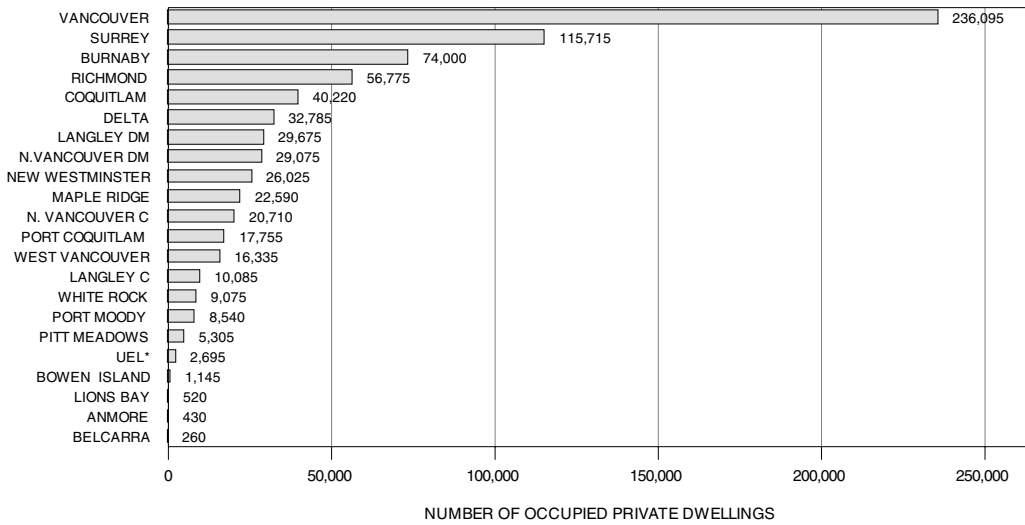


2001 CENSUS HOUSING TENURE AND STRUCTURE TYPE

Vancouver had the largest net increase in dwellings in the CMA

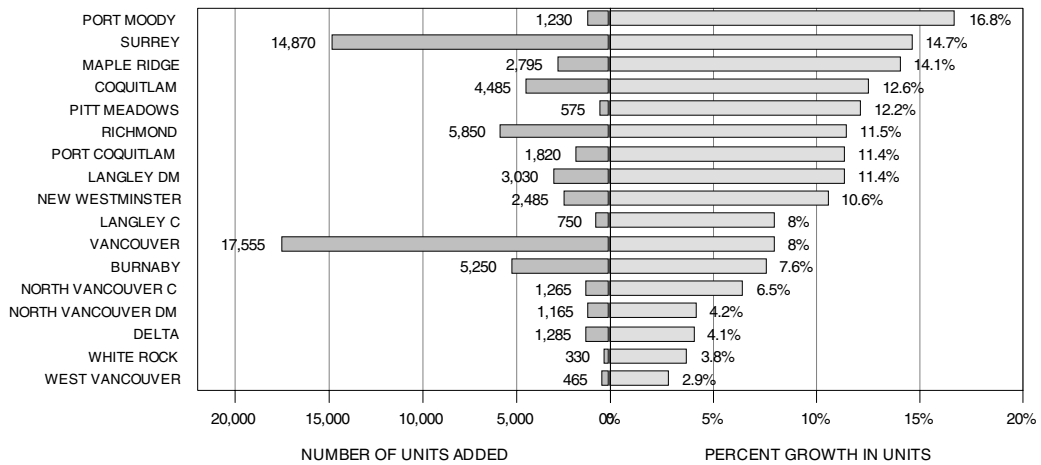
In 2001, the city had 236,095 dwellings, accounting for just over 31% of all housing in the Vancouver Census Metropolitan Area (CMA)¹. Between 1996 and 2001, the CMA housing stock increased by 9.5% - the equivalent of adding a municipality larger than Richmond. In terms of growth rates, the fastest growing municipalities² were those in the eastern part of the CMA (Port Moody, Maple Ridge, and Surrey), but by far the largest absolute increases in units were in Vancouver and Surrey, which together accounted for almost half of the region's growth. Vancouver had the largest increase in housing stock over the period, adding the equivalent of a Port Coquitlam.

DWELLINGS IN THE VANCOUVER CMA, 2001
TOTAL CMA DWELLINGS = 758,710



The data in this and the other graphs refer to occupied private dwellings - unoccupied private dwellings, dwellings occupied only by temporary residents, and collective dwellings are not included.

