
The Second Annual Fashioning Vancouver's Future Conference

*Spatial Projections of Population,
Housing and Employment in the
Southwest Metropolitan Region,
2005 to 2045*

February 8, 2006



URBAN FUTURES
Strategic Research to Manage Change

SW Metro. Region	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative
Population							
0-19	568,112	598,020	675,898	743,223	776,233	208,122	37%
20-64	1,615,139	1,904,351	2,116,099	2,303,247	2,510,794	895,655	55%
65+	307,328	438,070	634,016	818,684	944,733	637,406	207%
Total	2,490,578	2,940,441	3,426,013	3,865,154	4,231,761	1,741,183	70%
Housing							
Ground Oriented	624,497	769,050	914,085	1,043,097	1,148,671	524,174	84%
Apartment	341,153	425,323	509,812	587,332	655,345	314,191	92%
Total	965,650	1,194,373	1,423,897	1,630,429	1,804,015	838,365	87%
Employment							
Primary	37,807	36,549	43,223	49,652	51,098	13,291	35%
Manufacturing	114,956	137,292	145,959	162,522	166,246	51,290	45%
Construction & TCU	205,197	236,942	277,055	326,499	337,618	132,421	65%
Retail/Wholesale Trade	234,609	302,523	338,996	399,759	413,423	178,814	76%
Commercial Services	441,320	593,705	687,273	835,670	869,041	427,721	97%
Public Services	307,060	392,302	457,372	553,469	575,079	268,019	87%
Total	1,340,949	1,699,312	1,949,879	2,327,570	2,412,505	1,071,556	80%

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Strategic Research to Manage Change

Burrard	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative
Population							
0-19	293,924	291,617	317,197	343,949	356,457	62,533	21%
20-64	976,355	1,092,142	1,170,020	1,239,652	1,327,068	350,713	36%
65+	183,476	255,730	361,312	458,300	521,025	337,549	184%
Total	1,453,755	1,639,490	1,848,528	2,041,901	2,204,550	750,796	52%
Housing							
Ground Oriented	323,640	373,106	424,002	469,568	506,181	182,541	56%
Apartment	269,249	329,554	387,849	438,056	479,639	210,390	78%
Total	592,889	702,660	811,852	907,624	985,820	392,931	66%
Employment							
Primary	8,556	8,242	9,908	11,544	11,915	3,359	39%
Manufacturing	68,747	78,489	82,397	90,017	91,727	22,981	33%
Construction & TCU	132,814	149,805	169,905	195,066	200,674	67,860	51%
Retail/Wholesale Trade	150,236	178,274	194,272	221,118	227,159	76,923	51%
Commercial Services	319,309	386,962	428,909	496,822	512,140	192,831	60%
Public Services	195,828	231,177	259,042	301,185	310,644	114,815	59%
Total	875,489	1,032,949	1,144,432	1,315,752	1,354,259	478,769	55%
Vancouver/ UEL							
	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative
Population							
0-19	103,254	98,877	103,361	108,153	109,286	6,032	6%
20-64	418,729	448,599	458,413	464,744	481,239	62,509	15%
65+	77,415	103,432	139,926	172,187	191,807	114,392	148%
Total	599,398	650,909	701,699	745,084	782,331	182,933	31%
Housing							
Ground Oriented	116,265	130,231	142,406	151,540	157,850	41,585	36%
Apartment	147,004	167,124	185,511	200,235	212,064	65,060	44%
Total	263,269	297,355	327,917	351,775	369,914	106,645	41%
Employment							
Primary	4,412	4,263	5,037	5,779	5,946	1,534	35%
Manufacturing	24,858	27,971	29,101	31,166	31,633	6,775	27%
Construction & TCU	45,752	51,049	57,038	64,189	65,784	20,032	44%
Retail/Wholesale Trade	57,337	65,512	69,784	76,217	77,678	20,342	35%
Commercial Services	171,499	194,994	207,687	226,451	230,564	59,065	34%
Public Services	100,670	110,904	117,990	127,826	130,052	29,382	29%
Total	404,527	454,693	486,636	531,628	541,657	137,130	34%

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Strategic Research to Manage Change

