
Population and Housing Projections for the City of Nanaimo, 2006 to 2031



November 2006

URBAN FUTURES
Strategic Research to Manage Change

Population and Housing Projections for the City of Nanaimo, 2006 to 2031

Prepared for:

The City of Nanaimo, as part of the
2006 Nanaimo Official Community Plan Review

November 2006

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Overview and Methodology

As part of a review and update of its Official Community Plan (OCP), the City of Nanaimo commissioned Urban Futures Incorporated to provide updates to population and housing projections conducted in 2002 as part of the City's review of the growth centre concept.¹ While the methodological approach underlying the current forecasts is the same as that used in the previous series of projections, a number of comments regarding the approach are useful.²

The approach used to forecast population and housing for the City involved two major steps. The first focused on the demographics of the City of Nanaimo and its surrounding Regional District, with a review of the components of population change that have shaped the region over the past two decades. Age specific trends in natality, mortality and migration were then used, along with the aging of the existing population, to forecast change over the coming decades. The trend projection of the City's population from 2006 to 2031 establishes the demographic basis for future housing occupancy demand, which represents the second step of the approach.

With respect to forecasting the housing implications of future population growth and change, the focus is on the lifecycle pattern of housing occupancy and how this occupancy pattern changes with age. Combining the lifecycle pattern of maintaining different forms of dwellings over the lifecycle with the age specific projection of population provides a projection of future occupancy demand by structure type and tenure for the City of Nanaimo.

This report has been divided into four major sections. Section I outlines projected population change at the Region- and City-wide levels between 2006 and 2031. Section II presents the implications of demographic change in the City for future housing occupancy demand. Section III provides a number of strategic considerations with respect to the City's growing and changing population. A Technical Appendix has been included in Section IV which tabulates annual projections of population (by five-year age groups) and housing occupancy demand by structure and tenure type.

Reference material used in this assignment was derived from federal, provincial, and municipal sources, and from Urban Futures information system. Outputs are from Urban Futures Population and Housing Projection Models. The data and information used in the conduct of this assignment and presented in this report have been compiled from sources believed to be reliable: their accuracy, however, cannot be guaranteed. For information regarding the contents of this report, please contact Ryan Berlin at Urban Futures.

¹ *Population & Housing Projections for the Regional District & City of Nanaimo, 2001 to 2031*, Urban Futures Incorporated.

² For a detailed discussion of the methodology underlying the population and housing occupancy demand forecasts models, please refer to the original report.

I. Demographic Growth and Change

Before focusing on the City of Nanaimo, it is important to consider population growth and change projected for the Nanaimo Regional District, the functional region within which the City is situated. As the City becomes further integrated into the region, it provides a broader context of future demographic change for the City.

A. The Regional Context

According to the most recent Census, there were 132,414 people living in the Nanaimo Regional District in 2001 (Figure 1). This was the result of annual growth in the Regional District's population that averaged four percent during the boom of the late 1980's and early 1990's, and by under one percent between 1996 and 2001 when the provincial economy was growing rather slowly.

It is estimated that since 2001 the Regional District's population has grown to 148,393 residents, or at an average annual rate just above two percent.³ Aging, births, deaths and migration are expected see the region's population grow, albeit at an annual rate that is expected to decline steadily to under one percent by the end of the projection period. By 2016 the total regional population is projected to grow to 187,627 residents, and further to 227,672 by 2031.

While the Regional District is expected to add 79,279 new residents over this 25-year period (53 percent total growth), the annual rate of growth is expected to be considerably lower than during the late-1980's and early-1990's (when it peaked at 6.3 percent in 1991), but higher than the late-1990's when growth fell to 0.4 percent in 1999. On average the Regional District's population is projected to grow by 1.7 per year over the 2006 to 2031 period.

Positive net migration to communities within the Regional District will drive

Figure 1

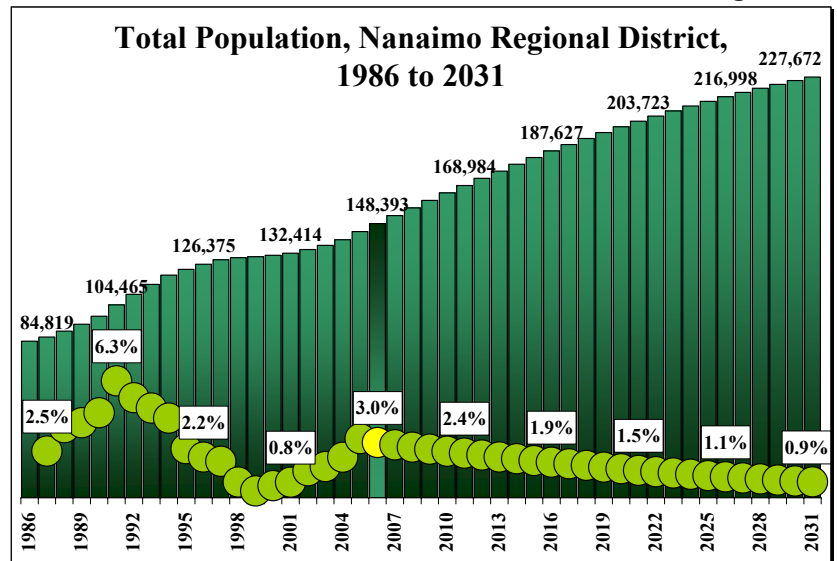
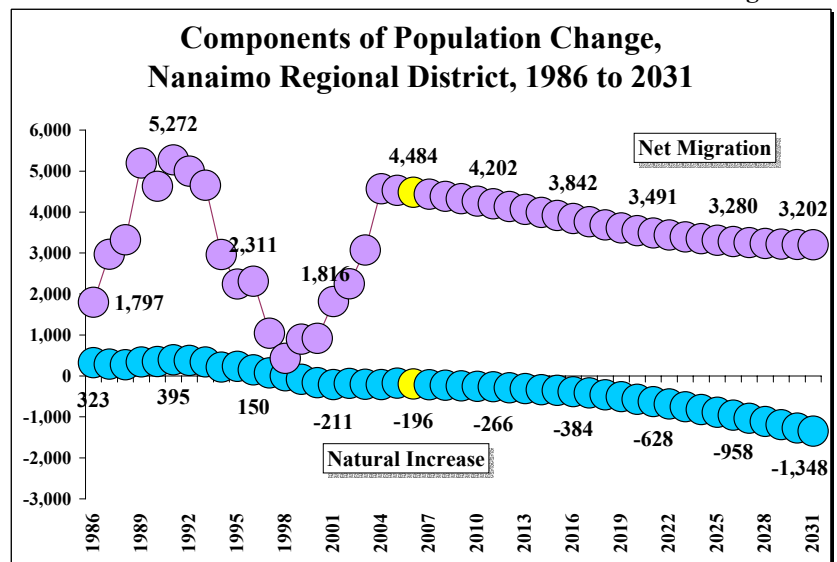