GROWTH IN DWELLING UNITS BY MUNICIPALITY, 1996-2001
TOTAL CMA INCREASE = 65,750 UNITS (9.5%)



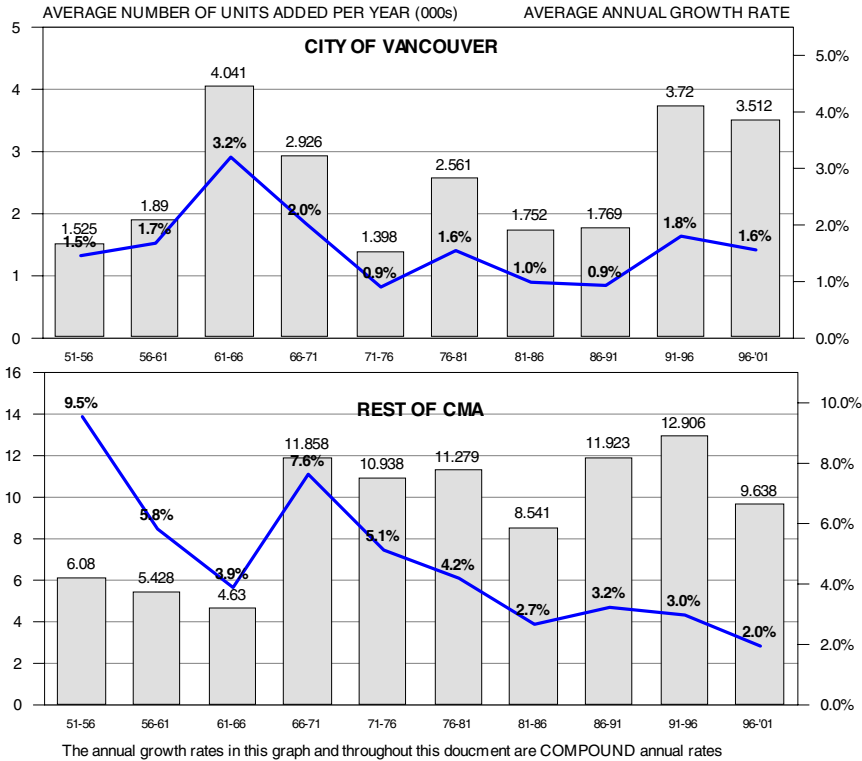
Statistics Canada information is used with the permission of Statistics Canada. Users are forbidden to copy the data and re-disseminate them, in an original or modified form, without the expressed permission of Statistics Canada. Information on the availability data from Statistics Canada can be obtained from Statistics Canada's Regional Offices, its web site at <http://www.statcan.ca>, or its toll-free access number 1-800-263-1136. Most of the data used in this report are derived from Statistics Canada 2001 Census Basic Cross-tabulations 95F0321XCB01006 and 95F0327XCB01006, and similar data tables from earlier Censuses.

The Census Dictionary (<http://www.statcan.ca/english/census2001/dict/index.htm>) provides detailed information on the concepts, universes, and variables used in the 2001 Census.

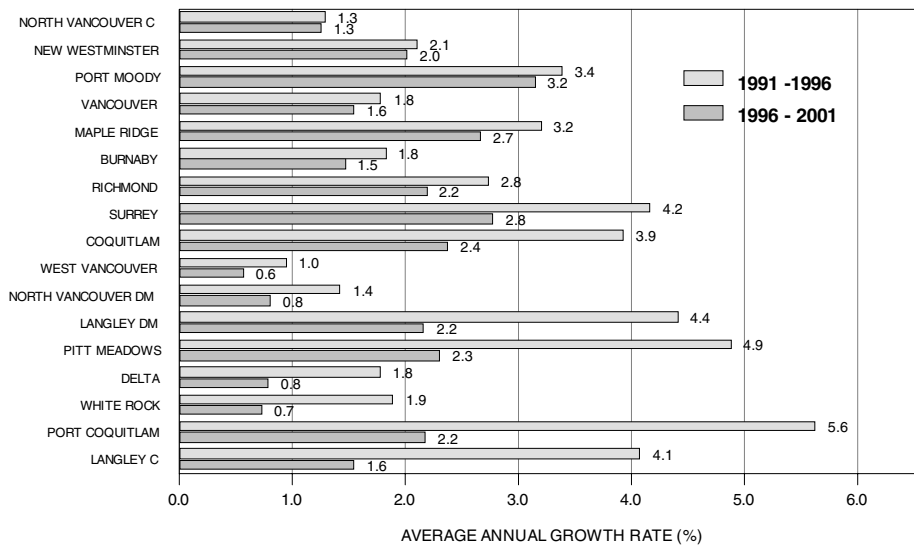
Lower growth rates in the last five years

The city's housing stock grew slower in the second half of the 1990s, with the average annual growth rate falling from 1.8% to 1.6%³. However, the average net increase in units of just over 3,500 per year was still higher than during most of the periods since 1951. In the rest of the CMA, the average annual growth rate declined by 50% (from an annual growth rate of 3.0% to 2.0%), and the average annual increase of just over 9,600 units was 25% lower than between 1991 and 1996. The municipalities with the largest declines in growth rates between 1991-96 and 1996-2001 were White Rock, Port Coquitlam, and Langley City.

