

ITEM 5
MANAGER'S REPORT NO. 13
COUNCIL MEETING 1984 02 20

RE: POPULATION AND DWELLING UNIT PROFILES FOR BURNABY
1971 - 2001 - PART ONE AND PART TWO REPORTS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1984 February 08
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 06.100
SUBJECT: POPULATION AND DWELLING UNIT PROFILES FOR BURNABY,
1971-2001 - PART ONE AND PART TWO REPORTS

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RECOMMENDATION:

1. THAT this report be received for information purposes.

S U M M A R Y

A two part demographic profile report for the Municipality from 1971 to 2001 is submitted to Council for its information. This material has been prepared as an additional data reference source that will be available to both internal and external users. This Manager's Report item highlights some of the general trends outlined in the two part document and indicates the department's intentions with respect to distribution and periodic revisions.

R E P O R T

A. INTRODUCTION

As part of its corporate planning work, the Management Committee assigned a priority to the preparation of projections relating to population growth and changing age profiles. This task was intended to help identify general trends in the population composition of the Municipality that could be used to assist in services planning and provide an expanded information reference base for the Municipality. The report, Population and Dwelling Unit Profiles for Burnaby, 1971-2001 has been prepared with two parts, each under separate cover, in response to that identified need.

The statistical information presented relates to three geographic coverage levels and is based upon existing development policies. Part One provides data on the Municipality as a whole and six main sub-areas that closely correspond to the representation areas adopted by the Advisory Planning Commission. Part Two presents data associated with 37 planning study areas that historically have been used by this department in the organization of its data base. Copies of the Part One and Part Two documents have been included within

the agenda materials provided to Members of Council. Others interested in viewing or obtaining a copy of this material can do so at the Planning & Building Inspection Department office.

B. GENERAL TRENDS

The primary purpose of the reports is to present a basic and convenient reference source for demographic material at the municipal and sub-municipal level that can be used in future analytical work. As such, a comprehensive analysis of the statistics, or their possible implications, was not undertaken. However, within each report a general summary has been included to highlight existing and future population and dwelling unit profile trends. Some of the more significant trends referred to in the reports are as follows:

1971-1981

- The Municipality's average annual population growth rate experienced a marked decline during the seventies, decreasing from 2.6 percent in the period 1961-1971, to 0.94 percent and 0.75 percent from 1971 to 1976 and 1976 to 1981 respectively.
- The trend toward smaller household size continued from 1971 to 1981 with the average household size decreasing over 20 percent from 3.25 to 2.59.
- In 1971, 60.4 percent of all households had resident children; by 1981 this figure had declined to 37.8 percent.
- Of those households in the Municipality that were occupied by children, the percentage of lone parent households increased from 14.3 percent in 1971 to 22.0 percent in 1981. These percentages show considerable variance from area to area within the Municipality.
- The number of one person households as a percentage of total households increased from 12.5 percent in 1971 to 26.3 percent in 1981.
- In 1971, 52.4 percent of the total population was under 30 years old and 29.5 percent 45 or over; by 1981 the corresponding figures were 45.1 percent and 34.9 percent signifying the overall aging of the population.
- From 1971 to 1981, the population growth was highly concentrated within the Municipality with just 4 of 37 planning study areas accounting for 106 percent of the total net growth of 10,885 persons. The percentage value for these 4 areas exceeds 100 percent because 20 of the 37 planning study areas experienced a net population decrease from 1971 to 1981.
- Concentrations also exist in the distribution of particular age groups within the Municipality. For example, two planning study areas (P.S.A.s 34 and 2), which collectively accounted for 10.6 percent of the total population in 1981, were occupied by 20.0 percent of the 65+ population within Burnaby.
- The total number of private dwelling units increased 36.2 percent from 1971 to 1981 from 38,625 to 52,615.

- In 1971, apartments and group housing units accounted for 25.8 percent of the total housing stock; by 1981 this proportion had increased to 40.2 percent.
- Between 1971 and 1981, one planning study area (17) accounted for 17.2 percent of the net additions to the total Municipal dwelling unit stock.

1981-2001

- The total Municipal population is projected to increase from 136,550 in 1981 to 142,580 in 1986 and 159,275 in 2001.
- The total number of dwelling units in the Municipality is expected to increase from 52,615 in 1981 to 58,925 in 1986 and 71,325 in 2001.
- The above figures equate to a net annual average addition of 1,135 persons and 935 dwelling units between 1981 and 2001.
- In 1981, 45.1 percent of the population was under 30 years of age and 34.9 percent was 45 years or over; by 2001 these figures are projected to change to 35.3 percent and 41.5 percent respectively.
- In terms of the percentage changes in the population of the various age groups between 1981 and 2001, the 45-64, 65+ and 30-44 age groups are projected to increase 39.0 percent, 37.0 percent and 35.4 percent respectively. The largest relative declines from 1981 to 2001 are expected to occur in the 20-29 (-13.3 percent) and 5-19 (-10.7 percent) age groups.
- Average household size is expected to decline from 2.59 in 1981 to 2.42 in 1986 and 2.23 in 2001.
- Between 1981 and 1986, low-rise and high-rise apartment development is projected to increase 23.5 percent and account for 71 percent of the net additions to the Municipal housing stock.
- Between 1986 and 2001, it is projected that about 74 percent of the net 12,400 dwelling units added to the Municipal housing stock will be apartments raising its relative proportion from 36.1 percent in 1981 to 45.8 percent in 2001.
- In the period 1981 to 1986, 3 planning study areas (17, 15 and 27) account for 45.3 percent of the projected net increase to the Municipal housing stock.
- From 1986 to 2001, the three planning study areas principally involving the Burnaby Metrotown area (P.S.A.s 17, 28 and 31) collectively account for 33.6 percent of the anticipated net increases to the Municipal housing stock.
- 27 of the 37 planning study areas are expected to have a net population increase from 1986 to 2001. Future development associated with Burnaby Metrotown and Municipal lands in the Cariboo Hill area account for the largest proportions of the projected population increase in this time period.

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C. DISTRIBUTION AND UPDATE INTERVALS

Sufficient copies of the Part One and Part Two reports will be prepared in order that they may be distributed to user departments and the various Boards, Commissions and other Municipal agencies as a further data reference source. In addition, copies will be distributed by way of the Planning Information Program and also be available for purchase by the general public and business community.

It is intended that this general demographic information base including a twenty year projection horizon will be revised every five years following receipt of statistical information relating to each five year census.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

JSB/mcb