Canadian Suburbs Atlas

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Canadian Suburbs Atlas

Published with the collaboration of:

Queen's University, School of Urban and Regional Planning

University of Toronto, School of Cities, Visiting Experts Program

Toronto Metropolitan University, School of Urban and Regional Planning

Council for Canadian Urbanism (Working paper #4)

June 2023

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Executive Summary

Canada is a suburban nation. More than two-thirds of our country's total population lives in suburbs. In all our largest metropolitan areas, the portion of suburban residents is over 80%, including the Vancouver, Toronto, and Montreal regions (Gordon 2018). Their downtowns may be full of new condominium apartment towers, but there is four times as much population growth on the suburban edges of the regions.

This Atlas uses the recently released 2021 census data to update previous research studies (Gordon & Janzen 2013; Gordon Hindrichs & Wilms 2018). We found that within our metropolitan areas, 86% of the population lived in transit suburbs, auto suburbs, or exurban areas, while only 14% lived in active core neighbourhoods in 2021.

Our research for the 2006-2016 period estimated that 67.5% of all Canadians lived in some form of suburb. This proportion declined slightly to 66% by 2021. Although over 1.1 million more people live in new automobile suburbs, the proportion of the Canadian population that lives in suburbs declined slightly due to the strong increase in construction of new apartment buildings housing over 220,000 people in the active core neighbourhoods in this period.

This was the first decline in the proportion of the suburban population observed in the past 15 years of analysis. Whether this was the beginning of a new trend, or merely anomalous effects of the pandemic will only be clear after the 2026 census.

Canada's population growth from 2016-2021 was mapped using classification methods tested for over a decade in Canada and repeated in Australia and the United States. The population who lived active core neighbourhoods and transit suburbs grew by 6% and 3%, which were below the national average population growth of 7%. The auto suburbs and the exurban areas grew by 7% and 15%, matching and exceeding the national average. The net effect of this trend is that 82% of the CMA population growth from 2016–2021 was in auto suburbs and exurbs. Only 18% of the population growth was in more sustainable active cores and transit suburbs.

Canadian Metropolitan Neighbourhood Population Distribution for 2006 and 2016

Canadian Metropolitan Neighbourhood Population Distribution for 2016 and 2021

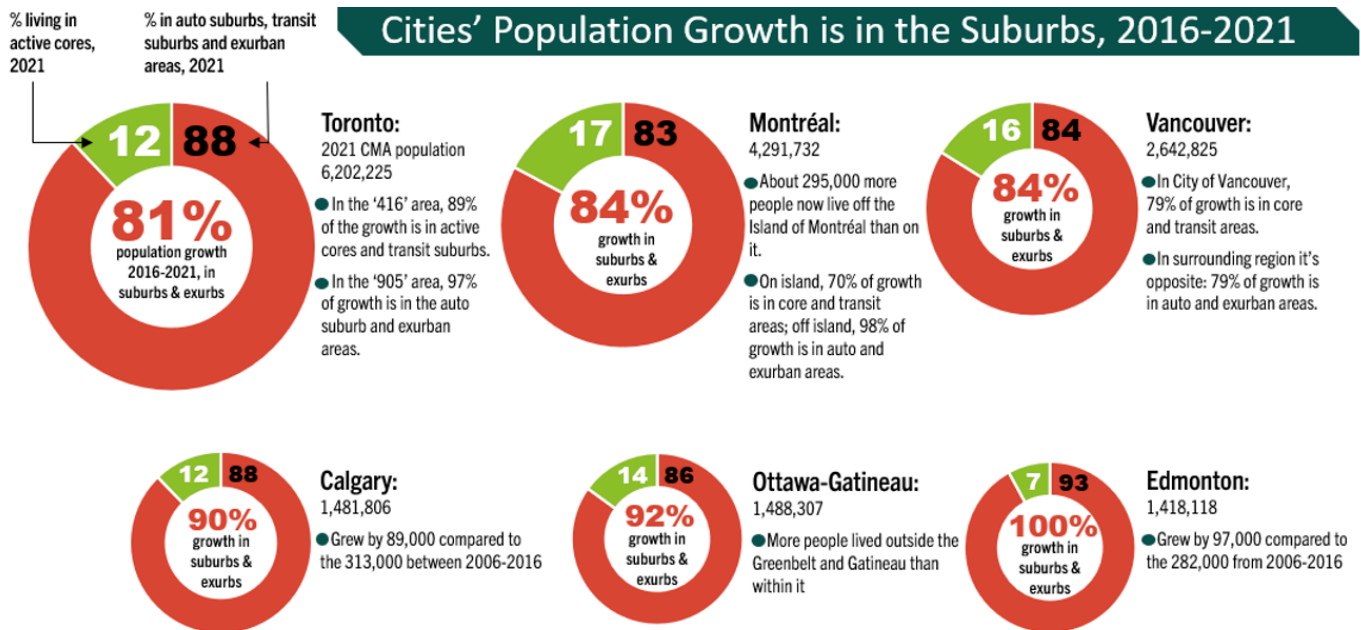|	Population in 2016*[1]		Population in 2021*		Population Growth 2016-2021		Share of Population Growth 2016-2021	Share of Population Growth 2006-2016
Active Core	3,472,309	14%	3,692,375	14%	220,066	6%	13%	8%
Transit Suburb	2,939,816	12%	3,030,827	11%	91,011	3%	5%	7%
Auto Suburb	17,212,730	67%	18,350,811	67%	1,138,081	7%	66%	75%
Exurban	1,904,205	7%	2,181,756	8%	277,551	15%	16%	10%
TOTAL CMA	**25,548,954**	**100%**	**27,281,056**	**100%**	**1,732,102**	**7%**	**100%**	**100%**

* Values do not include Unclassified census tracts

[1] These are 2016 values, adjusted for new census tracts

The national pattern is similar regarding construction of new dwelling units, though not as extreme. This is because new apartment units in the active cores have about 40% fewer occupants than houses in auto suburbs. Even if dwelling units are our growth measure, 75% of new dwelling unit growth from 2016-2021 occurred in the less sustainable auto suburbs and exurbs.

Canadian metropolitan neighbourhood population distribution for 2006 and 2016

Many people over-estimate the importance of the highly visible downtown cores and underestimate the vast growth happening in the suburban edges of our metropolitan regions. The population in low-density auto suburbs and exurbs is still growing four times faster than inner-cities and inner-suburbs across Canada. Despite their inner-city condo booms, even the Toronto and Vancouver metropolitan areas saw 3.4 and 2.4 times as much population growth in auto suburbs and exurbs compared to active cores and transit suburbs.

% living in active cores, 2021

% in auto suburbs, transit suburbs and exurban areas, 2021

Cities' Population Growth is in the Suburbs, 2016-2021

12 | 88

81% population growth 2016-2021, in suburbs & exurbs

Toronto:
2021 CMA population 6,202,225
- In the '416' area, 89% of the growth is in active cores and transit suburbs.
- In the '905' area, 97% of growth is in the auto suburb and exurban areas.

17 | 83

84% growth in suburbs & exurbs

Montréal:
4,291,732
- About 295,000 more people now live off the Island of Montréal than on it.
- On island, 70% of growth is in core and transit areas; off island, 98% of growth is in auto and exurban areas.

16 | 84

84% growth in suburbs & exurbs

Vancouver:
2,642,825
- In City of Vancouver, 79% of growth is in core and transit areas.
- In surrounding region it's opposite: 79% of growth is in auto and exurban areas.

12 | 88

90% growth in suburbs & exurbs

Calgary:
1,481,806
- Grew by 89,000 compared to the 313,000 between 2006-2016

14 | 86

92% growth in suburbs & exurbs

Ottawa-Gatineau:
1,488,307
- More people lived outside the Greenbelt and Gatineau than within it

7 | 93

100% growth in suburbs & exurbs

Edmonton:
1,418,118
- Grew by 97,000 compared to the 282,000 from 2006-2016

Infographic created by Remus Herteg
School of Cities, University of Toronto

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Acknowledgements

Introduction

Canada is a nation where over two-thirds of the population lives in some form of suburb (Gordon 2018). It is important to monitor the locations of population growth within our nation as it has profound effects on our economic effectiveness, environmental sustainability, and our overall public health. This atlas updates the article "Suburban Nation? Estimating the size of Canada's suburban population", published in the *Journal of Architecture and Planning Research* (Gordon & Janzen 2013). The JAPR article was based upon 2006 census data, while this paper updates the research using the 2021 census data that was released late 2022. This atlas also replaces and updates the Council for Canadian Urbanism Working Paper #2, "Still Suburban: Growth in Canadian Suburbs, 2016-2016

We routinely hear that Canada is one of the world's most urbanized nations, but that does not mean that most Canadians live in apartments and travel by public transit. Although Statistics Canada now estimates that our 2021 "urban" population was 81%[1], this category includes downtown, inner-city, suburban, and exurban development.
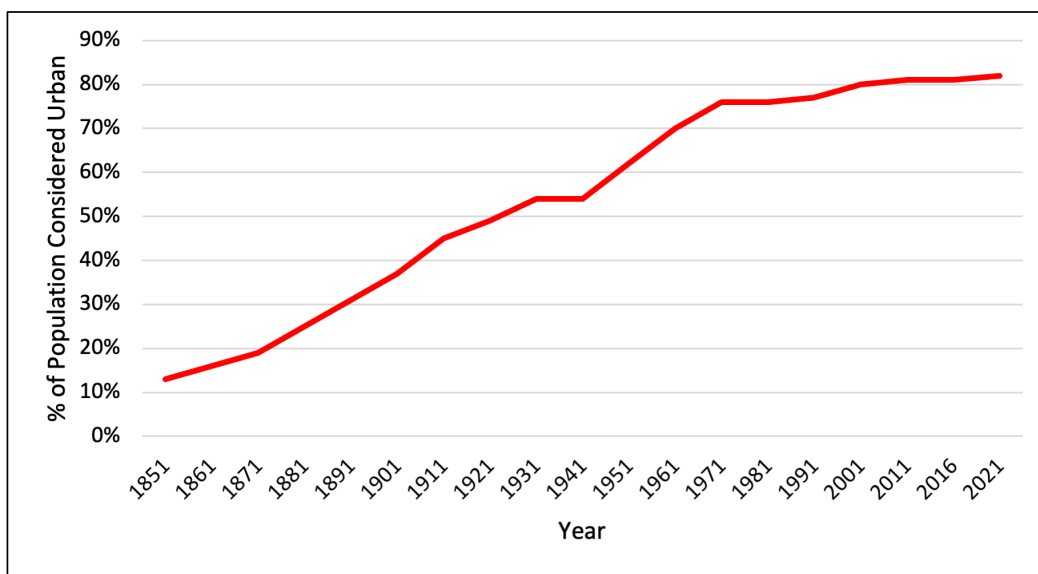
Our analysis for 2016 indicated that perhaps 67.5% of the Canadian population lived in neighbourhoods that most observers would consider suburban (i.e., cars and many post-war single homes). Our most recent research for 2021 indicates that although another million people live in suburbs, they now comprise approximately 66% of the Canadian population. This slight decline in the proportion of the suburban population was caused by the 2016-2021 downtown apartment building boom observed in some of the largest metropolitan areas.

1 Statistics Canada, Proportion of the population living in rural areas, Canada, 1851 to 2021 https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm

Why should we care?

Social Equity

If the growth trends we observe continue, Canada will become even more suburban in the future, with increased problems caused by low-density auto-dependent neighbourhoods. For example, there is a growing body of evidence that suburban lifestyles are correlated with higher obesity rates in children and adults (Howell & Booth 2022; Colley et al 2019; Ewing, et al. 2014; Canadian Public Health Association 2012; Kerr et al. 2012; Saelens, et al. 2012; van Loon & Frank 2011). The lack of a built environment that promotes physical activity has shown to be a contributing factor to obese and overweight children and parents (Collins et al. 2018; Giles-Corti et al. 2013; Frank et al. 2010). Poor suburban design can affect the walkability of a neighbourhood.

Furthermore, there is evidence that shows a positive association between the frequency of commuting by transit and physical activity (MacDonald et al. 2010). It was found that frequent and infrequent transit users partake in more physical activity through active transportation to and from transit stops (Lachapelle et al. 2011). A study published in the International *Journal of Epidemiology* investigated the overall reduction in all-cause mortality through an increase in physical activity. The study concluded that an increase in non-vigorous physical activity resulted in a reduction of all-cause mortality, particularly found when shifting from sedentary behaviour to low levels of activity (Creatore et al. 2016).

Although the suburbs are becoming less socially homogeneous (Nijman 2020; Moos & Walter-Joseph 2017; Moos & Mendez 2014; Hulchanski 2010), the evidence of a political divide between the residents within the inner-city and the auto-dependent suburbs creates another social issue (Borwein & Lucas 2023; Walks 2013 & 2007). Politicians who can drive a wedge between suburban and inner-city voters will have a substantial majority at the polls (Ibbitson 2018; Kiel 2018, ch. 8; Delacourt 2013).
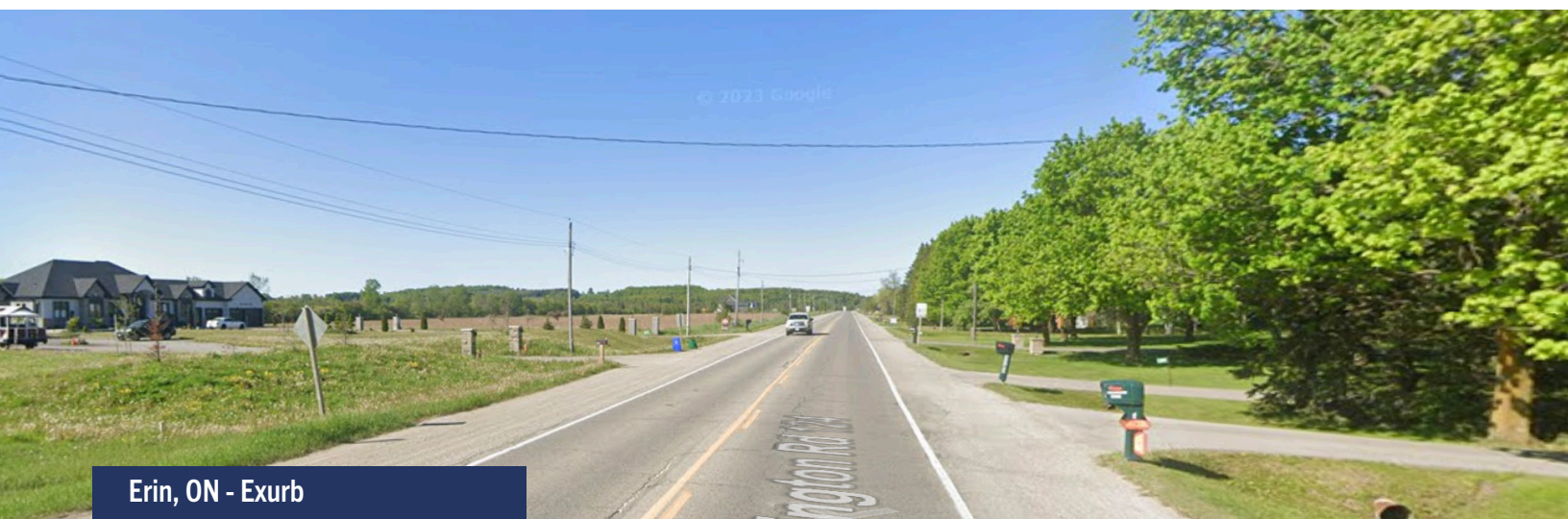
Erin, ON - Exurb

Environmental Sustainability

Suburban areas require different planning techniques to deal with environmental problems such as resource conservation or auto dependence (Newman & Kenworthy 2015), which are significantly different from inner-city issues such as brownfield redevelopment. Sprawling suburban areas are witness to higher rates of automobile use and vehicle ownership (Ewing et al. 2002). In such areas, people own more cars, drive longer hours, and commute less by public transit. Extensive automobile use leads to more air pollution and greenhouse gas emissions compared to commuting by transit, walking, or cycling. The suburban dependence on automobiles contributes more to climate change emissions, which makes transportation Canada's highest sector for contributions to GHG emissions (Environment Canada 2023). As of 2021, cars, trucks, and motorcycles account for 57% of the GHG emissions produced by passenger transportation in Canada. Bus, rail, and domestic aviation accounted for the remaining emissions (Environment Canada 2023).

These greenhouse gas emissions stimulate climate change. A study by the *National Roundtable* on the Environment and the Economy (NRTEE) in 2011 attempted to assess an economic price tag on climate change in Canada across three sectors: the BC timber industry, Canada's coastal regions, and overall public health with respect to air quality. The report estimated an economic cost on average of $5 billion per year for each scenario observed as of 2020. The anticipated annual cost increased to $21 billion per year on the low end and $43 billion on the high end by 2050 (NRTEE 2011).

Google Street View, Mississauga ON - Automobile Suburb

Economic Efficiency

There are substantial economic costs involved with suburban sprawl, which are borne by the local and provincial governments and, ultimately, the taxpayer. Greenfield development on a city's periphery requires significant new infrastructure investments, which are difficult to accurately forecast and recover through development charges (Sancton 2022), because of the physical degradation of the infrastructure over many decades (CSCE 2019). The municipality is then burdened with the maintenance and capital repairs for the infrastructure providing service to the low-density development for its lifetime (Kiel 2018, ch. 7; Thompson 2013; Blais 2010).

The suburbs are a product of less expensive land on the city's edge combined with affordable fuel costs for automotive transportation (Lang, et al. 2008). As more people live on the city's periphery and commute to work within the city, the social and economic costs of roadway congestion significantly increases. Enforcing tolling or tax mechanisms to reduce congestion is often politically difficult to implement (Brueckner 2000).

Arthur Nelson suggests a "fifth settlement movement" is emerging as the suburbs shift housing products, following demographic and economic changes in North America. The supply of cheap land supporting greenfield development has declined, the price of fuel for automobiles has risen, and the aging demographic of the Baby Boomers will require less floor space and closer amenities (Grant, et al. 2013; Nelson 2009). Nelson and Leinberger both conclude that there will be a growing desire for smaller units and denser communities, however the current supply of housing stock, largely single-detached houses, is inconsistent with that demand (Nelson 2011; Leinberger 2008).
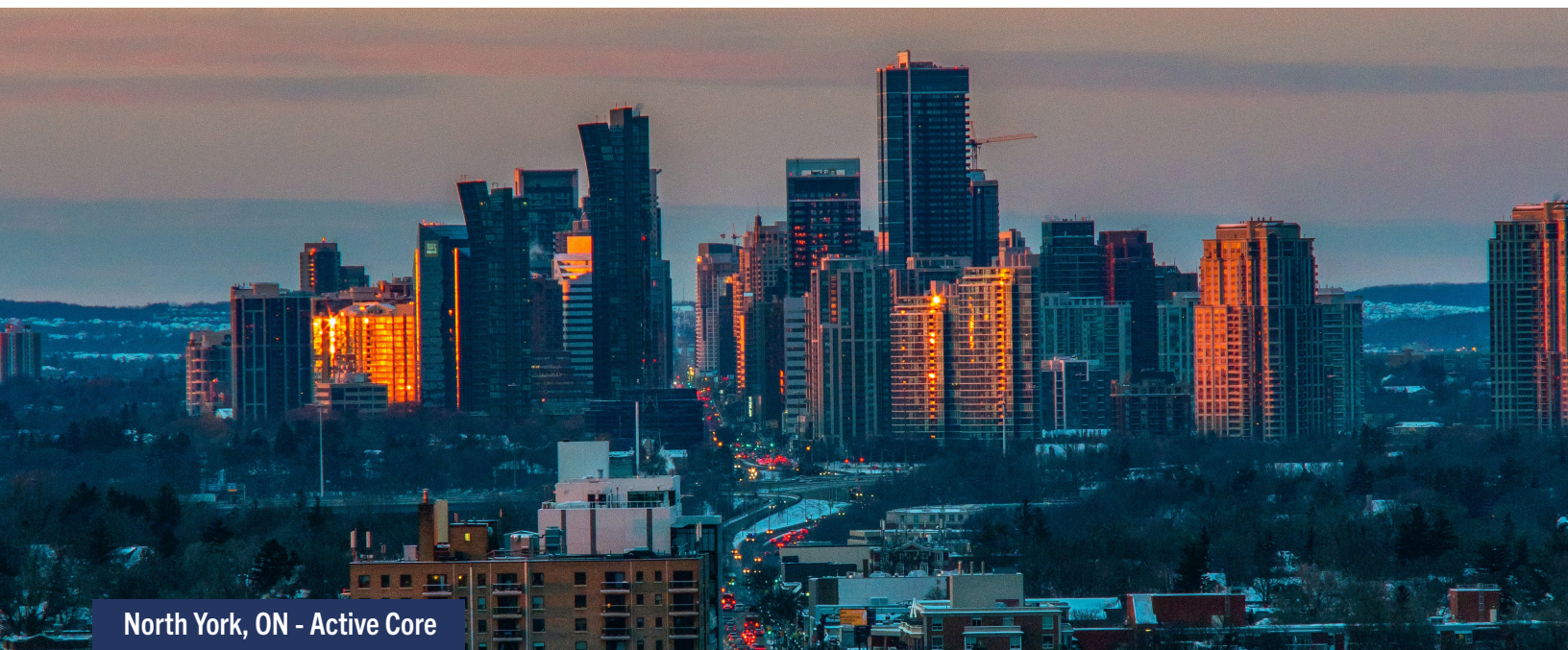
North York, ON - Active Core

What is unique about this study?

Arthur Nelson describes American suburbs as "low densities spread across vast land-scapes, they are dominated by one land use: the single-detached home on a large lot, dependent on the automobile, and so inefficiently developed as to rob America of economic vitality." (Nelson cited in Grant 2013 p. 392)

The terms "suburb" and "sprawl" are used with many different definitions (Duckworth-Smith 2016). It is important to create a level of consistency with the description of the suburbs so that comparisons can be made across disciplines and data sources. Ann Forsyth defined suburbs using descriptions from a number of academic papers. She grouped the classifications into several types of descriptions: location, built environment characteristics, transportation, activities, political places, sociocultural, and year of construction (Forsyth 2012). Forsyth concluded that many definitions of suburbs are really catalogs of their ills. She suggests defining suburbs by their type or an environmental indicator. For our purposes, we settled upon transportation behaviour and density as our main suburb indicators, after experimenting with dozens of definitions (Gordon 2017).

There are many research studies of Canadian suburbs, but most only compare a few of the larger cities. To our knowledge, this is the first study to develop a classification of suburban areas that gives credible results across Canada, in cities large and small (See comparison tables in Appendices B through G). This allows us to make nation-wide estimates of the extent of suburbs and compare any or all of the 41 metropolitan areas (CMAs) on a standard basis. We produced an atlas of maps of the metropolitan structure for all 41 metropolitan areas (Appendix A).

Sample Transportation Method T9 Map of the Toronto CMA, 2021
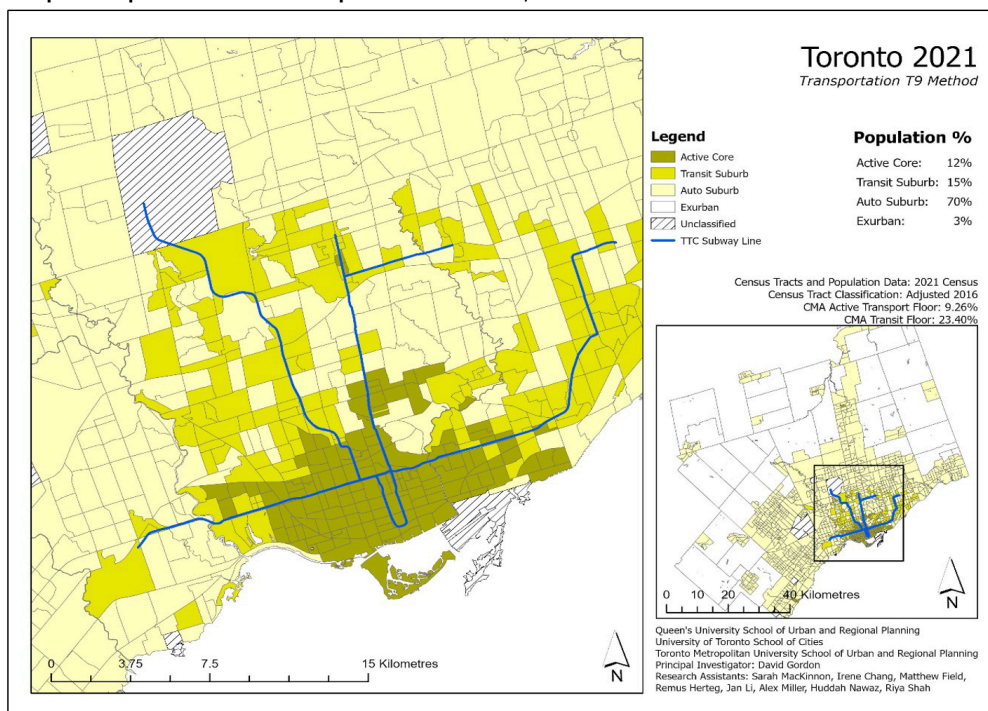
How did we classify the suburbs?

This research program spent five years testing a series of models to estimate the proportion of Canadians who live in suburban neighbourhoods. Statistics Canada census data was extracted at the neighbourhood-level and classified using Esri's ArcMap geospatial processing program.

For the initial model, we tested scores of different definitions of 'suburbs' for all 33 big metropolitan areas from 2006 (CMAs over 100,000 population)[1] — and a structured sample of Census Agglomerations (10,000-99,000 people). We worked at the neighbourhood level, reviewing over 5,000 census tracts for each national model.

We check the accuracy of our classifications by making innovative use of the Google Earth and Google Street View systems. When something looked wrong on the map, we would connect it to Google Earth, look at the air photo and then zoom in on the Street View to check out the neighbourhood. If the evidence was still confusing, we would check with graduate students who lived in the region or contact local planners. Cleaning and checking the 2021 census data for the 6247 census tracts in the 41 CMAs took a team of eight research assistants three months to complete.

Streetview functionality was used in order to see things that could not be noticed with satellite images

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[1]Lethbridge and Belleville were added as CMAs in 2016 and Nanaimo, Kamloops, Chilliwack, Fredericton, Drummondville and Red Deer are new CMAs for 2021.

Developing definitions that would give reasonable results across Canada took over five years, because Canadian cities are quite diverse. Some definitions that seemed reasonable for Vancouver might not work in Montréal. For example, a definition of the inner-city that was based on many high-rise apartments might work in Vancouver, but Montréal has many dense, vibrant and walkable urban neighbourhoods like the Plateau, filled with tradition-al local triplex ("plex") townhouses. Conversely, there are a great deal of townhouses and apartments in many suburban areas across Canada, so we cannot define a suburb as a neighbourhood of single-detached houses.

Our initial classification methods were examined by an expert panel of leading geographers and urban planners as well as anonymous peer reviewers for a refereed journal. Density classifications proved most useful for classifying exurban and rural areas. The most reliable definitions of inner- city and suburban development emerged from journey-to-work trans-portation data, available for every metropolitan area from Statistics Canada's long-form census.

Twelve models for classifying suburbs were tested for the entire nation, with the most cred-ible results emerging for a classification of active cores, transit suburbs, auto suburbs and exurban areas. These classification models estimate that the suburban areas make up approximately 78% of the metropolitan population and 66% of the national population. **See national population growth trends for 2016-2021 section.**

We do not need an exact count of suburban households for practical policy making. How-ever, an improved estimate of the proportion and the rate of growth of the Canadian subur-ban population has proven useful for research shaping an urban infrastructure program or public health analysis (Walker 2016).

How we updated the 2016 classification for 2021

The most recent Canadian census was taken in the spring of 2021 and the final data was released in late 2022. The Covid-19 pandemic did not affect the population or dwelling unit counts, but it did affect the journey to work data, since more people worked from home and fewer took public transit. We therefore used the 2016 classification as a base for growth calculations and reviewed the location of population growth and decline on a neighbour-hood-by-neighbourhood basis. This detailed review included all 6,247 census tracts in all 41 CMAs. Many new census tracts were created for 2021 in fast-growing suburbs. Many of these were created by splitting previous tracts — following Statistics Canada standard procedures (Allen & Taylor 2018). We examined every new census tract in detail using Google Earth, Street View, and local experts, to classify them according to our standard method.

We also tested our classification techniques in Australia, another country with a large proportion of low density auto-dependent suburbs. This research was conducted at the Planning and Transport Research Centre at the University of Western Australia. The transportation model worked well for Australian metropolitan areas with the 2011 Census indicating that about 86% of the metropolitan population lived in suburbs and exurbs, similar to Canada in 2016. (Gordon, Maginn & Biermann 2015).

Finally, we tested the classification methods on 350 Metropolitan Statistical Areas in the United States with over 100,000 population, in collaboration with the Leventhal Centre for Advanced Urbanism at the Massachusetts Institute of Technology. Our analysis of a dataset of over 55,000 census tracts using the transportation model indicated that about 92% of the population of those American metropolitan areas lived in suburbs and exurbs in 2016 (Berger and Gordon 2021).

Example of satellite imagery from Google Earth which shows the built environment over time

Calgary - August 2011
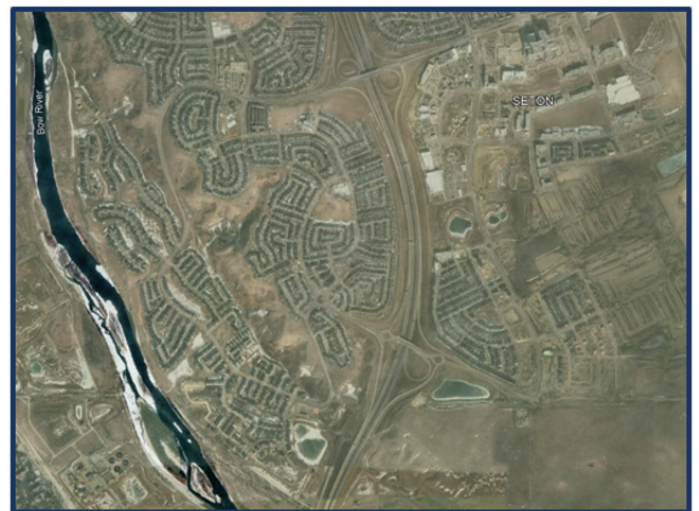
Calgary - February 2022

How to interpret the maps

There are many types of suburbs across Canada. We found that it is not possible to create a single definition for suburbs that worked everywhere. We found that the most reliable models had urban cores and three or four types of suburbs.

The maps from the project show the classification of neighbourhoods (census tracts) using our most reliable model (T9), which was based upon a combination of population density and journey to work data.

Vancouver CMA 2021 map drawn with ArcMap (top left); overlaid on Google Earth (bottom left) and with data attached (bottom right)
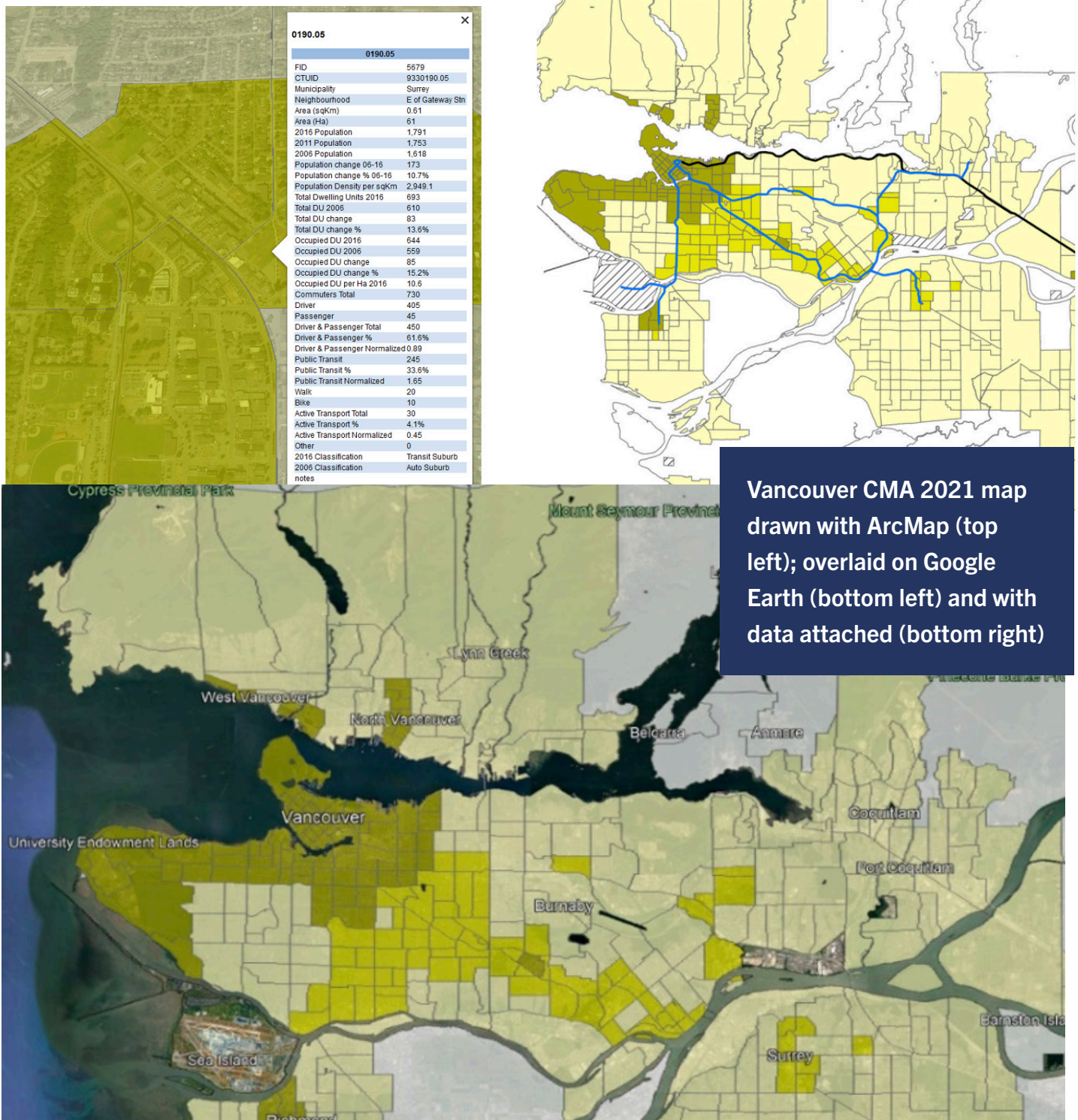
Using the **T9 model**, We categorized census tracts into one of four classifications:

Exurbs[1] (white on the maps) ▭ – very low-density rural areas where more than half the workers commute to the central core. The commuters come from low-density rural estate subdivisions or houses scattered along rural roads. In 2021, about 8% of the Canadian metropolitan population lived in exurbs. Some smaller metro areas had much higher proportions of exurban residents, presumably because the commuting is easier from their rural areas.

Auto Suburbs[2] (pale yellow on the maps) ▭ – neighbourhoods where almost all people commute by automobile; there is negligible transit, walking or cycling to work. These are the classic suburban neighbourhoods. In 2021, about 67% of the metropolitan population lived in auto suburbs, varying from 36% (Peterborough) to 86% (Abbotsford-Mission) and 87% (Red Deer). The larger metro areas all had high proportions of residents in auto suburbs.

Transit Suburbs[3] (gold on the maps) ▭ – neighbourhoods where a higher proportion of people commute by transit. In 2021, about 11% of the metro populations lived in transit suburbs, with the higher numbers in the big cities with sophisticated transit systems such as Toronto and Montréal. The smaller metro areas had lower proportions of residents in transit suburbs, since far fewer people commute by transit in cities in the 100,000-population range. They also had much more variation in transit use. In the historic dense inner-suburbs that are well-served by transit, Halifax, Kingston and London have relatively high proportions of transit suburbs, while some newer communities such as Abbotsford, Lethbridge and Saguenay have none.

Active Cores[4] (khaki on the maps) ▭ – were found in most metropolitan areas. These neighbourhoods are where a higher proportion of people use active transportation (walk or cycle) to get to work. Most active core areas are in the inner-city, but some are found in suburban transit nodes such as Burnaby's Metrotown or the North York City Centre. Other active cores may be found in towns such as Langley, Oakville, and St. Jerome, which have been inundated by the tidal wave of metropolitan expansion. In 2021, about only 14% of the metropolitan populations lived in active core neighbourhoods.

1[Technical definition: Exurban is defined as gross population density less than 150 people per square kilometre and more than 50% of workers commuting into the metropolitan area, as per OECD and Statistics Canada definitions (du Plessis et al. 2001)]
2[Technical definition: Auto Suburbs have a gross population density that is greater than 150 people per square kilometre; transit use less than 150% of the metro average and active transit less than 150% of the metro average]
3Technical definition: Transit Suburbs have transit use greater than 150% of the metro average for journey to work; active transit less than 150% of the metro average and transit use must be greater than 50% of the national average]
4[Technical definition: Active Cores are defined when active transportation (walk/cycle) is greater than 150% of the metro average for the journey to work and greater than 50% of the national average

The largest cities varied from 7-17%, with Montréal at the top end. Once again, the smaller cities generally had fewer people living in active core neighbourhoods, but a much greater range. Guelph had the country's highest proportion at 26%; and Peterborough had 25%, thanks to walkable neighbourhoods near historic downtown employers such as General Electric. At the other extreme, Abbotsford-Mission did not appear to have any active core neighbourhoods, where a significant proportion of people walked or cycled to work in 2021.

Guelph 2021
Transportation T9 Method

Legend
- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %
- Active Core: 26%
- Transit Suburb: 0%
- Auto Suburb: 60%
- Exurban: 13%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 6.00%

0   3.75   7.5   15 Kilometres

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0   1.25   2.5   5 Kilometres

Google Street View, Kingston, ON - Active Core

National population growth trends for 2016-2021

Low-density automobile suburbs and exurbs absorbed the vast majority of the population growth in Canada's metropolitan areas from 2016 to 2021. These areas account for over 4.5 times as many new residents as in the active cores and transit suburbs (1.42 million to 311,000).

Canadian Metropolitan Neighbourhood Population Distribution for 2016 and 2021

	Population in 2016*[1]		Population in 2021*		Population Growth 2016-2021		Share of Population Growth 2016-2021	Share of Population Growth 2006-2016
Active Core	3,472,309	14%	3,692,375	14%	220,066	6%	13%	8%
Transit Suburb	2,939,816	12%	3,030,827	11%	91,011	3%	5%	7%
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* Values do not include Unclassified census tracts

[1] These are 2016 values, adjusted for new census tracts

The good news is that almost 220,000 more Canadians live in active core neighbourhoods, mostly in the inner-cities. Toronto (45,000), Vancouver (29,000), and Montréal (31,000) make up most of that growth with their widely reported condominium apartment booms. Ottawa-Gatineau (14,000) Kitchener-Waterloo (11,000) and Calgary (11,000) also had significant population growth in active cores.

The transit suburbs grew more slowly from 2016-2021, with another 91,000 people living in these inner-suburban neighbourhoods. Once again, Vancouver (26,000), Montreal (13,000) and Toronto (11,000) and led with over half this growth. London (7,500), Kitchener-Waterloo (7,000), and Ottawa (7,000) also saw significant population growth in their transit suburbs. These are the larger cities with high quality transit, or large increases in student accommodation.

The vast majority of Canada's population growth from 2016-2021 was in low density auto suburbs. These neighbourhoods grew by over 1,138,000 new people. The large metro areas all saw large increases in the population of automobile-dependent suburbs: Toronto (195,000); Montréal (130,000); Vancouver (120,000); Edmonton (102,000); Ottawa-Gatineau (95,000); and Calgary (78,000). Most of the growth in the smaller metro areas was also in auto suburbs.

National population growth trends for 2016-2021

Exurban areas grew by 15%, which was double the national average (7%) from 2016-2021. Another 277,000 Canadians live within these low-density rural districts on the outer edges of the 41 metropolitan areas. The largest total growth was near the largest cities: Toronto (17,000); Montréal (17,000); Vancouver (11,000); Calgary (10,000); Ottawa-Gatineau (39,000); and Edmonton (23,000). However, the exurban areas next to many smaller urban centres were even more attractive, with growth rates of over 19% in metro areas such as Québec, London, and Barrie. We believe that exurban development may be more popular in smaller cities because the journey to work is more manageable. We found residents who drive 45 minutes to the edge of a smaller metropolitan area may have another 15 minutes to travel to work in the core, but in the largest cities, another hour of travel may be required at peak periods.

Variations in population growth between big and medium-sized cities

Where did population growth happen in Canadian CMAs from 2016 to 2021?
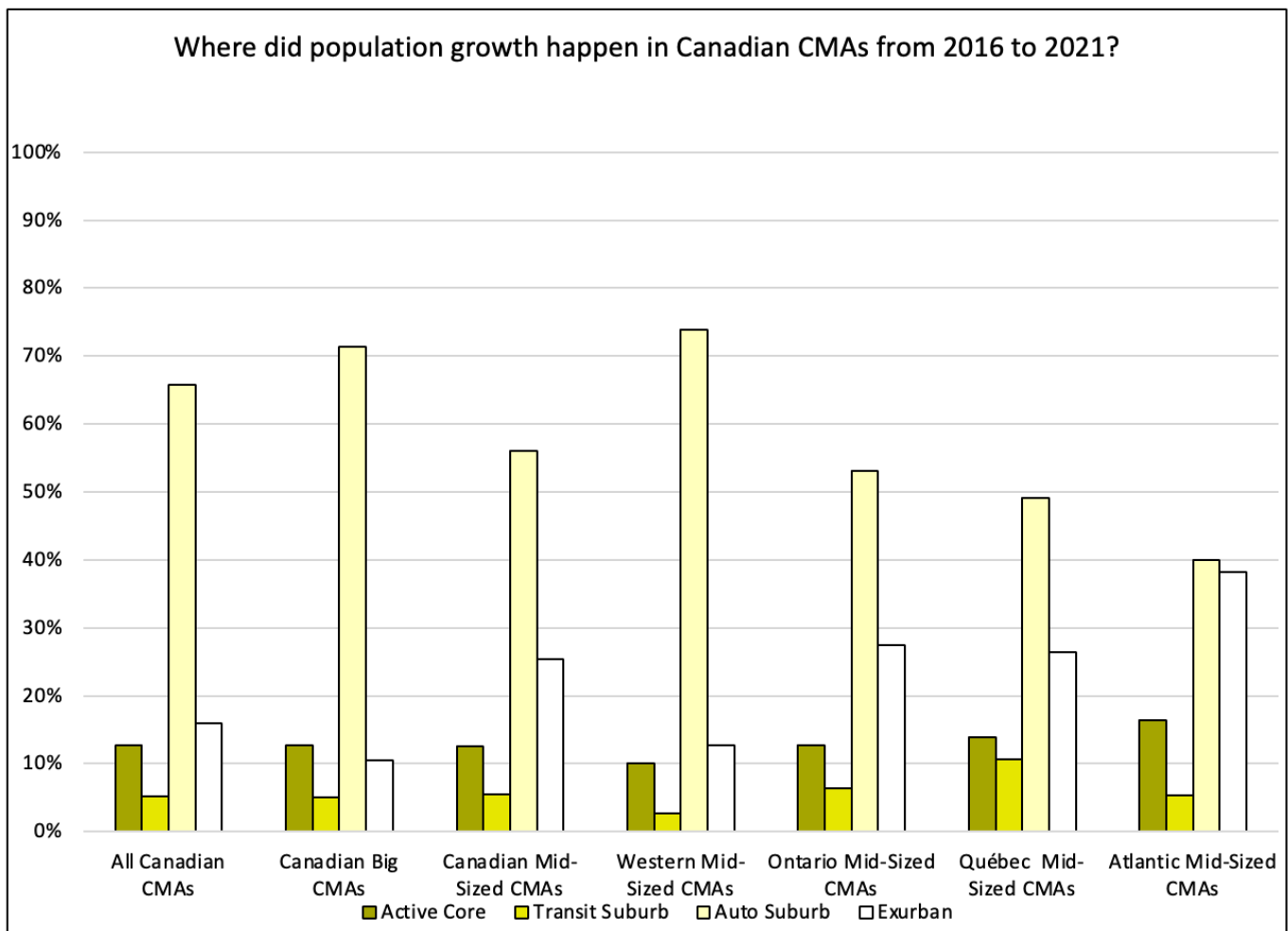
Canada's medium-sized cities (100,000 to 600,000) show much more variation in neighbourhood characteristics that the biggest cities, as can be seen in the chart above. Mid-sized metropolitan areas typically have a higher proportion of un-serviced exurban development and a lower proportion of automobile suburbs when compared to the largest cities. Exurban development in the Atlantic CMAs almost equals the automobile suburbs, reflecting the long distances that some residents in these areas will commute for a job in the central city.

The most important change in the mid-sized CMAs is that all regions showed some population growth in their active cores from 2016-2021. The trend to building new downtown apartments spread from the biggest cities to many medium sized cities in the past census period; whereas from 2006 to 2016, the active core population in some Ontario and Québec CMAs had actually declined, since the decline in household size was larger than the increase from new construction (Gordon et al 2019).

Google Street View, Ottawa ON - Automobile Suburb

Milton, ON - Exurb

National dwelling unit growth trends for 2016-2021

When we look at total dwelling unit growth (see table below) rather than population, the national pattern is similar, but not as extreme. Dwelling unit growth in the more sustainable active core and transit suburbs was 24% over the past decade, compared to their share of only 18% of the population growth in this period. This is because new units in the active cores had about 1.5 people while new units in auto suburbs had 2.3 people, in 2021. However, even if dwelling units are our growth measure, 75% of new growth from 2016-2021 occurred in the less sustainable auto suburbs and exurbs.

Once again, the largest metropolitan areas showed some progress in managing a higher proportion of unit growth in more sustainable active cores and transit suburbs, with the Toronto CMA (40%), Vancouver CMA (37%) and Montréal (29%), leading the way among the big metropolitan areas and Kitchener-Waterloo (36%), Victoria (28%) and Kelowna (27%) foremost in medium-sized cities.

When we drill down even further within the metropolitan areas, the urban-suburban differences are even more extreme. 84% of new units within the City of Toronto (416 area code) were in active core and transit suburbs, while 98% of new units in the rest of the CMA (905 area code) were in auto suburbs and exurbs. On the Island of Montréal, 78% were more sustainable active core and transit suburbs, while the new growth off the Island was 97% in auto suburbs and exurbs.

Total dwelling unit growth from 2006-2011 within Canada's CMAs over time

Canadian Metropolitan Neighbourhood Dwelling Unit Distribution for 2016 and 2021

	Total Dwelling Units in 2016*[1]		Total Dwelling Units in 2021*		Dwelling Unit Growth 2016-2021		Share of Dwelling Unit Growth 2016-2021	Share of Dwelling Unit Growth 2006-2016
Active Core	1,966,894	18%	2,114,545	18%	147,651	8%	18%	15%
Transit Suburb	1,325,940	12%	1,374,782	12%	48,842	4%	6%	7%
Auto Suburb	6,609,669	62%	7,117,177	62%	507,508	8%	62%	68%
Exurban	775,415	7%	881,175	8%	105,760	14%	13%	10%
TOTAL CMA	10,686,278	100%	11,499,049	100%	812,771	8%	100%	100%

* Values do not include Unclassified census tracts

[1] These are 2016 values, adjusted for new census tracts

The Vancouver region set the best example for the nation from 2016-2021 with the lowest overall proportion of growth in auto suburbs and exurbs at 63%. (Kitchener-Waterloo was close behind at 34%). The City of Vancouver should be proud that it managed to direct 70% of its unit growth to active core and transit suburbs, adding 13,000 new units in their more sustainable neighbourhoods.

However, Vancouver's most unusual achievements are in its suburban municipalities, where 14,000 new units were in active cores and transit suburbs, a much greater proportion of sustainable suburban development (25%) than in other metropolitan regions. The Lower Mainland's transit-oriented developments in Burnaby Metrotown, New Westminster, Richmond's downtown and Surrey City Centre are good examples for suburban municipalities across North America.

Google Street View, Vancouver, BC - Active Core
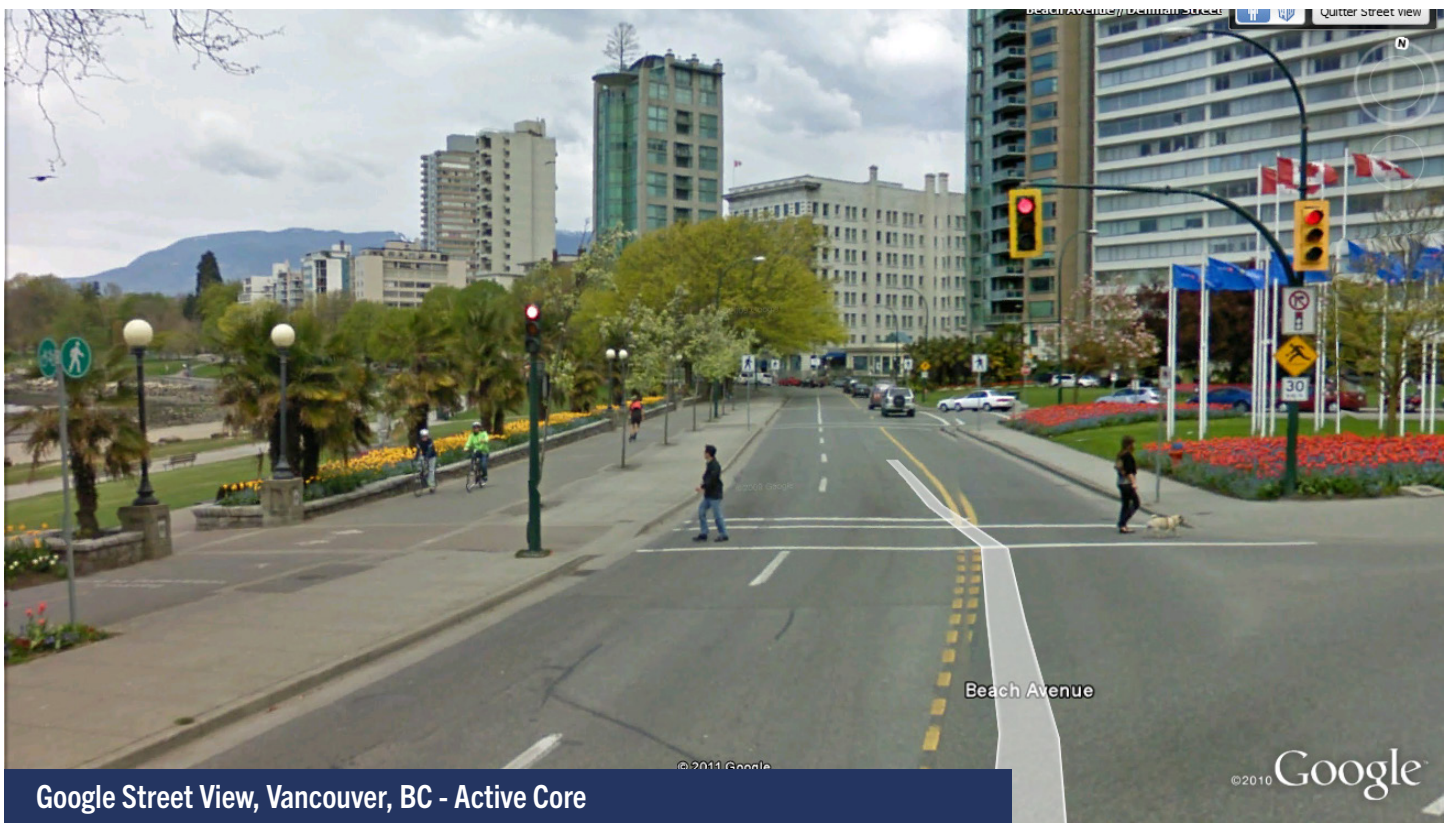
Conclusion

The interesting news is that our analysis for the 2016-2021 period indicates that 66% of Canadians live in suburbs, down slightly from 67.5% from 2016. Although over 1.1 million more people live in automobile suburbs, the proportion of the Canadian population that lives in suburbs declined slightly due to the strong increase in construction of apartment buildings in the active core neighbourhoods in this period. This was the first decline in the proportion of the suburban population growth rate observed in the past 15 years of analysis. Whether this was the beginning of a new trend. or merely anomalous effects of the pandemic will only be clear after the 2026 census.