AVERAGE ANNUAL GROWTH IN UNITS



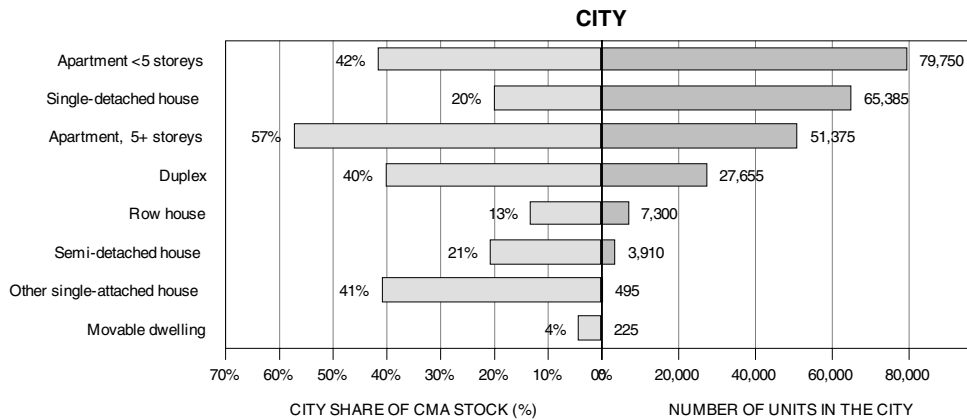
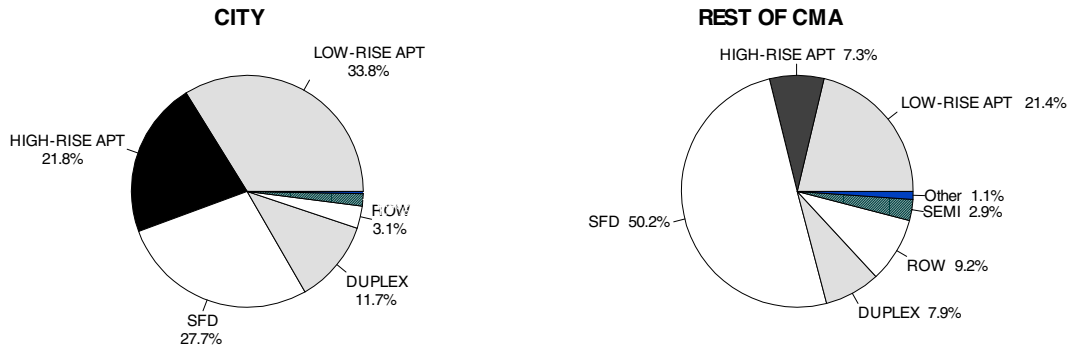
AVERAGE ANNUAL HOUSING GROWTH RATES, 1991 -1996 & 1996 - 2001



Apartment units account for over half the city's housing stock

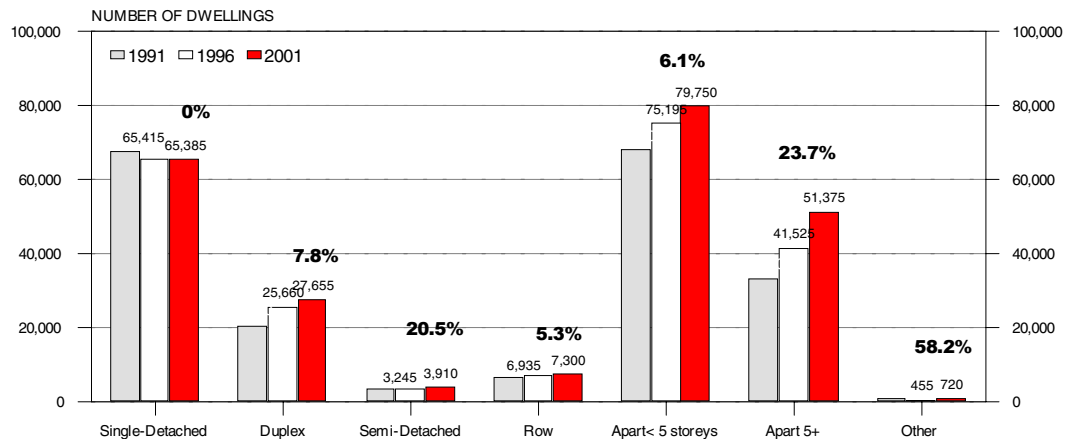
By 2001, apartment units accounted for almost 56% of the city's housing stock. One in every five units in the city is in a high-rise apartment building (defined as being five stories and over). Single-family dwellings accounted for 28% of the stock, and duplexes for just under 12% (single-family houses with basement suites are defined as duplexes in Census terminology)⁴. In the rest of the region, single-family houses account for over half the stock, and higher density housing consists of row housing and apartment units in buildings less than five stories.