Figure 2

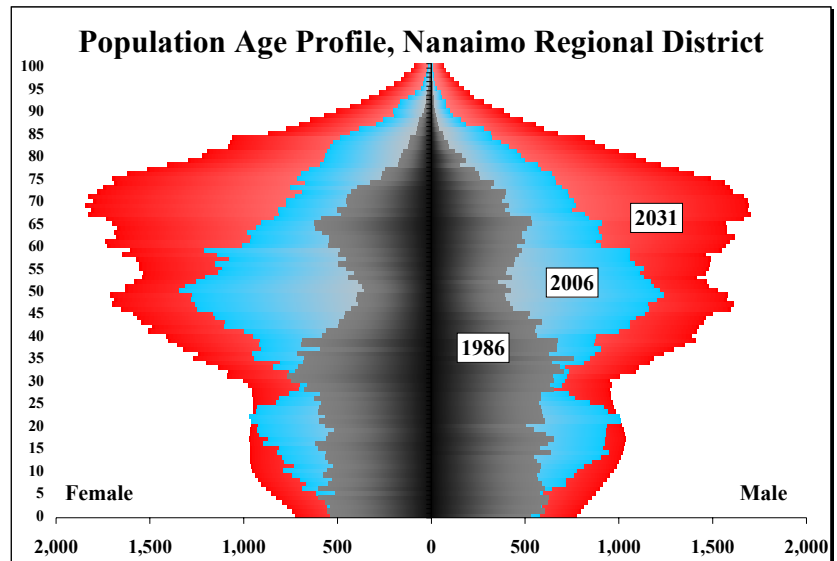


³ These estimates are based on Statistics Canada's most recent release of Annual Demographic Statistics for Regional Districts in BC. Preliminary population counts from the 2006 Census will not be available until the early 2007.

future growth, with this dimension of population change adding 4,484 people in 2006, just over 3,800 by 2016 and 3,200 annually by the end of the projection period (Figure 2).⁴ While this represents a significant increase over levels seen in the late 1990's when net migration fell to 429 people (1998), is still lower than net migration in the early 1990's, when it peaked at 5,272 people (1991).

Unlike migration, which has typically added residents to the region on a net basis, natural increase (the difference between the annual number of births and deaths) has actually taken people away from the regional population since 1999 as the annual number of deaths has exceeded the number of births. This pattern is expected to continue over the projection period, becoming more dramatic as declining fertility rates and fewer births combine with the aging of the post-World War II baby boomer generation into higher mortality stages of the lifecycle and more deaths. While natural increase subtracted 196 people from the region's population in 2006, it is projected to subtract 384 people by 2016 and 1,348 people by 2031. The implication of this trend is that net migration will be the driver to future population growth in the Regional District in the coming years,

Figure 3



While the regional population may be projected to grow at a slower rate than has been seen historically, it will change much more dramatically over the coming decades than it has historically. Figure 3 shows how the boom generation is the most prominent cohort in the region's age profile, with the peak of the boom falling between the ages of 30 and 35 in the 1986, between ages 50 and 55 today, and between ages 70 and 75 by 2031. The aging of the boom generation has, and will continue to, influence the composition of the regional population.

Figure 4

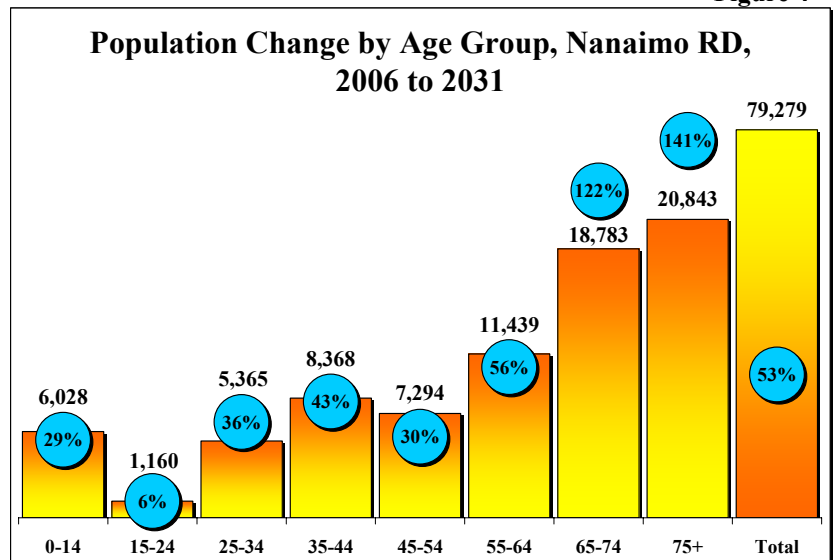


Figure 4 provides some additional detail of how the population is expected to change over the coming 25 years. Of the 79,279-person increase, almost two-thirds would be the result of increases in the 55 plus age groups, as they add 51,065 people. Within this group the 75 plus cohort would experience the greatest increase (both relative and absolute), adding 20,843 people

⁴ Note that net migration includes people moving to (and from) locations elsewhere in the province of British Columbia, other provinces and territories in Canada (domestic migration), and locations outside of Canada (international migration).

(141 percent increase) between 2006 and 2031. Similarly, the 65 to 74 age group is expected to add 18,783 people (122 percent growth), and the 55 to 64 age groups is projected to increase by 11,439 people (56 percent growth). Over the coming 25 years, the share of population 65 and older in the region is expected to grow from 20 percent to over 31 percent.

Contrasting this rapid growth would be the youngest age groups, with the 15 to 24 adding only 1,160 people by 2031, a six percent increase. The 25 to 34 age group would add 5,365 people (a 36 percent increase), followed by the under 15 age group, which would add 6,028 people (29 percent growth). The 35 to 44 age group would increase in size by 8,368 people (43 percent), and the 45 to 54 age group would add 7,294 people (30 percent). All of these age groups would grow more slowly than the 53 percent expected for the population as a whole.