Burnaby/ New West.	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	54,596	56,180	63,074	69,909	73,787	19,192	35%
20-64	183,819	213,801	237,203	258,118	282,503	98,684	54%
65+	37,975	54,684	79,845	104,191	120,963	82,988	219%
Total	276,390	324,665	380,122	432,218	477,254	200,864	73%

Housing

Ground Oriented	56,566	67,484	79,223	90,048	99,254	42,688	75%
Apartment	57,061	73,095	89,441	103,950	115,985	58,924	103%
Total	113,627	140,579	168,664	193,997	215,239	101,612	89%

Employment

Primary	1,180	1,129	1,399	1,671	1,734	554	47%
Manufacturing	17,655	19,980	20,916	22,760	23,181	5,525	31%
Construction & TCU	33,803	37,876	42,903	49,179	50,595	16,792	50%
Retail/Wholesale Trade	31,549	38,165	41,944	48,484	49,990	18,441	58%
Commercial Services	53,416	68,575	78,257	94,931	99,032	45,616	85%
Public Services	38,685	46,802	53,328	63,556	65,930	27,245	70%
Total	176,287	212,526	238,746	280,581	290,461	114,173	65%

North Shore	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	40,946	38,921	40,399	42,078	42,176	1,230	3%
20-64	117,640	128,330	132,720	136,069	141,538	23,898	20%
65+	27,556	36,413	48,675	58,147	62,493	34,937	127%
Total	186,142	203,664	221,794	236,293	246,207	60,064	32%

Housing

Ground Oriented	49,726	55,076	59,980	63,873	66,722	16,996	34%
Apartment	24,889	30,216	34,188	36,776	38,352	13,464	54%
Total	74,615	85,292	94,169	100,649	105,075	30,460	41%

Employment

Primary	619	595	720	839	865	246	40%
Manufacturing	4,429	5,324	5,660	6,224	6,330	1,901	43%
Construction & TCU	12,399	13,882	15,883	18,060	18,493	6,095	49%
Retail/Wholesale Trade	15,208	18,140	19,634	21,612	21,970	6,762	44%
Commercial Services	31,664	38,820	42,901	48,457	49,497	17,833	56%
Public Services	18,667	22,346	25,014	28,383	29,001	10,334	55%
Total	82,985	99,106	109,812	123,576	126,156	43,170	52%

North Shore includes North Vancouver City & District, West Vancouver, Bowen Island, and Lion's Bay

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Strategic Research to Manage Change

Richmond	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	42,000	43,489	46,707	48,858	48,477	6,477	15%
20-64	121,678	143,760	154,409	160,073	165,512	43,835	36%
65+	22,332	33,121	47,258	58,193	63,484	41,153	184%
Total	186,009	220,370	248,374	267,124	277,473	91,464	49%

Housing

Ground Oriented	45,207	54,658	61,741	66,302	68,999	23,792	53%
Apartment	21,035	29,357	36,247	41,147	44,410	23,374	111%
Total	66,243	84,015	97,988	107,449	113,409	47,166	71%

Employment

Primary	1,675	1,616	1,923	2,206	2,268	593	35%
Manufacturing	15,473	17,262	17,836	18,698	18,854	3,382	22%
Construction & TCU	28,978	33,202	36,461	40,200	40,946	11,969	41%
Retail/Wholesale Trade	28,858	33,885	36,103	38,783	39,235	10,377	36%
Commercial Services	42,139	53,137	58,487	64,801	65,874	23,735	56%
Public Services	19,097	25,934	29,928	34,022	34,663	15,566	82%
Total	136,219	165,035	180,737	198,710	201,840	65,621	48%

Tri-Cities	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	53,128	54,151	63,656	74,952	82,731	29,603	56%
20-64	134,489	157,651	187,275	220,648	256,276	121,788	91%
65+	18,198	28,080	45,608	65,582	82,278	64,080	352%
Total	205,814	239,881	296,539	361,182	421,285	215,471	105%

Housing

Ground Oriented	55,876	65,657	80,652	97,806	113,355	57,480	103%
Apartment	19,260	29,763	42,462	55,948	68,828	49,568	257%
Total	75,135	95,419	123,114	153,754	182,183	107,048	142%

