



FACTS & STATS

Our Community by the Numbers

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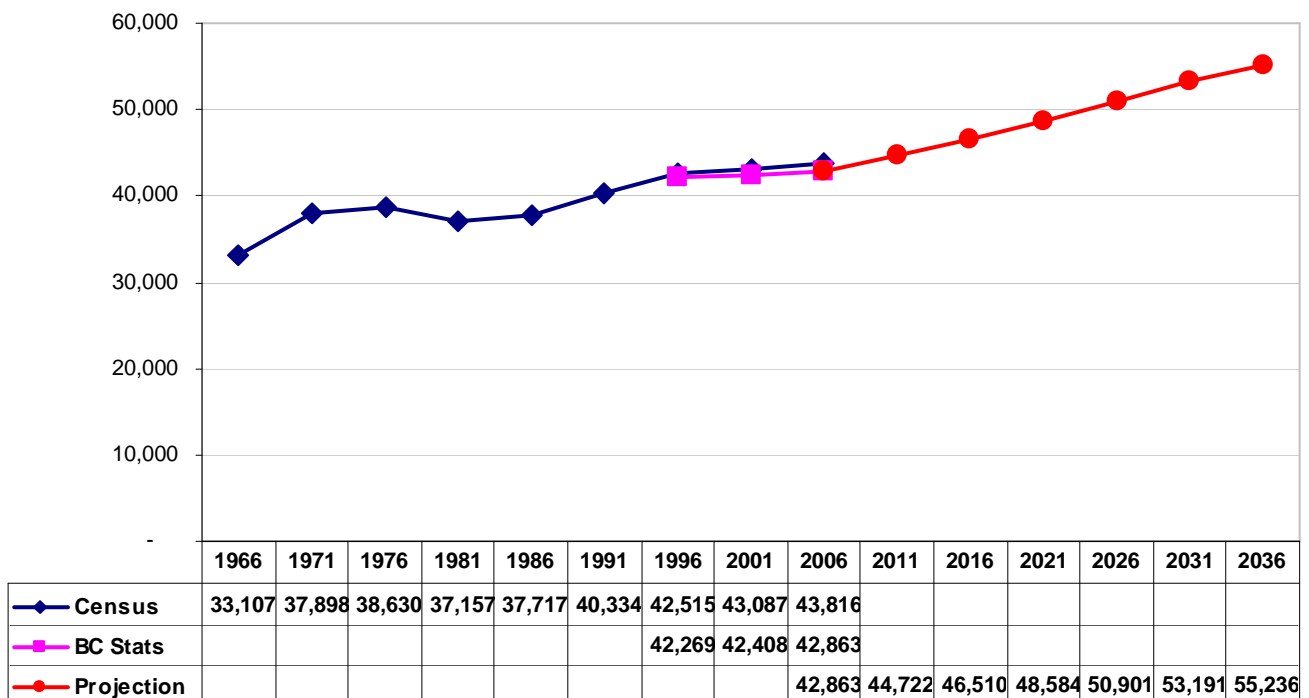
POPULATION PROJECTIONS

Introduction

“West Vancouver Population Projections” is part of a series of Facts and Stats reports on demographics and trends. Projections are provided for the 2006-2036 period and include population projections for the West Vancouver municipality and the West Vancouver Local Health Area (which includes Bowen Island, Lions Bay and the Capilano 5 Reserve). A discussion of historical and regional context and components of population change is included, followed by notes on methodology.

BC Stats is the primary data source for population estimates and projections. They review and update their projections annually using a forecasting model based on past trends and future assumptions. There are many unforeseen changes that can affect future population and therefore projections should only be regarded as one of several possible scenarios of the future. The projections included in this report are based on the 2009 BC Stats P.E.O.P.L.E. Run 34 forecasting model.

**Chart #1 - West Vancouver
Past, Present & Future Projected Population (1966-2036)**



Notes: Census totals above include a 4% undercount
 BC Stats are municipal estimates
 Projections are from BC Stats PEOPLE 34



Population Projections (2006 - 2036)

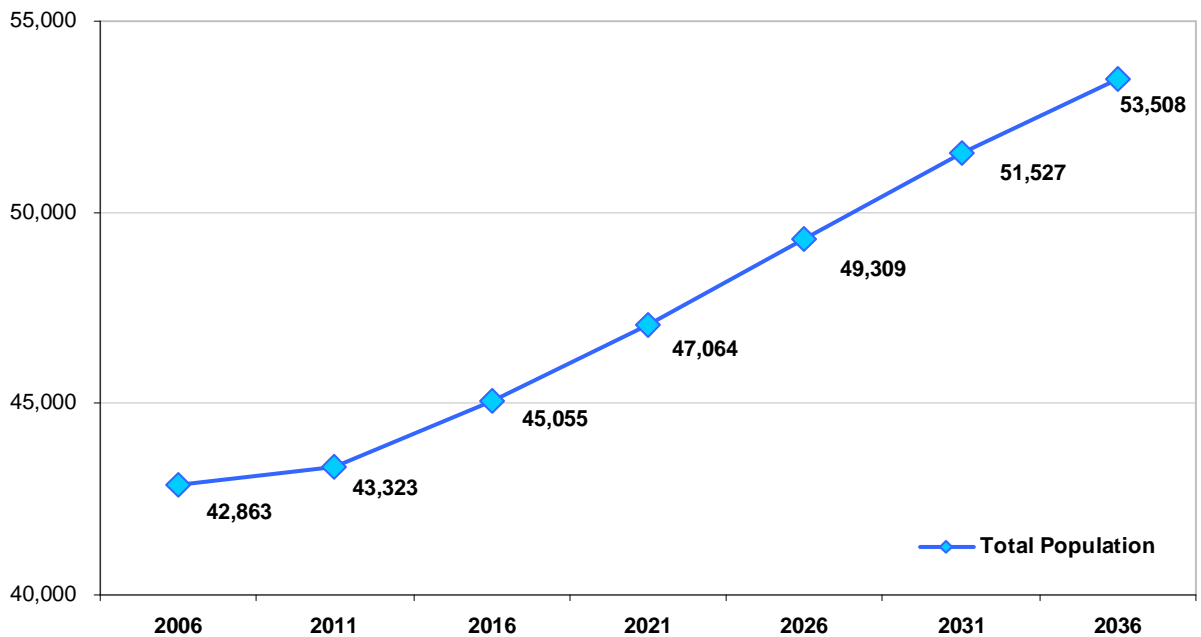
Using a combination of BC Stats historical estimates and future projections, West Vancouver's population is projected to grow from approximately 42,863 people in 2006 to 49,309 in 2026, equivalent to an average annual growth rate of 0.36%.

