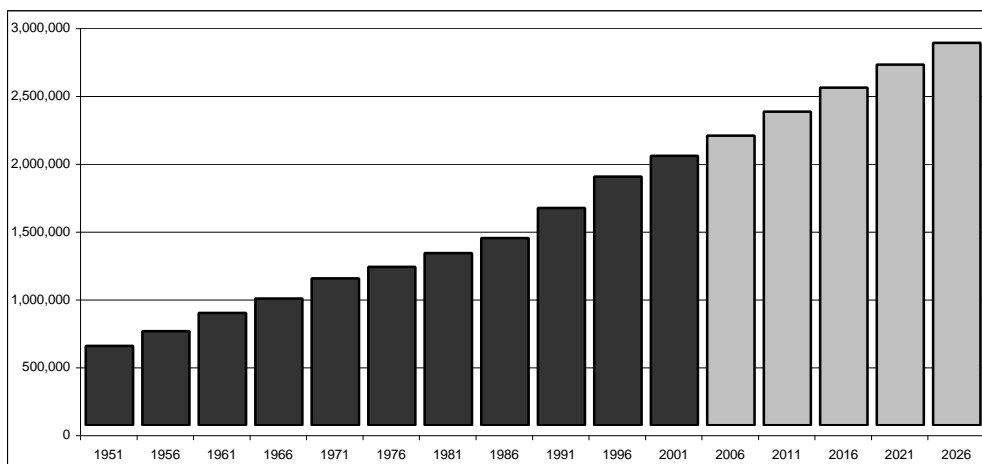


## 2001 CENSUS BULLETIN #1 – POPULATION & DWELLING COUNTS

### Greater Vancouver's 1996-2001 Population Growth Supports Livable Region Strategic Plan Objectives

According to the 2001 Census figures recently released by Statistics Canada, the Greater Vancouver Regional District's (Vancouver Census Metropolitan Area) population reached 1,986,965 on May 15<sup>th</sup>, 2001, marking an increase of 155,300 residents over the 1996-2001 Census period. The regional population grew by 8.5%, considerably lower than the 14.3% experienced during the preceding five years. By comparison, the Fraser Valley Regional District population rose by 6.8% while the BC provincial and national populations increased 4.9% and 4.0% respectively. After leading the nation's largest centres in growth during the 1991-1996 period, Greater Vancouver's rate of growth slipped to fifth spot among Canada's 27 Census Metropolitan Areas but the region maintains its status as the nation's third largest metro centre behind Toronto and Montreal.

**Chart 1. Historical and Projected Population Growth in Vancouver Metropolitan Area, 1951-2026<sup>1</sup>**



While Greater Vancouver's increase of 155,300 residents over the 1996-2001 period fell below population gains posted during the 1986-1991 and 1991-1996 Census periods, the overall rise was the region's third largest gain in residents ever recorded over historical five-year census periods.

All GVRD municipalities experienced net gains in population with the exception of Lions Bay, where the population declined by 2.3% (-33 residents). In terms of absolute population growth, Surrey led all municipalities with a net gain of 43,300 residents, followed by the City of Vancouver (31,700), Richmond (15,500) and Burnaby (14,700). Combined, these four municipalities absorbed about 105,000 persons accounting for two-thirds of the regional population growth over the 1996-2001 period.

Overall, municipal growth rates were down from 1991-1996 figures for all of the region's municipalities with the exception of Anmore and White Rock which experienced marginal increases. Growth rates over the 1996-

<sup>1</sup> Historical Census population figures were used for the 1951-2001 populations while the projected population over the 2001-2026 period were derived by adding the net population growth for 2001-2026 (as reported in BC Stats P.E.O.P.L.E. 26) to the 2001 Census results.

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2001 period were highest in Anmore (39.9%), Surrey and Port Moody (14.2%), Electoral Area 'A' (13.2%) and Maple Ridge (12.5%).

The 2001 Census reported 786,277 private dwelling units for Greater Vancouver, marking an increase of 88,800 units over 1996, a 12.7% rise. In terms of absolute new dwelling units, the City of Vancouver led all municipalities with a net gain of 27,700 units, followed by Surrey (17,500), Burnaby (7,200) and Richmond (7,100). Not surprisingly, some of the region's smallest communities posted the largest percentage increases in new dwelling units over the 1996-2001 period. Anmore led all municipalities with a 52.3% increase in units, followed by Bowen Island (43.3%), Belcarra (25.8%) and Port Moody (19.7%).

