

Recent Demographic and Labour Market Trends in Regina

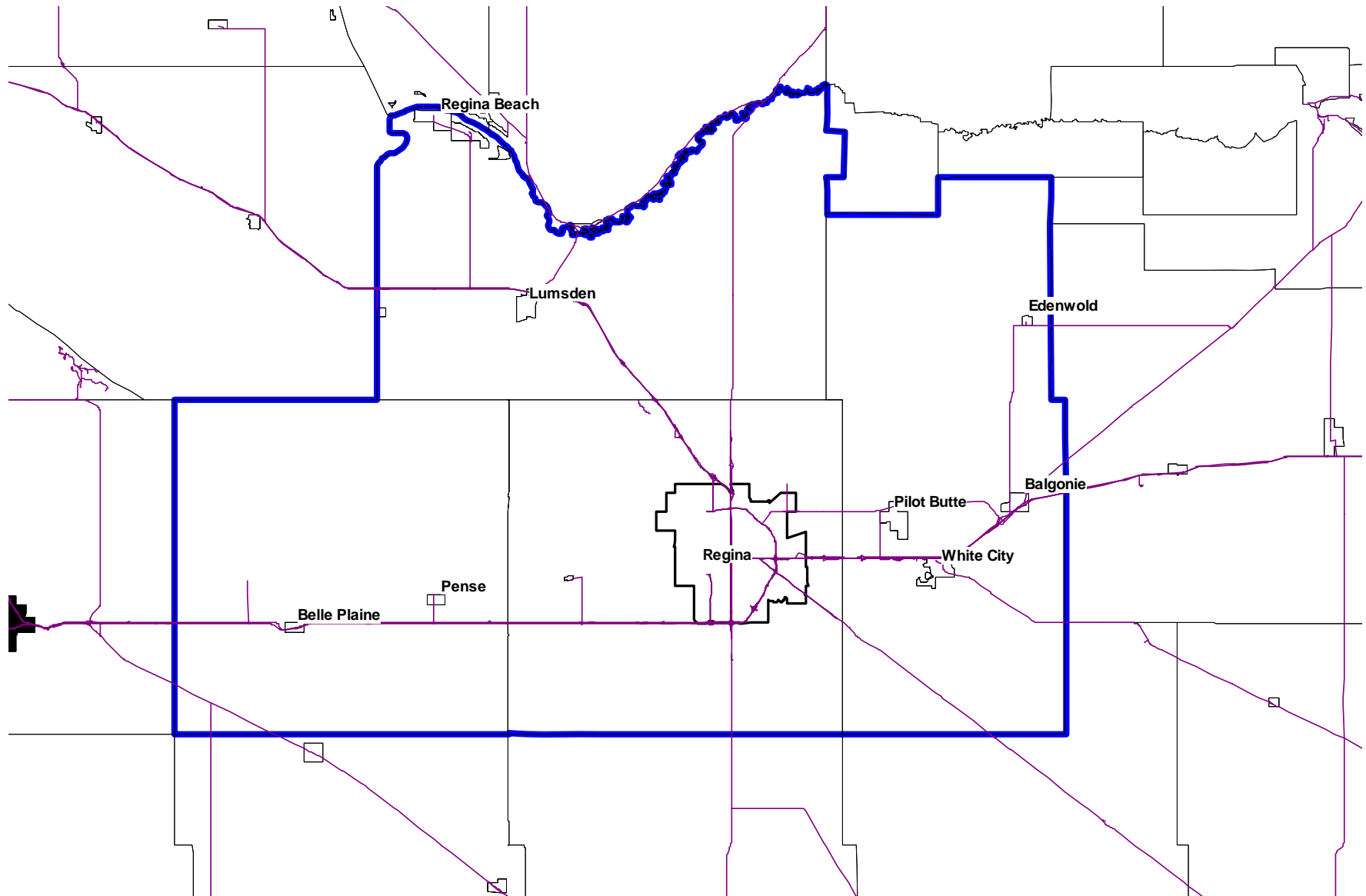
Prepared for the:

**Regina & Region
Home Builders Association**

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Regina Metropolitan Area (i.e. the Regina CMA)

