

APPENDIX B-1:

SUB-AREA POPULATION AND AGGREGATE
FORECAST: CURRENT TRENDS SCENARIO

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F-stat/degrees of freedom	55.01118	10	#N/A	#N/A
regres. sum of squares	92185682	5585876	#N/A	#N/A
t-stat	3.605712	0.977308	1.6435348	0.812286

14 set b= 0		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population:	0	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2020785
m2	Natural Increase in Population:	0	8,933	9,436	9,779	10,305	11,103	10,726	11,228	10,394	12,466	13,126	12,468	13,209	12,659	13,681	12844
m3	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b not = 0	Multiple Regressions			
	m3	m2	m1	b
slope/y-intercept	0.112482	0.312855	0.0076579	0
standard errors	0.029578	0.374093	0.0023621	#N/A
r2/std error for y	0.939098	735.7394	#N/A	#N/A
F-stat/degrees of freedom	56.53982	11	#N/A	#N/A
regres. sum of squares	91817121	5954436	#N/A	#N/A
t-stat	3.802921	0.836304	3.2420039	#N/A

15		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population + Natural Increase:	0	1,454,220	1,483,676	1,508,484	1,536,923	1,572,856	1,603,800	1,637,535	1,673,105	1,724,582	1,780,828	1,832,799	1,878,873	1,935,640	1,985,048	2033629
m2	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b not = 0	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.136395	0.008358	1598.0595
standard errors	0.034105	0.001952	2571.0505
r2/std error for y	0.937648	744.4466	#N/A
F-stat/degrees of freedom	82.70952	11	#N/A
regres. sum of squares	91675350	6096208	#N/A
t-stat	3.999317	4.282763	#DIV/0!

16 set b= 0		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population + Natural Increase:	0	1,454,220	1,483,676	1,508,484	1,536,923	1,572,856	1,603,800	1,637,535	1,673,105	1,724,582	1,780,828	1,832,799	1,878,873	1,935,640	1,985,048	2033629
m2	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b = 0	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.123243	0.009532	0
standard errors	0.026053	0.00048	#N/A
r2/std error for y	0.935459	725.1618	#N/A
F-stat/degrees of freedom	86.96356	12	#N/A
regres. sum of squares	91461243	6310315	#N/A
t-stat	4.73039	19.86113	#DIV/0!