A slightly faster rate of growth, around 0.42%, is forecasted between 2026 and 2036, resulting in a 2036 projection for West Vancouver of 53,508.

The total increase in West Vancouver's population between 2006 and 2036 is therefore expected to be approximately 10,645 people. The overall average annual growth rate during this period is forecasted at 0.38%.

Growth in population results from a small net inflow of people moving into West Vancouver from other communities (in-migration) rather than a natural increase in population (natural increase occurs when the number of children born exceeds the number of people who die).

Chart #2 - West Vancouver Population Projections (2006-2036)



	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
ave annual growth rate	0.1%	0.4%	0.4%	0.5%	0.4%	0.4%

Population Age Distribution (2006 - 2036)

BC Stats provides population projections by age groups for the West Vancouver Local Health Area (includes Bowen Island, Lions Bay and the Capilano 5 Reserve) up to 2036.

The most dramatic shift in the population composition between 2006-2036 is in the 40-64 year age group which is expected to decline from 40% in 2006 to 30% in 2036 and the 65+ age group which is expected to increase from 21% in 2006 to 29% in 2036.

Overall, projections show the following trends for the West Vancouver Local Health Area over the next several decades:

- fairly consistent proportion of young children age 0-9 representing approximately 8-9% of total population between 2006-2036;
- decline in the proportion of youth age 10-19 from 14% of total population in 2006 to 10% by 2036;
- increase in the proportion of young adults age 20-39 from 17% in 2006 to 24% by 2026 followed by a decline to 22% by 2036;
- decline in the proportion of middle aged adults age 40-64 from 40% in 2006 to 30% by 2036;
- continued increase in the proportion of seniors age 65+ from 21% of the population in 2006 to 29% by 2036.

Chart #3 - West Vancouver Local Health Area Population Age Distribution (2006 & 2036)

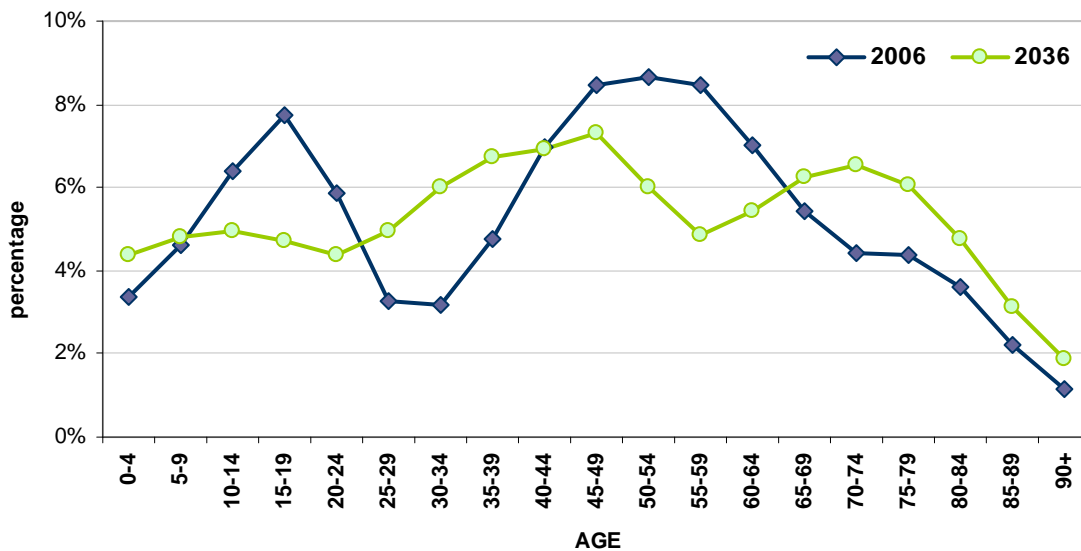


Table #1 - West Vancouver Local Health Area Projected Age Distribution

YEAR	AGE 0-9		AGE 10-19		AGE 20-39		AGE 40-64		AGE 65+		TOTALS	
2006	4,035	8%	7,128	14%	8,615	17%	19,956	40%	10,723	21%	50,457	100%
2011	3,653	7%	6,294	12%	10,273	20%	19,962	38%	11,977	23%	52,159	100%
2016	3,837	7%	5,718	11%	11,909	22%	19,252	35%	13,528	25%	54,244	100%
2021	4,491	8%	5,541	10%	13,160	23%	18,540	33%	14,931	26%	56,663	100%
2026	5,183	9%	5,314	9%	14,230	24%	18,105	30%	16,534	28%	59,366	100%
2031	5,687	9%	5,590	9%	14,237	23%	18,636	30%	17,886	29%	62,036	100%
2036	5,903	9%	6,237	10%	14,192	22%	19,625	30%	18,464	29%	64,421	100%