**Table 1. 1991, 1996 and 2001 Census Population By GVRD Municipalities**

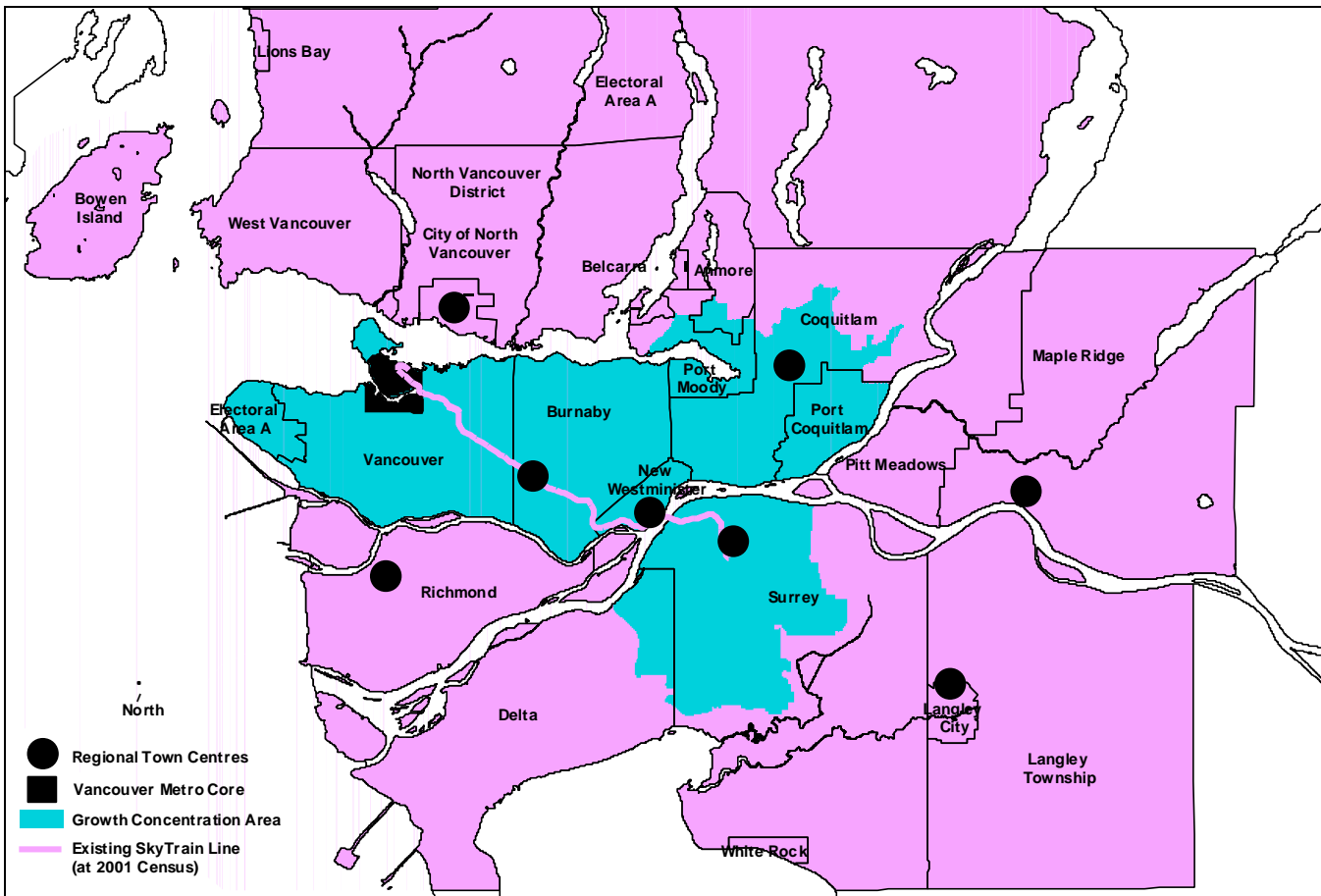
Municipality	Population			Growth 1991-1996			Growth 1996-2001		
	1991	1996	2001	Absolute Growth	Percent Growth	Percent CMA	Absolute Growth	Percent Growth	Percent CMA
Anmore	741	961	1,344	220	29.7%	0.1%	383	39.9%	0.2%
Belcarra	588	665	682	77	13.1%	0.0%	17	2.6%	0.0%
Bowen Island	2,077	2,738	2,957	661	31.8%	0.3%	219	8.0%	0.1%
Burnaby	158,858	179,209	193,954	20,351	12.8%	8.9%	14,745	8.2%	9.5%
Coquitlam	84,021	101,820	112,890	17,799	21.2%	7.8%	11,070	10.9%	7.1%
Delta	88,978	95,411	96,950	6,433	7.2%	2.8%	1,539	1.6%	1.0%
Electoral Area 'A'	4,870	7,096	8,034	2,226	45.7%	1.0%	938	13.2%	0.6%
Langley City	19,765	22,523	23,643	2,758	14.0%	1.2%	1,120	5.0%	0.7%
Langley Township	66,040	80,179	86,896	14,139	21.4%	6.2%	6,717	8.4%	4.3%
Lions Bay	1,328	1,412	1,379	84	6.3%	0.0%	(33)	-2.3%	0.0%
Maple Ridge	48,422	56,173	63,169	7,751	16.0%	3.4%	6,996	12.5%	4.5%
New Westminster	43,585	49,350	54,656	5,765	13.2%	2.5%	5,306	10.8%	3.4%
North Vancouver City	38,436	41,475	44,303	3,039	7.9%	1.3%	2,828	6.8%	1.8%
