Population and Household Projections
Northeast Avalon Region

Newfoundland Labrador

June 2008

Population and Household Projections
for the Northeast Avalon Region

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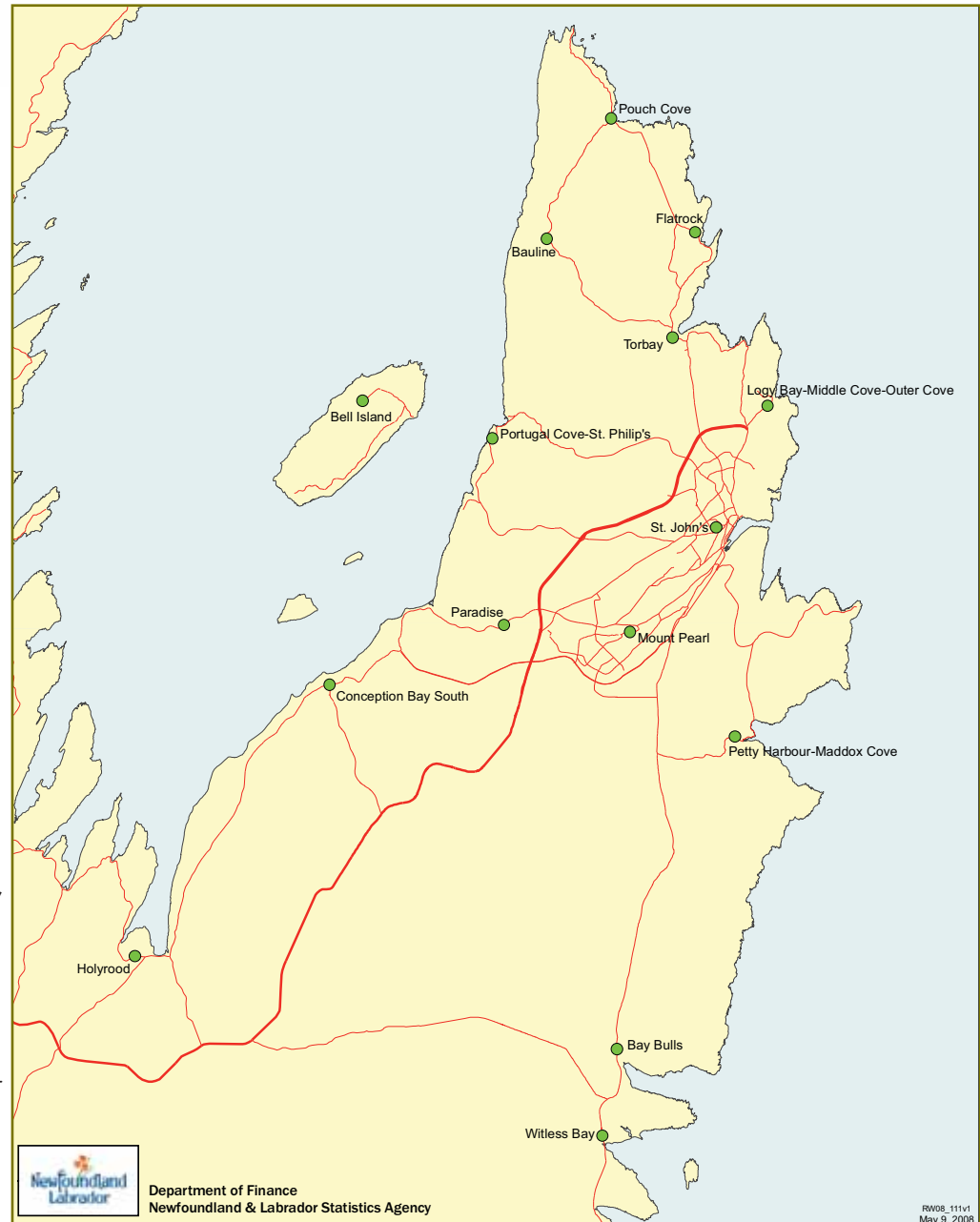for the Northeast Avalon Region

1.0 Introduction

In January 2005, the provincial government announced a comprehensive review of the St. John's Urban Region Regional Plan. The St. John's Urban Region Regional Plan is the planning and policy document that guides development and land use for the Northeast Avalon Peninsula as far south as Witless Bay and south west as Holyrood including Bell Island. The Plan was approved in 1976 and although there have been several amendments over the years, there had not been an extensive review since the Plan was implemented.

As a part of the review, a Technical Planning Committee was established and it was this committee that asked the Economic Research and Analysis Division (ERAD) of the Department of Finance to prepare population and household projections for the Northeast Avalon Region.

This report presents a review of past population and household trends for the Northeast Avalon Region as well as projections for the coming years. Historical data (census years) from 1981 to 2006 are presented along with projections to 2026. The results are available by five-year age groups and gender for the region.

The population and household projections in this report include the following municipalities: St. John's, Mount Pearl, Conception Bay South, Paradise, Portugal Cove-St. Philip's, Torbay, Holyrood, Logy Bay-Middle Cove-Outer Cove, Pouch Cove, Flatrock, Witless Bay, Bay Bulls, Petty Harbour-Maddox Cove, Bell Island and Bauline.

In the process of preparing the population projections, the ERAD conducted consultations with various municipal officials for their knowledge of ongoing and potential future developments in their respective areas. Discussions revolved around present and future potential commercial and residential development prospects for each town/city.

Population and Household Projections for the Northeast Avalon Region

Department of Finance
Newfoundland & Labrador Statistics Agency

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Using historic data, the information collected in consultation with municipal officials and ERAD's long-term economic forecast, three scenarios (high, medium and low) were produced for population and households in the region.

The time periods available for historical data vary by geography and indicator. Most provincial level data are available back to the early 1970s. However, data regarding population and occupied dwellings for the Northeast Avalon Region are available from census years 1981 to 2006, while birth, death and net-migration data are only available from 1991 to 2005.

1.1 Past Trends

Background

Changes in a region's population can be disaggregated into components. Births and in-migration increase the size of the population while deaths and out-migration decrease the population. Fertility rates and births are influenced by factors such as new birth control methods, changing societal values regarding gender equality and children, and increased female labour force participation. The number of deaths generally depends on the age structure and life expectancies in a population. Factors influencing births and deaths tend to be stable from year-to-year and change slowly over time. However, in- and out-migration tends to be driven by the health of the local economy relative to other jurisdictions. Relative economic conditions can change from year-to-year and as a result annual net-migration (in less out) numbers can, and very often do, change dramatically from one year to the next. Combined, these demographic factors determine the overall size and make-up of the population.