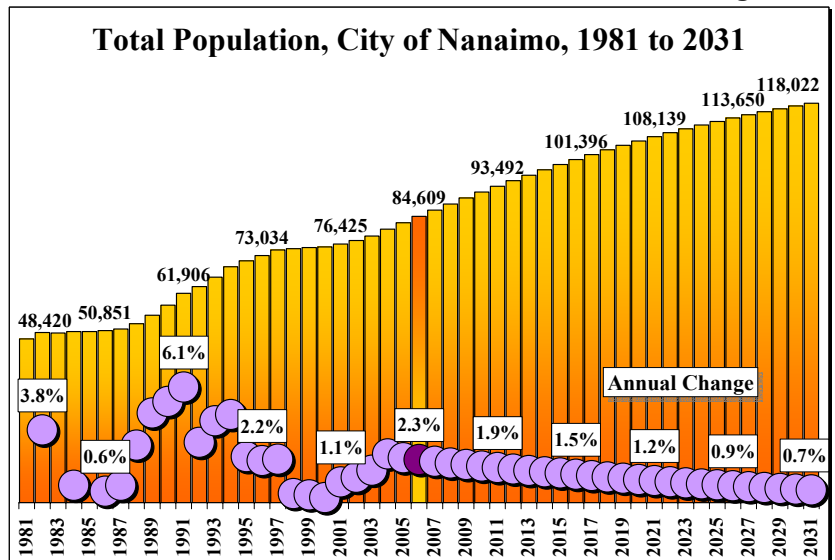
B. Future Population Growth and Change in the City of Nanaimo

With the City of Nanaimo being home to just under 60 percent of the regional population (on average having roughly 58 percent of the regional population over the past 20 years), population changes in the City generally mirror those at the regional level. Between 1986 and 2006 the City’s population grew by 33,758 people (66 percent), with most of this increase coming between 1986 and 1998 when 24,223 people were added (Figure 5).⁵ Between 1998 and 2001 population growth fell to historically low levels, again a reflection of the economic climate that prevailed at the time. Since 2001 however, growth has picked up, increasing by 2.3 percent annually between 2005 and 2006. By 2006 the City’s population was estimated to have grown to 84,609 residents.

Accounting for aging, births, deaths and migration would see the City grow to 101,396 residents by 2016 and further to 118,022 by 2031. This 33,413-person increase represents a 39 percent increase over 2006, with annual population growth in the range of 1.5 percent by 2016 and just under one percent by the end of the projection period.

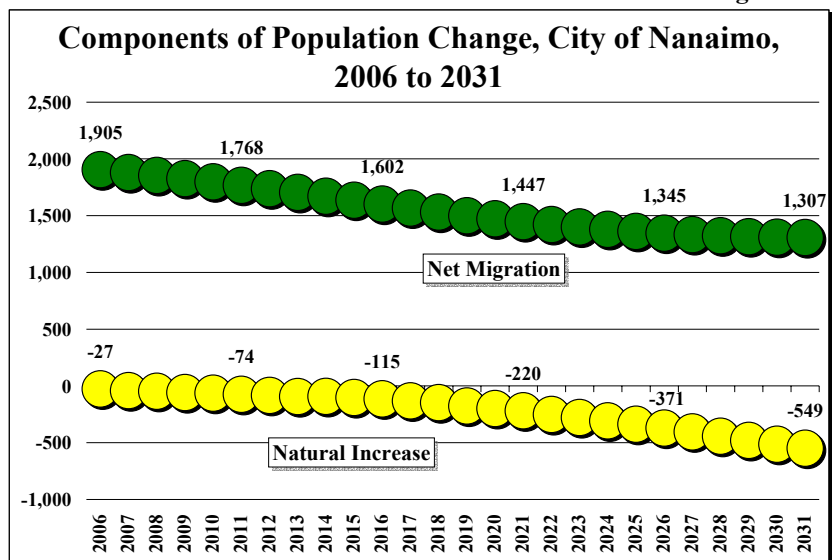
As at the regional level, increases in the City’s population over the next 25 years

Figure 5



Since 2001 however, growth has picked up, increasing by 2.3 percent annually between 2005 and 2006. By 2006 the City’s population was estimated to have grown to 84,609 residents.

Figure 6



⁵ Historical estimates of the City of Nanaimo’s population have been made by considering both BC Statistics’ municipal estimates and the 1996 and 2001 Censuses.

will largely be driven by net in-migration (Figure 6). While natural increase will continue to subtract people from the City’s population between 2006 and 2031: with an estimated 27 more deaths than births in 2006, there would be 115 more deaths than births in 2016, and 549 more by 2031. While annual net migration is expected to decline slightly over the coming 25 years, it is expected to more than compensate for natural increase. Net migration is projected to go from **Figure 7** 1,905 people in 2006, to 1,447 in 2021, and to 1,307 in 2031.

As in the region as a whole, the aging of the City’s existing residents will be a dominant theme. As Figure 7 shows, the top of the profile is projected to grow significantly as the boom – currently between the ages of 41 and 60 – age into the retirement stages of the lifecycle. This growth is contrasted by the younger age groups which are not expected to increase significantly over the next 25 years.

Between 2006 and 2031 the 65 to 74 and 75 plus age groups are projected to experience the greatest absolute and relative increases by 2031, adding 10,147 people (a 143 percent increase over 2006) and 9,436 people (a 129 percent increase) respectively (Figure 8). The next-fastest growing age group would be the 55 to 64 cohort, which would see a 3,952-person, 37 percent increase over the next 25 years.

The aging of the City’s population would result in smaller increase in its 25 to 34 year old population (3,200 people, a 33 percent increase), with all other under-55 age groups adding fewer people than the 25 to 34 group (from 2,480 additional people in the 35 to 44 group to 735 additional people in the 15 to 24 group).

The impacts of these projected demographic changes, both in terms of the total number of people living in the City and the future composition of residents, will have implications for numerous dimensions of daily life in the City. These range from the unadorned such as longer crosswalk lights or larger print in the local newspaper, to more substantive issues such as changing health care needs, consumer spending patterns, and changing housing demand. This latter issue of housing is explored in further detail in the following section.