**Population and Aggregate Consumption Forecast:
Current Trends Scenario**

Health Area:	H.A. #	In Mig	2003	Tot Gr.	Nat Inc	In Mig	2004	Tot Gr.	Nat Inc	In Mig	2005	Tot Gr.	Nat Inc	In Mig	2006	Tot Gr.	Nat Inc	In Mig	2007	Tot Gr.	Nat Inc	In Mig	2008	Tot Gr.	Nat Inc	In Mig	2009	Tot Gr.
Lillooet	29	21	5,570	56	39	17	5,620	50	35	15	5,671	51	37	14	5,727	56	41	15	5,778	51	35	16	5,826	48	33	15	5,875	49
Howe Sound	48	726	33,806	1,039	324	715	34,846	1,040	324	716	35,898	1,052	322	730	36,945	1,047	318	729	37,996	1,051	320	731	39,069	1,073	323	750	40,152	1,083
West Vancouver	45	608	52,441	437	-166	603	52,865	424	-180	604	53,277	412	-191	603	53,662	385	-206	591	54,025	363	-219	582	54,388	363	-227	590	54,739	351
North Vancouver	44	743	136,100	1,265	534	731	137,332	1,232	511	721	138,522	1,190	496	694	139,661	1,139	483	656	140,756	1,095	470	625	141,824	1,068	456	612	142,867	1,043
Vancouver	39	3,141	570,796	5,244	2,184	3,060	575,872	5,076	2,080	2,996	580,710	4,838	1,962	2,876	585,268	4,558	1,837	2,721	589,580	4,312	1,718	2,594	593,712	4,132	1,593	2,539	597,651	3,939
Richmond	38	2,694	171,053	3,632	912	2,720	174,731	3,678	913	2,765	178,433	3,702	923	2,779	182,107	3,674	930	2,744	185,771	3,664	941	2,723	189,489	3,718	950	2,768	193,221	3,732
Delta	37	507	106,212	1,020	520	500	107,213	1,001	504	497	108,191	978	488	490	109,145	954	479	475	110,065	920	457	463	110,966	901	438	463	111,838	872
Total West Region:		8,440	1,075,978	12,693	4,347	8,346	1,088,479	12,501	4,187	8,314	1,100,702	12,223	4,037	8,186	1,112,515	11,813	3,882	7,931	1,123,971	11,456	3,722	7,734	1,135,274	11,303	3,566	7,737	1,146,343	11,069
Agg. Prod. Estimate:			11,205				11,321				11,423				11,506				11,593				11,701				11,796	
Burnaby	41	413	187,380	965	631	334	188,236	856	583	273	189,007	771	521	250	189,676	669	443	226	190,260	584	376	208	190,765	505	307	198	191,192	427
New Westminster	40	934	58,627	1,195	267	928	59,830	1,203	274	929	61,027	1,197	279	918	62,201	1,174	279	895	63,362	1,161	282	879	64,527	1,165	281	884	65,689	1,162
Surrey	36	8,591	397,172	11,069	2,478	8,591	408,312	11,140	2,482	8,658	419,468	11,156	2,489	8,667	430,497	11,029	2,507	8,522	441,449	10,952	2,541	8,411	452,525	11,076	2,574	8,502	463,612	11,087
Coquitlam	43	3,071	205,812	4,325	1,334	2,991	210,059	4,247	1,320	2,927	214,189	4,130	1,299	2,831	218,175	3,986	1,292	2,694	222,043	3,868	1,289	2,579	225,862	3,819	1,288	2,531	229,607	3,745
Total Mid-west Region:		13,009	848,991	17,554	4,710	12,844	866,437	17,446	4,659	12,787	883,691	17,254	4,588	12,666	900,549	16,858	4,521	12,337	917,114	16,565	4,488	12,077	933,679	16,565	4,450	12,115	950,100	16,421
Agg. Prod. Estimate:			9,553				9,713				9,864				9,987				10,115				10,277				10,419	
Maple Ridge	42	1,902	89,910	2,424	503	1,921	92,370	2,460	504	1,956	94,856	2,486	514	1,972	97,332	2,476	522	1,954	99,818	2,486	538	1,948	102,365	2,547	556	1,991	104,936	2,571
Langley	35	4,175	136,092	5,034	662	4,372	141,364	5,272	675	4,597	146,876	5,512	683	4,829	152,518	5,642	701	4,941	158,282	5,764	727	5,037	164,252	5,970	745	5,225	170,321	6,069
Mission	75	1,277	47,120	1,589	276	1,313	48,765	1,645	286	1,359	50,463	1,698	300	1,398	52,190	1,727	314	1,413	53,947	1,757	326	1,431	55,771	1,824	343	1,481	57,637	1,866
Abbotsford	34	2,553	134,642	3,169	681	2,488	137,790	3,148	678	2,470	141,017	3,227	676	2,551	144,258	3,241	673	2,568	147,511	3,253	681	2,572	150,818	3,307	687	2,620	154,123	3,305
Total Central Region:		9,907	407,764	12,216	2,122	10,094	420,289	12,525	2,143	10,382	433,212	12,923	2,173	10,750	446,298	13,086	2,210	10,876	459,558	13,260	2,272	10,988	473,206	13,648	2,331	11,317	487,017	13,811
Agg. Prod. Estimate:			5,035				5,187				5,352				5,491				5,630				5,797				5,942	
Hope	32	56	9,223	61	6	55	9,277	54	0	54	9,330	53	5	48	9,381	51	8	43	9,430	49	8	41	9,483	53	11	42	9,540	57
Chilliwack	33	4,164	97,058	4,649	310	4,339	101,899	4,841	318	4,523	106,818	4,919	326	4,593	111,733	4,915	332	4,583	116,677	4,944	352	4,592	121,764	5,087	371	4,716	126,924	5,160
Agassiz-Harrison	76	175	9,022	234	52	182	9,261	239	48	191	9,510	249	58	191	9,764	254	63	191	10,015	251	59	192	10,273	258	59	199	10,541	268
Total East Region:		4,395	115,303	4,944	368	4,576	120,437	5,134	366	4,768	125,658	5,221	389	4,832	130,878	5,220	403	4,817	136,122	5,244	419	4,825	141,520	5,398	441	4,957	147,005	5,485
Agg. Prod. Estimate:			1,619				1,690				1,747				1,795				1,846				1,913				1,973	
Total Study Area		35,751	2,448,036	47,407	11,547	35,860	2,495,642	47,606	11,355	36,251	2,543,263	47,621	11,187	36,434	2,590,240	46,977	11,016	35,961	2,636,765	46,525	10,901	35,624	2,683,679	46,914	10,788	36,126	2,730,465	46,786
Agg. Prod. Estimate:			27,412				27,911				28,385				28,779				29,184				29,689				30,130	

Agg Prod	Exist + NG
Coefficients:	Net Mig :

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**Population and Aggregate Consumption Forecast:
Current Trends Scenario**