Nevertheless, 82% of the CMA population growth from 2016 − 2021 was in auto suburbs and exurbs. Only 18% of the population growth was in more sustainable active cores and transit suburbs.

Across Canada, the more sustainable active core and transit suburbs grew by 311,000 people, while auto suburb and exurban areas grew by 1,415,000 people, absorbing over 75% of the nation's population growth. Few observers would describe this as a sustainable outcome, or an optimal mix of locations for Canada's future population. These population trends are significant note when implementing policies guiding public health, transportation, education planning, political decisions, and community design.

When we measure growth using dwelling units, the split is 28% active core and transit suburbs versus 72% auto suburbs and exurbs, due to larger family sizes in outer suburbs. Again, this is far from the 50%-50% target between "growing up" and "growing out" mandated by typical metropolitan plans.

So, municipal agencies should monitor growth carefully and choose different indicators, depending on if they are planning for people or for buildings. Population-based services such as schools and health care will still show the strongest new demands at the metropolitan edges of Canada's suburban nation.

So, while there is much media attention to the intensification of our active cores and transit suburbs (see the media articles citing the research), we must constantly remember that there is over four times as much population growth in the automobile suburbs and exurbs.

What to do? – Better intensification and sprawl repair

There is no single magic bullet to deal with the imbalance of urban and suburban growth in Canadian communities. A multi-pronged planning approach will be needed (Hodge, Gordon & Shaw 2021, Ch. 11) including:

Rebalancing economic incentives that encourage suburban sprawl and discourage compact development (Sancton 2022; Kiel 2018; Thompson 2013; Blais 2010)

Military base and inner-city airport redevelopment such as Garrison Crossing in Chilliwack, BC; City Centre airport and Griesbach Village in Edmonton; Currie Barracks in Calgary; Montréal's Bois Franc and Pleasantville in St. John's (Tsenkova & Elkey 2018; Tomalty & Haider 2010)

Retrofitting existing suburbs with "sprawl repair" methods: Burnaby's Metrotown or Toronto's Parkway Forest (Williamson & Dunham-Jones 2021; Williamson 2013; Tachieva 2010)

Better design of new suburban development, such as Markham Centre and Cornell; Calgary's Garrison Woods and Surrey BC's City Centre (Perrott, K. 2020; Barnett & Beasley 2015; Williamson 2013; Tomalty & Haider 2010; Duany, Plater-Zyberk & Speck 2010; Grant 2009; 2006; Duany, Speck and Lydon 2009; Gordon & Vipond 2005; Gordon & Tamminga 2002).

Waterfront redevelopment such as Halifax (Development NS); Montréal's Lachine Canal (Canada Lands Co.); Waterfront Toronto; and Vancouver's Village at False Creek (Airas 2021; Grant, Holme & Pettman 2008; Gordon 2004)

Better intensification in existing urban areas by removing exclusionary zoning barriers to "missing-middle" housing, such as "invisible density" in secondary suites and "gentle density" in rear lane housing (Bozikovic et al 2019; Hess 2008; CMHC 2006a)

Redevelopment of former industrial areas and brownfields on the edges of the inner-city, such as Brandt's Creek in Kelowna (former rail yard), Edmonton's Oliver Village; Toronto's West Don Lands and Montréal's Quai des Éclusiers (DeSousa 2021; 2008; CMHC 2006b)

Transit-Oriented Communities including Richmond BC City Centre; The Bridges in Calgary, Brampton's Mount Pleasant Village; Oakville's Port Credit Village; and Village de la Gare, Mont-Saint-Hilaire QC (Siemiatycki & Fagan 2019; CMHC 2010; Dittmar & Ohland 2004)

Greyfield redevelopment of suburban shopping centres such as Vancouver's Oakridge Centre; Markham's Olde Thornhill Village; and Toronto's Don Mills Centre (Toronto 2021; CMHC 2011; PriceWaterhouseCoopers 2002)

Street corridor redevelopment plans such as Vancouver's Cambie Corridor and Toronto's Avenues and Mid-Rise Plan (Hess et al 2021; Vancouver 2011; Brook McIlroy 2011).

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APPENDIX A:
Atlas of All Canadian Census Metropolitan Areas

Canadian Suburbs Atlas: Growth in Canadian Suburbs, 2016-2021

Queen's UNIVERSITY | UNIVERSITY OF TORONTO | SCHOOL OF CITIES | CanU | TMU
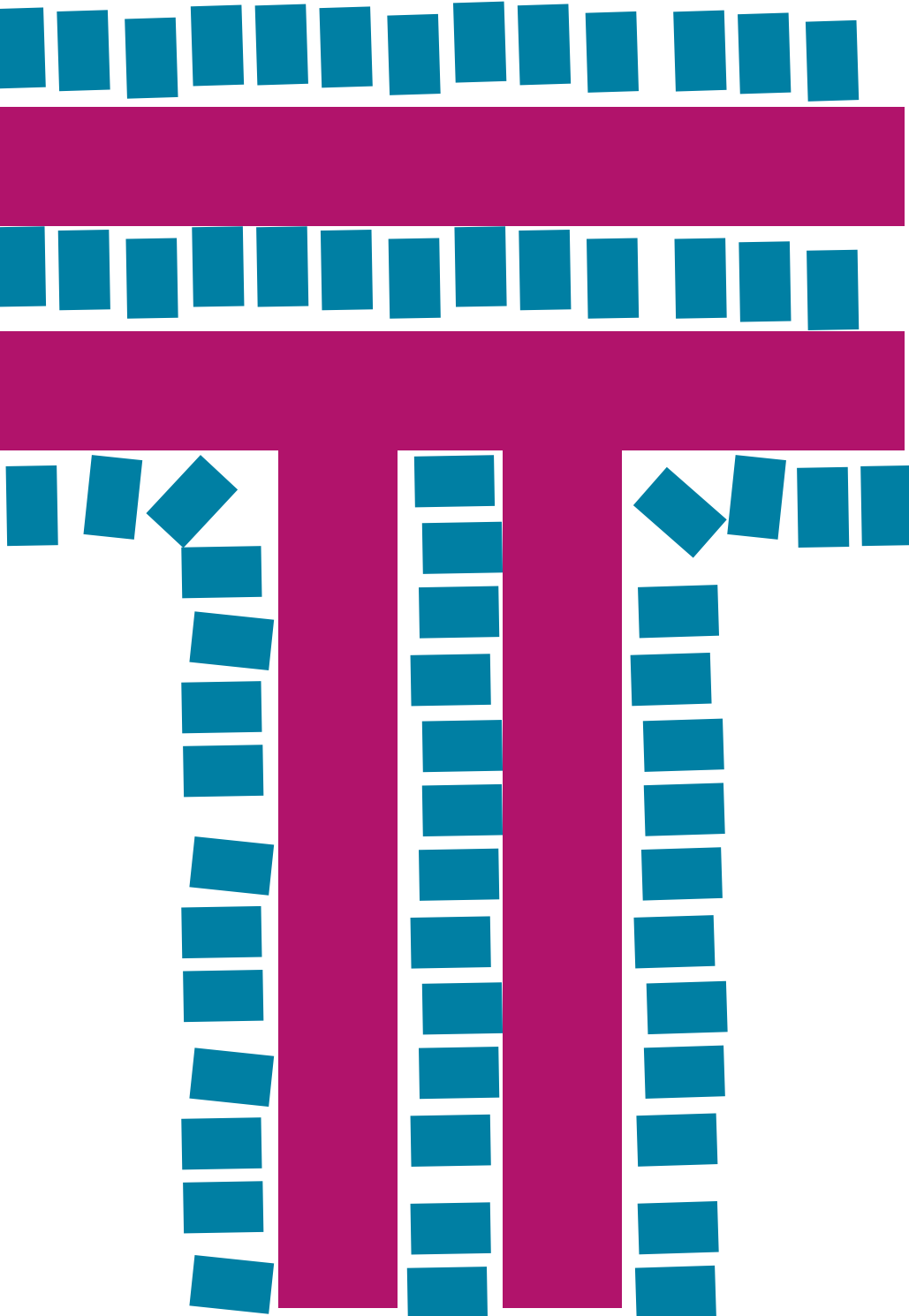
Atlas: List of Census Metropolitan Areas

Note: CMAs are ordered from west to east

Nanaimo	1
Victoria	2
Vancouver	3
Abbotsford-Mission	4
Chilliwack	5
Kamloops	6
Kelowna	7
Calgary	8
Red Deer	9
Edmonton	10
Lethbridge	11
Saskatoon	12
Regina	13
Winnipeg	14
Thunder Bay	15
Windsor	16
London	17
Greater Sudbury	18
Kitchener-Waterloo-Cambridge	19
Brantford	20
Guelph	21
Hamilton	22
Barrie	23
Toronto	24
St. Catharines-Niagara	25
Oshawa	26
Peterborough	27
Belleville-Quinte West	28
Kingston	29
Ottawa-Gatineau	30
Montréal	31
Trois-Rivières	32
Drummondville	33
Sherbrooke	34
Québec	35
Saguenay	36
Fredericton	37
Saint John	38
Moncton	39
Halifax	40
St. John's	41

Nanaimo 2021
Transportation T9 Method
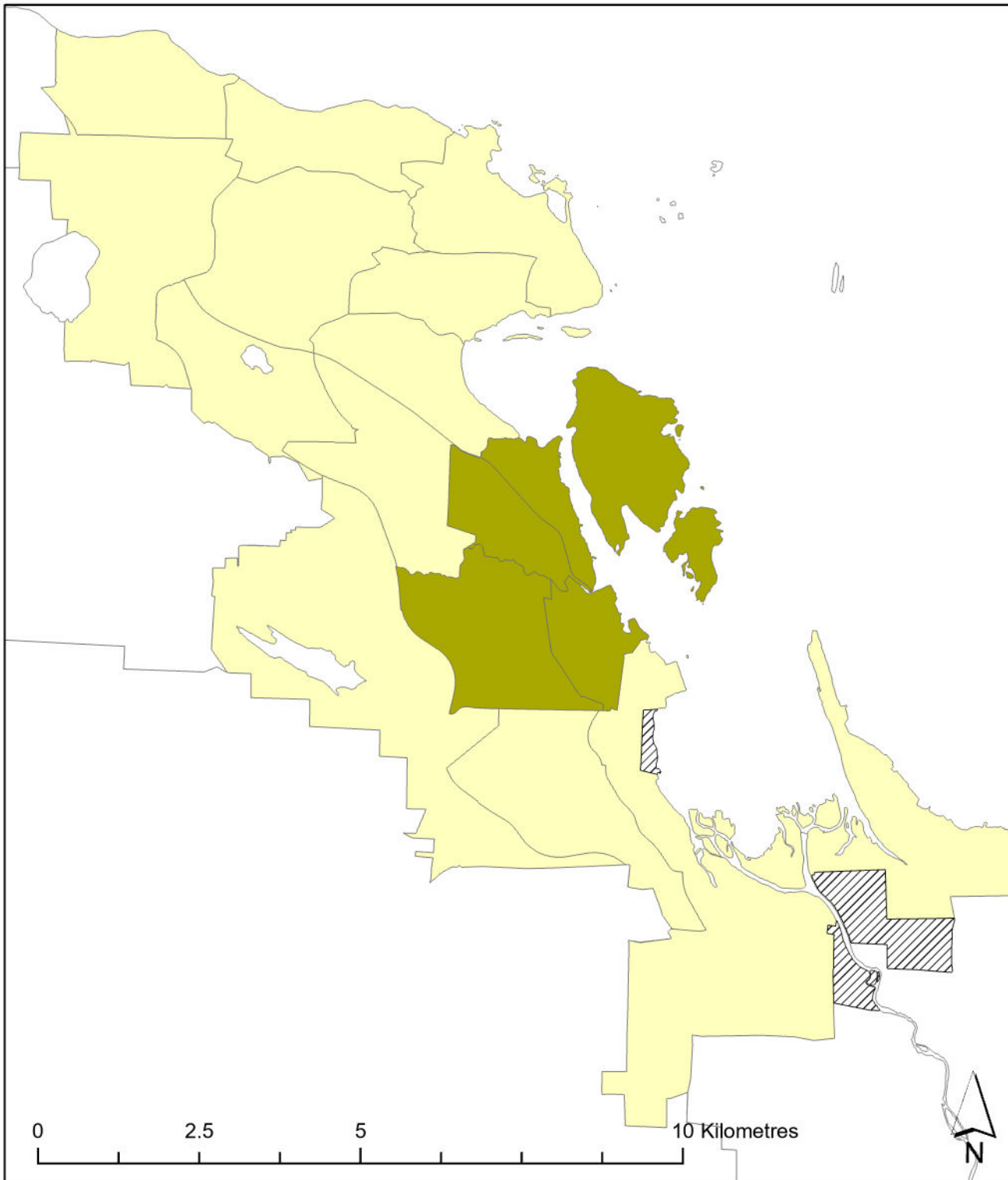
Legend

- ■ Active Core
- ■ Transit Suburb
- ■ Auto Suburb
- □ Exurban
- ▨ Unclassified

Population %

Active Core:	19%
Transit Suburb:	0%
Auto Suburb:	68%
Exurban:	13%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.50%
CMA Transit Floor: 5.37%

0   2.5   5   10 Kilometres

0   5   10   20 Kilometres

N

Victoria 2021
Transportation T9 Method

Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

Active Core:	21%
Transit Suburb:	9%
Auto Suburb:	66%
Exurban:	4%

0   1.25   2.5   5 Kilometres

0 3.75 7.5   15 Kilometres

Vancouver 2021

Transportation T9 Method

Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- Exurban
- Unclassified
- Skytrain
- West Coast Express

Population %

Active Core:	16%
Transit Suburb:	15%
Auto Suburb:	67%
Exurban:	2%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 12.36%
CMA Transit Floor: 22.40%

0 5 10 20 Kilometres

0 5 10 20 Kilometres

N

Queen's University School of Urban and Regional Planning
University of Toronto School of Cities
Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah

Abbotsford-Mission 2021
Transportation T9 Method

Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

Active Core:	0%
Transit Suburb:	0%
Auto Suburb:	86%
Exurban:	14%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0 3.75 7.5 15 Kilometres

0 2.5 5 10 Kilometres

N

Queen's University School of Urban and Regional Planning
University of Toronto School of Cities
Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah

Chilliwack 2021

Transportation T9 Method

Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

Active Core:	17%
Transit Suburb:	0%
Auto Suburb:	60%
Exurban:	23%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   4.5   9   18 Kilometres

N

0   2   4   8 Kilometres

N
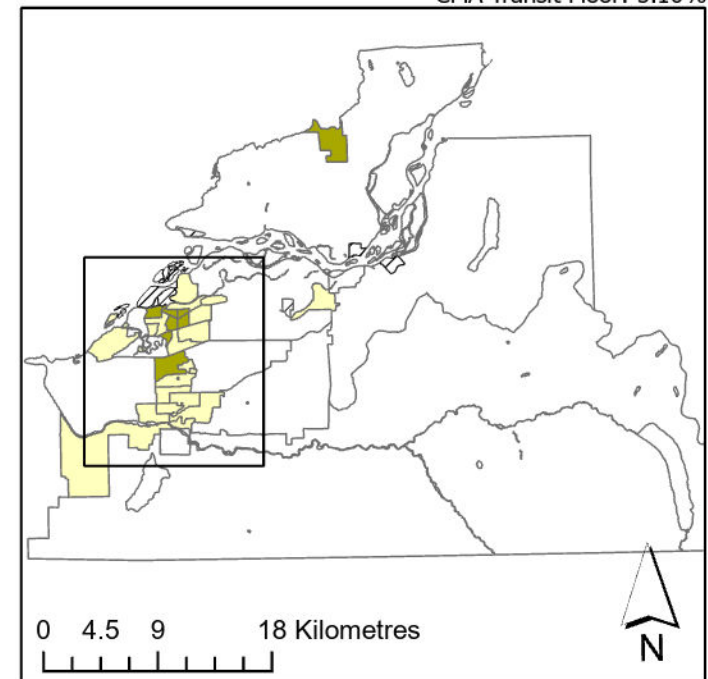
Kamloops 2021
Transportation T9 Method

Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

Active Core:	18%
Transit Suburb:	16%
Auto Suburb:	37%
Exurban:	25%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 6.02%

0   3.75   7.5   15 Kilometres

N

0   12.5   25   50 Kilometres

N

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Kelowna 2021
Transportation T9 Method

Legend

- ▉ Active Core
- ▉ Transit Suburb
- ▉ Auto Suburb
- ☐ Exurban
- ▨ Unclassified

Population %

Active Core:	10%
Transit Suburb:	8%
Auto Suburb:	76%
Exurban:	6%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 11.13%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

0   10   20   40 Kilometres

N

Calgary 2021

Transportation T9 Method

Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- **Exurban**
- **Unclassified**
- — **CTrain LRT Line**

Population %

Active Core:	12%
Transit Suburb:	8%
Auto Suburb:	76%
Exurban:	3%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 11.78%
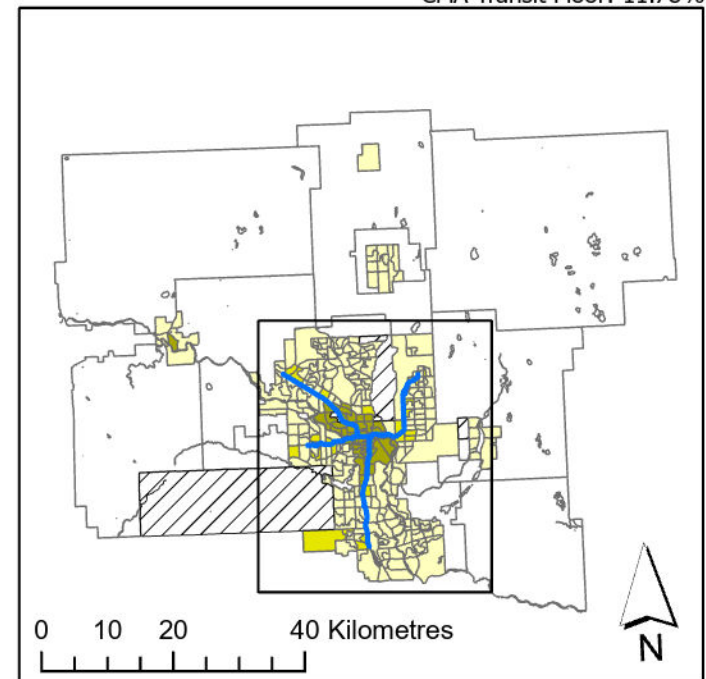
0 10 20 40 Kilometres

N

0   2.5   5   10 Kilometres

N

Red Deer 2021

Transportation T9 Method

Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- **Exurban**
- **Unclassified**

Population %

Active Core:	10%
Transit Suburb:	3%
Auto Suburb:	87%
Exurban:	0%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   0.5   1   2 Kilometres

0   1.25   2.5   5 Kilometres

N

Edmonton 2021
Transportation T9 Method

Legend

- ■ Active Core
- ■ Transit Suburb
- □ Auto Suburb
- □ Exurban
- ▨ Unclassified

Population %

Active Core:	7%
Transit Suburb:	12%
Auto Suburb:	72%
Exurban:	9%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 9.21%

0   5   10   20 Kilometres

0   10   20   40 Kilometres

N

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Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
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Lethbridge 2021
Transportation T9 Method

Legend

- ■ Active Core
- ■ Transit Suburb
- ■ Auto Suburb
- □ Exurban
- ▨ Unclassified

Population %

Active Core:	9%
Transit Suburb:	0%
Auto Suburb:	83%
Exurban:	8%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   5   10   20 Kilometres

N

0   2.5   5   10 Kilometres

N

Saskatoon 2021

Transportation T9 Method

Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- **Exurban**
- **Unclassified**

Population %

Active Core:	12%
Transit Suburb:	6%
Auto Suburb:	65%
Exurban:	17%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

0   10   20   40 Kilometres

N

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Regina 2021
Transportation T9 Method

Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- Exurban
- Unclassified

Population %

Active Core:	8%
Transit Suburb:	17%
Auto Suburb:	65%
Exurban:	10%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

N

0   5   10   20 Kilometres

N
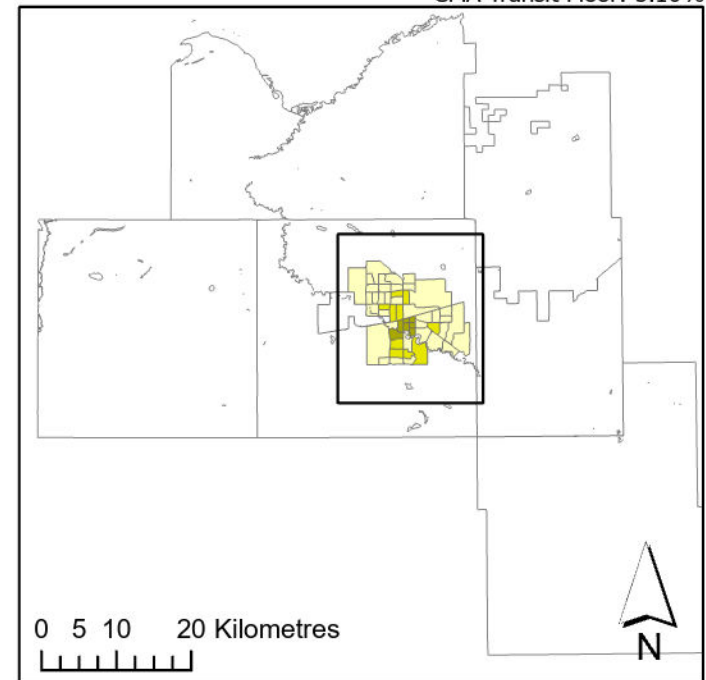
Queen's University School of Urban and Regional Planning
University of Toronto School of Cities
Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah
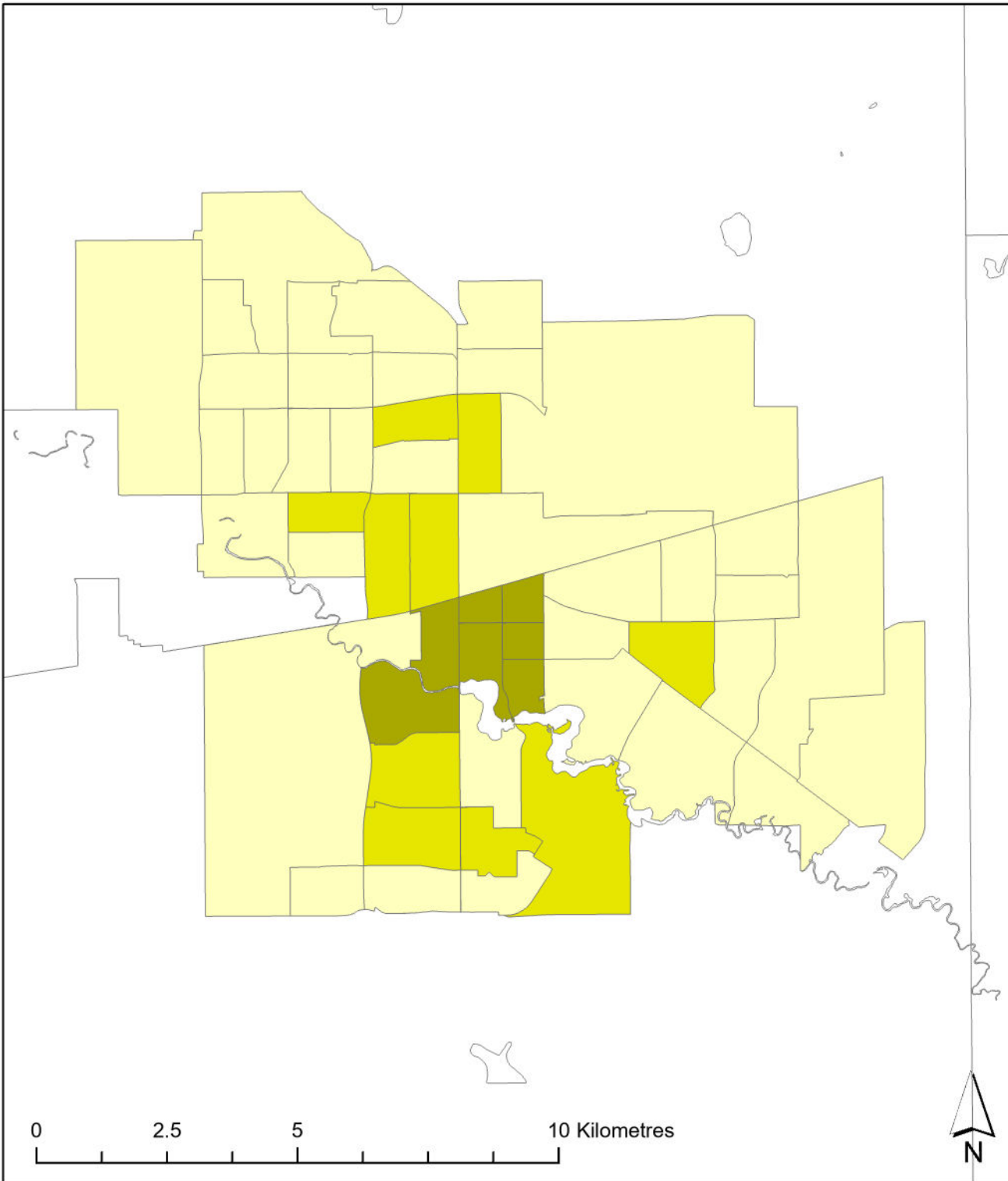
Winnipeg 2021
Transportation T9 Method
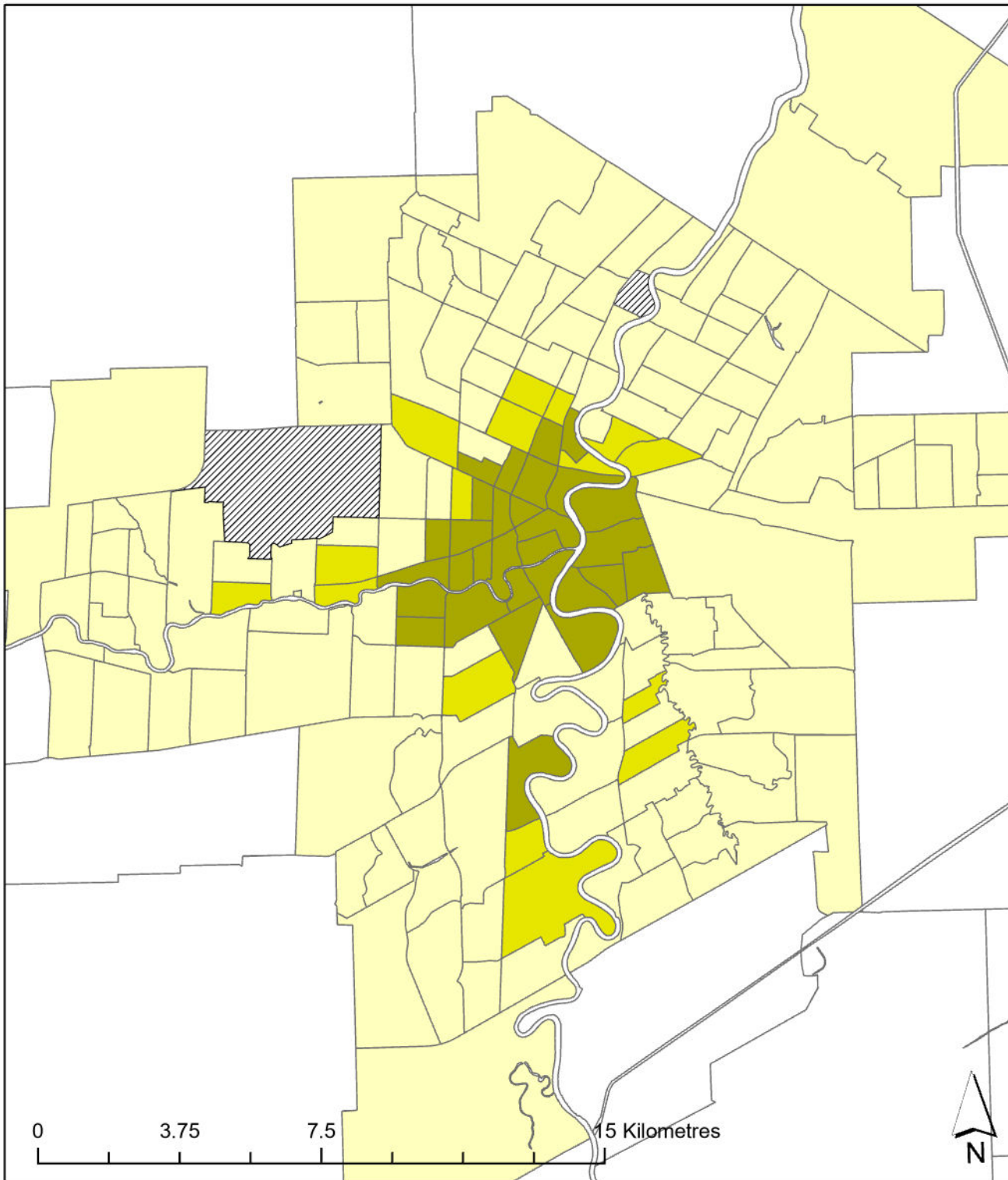
Legend

- ▨ Active Core
- ▨ Transit Suburb
- ▨ Auto Suburb
- ☐ Exurban
- ▨ Unclassified

Population %

Active Core:	14%
Transit Suburb:	9%
Auto Suburb:	69%
Exurban:	8%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 12.60%
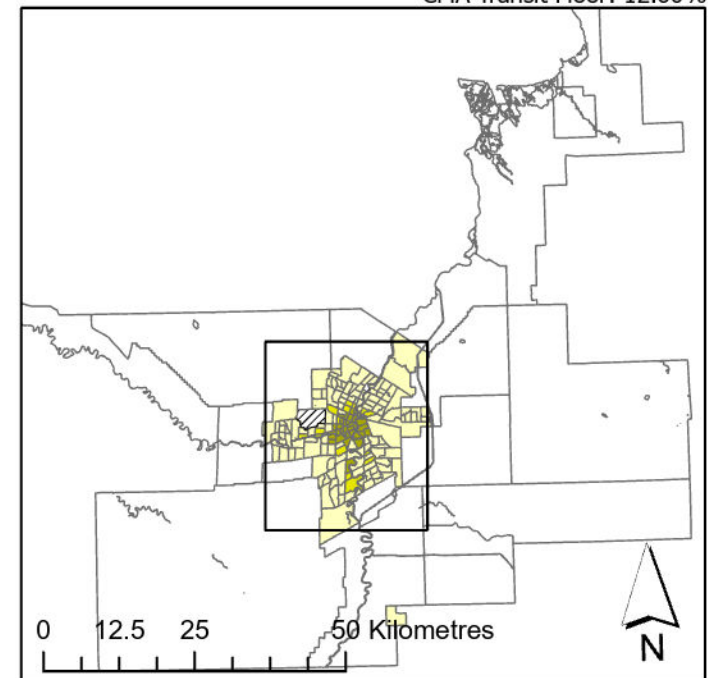
0   3.75   7.5   15 Kilometres

N

0   12.5   25   50 Kilometres

N

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Thunder Bay 2021

Transportation T9 Method

Legend

- ▨ Active Core
- ▨ Transit Suburb
- ▨ Auto Suburb
- ☐ Exurban
- ▨ Unclassified

Population %

Active Core:	16%
Transit Suburb:	1%
Auto Suburb:	53%
Exurban:	30%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   1.25   2.5   5 Kilometres

0   10   20   40 Kilometres

N

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Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah
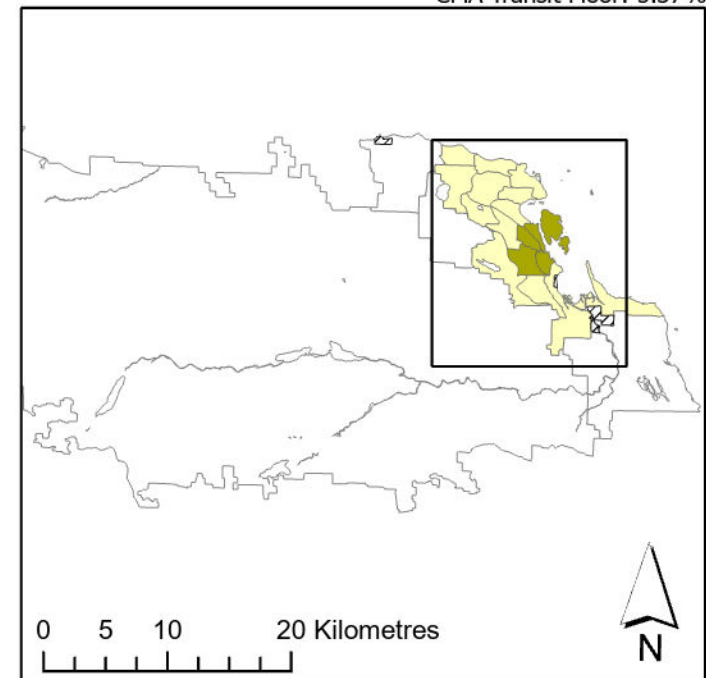
Windsor 2021
Transportation T9 Method

Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

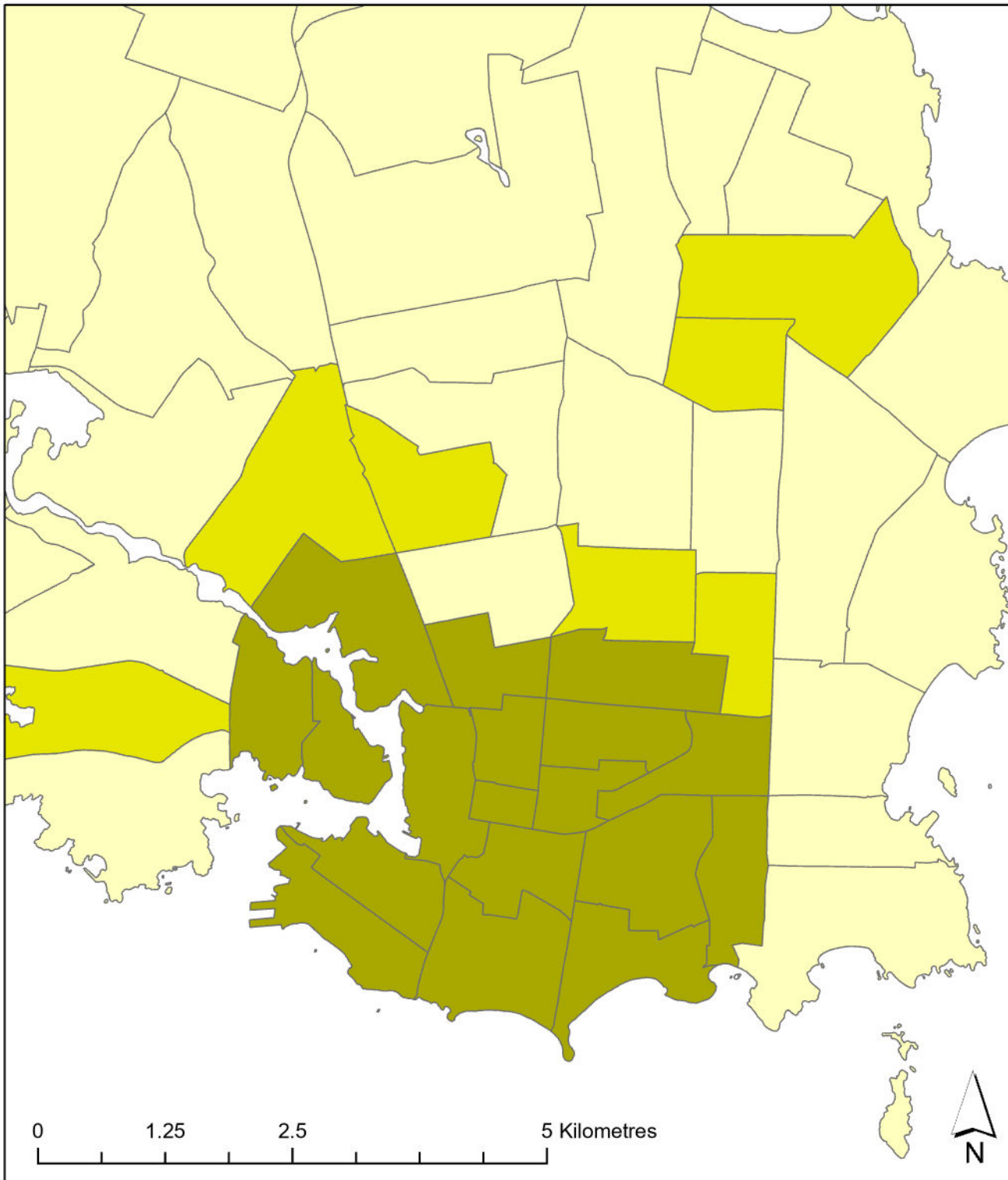|	
Active Core:	12%
Transit Suburb:	6%
Auto Suburb:	62%
Exurban:	20%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   5   10   20 Kilometres

0   2.5   5   10 Kilometres

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Principal Investigator: David Gordon
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Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah
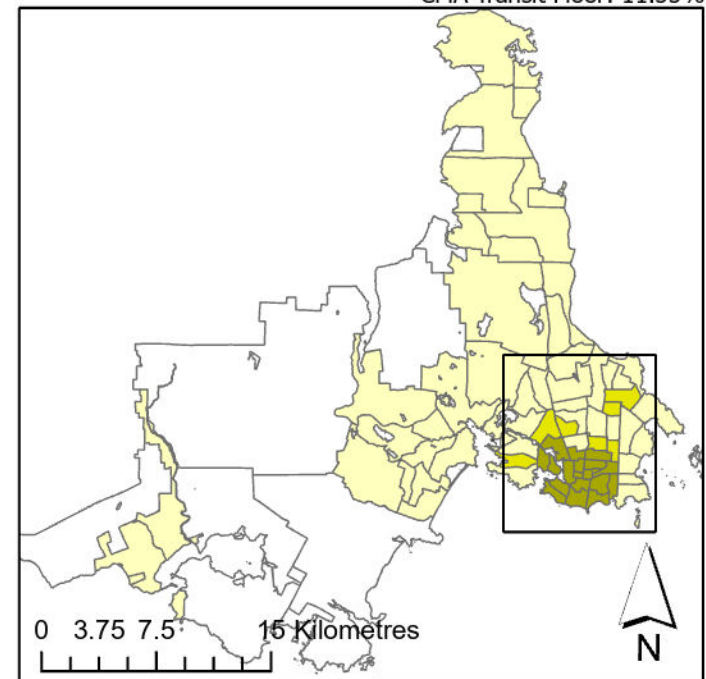
London 2021
Transportation T9 Method
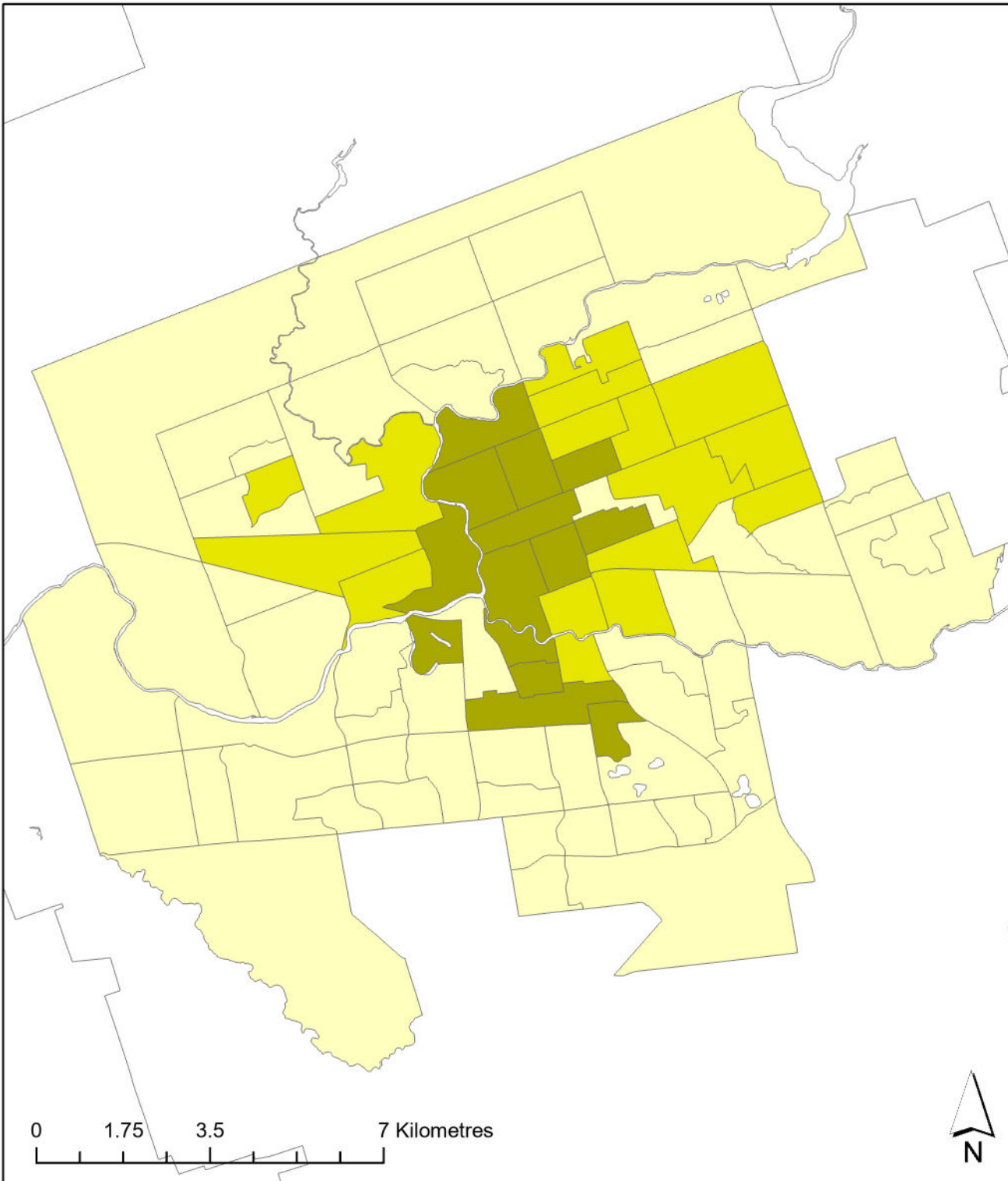
Legend

- ■ Active Core
- ■ Transit Suburb
- ■ Auto Suburb
- □ Exurban
- ▨ Unclassified

Population %

Active Core:	14%
Transit Suburb:	16%
Auto Suburb:	55%
Exurban:	15%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 7.34%

0 1.75 3.5 7 Kilometres

0 5 10 20 Kilometres

N

Greater Sudbury 2021

Transportation T9 Method

Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

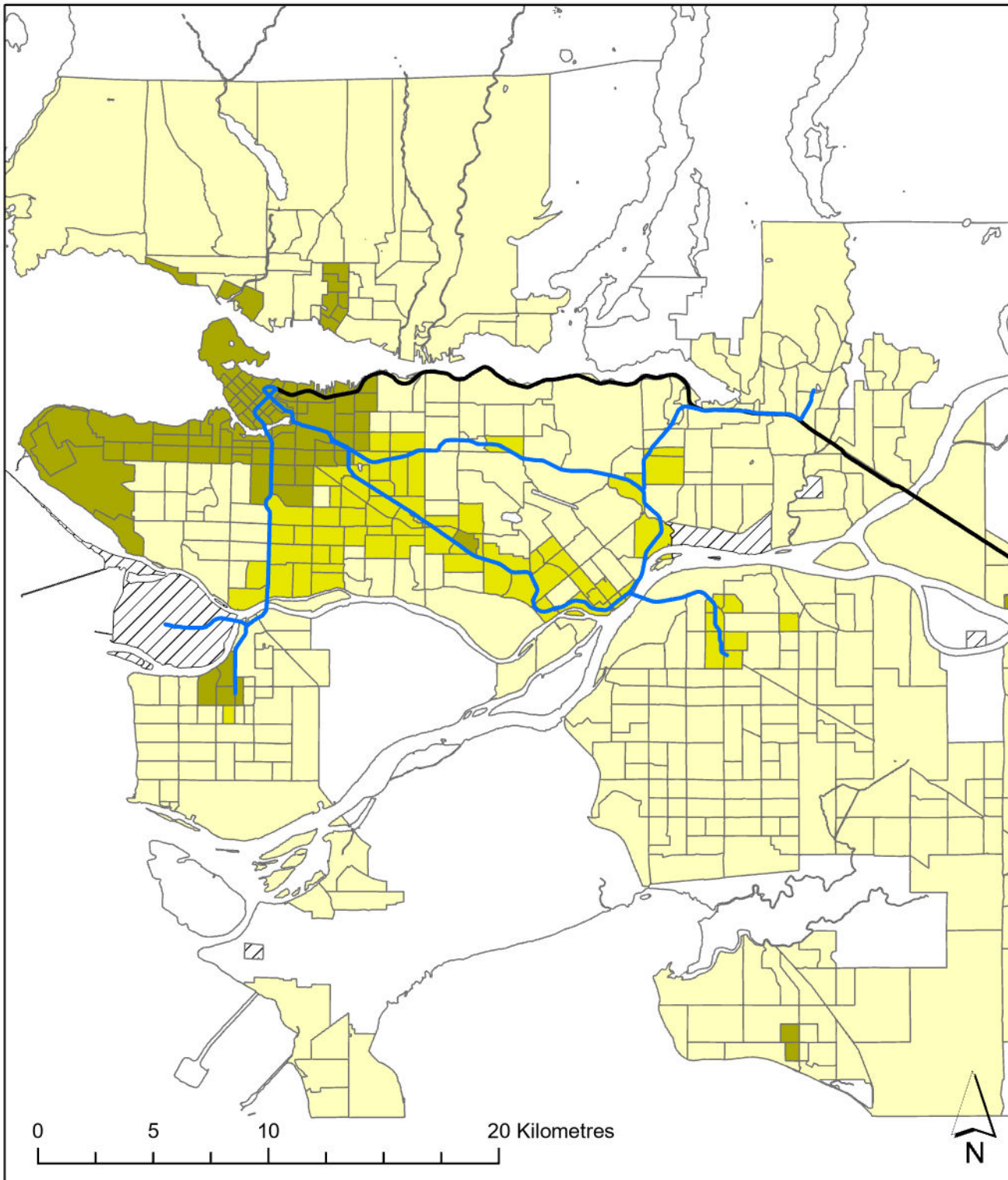|	
Active Core:	8%
Transit Suburb:	11%
Auto Suburb:	57%
Exurban:	24%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 6.15%
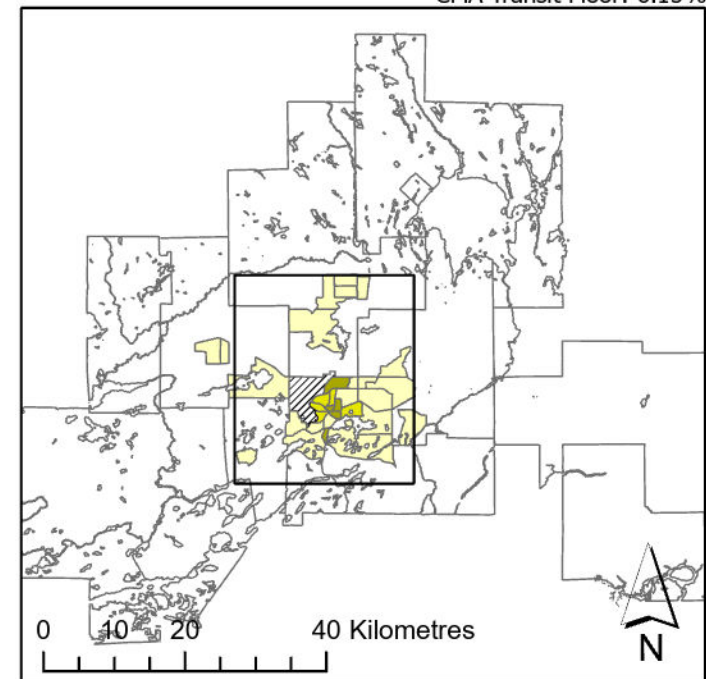
0 2.5 5 10 Kilometres

0 10 20 40 Kilometres

N

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University of Toronto School of Cities
Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah

