

1996 CENSUS - POPULATION & DWELLING COUNTS

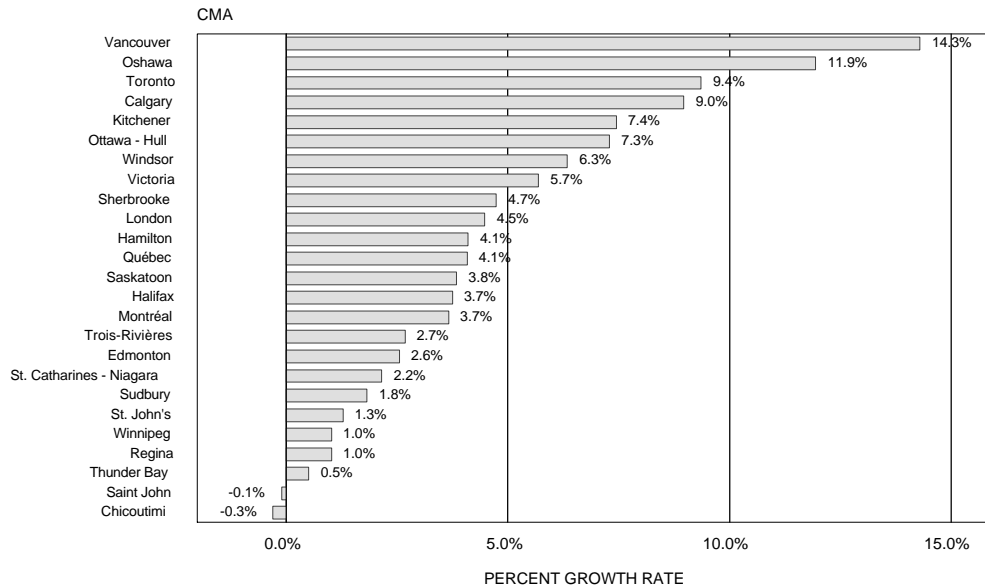
Population and dwelling counts from the May 14th 1996 Census were released on April 15th. These figures show that BC's population grew by 13.5% over the last five years, more than double the national rate of 5.7%. Almost 29% of the increase in Canada's population occurred in BC.

Population - May 12, 1996	
CANADA	28,846,761
BC	3,724,500
VANCOUVER CMA	1,831,665
CITY OF VANCOUVER	514,008

Vancouver the Fastest Growing CMA in Canada . . .

The Vancouver Census Metropolitan Area (CMA) accounted for 52% of the increase in BC's population, and 15% of the national increase. Vancouver was the fastest growing metropolitan area in Canada, with a growth rate of 14.3%. Toronto grew by 9.4%, accounting for almost 24% of the national increase in population.

CMA POPULATION GROWTH RATES, 1991-1996



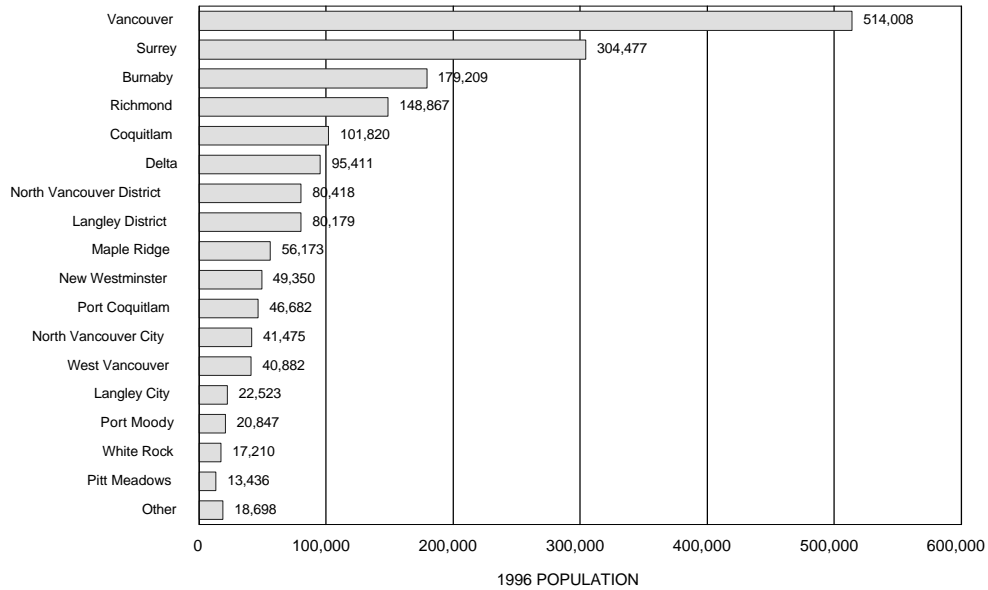
. . . But Rate of Growth Unchanged

Compared to the 1986-1991 period (adjusting for the inclusion of non-permanent residents for the first time in the 1991 Census), population growth rates have slowed over the last five years. The national growth rate dropped from 7 to 5.7 percent, and only one CMA (Windsor) experienced an increase in growth. However, BC's growth rate increased slightly from 12.9% in 1986-1991. The Vancouver CMA's growth rate was virtually the same (14.4% between 1986-1991), but the absolute change in population was higher - Vancouver grew by 229,000 over the last five years, compared to 199,000 between 1986 and 1991.

