

Land Use Forecast Uncertainty



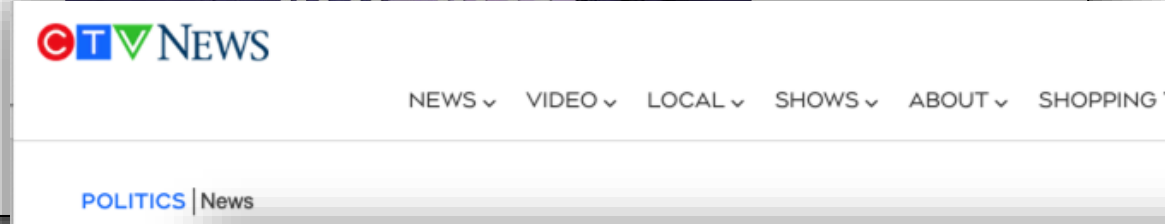
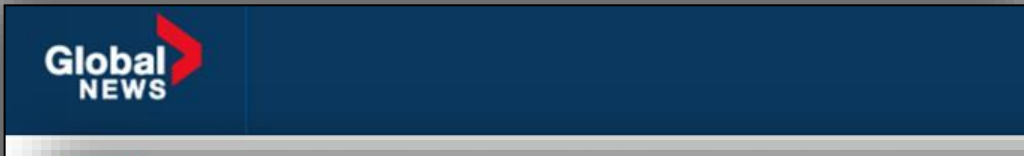
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2017 - 2024



Each year by Nov 1st, the Minister of Immigration, Refugees and Citizenship must table a new Immigration Levels Plan, a forward-looking snapshot of immigration targets for the next 3 years.

IMMIGRATION, REFUGEES AND CITIZENSHIP CANADA



CBC

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Canada's growth faster than i

Peter Zimo

CHRISTIAN CO OTTAWA THE CANADIAN PUBLISHED DE FOR SUBSCR

This article be current.

186 LISTEN

As 2022 d more than an influx c

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The newly year, with

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Canada's growth faster than i

By Jack Guy, CNN 2 minute read

CANADIAN IMMIGRANT

ARRIVE SUCCEED INSPIRE

AWARDS EVENTS IMMIGRATE INTERNATIONAL STUDENTS CAREERS & EDUCATION SETTLE

MONEY & BUSINESS FIND A JOB & HOME

Pedestrians in the

(CNN) — Canada the vast majority

This is the first t one million peop Canada publish

The total popula prior, with immigr statistics agency

While other deve fastest growing globally.

Home / News

Canada's population sees biggest one-year increase on record: StatCan report

OCTOBER 3RD, 2023 CANADIAN IMMIGRANT NEWS 0 COMMENTS

New data from Statistics Canada released on September 27, 2023, finds that Canada's population grew by the highest rate in a single year since 1957, as the numbers of immigrants, temporary workers and international students surged.

According to [the release](#), the country's population was estimated at 40,097,761 on July 1, 2023, an increase of over a million people from July 1, 2022.

Photo by fauxels

the 2020s

“Canada remains the fastest-growing country in the G7

“we’ve grown more than in any other year since Confederation

“the first time in the country’s history that its population has grown by more than one million people

