

## DWELLING UNIT PROJECTIONS

<b>HIGH GROWTH SCENARIO</b>	2024	2031	2041	2051
<b>Metro Vancouver Regional Total</b>	<b>1,171,640</b>	<b>1,369,901</b>	<b>1,606,039</b>	<b>1,846,114</b>
<b>BURRARD PENINSULA Sub-Region</b>	<b>502,898</b>	<b>576,008</b>	<b>665,997</b>	<b>759,789</b>
City of Burnaby	116,721	132,883	155,215	178,198
City of New Westminster	39,701	48,858	58,228	67,530
City of Vancouver	337,159	380,699	432,838	488,221
Electoral Area A - UBC	7,833	8,696	10,877	13,037
Electoral Area A - UEL	1,484	4,872	8,839	12,803
<b>NORTH SHORE Sub-Region</b>	<b>92,327</b>	<b>103,383</b>	<b>117,997</b>	<b>134,176</b>
Bowen Island Municipality	1,916	2,151	2,448	2,678
City of North Vancouver	31,472	35,887	41,702	47,660
District of North Vancouver	37,553	41,621	46,866	52,689
District of West Vancouver	20,806	22,995	26,097	30,124
Village of Lions Bay	524	671	821	958
Electoral Area A - Howe Sound	56	59	63	68
<b>NORTHEAST Sub-Region</b>	<b>105,440</b>	<b>120,542</b>	<b>140,462</b>	<b>162,769</b>
City of Coquitlam	63,830	74,210	87,858	103,468
City of Port Coquitlam	24,818	28,245	31,988	35,698
City of Port Moody	15,671	16,878	19,309	22,181
Village of Anmore	802	875	979	1,087
Village of Belcarra	265	276	267	269
Electoral Area A - Indian Arm/Pitt Lake	54	57	62	66
<b>RIDGE MEADOWS Sub-Region</b>	<b>44,243</b>	<b>54,818</b>	<b>65,040</b>	<b>74,989</b>
City of Maple Ridge	36,397	45,563	54,411	62,997
City of Pitt Meadows	7,846	9,255	10,630	11,992
<b>SOUTH OF FRASER – EAST Sub-Region</b>	<b>293,459</b>	<b>361,076</b>	<b>437,387</b>	<b>510,710</b>
City of Langley	14,406	17,650	20,149	22,715
City of Surrey	210,395	261,065	319,605	375,350
City of White Rock	11,322	13,448	15,226	17,173
Township of Langley	57,276	68,851	82,340	95,401
Electoral Area A - Barnston Island	59	63	67	72
<b>SOUTH OF FRASER – WEST Sub-Region</b>	<b>133,274</b>	<b>154,073</b>	<b>179,156</b>	<b>203,680</b>
City of Delta	40,545	47,762	54,575	61,819
City of Richmond	90,804	103,486	120,458	136,835
scəwəθən məsteyəx™ (Tsawwassen First Nation)	1,924	2,825	4,123	5,026

1. Municipal totals, with exception of scəwəθən məsteyəx™ (Tsawwassen First Nation), include the estimates of Indian Reserves located within the respective municipal boundary.

