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Andrew Ramlo

VICE PRESIDENT, ADVISORY

rennie



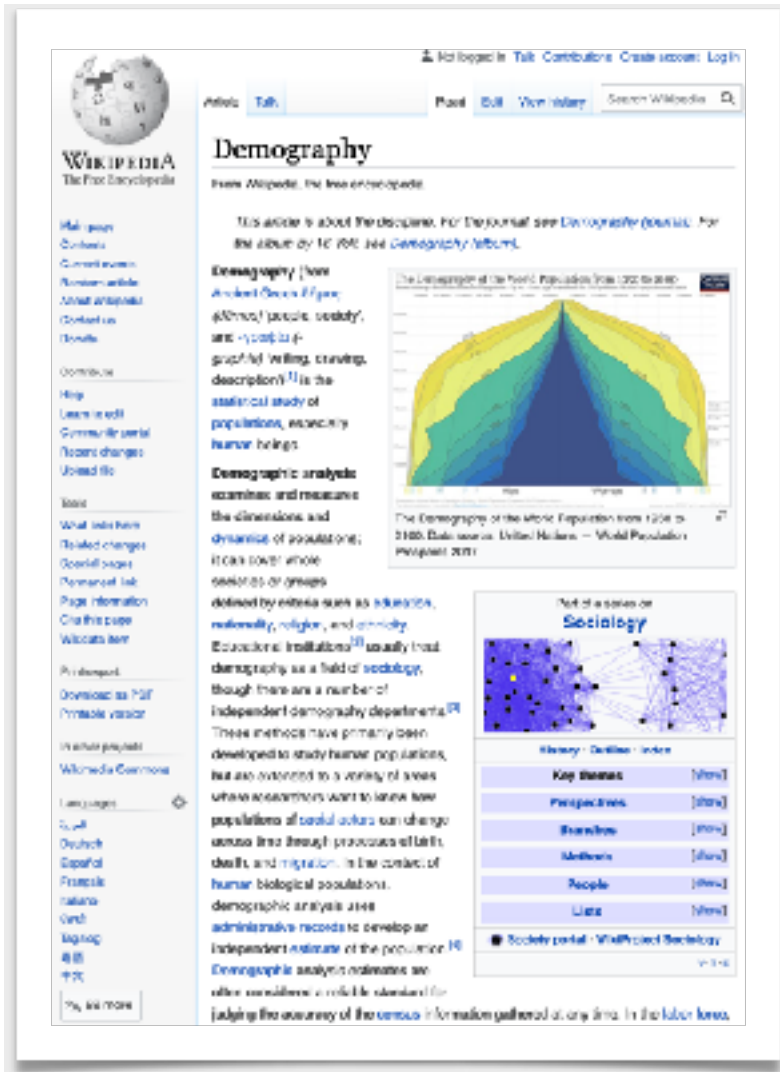
THE FUTURE OF THE LOWER MAINLAND:

a demographic look at the
trends impacting the region

ROADMAP:

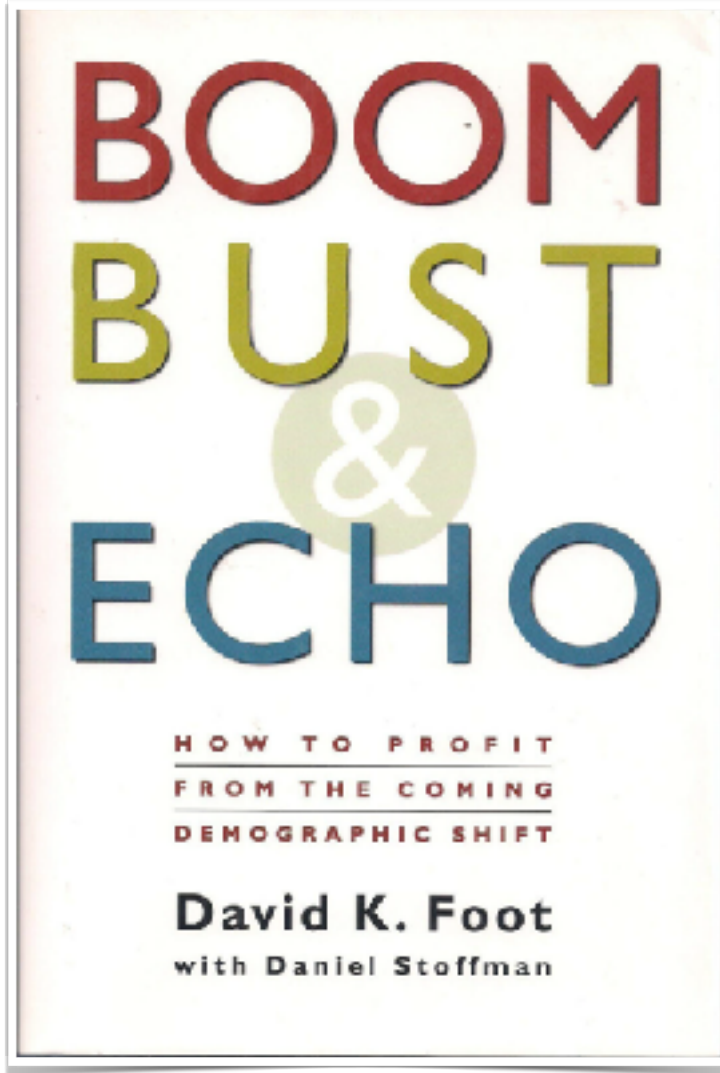
- ▶ what are *demographics*
- ▶ the drivers of change
- ▶ opportunities & constraints





“
 demographic analysis examines and
 measures the **dimensions**
 and **dynamics** of populations...
 ...researchers want to know how
 populations can change across time
 through processes of **births**, **deaths**,
 and **migration**.
 ”





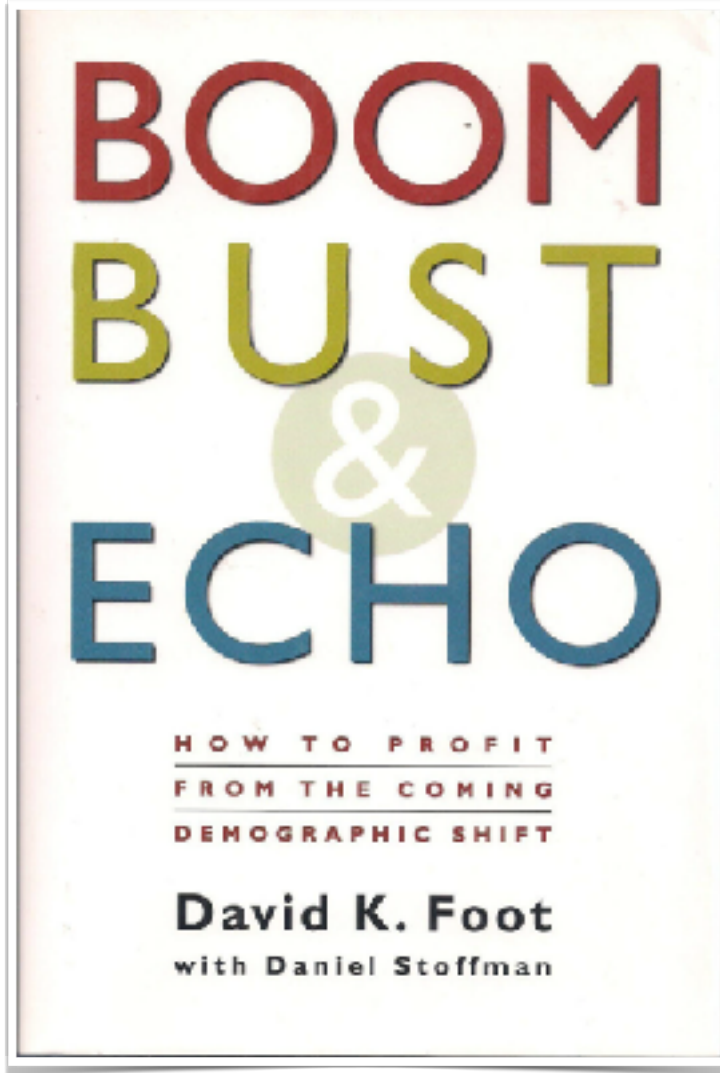
September, 1997

“

The study of human populations (demography) is the most powerful and under-utilized tool we have to understand the **past** and foretell the **future**.

DAVID FOOT / DANIEL STOFFMAN





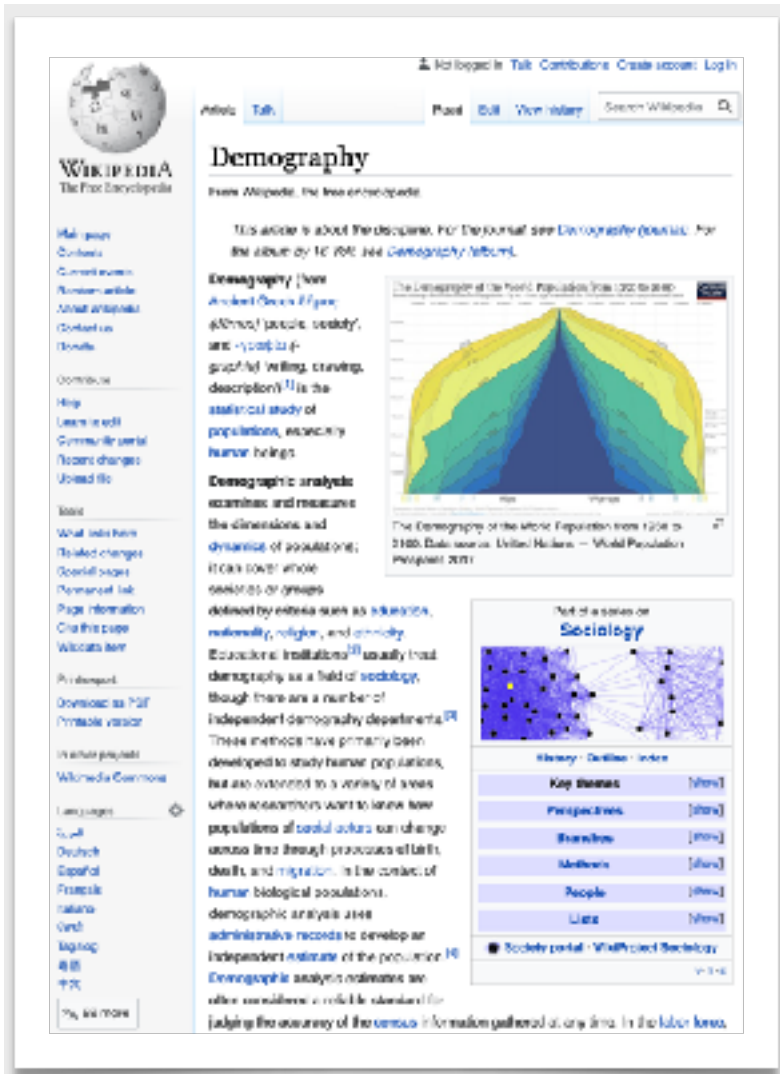
September, 1997

“

demographics explain two-thirds of
EVERYTHING...

DAVID FOOT / DANIEL STOFFMAN





“
demographic analysis examines and
measures the dimensions
and dynamics of populations...
...researchers want to know how
populations can change across time
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and migration.”