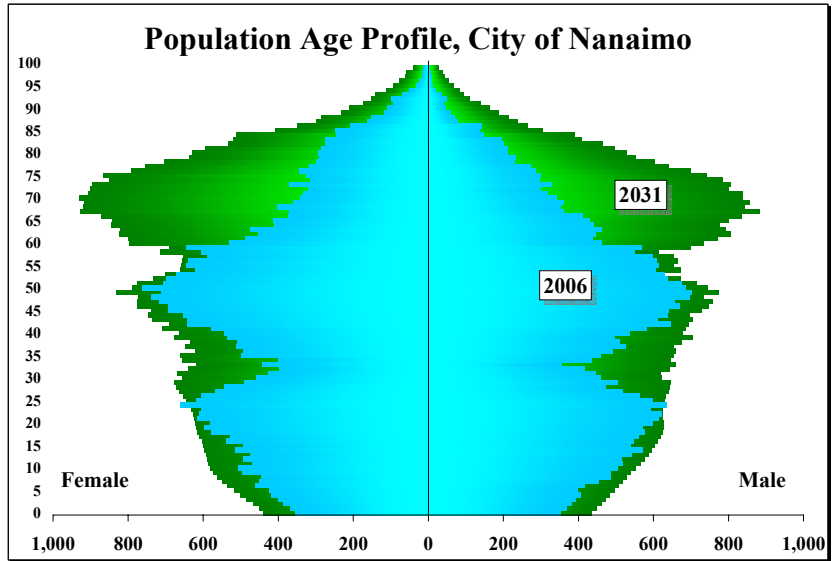
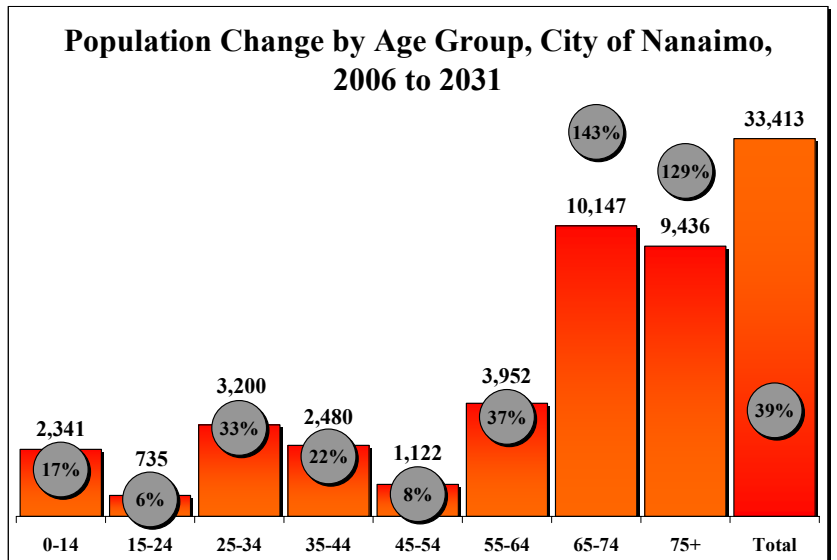


Figure 8



II. Private Housing Demand in the City of Nanaimo

A. The Lifecycle Pattern of Household Maintainer Rates

In order to project the implications of population change on housing within the City, the focus is on the lifecycle pattern of housing occupancy and how this occupancy pattern changes with age. The lifecycle of housing occupancy is generated through the percentage of people in each age group who define themselves as being primarily responsible for the finances of the household. This is commonly referred to the age specific household maintainer rate (Figure 9).⁶ Combining the lifecycle pattern of maintaining different forms of dwellings over the lifecycle with population change in the City provides a projection of future housing occupancy demand by structure type and tenure for Nanaimo.

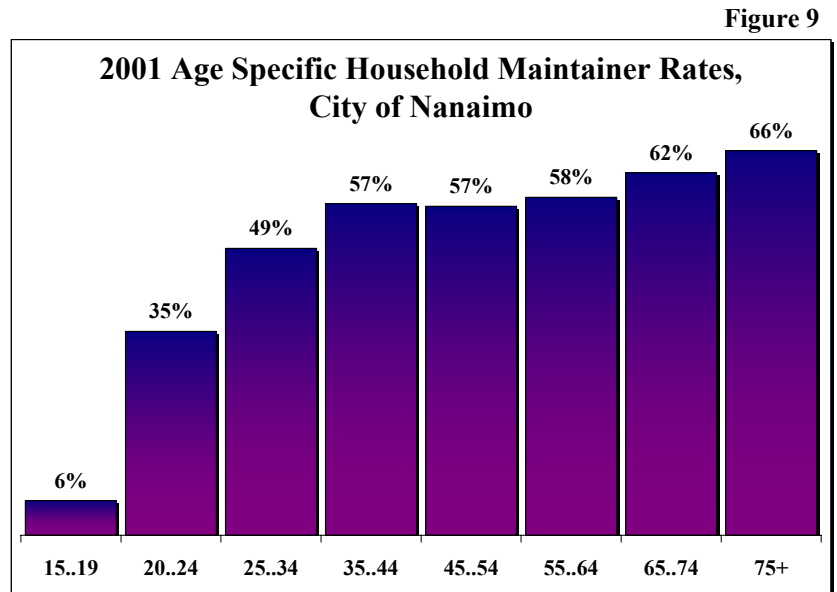
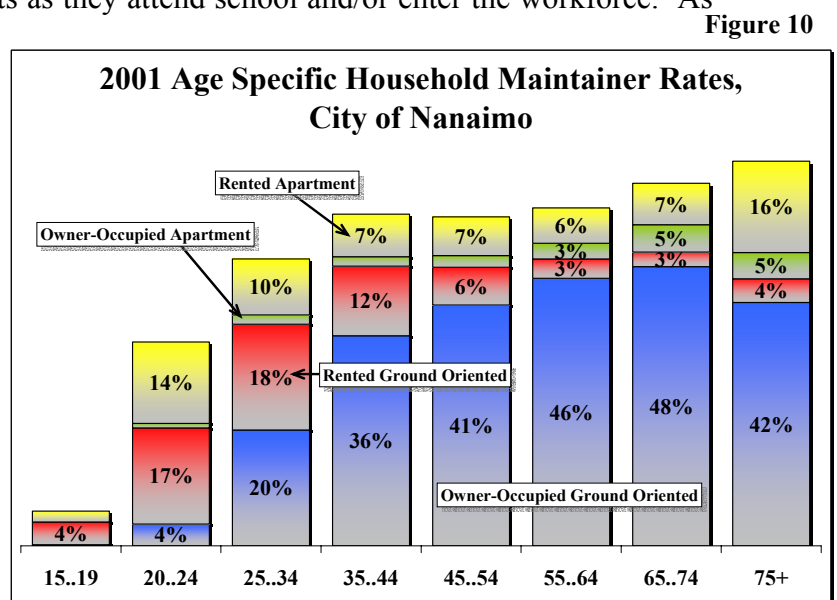


Figure 9 shows how the propensity for people to maintain a home generally increases with age. From a low of six percent of 15 to 19 year olds maintaining their own households (as most live with their parents), rates increased sharply for subsequent age groups as people move from the parental home to maintain homes of their own. The pattern then plateaus during the family-rearing stage of the lifecycle before increasing slightly in the 65 to 74 and 75 plus age groups.