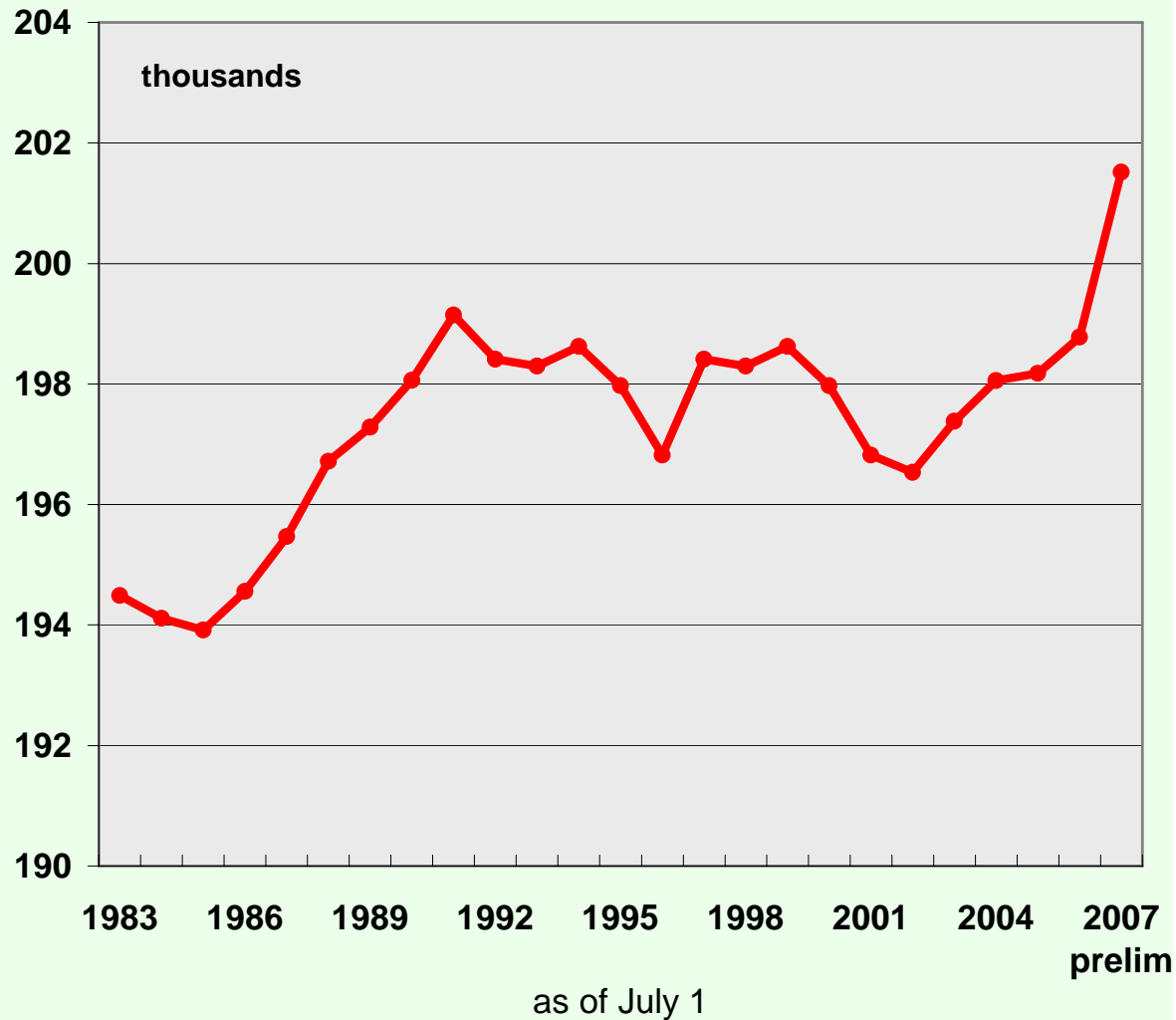


Recent Population Trends

Source: Statistics Canada

Population

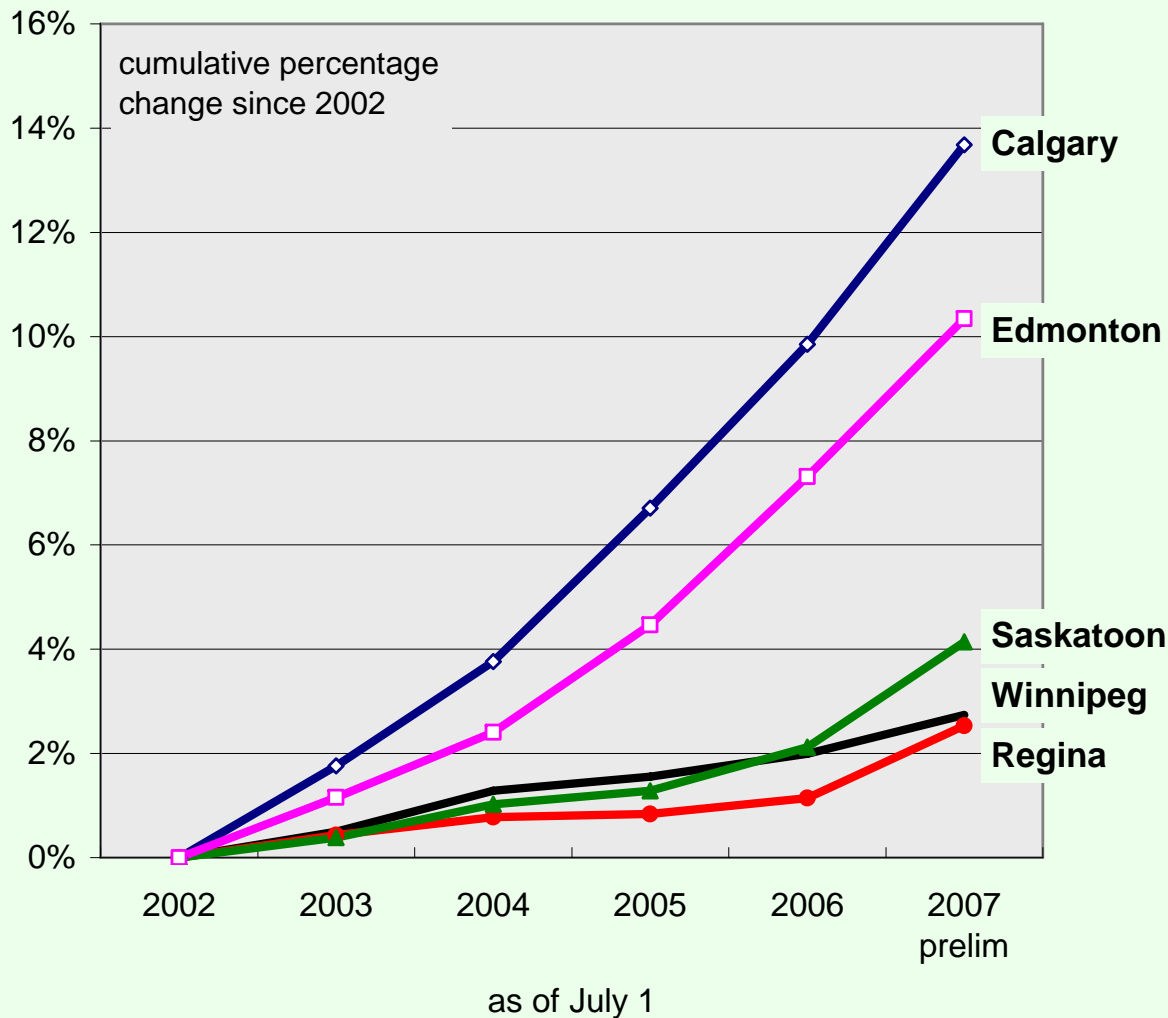
Regina CMA Population



- After fluctuating around 198,000 since the late 1980s, preliminary estimates suggest that the Regina CMA population increased sharply to reach an all-time high of 201,500 in 2007.
- The increase was 1.4% or about 2,750 persons.
- Averaged over the past five years, that is from 2002 to 2007, the growth has averaged about 1,000 persons per year or 0.5%.

Population Growth Rate Comparisons

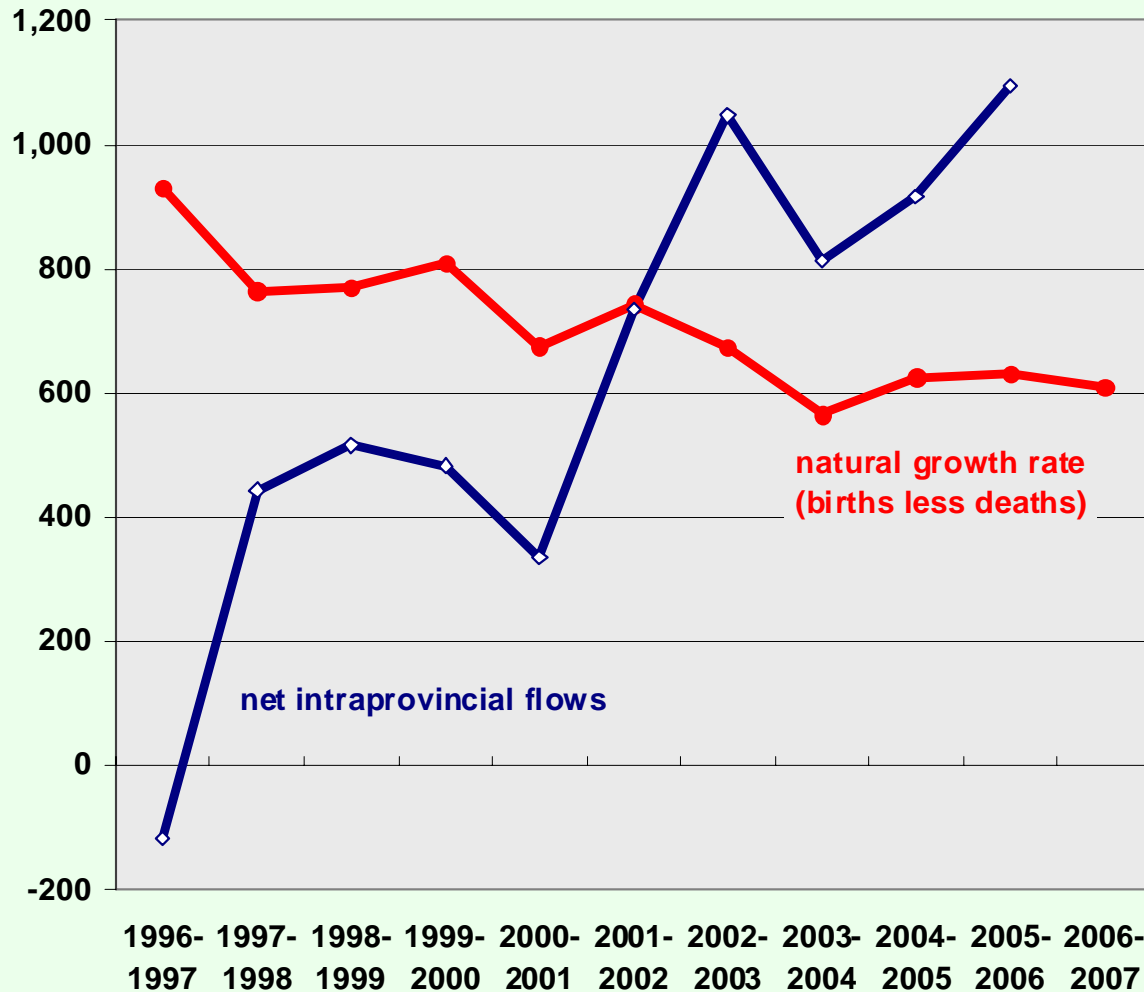
Population Trends in the Prairie Metropolitan Areas



- Until 2007, the other prairie metropolitan areas have had population growth rates higher than those in Regina.
- The 2007 increase compares well with the increase in Saskatoon but is still below the percentage change in Calgary and Edmonton.

Internal Factors Affecting Population Growth

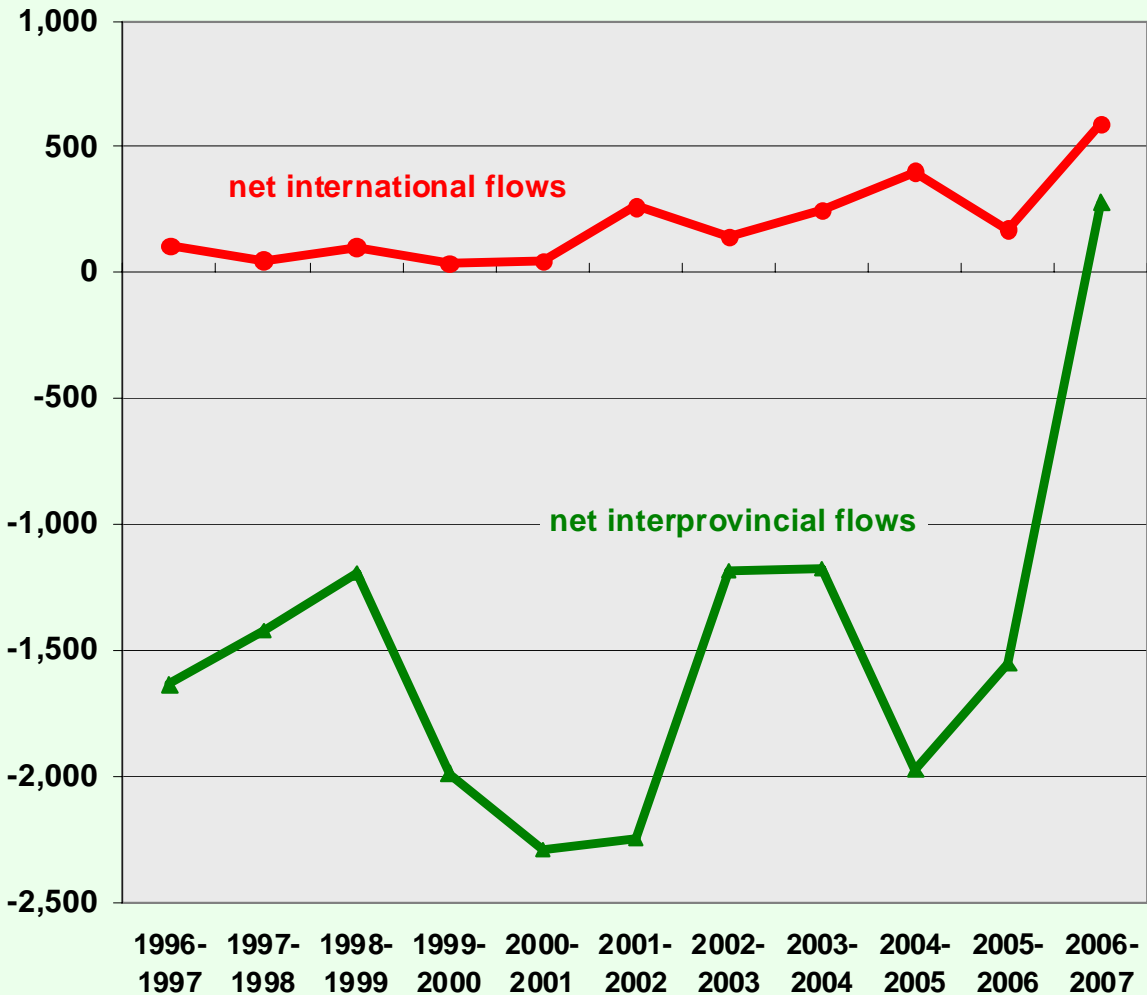
Components of Population Growth for the Regina CMA