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<b>MEDIUM GROWTH SCENARIO</b>	<b>2024</b>	<b>2031</b>	<b>2041</b>	<b>2051</b>
<b>Metro Vancouver Regional Total</b>	<b>1,171,640</b>	<b>1,353,375</b>	<b>1,542,957</b>	<b>1,724,361</b>
<b>BURRARD PENINSULA Sub-Region</b>	<b>502,898</b>	<b>569,542</b>	<b>640,821</b>	<b>711,344</b>
City of Burnaby	116,721	131,164	148,341	164,960
City of New Westminster	39,701	48,366	56,310	63,616
City of Vancouver	337,159	376,540	416,934	457,953
Electoral Area A - UBC	7,833	8,600	10,398	12,012
Electoral Area A - UEL	1,484	4,872	8,839	12,803
<b>NORTH SHORE Sub-Region</b>	<b>92,327</b>	<b>102,163</b>	<b>113,668</b>	<b>125,833</b>
Bowen Island Municipality	1,916	2,142	2,416	2,615
City of North Vancouver	31,472	35,523	40,334	44,931
District of North Vancouver	37,553	41,139	45,195	49,508
District of West Vancouver	20,806	22,637	24,867	27,807
Village of Lions Bay	524	663	793	905
Electoral Area A - Howe Sound	56	59	63	68
<b>NORTHEAST Sub-Region</b>	<b>105,440</b>	<b>119,135</b>	<b>135,315</b>	<b>152,407</b>
City of Coquitlam	63,830	73,322	84,522	96,587
City of Port Coquitlam	24,818	27,918	30,892	33,646
City of Port Moody	15,671	16,687	18,611	20,796
Village of Anmore	802	872	961	1,046
Village of Belcarra	265	278	268	267
Electoral Area A - Indian Arm/Pitt Lake	54	57	62	66
<b>RIDGE MEADOWS Sub-Region</b>	<b>44,243</b>	<b>54,150</b>	<b>62,898</b>	<b>70,930</b>
City of Maple Ridge	36,397	44,986	52,581	59,547
City of Pitt Meadows	7,846	9,163	10,318	11,383
<b>SOUTH OF FRASER – EAST Sub-Region</b>	<b>293,459</b>	<b>356,194</b>	<b>418,179</b>	<b>473,738</b>
City of Langley	14,406	17,439	19,421	21,350
City of Surrey	210,395	257,243	304,043	345,416
City of White Rock	11,322	13,336	14,831	16,405
Township of Langley	57,276	68,114	79,817	90,495
Electoral Area A - Barnston Island	59	63	67	72
<b>SOUTH OF FRASER – WEST Sub-Region</b>	<b>133,274</b>	<b>152,191</b>	<b>172,075</b>	<b>190,109</b>
City of Delta	40,545	47,215	52,580	57,927
City of Richmond	90,804	102,151	115,372	127,156
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<b>BURRARD PENINSULA Sub-Region</b>	<b>502,898</b>	<b>561,453</b>	<b>610,230</b>	<b>656,226</b>
City of Burnaby	116,721	128,972	139,813	149,548
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Electoral Area A - UBC	7,833	8,472	9,843	10,998
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<b>NORTH SHORE Sub-Region</b>	<b>92,327</b>	<b>100,713</b>	<b>108,440</b>	<b>116,144</b>
Bowen Island Municipality	1,916	2,132	2,378	2,541
City of North Vancouver	31,472	35,080	38,663	41,755
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City of Maple Ridge	36,397	44,348	50,441	55,540
City of Pitt Meadows	7,846	9,060	9,943	10,660
<b>SOUTH OF FRASER – EAST Sub-Region</b>	<b>293,459</b>	<b>350,165</b>	<b>394,482</b>	<b>430,325</b>
City of Langley	14,406	17,188	18,526	19,726
City of Surrey	210,395	252,433	284,721	310,261
City of White Rock	11,322	13,205	14,349	15,493
Township of Langley	57,276	67,277	76,819	84,773
Electoral Area A - Barnston Island	59	63	67	72
<b>SOUTH OF FRASER – WEST Sub-Region</b>	<b>133,274</b>	<b>149,885</b>	<b>163,365</b>	<b>174,178</b>
City of Delta	40,545	46,568	50,180	53,421
City of Richmond	90,804	100,491	109,062	115,731
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To: Regional Planning Committee

From: Sinisa Vukicevic, Program Manager, Regional Planning Analytics and  
Agatha Czekajlo, Senior Policy and Planning Analyst, Regional Planning and Housing  
Services

Date: October 6, 2025 Meeting Date: November 6, 2025

Subject: **Dwelling Unit Projections Update**

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### **RECOMMENDATION**

That the MVRD Board:

- a) receive for information the report dated October 6, 2025, titled “Dwelling Unit Projections Update”; and
  - b) direct staff to forward a copy of the report dated October 6, 2025 titled “Dwelling Unit Projections Update” to member jurisdiction staff.
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### **EXECUTIVE SUMMARY**

In October 2025, the MVRD Board received updated regional population projections. Based on this update, corresponding projections for dwelling units have been completed and are being provided for information and regional planning purposes.

