplemented by a custom purchase of Business Counts for detailed industries for both June 2016 and June 2019 to enable an estimate of recent employment changes.<sup>9</sup>

As mentioned in the report introduction, the employment projections are being finalized during the 2020 COVID-19 pandemic. While the short-term impacts of the pandemic are clear – a sharp increase in unemployment and job losses across nearly every industry – the long-term impact on regional employment growth is highly uncertain. The purpose of the analysis is to show employment trends over several decades and from that perspective, the pandemic may be a temporary, severe downturn that is followed by a strong recovery and a resumption of pre-existing growth trends. This is the approach taken in this report.

Alternatively, the pandemic could create a fundamental realignment in consumer behaviour, ways of working, travel patterns, industrial processes and supply chains that will lead to more growth in some industries and less in others. While some adjustments are inevitable, the scope of such changes are speculative at this point and are not reflected in this report.

### 4.1 Employment Baseline

Employment as defined in this report has two main components:

- 1. Employed people with a usual place of work within Nanaimo city boundaries (or Planning Area boundaries for the Planning Area projections).** Most employment falls into

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<sup>8</sup> <https://www.workbc.ca/labour-market-industry/labour-market-outlook.aspx>

<sup>9</sup> Business counts data does not provide precise employment estimates, but changes in the number of business locations with a given employment range can be used as an indicator of employment change.

this category, including retail shops, offices, industrial sites, recreation facilities and any other regular workplace in Nanaimo, including home-based jobs. Most of the people holding these jobs live in Nanaimo or nearby, but some are commuters into the RDN from neighbouring regions. The place of residence of these workers is not important – what matters is the jobs have a regular, fixed location in Nanaimo.

- 2. Employed residents of the Nanaimo Census Agglomeration with (i) no usual place of work, and (ii) can reasonably be allocated to Nanaimo as the place where they most often move around in the course of their job.** Jobs with no fixed workplace are common, amounting to about 16% in the RDN as of the last Census. They typically include sectors like construction, where the majority of workers are regularly moving to new job sites. Security guards, office and home cleaners, professional truck or taxi drivers, loggers, fishing crews, environmental consultants, public health workers, repair technicians, and music teachers are additional examples of the types of jobs that are often not moored to a single location.

A Census Agglomeration is a combination of neighbouring communities with a high level of commuting from outlying communities into a core area. Nanaimo's Census Agglomeration includes Lantzville, RDN Areas A and C, and Snuneymuxw and Snaw-Naw-As First Nation Reserves. Workers living in any of these area, including Nanaimo, with no fixed workplace are allocated to Nanaimo based on the city's share of total Census Agglomeration employment in each industry. The rationale is that transient jobs, such as a traveling repair service or a personal therapist may be somewhat attached to similar jobs in a commercial location even if it is not their everyday workplace. The exception is jobs in primary industries, such as logging and commercial fishing, that are clearly oriented toward a non-urban environment.

Combining the two types of employment outlined above yields the employment baseline of about 45,200 jobs for 2016, as shown in Table 4. The 13 industry sectors shown are a slightly condensed version of the sectors used in the RDN analysis and are based on a combination of standard industry sectors in the North American Industrial Classification System (NAICS).

**TABLE 3. EMPLOYMENT BASELINE BY SECTOR, 2016**

INDUSTRY SECTOR	NANAIMO EMPLOYMENT	NANAIMO %	RDN %	BRITISH COLUMBIA %
Primary & Utilities	1,014	2.2%	3.7%	3.9%
Construction	3,681	8.1%	9.1%	7.9%
Manufacturing	1,745	3.9%	4.7%	6.8%
Retail	6,931	15.3%	14.7%	11.7%
Wholesale, Transportation, Warehousing	3,097	6.9%	7.0%	8.7%
Finance, Insurance, Real Estate	2,368	5.2%	5.2%	6.2%
Professional, Scientific, Business Services	5,277	11.7%	11.9%	12.7%
Education	3,251	7.2%	6.6%	7.2%
Health & Social	7,542	16.7%	14.7%	11.4%
Information, Culture, Recreation	1,960	4.3%	4.5%	5.1%
Accommodation & Food Services	3,777	8.4%	8.4%	8.4%
Repair, Personal, Non-Profit Services	1,982	4.4%	4.8%	4.6%
Public Administration	2,553	5.7%	4.7%	5.2%
<b>TOTAL</b>	<b>45,179</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Sources: Adapted from Statistics Canada Census, custom purchase

## 4.2 Projection Methodology

The employment projection methodology described below is adapted from the RDN employment projections report. The full methodology was performed at the RDN level and certain growth rates and other assumptions were adapted for the Nanaimo analysis (as noted below, where relevant).

The 13 sectors with separate employment projections are an aggregation of 59 separate projections for smaller industries, which were chosen to align with the 59 industries included in the Province of BC's 10-year labour market outlook.

The first step in preparing separate projections for each of the 59 industries is to assign each industry to one of three categories:

- 1. Population-Serving Industries.** These industries sell primarily to local households. They include most of retail trade, primary and secondary education, local government, and a wide range of services. Growth in these sectors will be projected on the basis of projected population growth, either in total or in specific demographic groups that are relevant to the industry.
- 2. Traded Industries.** These industries earn a significant share of revenue by selling into markets beyond the local area, meaning they are not limited by the size of the local market. Examples



include most resource-based industries, manufacturing, and many technology-oriented and professional services industries. Tourist spending also represents sales beyond the local market and consequently accommodation services are considered a traded industry.<sup>10</sup> Provincial and federal government offices are funded by province-wide or Canada-wide tax revenue and are also considered traded industries.

3. **Business Support Industries.** These sell primarily to other local businesses, meaning their growth is reliant on growth in the first two types of industries. Examples include various business services, transportation and warehousing, and support services for forestry, agriculture and fishing.

### Type #1 - Population-Serving Industries

The methodology for projecting employment in population-serving industries requires the following steps:

1. **Identify the population group that is most relevant for driving future employment changes.** In nearly all cases, this is total regional population, but for some sectors there are specific demographic groups that are more appropriate (such as the school-age population driving employment changes in primary and secondary education).
2. **Calculate the baseline relationship between population and employment.** This was done for the Nanaimo Census Agglomeration (as the effective local market area), as well as the RDN, the Vancouver Island/Coast (VIC) region and for British Columbia for both 2016 (based on Census data) and 2019. The 2019 calculations for the VIC region and for BC are based on BC Stats population estimates and 2019 employment data contained in the provincial labour market outlook. The 2019 estimates for the RDN and Nanaimo CA are based on the previously produced population projections, as well as estimated 2019 employment. The RDN 2019 employment estimates are derived from changes in the number and size of RDN-based businesses,<sup>11</sup> and a similar business counts analysis was used to generate 2019 estimates for Nanaimo.
3. **Estimate future changes in the relationship between population and employment.** This is done first by calculating the ratio of employment to population in each industry for the VIC region from 2019 to 2029, as per the BC Labour Market Outlook. On average, it is expected that the ratio of jobs to population declines over time due to productivity improvements and economies of scale. The provincial Labour Market Outlook is a valuable reference point in this analysis as it uses sophisticated, province-wide modeling that incorporates projected levels of

<sup>10</sup> Other industries that also serve tourists, including food services, retail trade, and various recreational and cultural activities, earn the majority of their revenue from the local market and are classified as population-serving industries.

<sup>11</sup> A custom data purchase of business establishment counts by detailed industry for both June 2016 and June 2019 was used in this analysis. This data set provides employment ranges (1 to 4 employees, 5 to 9, 10 to 19, etc.) so cannot be used for exact employment estimates, but was used as a guide to employment changes from 2016 to 2019 along with observed changes in the Vancouver Island/Coast region and other indicators.

economic growth, technological change and other factors and ensures that the projected RDN and Nanaimo changes are reasonable within a provincial context.

For most industries, the employment to population ratios over time for the VIC region and BC are moving in the same direction. It is ultimately the consultant's judgment for how to adapt these regional and provincial changes to the RDN (and subsequently to Nanaimo), but in general, the projected RDN and Nanaimo changes are a blend of the VIC region and BC changes.

4. **Calculate employment projections for 2019 to 2041 using population projections and the jobs to employment ratios explained above.** The employment projections are calculated under both the Baseline and High-Growth population scenarios and using the employment to population ratios described in steps 2 and 3 above.

In addition to the industries focused entirely on serving the local population, there are several other industries that serve households and other businesses relatively equally. These include utilities, air transportation, and finance, insurance and real estate. For simplicity, they are also projected using the population-based methodology, which is a reasonable approach because population and employment are growing together.

Construction is another special case as its employment is calculated as a function of both the *level* of the population and the *growth* in the population. This makes sense when you consider that construction employment involves renovation and repair of existing buildings and roads (linked to the existing population), as well as construction of new buildings and infrastructure (linked to an expanding population).

## **Type #2 - Traded Industries**

The projection methodology for traded industries is more straightforward than for population-serving industries. The basic approach is for employment in each of Nanaimo's traded industries to follow the same trajectory as the Vancouver Island/Coast region, as outlined in the BC Labour Market Outlook.

Industry growth trends in Nanaimo are extended from 2029 to 2046 (beyond the timeframe of the provincial outlook), and growth rates are adjusted higher or lower to reflect each industry's relative competitiveness in the RDN/Nanaimo compared to the VIC region.

Wood product, primary metal, and fabricated metal manufacturing are all relatively more concentrated in the RDN (based on 2016 Census employment data) than the Vancouver Island/Coast region overall and their future growth rates are adjusted higher than the VIC growth rates.

Specific traded industries that are less competitive in the RDN compared to the VIC region include forestry and logging, transportation and equipment manufacturing (including ship and boat building, which is much stronger in Victoria), computer systems design and related services (which is a key segment of the high technology sector and shows strong growth in Nanaimo, but again less than Victoria), accommodation services (tourism is strong throughout the region), and federal and provincial

government administration. Clearly provincial government employment growth is driven by the Victoria market, while federal government employment is also driven by Greater Victoria as well as the Comox Valley (with the air force base).

