URBAN SYSTEMS

1.0   INTRODUCTION

This memo provides an update on the population and household projections for Central Coast Regional District (CCRD) based on historical growth patterns shown in census information dating from 2001 with the latest census 2021 data. The projections for each community are conducted based on the historical trend of population and households in the past 20 years. The long-term trend of 20 years is used for consistent projections which minimize the influence by temporary short-term shock in population growth or decline. Using a long-term trend also limits the ability to capture recent short-term changes in population or household patterns.

It has also not been possible to consider potential causes of population growth, such as industrial expansion or new development projects, or future housing development which enables more people to move to the region or to a subregion. Therefore, the projection should be interpreted as a baseline growth scenario of what might occur in the future based on historical trends if the status quo economical and development scenario is maintained.

2.0   POPULATION PROJECTIONS

Within the CCRD, the population in all subregions is expected to decline or stay the same, except for in Area A. The growth in Area A will not offset the decline in other areas, which means that the CCRD's population will decrease by roughly 0.3% every five years. Area B, Area D, and Bella Coola 1 are the regions where population decline is expected in the next 10 years.
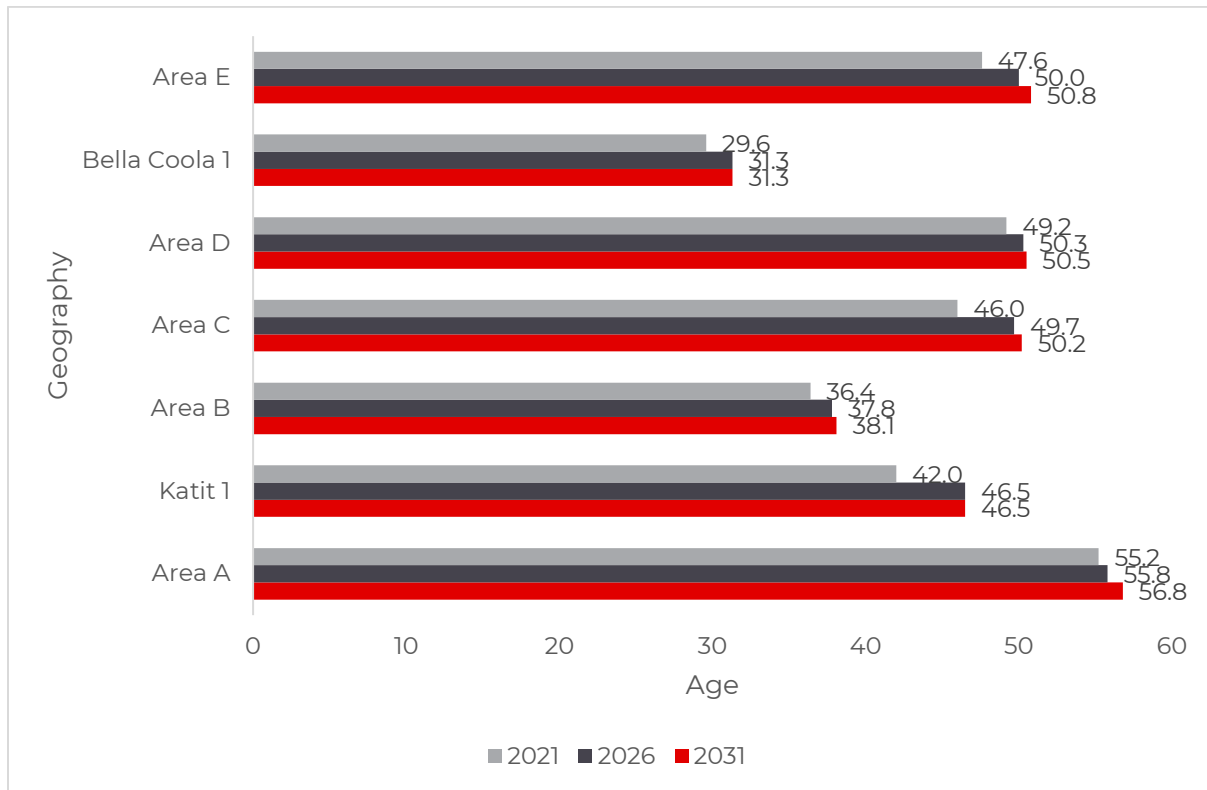
Table 1: Projected Population (2021-2031)

	2021	2026	2031	Change from 2021 to 2026	Change from 2026 to 2031
Area A	150	160	160	10	0
Katit 1	80	80	80	0	0
Area B	1,190	1,180	1,180	-10	0
Area C	660	660	660	0	0
Area D	400	390	390	-10	0
Bella Coola 1	940	940	930	0	-10
Area E	160	160	160	0	0
CCRD	3,580	3,570	3,560	-10	-10

Projected population growth by age indicates that the cohort that will decline the most between 2021 and 2026 are those aged 14 or younger, 25 to 64, 15 to 19, and then 20 to 24. Older population cohorts (65 to 84, and 85-and-over) are expected to increase modestly over the same timeframe.

In Area A, where the total population growth is predicted to increase, the population aged 14 or younger will decrease while the cohorts aged 20 and over will all increase. Residents aged 25 to 64 will increase the most in the next 10 years. In other subregions, all the age cohorts will decrease over time with the exception of those aged 85 years and older, or residents aged 65 to 84 in Areas B, C, D, E and Bella Coola 1.