Between 2024 and 2051, the region is expected to add an average of approximately 20,500 net new dwelling units annually, reflecting an average annual growth rate of 1.4 per cent. This is a slight decrease from the 1.5 per cent growth rate reported in the 2024 update, primarily due to revised population growth assumptions.

These updated projections incorporate recent reductions to federal immigration targets. However, they do not yet fully reflect the potential impacts of new provincial housing legislation and associated housing targets. Staff will continue to assess the implications of these updated growth forecasts on the distribution of growth across member jurisdictions.

### **PURPOSE**

To provide the Regional Planning Committee and MVRD Board with an update on Metro Vancouver’s dwelling unit projections.

### **BACKGROUND**

Metro Vancouver conducts annual updates to regional dwelling unit projections to ensure alignment with evolving housing trends, policy developments, and planning requirements. These updates support informed decision-making across regional and municipal levels.

In October 2025, the MVRD Board received updated population projections indicating a temporary slowdown in growth, primarily due to reduced federal immigration targets and a decline in the number of non-permanent residents. Population growth is expected to stabilize over the longer term.

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Following this update, revised dwelling unit projections have been completed and are now being provided for information and regional use. These projections are developed for regional, sub-regional, and municipal geographies to support coordinated planning and policy implementation across jurisdictions.

## **DWELLING UNIT PROJECTIONS**

### **Methodology**

Metro Vancouver's dwelling unit projections are developed using a combined top-down and bottom-up approach. This methodology integrates key drivers of growth and migration—such as population projections (Reference 1)—with current and historical household formation patterns (e.g., household size), and adjustments based on select approved development plans.

Consistent with the 2024 update, the methodology also incorporates supply-side considerations, including land availability, development capacity, and housing affordability, to better reflect the region's housing conditions. Projections are disaggregated by four dwelling structure types: single detached, row house, multiplex, and apartment. These categories follow Statistics Canada's definitions (Reference 2), with further detail provided in Attachment 1, Table 1.

To account for uncertainty in future growth, three scenarios have been developed for dwelling unit projections: low growth (LG), medium growth (MG), and high growth (HG). These scenarios reflect potential variability in population growth, primarily influenced by immigration and fertility rates. The Medium Growth scenario is considered the most likely outcome, while the Low and High Growth scenarios explore alternative trajectories based on different assumptions. For dwelling unit projections, the primary variable across scenarios is the projected population living in private dwellings; all other inputs remain constant.

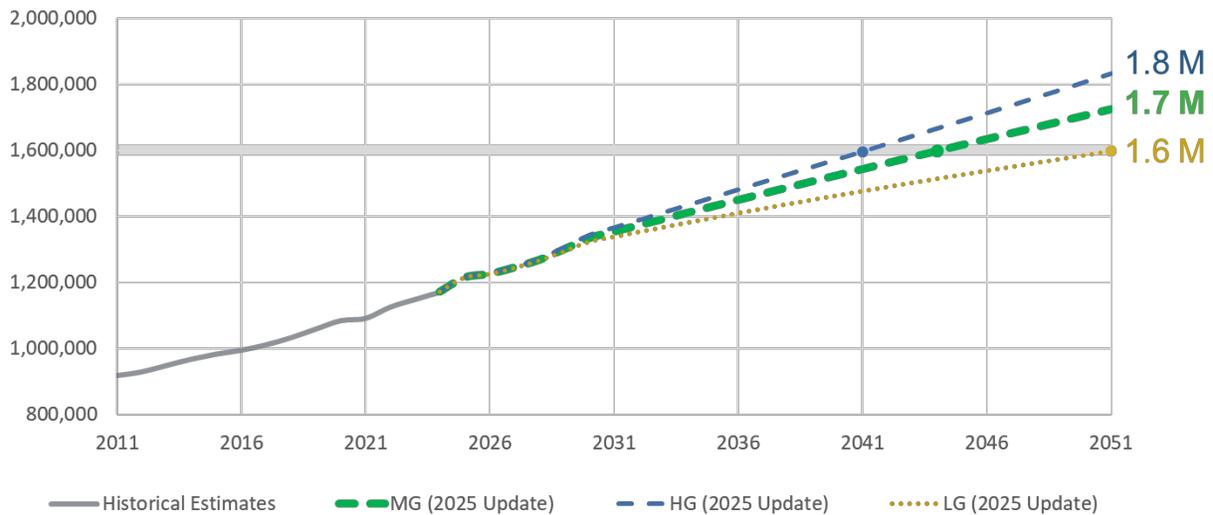
At this time, the dwelling unit projections do not fully incorporate the impacts of recent provincial housing legislation, due to limited availability of historical and supporting data. Metro Vancouver will continue to collaborate with member jurisdictions to ensure future updates reflect the implications of provincial housing targets, new legislation, and revised official community plans.

