Attachment A: Population Distribution for Winnipeg.

Population Age Distribution (1996, 2001, 2011 and 2021)

Winnipeg 1996:		
Age:	Census Count	%
0-4	41965	6.9
5-9	41455	6.8
10-14	39745	6.5
15-19	39310	6.4
20-24	44925	7.3
25-29	46035	7.5
30-34	52640	8.6
35-39	52335	8.6
40-44	48215	7.9
45-49	43695	7.1
50-54	32280	5.3
55-59	25475	4.2
60-64	24210	4.0
65-69	23005	3.8
70-74	22285	3.6
75+	34050	5.6
	611625	100.0

Winnipeg 2001:		
Age:	Conference Board	%
0-4	36186	5.7
5-9	41610	6.6
10-14	42812	6.8
15-19	41186	6.5
20-24	42925	6.8
25-29	47152	7.5
30-34	45585	7.2
35-39	51027	8.1
40-44	52339	8.3
45-49	48508	7.7
50-54	43031	6.8
55-59	31583	5.0
60-64	24006	3.8
65-69	21384	3.4
70-74	20145	3.2
75-79	18649	3.0
80-84	12490	2.0
85+	11430	1.8
	632048	100.0

Winnipeg 2011:		
Age:	Conference Board Projection	%
0-4	35845	5.4
5-9	35978	5.4
10-14	38059	5.7
15-19	44221	6.6
20-24	47592	7.1
25-29	47612	7.2
30-34	46215	6.9
35-39	47070	7.1
40-44	44785	6.7
45-49	50196	7.5
50-54	50525	7.6
55-59	45783	6.9
60-64	39520	5.9
65-69	27409	4.1
70-74	19521	2.9
75-79	16260	2.4
80-84	13292	2.0
85+	16016	2.4
	665899	100.0

Winnipeg 2021:		
Age:	Conference Board Projection	%
0-4	38292	5.4
5-9	38222	5.4
10-14	38321	5.4
15-19	39311	5.5
20-24	43756	6.2
25-29	52377	7.4
30-34	53180	7.5
35-39	48967	6.9
40-44	46307	6.5
45-49	46925	6.6
50-54	43778	6.2
55-59	47898	6.8
60-64	47052	6.6
65-69	40672	5.7
70-74	33048	4.7
75-79	21381	3.0
80-84	13328	1.9
85+	16581	2.3
	709396	100.0

Population Distribution by Age Cohorts (1996, 2001, 2011 and 2021)

Winnipeg 1996		
Age:	Census Count	%
0-19	162475	26.6
20-24	44925	7.3
25-34	98675	16.1
35-44	100550	16.4
45-54	75975	12.4
55-64	49685	8.1
65-74	45290	7.4
75+	34050	5.6
	611625	100.0

Winnipeg 2001:		
Age:	Conference Board	%
0-19	161794	25.6
20-24	42925	6.8
25-34	92737	14.7
35-44	103366	16.4
45-54	91539	14.5
55-64	55589	8.8
65-74	41529	6.6
75+	42569	6.7
	632048	100.0

Winnipeg 2011:		
Age:	Conference Board Projection	%
0-19	154103	23.1
20-24	47592	7.1
25-34	93827	14.1
35-44	91855	13.8
45-54	100721	15.1
55-64	85303	12.8
65-74	46930	7.0
75+	45568	6.8
	665899	100.0

Winnipeg 2021:		
Age:	Conference Board Projection	%
0-19	154146	21.7
20-24	43756	6.2
25-34	105557	14.9
35-44	95274	13.4
45-54	90703	12.8
55-64	94950	13.4
65-74	73720	10.4
75+	51290	7.2
	709396	100.0

Projected Population Change By Age Cohort (2001-2011; 2011-2021)
(Conference Board of Canada, 2002)

2001-2011		
Age:	Total Number	% Change
0-19	-7691	-4.8
20-24	4667	10.9
25-34	1090	1.2
35-44	-11511	-11.1
45-54	9182	10.0
55-64	29714	53.5
65-74	5401	13.0
75+	2999	7.0
	33851	5.4