North Vancouver District	75,157	80,418	82,310	5,261	7.0%	2.3%	1,892	2.4%	1.2%
Pitt Meadows	11,235	13,436	14,670	2,201	19.6%	1.0%	1,234	9.2%	0.8%
Port Coquitlam	36,773	46,682	51,257	9,909	26.9%	4.3%	4,575	9.8%	2.9%
Port Moody	17,756	20,847	23,816	3,091	17.4%	1.3%	2,969	14.2%	1.9%
Richmond	126,624	148,867	164,345	22,243	17.6%	9.7%	15,478	10.4%	10.0%
Surrey	245,173	304,477	347,825	59,304	24.2%	25.9%	43,348	14.2%	27.9%
Vancouver	471,844	514,008	545,671	42,164	8.9%	18.4%	31,663	6.2%	20.4%
West Vancouver	38,783	40,882	41,421	2,099	5.4%	0.9%	539	1.3%	0.3%
White Rock	16,314	17,210	18,250	896	5.5%	0.4%	1,040	6.0%	0.7%
Indian Reserves	5,222	5,826	6,543	604	11.6%	0.3%	717	12.3%	0.5%
<b>Vancouver CMA</b>	<b>1,602,590</b>	<b>1,831,665</b>	<b>1,986,965</b>	<b>229,075</b>	<b>14.3%</b>	<b>100.0%</b>	<b>155,300</b>	<b>8.5%</b>	<b>100.0%</b>
<b>FVRD</b>	<b>186,163</b>	<b>222,397</b>	<b>237,550</b>	<b>36,234</b>	<b>19.5%</b>	<b>n/a</b>	<b>15,153</b>	<b>6.8%</b>	<b>n/a</b>
<b>Lower Mainland</b>	<b>1,788,753</b>	<b>2,054,062</b>	<b>2,224,515</b>	<b>265,309</b>	<b>14.8%</b>	<b>n/a</b>	<b>170,453</b>	<b>8.3%</b>	<b>n/a</b>