January, 2020

“

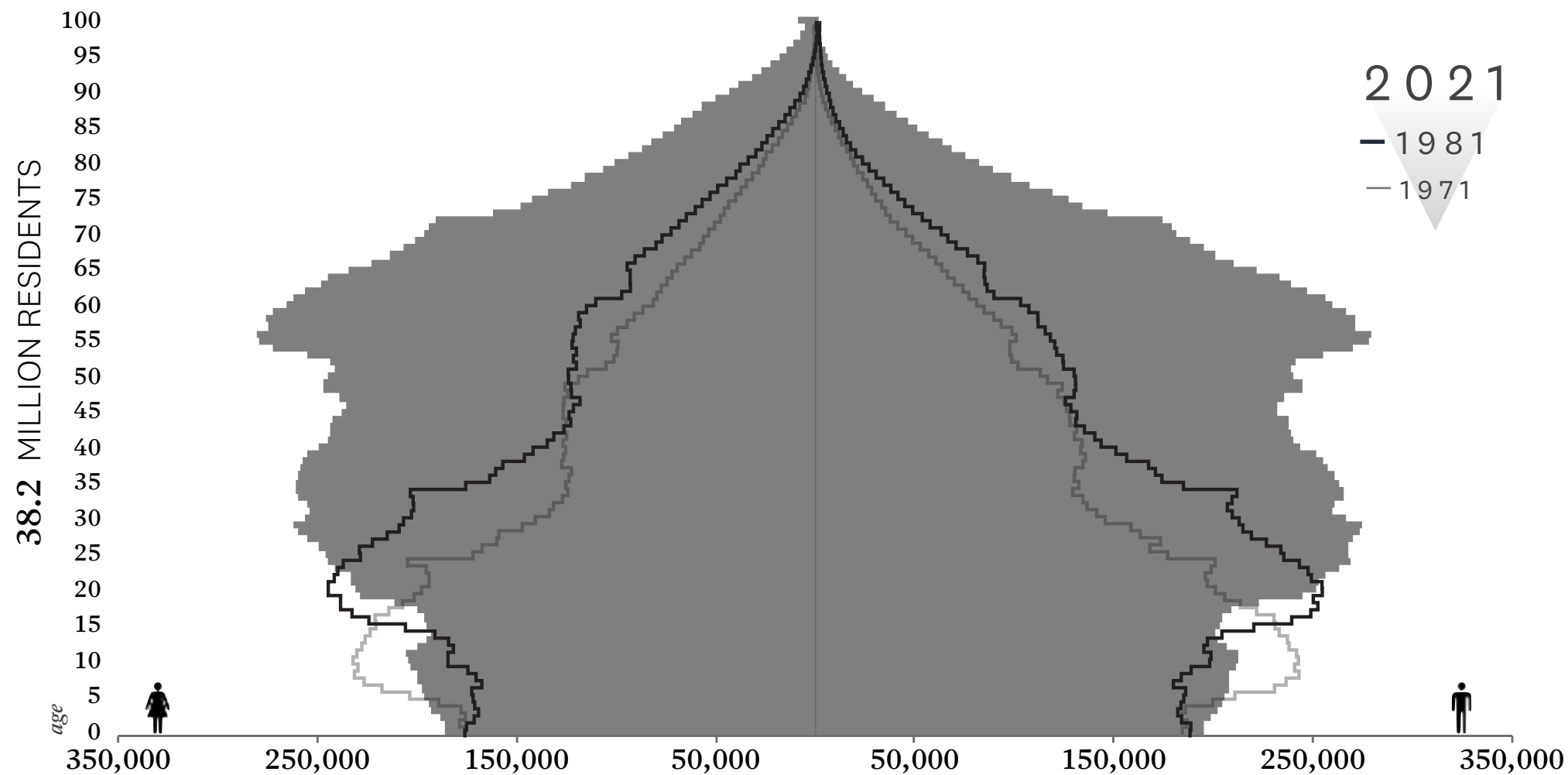
An older population will present governments with challenges including rising health-care costs and elder benefits, the report by RBC economists forecasts

ROYAL BANK OF CANADA



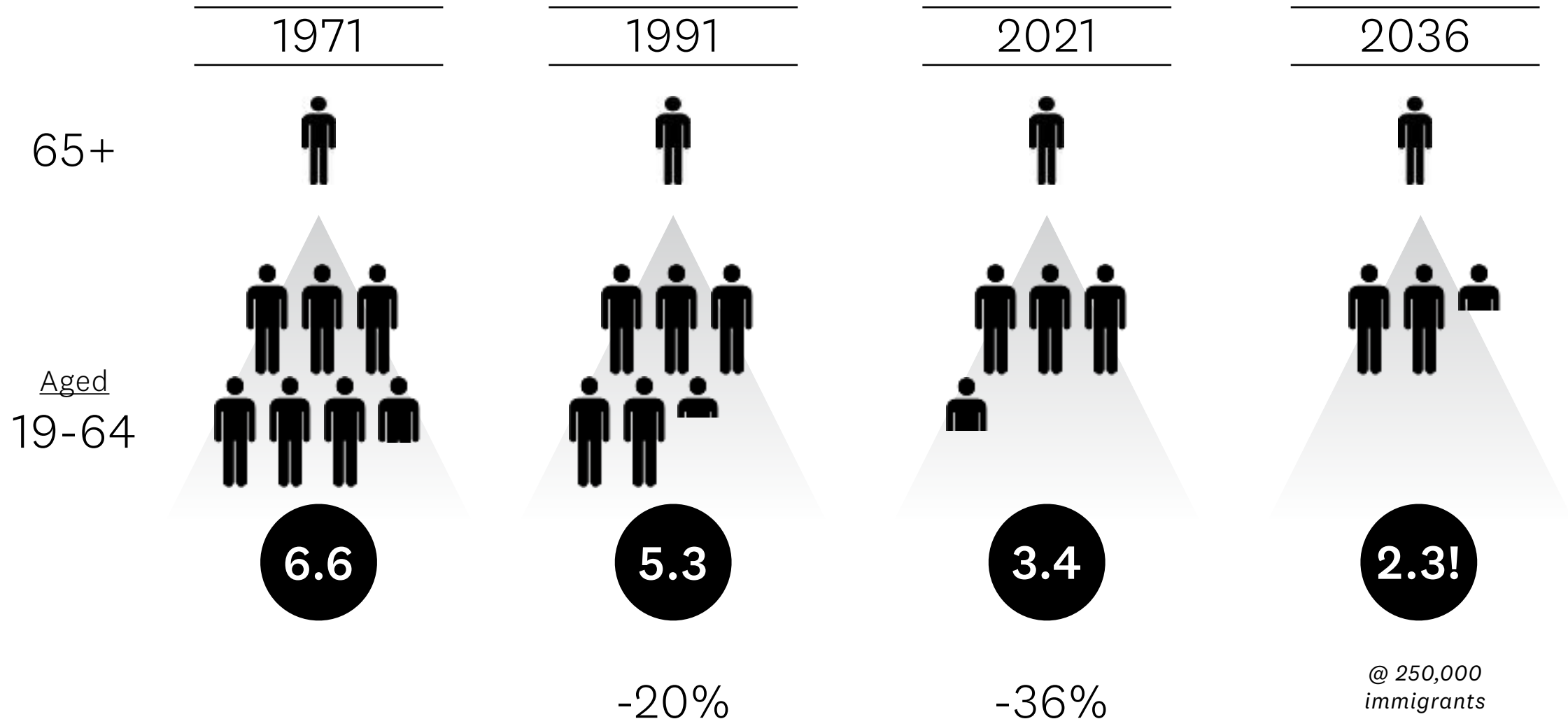
population by age

CANADA



our demographic crunch

CANADA



Canadian government wants 310,000 immigrants in 2018, 340,000 a year by 2020

By M  CBC | MENU

news

Canada to increase annual immigration admissions to 350,000 by 2021



The voice of Canadian immigration

IMMIGRATE

WORK

STUDY

SETTLE

ADJUDICATE

ABOUT SUBSCRIBE

Most

The Can

CANADA'S IMMIGRATION LEVELS PLAN 2021-2023

Canada to target over 400,000 immigrants per year

Canada will aim to welcome 401,000 immigrants in 2021, another 401,000 in 2022, and 402,000 in 2023.


THE GLOBE AND MAIL

CANADA WORLD BUSINESS INVESTING OPINION POLITICS SPORTS LIFE ARTS DRIVE REAL ESTATE

Canada aims to welcome 432,000 immigrants in 2022 as part of three-year plan to fill labour gaps

MICHELLE CARBERT >

OTTAWA
PUBLISHED FEBRUARY 14, 2022



Canada's Minister of Immigration, Refugees and Citizenship Seán Fraser speaks during Question Period in the House of Commons on Parliament Hill on Feb. 14, 2022.

BLAIR GABLE/REUTERS

291 COMMENTS SHARE BOOKMARKS

LISTEN TO ARTICLE

The federal government aims to welcome nearly 432,000 immigrants to Canada this year, as a part of a three-year plan to fill critical labour-market gaps and support a post-pandemic economic recovery.

The annual immigration levels plan, tabled in Parliament Monday, projects Canada will admit 431,645 permanent residents in 2022, followed approximately by 447,000 in 2023 and 451,000 in 2024. The majority of the permanent resident spots – 55 per cent – will be designated for immigrants coming to Canada to fill job vacancies this year.

February 14, 2022

“

Canada will admit 431,645 permanent residents in 2022...

(up from previous target of 411,000)

...followed approximately by 447,000 in 2023 and 451,000 in 2024.

SEAN FRASER, MINISTER OF IMMIGRATION, REFUGEES AND CITIZENSHIP



News / Canadian Politics / Canada

Federal government reveals plan to bring in 500,000 immigrants per year by 2025

The plan will focus on admitting immigrants with work skills and decreasing the number of refugees



Nov 6, 2022 • 7 hours ago • 8 min read • 120 Comments



Canada has a record number of job vacancies and the latest numbers suggest employers have nearly exhausted the pool of available talent for the work on offer. Yet, the number of university-educated immigrants working in jobs requiring a university degree has fallen over the years, according to Statistics Canada. PHOTO BY ASHLEY FRASER/POSTMEDIA NEWS

OTTAWA — The federal government is planning a massive increase in the number of immigrants entering Canada, with a goal of seeing 500,000 people arrive each year by 2025.

November 1, 2022

“

the government aims to welcome 465,000 permanent residents in 2023, up from 431,000, 485,000 in 2024 and 500,000 in 2025.