2011-2021		
Age:	Total Number	% Change
0-19	43	0.03
20-24	-3836	-8.1
25-34	11730	12.5
35-44	3419	3.7
45-54	-10018	-9.9
55-64	9647	11.3
65-74	26790	57.1
75+	5722	12.6
	43497	6.5

Attachment B: 1996 City of Winnipeg Neighbourhood Profiles

(note: 2001 Neighbourhood Profiles not available at point of preparing this report)

	Winnipeg	Linden Woods	Whyte Ridge	Richmond West	Waverley Heights	Island Lakes	Canterbury Park
Population (1996)	619475	6470	4445	5375	5585	4055	4820
Population Change (91-96)	0.5	17.0	57.9	20.1	-1.9	30.2	7.0
Median Age	-	-	-	-	-	-	-
Private Dwellings	246175	2000	1365	1795	1775	1340	1540
% over 15	79.8	73.6	70.4	75.3	78.3	74.6	71.9
Single	32.3	24.3	19.0	30.9	32.9	24.2	26.9
Married	50.4	68.7	74.8	60.6	57.1	68.1	62.6
Separated	3.3	1.4	1.1	1.8	1.9	1.6	2.9
Divorced	7.2	3.0	1.9	4.7	5.4	3.4	5.9
Widowed	6.8	2.6	3.2	2.0	2.8	2.6	1.7
Canadian Born	-	-	-	-	-	-	-
Average Earnings - All	$25,077	$39,732	$37,508	$30,808	$25,358	$34,051	$24,005
Average Earning - Full Time	$34,399	$53,182	$47,955	$42,932	$36,201	$43,338	$30,862
Transport. - Vehicle (drive/pass)	75.8	90.6	90.7	85.7	83.4	89.4	82.9
Transport. - Public	15.5	6.3	5.5	10.7	12.1	8.4	14.2
Participation in Workforce	66.5	76.7	82.0	79.1	79.2	81.2	80.3
Unemployed	8.2	4.5	4.3	6.1	3.1	5.0	5.4
Income % of earnings	74.0	86.0	91.0	89.1	85.0	90.5	87.7
Income % gov transfers	13.9	4.0	4.5	5.1	6.8	4.4	7
Income Other	12.1	10.0	4.5	5.8	8.2	5.1	5.3
Average Family Income	$53,174	$87,682	$80,225	$68,605	$61,254	$73,858	$53,054
Total number of households	246175	2000	1360	1795	1760	1345	1540
Persons per households	2.5	3.2	3.3	3.0	3.1	3.1	3.1
One person households	29.1	10.3	6.3	14.2	12.5	11.5	8.8
Two person households	31.3	26.2	24.6	28.7	27.6	29.0	26.9
Three or more	39.6	63.5	69.1	57.1	59.9	59.5	64.3
Average household income	$44,937	$85,788	$77,954	$62,144	$59,645	$71,126	$51,673
Rented Dwellings	38.0	5.8	0.7	24.8	18.9	15.3	13.3
Owned dwellings	62.0	94.2	99.3	75.2	81.1	84.7	86.7
Construction - before 1981	80.9	0.0	2.9	29.8	81.0	2.2	40.7
Construction - 1981-1996	19.1 (46865)	100.0 (1995)	97.1(1315)	70.2 (1260)	19.0 (335)	97.8	59.3 (910)
Average value of dwelling	$84,559	$172,497	$145,920	$134,519	$100,308	$137,674	$84,081
Age Structure:							
Total all persons - 1996	**611625**	**6475**	**4420**	**5380**	**5515**	**4080**	**4835**
0-4	41965	420	515	410	335	370	470
5-14	81200	1290	795	920	860	665	890
15-19	39310	490	230	450	515	280	405
20-24	44925	330	170	470	520	235	315
25-44	199225	2075	1845	1895	1760	1615	1950
45-54	75975	1100	560	810	895	510	535
55-64	49685	480	170	280	390	235	165
65-74	45290	245	85	85	170	120	80
75+	34050	45	50	60	70	50	25
% of total Population							
0-4	6.9	6.5	11.7	7.6	6.1	9.1	9.7
5-14	13.3	19.9	18.0	17.1	15.6	16.3	18.4
15-19	6.4	7.6	5.2	8.4	9.3	6.9	8.4
20-24	7.3	5.1	3.8	8.7	9.4	5.8	6.5
25-44	32.6	32.0	41.7	35.2	31.9	39.6	40.3
45-54	12.4	17.0	12.7	15.1	16.2	12.5	11.1
55-64	8.1	7.4	3.8	5.2	7.1	5.8	3.4
65-74	7.4	3.8	1.9	1.6	3.1	2.9	1.7
75+	5.6	0.7	1.1	1.1	1.3	1.2	0.5