Port Coquitlam & Surrey Growing the Fastest Within Vancouver

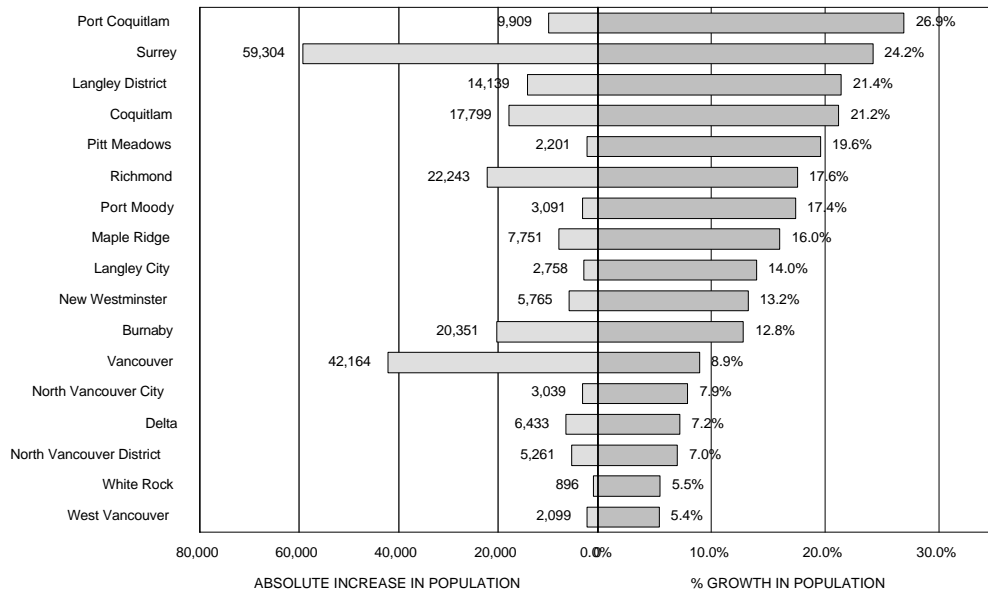
The City is the largest municipality in the Vancouver CMA, and its 1996 population of 514,000 is over two-thirds larger than that of the next largest municipality of Surrey. The City has been growing at a slower rate than the rest of the CMA, and so its share of the total CMA population has been declining, falling from 29% in 1991 to 28% in 1996.

POPULATION BY MUNICIPALITY, 1996



Within the Vancouver CMA, the fastest growing municipality was Port Coquitlam at 26.9%, closely followed by Surrey with a growth rate of 24.2%. The slowest growing municipalities were West Vancouver and White Rock. In terms of absolute numbers, Surrey experienced the largest increase, with an addition of 59,304 people, or 26% of the total CMA increase. The City's increase of 42,164 people accounted for 18% of the CMA increase.

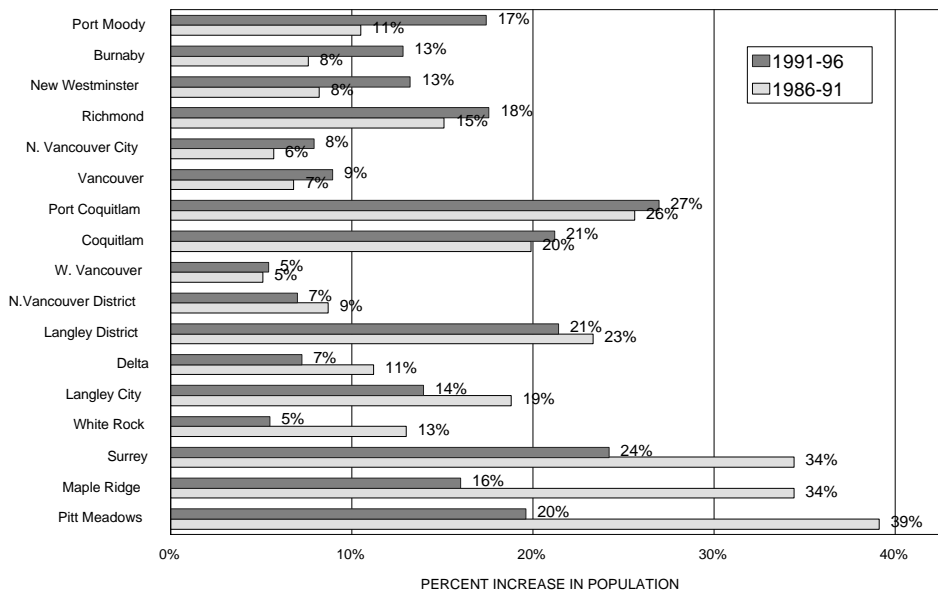
CHANGE IN POPULATION BY MUNICIPALITY, 1996



Slower Growth in Some Municipalities

If the 1991-96 growth rates are compared to the growth rates between 1986 and 1991 (again adjusted for non-permanent residents), eight of the municipalities in the Vancouver CMA experienced slower growth over the last five years, in both relative and, with the exception of the District of Langley, absolute terms. The slower growing municipalities include the five fastest growing municipalities in the 1991-96 period. The decline in growth rates is quite considerable for some municipalities, including Pitt Meadows, Maple Ridge, Surrey, and White Rock.

MUNICIPAL GROWTH RATES, 1986-91 & 1991-96



Growth Within the City

The areas in the city experiencing the highest growth between 1991 and 1996 were the three census tracts in the CBD, with growth rates of 60 to 141%; the highest growth rate and absolute increase in population being in the Downtown South. These three census tracts accounted for 20% of the increase in the city's population. Other areas experiencing high rates of increase were those containing the Fraser Lands and Joyce-Vanness developments. The population decreased in seven census tracts, including the south shore of False Creek, but the numbers involved are quite small.

