

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 2/28/2022 5:40:34 PM

Subject: [City of Vancouver 2021 Census Population and Dwelling Counts and Metro Vancouver Growth Projection Update](#)

Attachments: Memo to Mayor & Council - City of Vancouver 2021 Census Population and Dwelling Counts and Metro Vancouver Growth Projection Update.pdf

Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell providing highlights from the February 9, 2021 Census release: Population and Dwelling Counts.

- ☐ Despite the pandemic, between 2016 and 2021, Canada's population growth continued to be the fastest among G7 countries. This growth was largely driven by immigration.
- ☐ British Columbia saw population growth over the 2021 census period greater than the national average.
- ☐ The City of Vancouver increased its population by 30,762 people for a total of 662,248 in 2021 and maintained the largest share of the region's (25.1%) and the province's (13.2%) population.
- ☐ The City of Vancouver has the highest population density among all municipalities in Canada and the most densely populated downtown. The 2021 Census data shows the City having the lowest percentage of private dwellings unoccupied or occupied by temporary or foreign residents since 2001.

Should you have any questions, please contact Theresa O'Donnell (Theresa.O'Donnell@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

MEMORANDUM

February 28, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Chief Communications Officer, CEC
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Sandra Singh, General Manager, Arts, Culture and Community Services
Mary Clare Zak, Managing Director, Arts, Culture and Community Services
Chris Robertson, Assistant Director, City-wide & Regional Planning, PDS

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability in consultation
with Sandra Singh, General Manager, Arts, Culture and Community Services

SUBJECT: City of Vancouver 2021 Census Population and Dwelling Counts and Metro
Vancouver Growth Projection Update

Highlights: 2021 Census – Population and Dwelling Counts

- Despite the pandemic, between 2016 and 2021 Canada's population growth continued to be the fastest among G7 countries. This growth was largely driven by strong immigration.
- British Columbia saw population growth over the 2021 census period greater than the national average.
- The City of Vancouver increased its population by 30,762 people for a total of 662,248 in 2021 and maintained the largest share of the region's (25.1%) and the province's (13.2%) population.
- The City of Vancouver has the highest population density among all municipalities in Canada and the most densely populated downtown. The 2021 Census data shows the City having the lowest percentage of private dwellings unoccupied or occupied by temporary or foreign residents since 2001.

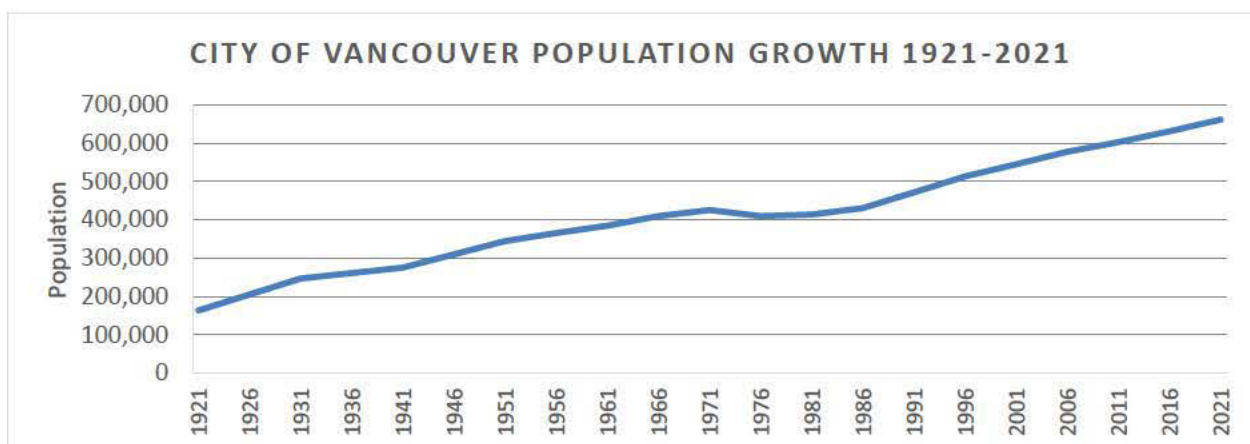
In February, Statistics Canada began releasing data from the 2021 Census. The first release was population and dwelling counts, specifically Total Population, Total Private Dwellings, and Private Dwellings Occupied by Usual Residents. This memo highlights key findings from this data and provides an update on the recently published Metro Vancouver Growth Projections.