	Broadway/ Assiniboine	South Portage	North Portage	Main St. North	Old Financial District
Population (1996)	5405	1895	4470	475	240
Population Change (91-96)	1.2	-1.8	2.4	-43.1	17.1
Median Age	-	-	-	-	-
Private Dwellings	3635	1130	2475	205	120
% over 15	94.1	97.3	84.2	88.9	95.0
Single	53.8	54.8	49.3	31.5	50.0
Married	23.5	14.0	21.8	41.3	35.0
Separated	5.3	5.6	6.4	2.2	7.5
Divorced	11.2	16.8	11.6	6.5	7.5
Widowed	6.2	8.7	11.0	18.5	0.0
Canadian Born	-	-	-	-	-
Average Earnings - All	$21,616	$19,732	$16,370	$10,220	n/a
Average Earning - Full Time	$29,554	$28,636	$25,359	$16,124	n/a
Transportation - Vehicle (drive/pass)	38.3	19.6	29.7	25.1	46.3
Transportation - Public	20.8	23.5	32.5	40.6	6.7
Participation in Workforce	66.6	55.9	46.3	50.0	85.4
Unemployed	9.6	12.8	19.9	23.9	5.7
Income % of earnings	74.5	61.4	46.6	51.2	n/a
Income % gov transfers	15.0	26.4	34.7	45.0	n/a
Income Other	10.5	12.2	18.8	3.7	n/a
Average Family Income	$39,916	$32,239	$22,128	$21,450	n/a
Total number of households	3636	1135	2465	200	110
Persons per households	1.5	1.3	1.6	2.3	1.5
One person households	63.1	77.1	58.8	50.0	59.1
Two person households	29.2	19.4	25.6	12.5	40.9
Three or more	7.7	3.5	15.6	37.5	0.0
Average household income	$27,962	$20,910	$20,395	$17,556	n/a
Rented Dwellings	97.4	100.0	89.7	100.0	56.5
Owned dwellings	2.6	0.0	10.3	0.0	43.5
Construction - before 1981	70.2	88.1	60.6	92.7	90.9
Construction - 1981-1996	29.8 (1080)	11.9 (135)	39.4 (970)	7.3 (15)	9.1 (10)
Average value of dwelling	$83,371	$0	$49,670	$0	$84,559
Average Rent	$512	$457	$434	$376	$763
* walk to work	37.8	54.2	32.9	34.4	40
Age Structure:					
Total all persons - 1996	**5400**	**1660**	**4100**	**495**	**200**
0-4	210	25	360	40	10
5-14	110	20	290	15	0
15-19	155	80	170	20	0
20-24	755	190	415	55	35
25-44	2495	585	1360	140	95
45-54	585	190	405	40	50
55-64	350	180	300	50	10
65-74	375	180	370	50	0
75+	365	210	430	85	0
% of total Population					
0-4	3.9	1.5	8.8	8.1	5.0
5-14	2.0	1.2	7.1	3.0	0.0
15-19	2.9	4.8	4.1	4.0	0.0
20-24	14.0	11.4	10.1	11.1	17.5
25-44	46.2	35.2	33.2	28.3	47.5
45-54	10.8	11.4	9.9	8.1	25.0
55-64	6.5	10.8	7.3	10.1	5.0
65-74	6.9	10.8	9.0	10.1	0.0
75+	6.8	12.7	10.5	17.2	0.0