### **Type #3 – Business Support Industries**

Projected growth in business support industries follows from growth in both population-serving and traded industries. The steps in the methodology include:

1. **Calculate the baseline relationship between employment in business support industries and employment in all other industries.** This is done for Nanaimo and the RDN, as well as the Vancouver Island/Coast (VIC) region and for British Columbia.
2. **Estimate future changes in this relationship.** The basic approach in projecting changes for the RDN/Nanaimo is to follow projected changes in the Vancouver Island/Coast region. The general rule is that over time, fewer support jobs are required due to productivity improvements and economies of scale, but some economic trends are moving in the opposite direction. For example, transportation industries are classified as business support and the trend in rail and water transportation employment is moving down (relative to total employment in other industries). Likely due to the rapid growth of online shopping, the opposite trend is happening in truck transportation and couriers. The rapid expansion of freight traffic and courier hubs at the Nanaimo Airport is a local manifestation of this trend.

### **Summary of Industry Types**

The 59 separate industry projections that form the basis of the analysis are categorized in Table 5. Individual employment projections for each industry can be found in the Appendix.

**TABLE 4. INDUSTRIES BY PROJECTION TYPE**

POPULATION-SERVING	TRADED	BUSINESS SUPPORT
Utilities	Farms	Support activities for agriculture and forestry
Construction	Fishing, hunting and trapping	Support activities for mining and oil and gas extraction
Motor vehicle and parts dealers	Forestry and logging	Wholesale trade
Health and personal care stores	Oil and gas extraction	Rail transportation
Other retail trade (excluding cars and personal care)	Mining	Water transportation
Air transportation	Food, beverage and tobacco manufacturing	Truck transportation
Transit, sightseeing and pipeline transportation	Wood product manufacturing	Support activities for transportation
Insurance carriers and related activities	Paper manufacturing	Postal service, couriers and messengers
Finance	Primary metal manufacturing	Warehousing and storage
Real estate rental and leasing	Fabricated metal product manufacturing	Architectural, engineering and related services
Elementary and secondary schools	Machinery manufacturing	Business, building and other support services
Community colleges	Ship and boat building	Telecommunications
Universities	Transportation equipment manufacturing (excluding shipbuilding)	
Private and trades education	Other manufacturing	
Ambulatory health care services	Computer systems design and related services	
Hospitals	Management, scientific and technical consulting services	
Nursing and residential care facilities	Legal, accounting, design, research and advertising services	
Social assistance	Publishing industries	
Performing arts, spectator sports and related industries	Motion picture and sound recording industries	
Amusement, gambling and recreation industries	Broadcasting, data processing, and information	
Heritage institutions	Accommodation services	
Food services and drinking places	Federal government public administration	
Repair, personal and non-profit services	Provincial and territorial public administration	
Local and Indigenous public administration		

## Labour Force

The RDN employment projections also included a detailed projection of the regional labour force based on the aging population and changing rates of labour force participation at different stages of the age cycle. This is done to ensure that the projected growth in employment is reasonable given the size of the regional labour force and will not create unrealistic labour shortages (or surpluses).

Recent trends in labour force participation suggest that older adults are delaying retirement and continuing to work into their 60s and even 70s at higher rates than in the past, while younger adults (particularly males) are becoming less attached to the labour force. Adults from age 25 to 54 remain

by far the most likely to be in the labour force. Projecting these trends forward, and combining them with the earlier completed population estimates, suggests that the RDN may face an unreasonably tight labour market if the high-growth employment scenario is realized.

A separate analysis has not been prepared for Nanaimo, but given that Nanaimo's population profile is younger than the RDN, any future labour shortage at the RDN level will be less severe for Nanaimo. It is a topic that should be monitored, however, and programs supported that encourage workers and potential workers to continually expand their skills and increase their range of employment opportunities.

### **4.3 Allocation to Planning Areas**

Completed employment projections by industry sector at the Nanaimo level are allocated to one of the 16 Planning Areas based on a combination of these factors:

- Current (2016) employment in the sector, which serves as a baseline for a particular type of development that may expand in future.
- Share of city-wide population growth, with a particular focus on multi-family housing development. The reason is that multi-family housing is often developed through a mixed-use project, typically commercial retail or office. The location of future apartment development, and to some degree townhouse development, is one indicator of the future location of employment.
- Special characteristics of the Planning Area that will attract a greater share of certain types of employment. Examples include health-related employment being attracted to the area near the hospital, post-secondary education employment being attracted to the Vancouver Island University area, and industrial development either staying in its current location or expanding in the Duke Point area (part of the South End/Chase River/Duke Point Planning Area in this report). A higher proportion of office development as well as certain specialized cultural and heritage employment is assigned to the downtown area (City Centre/Protection Island Planning Area).

## 5 EMPLOYMENT PROJECTIONS

The employment projections are summarized in this sector according to industry sector, for all of Nanaimo, and for total jobs in each Planning Area.

Additional detail is provided in the report appendix.

### 5.1 Total Employment by Sector



	BASELINE					HIGH-GROWTH				
	2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
<b>TOTAL</b>	<b>45,179</b>	<b>52,050</b>	<b>56,082</b>	<b>57,791</b>	<b>28%</b>	<b>45,179</b>	<b>53,586</b>	<b>59,557</b>	<b>63,127</b>	<b>40%</b>
Primary & Utilities	1,014	954	838	712	-30%	1,014	963	856	737	-27%
Construction	3,681	3,966	4,076	4,180	14%	3,681	4,183	4,293	4,401	20%
Manufacturing	1,745	1,866	1,840	1,808	4%	1,745	1,866	1,840	1,808	4%
Retail	6,931	7,660	8,026	8,261	19%	6,931	7,937	8,685	9,269	34%
Wholesale/ Transportation/ Warehousing	3,097	3,558	3,864	4,024	30%	3,097	3,655	4,102	4,401	42%
Finance/Insurance/ Real Estate	2,368	2,437	2,473	2,458	4%	2,368	2,525	2,676	2,756	16%
Professional/ Scientific/ Business Services	5,277	6,143	6,761	7,264	38%	5,277	6,248	6,971	7,578	44%
Education	3,251	3,596	4,141	4,523	39%	3,251	3,767	4,552	5,141	58%
Health & Social	7,542	10,292	11,396	10,907	45%	7,542	10,548	12,103	12,045	60%
Information/Culture/ Recreation	1,960	2,265	2,543	2,789	42%	1,960	2,318	2,682	3,020	54%
Accommodation & Food Services	3,777	4,263	4,807	5,327	41%	3,777	4,401	5,167	5,927	57%
Repair/Personal/ Non-Profit Services	1,982	2,579	2,911	3,224	63%	1,982	2,673	3,152	3,622	83%
Public Administration	2,553	2,451	2,386	2,295	-10%	2,553	2,481	2,457	2,402	-6%

## 5.2 Total Employment by Planning Area

	BASELINE					HIGH-GROWTH				
	2016	2026	2036	2046	Growth	2016	2026	2036	2046	Growth
<b>NANAIMO</b>	<b>45,179</b>	<b>52,050</b>	<b>56,082</b>	<b>57,791</b>	<b>28%</b>	<b>45,179</b>	<b>53,586</b>	<b>59,557</b>	<b>63,127</b>	<b>40%</b>
Dover	4,327	4,757	4,976	5,059	17%	4,327	4,847	5,185	5,382	24%
Rutherford/ Pleasant Valley	5,103	5,694	6,035	6,211	22%	5,103	5,854	6,388	6,749	32%
North Slope	567	662	731	769	36%	567	690	792	862	52%
Hammond Bay	461	522	576	615	33%	461	547	628	693	50%
Long Lake	2,871	3,275	3,515	3,630	26%	2,871	3,369	3,728	3,957	38%
Diver Lake	3,125	3,519	3,672	3,742	20%	3,125	3,587	3,823	3,970	27%
Linley Valley	712	762	811	842	18%	712	790	872	934	31%
Departure Bay	889	1,044	1,143	1,195	34%	889	1,084	1,232	1,333	50%
Northfield	5,828	6,690	7,015	7,119	22%	5,828	6,829	7,330	7,602	30%
Newcastle	1,989	2,256	2,375	2,424	22%	1,989	2,297	2,473	2,577	30%
Westwood	628	725	803	859	37%	628	758	874	967	54%
Townsite	4,090	5,392	5,943	5,757	41%	4,090	5,533	6,309	6,340	55%
Vancouver Island University	2,826	3,160	3,587	3,903	38%	2,826	3,316	3,938	4,434	57%
City Center/ Protection Island	6,669	7,600	8,246	8,655	30%	6,669	7,818	8,732	9,397	41%
Harewood	1,474	1,724	1,908	2,010	36%	1,474	1,813	2,097	2,296	56%
Chase River/ Duke Pt/South End	3,619	4,269	4,746	5,000	38%	3,619	4,452	5,157	5,633	56%