SEAN FRASER, MINISTER OF IMMIGRATION, REFUGEES AND CITIZENSHIP



components of population change

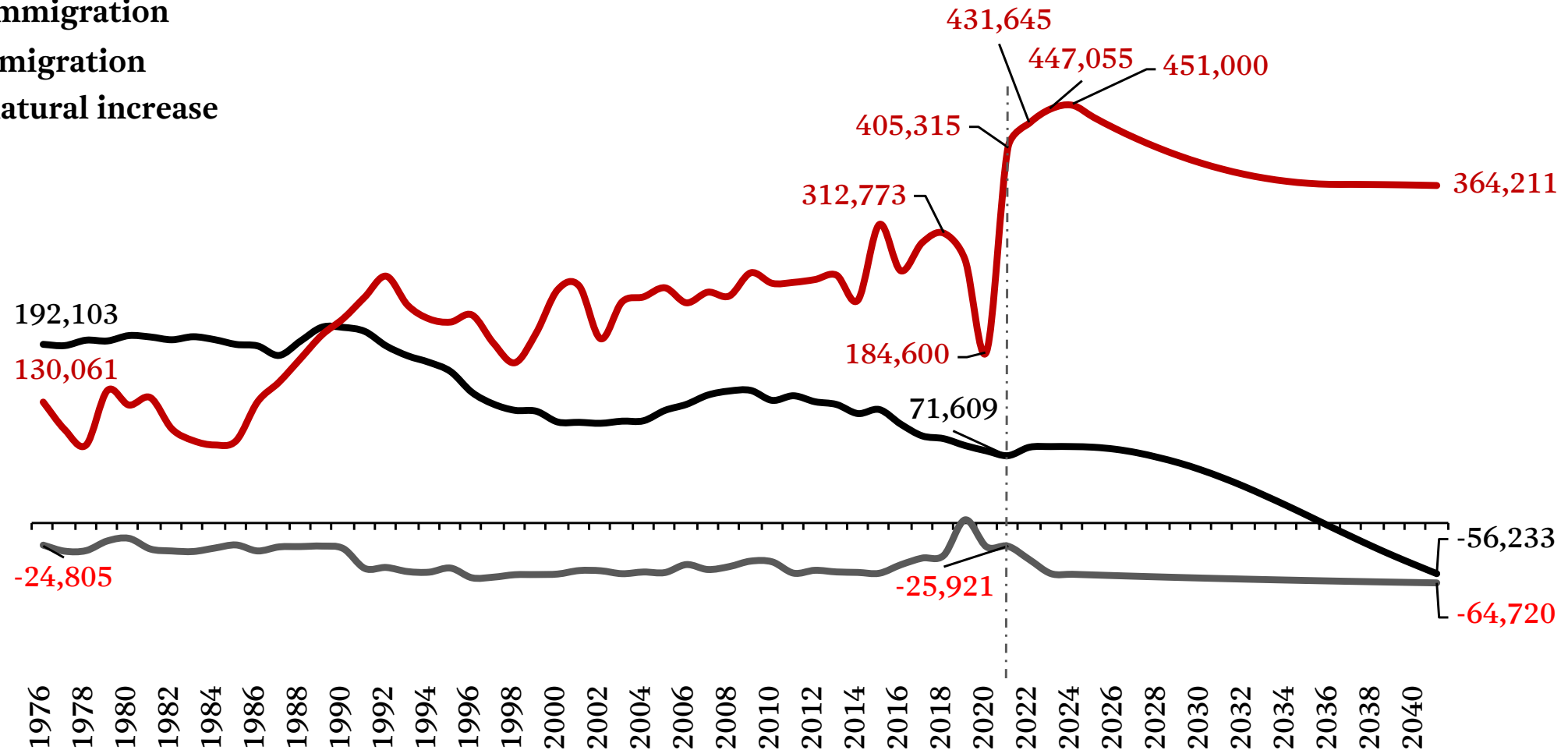
CANADA, 1976 to 2041

..... stats can. 2022

● immigration

● emigration

● natural increase

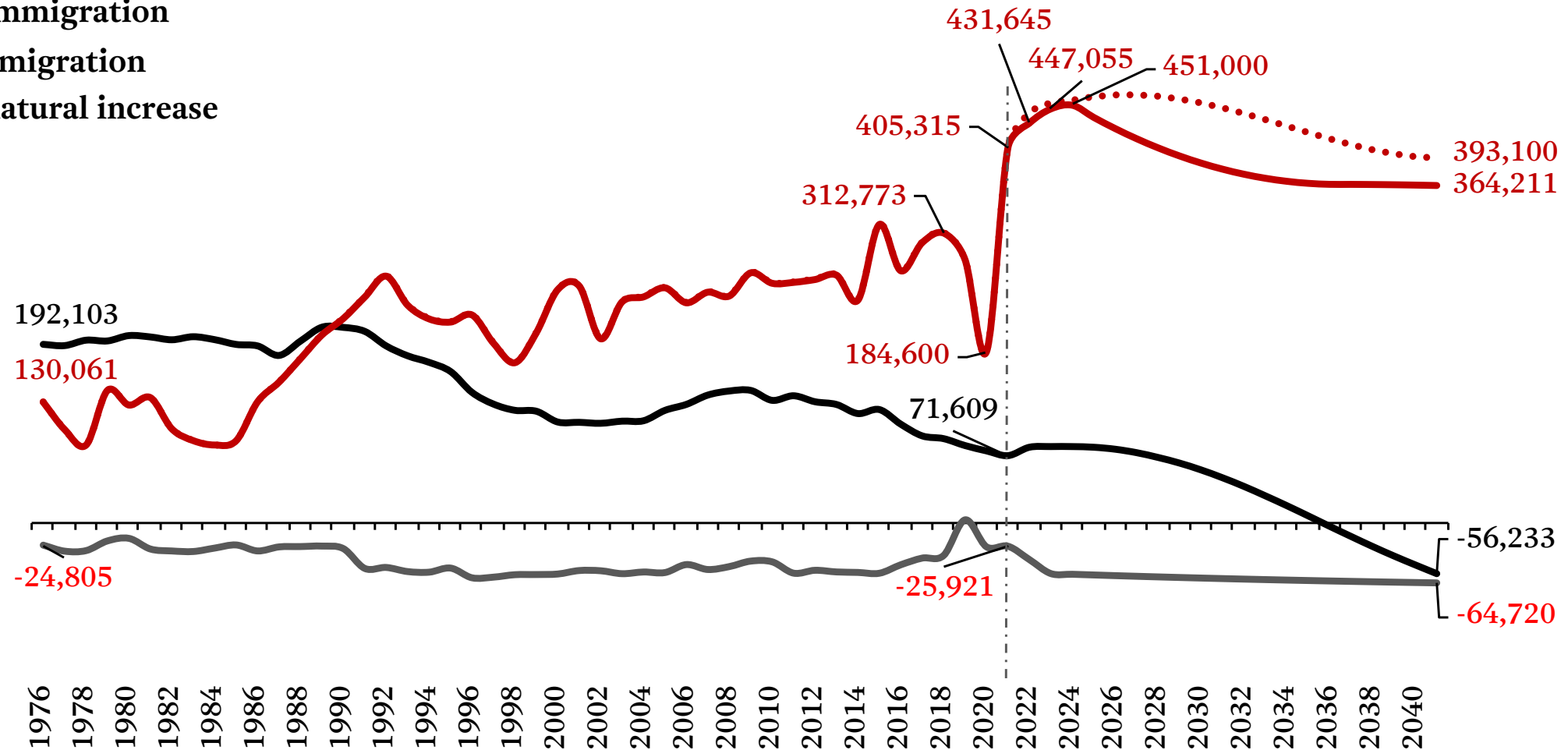


components of population change

CANADA, 1976 to 2041

..... stats can. 2022 medium M3 scenario

- immigration
- emigration
- natural increase

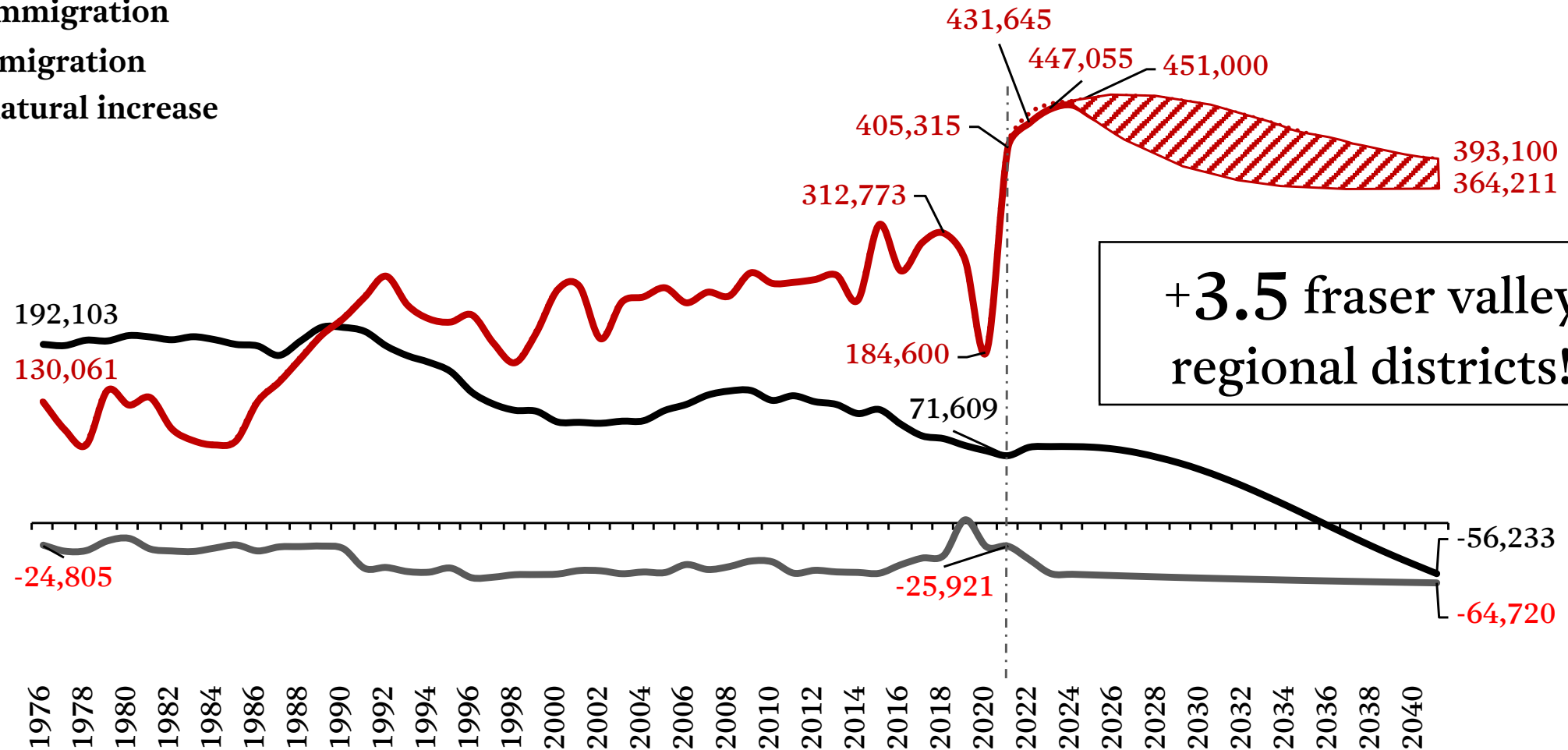


components of population change

CANADA, 1976 to 2041

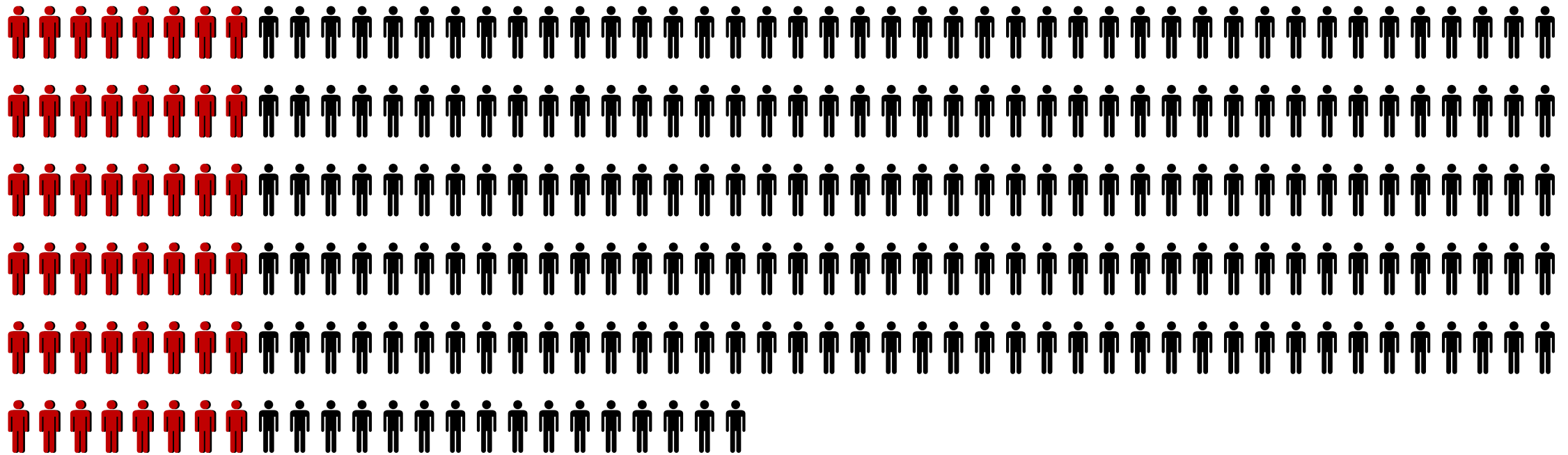
..... stats can. 2022 medium M3 scenario

- immigration
- emigration
- natural increase



the implications for BC ?