Attachment C: Age Demographics - Suburban and City Wide (1996; 2001; and 2011)

Demographic Profile - Winnipeg and Suburban Winnipeg (1996, 2001 and 2011)

	1996*			Today (2001)**			10 Years (2011)***		
Age:	Winnipeg Total	Suburban Average	Difference %	Winnipeg Total	Suburban (estimate)	Difference %	Winnipeg Total	Suburban (estimate)	Difference %
0-4	6.9	8.4	21.7	5.7	6.9	21.7	5.4	6.5	20.4
5-14	13.3	17.5	31.6	13.4	17.6	31.6	11.3	15.0	32.7
15-19	6.4	7.6	18.7	6.5	7.7	18.7	6.6	8.5	28.8
20-24	7.3	6.6	-9.6	6.8	6.2	-9.6	7.1	6.5	-1.4
25-44	32.6	36.8	12.9	31.0	35.0	12.9	27.9	31.5	12.9
45-54	12.4	14.1	13.7	14.5	16.7	13.7	15.1	17.0	6.0
55-64	8.1	5.5	-32.1	8.8	6.3	-32.1	12.8	9.0	-6.3
65-74	7.4	2.5	-66.2	6.6	2.4	-66.2	7.0	4.5	-21.4
75+	5.6	1.0	-82.1	6.7	1.2	-83.1	6.8	1.5	-63.2
	100.0	100.0		100.0	100.0		100.0	100.0	

* 1996 Census data and City of Winnipeg Neighbourhood Profiles

** Conference Board of Canada Data, 2002. 2001 suburban estimate based on 1996 proportions.

*** Conference Board of Canada Data, 2002.

2011suburban estimate is based on the assumption that the population differences between suburban areas and the City as a whole will be similar, but not as drastic as today due demographic shifts in the market over the next decade including increasing numbers of older baby boomers, and fewer families associated with the bust generation.

Waverley West Demographic Profile

At 50% buildout (estimated 10 years)

Total Population estimate 16500; 2.80 persons per household; 5900 units; 66% single-family

Age:	Total Pop.	Single total(units)	Married total(units)	Separated /Divorced total(units)	Widowed total(units)	Total Units (by HOH)	Single-Family %	Multi-Family %	Single-Family Total	Multi-Family Total
0-4	1070	-	-	-	-	-	-	-	-	-
5-14	2470	-	-	-	-	-	-	-	-	-
15-19	1400	-	-	-	-	-	-	-	-	-
20-24	1070	990 (160)	80 (40)	0 (0)	0 (0)	200	0	100	0	200
25-44	5200	800 (400)	4100 (2050)	300 (225)	0 (0)	2675	90	10	2400	275
45-54	2810	200 (175)	2360 (1180)	250 (200)	0 (0)	1555	75	25	1170	385
55-64	1490	75 (70)	1220 (610)	150 (125)	45 (40)	845	35	65	295	550
65-74	740	10 (10)	530 (265)	50 (40)	150 (135)	450	10	90	45	405
75+	250	0 (0)	120 (60)	0 (0)	130 (115)	175	0	100	0	175
	16500	2075 (815)	8410 (4205)	750 (590)	325 (290)	**5900**			**3910**	**1990**

HOH - Head of Household.

Marital profile of typical suburb in 1996 (population over 15)*:

- Single: 26.4%
- Married: 65.3%
- Separated: 1.8%
- Divorced: 4.1%
- Widowed: 2.5%

* 1996 Neighbourhood Profiles for selected suburbs.