DWELLING STOCK BY TYPE OF UNIT, 2001



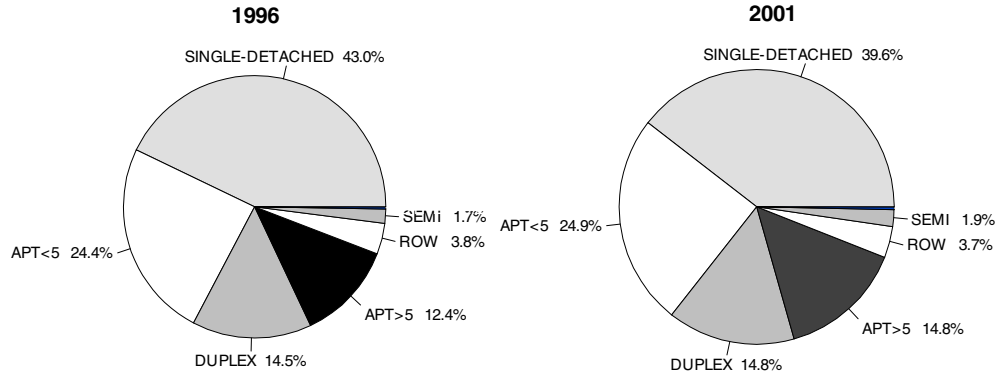
Within the city, the stock of high-rise apartment units increased by 24% between 1996 and 2001, accounting for over half the growth in the city's housing stock. Over the last decade, the number of high-rise apartment units in the city increased by 39%.

CHANGE IN HOUSING TYPE, CITY OF VANCOUVER, 1991-2001
(Numbers in bold are the percent change from 1996 to 2001)



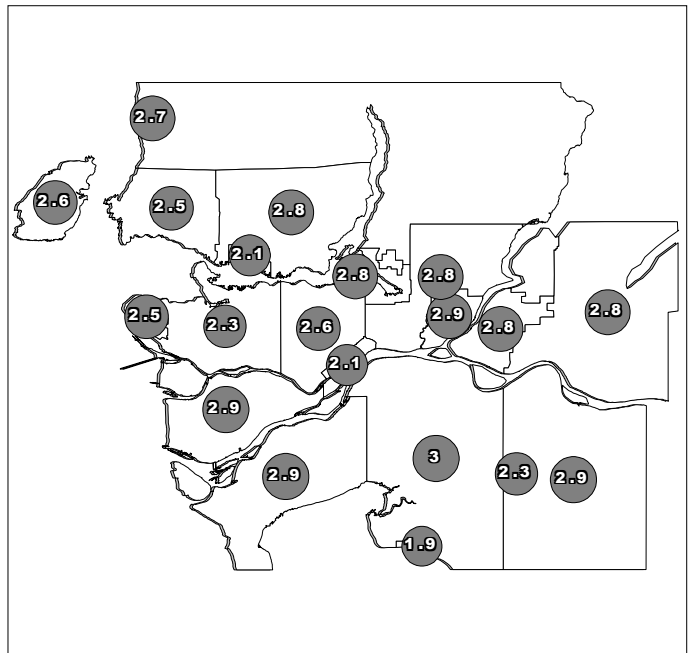
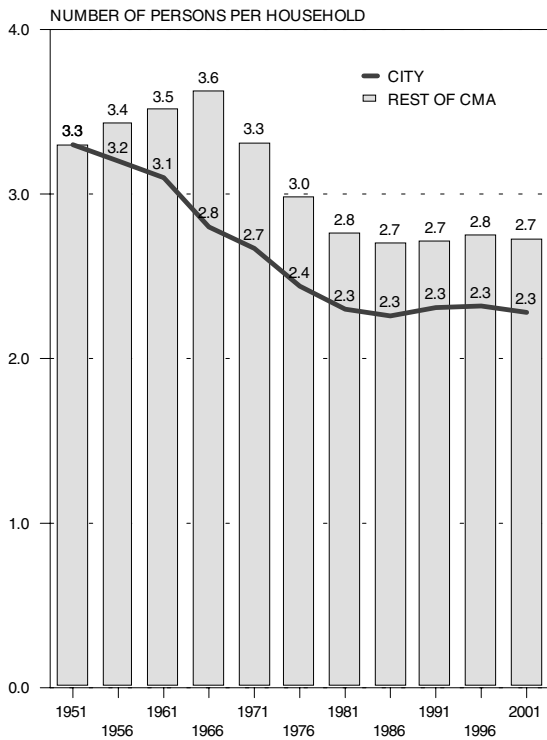
Although apartments account for 56% of the city's housing stock, over half the city's population live in single- or two-family dwellings. The average single-detached house has 3.3 people, compared to average household sizes of 1.7 for units in apartment buildings under five storeys and 1.6 for high-rise buildings

POPULATION BY HOUSING TYPE, CITY OF VANCOUVER, 1996 -2001



The city's overall average household size has changed only marginally over the last twenty years. Between 1991, 1996, and 2001, the average household size changed from 2.31 to 2.32 to 2.28 people per dwelling. The small decrease over the period was the result of changes in the mix of housing units, as the average household size for almost all dwelling types increased marginally between 1991 and 2001.