Natural Population Change

The demographics of Newfoundland and Labrador have changed significantly over the past four decades. The Total Fertility Rate[1] (TFR) has declined sharply from 4.6 in the mid 1960s to about 1.3 today. The TFR in the Northeast Avalon Region has followed the provincial

Total Fertility Rate
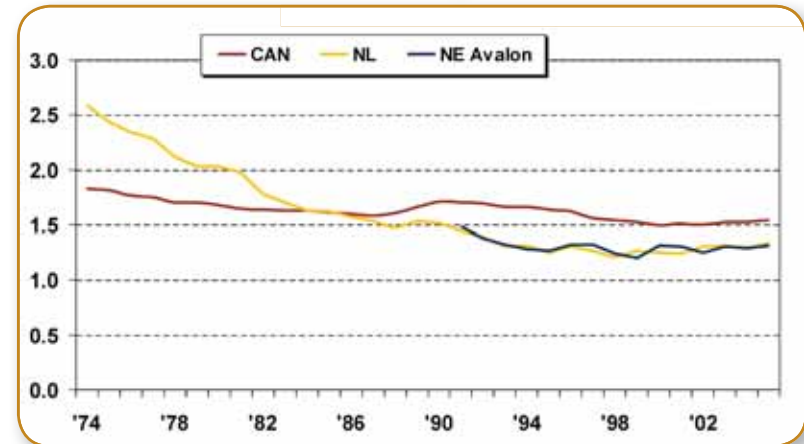
Statistics Canada; Economic Research and Analysis Division, Department of Finance

Natural Population Change, Northeast Avalon
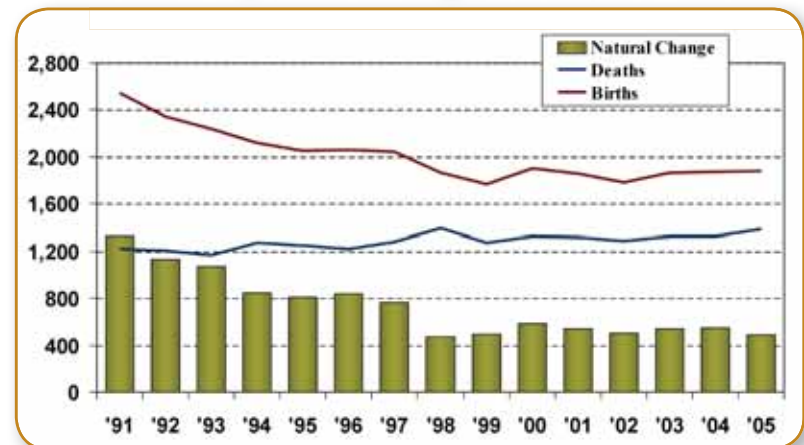
Statistics Canada; Economic Research and Analysis Division, Department of Finance

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1. The number of births per women of childbearing age at current fertility rates.

trend since 1991 declining from roughly 1.5 in 1991 to roughly 1.3 in recent years.

Provincial births have fallen along with fertility rates, declining from around 15,000 annually in the early 1960s to about 4,300 last year. Over the past 15 years births in the Northeast Avalon have also declined, dropping from near 2,500 in 1991 to roughly 1,900 in 2005.

With the provincial population aging, the number of deaths have increased, rising from around 3,000 annually in the 1960s to about 4,500 last year. Deaths in the Northeast Avalon increased modestly over the past 15 years increasing from approximately 1,200 in 1991 to roughly 1,400 in 2005.

The combination of declining births and increasing deaths means that provincial natural population change has declined from an annual increase of roughly 12,000 in the 1960s to a decrease of roughly 200 last year. Similar trends were observed in the Northeast Avalon Region where natural population change declined from 1,300 in 1991 to roughly 500 in 2005.

Net Migration and Population

The population of Newfoundland and Labrador declined steadily from 1992 to 2007. The collapse of the fishery in 1992 was followed by a period of high out-migration in the mid to late 1990s. High out-migration and a low fertility rate contributed to large population declines. Out-migration slowed in the 2002 to 2004 period, but it increased again in the 2005 to 2007 period as major construction projects were completed and the demand for labour in other provinces (e.g., Alberta) increased. Recent quarterly numbers for the second half of 2007 and the first half of 2008 show signs of an improvement with preliminary numbers indicating net in-migration to the province. This is most likely due to the strong performance of the province's economy and renewed optimism about future opportunities, in particular oil and gas.

The Northeast Avalon Region lost people due to net out-migration between 1991 and 2001; however, unlike the province as a whole, the losses were not high enough to cause significant population

Net Migration, Northeast Avalon
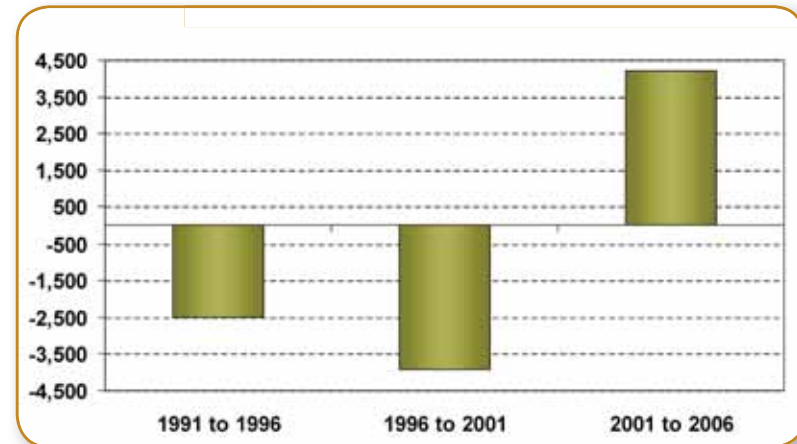
Economic Research and Analysis Division, Department of Finance

declines. In fact, things turned around between 2001 and 2006 with net in-migration and natural increase both contributing to population growth. Table 1 illustrates the total population of each community located in the Northeast Avalon Region according to the census counts from Statistics Canada for all census years from 1981 to 2006. As is evident from Table 1, the population of the region has generally increased over the 25 year period from 1981 to 2006. There was a slight decline in population between 1996 and 2001, but population grew in each of the other census periods. The most recent population growth, between 2001 and 2006, is likely due to strong growth in the local economy and the continuation of a general trend towards urbanization.