Despite the impacts of the COVID-19 pandemic, Canada's population growth continued to be the fastest among G7 countries, growing at almost twice the rate of every other G7 country from 2016 to 2021. In British Columbia, this growth was largely driven by immigration and migration from other parts of Canada, resulting in a population growth that exceeded the national average. Census data indicates Vancouver's population growth maintained a steady increase of 4.9% adding 30,762 people since 2016.

2021 Census of Population – Population and Dwelling Count Release

Total Population

The 2021 Census data shows the population for the City of Vancouver (Vancouver CSD¹) continued to increase, growing by 4.9% or 30,762 people, for a total population of 662,248. This population increase is greater than the previous census period (2011 to 2016), where the City grew by 4.6% (27,984 people). The 2021 Census growth for Vancouver is similar to historic growth trends as can be seen in the following chart of the City's population growth for each census period over the last 100 years.

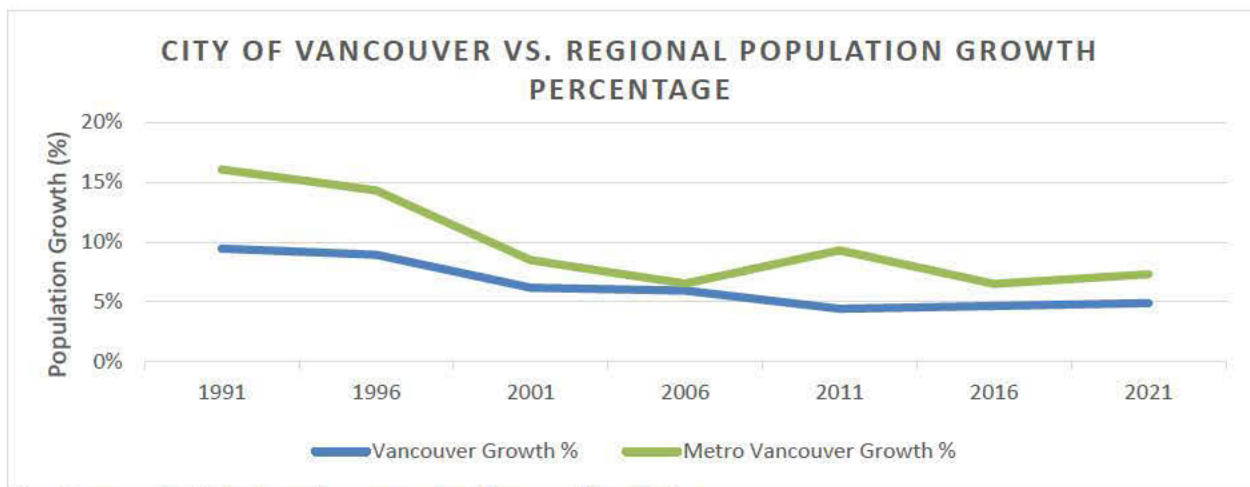


Data Source: Statistics Canada, 1921-2021 Census of Population

In comparison, the growth rate for the Metro Vancouver region (Vancouver CMA²) between 2016 and 2021 was 7.3% (179,394 people). This regional growth was slightly higher than the previous census period where the region grew at a rate of 6.5% (150,103 people). The following graph shows the population growth rate for both the City of Vancouver and the Region over the last 30 years.

¹ Vancouver CSD: Census Subdivision is the general term for municipalities as defined by provincial and territorial legislation for statistical purposes. Vancouver CSD excludes Musqueam 2 IRI (Indian Reserve). See map on page 4 for general outline of the Vancouver CSD.