270,000 IMMIGRANTS INTO CANADA PER YEAR IN THE PAST DECADE



BC'S SHARE: 15% (40,000) *(13% of Canada's population)*

500,000 @ 15% = 75,000

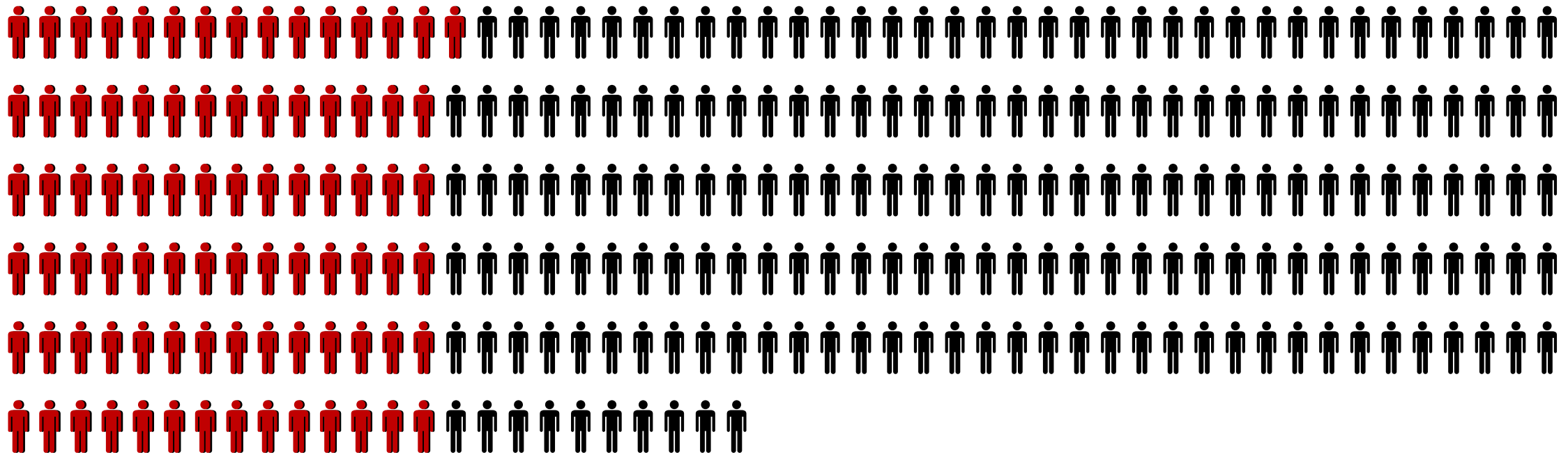
 = 1000 PEOPLE 

canada heads west in 2021



the implications for BC ?

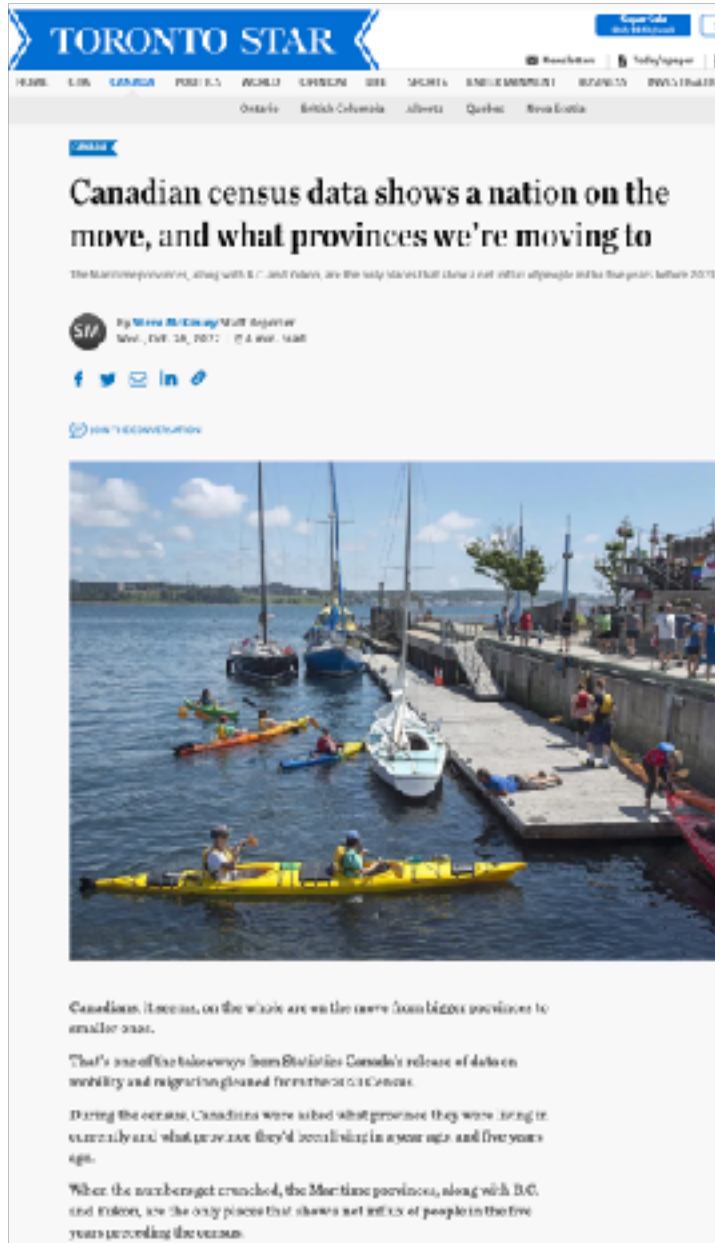
270,000 IMMIGRANTS INTO CANADA PER YEAR IN THE PAST DECADE



BC'S SHARE: 15% (40,000) *(13% of Canada's population)*

500,000 @ 17% = **85,000**

 = 1000 PEOPLE 



October 26, 2022

“

Canadians seem to be on the move from bigger to smaller provinces... when the numbers get crunched, the Maritimes, along with B.C. and the Yukon, are the only places that show a net influx of people.

TORONTO STAR



canada heads west in 2021

BC NET INTER-PROVINCIAL



BC NET INTER- PROVINCIAL

2021: 33,656
2020: 22,125
2019: 14,263
2018: 12,723
2017: 15,293

x2

BC NET IMMIGRATION

2021: 57,375
2020: 29,528
2019: 41,346
2018: 35,192
2017: 28,209

BC NET IMMIGRATION



1000 NET MIGRANTS





key **insight**

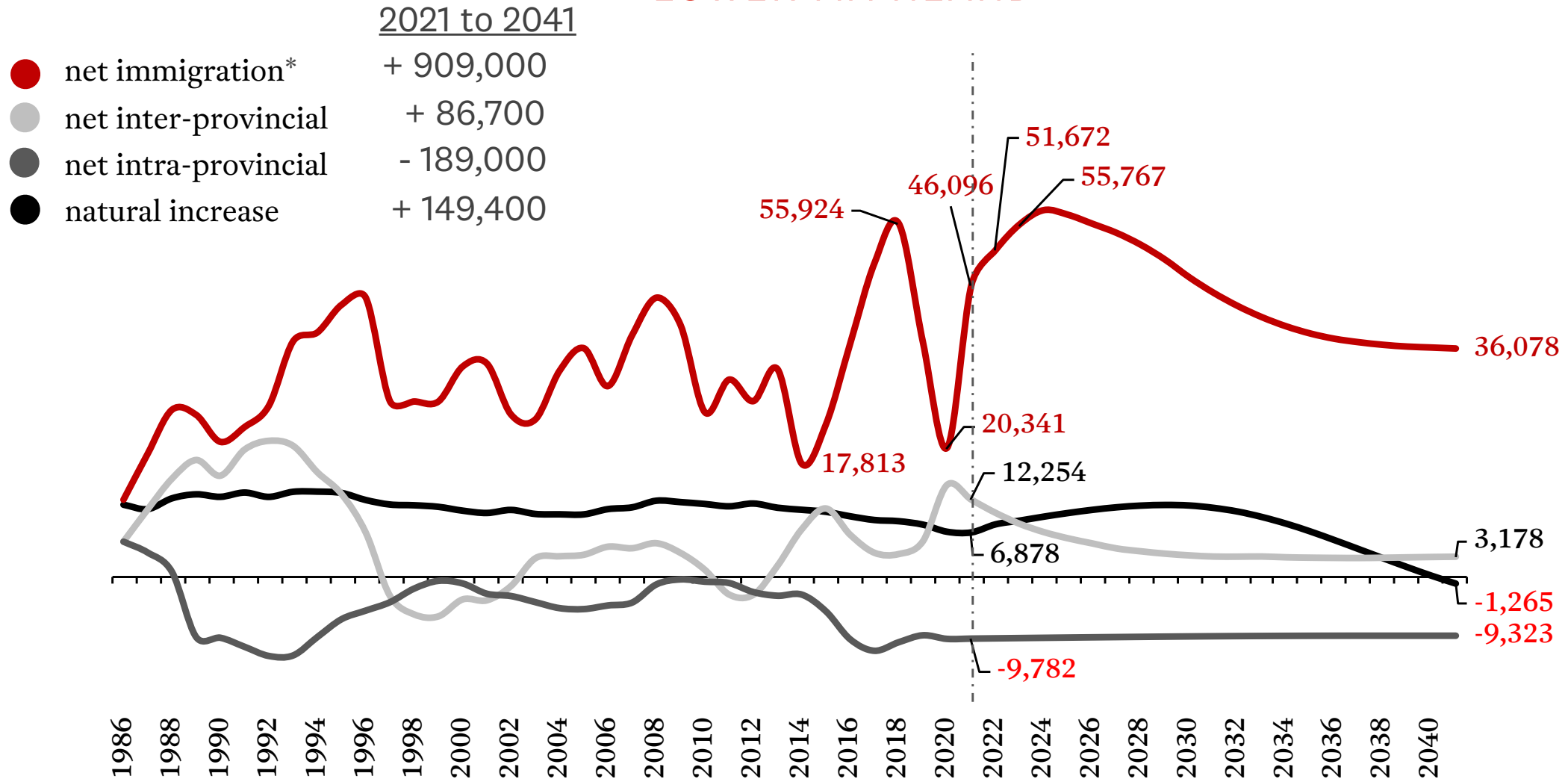
We are moving into a period of **above average** population growth & change nationally and perhaps more acutely here on the west coast...

...this could represent a new era for **community building** throughout the province.