# APPENDIX: DETAILED RESULTS

## NANAIMO POPULATION & HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016- 2046
	<b>Population</b>	<b>94,525</b>	<b>107,779</b>	<b>117,374</b>	<b>125,970</b>	<b>31,445</b>	<b>1,048</b>	<b>33%</b>	<b>94,525</b>	<b>112,272</b>	<b>127,612</b>	<b>141,339</b>	<b>46,815</b>	<b>1,560</b>	<b>50%</b>
	Age 0 to 14	13,351	15,284	15,463	16,289	2,938	98	22%	13,351	16,092	17,088	18,578	5,227	174	39%
	Age 15 to 24	10,834	10,991	12,487	12,882	2,049	68	19%	10,834	11,570	13,781	14,678	3,844	128	35%
	Age 25 to 34	12,372	12,055	12,099	13,785	1,413	47	11%	12,372	12,634	13,397	15,712	3,340	111	27%
	Age 35 to 44	10,811	14,464	14,031	14,243	3,432	114	32%	10,811	15,042	15,328	16,185	5,373	179	50%
	Age 45 to 54	12,228	12,636	16,105	15,831	3,603	120	29%	12,228	13,214	17,394	17,765	5,537	185	45%
	Age 55 to 64	14,279	13,695	13,990	17,485	3,207	107	22%	14,279	14,269	15,265	19,380	5,101	170	36%
	Age 65 to 74	11,457	15,140	14,510	14,993	3,536	118	31%	11,457	15,704	15,737	16,809	5,353	178	47%
	Age 75 to 84	6,102	10,045	12,891	12,565	6,462	215	106%	6,102	10,279	13,688	13,881	7,779	259	127%
	Age 85+	3,092	3,469	5,799	7,898	4,806	160	155%	3,092	3,469	5,935	8,352	5,260	175	170%
	<b>Occupied Housing Units</b>	<b>39,170</b>	<b>45,521</b>	<b>50,179</b>	<b>53,919</b>	<b>14,749</b>	<b>492</b>	<b>38%</b>	<b>39,170</b>	<b>47,259</b>	<b>54,292</b>	<b>59,988</b>	<b>20,818</b>	<b>694</b>	<b>53%</b>
	Single-Detached	23,633	25,231	25,999	26,273	2,640	88	11%	23,633	25,689	26,981	27,658	4,026	134	17%
	Other Ground-Oriented	7,088	8,734	10,019	11,085	3,997	133	56%	7,088	9,042	10,698	12,024	4,936	165	70%
	Apartment	8,450	11,555	14,161	16,562	8,112	270	96%	8,450	12,527	16,613	20,306	11,856	395	140%



## DOVER POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>7,687</b>	<b>8,167</b>	<b>8,568</b>	<b>8,893</b>	<b>1,206</b>	<b>40</b>	<b>16%</b>	<b>7,687</b>	<b>8,288</b>	<b>8,894</b>	<b>9,523</b>	<b>1,836</b>	<b>61</b>	<b>24%</b>
	Age 0 to 14	978	1,002	1,040	1,122	144	5	15%	978	1,024	1,092	1,216	238	8	24%
	Age 15 to 24	853	927	961	990	137	5	16%	853	942	1,004	1,064	212	7	25%
	Age 25 to 34	623	532	597	632	9	0	1%	623	547	634	709	86	3	14%
	Age 35 to 44	611	811	726	803	192	6	31%	611	827	767	881	270	9	44%
	Age 45 to 54	1,097	791	998	926	-171	-6	-16%	1,097	807	1,041	1,006	-91	-3	-8%
	Age 55 to 64	1,265	1,253	971	1,187	-77	-3	-6%	1,265	1,268	1,012	1,268	3	0	0%
	Age 65 to 74	1,058	1,352	1,351	1,112	55	2	5%	1,058	1,367	1,391	1,185	127	4	12%
	Age 75 to 84	715	987	1,231	1,246	531	18	74%	715	993	1,257	1,299	584	19	82%
	Age 85+	488	513	691	874	386	13	79%	488	513	696	896	407	14	83%
	<b>Occupied Housing Units</b>	<b>2,907</b>	<b>3,166</b>	<b>3,319</b>	<b>3,391</b>	<b>484</b>	<b>16</b>	<b>17%</b>	<b>2,907</b>	<b>3,215</b>	<b>3,452</b>	<b>3,627</b>	<b>720</b>	<b>24</b>	<b>25%</b>
	Single-Detached	1,893	1,943	1,952	1,936	43	1	2%	1,893	1,948	1,957	1,941	48	2	3%
	Other Ground- Oriented	513	572	613	667	154	5	30%	513	575	617	680	167	6	33%
	Apartment	501	652	755	789	287	10	57%	501	692	878	1,007	505	17	101%

## DOVER EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>4,327</b>	<b>4,757</b>	<b>4,976</b>	<b>5,059</b>	<b>733</b>	<b>24</b>	<b>17%</b>	<b>4,327</b>	<b>4,847</b>	<b>5,185</b>	<b>5,382</b>	<b>1,055</b>	<b>35</b>	<b>24%</b>
Primary & Utilities	11	13	12	11	0	0	-1%	11	13	13	13	1	0	11%
Construction	64	54	59	63	-1	0	-2%	64	63	67	71	8	0	12%
Manufacturing	68	72	70	69	1	0	1%	68	72	70	69	1	0	1%
Retail	1,887	2,013	2,049	2,073	186	6	10%	1,887	2,041	2,115	2,173	286	10	15%
Wholesale/ Transportation/ Warehousing	195	214	222	228	32	1	17%	195	217	228	238	42	1	22%
Finance/Insurance/ Real Estate	269	268	269	268	-1	0	0%	269	273	281	284	16	1	6%
Professional/Scientific/ Business Services	373	427	454	473	100	3	27%	373	433	469	496	123	4	33%
Education	241	263	299	325	85	3	35%	241	274	325	364	124	4	51%
Health & Social	419	571	632	603	184	6	44%	419	585	670	665	245	8	59%
Information/Culture/ Recreation	127	135	139	138	11	0	8%	127	137	143	145	17	1	14%
Accommodation & Food Services	459	492	526	557	99	3	22%	459	501	548	594	136	5	30%
Repair/Personal/ Non-Profit Services	85	111	125	138	53	2	62%	85	115	135	155	69	2	82%
Public Administration	129	123	119	114	-15	-1	-12%	129	124	120	116	-13	0	-10%

## RUTHERFORD/PLEASANT VALLEY POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	10,271	11,324	12,148	12,970	2,699	90	26%	10,271	12,217	14,196	16,169	5,898	197	57%
	Age 0 to 14	1,188	1,249	1,197	1,372	184	6	15%	1,188	1,411	1,524	1,854	666	22	56%
	Age 15 to 24	815	909	1,053	999	185	6	23%	815	1,023	1,315	1,376	561	19	69%
	Age 25 to 34	975	717	821	987	11	0	1%	975	829	1,072	1,388	413	14	42%
	Age 35 to 44	1,008	1,266	1,026	1,155	146	5	15%	1,008	1,382	1,283	1,551	543	18	54%
	Age 45 to 54	1,270	1,269	1,540	1,328	58	2	5%	1,270	1,385	1,800	1,730	460	15	36%
	Age 55 to 64	1,494	1,527	1,544	1,833	339	11	23%	1,494	1,642	1,801	2,232	738	25	49%
	Age 65 to 74	1,644	1,935	1,982	2,029	385	13	23%	1,644	2,047	2,230	2,408	764	25	46%
	Age 75 to 84	1,269	1,684	1,932	2,002	733	24	58%	1,269	1,731	2,091	2,272	1,002	33	79%
	Age 85+	607	768	1,053	1,266	658	22	108%	607	768	1,081	1,358	751	25	124%
	<b>Occupied Housing Units</b>	4,378	4,872	5,247	5,566	1,188	40	27%	4,378	5,168	5,964	6,718	2,339	78	53%
	Single-Detached	2,501	2,585	2,596	2,573	72	2	3%	2,501	2,623	2,634	2,611	109	4	4%
	Other Ground-Oriented	1,070	1,206	1,277	1,352	282	9	26%	1,070	1,249	1,401	1,597	527	18	49%
	Apartment	807	1,080	1,375	1,641	834	28	103%	807	1,295	1,929	2,510	1,703	57	211%

## RUTHERFORD/PLEASANT VALLEY EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>5,103</b>	<b>5,694</b>	<b>6,035</b>	<b>6,211</b>	<b>1,108</b>	<b>37</b>	<b>22%</b>	<b>5,103</b>	<b>5,854</b>	<b>6,388</b>	<b>6,749</b>	<b>1,646</b>	<b>55</b>	<b>32%</b>
Primary & Utilities	96	81	72	63	-33	-1	-35%	96	81	72	63	-33	-1	-35%
Construction	445	470	485	499	54	2	12%	445	499	514	529	84	3	19%
Manufacturing	109	116	114	111	1	0	1%	109	116	114	111	1	0	1%
Retail	1,615	1,754	1,813	1,851	237	8	15%	1,615	1,799	1,920	2,014	400	13	25%
Wholesale/ Transportation/ Warehousing	230	252	262	269	39	1	17%	230	255	270	282	52	2	22%
Finance/Insurance/ Real Estate	480	488	493	491	11	0	2%	480	498	515	525	45	1	9%
Professional/Scientific/ Business Services	390	447	475	495	105	3	27%	390	453	489	516	126	4	32%
Education	131	155	188	211	79	3	60%	131	167	219	256	124	4	95%
Health & Social	497	683	762	734	237	8	48%	497	702	814	819	322	11	65%
Information/Culture/ Recreation	116	132	145	157	41	1	35%	116	135	152	168	52	2	45%
Accommodation & Food Services	623	694	773	848	225	7	36%	623	714	825	934	312	10	50%
Repair/Personal/ Non-Profit Services	182	243	281	317	135	4	74%	182	254	309	363	181	6	99%
Public Administration	188	179	173	165	-22	-1	-12%	188	180	175	169	-18	-1	-10%



## NORTH SLOPE POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>6,183</b>	<b>6,862</b>	<b>7,005</b>	<b>7,108</b>	<b>925</b>	<b>31</b>	<b>15%</b>	<b>6,183</b>	<b>7,104</b>	<b>7,563</b>	<b>7,967</b>	<b>1,784</b>	<b>59</b>	<b>29%</b>
	Age 0 to 14	943	1,024	1,008	1,042	99	3	11%	943	1,067	1,097	1,169	226	8	24%
	Age 15 to 24	656	690	713	713	57	2	9%	656	720	781	814	158	5	24%
	Age 25 to 34	568	572	560	589	20	1	4%	568	603	625	691	123	4	22%
	Age 35 to 44	704	769	740	739	36	1	5%	704	800	811	844	140	5	20%
	Age 45 to 54	870	904	927	912	43	1	5%	870	936	999	1,022	152	5	17%
	Age 55 to 64	1,037	938	927	960	-77	-3	-7%	1,037	969	997	1,069	32	1	3%
	Age 65 to 74	871	1,105	977	982	111	4	13%	871	1,136	1,046	1,085	214	7	25%
	Age 75 to 84	380	695	826	749	369	12	97%	380	707	871	824	444	15	117%
	Age 85+	155	166	327	423	268	9	173%	155	166	335	449	295	10	190%
	<b>Occupied Housing Units</b>	<b>2,330</b>	<b>2,647</b>	<b>2,718</b>	<b>2,729</b>	<b>399</b>	<b>13</b>	<b>17%</b>	<b>2,330</b>	<b>2,734</b>	<b>2,926</b>	<b>3,052</b>	<b>722</b>	<b>24</b>	<b>31%</b>
	Single-Detached	1,961	2,107	2,133	2,110	149	5	8%	1,961	2,149	2,230	2,256	295	10	15%
	Other Ground- Oriented	269	336	376	418	149	5	55%	269	346	402	466	196	7	73%
	Apartment	100	204	209	201	101	3	101%	100	240	293	331	231	8	230%