Assumptions:

- Age 0-19: do not form any head of households in Waverely West.
- Age 20-24: 7.5% married and live in multi-family; remainder are single and either live at home with parents or in multi-family - likely in shared accommodation.
- Age 25-44: estimate that most are within married households (78.8%) and live in single-family homes (90%).
- Ages 45-54: estimate that most are within married households (84.0%), and most live in single-family homes (75%), however more starting to live in multi-family (possibly bareland condo).
- Ages 55-64: Most are married households (81.9%), and more beginning to live in multi-family (mostly equity) accommodations either condo or life lease.
- Ages 65-74: mostly married couples (71.6%) and widowed (20.3%). Most within Waverley West would live in multi-family housing.

Attachment D: 2001 Census Profiles (select jurisdictions)

2001					
	Manitoba	**Winnipeg**	**East St. Paul**	**Headingley**	**Stonewall**
Population	1119583	619544	7677	1907	4012
Population Change (96-01)	0.5	0.2	19.3	20.2	8.8
Median Age	36.8	37.3	39.7	37.4	37.6
Private Dwellings	477085	261311	2552	589	1534
% over 15	79.1	81.2	78.3	81.7	78.2
Single	31.7	33.8	24.4	33.0	24.7
Married	51.7	48.0	68.4	59.3	58.7
Separated	2.8	3.2	1.2	1.6	2.4
Divorced	6.4	7.5	2.7	3.5	4.8
Widowed	7.2	7.1	3.2	2.8	9.4
Canadian Born	87.5	82.1	89.3	85.0	94.2
Average Earnings - All	$27,178	$29,145	$39,814	$35,959	$29,675
Average Earning - Full Time	$36,729	$38,876	$53,325	$49,872	$42,423
Transportation - Vehicle	72.4	68.5	88.2	88.1	83.8
Transportation - Public	9.1	14.2	1.6	4.0	0.7
Participation in Workforce	67.3	68.1	75.5	75.0	68.6
Unemployed	6.1	5.7	1.3	2.0	3.3
Income % of earnings	75.3	76.1	83.9	70.7	77.9
Income % gov transfers	13.4	12.1	5.2	4.8	10.5
Income Other	11.3	11.8	10.9	24.2	11.5
Median Family Income	$50,934	$54,725	$83,654	$70,150	$65,311
Total number of households	432555	252710	2470	580	1475
Persons per households	2.59	2.45	3.11	3.29	2.72
Households with couple and children	29.6	26.8	51.0	43.0	40.0
Couple with no children	27.4	25.3	34.2	40.5	26.8
One person	28.1	31.2	8.5	10.3	25.1
Median household income	$41,661	$43,385	$79,934	$68,834	$53,871
Rented Dwellings	29.4	36.4	3.4	1.7	24.7
Owned dwellings	64.0	63.6	96.7	98.3	75.3
Construction - before 1991	70.0	64.5	70.4	82.8	68.9
Construction - 1991-2001	9.0	5.5 (13775)	29.7 (735)	17.2 (105)	31.1 (455)
Average value of dwelling	$97,670	$100,525	$206,094	$170,086	$130,529
Age Structure:					
Total all persons - 2001	**1119570**	**619540**	**7675**	**1910**	**4015**
0-4	70670	35835	365	70	190
5-14	163045	80695	1305	280	685
15-19	80425	40795	650	170	355
20-24	72850	44205	430	160	205
25-44	320305	186810	1980	560	1125
45-54	155710	89320	1445	335	620
55-64	100155	54260	865	200	260
65-74	78560	43455	440	75	240
75-84	56875	32455	165	45	210
85+	20975	11710	30	5	125
% of total Population					
0-4	6.3	5.8	4.8	3.7	4.7
5-14	14.6	13.0	17.0	14.7	17.1
15-19	7.2	6.6	8.5	8.9	8.8
20-24	6.5	7.1	5.6	8.4	5.1
25-44	28.6	30.2	25.8	29.3	28.0
45-54	13.9	14.4	18.8	17.5	15.4
55-64	8.9	8.8	11.3	10.5	6.5
65-74	7.0	7.0	5.7	3.9	6.0
75-84	5.1	5.2	2.1	2.4	5.2
85+	1.9	1.9	0.4	0.3	3.1