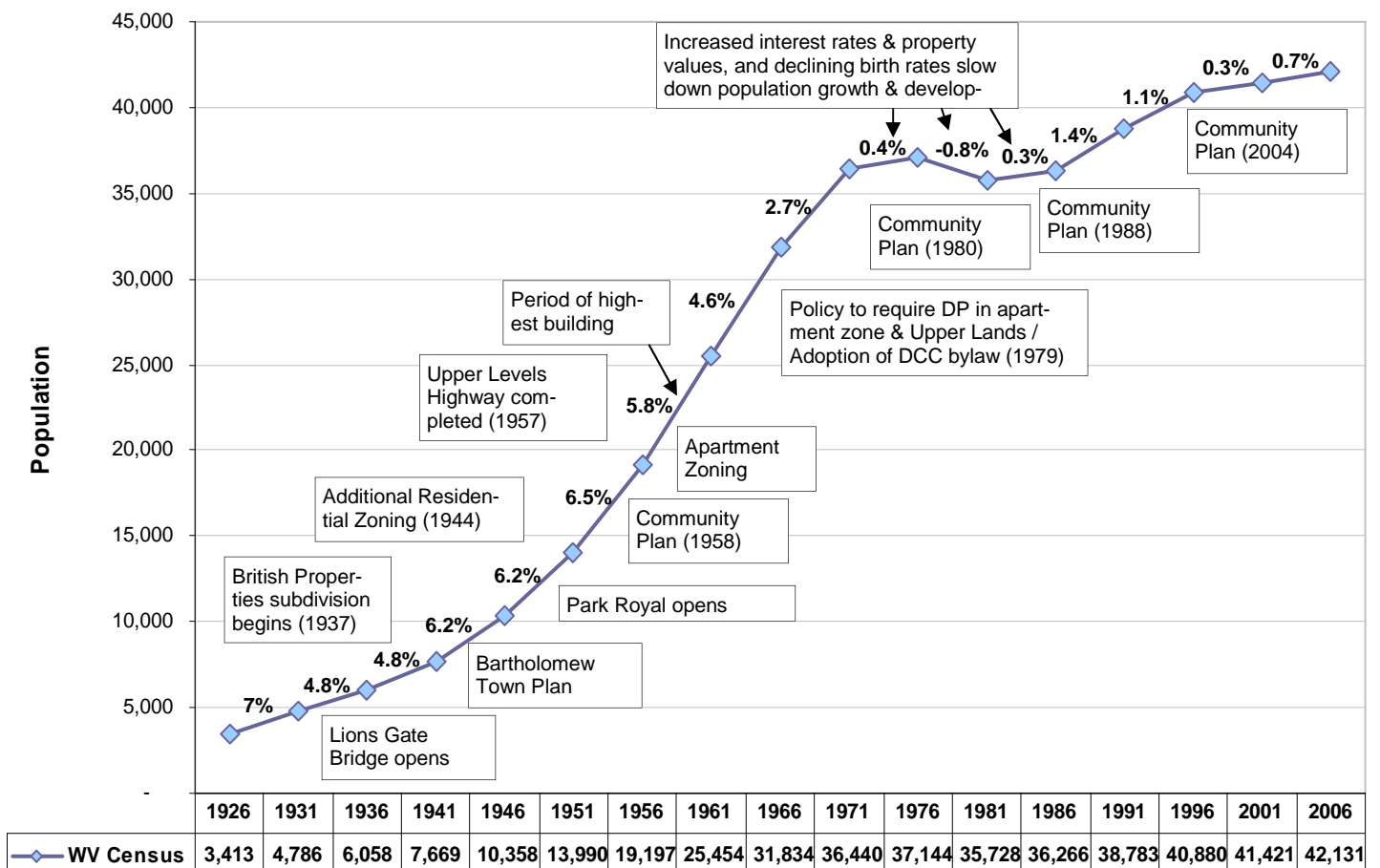
Historical Context

West Vancouver's population growth rate has fluctuated over the years, from a period of rapid growth associated with the development boom of the 1950s and 1960s to comparatively slower rates in the decades that followed.

Slower population growth is associated with an aging population and a decline in natural population growth (fewer births and more deaths in the community), combined with relatively small net in-migration (number of people moving into a community less those moving out).

During the 1981-2006 period, West Vancouver's average annual growth rate was 0.8%. The future projected rate is 0.38% over the 2006-2036 period.

Chart #4 - West Vancouver Historical Population (1926-2006)



Historical Context

West Vancouver's age profile has shifted over the past several decades from a predominance of young families with children to a greater proportion of older residents and smaller families.

Average household size declined from 3.1 in 1971 to 2.5 in 1986, has remained stable at 2.5 since then and is projected to decline to 2.4 by 2011.

BC Stats projections indicate that the aging trend for the West Vancouver Local Health Area (incl. Bowen, Lions Bay, Cap. 5) will continue, with a smaller proportion of young people, a greater proportion of older people, and a decline in average household size.