## NORTH SLOPE EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>567</b>	<b>662</b>	<b>731</b>	<b>769</b>	<b>202</b>	<b>7</b>	<b>36%</b>	<b>567</b>	<b>690</b>	<b>792</b>	<b>862</b>	<b>296</b>	<b>10</b>	<b>52%</b>
Primary & Utilities	29	25	22	19	-10	0	-35%	29	25	22	19	-10	0	-35%
Construction	63	62	65	68	5	0	8%	63	68	71	73	10	0	17%
Manufacturing	0	0	0	0	0	0	#DIV/0!	0	0	0	0	0	0	#DIV/0!
Retail	37	47	55	60	23	1	63%	37	53	69	81	44	1	121%
Wholesale/ Transportation/ Warehousing	14	16	17	18	4	0	29%	14	16	18	20	5	0	38%
Finance/Insurance/ Real Estate	22	25	25	26	4	0	18%	22	25	27	29	7	0	31%
Professional/Scientific/ Business Services	141	161	171	179	38	1	27%	141	164	176	186	45	1	32%
Education	74	82	94	103	30	1	41%	74	86	104	118	45	1	61%
Health & Social	83	114	128	123	40	1	49%	83	118	137	138	55	2	66%
Information/Culture/ Recreation	24	28	31	34	10	0	40%	24	29	33	37	12	0	51%
Accommodation & Food Services	11	19	30	41	31	1	291%	11	22	38	53	43	1	407%
Repair/Personal/ Non-Profit Services	48	63	71	79	31	1	65%	48	65	77	89	41	1	86%
Public Administration	21	20	20	19	-3	0	-12%	21	20	20	19	-2	0	-10%

## HAMMOND BAY POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	3,493	4,099	4,170	4,253	760	25	22%	3,493	4,404	4,868	5,318	1,825	61	52%
	Age 0 to 14	509	530	508	516	7	0	1%	509	584	615	668	159	5	31%
	Age 15 to 24	336	459	446	442	106	4	31%	336	498	533	565	229	8	68%
	Age 25 to 34	308	292	357	364	56	2	18%	308	330	441	492	183	6	59%
	Age 35 to 44	395	430	388	453	58	2	15%	395	469	472	582	187	6	47%
	Age 45 to 54	512	552	545	521	9	0	2%	512	592	633	652	140	5	27%
	Age 55 to 64	692	657	640	651	-41	-1	-6%	692	697	731	788	96	3	14%
	Age 65 to 74	511	712	630	631	119	4	23%	511	751	718	765	254	8	50%
	Age 75 to 84	178	375	470	430	252	8	141%	178	392	527	525	347	12	195%
	Age 85+	50	90	186	246	196	7	389%	50	91	197	281	231	8	458%
	<b>Occupied Housing Units</b>	1,252	1,563	1,638	1,665	413	14	33%	1,252	1,664	1,887	2,060	808	27	64%
	Single-Detached	1,109	1,277	1,314	1,309	200	7	18%	1,109	1,327	1,437	1,496	387	13	35%
	Other Ground- Oriented	118	192	223	253	135	5	115%	118	214	280	350	232	8	197%
	Apartment	25	94	100	103	78	3	310%	25	123	170	214	189	6	753%

## HAMMOND BAY EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>461</b>	<b>522</b>	<b>576</b>	<b>615</b>	<b>154</b>	<b>5</b>	<b>33%</b>	<b>461</b>	<b>547</b>	<b>628</b>	<b>693</b>	<b>232</b>	<b>8</b>	<b>50%</b>
Primary & Utilities	12	13	13	12	0	0	-1%	12	14	14	13	1	0	11%
Construction	33	25	28	31	-2	0	-7%	33	31	33	36	3	0	9%
Manufacturing	22	23	22	22	0	0	1%	22	23	22	22	0	0	1%
Retail	22	31	39	44	22	1	99%	22	37	52	64	42	1	192%
Wholesale/ Transportation/ Warehousing	27	30	32	33	5	0	19%	27	31	33	34	7	0	26%
Finance/Insurance/ Real Estate	34	35	35	36	2	0	6%	34	36	38	39	6	0	17%
Professional/Scientific/ Business Services	147	169	179	186	39	1	27%	147	171	182	192	44	1	30%
Education	42	47	56	62	20	1	48%	42	50	63	72	31	1	74%
Health & Social	23	33	38	39	15	1	66%	23	35	43	45	22	1	94%
Information/Culture/ Recreation	27	33	39	45	18	1	67%	27	34	42	50	23	1	83%
Accommodation & Food Services	11	20	31	41	30	1	274%	11	23	38	53	42	1	384%
Repair/Personal/ Non-Profit Services	0	3	8	12	12	0	-	0	5	11	17	17	1	-
Public Administration	61	58	56	54	-7	0	-12%	61	59	57	55	-6	0	-10%





## LONG LAKE POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>7,181</b>	<b>8,100</b>	<b>8,822</b>	<b>9,570</b>	<b>2,389</b>	<b>80</b>	<b>33%</b>	<b>7,181</b>	<b>8,503</b>	<b>9,763</b>	<b>11,056</b>	<b>3,875</b>	<b>129</b>	<b>54%</b>
	Age 0 to 14	1,114	1,235	1,233	1,358	244	8	22%	1,114	1,307	1,384	1,584	470	16	42%
	Age 15 to 24	773	893	984	984	211	7	27%	773	945	1,103	1,157	384	13	50%
	Age 25 to 34	1,005	894	993	1,103	98	3	10%	1,005	946	1,114	1,292	288	10	29%
	Age 35 to 44	907	1,204	1,074	1,186	279	9	31%	907	1,256	1,194	1,376	469	16	52%
	Age 45 to 54	999	1,054	1,323	1,209	210	7	21%	999	1,106	1,443	1,397	397	13	40%
	Age 55 to 64	911	1,018	1,048	1,320	409	14	45%	911	1,069	1,163	1,504	593	20	65%
	Age 65 to 74	676	861	936	978	301	10	45%	676	911	1,046	1,148	472	16	70%
	Age 75 to 84	377	639	774	848	472	16	125%	377	660	846	970	594	20	158%
	Age 85+	419	302	456	584	165	5	39%	419	302	469	627	208	7	50%
	<b>Occupied Housing Units</b>	<b>2,691</b>	<b>3,079</b>	<b>3,354</b>	<b>3,614</b>	<b>923</b>	<b>31</b>	<b>34%</b>	<b>2,691</b>	<b>3,238</b>	<b>3,726</b>	<b>4,185</b>	<b>1,494</b>	<b>50</b>	<b>56%</b>
	Single-Detached	1,813	1,935	2,000	2,038	224	7	12%	1,813	1,989	2,121	2,223	410	14	23%
	Other Ground- Oriented	431	534	625	733	301	10	70%	431	558	686	842	410	14	95%
	Apartment	446	610	729	844	397	13	89%	446	691	918	1,120	674	22	151%

## LONG LAKE EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>2,871</b>	<b>3,275</b>	<b>3,515</b>	<b>3,630</b>	<b>759</b>	<b>25</b>	<b>26%</b>	<b>2,871</b>	<b>3,369</b>	<b>3,728</b>	<b>3,957</b>	<b>1,087</b>	<b>36</b>	<b>38%</b>
Primary & Utilities	29	24	22	19	-10	0	-35%	29	24	22	19	-10	0	-35%
Construction	187	192	199	206	19	1	10%	187	206	214	221	33	1	18%
Manufacturing	51	54	53	52	1	0	1%	51	54	53	52	1	0	1%
Retail	497	547	572	588	92	3	18%	497	566	617	657	160	5	32%
Wholesale/ Transportation/ Warehousing	18	20	22	24	6	0	35%	18	21	24	26	8	0	48%
Finance/Insurance/ Real Estate	271	276	278	278	7	0	3%	271	281	290	296	25	1	9%
Professional/Scientific/ Business Services	749	856	918	953	204	7	27%	749	873	957	1,014	264	9	35%
Education	107	121	143	158	51	2	48%	107	129	161	185	79	3	74%
Health & Social	350	480	532	511	161	5	46%	350	492	567	567	216	7	62%
Information/Culture/ Recreation	65	74	80	86	21	1	31%	65	75	84	92	27	1	41%
Accommodation & Food Services	365	403	443	482	116	4	32%	365	413	470	526	161	5	44%
Repair/Personal/ Non-Profit Services	161	207	232	255	94	3	59%	161	214	250	284	124	4	77%
Public Administration	21	20	19	19	-2	0	-12%	21	20	20	19	-2	0	-10%