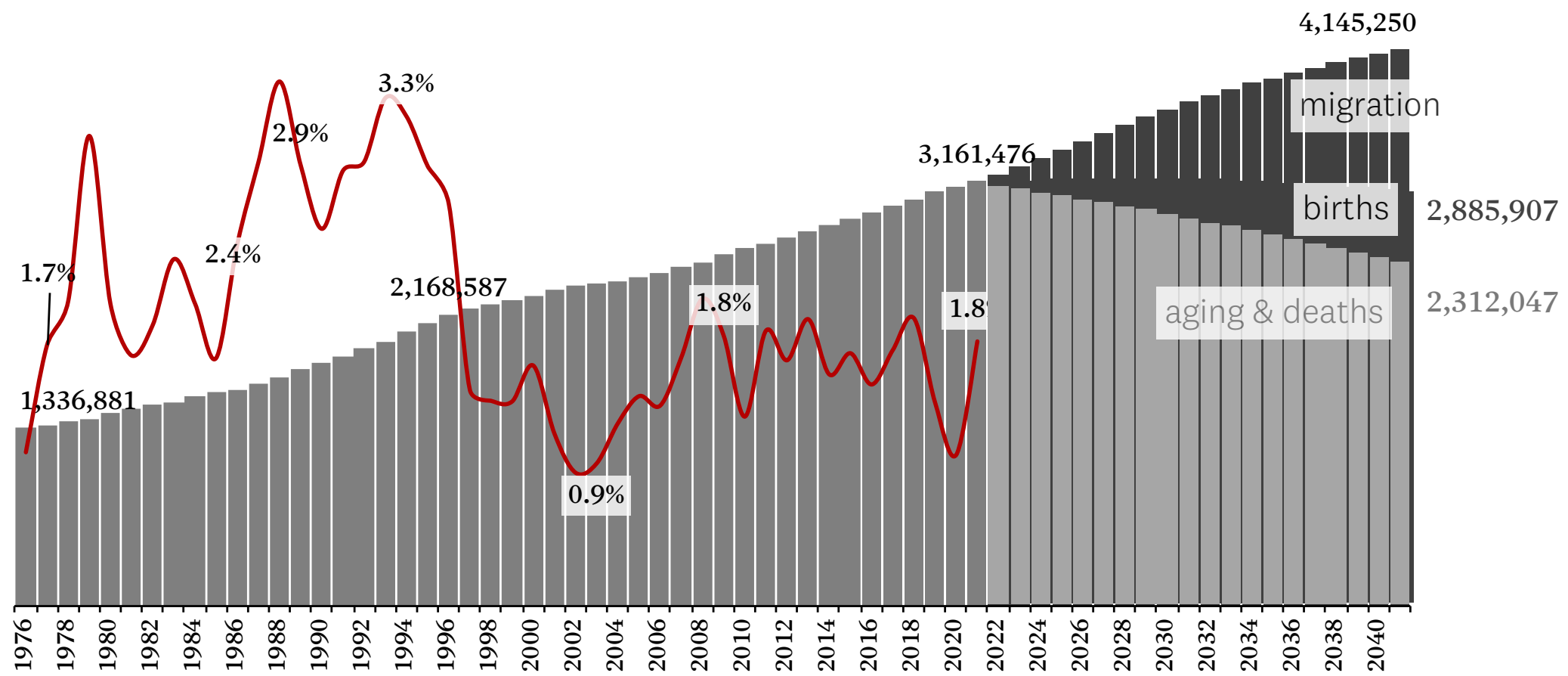
components of change

LOWER MAINLAND



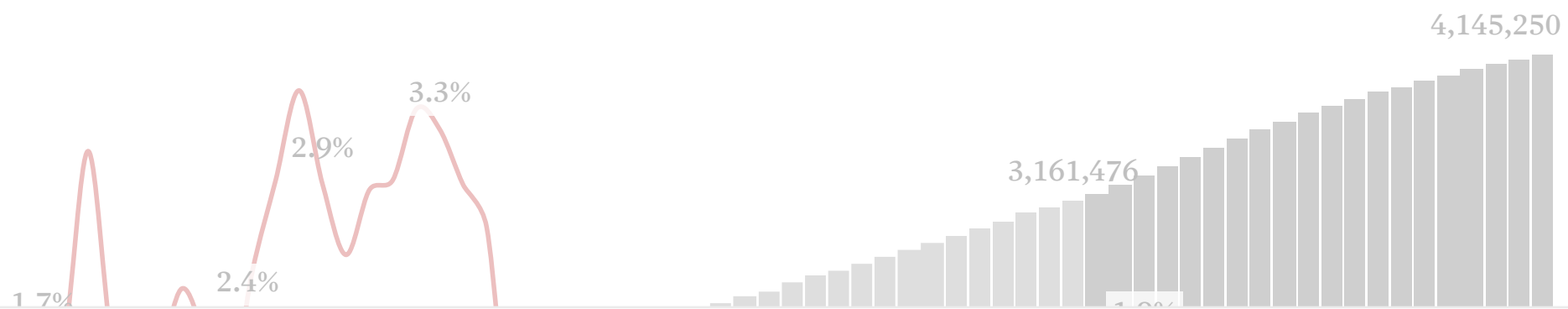
total population

LOWER MAINLAND



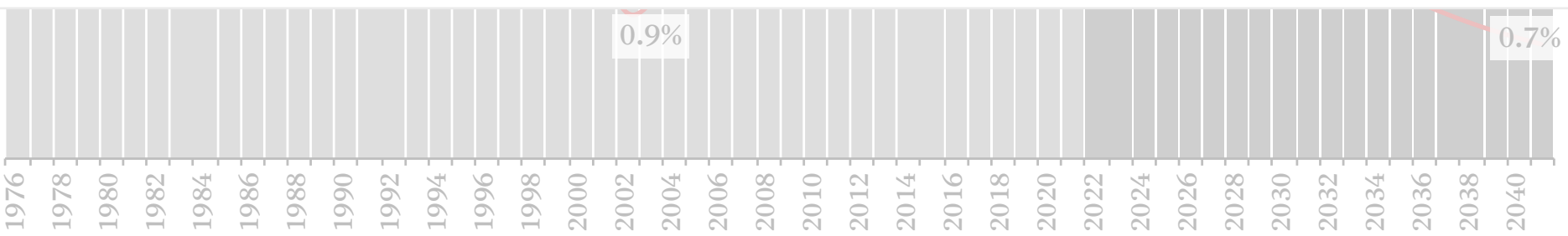
total population

LOWER MAINLAND



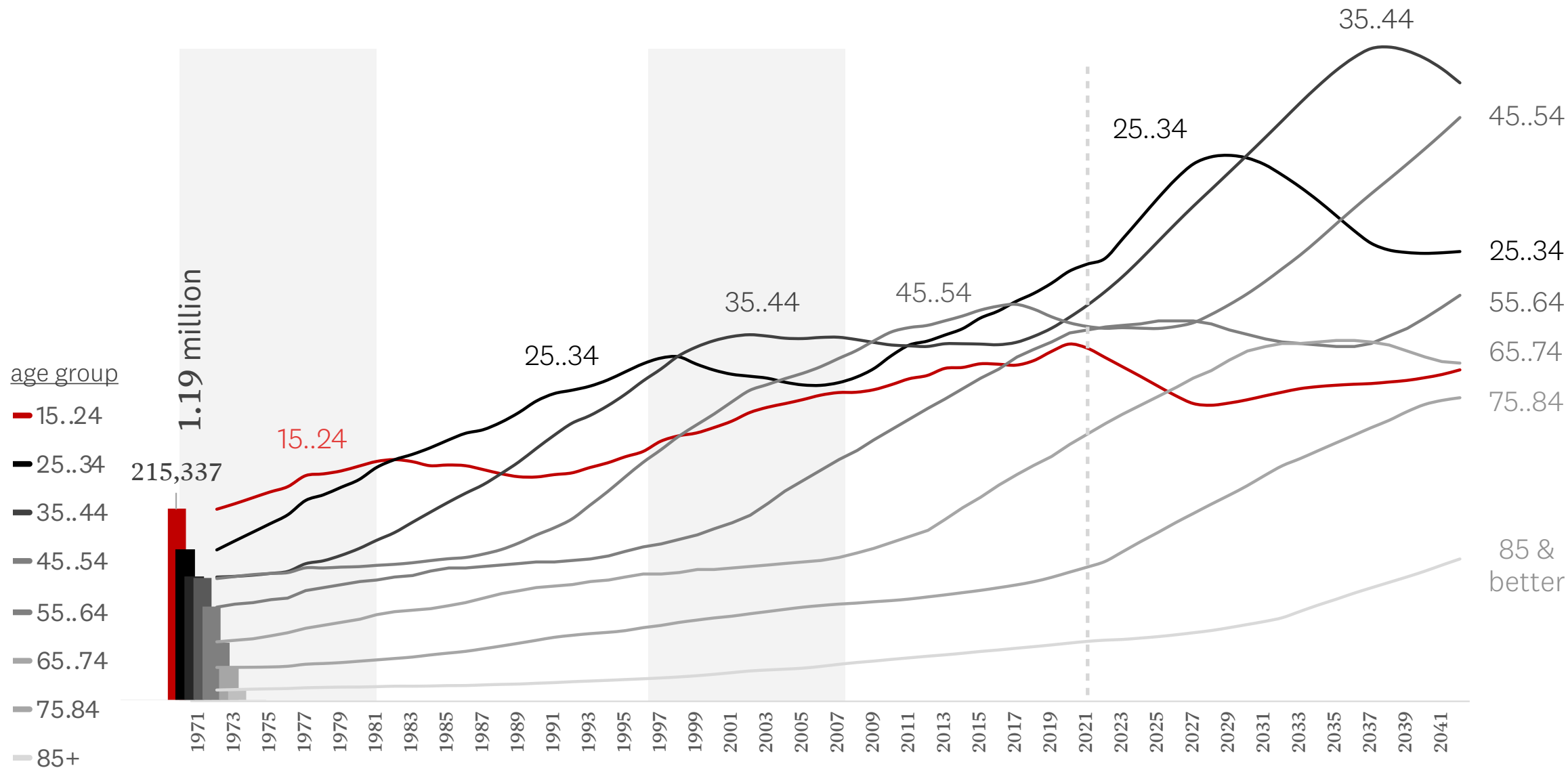
984,000 over the next 20 years (50,000/yr)

804,000 over the past 20 (40,000/yr)...