Chart #5 - West Vancouver Local Health Area Population Age Distribution (1976 & 2006)

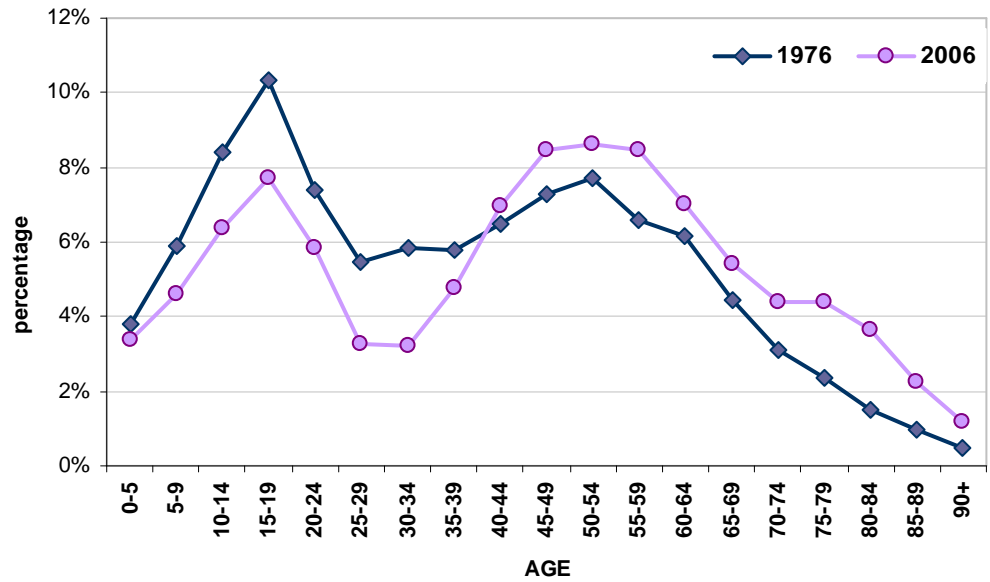


Chart #6 - West Vancouver Historical & Projected Average Household Size (1971-2036)

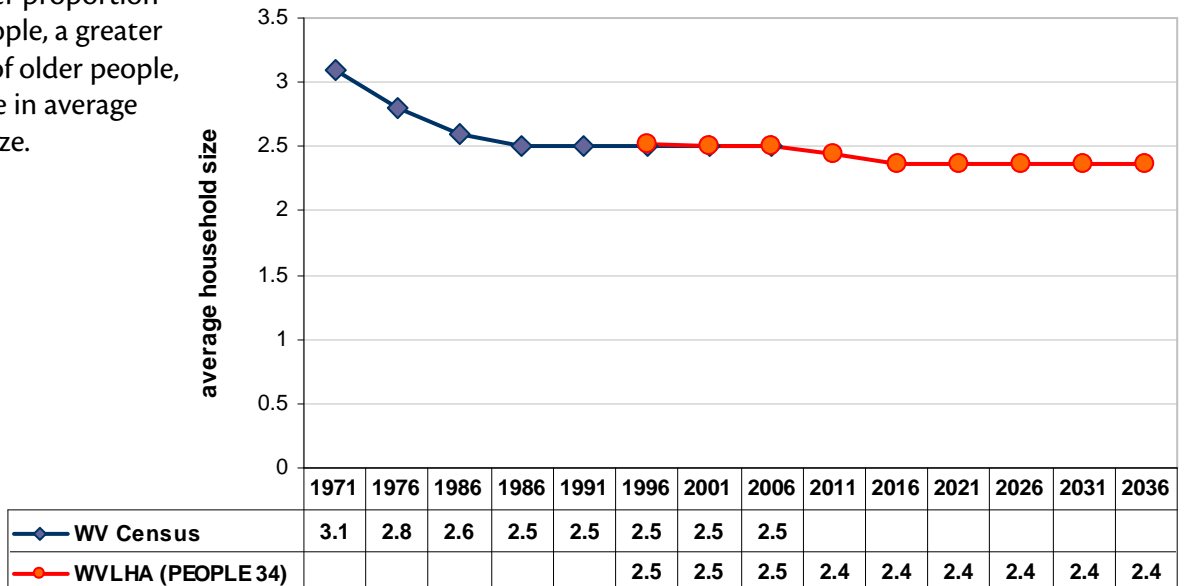


Table #2 - West Vancouver Local Health Area—Past, Present & Future Age Distribution

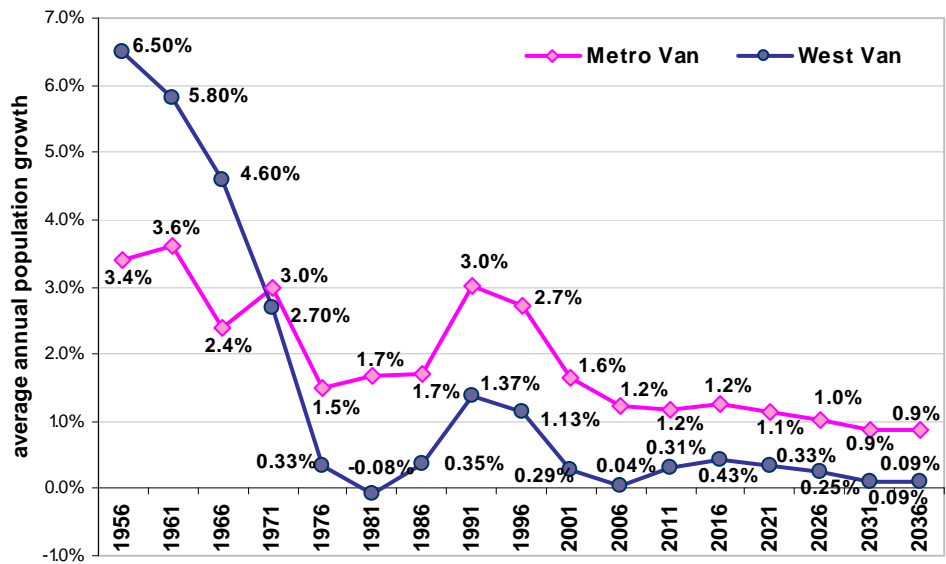
YEAR	AGE 0-9		AGE 10-19		AGE 20-39		AGE 40-64		AGE 65+	
1976	3,881	10%	7,485	19%	9,787	24%	13,711	34%	5,137	13%
2006	4,035	8%	7,128	14%	8,615	17%	19,956	40%	10,723	21%
2036	5,903	9%	6,237	10%	14,192	22%	19,625	30%	18,464	29%

Regional Context

West Vancouver is one of 21 municipalities and one electoral district that comprise Metro Vancouver. Many of the trends in population demographics occurring at the municipal level in West Vancouver reflect broader shifts occurring regionally, provincially, and nationally such as an aging population, declining birth rates, smaller household sizes and slower population growth, with some distinctions. In West Van these trends have often preceded those in other communities or have been more pronounced.