Health Area:	H.A. #	Nat Inc	In Mig	2010	Tot Gr.	Nat Inc	In Mig	2011	Tot Gr.	Nat Inc	In Mig	2012	Tot Gr.	Nat Inc	In Mig	2013	Tot Gr.	Nat Inc	In Mig	2014	Tot Gr.	Nat Inc	In Mig	2015	Tot Gr.	Nat Inc	In Mig	2016
Lilloet	29	34	15	5,922	47	32	15	5,967	45	29	16	6,016	49	32	17	6,061	45	29	16	6,110	49	33	16	6,158	48	31	17	6,208
Howe Sound	48	324	759	41,253	1,101	328	773	42,380	1,127	328	799	43,527	1,147	330	817	44,671	1,144	330	814	45,808	1,137	340	797	46,943	1,135	344	791	48,066
West Vancouver	45	-238	589	55,085	346	-245	591	55,434	349	-255	604	55,788	354	-261	615	56,121	333	-272	605	56,431	310	-281	591	56,732	301	-286	587	57,025
North Vancouver	44	450	593	143,884	1,017	441	576	144,891	1,007	435	572	145,883	992	426	566	146,856	973	423	550	147,799	943	412	531	148,728	929	404	525	149,641
Vancouver	39	1,481	2,458	601,396	3,745	1,352	2,393	605,005	3,609	1,228	2,381	608,481	3,476	1,114	2,362	611,778	3,297	1,009	2,288	614,887	3,109	912	2,197	617,843	2,956	800	2,156	620,654
Richmond	38	961	2,771	196,966	3,745	966	2,779	200,778	3,812	974	2,838	204,641	3,863	975	2,888	208,482	3,841	976	2,865	212,262	3,780	971	2,809	216,034	3,772	962	2,810	219,808
Delta	37	415	457	112,690	852	397	455	113,532	842	379	463	114,361	829	360	469	115,160	799	338	461	115,925	765	315	450	116,661	736	288	448	117,374
Total West Region:		3,427	7,642	1,157,196	10,853	3,271	7,582	1,167,987	10,791	3,118	7,673	1,178,697	10,710	2,976	7,734	1,189,129	10,432	2,833	7,599	1,199,222	10,093	2,702	7,391	1,209,099	9,877	2,543	7,334	1,218,776
Agg. Prod. Estimate:				11,893				12,006				12,115			12,199				12,271				12,359					12,448
Burnaby	41	239	188	191,544	352	164	188	191,829	285	94	191	192,047	218	23	195	192,199	152	-40	192	192,288	89	-97	186	192,321	33	-149	182	192,308
New Westminster	40	284	878	66,848	1,159	280	879	68,012	1,164	269	895	69,186	1,174	266	908	70,341	1,155	259	896	71,465	1,124	249	875	72,572	1,107	237	870	73,664
Surrey	36	2,622	8,465	474,658	11,046	2,657	8,389	485,840	11,182	2,697	8,485	497,141	11,301	2,740	8,561	508,351	11,210	2,787	8,423	519,391	11,040	2,833	8,207	530,406	11,015	2,849	8,166	541,437
Coquitlam	43	1,293	2,452	233,288	3,681	1,302	2,379	236,947	3,659	1,308	2,351	240,578	3,631	1,310	2,321	244,117	3,539	1,305	2,234	247,545	3,428	1,300	2,128	250,910	3,365	1,294	2,071	254,205
Total Mid-west Region:		4,438	11,983	966,338	16,238	4,403	11,835	982,628	16,290	4,368	11,922	998,952	16,324	4,339	11,985	1,015,008	16,056	4,311	11,745	1,030,689	15,681	4,285	11,396	1,046,209	15,520	4,231	11,289	1,061,614
Agg. Prod. Estimate:				10,557				10,722				10,885			11,011				11,120				11,256					11,396
Maple Ridge	42	567	2,004	107,541	2,605	587	2,018	110,216	2,675	601	2,074	112,950	2,734	609	2,125	115,703	2,753	628	2,125	118,438	2,735	633	2,102	121,204	2,766	642	2,124	124,004
Langley	35	760	5,309	176,381	6,060	775	5,285	182,549	6,168	795	5,373	188,812	6,263	814	5,449	195,026	6,214	821	5,393	201,146	6,120	831	5,289	207,277	6,131	833	5,298	213,456
Mission	75	355	1,511	59,547	1,910	368	1,542	61,530	1,983	383	1,600	63,581	2,051	398	1,653	65,652	2,071	410	1,661	67,732	2,080	427	1,653	69,845	2,113	435	1,678	71,997
Abbotsford	34	697	2,608	157,335	3,212	707	2,505	160,508	3,173	708	2,465	163,662	3,154	722	2,432	166,754	3,092	741	2,351	169,767	3,013	749	2,264	172,762	2,995	753	2,242	175,759
Total Central Region:		2,379	11,432	500,804	13,787	2,437	11,350	514,803	13,999	2,487	11,512	529,005	14,202	2,543	11,659	543,135	14,130	2,600	11,530	557,083	13,948	2,640	11,308	571,088	14,005	2,663	11,342	585,216
Agg. Prod. Estimate:				6,064				6,216				6,368			6,488				6,596				6,733					6,880
Hope	32	9	48	9,608	68	9	59	9,696	88	15	73	9,794	98	11	87	9,903	109	12	97	10,026	123	19	104	10,161	135	20	115	10,309
Chilliwack	33	385	4,775	132,156	5,232	409	4,823	137,550	5,394	421	4,973	143,105	5,555	441	5,114	148,692	5,587	460	5,127	154,264	5,572	482	5,090	159,923	5,659	498	5,161	165,693
Agassiz-Harrison	76	66	202	10,820	279	70	209	11,114	294	71	223	11,427	313	78	235	11,749	322	78	244	12,069	320	72	248	12,414	345	85	260	12,771
Total East Region:		460	5,025	152,584	5,579	488	5,091	158,360	5,776	507	5,269	164,326	5,966	530	5,436	170,344	6,018	550	5,468	176,359	6,015	573	5,442	182,498	6,139	603	5,536	188,773
Agg. Prod. Estimate:				2,033				2,109				2,184			2,245				2,300				2,369					2,443
Total Study Area		10,704	36,082	2,776,922	46,457	10,599	35,858	2,823,778	46,856	10,480	36,376	2,870,980	47,202	10,388	36,814	2,917,616	46,636	10,294	36,342	2,963,353	45,737	10,200	35,537	3,008,894	45,541	10,040	35,501	3,054,379
Agg. Prod. Estimate:				30,547				31,053				31,552			31,943				32,288				32,718					33,166