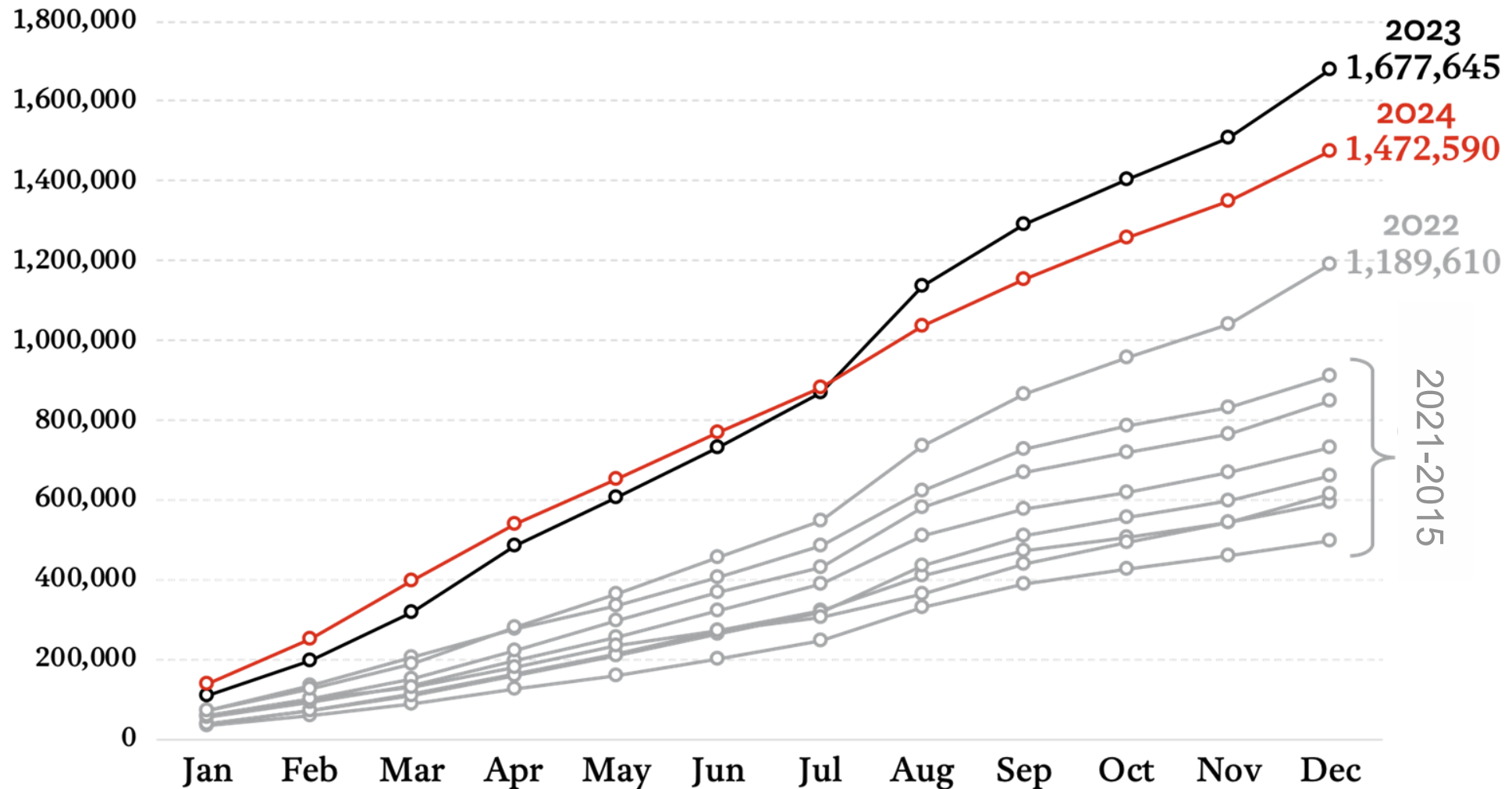
“biggest one-year increase on record

STATISTICS CANADA



permitting growth in canada's population

PERMITS ISSUED (STUDY + TFWP + IMP), MONTHLY, CUMULATIVE



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Federal government should look at cap on student visas, Housing Minister Sean Fraser says


MARIEKE WALSH > SENIOR POLITICAL REPORTER

CHARLOTTETOWN

PUBLISHED YESTERDAY

UPDATED 1 HOUR AGO

FOR SUBSCRIBERS



Federal Housing Minister Sean Fraser didn't provide any timeline for when Ottawa might lower the number of study permits issued.

DARREN CALABRESE/THE CANADIAN PRESS

203 COMMENTS

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The federal government should reassess its policy on international students and consider a cap on a program that has seen “explosive growth,” putting pressure on rental markets and driving up costs, Housing and Infrastructure Minister Sean Fraser said.

The number of international students in Canada has more than doubled since Prime Minister Justin Trudeau took office in 2015, government data show. At the end of 2022, it sat at 807,260.

AUGUST 22, 2023

“

The reality is we’ve got temporary immigration programs that were never designed to see such explosive growth in such a short period of time...

MINISTER OF HOUSING, SEAN FRASER

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POLITICS Jan 22, 2024

Feds announce two-year cap on international student admissions

The Canadian Press



Now Showing 6:32
With immigration, it's very difficult to balance good economics w...

Up Next 5:32
How non-permanent resident immigration is helping Canada avoid a ...

6:37
We need to ensure immigrants contribute not only to GDP but also ...

Immigration Minister Marc Miller is announcing a two-year cap on international student admissions.

The minister hopes the cap will give the federal and provincial government time to curb a system that he says is taking advantage of high international student tuition while providing, in some cases, a poor education.

The cap will mean a 35 per cent overall reduction in new study visas this year though some provinces, including Ontario, will see a reduction of 50 per cent or more.

JANUARY 22, 2024

“

Immigration Minister Marc Miller is announcing a two-year cap on international student admissions

MINISTER OF IMMIGRATION, MARK MILLER





News / Economy



Canada to put a cap on temporary residents for the first time

Caps on students, asylum seekers and temporary workers to be introduced this fall

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Naimul Karim

Published Mar 21, 2024 • Last updated Mar 22, 2024 • 4 minute read

30 Comments



Immigration Minister Marc Miller said he hopes to reduce the number of temporary residents to five per cent over the next three years. PHOTO BY SEAN KILPATRICK/THE CANADIAN PRESS

Prime Minister Justin Trudeau's government will be limiting the number of temporary residents entering Canada by introducing caps on them for the first time starting this fall as it tries to tackle the ongoing housing crisis and curb inflation.

MARCH 21, 2024

“

Canada to put a cap on temporary residents for the first time starting this fall as it tries to tackle the ongoing housing crisis...

MINISTER OF IMMIGRATION, MARK MILLER





Trudeau announces sharp cuts to Canada's immigration targets

5 days ago

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Nadine Yousif
BBC News, Toronto



Trudeau says the cuts to Canada's immigration targets will pause population growth over the next two years

Canada has announced a sharp cut in the number of immigrants it allows into the country in an effort to "pause population growth", marking a notable shift in policy for the Justin Trudeau government.

As part of the changes, Canada will reduce the number of permanent residents in 2025 from a previous target of 500,000 to 395,000 - a 21% drop.

Prime Minister Trudeau said his government "didn't get the balance quite right" when it bolstered immigration post-pandemic to address labour shortages.

Public support for immigration in Canada has been waning, with opinion polls suggesting rising concern over the growing numbers and its impact on housing and social services.

The move comes on the heels of already announced reduced targets for both international students and temporary foreign workers.

On Thursday, Trudeau and Canada's immigration minister Marc Miller announced further cuts, this time to the number of new permanent residents.

The goal, Miller said, is to set a smaller target of 365,000 new permanent residents by 2027.

OCTOBER 24, 2024

“

As part of the new plan, Canada will reduce the number of permanent residents in 2025 from a previous target of 500,000 to 395,000, and further to 365,000 in 2027...