- The natural growth of the city is affected by fertility, mortality, and the number of women in child-bearing age groups. It is currently around 600 persons per year.
- After a period of outflows in the mid 1990s, Regina is again becoming a destination for people in other parts of the province. This is adding about 1,000 person per year to the population.

External Factors Affecting Population Growth

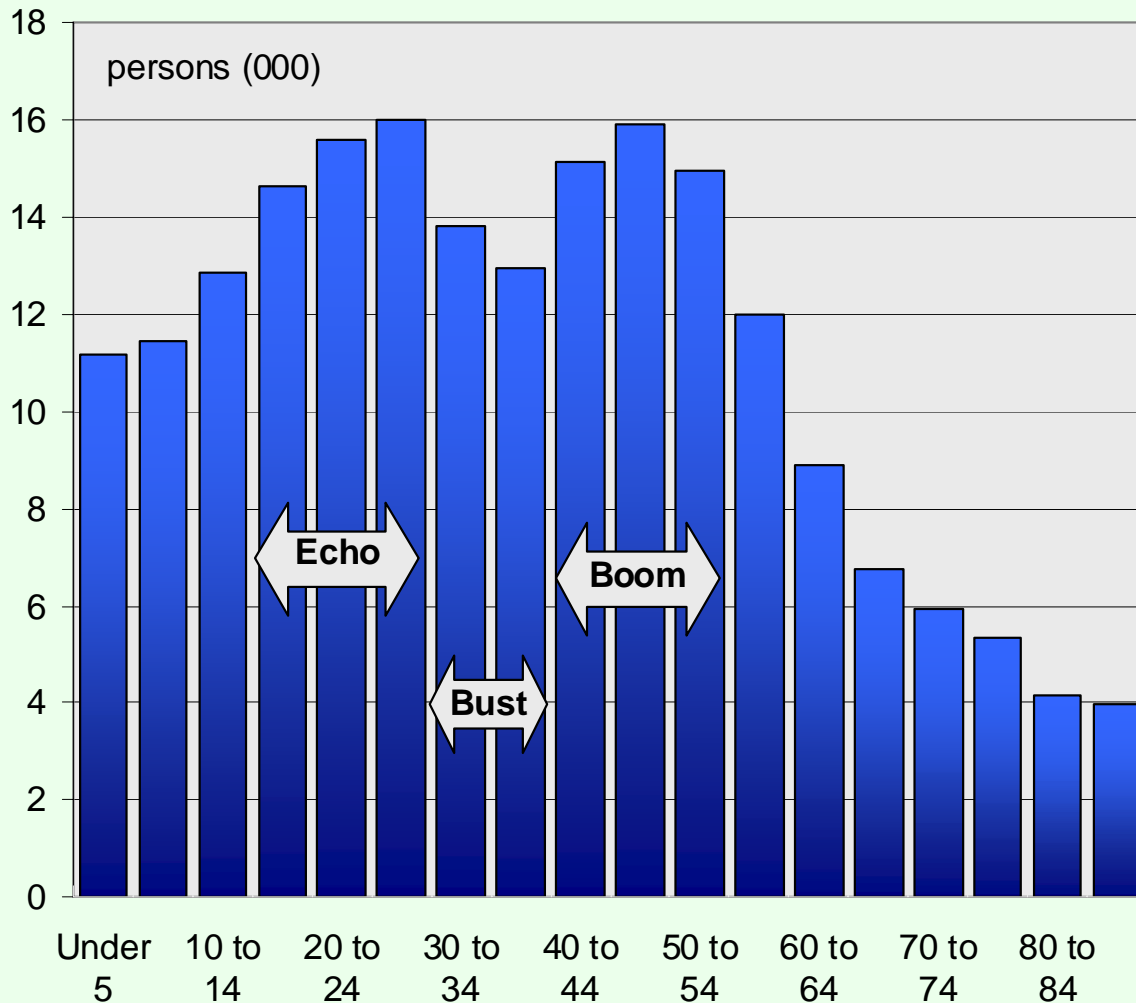
Components of Population Growth for the Regina CMA



- Until last year, interprovincial out-migration negated the other positive contributions to population growth.
- As has always been the case in Saskatchewan, interprovincial migration was the reason for Regina's population growth in 2007.

Age Distribution

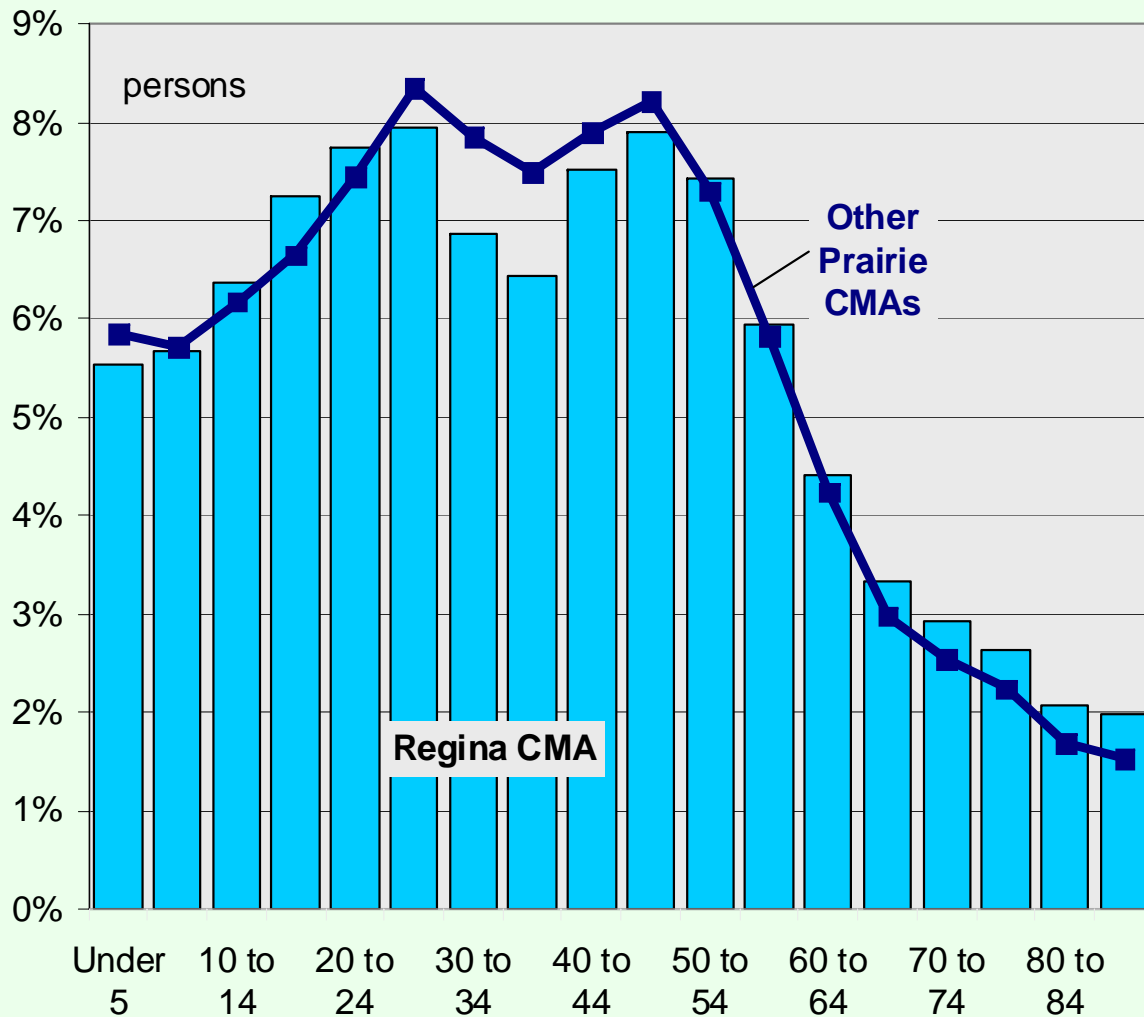
Age of the Regina CMA Population, 2007



- The Regina CMA population shows the classic “boom-bust-echo” shape with a bulge of people 40 to 54 years of age and another bulge in their twenties.
- There are relatively few Regina residents in the “bust” generation, that is, in their thirties.