Agg Prod	Exist + NG:
Coefficients:	Net Mig:

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**Population and Aggregate Consumption Forecast:
Current Trends Scenario**

Health Area:	H.A. #	Tot Gr.	Nat Inc	In Mig	2017	Tot Gr.	Nat Inc	In Mig	2018	Tot Gr.	Nat Inc	In Mig	2019	Tot Gr.	Nat Inc	In Mig	2020	Tot Gr.	Nat Inc	In Mig	2021	Tot Gr.	Nat Inc	In Mig
Lillooet	29	50	33	17	6,255	47	32	15	6,299	44	30	14	6,341	42	29	13	6,381	40	26	14	6,417	36	25	11
Howe Sound	48	1,123	339	784	49,178	1,112	341	771	50,267	1,089	338	751	51,329	1,062	335	727	52,355	1,026	329	697	53,341	986	321	665
West Vancouver	45	293	-293	586	57,306	281	-299	580	57,575	269	-304	573	57,828	253	-312	565	58,063	235	-319	554	58,278	215	-328	543
North Vancouver	44	913	388	525	150,539	898	375	523	151,421	882	358	524	152,285	864	336	528	153,128	843	308	535	153,946	818	276	542
Vancouver	39	2,811	685	2,126	623,332	2,678	582	2,096	625,876	2,544	477	2,067	628,288	2,412	372	2,040	630,564	2,276	256	2,020	632,693	2,129	127	2,002
Richmond	38	3,774	955	2,819	223,567	3,759	942	2,817	227,307	3,740	928	2,812	231,017	3,710	905	2,805	234,693	3,676	882	2,794	238,329	3,636	855	2,781
Delta	37	713	265	448	118,066	692	247	445	118,733	667	223	444	119,372	639	196	443	119,980	608	168	440	120,551	571	132	439
Total West Region:		9,677	2,372	7,305	1,228,243	9,467	2,220	7,247	1,237,478	9,235	2,050	7,185	1,246,460	8,982	1,861	7,121	1,255,164	8,704	1,650	7,054	1,263,555	8,391	1,408	6,983
Agg. Prod. Estimate:					12,532				12,613				12,691				12,766				12,838			
Burnaby	41	-13	-195	182	192,250	-58	-235	177	192,145	-105	-277	172	192,004	-141	-308	167	191,824	-180	-343	163	191,603	-221	-375	154
New Westminster	40	1,092	225	867	74,739	1,075	214	861	75,795	1,056	203	853	76,831	1,036	190	846	77,845	1,014	180	834	78,831	986	164	822
Surrey	36	11,031	2,871	8,160	552,458	11,021	2,887	8,134	563,459	11,001	2,901	8,100	574,457	10,998	2,919	8,079	585,420	10,963	2,905	8,058	596,331	10,911	2,876	8,035
Coquitlam	43	3,295	1,273	2,022	257,425	3,220	1,252	1,968	260,559	3,134	1,218	1,916	263,608	3,049	1,184	1,865	266,564	2,956	1,138	1,818	269,415	2,851	1,082	1,769
Total Mid-west Region:		15,405	4,174	11,231	1,076,872	15,258	4,118	11,140	1,091,958	15,086	4,045	11,041	1,106,900	14,942	3,985	10,957	1,121,653	14,753	3,880	10,873	1,136,180	14,527	3,747	10,780
Agg. Prod. Estimate:					11,531				11,664				11,797				11,928				12,056			
Maple Ridge	42	2,800	645	2,155	126,825	2,821	641	2,180	129,664	2,839	637	2,202	132,532	2,868	639	2,229	135,414	2,882	625	2,257	138,307	2,893	611	2,282
Langley	35	6,179	841	5,338	219,665	6,209	845	5,364	225,904	6,239	851	5,388	232,184	6,280	854	5,426	238,506	6,322	854	5,468	244,864	6,358	847	5,511
Mission	75	2,152	447	1,705	74,181	2,184	457	1,727	76,383	2,202	461	1,741	78,612	2,229	471	1,758	80,859	2,247	475	1,772	83,116	2,257	476	1,781
Abbotsford	34	2,997	751	2,246	178,772	3,013	756	2,257	181,818	3,046	763	2,283	184,907	3,089	762	2,327	188,051	3,144	755	2,389	191,263	3,212	747	2,465
Total Central Region:		14,128	2,684	11,444	599,443	14,227	2,699	11,528	613,769	14,326	2,712	11,614	628,235	14,466	2,726	11,740	642,830	14,595	2,709	11,886	657,550	14,720	2,681	12,039
Agg. Prod. Estimate:					7,025				7,171				7,323				7,479				7,637			
Hope	32	148	23	125	10,467	158	26	132	10,631	164	25	139	10,804	173	27	146	10,984	180	27	153	11,172	188	30	158
Chilliwack	33	5,770	513	5,257	171,555	5,862	521	5,341	177,512	5,957	535	5,422	183,569	6,057	546	5,511	189,726	6,157	552	5,605	195,983	6,257	558	5,699
Agassiz-Harrison	76	357	83	274	13,148	377	91	286	13,537	389	87	302	13,944	407	91	316	14,367	423	93	330	14,808	441	93	348
Total East Region:		6,275	619	5,656	195,170	6,397	638	5,759	201,680	6,510	647	5,863	208,317	6,637	664	5,973	215,077	6,760	672	6,088	221,963	6,886	681	6,205
Agg. Prod. Estimate:					2,515				2,589				2,665				2,742				2,821			
Total Study Area		45,485	9,849	35,636	3,099,728	45,349	9,675	35,674	3,144,885	45,157	9,454	35,703	3,189,912	45,027	9,236	35,791	3,234,724	44,812	8,911	35,901	3,279,248	44,524	8,517	36,007
Agg. Prod. Estimate:					33,603				34,037				34,476				34,916				35,352			