## DIVER LAKE POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>4,850</b>	<b>5,415</b>	<b>5,762</b>	<b>6,107</b>	<b>1,257</b>	<b>42</b>	<b>26%</b>	<b>4,850</b>	<b>5,743</b>	<b>6,045</b>	<b>6,211</b>	<b>1,361</b>	<b>45</b>	<b>28%</b>
	Age 0 to 14	967	1,048	991	1,088	121	4	13%	967	1,108	1,039	1,092	124	4	13%
	Age 15 to 24	500	634	753	692	192	6	38%	500	676	782	707	207	7	41%
	Age 25 to 34	790	551	663	788	-2	0	0%	790	593	704	797	7	0	1%
	Age 35 to 44	715	954	716	828	113	4	16%	715	997	757	847	132	4	18%
	Age 45 to 54	601	691	903	686	85	3	14%	601	733	924	709	108	4	18%
	Age 55 to 64	633	542	615	809	175	6	28%	633	583	653	803	170	6	27%
	Age 65 to 74	421	622	534	607	186	6	44%	421	663	575	633	212	7	50%
	Age 75 to 84	165	313	452	391	226	8	137%	165	330	474	409	244	8	148%
	Age 85+	57	60	135	218	162	5	284%	57	60	136	213	157	5	276%
	<b>Occupied Housing Units</b>	<b>1,855</b>	<b>2,158</b>	<b>2,415</b>	<b>2,506</b>	<b>651</b>	<b>22</b>	<b>35%</b>	<b>1,855</b>	<b>2,292</b>	<b>2,538</b>	<b>2,563</b>	<b>707</b>	<b>24</b>	<b>38%</b>
	Single-Detached	1,310	1,365	1,370	1,359	49	2	4%	1,310	1,377	1,382	1,370	61	2	5%
	Other Ground- Oriented	420	562	700	746	326	11	78%	420	624	754	770	350	12	83%
	Apartment	125	231	345	401	276	9	220%	125	291	401	422	297	10	237%

## DIVER LAKE EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>3,125</b>	<b>3,519</b>	<b>3,672</b>	<b>3,742</b>	<b>617</b>	<b>21</b>	<b>20%</b>	<b>3,125</b>	<b>3,587</b>	<b>3,823</b>	<b>3,970</b>	<b>845</b>	<b>28</b>	<b>27%</b>
Primary & Utilities	15	12	11	10	-5	0	-35%	15	12	11	10	-5	0	-35%
Construction	445	527	533	538	93	3	21%	445	538	543	548	103	3	23%
Manufacturing	104	111	108	105	1	0	1%	104	111	108	105	1	0	1%
Retail	633	683	703	715	82	3	13%	633	698	737	768	135	5	21%
Wholesale/ Transportation/ Warehousing	300	324	332	336	36	1	12%	300	327	339	347	47	2	15%
Finance/Insurance/ Real Estate	120	124	125	126	6	0	5%	120	126	131	134	14	0	12%
Professional/Scientific/ Business Services	415	475	505	526	111	4	27%	415	482	521	549	135	4	32%
Education	40	47	57	63	24	1	59%	40	51	66	77	37	1	92%
Health & Social	162	222	247	238	76	3	47%	162	228	264	265	103	3	64%
Information/Culture/ Recreation	730	777	799	799	69	2	9%	730	789	826	839	109	4	15%
Accommodation & Food Services	11	24	40	56	46	2	430%	11	28	51	75	64	2	603%
Repair/Personal/ Non-Profit Services	152	193	212	230	78	3	52%	152	198	226	253	102	3	67%
Public Administration	0	0	0	0	0	0	-	0	0	0	0	0	0	-

## LINLEY VALLEY POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>3,551</b>	<b>3,892</b>	<b>4,114</b>	<b>4,335</b>	<b>784</b>	<b>26</b>	<b>22%</b>	<b>3,551</b>	<b>4,095</b>	<b>4,588</b>	<b>5,069</b>	<b>1,518</b>	<b>51</b>	<b>43%</b>
	Age 0 to 14	480	469	471	538	58	2	12%	480	506	546	650	170	6	35%
	Age 15 to 24	386	407	410	401	16	1	4%	386	433	470	486	101	3	26%
	Age 25 to 34	431	438	461	477	46	2	11%	431	464	524	572	141	5	33%
	Age 35 to 44	396	497	500	527	131	4	33%	396	523	560	622	226	8	57%
	Age 45 to 54	420	482	581	586	167	6	40%	420	508	640	678	259	9	62%
	Age 55 to 64	578	452	510	610	31	1	5%	578	478	569	700	121	4	21%
	Age 65 to 74	561	596	479	537	-24	-1	-4%	561	621	534	622	61	2	11%
	Age 75 to 84	219	448	478	389	170	6	77%	219	458	514	449	230	8	105%
	Age 85+	80	103	225	270	190	6	238%	80	103	231	290	210	7	264%
	<b>Occupied Housing Units</b>	<b>1,480</b>	<b>1,675</b>	<b>1,801</b>	<b>1,882</b>	<b>403</b>	<b>13</b>	<b>27%</b>	<b>1,480</b>	<b>1,755</b>	<b>1,996</b>	<b>2,181</b>	<b>702</b>	<b>23</b>	<b>47%</b>
	Single-Detached	977	1,042	1,086	1,090	113	4	12%	977	1,068	1,148	1,184	207	7	21%
	Other Ground- Oriented	272	346	401	454	182	6	67%	272	368	457	550	277	9	102%
	Apartment	231	287	314	338	108	4	47%	231	319	390	448	217	7	94%

## LINLEY VALLEY EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>712</b>	<b>762</b>	<b>811</b>	<b>842</b>	<b>130</b>	<b>4</b>	<b>18%</b>	<b>712</b>	<b>790</b>	<b>872</b>	<b>934</b>	<b>221</b>	<b>7</b>	<b>31%</b>
Primary & Utilities	15	13	12	10	-5	0	-35%	15	13	12	10	-5	0	-35%
Construction	66	64	67	70	4	0	6%	66	70	73	76	10	0	16%
Manufacturing	0	0	0	0	0	0	-	0	0	0	0	0	0	-
Retail	11	21	30	35	24	1	221%	11	28	45	59	48	2	435%
Wholesale/ Transportation/ Warehousing	30	33	35	37	7	0	23%	30	34	37	39	9	0	31%
Finance/Insurance/ Real Estate	11	12	12	13	2	0	16%	11	13	15	16	5	0	44%
Professional/Scientific/ Business Services	77	88	92	97	20	1	26%	77	89	93	97	21	1	27%
Education	48	54	64	71	23	1	49%	48	58	72	83	35	1	75%
Health & Social	35	49	57	56	21	1	61%	35	51	62	65	30	1	86%
Information/Culture/ Recreation	34	42	49	57	23	1	67%	34	43	52	62	28	1	83%
Accommodation & Food Services	11	21	34	46	35	1	319%	11	25	43	61	50	2	447%
Repair/Personal/ Non-Profit Services	13	20	26	32	19	1	150%	13	21	30	39	26	1	208%
Public Administration	362	345	333	319	-43	-1	-12%	362	347	338	327	-35	-1	-10%

## DEPARTURE BAY POPULATION AND HOUSING


		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>5,700</b>	<b>6,393</b>	<b>7,104</b>	<b>7,728</b>	<b>2,028</b>	<b>68</b>	<b>36%</b>	<b>5,700</b>	<b>6,430</b>	<b>7,301</b>	<b>8,350</b>	<b>2,650</b>	<b>88</b>	<b>46%</b>
	Age 0 to 14	785	890	987	1,049	264	9	34%	785	897	1,019	1,139	354	12	45%
	Age 15 to 24	699	762	838	920	221	7	32%	699	767	865	993	294	10	42%
	Age 25 to 34	600	585	653	727	127	4	21%	600	590	676	809	209	7	35%
	Age 35 to 44	602	752	751	824	223	7	37%	602	757	776	903	301	10	50%
	Age 45 to 54	773	804	981	979	206	7	27%	773	809	1,009	1,059	286	10	37%
	Age 55 to 64	905	887	938	1,122	217	7	24%	905	892	962	1,203	298	10	33%
	Age 65 to 74	758	885	882	937	179	6	24%	758	890	902	1,002	245	8	32%
	Age 75 to 84	421	617	749	740	320	11	76%	421	619	764	787	367	12	87%
	Age 85+	157	211	326	429	272	9	173%	157	210	329	454	296	10	189%
	<b>Occupied Housing Units</b>	<b>2,397</b>	<b>2,723</b>	<b>3,065</b>	<b>3,369</b>	<b>972</b>	<b>32</b>	<b>41%</b>	<b>2,397</b>	<b>2,743</b>	<b>3,159</b>	<b>3,637</b>	<b>1,240</b>	<b>41</b>	<b>52%</b>
	Single-Detached	1,513	1,560	1,567	1,553	40	1	3%	1,513	1,562	1,569	1,555	42	1	3%
	Other Ground- Oriented	338	371	366	372	35	1	10%	338	371	366	373	35	1	10%
	Apartment	547	792	1,132	1,444	897	30	164%	547	810	1,225	1,709	1,163	39	213%

## DEPARTURE BAY EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>889</b>	<b>1,044</b>	<b>1,143</b>	<b>1,195</b>	<b>306</b>	<b>10</b>	<b>34%</b>	<b>889</b>	<b>1,084</b>	<b>1,232</b>	<b>1,333</b>	<b>443</b>	<b>15</b>	<b>50%</b>
Primary & Utilities	15	12	11	10	-5	0	-35%	15	12	11	10	-5	0	-35%
Construction	95	95	99	103	8	0	8%	95	103	107	111	16	1	17%
Manufacturing	36	39	38	37	0	0	1%	36	39	38	37	0	0	1%
Retail	152	173	186	194	41	1	27%	152	183	208	228	76	3	50%
Wholesale/ Transportation/ Warehousing	12	14	15	16	4	0	31%	12	14	16	17	5	0	42%
Finance/Insurance/ Real Estate	38	39	40	40	3	0	7%	38	40	43	45	8	0	20%
Professional/Scientific/ Business Services	62	71	75	78	16	1	27%	62	71	76	80	19	1	31%
Education	46	53	63	70	25	1	54%	46	56	72	84	38	1	84%
Health & Social	167	229	254	245	78	3	47%	167	235	271	272	105	4	63%
Information/Culture/ Recreation	51	60	69	78	27	1	54%	51	62	73	85	34	1	67%
Accommodation & Food Services	132	150	171	190	58	2	44%	132	156	184	212	80	3	60%
Repair/Personal/ Non-Profit Services	85	109	123	136	51	2	60%	85	113	133	152	67	2	79%
Public Administration	0	0	0	0	0	0	-	0	0	0	0	0	0	-