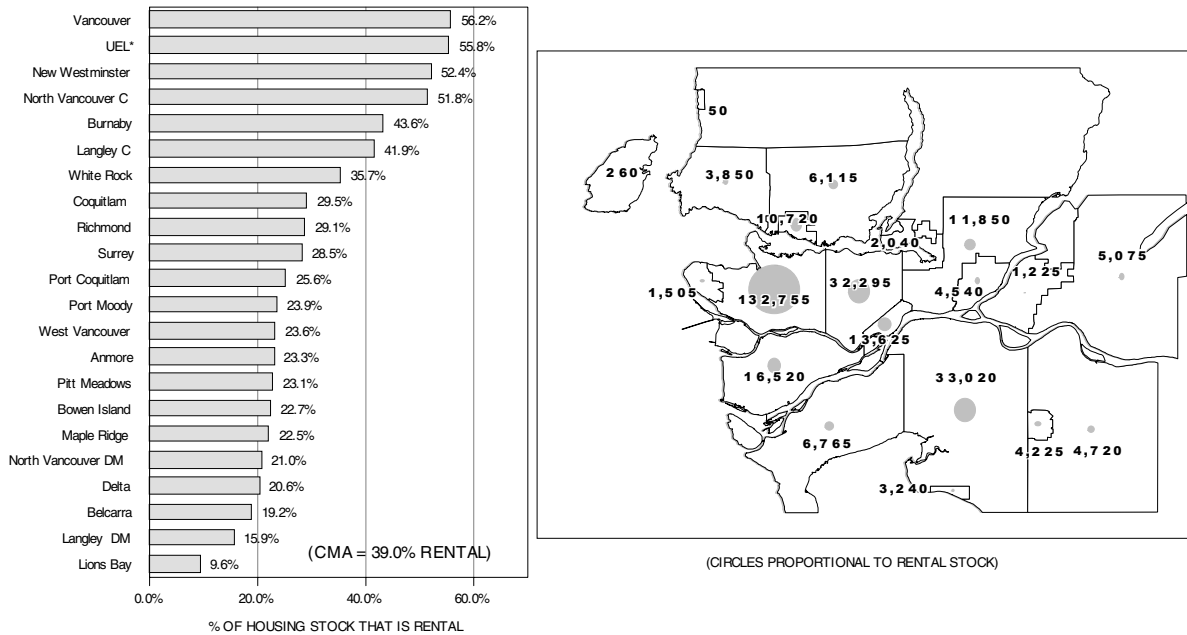
AVERAGE HOUSEHOLD SIZE



Twenty-six percent of the province's rental units are in the city

BC's rental housing remains concentrated in the Vancouver CMA, which has 58% of the province's rental stock. Within the CMA, the rental stock is concentrated in the city. The city's rental stock of 132,755 units represents 45% of the CMA's rental stock (the city has 22% of the CMA's owner-occupied stock), and is over four times larger than the rental stock in Surrey, the municipality with the second largest stock of rental housing. To some extent, the large number of rental units in the city is a reflection of the city's relative size in terms of dwelling units, but 56% of the city's housing is rental compared to 31% in the rest of the CMA.

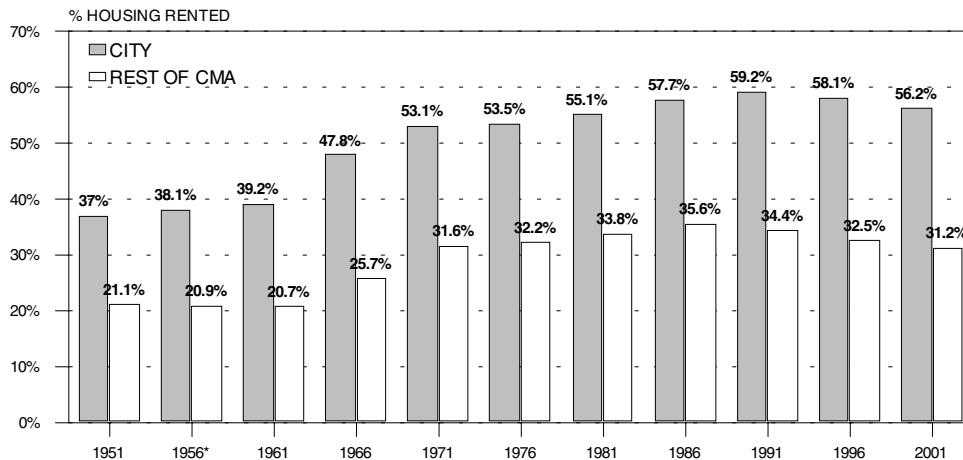
RENTAL HOUSING SHARE OF HOUSING STOCK, 2001 NUMBER OF RENTAL UNITS IN THE VANCOUVER CMA, 2001