² Vancouver CMA: Census Metropolitan Area is formed by one or more adjacent municipalities centred on a population centre (core) and collectively has a minimum of 100,000 population.



Data Source: Statistics Canada, 1991-2021 Census of Population

The City's share of the regional population remains the highest at 25.1% (622,248 people). This is followed by the City of Surrey 21.5% (568,322 people), the City of Burnaby 9.4% (249,125 people), and the City of Richmond 7.9% (209,937 people).

Over the last five years, the City of Vancouver accommodated 17.1% of the region's growth, and saw the second largest absolute increase in population with 30,762 people (4.9%) added. The population increase is second only to the City of Surrey, who saw their population increase by 50,435 people (9.7%). The next three highest growing municipalities in the region were; the City of Burnaby who grew by an additional 16,370 people (7.0%), the City of Richmond 11,628 people (5.9%) and the City of Coquitlam with a population increase of 9,341 people (6.7%).

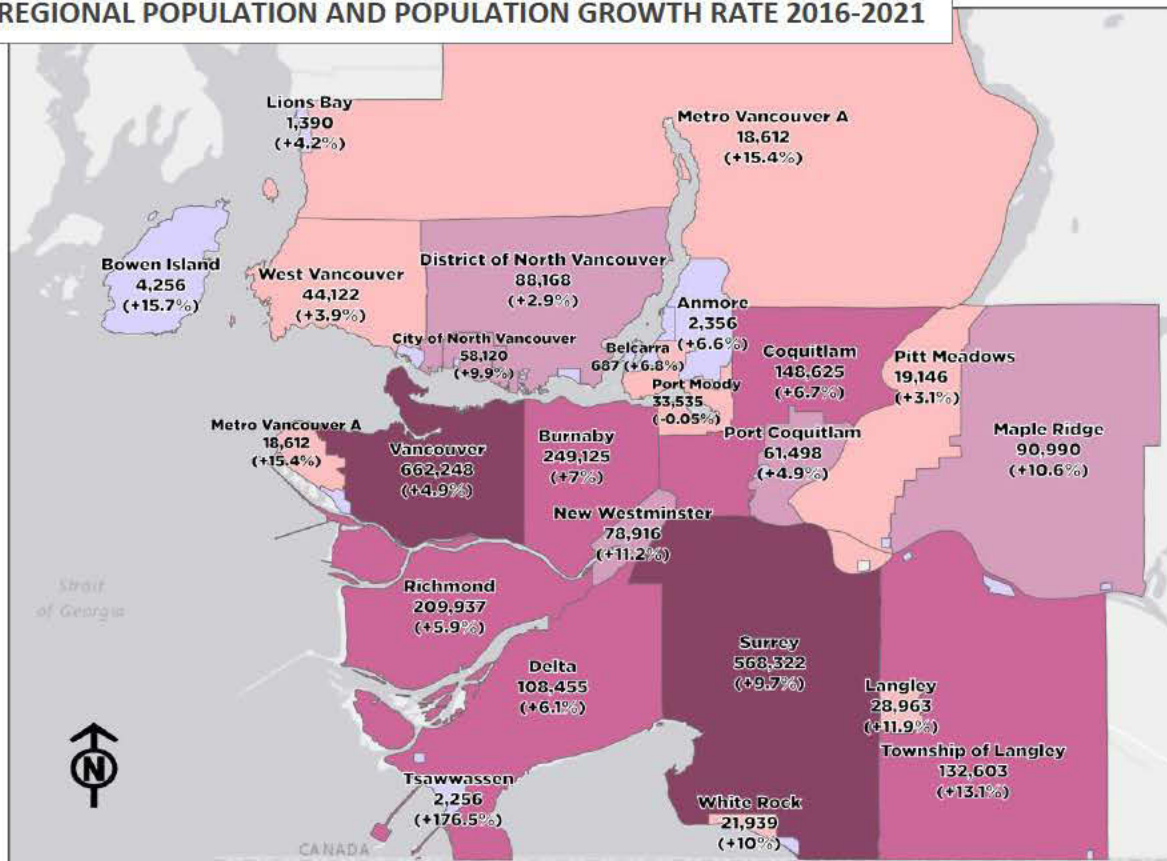
In the same census period, the cities in the region that experienced no growth, or limited growth were; the City of Port Moody with a loss of 16 people (-0.05%), the City of Pitt Meadows which gained 573 people (3.1%), and the District of West Vancouver which grew by 1,649 people (3.9%).

