

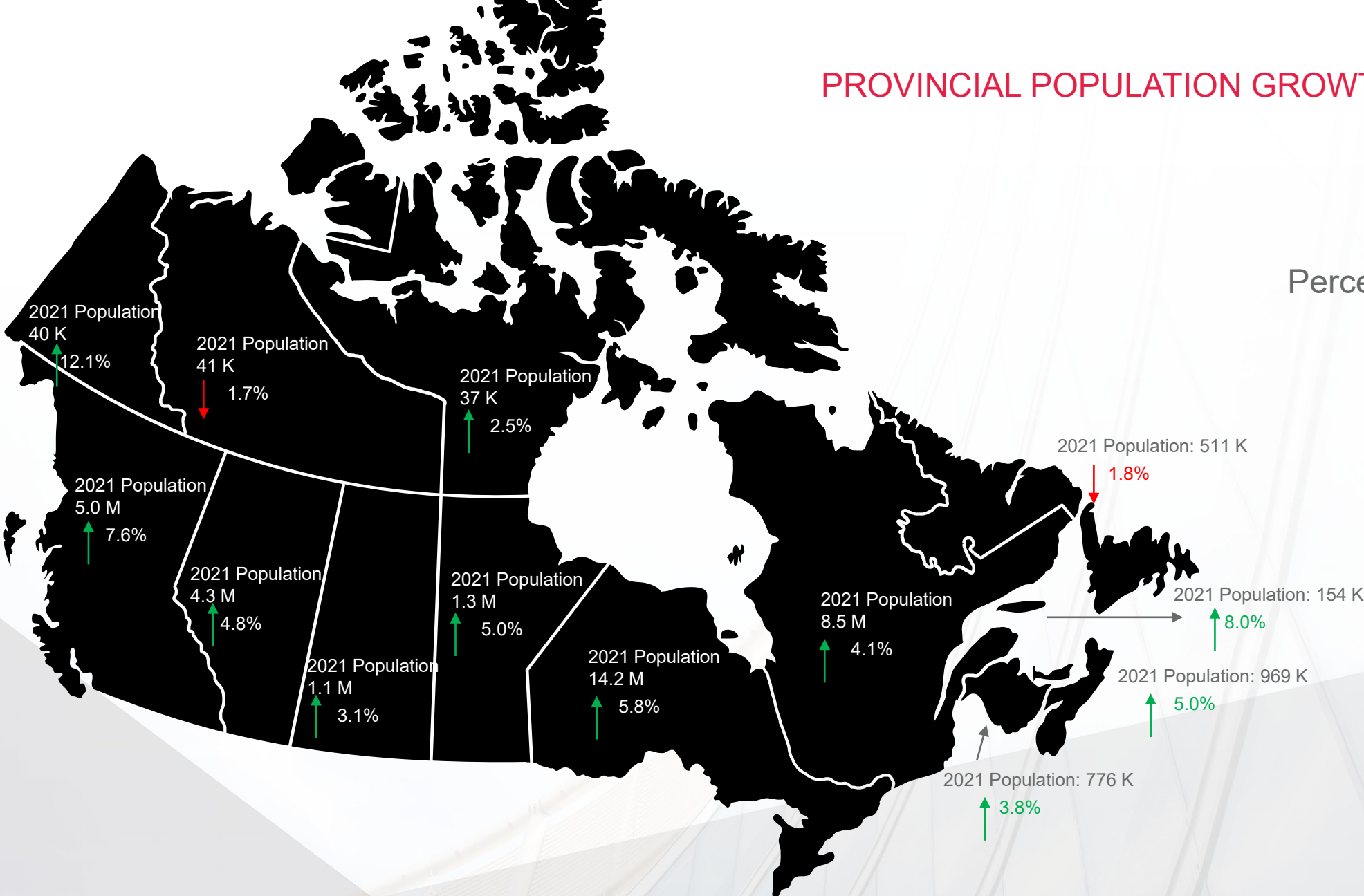
2021 CENSUS ANALYSIS POPULATION GROWTH

Based on Statistics Canada 2021 Census Data

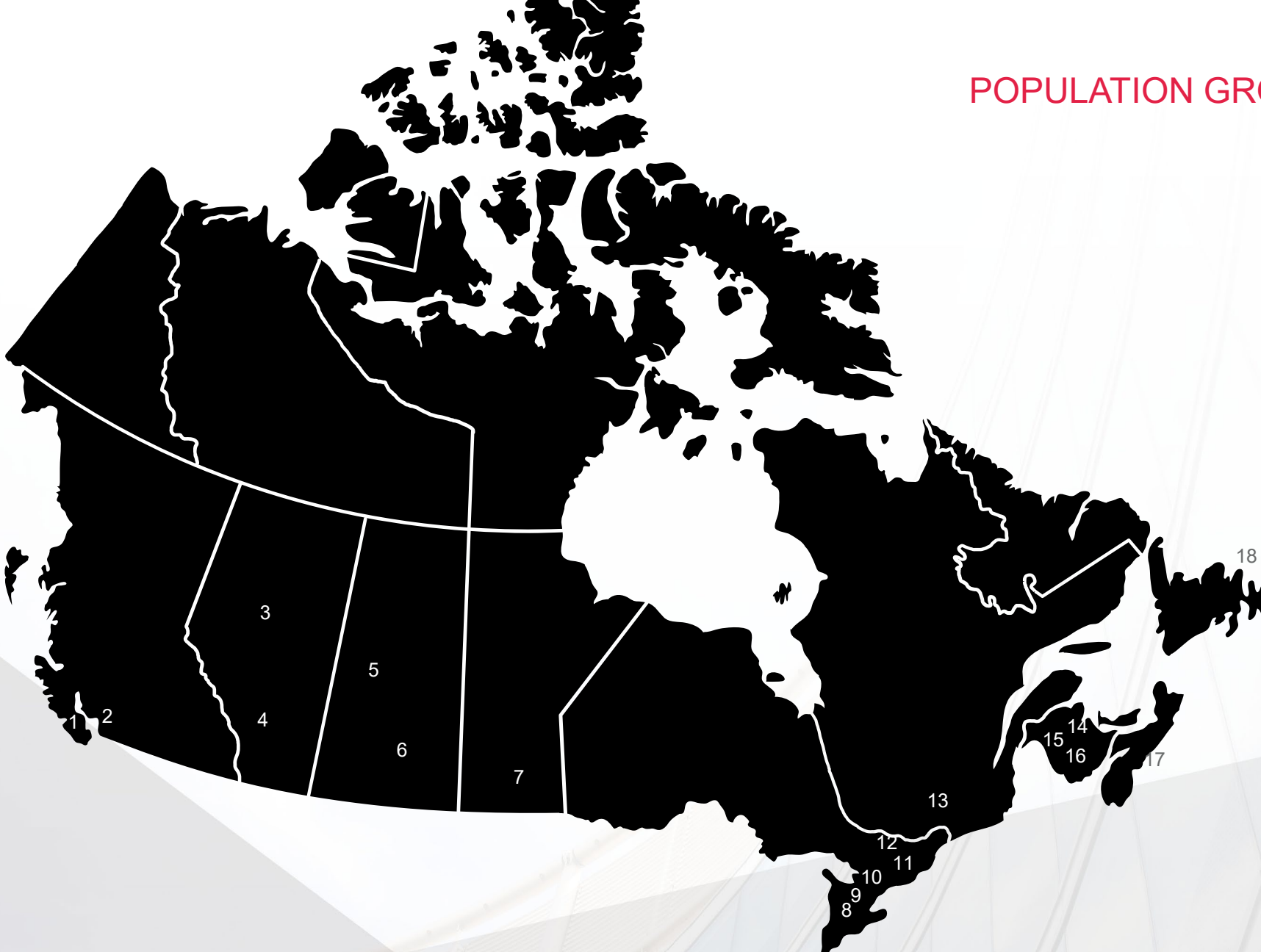
MARCH 2022

PROVINCIAL POPULATION GROWTH FROM 2016-2021

Canada's Population
2016: 35,151,728
2021: 36,991,981
Percentage Change: 5.2%



POPULATION GROWTH FROM 2016-2021 IN KEY CANADIAN CITIES



City	Population 2021	Growth %
1 Victoria, BC	397K	8.0
2 Vancouver, BC	2.6M	7.3
3 Edmonton, AB	1.4M	7.3
4 Calgary, AB	1.5M	6.4
5 Saskatoon, SK	317K	7.6
6 Regina, SK	249K	5.3
7 Winnipeg, MB	835K	6.6
8 London, ON	544K	10.0
9 Kitchener/ Waterloo, ON	576K	9.9
10 Toronto, ON	6.2M	4.6
11 Kingston, ON	173K	7.1
12 Ottawa/Gatineau	1.5M	9.2
13 Montreal, QC	4.3M	4.6
14 Moncton, NB	158K	8.9
15 Fredericton, NB	109K	5.8
16 Saint John, NB	131K	3.5
17 Halifax, NS	466K	9.1
18 St. John's, NFLD	213K	2.0

TOP TEN FASTEST GROWING CANADIAN CITIES IN POPULATION 2016 - 2021



City	Population 2021	Growth %
1 Kelowna, BC	222K	14.0
2 Chilliwack, BC	114K	12.1
3 Kamloops, BC	114K	10.0
4 London, ON	544K	10.0
5 Nanaimo, BC	115K	10.0
6 Kitchener- Cambridge – Waterloo, ON	576K	9.9
7 Oshawa, ON	415K	9.3
8 Halifax, NS	466K	9.1
9 Guelph, ON	166K	9.0
10 Moncton, NB	158K	8.9

POPULATION GROWTH