Kitchener-Waterloo 2021

Transportation T9 Method

Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified
- ION LRT Route

Population %

Active Core:	11%
Transit Suburb:	13%
Auto Suburb:	71%
Exurban:	5%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 6.93%
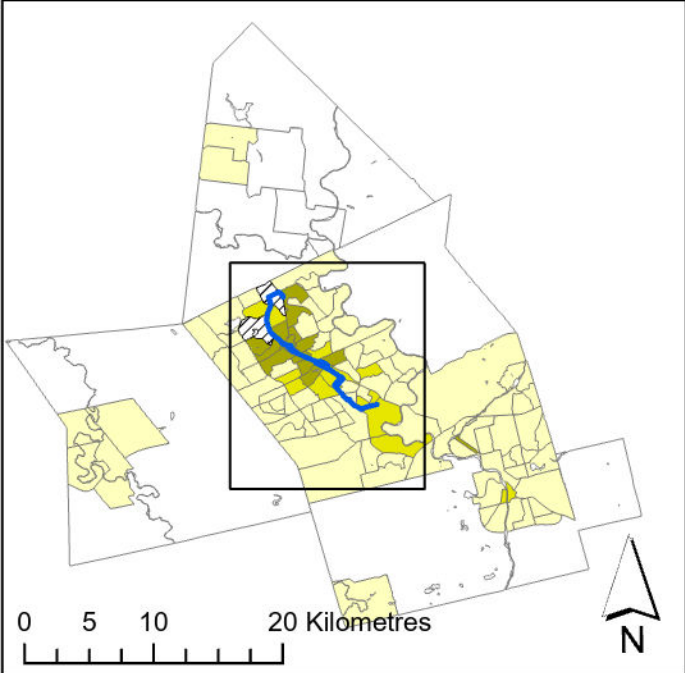
0   1.25   2.5   5 Kilometres

0   5   10   20 Kilometres

N

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University of Toronto School of Cities
Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah

Brantford 2021
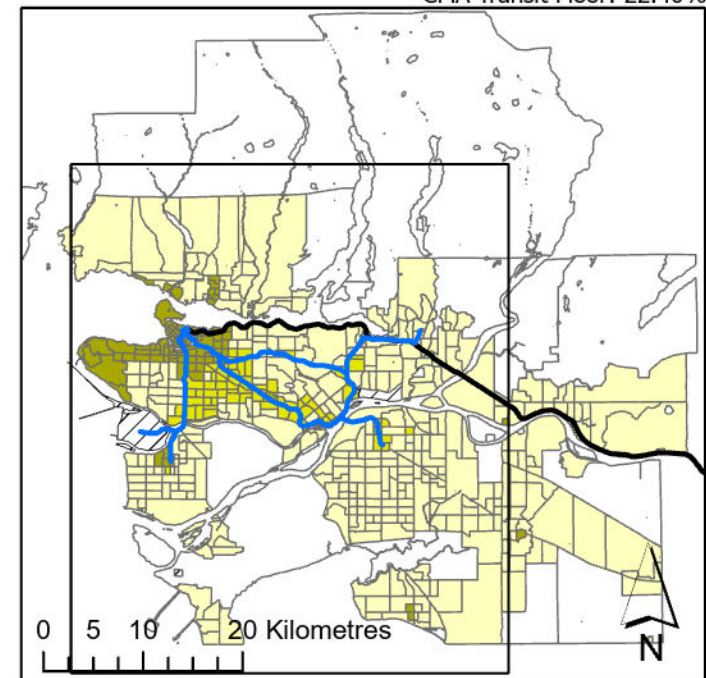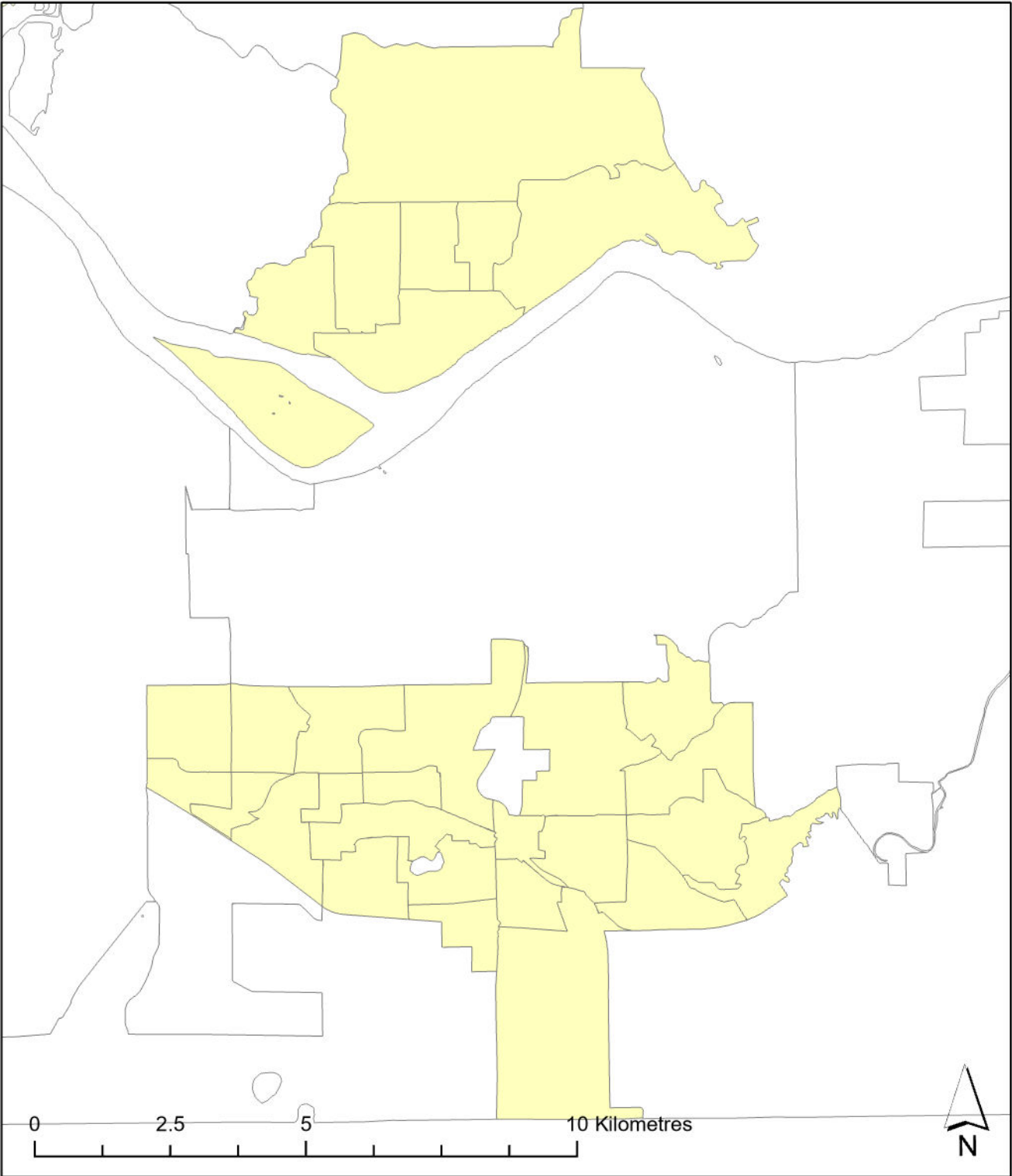*Transportation T9 Method*

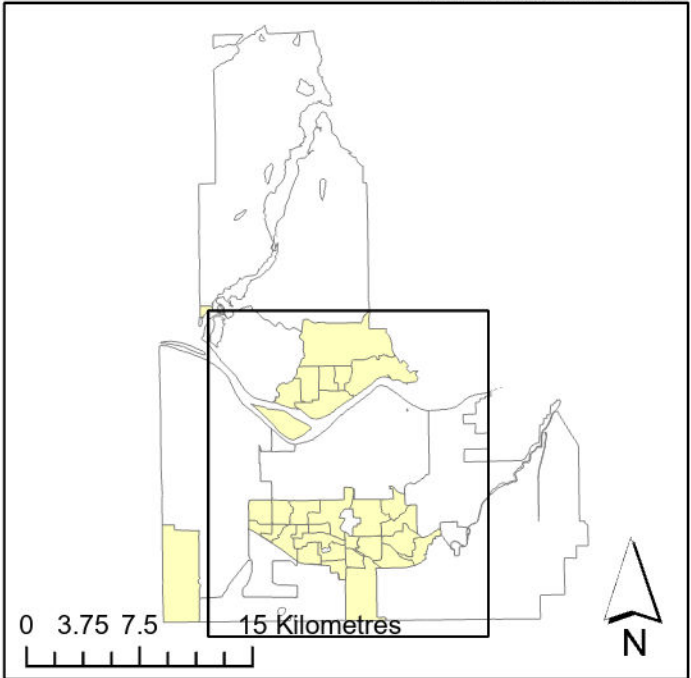## Legend

- ■ Active Core
- ■ Transit Suburb
- ▢ Auto Suburb
- ▢ Exurban
- ▨ Unclassified

Population %

Active Core:	3%
Transit Suburb:	0%
Auto Suburb:	77%
Exurban:	20%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

0   5   10   20 Kilometres

N

Guelph 2021
Transportation T9 Method

Legend

- ■ Active Core
- ■ Transit Suburb
- ■ Auto Suburb
- □ Exurban
- ▨ Unclassified

Population %

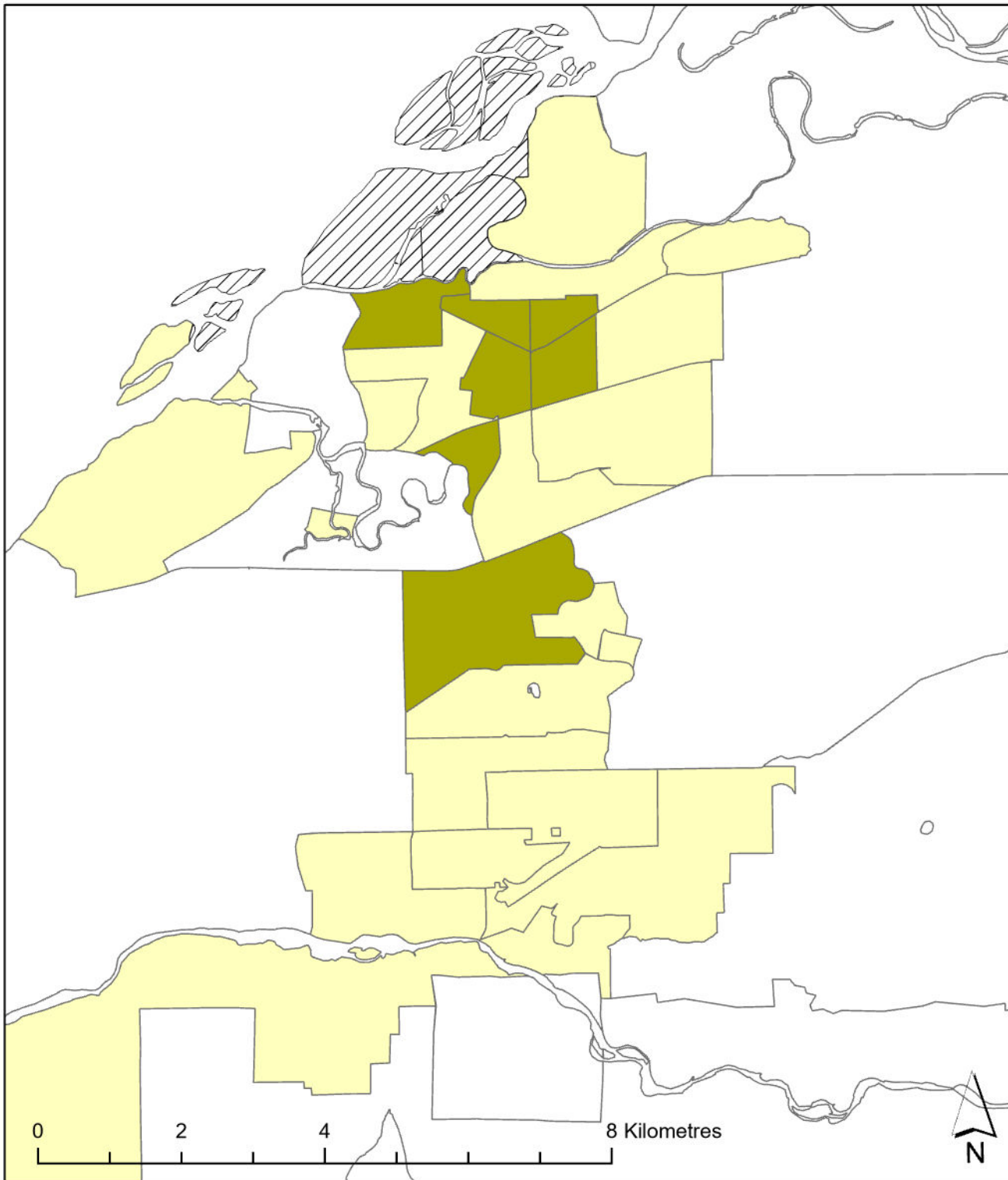|	
Active Core:	26%
Transit Suburb:	0%
Auto Suburb:	60%
Exurban:	13%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 6.00%

0   1.25   2.5   5 Kilometres

0   3.75   7.5   15 Kilometres

N

Hamilton 2021
Transportation T9 Method

Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- **Exurban**
- **Unclassified**

Population %

Active Core:	12%
Transit Suburb:	9%
Auto Suburb:	73%
Exurban:	6%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 9.68%
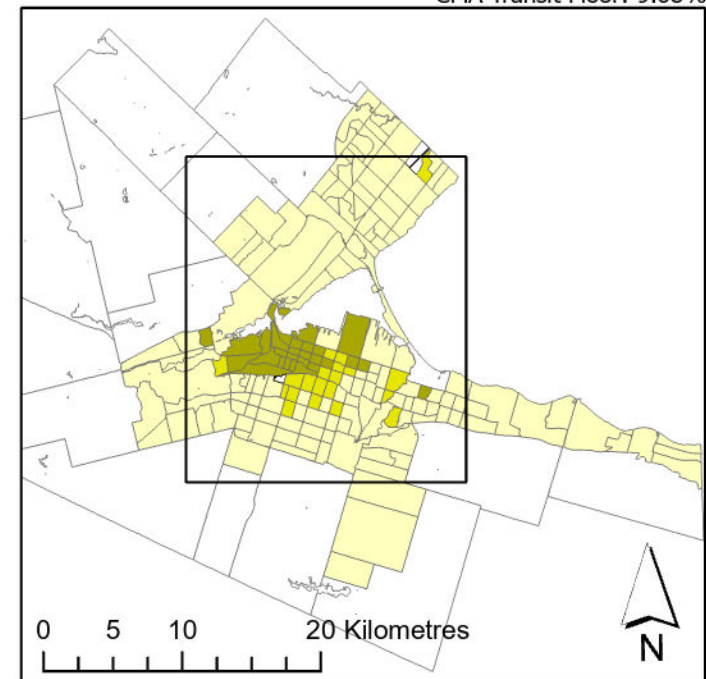
0   5   10   20 Kilometres

N

0   2.5   5   10 Kilometres

N

Barrie 2021
Transportation T9 Method

Legend

- ▆ Active Core
- ▆ Transit Suburb
- ▆ Auto Suburb
- ▢ Exurban
- ▨ Unclassified

Population %

Active Core:	4%
Transit Suburb:	5%
Auto Suburb:	77%
Exurban:	14%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   5   10   20 Kilometres

N

Queen's University School of Urban and Regional Planning
University of Toronto School of Cities
Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
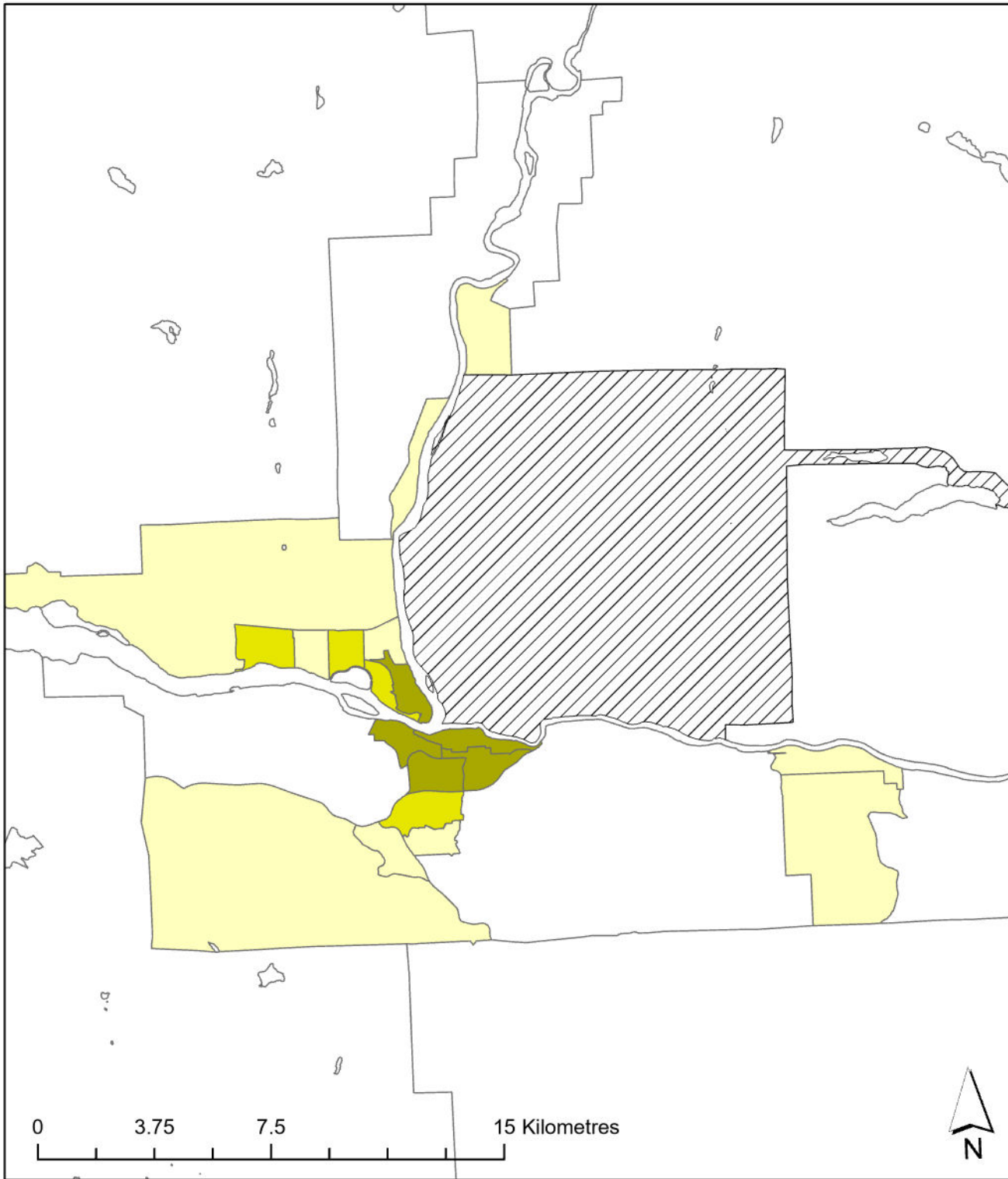Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah

0   2.5   5   10 Kilometres

N
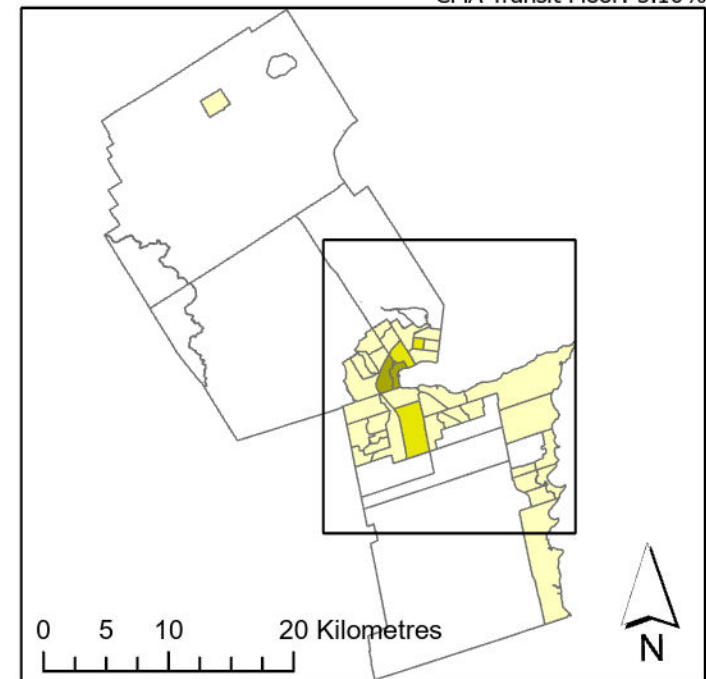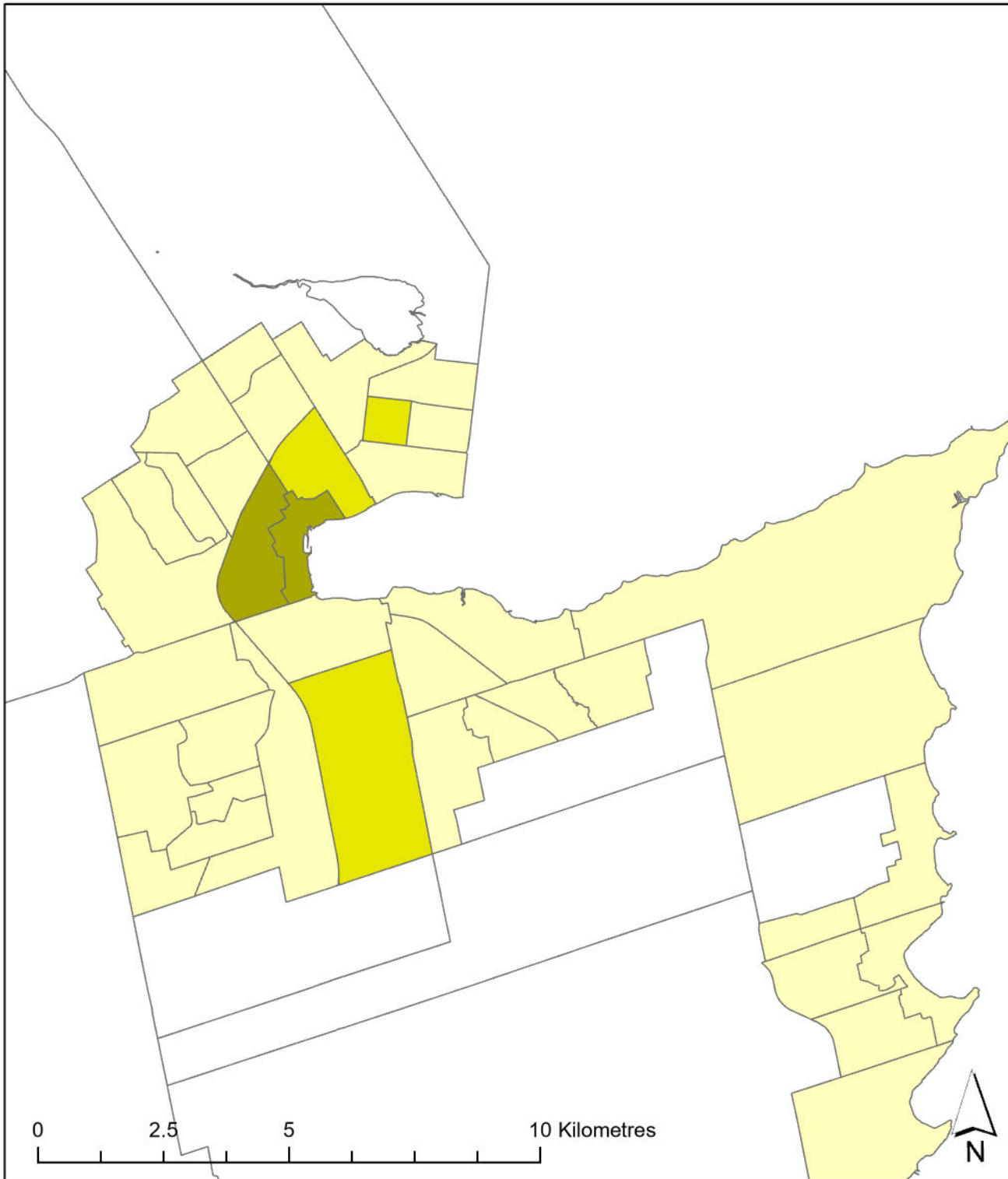
Toronto 2021
Transportation T9 Method
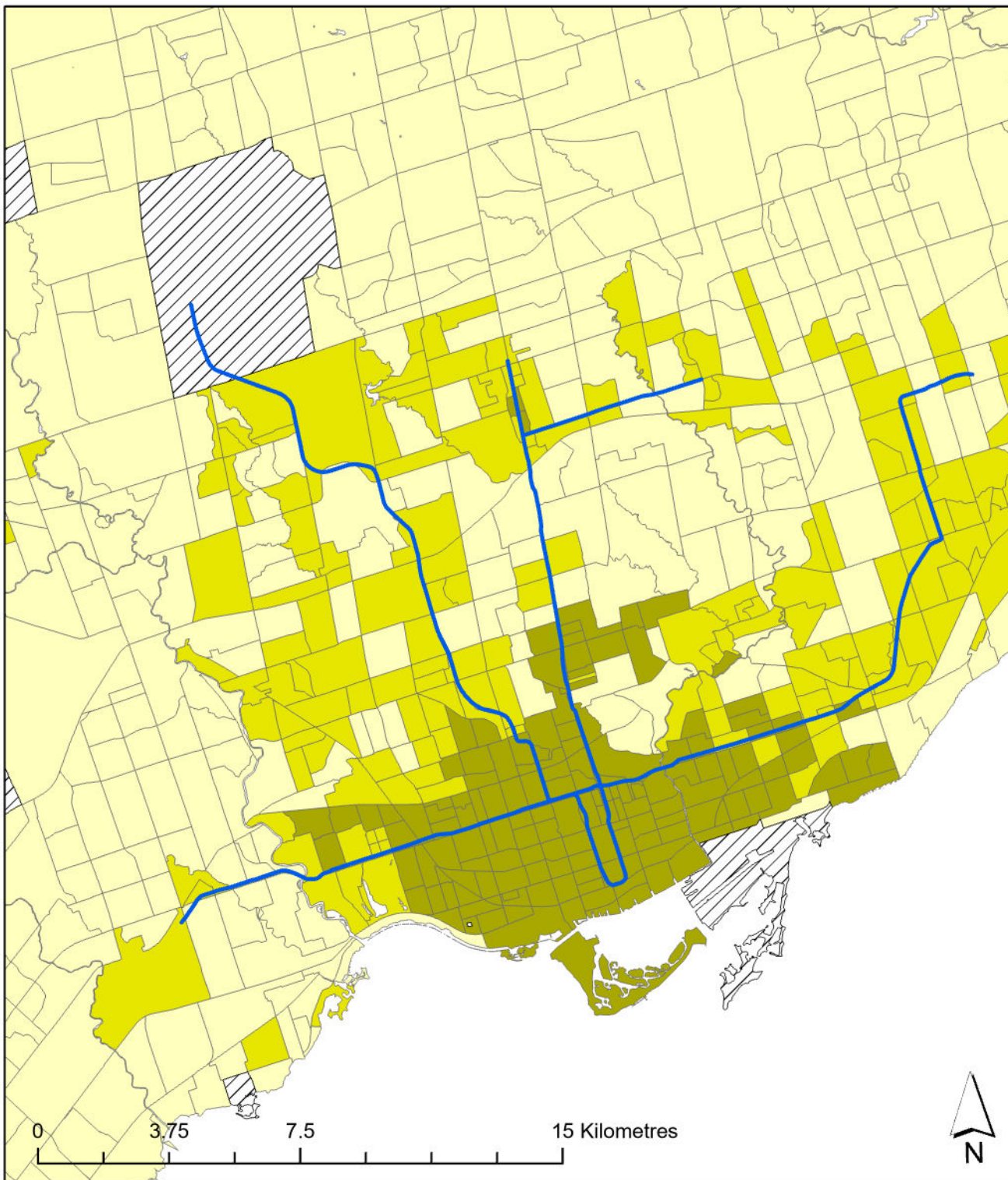
Legend

- ■ Active Core
- ■ Transit Suburb
- ■ Auto Suburb
- □ Exurban
- ▨ Unclassified
- — TTC Subway Line

Population %

Active Core:	12%
Transit Suburb:	15%
Auto Suburb:	70%
Exurban:	3%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 23.40%
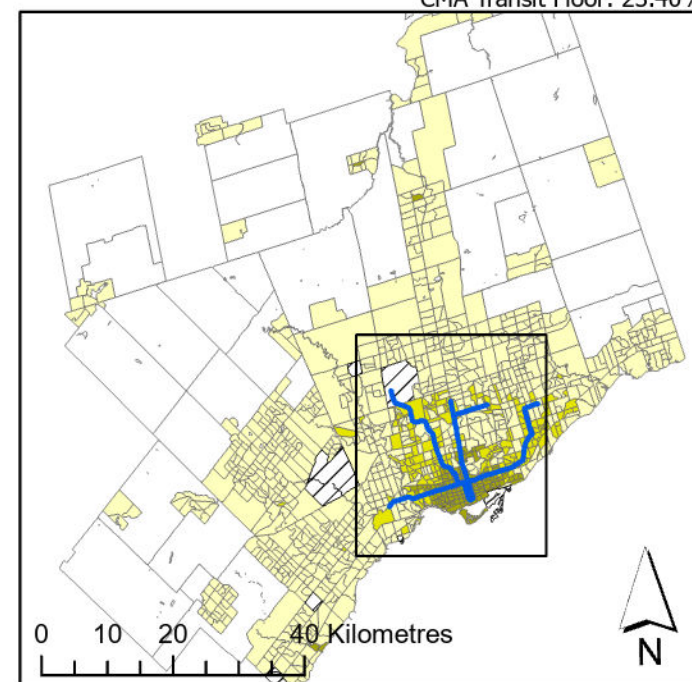
0 10 20 40 Kilometres

N

0 3.75 7.5 15 Kilometres

N

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University of Toronto School of Cities
Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah
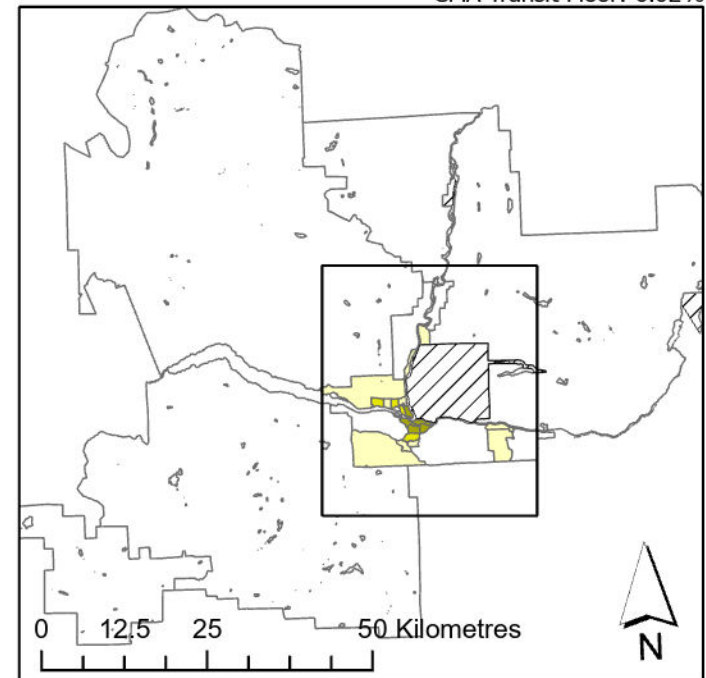
St. Catharines-Niagara 2021

Transportation T9 Method
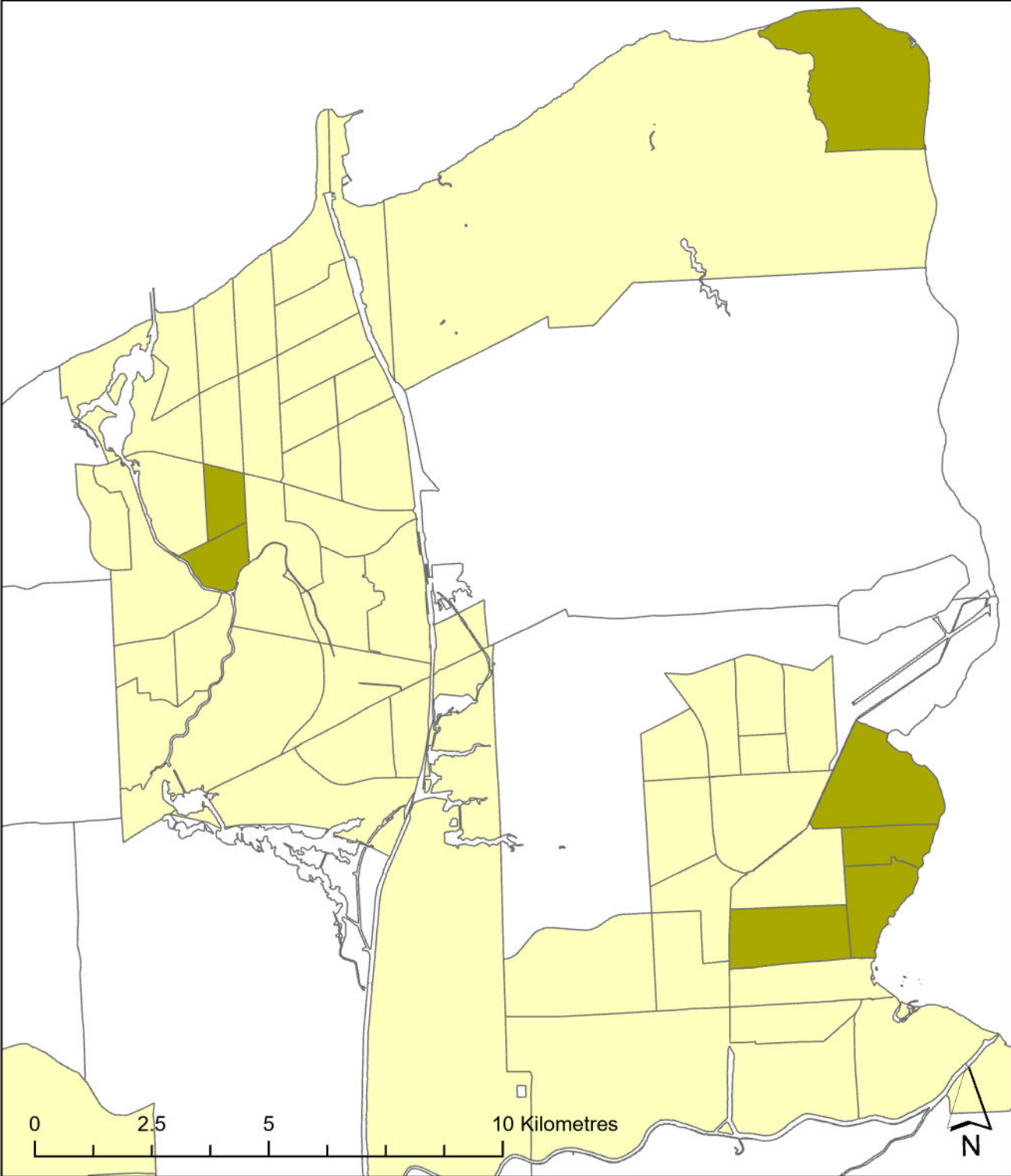
Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

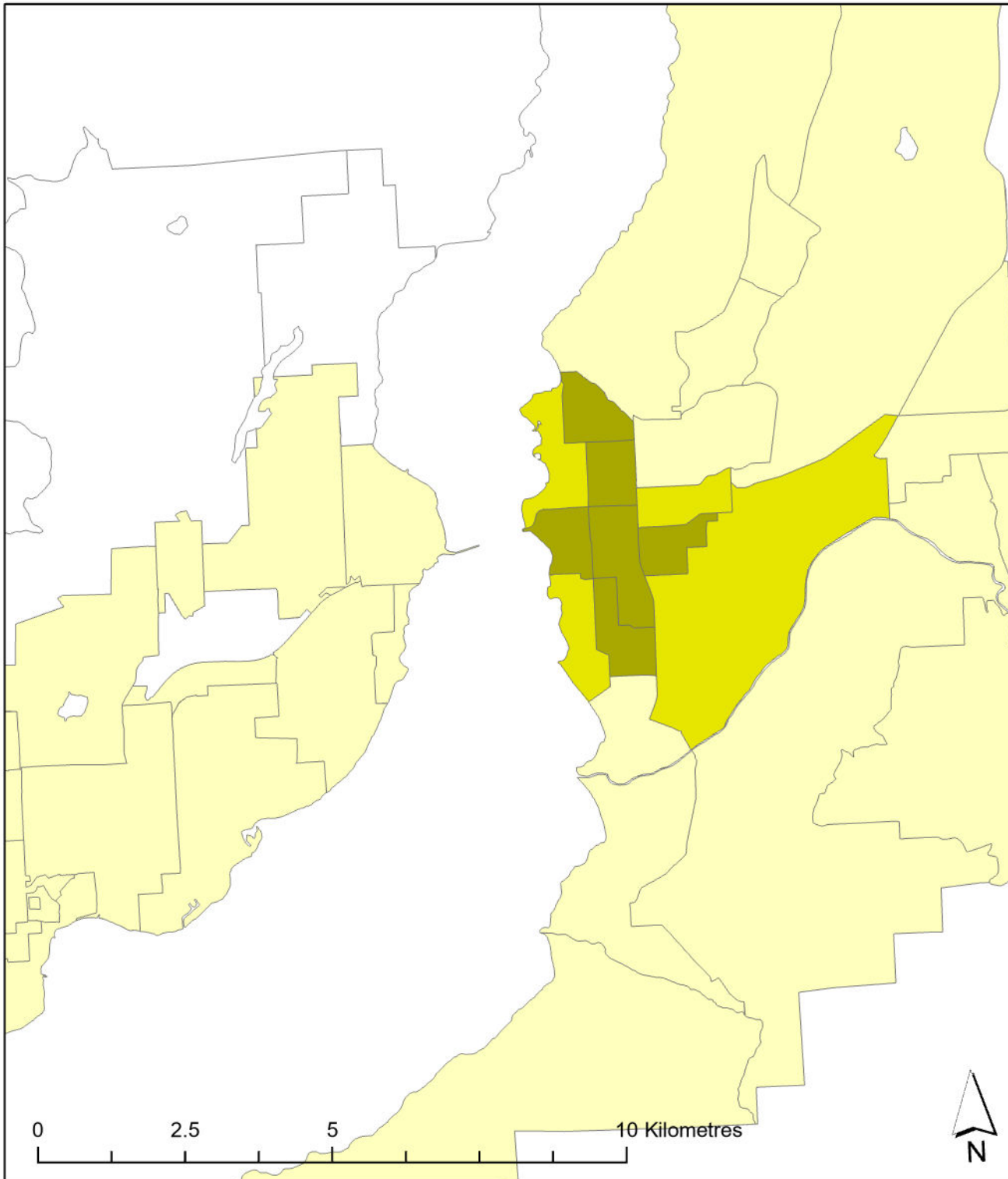|	
Active Core:	9%
Transit Suburb:	0%
Auto Suburb:	79%
Exurban:	12%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   5   10   20 Kilometres

N

0   2.5   5   10 Kilometres

N
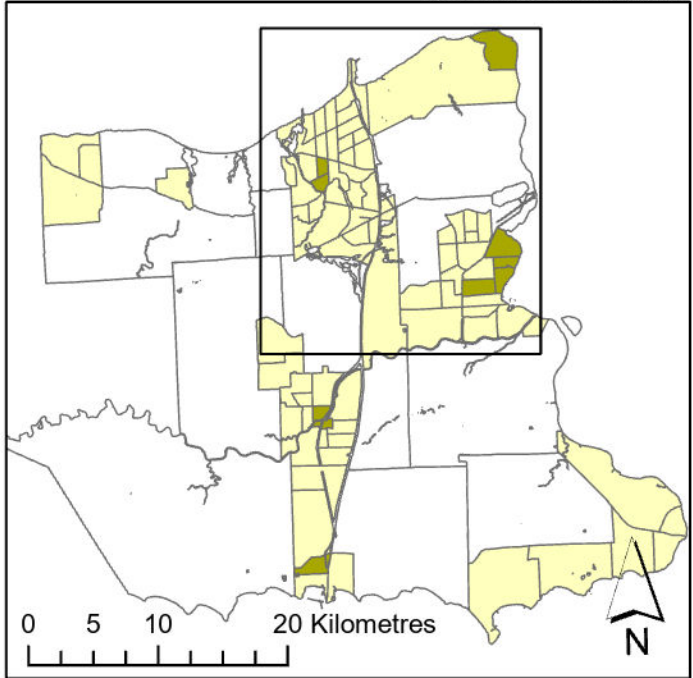
Oshawa 2021

Transportation T9 Method

Legend

- ▓ Active Core
- ▓ Transit Suburb
- ░ Auto Suburb
- ☐ Exurban
- ▨ Unclassified

Population %

Active Core:	3%
Transit Suburb:	9%
Auto Suburb:	83%
Exurban:	5%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 7.62%
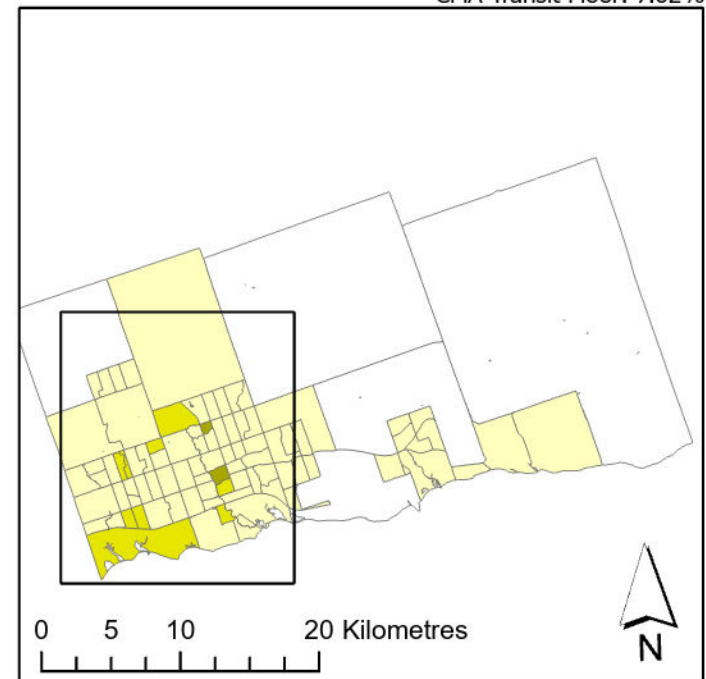
0   2.5   5   10 Kilometres

N

0   5   10   20 Kilometres

N

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Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah
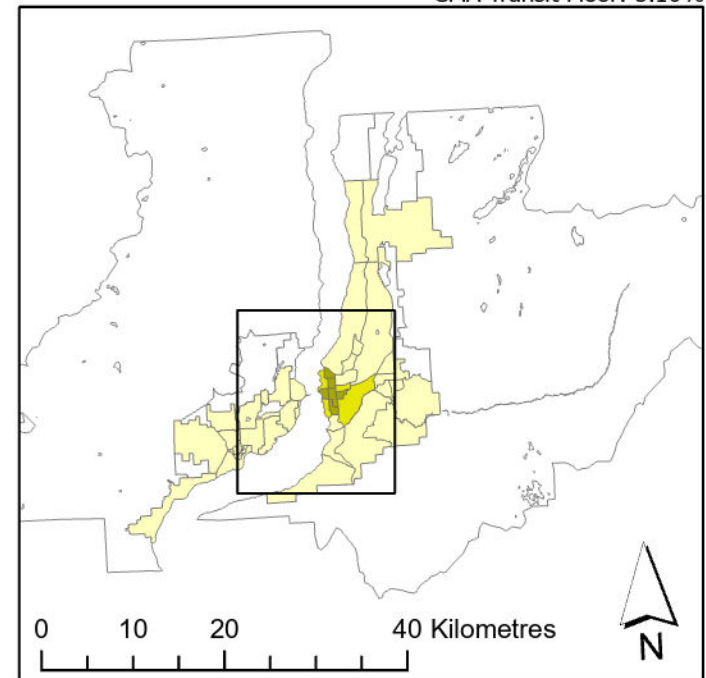
Peterborough 2021
Transportation T9 Method
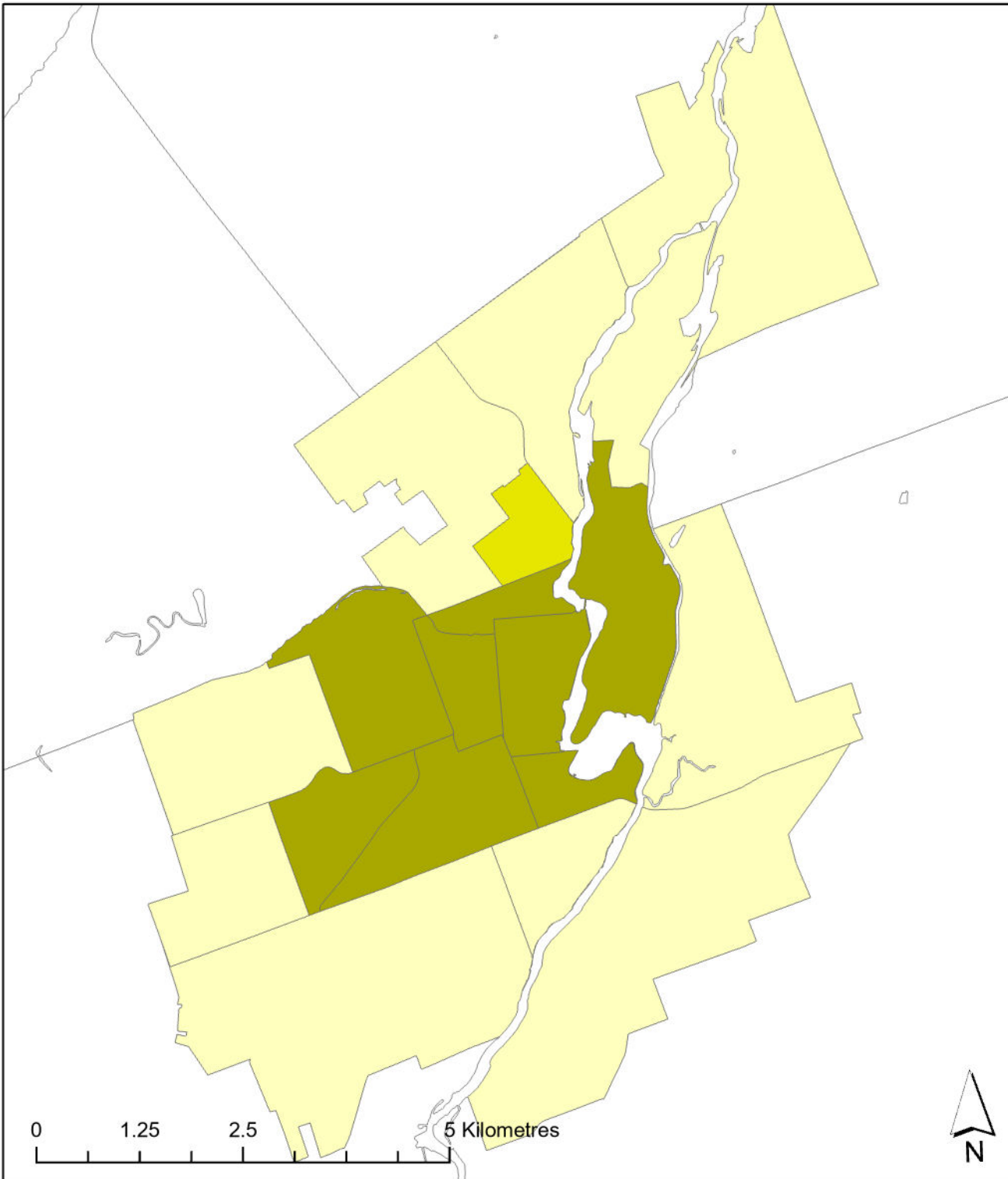
Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

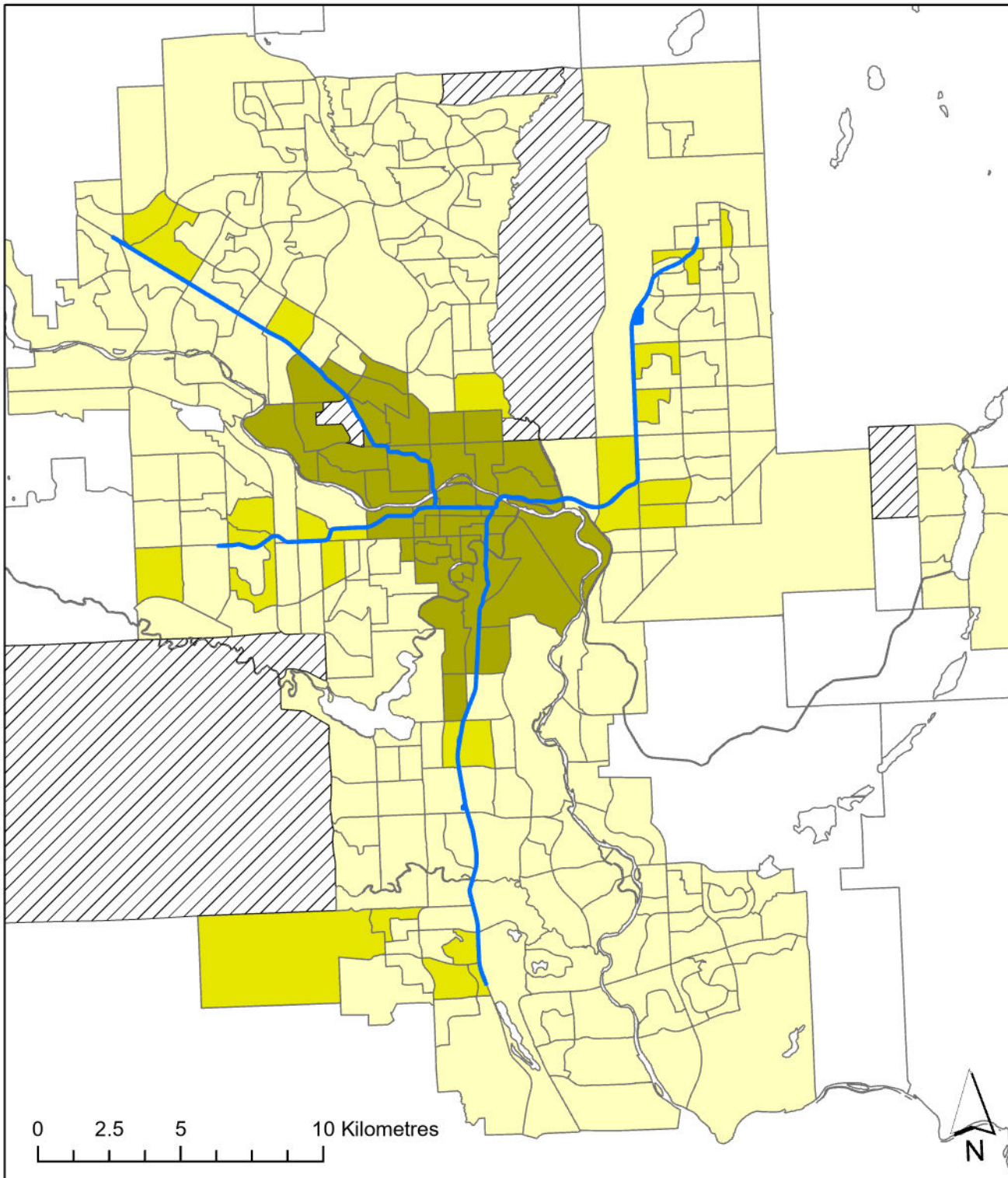|	
Active Core:	25%
Transit Suburb:	2%
Auto Suburb:	36%
Exurban:	35%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 10.43%
CMA Transit Floor: 5.10%
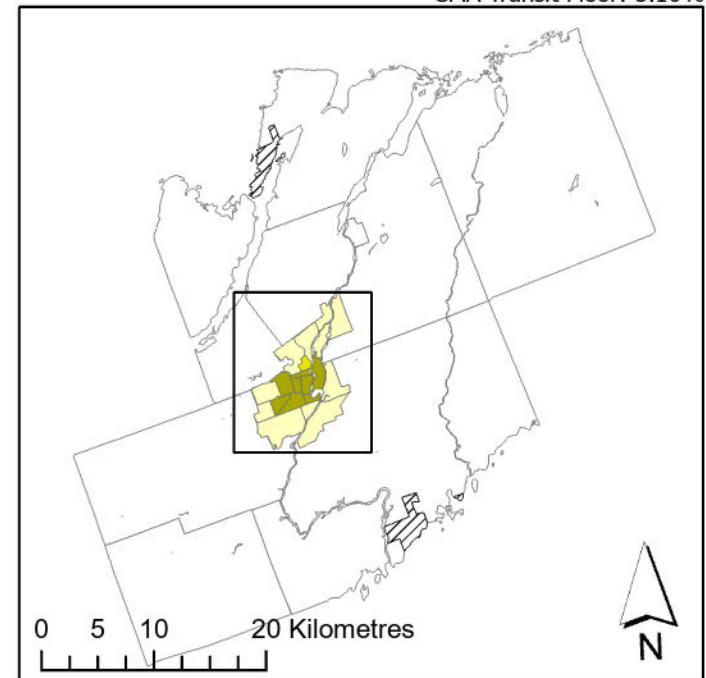
0   1.25   2.5   5 Kilometres