Employment

Primary	671	638	829	1,049	1,102	432	64%
Manufacturing	6,332	7,953	8,885	11,170	11,729	5,398	85%
Construction & TCU	11,883	13,797	17,619	23,437	24,856	12,973	109%
Retail/Wholesale Trade	17,285	22,572	26,808	36,022	38,286	21,001	122%
Commercial Services	20,592	31,436	41,578	62,181	67,173	46,582	226%
Public Services	18,709	25,192	32,783	47,397	50,998	32,289	173%
Total	75,470	101,588	128,501	181,256	194,145	118,674	157%

Tri-Cities includes Coquitlam, Port Coquitlam, Port Moody, Anmore, and Belcarra

URBAN FUTURES
Strategic Research to Manage Change

Fraser	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	265,480	295,429	344,500	383,367	402,701	137,222	52%
20-64	613,529	777,588	904,095	1,014,478	1,128,966	515,437	84%
65+	121,231	177,510	264,088	347,481	405,931	284,700	235%
Total	1,000,240	1,250,527	1,512,683	1,745,326	1,937,599	937,359	94%

Housing

Ground Oriented	288,348	377,934	466,530	544,597	608,597	320,249	111%
Apartment	70,103	93,116	118,436	144,736	170,202	100,098	143%
Total	358,451	471,050	584,966	689,334	778,798	420,347	117%

Employment

Primary	27,975	27,073	31,860	36,440	37,468	9,493	34%
Manufacturing	45,265	57,234	61,754	70,224	72,124	26,859	59%
Construction & TCU	68,312	82,287	101,250	124,214	129,415	61,103	89%
Retail/Wholesale Trade	81,880	119,774	139,252	171,349	178,537	96,657	118%
Commercial Services	112,720	193,108	242,082	318,240	335,261	222,541	197%
Public Services	106,643	154,075	189,436	240,562	252,062	145,420	136%
Total	442,793	633,551	765,633	961,030	1,004,866	562,073	127%

Delta	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	26,820	24,317	24,830	25,768	26,038	-782	-3%
20-64	64,134	66,129	67,226	69,695	74,312	10,179	16%
65+	11,465	14,333	19,041	23,307	26,145	14,680	128%
Total	102,419	104,780	111,096	118,769	126,496	24,077	24%

Housing

Ground Oriented	30,123	32,333	34,918	37,527	39,962	9,839	33%
Apartment	5,298	5,856	6,690	7,779	9,113	3,815	72%
Total	35,421	38,190	41,608	45,307	49,075	13,654	39%

Employment

Primary	2,609	2,530	2,950	3,354	3,444	835	32%
Manufacturing	12,346	12,927	13,182	13,712	13,837	1,490	12%
Construction & TCU	9,544	10,322	11,348	12,698	13,014	3,469	36%
Retail/Wholesale Trade	11,669	12,426	13,149	14,572	14,931	3,262	28%
Commercial Services	10,109	11,342	12,704	15,513	16,233	6,125	61%
Public Services	8,467	9,063	10,008	11,904	12,405	3,938	47%
Total	54,745	58,609	63,341	71,752	73,864	19,119	35%

URBAN FUTURES
Strategic Research to Manage Change

Surrey/ White Rock	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	108,495	122,625	143,906	160,686	168,175	59,680	55%
20-64	260,273	332,745	387,837	431,181	474,060	213,787	82%
65+	48,734	73,971	111,179	144,509	166,007	117,274	241%
Total	417,502	529,340	642,922	736,376	808,242	390,741	94%

Housing

Ground Oriented	115,360	156,288	195,022	226,587	250,288	134,928	117%
Apartment	30,084	37,850	46,861	56,003	64,689	34,604	115%
Total	145,444	194,138	241,883	282,591	314,976	169,532	117%

Employment

Primary	4,578	4,411	5,307	6,162	6,354	1,775	39%
Manufacturing	13,874	19,007	20,913	24,232	24,939	11,065	80%
Construction & TCU	26,755	32,697	40,951	50,282	52,310	25,555	96%
Retail/Wholesale Trade	31,132	48,129	56,628	69,546	72,293	41,160	132%
Commercial Services	45,906	81,306	102,251	132,159	138,447	92,541	202%
Public Services	44,026	65,646	81,176	101,742	106,111	62,085	141%
Total	166,272	251,196	307,226	384,125	400,454	234,182	141%

Pitt Ridge	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	24,226	26,836	32,846	39,422	44,643	20,417	84%
20-64	53,782	67,737	83,617	100,913	120,999	67,217	125%
65+	9,093	13,983	22,617	32,287	40,984	31,892	351%
Total	87,101	108,556	139,080	172,621	206,627	119,526	137%