## NORTHFIELD POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>5,592</b>	<b>6,538</b>	<b>7,292</b>	<b>7,991</b>	<b>2,399</b>	<b>80</b>	<b>43%</b>	<b>5,592</b>	<b>6,719</b>	<b>7,718</b>	<b>8,432</b>	<b>2,840</b>	<b>95</b>	<b>51%</b>
	Age 0 to 14	819	1,056	1,084	1,099	280	9	34%	819	1,088	1,152	1,170	351	12	43%
	Age 15 to 24	831	661	852	907	76	3	9%	831	685	906	959	128	4	15%
	Age 25 to 34	934	1,020	855	1,054	120	4	13%	934	1,044	910	1,109	175	6	19%
	Age 35 to 44	703	1,034	1,113	956	253	8	36%	703	1,057	1,167	1,013	310	10	44%
	Age 45 to 54	656	737	1,054	1,139	482	16	73%	656	760	1,107	1,189	532	18	81%
	Age 55 to 64	715	708	780	1,095	380	13	53%	715	731	832	1,144	429	14	60%
	Age 65 to 74	517	711	697	775	258	9	50%	517	734	747	830	312	10	60%
	Age 75 to 84	316	442	592	587	271	9	86%	316	451	624	629	312	10	99%
	Age 85+	100	170	267	379	279	9	280%	100	170	272	389	290	10	291%
	<b>Occupied Housing Units</b>	<b>2,396</b>	<b>2,859</b>	<b>3,253</b>	<b>3,633</b>	<b>1,238</b>	<b>41</b>	<b>52%</b>	<b>2,396</b>	<b>2,946</b>	<b>3,463</b>	<b>3,827</b>	<b>1,431</b>	<b>48</b>	<b>60%</b>
	Single-Detached	984	1,030	1,074	1,078	93	3	9%	984	1,039	1,096	1,108	123	4	13%
	Other Ground- Oriented	559	705	834	939	380	13	68%	559	722	878	1,007	448	15	80%
	Apartment	852	1,125	1,345	1,616	764	25	90%	852	1,185	1,488	1,712	860	29	101%

## NORTHFIELD EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>5,828</b>	<b>6,690</b>	<b>7,015</b>	<b>7,119</b>	<b>1,291</b>	<b>43</b>	<b>22%</b>	<b>5,828</b>	<b>6,829</b>	<b>7,330</b>	<b>7,602</b>	<b>1,774</b>	<b>59</b>	<b>30%</b>
Primary & Utilities	178	198	188	172	-7	0	-4%	178	205	202	191	12	0	7%
Construction	1,047	1,249	1,260	1,270	223	7	21%	1,047	1,270	1,282	1,293	245	8	23%
Manufacturing	234	249	243	236	3	0	1%	234	249	243	236	3	0	1%
Retail	684	751	782	802	117	4	17%	684	774	838	888	203	7	30%
Wholesale/ Transportation/ Warehousing	735	796	818	831	96	3	13%	735	803	836	859	124	4	17%
Finance/Insurance/ Real Estate	129	132	134	135	6	0	4%	129	136	143	147	18	1	14%
Professional/Scientific/ Business Services	513	588	626	651	138	5	27%	513	597	647	683	170	6	33%
Education	205	229	265	291	85	3	42%	205	241	294	333	128	4	62%
Health & Social	757	1,032	1,141	1,091	334	11	44%	757	1,057	1,211	1,203	445	15	59%
Information/Culture/ Recreation	128	153	176	200	72	2	56%	128	157	187	218	90	3	70%
Accommodation & Food Services	340	380	426	469	129	4	38%	340	392	456	519	179	6	53%
Repair/Personal/ Non-Profit Services	315	399	439	477	162	5	51%	315	411	468	524	209	7	66%
Public Administration	562	535	517	495	-67	-2	-12%	562	538	525	507	-55	-2	-10%

## NEWCASTLE POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	3,255	3,398	3,593	3,542	287	10	9%	3,255	3,420	3,665	3,693	439	15	13%
	Age 0 to 14	193	150	147	117	-76	-3	-39%	193	153	156	135	-58	-2	-30%
	Age 15 to 24	290	193	163	162	-128	-4	-44%	290	197	172	176	-114	-4	-39%
	Age 25 to 34	364	322	240	211	-153	-5	-42%	364	325	249	230	-133	-4	-37%
	Age 35 to 44	322	302	266	185	-137	-5	-43%	322	304	274	203	-119	-4	-37%
	Age 45 to 54	419	423	422	380	-39	-1	-9%	419	426	432	400	-19	-1	-5%
	Age 55 to 64	624	541	580	569	-55	-2	-9%	624	544	590	592	-32	-1	-5%
	Age 65 to 74	593	746	701	740	147	5	25%	593	749	711	760	167	6	28%
	Age 75 to 84	297	557	735	693	396	13	133%	297	558	741	708	410	14	138%
	Age 85+	154	163	339	485	331	11	215%	154	163	339	490	336	11	218%
	<b>Occupied Housing Units</b>	1,805	1,969	2,081	2,046	241	8	13%	1,805	1,990	2,144	2,124	319	11	18%
	Single-Detached	649	657	656	637	-11	0	-2%	649	658	660	644	-5	0	-1%
	Other Ground- Oriented	138	179	215	231	93	3	67%	138	181	221	246	108	4	78%
	Apartment	1,018	1,133	1,210	1,177	159	5	16%	1,018	1,151	1,263	1,235	217	7	21%

## NEWCASTLE EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>1,989</b>	<b>2,256</b>	<b>2,375</b>	<b>2,424</b>	<b>435</b>	<b>15</b>	<b>22%</b>	<b>1,989</b>	<b>2,297</b>	<b>2,473</b>	<b>2,577</b>	<b>588</b>	<b>20</b>	<b>30%</b>
Primary & Utilities	0	0	0	0	0	0	-	0	0	0	0	0	0	-
Construction	141	162	165	167	26	1	19%	141	167	169	172	31	1	22%
Manufacturing	51	54	53	52	1	0	1%	51	54	53	52	1	0	1%
Retail	207	226	234	239	32	1	16%	207	232	249	262	55	2	26%
Wholesale/ Transportation/ Warehousing	408	448	464	476	67	2	16%	408	453	477	496	87	3	21%
Finance/Insurance/ Real Estate	169	171	172	171	1	0	1%	169	174	178	181	11	0	7%
Professional/Scientific/ Business Services	170	195	206	215	45	1	26%	170	197	209	220	50	2	30%
Education	22	26	31	35	13	0	56%	22	28	36	42	20	1	87%
Health & Social	252	343	379	362	110	4	43%	252	351	401	398	146	5	58%
Information/Culture/ Recreation	71	80	87	92	21	1	30%	71	81	91	99	28	1	39%
Accommodation & Food Services	340	361	381	401	61	2	18%	340	366	395	423	84	3	25%
Repair/Personal/ Non-Profit Services	131	165	179	192	61	2	47%	131	169	189	209	78	3	60%
Public Administration	26	25	24	23	-3	0	-12%	26	25	25	24	-3	0	-10%

## WESTWOOD POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>4,853</b>	<b>5,541</b>	<b>5,803</b>	<b>6,044</b>	<b>1,190</b>	<b>40</b>	<b>25%</b>	<b>4,853</b>	<b>5,814</b>	<b>6,444</b>	<b>6,995</b>	<b>2,142</b>	<b>71</b>	<b>44%</b>
	Age 0 to 14	666	776	760	744	78	3	12%	666	825	862	887	221	7	33%
	Age 15 to 24	548	523	569	597	49	2	9%	548	558	649	708	160	5	29%
	Age 25 to 34	592	607	568	627	35	1	6%	592	643	649	747	155	5	26%
	Age 35 to 44	537	796	786	767	230	8	43%	537	832	868	888	351	12	65%
	Age 45 to 54	669	634	842	847	178	6	27%	669	669	925	967	298	10	45%
	Age 55 to 64	824	752	701	894	69	2	8%	824	787	780	1,013	188	6	23%
	Age 65 to 74	650	798	709	685	35	1	5%	650	832	785	794	144	5	22%
	Age 75 to 84	293	528	616	562	269	9	92%	293	543	666	642	348	12	119%
	Age 85+	74	125	251	322	248	8	334%	74	125	261	351	276	9	373%
	<b>Occupied Housing Units</b>	<b>1,799</b>	<b>2,123</b>	<b>2,255</b>	<b>2,364</b>	<b>564</b>	<b>19</b>	<b>31%</b>	<b>1,799</b>	<b>2,217</b>	<b>2,486</b>	<b>2,717</b>	<b>918</b>	<b>31</b>	<b>51%</b>
	Single-Detached	1,553	1,698	1,737	1,745	193	6	12%	1,553	1,745	1,850	1,911	359	12	23%
	Other Ground- Oriented	242	305	348	397	155	5	64%	242	315	378	450	208	7	86%
	Apartment	5	120	170	222	217	7	4321%	5	157	259	356	351	12	7006%

## WESTWOOD EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>628</b>	<b>725</b>	<b>803</b>	<b>859</b>	<b>231</b>	<b>8</b>	<b>37%</b>	<b>628</b>	<b>758</b>	<b>874</b>	<b>967</b>	<b>339</b>	<b>11</b>	<b>54%</b>
Primary & Utilities	0	0	0	0	0	0	-	0	0	0	0	0	0	-
Construction	113	120	123	127	14	0	12%	113	127	131	135	21	1	19%
Manufacturing	11	11	11	11	0	0	1%	11	11	11	11	0	0	1%
Retail	27	39	49	55	29	1	106%	27	47	67	82	56	2	207%
Wholesale/ Transportation/ Warehousing	31	33	35	36	5	0	17%	31	34	36	38	7	0	23%
Finance/Insurance/ Real Estate	22	24	25	25	3	0	14%	22	25	27	29	7	0	31%
Professional/Scientific/ Business Services	126	144	153	159	33	1	27%	126	146	156	164	39	1	31%
Education	122	135	155	169	47	2	38%	122	141	170	191	69	2	57%
Health & Social	34	49	56	56	22	1	64%	34	51	62	65	31	1	91%
Information/Culture/ Recreation	20	25	29	33	13	0	67%	20	25	31	37	17	1	83%
Accommodation & Food Services	38	51	66	81	43	1	113%	38	54	76	98	60	2	158%
Repair/Personal/ Non-Profit Services	31	43	51	59	28	1	91%	31	45	57	69	38	1	123%
Public Administration	55	52	50	48	-6	0	-12%	55	52	51	49	-5	0	-10%