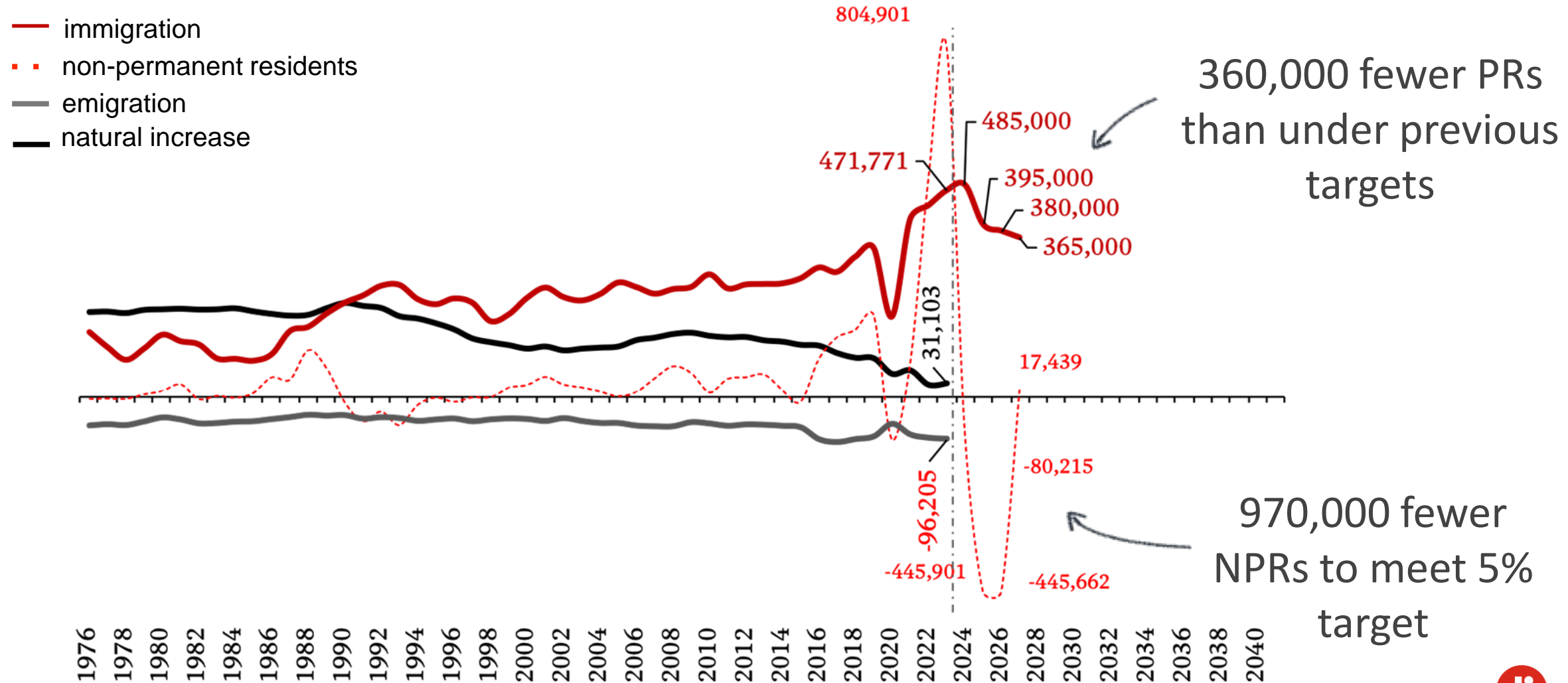
...and reduce the share of non-permanent residents in Canada to 5% of population.

PRIME MINISTER JUSTIN TRUDEAU



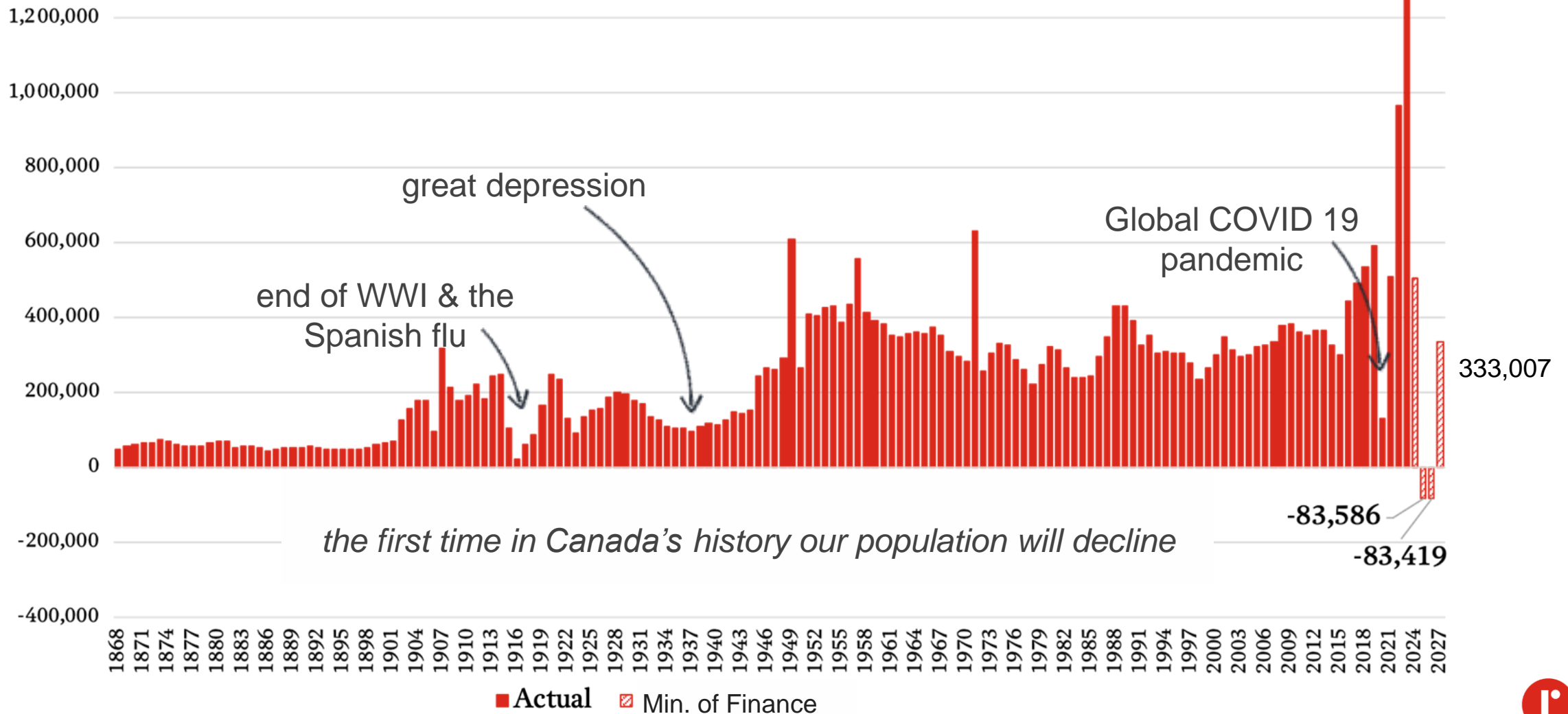
permitting growth in canada's population