The combination of natural gains and in-migration from rural areas have increased the Northeast Avalon Region population even as the provincial population declined. A large portion of the Northeast Avalon Region is comprised of the City of St. John's and the suburban area around St. John's. The City of St. John's has recorded a 1.3% decline in population between 1981 and 2006 due to household aging and out-migration. As a result, the population growth for the Northeast Avalon Region has been largely due to the population gains in the City of Mount Pearl and the suburban communities of

Table 1 – Total Population (Census Counts) by Community from 1981-2006

	1981	1986	1991	1996	2001	2006	Actual Change 1981-2006	Percentage Change 1981-2006
Holyrood	1,789	2,115	2,075	2,090	1,905	2,005	216	12.1%
Conception Bay South	14,405	16,295	17,590	19,265	19,770	21,965	7,560	52.5%
Paradise	3,309	5,826	7,376	7,960	9,600	12,585	9,276	280.3%
Portugal Cove-St. Philips	3,855	4,768	5,471	5,770	5,870	6,575	2,720	70.6%
Bell Island	4,861	4,610	4,185	3,595	3,080	2,780	-2,081	-42.8%
Bauline	423	417	385	380	365	380	-43	-10.2%
Pouch Cove	1,896	1,961	1,976	1,885	1,670	1,760	-136	-7.2%
Flatrock	808	885	1,045	1,085	1,135	1,215	407	50.4%
Torbay	3,534	3,886	4,707	5,230	5,470	6,280	2,746	77.7%
Logy Bay-Middle Cove-Outer Cove	1,163	1,366	1,885	1,880	1,875	1,975	812	69.8%
St. John's	101,974	103,083	104,635	101,935	99,180	100,650	-1,324	-1.3%
Mount Pearl	17,487	20,293	23,690	25,520	24,960	24,670	7,183	41.1%
Petty Harbour-Maddox Cove	853	975	975	955	950	915	62	7.3%
Bay Bulls	1,150	1,115	1,065	1,065	1,015	1,080	-70	-6.1%
Witless Bay	1,058	1,020	1,065	1,115	1,060	1,070	12	1.1%
TOTAL	158,565	168,616	178,125	179,730	177,905	185,905	27,340	17.2%

Statistics Canada

Conception Bay South, Paradise, Portugal Cove-St. Philips, Torbay, Logy Bay-Middle Cove-Outer Cove and Flatrock.

As outlined in Table 1, the population of Paradise and Torbay has increased by approximately 280% and 78% respectively over the 25 year period. There were also significant gains in population in Mount Pearl, Conception Bay South, Flatrock, Logy Bay-Middle Cove-Outer Cove and Portugal Cove-St. Philips.

The popularity of suburban life has increased significantly over the last two decades. The relatively cheaper cost of residential real estate was a driving factor in the beginning stages of each suburb.

This was followed by major infrastructure developments which made living in these communities more convenient. The addition of major roadways, such as the downtown arterial and the Outer Ring Road has dramatically increased the accessibility of these communities. Some of these areas now provide major shopping centres and other businesses to satisfy the demands of a growing local population.

The Northeast Avalon Region also includes some communities that are considered more rural. They are generally less accessible from the City of St. John's and tend to have smaller populations. Communities such as Bay Bulls, Bauline, Bell Island, and Witless Bay have seen declines or little change in their population compared to 1981,

but most show improvements from 2001 to 2006 due, in part, to new highway infrastructure and strong regional economic growth.
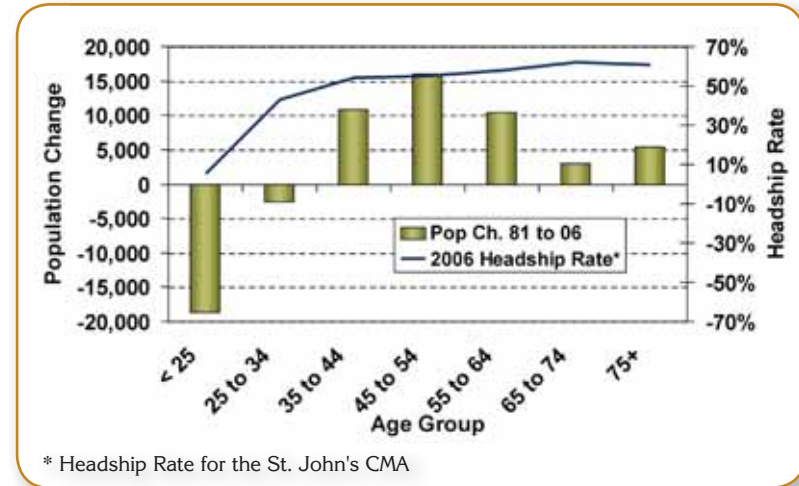
Households

In addition to trends in population, the change in households over time is valuable to planners and administrators. The number and composition of households in the region can help to inform policies, involving transportation, water and sewer infrastructure, residential construction and recreation services among others.

Table 2 illustrates the total number of households in the Northeast Avalon Region according to the census conducted by Statistics Canada from 1981-2006.

An increase in the Northeast Avalon Region population resulted in an increase in the number of households. However, declining births and aging of the population caused the average household size to decline. As a result, the number of households grew much faster than the population. For example, total population in the region increased by 17% between 1981 and 2006 while the number of households increased by 62%. Most of these gains were in households headed by people 45 years of age or older. This reflects the increasing age of the baby boomers and aging of the population in general.

Population Change and Headship Rates[2] for the Northeast Avalon Region by Age Group

* Headship Rate for the St. John's CMA

Statistics Canada; Economic Research and Analysis Division, Department of Finance

Table 2 – Total Occupied Dwellings for the Northeast Avalon Region, 1981-2006								
	1981	1986	1991	1996	2001	2006	Actual Change 1981-2006	Percentage Change 1981-2006
Households	44,955	49,710	57,101	62,190	66,667	72,595	27,640	61.5%
Average Household Size	3.5	3.4	3.1	2.9	2.7	2.6	-1.0	-27.4%

Statistics Canada

2. The headship rate for each age group is simply the number of households headed by a person in this age group divided by the total number of people in that age group.

Population and Household Projections for the Northeast Avalon Region

Historical data for the age distribution of the head of each household in the Northeast Avalon Region are not available for each community in the region. However, statistics for the St. John's Census Metropolitan Area (CMA) can be used to examine trends in the region. The St. John's CMA includes all the communities in the Northeast Avalon Region with the exception of Holyrood and Bell Island.

The total number of households in the St. John's CMA has increased by approximately 62% from 1981 to 2006, but the composition of total population and households in the area has shifted. As can be seen in Table 3 below, a significant increase was recorded in the number of households headed by people in the 45 to 64 age groups while the number of households headed by people under 34 years declined. The trend toward smaller families (e.g. fewer children) and more single person dwellings were the main factors behind declining average household size. There are a number of factors behind the increase in single person households including growth in the number of divorced people and seniors living alone.