Generally-speaking, the majority of younger residents do not typically maintain their own household, instead living with their parents as they attend school and/or enter the workforce. As people begin to move out of their parents' residence and form families of their own, maintainer rates tend to increase, while people in the family-maintenance stage of the lifecycle show a stable propensity to maintain households. Higher mortality rates in the older age groups result in more people in this stage of the lifecycle living alone, thereby pushing household maintainer rates up.

When looked at on a tenure (owner-occupied versus rented) and structure type (ground oriented versus apartment)

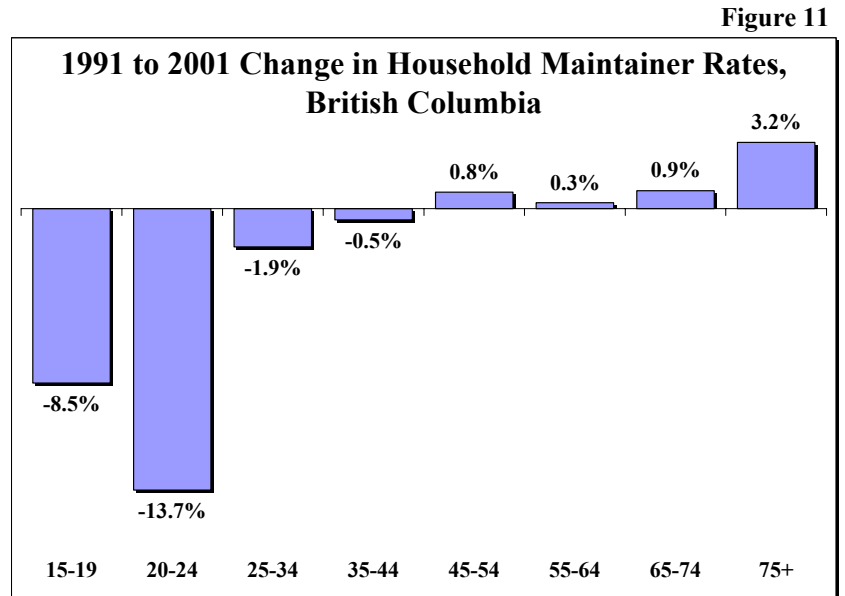


⁶ The most recent data describing household maintainers are from the 2001 Census.

basis, dominance of ground oriented owner-occupied dwellings throughout the lifecycle is clearly seen (Figure 10). Propensities to maintain households living in this type of dwelling increased over the lifecycle, peaking at 48 percent in the 65 to 74 age group. Conversely the propensity to maintain rental apartments is strongest in the younger and older age groups – as this type of accommodation provides entry into the housing market and downsizing later in life.

B. Change in Household Maintainer Rates between 1991 and 2001

While Figures 9 and 10 provide a snapshot of the lifecycle of maintaining a home in the City, it is also interesting to consider how this lifecycle pattern has changed over the past decade. Figure 11 shows the change in maintainer rates for the province of BC between 1991 and 2001. Declines in the propensity to maintain a household characterized the younger population, with rates for 15 to 19 years olds falling by 8.5 percent (from 3.0 to 2.7 percent) and rates for the 20 to 24 year olds falling by 13.7 percent (from 24 to 21 percent).



Marginal declines were also seen in the 25 to 34 and 35 to 44 age groups, again reflecting the stability throughout the family rearing stage of the lifecycle. The changes for younger age groups were also reflected in an increasing propensity to remain in their parents’ homes as they pursued more education or labour force opportunities.

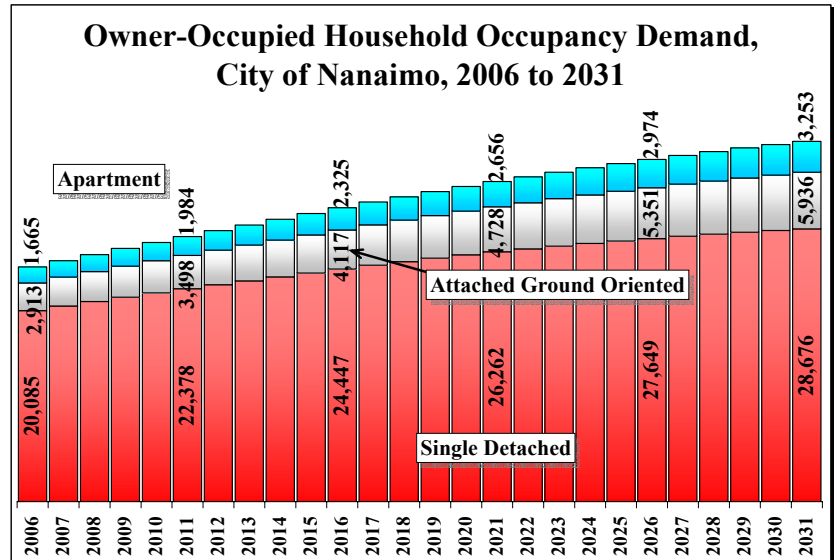
In all of the 45 plus age groups, household maintainer rates increased over the course of the decade, albeit not substantially: each of 45 to 54, 55 to 64, and 65 to 74 age groups saw rates increase by less than one percent, while the 75 plus population saw household maintainer rates increase by 3.2 percent (from 61 to 63 percent). For these age groups, increasing maintainer rates resulted largely from the fact that an increasing proportion of older individuals were remaining in their private dwellings for longer – outside of institutional accommodation such as nursing homes and care facilities. As these demographic and behavioural changes are expected to continue for both the younger and older populations over the coming years, future changes in the pattern of maintaining a household can be expected to move in the direction of changes that have been seen historically.

C. Projected Household Occupancy Demand

Based on the City of Nanaimo’s pattern of maintaining a household, trends in maintainer rates expected for the coming years and projections of demographic change for the City, annual projections of housing occupancy demand by structure and tenure type can be made. Overall, housing demand in the City would grow from 36,482 units in 2006 (up from 32,355 in 2001) to 48,105 in 2021 and further to 53,315 by 2031.