Agg. Prod.	Exist + NG
Coefficients:	Net Mig

DRAFT

APPENDIX B-2:

SUB-AREA POPULATION AND AGGREGATE
FORECAST: MAINTENANCE SCENARIO - NATURAL
INCREASE ONLY

DRAFT

F-stat/degrees of freedom	55.01118	10	#N/A	#N/A
regres. sum of squares	92185682	5585876	#N/A	#N/A
t-stat	3.605712	0.977308	1.6435348	0.812286

14 set b= 0		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population:	0	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2020785
m2	Natural Increase in Population:	0	8,933	9,436	9,779	10,305	11,103	10,726	11,228	10,394	12,466	13,126	12,468	13,209	12,659	13,681	12844
m3	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b not = 0	Multiple Regressions			
	m3	m2	m1	b
slope/y-intercept	0.112482	0.312855	0.0076579	0
standard errors	0.029578	0.374093	0.0023621	#N/A
r2/std error for y	0.939098	735.7394	#N/A	#N/A
F-stat/degrees of freedom	56.53982	11	#N/A	#N/A
regres. sum of squares	91817121	5954436	#N/A	#N/A
t-stat	3.802921	0.836304	3.2420039	#N/A

15		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population + Natural Increase:	0	1,454,220	1,483,676	1,508,484	1,536,923	1,572,856	1,603,800	1,637,535	1,673,105	1,724,582	1,780,828	1,832,799	1,878,873	1,935,640	1,985,048	2033629
m2	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b not = 0	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.136395	0.008358	1598.0595
standard errors	0.034105	0.001952	2571.0505
r2/std error for y	0.937648	744.4466	#N/A
F-stat/degrees of freedom	82.70952	11	#N/A
regres. sum of squares	91675350	6096208	#N/A
t-stat	3.999317	4.282763	#DIV/0!

16 set b= 0		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population + Natural Increase:	0	1,454,220	1,483,676	1,508,484	1,536,923	1,572,856	1,603,800	1,637,535	1,673,105	1,724,582	1,780,828	1,832,799	1,878,873	1,935,640	1,985,048	2033629
m2	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b = 0	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.123243	0.009532	0
standard errors	0.026053	0.00048	#N/A
r2/std error for y	0.935459	725.1618	#N/A
F-stat/degrees of freedom	86.96356	12	#N/A
regres. sum of squares	91461243	6310315	#N/A
t-stat	4.73039	19.86113	#DIV/0!

F-stat/degrees of freedom	55.01118	10	#N/A	#N/A
regres. sum of squares	92185682	5585876	#N/A	#N/A
t-stat	3.605712	0.977308	1.6435348	0.812286

14 set b= 0		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population:	0	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2020785
m2	Natural Increase in Population:	0	8,933	9,436	9,779	10,305	11,103	10,726	11,228	10,394	12,466	13,126	12,468	13,209	12,659	13,681	12844
m3	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b not = 0	Multiple Regressions			
	m3	m2	m1	b
slope/y-intercept	0.112482	0.312855	0.0076579	0
standard errors	0.029578	0.374093	0.0023621	#N/A
r2/std error for y	0.939098	735.7394	#N/A	#N/A
F-stat/degrees of freedom	56.53982	11	#N/A	#N/A
regres. sum of squares	91817121	5954436	#N/A	#N/A
t-stat	3.802921	0.836304	3.2420039	#N/A

15		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population + Natural Increase:	0	1,454,220	1,483,676	1,508,484	1,536,923	1,572,856	1,603,800	1,637,535	1,673,105	1,724,582	1,780,828	1,832,799	1,878,873	1,935,640	1,985,048	2033629
m2	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b not = 0	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.136395	0.008358	1598.0595
standard errors	0.034105	0.001952	2571.0505
r2/std error for y	0.937648	744.4466	#N/A
F-stat/degrees of freedom	82.70952	11	#N/A
regres. sum of squares	91675350	6096208	#N/A
t-stat	3.999317	4.282763	#DIV/0!