The City of Vancouver is the most densely populated municipality in Canada with 5,750 people per square kilometre (km²). The City of New Westminster (5,052 people per km²) and the City of Burnaby (2,751 people per km²) were the second and third most densely populated municipalities within the region. By comparison, Burnaby has a similar land base (90.6 km²) to Vancouver (115.2 km²), but has less than half the density (2,751 people per km²). While Surrey has almost three times the area of Vancouver (316.1 km²), its population density is significantly less at 1,798 people per km².

The following map illustrates the total population and the growth percentages of municipalities³ in the region over the last five years (2016 to 2021).

³ Municipalities and reserve communities less than five km² have been excluded from the map labels.

REGIONAL POPULATION AND POPULATION GROWTH RATE 2016-2021



Data Source: Statistics Canada, 2016 and 2021 Census of Population

Among larger municipalities in Canada, Montreal and Toronto were the two cities with population densities most similar to Vancouver's. Montreal's population density was 4,833, while Toronto recorded a density 4,428 people per km².

When compared to other Canadian cities, Vancouver's downtown⁴ is not the most populous. It is however, the most densely populated with 18,837 people per km² followed again by Toronto (16,608 people per km²) and Montreal with 8,367 people per km².

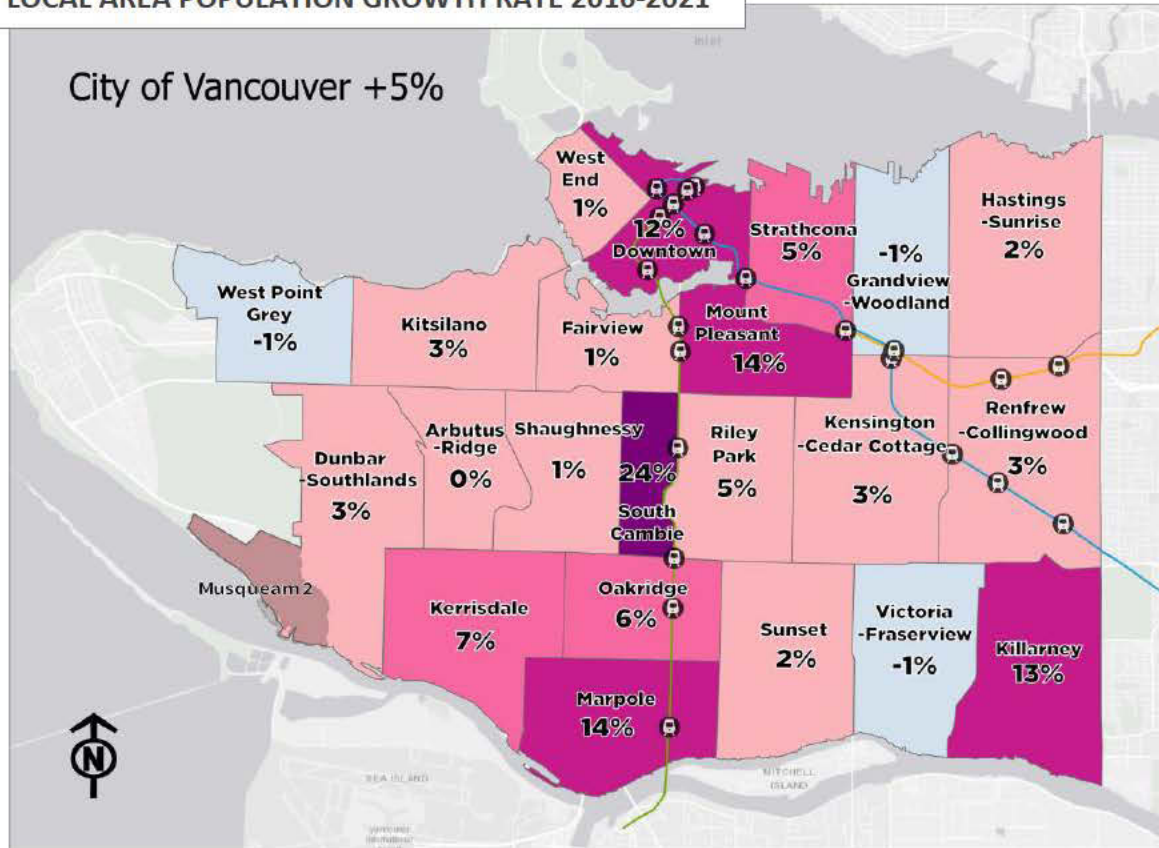
The map on the following page shows the 22 Local Areas^{5,6} within the City of Vancouver and the rate of population growth in each area between 2016 and 2021. Local Areas with the highest growth rates reflect areas of the city where land use policies and plans as well as transportation investments have enabled and supported additional residential capacity.