0   5   10   20 Kilometres

N

Belleville 2021
Transportation T9 Method

Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified

Population %

Active Core:	9%
Transit Suburb:	5%
Auto Suburb:	52%
Exurban:	34%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

0   5   10   20 Kilometres

N
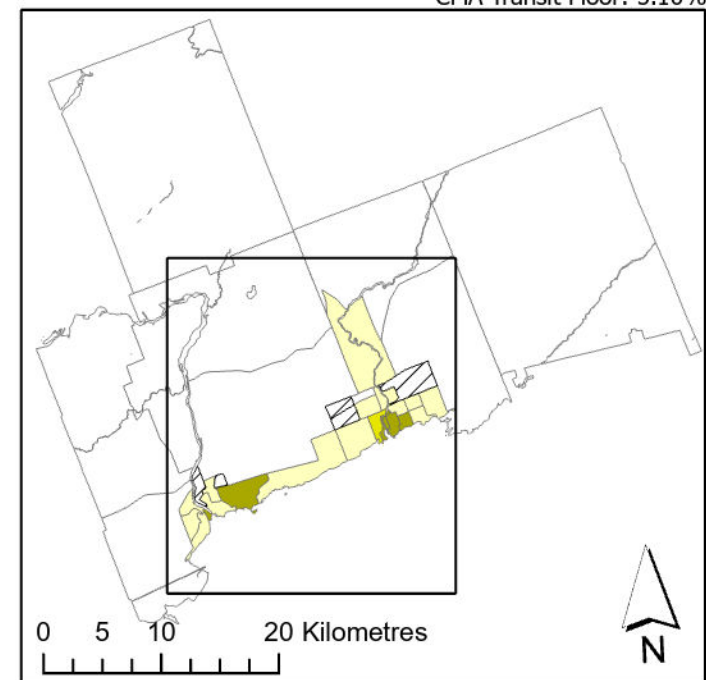
Kingston 2021
Transportation T9 Method

Legend

- ▨ Active Core
- ▨ Transit Suburb
- ▨ Auto Suburb
- ▢ Exurban
- ▨ Unclassified

Population %

Active Core:	15%
Transit Suburb:	14%
Auto Suburb:	48%
Exurban:	23%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 12.42%
CMA Transit Floor: 7.35%
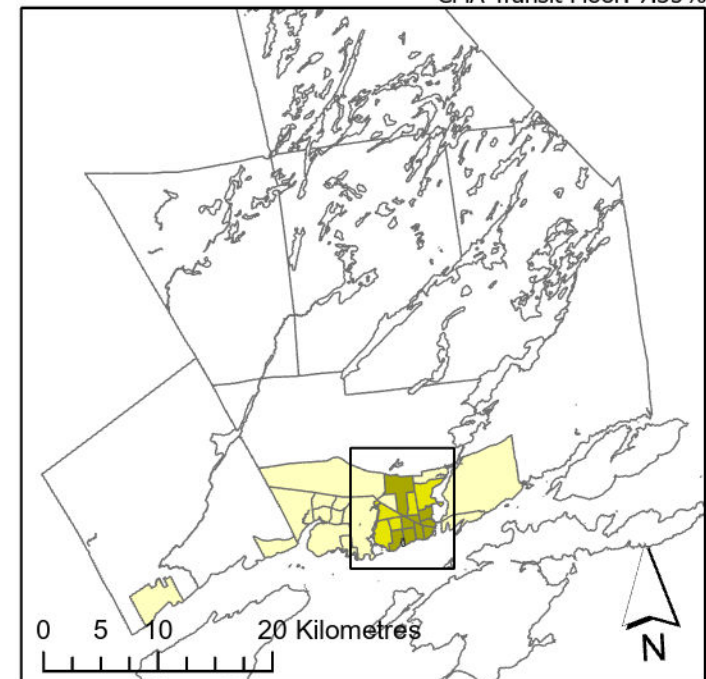
0   1.25   2.5   5 Kilometres
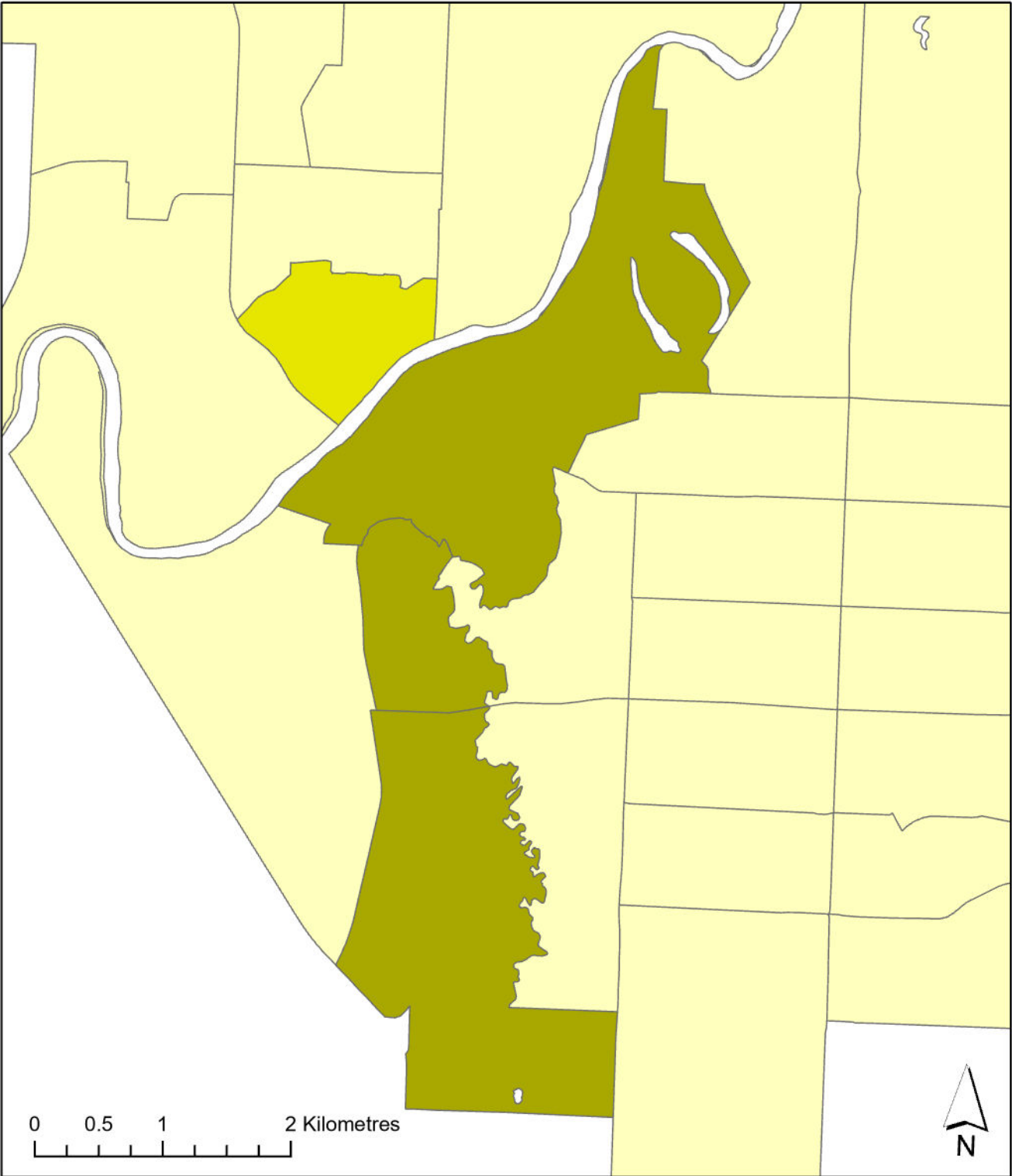
0   5   10   20 Kilometres

N

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Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah
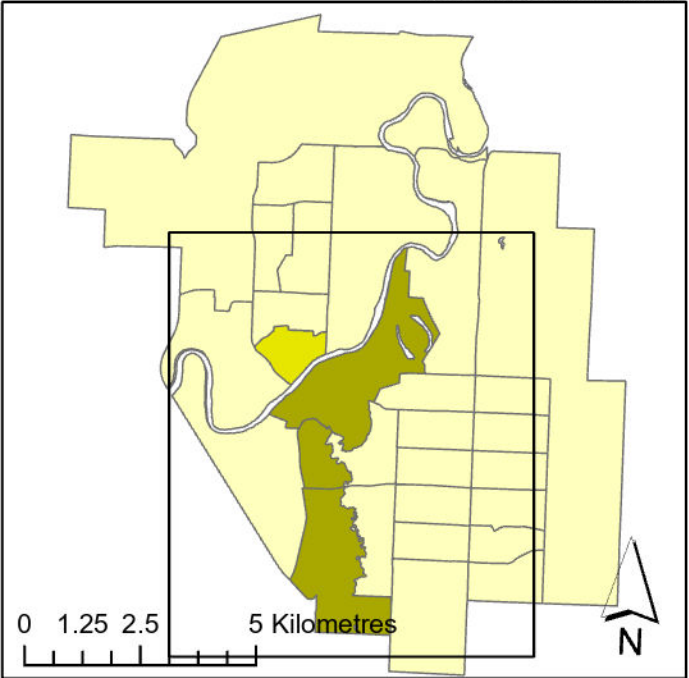
Ottawa-Gatineau 2021
Transportation T9 Method
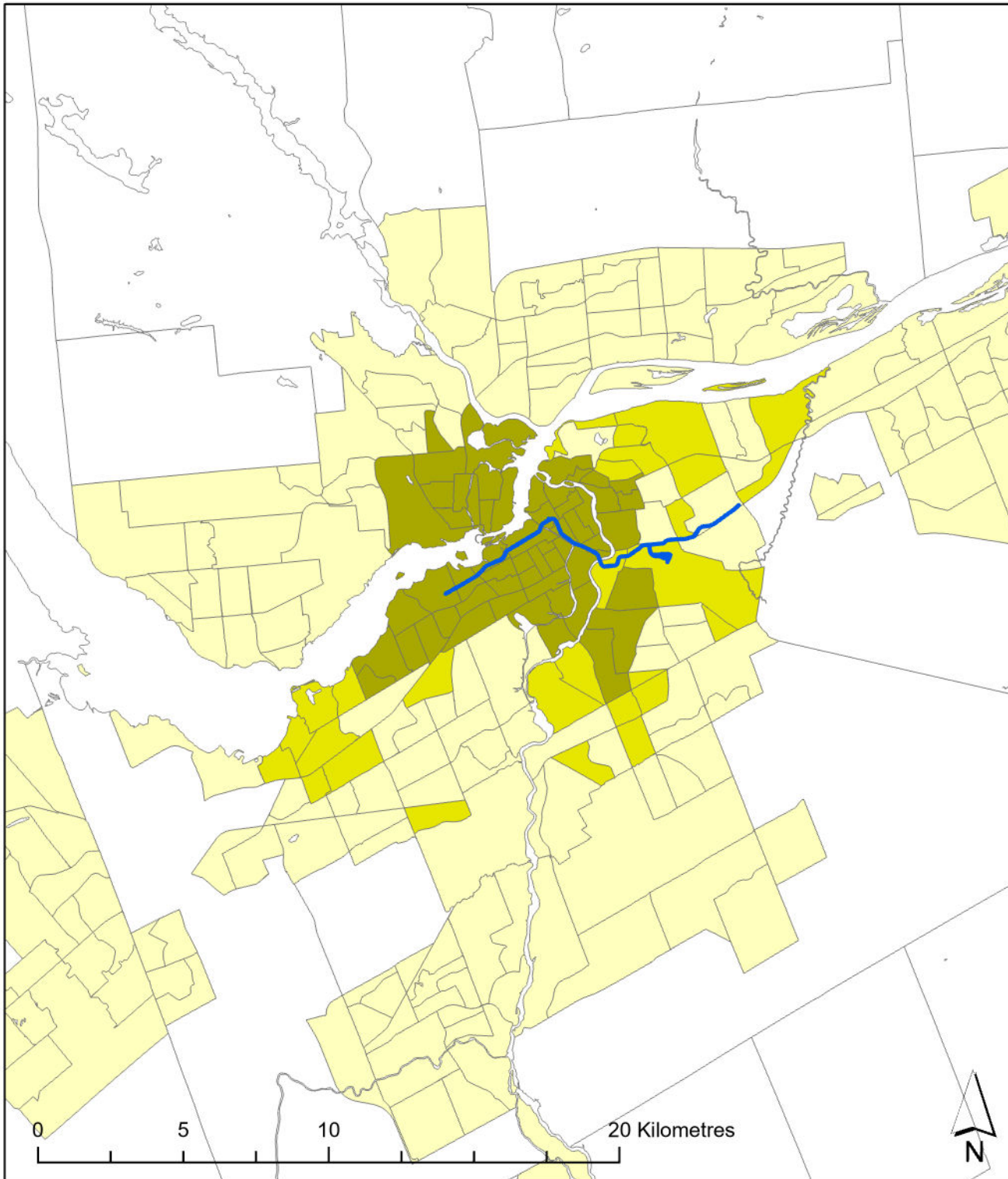
Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- **Exurban**
- **Unclassified**
- **O-Train Line**

Population %

Active Core:	14%
Transit Suburb:	9%
Auto Suburb:	62%
Exurban:	15%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 10.86%
CMA Transit Floor: 14.51%
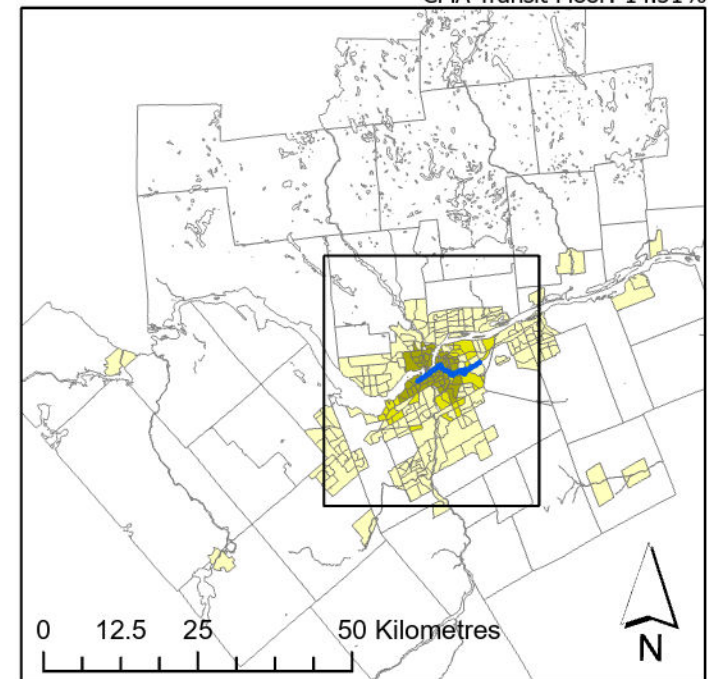
0   12.5   25   50 Kilometres

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0   5   10   20 Kilometres

N

Montréal 2021
Transportation T9 Method
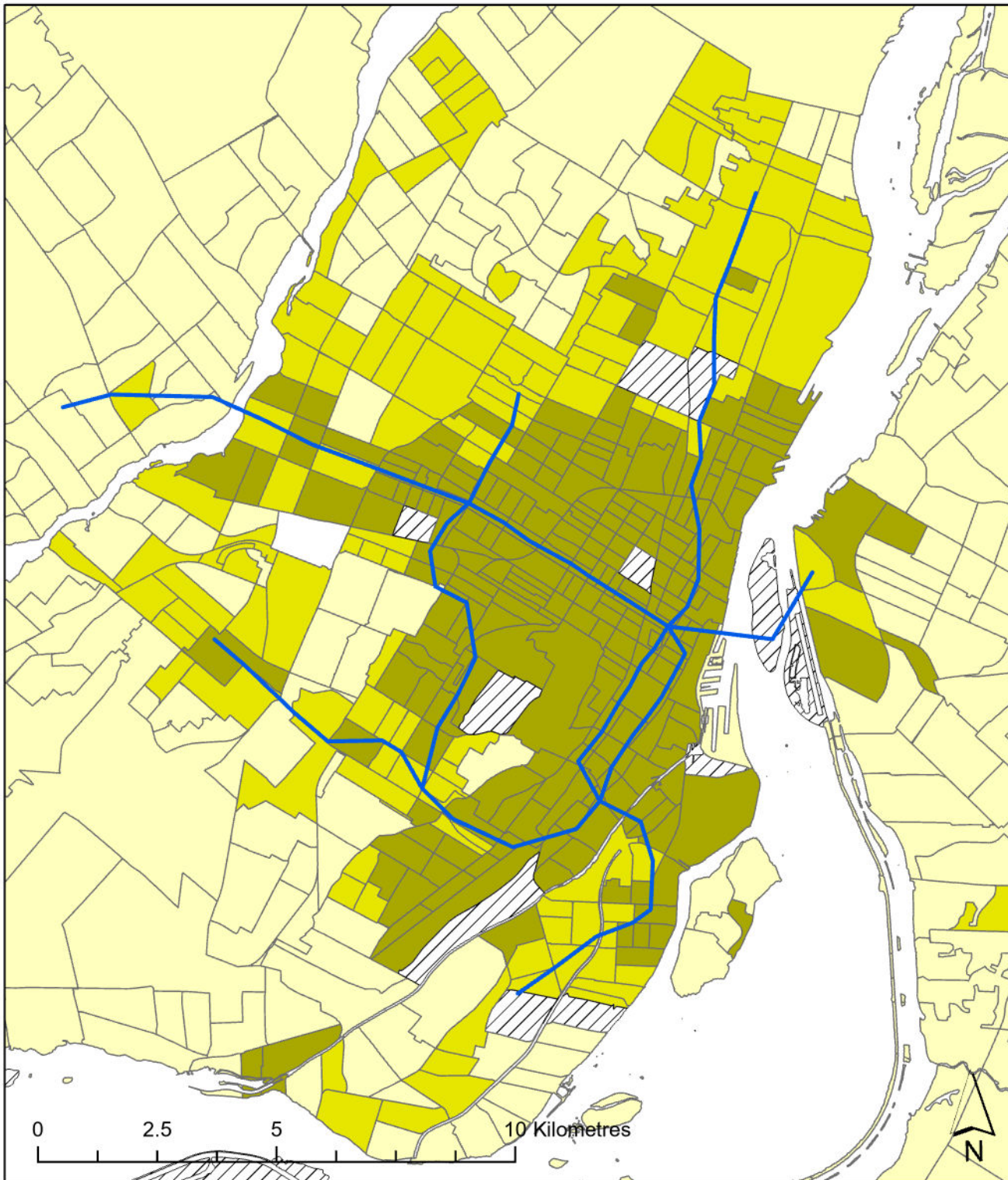
Legend

- Active Core
- Transit Suburb
- Auto Suburb
- Exurban
- Unclassified
- Métro Line

Population %

Active Core:	17%
Transit Suburb:	13%
Auto Suburb:	66%
Exurban:	3%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 11.27%
CMA Transit Floor: 22.92%
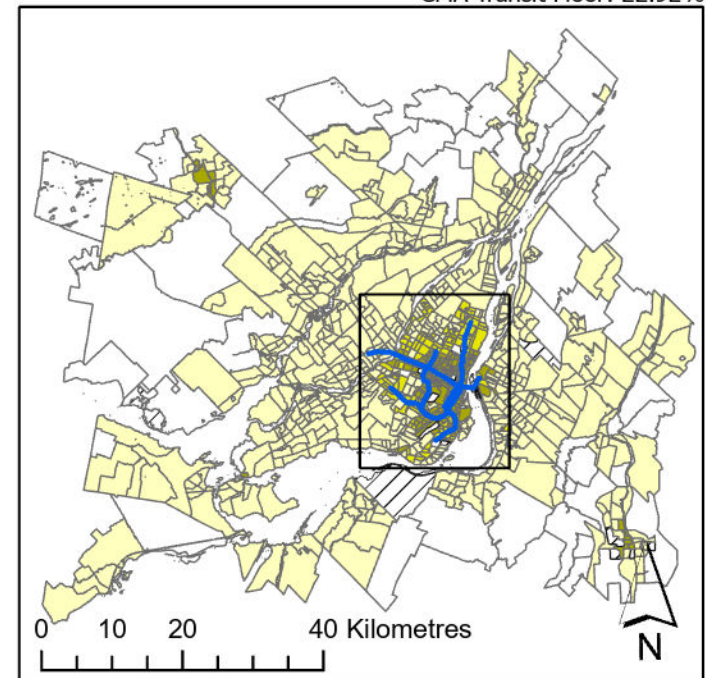
10 Kilometres

0   2.5   5   10 Kilometres

0   10   20   40 Kilometres

N

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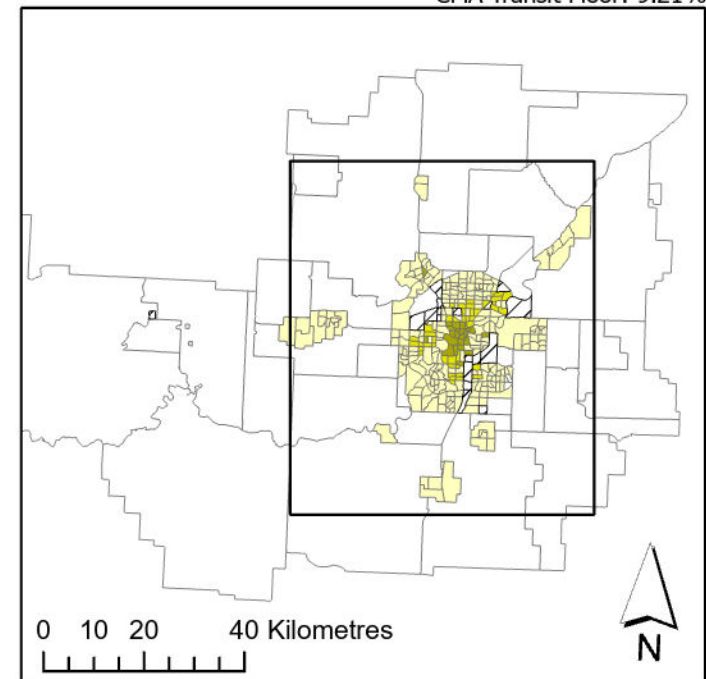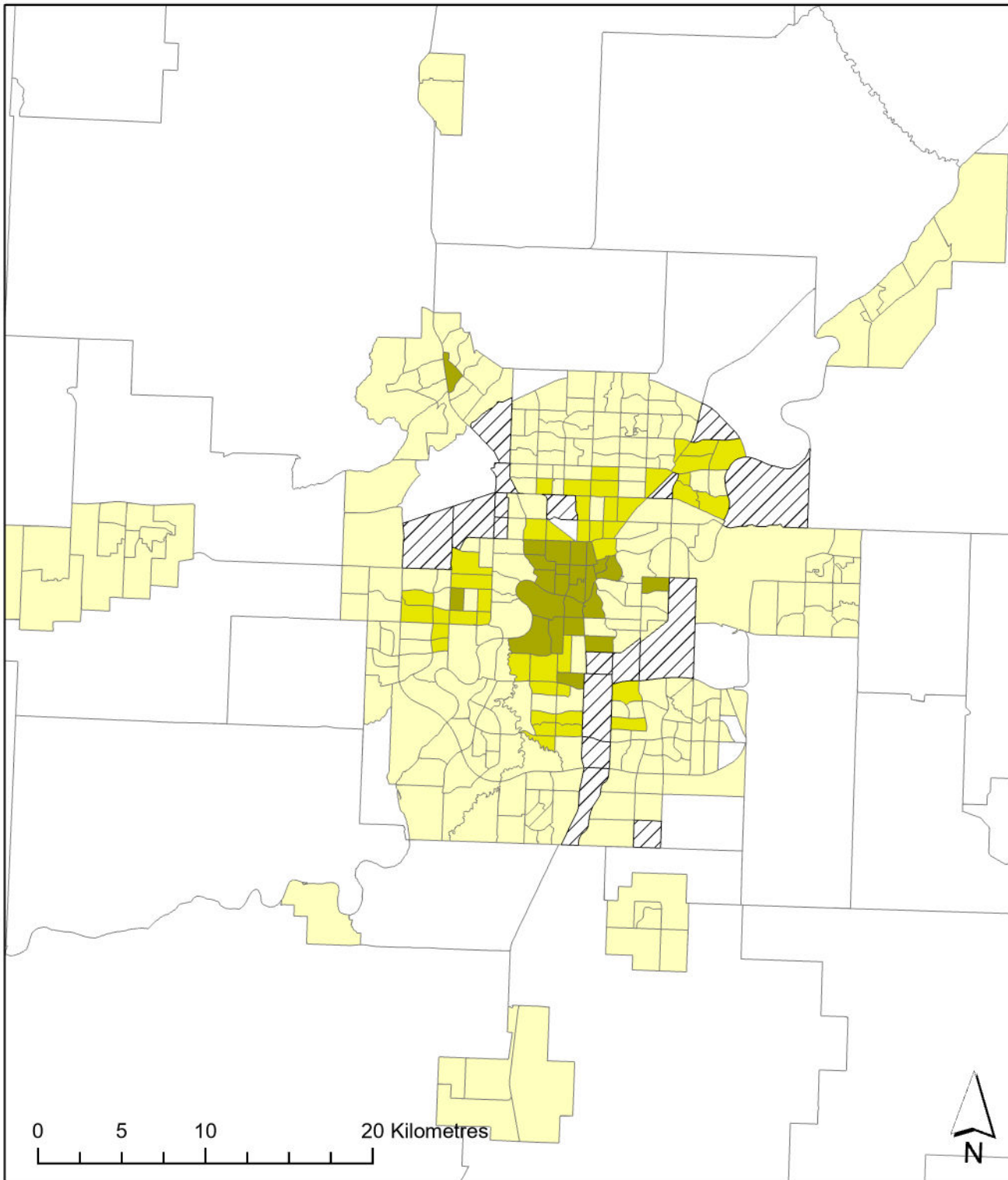# Trois-Rivières 2021
Transportation T9 Method
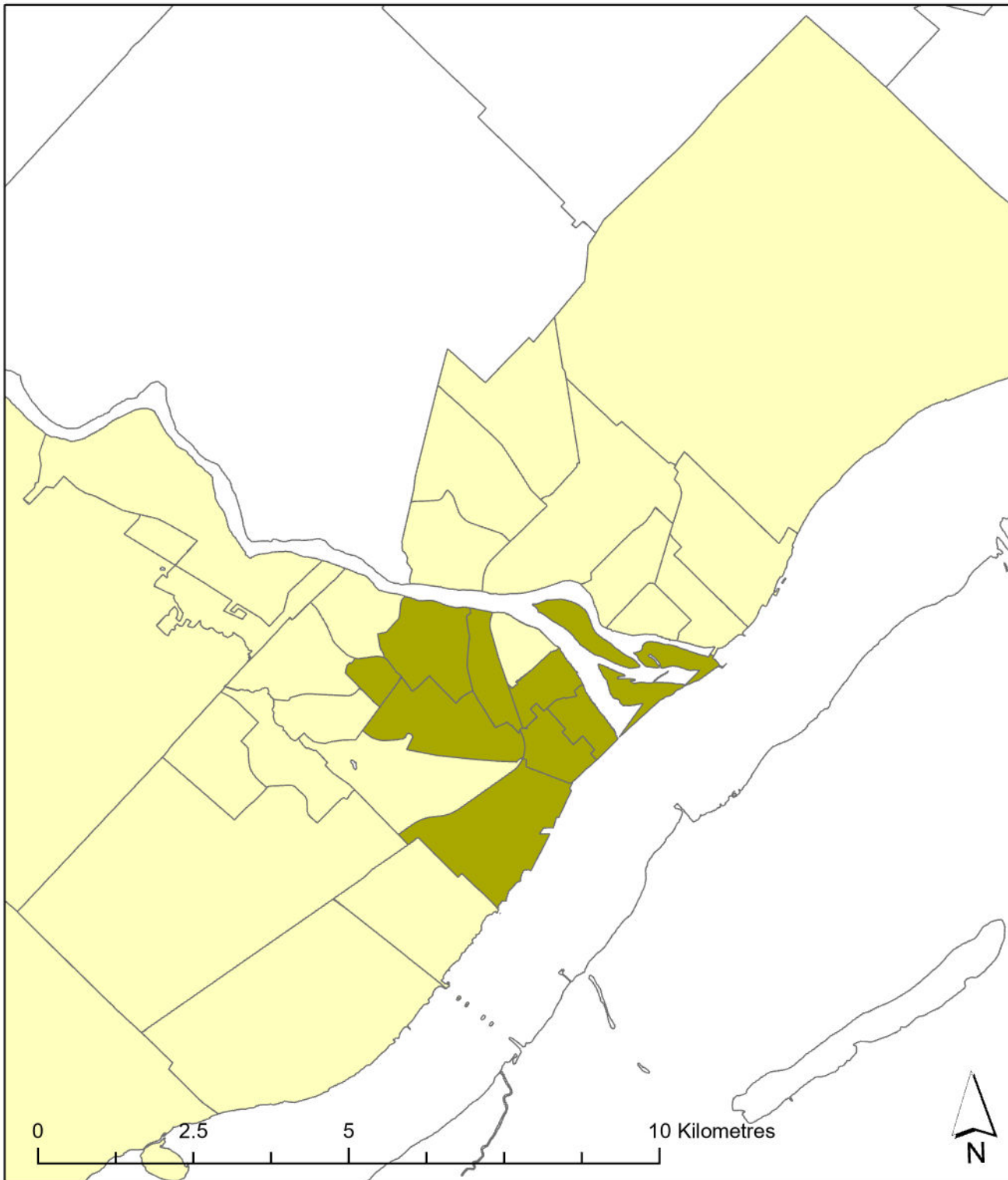
Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- **Exurban**
- **Unclassified**

Population %

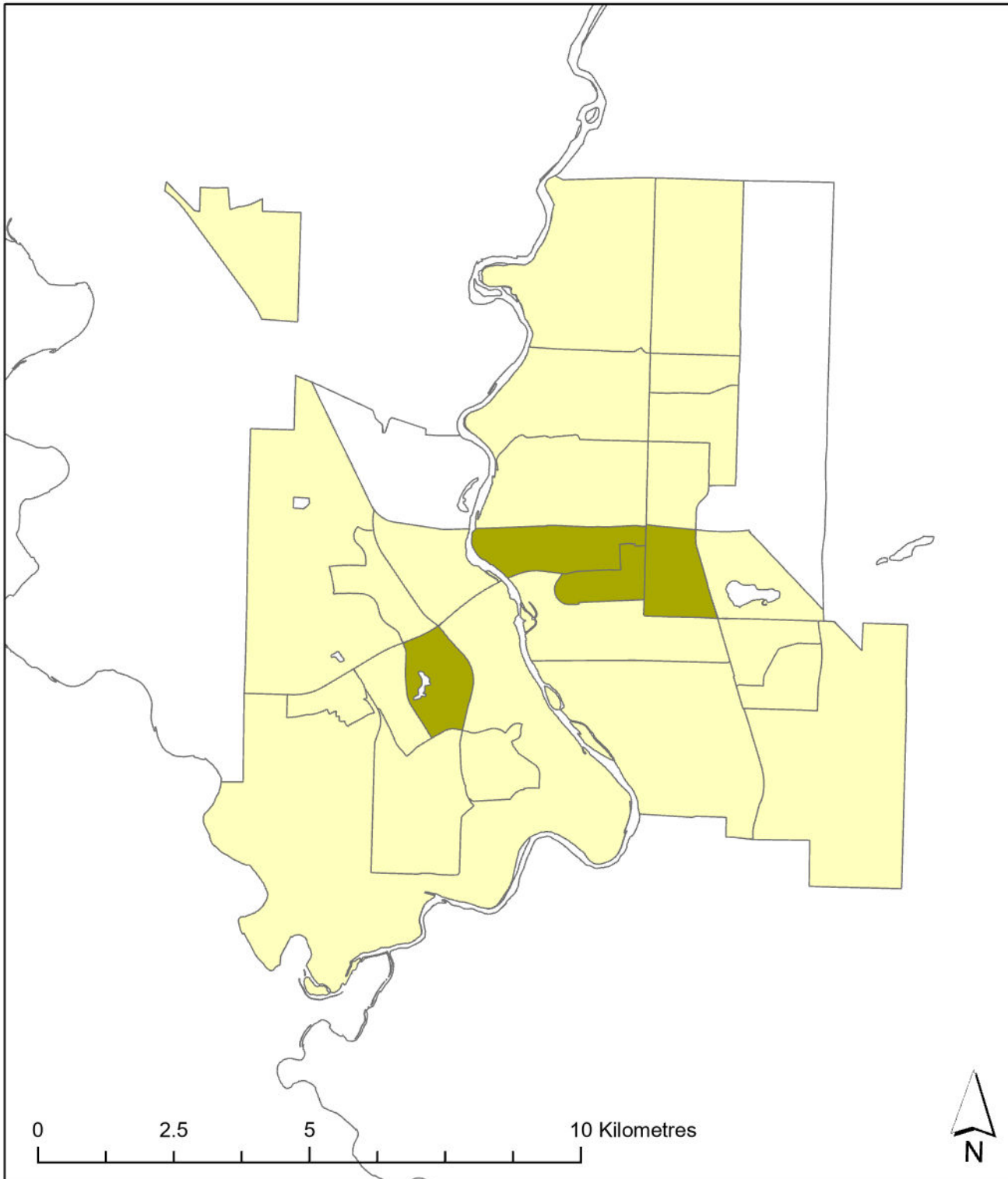|	
Active Core:	13%
Transit Suburb:	0%
Auto Suburb:	68%
Exurban:	19%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   5   10   20 Kilometres

N

0   2.5   5   10 Kilometres

N
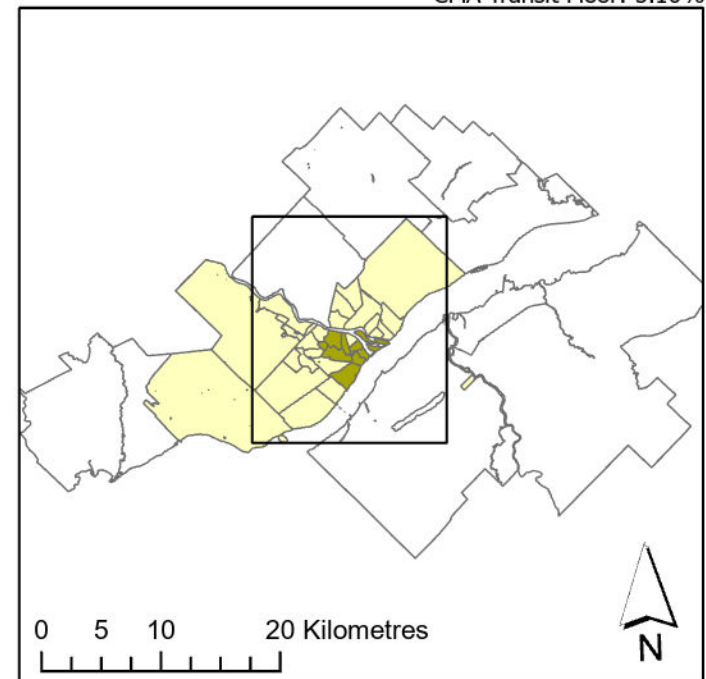
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Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah

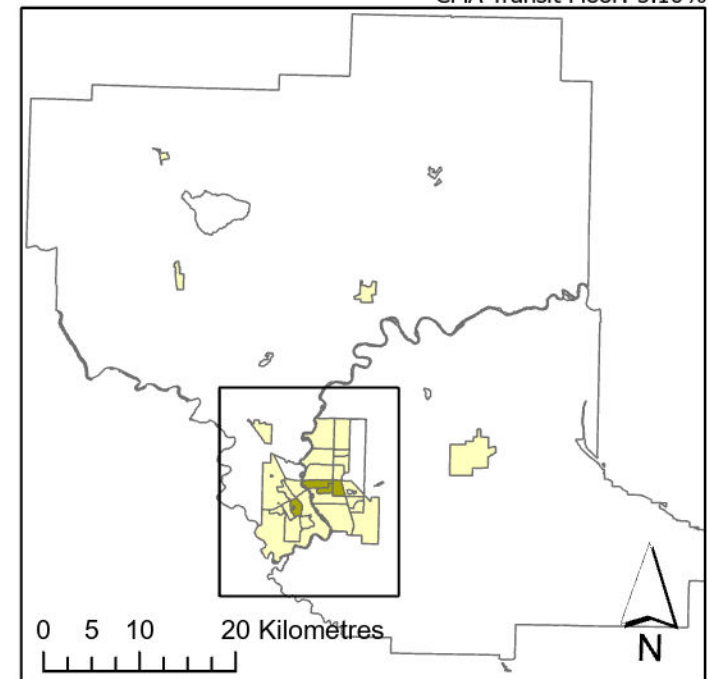# Drummondville 2021
Transportation T9 Method
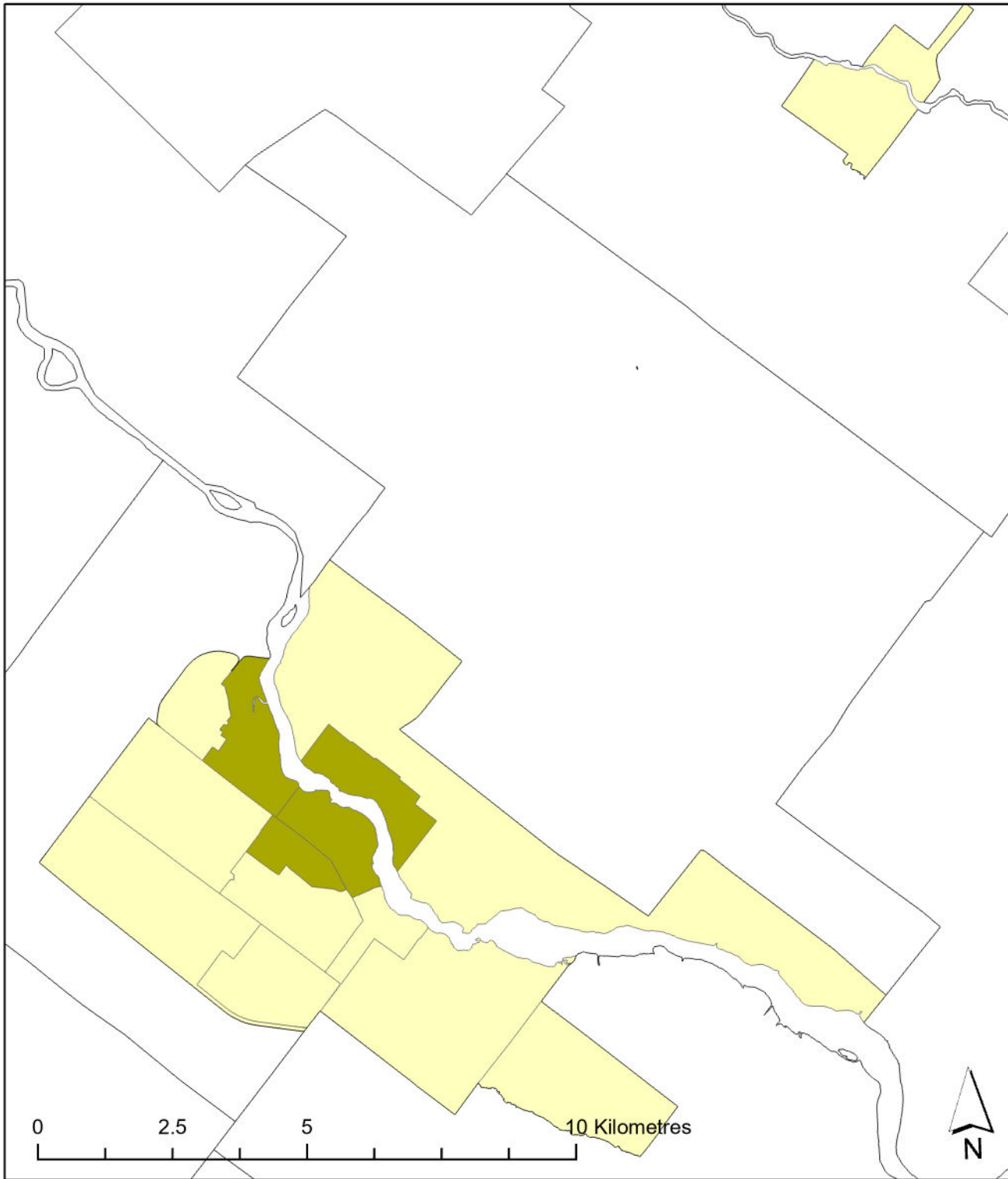
Legend

- ⬛ Active Core
- 🟨 Transit Suburb
- ⬜ Auto Suburb
- ☐ Exurban
- ▨ Unclassified

Population %

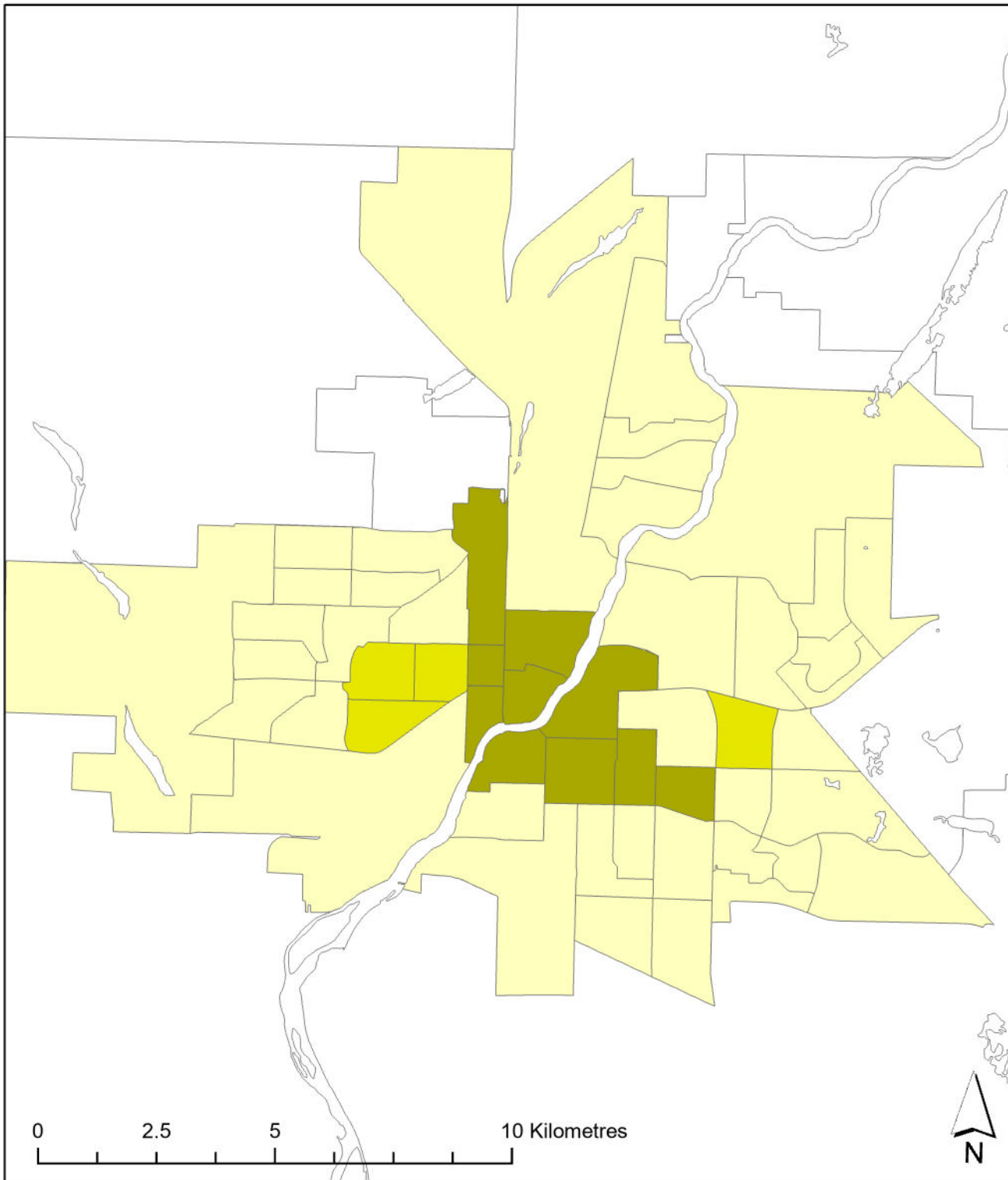|	
Active Core:	16%
Transit Suburb:	0%
Auto Suburb:	52%
Exurban:	32%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

0   5   10   20 Kilometres

N

N
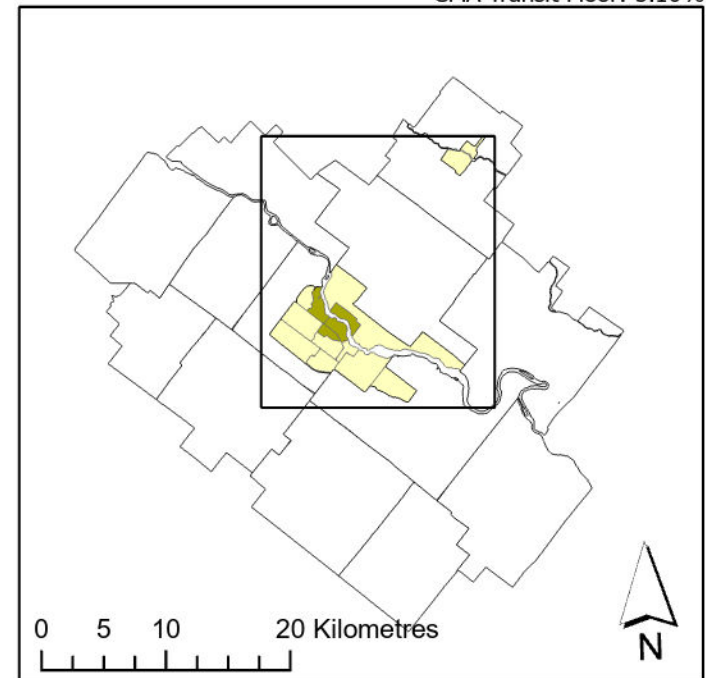
Sherbrooke 2021
Transportation T9 Method
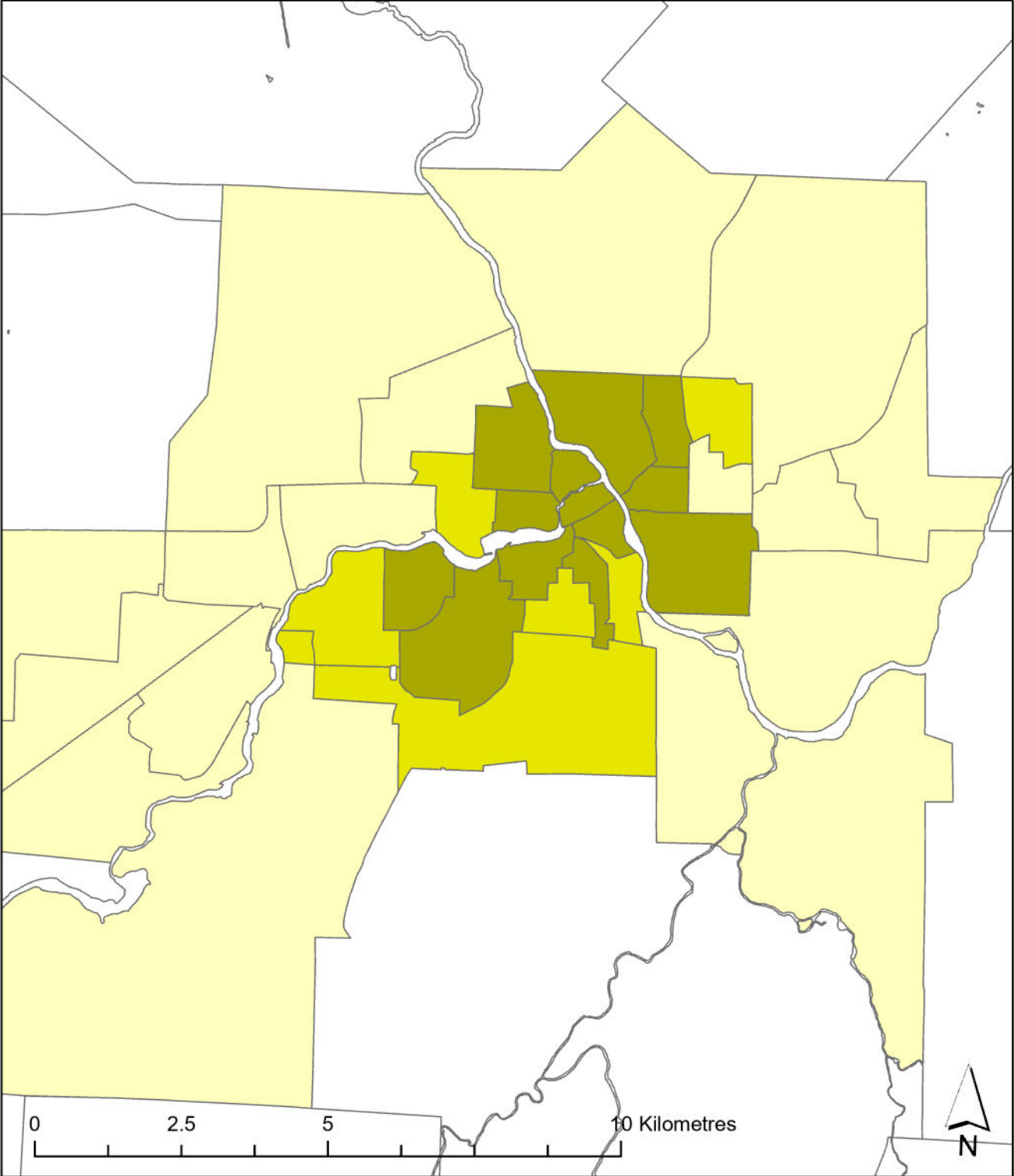
Legend