During the 1976-2006 period, West Vancouver's average annual growth rate of 0.4% was the lowest of all the Metro Vancouver municipalities (see Chart #8 next page). The regional average for this period was 2.0%.

Chart #7 - West Vancouver & the Region Historic & Projected Average Annual Population Growth Rates (1956-2031)



As of the 2006 census, West Vancouver has the second highest proportion of people age 65+ in the region at 23% of the population (second to White Rock at 28%) - see Table #4 next page. The regional average for this age group is 13%. West Vancouver has the lowest proportion of people age 20-39 in the Region at 15% of the population. The regional average for this age group is 29%.

The West Vancouver Local Health area is one of only two local health areas in Metro Vancouver where there is negative natural increase in population growth (i.e. the number of deaths exceeds the number of births).¹ Natural increase is expected to continue to decline in the future with the aging of West Vancouver's population. Regionally, while natural increase has also been on the decline, it is not expected to be negative for several decades to come. Declines in natural increase are associated with an aging population, with proportionally fewer people of childbearing age, combined with declining birth rates (people having fewer children).

Historically, average household size in West Vancouver has been slightly lower or consistent with the Region. Future BC Stats projections indicate a household size of 2.4 for the WVLHA and 2.5 for the Region from 2016 to 2036.²

Table #3 - West Vancouver & the Region Average Household Size (1976-2036)

Average Household Size	1976	1986	1996	2006	2016	2026	2036
West Van (Census)	3.0	2.5	2.5	2.5	n/a	n/a	n/a
WVLHA (PEOPLE 34)	n/a	n/a	2.5	2.5	2.4	2.4	2.4
Metro Van (Census/PEOPLE 34)	3.1	2.5	2.6	2.6	2.5	2.5	2.5

¹ Source: Dave O'Neil, BC Stats; The West Vancouver Local Health Area reached negative natural increase in 1986/87; the South Surrey - White Rock Local Health Area reached negative natural increase in 1988/89.

² There is variation in regional projections for future average household size. See methodology section at end for further discussion.

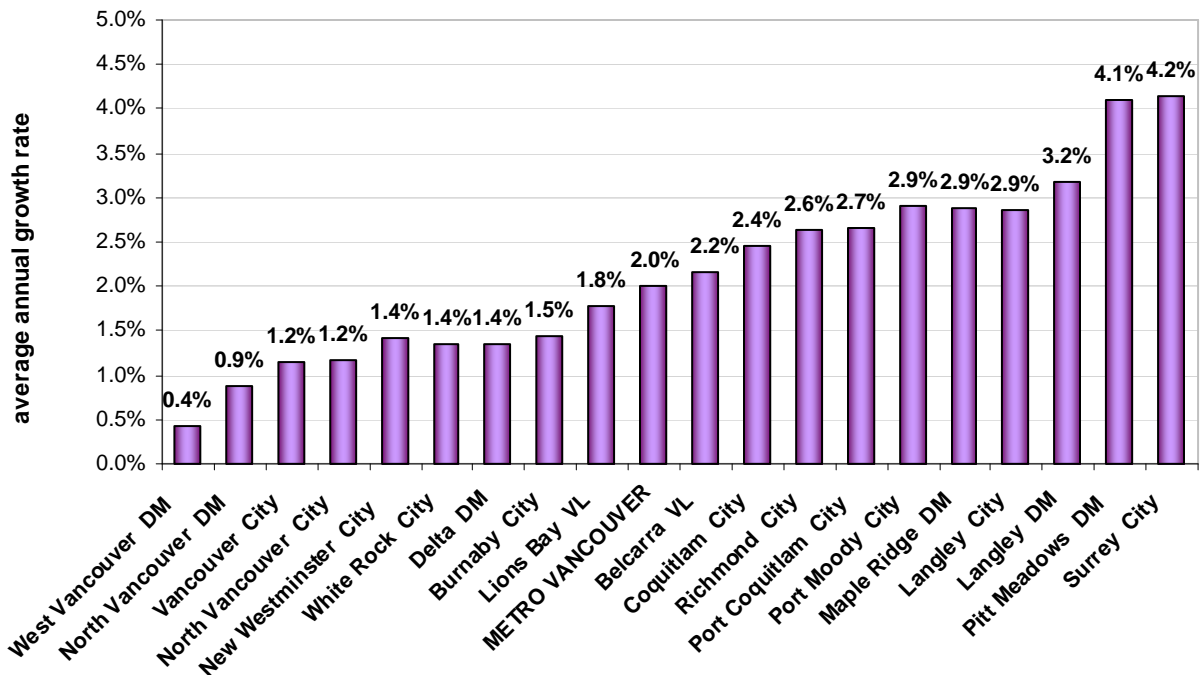
Regional Context

Table #4 - Metro Vancouver Municipalities Population Age Distribution (2006)