COMPONENTS OF CHANGE



(unprece)dented population growth

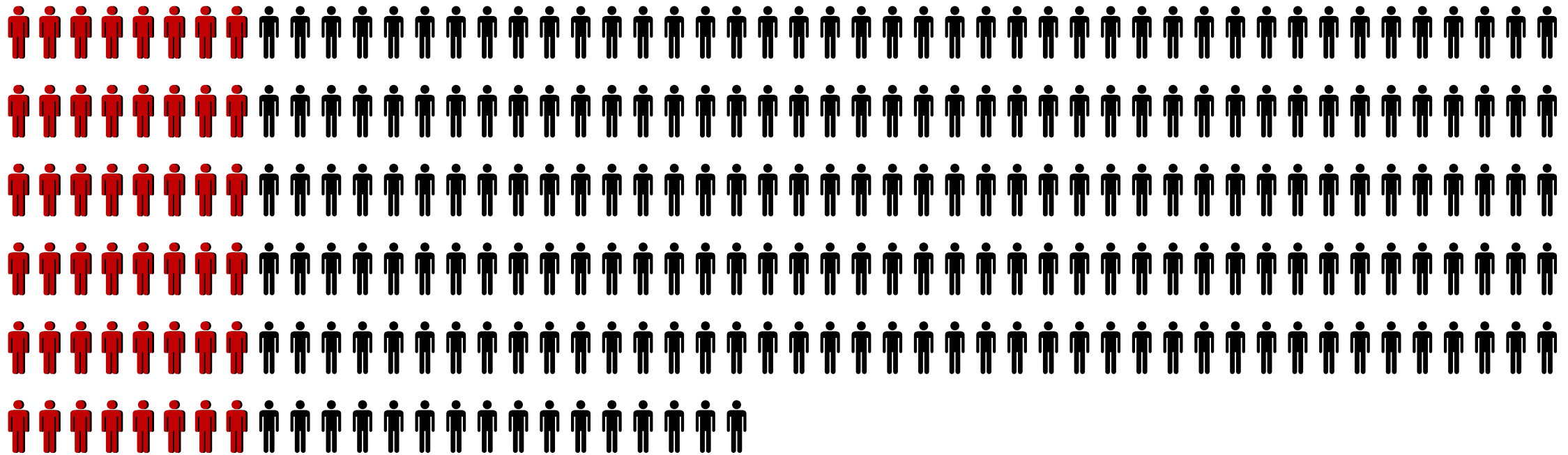
ANNUAL CHANGE IN POPULATION, CANADA 1867-2027



the implications for BC & Metro Van

IMMIGRATION & PERMANENT RESIDENTS

285,000 IMMIGRANTS INTO CANADA PER YEAR IN THE PAST DECADE



BC'S SHARE: 15% (42,000)

metro share: 12% (38,000)