- ■ Active Core
- ■ Transit Suburb
- ■ Auto Suburb
- □ Exurban
- ▨ Unclassified

Population %

Active Core:	23%
Transit Suburb:	12%
Auto Suburb:	45%
Exurban:	20%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.30%
CMA Transit Floor: 5.85%
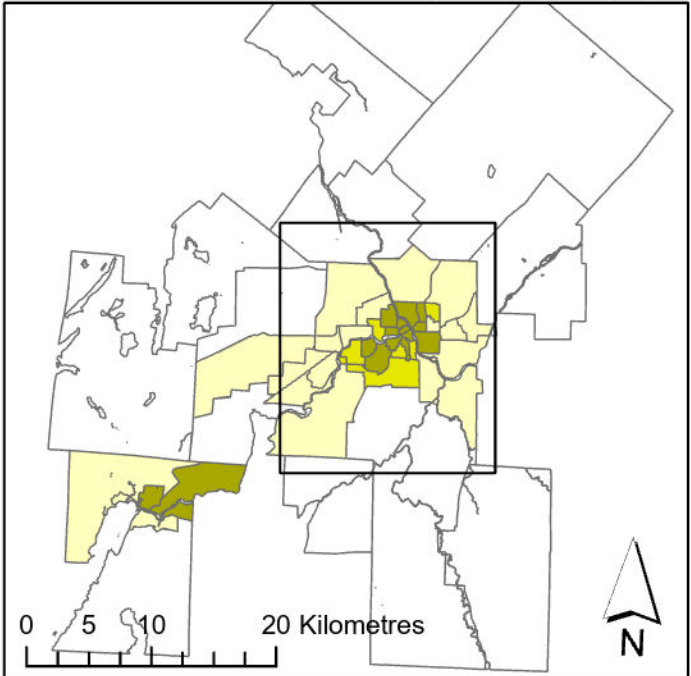
0   2.5   5   10 Kilometres

0   5   10   20 Kilometres

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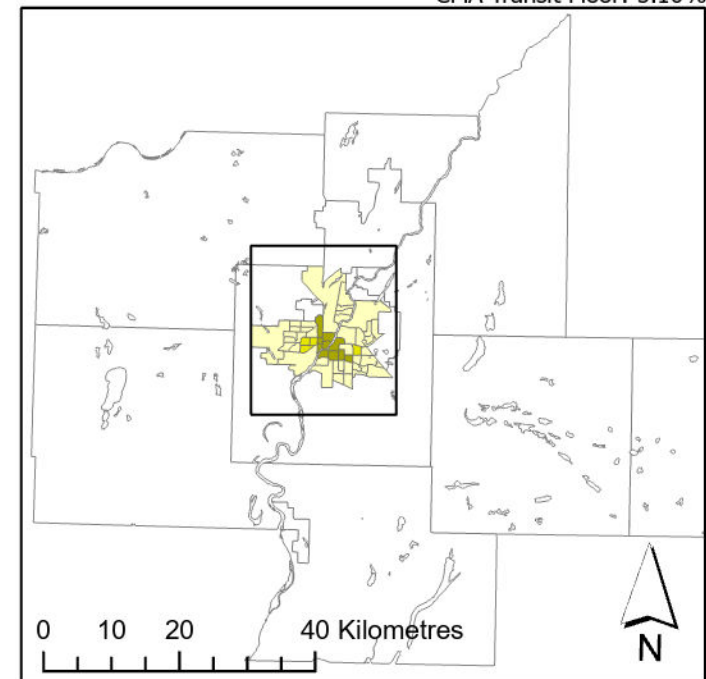
Québec 2021

Transportation T9 Method
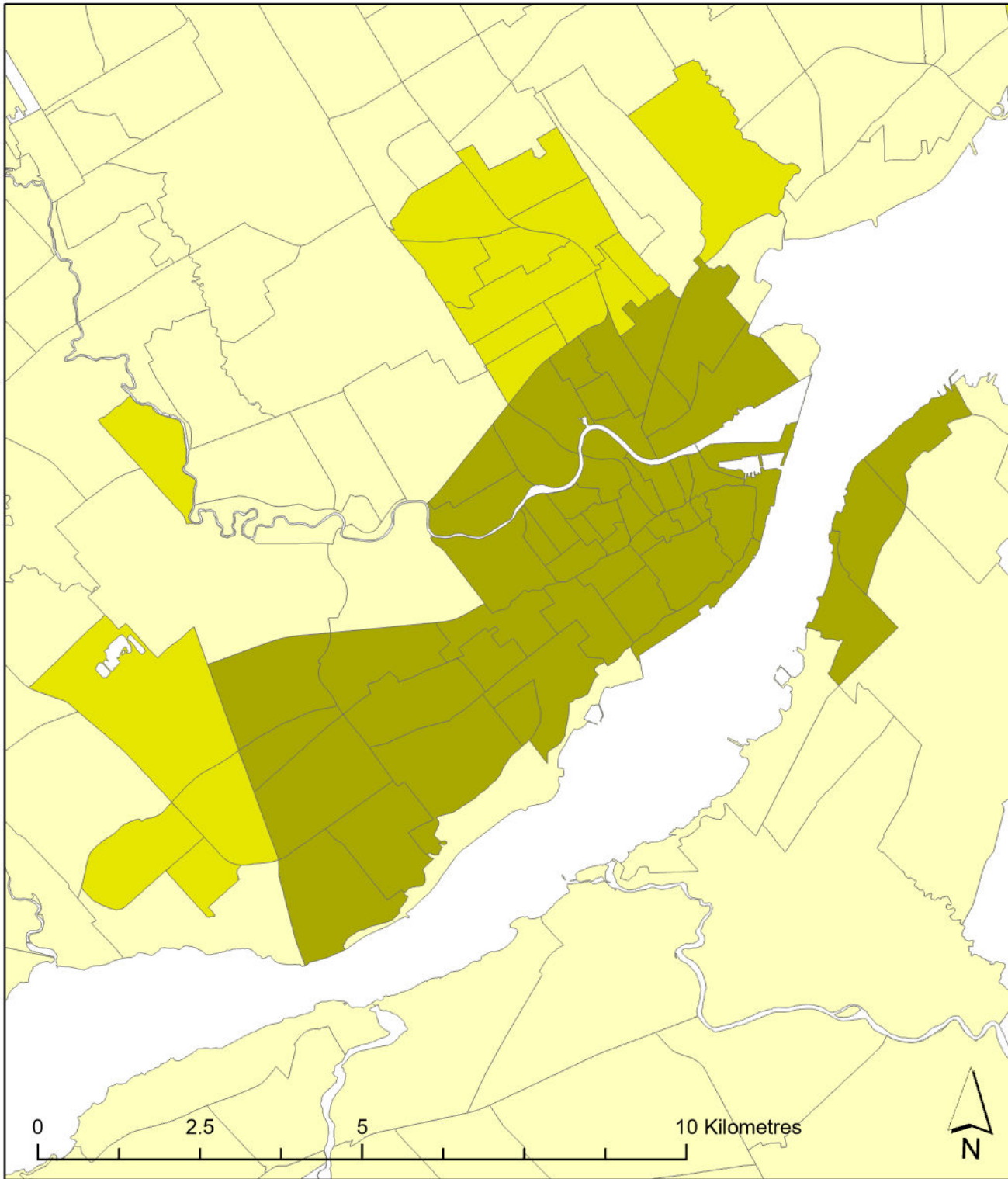
Legend

- **Active Core**
- **Transit Suburb**
- **Auto Suburb**
- **Exurban**
- **Unclassified**

Population %

Active Core:	19%
Transit Suburb:	10%
Auto Suburb:	56%
Exurban:	15%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 10.77%
CMA Transit Floor: 11.66%
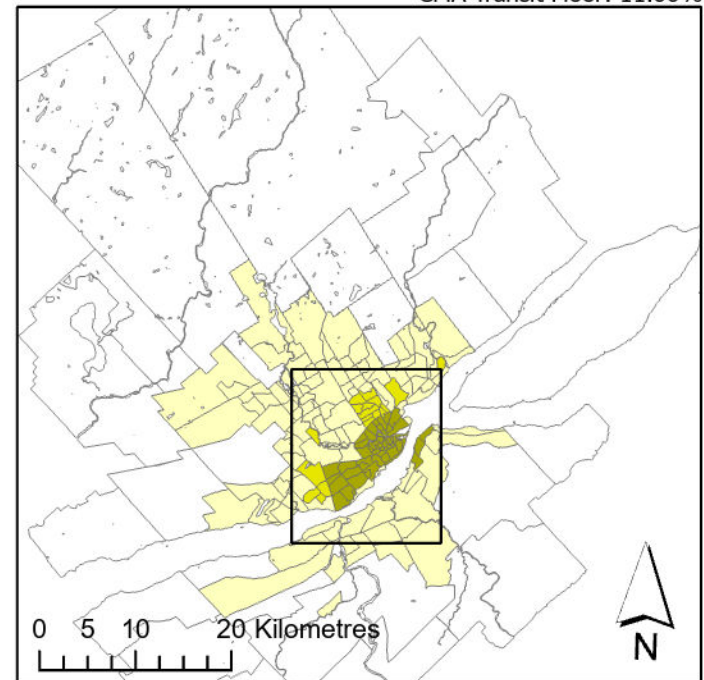
0 5 10 20 Kilometres

0   2.5   5   10 Kilometres

N

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Saguenay 2021
## Transportation T9 Method
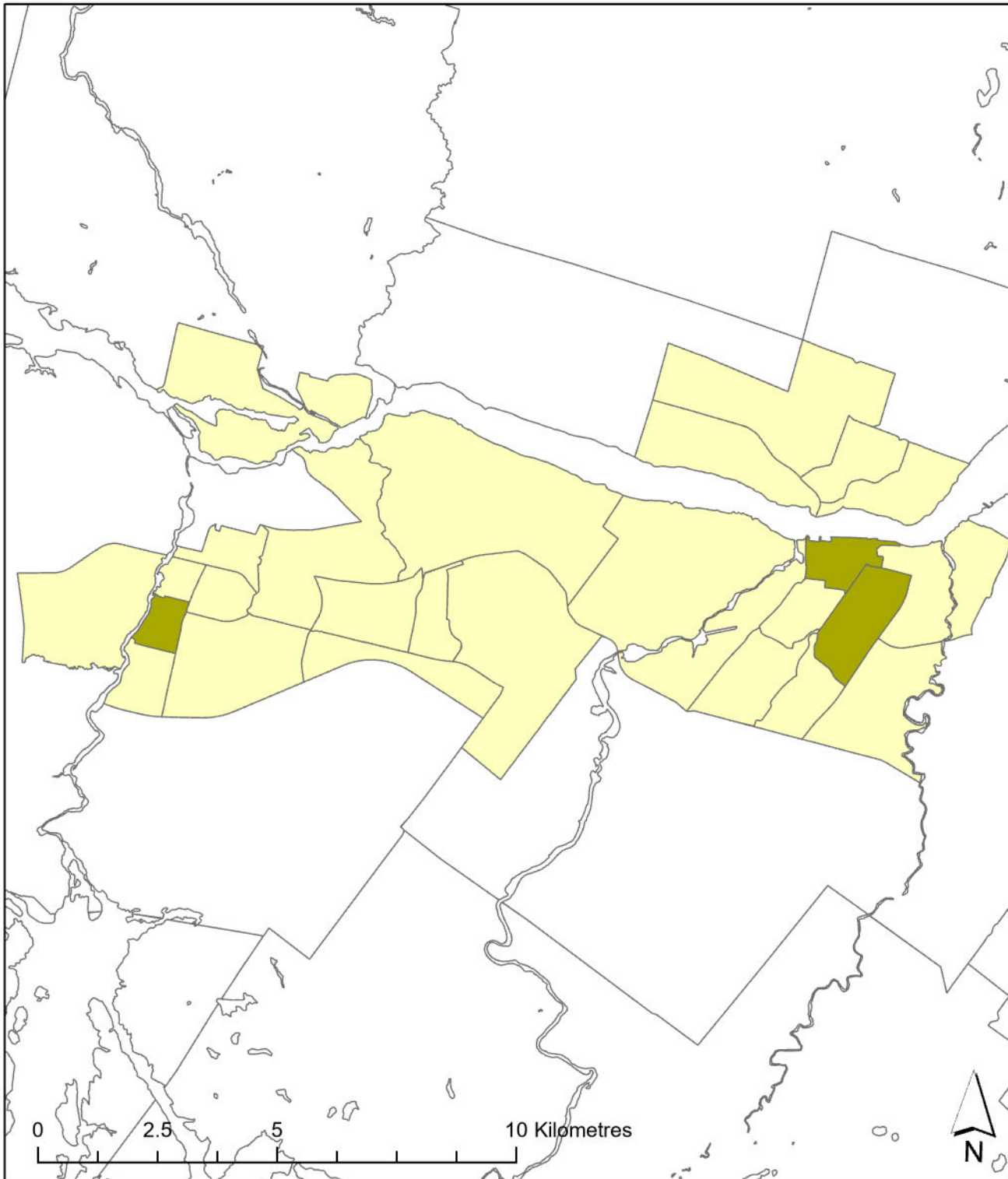
Legend

- **Active Core** (dark olive)
- **Transit Suburb** (yellow)
- **Auto Suburb** (pale yellow)
- **Exurban** (white)
- **Unclassified** (hatched)

Population %

Active Core:	6%
Transit Suburb:	0%
Auto Suburb:	55%
Exurban:	39%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0 2.5 5 10 Kilometres

0 5 10 20 Kilometres

N
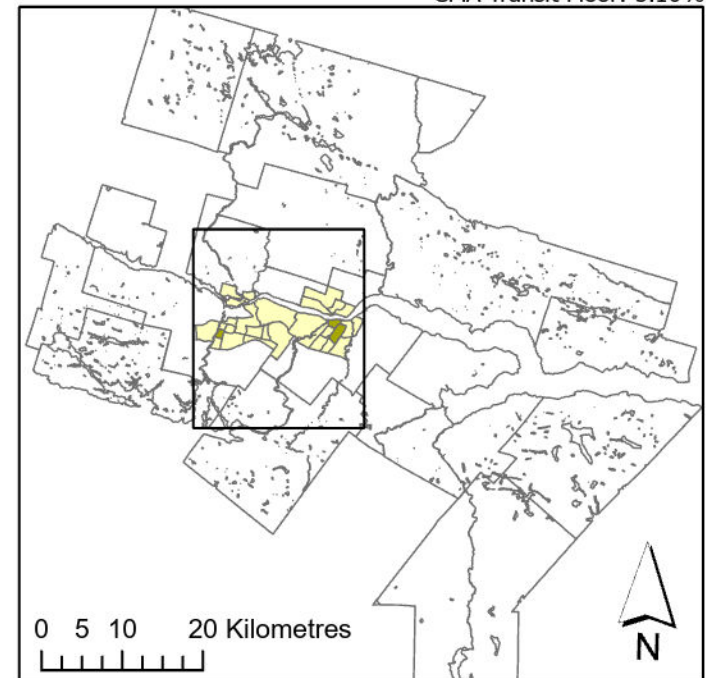
Fredericton 2021

Transportation T9 Method
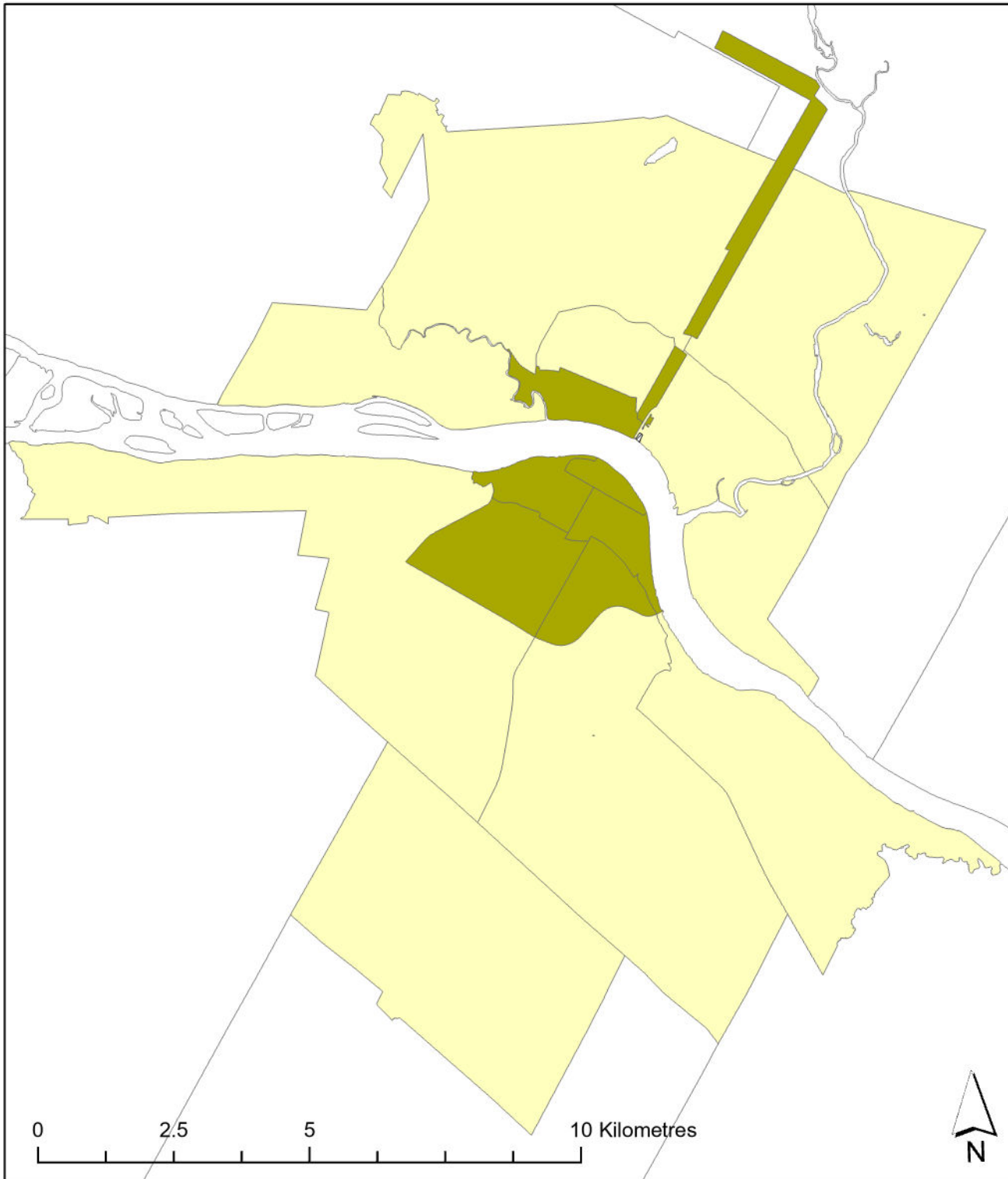
Legend

- ■ Active Core
- ■ Transit Suburb
- ■ Auto Suburb
- □ Exurban
- ▨ Unclassified

Population %

Active Core:	16%
Transit Suburb:	0%
Auto Suburb:	47%
Exurban:	37%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

0   12.5   25   50 Kilometres

N
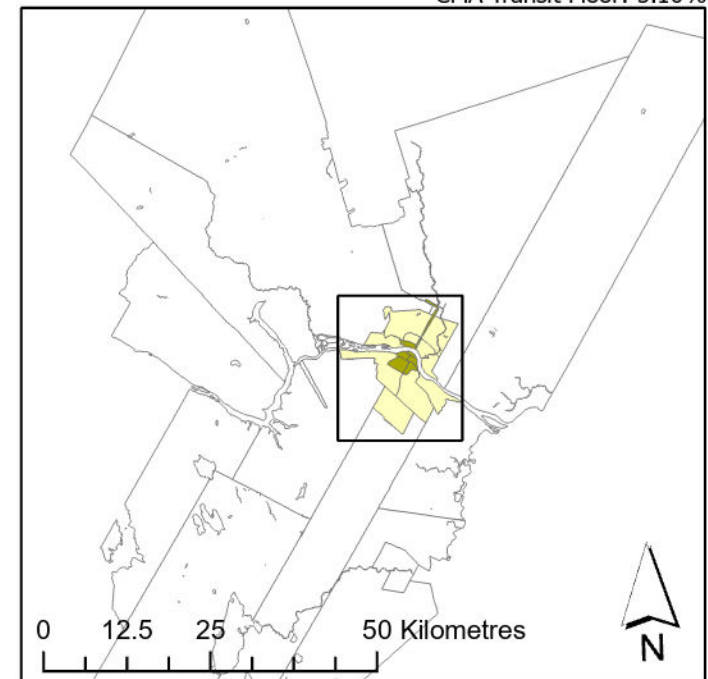
Saint John 2021
Transportation T9 Method
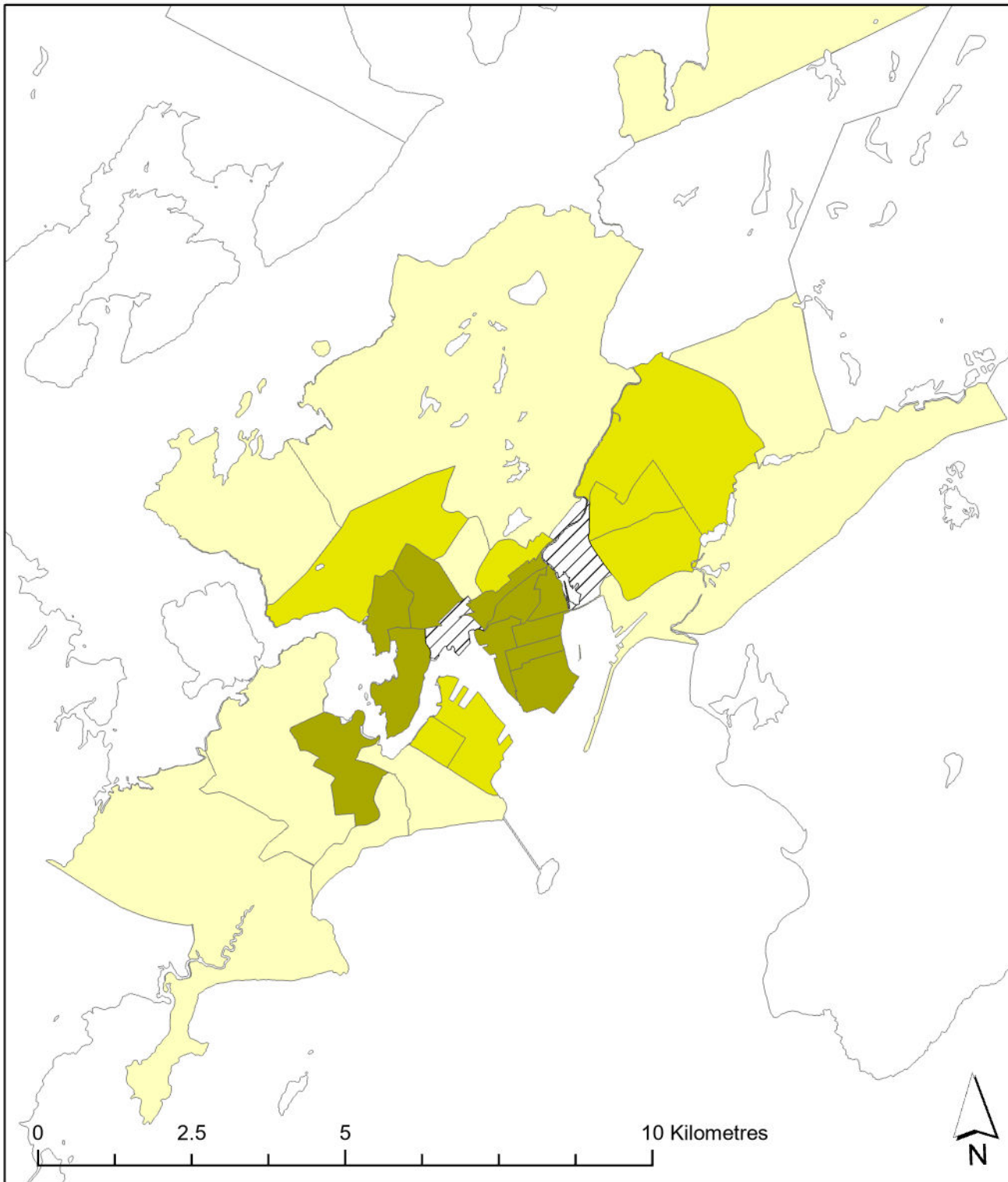
Legend

- ▨ Active Core
- ▨ Transit Suburb
- ▨ Auto Suburb
- ▢ Exurban
- ▨ Unclassified

Population %

Active Core:	12%
Transit Suburb:	10%
Auto Suburb:	44%
Exurban:	34%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

N

0   10   20   40 Kilometres

N
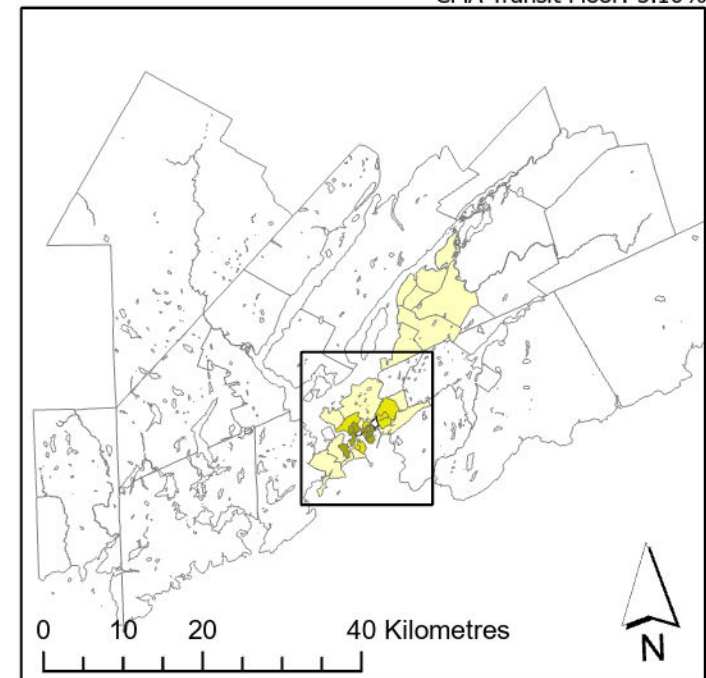
Moncton 2021
Transportation T9 Method

Legend

- ◼ Active Core
- ◼ Transit Suburb
- ◻ Auto Suburb
- ◻ Exurban
- ▨ Unclassified

Population %

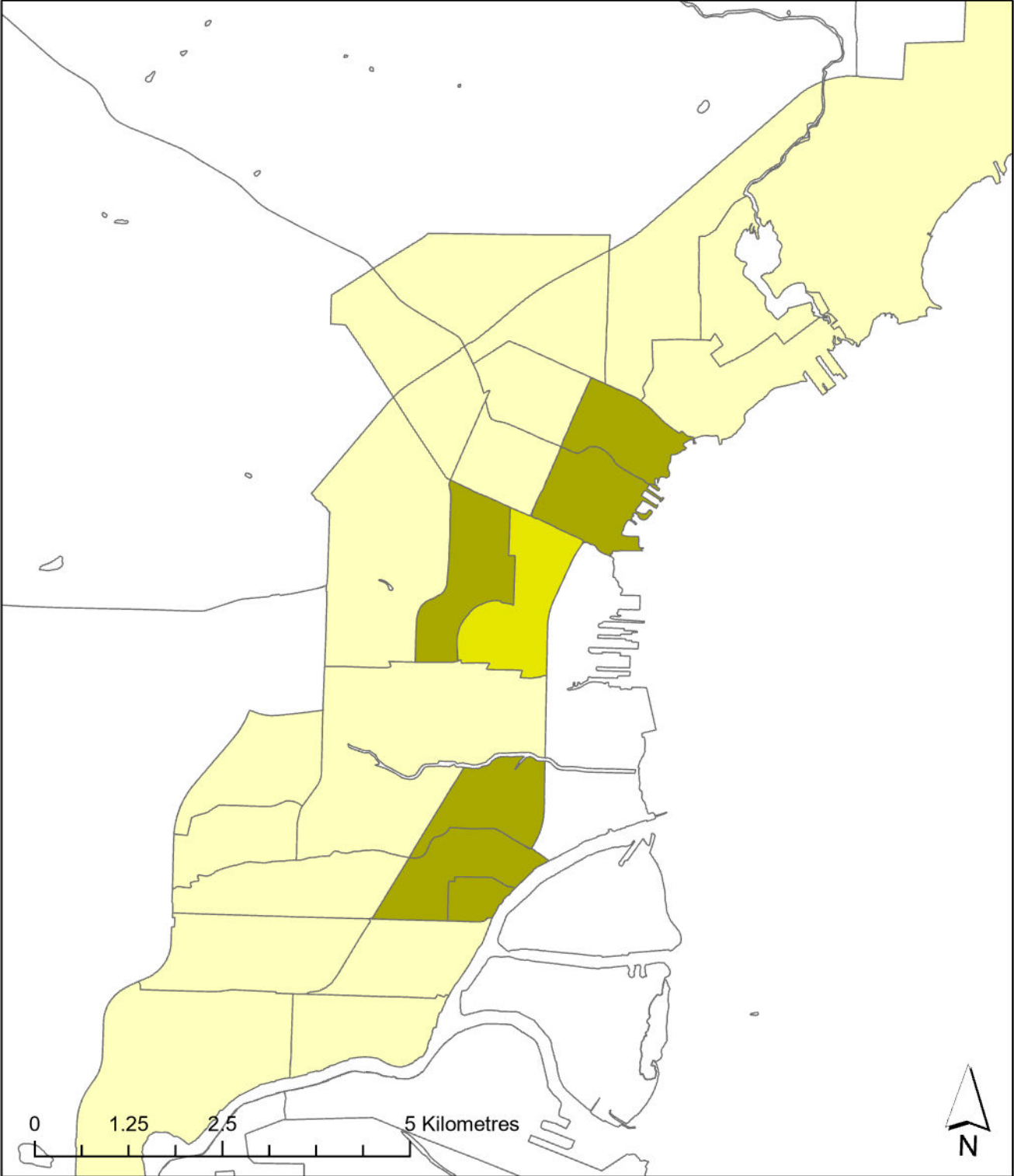|	
Active Core:	20%
Transit Suburb:	0%
Auto Suburb:	57%
Exurban:	23%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   3.75   7.5   15 Kilometres

0   10   20   40 Kilometres

N
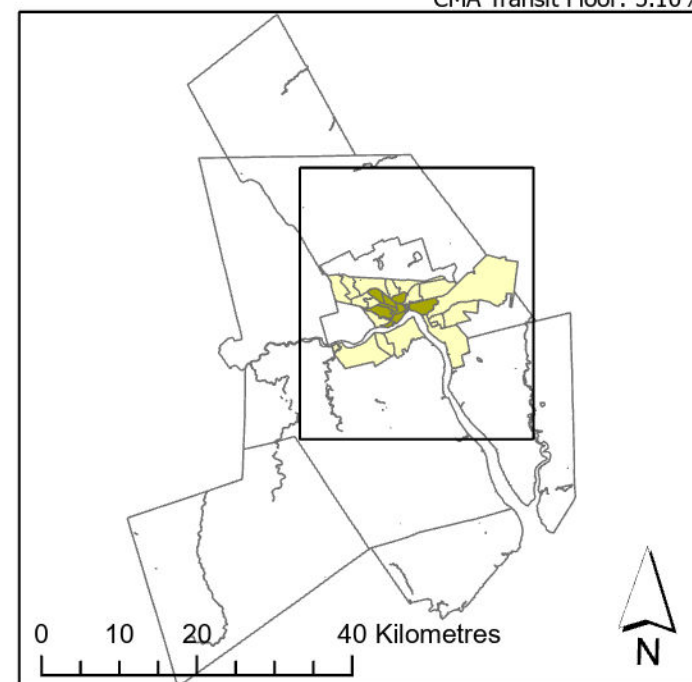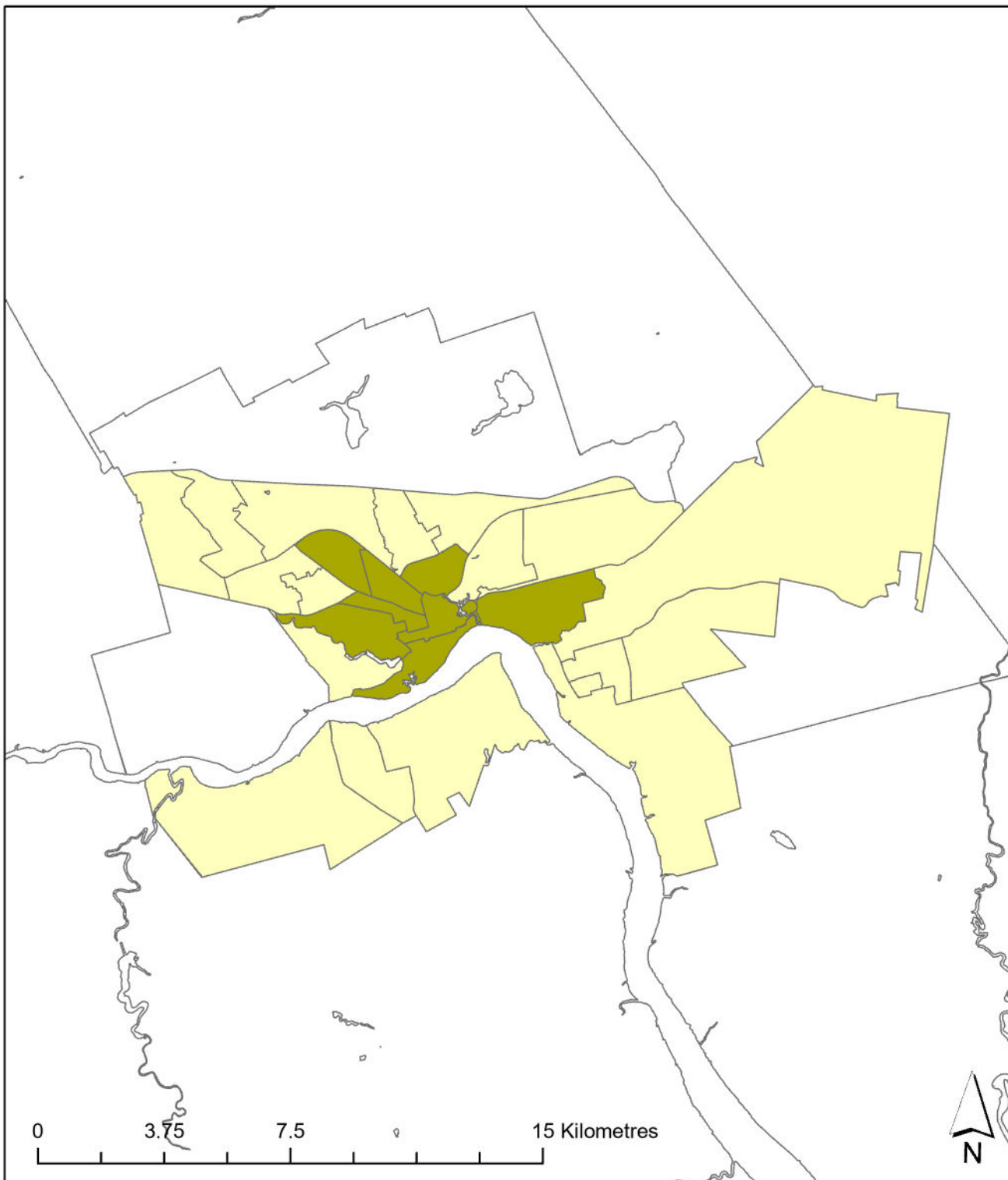
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Toronto Metropolitan University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field,
Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah
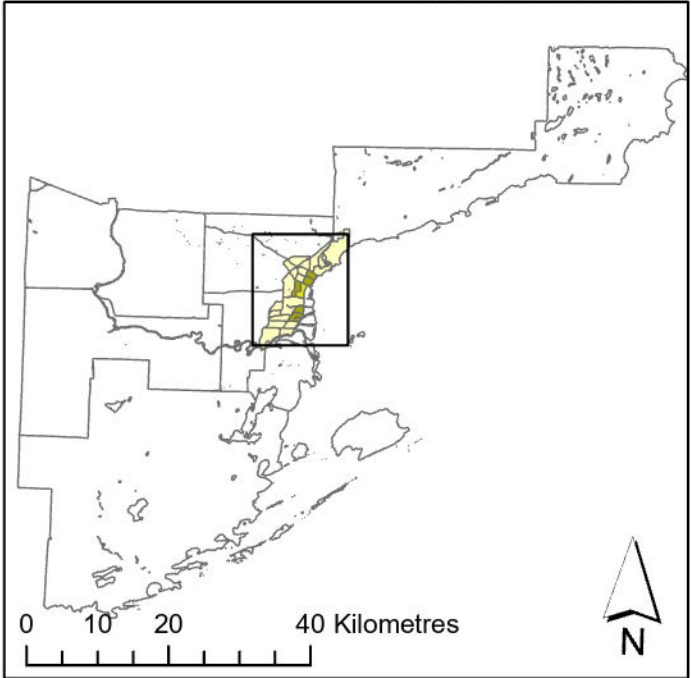
Halifax 2021
Transportation T9 Method
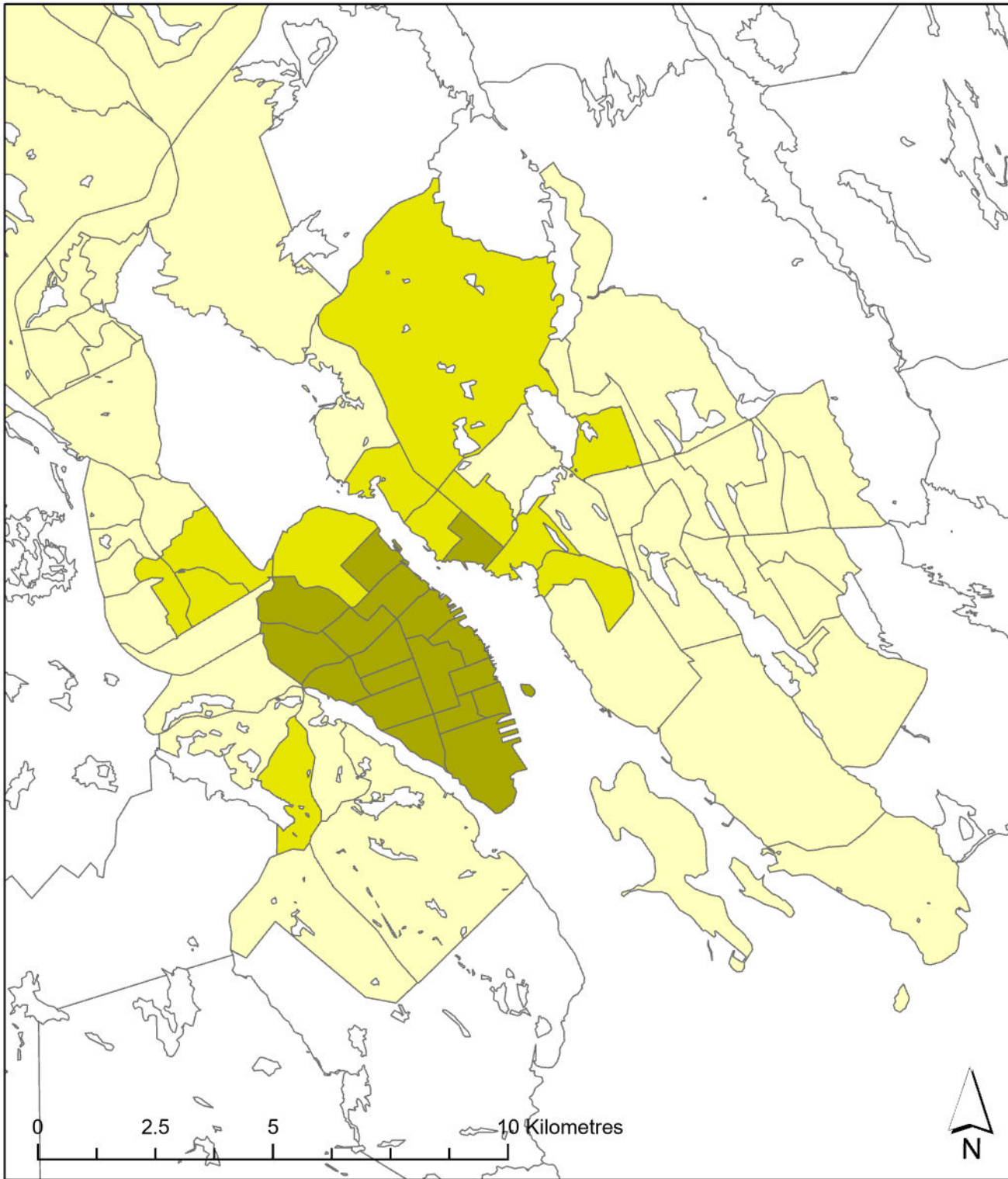
Legend

- ▓ Active Core
- ▓ Transit Suburb
- ▓ Auto Suburb
- ☐ Exurban
- ▨ Unclassified

Population %

Active Core:	15%
Transit Suburb:	12%
Auto Suburb:	49%
Exurban:	24%

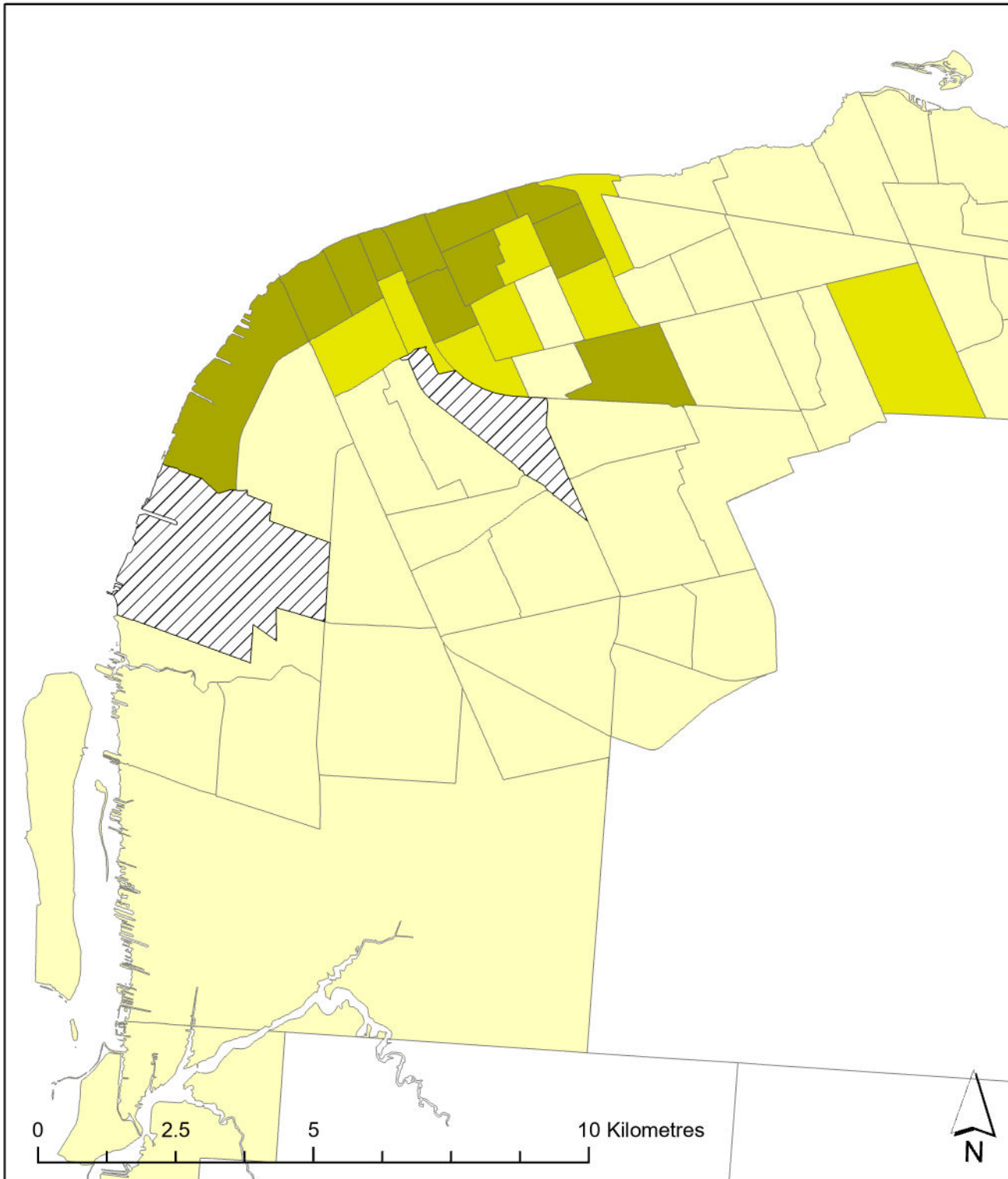Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 11.40%
CMA Transit Floor: 11.55%
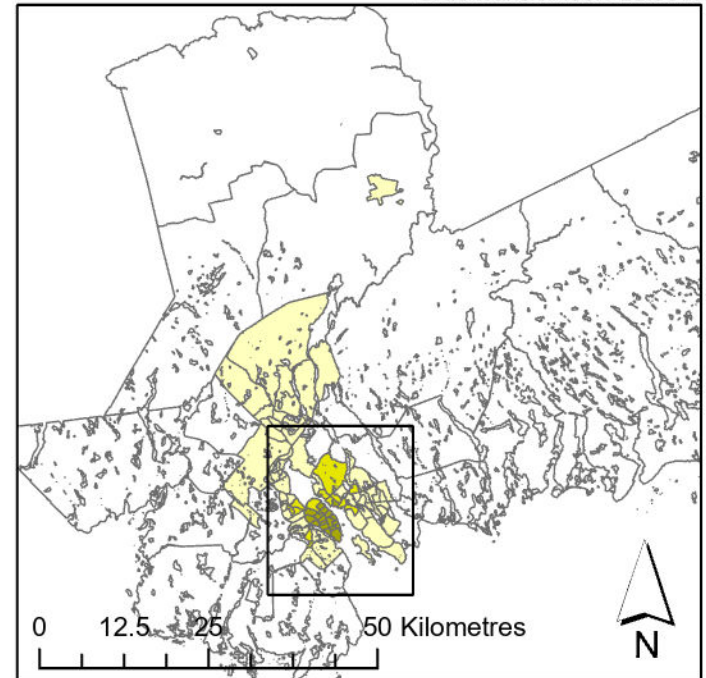
0   2.5   5   10 Kilometres