Table 3 – Households By Age of Household Head - St. John's CMA							
	1981	1991	1996	2001	2006	Actual Change 1981-2006	Percentage Change 1981-2006
Under 25	2,670	2,935	2,640	2,925	2,910	240	9.0%
25-34	12,250	13,100	12,525	11,065	11,155	-1,095	-8.9%
35-44	11,675	14,080	15,405	15,745	15,560	3,885	33.3%
45-54	7,340	9,480	12,100	14,575	15,890	8,550	116.5%
55-64	6,320	6,595	7,460	9,260	12,350	6,030	95.4%
65-74	5,050	5,655	5,820	6,190	7,090	2,040	40.4%
75+	2,600	3,380	4,220	5,070	5,700	3,100	119.2%

Statistics Canada

2.0 Methodology

2.1 Assumptions

This report involved projecting 5 year age cohorts by employing assumptions about cohort survival/retention rates and fertility rates.

This projection method used information and assumptions about fertility, mortality and migration to determine population for each time period. Low, medium and high scenarios were produced for the region by varying the assumptions.

2.1.1 Fertility Rates

For the low scenario, fertility rates continue to decline from the Northeast Avalon Region rate of 1.3 in 2005 to 1.1 in 2026.

For the medium scenario, fertility rates remain constant at the average historical levels at 1.3.

For the high scenario, fertility rates increase from the current Northeast Avalon Region rate of 1.3 in 2005 to 1.5 by 2026.

2.1.2 Net Migration and Mortality Rates

Assumptions regarding mortality and net-migration were combined into one variable labeled the *cohort survival/retention rate*. This rate includes the net effects of deaths and migration on each cohort. Each cohort, other than the 0 to 4 year olds, which is determined by fertility rates, was assigned a rate based on some combination of 20 year trends or recent trends.

For the low scenario, future cohort survival/retention rates were projected to remain at 20 year historical levels.

For the medium scenario, future cohort survival/retention rates were a combination of recent trends and historical values.

For the high scenario, future cohort survival/retention rates were assumed to continue recent trends.

2.2 Rationale for Assumptions

2.2.1 Fertility

In the low scenario fertility rates are assumed to continue to decline. There are several rationales for possible future declines in the fertility rate. Individuals are having fewer children due to increased education and labour force participation of women, better birth control, changing social attitudes regarding gender equity and women having children later in life. In the medium scenario, fertility rates remain constant. This is quite plausible considering that they are the lowest in the country.

An increase in the fertility rate in the Northeast Avalon Region is projected in the high scenario. One factor that may contribute to this increase is the growing incomes and economic opportunities in the region. All other provinces in Canada have a higher fertility rate than the Northeast Avalon Region and as incomes and employment increase, fertility rates could rise to rates experienced in other regions of the country. The high scenario assumes that the region's fertility rate increases to coincide more closely with the rest of the country.

2.2.2 Mortality and Net Migration (Cohort Survival/Retention)

Historical levels of net migration in the region show that individuals leaving outweighed individuals migrating in during the 1991 to 2001 period, but net in-migration occurred between 2001 and 2006. In the low scenario, the average of these historical migration trends are assumed to continue through the projected years as a result of the completion of major construction projects (e.g. oil projects) and the propensity for the province's skilled labour to migrate to other provinces.

For the medium scenario, net migration rates were set halfway between historical averages (low scenario) and recent trends (high scenario). This increase may occur as a result of major construction projects in the region, increasing local job opportunities due to retirements, and/or the growing number of individuals who reside in the province but work elsewhere in the country.

The high scenario assumes migration rates continue at recent trends (2001 to 2006). This scenario could unfold as several major projects are developed in the province and the number of people who reside in but work outside the province continues to grow.

2.3 Description of Population Scenarios

Below is a summary of the assumptions for each scenario presented in this report.

For the low scenario we combine a declining fertility rate and a cohort survival/retention rate based on historical data. The medium scenario includes a constant fertility rate and a cohort survival rate based on a combination of recent trends and historical data. The high scenario includes the assumptions of an increasing fertility rate and recent trends for cohort survival/retention.

Table 4 – Scenario Descriptions		
	Fertility Rate	Cohort Survival/ Retention
Low Scenario	1.1 (decreasing)	Historical
Medium Scenario	1.3 (constant)	Recent Trends/Historical
High Scenario	1.5 (increasing)	Recent Trends

2.4 Household Projections

The population projections, in conjunction with 2006 headship rates, were used to project the number of households in the Northeast Avalon Region. Households were projected by applying the 2006 age-specific headship rates to corresponding population age groups for all three population scenarios (high, medium and low).

3.0 Population and Household Projection Results

3.1 Population

Three different population scenarios for the Northeast Avalon Region were produced using various assumptions for fertility and cohort survival/retention rates.

Table 5 – Total Projected Population Under Three Scenarios

	Population in 2006	2011	2016	2021	2026
Low Scenario	185,905	189,408	187,908	184,671	179,958
Medium Scenario	185,905	192,616	197,466	199,944	200,820
High Scenario	185,905	197,518	205,894	213,738	220,760

Total Population Northeast Avalon, 1981 to 2026p

Statistics Canada; Economic Research and Analysis Division, Department of Finance

Table 5 presents three different population projection scenarios for the Northeast Avalon Region. It shows that the region's population will grow over the projection period in both the medium and high scenarios. However, the low scenario projects a gradual decrease in the population over the 2006-2026 period.

The high scenario's assumptions of a high fertility rate and high net in-migration increase the population of the region from 185,525 in 2006 to 220,760 in 2026. This represents an increase of approximately 19% over the last census count in 2006.

The medium scenario projects a smaller increase in the population. A constant fertility rate and a combination of historical and recent trends for migration increase the population to 200,820 in 2026, representing an increase of about 8% over the 2006 Census.

A decline in the fertility rate and historical cohort/retention rates project a modest decrease in the population of the region over the projected time period. The low scenario gradually decreases the population to roughly 179,960 in 2026, a decline of about 3% from 2006. However, by 2011, there is a slight increase of approximately 2% before the population begins to decline.

3.2 Households

Using the population projections and the 2006 historical headship rates for the region the number of households are projected under each of the three scenarios from 2006 to 2026. Table 6 shows that the region's households will grow in all three scenarios. However, there is a slight decrease projected between 2021 and 2026 under the low scenario.