### **Modelling Results**

Under the 2025 Update MG scenario, Metro Vancouver is projected to reach 1.7 million dwelling units by 2051 (Figure 1). From 2024 to 2051, the region is projected (MG) to add on average about 20,500 net new units annually. This is greater than the average net completions estimated from 2019 to 2023 (19,950 net new units; Reference 3). During the 2024 to 2051 period, the annual growth rate of dwelling units is projected (MG) to be 1.4 per cent, lower than the 1.5 per cent reported in the previous update (2024) due to decreased population growth.

**Figure 1**

*Total Dwelling Unit Projections (2025 Update), Including Medium Growth (MG), High Growth (HG), And Low Growth (LG) Scenarios*



Following a projected record-high annual growth rate of 3.7 per cent between 2024 and 2025, the pace of net new housing development is expected to slow between 2025 and 2026, before increasing again in alignment with anticipated changes to federal immigration policy. As a result, regional dwelling unit growth is projected to decline to 0.9 per cent in 2026, before rising to 2.6 per cent by 2030, depending on the growth scenario. Despite short-term fluctuations in population growth resulting from recent immigration policy changes incorporated into the 2025 Update, all three growth scenarios project dwelling unit growth to remain within a one percentage point margin of the 2024 Update projections. Over the long term, growth rates are expected to return to levels more consistent with historical trends.

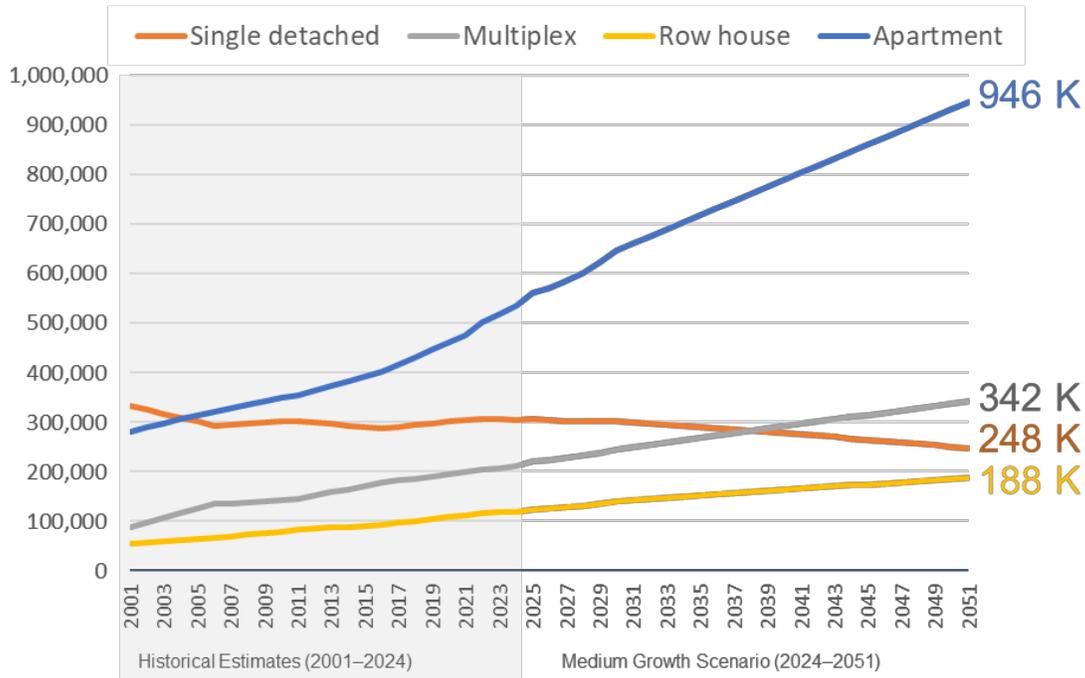
Between 2016 and 2021, the Township of Langley, the City of North Vancouver, and New Westminister experienced higher rates of dwelling unit growth compared to other member jurisdictions (References 4 and 5). During this period, nearly half of the region’s housing growth occurred in Vancouver and Surrey. Under the 2025 Update Medium Growth Scenario, projections indicate that between 2024 and 2051, approximately 25 percent of the region’s net new dwelling units will be located in Surrey, with an additional 21 per cent in Vancouver. Surrey’s dwelling unit stock is projected to grow at an average annual rate of 1.9 per cent, while Vancouver’s is expected to grow at 1.1 per cent annually. Other member jurisdictions—including the Township and City of Langley, Coquitlam, New Westminister, and Maple Ridge—are projected to exceed an annual growth rate of 1.5 per cent during this period.