8% OF CANADA'S POP

13% OF CANADA'S POPULATION

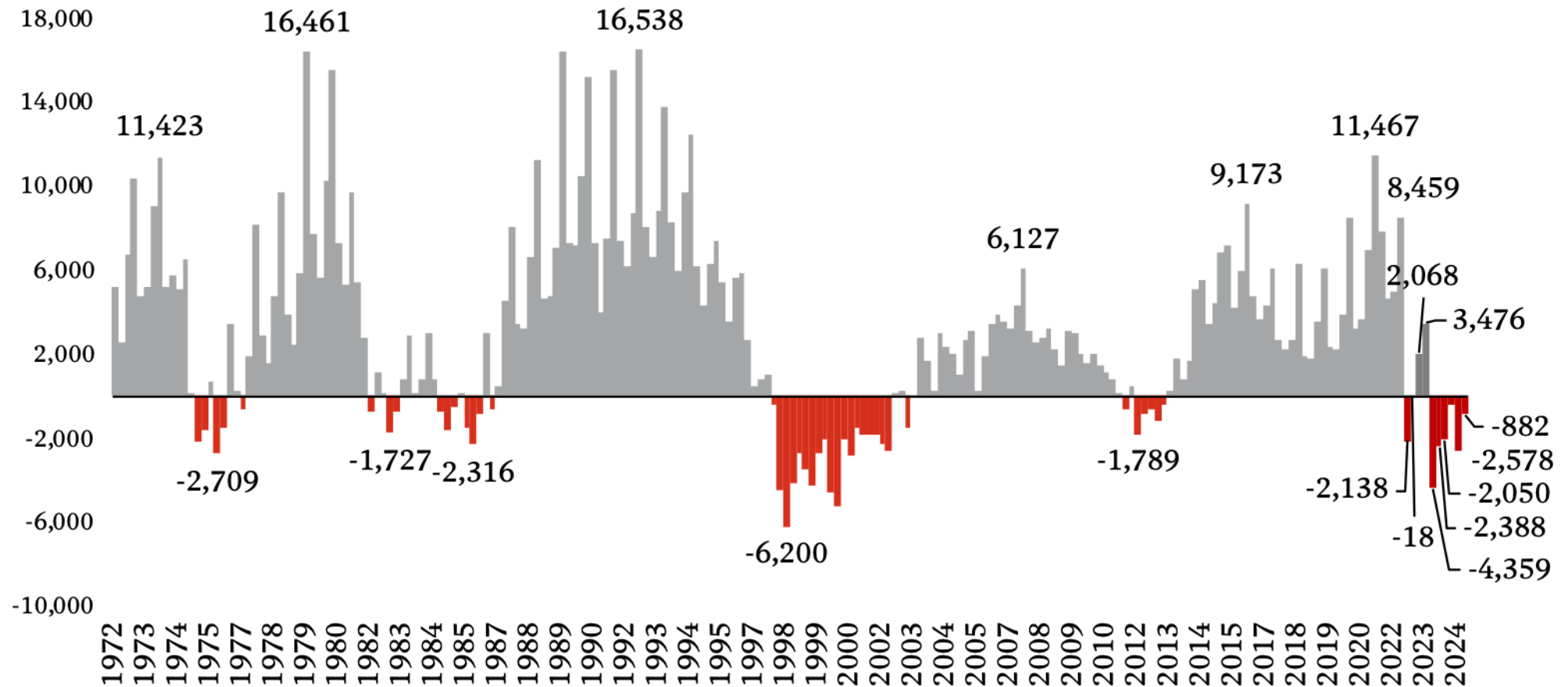


= 1000 PEOPLE



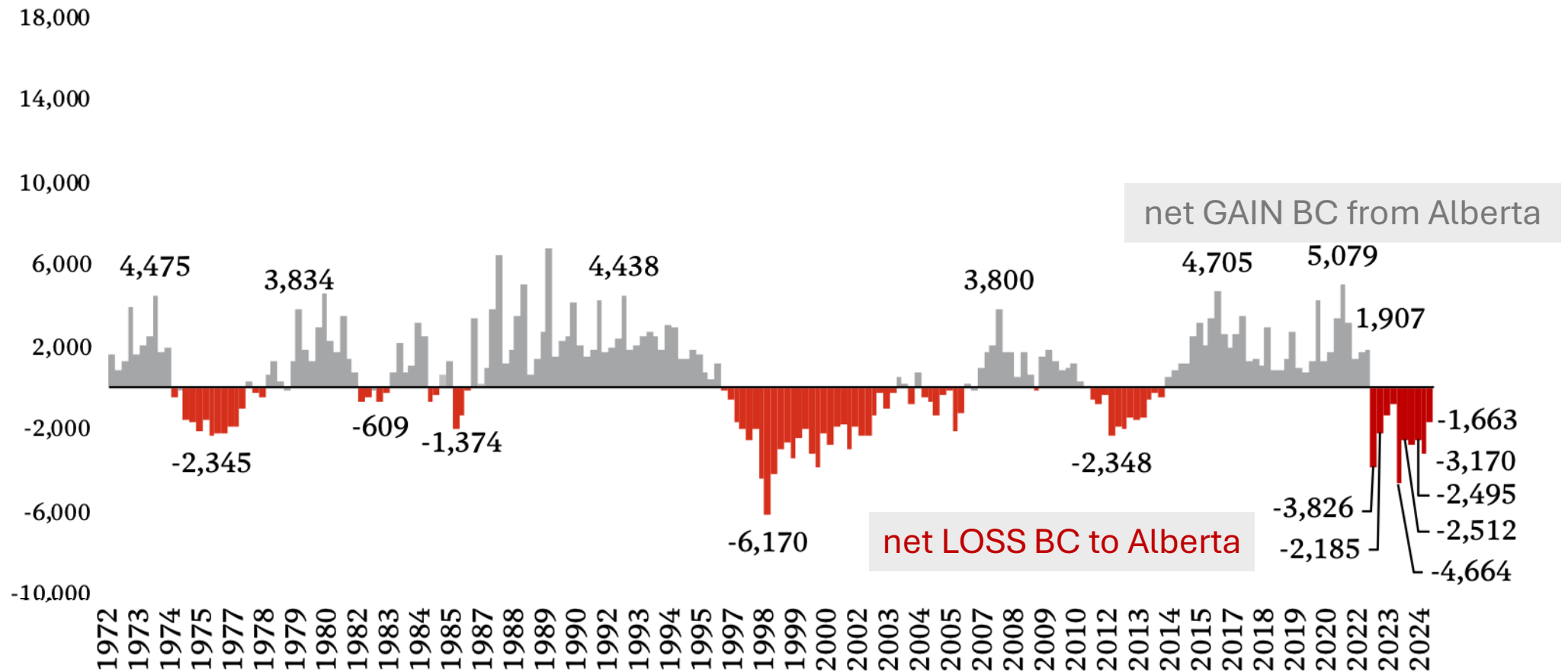
net interprovincial migration

BRITISH COLUMBIA to Q4 2024



net interprovincial migration

BRITISH COLUMBIA to Q4 2024



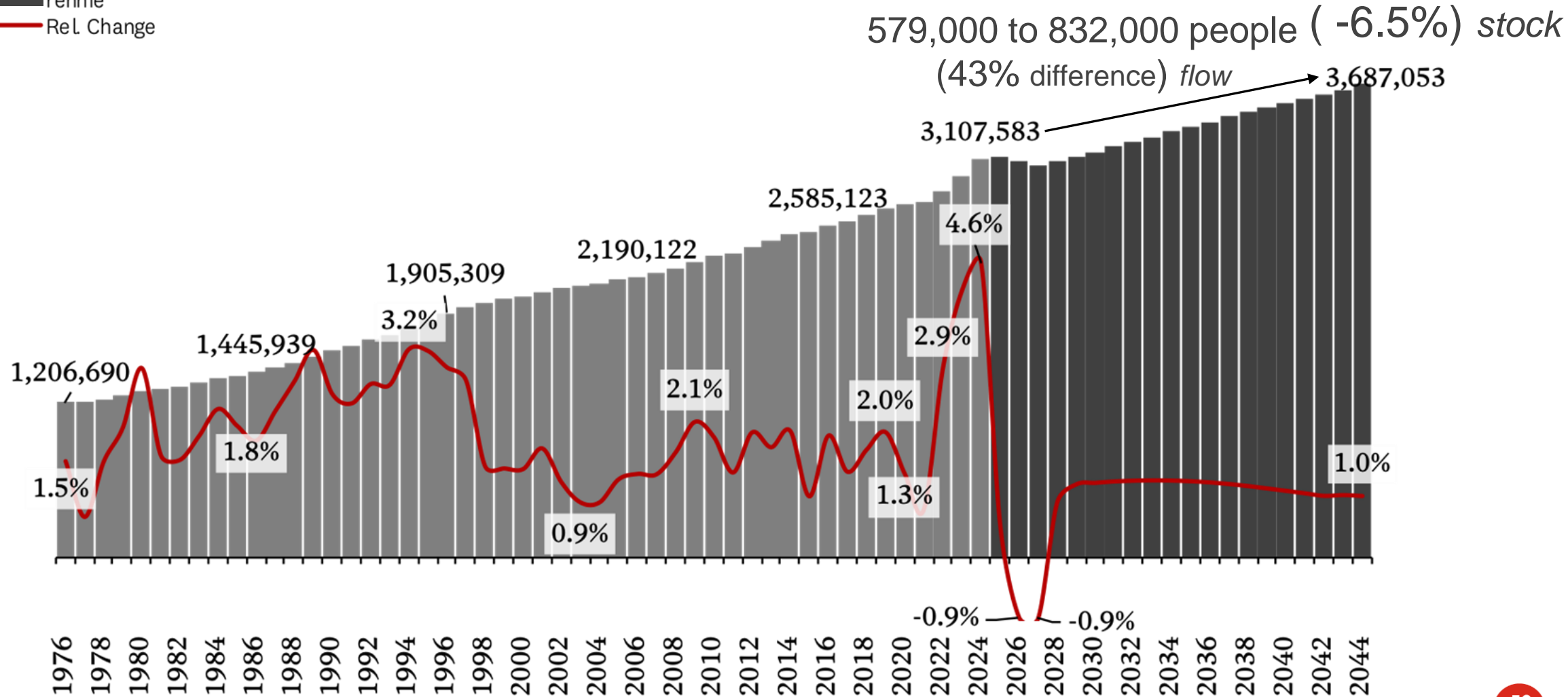
our future growth & change

