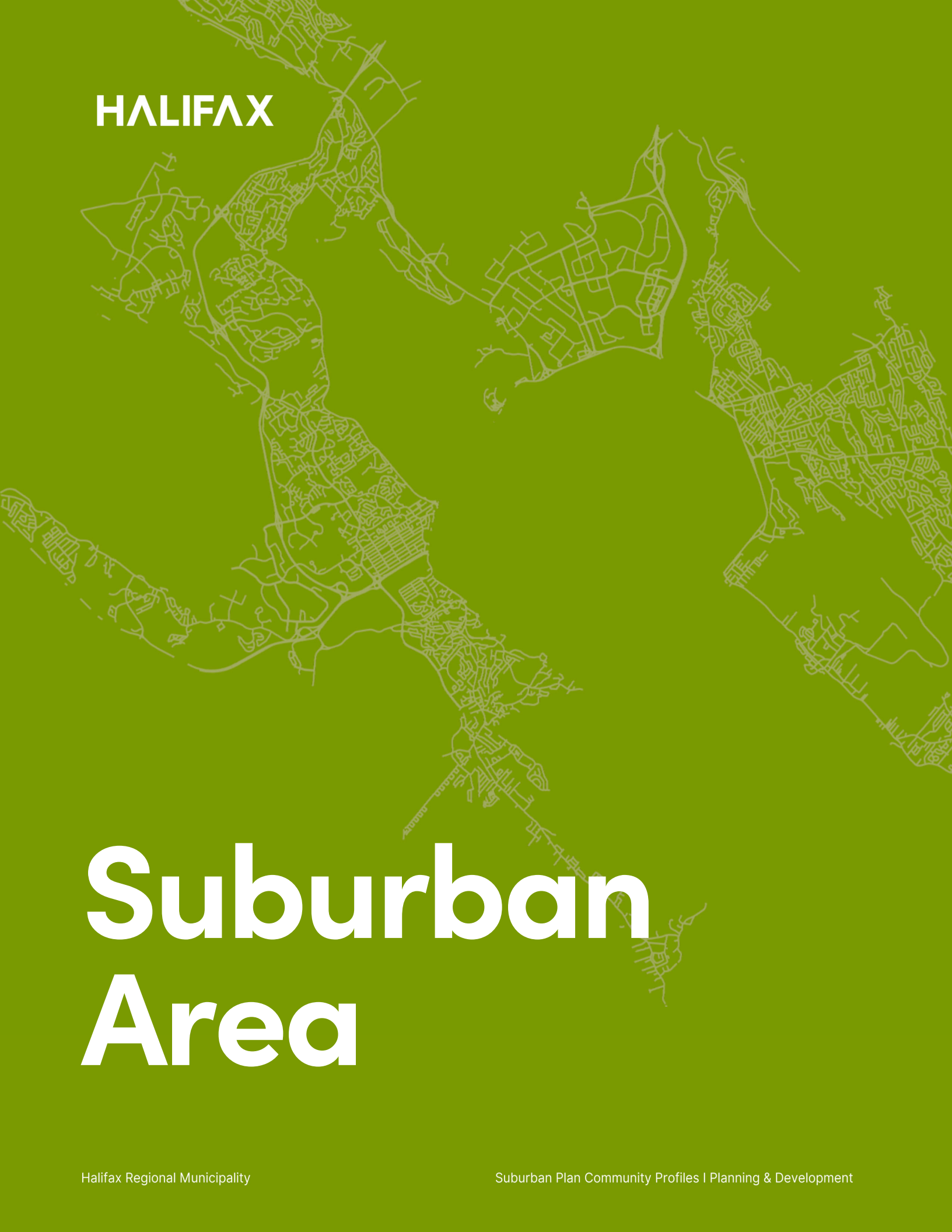




HALIFAX

Suburban Area

Suburban Area

The **Suburban Area** generally includes communities and neighbourhoods located outside of the Regional Centre where piped water and piped wastewater exist or are anticipated. Most areas also have access to transit.

The Suburban Area is made up of many distinct neighbourhoods and communities. Each community is defined by its history, landscape and unique heritage. Halifax Regional Municipality's Suburban Area is located in the traditional, unceded territory of the Mi'kmaq people, who have lived here since time immemorial. Nova Scotia is the birthplace of the African presence in Canada, with some African Nova Scotian communities being in Halifax's Suburban Area.

Some communities have more of an urban feel, while others are more rural. The Suburban Area encompasses a blend of residential neighbourhoods, commercial centres, parks and natural landscapes. Together, each community creates the diverse character of our Suburban Area.

A note on data sources:

Data labelled **Census 2021** was sourced from the 2021 Statistics Canada census, while data labeled **2024 Estimate** was sourced from Environics population estimates.

Population

Census 2021



51%

The Suburban Area consists of **222,940** residents making up for 51% of the total municipal population (439,969) in 2021.

2024 estimate

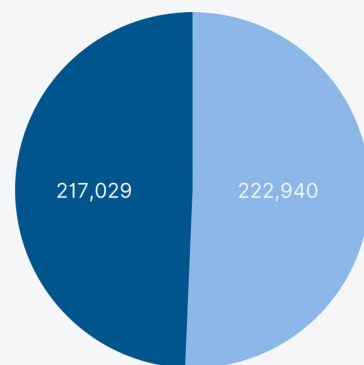
222,940

Total Suburban Area population in 2021

254,729

Estimated Suburban Area population in 2024

Approximately 14% growth between 2021 – 2024.



● Suburban Area
● All other HRM communities

Age

Census 2021

Average age
40.4 years



0-14

15%



15-64

67%



65+

18%

Identity

Census 2021

Indigenous

8,056 3.6%

3.6% of Suburban Area residents identify as Indigenous.