Age Distribution Comparisons

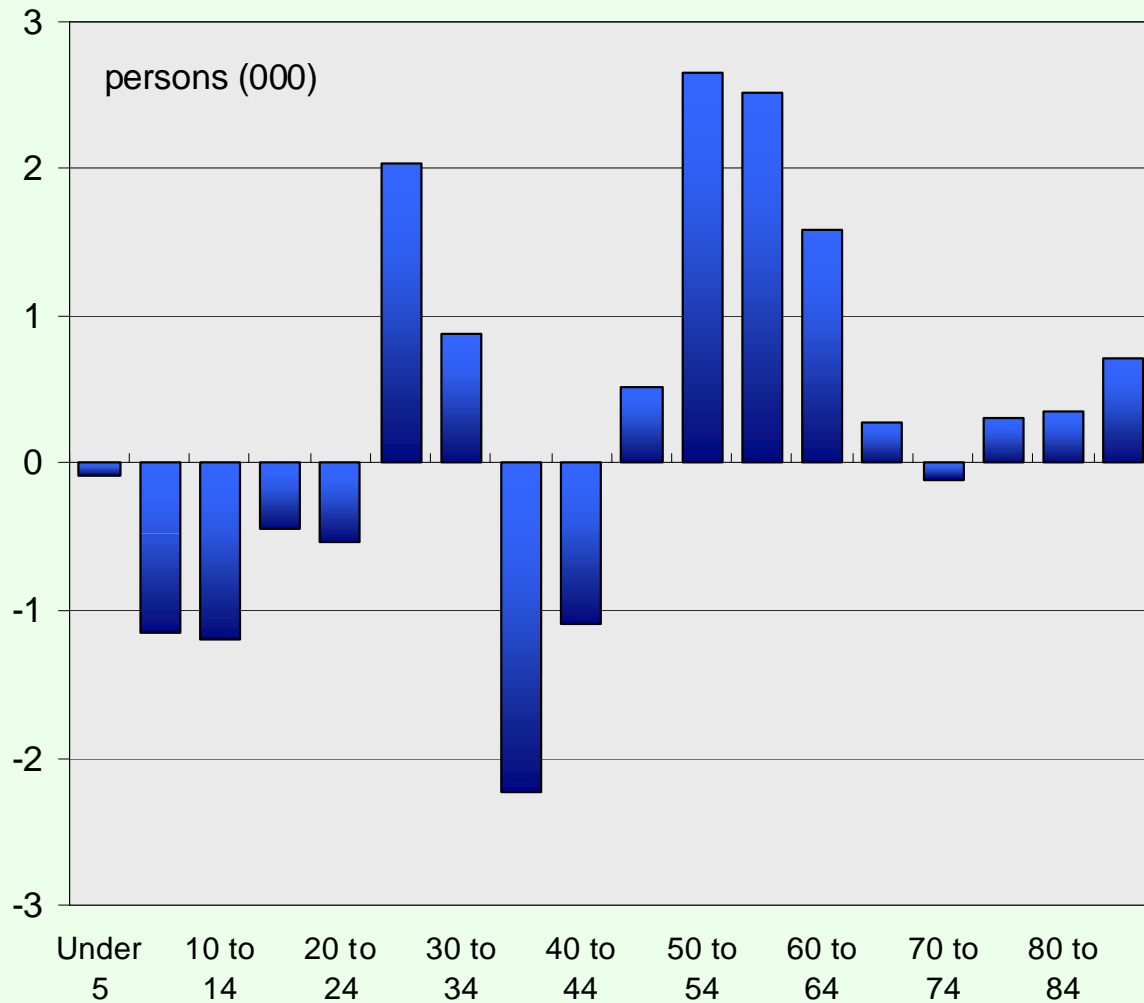
Age of the CMA Populations, 2007



- Compared with other prairie cities, Regina has relatively few residents in the primary labour market age group (37% 25 to 49 years compared with 40%).
- There are also a relatively large number of seniors (13% 65 and older compared with 11%) and a relatively large number of young people (21% 10 to 24 years of age compared with 20%).

Changes in Population Age Groups, 2002-07

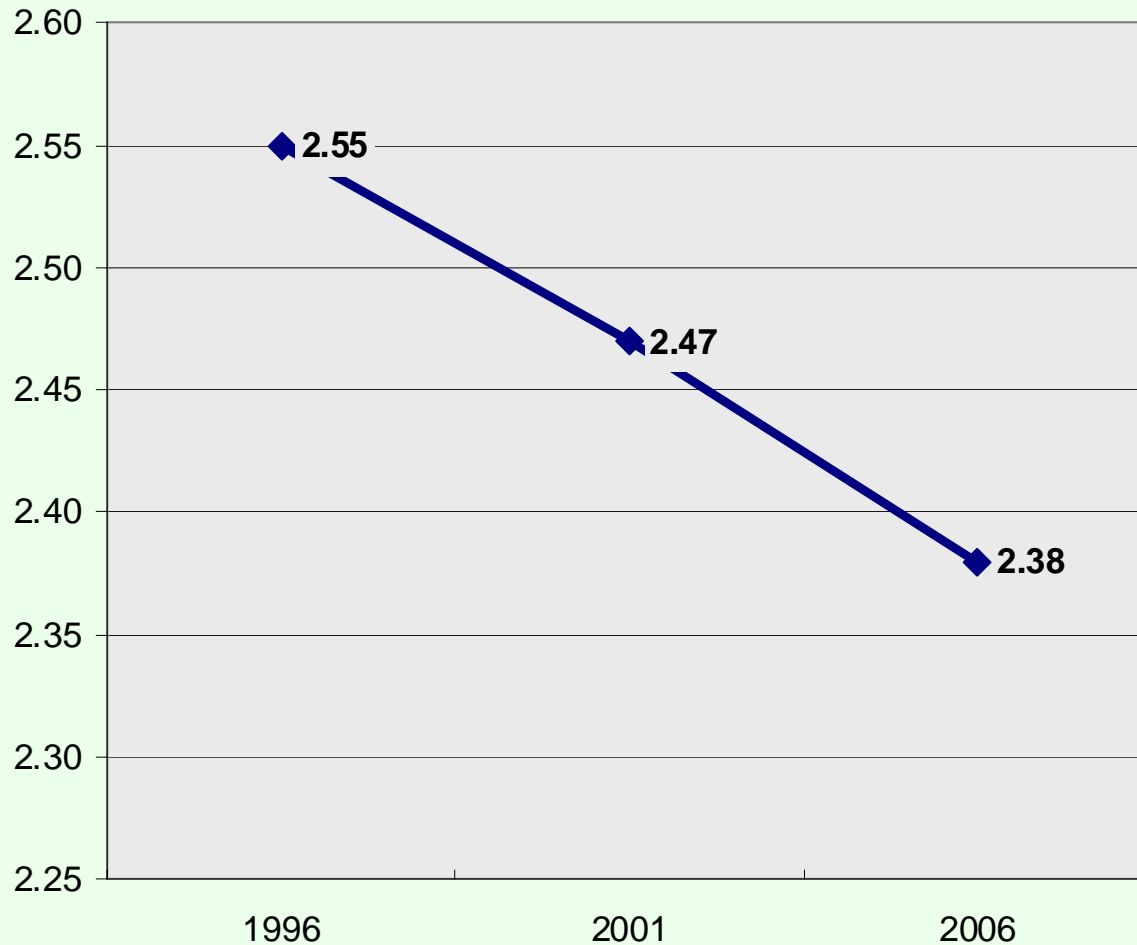
Change in the Population of the Regina CMA Population, 2002 to 2007, by Age Group



- In the past five years, the fastest growing age groups were:
 - the 50 to 64 age group; and
 - the 25 to 34 age group.
- Most of the changes are the result of demographics, that is, a simple aging of the population.
- In the next five years, the population 55 to 69 will grow quickly as will the number of people in their thirties.