16 set b= 0		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population + Natural Increase:	0	1,454,220	1,483,676	1,508,484	1,536,923	1,572,856	1,603,800	1,637,535	1,673,105	1,724,582	1,780,828	1,832,799	1,878,873	1,935,640	1,985,048	2033629
m2	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b = 0	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.123243	0.009532	0
standard errors	0.026053	0.00048	#N/A
r2/std error for y	0.935459	725.1618	#N/A
F-stat/degrees of freedom	86.96356	12	#N/A
regres. sum of squares	91461243	6310315	#N/A
t-stat	4.73039	19.86113	#DIV/0!

F-stat/degrees of freedom	55.01118	10	#N/A	#N/A
regres. sum of squares	92185682	5585876	#N/A	#N/A
t-stat	3.605712	0.977308	1.6435348	0.812286

14 set b= 0		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population:	0	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2020785
m2	Natural Increase in Population:	0	8,933	9,436	9,779	10,305	11,103	10,726	11,228	10,394	12,466	13,126	12,468	13,209	12,659	13,681	12844
m3	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b not = 0	Multiple Regressions			
	m3	m2	m1	b
slope/y-intercept	0.112482	0.312855	0.0076579	0
standard errors	0.029578	0.374093	0.0023621	#N/A
r2/std error for y	0.939098	735.7394	#N/A	#N/A
F-stat/degrees of freedom	56.53982	11	#N/A	#N/A
regres. sum of squares	91817121	5954436	#N/A	#N/A
t-stat	3.802921	0.836304	3.2420039	#N/A

15		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population + Natural Increase:	0	1,454,220	1,483,676	1,508,484	1,536,923	1,572,856	1,603,800	1,637,535	1,673,105	1,724,582	1,780,828	1,832,799	1,878,873	1,935,640	1,985,048	2033629
m2	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b not = 0	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.136395	0.008358	1598.0595
standard errors	0.034105	0.001952	2571.0505
r2/std error for y	0.937648	744.4466	#N/A
F-stat/degrees of freedom	82.70952	11	#N/A
regres. sum of squares	91675350	6096208	#N/A
t-stat	3.999317	4.282763	#DIV/0!

16 set b= 0		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	0
m1	Existing Population + Natural Increase:	0	1,454,220	1,483,676	1,508,484	1,536,923	1,572,856	1,603,800	1,637,535	1,673,105	1,724,582	1,780,828	1,832,799	1,878,873	1,935,640	1,985,048	2033629
m2	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

set b = 0	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.123243	0.009532	0
standard errors	0.026053	0.00048	#N/A
r2/std error for y	0.935459	725.1618	#N/A
F-stat/degrees of freedom	86.96356	12	#N/A
regres. sum of squares	91461243	6310315	#N/A
t-stat	4.73039	19.86113	#DIV/0!