The median age across all areas is set to increase into 2026 and 2031. Bella Coola 1 will have the youngest median age of 31.3 in 2031 and Area A will have the oldest median age of 56.8.

Figure 1: Projected Median Age (2021-2031)

SUBJECT: Central Coast Regional District Housing Needs Report Projection Update

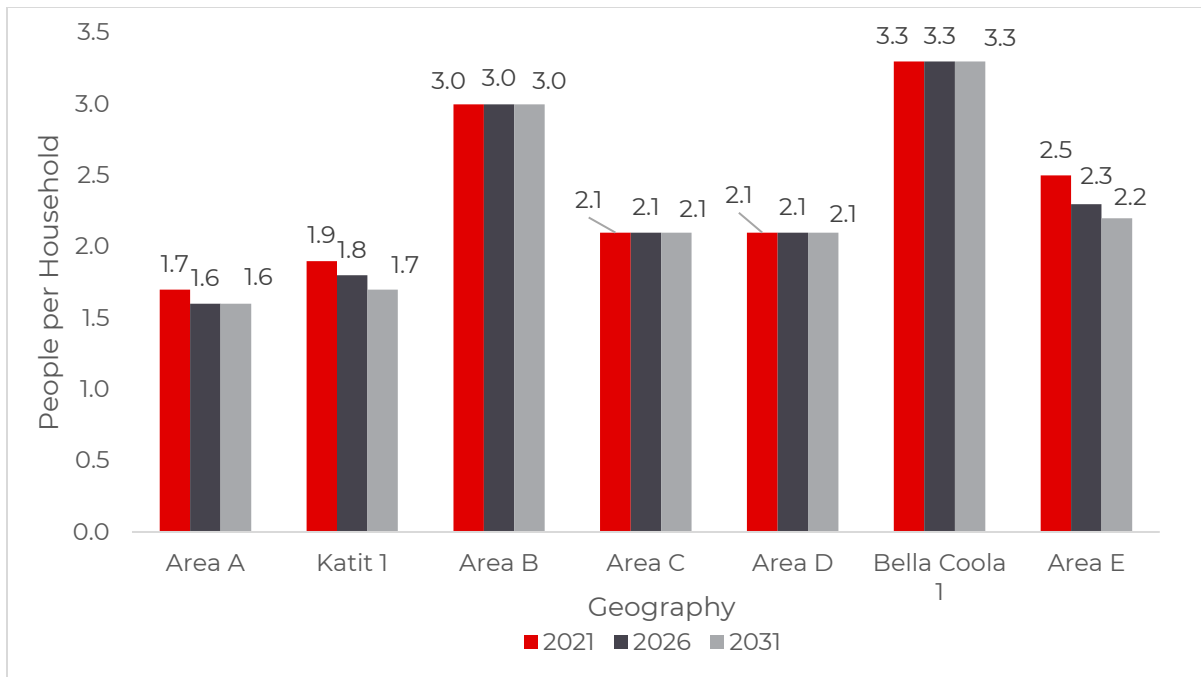## 3.0   HOUSEHOLD PROJECTIONS

From 2021 to 2031, the CCRD is projected to see the number of households increase by 20. Area A, Katit 1, Area C, and Area E are projected to see modest growth in the number of households. Area A will grow the most. Area B and Area D are projected to see decreases in the number of households in this timeframe, while Bella Coola is projected to see the number of households unchanged.

Table 2: Projected Households (2021, 2026, 2031)

	2021	2026	2031	Change from 2021 to 2026	Change from 2026 to 2031
Area A	90	97	103	7	6
Katit 1	40	43	45	3	2
Area B	395	393	392	-2	-1
Area C	315	316	317	1	1
Area D	190	187	185	-3	-2
Bella Coola 1	285	285	285	0	0
Area E	65	70	73	5	3
CCRD	1,380	1,391	1,400	11	9

The average household size will either remain the same or decrease throughout the CCRD and its subregions.

Figure 2 Projected Average Household Size (2021, 2026, 2031)

4.0   PROJECTED DWELLING SIZES NEEDED

The anticipated need for housing units was only conducted for Area A, Area C, Area E, and Katit 1 as they are the only areas projected to experience household growth between 2021 and 2031. In these subregions, it is likely that there is a greater need for two-bedroom units and units with three-or-more bedrooms. To determine the additional housing unit sizes needed by bedroom sizes, this would require the census data on distribution of primary household maintainers by age groups with different demand for dwelling sizes, which has not been released as of today. Therefore, the breakdown of anticipated housing units by bedroom size is not currently available.

Table 3: Area A, Anticipated Housing Unit Sizes Needed (2026 and 2031)

	2021-2026	2026-2031	Total
Anticipated Household Growth	7	6	13
Anticipated Housing Units	7	6	13

Table 4: Katit 1, Anticipated Housing Unit Sizes Needed (2026 and 2031)

	2021-2026	2026-2031	Total
Anticipated Household Growth	3	2	5
Anticipated Housing Units	3	2	5

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Table 5: Area C, Anticipated Housing Unit Sizes Needed (2026 and 2031)

	2021-2026	**2026-2031**	**Total**
Anticipated Household Growth	1	1	2
Anticipated Housing Units	1	1	2

Table 6: Area E, Anticipated Housing Unit Sizes Needed (2026 and 2031)

	2021-2026	**2026-2031**	**Total**
Anticipated Household Growth	5	3	8
Anticipated Housing Units	5	3	8