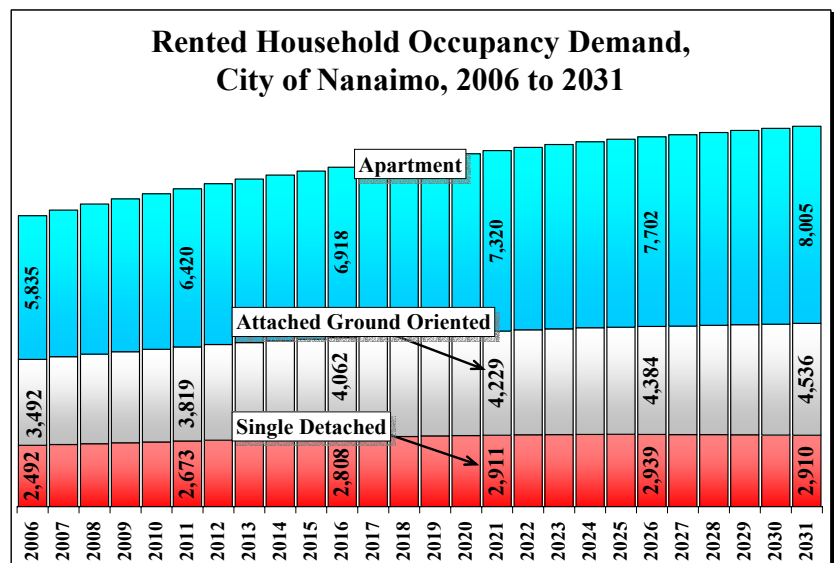
On the ownership side of the housing market, Figure 12 shows that demand for single detached dwellings is expected to constitute the bulk of demand over the projection period, increasing by 54 percent from 20,085 units in 2006 (81 percent of all owner-occupied units) to 26,262 in 2021 (78 percent) to 28,676 in 2031 (76 percent). Demand for owner-occupied attached ground oriented dwellings, such as townhouses and duplexes, would grow from 2,913 units in 2006 (a 12 percent share of all owner-occupied dwellings) to 4,728 in 2021 (14 percent) and to 5,936 by 2031 (16 percent). Owner-occupied apartments would continue to constitute the smallest proportion of the ownership market, increasing from 1,665 dwellings in 2006 (a seven percent share) to 2,656 in 2021 (eight percent) and 3,253 by 2031 (nine percent). Demand for this type of dwelling would increase by 95 percent by 2031.

Figure 12



The pattern of change for rented accommodation differs considerably from the ownership side of the market (Figures 13 and 14). Within the City of Nanaimo’s rental housing market, demand for rented apartments would be the greatest, projected to grow by 37 percent over the projection period, from 5,835 units in 2006 (49 percent of all rented dwellings) to 7,320 in 2021 (51 percent) and 8,005 by 2031 (52 percent). Demand for rented attached ground oriented dwellings is projected to increase by 30 percent over the coming two and a half decades, increasing from 3,492 in 2006 (30 percent of all rental demand) to 4,229 in 2021 (29 percent) to 4,536 in 2031 (29 percent).

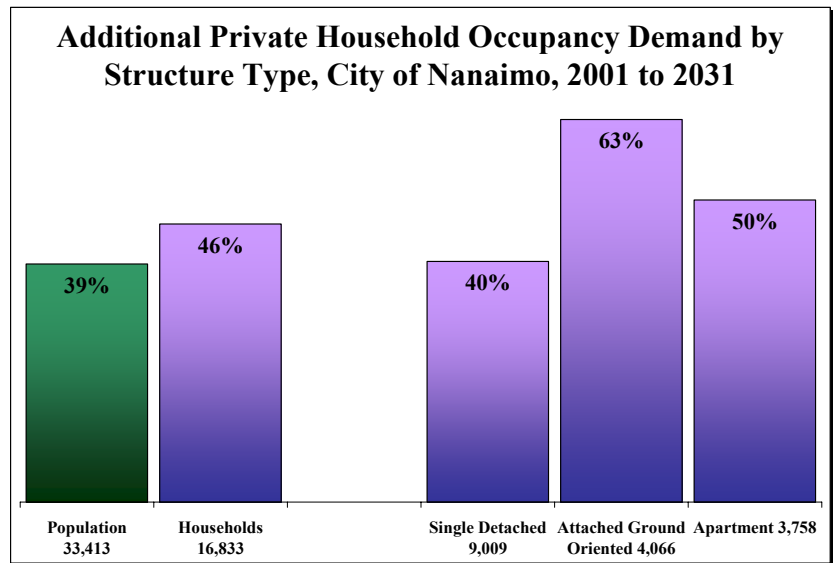
Figure 13



The demand for rented single detached dwellings would increase the least among all rented dwellings, with the number of units demanded growing by 17 percent by 2031. This would see occupancy demand grow from 2,492 dwellings in 2006 (21 percent of the rental stock) to 2,911 in 2021 (20 percent), 2,939 in 2026, and back to its 2021-level by 2031 (2,910 units, 19 percent of the stock).

Figure 14

Considering projected changes in housing occupancy demand along with demographic change highlights the impacts of not just a *growing* population, but of an *aging* population. For example, between 2006 and 2031 the City of Nanaimo is expected to add 33,413 residents, a 39 percent increase; over the same period, housing occupancy demand is expected to increase by 16,833 units – a 46 percent increase (Figure 14). The greater relative growth in housing would be driven by significant growth in the older segments of the City’s population and the high maintainer rates that characterize this segment of the population.

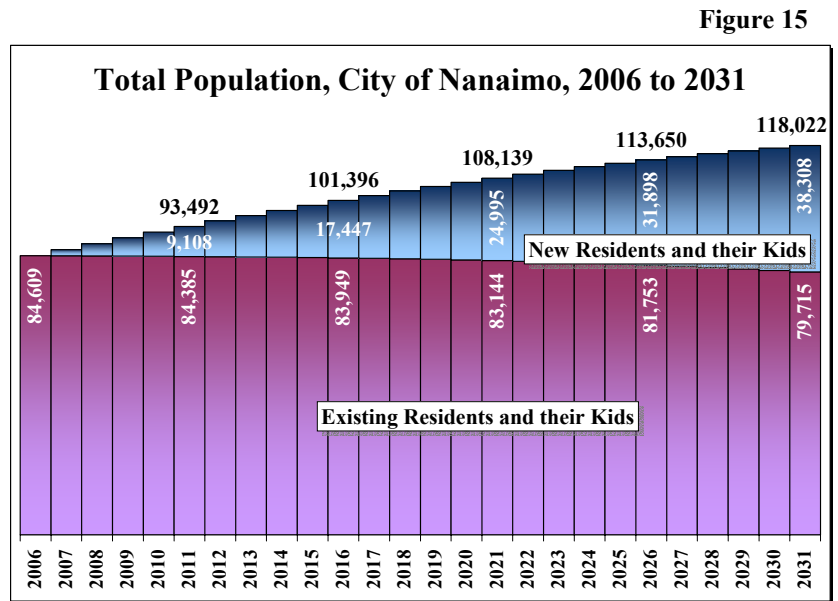


Of these additional dwelling units, 54 percent would be single detached, as demand for households in this type of dwelling would increase by 9,009 units (a 40 percent). Demand for attached ground oriented dwellings would, on a relative basis, be the greatest among the three structure types, increasing by 63 percent (4,066) over the period, accounting for 24 percent of the total increase in demand for private accommodation. Net additional demand for apartments is projected to be 3,758 units between 2006 and 2031, 50 percent growth that would account for 22 percent of total net additional demand for housing.