Housing

Ground Oriented	27,250	35,869	46,444	57,653	68,641	41,390	152%
Apartment	4,687	6,309	8,851	12,327	16,461	11,775	251%
Total	31,937	42,178	55,295	69,980	85,102	53,165	166%

Employment

Primary	2,180	2,109	2,492	2,871	2,958	778	36%
Manufacturing	3,117	4,110	4,608	5,815	6,145	3,028	97%
Construction & TCU	3,593	4,636	6,446	9,282	10,053	6,460	180%
Retail/Wholesale Trade	5,665	8,849	11,048	15,824	17,145	11,480	203%
Commercial Services	8,121	14,718	20,115	30,934	33,867	25,746	317%
Public Services	8,849	12,920	17,004	24,730	26,868	18,019	204%
Total	31,525	47,343	61,713	89,456	97,036	65,511	208%

Pitt Ridge includes Pitt Meadows and Maple Ridge

URBAN FUTURES
Strategic Research to Manage Change

Langleys	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	33,802	36,882	43,893	50,858	55,408	21,607	64%
20-64	77,287	96,165	114,695	132,950	152,665	75,379	98%
65+	14,744	22,040	34,146	46,393	55,582	40,838	277%
Total	125,832	155,087	192,734	230,202	263,656	137,823	110%

Housing

Ground Oriented	38,116	49,284	62,114	74,450	85,401	47,285	124%
Apartment	8,209	11,064	14,547	18,295	22,072	13,864	169%
Total	46,325	60,347	76,661	92,744	107,473	61,148	132%

Employment

Primary	6,249	6,055	7,090	8,084	8,308	2,059	33%
Manufacturing	7,461	8,734	9,301	10,492	10,777	3,316	44%
Construction & TCU	9,413	11,011	13,568	16,973	17,787	8,373	89%
Retail/Wholesale Trade	14,463	18,302	20,705	25,310	26,451	11,988	83%
Commercial Services	17,435	26,888	33,814	45,955	48,858	31,423	180%
Public Services	13,843	19,468	24,567	32,591	34,486	20,642	149%
Total	68,865	90,458	109,044	139,405	146,666	77,802	113%

Langleys includes Langley City and Langley District

Abbotsford	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	34,132	39,163	47,533	53,098	54,332	20,200	59%
20-64	76,754	103,617	123,916	144,444	156,613	79,859	104%
65+	17,253	24,285	35,093	46,256	55,883	38,629	224%
Total	128,140	167,064	206,542	243,798	266,828	138,688	108%

Housing

Ground Oriented	33,096	44,661	56,662	67,421	75,888	42,792	129%
Apartment	13,226	18,776	24,263	29,511	33,907	20,682	156%
Total	46,322	63,437	80,925	96,932	109,795	63,473	137%

Employment

Primary	6,859	6,644	7,781	8,864	9,104	2,245	33%
Manufacturing	5,305	7,169	7,865	9,160	9,390	4,085	77%
Construction & TCU	9,879	12,062	14,802	18,149	18,790	8,912	90%
Retail/Wholesale Trade	10,812	16,796	19,813	24,678	25,485	14,673	136%
Commercial Services	14,741	27,228	34,737	46,375	48,440	33,699	229%
Public Services	14,622	21,537	26,650	34,050	35,322	20,700	142%
Total	62,218	91,435	111,648	141,276	146,532	84,314	136%