Consistent with the 2024 Update, the 2025 Update (MG scenario) anticipates a continued decline in the share of single-detached units, alongside a significant increase in apartment units (Figure 2). Apartments are expected to account for approximately 67 per cent of net new units added to the

region’s housing stock, up from 61 per cent based on Census data from 2016 to 2021 (References 4 and 5). This trend aligns with historical patterns in housing starts, completions (Reference 6), and net completions (Reference 3) from 2015 to 2024. By 2051, apartments are projected to represent more than half of the region’s total dwelling units, increasing from a 46 per cent share in 2024 (Figure 3).

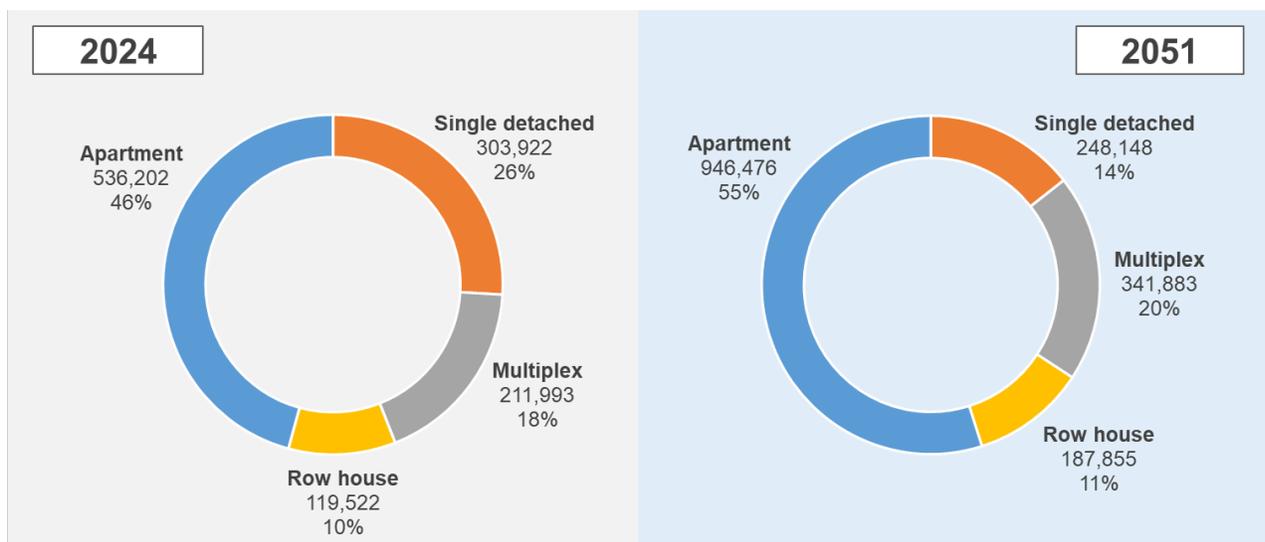
**Figure 2**

*Dwelling Unit Projections (2025 Update, Medium Growth Scenario), By Structure Type*