0   12.5   25   50 Kilometres

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Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah
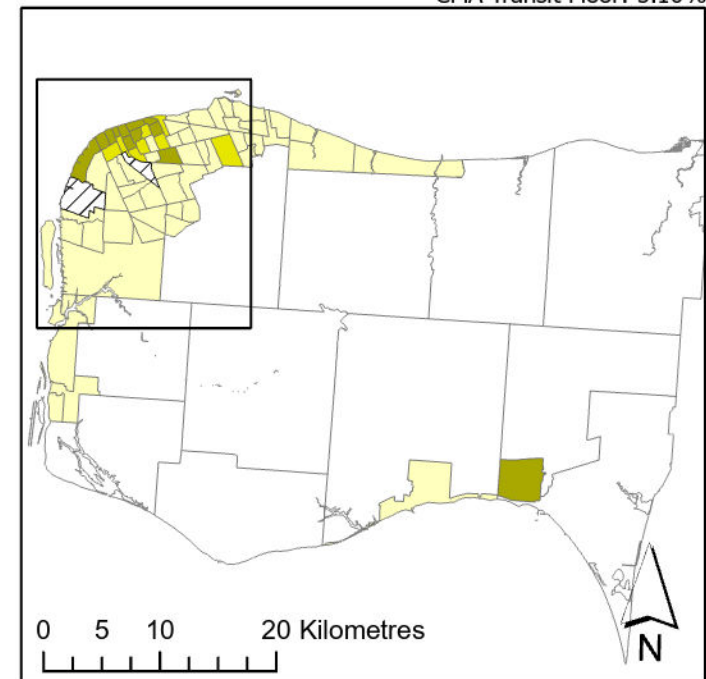
St. John's 2021
Transportation T9 Method
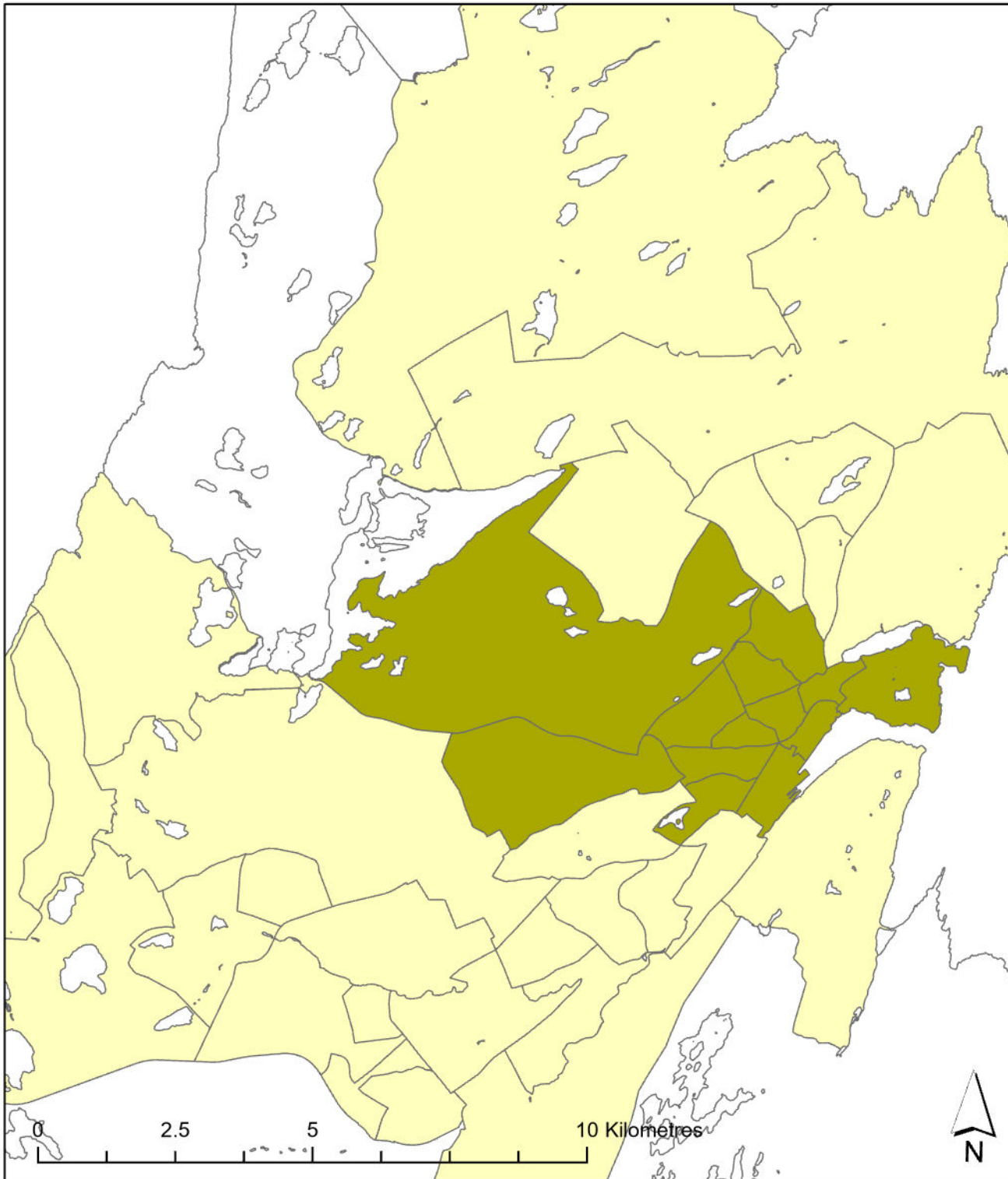
Legend

- ■ Active Core
- ■ Transit Suburb
- ■ Auto Suburb
- □ Exurban
- ▨ Unclassified

Population %

Active Core:	14%
Transit Suburb:	0%
Auto Suburb:	74%
Exurban:	12%

Census Tracts and Population Data: 2021 Census
Census Tract Classification: Adjusted 2016
CMA Active Transport Floor: 9.26%
CMA Transit Floor: 5.10%

0   2.5   5   10 Kilometres

0 5 10   20 Kilometres

N
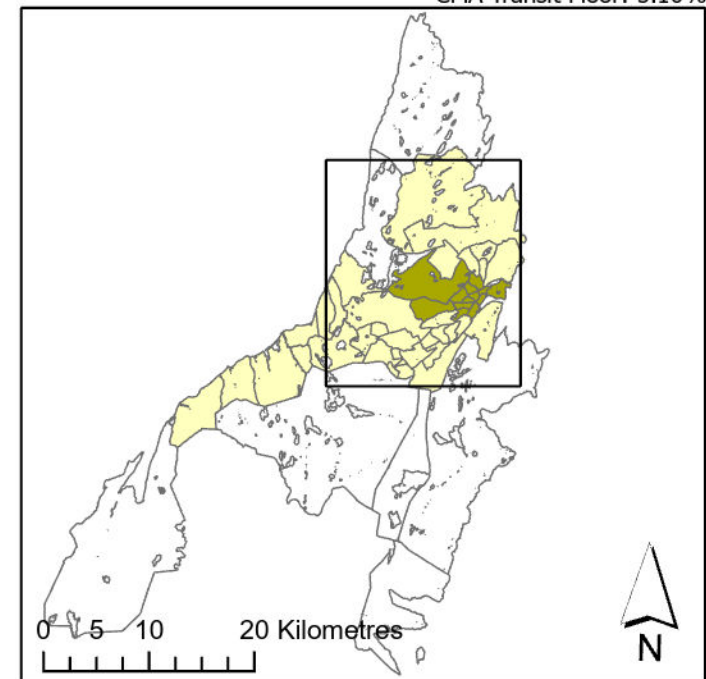
APPENDIX B:
Population Summary by Classification for Census Metropolitan Areas, 2021

POPULATION IN CANADIAN CENSUS METROPOLITAN AREAS, CORE / SUBURBS / EXURBAN PROPORTIONS, 2021 CENSUS, MODEL T9

Census Metropolitan Area	Population in 2021*	Active Core Population	(%)	Transit Suburb Population	%	Auto Suburb Population	%	Exurban Population	%
Toronto	6,202,225	759,780	12%	909,603	15%	4,363,803	70%	158,817	3%
Montreal	4,291,732	740,774	17%	564,335	13%	2,848,476	66%	137,547	3%
Vancouver	2,642,825	422,690	16%	392,898	15%	1,774,836	67%	51,562	2%
Ottawa-Gatineau	1,488,307	212,789	14%	130,822	9%	922,496	62%	222,200	15%
Calgary	1,481,806	183,174	12%	116,021	8%	1,130,141	76%	48,860	3%
Edmonton	1,418,118	102,882	7%	171,379	12%	1,021,360	72%	122,111	9%
Quebec City	839,311	156,559	19%	81,149	10%	470,100	56%	131,503	16%
Winnipeg	834,668	117,506	14%	72,684	9%	572,327	69%	71,923	9%
Hamilton	785,131	96,550	12%	72,920	9%	569,227	73%	46,434	6%
Kitchener-Waterloo-Cambridge	575,847	62,742	11%	69,755	12%	413,063	72%	29,183	5%
London	543,551	74,542	14%	88,796	16%	298,950	55%	81,263	15%
Halifax	465,703	68,407	15%	54,780	12%	230,468	49%	112,003	24%
St Catharine's-Niagara	433,604	38,659	9%	-	0%	344,627	79%	50,318	12%
Windsor	422,630	49,074	12%	25,276	6%	262,456	62%	84,990	20%
Oshawa	415,311	10,584	3%	37,738	9%	345,728	83%	21,261	5%
Victoria	397,237	83,124	21%	36,631	9%	261,462	66%	15,791	4%
Saskatoon	317,480	37,660	12%	18,511	6%	207,414	65%	53,895	17%
Regina	249,217	19,971	8%	43,079	17%	160,839	65%	25,328	10%
Sherbrooke	227,398	51,428	23%	28,234	12%	102,796	45%	44,940	20%
Kelowna	222,162	22,157	10%	18,071	8%	168,875	76%	13,059	6%
Barrie	212,856	7,831	4%	10,498	5%	165,288	78%	29,239	14%
St. John's	212,579	30,433	14%	-	0%	156,598	74%	25,548	12%
Abbotsford-Mission	195,726	-	0%	-	0%	167,451	86%	28,275	14%
Kingston	172,546	25,692	15%	24,695	14%	83,163	48%	38,996	23%
Greater Sudbury	170,605	13,405	8%	18,109	11%	97,634	57%	41,457	24%
Guelph	165,588	43,648	26%	-	0%	100,092	60%	21,848	13%
Saguenay	161,567	9,565	6%	-	0%	88,684	55%	63,318	39%
Trois-Rivieres	161,489	21,265	13%	-	0%	110,361	68%	29,863	18%
Moncton	157,717	31,017	20%	-	0%	90,337	57%	36,363	23%
Brantford	144,162	4,869	3%	-	0%	111,034	77%	28,259	20%
Saint John	130,613	15,476	12%	12,618	10%	57,702	44%	44,586	34%
Peterborough	128,624	32,712	25%	2,806	2%	46,392	36%	45,129	35%
Lethbridge	123,847	11,189	9%	-	0%	102,263	83%	10,395	8%
Thunder Bay	123,258	20,246	16%	1,414	1%	65,736	53%	35,862	29%
Nanaimo	115,459	21,553	19%	-	0%	78,310	68%	14,642	13%
Kamloops	114,142	20,459	18%	18,470	16%	42,430	37%	28,495	25%
Chilliwack	113,767	19,532	17%	-	0%	68,153	60%	25,993	23%
Belleville-Quinte West	111,184	9,752	9%	6,042	5%	57,739	52%	37,608	34%
Fredericton	108,610	17,206	16%	-	0%	51,133	47%	40,271	37%
Drummondville	101,610	15,720	15%	-	0%	53,269	52%	32,621	32%
Red Deer	100,844	9,753	10%	3,493	3%	87,598	87%	-	0%
TOTAL CMA	**27,281,056**	**3,692,375**	**14%**	**3,030,827**	**11%**	**18,350,811**	**67%**	**2,181,756**	**8%**

Note: While all total population figures represent true totals, they are not always a true sum of the Active Core, Transit Suburb, Auto Suburb, and Exurban figures due to 'unclassified' census tracts in several CMAs

Data source : Statistics Canada, 2021 Census Tract Data

Prinicipal Investigator: David Gordon

Research Assistants: Sarah MacKinnon, Irene Chang, Matthew Field, Remus Herteg, Jan Li, Alex Miller, Huddah Nawaz, Riya Shah

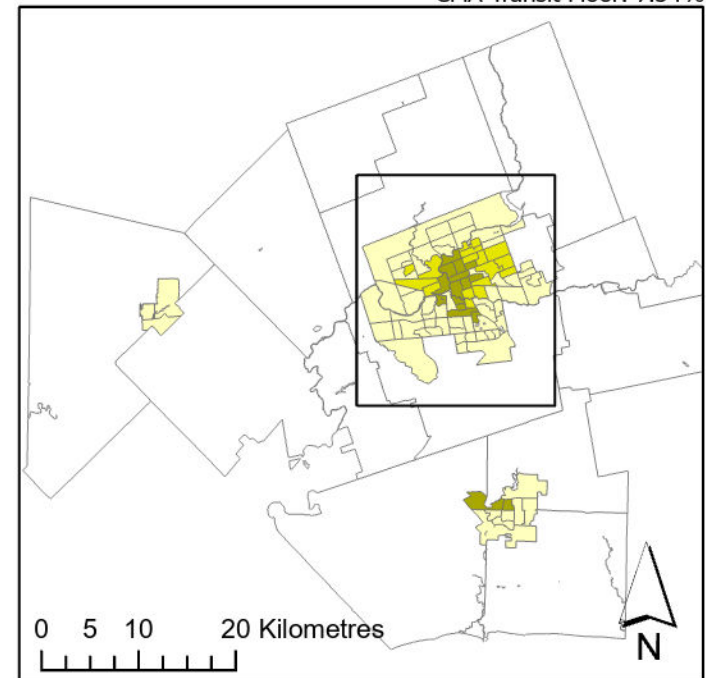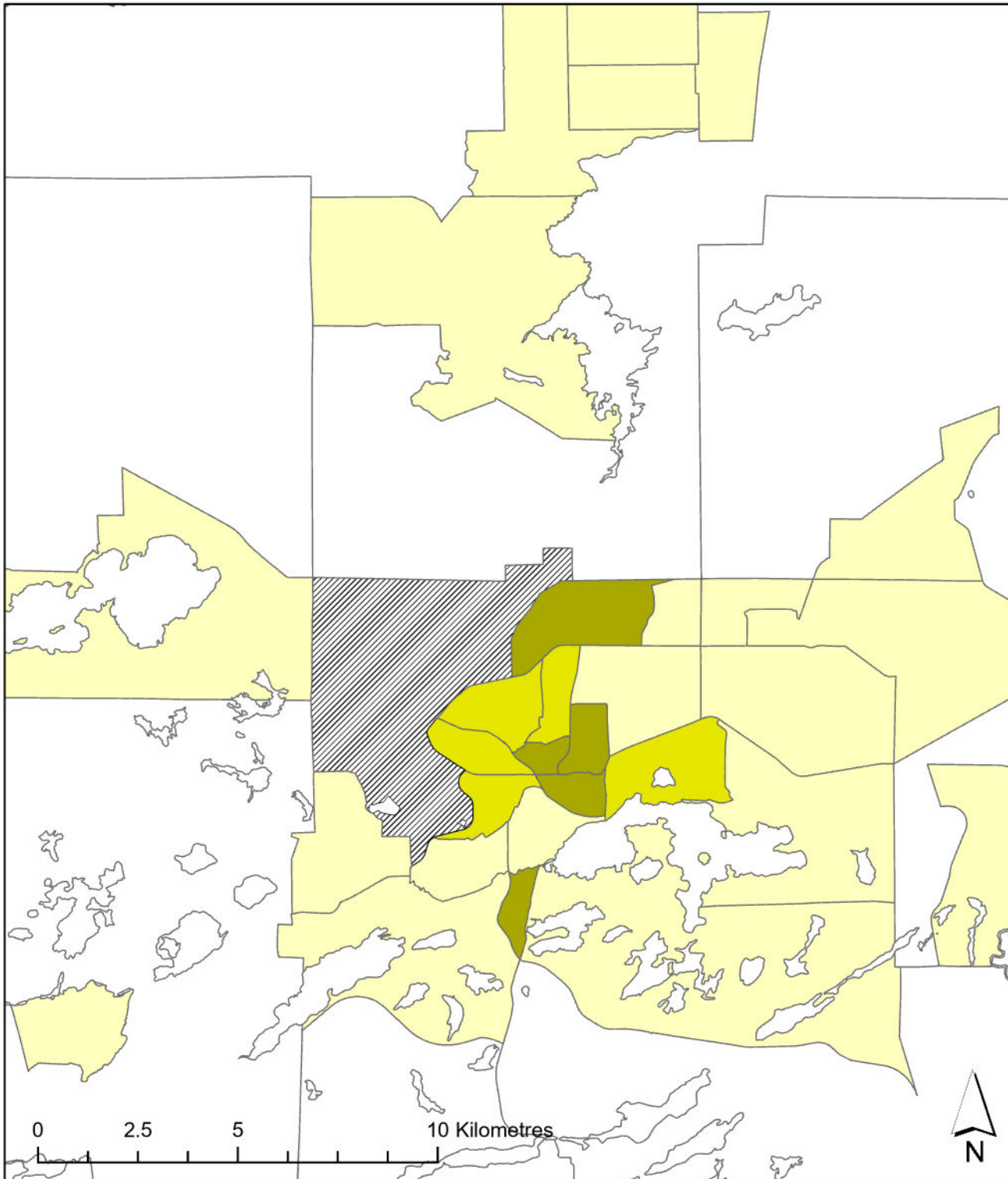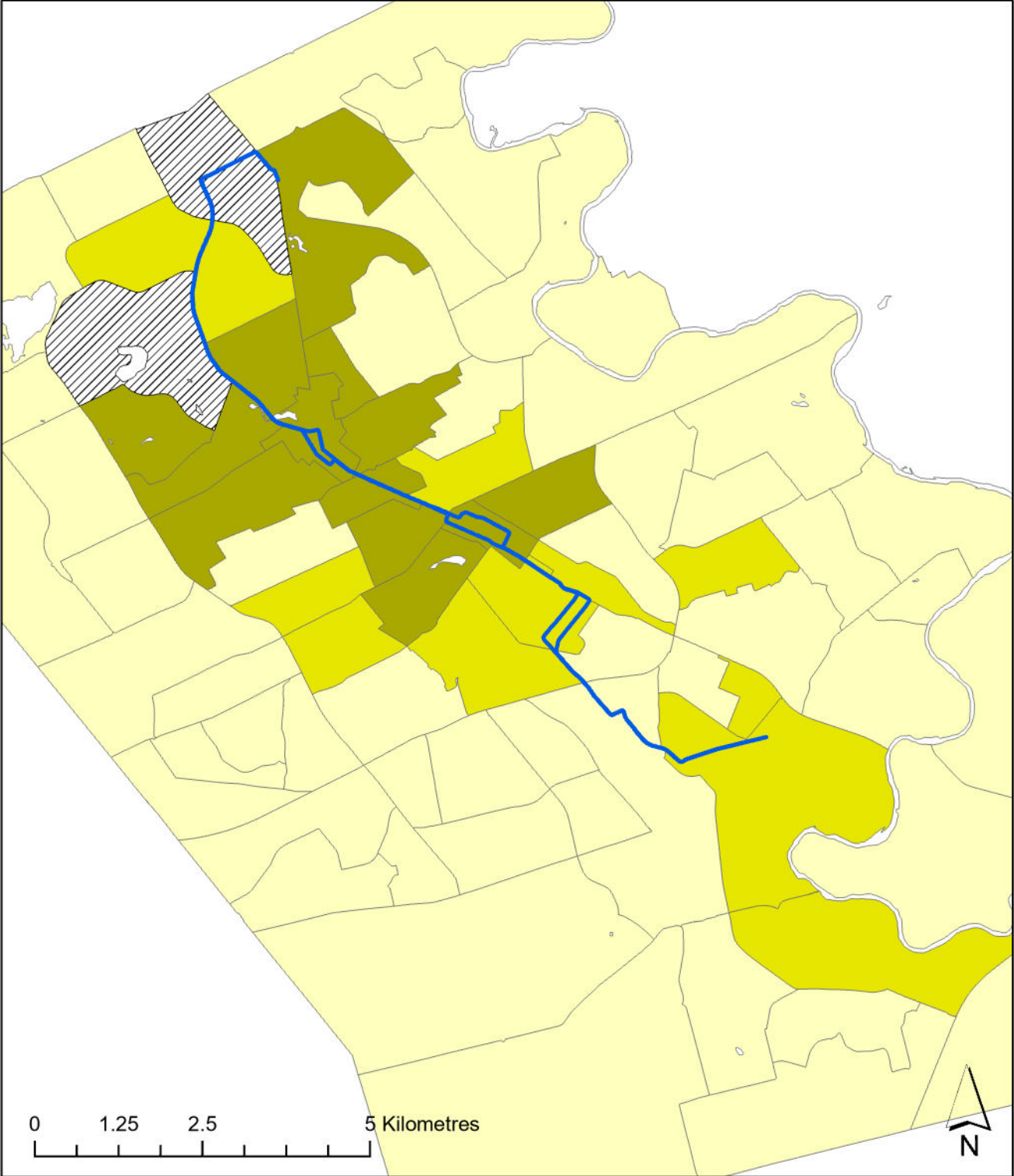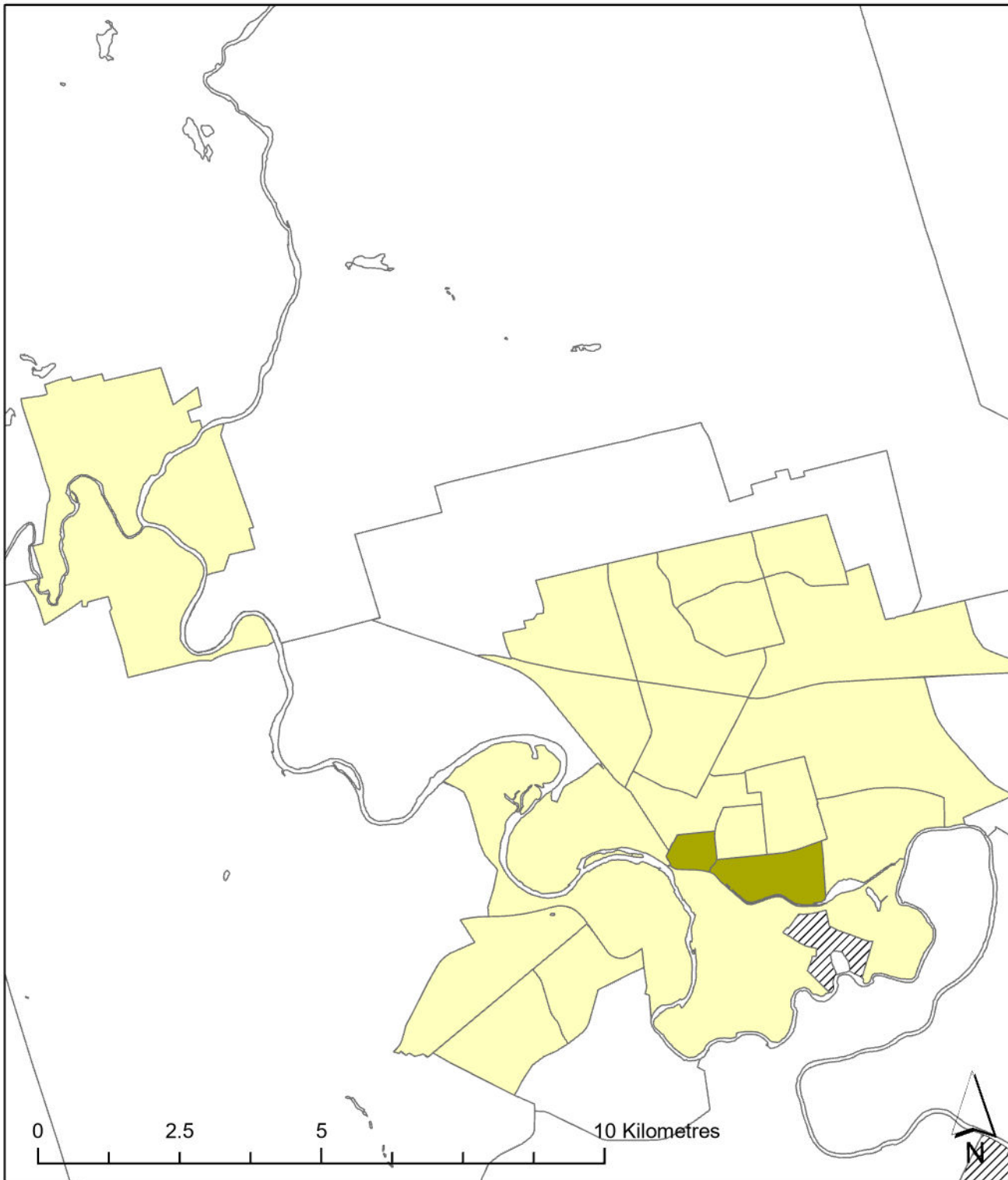Queen's University School of Urban and Regional Planning | University of Toronto School of Cities | Toronto Metropolitan University School of Urban and Regiona

APPENDIX C:
Population Growth Summary for Census Metropolitan Areas, 2016-2021

Canadian Suburbs Atlas: Growth in Canadian Suburbs, 2016-2021

POPULATION GROWTH IN CANADIAN CENSUS METROPOLITAN AREAS, GREATER GOLDEN HORSESHOE, CORE / SUBURBS / EXURBAN PROPORTIONS, 2021 CENSUS, MODEL T9

| Census Metropolitan Area	2016 Pop'n[2,3]	2021 Pop'n[3]	2016-21 Population Growth		Active Core[4] 2016 Population (share of total)		2021 Population (share of total)		2016-21 Growth in Classification		CMA Growth Share	Transit Suburb[4] 2016 Population (share of total)		2021 Population (share of total)		2016-21 Growth in Classification		CMA Growth Share	Auto Suburb[4] 2016 Population (share of total)		2021 Population (share of total)		2016-21 Growth in Classification		CMA Growth Share	Exurban[4] 2016 Population (share of total)		2021 Population (share of total)		2016-21 Growth in Classification		CMA Growth Share
Toronto	5,928,040	6,202,225	274,185	5%	713,905	12%	759,780	12%	45,875	6%	17%	898,437	15%	909,603	15%	11,166	1%	4%	4,169,128	70%	4,363,803	70%	194,675	5%	71%	141,500	2%	158,817	3%	17,317	12%	6%
Montreal	4,098,927	4,291,732	192,805	5%	709,137	17%	740,774	17%	31,637	4%	16%	550,833	13%	564,335	13%	13,502	2%	7%	2,718,570	66%	2,848,476	66%	129,906	5%	67%	119,972	3%	137,547	3%	17,575	15%	9%
Vancouver	2,463,431	2,642,825	179,394	7%	393,392	16%	422,690	16%	29,298	7%	16%	366,306	15%	392,898	15%	26,592	7%	15%	1,654,493	67%	1,774,836	67%	120,343	7%	67%	48,367	2%	51,562	2%	3,195	7%	2%
Ottawa-Gatineau	1,323,783	1,488,307	164,524	12%	198,731	15%	212,789	14%	14,058	7%	9%	123,897	9%	130,822	9%	6,925	6%	4%	827,500	63%	922,496	62%	94,996	11%	58%	173,655	13%	222,200	15%	48,545	28%	30%
Calgary	1,392,609	1,481,806	89,197	6%	171,506	12%	183,174	12%	11,668	7%	13%	118,948	9%	116,021	8%	-2,927	-2%	-3%	1,052,250	76%	1,130,141	76%	77,891	7%	87%	43,863	3%	48,860	3%	4,997	11%	6%
Edmonton	1,321,441	1,418,118	96,677	7%	105,573	8%	102,882	7%	-2,691	-3%	-3%	175,795	13%	171,379	12%	-4,416	-3%	-5%	919,729	70%	1,021,360	72%	101,631	11%	105%	119,910	9%	122,111	9%	2,201	2%	2%
Quebec City	800,296	839,311	39,015	5%	149,613	19%	156,559	19%	6,946	5%	18%	78,987	10%	81,149	10%	2,162	3%	6%	455,749	57%	470,100	56%	14,351	3%	37%	115,947	14%	131,503	16%	15,556	13%	40%
Winnipeg	778,489	834,668	56,179	7%	115,092	15%	117,506	14%	2,414	2%	4%	70,018	9%	72,684	9%	2,666	4%	5%	526,836	68%	572,327	69%	45,491	9%	81%	66,315	9%	71,923	9%	5,608	8%	10%
Hamilton	747,425	785,131	37,706	5%	89,559	12%	96,550	12%	6,951	8%	18%	71,412	10%	72,920	9%	1,508	2%	4%	540,373	72%	569,227	73%	28,854	5%	77%	46,041	6%	46,434	6%	393	1%	1%
Kitchener-Waterloo-Cambridge	523,894	575,847	51,953	10%	51,312	10%	62,742	11%	11,430	22%	22%	62,773	12%	69,755	12%	6,982	11%	13%	381,333	73%	413,063	72%	31,730	8%	61%	28,323	5%	29,183	5%	860	3%	2%
London	494,069	543,551	49,482	10%	69,180	14%	74,542	14%	5,362	8%	11%	81,267	16%	88,796	16%	7,529	9%	15%	273,792	55%	298,950	55%	25,158	9%	51%	69,830	14%	81,263	15%	11,433	16%	23%
Halifax	403,390	465,703	62,313	15%	59,390	14.7%	68,407	14.7%	9,017	15%	14%	50,285	12%	54,780	12%	4,495	9%	7%	209,449	52%	230,468	49%	21,019	10%	34%	84,210	21%	112,003	24%	27,793	33%	45%
St Catharine's-Niagara	406,074	433,604	27,530	7%	37,046	9%	38,659	9%	1,613	4%	6%	-	0%	-	0%	0	#DIV/0!	0%	325,843	80%	344,627	79%	18,784	6%	68%	43,185	11%	50,318	12%	7,133	17%	26%
Windsor	329,144	422,630	93,486	28%	38,601	12%	49,074	12%	10,473	27%	11%	23,858	7%	25,276	6%	1,418	6%	2%	238,568	72%	262,456	62%	23,888	10%	26%	27,547	8%	84,990	20%	57,443	209%	61%
Oshawa	379,848	415,311	35,463	9%	9,596	3%	10,584	3%	988	10%	3%	34,825	9%	37,738	9%	2,913	8%	8%	317,802	84%	345,728	83%	27,926	9%	79%	17,625	5%	21,261	5%	3,636	21%	10%
Victoria	367,770	397,237	29,467	8%	77,275	21%	83,124	21%	5,849	8%	20%	35,451	10%	36,631	9%	1,180	3%	4%	240,278	65%	261,462	66%	21,184	9%	72%	14,672	4%	15,791	4%	1,119	8%	4%
Saskatoon	295,095	317,480	22,385	8%	36,746	12%	37,660	12%	914	2%	4%	18,644	6%	18,511	6%	-133	-1%	-1%	190,892	65%	207,414	65%	16,522	9%	74%	48,813	17%	53,895	17%	5,082	10%	23%
Regina	236,691	249,217	12,526	5%	20,399	9%	19,971	8%	-428	-2%	-3%	43,385	18%	43,079	17%	-306	-1%	-2%	149,555	63%	160,839	65%	11,284	8%	90%	23,352	10%	25,328	10%	1,976	8%	16%
Sherbrooke	212,105	227,398	15,293	7%	49,327	23%	51,428	23%	2,101	4%	14%	25,366	12%	28,234	12%	2,868	11%	19%	94,956	45%	102,796	45%	7,840	8%	51%	42,456	20%	44,940	20%	2,484	6%	16%
Kelowna	194,882	222,162	27,280	14%	19,217	10%	22,157	10%	2,940	15%	11%	15,237	8%	18,071	8%	2,834	19%	10%	148,302	76%	168,875	76%	20,573	14%	75%	12,126	6%	13,059	6%	933	8%	3%
Barrie	197,059	212,856	15,797	8%	7,437	4%	7,831	4%	394	5%	2%	10,072	5%	10,498	5%	426	4%	3%	154,239	78%	165,288	78%	11,049	7%	70%	25,311	13%	29,239	14%	3,928	16%	25%
St. John's	205,955	212,579	6,624	3%	30,028	15%	30,433	14%	405	1%	6%	-	0%	-	0%	0	#DIV/0!	0%	153,110	74%	156,598	74%	3,488	2%	53%	22,817	11%	25,548	12%	2,731	12%	41%
Abbotsford-Mission	180,518	195,726	15,208	8%	-	0%	-	0%	0	#DIV/0!	0%	-	0%	-	0%	0	#DIV/0!	0%	154,128	85%	167,451	86%	13,323	9%	88%	26,390	15%	28,275	14%	1,885	7%	12%
Kingston	161,175	172,546	11,371	7%	22,942	14%	25,692	15%	2,750	12%	24%	24,153	15%	24,695	14%	542	2%	5%	77,323	48%	83,163	48%	5,840	8%	51%	36,757	23%	38,996	23%	2,239	6%	20%
Greater Sudbury	164,689	170,605	5,916	4%	12,333	7%	13,405	8%	1,072	9%	18%	16,721	10%	18,109	11%	1,388	8%	23%	96,604	59%	97,634	57%	1,030	1%	17%	39,026	24%	41,457	24%	2,431	6%	41%
Guelph	151,984	165,588	13,604	9%	41,218	27%	43,648	26%	2,430	6%	18%	-	0%	-	0%	0	#DIV/0!	0%	90,576	60%	100,092	60%	9,516	11%	70%	20,190	13%	21,848	13%	1,658	8%	12%
Saguenay	160,980	161,567	587	0%	9,310	6%	9,565	6%	255	3%	43%	-	0%	-	0%	0	#DIV/0!	0%	89,907	56%	88,684	55%	-1,223	-1%	-208%	61,763	38%	63,318	39%	1,555	3%	265%
Trois-Rivieres	156,042	161,489	5,447	3%	19,860	13%	21,265	13%	1,405	7%	26%	-	0%	-	0%	0	#DIV/0!	0%	107,205	69%	110,361	68%	3,156	3%	58%	28,977	19%	29,863	18%	886	3%	16%
Moncton	144,810	157,717	12,907	9%	27,990	19%	31,017	20%	3,027	11%	23%	-	0%	-	0%	0	#DIV/0!	0%	82,335	57%	90,337	57%	8,002	10%	62%	34,485	24%	36,363	23%	1,878	5%	15%
Brantford	135,430	144,162	8,732	6%	4,454	3%	4,869	3%	415	9%	5%	-	0%	-	0%	0	#DIV/0!	0%	103,976	77%	111,034	77%	7,058	7%	81%	27,000	20%	28,259	20%	1,259	5%	14%
Saint John	126,202	130,613	4,411	3%	14,539	12%	15,476	12%	937	6%	21%	12,178	10%	12,618	10%	440	4%	10%	56,110	44%	57,702	44%	1,592	3%	36%	43,256	34%	44,586	34%	1,330	3%	30%
Peterborough	121,721	128,624	6,903	6%	31,627	26%	32,712	25%	1,085	3%	16%	2,695	2%	2,806	2%	111	4%	2%	45,425	37%	46,392	36%	967	2%	14%	40,553	33%	45,129	35%	4,576	11%	66%
Lethbridge	117,394	123,847	6,453	5%	11,123	9%	11,189	9%	66	1%	1%	-	0%	-	0%	0	#DIV/0!	0%	95,863	82%	102,263	83%	6,400	7%	99%	10,408	9%	10,395	8%	-13	-%	-%
Thunder Bay	121,621	123,258	1,637	1%	19,061	16%	20,246	16%	1,185	6%	72%	1,242	1%	1,414	1%	172	14%	11%	66,664	55%	65,736	53%	-928	-1%	-57%	34,654	28%	35,862	29%	1,208	3%	74%
Nanaimo	98,021	115,459	17,438	18%	18,895	19%	21,553	19%	2,658	14%	15%	-	0%	-	0%	0	#DIV/0!	0%	64,915	66%	78,310	68%	13,395	21%	77%	13,343	14%	14,642	13%	1,299	10%	7%
Kamloops	103,811	114,142	10,331	10%	19,046	18%	20,459	18%	1,413	7%	14%	17,789	17%	18,470	16%	681	4%	7%	39,518	38%	42,430	37%	2,912	7%	28%	24,074	23%	28,495	25%	4,421	18%	43%
Chilliwack	101,512	113,767	12,255	12%	17,221	17%	19,532	17%	2,311	13%	19%	-	0%	-	0%	0	#DIV/0!	0%	60,961	60%	68,153	60%	7,192	12%	59%	23,237	23%	25,993	23%	2,756	12%	22%
Belleville-Quinte West	103,401	111,184	7,783	8%	9,252	9%	9,752	9%	500	5%	6%	5,604	5%	6,042	5%	438	8%	6%	53,455	52%	57,739	52%	4,284	8%	55%	35,021	34%	37,608	34%	2,587	7%	33%
Fredericton	102,690	108,610	5,920	6%	15,548	15%	17,206	16%	1,658	11%	28%	-	0%	-	0%	0	#DIV/0!	0%	48,385	47%	51,133	47%	2,748	6%	46%	38,757	38%	40,271	37%	1,514	4%	26%
Drummondville	96,118	101,610	5,492	6%	15,761	16%	15,720	15%	-41	-%	-1%	-	0%	-	0%	0	#DIV/0!	0%	49,880	52%	53,269	52%	3,389	7%	62%	30,477	32%	32,621	32%	2,144	7%	39%
Red Deer	100,418	100,844	426	0%	10,027	10%	9,753	10%	-274	-3%	-64%	3,638	4%	3,493	3%	-145	-4%	-34%	86,753	86%	87,598	87%	845	1%	198%	0	0%	-	0%	0	#DIV/0!	0%
TOTAL CMA	25,548,954	27,281,056	1,732,102	7%	3,472,309	14%	3,692,375	14%	220,066	6%	13%	2,939,816	12%	3,030,827	11%	91,011	3%	5%	17,212,730	67%	18,350,811	67%	1,138,081	7%	66%	1,904,205	7%	2,181,756	8%	277,551	15%	16%

2 Data for 2016 is sourced from the 2021 Census 'T9' classifcation exercise and are adjusted totals due to census tract splits using weighted-values produced by Allen & Taylor (2018)

3 While all total population figures represent true totals, they are not always a true sum of the Active Core, Transit Suburb, Auto Suburb, and Exurban figures due to 'unclassified' census tracts in several CMAs

4 This chart utilizes classifications from the 2021 Census and moves the population data backward

APPENDIX D:
Population Classification and Growth Charts for all 41 Census Metropolitan Areas

Canadian Suburbs Atlas: Growth in Canadian Suburbs, 2016-2021

Abbotsford-Mission CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	0	0.0%	0	0.0%	0	-	0.0%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	154,128	85.4%	167,451	85.6%	13,323	8.6%	87.6%
Exurban	26,390	14.6%	28,275	14.4%	1,885	7.1%	12.4%
Total	**180,518**		**195,726**		**15,208**	**8.4%**	

Barrie CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	7,437	3.8%	7,831	3.7%	394	5.3%	2.5%
Transit Suburb	10,072	5.1%	10,498	4.9%	426	4.2%	2.7%
Auto Suburb	154,239	78.3%	165,288	77.7%	11,049	7.2%	69.9%
Exurban	25,311	12.8%	29,239	13.7%	3,928	15.5%	24.9%
Total	**197,059**		**212,856**		**15,797**	**8.0%**	

Belleville-Quinte West CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	9,252	8.9%	9,752	8.8%	500	5.4%	6.4%
Transit Suburb	5,604	5.4%	6,042	5.4%	438	7.8%	5.6%
Auto Suburb	53,455	51.7%	57,739	51.9%	4,284	8.0%	55.0%
Exurban	35,021	33.9%	37,608	33.8%	2,587	7.4%	33.2%
Total	**103,401**		**111,184**		**7,783**	**7.5%**	

Brantford CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	4,454	3.3%	4,869	3.4%	415	9.3%	4.8%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	103,976	76.8%	111,034	77.0%	7,058	6.8%	80.8%
Exurban	27,000	19.9%	28,259	19.6%	1,259	4.7%	14.4%
Total	**135,430**		**144,162**		**8,732**	**6.4%**	

Calgary CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	171,506	12.3%	183,174	12.4%	11,668	6.8%	13.1%
Transit Suburb	118,948	8.5%	116,021	7.8%	-2,927	-2.5%	-3.3%
Auto Suburb	1,052,250	75.6%	1,130,141	76.3%	77,891	7.4%	87.3%
Exurban	43,863	3.1%	48,860	3.3%	4,997	11.4%	5.6%
Total	**1,392,609**		**1,481,806**		**89,197**	**6.4%**	

Chilliwack CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	17,221	17.0%	19,532	17.2%	2,311	13.4%	18.9%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	60,961	60.1%	68,153	59.9%	7,192	11.8%	58.7%
Exurban	23,237	22.9%	25,993	22.8%	2,756	11.9%	22.5%
Total	**101,512**		**113,767**		**12,255**	**12.1%**	

Drummondville CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	15,761	16.4%	15,720	15.5%	-41	-0.3%	-0.7%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	49,880	51.9%	53,269	52.4%	3,389	6.8%	61.7%
Exurban	30,477	31.7%	32,621	32.1%	2,144	7.0%	39.0%
Total	**96,118**		**101,610**		**5,492**	**5.7%**	

Edmonton CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	105,573	8.0%	102,882	7.3%	-2,691	-2.5%	-2.8%
Transit Suburb	175,795	13.3%	171,379	12.1%	-4,416	-2.5%	-4.6%
Auto Suburb	919,729	69.6%	1,021,360	72.0%	101,631	11.1%	105.1%
Exurban	119,910	9.1%	122,111	8.6%	2,201	1.8%	2.3%
Total	**1,321,441**		**1,418,118**		**96,677**	**7.3%**	

Fredericton CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	15,548	15.1%	17,206	15.8%	1,658	10.7%	28.0%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	48,385	47.1%	51,133	47.1%	2,748	5.7%	46.4%
Exurban	38,757	37.7%	40,271	37.1%	1,514	3.9%	25.6%
Total	**102,690**		**108,610**		**5,920**	**5.8%**	

Greater Sudbury CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	12,333	7.5%	13,405	7.9%	1,072	8.7%	18.1%
Transit Suburb	16,721	10.2%	18,109	10.6%	1,388	8.3%	23.5%
Auto Suburb	96,604	58.7%	97,634	57.2%	1,030	1.1%	17.4%
Exurban	39,026	23.7%	41,457	24.3%	2,431	6.2%	41.1%
Total	**164,689**		**170,605**		**5,916**	**3.6%**	

Guelph CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	41,218	27.1%	43,648	26.4%	2,430	5.9%	17.9%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	90,576	59.6%	100,092	60.4%	9,516	10.5%	70.0%
Exurban	20,190	13.3%	21,848	13.2%	1,658	8.2%	12.2%
Total	**151,984**		**165,588**		**13,604**	**9.0%**	

Halifax CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	59,390	14.7%	68,407	14.7%	9,017	15.2%	14.5%
Transit Suburb	50,285	12.5%	54,780	11.8%	4,495	8.9%	7.2%
Auto Suburb	209,449	51.9%	230,468	49.5%	21,019	10.0%	33.7%
Exurban	84,210	20.9%	112,003	24.1%	27,793	33.0%	44.6%
Total	**403,390**		**465,703**		**62,313**	**15.4%**	

Hamilton CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	89,599	12.0%	96,550	12.3%	6,951	7.8%	18.4%
Transit Suburb	71,412	9.6%	72,920	9.3%	1,508	2.1%	4.0%
Auto Suburb	540,373	72.3%	569,227	72.5%	28,854	5.3%	76.5%
Exurban	46,041	6.2%	46,434	5.9%	393	0.9%	1.0%
Total	**747,425**		**785,131**		**37,706**	**5.0%**	

Kamloops CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	19,046	18.3%	20,459	17.9%	1,413	7.4%	13.7%
Transit Suburb	17,789	17.1%	18,470	16.2%	681	3.8%	6.6%
Auto Suburb	39,518	38.1%	42,430	37.2%	2,912	7.4%	28.2%
Exurban	24,074	23.2%	28,495	25.0%	4,421	18.4%	42.8%
Total	**103,811**		**114,142**		**10,331**	**10.0%**	

Kelowna CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	19,217	9.9%	22,157	10.0%	2,940	15.3%	10.8%
Transit Suburb	15,237	7.8%	18,071	8.1%	2,834	18.6%	10.4%
Auto Suburb	148,302	76.1%	168,875	76.0%	20,573	13.9%	75.4%
Exurban	12,126	6.2%	13,059	5.9%	933	7.7%	3.4%
Total	**194,882**		**222,162**		**27,280**	**14.0%**	

Kingston CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	22,942	14.2%	25,692	14.9%	2,750	12.0%	24.2%
Transit Suburb	24,153	15.0%	24,695	14.3%	542	2.2%	4.8%
Auto Suburb	77,323	48.0%	83,163	48.2%	5,840	7.6%	51.4%
Exurban	36,757	22.8%	38,996	22.6%	2,239	6.1%	19.7%
Total	**161,175**		**172,546**		**11,371**	**7.1%**	

Kitchener-Waterloo-Cambridge CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	51,312	9.8%	62,742	10.9%	11,430	22.3%	22.0%
Transit Suburb	62,773	12.0%	69,755	12.1%	6,982	11.1%	13.4%
Auto Suburb	381,333	72.8%	413,063	71.7%	31,730	8.3%	61.1%
Exurban	28,323	5.4%	29,183	5.1%	860	3.0%	1.7%
Total	**523,894**		**575,847**		**51,953**	**9.9%**	

Lethbridge CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	11,123	9.5%	11,189	9.0%	66	0.6%	1.0%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	95,863	81.7%	102,263	82.6%	6,400	6.7%	99.2%
Exurban	10,408	8.9%	10,395	8.4%	-13	-0.1%	-0.2%
Total	**117,394**		**123,847**		**6,453**	**5.5%**	

London CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	69,180	14.0%	74,542	13.7%	5,362	7.8%	10.8%
Transit Suburb	81,267	16.4%	88,796	16.3%	7,529	9.3%	15.2%
Auto Suburb	273,792	55.4%	298,950	55.0%	25,158	9.2%	50.8%
Exurban	69,830	14.1%	81,263	15.0%	11,433	16.4%	23.1%
Total	**494,069**		**543,551**		**49,482**	**10.0%**	

Moncton CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	27,990	19.3%	31,017	19.7%	3,027	10.8%	23.5%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	82,335	56.9%	90,337	57.3%	8,002	9.7%	62.0%
Exurban	34,485	23.8%	36,363	23.1%	1,878	5.4%	14.6%
Total	**144,810**		**157,717**		**12,907**	**8.9%**	

Montréal CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	709,137	17.3%	740,774	17.3%	31,637	4.5%	16.4%
Transit Suburb	550,833	13.4%	564,335	13.1%	13,502	2.5%	7.0%
Auto Suburb	2,718,570	66.3%	2,848,476	66.4%	129,906	4.8%	67.4%
Exurban	119,972	2.9%	137,547	3.2%	17,575	14.6%	9.1%
Total	**4,098,927**		**4,291,732**		**192,805**	**4.7%**	

Montréal *On Island*	2016 Population		2021 Population		2016-2021 Population Growth		Share of Population Growth
Active Core	659,746	34.1%	689,923	34.5%	30,177	4.6%	48.6%
Transit Suburb	528,635	27.3%	541,622	27.1%	12,987	2.5%	20.9%
Auto Suburb	746,676	38.6%	765,319	38.3%	18,643	2.5%	30.0%
Exurban	921	0.0%	951	0.0%	30	3.3%	0.0%
Total	**1,936,238**		**1,998,380**		**62,142**	**3.2%**	

Montréal *Off Island*	2016 Population		2021 Population		2016-2021 Population Growth		Share of Population Growth
Active Core	49,391	2.3%	50,851	2.2%	1,460	3.0%	1.1%
Transit Suburb	22,198	1.0%	22,713	1.0%	515	2.3%	0.4%
Auto Suburb	1,971,894	91.2%	2,083,157	90.8%	111,263	5.6%	85.2%
Exurban	119,051	5.5%	136,596	6.0%	17,545	14.7%	13.4%
Total	**2,162,689**		**2,293,352**		**130,663**	**6.0%**	

Nanaimo CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	18,895	19.3%	21,553	18.7%	2,658	14.1%	15.2%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	64,915	66.2%	78,310	67.8%	13,395	20.6%	76.8%
Exurban	13,343	13.6%	14,642	12.7%	1,299	9.7%	7.4%
Total	**98,021**		**115,459**		**17,438**	**17.8%**	

Oshawa CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	9,596	2.5%	10,584	2.5%	988	10.3%	2.8%
Transit Suburb	34,825	9.2%	37,738	9.1%	2,913	8.4%	8.2%
Auto Suburb	317,802	83.7%	345,728	83.2%	27,926	8.8%	78.7%
Exurban	17,625	4.6%	21,261	5.1%	3,636	20.6%	10.3%
Total	**379,848**		**415,311**		**35,463**	**9.3%**	

Ottawa-Gatineau CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	198,731	15.0%	212,789	14.3%	14,058	7.1%	8.5%
Transit Suburb	123,897	9.4%	130,822	8.8%	6,925	5.6%	4.2%
Auto Suburb	827,500	62.5%	922,496	62.0%	94,996	11.5%	57.7%
Exurban	173,655	13.1%	222,200	14.9%	48,545	28.0%	29.5%
Total	**1,323,783**		**1,488,307**		**164,524**	**12.4%**	

City of Ottawa - *Inside Greenbelt**	2016 Population		2021 Population		2016-2021 Population Growth		Share of Population Growth
Active Core	167,973	36.0%	179,182	36.6%	11,209	6.7%	47.1%
Transit Suburb	123,897	26.6%	130,822	26.7%	6,925	5.6%	29.1%
Auto Suburb	174,385	37.4%	180,032	36.7%	5,647	3.2%	23.7%
Exurban	0	0.0%	0	0.0%	0	-	0.0%
Total	**466,255**		**490,036**		**23,781**	**5.1%**	

*Greenbelt totals not exact since census tract boundaries do not match the Greenbelt.