Since 1961, the average household size in Greater Vancouver has progressively trended downwards until 1991, when household size figures rose marginally during the 1991-1996 period. Preliminary dwelling count figures from the 2001 Census suggest that average household size may indeed have reversed their course and are once again on the decline. Census figures indicate that the ratio of total residents to total dwelling units was 2.53 in 2001, down from 2.63 in 1996 and at par with 2.52 in 1991. This trend will be verified in October 2002 upon the release of the 2001 Census detailed household and dwelling figures.

## How Did The LRSP Perform Over The 1996-2001 Period?

The Livable Region Strategic Plan (LRSP) is Greater Vancouver’s long term development vision aimed at curbing low density urban spread by focusing the majority of future population and employment growth within a clearly defined Growth Concentration Area (GCA). The Plan identifies a network of Regional Town Centres (RTCs) and the Metropolitan Core in downtown Vancouver as the primary focus for the region’s future higher density residential and commercial development. A principal goal of the LRSP is to have 70% of the region’s population living within the Growth Concentration Area by 2021, up from its 65% share in 1991.

*Map 1. Livable Region Strategic Plan Growth Concentration Area and Regional Town Centres*



Figures released in the 2001 Census suggest encouraging improvements in the distribution of Greater Vancouver’s growth during the 1996-2001 period. The 2001 Census figures reveal that the GCA accommodated 65% of the region’s total population, up from 64% in 1996 and similar to the GCA share in 1991. The GCA population increased by 112,700 residents over the 1996-2001 period, accommodating 73% of the region’s population growth, a considerable improvement over the 60% reported during the 1991-1996 Census period. Population density in the GCA increased 10% to 34 people/ha during 1996-2001, compared to the region as a whole which rose 9% to 26 people/ha for the same period.

Recent population gains exhibited by the LRSP’s designated growth centres also bode well for the Plan. The Vancouver Metropolitan Core population surpassed 88,000 residents in 2001, marking an increase of 15,000

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(21%) persons during the five year period. On the whole, the Metro Core absorbed nearly 10% of the region's new growth over the 1996-2001 period which is nearly double its share during the previous five-year census period. Population density in the Metro Core rose 21% to 95 people/ha during 1996-2001. In addition, new growth within the LRSP's eight designated RTCs was also encouraging. The combined population residing in the RTCs reached 122,000 in 2001, up by 19,500 (19%) residents. Overall, the RTCs absorbed 13% of the region's new growth during the 1996-2001 period, up from 9% in the previous five-year period. Population density in the RTCs increased 19% to 52 people/ha during 1996-2001.

While the LRSP does not contain growth provisions for existing rapid transit corridors, regional policy does support higher densities along these corridors that encourages higher ridership levels for rapid transit services. Between 1996-2001, population growth within 500 metres of the existing SkyTrain line and within one kilometre of existing SkyTrain stations rose at rates of 14.2% and 11.8% respectively, considerably higher than the 8.5% average across the region. Population density within 500 metres of the existing SkyTrain line and within one kilometre of existing SkyTrain stations rose 14% to 30 people/ha and 12% to 32 people/ha respectively, and their density has risen 36% and 28% respectively since 1991.

**Table 2. 1991, 1996 and 2001 Census Population By LRSP Growth Concentration Area, Vancouver's Metropolitan Core, Regional Town Centres and Existing SkyTrain Corridor**

	Population			Growth 1991-1996			Growth 1996-2001		
	1991	1996	2001	Absolute Growth	Percent Growth	Percent CMA	Absolute Growth	Percent Growth	Percent CMA
<b>Regional Town Centre</b>									
Coquitlam Centre	1,560	4,460	6,174	2,900	185.9%	1.3%	1,714	38.4%	1.1%
Langley Town Centre	8,615	10,855	14,131	2,240	26.0%	1.0%	3,276	30.2%	2.1%
Lonsdale (North Van. City)	17,990	19,925	22,805	1,935	10.8%	0.8%	2,880	14.5%	1.9%
Maple Ridge	875	660	1,286	(215)	-24.6%	-0.1%	626	94.8%	0.4%
Metrotown (Burnaby)	16,775	21,005	24,901	4,230	25.2%	1.8%	3,896	18.5%	2.5%
New Westminster	5,250	6,660	6,957	1,410	26.9%	0.6%	297	4.5%	0.2%
Richmond Centre	17,440	23,260	28,694	5,820	33.4%	2.5%	5,434	23.4%	3.5%
Surrey City Centre	13,790	15,735	17,167	1,945	14.1%	0.8%	1,432	9.1%	0.9%
<b>Total RTCs</b>	<b>82,295</b>	<b>102,560</b>	<b>122,115</b>	<b>20,265</b>	<b>24.6%</b>	<b>8.8%</b>	<b>19,555</b>	<b>19.1%</b>	<b>12.6%</b>
<b>Vancouver Metro Core</b>	<b>60,685</b>	<b>72,985</b>	<b>88,410</b>	<b>12,300</b>	<b>20.3%</b>	<b>5.4%</b>	<b>15,425</b>	<b>21.1%</b>	<b>9.9%</b>
<b>Growth Concentration Area</b>	<b>1,039,505</b>	<b>1,176,560</b>	<b>1,289,288</b>	<b>137,055</b>	<b>13.2%</b>	<b>59.8%</b>	<b>112,728</b>	<b>9.6%</b>	<b>72.6%</b>
<b>Vancouver CMA</b>	<b>1,602,590</b>	<b>1,831,665</b>	<b>1,986,965</b>	<b>229,075</b>	<b>14.3%</b>	<b>100.0%</b>	<b>155,300</b>	<b>8.5%</b>	<b>100.0%</b>
<b>Existing SkyTrain Corridor</b>									
Within 500m of SkyTrain Line	88,177	105,785	120,853	17,608	20.0%	7.7%	15,068	14.2%	9.7%
Within 1000m of SkyTrain Stations	161,642	189,251	211,595	27,609	17.1%	12.1%	22,344	11.8%	14.4%