**Figure 3**

*Dwelling Unit Projections (2025 Update, Medium Growth Scenario) By Structure Type, As A Count and Percentage of Total Dwelling Units Per Year, For 2024 And 2051*



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### Recent Changes to Average Household Sizes

Under the 2024 Update Medium Growth Scenario, the estimated average household size for net new units added in the region was 2.21, closely aligned with the five-year historical average of 2.19 persons per household observed between 2016 and 2021. However, net new housing completions since 2021 have not kept pace with the region's unprecedented population growth. To account for this imbalance, average household size estimates for the period from 2021 to 2024 were adjusted upward.

As a result, the 2024 baseline estimate for average household size across all dwelling structure types increased to 2.62, up from 2.49 in the previous update. Notably, the average household size for single detached homes rose to 3.27, an increase of 0.18. Row houses saw an increase of 0.16, reaching an average of 2.91 in the 2025 Update. Multiplex units increased by 0.15 to an average of 3.15 persons per household, while apartments experienced a more modest increase of 0.11, reaching an average household size of 1.97.

These adjustments reflect the region's evolving housing dynamics and the need to accommodate population growth within existing and planned housing stock.

### ALTERNATIVES

1. That the MVRD Board:
  - a) receive for information the report dated October 6, 2025, titled "Dwelling Unit Projections Update"; and
  - b) direct staff to send a copy of the report dated October 6, 2025 titled "Dwelling Unit Projections Update" to member jurisdiction staff.
2. That the MVRD Board receive for information the report dated October 6, 2025, titled "Dwelling Unit Projections Update".

### FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. All work related to population projections is undertaken in-house by staff within the Regional Planning Department.

### CONCLUSION

The 2025 Update dwelling unit projections reflect the updated population projections, including the impact of recent federal immigration and non-permanent resident policy changes. The updated dwelling unit projections model also incorporated new average household size estimates based on recent net completions data and population growth. Following updated population projections, dwelling units are projected to slow temporarily in the near-term (2025 to 2027 period). These fluctuations underscore the importance of regular updates to Metro Vancouver's projections, particularly in response to evolving federal policy. Metro Vancouver's annual projection updates remain a critical tool for adapting to changing conditions and ensuring coordinated, evidence-based planning across member jurisdictions and regional services.

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**ATTACHMENTS**

1. Summary of Dwelling Unit Projections.
2. Dwelling Unit Projections Tables (Low, Medium, and High Growth Scenarios).

**REFERENCES**

1. Vukicevic, S. & Czekajlo, A. (2025). *Population Projections Update* [Staff report to MVRD Board meeting on 2025, October 3]. <https://metrovancover.org/boards/GVRD/RD-2025-10-03-AGE.pdf>
2. Statistics Canada. *Type of Dwelling Reference Guide, Census of Population, 2021*. Catalogue no. 98-500-X, issue 2021001. <https://www12.statcan.gc.ca/census-recensement/2021/ref/98-500/001/98-500-x2021001-eng.cfm>
3. Metro Vancouver Housing Data Book. (2025, February). 2.10. *Housing Demolitions*. <https://metrovancover.org/services/regional-planning/Documents/metro-vancouver-housing-data-book-2025.pdf#page=79>
4. Statistics Canada. (2017; modified 2019). *Table 98-400-X2016017, Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 Census - 100% Data*. <https://www150.statcan.gc.ca/n1/en/catalogue/98-400-X2016017>
5. Statistics Canada. (2022; modified 2025). *Table 98-10-0041-01, Structural type of dwelling and household size: Canada, provinces and territories, census divisions and census subdivisions*. <https://doi.org/10.25318/9810004101-eng>
6. Canada Mortgage and Housing Corporation. (2025). *Housing Market Information Portal*. [www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada](http://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada)