METRO VANCOUVER PROJECTIONS TO 2044

2024 series:

3.94 million

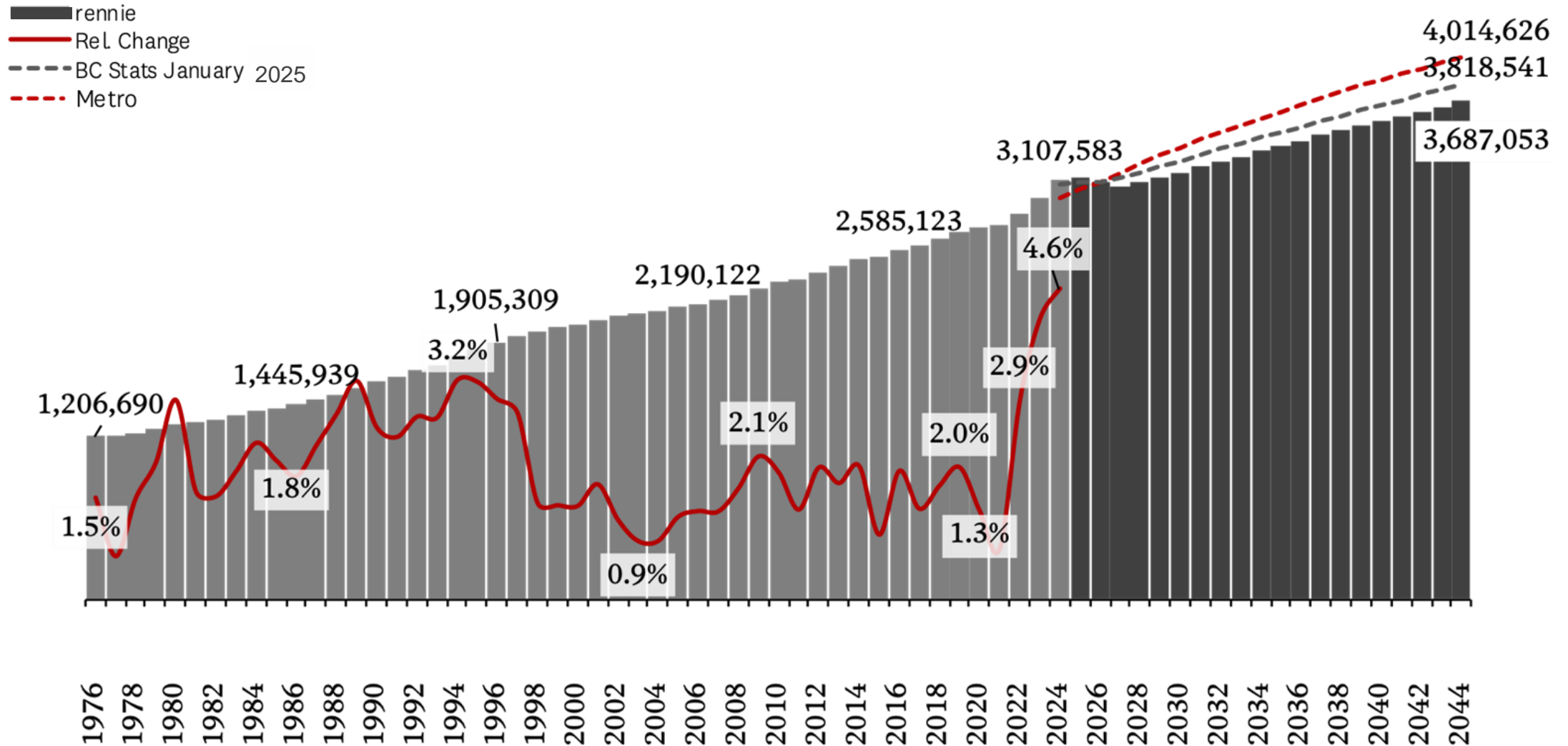
rennie
ReL Change



our future growth & change

METRO VANCOUVER PROJECTIONS TO 2044

579,000 to 907,000
additions





key insights

Even with 2024's immigration plan, the region is expected to add another 2 Burnaby's over the next 2 decades...