III. Strategic Considerations

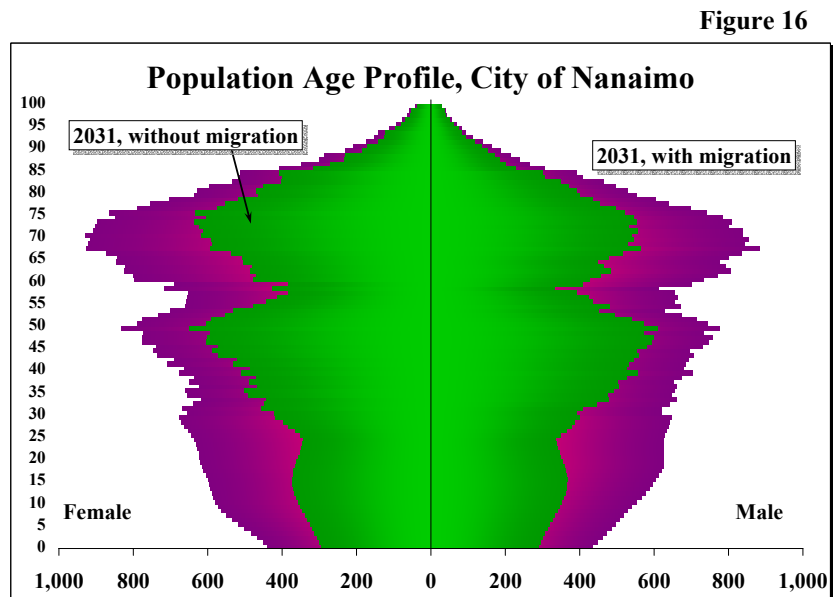
As noted previously, the aging of the City’s (and the Region’s) population will be a dominant theme over the coming decades. While the City of Nanaimo’s population is expected to grow by 39 percent between 2006 and 2031, its 65 plus population is expected to grow by 136 percent and its under-25 population is expected to grow by only 12 percent.

In terms of total population, Figure 15 shows the significance of new residents/in-migrants (and their children) in contributing to the City’s resident population. Starting from a base population of 84,609 in 2006, the stock of existing residents (and their kids) would continuously decline each year in the absence of migration, as the baby boomers age into the higher-mortality stages of the lifecycle and there are fewer kids born to replace them. By 2031 the population of existing residents and their kids would be 79,715 – 4,894 fewer than in 2006 (a six percent decline). Over this same



timeframe the population of new residents (and their kids) would grow from 9,108 in 2011 to 38,308 by 2031, a 29,200-person (221 percent) increase over the two decade period. By 2031 94 percent of the City’s 2006 residents would still be hanging around (or their kids), with new residents (and their children) accounting for a third of the City’s population by 2031.

Figure 16 shows the contribution that migration will have on the City’s age profile over the coming decades. While migration will certainly add to the total number of residents in the City, the greatest differences would be seen in the younger age cohorts as the most typical migrant (both international and domestic) is generally between the ages of 20 and 30.



Given the younger age profile of migrants, migration to the City will play an important tool in ensuring a reasonable balance in the number of working-aged individuals (the main contributors to the funding of social services) and the number of seniors (the primary users of social services) over the coming years.