## TOWNSITE POPULATION AND HOUSING


		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>5,028</b>	<b>5,521</b>	<b>5,770</b>	<b>5,853</b>	<b>825</b>	<b>28</b>	<b>16%</b>	<b>5,028</b>	<b>5,547</b>	<b>5,840</b>	<b>5,926</b>	<b>898</b>	<b>30</b>	<b>18%</b>
	Age 0 to 14	604	677	640	531	-73	-2	-12%	604	681	650	543	-61	-2	-10%
	Age 15 to 24	748	467	461	493	-255	-8	-34%	748	471	469	500	-247	-8	-33%
	Age 25 to 34	887	975	717	724	-162	-5	-18%	887	979	728	734	-152	-5	-17%
	Age 35 to 44	638	843	928	688	50	2	8%	638	846	936	699	61	2	10%
	Age 45 to 54	682	625	824	915	233	8	34%	682	629	832	922	240	8	35%
	Age 55 to 64	727	738	686	884	157	5	22%	727	742	694	891	164	5	22%
	Age 65 to 74	455	717	726	690	235	8	52%	455	721	735	699	243	8	53%
	Age 75 to 84	204	399	604	616	412	14	202%	204	400	610	623	419	14	205%
	Age 85+	83	80	184	312	229	8	274%	83	80	185	314	231	8	277%
	<b>Occupied Housing Units</b>	<b>2,386</b>	<b>2,725</b>	<b>2,924</b>	<b>3,053</b>	<b>667</b>	<b>22</b>	<b>28%</b>	<b>2,386</b>	<b>2,749</b>	<b>2,986</b>	<b>3,088</b>	<b>702</b>	<b>23</b>	<b>29%</b>
	Single-Detached	1,154	1,179	1,184	1,173	19	1	2%	1,154	1,179	1,184	1,174	19	1	2%
	Other Ground- Oriented	194	234	235	238	45	1	23%	194	235	236	240	46	2	24%
	Apartment	1,038	1,312	1,505	1,642	604	20	58%	1,038	1,334	1,566	1,674	636	21	61%

## TOWNSITE EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>4,090</b>	<b>5,392</b>	<b>5,943</b>	<b>5,757</b>	<b>1,667</b>	<b>56</b>	<b>41%</b>	<b>4,090</b>	<b>5,533</b>	<b>6,309</b>	<b>6,340</b>	<b>2,250</b>	<b>75</b>	<b>55%</b>
Primary & Utilities	0	0	0	0	0	0	-	0	0	0	0	0	0	-
Construction	48	34	39	43	-5	0	-11%	48	43	47	51	4	0	7%
Manufacturing	47	50	49	47	1	0	1%	47	50	49	47	1	0	1%
Retail	121	142	155	163	42	1	35%	121	152	179	200	78	3	65%
Wholesale/ Transportation/ Warehousing	14	17	18	19	5	0	36%	14	17	19	21	7	0	49%
Finance/Insurance/ Real Estate	11	13	15	15	4	0	37%	11	14	17	19	8	0	71%
Professional/Scientific/ Business Services	199	227	243	253	54	2	27%	199	232	253	268	70	2	35%
Education	57	66	78	87	29	1	51%	57	70	89	103	45	2	79%
Health & Social	3,417	4,634	5,101	4,851	1,434	48	42%	3,417	4,736	5,388	5,313	1,896	63	55%
Information/Culture/ Recreation	49	57	63	69	20	1	40%	49	58	66	74	25	1	51%
Accommodation & Food Services	85	102	123	142	57	2	67%	85	107	136	164	79	3	93%
Repair/Personal/ Non-Profit Services	24	36	45	53	29	1	119%	24	38	51	64	40	1	163%
Public Administration	16	15	15	14	-2	0	-12%	16	15	15	15	-2	0	-10%





## VANCOUVER ISLAND UNIVERSITY POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>7,118</b>	<b>8,419</b>	<b>9,468</b>	<b>10,351</b>	<b>3,233</b>	<b>108</b>	<b>45%</b>	<b>7,118</b>	<b>8,563</b>	<b>9,808</b>	<b>10,878</b>	<b>3,760</b>	<b>125</b>	<b>53%</b>
	Age 0 to 14	1,144	1,416	1,420	1,361	217	7	19%	1,144	1,442	1,474	1,441	297	10	26%
	Age 15 to 24	1,065	936	1,139	1,210	144	5	14%	1,065	955	1,182	1,271	205	7	19%
	Age 25 to 34	1,353	1,340	1,219	1,434	82	3	6%	1,353	1,359	1,264	1,502	150	5	11%
	Age 35 to 44	889	1,376	1,365	1,251	362	12	41%	889	1,394	1,407	1,319	430	14	48%
	Age 45 to 54	767	951	1,430	1,426	659	22	86%	767	969	1,472	1,492	725	24	95%
	Age 55 to 64	908	856	1,034	1,508	600	20	66%	908	874	1,076	1,572	664	22	73%
	Age 65 to 74	629	952	903	1,078	450	15	71%	629	970	944	1,140	511	17	81%
	Age 75 to 84	270	486	739	702	432	14	160%	270	494	764	746	476	16	176%
	Age 85+	93	107	222	381	288	10	309%	93	107	226	396	303	10	325%
	<b>Occupied Housing Units</b>	<b>3,029</b>	<b>3,702</b>	<b>4,291</b>	<b>4,804</b>	<b>1,774</b>	<b>59</b>	<b>59%</b>	<b>3,029</b>	<b>3,770</b>	<b>4,457</b>	<b>5,047</b>	<b>2,017</b>	<b>67</b>	<b>67%</b>
	Single-Detached	1,615	1,728	1,735	1,720	105	3	6%	1,615	1,738	1,745	1,730	115	4	7%
	Other Ground- Oriented	847	1,074	1,270	1,283	436	15	51%	847	1,090	1,272	1,291	444	15	52%
	Apartment	567	900	1,286	1,800	1,233	41	218%	567	941	1,439	2,025	1,459	49	257%

## VANCOUVER ISLAND UNIVERSITY EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>2,826</b>	<b>3,160</b>	<b>3,587</b>	<b>3,903</b>	<b>1,077</b>	<b>36</b>	<b>38%</b>	<b>2,826</b>	<b>3,316</b>	<b>3,938</b>	<b>4,434</b>	<b>1,608</b>	<b>54</b>	<b>57%</b>
Primary & Utilities	11	13	12	11	0	0	-1%	11	13	13	12	1	0	11%
Construction	31	-10	1	12	-19	-1	-61%	31	13	25	36	4	0	14%
Manufacturing	10	11	11	10	0	0	1%	10	11	11	10	0	0	1%
Retail	162	208	243	265	103	3	64%	162	234	304	359	198	7	122%
Wholesale/ Transportation/ Warehousing	59	67	71	75	16	1	27%	59	68	75	81	21	1	36%
Finance/Insurance/ Real Estate	38	43	46	48	10	0	26%	38	46	54	59	21	1	56%
Professional/Scientific/ Business Services	187	214	229	238	51	2	27%	187	218	239	252	65	2	35%
Education	1,759	1,906	2,150	2,327	568	19	32%	1,759	1,972	2,312	2,572	813	27	46%
Health & Social	77	113	133	135	58	2	75%	77	119	149	161	84	3	108%
Information/Culture/ Recreation	115	130	143	155	40	1	35%	115	133	150	167	52	2	45%
Accommodation & Food Services	168	213	267	319	150	5	89%	168	227	303	378	210	7	125%
Repair/Personal/ Non-Profit Services	138	186	217	246	108	4	78%	138	195	240	284	145	5	105%
Public Administration	69	66	63	61	-8	0	-12%	69	66	64	62	-7	0	-10%



## CITY CENTER/PROTECTION ISLAND POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>5,229</b>	<b>5,892</b>	<b>6,431</b>	<b>6,795</b>	<b>1,566</b>	<b>52</b>	<b>30%</b>	<b>5,229</b>	<b>6,103</b>	<b>6,929</b>	<b>7,588</b>	<b>2,359</b>	<b>79</b>	<b>45%</b>
	Age 0 to 14	404	553	641	613	208	7	52%	404	590	718	730	326	11	81%
	Age 15 to 24	516	379	439	557	41	1	8%	516	406	501	648	132	4	25%
	Age 25 to 34	750	797	678	755	5	0	1%	750	824	744	857	107	4	14%
	Age 35 to 44	521	674	724	621	100	3	19%	521	701	786	722	200	7	38%
	Age 45 to 54	714	585	746	803	89	3	12%	714	612	807	900	186	6	26%
	Age 55 to 64	903	869	758	926	22	1	2%	903	896	820	1,023	120	4	13%
	Age 65 to 74	782	1,078	1,059	968	186	6	24%	782	1,104	1,120	1,063	281	9	36%
	Age 75 to 84	384	710	949	951	567	19	148%	384	721	988	1,019	635	21	165%
	Age 85+	254	248	438	602	348	12	137%	254	248	445	626	372	12	146%
	<b>Occupied Housing Units</b>	<b>2,795</b>	<b>3,111</b>	<b>3,360</b>	<b>3,598</b>	<b>804</b>	<b>27</b>	<b>29%</b>	<b>2,795</b>	<b>3,230</b>	<b>3,649</b>	<b>3,993</b>	<b>1,198</b>	<b>40</b>	<b>43%</b>
	Single-Detached	784	761	756	755	-29	-1	-4%	784	764	762	762	-22	-1	-3%
	Other Ground- Oriented	235	295	351	413	178	6	76%	235	303	374	456	221	7	94%
	Apartment	1,776	2,055	2,253	2,430	655	22	37%	1,776	2,163	2,514	2,775	999	33	56%