On the whole, the recent patterns of residential growth exhibited in Greater Vancouver indicate that degree of urban spread across the region curtailed during the 1996-2001 period, consistent with the objectives of the LRSP. This is perhaps best illustrated by the 2001 Census population statistics which reveal that the GCA and the four RTCs (Lonsdale, Richmond, Langley and Maple Ridge) lying outside the GCA accommodated 81% of the region's total growth over the 1996-2001 period, up substantially from its 64% share in the preceding five years.

While it is not possible to gauge the full breadth of performance of the LRSP on the basis of the 2001 Census population and dwelling count data, the recent patterns of population growth across the region are consistent with the long term vision for regional growth. The strong performance of the GCA, Metro Core and RTCs in conjunction with pockets of higher density development along the SkyTrain corridor bode well with the goals of

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the LRSP. The release of 2001 Census employment figures in February 2003 will shed further light on the overall performance of the Plan.

**Table 3. 1991, 1996 and 2001 Census Population Density (people/ha) By LRSP Growth Concentration Area, Vancouver's Metropolitan Core, Regional Town Centres and Existing SkyTrain Corridor<sup>2</sup>**

Regional Town Centre	Urban Land Area (ha)	Population Density			Growth 1991-1996		Growth 1996-2001	
		1991	1996	2001	Absolute Growth	Percent Growth	Absolute Growth	Percent Growth
Coquitlam Centre	125	13	36	50	23	185.9%	14	38.4%
Langley Town Centre	603	14	18	23	4	26.0%	5	30.2%
Lonsdale (North Van. City)	268	67	74	85	7	10.8%	11	14.5%
Maple Ridge	66	13	10	19	(3)	-24.6%	9	94.8%
Metrotown (Burnaby)	226	74	93	110	19	25.2%	17	18.5%
New Westminster	108	49	62	64	13	26.9%	3	4.5%
Richmond Centre	441	40	53	65	13	33.4%	12	23.4%
Surrey City Centre	519	27	30	33	4	14.1%	3	9.1%
<b>Total RTCs</b>	<b>2,356</b>	<b>35</b>	<b>44</b>	<b>52</b>	<b>9</b>	<b>24.6%</b>	<b>8</b>	<b>19.1%</b>
<b>Vancouver Metro Core</b>	<b>926</b>	<b>66</b>	<b>79</b>	<b>95</b>	<b>13</b>	<b>20.3%</b>	<b>17</b>	<b>21.1%</b>
<b>Growth Concentration Area</b>	<b>37,967</b>	<b>27</b>	<b>31</b>	<b>34</b>	<b>4</b>	<b>13.2%</b>	<b>3</b>	<b>9.6%</b>
<b>Vancouver CMA</b>	<b>75,979</b>	<b>21</b>	<b>24</b>	<b>26</b>	<b>3</b>	<b>14.3%</b>	<b>2</b>	<b>8.5%</b>
<b>Existing SkyTrain Corridor</b>								
Within 500m of SkyTrain Line	4,034	22	26	30	4	20.0%	4	14.2%
Within 1000m of SkyTrain Stations	6,563	25	29	32	4	17.1%	3	11.8%

### Proviso

*Population and dwelling figures cited in this Bulletin were based on published results from the 1991, 1996 and 2001 Census of Canada. Conclusions reached in this Bulletin are based on the published Census results but need to undergo further testing with other available information for confirmation.*

<sup>2</sup> Population density calculations are based the 'urban area' for all geographies. Urban area comprises all land used for is residential, commercial, industrial, institutional and neighbourhood parks and excludes LRSP Green Zone features (e.g. regional watershed, major parks, agricultural lands).