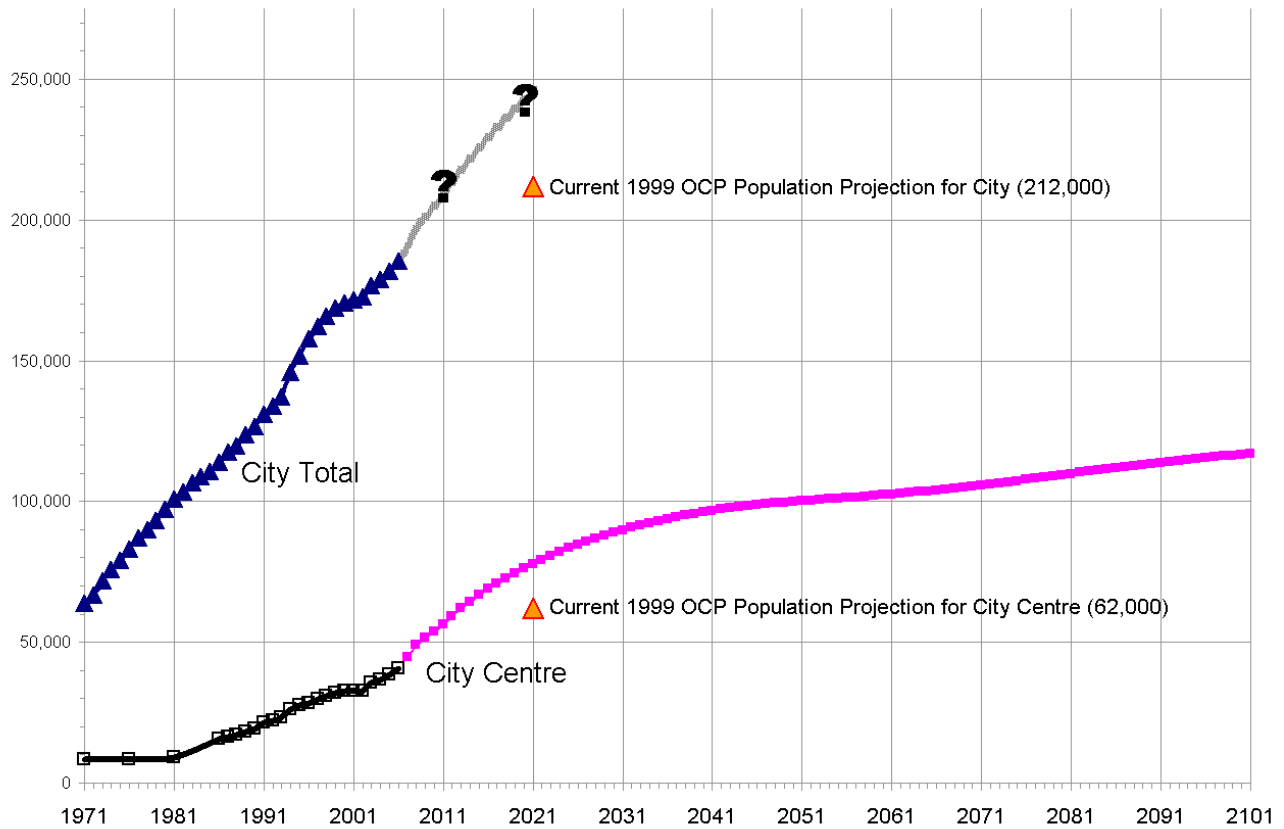


POPULATION ESTIMATES (1971-2006) & PROJECTIONS (2007-2101) FOR CITY CENTRE & CITY



- City Centre Growth Rate:
 - PAST (Actual): 1971-2006 35 year average (actual): 920 people per year
 - PLANNED (Projected): 2006-2101 95 year average: 810 people per year
 - PAST+PLANNED (actual + projected): 1971-2101: 835 people per year
 - Within these longer time periods there will be periods of faster and slower growth
 - We are in a period of faster growth since ~2003 that is projected to continue for another 10 years
- City Centre will accommodate an increasingly larger share of the City's new housing
 - Consistent with Official Community Plan and Regional Growth Strategy
 - Because developable land outside the City Centre is growing scarcer
 - Because in the City Centre, densification, transit oriented development and compact community living are preferred.

CCAP Concept Population Projection

Source: Urban Futures Community Lifecycle Model Results May 2007