Visible minority

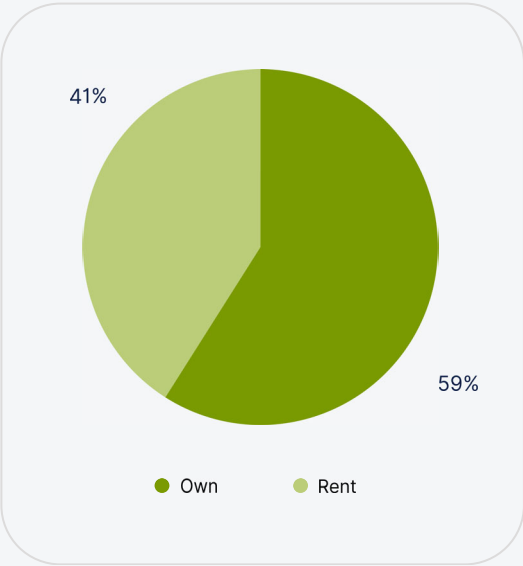
42,431 19.2%

19.2% of Suburban Area residents identify as a visible minority.

Immigrant to Canada

30,755 13.9%

13.9% of Suburban Area residents identify as an immigrant to Canada.



Household

Census 2021

\$102,153

Average household income



59%

own
their home

41%

rent
their home

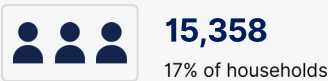
1 person
household



2 person
household



3 person
household



4 person
household



5+ person
household



Number of dwellings per building type



40,825 43.7%
single-detached
house



10,381 11.1%
Semi-detached
house



4,635 5.0%
Row
houses



2,387 2.6%
Apartment
in a duplex



20,818 22.3%
Apartment
(in building of < 5 storeys)



12,353 13.2%
Apartment
(in building of 5 or
more storeys)



2,095 2.2%
Moveable
dwelling

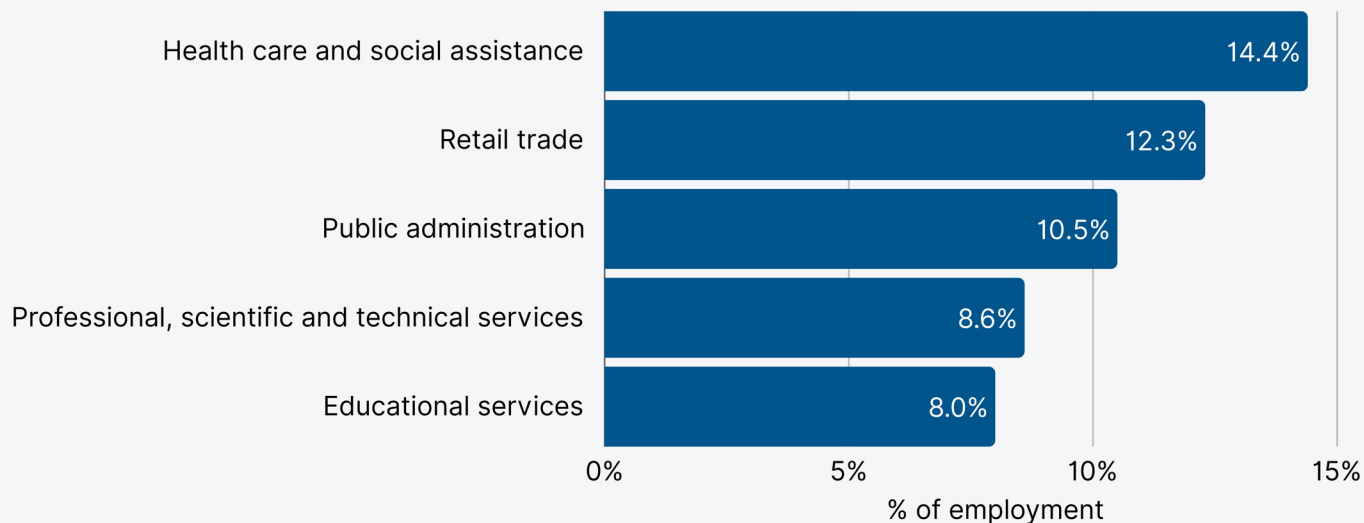


32 0.01%
Other
single-attached
house

Employment

Census 2021

Top 5 industries employing Suburban Area residents



Rate of employment

Census 2021

In the labour force



● Employed ● Unemployed

Not in the labour force



Transportation

Census 2021

Preferred mode of transportation to work



Personal vehicle

86%

77%
Driver

9%
Passenger



Public transit
8%



Active Transportation /Other
6%

New development

Halifax Regional Municipality, 2021-2025



Issued

5,675

Net new dwelling units

1,216

New building permits



Completed

2,304

Net new dwelling units

2,006

New building permits

Note: The data above was collected between January 2021 and April 2025 and was sourced from Halifax Regional Municipality's Planning & Development permit database.

Dwelling unit:

Often defined as living quarters that are reasonably fit for occupancy, contain kitchen and toilet facilities that are not shared with another unit and are accessible from a private entrance. This includes individual apartments, secondary suites, detached single unit homes, townhouse units, backyard suites, etc.

Net new dwelling units:

Any existing units that were (or will be) lost due to redevelopment have been subtracted from the number of new units that have been (or will be) created.

Completed permit/dwelling unit:

Generally means that construction on a development has finished, and the building/dwelling unit is ready for occupancy.

Issued permit/dwelling unit

Generally means that a development has been approved to start construction, or that construction is underway on the building.



HALIFAX

halifax.ca/suburbanplan