



FORECAST RESULTS

Year	Population			Share of Growth	Housing By Type				
	Total	Growth	Annual Rate		Single/Semi	Rows	Apartments	Total	Growth
2011	33,660				11,520	440	350	12,310	
2016	37,850	4,190	2.4%	13.9%	12,460	550	360	13,370	1,060
2021	44,360	6,510	3.2%	15.2%	14,100	960	360	15,420	2,050
2026	49,690	5,330	2.3%	17.8%	16,050	1,470	640	18,160	2,740
2031	54,970	5,280	2.0%	17.9%	18,000	1,940	900	20,840	2,680
2036	61,880	6,910	2.4%	20.2%	20,250	2,470	1,310	24,030	3,190
2041	68,880	7,000	2.2%	21.4%	22,570	2,990	1,780	27,340	3,310
2046	77,010	8,130	2.3%	21.6%	24,680	3,540	2,250	30,470	3,130
2051	84,570	7,560	1.9%	22.8%	26,750	4,070	2,780	33,600	3,130
2021-51 Growth		40,210	2.2%	16.8%	12,650	3,110	2,420	18,180	

Year	Employment			Share of Growth	Employment By Type				
	Total	Growth	Annual Rate		Major Office	Pop-Related	Emp. Land	Rural	Total
2016	8,680				0	3,610	1,340	3,730	8,680
2021	9,780	1,100	2.4%	17.1%	0	4,650	1,400	3,740	9,790
2026	12,140	2,360	4.4%	18.5%	0	6,110	2,270	3,760	12,140
2031	14,310	2,170	3.3%	18.7%	0	7,500	3,020	3,790	14,310
2036	16,920	2,610	3.4%	19.7%	310	8,850	3,940	3,820	16,920
2041	19,650	2,730	3.0%	20.8%	740	10,200	4,860	3,850	19,650
2046	23,090	3,440	3.3%	21.0%	1,100	11,940	6,180	3,860	23,080
2051	26,190	3,100	2.6%	21.7%	1,550	13,570	7,200	3,870	26,190
2021-51 Growth		16,410	3.3%	20.2%	1,550	8,920	5,800	130	16,400

LAND NEEDS ASSESSMENT

Community Area (Housing) Needs

Policy Area	Single/Semi	Row	Apartment	Total	Community Area Assumptions
Delineated Built Up Area (BUA)					
Unit Allocation (%)	0.1%	24.9%	75.0%	100%	BUA Intensification Rate: 35%
Unit Allocation (#)	6	1,582	4,771	6,360	BUA Units Needed: 6,360
Supply Potential					
In Planning Process	3	92	182	277	DGA Persons and Jobs per ha: 55
On Vacant Land	3	99	196	298	Resulting DGA Land Need (ha): (178.3)
Accessory Units	374	0	0	374	Rural Share of Growth: 10%
Total	380	191	378	949	
Intensification Potential Required (Shortfall)	374	(1,391)	(4,393)	(5,410)	

Designated Greenfield Area (DGA)					Employment Area Needs
Unit Allocation (%)	78.0%	10.0%	12.0%	100%	
Unit Allocation (#)	7,790	1,004	1,199	9,994	Provincial Strategic Employment Area (ha) 241.2
Supply Potential					
In Planning Process	1,853	770	966	3,589	Total Land Supply (ha) 324.2
On Vacant Land	775	322	404	1,501	
Total	2,628	1,092	1,370	5,090	
Unit Excess (Shortfall)	(5,162)	88	171	(4,903)	

Rural Lands					Assumed Employment Land Density (jobs/ha) 20
Unit Allocation (%)	62.0%	28.8%	9.1%	100%	
Unit Allocation (#)	1,127	524	166	1,817	Employment Land Employment Growth, 2021 - 2051 (jobs) 5,799
Supply Potential					
In Planning Process	1,102	512	162	1,776	Sufficiency of Supply (ha) 34.2
On Vacant Land	320	149	47	516	
Total	1,422	661	209	2,292	
Unit Excess (Shortfall)	295	137	43	475	

Market Housing Mix (According to Market Demand):	70%	17%	13%	100%	Surplus (Shortfall) of jobs 684
Housing Mix in Planning Process:	35%	26%	39%	100%	
Policy Housing Mix (Required to Achieve Growth Plan):	49%	17%	34%	100%	