Translation into Housing Demand

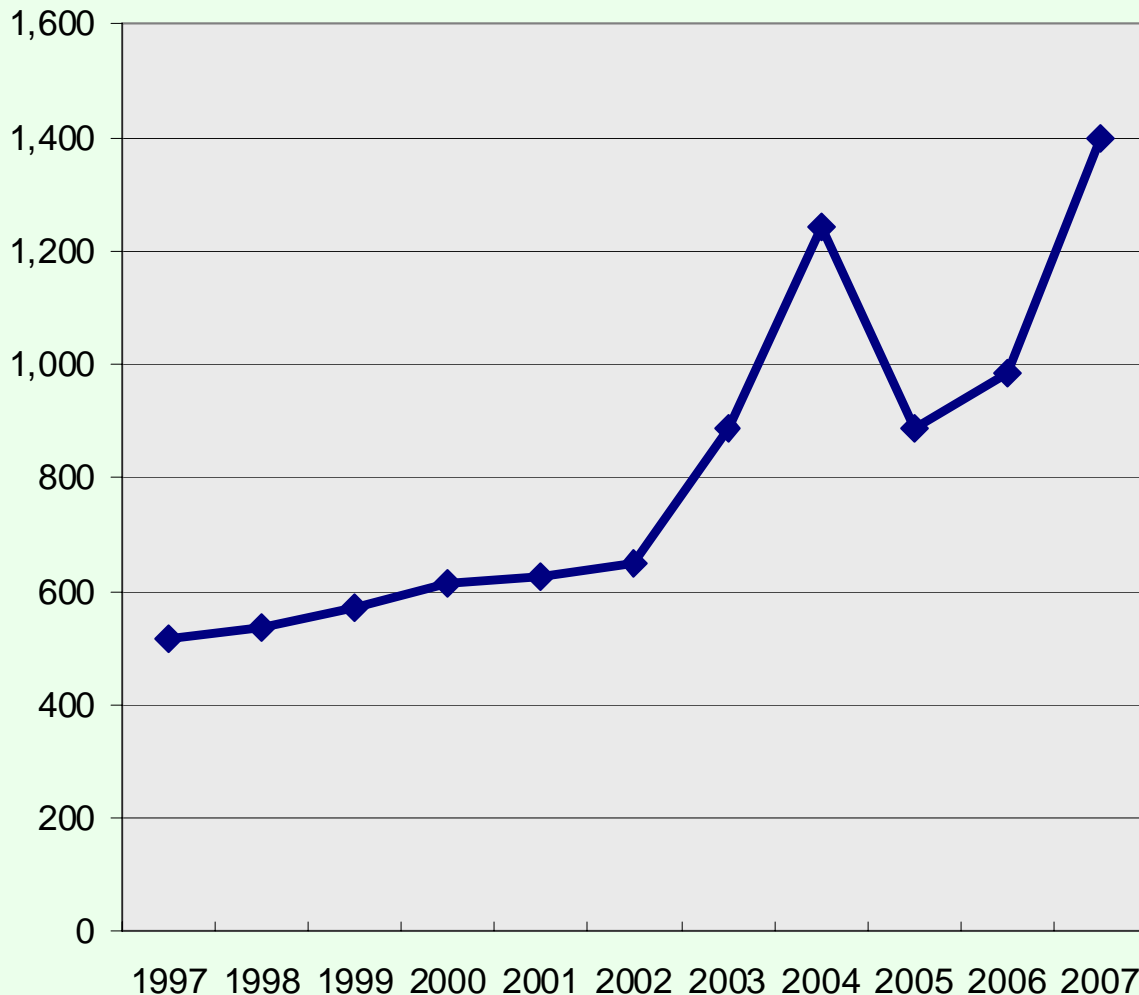
Persons per Occupied Private Dwelling, Regina CMA



- The linkage between the demand for new housing units and population is the “persons per household” measure.
- The number of persons per household has been declining in Regina as it has in other parts of Saskatchewan. This means that there is an increase in the demand for housing even with no population increase.
- The housing demand arising from smaller households has been about 600 per year in the Regina CMA.

Translation into Housing Demand (continued)

New Housing Starts, Regina CMA



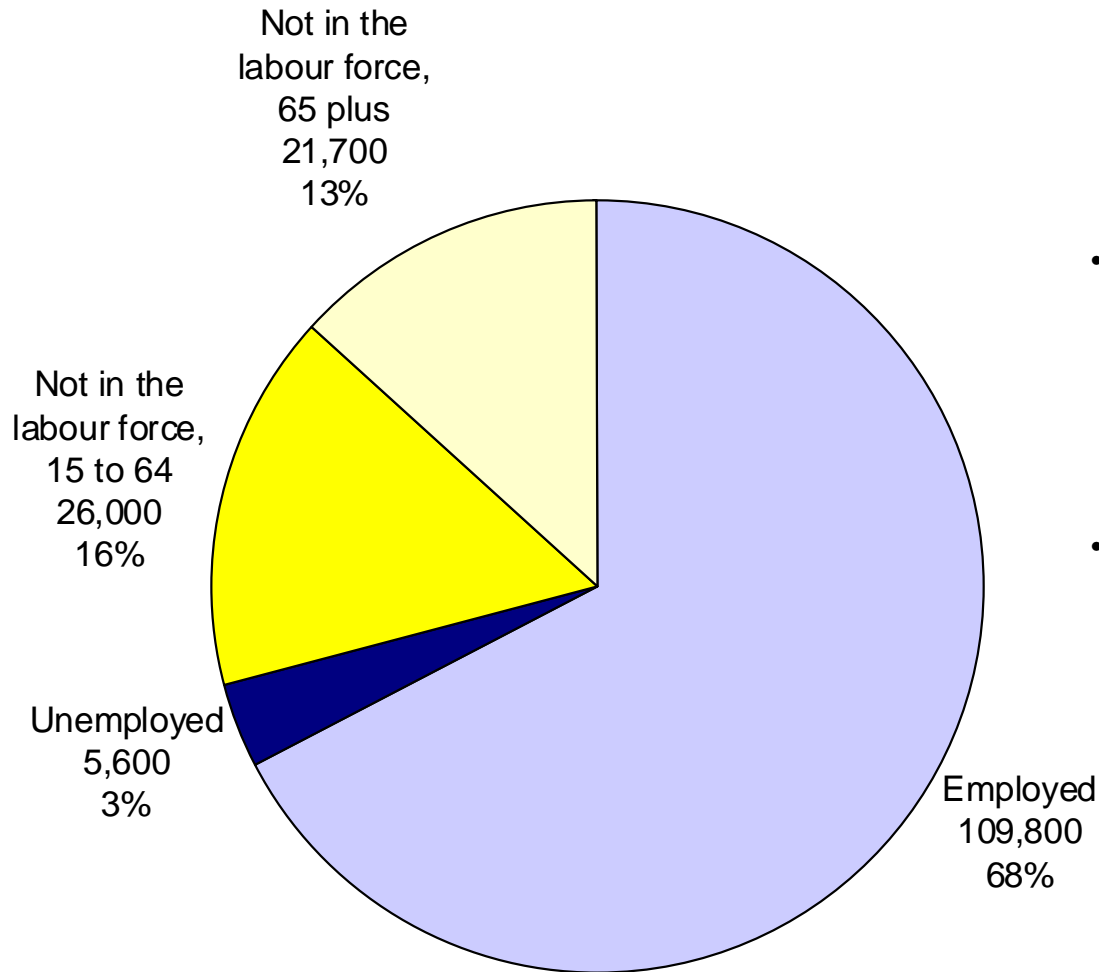
- If the current rate of population growth of approximately 2,500 per year continues, this will generate an annual demand for over 1,000 new dwellings per year.
- When combined with the 600 per year needed to accommodate changes in average household size, this yields a demand of 1,600+ per year. (Replacement of existing stock adds to this.)
- New housing starts in the Regina CMA were 1,400 last year.

