



**FORECAST RESULTS**

Year	Population			Share of Growth	Housing By Type				
	Total	Growth	Annual Rate		Single/Semi	Rows	Apartments	Total	Growth
2011	31,090				8,840	890	1,590	11,320	
2016	35,440	4,350	2.7%	14.5%	10,130	1,040	1,750	12,920	1,600
2021	43,940	8,500	4.4%	19.8%	11,990	1,420	2,480	15,890	2,970
2026	49,880	5,940	2.6%	19.8%	14,080	1,900	3,040	19,020	3,130
2031	55,670	5,790	2.2%	19.6%	16,140	2,340	3,570	22,050	3,030
2036	62,140	6,470	2.2%	18.9%	18,310	2,830	4,040	25,180	3,130
2041	68,540	6,400	2.0%	19.6%	20,530	3,310	4,510	28,350	3,170
2046	75,360	6,820	1.9%	18.1%	22,400	3,780	4,870	31,050	2,700
2051	81,530	6,170	1.6%	18.6%	24,230	4,240	5,220	33,690	2,640
<b>2021-51 Growth</b>		<b>37,590</b>	<b>2.1%</b>	<b>15.7%</b>	<b>12,240</b>	<b>2,820</b>	<b>2,740</b>	<b>17,800</b>	

Year	Employment			Share of Growth	Employment By Type				
	Total	Growth	Annual Rate		Major Office	Pop-Related	Emp. Land	Rural	Total
2016	19,600				0	6,650	10,600	2,350	19,600
2021	20,860	1,260	1.3%	19.6%	0	7,840	10,660	2,360	20,860
2026	23,100	2,240	2.1%	17.6%	0	9,110	11,610	2,380	23,100
2031	25,150	2,050	1.7%	17.7%	0	10,310	12,440	2,400	25,150
2036	27,570	2,420	1.9%	18.2%	0	11,440	13,700	2,430	27,570
2041	29,970	2,400	1.7%	18.3%	0	12,540	14,980	2,450	29,970
2046	33,140	3,170	2.0%	19.4%	0	13,870	16,810	2,450	33,130
2051	35,780	2,640	1.5%	18.5%	0	15,100	18,210	2,460	35,770
<b>2021-51 Growth</b>		<b>14,920</b>	<b>1.8%</b>	<b>18.3%</b>	<b>-</b>	<b>7,260</b>	<b>7,550</b>	<b>100</b>	<b>14,910</b>

**LAND NEEDS ASSESSMENT**

**Community Area (Housing) Needs**

Policy Area	Single/Semi	Row	Apartment	Total	Community Area Assumptions	
<b>Delineated Built Up Area (BUA)</b>						
Unit Allocation (%)	3.0%	17.0%	80.0%	100%	BUA Intensification Rate:	45%
Unit Allocation (#)	240	1,360	6,406	8,006	BUA Units Needed:	8,006
<b>Supply Potential</b>						
In Planning Process	74	147	122	343	DGA Persons and Jobs per ha:	55
On Vacant Land	32	63	52	146	Resulting DGA Land Need (ha):	(203.8)
Accessory Units	304	0	0	304		
Total	409	210	174	793	Rural Share of Growth:	1%
<b>Intensification Potential Required (Shortfall)</b>	<b>169</b>	<b>(1,150)</b>	<b>(6,231)</b>	<b>(7,212)</b>		
<b>Designated Greenfield Area (DGA)</b>					<b>Employment Area Needs</b>	
Unit Allocation (%)	74.8%	15.2%	10.0%	100%	Long-Term Land Supply (ha)	88.1
Unit Allocation (#)	7,186	1,460	961	9,607	Provincial Strategic Employment Area (ha)	0.0
<b>Supply Potential</b>						
In Planning Process	2,082	637	1,209	3,928	Total Land Supply (ha)	88.1
On Vacant Land	39	12	23	74		
Total	2,121	649	1,232	4,002		
<b>Unit Excess (Shortfall)</b>	<b>(5,065)</b>	<b>(811)</b>	<b>271</b>	<b>(5,605)</b>		
<b>Rural Lands</b>						
Unit Allocation (%)	0.0%	0.0%	100.0%	100%	Assumed Employment Land Density (jobs/ha)	20
Unit Allocation (#)	0	0	178	178	Employment Land Capacity (jobs)	1,762
<b>Supply Potential</b>						
In Planning Process	0	0	48	48	Employment Land Employment Growth, 2021 - 2051 (jobs)	7,556
On Vacant Land	0	0	25	25		
Total	0	0	73	73	Sufficiency of Supply (ha)	(289.7)
<b>Unit Excess (Shortfall)</b>	<b>0</b>	<b>0</b>	<b>(105)</b>	<b>(105)</b>		
Market Housing Mix (According to Market Demand):	69%	16%	15%	100%		
Housing Mix in Planning Process:	38%	28%	34%	100%		
Policy Housing Mix (Required to Achieve Growth Plan):	42%	16%	42%	100%	<b>Surplus (Shortfall) of jobs</b>	<b>(5,795)</b>