City of Ottawa - *Outside Greenbelt**	2016 Population		2021 Population		2016-2021 Population Growth		Share of Population Growth
Active Core	1,959	0.4%	2,029	0.3%	70	3.6%	0.1%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	416,485	79.3%	493,455	76.5%	76,970	18.5%	64.4%
Exurban	107,027	20.4%	149,494	23.2%	42,467	39.7%	35.5%
Total	**525,471**		**644,978**		**119,507**	**22.7%**	

Peterborough CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	31,627	26.0%	32,712	25.4%	1,085	3.4%	15.7%
Transit Suburb	2,695	2.2%	2,806	2.2%	111	4.1%	1.6%
Auto Suburb	45,425	37.3%	46,392	36.1%	967	2.1%	14.0%
Exurban	40,553	33.3%	45,129	35.1%	4,576	11.3%	66.3%
Total	**121,721**		**128,624**		**6,903**	**5.7%**	

Québec CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	149,613	18.7%	156,559	18.7%	6,946	4.6%	17.8%
Transit Suburb	78,987	9.9%	81,149	9.7%	2,162	2.7%	5.5%
Auto Suburb	455,749	56.9%	470,100	56.0%	14,351	3.1%	36.8%
Exurban	115,947	14.5%	131,503	15.7%	15,556	13.4%	39.9%
Total	**800,296**		**839,311**		**39,015**	**4.9%**	

Red Deer CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	10,027	10.0%	9,753	9.7%	-274	-2.7%	-64.3%
Transit Suburb	3,638	3.6%	3,493	3.5%	-145	-4.0%	-34.0%
Auto Suburb	86,753	86.4%	87,598	86.9%	845	1.0%	198.3%
Exurban	0	0.0%	0	0.0%	0	-	0.0%
Total	100,418		100,844		426	0.4%	

Regina CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	20,399	8.6%	19,971	8.0%	-428	-2.1%	-3.4%
Transit Suburb	43,385	18.3%	43,079	17.3%	-306	-0.7%	-2.4%
Auto Suburb	149,555	63.2%	160,839	64.5%	11,284	7.5%	90.1%
Exurban	23,352	9.9%	25,328	10.2%	1,976	8.5%	15.8%
Total	236,691		249,217		12,526	5.3%	

Saguenay CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	9,310	5.8%	9,565	5.9%	255	2.7%	43.4%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	89,907	55.8%	88,684	54.9%	-1,223	-1.4%	-208.3%
Exurban	61,763	38.4%	63,318	39.2%	1,555	2.5%	264.9%
Total	160,980		161,567		587	0.4%	

Saint John CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	14,539	11.5%	15,476	11.8%	937	6.4%	21.2%
Transit Suburb	12,178	9.6%	12,618	9.7%	440	3.6%	10.0%
Auto Suburb	56,110	44.5%	57,702	44.2%	1,592	2.8%	36.1%
Exurban	43,256	34.3%	44,586	34.1%	1,330	3.1%	30.2%
Total	126,202		130,613		4,411	3.5%	

Saskatoon CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	36,746	12.5%	37,660	11.9%	914	2.5%	4.1%
Transit Suburb	18,644	6.3%	18,511	5.8%	-133	-0.7%	-0.6%
Auto Suburb	190,892	64.7%	207,414	65.3%	16,522	8.7%	73.8%
Exurban	48,813	16.5%	53,895	17.0%	5,082	10.4%	22.7%
Total	295,095		317,480		22,385	7.6%	

Sherbrooke CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	49,327	23.3%	51,428	22.6%	2,101	4.3%	13.7%
Transit Suburb	25,366	12.0%	28,234	12.4%	2,868	11.3%	18.8%
Auto Suburb	94,956	44.8%	102,796	45.2%	7,840	8.3%	51.3%
Exurban	42,456	20.0%	44,940	19.8%	2,484	5.9%	16.2%
Total	**212,105**		**227,398**		**15,293**	**7.2%**	

St. Catharines-Niagara CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	37,046	9.1%	38,659	8.9%	1,613	4.4%	5.9%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	325,843	80.2%	344,627	79.5%	18,784	5.8%	68.2%
Exurban	43,185	10.6%	50,318	11.6%	7,133	16.5%	25.9%
Total	**406,074**		**433,604**		**27,530**	**6.8%**	

St. John's CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	30,028	14.6%	30,433	14.3%	405	1.3%	6.1%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	153,110	74.3%	156,598	73.7%	3,488	2.3%	52.7%
Exurban	22,817	11.1%	25,548	12.0%	2,731	12.0%	41.2%
Total	**205,955**		**212,579**		**6,624**	**3.2%**	

Thunder Bay CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	19,061	15.7%	20,246	16.4%	1,185	6.2%	72.4%
Transit Suburb	1,242	1.0%	1,414	1.1%	172	13.8%	10.5%
Auto Suburb	66,664	54.8%	65,736	53.3%	-928	-1.4%	-56.7%
Exurban	34,654	28.5%	35,862	29.1%	1,208	3.5%	73.8%
Total	**121,621**		**123,258**		**1,637**	**1.3%**	

Toronto CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	713,905	12.0%	759,780	12.3%	45,875	6.4%	16.7%
Transit Suburb	898,437	15.2%	909,603	14.7%	11,166	1.2%	4.1%
Auto Suburb	4,169,128	70.3%	4,363,803	70.4%	194,675	4.7%	71.0%
Exurban	141,500	2.4%	158,817	2.6%	17,317	12.2%	6.3%
Total	**5,928,040**		**6,202,225**		**274,185**	**4.6%**	

City of Toronto (416 area code)	2016 Population		2021 Population		2016-2021 Population Growth		Share of Population Growth
Active Core	700,671	25.7%	745,036	26.8%	44,365	6.3%	70.5%
Transit Suburb	888,650	32.6%	900,254	32.3%	11,604	1.3%	18.4%
Auto Suburb	1,132,002	41.6%	1,138,820	40.9%	6,818	0.6%	10.8%
Exurban	0	0.0%	0	0.0%	0	-	0.0%
Total	**2,722,067**		**2,784,972**		**62,905**	**2.3%**	

Toronto Outer Suburbs (905 area code)	2016 Population		2021 Population		2016-2021 Population Growth		Share of Population Growth
Active Core	13,234	0.4%	14,744	0.4%	1,510	11.4%	0.7%
Transit Suburb	9,787	0.3%	9,349	0.3%	-438	-4.5%	-0.2%
Auto Suburb	3,037,126	94.7%	3,224,983	94.4%	187,857	6.2%	88.9%
Exurban	141,500	4.4%	158,817	4.6%	17,317	12.2%	8.2%
Total	**3,205,973**		**3,417,253**		**211,280**	**6.6%**	

Trois-Rivières CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	19,860	12.7%	21,265	13.2%	1,405	7.1%	25.8%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	107,205	68.7%	110,361	68.3%	3,156	2.9%	57.9%
Exurban	28,977	18.6%	29,863	18.5%	886	3.1%	16.3%
Total	**156,042**		**161,489**		**5,447**	**3.5%**	

Vancouver CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	393,392	16.0%	422,690	16.0%	29,298	7.4%	16.3%
Transit Suburb	366,306	14.9%	392,898	14.9%	26,592	7.3%	14.8%
Auto Suburb	1,654,493	67.2%	1,774,836	67.2%	120,343	7.3%	67.1%
Exurban	48,367	2.0%	51,562	2.0%	3,195	6.6%	1.8%
Total	**2,463,431**		**2,642,825**		**179,394**	**7.3%**	

City of Vancouver	2016 Population		2021 Population		2016-2021 Population Growth		Share of Population Growth
Active Core	319,605	49.5%	337,475	49.7%	17,870	5.6%	53.7%
Transit Suburb	193,382	29.9%	201,711	29.7%	8,329	4.3%	25.0%
Auto Suburb	133,129	20.6%	140,194	20.6%	7,065	5.3%	21.2%
Exurban							
Total	**646,116**		**679,380**		**33,264**	**5.1%**	

Vancouver Suburbs	2016 Population		2021 Population		2016-2021 Population Growth		Share of Population Growth
Active Core	73,787	4.1%	85,215	4.3%	11,428	15.5%	7.8%
Transit Suburb	172,924	9.5%	191,187	9.7%	18,263	10.6%	12.5%
Auto Suburb	1,521,364	83.7%	1,634,642	83.3%	113,278	7.4%	77.5%
Exurban	48,367	2.7%	51,562	2.6%	3,195	6.6%	2.2%
Total	**1,817,315**		**1,963,445**		**146,130**	**8.0%**	

Victoria CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	77,275	21.0%	83,124	20.9%	5,849	7.6%	19.8%
Transit Suburb	35,451	9.6%	36,631	9.2%	1,180	3.3%	4.0%
Auto Suburb	240,278	65.3%	261,462	65.8%	21,184	8.8%	71.9%
Exurban	14,672	4.0%	15,791	4.0%	1,119	7.6%	3.8%
Total	**367,770**		**397,237**		**29,467**	**8.0%**	

Windsor CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	38,601	11.7%	49,074	11.6%	10,473	27.1%	11.2%
Transit Suburb	23,858	7.2%	25,276	6.0%	1,418	5.9%	1.5%
Auto Suburb	238,568	72.5%	262,456	62.1%	23,888	10.0%	25.6%
Exurban	27,547	8.4%	84,990	20.1%	57,443	208.5%	61.4%
Total	**329,144**		**422,630**		**93,486**	**28.4%**	

Winnipeg CMA	2016 Population		2021 Population		2016-2021 Population Growth		Share of CMA Population Growth
Active Core	115,092	14.8%	117,506	14.1%	2,414	2.1%	4.3%
Transit Suburb	70,018	9.0%	72,684	8.7%	2,666	3.8%	4.7%
Auto Suburb	526,836	67.7%	572,327	68.6%	45,491	8.6%	81.0%
Exurban	66,315	8.5%	71,923	8.6%	5,608	8.5%	10.0%
Total	**778,489**		**834,668**		**56,179**	**7.2%**	

APPENDIX E:
Dwelling Unit Summary by Classification for Census Metropolitan Areas, 2021
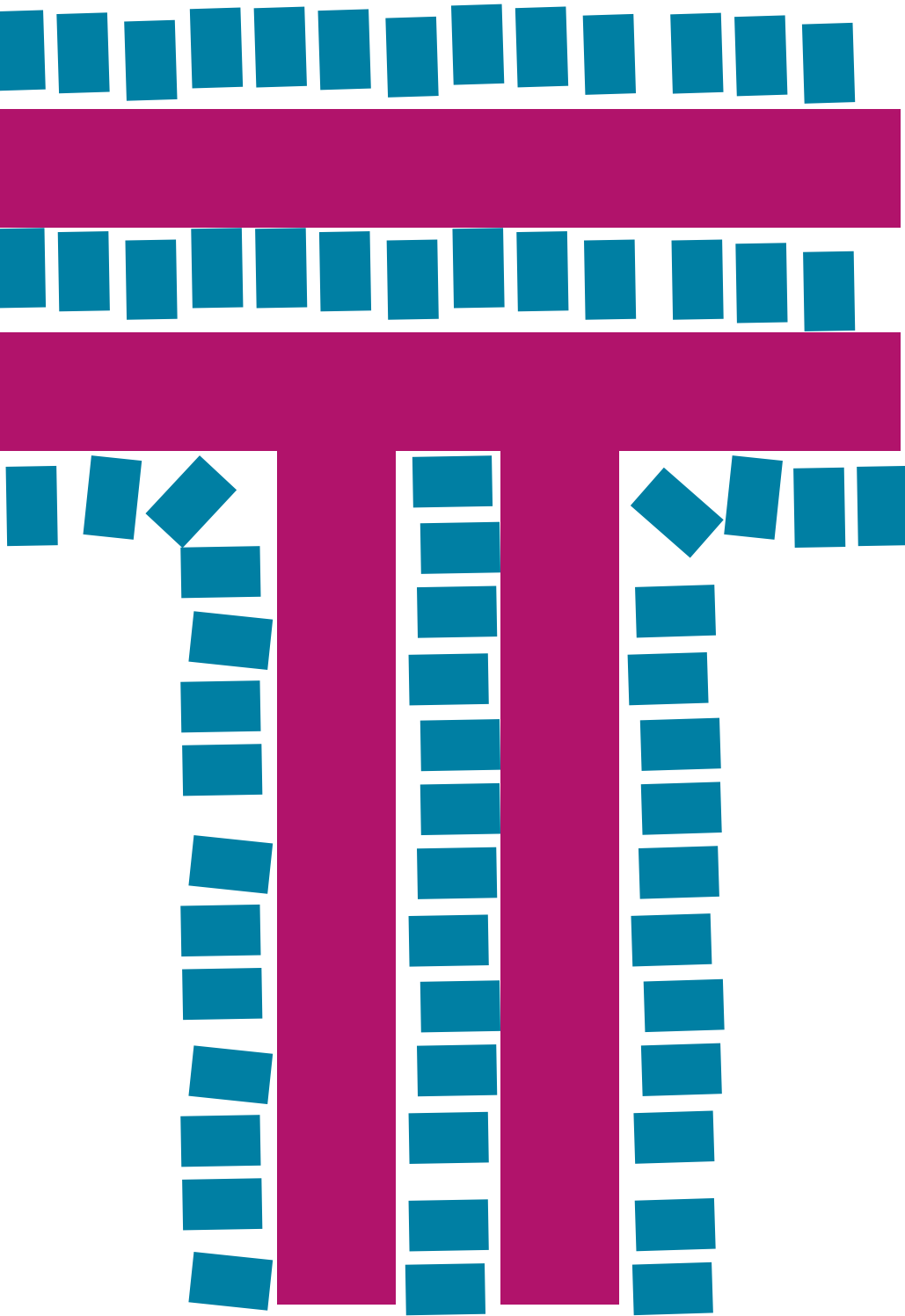
TOTAL DWELLING UNITS IN CANADIAN CENSUS METROPOLITAN AREAS, CORE / SUBURBS / EXURBAN PROPORTIONS, 2021 CENSUS, MODEL T9

Census Metropolitan Area	Total Dwelling Units in 2021*	Active Core		Transit Suburb		Auto Suburb		Exurban	
		Total DUs	(%)	Total DUs	%	Total DUs	%	Total DUs	%
Toronto	2,394,205	436,976	18%	386,429	16%	1,509,109	63%	56,438	2%
Montreal	1,929,263	427,001	22%	266,016	14%	1,178,125	61%	57,572	3%
Vancouver	1,104,532	243,978	22%	172,510	16%	668,704	61%	19,011	2%
Ottawa-Gatineau	638,013	121,967	19%	60,406	9%	364,329	57%	91,311	14%
Calgary	594,513	106,595	18%	46,346	8%	422,649	71%	17,680	3%
Edmonton	589,554	66,201	11%	80,803	14%	393,733	67%	48,690	8%
Quebec City	411,415	95,896	23%	45,851	11%	213,421	52%	56,247	14%
Winnipeg	347,144	62,940	18%	32,269	9%	224,793	65%	27,038	8%
Hamilton	320,081	51,464	16%	33,267	10%	218,709	68%	16,641	5%
London	235,522	43,657	19%	42,508	18%	118,814	50%	30,543	13%
Kitchener-Waterloo-Cambridge	229,809	34,362	15%	32,339	14%	152,671	66%	10,379	5%
Halifax	211,789	37,821	18%	28,581	13%	97,428	46%	47,943	23%
St Catharine's-Niagara	190,878	20,682	11%	-	0%	148,820	78%	21,376	11%
Victoria	397,237	48,956	12%	17,176	4%	113,655	29%	6,798	2%
Windsor	174,072	25,216	14%	11,956	7%	103,095	59%	33,434	19%
Oshawa	153,565	5,908	4%	15,422	10%	124,765	81%	7,470	5%
Saskatoon	134,720	20,914	16%	8,316	6%	85,380	63%	20,110	15%
Sherbrooke	113,325	29,271	26%	15,094	13%	48,158	42%	20,802	18%
Regina	108,120	12,016	11%	19,938	18%	65,976	61%	10,190	9%
Kelowna	102,097	11,931	12%	10,796	11%	73,324	72%	6,046	6%
St. John's	97,429	16,669	17%	-	0%	70,215	72%	10,545	11%
Barrie	82,649	4,532	5%	4,800	6%	62,773	76%	10,544	13%
Kingston	80,955	17,242	21%	12,573	16%	34,132	42%	17,008	21%
Trois-Rivieres	80,767	13,217	16%	-	0%	53,857	67%	13,693	17%
Saguenay	79,976	6,228	8%	-	0%	43,207	54%	30,541	38%
Greater Sudbury	78,225	8,116	10%	9,941	13%	42,409	54%	17,759	23%
Abbotsford-Mission	70,648	-	0%	-	0%	61,651	87%	8,997	13%
Moncton	70,460	16,753	24%	-	0%	38,313	54%	15,394	22%
Guelph	67,685	21,012	31%	-	0%	38,734	57%	7,939	12%
Saint John	59,271	9,252	16%	6,347	11%	24,054	41%	19,552	33%
Brantford	58,047	2,739	5%	-	0%	45,070	78%	10,238	18%
Thunder Bay	57,877	11,329	20%	712	1%	30,506	53%	15,330	26%
Peterborough	57,761	16,840	29%	1,390	2%	19,184	33%	19,487	34%
Lethbridge	51,735	5,844	11%	-	0%	42,606	82%	3,285	6%
Nanaimo	51,568	11,278	22%	-	0%	33,860	66%	6,105	12%
Kamloops	50,235	10,528	21%	8,195	16%	16,497	33%	13,088	26%
Fredericton	48,761	9,018	18%	-	0%	22,789	47%	16,954	35%
Belleville-Quinte West	48,274	5,152	11%	2,984	6%	25,039	52%	15,078	31%
Drummondville	47,323	8,606	18%	-	0%	24,862	53%	13,855	29%
Chilliwack	46,708	10,132	22%	-	0%	26,480	57%	10,064	22%
Red Deer	43,404	6,306	15%	1,817	4%	35,281	81%	-	0%
TOTAL CMA	**11,709,612**	**2,114,545**	**18%**	**1,374,782**	**12%**	**7,117,177**	**61%**	**881,175**	**8%**

*Note: While all total population figures represent true totals, they are not always a true sum of the Active Core, Transit Suburb, Auto Suburb, and Exurban figures due to 'unclassified' census tracts in several CMAs

Data source : Statistics Canada, 2021 Census Tract Data

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APPENDIX F:
Dwelling Unit Growth Summary for Census Metropolitan Areas, 2016-2021

Canadian Suburbs Atlas: Growth in Canadian Suburbs, 2016-2021

TOTAL DWELLING UNIT GROWTH IN CANADIAN CENSUS METROPOLITAN AREAS, GREATER GOLDEN HORSESHOE, CORE / SUBURBS / EXURBAN PROPORTIONS, 2021 CENSUS, MODEL T9

Census Metropolitan Area	2016 DU'n[2,3]	2021 DU'n[3]	2016-21 Dwelling Unit Growth		Active Core[4] 2016 DU[2,3] (share)		2021 DU (share)		2016-21 Growth in Classification		CMA Growth Share	Transit Suburb[4] 2016 DU[2,3] (share)		2021 DU (share)		2016-21 Growth in Classification		CMA Growth Share	Auto Suburb[4] 2016 DU[2,3] (share)		2021 DU (share)		2016-21 Growth in Classification		CMA Growth Share	Exurban[4] 2016 DU[2,3] (share)		2021 DU (share)		2016-21 Growth in Classification		CMA Growth Share
Toronto	2,235,146	2,394,205	159,059	7%	386,250	17%	436,976	18%	50,726	13%	32%	374,298	17%	386,429	16%	12,131	3%	8%	1,420,741	64%	1,509,109	63%	88,368	6%	56%	51,700	2%	56,438	2%	4,738	9%	3%
Montreal	1,823,281	1,929,263	105,982	6%	402,770	22%	427,001	22%	24,231	6%	23%	259,374	14%	266,016	14%	6,642	3%	6%	1,111,121	61%	1,178,125	61%	67,004	6%	63%	49,927	3%	57,572	3%	7,645	15%	7%
Vancouver	1,027,613	1,104,532	76,919	7%	228,970	22%	243,978	22%	15,008	7%	20%	159,346	16%	172,510	16%	13,164	8%	17%	620,338	60%	668,704	61%	48,366	8%	63%	18,635	2%	19,011	2%	376	2%	0%
Ottawa-Gatineau	571,146	638,013	66,867	12%	115,042	20%	121,967	19%	6,925	6%	10%	59,102	10%	60,406	9%	1,304	2%	2%	324,958	57%	364,329	57%	39,371	12%	59%	72,044	13%	91,311	14%	19,267	27%	29%
Calgary	544,870	594,513	49,643	9%	97,014	18%	106,595	18%	9,581	10%	19%	45,973	8%	46,346	8%	373	1%	1%	384,362	71%	422,649	71%	38,287	10%	77%	15,420	3%	17,680	3%	2,260	15%	5%
Edmonton	537,631	589,554	51,923	10%	62,507	12%	66,201	11%	3,694	6%	7%	78,237	15%	80,803	14%	2,566	3%	5%	349,574	65%	393,733	67%	44,159	13%	85%	47,037	9%	48,690	8%	1,653	4%	3%
Quebec City	382,308	411,415	29,107	8%	89,879	24%	95,896	23%	6,017	7%	21%	43,966	12%	45,851	11%	1,885	4%	6%	199,026	52%	213,421	52%	14,395	7%	49%	49,437	13%	56,247	14%	6,810	14%	23%
Winnipeg	321,484	347,144	25,660	8%	59,507	19%	62,940	18%	3,433	6%	13%	31,341	10%	32,269	9%	928	3%	4%	205,744	64%	224,793	65%	19,049	9%	74%	24,782	8%	27,038	8%	2,256	9%	9%
Hamilton	306,034	320,081	14,047	5%	49,680	16%	51,464	16%	1,784	4%	13%	33,212	11%	33,267	10%	55	0%	0%	206,629	68%	218,709	68%	12,080	6%	86%	16,513	5%	16,641	5%	128	1%	1%
London	220,452	235,522	15,070	7%	42,693	19%	43,657	19%	964	2%	6%	40,945	19%	42,508	18%	1,563	4%	10%	110,306	50%	118,814	50%	8,508	8%	56%	26,508	12%	30,543	13%	4,035	15%	27%
Kitchener-Waterloo-Cambridge	210,896	229,809	18,913	9%	29,683	14%	34,362	15%	4,679	16%	25%	30,161	14%	32,339	14%	2,178	7%	12%	141,033	67%	152,671	66%	11,638	8%	62%	9,960	5%	10,379	5%	419	4%	2%
Halifax	187,478	211,789	24,311	13%	34,348	18.3%	37,821	17.9%	3,473	10%	14%	28,008	15%	28,581	13%	573	2%	2%	88,525	47%	97,428	46%	8,903	10%	37%	36,580	20%	47,943	23%	11,363	31%	47%
St Catharine's-Niagara	180,606	190,878	10,272	6%	19,821	11%	20,682	11%	861	4%	8%	0	0%	-	0%	0	#DIV/0!	0%	141,465	78%	148,820	78%	7,355	5%	72%	19,320	11%	21,376	11%	2,056	11%	20%
Victoria	172,559	397,237	224,678	130%	45,172	26%	48,956	12%	3,784	8%	2%	16,945	10%	17,176	4%	231	1%	0%	103,828	60%	113,655	29%	9,827	9%	4%	6,574	4%	6,798	2%	224	3%	0%
Windsor	140,408	174,072	33,664	24%	22,496	16%	25,216	14%	2,720	12%	8%	11,888	8%	11,956	7%	68	1%	0%	94,638	67%	103,095	59%	8,457	9%	25%	11,123	8%	33,434	19%	22,311	201%	66%
Oshawa	142,462	153,565	11,103	8%	5,422	4%	5,908	4%	486	9%	4%	14,221	10%	15,422	10%	1,201	8%	11%	116,373	82%	124,765	81%	8,392	7%	76%	6,446	5%	7,470	5%	1,024	16%	9%
Saskatoon	124,777	134,720	9,943	8%	20,384	16%	20,914	16%	530	3%	5%	8,343	7%	8,316	6%	-27	-%	-%	78,294	63%	85,380	63%	7,086	9%	71%	17,756	14%	20,110	15%	2,354	13%	24%
Sherbrooke	106,082	113,325	7,243	7%	28,234	27%	29,271	26%	1,037	4%	14%	14,144	13%	15,094	13%	950	7%	13%	44,024	41%	48,158	42%	4,134	9%	57%	19,680	19%	20,802	18%	1,122	6%	15%
Regina	101,720	108,120	6,400	6%	11,860	12%	12,016	11%	156	1%	2%	19,752	19%	19,938	18%	186	1%	3%	60,789	60%	65,976	61%	5,187	9%	81%	9,319	9%	10,190	9%	871	9%	14%
Kelowna	88,273	102,097	13,824	16%	10,269	12%	11,931	12%	1,662	16%	12%	8,793	10%	10,796	11%	2,003	23%	14%	63,819	72%	73,324	72%	9,505	15%	69%	5,392	6%	6,046	6%	654	12%	5%
St. John's	92,353	97,429	5,076	5%	16,495	18%	16,669	17%	174	1%	3%	0	0%	-	0%	0	#DIV/0!	0%	66,864	72%	70,215	72%	3,351	5%	66%	8,994	10%	10,545	11%	1,551	17%	31%
Barrie	76,336	82,649	6,313	8%	4,432	6%	4,532	5%	100	2%	2%	4,714	6%	4,800	6%	86	2%	1%	57,844	76%	62,773	76%	4,929	9%	78%	9,346	12%	10,544	13%	1,198	13%	19%
Kingston	77,173	80,955	3,782	5%	16,849	22%	17,242	21%	393	2%	10%	12,458	16%	12,573	16%	115	1%	3%	31,134	40%	34,132	42%	2,998	10%	79%	16,732	22%	17,008	21%	276	2%	7%
Trois-Rivieres	77,734	80,767	3,033	4%	13,104	17%	13,217	16%	113	1%	4%	0	0%	-	0%	0	#DIV/0!	0%	51,566	66%	53,857	67%	2,291	4%	76%	13,064	17%	13,693	17%	629	5%	21%
Saguenay	77,968	79,976	2,008	3%	6,228	8%	6,228	8%	0	0%	0%	0	0%	-	0%	0	#DIV/0!	0%	42,487	54%	43,207	54%	720	2%	36%	29,253	38%	30,541	38%	1,288	4%	64%
Greater Sudbury	76,619	78,225	1,606	2%	8,098	11%	8,116	10%	18	0%	1%	9,777	13%	9,941	13%	164	2%	10%	41,851	55%	42,409	54%	558	1%	35%	16,890	22%	17,759	23%	869	5%	54%
Abbotsford-Mission	65,967	70,648	4,681	7%	0	0%	-	0%	0	#DIV/0!	0%	0	0%	-	0%	0	#DIV/0!	0%	57,327	87%	61,651	87%	4,324	8%	92%	8,640	13%	8,997	13%	357	4%	8%
Moncton	66,699	70,460	3,761	6%	16,225	24%	16,753	24%	528	3%	14%	0	0%	-	0%	0	#DIV/0!	0%	35,556	53%	38,313	54%	2,757	8%	73%	14,918	22%	15,394	22%	476	3%	13%
Guelph	63,324	67,685	4,361	7%	20,765	33%	21,012	31%	247	1%	6%	0	0%	-	0%	0	#DIV/0!	0%	35,162	56%	38,734	57%	3,572	10%	82%	7,397	12%	7,939	12%	542	7%	12%
Saint John	58,398	59,271	873	1%	9,322	16%	9,252	16%	-70	-1%	-8%	6,307	11%	6,347	11%	40	1%	5%	23,300	40%	24,054	41%	754	3%	86%	19,403	33%	19,552	33%	149	1%	17%
Brantford	54,808	58,047	3,239	6%	2,583	5%	2,739	5%	156	6%	5%	0	0%	-	0%	0	#DIV/0!	0%	42,476	77%	45,070	78%	2,594	6%	80%	9,749	18%	10,238	18%	489	5%	15%
Thunder Bay	57,146	57,877	731	1%	11,013	19%	11,329	20%	316	3%	43%	699	1%	712	1%	13	2%	2%	30,679	54%	30,506	53%	-173	-1%	-24%	14,755	26%	15,330	26%	575	4%	79%
Peterborough	55,662	57,761	2,099	4%	16,373	29%	16,840	29%	467	3%	22%	1,370	2%	1,390	2%	20	1%	1%	18,556	33%	19,184	33%	628	3%	30%	18,539	33%	19,487	34%	948	5%	45%
Lethbridge	48,317	51,735	3,418	7%	5,829	12%	5,844	11%	15	0%	0%	0	0%	-	0%	0	#DIV/0!	0%	39,338	81%	42,606	82%	3,268	8%	96%	3,150	7%	3,285	6%	135	4%	4%
Nanaimo	46,928	51,568	4,640	10%	10,736	23%	11,278	22%	542	5%	12%	0	0%	-	0%	0	#DIV/0!	0%	30,149	64%	33,860	66%	3,711	12%	80%	5,730	12%	6,105	12%	375	7%	8%
Kamloops	46,895	50,235	3,340	7%	10,142	22%	10,528	21%	386	4%	12%	8,025	17%	8,195	16%	170	2%	5%	15,548	33%	16,497	33%	949	6%	28%	11,525	25%	13,088	26%	1,563	14%	47%
Fredericton	47,131	48,761	1,630	3%	8,722	19%	9,018	18%	296	3%	18%	0	0%	-	0%	0	#DIV/0!	0%	21,545	46%	22,789	47%	1,244	6%	76%	16,864	36%	16,954	35%	90	1%	6%
Belleville-Quinte West	45,050	48,274	3,224	7%	4,868	11%	5,152	11%	284	6%	9%	2,919	6%	2,984	6%	65	2%	2%	23,218	52%	25,039	52%	1,821	8%	56%	14,012	31%	15,078	31%	1,066	8%	33%
Drummondville	44,167	47,323	3,156	7%	8,283	19%	8,606	18%	323	4%	10%	0	0%	-	0%	0	#DIV/0!	0%	22,937	52%	24,862	53%	1,925	8%	61%	12,947	29%	13,855	29%	908	7%	29%
Chilliwack	42,395	46,708	4,313	10%	9,225	22%	10,132	22%	907	10%	21%	0	0%	-	0%	0	#DIV/0!	0%	23,786	56%	26,480	57%	2,694	11%	62%	9,354	22%	10,064	22%	710	8%	16%
Red Deer	39,982	43,404	3,422	9%	5,601	14%	6,306	15%	705	13%	21%	1,622	4%	1,817	4%	195	12%	6%	32,759	82%	35,281	81%	2,522	8%	74%	0	0%	-	0%	0	#DIV/0!	0%
TOTAL CMA	**10,686,278**	**11,709,612**	**1,023,334**	**10%**	**1,966,894**	**18%**	**2,114,545**	**18%**	**147,651**	**8%**	**14%**	**1,325,940**	**12%**	**1,374,782**	**12%**	**48,842**	**4%**	**5%**	**6,609,669**	**62%**	**7,117,177**	**61%**	**507,508**	**8%**	**50%**	**775,415**	**7%**	**881,175**	**8%**	**105,760**	**14%**	**10%**

[2] Data for 2016 is sourced from the 2021 Census 'T9' classifcation exercise and are adjusted totals due to census tract splits using weighted-values produced by Allen & Taylor (2018)

[3] While all total dwelling unit figures represent true totals, they are not always a true sum of the Active Core, Transit Suburb, Auto Suburb, and Exurban figures due to 'unclassified' census tracts in several CMAs

[4] This chart utilizes classifications from the 2021 Census and moves the population data backward

APPENDIX G:
Dwelling Unit Classification and Growth Charts for all 41 Census Metropolitan Areas
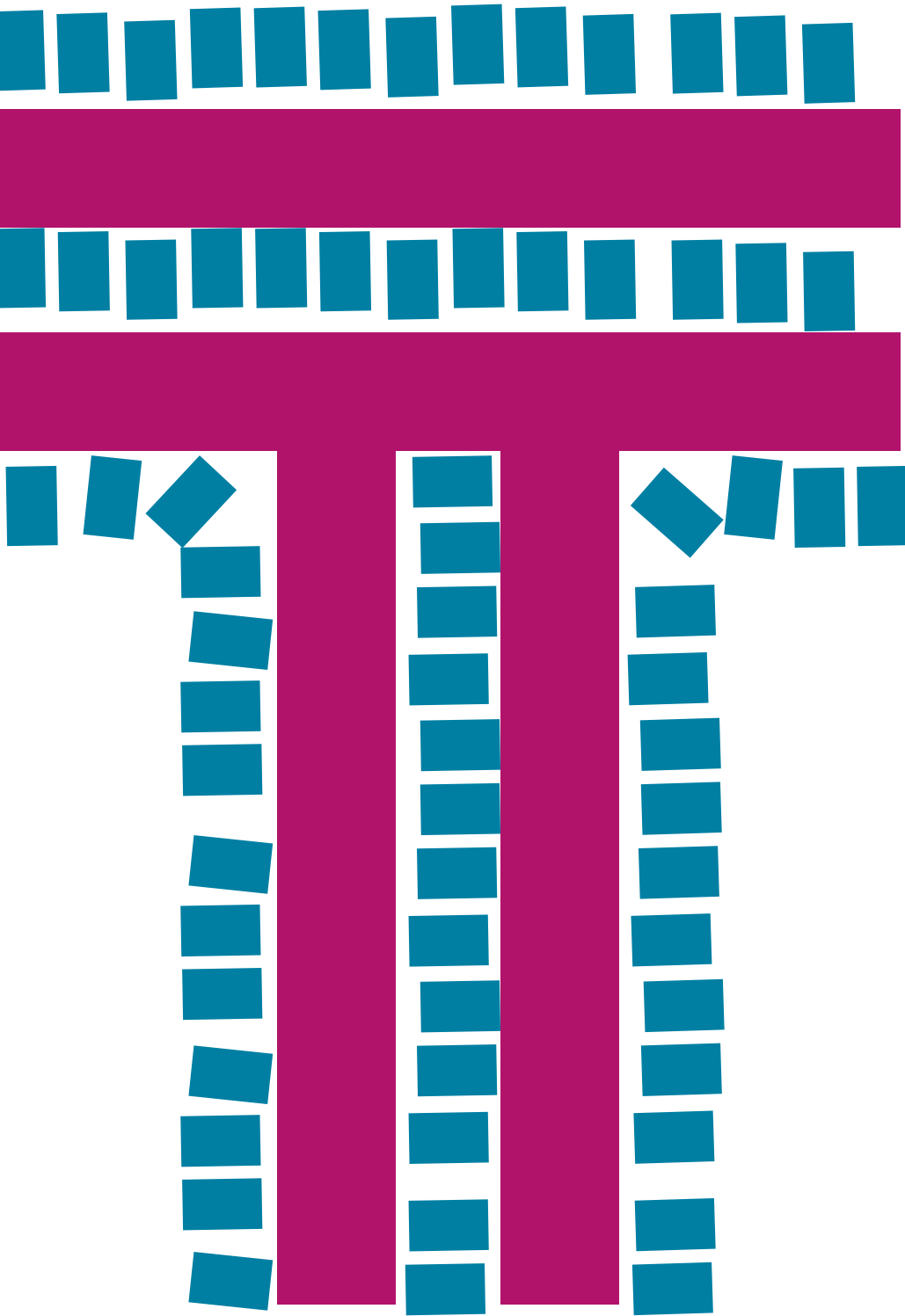
Canadian Suburbs Atlas: Growth in Canadian Suburbs, 2016-2021

Abbotsford-Mission CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	0	0.0%	0	0.0%	0	-	0.0%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	57,327	86.9%	61,651	87.3%	4,324	7.5%	92.4%
Exurban	8,640	13.1%	8,997	12.7%	357	4.1%	7.6%
Total	**65,967**		**70,648**		**4,681**	**7.1%**	

Barrie CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	4,432	5.8%	4,532	5.5%	100	2.3%	1.6%
Transit Suburb	4,714	6.2%	4,800	5.8%	86	1.8%	1.4%
Auto Suburb	57,844	75.8%	62,773	76.0%	4,929	8.5%	78.1%
Exurban	9,346	12.2%	10,544	12.8%	1,198	12.8%	19.0%
Total	**76,336**		**82,649**		**6,313**	**8.3%**	

Belleville-Quinte West CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	4,868	10.8%	5,152	10.7%	284	5.8%	8.8%
Transit Suburb	2,919	6.5%	2,984	6.2%	65	2.2%	2.0%
Auto Suburb	23,218	51.5%	25,039	51.9%	1,821	7.8%	56.5%
Exurban	14,012	31.1%	15,078	31.2%	1,066	7.6%	33.1%
Total	**45,050**		**48,274**		**3,224**	**7.2%**	

Brantford CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	2,583	4.7%	2,739	4.7%	156	6.0%	4.8%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	42,476	77.5%	45,070	77.6%	2,594	6.1%	80.1%
Exurban	9,749	17.8%	10,238	17.6%	489	5.0%	15.1%
Total	**54,808**		**58,047**		**3,239**	**5.9%**	

Calgary CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	97,014	17.8%	106,595	17.9%	9,581	9.9%	19.3%
Transit Suburb	45,973	8.4%	46,346	7.8%	373	0.8%	0.8%
Auto Suburb	384,362	70.5%	422,649	71.1%	38,287	10.0%	77.1%
Exurban	15,420	2.8%	17,680	3.0%	2,260	14.7%	4.6%
Total	**544,870**		**594,513**		**49,643**	**9.1%**	

Chilliwack CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	9,225	21.8%	10,132	21.7%	907	9.8%	21.0%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	23,786	56.1%	26,480	56.7%	2,694	11.3%	62.5%
Exurban	9,354	22.1%	10,064	21.5%	710	7.6%	16.5%
Total	**42,395**		**46,708**		**4,313**	**10.2%**	

Drummondville CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	8,283	18.8%	8,606	18.2%	323	3.9%	10.2%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	22,937	51.9%	24,862	52.5%	1,925	8.4%	61.0%
Exurban	12,947	29.3%	13,855	29.3%	908	7.0%	28.8%
Total	**44,167**		**47,323**		**3,156**	**7.1%**	

Edmonton CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	62,507	11.6%	66,201	11.2%	3,694	5.9%	7.1%
Transit Suburb	78,237	14.6%	80,803	13.7%	2,566	3.3%	4.9%
Auto Suburb	349,574	65.0%	393,733	66.8%	44,159	12.6%	85.0%
Exurban	47,037	8.7%	48,690	8.3%	1,653	3.5%	3.2%
Total	**537,631**		**589,554**		**51,923**	**9.7%**	

Fredericton CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	8,722	18.5%	9,018	18.5%	296	3.4%	18.2%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	21,545	45.7%	22,789	46.7%	1,244	5.8%	76.3%
Exurban	16,864	35.8%	16,954	34.8%	90	0.5%	5.5%
Total	**47,131**		**48,761**		**1,630**	**3.5%**	

Greater Sudbury CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	8,098	10.6%	8,116	10.4%	18	0.2%	1.1%
Transit Suburb	9,777	12.8%	9,941	12.7%	164	1.7%	10.2%
Auto Suburb	41,851	54.6%	42,409	54.2%	558	1.3%	34.7%
Exurban	16,890	22.0%	17,759	22.7%	869	5.1%	54.1%
Total	**76,619**		**78,225**		**1,606**	**2.1%**	

Guelph CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	20,765	32.8%	21,012	31.0%	247	1.2%	5.7%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	35,162	55.5%	38,734	57.2%	3,572	10.2%	81.9%
Exurban	7,397	11.7%	7,939	11.7%	542	7.3%	12.4%
Total	**63,324**		**67,685**		**4,361**	**6.9%**	

Halifax CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	34,348	18.3%	37,821	17.9%	3,473	10.1%	14.3%
Transit Suburb	28,008	14.9%	28,581	13.5%	573	2.0%	2.4%
Auto Suburb	88,525	47.2%	97,428	46.0%	8,903	10.1%	36.6%
Exurban	36,580	19.5%	47,943	22.6%	11,363	31.1%	46.7%
Total	**187,478**		**211,789**		**24,311**	**13.0%**	

Hamilton CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	49,680	16.2%	51,464	16.1%	1,784	3.6%	12.7%
Transit Suburb	33,212	10.9%	33,267	10.4%	55	0.2%	0.4%
Auto Suburb	206,629	67.5%	218,709	68.3%	12,080	5.8%	86.0%
Exurban	16,513	5.4%	16,641	5.2%	128	0.8%	0.9%
Total	**306,034**		**320,081**		**14,047**	**4.6%**	

Kamloops CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	10,142	21.6%	10,528	21.0%	386	3.8%	11.6%
Transit Suburb	8,025	17.1%	8,195	16.3%	170	2.1%	5.1%
Auto Suburb	15,548	33.2%	16,497	32.8%	949	6.1%	28.4%
Exurban	11,525	24.6%	13,088	26.1%	1,563	13.6%	46.8%
Total	**46,895**		**50,235**		**3,340**	**7.1%**	

Kelowna CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	10,269	11.6%	11,931	11.7%	1,662	16.2%	12.0%
Transit Suburb	8,793	10.0%	10,796	10.6%	2,003	22.8%	14.5%
Auto Suburb	63,819	72.3%	73,324	71.8%	9,505	14.9%	68.8%
Exurban	5,392	6.1%	6,046	5.9%	654	12.1%	4.7%
Total	**88,273**		**102,097**		**13,824**	**15.7%**	

Kingston CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	16,849	21.8%	17,242	21.3%	393	2.3%	10.4%
Transit Suburb	12,458	16.1%	12,573	15.5%	115	0.9%	3.0%
Auto Suburb	31,134	40.3%	34,132	42.2%	2,998	9.6%	79.3%
Exurban	16,732	21.7%	17,008	21.0%	276	1.6%	7.3%
Total	**77,173**		**80,955**		**3,782**	**4.9%**	

Kitchener-Waterloo-Cambridge CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	29,683	14.1%	34,362	15.0%	4,679	15.8%	24.7%
Transit Suburb	30,161	14.3%	32,339	14.1%	2,178	7.2%	11.5%
Auto Suburb	141,033	66.9%	152,671	66.4%	11,638	8.3%	61.5%
Exurban	9,960	4.7%	10,379	4.5%	419	4.2%	2.2%
Total	**210,896**		**229,809**		**18,913**	**9.0%**	

Lethbridge CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	5,829	12.1%	5,844	11.3%	15	0.3%	0.4%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	39,338	81.4%	42,606	82.4%	3,268	8.3%	95.6%
Exurban	3,150	6.5%	3,285	6.3%	135	4.3%	3.9%
Total	**48,317**		**51,735**		**3,418**	**7.1%**	

London CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	42,693	19.4%	43,657	18.5%	964	2.3%	6.4%
Transit Suburb	40,945	18.6%	42,508	18.0%	1,563	3.8%	10.4%
Auto Suburb	110,306	50.0%	118,814	50.4%	8,508	7.7%	56.5%
Exurban	26,508	12.0%	30,543	13.0%	4,035	15.2%	26.8%
Total	**220,452**		**235,522**		**15,070**	**6.8%**	

Moncton CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	16,225	24.3%	16,753	23.8%	528	3.3%	14.0%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	35,556	53.3%	38,313	54.4%	2,757	7.8%	73.3%
Exurban	14,918	22.4%	15,394	21.8%	476	3.2%	12.7%
Total	**66,699**		**70,460**		**3,761**	**5.6%**	

Montréal CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	402,770	22.1%	427,001	22.1%	24,231	6.0%	22.9%
Transit Suburb	259,374	14.2%	266,016	13.8%	6,642	2.6%	6.3%
Auto Suburb	1,111,121	60.9%	1,178,125	61.1%	67,004	6.0%	63.2%
Exurban	49,927	2.7%	57,572	3.0%	7,645	15.3%	7.2%
Total	1,823,281		1,929,263		105,982	5.8%	

Montréal On Island	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of Total DU Growth
Active Core	375,798	40.2%	398,325	40.9%	22,527	6.0%	59.5%
Transit Suburb	247,900	26.5%	254,406	26.1%	6,506	2.6%	17.2%
Auto Suburb	311,672	33.3%	320,055	32.9%	8,383	2.7%	22.1%
Exurban	375	0.0%	377	0.0%	2	0.5%	0.0%
Total	935,825		973,698		37,873	4.0%	

Montréal Off Island	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of Total DU Growth
Active Core	26,972	3.0%	28,676	3.0%	1,704	6.3%	2.5%
Transit Suburb	11,474	1.3%	11,610	1.2%	136	1.2%	0.2%
Auto Suburb	799,449	90.1%	858,070	89.8%	58,621	7.3%	86.1%
Exurban	49,552	5.6%	57,195	6.0%	7,643	15.4%	11.2%
Total	887,456		955,565		68,109	7.7%	

Nanaimo CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	10,736	22.9%	11,278	21.9%	542	5.0%	11.7%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	30,149	64.2%	33,860	65.7%	3,711	12.3%	80.0%
Exurban	5,730	12.2%	6,105	11.8%	375	6.5%	8.1%
Total	46,928		51,568		4,640	9.9%	

Oshawa CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	5,422	3.8%	5,908	3.8%	486	9.0%	4.4%
Transit Suburb	14,221	10.0%	15,422	10.0%	1,201	8.4%	10.8%
Auto Suburb	116,373	81.7%	124,765	81.2%	8,392	7.2%	75.6%
Exurban	6,446	4.5%	7,470	4.9%	1,024	15.9%	9.2%
Total	142,462		153,565		11,103	7.8%	

Ottawa-Gatineau CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	115,042	20.1%	121,967	19.1%	6,925	6.0%	10.4%
Transit Suburb	59,102	10.3%	60,406	9.5%	1,304	2.2%	2.0%
Auto Suburb	324,958	56.9%	364,329	57.1%	39,371	12.1%	58.9%
Exurban	72,044	12.6%	91,311	14.3%	19,267	26.7%	28.8%
Total	**571,146**		**638,013**		**66,867**	**11.7%**	

City of Ottawa - *Inside Greenbelt**	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of Total DU Growth
Active Core	96,201	42.2%	102,206	43.2%	6,005	6.2%	69.8%
Transit Suburb	59,102	25.9%	60,406	25.5%	1,304	2.2%	15.2%
Auto Suburb	72,628	31.9%	73,917	31.3%	1,289	1.8%	15.0%
Exurban	0	0.0%	0	0.0%	0	-	0.0%
Total	**227,931**		**236,529**		**8,598**	**3.8%**	

Greenbelt totals not exact since census tract boundaries do not match the Greenbelt.