Regina Metropolitan Area Labour Market Trends

Source: Statistics Canada

Labour Force in 2007, Regina CMA Residents

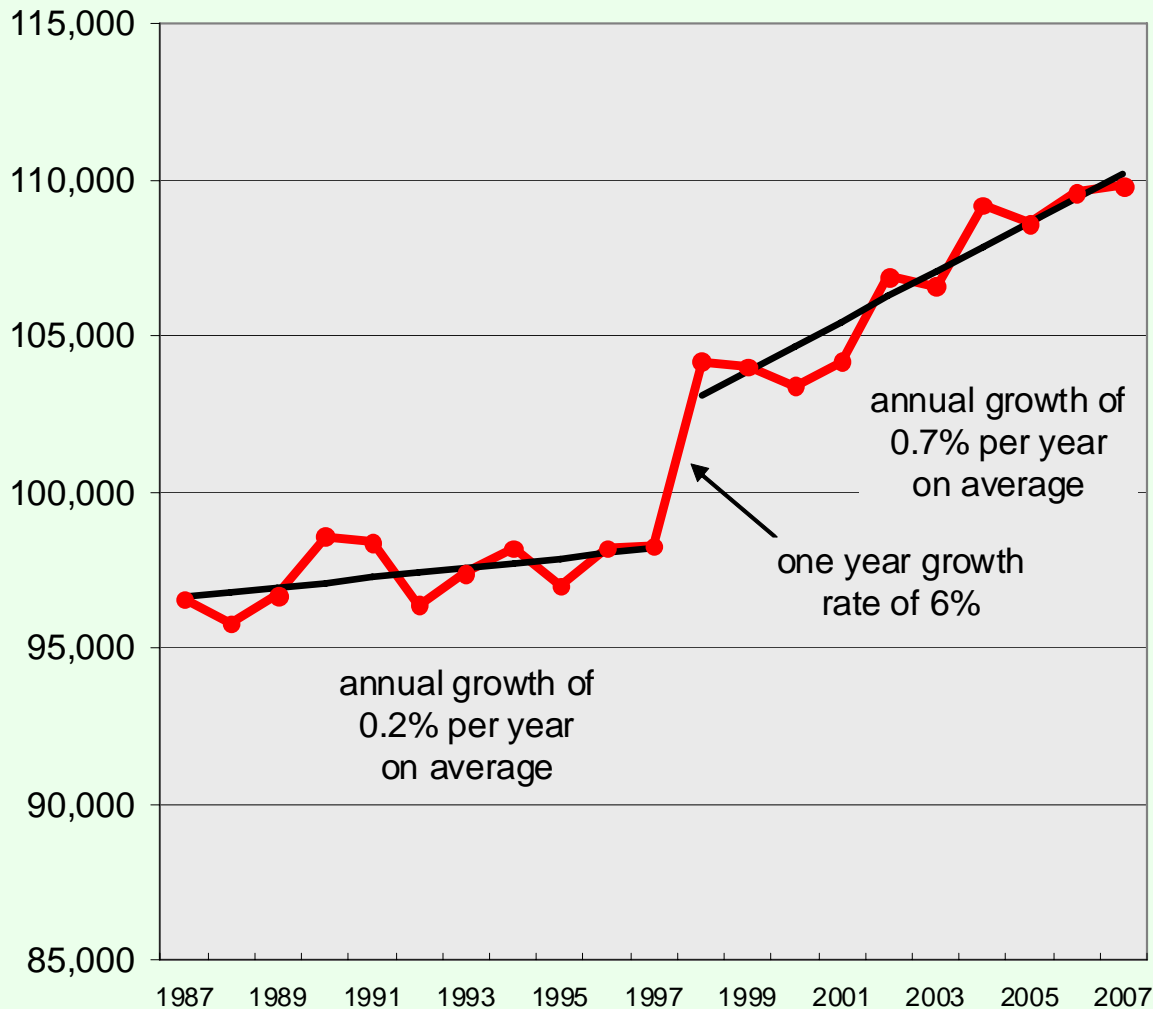
Regina CMA Adult Population in 2007
(Population 15 & older = 163,100)



- The Labour Force Survey (LFS) is the source for labour market information. This survey measures the residence of the employees not their place of work.
- In an average month in 2007, almost three quarters of the adults living in the Regina CMA were in the labour force, that is either working or looking for work.
- Approximately one half of those who are neither working nor looking for work were older and probably permanently "retired".

Employment Trends in the Regina CMA

Regina CMA Employment



- There are two distinct periods evident in the CMA employment over the past twenty years.
- From 1987 to 1997, employment grew marginally, increasing by an average of only 0.2% per year. From 1998 to 2007, employment growth has been more substantial, averaging 0.7% per year.
- The two periods are separated by a remarkable 6% increase in employment in 1998 – the equivalent of 6,000 jobs.

Unemployment and Not in the Labour Force

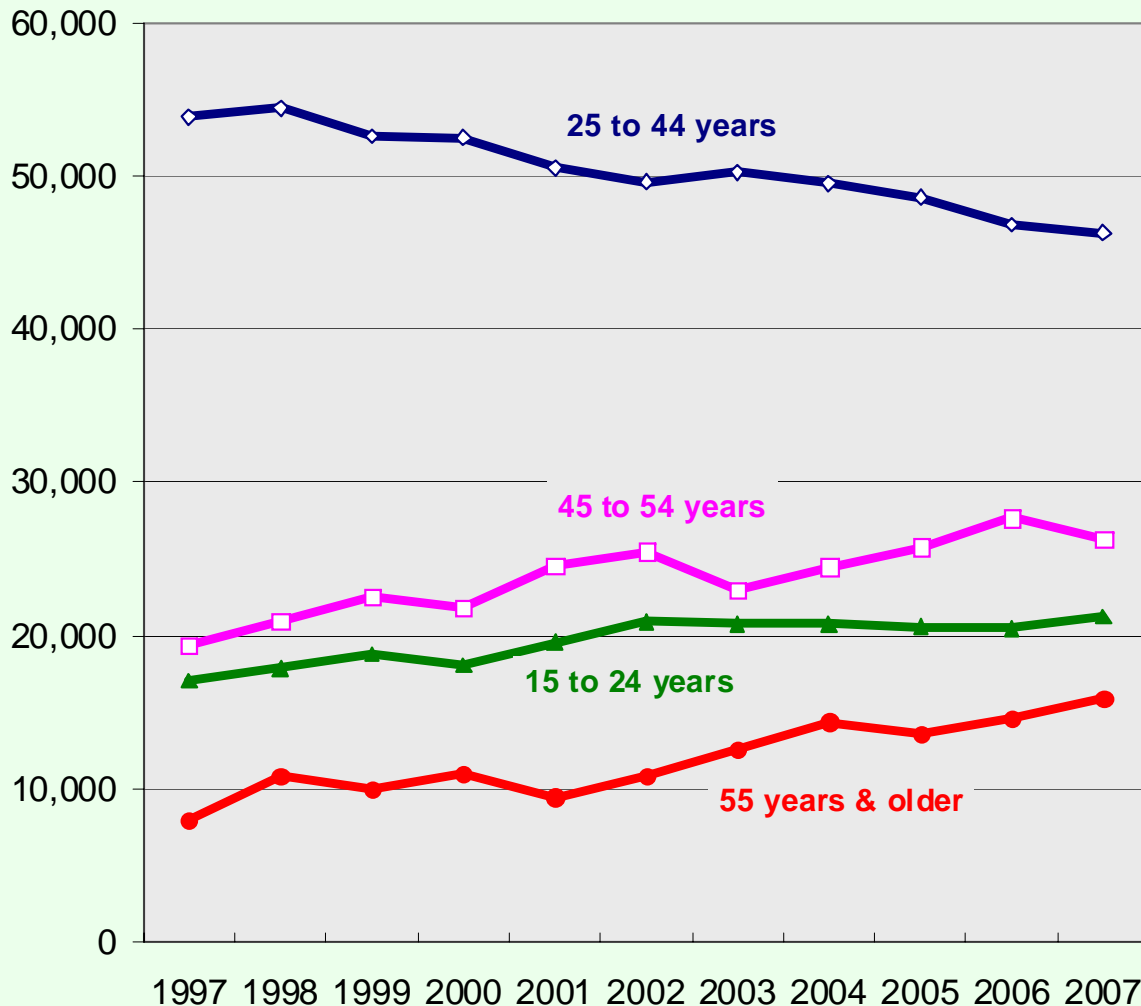
Regina CMA Potential Labour Supply



- The potential supply of workers living in the CMA is relatively stable. The graph shows the number of people who are neither working nor looking for work and who are under 65 years of age.
- In the early 1990s, there were over 35,000 such persons. In the last few years, the number has dropped to approximately 30,000.
- Many of these individuals will be stay-at-home spouses, students, or retirees. Many will have medical problems, a lack of suitable skills, and be either unwilling or unable to work.