KEY TAKE-AWAYS

- Canada continues to urbanize. With population growth rates reaching up to 10.6%, 18 of the 25 largest municipalities grew at a faster pace than Canada overall (5.2%) from 2016 to 2021. Approximately three in four Canadians lived in one of Canada's large urban centres.
- Although the pandemic effectively halted growth in 2020, Canada remains the fastest growing country in the G7, with the majority of that growth attributable to immigration.
- For the first time in the census since the 1940's, the population of the Maritimes grew at a faster pace than the Prairie provinces, due to rising immigration levels and an influx of Canadians migrating from other parts of the country.
- Tourist municipalities or resort cities such as the Blue Mountains in Ontario, Southern Gulf Islands in British Columbia and Bromont in Quebec made the list of the 10 fastest growing municipalities from 2016 to 2021. These popular vacation and leisure sites are generally located close to larger urban centres and are in proximity to summer and winter outdoor facilities. Over the course of 2020-2021 these areas may have attracted new residents such as young retirees or those able to work from home given the pandemic. In addition, some people who already had a second residence located in these areas may have also chosen to make it their primary home since the start of the pandemic.
- Strong population growth in suburban municipalities located close to or in urban areas is often driven by an influx of young adults leaving the core of large urban areas to live on their own and often to start a family. There has been a movement to more distant suburban areas due to lower housing prices, greater availability of residential developments or a desire to live closer to nature. With the increased ability to telework and the less frequent need to commute since the onset of the pandemic, some may have chosen to relocate to more distant suburbs where housing can provide more space for less cost than in central municipalities.
- Over half of the 25 municipalities with the largest population declines from 2016 to 2021 were in Western Canada, particularly Alberta. This can be explained in part by economic conditions over the past five years such as lower oil prices and higher unemployment.

For More Information, Contact Us Today.

Kristina Bowman

Senior Manager of Research, Canadian Markets

Direct: +1 (416) 359-2419

kristina.bowman@cushwake.com