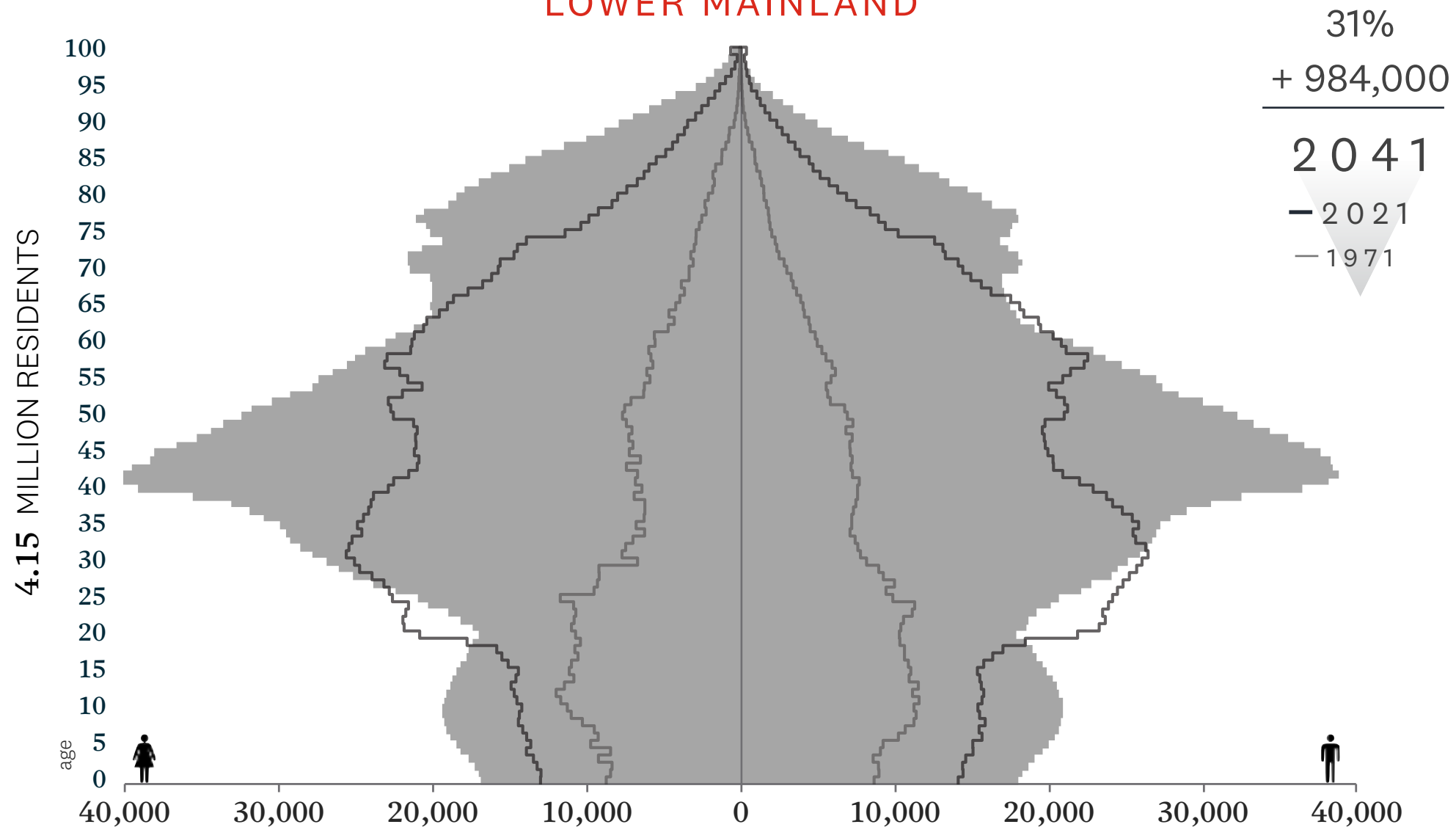
population by age

LOWER MAINLAND



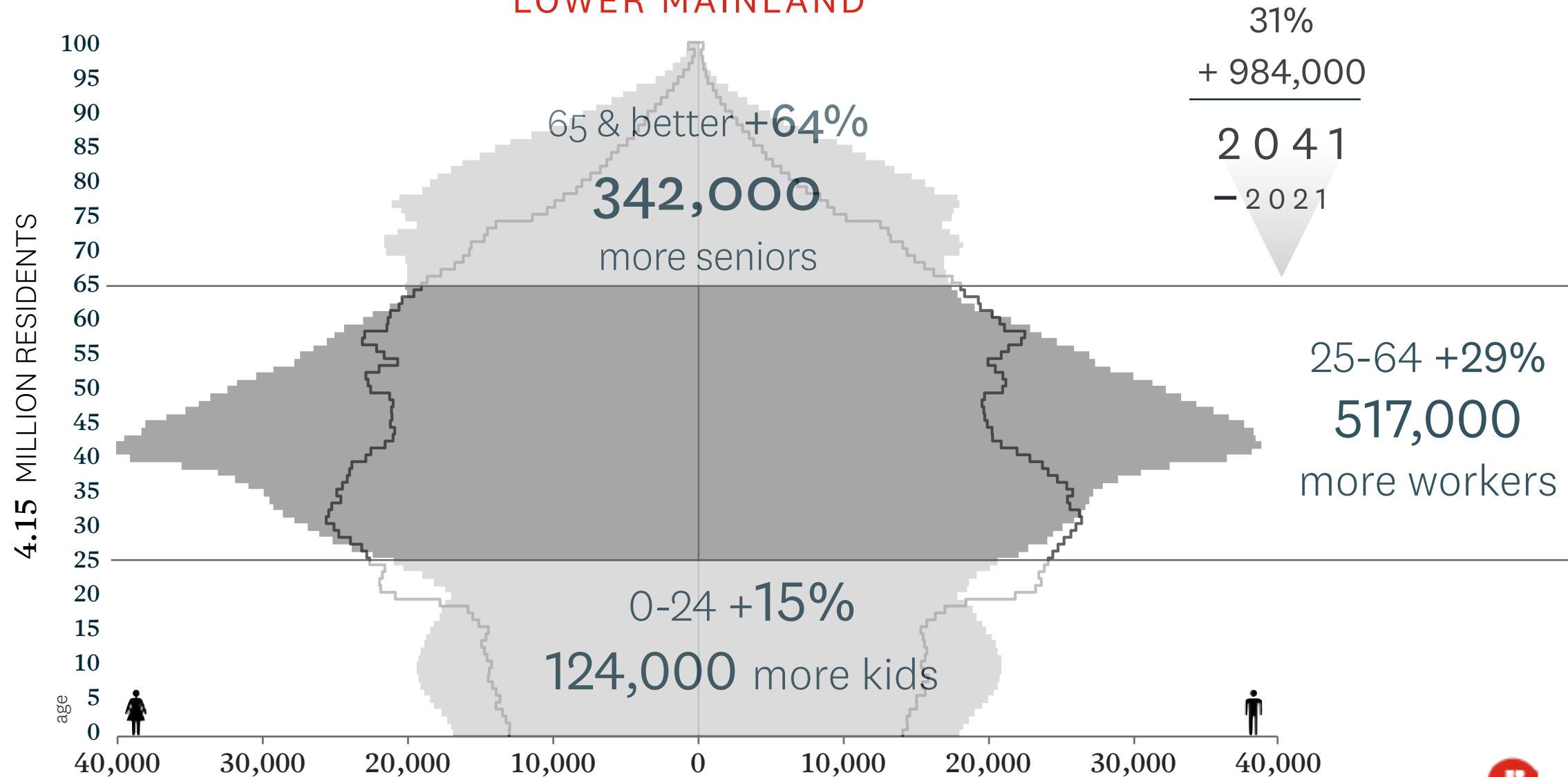
population by age

LOWER MAINLAND



population by age

LOWER MAINLAND





key insight

We are moving into a period of **above average** population growth & change both nationally, provincially & locally...

...population **growth & change** will lead to a host of opportunities for the region, from strong **labour force** growth to robust **consumer spending**....

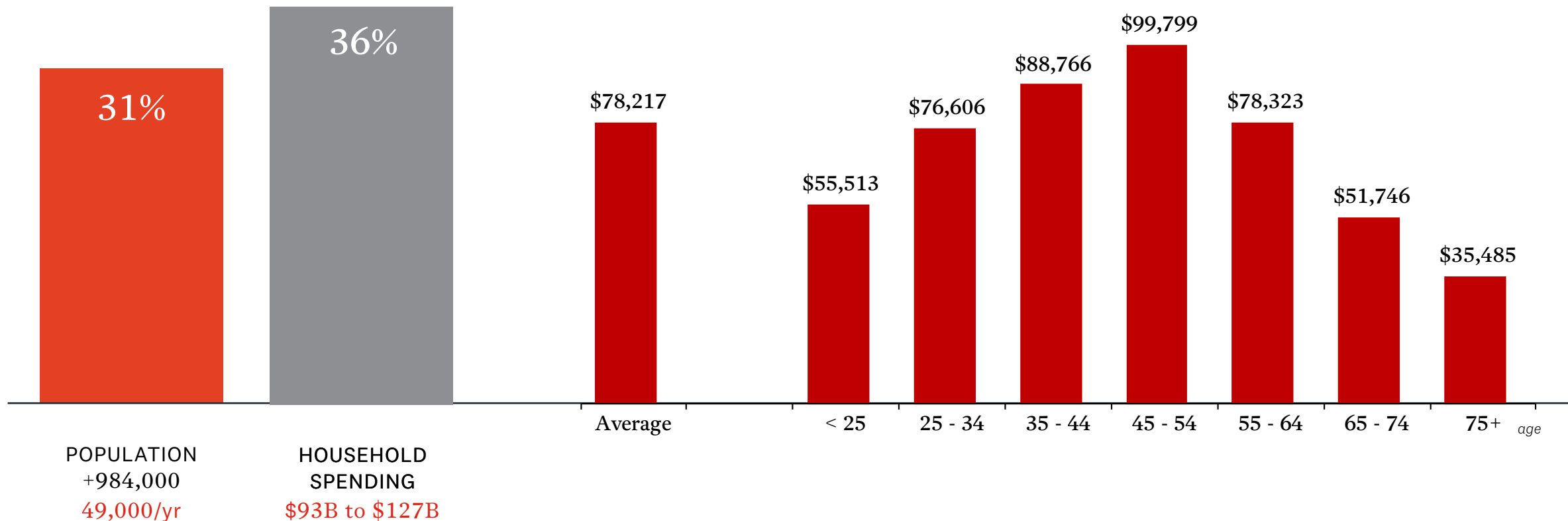
...but it is also going to lead to a whole host of challenges, from **healthcare** to **housing**....



opportunities & challenges

LOWER MAINLAND 2021-2041

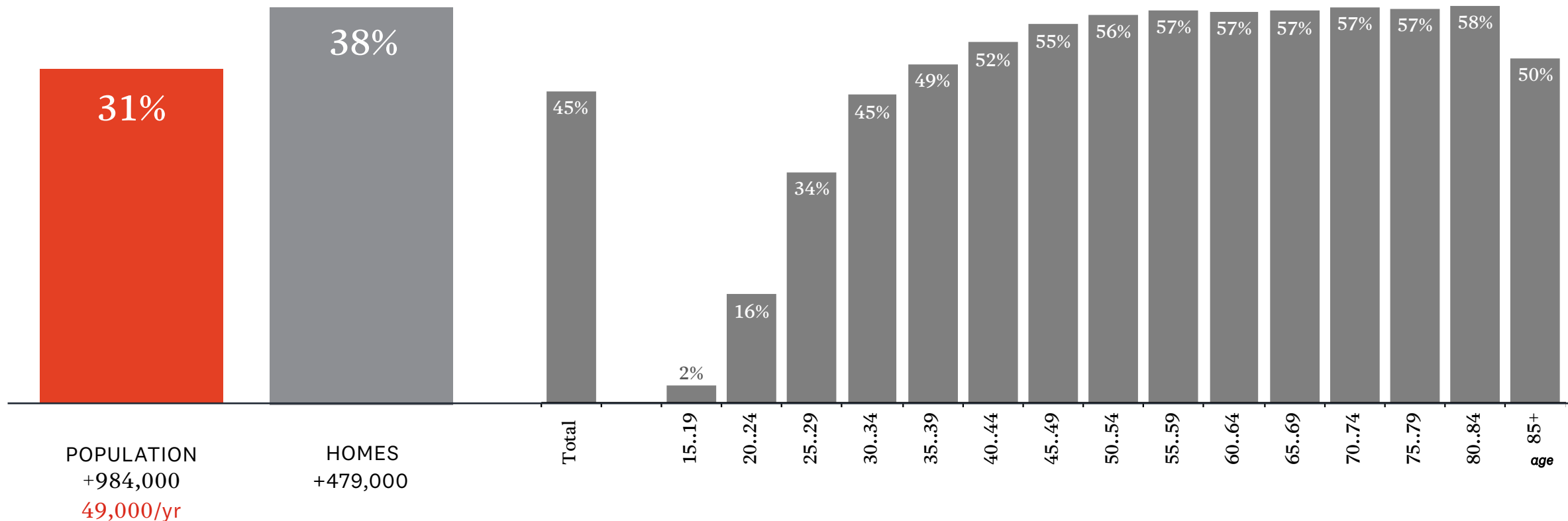
The Lifecycle of Household Expenditures
Age-specific Non-Shelter Household Expenditures



opportunities & challenges

LOWER MAINLAND 2021-2041

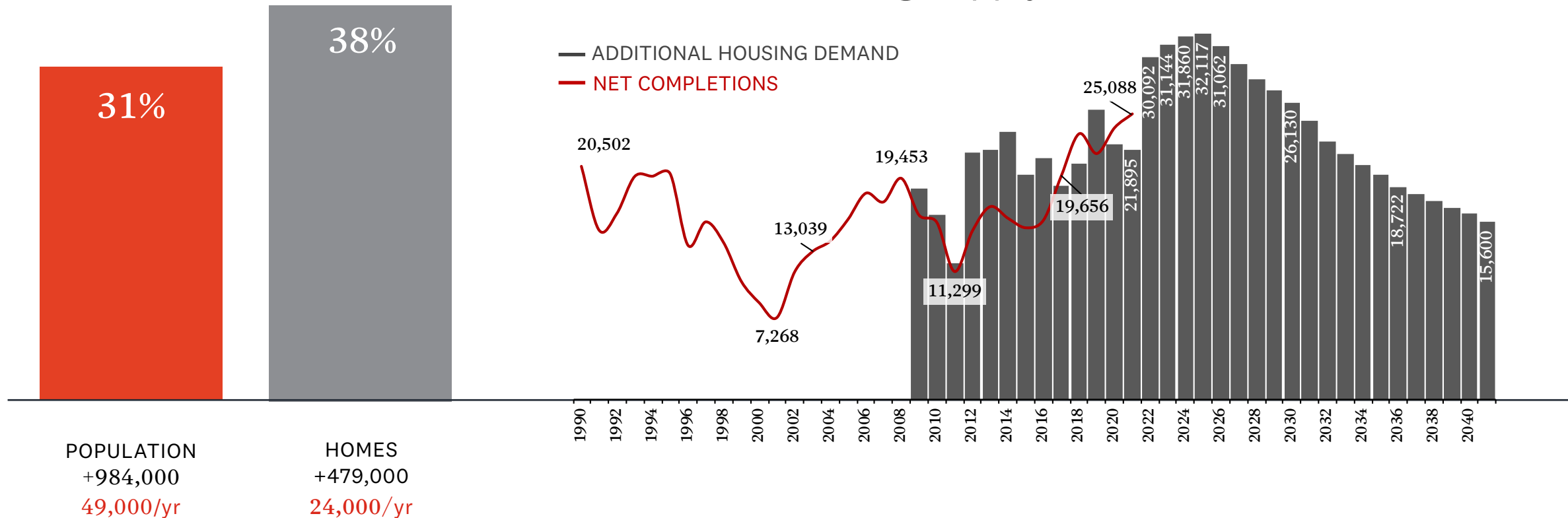
The Lifecycle of Maintaining a Home Age-specific Household Maintainer Rates