**Population and Aggregate Consumption Forecast:
Current Trends Scenario**

Health Area:	H.A. #	In Mig	2003	Tot Gr.	Nat Inc	In Mig	2004	Tot Gr.	Nat Inc	In Mig	2005	Tot Gr.	Nat Inc	In Mig	2006	Tot Gr.	Nat Inc	In Mig	2007	Tot Gr.	Nat Inc	In Mig	2008	Tot Gr.	Nat Inc	In Mig	2009	Tot Gr.
Lillooet	29	21	5,570	56	39	17	5,620	50	35	15	5,671	51	37	14	5,727	56	41	15	5,778	51	35	16	5,826	48	33	15	5,875	49
Howe Sound	48	726	33,806	1,039	324	715	34,846	1,040	324	716	35,898	1,052	322	730	36,945	1,047	318	729	37,996	1,051	320	731	39,069	1,073	323	750	40,152	1,083
West Vancouver	45	608	52,441	437	-166	603	52,865	424	-180	604	53,277	412	-191	603	53,662	385	-206	591	54,025	363	-219	582	54,388	363	-227	590	54,739	351
North Vancouver	44	743	136,100	1,265	534	731	137,332	1,232	511	721	138,522	1,190	496	694	139,661	1,139	483	656	140,756	1,095	470	625	141,824	1,068	456	612	142,867	1,043
Vancouver	39	3,141	570,796	5,244	2,184	3,060	575,872	5,076	2,080	2,996	580,710	4,838	1,962	2,876	585,268	4,558	1,837	2,721	589,580	4,312	1,718	2,594	593,712	4,132	1,593	2,539	597,651	3,939
Richmond	38	2,694	171,053	3,632	912	2,720	174,731	3,678	913	2,765	178,433	3,702	923	2,779	182,107	3,674	930	2,744	185,771	3,664	941	2,723	189,489	3,718	950	2,768	193,221	3,732
Delta	37	507	106,212	1,020	520	500	107,213	1,001	504	497	108,191	978	488	490	109,145	954	479	475	110,065	920	457	463	110,966	901	438	463	111,838	872
Total West Region:		8,440	1,075,978	12,693	4,347	8,346	1,088,479	12,501	4,187	8,314	1,100,702	12,223	4,037	8,186	1,112,515	11,813	3,882	7,931	1,123,971	11,456	3,722	7,734	1,135,274	11,303	3,566	7,737	1,146,343	11,069
Agg. Prod. Estimate:			11,205				11,321				11,423				11,506				11,593				11,701				11,796	
Burnaby	41	413	187,380	965	631	334	188,236	856	583	273	189,007	771	521	250	189,676	669	443	226	190,260	584	376	208	190,765	505	307	198	191,192	427
New Westminster	40	934	58,627	1,195	267	928	59,830	1,203	274	929	61,027	1,197	279	918	62,201	1,174	279	895	63,362	1,161	282	879	64,527	1,165	281	884	65,689	1,162
Surrey	36	8,591	397,172	11,069	2,478	8,591	408,312	11,140	2,482	8,658	419,468	11,156	2,489	8,667	430,497	11,029	2,507	8,522	441,449	10,952	2,541	8,411	452,525	11,076	2,574	8,502	463,612	11,087
Coquitlam	43	3,071	205,812	4,325	1,334	2,991	210,059	4,247	1,320	2,927	214,189	4,130	1,299	2,831	218,175	3,986	1,292	2,694	222,043	3,868	1,289	2,579	225,862	3,819	1,288	2,531	229,607	3,745
Total Mid-west Region:		13,009	848,991	17,554	4,710	12,844	866,437	17,446	4,659	12,787	883,691	17,254	4,588	12,666	900,549	16,858	4,521	12,337	917,114	16,565	4,488	12,077	933,679	16,565	4,450	12,115	950,100	16,421
Agg. Prod. Estimate:			9,553				9,713				9,864				9,987				10,115				10,277				10,419	
Maple Ridge	42	1,902	89,910	2,424	503	1,921	92,370	2,460	504	1,956	94,856	2,486	514	1,972	97,332	2,476	522	1,954	99,818	2,486	538	1,948	102,365	2,547	556	1,991	104,936	2,571
Langley	35	4,175	136,092	5,034	662	4,372	141,364	5,272	675	4,597	146,876	5,512	683	4,829	152,518	5,642	701	4,941	158,282	5,764	727	5,037	164,252	5,970	745	5,225	170,321	6,069
Mission	75	1,277	47,120	1,589	276	1,313	48,765	1,645	286	1,359	50,463	1,698	300	1,398	52,190	1,727	314	1,413	53,947	1,757	326	1,431	55,771	1,824	343	1,481	57,637	1,866
Abbotsford	34	2,553	134,642	3,169	681	2,488	137,790	3,148	678	2,470	141,017	3,227	676	2,551	144,258	3,241	673	2,568	147,511	3,253	681	2,572	150,818	3,307	687	2,620	154,123	3,305
Total Central Region:		9,907	407,764	12,216	2,122	10,094	420,289	12,525	2,143	10,382	433,212	12,923	2,173	10,750	446,298	13,086	2,210	10,876	459,558	13,260	2,272	10,988	473,206	13,648	2,331	11,317	487,017	13,811
Agg. Prod. Estimate:			5,035				5,187				5,352				5,491				5,630				5,797				5,942	
Hope	32	56	9,223	61	6	55	9,277	54	0	54	9,330	53	5	48	9,381	51	8	43	9,430	49	8	41	9,483	53	11	42	9,540	57
Chilliwack	33	4,164	97,058	4,649	310	4,339	101,899	4,841	318	4,523	106,818	4,919	326	4,593	111,733	4,915	332	4,583	116,677	4,944	352	4,592	121,764	5,087	371	4,716	126,924	5,160
Agassiz-Harrison	76	175	9,022	234	52	182	9,261	239	48	191	9,510	249	58	191	9,764	254	63	191	10,015	251	59	192	10,273	258	59	199	10,541	268
Total East Region:		4,395	115,303	4,944	368	4,576	120,437	5,134	366	4,768	125,658	5,221	389	4,832	130,878	5,220	403	4,817	136,122	5,244	419	4,825	141,520	5,398	441	4,957	147,005	5,485
Agg. Prod. Estimate:			1,619				1,690				1,747				1,795				1,846				1,913				1,973	
Total Study Area		35,751	2,448,036	47,407	11,547	35,860	2,495,642	47,606	11,355	36,251	2,543,263	47,621	11,187	36,434	2,590,240	46,977	11,016	35,961	2,636,765	46,525	10,901	35,624	2,683,679	46,914	10,788	36,126	2,730,465	46,786
Agg. Prod. Estimate:			27,412				27,911				28,385				28,779				29,184				29,689				30,130	

Agg Prod	Exist + NG
Coefficients:	Net Mig :

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**Population and Aggregate Consumption Forecast:
Current Trends Scenario**