## CITY CENTER/PROTECTION ISLAND EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>6,669</b>	<b>7,600</b>	<b>8,246</b>	<b>8,655</b>	<b>1,986</b>	<b>66</b>	<b>30%</b>	<b>6,669</b>	<b>7,818</b>	<b>8,732</b>	<b>9,397</b>	<b>2,728</b>	<b>91</b>	<b>41%</b>
Primary & Utilities	280	276	219	162	-118	-4	-42%	280	276	219	162	-118	-4	-42%
Construction	238	250	258	266	28	1	12%	238	266	274	282	44	1	19%
Manufacturing	130	138	135	131	1	0	1%	130	138	135	131	1	0	1%
Retail	505	559	586	604	99	3	20%	505	580	635	679	174	6	34%
Wholesale/ Transportation/ Warehousing	201	219	228	233	33	1	16%	201	222	234	243	43	1	21%
Finance/Insurance/ Real Estate	652	677	685	666	14	0	2%	652	720	783	810	157	5	24%
Professional/Scientific/ Business Services	1,265	1,550	1,867	2,173	907	30	72%	1,265	1,583	1,917	2,239	974	32	77%
Education	131	148	174	192	61	2	47%	131	157	196	225	93	3	71%
Health & Social	740	1,009	1,115	1,066	325	11	44%	740	1,033	1,183	1,174	434	14	59%
Information/Culture/ Recreation	326	431	545	657	331	11	101%	326	450	599	750	424	14	130%
Accommodation & Food Services	770	829	888	943	173	6	23%	770	844	927	1,008	238	8	31%
Repair/Personal/ Non-Profit Services	430	541	589	635	205	7	48%	430	554	624	693	263	9	61%
Public Administration	1,000	973	957	926	-74	-2	-7%	1,000	994	1,006	1,001	1	0	0%



## HAREWOOD POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>7,493</b>	<b>9,271</b>	<b>10,480</b>	<b>11,700</b>	<b>4,207</b>	<b>140</b>	<b>56%</b>	<b>7,493</b>	<b>9,728</b>	<b>11,531</b>	<b>12,529</b>	<b>5,036</b>	<b>168</b>	<b>67%</b>
	Age 0 to 14	1,403	1,662	1,591	1,782	379	13	27%	1,403	1,745	1,759	1,909	506	17	36%
	Age 15 to 24	1,027	1,212	1,441	1,370	344	11	33%	1,027	1,272	1,575	1,468	441	15	43%
	Age 25 to 34	1,131	1,280	1,416	1,655	524	17	46%	1,131	1,340	1,552	1,749	618	21	55%
	Age 35 to 44	985	1,314	1,407	1,548	563	19	57%	985	1,373	1,540	1,652	667	22	68%
	Age 45 to 54	832	1,129	1,399	1,497	665	22	80%	832	1,187	1,532	1,597	765	25	92%
	Age 55 to 64	984	925	1,153	1,422	438	15	44%	984	983	1,282	1,518	534	18	54%
	Age 65 to 74	632	1,029	924	1,144	512	17	81%	632	1,086	1,048	1,248	616	21	98%
	Age 75 to 84	276	548	827	752	476	16	173%	276	572	908	840	564	19	204%
	Age 85+	224	171	322	529	306	10	137%	224	171	336	549	325	11	145%
	<b>Occupied Housing Units</b>	<b>2,887</b>	<b>3,596</b>	<b>4,118</b>	<b>4,596</b>	<b>1,709</b>	<b>57</b>	<b>59%</b>	<b>2,887</b>	<b>3,762</b>	<b>4,511</b>	<b>4,930</b>	<b>2,043</b>	<b>68</b>	<b>71%</b>
	Single-Detached	1,729	1,936	2,068	2,143	414	14	24%	1,729	1,990	2,168	2,149	421	14	24%
	Other Ground- Oriented	913	1,134	1,318	1,514	602	20	66%	913	1,170	1,413	1,426	513	17	56%
	Apartment	246	526	731	939	693	23	282%	246	602	930	1,355	1,109	37	452%

## HAREWOOD EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>1,474</b>	<b>1,724</b>	<b>1,908</b>	<b>2,010</b>	<b>536</b>	<b>18</b>	<b>36%</b>	<b>1,474</b>	<b>1,813</b>	<b>2,097</b>	<b>2,296</b>	<b>822</b>	<b>27</b>	<b>56%</b>
Primary & Utilities	44	37	33	29	-15	-1	-35%	44	37	33	29	-15	-1	-35%
Construction	236	233	244	254	18	1	7%	236	254	265	275	39	1	17%
Manufacturing	165	175	171	167	2	0	1%	165	175	171	167	2	0	1%
Retail	209	253	283	302	93	3	45%	209	275	337	385	177	6	85%
Wholesale/ Transportation/ Warehousing	143	158	166	171	28	1	19%	143	160	171	180	37	1	26%
Finance/Insurance/ Real Estate	54	58	60	62	8	0	15%	54	61	67	72	19	1	35%
Professional/Scientific/ Business Services	92	105	113	117	25	1	27%	92	107	117	124	32	1	34%
Education	96	113	138	154	58	2	60%	96	122	160	187	91	3	94%
Health & Social	243	336	377	366	123	4	51%	243	347	406	412	169	6	70%
Information/Culture/ Recreation	13	16	19	22	9	0	67%	13	16	20	24	11	0	83%
Accommodation & Food Services	116	153	198	241	125	4	108%	116	164	227	290	175	6	151%
Repair/Personal/ Non-Profit Services	48	73	93	113	65	2	135%	48	78	108	137	89	3	186%
Public Administration	16	15	15	14	-2	0	-12%	16	15	15	14	-2	0	-10%

## CHASE RIVER/DUKE PT/SOUTH END POPULATION AND HOUSING

		BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
		2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
	<b>Population</b>	<b>7,040</b>	<b>8,947</b>	<b>10,845</b>	<b>12,729</b>	<b>5,689</b>	<b>190</b>	<b>81%</b>	<b>7,040</b>	<b>9,593</b>	<b>12,460</b>	<b>15,634</b>	<b>8,594</b>	<b>286</b>	<b>122%</b>
	Age 0 to 14	1,153	1,548	1,744	1,957	803	27	70%	1,153	1,665	2,001	2,390	1,237	41	107%
	Age 15 to 24	791	939	1,266	1,445	654	22	83%	791	1,022	1,474	1,785	994	33	126%
	Age 25 to 34	1,063	1,133	1,303	1,658	596	20	56%	1,063	1,217	1,511	2,034	972	32	91%
	Age 35 to 44	878	1,440	1,522	1,711	832	28	95%	878	1,524	1,728	2,084	1,205	40	137%
	Age 45 to 54	947	1,003	1,591	1,677	730	24	77%	947	1,086	1,798	2,046	1,098	37	116%
	Age 55 to 64	1,077	1,033	1,107	1,696	619	21	58%	1,077	1,114	1,303	2,059	983	33	91%
	Age 65 to 74	698	1,042	1,020	1,099	402	13	58%	698	1,122	1,206	1,426	729	24	104%
	Age 75 to 84	337	616	918	907	570	19	169%	337	650	1,042	1,140	803	27	238%
	Age 85+	96	194	376	579	483	16	502%	96	193	397	670	574	19	596%
	<b>Occupied Housing Units</b>	<b>2,782</b>	<b>3,552</b>	<b>4,341</b>	<b>5,101</b>	<b>2,319</b>	<b>77</b>	<b>83%</b>	<b>2,782</b>	<b>3,785</b>	<b>4,949</b>	<b>6,240</b>	<b>3,458</b>	<b>115</b>	<b>124%</b>
	Single-Detached	2,089	2,429	2,771	3,055	966	32	46%	2,089	2,533	3,037	3,547	1,458	49	70%
	Other Ground-Oriented	528	689	868	1,073	544	18	103%	528	720	962	1,281	753	25	143%
	Apartment	165	434	701	974	808	27	488%	165	532	949	1,412	1,246	42	753%

## CHASE RIVER/DUKE PT/SOUTH END EMPLOYMENT

	BASELINE SCENARIO							HIGH-GROWTH SCENARIO						
	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change 2016-2046	% Growth 2016-2046	2016	2026	2036	2046	Growth 2016-2046	Average Annual Change, 2016-2046	% Growth 2016-2046
<b>TOTAL</b>	<b>3,619</b>	<b>4,269</b>	<b>4,746</b>	<b>5,000</b>	<b>1,381</b>	<b>46</b>	<b>38%</b>	<b>3,619</b>	<b>4,452</b>	<b>5,157</b>	<b>5,633</b>	<b>2,014</b>	<b>67</b>	<b>56%</b>
Primary & Utilities	278	236	212	185	-92	-3	-33%	278	237	213	187	-91	-3	-33%
Construction	429	458	472	484	55	2	13%	429	485	498	512	83	3	19%
Manufacturing	707	762	763	759	51	2	7%	707	762	763	759	51	2	7%
Retail	163	212	248	271	108	4	66%	163	239	313	370	207	7	127%
Wholesale/ Transportation/ Warehousing	679	918	1,127	1,224	545	18	80%	679	985	1,290	1,481	802	27	118%
Finance/Insurance/ Real Estate	49	54	57	59	10	0	20%	49	57	65	71	22	1	46%
Professional/Scientific/ Business Services	372	425	454	472	100	3	27%	372	433	470	497	125	4	34%
Education	131	153	185	206	75	3	57%	131	165	213	249	117	4	89%
Health & Social	284	394	443	430	146	5	51%	284	407	476	484	200	7	70%
Information/Culture/ Recreation	62	93	130	166	103	3	165%	62	94	134	173	111	4	178%
Accommodation & Food Services	298	350	411	470	172	6	58%	298	366	451	537	239	8	80%
Repair/Personal/ Non-Profit Services	140	189	221	251	112	4	80%	140	198	244	290	150	5	108%
Public Administration	27	26	25	24	-3	0	-12%	27	26	25	24	-3	0	-10%