opportunities & challenges

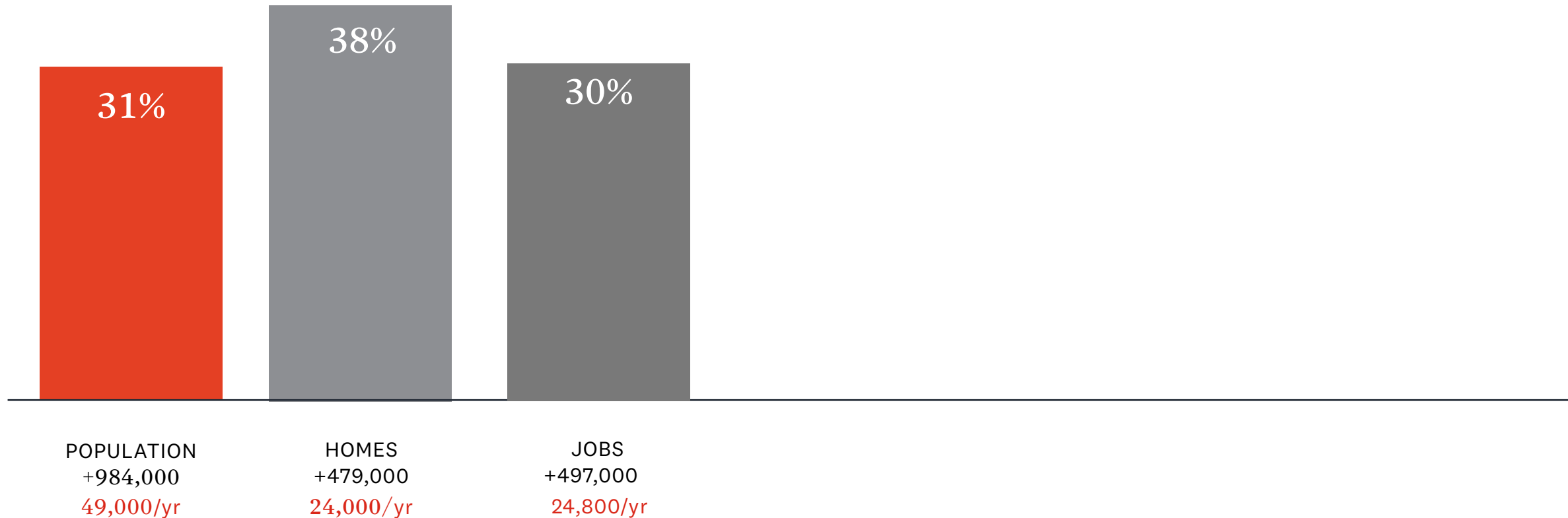
LOWER MAINLAND 2021-2041

Housing Supply & Demand



opportunities & challenges

LOWER MAINLAND 2021-2041

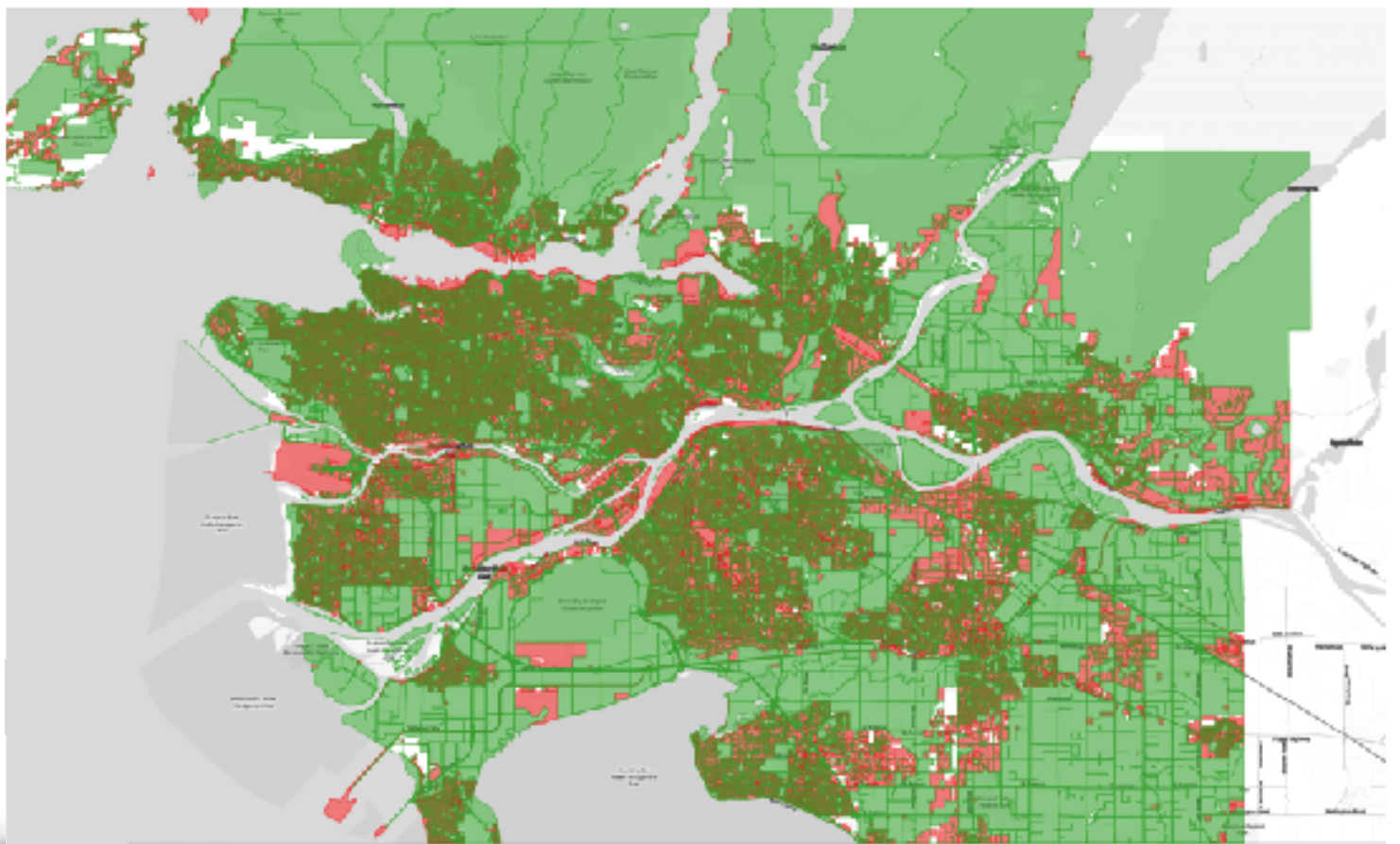


opportunities & challenges

LOWER MAINLAND

agricultural & protected: **69%**
roads & RoW: **7%**
residential/comm dev.: **21%**

98%
undeveloped & unclass.: **2%**

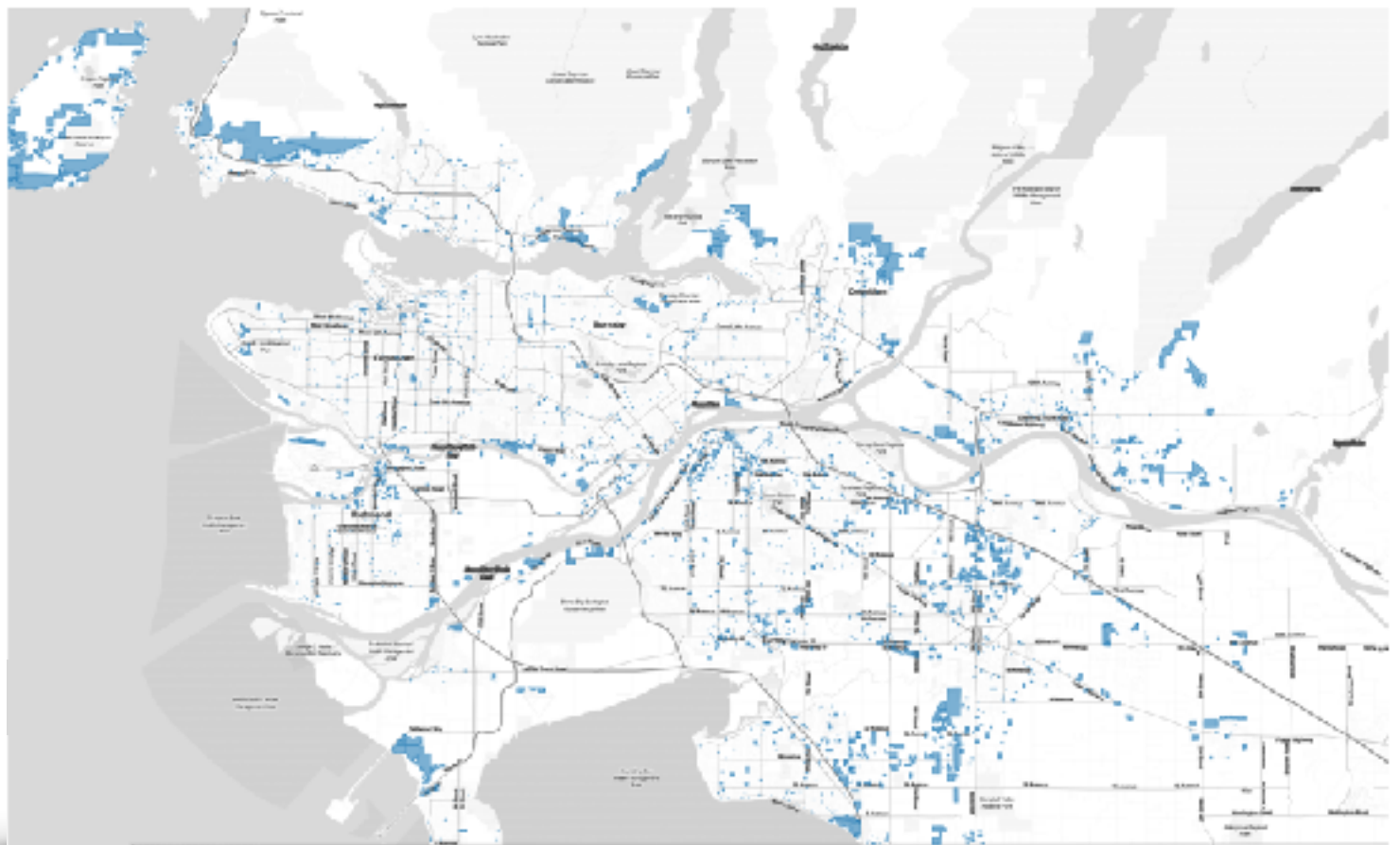


opportunities & challenges

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key insight

in terms of our new era for community building within the lower mainland....

...it will necessitate residential construction to be at least 40% higher than current levels in the short-term...

...but this development will face growing competition from employment lands & the infrastructure that ties them together.





key conclusion

the demographic (and economic) changes we will see in the coming decades will **not** be simple extensions of past trends...

...perhaps most importantly, we need to ensure that our challenges do not **overburden** our opportunities.

...this will necessitate us to have a fundamental understanding of demographic & economic change and thoughtful policy responses to those changes.





Building BC: Housing Completions & Population Growth 2016-2021

March 23, 2022

The Union of British Columbia Municipalities (UBCM) represents 100% of the local governments in BC and has advocated for policy and programs that support its membership's needs since 1905. We are a policy-based organization, guided by member positions established through resolutions at our annual convention. UBCM membership consists of 161 Municipalities, 28 Regional Districts and 9 First Nations.

March 23, 2022

“

Recently released census data indicates that growth in [housing] completions has translated into total private dwellings approximately keeping pace with population growth over the past 5 years....

...[this] undercuts any claims that there is a gross misalignment between the growth in new homes and growth in population.





Building BC: Housing Completions & Population Growth 2016-2021

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March 23, 2022

“

The notion that there is a crisis in the supply of housing ...