Employment by Age Group

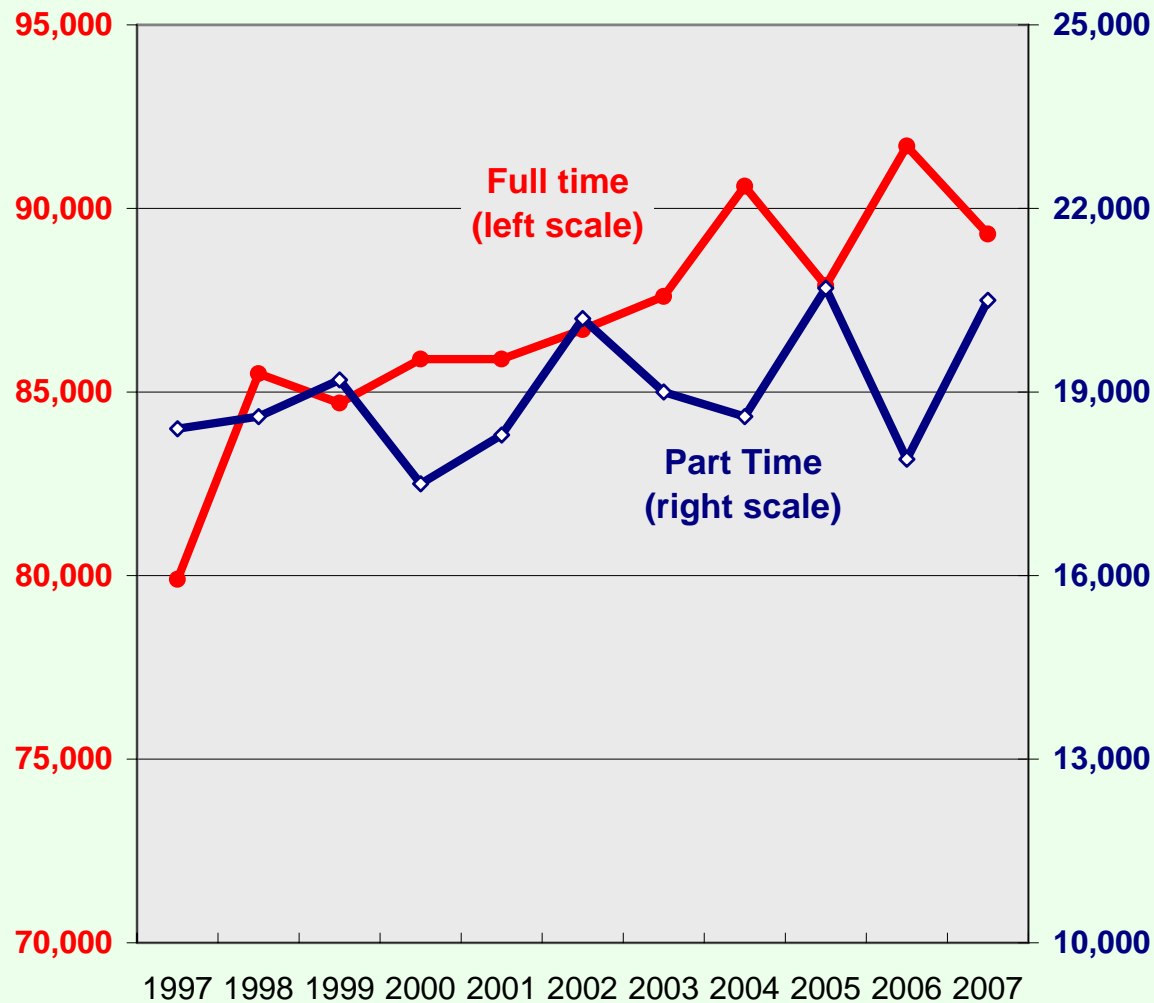
Regina CMA Employment by Age Group



- Largely because of demographics the labour force is aging. In 2007, 42% of employees were in the 25 to 44 age group compared with 55% in 1997.
- An increasing proportion of those working are in the older age groups. The number 45 and older has increased from 28% to 38% of the total in the past ten years.

Hours of Work

Regina CMA Employment by Hours



- Part time workers in the LFS are those who usually work fewer than 30 or hours per week at their main or only job.
- The figure shows that virtually all of the employment growth in the past ten years has been among those who work full-time.

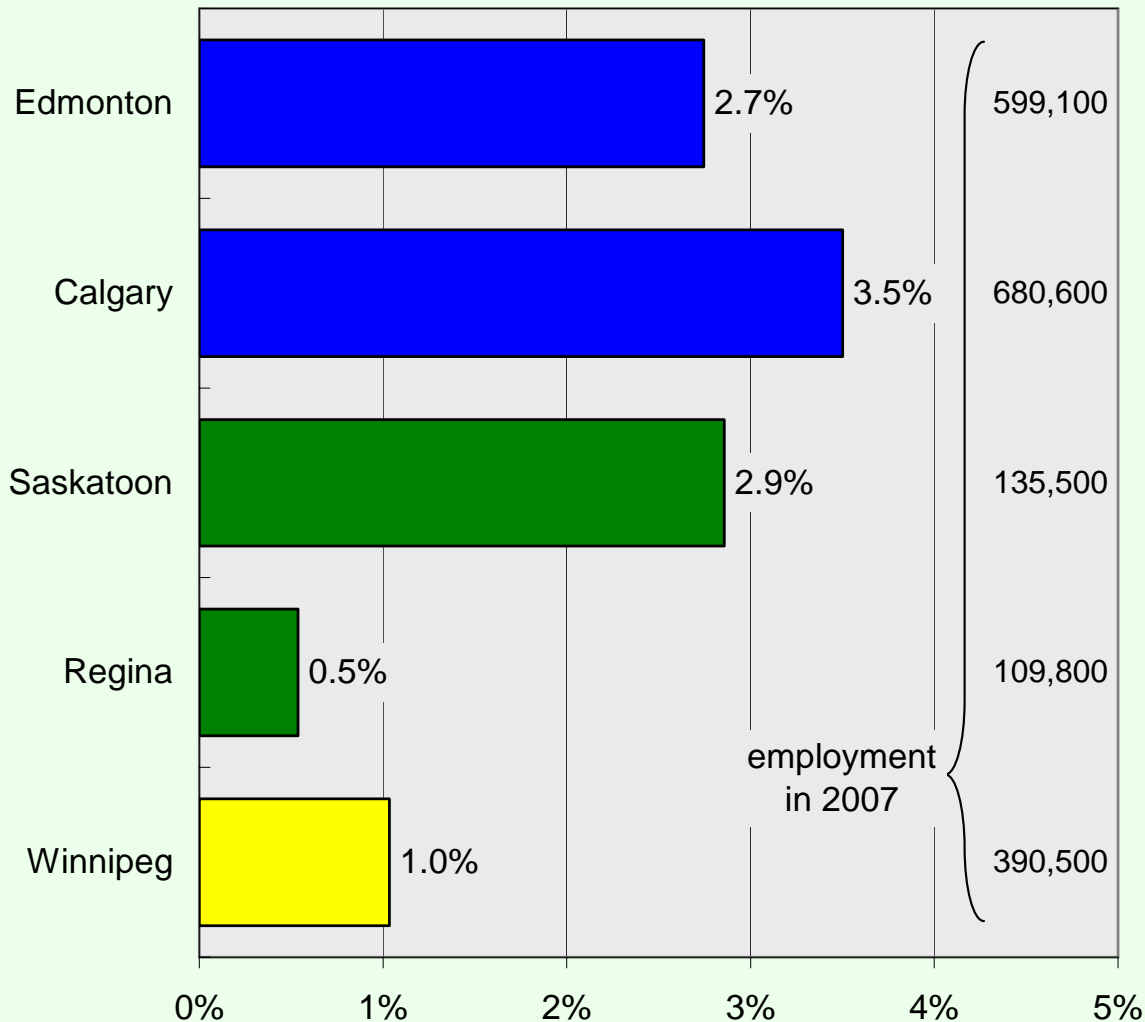
Comparison of Employment Growth



- Regina's relatively stable employment level contrasts with the increase in Saskatoon other parts of the province.

Comparison of Employment Growth – Other Cities

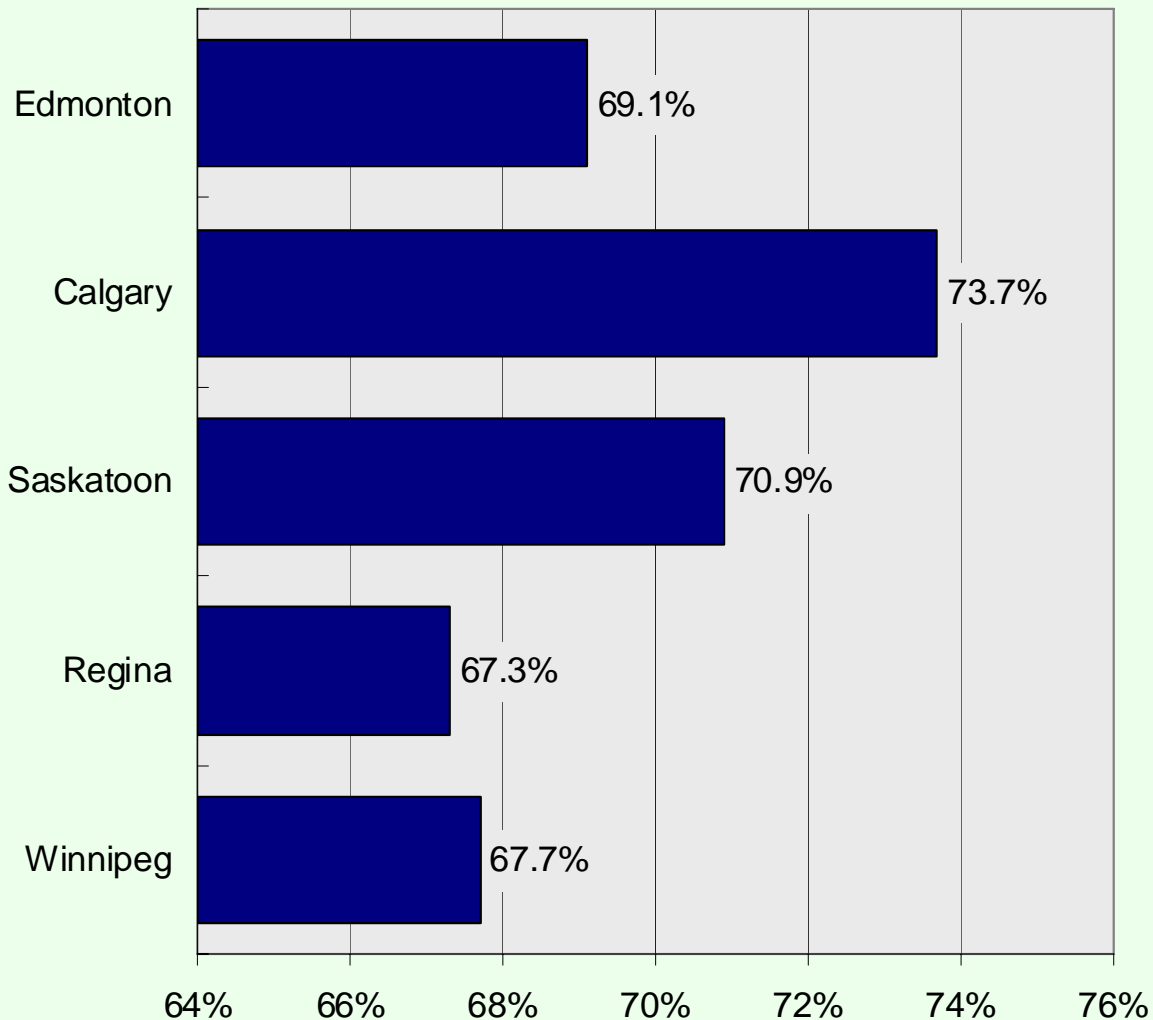
Average Annual Employment Growth, 2002 to 2007



- Regina is the smallest and, over the past five years, has had the lowest employment growth rate among the five prairie metropolitan areas.