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**Table 1**

*Summary of Dwelling Structure Types in Metro Vancouver Dwelling Unit Projections, 2025 Update*

Metro Vancouver Projections – Dwelling Structure Types Definitions		
Dwelling Structure Types (2025 Update)	Statistics Canada, Dwelling Structure Type	Statistics Canada, Dwelling Structure Type Definitions
Single detached	Single-detached house	A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above or below it.
	Mobile home	A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice.
	Other moveable dwelling	A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.
Multiplex	Semi-detached house	One of two dwellings attached side by side (or back to back) to each other, but not to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above or below it, and the two units together have open space on all sides.
	Apartments or flat in a duplex	One of two dwellings located one above the other.
	Other single-attached house	As single dwelling that is attached to another building and that does not fall into any of the other categories.
Row house	Row house	One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below.
Apartment	Apartment in a building that has fewer than five storeys	A dwelling unit attached to other dwelling units, commercial units or other non-residential space in a building that has fewer than five storeys.
	Apartment in a building that has five or more storeys	A dwelling unit in a high-rise apartment building that has five or more storeys. Also included are apartments in a building with five or more storeys where the first floor or second floor is commercial establishments.

Source: Statistics Canada. *Type of Dwelling Reference Guide, Census of Population, 2021*. Catalogue no. 98-500-X, issue 2021001. <https://www12.statcan.gc.ca/census-recensement/2021/ref/98-500/001/98-500-x2021001-eng.cfm>

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<b>MEDIUM GROWTH SCENARIO</b>	<b>2024</b>	<b>2031</b>	<b>2041</b>	<b>2051</b>
<b>Metro Vancouver Regional Total</b>	<b>1,171,640</b>	<b>1,353,375</b>	<b>1,542,957</b>	<b>1,724,361</b>
<b>BURRARD PENINSULA Sub-Region</b>	<b>502,898</b>	<b>569,542</b>	<b>640,821</b>	<b>711,344</b>
City of Burnaby	116,721	131,164	148,341	164,960
City of New Westminster	39,701	48,366	56,310	63,616
City of Vancouver	337,159	376,540	416,934	457,953
Electoral Area A - UBC	7,833	8,600	10,398	12,012
Electoral Area A - UEL	1,484	4,872	8,839	12,803
<b>NORTH SHORE Sub-Region</b>	<b>92,327</b>	<b>102,163</b>	<b>113,668</b>	<b>125,833</b>
Bowen Island Municipality	1,916	2,142	2,416	2,615
City of North Vancouver	31,472	35,523	40,334	44,931
District of North Vancouver	37,553	41,139	45,195	49,508
District of West Vancouver	20,806	22,637	24,867	27,807
Village of Lions Bay	524	663	793	905
Electoral Area A - Howe Sound	56	59	63	68
<b>NORTHEAST Sub-Region</b>	<b>105,440</b>	<b>119,135</b>	<b>135,315</b>	<b>152,407</b>
City of Coquitlam	63,830	73,322	84,522	96,587
City of Port Coquitlam	24,818	27,918	30,892	33,646
City of Port Moody	15,671	16,687	18,611	20,796
Village of Anmore	802	872	961	1,046
Village of Belcarra	265	278	268	267
Electoral Area A - Indian Arm/Pitt Lake	54	57	62	66
<b>RIDGE MEADOWS Sub-Region</b>	<b>44,243</b>	<b>54,150</b>	<b>62,898</b>	<b>70,930</b>
City of Maple Ridge	36,397	44,986	52,581	59,547
City of Pitt Meadows	7,846	9,163	10,318	11,383
<b>SOUTH OF FRASER – EAST Sub-Region</b>	<b>293,459</b>	<b>356,194</b>	<b>418,179</b>	<b>473,738</b>
City of Langley	14,406	17,439	19,421	21,350
City of Surrey	210,395	257,243	304,043	345,416
City of White Rock	11,322	13,336	14,831	16,405
Township of Langley	57,276	68,114	79,817	90,495
Electoral Area A - Barnston Island	59	63	67	72
<b>SOUTH OF FRASER – WEST Sub-Region</b>	<b>133,274</b>	<b>152,191</b>	<b>172,075</b>	<b>190,109</b>
City of Delta	40,545	47,215	52,580	57,927
City of Richmond	90,804	102,151	115,372	127,156
scəwəθən məsteyəx™ (Tsawwassen First Nation)	1,924	2,825	4,123	5,026