IV. Technical Appendix

Population by Age, City of Nanaimo, 2006 to 2031													Table A-1
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0-4	3,824	3,864	3,908	3,946	3,993	4,046	4,111	4,184	4,262	4,341	4,418	4,489	4,552
5-9	4,514	4,526	4,559	4,602	4,642	4,706	4,734	4,765	4,788	4,820	4,858	4,906	4,961
10-14	5,103	5,132	5,182	5,218	5,253	5,219	5,221	5,242	5,273	5,300	5,351	5,365	5,381
15-19	5,529	5,617	5,635	5,700	5,726	5,823	5,840	5,877	5,899	5,920	5,869	5,855	5,860
20-24	6,131	6,150	6,259	6,268	6,283	6,289	6,352	6,344	6,382	6,381	6,450	6,439	6,446
25-29	5,482	5,902	6,226	6,504	6,690	6,778	6,771	6,852	6,832	6,818	6,794	6,826	6,788
30-34	4,236	4,292	4,416	4,645	4,949	5,309	5,727	6,049	6,326	6,511	6,598	6,591	6,672
35-39	5,029	4,889	4,694	4,464	4,313	4,198	4,253	4,378	4,606	4,908	5,267	5,683	6,004
40-44	6,073	5,932	5,815	5,680	5,610	5,578	5,435	5,236	5,003	4,846	4,725	4,773	4,889
45-49	6,913	6,982	6,979	7,054	6,990	6,856	6,709	6,584	6,441	6,363	6,322	6,170	5,965
50-54	6,689	7,022	7,302	7,494	7,642	7,703	7,762	7,751	7,816	7,744	7,603	7,448	7,316
55-59	6,061	6,183	6,447	6,717	6,974	7,289	7,611	7,881	8,065	8,205	8,260	8,313	8,296
60-64	4,603	5,065	5,381	5,766	6,183	6,548	6,665	6,921	7,183	7,433	7,737	8,048	8,308
65-69	3,828	4,018	4,268	4,507	4,731	4,967	5,410	5,713	6,080	6,476	6,821	6,931	7,173
70-74	3,261	3,363	3,425	3,556	3,714	3,911	4,089	4,322	4,542	4,750	4,969	5,383	5,665
75-79	2,889	2,902	3,004	2,982	2,975	3,012	3,104	3,163	3,279	3,416	3,590	3,746	3,952
80-84	2,333	2,364	2,334	2,358	2,398	2,428	2,440	2,525	2,507	2,502	2,534	2,609	2,662
85-89	1,366	1,458	1,567	1,658	1,683	1,692	1,712	1,692	1,713	1,746	1,767	1,774	1,837
90+	746	801	870	931	1,039	1,139	1,209	1,294	1,355	1,416	1,462	1,499	1,521
Total	84,609	86,461	88,272	90,051	91,789	93,492	95,155	96,775	98,352	99,897	101,396	102,848	104,247
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
0-4	4,604	4,646	4,677	4,697	4,708	4,712	4,708	4,700	4,690	4,677	4,665	4,652	4,641
5-9	5,021	5,082	5,142	5,197	5,245	5,284	5,313	5,333	5,344	5,347	5,344	5,334	5,322
10-14	5,389	5,406	5,430	5,464	5,507	5,555	5,607	5,657	5,703	5,744	5,777	5,802	5,818
15-19	5,874	5,885	5,921	5,920	5,923	5,918	5,923	5,936	5,961	5,996	6,038	6,084	6,130
20-24	6,440	6,433	6,358	6,320	6,302	6,296	6,288	6,305	6,288	6,277	6,262	6,258	6,264
25-29	6,795	6,765	6,807	6,770	6,755	6,728	6,701	6,608	6,554	6,522	6,504	6,487	6,497
30-34	6,652	6,638	6,613	6,644	6,605	6,612	6,582	6,622	6,585	6,570	6,542	6,515	6,421
35-39	6,280	6,465	6,553	6,547	6,628	6,609	6,596	6,572	6,603	6,565	6,573	6,543	6,584
40-44	5,108	5,400	5,750	6,156	6,469	6,736	6,914	6,996	6,986	7,063	7,040	7,024	6,998
45-49	5,724	5,560	5,432	5,472	5,580	5,791	6,076	6,417	6,816	7,121	7,383	7,557	7,636
50-54	7,167	7,081	7,034	6,877	6,668	6,425	6,258	6,127	6,163	6,267	6,473	6,752	7,088
55-59	8,355	8,279	8,134	7,977	7,842	7,692	7,605	7,556	7,398	7,189	6,948	6,782	6,652
60-64	8,483	8,617	8,667	8,716	8,698	8,752	8,675	8,531	8,377	8,244	8,098	8,013	7,964
65-69	7,422	7,659	7,948	8,242	8,489	8,653	8,779	8,825	8,871	8,853	8,903	8,829	8,690
70-74	6,002	6,367	6,685	6,786	7,010	7,242	7,462	7,733	8,005	8,234	8,386	8,502	8,546
75-79	4,145	4,328	4,524	4,895	5,146	5,443	5,764	6,042	6,132	6,331	6,539	6,736	6,980
80-84	2,757	2,871	3,015	3,145	3,318	3,478	3,633	3,799	4,113	4,326	4,574	4,841	5,071
85-89	1,822	1,820	1,845	1,902	1,946	2,014	2,096	2,204	2,299	2,428	2,542	2,655	2,779
90+	1,558	1,589	1,606	1,615	1,650	1,650	1,662	1,686	1,723	1,775	1,811	1,863	1,940
Total	105,598	106,891	108,139	109,342	110,489	111,590	112,643	113,650	114,612	115,529	116,400	117,229	118,022

URBAN FUTURES
Strategic Research to Manage Change

Housing Occupancy Demand, City of Nanaimo, 2006 to 2031

Table A-2

		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Owner-Occupied	Single Detached	20,085	20,576	21,032	21,493	21,944	22,378	22,802	23,215	23,625	24,041	24,447	24,857	25,223
	Attached GO	2,801	2,913	3,028	3,145	3,262	3,380	3,498	3,623	3,746	3,868	3,993	4,117	4,238
	Apartment	1,604	1,665	1,727	1,791	1,855	1,919	1,984	2,054	2,121	2,188	2,257	2,325	2,391
	Total	24,489	25,154	25,788	26,429	27,061	27,676	28,284	28,892	29,492	30,097	30,696	31,298	31,852
Rented	Single Detached	2,458	2,492	2,532	2,568	2,602	2,639	2,673	2,707	2,738	2,763	2,787	2,808	2,834
	Attached GO	3,427	3,492	3,563	3,635	3,698	3,760	3,819	3,881	3,933	3,980	4,021	4,062	4,098
	Apartment	5,707	5,835	5,958	6,089	6,201	6,313	6,420	6,533	6,636	6,731	6,823	6,918	7,004
	Total	11,593	11,819	12,053	12,292	12,501	12,712	12,912	13,121	13,306	13,475	13,631	13,789	13,936
Total	Single Detached	22,543	23,068	23,564	24,060	24,546	25,016	25,475	25,922	26,363	26,804	27,234	27,665	28,057
	Attached GO	6,228	6,406	6,591	6,780	6,960	7,140	7,317	7,504	7,679	7,849	8,014	8,179	8,336
	Apartment	7,311	7,500	7,686	7,880	8,056	8,232	8,404	8,587	8,757	8,920	9,080	9,243	9,395
	Total	36,082	36,973	37,841	38,721	39,562	40,388	41,196	42,013	42,799	43,572	44,327	45,087	45,788
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Owner-Occupied	Single Detached	25,589	25,935	26,262	26,567	26,859	27,136	27,402	27,649	27,897	28,112	28,315	28,501	28,676
	Attached GO	4,482	4,603	4,728	4,854	4,978	5,102	5,227	5,351	5,473	5,592	5,712	5,826	5,936
	Apartment	2,524	2,590	2,656	2,721	2,786	2,850	2,912	2,974	3,034	3,091	3,148	3,202	3,253
	Total	32,595	33,128	33,645	34,142	34,623	35,087	35,542	35,974	36,404	36,795	37,175	37,528	37,864
Rented	Single Detached	2,877	2,894	2,911	2,925	2,935	2,941	2,942	2,939	2,934	2,930	2,924	2,917	2,910
	Attached GO	4,168	4,199	4,229	4,264	4,295	4,326	4,355	4,384	4,410	4,442	4,472	4,504	4,536
	Apartment	7,172	7,247	7,320	7,406	7,482	7,557	7,630	7,702	7,763	7,826	7,887	7,946	8,005
	Total	14,217	14,341	14,460	14,594	14,712	14,824	14,927	15,025	15,106	15,199	15,284	15,367	15,450
Total	Single Detached	28,466	28,829	29,173	29,491	29,794	30,077	30,344	30,588	30,831	31,043	31,239	31,418	31,586
	Attached GO	8,650	8,803	8,957	9,117	9,273	9,428	9,581	9,735	9,883	10,034	10,184	10,329	10,472
	Apartment	9,696	9,837	9,976	10,127	10,268	10,407	10,543	10,676	10,796	10,918	11,035	11,148	11,257
	Total	46,812	47,469	48,105	48,736	49,335	49,912	50,469	50,999	51,511	51,994	52,459	52,895	53,315