Population and Household Projections for the Northeast Avalon Region

Table 6 – Total Projected Households

	Households in 2006	2011	2016	2021	2026
Low Scenario	72,651	76,487	78,182	78,552	78,002
Medium Scenario	72,651	77,692	82,082	84,766	86,361
High Scenario	72,651	80,000	85,754	90,359	94,095

The number of households in the region grows at a higher rate than the population under all three scenarios. The high scenario shows population growth of 19% between 2006 and 2026 but the number of households increase by 30%. Under the medium scenario, households increase by approximately 19% while the population increases by about 8%. Under the low scenario, households increase by 7% while the population decreases by approximately 3%. There is also significant aging of the population with more and more of the primary household maintainers over the age of 60.

The increase in households is due to the population gain in age groups 55 years and over where headship rates are the highest. At the same time the size of the population less than 25 years,

Total Households Northeast Avalon, 1981 to 2026p
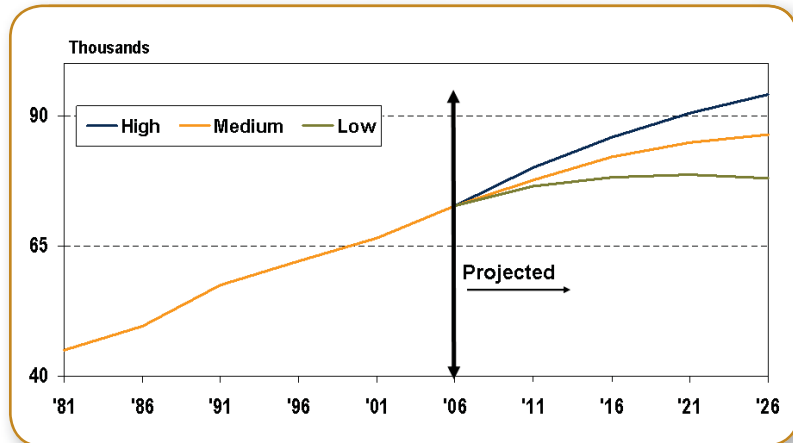
Statistics Canada; Economic Research and Analysis Division, Department of Finance

Population Change 2006 to 2026p by Age Group
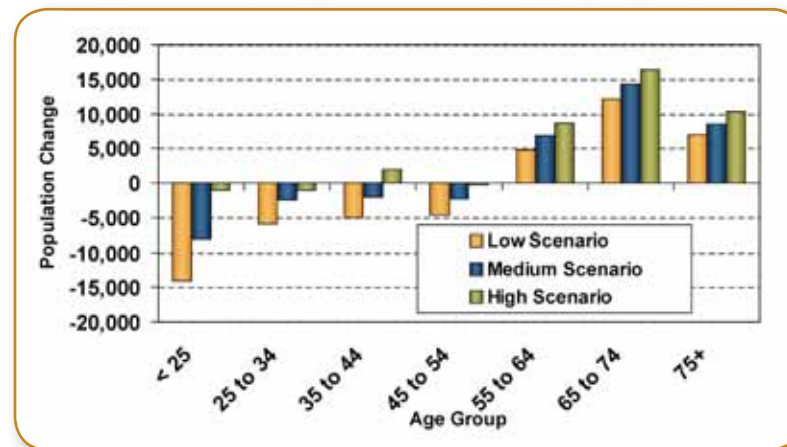
Statistics Canada; Economic Research and Analysis Division, Department of Finance

where headship rates are very low, is actually declining. The chart above shows the population gains in the 55 and over age groups. The growth in older age groups is due to aging baby boomers while low fertility rates and declining births reduce younger age groups. The increase in the older age groups occurs in all scenarios while the number of households headed by younger age groups decrease under all three scenarios.

As household formation outpaces population growth there is a natural decline in average household size. This occurs as the incidences of one-person and two-person households increase in the region. As the baby boomers continue to age and their children mature and leave home, two-person households become more common. In addition, the death of a spouse in an older household will result in more one-person households as the population ages.

4.0 Summary

History

Population in the Northeast Avalon Region increased from 1981 to 2006 while the population of the province decreased. Migration of generally young people from rural areas for educational and economic opportunities has favoured the Northeast Avalon Region. Most of the population gains in the Northeast Avalon Region from 1981 to 2006 were in suburban areas. New infrastructure and the preference for suburban lifestyles were the driving forces behind the gains in suburban population. In the 1980s, the downtown arterial led to population gains in the City of Mount Pearl and the completion of the Outer Ring Road in 1998 greatly enhanced commuter access to Conception Bay South and Paradise.

The number of households has increased along with the region's population. However, the number of households has been growing at a much faster rate than the population. An aging population and an increased prevalence of single person households were the main factors behind the stronger growth in the number of households.

Future

Population

Future population growth of the Northeast Avalon Region will depend on fertility and migration trends. Medium and high scenarios for the region predict further population growth over the 2006 to 2026 period with total growth of 8% and 19% respectively. The low scenario predicts modest population decline as the population ages. The population continues to age under all scenarios due to low fertility rates and aging baby boomers.

Households

The number of households in the region grows over the projection period under all three scenarios as aging of the population con- tinues to reduce the average household size. As a result, the rate of household growth continues to be higher than the rate of population growth. Household growth is modest under the low scenario (8%), but significant under the high scenario (30%). Household formation and population growth are projected to continue in areas with land available for development within short commuting distances to St. John's. Recent growth centres such as Torbay, Paradise, and Conception Bay South are expected to have continued growth in their populations in the coming years.

Population and Household Projections for the Northeast Avalon Region

5.0 Glossary

Baby Boomer: A person born between 1947 - 1966. This was a 20 year period of higher than normal fertility and birth rates throughout the industrial world.

Cohort: A group of subjects from a given population defined by experiencing an event (typically birth) in a particular time span.

Cohort Survival/Retention Rate: The percentage of each age group that survives/is retained over a 5 year period. For example, if there are 1,000 people in the 15-24 age group (cohort) in 2001, and there are 800 in this same cohort (20-24 age group) in 2006, the survival/retention rate for that cohort is simply 800/1000 = 80%.

Demographics: Characteristics of the population, such as size, age distribution, vital statistics (i.e., births, deaths), geographic dispersion and mobility (i.e., migration).

Headship Rate: The number of households headed by a person in a particular age group divided by the total number of people in that age group.

Natural Population Change: The number of births minus the number of deaths in an area.

Net migration: The difference between the number of individuals coming into an area (in-migration) and the number of people leaving an area (out-migration) over a period of time.

St. John's CMA: Includes all the communities within the Northeast Avalon Region with the exception of Holyrood and Bell Island.

Total Fertility Rate: The number of births per women of childbearing age (15-49) at current fertility rates.