1. Municipal totals, with exception of scəwəθən məsteyəx™ (Tsawwassen First Nation), include the estimates of Indian Reserves located within the respective municipal boundary.

## DWELLING UNIT PROJECTIONS

<b>HIGH GROWTH SCENARIO</b>	2024	2031	2041	2051
<b>Metro Vancouver Regional Total</b>	<b>1,171,640</b>	<b>1,369,901</b>	<b>1,606,039</b>	<b>1,846,114</b>
<b>BURRARD PENINSULA Sub-Region</b>	<b>502,898</b>	<b>576,008</b>	<b>665,997</b>	<b>759,789</b>
City of Burnaby	116,721	132,883	155,215	178,198
City of New Westminster	39,701	48,858	58,228	67,530
City of Vancouver	337,159	380,699	432,838	488,221
Electoral Area A - UBC	7,833	8,696	10,877	13,037
Electoral Area A - UEL	1,484	4,872	8,839	12,803
<b>NORTH SHORE Sub-Region</b>	<b>92,327</b>	<b>103,383</b>	<b>117,997</b>	<b>134,176</b>
Bowen Island Municipality	1,916	2,151	2,448	2,678
City of North Vancouver	31,472	35,887	41,702	47,660
District of North Vancouver	37,553	41,621	46,866	52,689
District of West Vancouver	20,806	22,995	26,097	30,124
Village of Lions Bay	524	671	821	958
Electoral Area A - Howe Sound	56	59	63	68
<b>NORTHEAST Sub-Region</b>	<b>105,440</b>	<b>120,542</b>	<b>140,462</b>	<b>162,769</b>
City of Coquitlam	63,830	74,210	87,858	103,468
City of Port Coquitlam	24,818	28,245	31,988	35,698
City of Port Moody	15,671	16,878	19,309	22,181
Village of Anmore	802	875	979	1,087
Village of Belcarra	265	276	267	269
Electoral Area A - Indian Arm/Pitt Lake	54	57	62	66
<b>RIDGE MEADOWS Sub-Region</b>	<b>44,243</b>	<b>54,818</b>	<b>65,040</b>	<b>74,989</b>
City of Maple Ridge	36,397	45,563	54,411	62,997
City of Pitt Meadows	7,846	9,255	10,630	11,992
<b>SOUTH OF FRASER – EAST Sub-Region</b>	<b>293,459</b>	<b>361,076</b>	<b>437,387</b>	<b>510,710</b>
City of Langley	14,406	17,650	20,149	22,715
City of Surrey	210,395	261,065	319,605	375,350
City of White Rock	11,322	13,448	15,226	17,173
Township of Langley	57,276	68,851	82,340	95,401
Electoral Area A - Barnston Island	59	63	67	72
<b>SOUTH OF FRASER – WEST Sub-Region</b>	<b>133,274</b>	<b>154,073</b>	<b>179,156</b>	<b>203,680</b>
City of Delta	40,545	47,762	54,575	61,819
City of Richmond	90,804	103,486	120,458	136,835
scəwəθən məsteyəx™ (Tsawwassen First Nation)	1,924	2,825	4,123	5,026

1. Municipal totals, with exception of scəwəθən məsteyəx™ (Tsawwassen First Nation), include the estimates of Indian Reserves located within the respective municipal boundary.