Metro Vancouver Municipalities	2006 Total Population	Age 0-19	Age 20-39	Age 40-64	Age 65+
Anmore	1,785	33%	22%	39%	6%
Belcarra	675	21%	17%	50%	11%
Bowen Island	3,360	24%	17%	46%	12%
Burnaby	202,800	21%	30%	35%	14%
Coquitlam	114,565	25%	26%	38%	11%
Delta DM	96,720	26%	22%	38%	13%
Greater Vancouver A*	11,050	24%	39%	28%	8%
Langley City	23,605	23%	28%	32%	17%
Langley Township	93,725	27%	24%	37%	12%
Lions Bay	1,330	20%	18%	50%	13%
Maple Ridge	68,945	28%	24%	36%	11%
New Westminister	58,550	19%	30%	37%	14%
North Vancouver City	45,165	19%	31%	37%	13%
North Vancouver Dist	82,565	26%	21%	39%	14%
Pitt Meadows	15,625	26%	27%	36%	11%
Port Coquitlam	52,685	27%	27%	37%	8%
Port Moody	27,510	27%	28%	37%	8%
Richmond	174,460	22%	27%	38%	13%
Surrey	394,980	27%	27%	34%	11%
Vancouver	578,045	18%	34%	34%	13%
West Vancouver	42,130	22%	15%	39%	23%
White Rock	18,755	14%	20%	38%	28%
Indian Reserves	7,490	22%	26%	37%	15%
Metro Vancouver	2,116,585	23%	29%	36%	13%

* Electoral Area A

Chart #8 - Metro Vancouver Municipalities Average Annual Population Growth Rates (1976-2006)

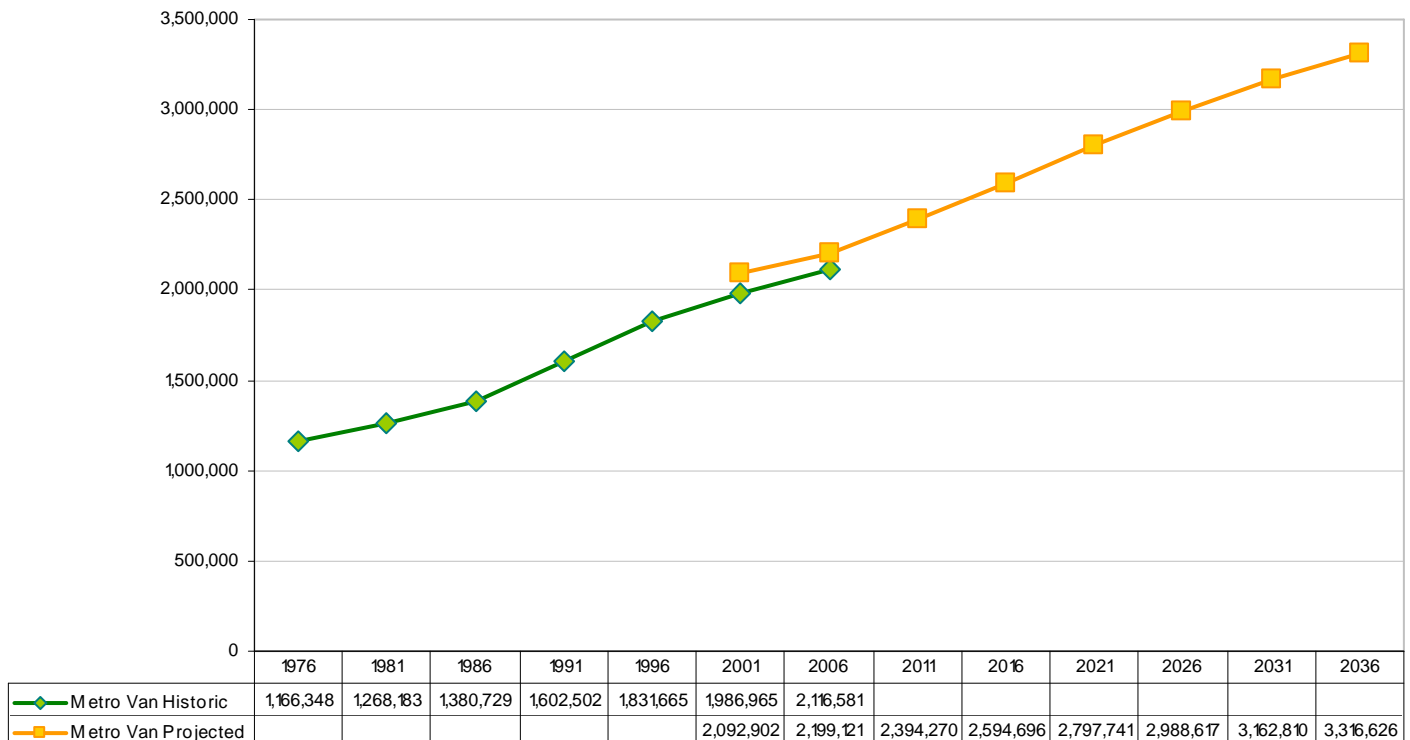


Components of Population Change

Population change, in terms of size and composition, is affected by a combination of the aging of existing population, birth and death rates, and net migration (people moving into a community or region less people who move out).² There is international migration (people moving into a community or region from outside of Canada) and there is migration across communities and regions within Canada (intra and inter-provincial migration). Population growth stems from natural increase (whereby the number of births exceed deaths) and/or from net migration (whereby more people move into a community than out).