⁴ Defined by Statistics Canada as geographic areas that contain job-dense areas analogous to the central business district of a census subdivision (CSD), as well as adjacent areas of residential and mixed-use development.

⁵ Dunbar-Southlands Local Area includes Musqueam 2 IRI.

⁶ Local Area data is estimated. Official data from custom geographies including Local Areas are not yet available for order; data will be published when available.

LOCAL AREA POPULATION GROWTH RATE 2016-2021



Data Source: Statistics Canada, 2016 and 2021 Census of Population

Total Private Dwellings and Private Dwellings Occupied by Usual Residents

The Census provides two measures of private dwelling counts: Total Private Dwellings and Private Dwellings Occupied by Usual Residents. Total Private Dwellings refer to living quarters with a private entrance while Private Dwellings Occupied by Usual Residents refer to a private dwelling in which a person or a group of persons permanently reside.

The 2021 Census Total Private Dwelling count in the City of Vancouver is 328,347 dwellings. This represents an increase of 6.1% (18,929 dwellings) from the City's 2016 private dwelling count of 309,418 dwellings. The 2021 Census figure is down from the previous census period when the City recorded a total private dwelling growth rate of 7.9% (22,678 dwellings). Despite this, the City's 2021 total private dwelling growth rate is higher than the regional total of 7.5% (76,919 dwellings).

Over the last five years, the City of Vancouver added the most new private dwellings in the region with 18,929 dwellings (6.1%). Surrey was next highest with 13,939 new dwellings (7.7%), followed by Burnaby 9,016 dwellings (9.2%), and Richmond 7,557 dwellings (9.8%).

Vancouver's 2021 Census Total Private Dwellings Occupied by Usual Residents count is 305,336 dwellings. As a subset of the Total Private Dwelling count, this measure also saw an increase of 7.5% (21,420 dwellings). The Census data shows the City of Vancouver having the lowest percentage of private dwellings unoccupied or occupied by temporary or foreign residents since 2001. Whether the change is the result of new policies such as the City of

Vancouver Empty Homes Tax will be the subject of further exploration and analysis by City staff following future data releases from Statistics Canada on the 2021 Census.

The following table illustrates the change in Total Private Dwellings and Private Dwellings that are Unoccupied or Occupied by Temporary/Foreign Residents.