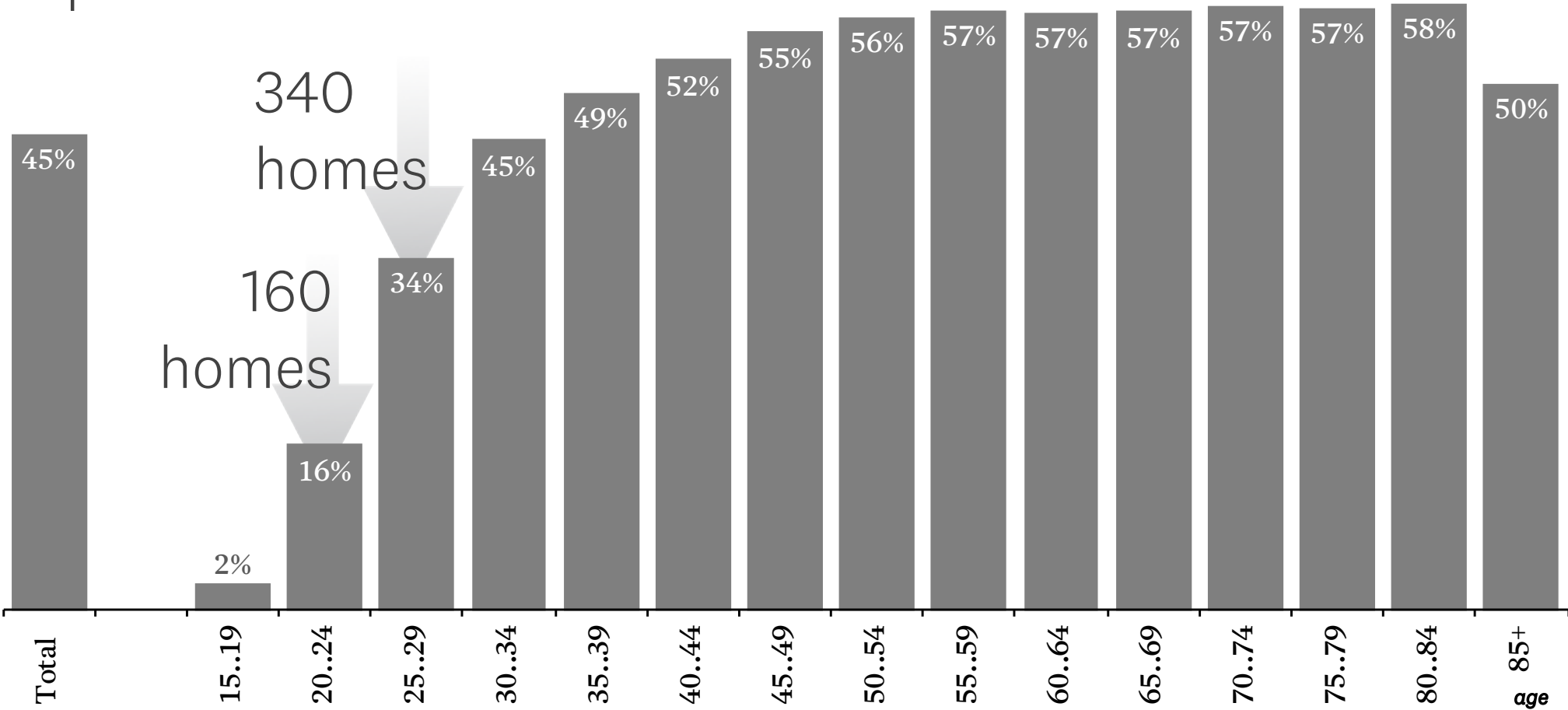
...is not supported by evidence.



The Lifecycle of Maintaining a Home

Age-specific Household Maintainer Rates, BC

1,000 people

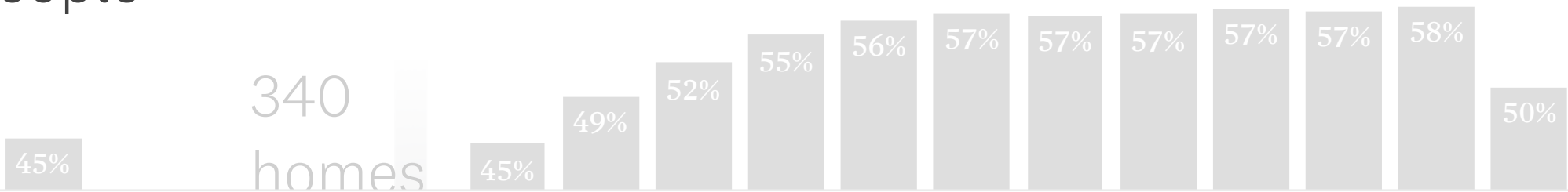


The Lifecycle of Maintaining a Home

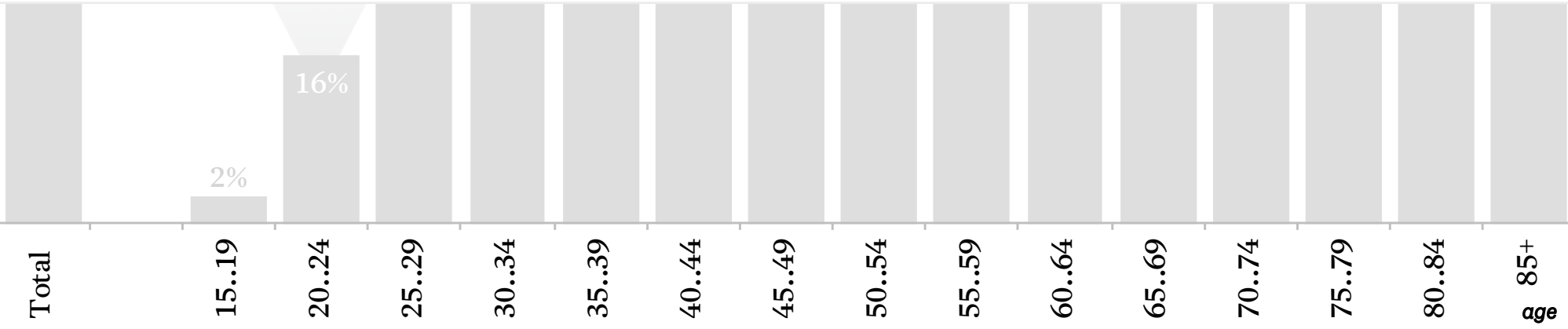
Age-specific Household Maintainer Rates, BC

1,000 people

340
homes

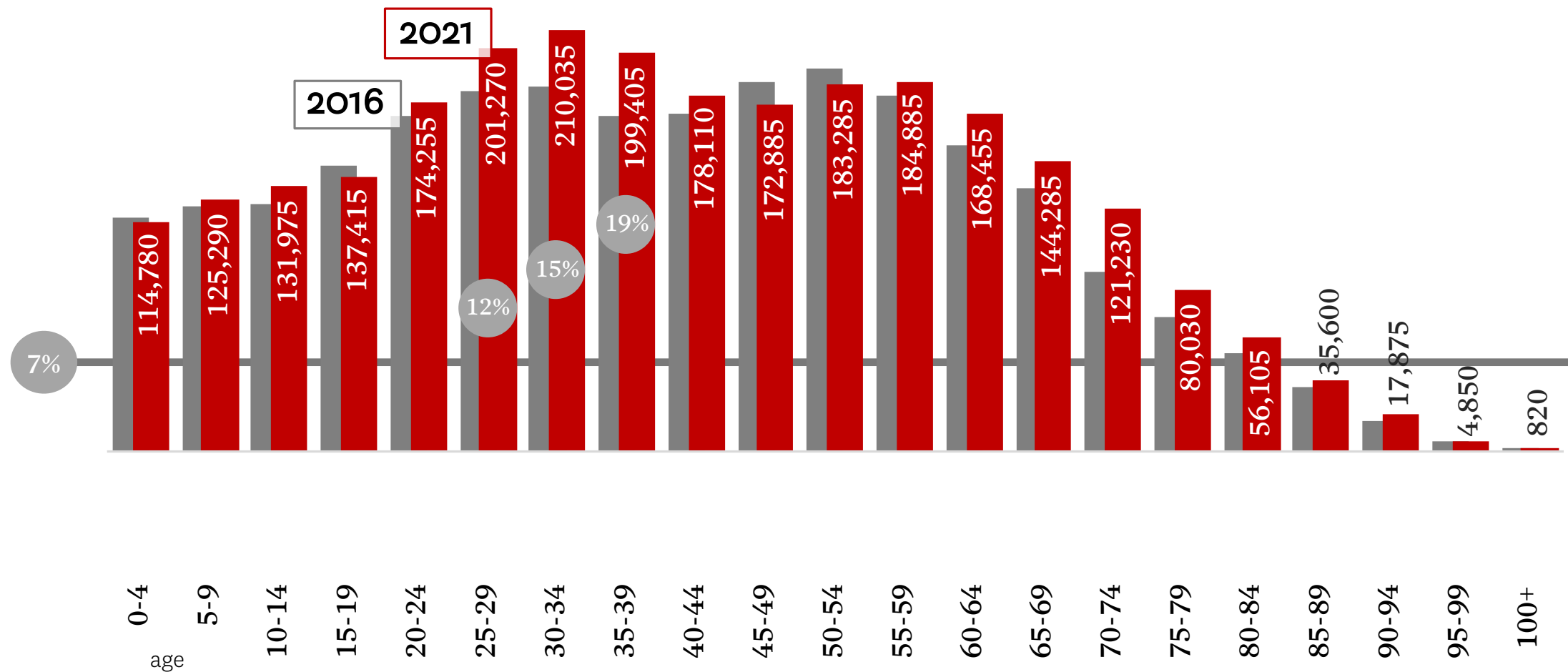


more than a **100%** increase in housing need
without adding another person to the region



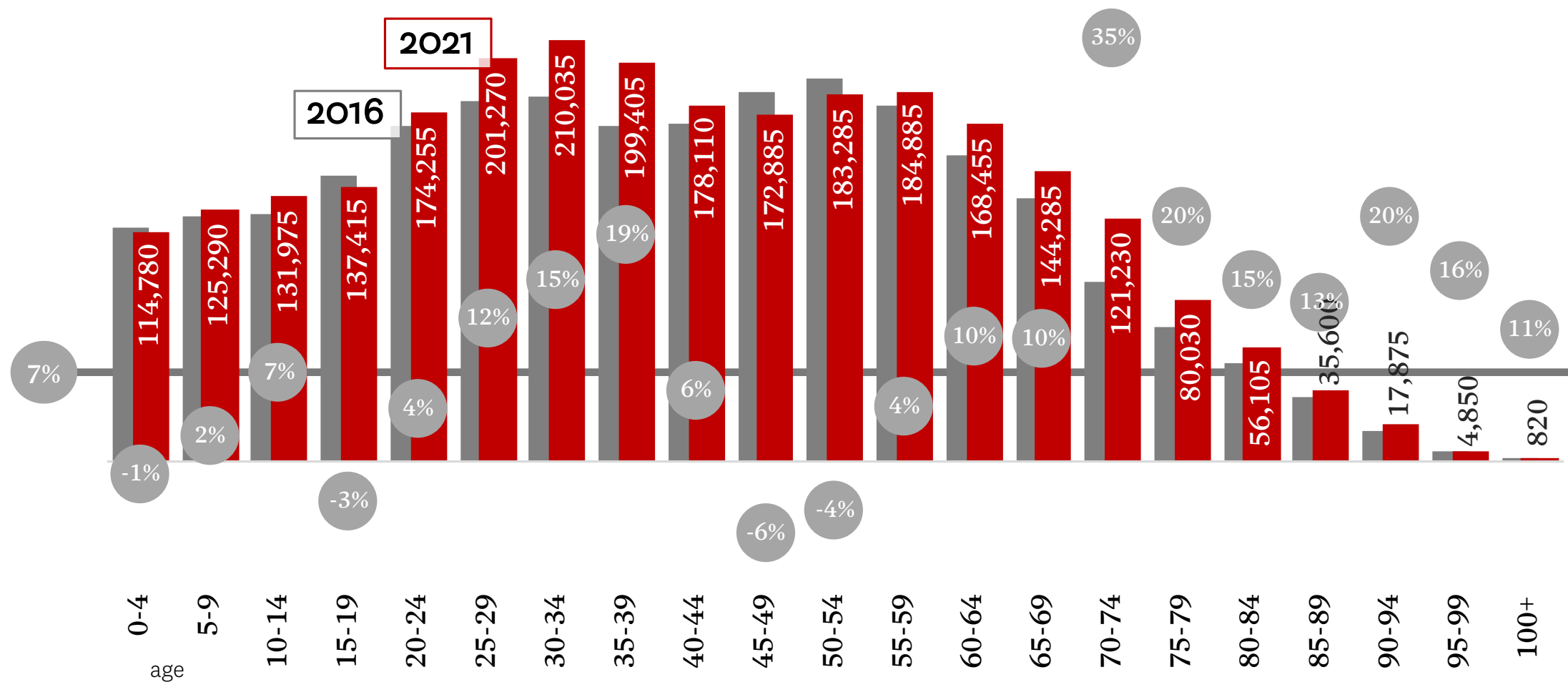
population by age

METRO VANCOUVER



population by age

METRO VANCOUVER





key insight

You cannot assert that because housing is growing at the same rate as the population (or faster) that there is an adequate supply of housing to accommodate residents.

Given compositional changes in the region's population shown in the Census, I would assert that population and housing growing at the same pace is **further evidence** of an **inadequate supply** of housing being brought to the market given how our population has **changed**.



Thank you...

