

# Future Housing Demand



## When Current Residents Age

The table below shows how the number of households in the 4 main groups are likely to change as the current population of Riley Park/South Cambie (RPSC) ages. (It was generated from 2001 Census data, using a projection method that uses age-specific birth and death rates.) The main change is the increase in the number of Mature Households as the baby boomers age.

### Number of RPSC Households in Future

	2001	2011	2021
First Households	365	263	291
Est. Singles/Couples	3,870	3,691	3,058
Families with Children	3,400	3,243	2,687
Mature Households	3,235	4,474	5,865
<b>Total</b>	<b>10,850</b>	<b>11,671</b>	<b>11,901</b>

## What this Does to Housing Demand

Most households currently live in “ground-oriented” housing: single family, secondary suites, duplexes, rowhouses. Some live in apartments. If households continued to want these types of housing in the same proportions as now, the table below shows how many units would be in demand. It also shows how many exist in RPSC now, and how many can be built under the existing zoning. The bottom line shows what the surplus or shortfall will be.

### Housing Demand in Future from Riley Park/South Cambie Residents

(If households continue to want same types they now occupy)

	2001			2011			2021		
	Ground Oriented	Apt	Total	Ground Oriented	Apt.	Total	Ground Oriented	Apt.	Total
<b>Demand</b>	7,925	2,925	10,850	8,634	3,037	11,671	8,959	2,942	11,901
<b>Existing Units</b>	7,925	2,925	10,850	7,925	2,925	10,850	7,925	2,925	10,850
<b>Additional Units</b>	1,111	2,258	3,368	1,111	2,258	3,368	1,111	2,258	3,368
<b>Surplus or (Shortage)</b>	<b>1,111</b>	<b>2,258</b>	<b>3,368</b>	<b>402</b>	<b>2,145</b>	<b>2,547</b>	<b>76</b>	<b>2,241</b>	<b>2,317</b>

As the table shows, the supply of ground-oriented housing is just enough to meet demand. Virtually all the land zoned for single family is already developed. Nearly all of the ground oriented capacity in the table is for additional secondary suites.

There is significant additional unbuilt capacity for apartments, but most of this capacity is located along arterials in the mixed commercial/residential C-zones. This means that there are few alternatives available for mature households who may wish to move from their single family homes to other housing in RPSC, or for younger household who want something more affordable than single family houses.

#### Migration from Outside the City of Vancouver Adds 314 Households to the Demand

In addition to the current residents of RPSC aging, and creating the demands for housing noted, people are coming to the region from the rest of Canada and elsewhere. When new housing units are constructed (or when existing units are sold) they are put on the open market, and may be occupied by these new residents.

On a city-wide basis, about 26% of new housing units are occupied by people who lived outside metro Vancouver 5 years before. For RPSC the figure is 23% of new units.

What this means is that in addition to the increase in households attributable to the aging of the current population (1,051 more households) over the next 20 years, another approximately 314 in-migrating households may seek housing in RPSC.

#### Sources:

Statistics Canada. 2001 Census.

City of Vancouver. Additional unit potential based on analysis of BC Assessment data.