Historically, regional population growth has stemmed from a combination of natural increase and net migration. Over the past decade, international in-migration has remained fairly constant and has contributed to the majority of population growth, particularly amongst younger age groups. Without international in-migration, total population within the region would be decreasing and there would be proportionally fewer young people. Until recently, inter and intra-provincial in-migration have also contributed to population growth in the region; however, in the past five years this trend has reversed, with more people moving out of Metro Vancouver into the rest of BC and Canada than in. These trends, combined with declines in natural increase, have contributed to slower regional population growth over the past decade. Continued declines in natural increase projected for the future will continue to contribute to relatively slow future population growth.³

Chart #9 - Metro Vancouver Historical and Projected Population (1976 - 2036)



² Source: "A Context for Change Management in the Lower Mainland: Part I" Prepared for Planning an Policy Division of the GVRD, August 2003, Urban Futures Incorporated

³ Source: "Population Growth Components Greater Vancouver and Fraser Valley Regional Districts (PEOPLE 28)" David O'Neil and Warren Munroe, BC Stats February 2004

Notes on Methodology

A number of data sources are available on past and present population demographics. Statistics Canada census data is the most often published source at the municipal level because it offers the widest range of variables (e.g. age, income, housing, family type, education, language, etc.) over the smallest geographic areas every five years. However, for data on total population as a whole, BC Stats municipal estimates are considered to be closer to the actual because they use the census as a base but also take into account a census undercount of approximately 4% (i.e. people who are missed by the census) and other factors in calculating annual estimates (e.g. births/deaths, BC Hydro residential metre accounts).

The Statistics Canada Census data for West Vancouver shows total population for 2006 at 42,131 whereas the BC Stats municipal estimate shows it at 42,863 for 2006.

BC Stats is the primary data source for population projections. BC Stats projections are only available for Local Health Areas - not municipalities. The municipality of West Vancouver comprises 85% of the total West Vancouver Local Health Area population (which includes Bowen Island, Lions Bay and the Capilano 5 Reserve). Therefore the BC Stats projections are considered good municipal indicators for West Vancouver. A total municipal projection for West Vancouver is estimated by applying the West Vancouver Local Health Area projected annual growth rate to the current West Vancouver municipal population estimate as a base.

BC Stats calculates projections based on past conditions and trends, modified where possible to account for future anticipated changes. A projection for any subsequent year is made by promoting each age group in the preceding year to the next highest age group, while taking into account the effects of net migration, deaths, births and future anticipated changes. Unforeseen changes in economic development, government policy, land use and zoning affect future populations and consequently projections should be regarded as one of several possible future scenarios.⁴

BC Stats' historical municipal population estimates and future population projections for the West Vancouver Local Health Area (includes Bowen Island, Lions Bay and Capilano 5) are reviewed and adjusted annually by BC Stats.

Table #6 - West Vancouver Comparison of 2006 Population Estimates

2006 Census	BC Stats Municipal 2006				BC Stats PEOPLE 34 Local Health Areas (2006)
	WV 42,131	WV 42,863 85%	Cap 5 2,592 5%	Bowen Is. 3,468 7%	Lions Bay 1,406 3%
	WV + Cap 5 + Bowen + Lions Bay 50,329 (100%)				WVLHA 50,457

BC Stats municipal estimates were updated January 2010. BC Stats PEOPLE 34 projection was updated July 2006. BC Stats does not provide a population estimate for the Capilano 5 Reserve, therefore the 2006 census figure of 2492 + 4% undercount has been used as a "municipal" estimate for Capilano 5. The West Vancouver Local Health Area (WVLHA) includes the Capilano 5 Reserve, Bowen Island and Lions Bay

⁴ Source: BC Stats "P.E.O.P.L.E. Run 29, July 2004" West Vancouver-Bowen Island Local Health Area 45 Overview

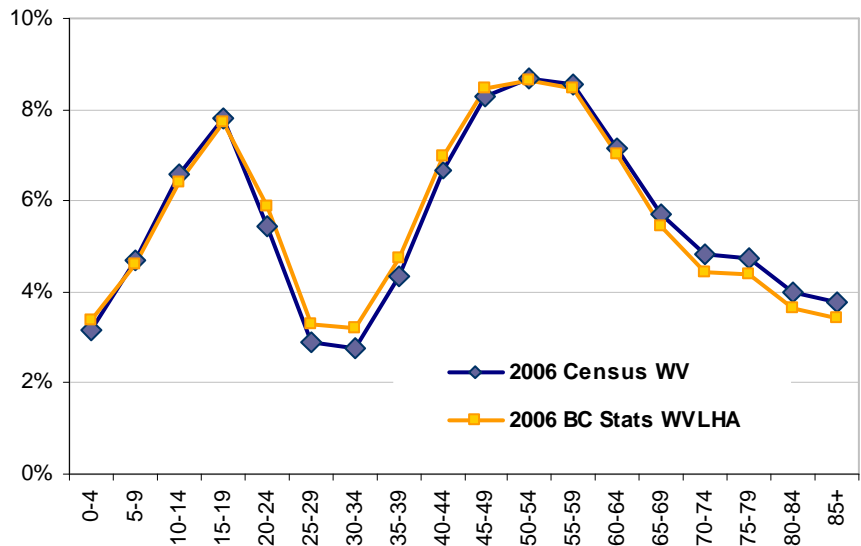
Notes on Methodology

Historical population estimates by age groups are available at the municipal level for West Vancouver through census data and for the West Vancouver Local Health Area through BC Stats. Projections by age groups are only calculated by BC Stats for the West Vancouver Local Health Area. Given that the West Vancouver municipality comprises 85% of the Local Health Area population, these projections are considered useful indicators for future municipal trends in West Vancouver.

A comparison of 2006 census data on age distribution for West Vancouver versus BC Stats PEOPLE 34 2006 data for the West Vancouver Local Health Area indicates the following differences related to the Bowen Island, Lions Bay & Capilano 5 populations. The West Vancouver municipality has:

- a comparable proportion of young children age 0-9 (8%) & youth age 10-19 (14%)
- fewer young adults age 20-39 (15% vs. 17%)
- a comparable proportion of adults age 40-64 (40%)
- slightly more seniors age 65+ (23% vs. 21%).