Health Area:	H.A. #	Tot Gr.	Nat Inc	In Mig	2017	Tot Gr.	Nat Inc	In Mig	2018	Tot Gr.	Nat Inc	In Mig	2019	Tot Gr.	Nat Inc	In Mig	2020	Tot Gr.	Nat Inc	In Mig	2021	Tot Gr.	Nat Inc	In Mig
Lillooet	29	50	33	17	6,255	47	32	15	6,299	44	30	14	6,341	42	29	13	6,381	40	26	14	6,417	36	25	11
Howe Sound	48	1,123	339	784	49,178	1,112	341	771	50,267	1,089	338	751	51,329	1,062	335	727	52,355	1,026	329	697	53,341	986	321	665
West Vancouver	45	293	-293	586	57,306	281	-299	580	57,575	269	-304	573	57,828	253	-312	565	58,063	235	-319	554	58,278	215	-328	543
North Vancouver	44	913	388	525	150,539	898	375	523	151,421	882	358	524	152,285	864	336	528	153,128	843	308	535	153,946	818	276	542
Vancouver	39	2,811	685	2,126	623,332	2,678	582	2,096	625,876	2,544	477	2,067	628,288	2,412	372	2,040	630,564	2,276	256	2,020	632,693	2,129	127	2,002
Richmond	38	3,774	955	2,819	223,567	3,759	942	2,817	227,307	3,740	928	2,812	231,017	3,710	905	2,805	234,693	3,676	882	2,794	238,329	3,636	855	2,781
Delta	37	713	265	448	118,066	692	247	445	118,733	667	223	444	119,372	639	196	443	119,980	608	168	440	120,551	571	132	439
Total West Region:		9,677	2,372	7,305	1,228,243	9,467	2,220	7,247	1,237,478	9,235	2,050	7,185	1,246,460	8,982	1,861	7,121	1,255,164	8,704	1,650	7,054	1,263,555	8,391	1,408	6,983
Agg. Prod. Estimate:					12,532				12,613				12,691				12,766				12,838			
Burnaby	41	-13	-195	182	192,250	-58	-235	177	192,145	-105	-277	172	192,004	-141	-308	167	191,824	-180	-343	163	191,603	-221	-375	154
New Westminster	40	1,092	225	867	74,739	1,075	214	861	75,795	1,056	203	853	76,831	1,036	190	846	77,845	1,014	180	834	78,831	986	164	822
Surrey	36	11,031	2,871	8,160	552,458	11,021	2,887	8,134	563,459	11,001	2,901	8,100	574,457	10,998	2,919	8,079	585,420	10,963	2,905	8,058	596,331	10,911	2,876	8,035
Coquitlam	43	3,295	1,273	2,022	257,425	3,220	1,252	1,968	260,559	3,134	1,218	1,916	263,608	3,049	1,184	1,865	266,564	2,956	1,138	1,818	269,415	2,851	1,082	1,769
Total Mid-west Region:		15,405	4,174	11,231	1,076,872	15,258	4,118	11,140	1,091,958	15,086	4,045	11,041	1,106,900	14,942	3,985	10,957	1,121,653	14,753	3,880	10,873	1,136,180	14,527	3,747	10,780
Agg. Prod. Estimate:					11,531				11,664				11,797				11,928				12,056			
Maple Ridge	42	2,800	645	2,155	126,825	2,821	641	2,180	129,664	2,839	637	2,202	132,532	2,868	639	2,229	135,414	2,882	625	2,257	138,307	2,893	611	2,282
Langley	35	6,179	841	5,338	219,665	6,209	845	5,364	225,904	6,239	851	5,388	232,184	6,280	854	5,426	238,506	6,322	854	5,468	244,864	6,358	847	5,511
Mission	75	2,152	447	1,705	74,181	2,184	457	1,727	76,383	2,202	461	1,741	78,612	2,229	471	1,758	80,859	2,247	475	1,772	83,116	2,257	476	1,781
Abbotsford	34	2,997	751	2,246	178,772	3,013	756	2,257	181,818	3,046	763	2,283	184,907	3,089	762	2,327	188,051	3,144	755	2,389	191,263	3,212	747	2,465
Total Central Region:		14,128	2,684	11,444	599,443	14,227	2,699	11,528	613,769	14,326	2,712	11,614	628,235	14,466	2,726	11,740	642,830	14,595	2,709	11,886	657,550	14,720	2,681	12,039
Agg. Prod. Estimate:					7,025				7,171				7,323				7,479				7,637			
Hope	32	148	23	125	10,467	158	26	132	10,631	164	25	139	10,804	173	27	146	10,984	180	27	153	11,172	188	30	158
Chilliwack	33	5,770	513	5,257	171,555	5,862	521	5,341	177,512	5,957	535	5,422	183,569	6,057	546	5,511	189,726	6,157	552	5,605	195,983	6,257	558	5,699
Agassiz-Harrison	76	357	83	274	13,148	377	91	286	13,537	389	87	302	13,944	407	91	316	14,367	423	93	330	14,808	441	93	348
Total East Region:		6,275	619	5,656	195,170	6,397	638	5,759	201,680	6,510	647	5,863	208,317	6,637	664	5,973	215,077	6,760	672	6,088	221,963	6,886	681	6,205
Agg. Prod. Estimate:					2,515				2,589				2,665				2,742				2,821			
Total Study Area		45,485	9,849	35,636	3,099,728	45,349	9,675	35,674	3,144,885	45,157	9,454	35,703	3,189,912	45,027	9,236	35,791	3,234,724	44,812	8,911	35,901	3,279,248	44,524	8,517	36,007
Agg. Prod. Estimate:					33,603				34,037				34,476				34,916				35,352			

Agg. Prod.	Exist + NG
Coefficients:	Net Mig

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