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## MEMORANDUM

TO: Fred Morley, Chair – Community Design Advisory Committee  
CC:  
FROM: Jacob Ritchie, Urban Design Program Manager – Planning & Development  
DATE: 2016-08-19  
SUBJECT: **Population Growth**

Dear Chair & Committee Members,

We have received questions from members of the public about the population figures we've used and why we think it is a good idea to support new development in the Regional Centre. This memo is intended to walk through the idea of Regional population growth, and how the idea of capturing a certain amount of that growth in the Regional Centre has been communicated and why it is valuable.

### Regional Growth

The population of HRM in 2011 was counted in both the Census and the annual estimates of population by Statistics Canada. The population of HRM in 2011 according to the Statistics Canada population estimates that we regularly reference was c. 402,433<sup>1</sup>. This figure is our starting point for understanding the population of HRM, this same source provides a population estimate for HRM in 2015 of c. 417,847.

The average annual population growth in the period between 2011 and 2015 was 0.94%.

This is consistent with the detailed population growth calculation work done by Stantec in the Quantification study of 2013.

If we carry forward an estimate of growth at 1% a year from today through to 2031 we have an estimate of population for HRM that would be c. 489,958. This represents a population increase of c. 72,111 people between 2015 and 2031.

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<sup>1</sup> direct link to CanSim table:

<http://www5.statcan.gc.ca/cansim/a26?lang=eng&retrLang=eng&id=0510056&pattern=051-0056..051-0064&tabMode=dataTable&srchLan=-1&p1=-1&p2=31>

## Regional Population Distribution

If we are interested in looking at where in HRM that population is we have to reference the detailed population data from the 2011 Census. From the Quantification study we can see that the population distribution for HRM saw 24.5% of the population in the Regional Centre, 49.5% in the Urban Serviced Communities (Suburbs), and 26.0% in the Rural areas of the HRM<sup>2</sup>.

The Centre Plan direction suggests that we can and should work to change this distribution to help achieve the goals of the Regional Plan.

## Regional Plan Direction

The 2014 Regional Plan provides direction for the Centre Plan in Chapter 6 of the Plan, but in addition to that direction for what the Centre Plan should accomplish it also sets targets for the Region that call for at least 25% of new development to occur in the Regional Centre.

## Centre Plan Expectations

Taking the starting point of 25% of Growth in the Regional Centre and building on the understanding of the market, land analysis, and work with the community through the first stages of this project it was determined that we should explore the opportunity to support more than 25% of growth through the Centre Plan. The Growth Scenarios offer the opportunity to support up to 33,000 new people in the Regional Centre through a series of different tools that would allow for new development.

We've had significant feedback on these tools (and areas) to control growth and development. The Draft Plan will respond to the feedback we've had on how to work with our existing communities to welcome new people to the Regional Centre.

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<sup>2</sup> 2013 Quantification Study  
<https://www.halifax.ca/boardscom/documents/HRMGrowthScenariosFinalReportApril292013.pdf>