The proportion of rental housing is declining

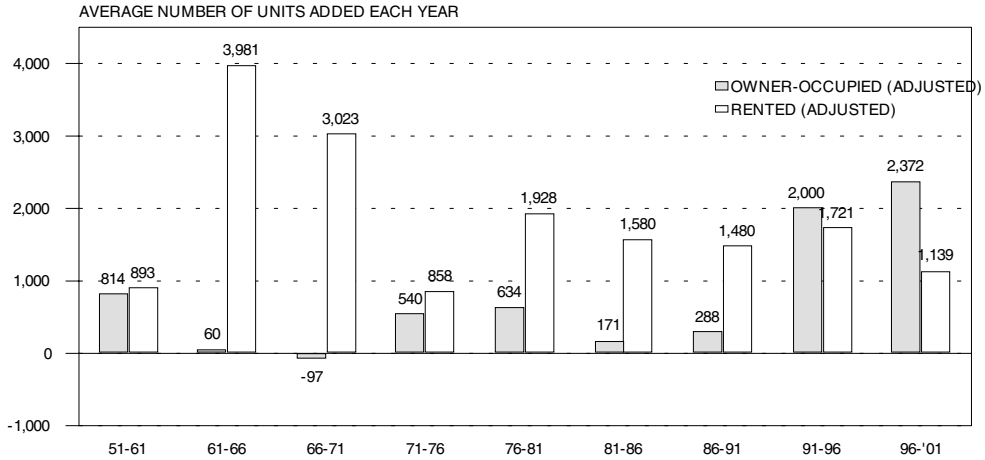
Between 1951 and 1991, there was a steady increase in the proportion of the city's housing that was rental, with the largest increases occurring in the 1960s. Over the last ten years, however, the proportion has declined from 59.2 to 56.2 percent. In the rest of the CMA the proportion of rental units peaked at 35.6% in 1986.

CHANGE IN THE PROPORTION OF RENTAL HOUSING, 1951-2001



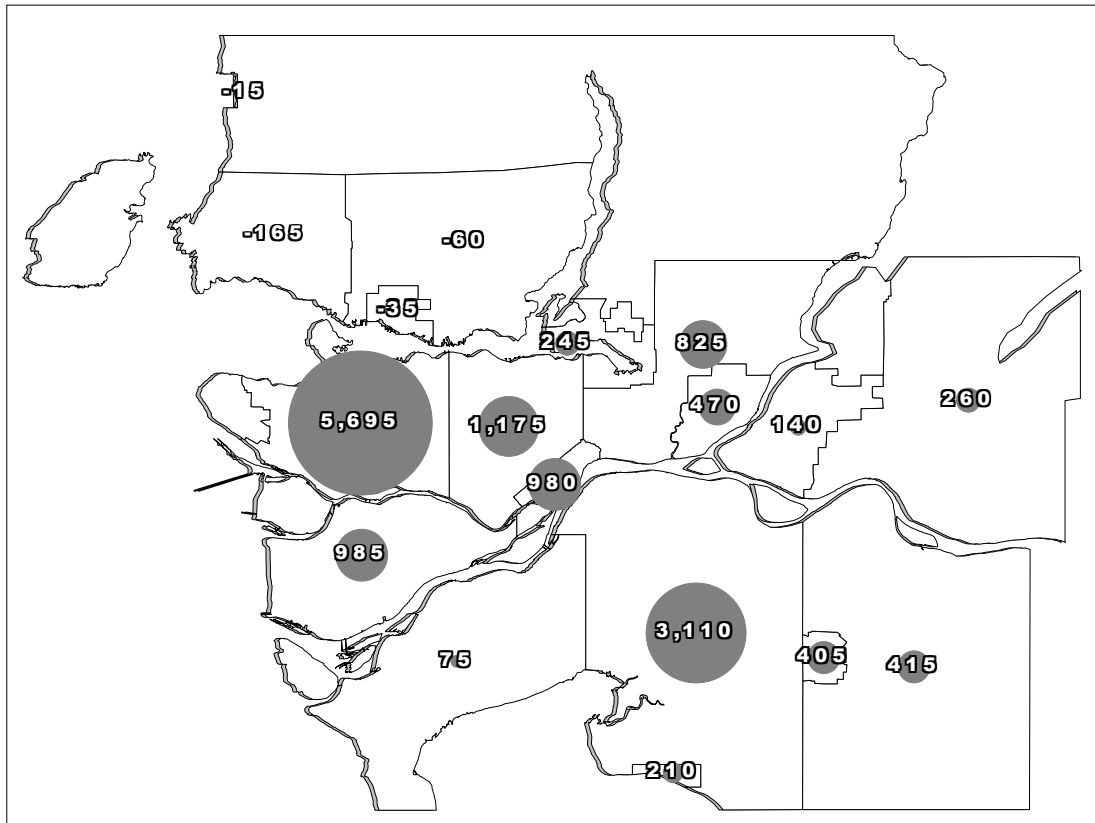
The decline in the proportion of rental housing in the city reflects large increases in the owner-occupied stock, particularly multiple-family ownership housing or condominiums. Between 1996 and 2001, there was a net average annual increase of almost 2,400 owner-occupied units in the city, compared to 2,000 per year between 1991 and 1996, and 289 between 1986 and 1991. The net average annual increase in rented units in the city over the last five years was the lowest since the early 1970s⁵.