Chart #11 - Comparison of West Vancouver Municipal & Local Health Area Age Distribution



This indicates that when extrapolating future West Vancouver Local Health area trends to future West Vancouver municipal trends, it is likely that some age groups would be slightly over-represented and some would be slightly under-represented. For example, West Vancouver’s population age 65+ would be slightly under-represented by the Local Health Area projections (i.e. West Vancouver’s future proportion of seniors would be slightly higher than that projected for the Health Area) and younger adults would be slightly over-represented.

Table #7 - Comparison of West Vancouver Municipal & Local Health Area Age Distribution

West Vancouver 2006 Age Distribution	2006 BC Stats PEOPLE 34 WVLHA		2006 Census WV Municipal	
0-9	4,035	8%	3,295	8%
10-19	7,128	14%	6,060	14%
20-39	8,615	17%	6,495	15%
40-64	19,956	40%	16,580	39%
65+	10,723	21%	9,690	23%
total	50,457	100%	42,120	100%

Notes on Methodology

Historic and projected estimates of average household size come from a number of sources. Average household size is calculated by dividing total population by total number of households.

The primary source for historic data on average household size for the West Vancouver municipality and Metro Vancouver is the Statistics Canada Census.

The primary source for projections is BC Stats. BC Stats projections are not available at the municipal level but are available for the West Vancouver Local Health Area and the Region (Metro Vancouver). Urban Futures is another source that provides projections at the regional (Metro Vancouver) level. Urban Futures projections are available through a publication produced by Metro Vancouver Planning and Policy Division entitled "Metro Vancouver 2040: Shaping Our Region" (November 2009).

As illustrated in Table #8 below, comparison of BC Stats and Urban Futures projections for the region illustrates that there are differences between the two sources related to variations in their methodology. This highlights the importance of regarding projections as a tool that may illustrate one of several possible scenarios for the future.

Table #8 - Comparison of BC Stats and Urban Futures Regional (Metro Vancouver) Projections (2006-2041)

BC STATS PEOPLE 34				URBAN FUTURES PROJECTIONS		
Metro Vancouver	BC Stats PEOPLE 34 Population	BC Stats PEOPLE 34 Households	Estimated Average Household Size	"Metro Vancouver 2040"	Households	Estimated Average Household Size
2006	2,199,121	843,517	2.6	2,195,000	848,000	2.6
2021	2,797,741	1,112,029	2.5	2,780,000	1,130,000	2.5
2031	3,162,810	1,268,054	2.5	3,129,000	1,307,000	2.4
2036	3,316,626	1,342,534	2.5	N/A	N/A	N/A
2041	N/A	N/A	N/A	3,400,000	1,422,000	2.4



Components of Population Change - Mobility

NOTE: Mobility Data is not available for 2006. Source for data on this page is Stats Canada 2001 Census.

In West Vancouver, negative natural increase has occurred for several decades. Between 1996-2001 there were almost twice as many deaths as births. Between 1996-2001 West Vancouver's regional and intra-provincial migration were also negative with more people moving out of West Vancouver into other Metro Vancouver and BC communities than moving into West Vancouver from these areas.

The growth in population that counterbalanced these declines and added approximately 540 more people to West Vancouver's total census population between 1996-2001 stemmed primarily from net international in-migration and to a lesser extent net inter-provincial in-migration.

**Chart #10 — West Vancouver
Components of Population Change (1996-2001)**

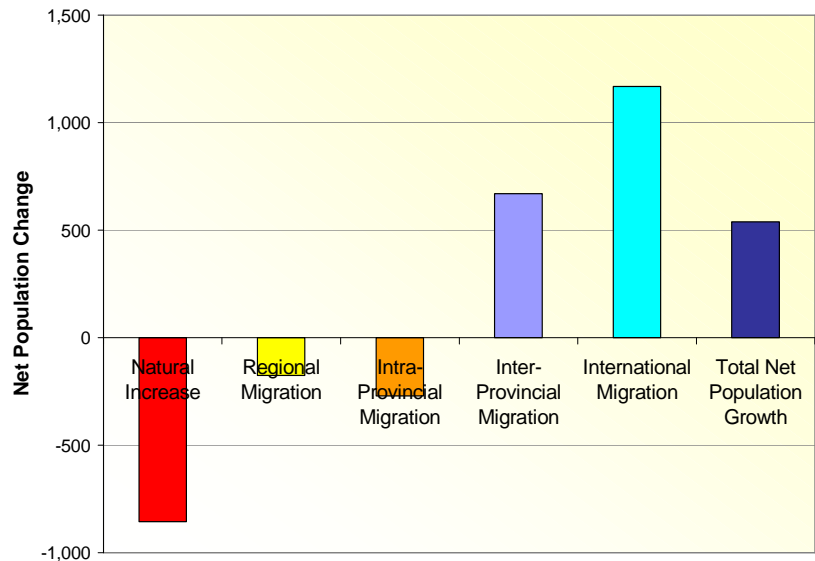


Table #5 - West Vancouver Components of Population Change (1996-2001)

Components of Population Change (1996-2001)			Net Change
Natural Increase	Births	Deaths	Net
	1266	2121	-855
Migration	Migration into WV		Net
	Regional Migration (GVRD)	Migration out of WV	-175
	Intra-Provincial Migration (rest of BC)		-270
	Inter-Provincial Migration (rest of Canada)		+670
	International Migration (outside of Canada)		+1169
Total Net Population Growth	Population ('96) 40,882	Population ('01) 41,421	Pop. Growth +539

Source is Department of Vital Statistics (for births and deaths) and Statistics Canada Census mobility and immigration data. Mobility data does not include population under 5. International Migration - of the 3160 people who moved into West Vancouver from outside of Canada between 1996-2001, approximately 2465 were new immigrants. The remaining 695 would be non-permanent residents or Canadians who had been living abroad.