

Sources of Housing Demand

CityPlan

Riley Park/South Cambie **RPSC**

The two major sources of housing demand are:

- dwellings needed by existing residents whose housing needs change; and
- dwellings needed by new people coming to the community.

Additional Demands Within the Community

A significant share of metro Vancouver's housing demand comes from existing residents. This demand is both for additional units and for different types of units.

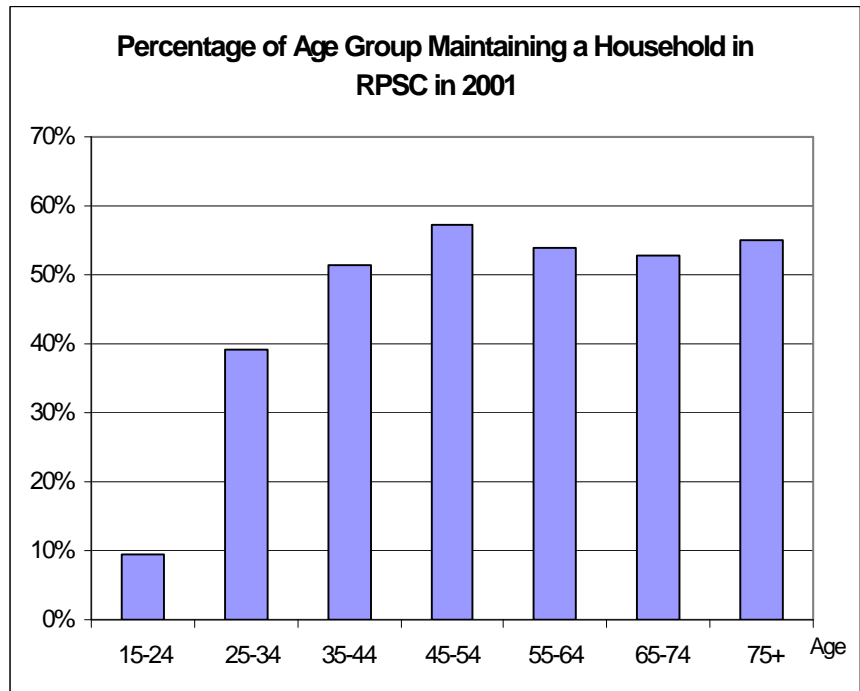
Residents Need More Housing

Aging creates housing demand as residents pass through different life-cycle stages:

- Children grow up and leave home to set up their own household (becoming 'household maintainers' in Census Canada terms). Among young adults, the share of the population maintaining a household is low.

- As age increases, the share maintaining a household increases as more people leave home, finish school, can afford to live alone, form families, separate or divorce, continue to maintain a household after their children have left home, or their spouse dies.

- In Riley Park/South Cambie the increase in the share of an age group maintaining a household is substantial. In the 15-24 age group, 10% of the population are household maintainers while in the 65+ age group, 54% maintain a household.



Residents Need Different Types of Housing

As the housing demand increases with the aging of a population, the type of unit occupied also varies by age. This is partly due to economics – what households can afford – and partly due to stages in the life-cycle:

- Younger people aged 15 to 24 have lower incomes, smaller households (i.e., 1 or 2 persons), and tend to live in apartments (74% city-wide) which are generally small units (62% of units occupied by younger peopler city-wide are bachelor or 1 bedroom units).

- For middle age people, incomes usually increase with age, as does the likelihood of having a family with children, and living in larger units with available outdoor play space (“ground-oriented”).

- In the over 55 age group, household size decreases first as kids leave home and later as spouses die. As aging progresses, incomes decline and physical limitations begin to be felt. Some households prefer smaller units, more security, and less maintenance. Apartments, duplexes, and other medium density units become a more common housing choice.

Additional Demands From Migration

Another factor adding to housing demand is in-migration from the rest of Canada or the rest of the world. Some migrants will be returning to Vancouver after going to school or working elsewhere in Canada. Others are people who come from outside the country:

- In 2001, new arrivals to the region (including immigrants) occupied 26% of the new housing units in the City of Vancouver (built from 1996 to 2001). New arrivals also occupied 34% of existing housing units that changed residents between 1996 and 2001.

- Immigrants occupied 16% of new housing in Vancouver, and 15% of older housing whose residents changed between 1996 and 2001.

- On a city-wide basis, people coming to the region occupied a higher share of new ground-oriented or apartment units than new single-family units.

Source:

Statistics Canada. 2001 Census.