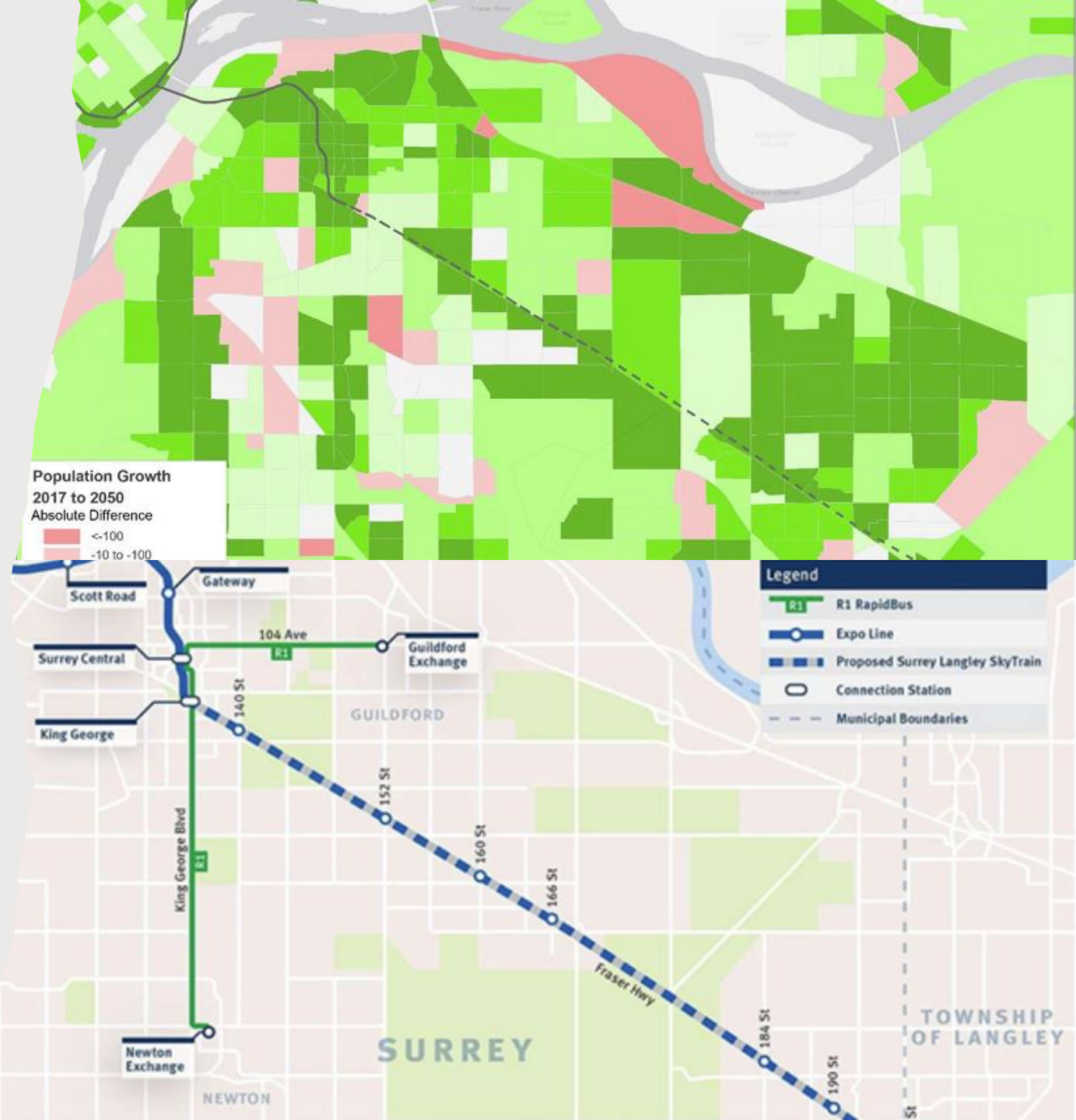
...and it could be up to 3!

While it is important to recognize regional variance in population outlooks *(and understand the roots of that variance)*, we also need to consider where and how growth will be realized...