Employment Rate Comparisons

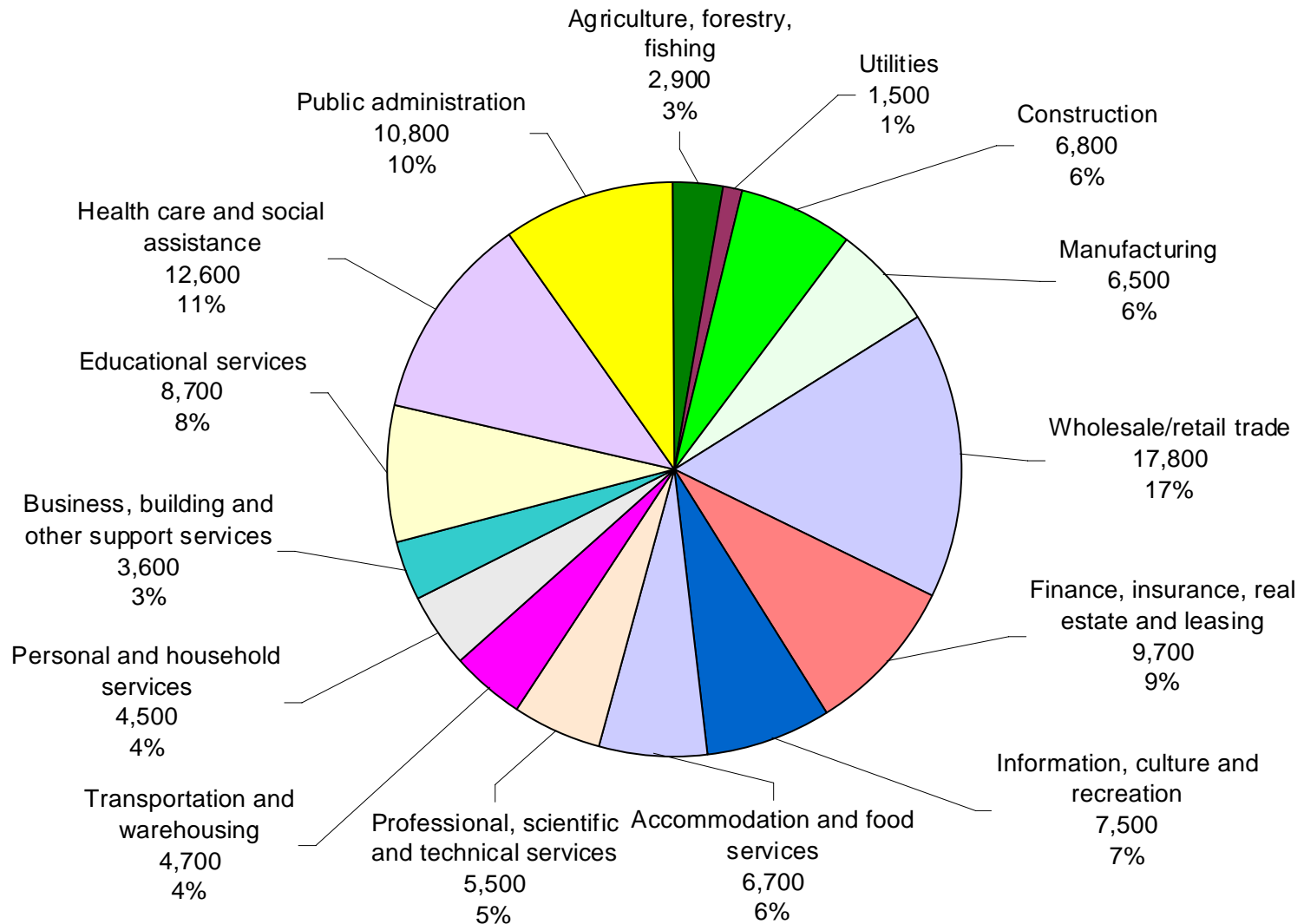
Employment Rates by Metropolitan Area in 2007



- Five years ago, Regina had the second highest employment rate after Calgary. The rate has now declined to the lowest among the five metropolitan areas in the prairies.
- This suggests that the lack of employment growth in the past five years was not exclusively because of a shortage of workers.

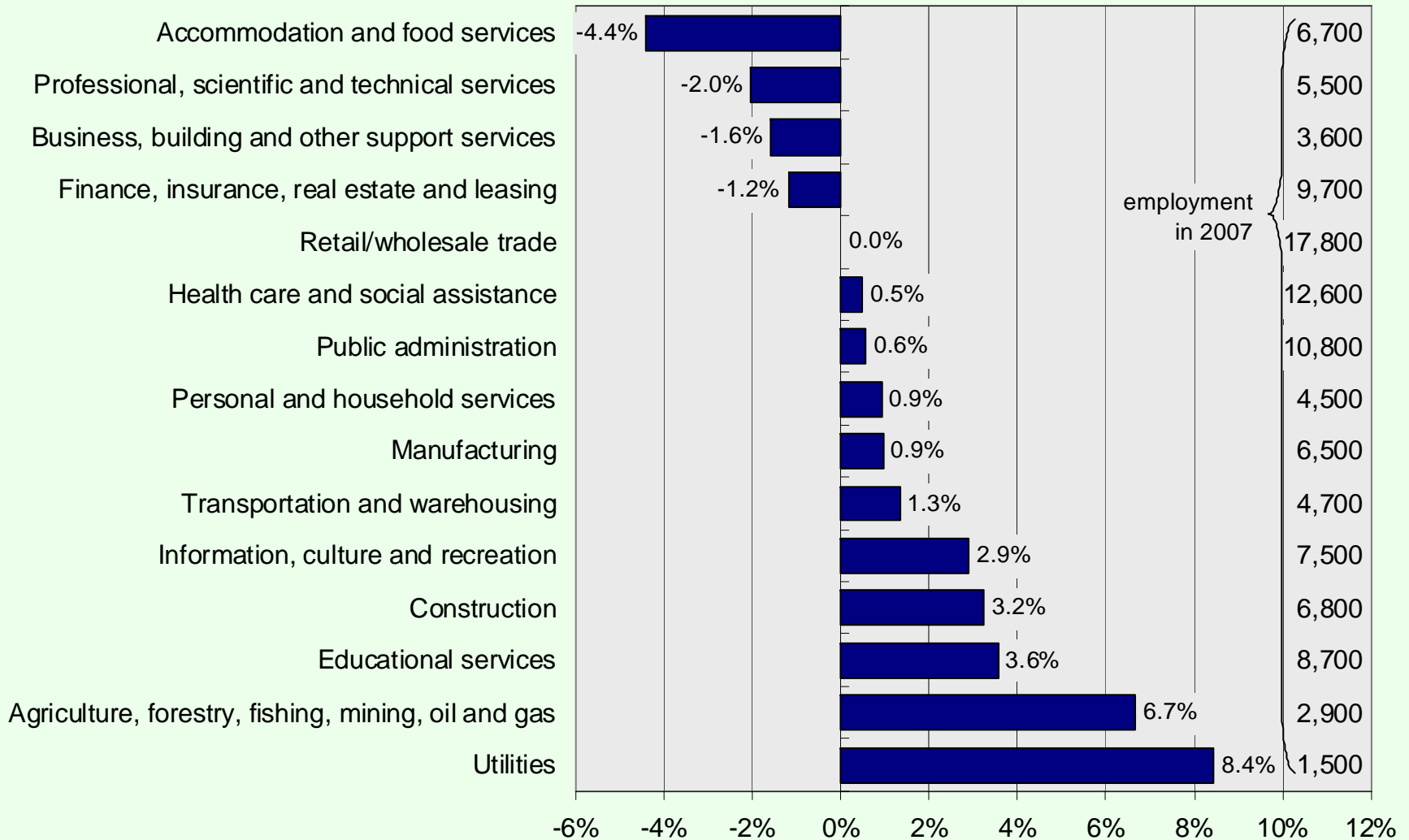
Employment by Detailed Industry Group, 2007

2007 Employment in the Regina CMA (Total = 109,800)



Industry Trends (Five Year Average Growth Rate)

Average Annual Employment Growth, 2002 to 2007, Regina CMA



...comments or questions?