	2001	2006	2011	2016	2021
Total Private Dwellings	248,980	273,805	286,740	309,418	328,347
Private Dwellings Unoccupied or Occupied by Temporary/Foreign Residents	12,885	20,590	22,165	25,502	23,011
% Private Dwellings Unoccupied or Occupied by Temporary/Foreign Residents	5.2%	7.5%	7.7%	8.2%	7.0%

Data Source: Statistics Canada, 2001-2021 Census of Population

Metro Vancouver Growth Projection Update

In recognition that population, dwelling units, and employment projections are important metrics for member jurisdictions and other regional functions, including utilities and transportation planning, Metro Vancouver's Regional Planning and Housing Services Department published municipal level projections for Metro 2050 in December 2021.

Over the next 30 years, Metro Vancouver projects the region to grow by nearly 1.5 million people to a total population of 3,836,800 people. The modeling allocates a population growth of nearly 164,520 people to the City of Vancouver for a total of 856,830 people by 2050. This allocation is approximately 15.4% of the region's share of population growth. In comparison, the 2021 Census shows the City of Vancouver accommodating 17.1% of the region's growth over the past five years. Metro 2050 projections anticipate a continued rate of population growth for Vancouver equating to an average of 4% per census period, a slight slow down compared to the last 10 years (2016 Census 4.6%, 2021 Census 4.9%).

The City of Vancouver projections as provided by Metro Vancouver reflect past census population and dwelling growth trends. Future immigration policies and new or updated municipal policies such as the Broadway Plan and the Vancouver Plan will be included when they are approved and updated. As a result, the Metro Vancouver projections will be periodically revised to include these revisions, new data, as well as methodological improvements.

As part of the Vancouver Plan process, the City of Vancouver hired Andrew Ramlo, demographer and Vice President Advisory of rennie, to develop a demographic modeling framework to project various population scenarios for the City to 2050. This work is scheduled to be presented to Council, along with the Vancouver Plan, prior to July this year.

More information on Metro's projections and methodology can be viewed and downloaded from Metro Vancouver's website at <http://www.metrovancouver.org/services/regional-planning/data-statistics/long-range-projections/Pages/default.aspx>.

Subsequent Census Releases

Following each of the major census releases, staff from across the organization will summarize the key findings in memos for Council.

The table below is a summary of the remaining 2021 Census Program release dates.

Date	Topic	Theme
February 9, 2022	<ul style="list-style-type: none">• Population and dwelling counts	<ul style="list-style-type: none">• Canada's growing population and where they are living
April 27, 2022	<ul style="list-style-type: none">• Age• Sex at birth and gender• Type of dwelling	<ul style="list-style-type: none">• Canada's shifting demographic profile
July 13, 2022	<ul style="list-style-type: none">• Families, households, and marital status• Canadian military experience• Income	<ul style="list-style-type: none">• Portrait of Canada's families and households• Contemporary portrait of Canadian Veterans• Income profile of Canadians
August 17, 2022	<ul style="list-style-type: none">• Language	<ul style="list-style-type: none">• Linguistic diversity and use of English and French in Canada
September 21, 2022	<ul style="list-style-type: none">• Indigenous Peoples• Housing	<ul style="list-style-type: none">• First Nations Peoples, Métis and Inuit in Canada• Canada's housing portrait
October 26, 2022	<ul style="list-style-type: none">• Immigration, place of birth, and citizenship• Ethnocultural and religious diversity• Mobility and migration	<ul style="list-style-type: none">• Portrait of citizenship and immigration in Canada• Ethnocultural and religious composition of the population• Mobility and migration
November 30, 2022	<ul style="list-style-type: none">• Education• Labour• Language of work• Commuting• Instruction in the official minority language	<ul style="list-style-type: none">• Education in Canada• The changing dynamics of the Canadian labour force and how people get to work• Instruction in the official minority language

Additional information on census data is available on Statistics Canada's Census of Population website at <https://www12.statcan.gc.ca/census-recensement/index-eng.cfm>.

If you have any questions or require further information, please contact Sandra Singh or Theresa O'Donnell.



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