6.0 Appendices

Appendix A - Population Projections

Population Projections - Northeast Avalon Regional Plan Area — Scenario 1 - Low

Population by Gender and Five Year Age Groups, 1986 to 2026

	Total	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 -29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65- 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +
1986	168,665	12,630	13,325	14,105	14,950	17,275	15,850	14,865	13,440	10,555	7,815	6,740	6,290	5,645	5,165	4,300	2,835	1,535	900	445
1991	178,210	12,070	12,900	13,495	14,705	16,665	16,830	15,860	14,895	13,335	10,520	7,730	6,470	5,950	5,235	4,540	3,530	2,065	885	530
1996	179,675	10,365	12,095	13,015	13,730	15,220	14,670	15,730	15,410	14,715	13,055	10,135	7,300	6,105	5,375	4,645	3,735	2,570	1,285	520
2001	177,975	9,265	10,220	11,905	12,940	14,370	12,575	13,435	15,210	15,030	14,425	12,665	9,740	6,970	5,625	4,820	3,815	2,725	1,575	665
2006	185,845	9,370	9,895	10,700	12,490	14,400	13,130	13,085	13,870	15,585	15,195	14,400	12,585	9,585	6,665	5,180	4,095	2,995	1,785	835
2011	189,410	8,961	9,718	10,127	11,086	13,905	13,246	13,024	13,103	13,912	15,508	15,076	14,067	12,249	9,013	6,060	4,313	3,140	1,929	973
2016	187,910	8,437	9,120	9,805	10,279	11,723	12,472	12,832	12,812	12,941	13,759	15,170	14,541	13,446	11,381	7,979	4,971	3,200	1,955	1,087
2021	184,670	7,676	8,563	9,159	9,900	10,748	10,592	12,131	12,618	12,607	12,765	13,449	14,624	13,894	12,497	10,080	6,568	3,681	1,978	1,140
2026	179,957	6,824	7,801	8,598	9,259	10,310	9,847	10,409	11,961	12,412	12,428	12,493	12,987	13,996	12,905	11,080	8,300	4,885	2,294	1,168
Males	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 -29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65- 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +	
1986	82,410	6,460	6,825	7,295	7,515	8,400	7,660	7,250	6,625	5,235	3,935	3,335	3,030	2,760	2,340	1,775	1,095	500	245	130
1991	86,875	6,075	6,620	6,935	7,570	8,015	8,160	7,680	7,325	6,575	5,240	3,935	3,180	2,835	2,445	1,945	1,320	675	240	105
1996	86,600	5,265	6,125	6,655	6,950	7,400	7,050	7,430	7,385	7,180	6,400	4,980	3,645	2,940	2,435	2,030	1,440	825	365	100
2001	85,180	4,760	5,175	6,045	6,545	6,865	6,050	6,345	7,170	7,185	6,970	6,195	4,780	3,405	2,635	2,075	1,535	890	425	130
2006	88,860	4,790	5,100	5,430	6,265	6,890	6,210	6,285	6,530	7,375	7,250	6,965	6,110	4,660	3,195	2,370	1,640	1,115	510	170
2011	90,297	4,570	4,996	5,226	5,568	6,601	6,254	6,145	6,298	6,549	7,316	7,187	6,772	5,872	4,260	2,844	1,842	1,148	653	196
2016	88,925	4,303	4,680	5,048	5,245	5,574	5,878	5,983	6,037	6,208	6,473	7,148	6,885	6,388	5,245	3,585	2,155	1,208	628	254
2021	86,648	3,915	4,395	4,704	5,044	5,183	4,975	5,680	5,873	5,929	6,116	6,318	6,849	6,491	5,707	4,417	2,715	1,413	661	263
2026	83,597	3,480	4,005	4,416	4,700	4,972	4,679	4,851	5,603	5,764	5,837	5,979	6,063	6,469	5,794	4,800	3,343	1,784	781	277
Females	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 -29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65- 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +	
1986	86,255	6,170	6,500	6,810	7,435	8,875	8,190	7,615	6,815	5,320	3,880	3,405	3,260	2,885	2,825	2,525	1,740	1,035	655	315
1991	91,335	5,995	6,280	6,560	7,135	8,650	8,670	8,180	7,570	6,760	5,280	3,795	3,290	3,115	2,790	2,595	2,210	1,390	645	425
1996	93,075	5,100	5,970	6,360	6,780	7,820	7,620	8,300	8,025	7,535	6,655	5,155	3,655	3,165	2,940	2,615	2,295	1,745	920	420
2001	92,795	4,505	5,045	5,860	6,395	7,505	6,525	7,090	8,040	7,845	7,455	6,470	4,960	3,565	2,990	2,745	2,280	1,835	1,150	535
2006	96,985	4,580	4,795	5,270	6,225	7,510	6,920	6,800	7,340	8,210	7,945	7,435	6,475	4,925	3,470	2,810	2,455	1,880	1,275	665
2011	99,113	4,391	4,722	4,901	5,518	7,304	6,992	6,879	6,805	7,363	8,192	7,889	7,295	6,377	4,753	3,216	2,471	1,992	1,276	777
2016	98,985	4,134	4,440	4,757	5,034	6,149	6,594	6,849	6,775	6,733	7,286	8,022	7,656	7,058	6,136	4,394	2,816	1,992	1,327	833
2021	98,022	3,761	4,168	4,455	4,856	5,565	5,617	6,451	6,745	6,678	6,649	7,131	7,775	7,403	6,790	5,663	3,853	2,268	1,317	877
2026	96,360	3,344	3,796	4,182	4,559	5,338	5,168	5,558	6,358	6,648	6,591	6,514	6,924	7,527	7,111	6,280	4,957	3,101	1,513	891

Population Projections - Northeast Avalon Regional Plan Area — Scenario 2 - Medium