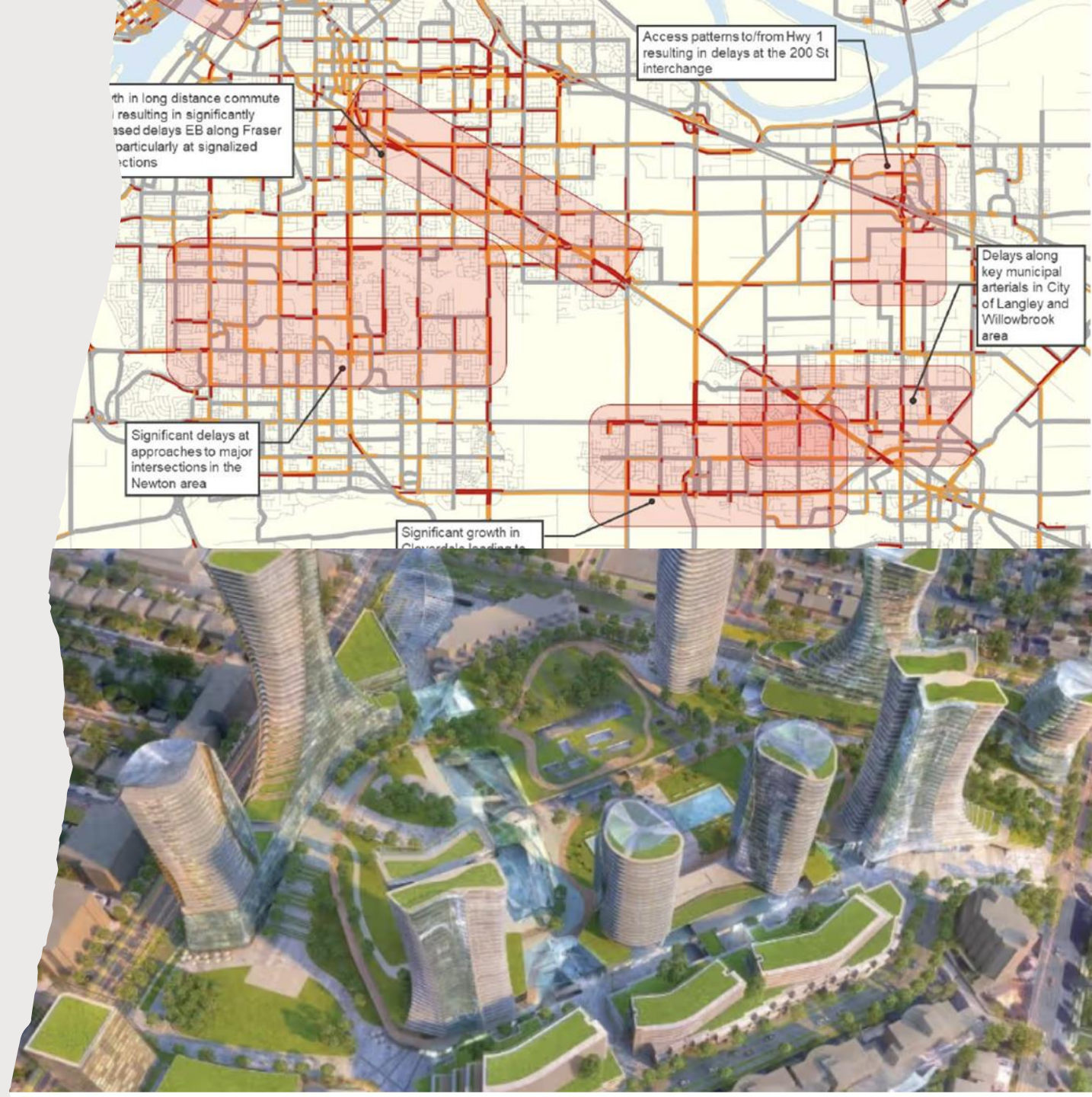
Transportation Implications

- Historically a single future forecast land use was provided for the regional model
- Sensitivity testing was done on the infrastructure, services and pricing side
 - Road capacity changes
 - Transit headways/service levels
 - New infrastructure
 - Parking fees, transit fares, road pricing
- Uncertainty in future growth now may be just as important
 - EMAT
 - Blanket Uplift?



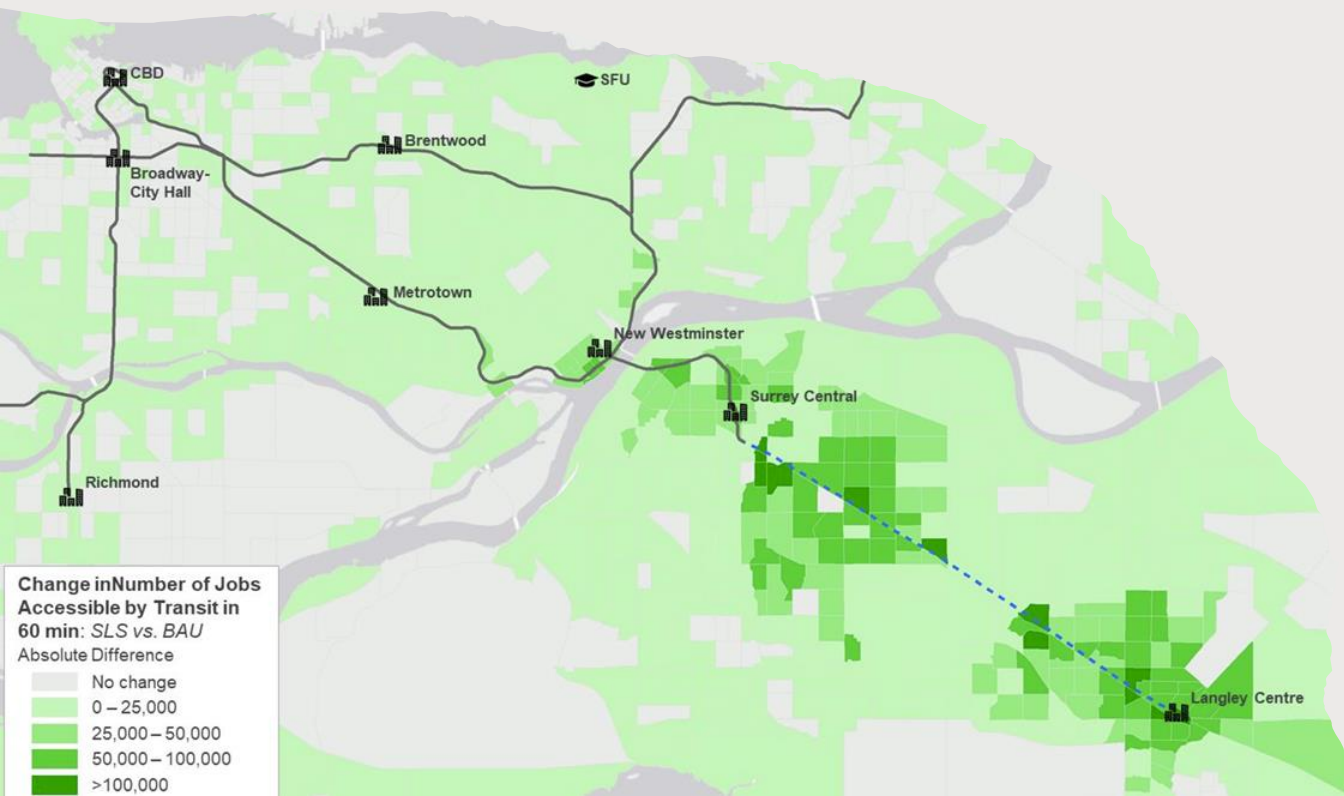
Transportation Implications

- Policy implications can result in drastic differences in horizon year totals regionally
- Major integrated developments with dedicated service infrastructure (TOA/TOD)
 - Review of intensive land use growth on existing model connectivity
 - Localized hot spots vs regional congestion growth
- Localized mode share and trip making
 - Dedicated rental and tenure of new developments



Transportation Implications

- Opportunity to evaluate project performance under multiple growth scenarios
- 10 year municipal Capital planning horizon
- Uncertainty in market uptake timing, when development forecasts will be achieved
 - Forecasts may be seen as built out, and uncertainty recognized in the timing of project implementation
 - This may be more pronounced in business casing analysis/NPV calculations to stress test projects/programs



Model Implications



Alternative land use files are easily input to the RTM



Should land use sensitivities be considered in business case development?



Do future projects require land use uplift or are they supported by the uplift?



Guidance from the RTM 'what-if' machine can support project evaluation