AVERAGE NET ANNUAL CHANGE IN UNITS BY TENURE, CITY OF VANCOUVER, 1951-2001



Although the rental stock in the rest of the CMA grew at a faster rate than in the city between 1996 and 2001 (5.7% compared to 4.5%), the city accounted for 39% of the CMA's increase in rental stock. Surrey accounted for another 23%. The rental stock on the North Shore declined marginally.

NET CHANGE IN RENTAL UNITS, 1996 - 2001



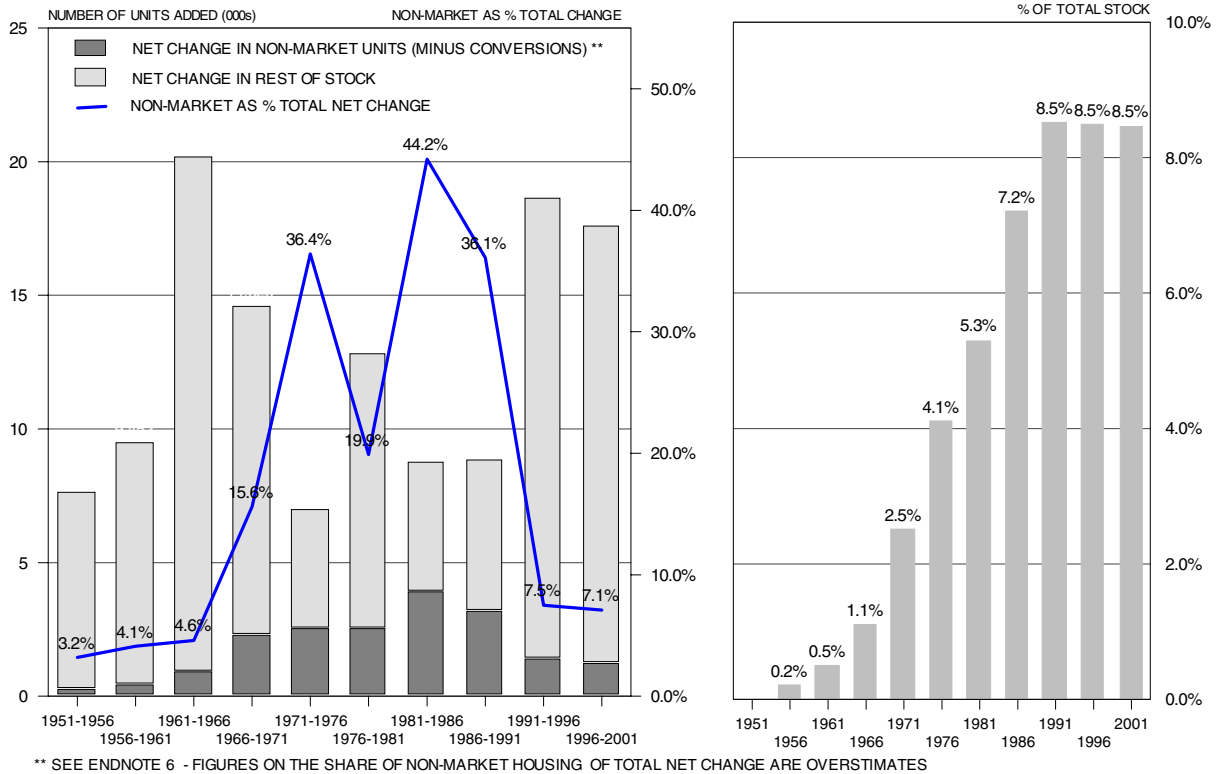
Proportion of non-market housing remains stable in the city

Of the 17,500 net units added to the city's housing stock between 1996 and 2001, about 7% were units in non-market projects, a proportion similar to that between 1991 and 1996⁶. The proportion of the city's total stock accounted for by non-market housing has remained relatively constant over the last fifteen years, at around 8.5%.