Population by Gender and Five Year Age Groups, 1986 to 2026

	Total	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +
1986	168,665	12,630	13,325	14,105	14,950	17,275	15,850	14,865	13,440	10,555	7,815	6,740	6,290	5,645	5,165	4,300	2,835	1,535	900	445
1991	178,210	12,070	12,900	13,495	14,705	16,665	16,830	15,860	14,895	13,335	10,520	7,730	6,470	5,950	5,235	4,540	3,530	2,065	885	530
1996	179,675	10,365	12,095	13,015	13,730	15,220	14,670	15,730	15,410	14,715	13,055	10,135	7,300	6,105	5,375	4,645	3,735	2,570	1,285	520
2001	177,975	9,265	10,220	11,905	12,940	14,370	12,575	13,435	15,210	15,030	14,425	12,665	9,740	6,970	5,625	4,820	3,815	2,725	1,575	665
2006	185,845	9,370	9,895	10,700	12,490	14,400	13,130	13,085	13,870	15,585	15,195	14,400	12,585	9,585	6,665	5,180	4,095	2,995	1,785	835
2011	192,616	9,355	9,906	10,274	11,192	14,090	13,517	13,369	13,453	14,129	15,661	15,241	14,257	12,434	9,108	6,150	4,388	3,175	1,944	973
2016	197,466	9,374	9,784	10,034	10,418	12,300	14,082	13,328	13,530	13,714	14,167	15,638	15,089	14,085	11,868	8,372	5,187	3,355	2,066	1,075
2021	199,945	9,163	9,787	9,847	10,105	11,213	12,445	13,754	13,457	13,716	13,715	14,071	15,403	14,792	13,382	10,792	7,048	3,935	2,150	1,170
2026	200,818	8,714	9,567	9,839	9,917	10,823	11,581	12,245	13,833	13,600	13,686	13,604	13,855	15,103	14,017	12,169	9,103	5,363	2,558	1,241
Males		0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +
1986	82,410	6,460	6,825	7,295	7,515	8,400	7,660	7,250	6,625	5,235	3,935	3,335	3,030	2,760	2,340	1,775	1,095	500	245	130
1991	86,875	6,075	6,620	6,935	7,570	8,015	8,160	7,680	7,325	6,575	5,240	3,935	3,180	2,835	2,445	1,945	1,320	675	240	105
1996	86,600	5,265	6,125	6,655	6,950	7,400	7,050	7,430	7,385	7,180	6,400	4,980	3,645	2,940	2,435	2,030	1,440	825	365	100
2001	85,180	4,760	5,175	6,045	6,545	6,865	6,050	6,345	7,170	7,185	6,970	6,195	4,780	3,405	2,635	2,075	1,535	890	425	130
2006	88,860	4,790	5,100	5,430	6,265	6,890	6,210	6,285	6,530	7,375	7,250	6,965	6,110	4,660	3,195	2,370	1,640	1,115	510	170
2011	91,849	4,771	5,094	5,298	5,626	6,696	6,404	6,302	6,452	6,665	7,369	7,265	6,859	5,956	4,319	2,893	1,871	1,154	659	196
2016	93,768	4,781	5,038	5,150	5,332	5,937	6,631	6,269	6,337	6,639	6,670	7,336	7,119	6,695	5,533	3,859	2,243	1,276	667	256
2021	94,315	4,673	5,047	5,059	5,147	5,499	5,932	6,438	6,288	6,483	6,634	6,606	7,162	6,891	6,168	4,824	2,968	1,495	721	280
2026	93,987	4,444	4,932	5,063	5,057	5,289	5,587	5,787	6,441	6,405	6,466	6,565	6,451	6,937	6,330	5,364	3,712	1,979	865	313
Females		0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +
1986	86,255	6,170	6,500	6,810	7,435	8,875	8,190	7,615	6,815	5,320	3,880	3,405	3,260	2,885	2,825	2,525	1,740	1,035	655	315
1991	91,335	5,995	6,280	6,560	7,135	8,650	8,670	8,180	7,570	6,760	5,280	3,795	3,290	3,115	2,790	2,595	2,210	1,390	645	425
1996	93,075	5,100	5,970	6,360	6,780	7,820	7,620	8,300	8,025	7,535	6,655	5,155	3,655	3,165	2,940	2,615	2,295	1,745	920	420
2001	92,795	4,505	5,045	5,860	6,395	7,505	6,525	7,090	8,040	7,845	7,455	6,470	4,960	3,565	2,990	2,745	2,280	1,835	1,150	535
2006	96,985	4,580	4,795	5,270	6,225	7,510	6,920	6,800	7,340	8,210	7,945	7,435	6,475	4,925	3,470	2,810	2,455	1,880	1,275	665
2011	100,767	4,584	4,812	4,976	5,566	7,394	7,113	7,067	7,001	7,464	8,292	7,976	7,398	6,478	4,789	3,257	2,517	2,021	1,285	777
2016	103,698	4,593	4,746	4,884	5,086	6,363	7,451	7,059	7,193	7,075	7,497	8,302	7,970	7,390	6,335	4,513	2,944	2,079	1,399	819
2021	105,630	4,490	4,740	4,788	4,958	5,714	6,513	7,316	7,169	7,233	7,081	7,465	8,241	7,901	7,214	5,968	4,080	2,440	1,429	890
2026	106,831	4,270	4,635	4,776	4,860	5,534	5,994	6,458	7,392	7,195	7,220	7,039	7,404	8,166	7,687	6,805	5,391	3,384	1,693	928