URBAN FUTURES
Strategic Research to Manage Change

Chilliwack	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative
Population							
0-19	22,049	27,014	29,872	30,850	29,982	7,933	36%
20-64	46,073	64,264	72,025	74,762	81,498	35,425	77%
65+	12,614	17,855	24,451	29,801	31,802	19,188	152%
Total	80,737	109,133	126,347	135,413	143,283	62,546	77%
Housing							
Ground Oriented	25,533	34,877	40,897	45,255	48,533	23,000	90%
Apartment	6,289	9,664	11,786	13,408	14,776	8,486	135%
Total	31,823	44,540	52,683	58,663	63,309	31,486	99%
Employment							
Primary	3,434	3,326	3,892	4,423	4,542	1,107	32%
Manufacturing	1,615	2,907	3,212	3,586	3,670	2,055	127%
Construction & TCU	5,490	6,967	8,374	9,650	9,933	4,443	81%
Retail/Wholesale Trade	5,660	10,073	11,430	12,848	13,153	7,493	132%
Commercial Services	10,319	19,731	23,266	26,963	27,782	17,464	169%
Public Services	10,191	15,515	17,844	20,053	20,545	10,354	102%
Total	36,709	58,520	68,019	77,522	79,624	42,916	117%
Mission	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative
Population							
0-19	11,438	13,781	15,670	15,526	15,887	4,448	39%
20-64	24,416	33,953	40,225	42,961	45,959	21,543	88%
65+	4,161	6,499	11,142	16,954	21,432	17,271	415%
Total	40,014	54,233	67,037	75,441	83,277	43,263	108%
Housing							
Ground Oriented	12,443	16,622	20,936	24,826	27,901	15,459	124%
Apartment	1,538	2,611	3,941	5,317	6,515	4,978	324%
Total	13,980	19,232	24,878	30,143	34,417	20,437	146%
Employment							
Primary	1,270	1,228	1,446	1,651	1,697	427	34%
Manufacturing	1,209	1,864	2,082	2,414	2,492	1,283	106%
Construction & TCU	2,442	3,164	4,007	4,883	5,088	2,645	108%
Retail/Wholesale Trade	1,692	3,823	4,768	5,993	6,273	4,582	271%
Commercial Services	4,142	8,663	11,093	14,152	14,876	10,735	259%
Public Services	4,579	7,129	8,791	10,724	11,185	6,606	144%
Total	15,333	25,871	32,186	39,816	41,612	26,279	171%

URBAN FUTURES
Strategic Research to Manage Change

Rest of Fraser Valley	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	4,517	4,811	5,951	7,159	8,236	3,719	82%
20-64	10,811	12,978	14,554	17,574	22,859	12,048	111%
65+	3,167	4,544	6,420	7,973	8,095	4,928	156%
Total	18,495	22,333	26,925	32,706	39,190	20,695	112%

Housing

Ground Oriented	6,427	8,000	9,536	10,878	11,984	5,557	86%
Apartment	773	987	1,496	2,096	2,668	1,895	245%
Total	7,200	8,987	11,032	12,974	14,652	7,452	103%

Employment

Primary	795	770	902	1,031	1,061	266	33%
Manufacturing	338	516	591	813	874	536	159%
Construction & TCU	1,196	1,429	1,752	2,297	2,440	1,244	104%
Retail/Wholesale Trade	786	1,375	1,712	2,578	2,806	2,019	257%
Commercial Services	1,947	3,231	4,102	6,189	6,756	4,809	247%
Public Services	2,064	2,797	3,397	4,768	5,140	3,076	149%
Total	7,127	10,118	12,456	17,677	19,078	11,951	168%

Rest of Fraser includes Hope, Harrison Hot Springs, Kent, and contiguous unorganized areas

Cheakamus	Year					05-45 Change	
	2005	2015	2025	2035	2045	Absolute	Relative

Population

0-19	8,709	10,974	14,201	15,907	17,075	8,367	96%
20-64	25,254	34,621	41,984	49,117	54,760	29,505	117%
65+	2,621	4,830	8,616	12,903	17,777	15,156	578%
Total	36,584	50,425	64,802	77,926	89,612	53,028	145%

Housing

Ground Oriented	12,509	18,010	23,553	28,932	33,893	21,385	171%
Apartment	1,801	2,653	3,527	4,539	5,504	3,703	206%
Total	14,310	20,663	27,079	33,471	39,397	25,088	175%

Employment

Primary	1,277	1,234	1,455	1,668	1,716	439	34%
Manufacturing	945	1,568	1,807	2,281	2,395	1,450	153%
Construction & TCU	4,071	4,849	5,901	7,219	7,530	3,459	85%
Retail/Wholesale Trade	2,494	4,475	5,473	7,291	7,727	5,233	210%
Commercial Services	9,291	13,636	16,282	20,607	21,640	12,349	133%
Public Services	4,589	7,050	8,895	11,722	12,373	7,783	170%
Total	22,667	32,812	39,813	50,789	53,380	30,714	136%

Cheakamus includes the Squamish-Lillooet Regional District

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