NON-MARKET HOUSING, CITY OF VANCOUVER, 1951 - 2001

COMPARED TO NET CHANGE IN UNITS EACH CENSUS PERIOD

AS A PROPORTION OF TOTAL STOCK



Looking at non-market housing in the rest of the CMA requires using BC Housing data that has a somewhat different coverage and date than data for the city. BC Housing's data shows that non-market housing in the city accounts for 8% of the stock compared to 4% in the rest of the CMA. This reflects the large proportion of rental housing in the city – the city has 45% of the region's total rental housing stock and 49% of the region's non-market housing stock. Non-market housing accounts for about 14% of the city's rental stock compared to 12% in the CMA as a whole. Six municipalities (including Burnaby and Richmond) have higher proportions of non-market housing, relative to total rental stock, than the city.

Housing data yet to be released from the 2001 Census

Housing data for census tracts is not yet available, but is to be released later in November 2002. More detailed data dealing with shelter costs, household incomes, number of bedrooms, and owner-occupied condos will be released in May 2003.

Notes

¹ Almost all the dwelling data published in the Census is for **private dwellings occupied by their usual residents** and **NOT** the **total** housing stock. The Census divides dwellings into two main types – private and collective dwellings. The latter are dwellings of a commercial, institutional or communal nature, such as nursing homes, seniors' residences, group homes, and shelters. Each of these groups is in turn divided into three categories – those occupied by their usual residents; those occupied solely by foreign/temporary residents, and those that are unoccupied. Only partial data on the housing universe has been released so far from the 2001 Census (population and dwelling counts data table & 97F0006XCB01002):

	1996			2001		
	CITY	CMA	RCMA	CITY	CMA	RCMA
Total Dwelling Class	231,320	725,090	493,770			
Overseas Household	15	40	25			
Private – Total Dwellings	230,875	723,855	492,980	248,981	786,277	537,296
Private Unoccupied	9,625	26,420	16,795			
Private Occupied Only by Foreign & Temporary	2,710	4,470	1,760			
Private Occupied by Usual Residents	218,540	692,960	474,420	236,100	758,710	522,610
Collective – Total Dwellings	430	1,200	770			
Collective Unoccupied	20	90	70			
Collective Occupied Only by Foreign & Temporary	65	135	70			
Collective by Occupied Usual Residents	345	975	630		985	

² With the 2001 Census, several boundary changes were made that affect comparisons with historical data. The changes involve Bowen Island, the University Endowment Lands, and Greater Vancouver Subdivision A.

³ There have been three changes in coverage that affect the comparability of published Census figures on households/dwellings. In 1986, the Census changed the classification of many of the rooming houses and residential hotels (SROs) in two census tracts (CT) in the city's Downtown Core – rather than being classed as collective dwellings as in the 1981 and previous Censuses, in 1986 they were classified as private dwellings. In 1996, the remaining SROs in another Downtown CT appear to have been reclassified. These two changes affected only the city and led to an apparent increase in the number of private dwellings that was actually definitional. In 1991, non-permanent residents (individuals and their families who are refugee claimants or students, and those with work permits or Minister's permits) and dwellings occupied solely by them were included in the Census for the first time, again leading to an apparent increase in dwellings that was actually definitional. The figures on change in this report have been adjusted for these three changes. Figures for change between 1981-1986 for the city were reduced by 4,000 units (estimated on the basis of comparing actual change in SROs and regular housing with Census figures), with a similar change of 400 units for the period 1991-1996. The change figures for 1986-1991 for all municipalities were adjusted downward on the basis of the number of non-permanent residents and each municipality's average household size – a 4,900 unit reduction for the city and a 8,750 unit reduction for the CMA as a whole.

⁴ On the basis of assessment data, it appears as though the Census is still enumerating a significant proportion of single-family houses with basement suites as either one or two single-family units instead of two duplex units.

⁵ The definitional changes described in footnote 2 also affect data on tenure. SRO units are all rental, so those adjustments are easy to make. The adjustment for the tenure of units occupied by non-permanent residents is harder to make – we have assumed that 70% of those units were rental, as temporary residents are more likely to rent than own.

⁶ There are three problems in comparing change in non-market housing to data from the Census on housing:

- The estimates for the stock of non-market housing at the time of each Census are approximate. The data for the occupancy month of projects is not always accurate, particularly for the older projects, and all units may not necessarily have been occupied at the time of the Census. For projects completed in May/June of each Census year, deciding the Census period in which they would be captured is difficult;
- The change figures computed from the Census are the net change. The non-market change figures are only partly "net". While non-market projects involving the conversion of market residential housing are excluded (as they involve very little net change in the housing stock) and the demolitions of non-market projects are included, we cannot presently estimate the number of market residential units that were demolished to construct non-market projects. Consequently, the net contribution of non-market change to total change in the city's housing stock is overestimated; and
- Some non-market seniors' projects may be classified by the Census as collective rather than private dwellings.