Population and Household Projections for the Northeast Avalon Region

Population Projections - Northeast Avalon Regional Plan Area — Scenario 3 - High

Population by Gender and Five Year Age Groups, 1986 to 2026

	Total	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 -29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65- 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +
1986	168,665	12,630	13,325	14,105	14,950	17,275	15,850	14,865	13,440	10,555	7,815	6,740	6,290	5,645	5,165	4,300	2,835	1,535	900	445
1991	178,210	12,070	12,900	13,495	14,705	16,665	16,830	15,860	14,895	13,335	10,520	7,730	6,470	5,950	5,235	4,540	3,530	2,065	885	530
1996	179,675	10,365	12,095	13,015	13,730	15,220	14,670	15,730	15,410	14,715	13,055	10,135	7,300	6,105	5,375	4,645	3,735	2,570	1,285	520
2001	177,975	9,265	10,220	11,905	12,940	14,370	12,575	13,435	15,210	15,030	14,425	12,665	9,740	6,970	5,625	4,820	3,815	2,725	1,575	665
2006	185,845	9,370	9,895	10,700	12,490	14,400	13,130	13,085	13,870	15,585	15,195	14,400	12,585	9,585	6,665	5,180	4,095	2,995	1,785	835
2011	197,517	9,975	10,239	10,137	10,836	13,937	15,579	13,319	13,993	14,655	15,947	15,225	14,582	12,758	9,445	6,226	4,460	3,210	1,998	996
2016	205,895	10,672	10,627	10,349	10,081	11,604	14,877	15,166	13,940	14,550	14,851	15,890	15,298	14,650	12,459	8,795	5,324	3,487	2,160	1,115
2021	213,736	10,839	11,428	10,706	10,355	10,868	12,783	14,735	15,622	14,460	14,730	14,797	15,932	15,333	14,266	11,621	7,511	4,177	2,354	1,219
2026	220,762	10,668	11,651	11,526	10,746	11,199	12,251	12,883	15,179	16,205	14,642	14,680	14,843	15,993	14,902	13,322	9,945	5,926	2,861	1,340
Males	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 -29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65- 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +	
1986	82,410	6,460	6,825	7,295	7,515	8,400	7,660	7,250	6,625	5,235	3,935	3,335	3,030	2,760	2,340	1,775	1,095	500	245	130
1991	86,875	6,075	6,620	6,935	7,570	8,015	8,160	7,680	7,325	6,575	5,240	3,935	3,180	2,835	2,445	1,945	1,320	675	240	105
1996	86,600	5,265	6,125	6,655	6,950	7,400	7,050	7,430	7,385	7,180	6,400	4,980	3,645	2,940	2,435	2,030	1,440	825	365	100
2001	85,180	4,760	5,175	6,045	6,545	6,865	6,050	6,345	7,170	7,185	6,970	6,195	4,780	3,405	2,635	2,075	1,535	890	425	130
2006	88,860	4,790	5,100	5,430	6,265	6,890	6,210	6,285	6,530	7,375	7,250	6,965	6,110	4,660	3,195	2,370	1,640	1,115	510	170
2011	94,298	5,087	5,299	5,220	5,470	6,791	7,448	6,222	6,676	7,047	7,568	7,206	6,942	6,113	4,500	2,910	1,835	1,128	623	213
2016	98,009	5,443	5,493	5,341	5,167	5,690	7,220	7,160	6,450	7,075	7,154	7,498	7,112	6,888	5,867	4,048	2,236	1,255	649	263
2021	101,299	5,528	5,896	5,516	5,313	5,380	6,188	7,105	7,290	6,812	7,187	7,106	7,396	7,045	6,601	5,265	3,110	1,544	735	282
2026	104,136	5,441	6,008	5,931	5,513	5,587	5,964	6,182	7,242	7,696	6,924	7,152	7,021	7,343	6,740	5,918	4,049	2,159	934	332
Females	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 -29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65- 69	70 - 74	75 - 79	80 - 84	85 - 89	90 +	
1986	86,255	6,170	6,500	6,810	7,435	8,875	8,190	7,615	6,815	5,320	3,880	3,405	3,260	2,885	2,825	2,525	1,740	1,035	655	315
1991	91,335	5,995	6,280	6,560	7,135	8,650	8,670	8,180	7,570	6,760	5,280	3,795	3,290	3,115	2,790	2,595	2,210	1,390	645	425
1996	93,075	5,100	5,970	6,360	6,780	7,820	7,620	8,300	8,025	7,535	6,655	5,155	3,655	3,165	2,940	2,615	2,295	1,745	920	420
2001	92,795	4,505	5,045	5,860	6,395	7,505	6,525	7,090	8,040	7,845	7,455	6,470	4,960	3,565	2,990	2,745	2,280	1,835	1,150	535
2006	96,985	4,580	4,795	5,270	6,225	7,510	6,920	6,800	7,340	8,210	7,945	7,435	6,475	4,925	3,470	2,810	2,455	1,880	1,275	665
2011	103,219	4,888	4,940	4,917	5,366	7,146	8,131	7,097	7,317	7,608	8,379	8,019	7,640	6,645	4,945	3,316	2,625	2,082	1,375	783
2016	107,886	5,229	5,134	5,008	4,914	5,914	7,657	8,006	7,490	7,475	7,697	8,392	8,186	7,762	6,592	4,747	3,088	2,232	1,511	852
2021	112,437	5,311	5,532	5,190	5,042	5,488	6,595	7,630	8,332	7,648	7,543	7,691	8,536	8,288	7,665	6,356	4,401	2,633	1,619	937
2026	116,626	5,227	5,643	5,595	5,233	5,612	6,287	6,701	7,937	8,509	7,718	7,528	7,822	8,650	8,162	7,404	5,896	3,767	1,927	1,008

Population and Household Projections for the Northeast Avalon Region

Population and Household Projections
for the Northeast Avalon Region

Appendix B - Household Projections

Scenario 1 - Low

Household Projections - Northeast Avalon Regional Plan Area
Primary Household Maintainer by Five Year Age Groups, 2006 to 2026

	Total	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 +
2006	72,651	2,984	11,307	15,896	16,367	12,821	7,388	5,888
2011	76,487	2,822	11,324	14,601	16,854	15,153	9,410	6,323
2016	78,182	2,587	10,903	13,918	15,910	16,034	11,962	6,868
2021	78,552	2,412	9,792	13,590	14,447	16,251	13,875	8,185
2026	78,002	2,242	8,730	13,123	13,733	15,334	14,672	10,168

Scenario 2 - Medium

Household Projections - Northeast Avalon Regional Plan Area
Primary Household Maintainer by Five Year Age Groups, 2006 to 2026

	Total	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 +
2006	72,651	2,984	11,307	15,896	16,367	12,821	7,388	5,888
2011	77,692	2,876	11,590	14,907	17,022	15,365	9,535	6,397
2016	82,082	2,719	11,814	14,729	16,382	16,703	12,574	7,161
2021	84,766	2,622	11,293	14,652	15,333	17,173	14,921	8,772
2026	86,361	2,556	10,277	14,782	15,068	16,428	16,073	11,177

Scenario 3 - High

Household Projections - Northeast Avalon Regional Plan Area
Primary Household Maintainer by Five Year Age Groups, 2006 to 2026

	Total	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 +
2006	72,651	2,984	11,307	15,896	16,367	12,821	7,388	5,888
2011	80,000	2,887	12,459	15,506	17,176	15,705	9,794	6,473
2016	85,754	2,788	12,961	15,393	16,964	17,062	13,226	7,360
2021	90,359	2,832	11,878	16,212	16,367	17,730	16,019	9,321
2026	94,095	2,914	10,849	16,965	16,214	17,543	17,347	12,263

Population and Household Projections for the Northeast Avalon Region

Appendix C - Births, Deaths and Natural Population Change

Births, Deaths and Natural Population Change - Northeast Avalon Regional Plan Area, 1991 to 2005			
	Births	Deaths	Natural Population Change
1991	2,548	1,224	1,325
1992	2,342	1,209	1,134
1993	2,241	1,169	1,073
1994	2,120	1,274	847
1995	2,054	1,249	805
1996	2,058	1,219	839
1997	2,042	1,279	764
1998	1,867	1,394	473
1999	1,766	1,274	492
2000	1,905	1,324	581
2001	1,855	1,314	541
2002	1,785	1,285	500
2003	1,861	1,325	536
2004	1,872	1,326	546
2005	1,877	1,387	490

Community Accounts

Population and Household Projections for the Northeast Avalon Region

Population and Household Projections
Northeast Avalon Region