City of Ottawa - *Outside Greenbelt**	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of Total DU Growth
Active Core	1,223	0.6%	1,238	0.5%	15	1.2%	0.0%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	148,362	78.0%	179,571	75.4%	31,209	21.0%	65.0%
Exurban	40,672	21.4%	57,468	24.1%	16,796	41.3%	35.0%
Total	**190,257**		**238,277**		**48,020**	**25.2%**	

Peterborough CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	16,373	29.4%	16,840	29.2%	467	2.9%	22.2%
Transit Suburb	1,370	2.5%	1,390	2.4%	20	1.5%	1.0%
Auto Suburb	18,556	33.3%	19,184	33.2%	628	3.4%	29.9%
Exurban	18,539	33.3%	19,487	33.7%	948	5.1%	45.2%
Total	**55,662**		**57,761**		**2,099**	**3.8%**	

Québec CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	89,879	23.5%	95,896	23.3%	6,017	6.7%	20.7%
Transit Suburb	43,966	11.5%	45,851	11.1%	1,885	4.3%	6.5%
Auto Suburb	199,026	52.1%	213,421	51.9%	14,395	7.2%	49.5%
Exurban	49,437	12.9%	56,247	13.7%	6,810	13.8%	23.4%
Total	**382,308**		**411,415**		**29,107**	**7.6%**	

Red Deer CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	6,244	14.8%	6,306	14.5%	62	1.0%	5.5%
Transit Suburb	1,838	4.3%	1,817	4.2%	-21	-1.1%	-1.9%
Auto Suburb	34,203	80.9%	35,281	81.3%	1,078	3.2%	96.3%
Exurban	0	0.0%	0	0.0%	0	-	0.0%
Total	**42,285**		**43,404**		**1,119**	**2.6%**	

Regina CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	11,860	11.7%	12,016	11.1%	156	1.3%	2.4%
Transit Suburb	19,752	19.4%	19,938	18.4%	186	0.9%	2.9%
Auto Suburb	60,789	59.8%	65,976	61.0%	5,187	8.5%	81.0%
Exurban	9,319	9.2%	10,190	9.4%	871	9.3%	13.6%
Total	**101,720**		**108,120**		**6,400**	**6.3%**	

Saguenay CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	6,228	8.0%	6,228	7.8%	0	0.0%	0.0%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	42,487	54.5%	43,207	54.0%	720	1.7%	35.9%
Exurban	29,253	37.5%	30,541	38.2%	1,288	4.4%	64.1%
Total	**77,968**		**79,976**		**2,008**	**2.6%**	

Saint John CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	9,322	16.0%	9,252	15.6%	-70	-0.8%	-8.0%
Transit Suburb	6,307	10.8%	6,347	10.7%	40	0.6%	4.6%
Auto Suburb	23,300	39.9%	24,054	40.6%	754	3.2%	86.4%
Exurban	19,403	33.2%	19,552	33.0%	149	0.8%	17.1%
Total	**58,398**		**59,271**		**873**	**1.5%**	

Saskatoon CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	20,384	16.3%	20,914	15.5%	530	2.6%	5.3%
Transit Suburb	8,343	6.7%	8,316	6.2%	-27	-0.3%	-0.3%
Auto Suburb	78,294	62.7%	85,380	63.4%	7,086	9.1%	71.3%
Exurban	17,756	14.2%	20,110	14.9%	2,354	13.3%	23.7%
Total	**124,777**		**134,720**		**9,943**	**8.0%**	

Sherbrooke CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	28,234	26.6%	29,271	25.8%	1,037	3.7%	14.3%
Transit Suburb	14,144	13.3%	15,094	13.3%	950	6.7%	13.1%
Auto Suburb	44,024	41.5%	48,158	42.5%	4,134	9.4%	57.1%
Exurban	19,680	18.6%	20,802	18.4%	1,122	5.7%	15.5%
Total	106,082		113,325		7,243	6.8%	

St. Catharines-Niagara CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	19,821	11.0%	20,682	10.8%	861	4.3%	8.4%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	141,465	78.3%	148,820	78.0%	7,355	5.2%	71.6%
Exurban	19,320	10.7%	21,376	11.2%	2,056	10.6%	20.0%
Total	180,606		190,878		10,272	5.7%	

St. John's CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	16,495	17.9%	16,669	17.1%	174	1.1%	3.4%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	66,864	72.4%	70,215	72.1%	3,351	5.0%	66.0%
Exurban	8,994	9.7%	10,545	10.8%	1,551	17.2%	30.6%
Total	92,353		97,429		5,076	5.5%	

Thunder Bay CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	11,013	19.3%	11,329	19.6%	316	2.9%	43.2%
Transit Suburb	699	1.2%	712	1.2%	13	1.9%	1.8%
Auto Suburb	30,679	53.7%	30,506	52.7%	-173	-0.6%	-23.7%
Exurban	14,755	25.8%	15,330	26.5%	575	3.9%	78.7%
Total	57,146		57,877		731	1.3%	

Toronto CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	386,250	17.3%	436,976	18.3%	50,726	13.1%	31.9%
Transit Suburb	374,298	16.7%	386,429	16.1%	12,131	3.2%	7.6%
Auto Suburb	1,420,741	63.6%	1,509,109	63.0%	88,368	6.2%	55.6%
Exurban	51,700	2.3%	56,438	2.4%	4,738	9.2%	3.0%
Total	2,235,146		2,394,205		159,059	7.1%	

City of Toronto (416 area code)	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of Total DU Growth
Active Core	379,724	32.3%	429,975	34.4%	50,251	13.2%	67.8%
Transit Suburb	371,163	31.6%	383,299	30.7%	12,136	3.3%	16.4%
Auto Suburb	424,762	36.1%	436,551	34.9%	11,789	2.8%	15.9%
Exurban		0.0%	0	0.0%	0	-	0.0%
Total	**1,175,923**		**1,250,080**		**74,157**	**6.3%**	

Toronto Outer Suburbs (905 area code)	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of Total DU Growth
Active Core	6,526	0.6%	7,001	0.6%	475	7.3%	0.6%
Transit Suburb	3,135	0.3%	3,130	0.3%	-5	-0.2%	-0.0%
Auto Suburb	995,979	93.9%	1,072,558	93.7%	76,579	7.7%	91.9%
Exurban	51,700	4.9%	56,438	4.9%	4,738	9.2%	5.7%
Total	**1,060,779**		**1,144,125**		**83,346**	**7.9%**	

Trois-Rivières CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	13,104	16.9%	13,217	16.4%	113	0.9%	3.7%
Transit Suburb	0	0.0%	0	0.0%	0	-	0.0%
Auto Suburb	51,566	66.3%	53,857	66.7%	2,291	4.4%	75.5%
Exurban	13,064	16.8%	13,693	17.0%	629	4.8%	20.7%
Total	**77,734**		**80,767**		**3,033**	**3.9%**	

Vancouver CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	228,970	22.3%	243,978	22.1%	15,008	6.6%	19.5%
Transit Suburb	159,346	15.5%	172,510	15.6%	13,164	8.3%	17.1%
Auto Suburb	620,338	60.4%	668,704	60.5%	48,366	7.8%	62.9%
Exurban	18,635	1.8%	19,011	1.7%	376	2.0%	0.5%
Total	**1,027,613**		**1,104,532**		**76,919**	**7.5%**	

City of Vancouver	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of Total DU Growth
Active Core	186,249	58.8%	195,850	58.2%	9,601	5.2%	48.9%
Transit Suburb	77,902	24.6%	82,066	24.4%	4,164	5.3%	21.2%
Auto Suburb	52,517	16.6%	58,397	17.4%	5,880	11.2%	29.9%
Exurban							
Total	**316,668**		**336,313**		**19,645**	**6.2%**	

Vancouver Suburbs	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of Total DU Growth
Active Core	42,721	6.0%	48,128	6.3%	5,407	12.7%	9.4%
Transit Suburb	81,444	11.5%	90,444	11.8%	9,000	11.1%	15.7%
Auto Suburb	567,821	79.9%	610,307	79.4%	42,486	7.5%	74.2%
Exurban	18,635	2.6%	19,011	2.5%	376	2.0%	0.7%
Total	**710,945**		**768,219**		**57,274**	**8.1%**	

Victoria CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	45,172	26.2%	48,956	26.2%	3,784	8.4%	26.8%
Transit Suburb	16,945	9.8%	17,176	9.2%	231	1.4%	1.6%
Auto Suburb	103,828	60.2%	113,655	60.9%	9,827	9.5%	69.6%
Exurban	6,574	3.8%	6,798	3.6%	224	3.4%	1.6%
Total	**172,559**		**186,674**		**14,115**	**8.2%**	

Windsor CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	22,496	16.0%	25,216	14.5%	2,720	12.1%	8.1%
Transit Suburb	11,888	8.5%	11,956	6.9%	68	0.6%	0.2%
Auto Suburb	94,638	67.4%	103,095	59.2%	8,457	8.9%	25.1%
Exurban	11,123	7.9%	33,434	19.2%	22,311	200.6%	66.3%
Total	**140,408**		**174,072**		**33,664**	**24.0%**	

Winnipeg CMA	2016 Total Dwelling Units		2021 Total Dwelling Units		2016-2021 Total DU Growth		Share of CMA Total DU Growth
Active Core	59,507	18.5%	62,940	18.1%	3,433	5.8%	13.4%
Transit Suburb	31,341	9.7%	32,269	9.3%	928	3.0%	3.6%
Auto Suburb	205,744	64.0%	224,793	64.8%	19,049	9.3%	74.2%
Exurban	24,782	7.7%	27,038	7.8%	2,256	9.1%	8.8%
Total	**321,484**		**347,144**		**25,660**	**8.0%**	

APPENDIX H:
Population Summary by Census Metropolitan Areas Grouped by Regions, 2021

POPULATION IN CANADIAN CENSUS METROPOLITAN AREAS,
CORE / SUBURBS / EXURBAN PROPORTIONS, 2021 CENSUS, MODEL T9

Census Metropolitan Area	Population in 2021*	Active Core Population	(%)	Transit Suburb Population	%	Auto Suburb Population	%	Exurban Population	%
Toronto	6,202,225	759,780	12%	909,603	15%	4,363,803	70%	158,817	3%
Montreal	4,291,732	740,774	17%	564,335	13%	2,848,476	66%	137,547	3%
Vancouver	2,642,825	422,690	16%	392,898	15%	1,774,836	67%	51,562	2%
Ottawa-Gatineau	1,488,307	212,789	14%	130,822	9%	922,496	62%	222,200	15%
Calgary	1,481,806	183,174	12%	116,021	8%	1,130,141	76%	48,860	3%
Edmonton	1,418,118	102,882	7%	171,379	12%	1,021,360	72%	122,111	9%
Quebec City	839,311	156,559	19%	81,149	10%	470,100	56%	131,503	16%
Winnipeg	834,668	117,506	14%	72,684	9%	572,327	69%	71,923	9%
Hamilton	785,131	96,550	12%	72,920	9%	569,227	73%	46,434	6%
Kitchener-Waterloo-Cambridge	575,847	62,742	11%	69,755	12%	413,063	72%	29,183	5%
London	543,551	74,542	14%	88,796	16%	298,950	55%	81,263	15%
Halifax	465,703	68,407	15%	54,780	12%	230,468	49%	112,003	24%
St Catharine's-Niagara	433,604	38,659	9%	-	0%	344,627	79%	50,318	12%
Windsor	422,630	49,074	12%	25,276	6%	262,456	62%	84,990	20%
Oshawa	415,311	10,584	3%	37,738	9%	345,728	83%	21,261	5%
Victoria	397,237	83,124	21%	36,631	9%	261,462	66%	15,791	4%
Saskatoon	317,480	37,660	12%	18,511	6%	207,414	65%	53,895	17%
Regina	249,217	19,971	8%	43,079	17%	160,839	65%	25,328	10%
Sherbrooke	227,398	51,428	23%	28,234	12%	102,796	45%	44,940	20%
Kelowna	222,162	22,157	10%	18,071	8%	168,875	76%	13,059	6%
Barrie	212,856	7,831	4%	10,498	5%	165,288	78%	29,239	14%
St. John's	212,579	30,433	14%	-	0%	156,598	74%	25,548	12%
Abbotsford-Mission	195,726	-	0%	-	0%	167,451	86%	28,275	14%
Kingston	172,546	25,692	15%	24,695	14%	83,163	48%	38,996	23%
Greater Sudbury	170,605	13,405	8%	18,109	11%	97,634	57%	41,457	24%
Guelph	165,588	43,648	26%	-	0%	100,092	60%	21,848	13%
Saguenay	161,567	9,565	6%	-	0%	88,684	55%	63,318	39%
Trois-Rivieres	161,489	21,265	13%	-	0%	110,361	68%	29,863	18%
Moncton	157,717	31,017	20%	-	0%	90,337	57%	36,363	23%
Brantford	144,162	4,869	3%	-	0%	111,034	77%	28,259	20%
Saint John	130,613	15,476	12%	12,618	10%	57,702	44%	44,586	34%
Peterborough	128,624	32,712	25%	2,806	2%	46,392	36%	45,129	35%
Lethbridge	123,847	11,189	9%	-	0%	102,263	83%	10,395	8%
Thunder Bay	123,258	20,246	16%	1,414	1%	65,736	53%	35,862	29%
Nanaimo	115,459	21,553	19%	-	0%	78,310	68%	14,642	13%
Kamloops	114,142	20,459	18%	18,470	16%	42,430	37%	28,495	25%
Chilliwack	113,767	19,532	17%	-	0%	68,153	60%	25,993	23%
Belleville-Quinte West	111,184	9,752	9%	6,042	5%	57,739	52%	37,608	34%
Fredericton	108,610	17,206	16%	-	0%	51,133	47%	40,271	37%
Drummondville	101,610	15,720	15%	-	0%	53,269	52%	32,621	32%
Red Deer	100,844	9,753	10%	3,493	3%	87,598	87%	-	0%
TOTAL CMA	27,281,056	3,692,375	14%	3,030,827	11%	18,350,811	67%	2,181,756	8%
Canadian Large CMAs	19,198,992	2,696,154	14%	2,438,891	13%	13,103,539	68%	944,523	5%
Canadian Mid-Sized CMAs	8,082,064	996,221	12%	591,936	7%	5,247,272	65%	1,237,233	15%
Western Mid-Sized CMAs	1,949,881	245,398	13%	138,255	7%	1,344,795	69%	215,873	11%
Ontario Mid-Sized CMAs	4,404,897	490,306	11%	358,049	8%	2,961,129	67%	591,847	13%
Quebec Mid-Sized CMAs	652,064	97,978	15%	28,234	4%	355,110	54%	170,742	26%
Atlantic Mid-Sized CMAs	1,075,222	162,539	15%	67,398	6%	586,238	55%	258,771	24%

*Note: While all total population figures represent true totals, they are not always a true sum of the Active Core, Transit Suburb, Auto Suburb, and Exurban figures due to 'unclassified' census tracts in several CMAs

APPENDIX I:
Population Growth Summary for Census Metropolitan Areas Grouped by Regions, 2021

POPULATION GROWTH IN CANADIAN CENSUS METROPOLITAN AREAS, GREATER GOLDEN HORSESHOE, CORE / SUBURBS / EXURBAN PROPORTIONS, 2021 CENSUS, MODEL T9

Census Metropolitan Area	2016 Pop'n[2,3]	2021 Pop'n[3]	2016-21 Population Growth		Active Core[4] 2016 Population[2,3] (share of total)		2021 Population (share of total)		2016-21 Growth in Classification		CMA Growth Share	Transit Suburb[4] 2016 Population[2,3] (share of total)		2021 Population (share of total)		2016-21 Growth in Classification		CMA Growth Share	Auto Suburb[4] 2016 Population[2,3] (share of total)		2021 Population (share of total)		2016-21 Growth in Classification		CMA Growth Share	Exurban[4] 2016 Population[2,3] (share of total)		2021 Population (share of total)		2016-21 Growth in Classification		CMA Growth Share
Toronto	5,928,040	6,202,225	274,185	5%	713,905	12%	759,780	12%	45,875	6%	17%	898,437	15%	909,603	15%	11,166	1%	4%	4,169,128	70%	4,363,803	70%	194,675	5%	71%	141,500	2%	158,817	3%	17,317	12%	6%
Montreal	4,098,927	4,291,732	192,805	5%	709,137	17%	740,774	17%	31,637	4%	16%	550,833	13%	564,335	13%	13,502	2%	7%	2,718,570	66%	2,848,476	66%	129,906	5%	67%	119,972	3%	137,547	3%	17,575	15%	9%
Vancouver	2,463,431	2,642,825	179,394	7%	393,392	16%	422,690	16%	29,298	7%	16%	366,306	15%	392,898	15%	26,592	7%	15%	1,654,493	67%	1,774,836	67%	120,343	7%	67%	48,367	2%	51,562	2%	3,195	7%	2%
Ottawa-Gatineau	1,323,783	1,488,307	164,524	12%	198,731	15%	212,789	14%	14,058	7%	9%	123,897	9%	130,822	9%	6,925	6%	4%	827,500	63%	922,496	62%	94,996	11%	58%	173,655	13%	222,200	15%	48,545	28%	30%
Calgary	1,392,609	1,481,806	89,197	6%	171,506	12%	183,174	12%	11,668	7%	13%	118,948	9%	116,021	8%	-2,927	-2%	-3%	1,052,250	76%	1,130,141	76%	77,891	7%	87%	43,863	3%	48,860	3%	4,997	11%	6%
Edmonton	1,321,441	1,418,118	96,677	7%	105,573	8%	102,882	7%	-2,691	-3%	-3%	175,795	13%	171,379	12%	-4,416	-3%	-5%	919,729	70%	1,021,360	72%	101,631	11%	105%	119,910	9%	122,111	9%	2,201	2%	2%
Quebec City	800,296	839,311	39,015	5%	149,613	19%	156,559	19%	6,946	5%	18%	78,987	10%	81,149	10%	2,162	3%	6%	455,749	57%	470,100	56%	14,351	3%	37%	115,947	14%	131,503	16%	15,556	13%	40%
Winnipeg	778,489	834,668	56,179	7%	115,092	15%	117,506	14%	2,414	2%	4%	70,018	9%	72,684	9%	2,666	4%	5%	526,836	68%	572,327	69%	45,491	9%	81%	66,315	9%	71,923	9%	5,608	8%	10%
Hamilton	747,425	785,131	37,706	5%	89,599	12%	96,550	12%	6,951	8%	18%	71,412	10%	72,920	9%	1,508	2%	4%	540,373	72%	569,227	73%	28,854	5%	77%	46,041	6%	46,434	6%	393	1%	1%
Kitchener-Waterloo-Cambridge	523,894	575,847	51,953	10%	51,312	10%	62,742	11%	11,430	22%	22%	62,773	12%	69,755	12%	6,982	11%	13%	381,333	73%	413,063	72%	31,730	8%	61%	28,323	5%	29,183	5%	860	3%	2%
London	494,069	543,551	49,482	10%	69,180	14%	74,542	14%	5,362	8%	11%	81,267	16%	88,796	16%	7,529	9%	15%	273,792	55%	298,950	55%	25,158	9%	51%	69,830	14%	81,263	15%	11,433	16%	23%
Halifax	403,390	465,703	62,313	15%	59,390	14.7%	68,407	14.7%	9,017	15%	14%	50,285	12%	54,780	12%	4,495	9%	7%	209,449	52%	230,468	49%	21,019	10%	34%	84,210	21%	112,003	24%	27,793	33%	45%
St Catharine's-Niagara	406,074	433,604	27,530	7%	37,046	9%	38,659	9%	1,613	4%	6%	-	0%	-	0%	0	-	0%	325,843	80%	344,627	79%	18,784	6%	68%	43,185	11%	50,318	12%	7,133	17%	26%
Windsor	329,144	422,630	93,486	28%	38,601	12%	49,074	12%	10,473	27%	11%	23,858	7%	25,276	6%	1,418	6%	2%	238,568	72%	262,456	62%	23,888	10%	26%	27,547	8%	84,990	20%	57,443	209%	61%
Oshawa	379,848	415,311	35,463	9%	9,596	3%	10,584	3%	988	10%	3%	34,825	9%	37,738	9%	2,913	8%	8%	317,802	84%	345,728	83%	27,926	9%	79%	17,625	5%	21,261	5%	3,636	21%	10%
Victoria	367,770	397,237	29,467	8%	77,275	21%	83,124	21%	5,849	8%	20%	35,451	10%	36,631	9%	1,180	3%	4%	240,278	65%	261,462	66%	21,184	9%	72%	14,672	4%	15,791	4%	1,119	8%	4%
Saskatoon	295,095	317,480	22,385	8%	36,746	12%	37,660	12%	914	2%	4%	18,644	6%	18,511	6%	-133	-1%	-1%	190,892	65%	207,414	65%	16,522	9%	74%	48,813	17%	53,895	17%	5,082	10%	23%
Regina	236,691	249,217	12,526	5%	20,399	9%	19,971	8%	-428	-2%	-3%	43,385	18%	43,079	17%	-306	-1%	-2%	149,555	63%	160,839	65%	11,284	8%	90%	23,352	10%	25,328	10%	1,976	8%	16%
Sherbrooke	212,105	227,398	15,293	7%	49,327	23%	51,428	23%	2,101	4%	14%	25,366	12%	28,234	12%	2,868	11%	19%	94,956	45%	102,796	45%	7,840	8%	51%	42,456	20%	44,940	20%	2,484	6%	16%
Kelowna	194,882	222,162	27,280	14%	19,217	10%	22,157	10%	2,940	15%	11%	15,237	8%	18,071	8%	2,834	19%	10%	148,302	76%	168,875	76%	20,573	14%	75%	12,126	6%	13,059	6%	933	8%	3%
Barrie	197,059	212,856	15,797	8%	7,437	4%	7,831	4%	394	5%	2%	10,072	5%	10,498	5%	426	4%	3%	154,239	78%	165,288	78%	11,049	7%	70%	25,311	13%	29,239	14%	3,928	16%	25%
St. John's	205,955	212,579	6,624	3%	30,028	15%	30,433	14%	405	1%	6%	-	0%	-	0%	0	-	0%	153,110	74%	156,598	74%	3,488	2%	53%	22,817	11%	25,548	12%	2,731	12%	41%
Abbotsford-Mission	180,518	195,726	15,208	8%	-	0%	-	0%	0	-	0%	-	0%	-	0%	0	-	0%	154,128	85%	167,451	86%	13,323	9%	88%	26,390	15%	28,275	14%	1,885	7%	12%
Kingston	161,175	172,546	11,371	7%	22,942	14%	25,692	15%	2,750	12%	24%	24,153	15%	24,695	14%	542	2%	5%	77,323	48%	83,163	48%	5,840	8%	51%	36,757	23%	38,996	23%	2,239	6%	20%
Greater Sudbury	164,689	170,605	5,916	4%	12,333	7%	13,405	8%	1,072	9%	18%	16,721	10%	18,109	11%	1,388	8%	23%	96,604	59%	97,634	57%	1,030	1%	17%	39,026	24%	41,457	24%	2,431	6%	41%
Guelph	151,984	165,588	13,604	9%	41,218	27%	43,648	26%	2,430	6%	18%	-	0%	-	0%	0	-	0%	90,576	60%	100,092	60%	9,516	11%	70%	20,190	13%	21,848	13%	1,658	8%	12%
Saguenay	160,980	161,567	587	0%	9,310	6%	9,565	6%	255	3%	43%	-	0%	-	0%	0	-	0%	89,907	56%	88,684	55%	-1,223	-1%	-208%	61,763	38%	63,318	39%	1,555	3%	265%
Trois-Rivieres	156,042	161,489	5,447	3%	19,860	13%	21,265	13%	1,405	7%	26%	-	0%	-	0%	0	-	0%	107,205	69%	110,361	68%	3,156	3%	58%	28,977	19%	29,863	18%	886	3%	16%
Moncton	144,810	157,717	12,907	9%	27,990	19%	31,017	20%	3,027	11%	23%	-	0%	-	0%	0	-	0%	82,335	57%	90,337	57%	8,002	10%	62%	34,485	24%	36,363	23%	1,878	5%	15%
Brantford	135,430	144,162	8,732	6%	4,454	3%	4,869	3%	415	9%	5%	-	0%	-	0%	0	-	0%	103,976	77%	111,034	77%	7,058	7%	81%	27,000	20%	28,259	20%	1,259	5%	14%
Saint John	126,202	130,613	4,411	3%	14,539	12%	15,476	12%	937	6%	21%	12,178	10%	12,618	10%	440	4%	10%	56,110	44%	57,702	44%	1,592	3%	36%	43,256	34%	44,586	34%	1,330	3%	30%
Peterborough	121,721	128,624	6,903	6%	31,627	26%	32,712	25%	1,085	3%	16%	2,695	2%	2,806	2%	111	4%	2%	45,425	37%	46,392	36%	967	2%	14%	40,553	33%	45,129	35%	4,576	11%	66%
Lethbridge	117,394	123,847	6,453	5%	11,123	9%	11,189	9%	66	1%	1%	-	0%	-	0%	0	-	0%	95,863	82%	102,263	83%	6,400	7%	99%	10,408	9%	10,395	8%	-13	-%	-%
Thunder Bay	121,621	123,258	1,637	1%	19,061	16%	20,246	16%	1,185	6%	72%	1,242	1%	1,414	1%	172	14%	11%	66,664	55%	65,736	53%	-928	-1%	-57%	34,654	28%	35,862	29%	1,208	3%	74%
Nanaimo	98,021	115,459	17,438	18%	18,895	19%	21,553	19%	2,658	14%	15%	-	0%	-	0%	0	-	0%	64,915	66%	78,310	68%	13,395	21%	77%	13,343	14%	14,642	13%	1,299	10%	7%
Kamloops	103,811	114,142	10,331	10%	19,046	18%	20,459	18%	1,413	7%	14%	17,789	17%	18,470	16%	681	4%	7%	39,518	38%	42,430	37%	2,912	7%	28%	24,074	23%	28,495	25%	4,421	18%	43%
Chilliwack	101,512	113,767	12,255	12%	17,221	17%	19,532	17%	2,311	13%	19%	-	0%	-	0%	0	-	0%	60,961	60%	68,153	60%	7,192	12%	59%	23,237	23%	25,993	23%	2,756	12%	22%
Belleville-Quinte West	103,401	111,184	7,783	8%	9,252	9%	9,752	9%	500	5%	6%	5,604	5%	6,042	5%	438	8%	6%	53,455	52%	57,739	52%	4,284	8%	55%	35,021	34%	37,608	34%	2,587	7%	33%
Fredericton	102,690	108,610	5,920	6%	15,548	15%	17,206	16%	1,658	11%	28%	-	0%	-	0%	0	-	0%	48,385	47%	51,133	47%	2,748	6%	46%	38,757	38%	40,271	37%	1,514	4%	26%
Drummondville	96,118	101,610	5,492	6%	15,761	16%	15,720	15%	-41	-%	-1%	-	0%	-	0%	0	-	0%	49,880	52%	53,269	52%	3,389	7%	62%	30,477	32%	32,621	32%	2,144	7%	39%
Red Deer	100,418	100,844	426	0%	10,027	10%	9,753	10%	-274	-3%	-64%	3,638	4%	3,493	3%	-145	-4%	-34%	86,753	86%	87,598	87%	845	1%	198%	-	0%	-	0%	0	-	0%
TOTAL CMA	25,548,954	27,281,056	1,732,102	7%	3,472,309	14%	3,692,375	14%	220,066	6%	13%	2,939,816	12%	3,030,827	11%	91,011	3%	5%	17,212,730	67%	18,350,811	67%	1,138,081	7%	66%	1,904,205	7%	2,181,756	8%	277,551	15%	16%
Canadian Large CMAs	18,107,016	19,198,992	1,091,976	6%	2,556,949	14%	2,696,154	14%	139205	5%	13%	2,383,221	13%	2,438,891	13%	55670	2%	5%	12,324,255	68%	13,103,539	68%	779284	6%	71%	829,529	5%	944,523	5%	114994	14%	11%
Canadian Mid-Sized CMAs	7,441,938	8,082,064	640,126	9%	915,360	12%	996,221	12%	80861	9%	13%	556,595	7%	591,936	7%	35341	6%	6%	4,888,475	66%	5,247,272	65%	358797	7%	56%	1,074,676	14%	1,237,233	15%	162557	15%	25%
Western Mid-Sized CMAs	1,796,112	1,949,881	153,769	9%	229,949	13%	245,398	13%	15449	7%	10%	134,144	7%	138,255	7%	4111.1	3%	3%	1,231,165	69%	1,344,795	69%	113630	9%	74%	196,415	11%	215,873	11%	19458	10%	13%
Ontario Mid-Sized CMAs	4,037,534	4,404,897	367,363	9%	443,658	11%	490,306	11%	46648	11%	13%	334,622	7%	358,049	8%	23427	7%	6%	2,765,973	69%	2,961,129	69%	195156	7%	53%	491,063	12%	591,847	13%	100784	21%	27%
Quebec Mid-Sized CMAs	625,245	652,064	26,819	4%	94,258	15%	97,978	15%	3720	4%	14%	25,366	4%	28,234	4%	2868	11%	11%	341,948	55%	355,110	54%	13162	4%	49%	163,673	26%	170,742	26%	7069	4%	26%
Atlantic Mid-Sized CMAs	983,047	1,075,222	92,175	9%	147,495	15%	162,539	15%	15044	10%	16%	62,463	6%	67,398	6%	4935	8%	5%	549,389	56%	586,238	55%	36849	7%	40%	223,525	23%	258,771	24%	35246	16%	38%

[2] Data for 2016 is sourced from the 2021 Census 'T9' classification exercise and are adjusted totals due to census tract splits using weighted-values produced by Allen & Taylor (2018)

[3] While all total population figures represent true totals, they are not always a true sum of the Active Core, Transit Suburb, Auto Suburb, and Exurban figures due to 'unclassified' census tracts in several CMAs

[4] This chart utilizes classifications from the 2021 Census and moves the population data backward

Data sources : Statistics Canada, 2016 and 2021 Census Tract Data

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APPENDIX J:
Dwelling Unit Summary by Classification for Census Metropolitan Areas Grouped by Regions, 2021

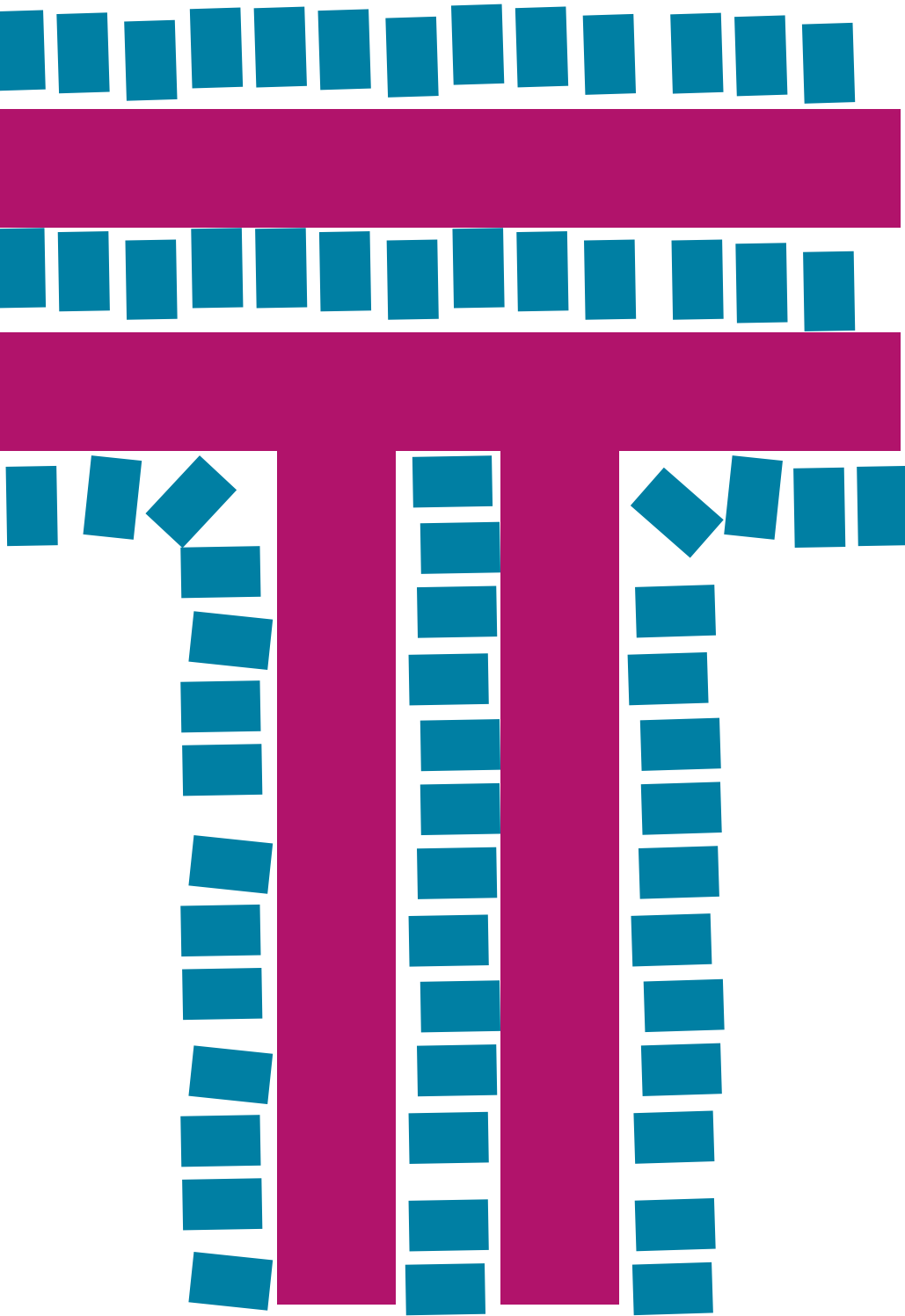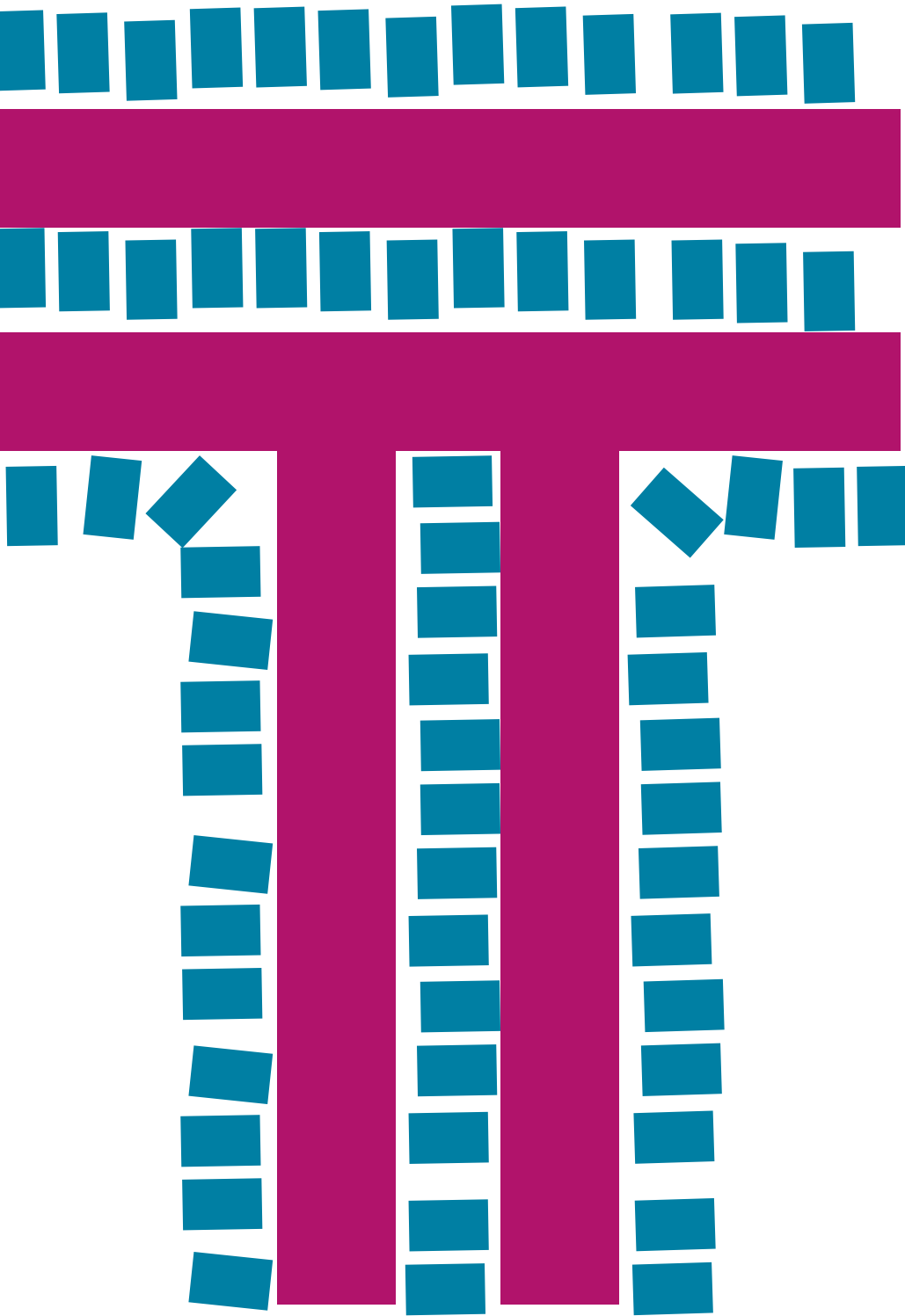## TOTAL DWELLING UNITS IN CANADIAN CENSUS METROPOLITAN AREAS, CORE / SUBURBS / EXURBAN PROPORTIONS, 2021 CENSUS, MODEL T9

Census Metropolitan Area	Total Dwelling Units in 2021*	Active Core Total DUs	(%)	Transit Suburb Total DUs	%	Auto Suburb Total DUs	%	Exurban Total DUs	%
Toronto	2,394,205	436,976	18%	386,429	16%	1,509,109	63%	56,438	2%
Montreal	1,929,263	427,001	22%	266,016	14%	1,178,125	61%	57,572	3%
Vancouver	1,104,532	243,978	22%	172,510	16%	668,704	61%	19,011	2%
Ottawa-Gatineau	638,013	121,967	19%	60,406	9%	364,329	57%	91,311	14%
Calgary	594,513	106,595	18%	46,346	8%	422,649	71%	17,680	3%
Edmonton	589,554	66,201	11%	80,803	14%	393,733	67%	48,690	8%
Quebec City	411,415	95,896	23%	45,851	11%	213,421	52%	56,247	14%
Winnipeg	347,144	62,940	18%	32,269	9%	224,793	65%	27,038	8%
Hamilton	320,081	51,464	16%	33,267	10%	218,709	68%	16,641	5%
London	235,522	43,657	19%	42,508	18%	118,814	50%	30,543	13%
Kitchener-Waterloo-Cambridge	229,809	34,362	15%	32,339	14%	152,671	66%	10,379	5%
Halifax	211,789	37,821	18%	28,581	13%	97,428	46%	47,943	23%
St Catharine's-Niagara	190,878	20,682	11%	-	0%	148,820	78%	21,376	11%
Victoria	397,237	48,956	12%	17,176	4%	113,655	29%	6,798	2%
Windsor	174,072	25,216	14%	11,956	7%	103,095	59%	33,434	19%
Oshawa	153,565	5,908	4%	15,422	10%	124,765	81%	7,470	5%
Saskatoon	134,720	20,914	16%	8,316	6%	85,380	63%	20,110	15%
Sherbrooke	113,325	29,271	26%	15,094	13%	48,158	42%	20,802	18%
Regina	108,120	12,016	11%	19,938	18%	65,976	61%	10,190	9%
Kelowna	102,097	11,931	12%	10,796	11%	73,324	72%	6,046	6%
St. John's	97,429	16,669	17%	-	0%	70,215	72%	10,545	11%
Barrie	82,649	4,532	5%	4,800	6%	62,773	76%	10,544	13%
Kingston	80,955	17,242	21%	12,573	16%	34,132	42%	17,008	21%
Trois-Rivieres	80,767	13,217	16%	-	0%	53,857	67%	13,693	17%
Saguenay	79,976	6,228	8%	-	0%	43,207	54%	30,541	38%
Greater Sudbury	78,225	8,116	10%	9,941	13%	42,409	54%	17,759	23%
Abbotsford-Mission	70,648	-	0%	-	0%	61,651	87%	8,997	13%
Moncton	70,460	16,753	24%	-	0%	38,313	54%	15,394	22%
Guelph	67,685	21,012	31%	-	0%	38,734	57%	7,939	12%
Saint John	59,271	9,252	16%	6,347	11%	24,054	41%	19,552	33%
Brantford	58,047	2,739	5%	-	0%	45,070	78%	10,238	18%
Thunder Bay	57,877	11,329	20%	712	1%	30,506	53%	15,330	26%
Peterborough	57,761	16,840	29%	1,390	2%	19,184	33%	19,487	34%
Lethbridge	51,735	5,844	11%	-	0%	42,606	82%	3,285	6%
Nanaimo	51,568	11,278	22%	-	0%	33,860	66%	6,105	12%
Kamloops	50,235	10,528	21%	8,195	16%	16,497	33%	13,088	26%
Fredericton	48,761	9,018	18%	-	0%	22,789	47%	16,954	35%
Belleville-Quinte West	48,274	5,152	11%	2,984	6%	25,039	52%	15,078	31%
Drummondville	47,323	8,606	18%	-	0%	24,862	53%	13,855	29%
Chilliwack	46,708	10,132	22%	-	0%	26,480	57%	10,064	22%
Red Deer	43,404	6,306	15%	1,817	4%	35,281	81%	-	0%
TOTAL CMA	**11,709,612**	**2,114,545**	**18%**	**1,374,782**	**12%**	**7,117,177**	**61%**	**881,175**	**8%**
Canadian Large CMAs	**8,008,639**	**1,561,554**	**19%**	**1,090,630**	**14%**	**4,974,863**	**62%**	**373,987**	**5%**
Canadian Mid-Sized CMAs	**3,700,973**	**552,991**	**15%**	**284,152**	**8%**	**2,142,314**	**58%**	**507,188**	**14%**
Western Mid-Sized CMAs	**1,056,472**	**137,905**	**13%**	**66,238**	**6%**	**554,710**	**53%**	**84,683**	**8%**
Ontario Mid-Sized CMAs	**1,835,400**	**268,251**	**15%**	**167,892**	**9%**	**1,164,721**	**63%**	**233,226**	**13%**
Quebec Mid-Sized CMAs	**321,391**	**57,322**	**18%**	**15,094**	**5%**	**170,084**	**53%**	**78,891**	**25%**
Atlantic Mid-Sized CMAs	**487,710**	**89,513**	**18%**	**34,928**	**7%**	**252,799**	**52%**	**110,388**	**23%**

*Note: While all total population figures represent true totals, they are not always a true sum of the Active Core, Transit Suburb, Auto Suburb, and Exurban figures due to 'unclassified' census tracts in several CMAs

APPENDIX K:
Dwelling Unit Growth Summary for Census Metropolitan Areas Grouped by Regions, 2021

TOTAL DWELLING UNIT GROWTH IN CANADIAN CENSUS METROPOLITAN AREAS, GREATER GOLDEN HORSESHOE, CORE / SUBURBS / EXURBAN PROPORTIONS, 2021 CENSUS, MODEL T9

Census Metropolitan Area	2016 DU'n[2,3]	2021 DU'n[3]	2016-21 Dwelling Unit Growth		Active Core[4] 2016 Dwelling Units (share of total)		2021 Dwelling Units (share of total)		2016-21 Growth in Classification		CMA Growth Share	Transit Suburb[4] 2016 Dwelling Units (share of total)		2021 Dwelling Units (share of total)		2016-21 Growth in Classification		CMA Growth Share	Auto Suburb[4] 2016 Dwelling Units (share of total)		2021 Dwelling Units (share of total)		2016-21 Growth in Classification		CMA Growth Share	Exurban[4] 2016 Dwelling Units (share of total)		2021 Dwelling Units (share of total)		2016-21 Growth in Classification		CMA Growth Share
Toronto	2,235,146	2,394,205	159,059	7%	386,250	17%	436,976	18%	50,726	13%	32%	374,298	17%	386,429	16%	12,131	3%	8%	1,420,741	64%	1,509,109	63%	88,368	6%	56%	51,700	2%	56,438	2%	4,738	9%	3%
Montreal	1,823,281	1,929,263	105,982	6%	402,770	22%	427,001	22%	24,231	6%	23%	259,374	14%	266,016	14%	6,642	3%	6%	1,111,121	61%	1,178,125	61%	67,004	6%	63%	49,927	3%	57,572	3%	7,645	15%	7%
Vancouver	1,027,613	1,104,532	76,919	7%	228,970	22%	243,978	22%	15,008	7%	20%	159,346	16%	172,510	16%	13,164	8%	17%	620,338	60%	668,704	61%	48,366	8%	63%	18,635	2%	19,011	2%	376	2%	0%
Ottawa-Gatineau	571,146	638,013	66,867	12%	115,042	20%	121,967	19%	6,925	6%	10%	59,102	10%	60,406	9%	1,304	2%	2%	324,958	57%	364,329	57%	39,371	12%	59%	72,044	13%	91,311	14%	19,267	27%	29%
Calgary	544,870	594,513	49,643	9%	97,014	18%	106,595	18%	9,581	10%	19%	45,973	8%	46,346	8%	373	1%	1%	384,362	71%	422,649	71%	38,287	10%	77%	15,420	3%	17,680	3%	2,260	15%	5%
Edmonton	537,631	589,554	51,923	10%	62,507	12%	66,201	11%	3,694	6%	7%	78,237	15%	80,803	14%	2,566	3%	5%	349,574	65%	393,733	67%	44,159	13%	85%	47,037	9%	48,690	8%	1,653	4%	3%
Quebec City	382,308	411,415	29,107	8%	89,879	24%	95,896	23%	6,017	7%	21%	43,966	12%	45,851	11%	1,885	4%	6%	199,026	52%	213,421	52%	14,395	7%	49%	49,437	13%	56,247	14%	6,810	14%	23%
Winnipeg	321,484	347,144	25,660	8%	59,507	19%	62,940	18%	3,433	6%	13%	31,341	10%	32,269	9%	928	3%	4%	205,744	64%	224,793	65%	19,049	9%	74%	24,782	8%	27,038	8%	2,256	9%	9%
Hamilton	306,034	320,081	14,047	5%	49,680	16%	51,464	16%	1,784	4%	13%	33,212	11%	33,267	10%	55	0%	0%	206,629	68%	218,709	68%	12,080	6%	86%	16,513	5%	16,641	5%	128	1%	1%
London	220,452	235,522	15,070	7%	42,693	19%	43,657	19%	964	2%	6%	40,945	19%	42,508	18%	1,563	4%	10%	110,306	50%	118,814	50%	8,508	8%	56%	26,508	12%	30,543	13%	4,035	15%	27%
Kitchener-Waterloo-Cambridge	210,896	229,809	18,913	9%	29,683	14%	34,362	15%	4,679	16%	25%	30,161	14%	32,339	14%	2,178	7%	12%	141,033	67%	152,671	66%	11,638	8%	62%	9,960	5%	10,379	5%	419	4%	2%
Halifax	187,478	211,789	24,311	13%	34,348	18.3%	37,821	17.9%	3,473	10%	14%	28,008	15%	28,581	13%	573	2%	2%	88,525	47%	97,428	46%	8,903	10%	37%	36,580	20%	47,943	23%	11,363	31%	47%
St Catharine's-Niagara	180,606	190,878	10,272	6%	19,821	11%	20,682	11%	861	4%	8%	-	0%	-	0%	0	-	0%	141,465	78%	148,820	78%	7,355	5%	72%	19,320	11%	21,376	11%	2,056	11%	20%
Victoria	172,559	186,674	14,115	8%	45,172	26%	48,956	26%	3,784	8%	27%	16,945	10%	17,176	9%	231	1%	2%	103,828	60%	113,655	61%	9,827	9%	70%	6,574	4%	6,798	4%	224	3%	2%
Windsor	140,408	174,072	33,664	24%	22,496	16%	25,216	14%	2,720	12%	8%	11,888	8%	11,956	7%	68	1%	0%	94,638	67%	103,095	59%	8,457	9%	25%	11,123	8%	33,434	19%	22,311	201%	66%
Oshawa	142,462	153,565	11,103	8%	5,422	4%	5,908	4%	486	9%	4%	14,221	10%	15,422	10%	1,201	8%	11%	116,373	82%	124,765	81%	8,392	7%	76%	6,446	5%	7,470	5%	1,024	16%	9%
Saskatoon	124,777	134,720	9,943	8%	20,384	16%	20,914	16%	530	3%	5%	8,343	7%	8,316	6%	-27	-%	-%	78,294	63%	85,380	63%	7,086	9%	71%	17,756	14%	20,110	15%	2,354	13%	24%
Sherbrooke	106,082	113,325	7,243	7%	28,234	27%	29,271	26%	1,037	4%	14%	14,144	13%	15,094	13%	950	7%	13%	44,024	41%	48,158	42%	4,134	9%	57%	19,680	19%	20,802	18%	1,122	6%	15%
Regina	101,720	108,120	6,400	6%	11,860	12%	12,016	11%	156	1%	2%	19,752	19%	19,938	18%	186	1%	3%	60,789	60%	65,976	61%	5,187	9%	81%	9,319	9%	10,190	9%	871	9%	14%
Kelowna	88,273	102,097	13,824	16%	10,269	12%	11,931	12%	1,662	16%	12%	8,793	10%	10,796	11%	2,003	23%	14%	63,819	72%	73,324	72%	9,505	15%	69%	5,392	6%	6,046	6%	654	12%	5%
St. John's	92,353	97,429	5,076	5%	16,495	18%	16,669	17%	174	1%	3%	0	0%	-	0%	0	-	0%	66,864	72%	70,215	72%	3,351	5%	66%	8,994	10%	10,545	11%	1,551	17%	31%
Barrie	76,336	82,649	6,313	8%	4,432	6%	4,532	5%	100	2%	2%	4,714	6%	4,800	6%	86	2%	1%	57,844	76%	62,773	76%	4,929	9%	78%	9,346	12%	10,544	13%	1,198	13%	19%
Kingston	77,173	80,955	3,782	5%	16,849	22%	17,242	21%	393	2%	10%	12,458	16%	12,573	16%	115	1%	3%	31,134	40%	34,132	42%	2,998	10%	79%	16,732	22%	17,008	21%	276	2%	7%
Trois-Rivieres	77,734	80,767	3,033	4%	13,104	17%	13,217	16%	113	1%	4%	0	0%	-	0%	0	-	0%	51,566	66%	53,857	67%	2,291	4%	76%	13,064	17%	13,693	17%	629	5%	21%
Saguenay	77,968	79,976	2,008	3%	6,228	8%	6,228	8%	0	0%	0%	0	0%	-	0%	0	-	0%	42,487	54%	43,207	54%	720	2%	36%	29,253	38%	30,541	38%	1,288	4%	64%
Greater Sudbury	76,619	78,225	1,606	2%	8,098	11%	8,116	10%	18	0%	1%	9,777	13%	9,941	13%	164	2%	10%	41,851	55%	42,409	54%	558	1%	35%	16,890	22%	17,759	23%	869	5%	54%
Abbotsford-Mission	65,967	70,648	4,681	7%	0	0%	-	0%	0	-	0%	0	0%	-	0%	0	-	0%	57,327	87%	61,651	87%	4,324	8%	92%	8,640	13%	8,997	13%	357	4%	8%
Moncton	66,699	70,460	3,761	6%	16,225	24%	16,753	24%	528	3%	14%	-	0%	-	0%	0	-	0%	35,556	53%	38,313	54%	2,757	8%	73%	14,918	22%	15,394	22%	476	3%	13%
Guelph	63,324	67,685	4,361	7%	20,765	33%	21,012	31%	247	1%	6%	-	0%	-	0%	0	-	0%	35,162	56%	38,734	57%	3,572	10%	82%	7,397	12%	7,939	12%	542	7%	12%
Saint John	58,398	59,271	873	1%	9,322	16%	9,252	16%	-70	-1%	-8%	6,307	11%	6,347	11%	40	1%	5%	23,300	40%	24,054	41%	754	3%	86%	19,403	33%	19,552	33%	149	1%	17%
Brantford	54,808	58,047	3,239	6%	2,583	5%	2,739	5%	156	6%	5%	0	0%	-	0%	0	-	0%	42,476	77%	45,070	78%	2,594	6%	80%	9,749	18%	10,238	18%	489	5%	15%
Thunder Bay	57,146	57,877	731	1%	11,013	19%	11,329	20%	316	3%	43%	699	1%	712	1%	13	2%	2%	30,679	54%	30,506	53%	-173	-1%	-24%	14,755	26%	15,330	26%	575	4%	79%
Peterborough	55,662	57,761	2,099	4%	16,373	29%	16,840	29%	467	3%	22%	1,370	2%	1,390	2%	20	1%	1%	18,556	33%	19,184	33%	628	3%	30%	18,539	33%	19,487	34%	948	5%	45%
Lethbridge	48,317	51,735	3,418	7%	5,829	12%	5,844	11%	15	0%	0%	0	0%	-	0%	0	-	0%	39,338	81%	42,606	82%	3,268	8%	96%	3,150	7%	3,285	6%	135	4%	4%
Nanaimo	46,928	51,568	4,640	10%	10,736	23%	11,278	22%	542	5%	12%	0	0%	-	0%	0	-	0%	30,149	64%	33,860	66%	3,711	12%	80%	5,730	12%	6,105	12%	375	7%	8%
Kamloops	46,895	50,235	3,340	7%	10,142	22%	10,528	21%	386	4%	12%	8,025	17%	8,195	16%	170	2%	5%	15,548	33%	16,497	33%	949	6%	28%	11,525	25%	13,088	26%	1,563	14%	47%
Fredericton	47,131	48,761	1,630	3%	8,722	19%	9,018	18%	296	3%	18%	-	0%	-	0%	0	-	0%	21,545	46%	22,789	47%	1,244	6%	76%	16,864	36%	16,954	35%	90	1%	6%
Belleville-Quinte West	45,050	48,274	3,224	7%	4,868	11%	5,152	11%	284	6%	9%	2,919	6%	2,984	6%	65	2%	2%	23,218	52%	25,039	52%	1,821	8%	56%	14,012	31%	15,078	31%	1,066	8%	33%
Drummondville	44,167	47,323	3,156	7%	8,283	19%	8,606	18%	323	4%	10%	-	0%	-	0%	0	-	0%	22,937	52%	24,862	53%	1,925	8%	61%	12,947	29%	13,855	29%	908	7%	29%
Chilliwack	42,395	46,708	4,313	10%	9,225	22%	10,132	22%	907	10%	21%	-	0%	-	0%	0	-	0%	23,786	56%	26,480	57%	2,694	11%	62%	9,354	22%	10,064	22%	710	8%	16%
Red Deer	39,982	43,404	3,422	9%	5,601	14%	6,306	15%	705	13%	21%	1,622	4%	1,817	4%	195	12%	6%	32,759	82%	35,281	81%	2,522	8%	74%	0	0%	0	0%	0	-	0%
TOTAL CMA	10,686,278	11,499,049	812,771	8%	1,966,894	18%	2,114,545	18%	147,651	8%	18%	1,325,940	12%	1,374,782	12%	48,842	4%	6%	6,609,669	62%	7,117,177	62%	507,508	8%	62%	775,415	7%	881,175	8%	105,760	14%	13%
Canadian Large CMAs	7,443,479	8,008,639	565,160	8%	1,441,939	19%	1,561,554	19%	119615	8%	21%	1,051,637	14%	1,090,630	14%	38993	4%	7%	4,615,864	62%	4,974,863	62%	358999	8%	64%	328,982	4%	373,987	5%	45005	14%	8%
Canadian Mid-Sized CMAs	3,242,799	3,490,410	247,611	8%	524,955	16%	552,991	16%	28036	5%	11%	274,303	8%	284,152	8%	9848.7	4%	4%	1,993,805	61%	2,142,314	61%	148509	7%	60%	446,433	14%	507,188	15%	60755	14%	25%
Western Mid-Sized CMAs	777,813	845,909	68,096	9%	129,218	17%	137,905	16%	8687	7%	13%	63,480	8%	66,238	8%	2757.7	4%	4%	505,637	65%	554,710	66%	49073	10%	72%	77,440	10%	84,683	10%	7243	9%	11%
Ontario Mid-Sized CMAs	1,706,976	1,835,400	128,424	8%	254,776	15%	268,251	15%	13475	5%	10%	162,364	10%	167,892	9%	5528	3%	4%	1,091,364	64%	1,164,721	63%	73357	7%	57%	197,290	12%	233,226	13%	35936	18%	28%
Quebec Mid-Sized CMAs	305,951	321,391	15,440	5%	55,849	18%	57,322	18%	1473	3%	10%	14,144	5%	15,094	5%	950	7%	6%	161,014	53%	170,084	53%	9070	6%	59%	74,944	24%	78,891	25%	3947	5%	26%
Atlantic Mid-Sized CMAs	452,059	487,710	35,651	8%	85,112	19%	89,513	18%	4401	5%	12%	34,315	8%	34,928	7%	613	2%	2%	235,790	52%	252,799	52%	17009	7%	48%	96,759	21%	110,388	23%	13629	14%	38%

[2] Data for 2016 is sourced from the 2021 Census 'T9' classifcation exercise and are adjusted totals due to census tract splits using weighted-values produced by Allen & Taylor (2018)

[3] While all total dwelling unit figures represent true totals, they are not always a true sum of the Active Core, Transit Suburb, Auto Suburb, and Exurban figures due to 'unclassified' census tracts in several CMAs

[4] This chart utilizes classifications from the 2021 Census and moves the population data backward