

VanRIMS No.: 01-9000-20

## MEMORANDUM

October 26, 2017

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Katie Robb, Director, Communications, Mayor's Office  
Naveen Girn, Director, Community Relations, Mayor's Office  
Kathleen Llewellyn-Thomas, General Manager, Community Services  
Chris Robertson, Acting Assistant Director, City-Wide & Regional Planning

FROM: Gil Kelley, General Manager, Planning, Urban Design & Sustainability

SUBJECT: City of Vancouver 2016 Census - Housing Data Release

Dear Mayor and Council,

Below are highlights from 2016 Census data on Housing released October 25, 2017. This release also includes data on Indigenous Peoples, Immigration and Ethnocultural Diversity, which will be reported to Mayor and Council in a separate memo from Community Services.

Housing data, such as that collected and disseminated by Statistics Canada through the Census, inform City policies, plans, projects and investments, such as Housing Vancouver Strategy vision and goals.

This is the first release of data from the restored mandatory long-form census, which is administered to a 25% sample of private households; earlier releases this year have been from the short-form Census administered to all private households.

## Tenure Data

In 2016, 53% of the City of Vancouver's households and 29% of households in the Rest of Metro Vancouver were renter households. Renter households were dispersed throughout the city, though the highest concentration occurred within the Metro Core area along with a few smaller areas in Kerrisdale and Marpole (Figure 1).

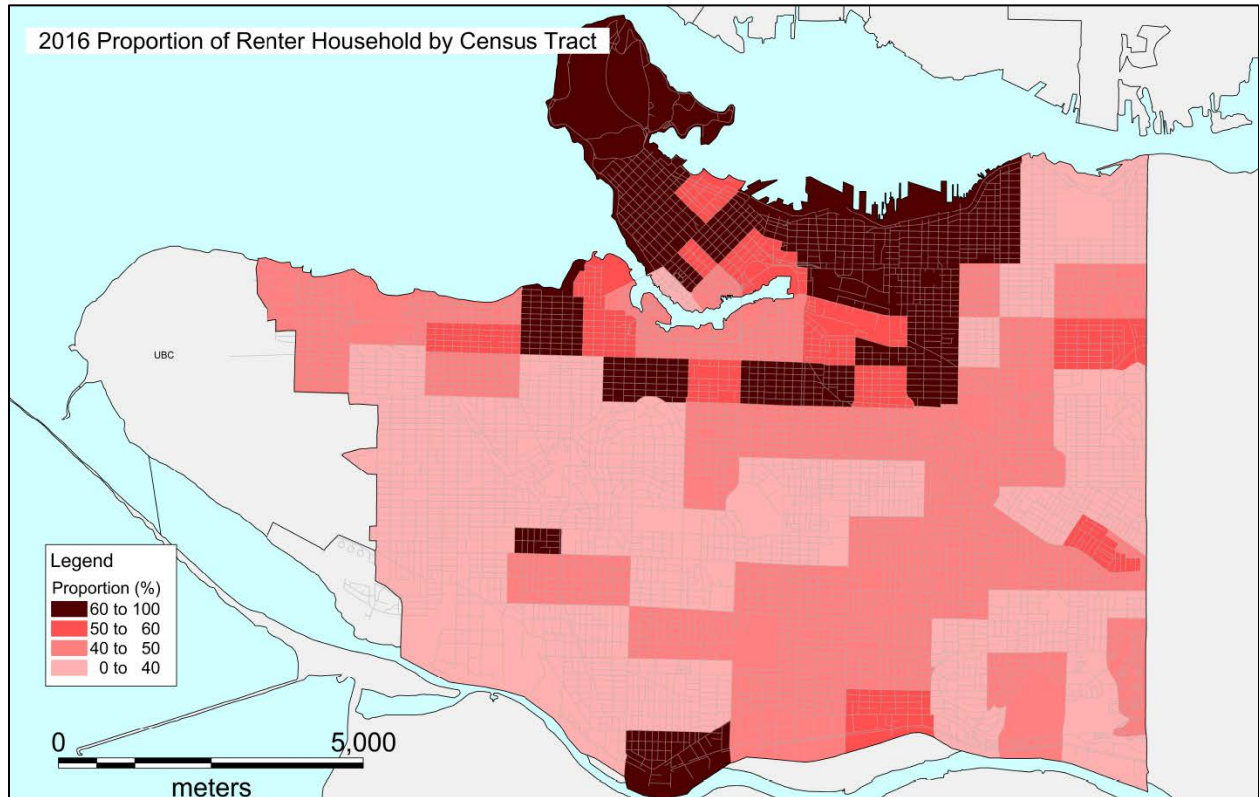


Figure 1 (Source: Statistics Canada Census 2016)

The proportion of renter households has decreased since 1996 both within the City and regionally. However, this trend slowed in 2006 and reversed between 2011 and 2016 (Figure 2).

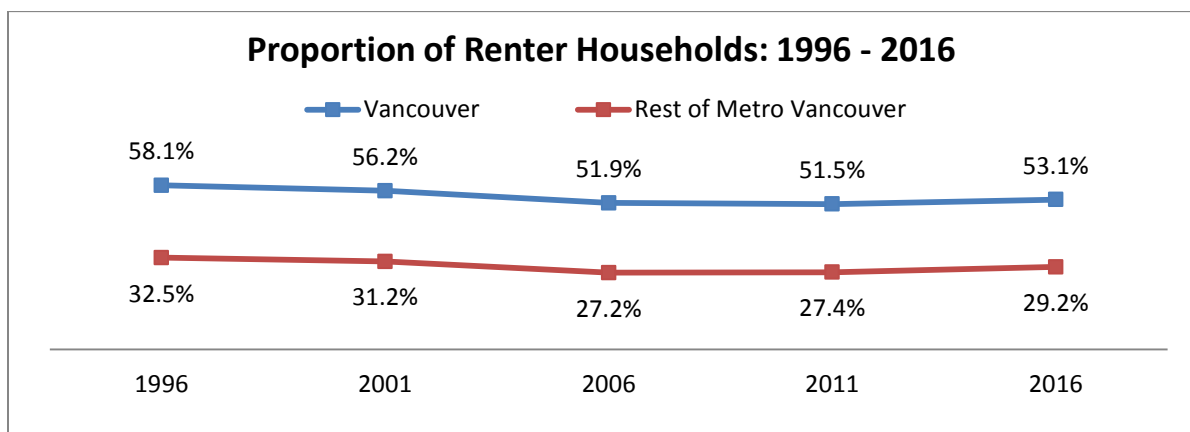


Figure 2 (Source: Statistics Canada Census 1996-2006, 2016 and National Household Survey 2011)

### Housing Affordability Data

The number of households spending between 30% and 100% of their total income on shelter costs, a number referred to as the shelter-cost-to-income-ratio, grew by 9% between 2006 and 2016 to 80,050 households, or about 28% of all households (Figure 3). This number excludes households where shelter costs exceed 100% of total income such as student and retiree households which made up an additional 23,000 dwellings in 2016. While the number of households with high shelter-cost-to-income-ratios grew between 2006 and 2016, the proportion of households in this class remained stable over that period, ranging between 29% in 2006 and 28% in 2016, relative to the total number private households in the City.

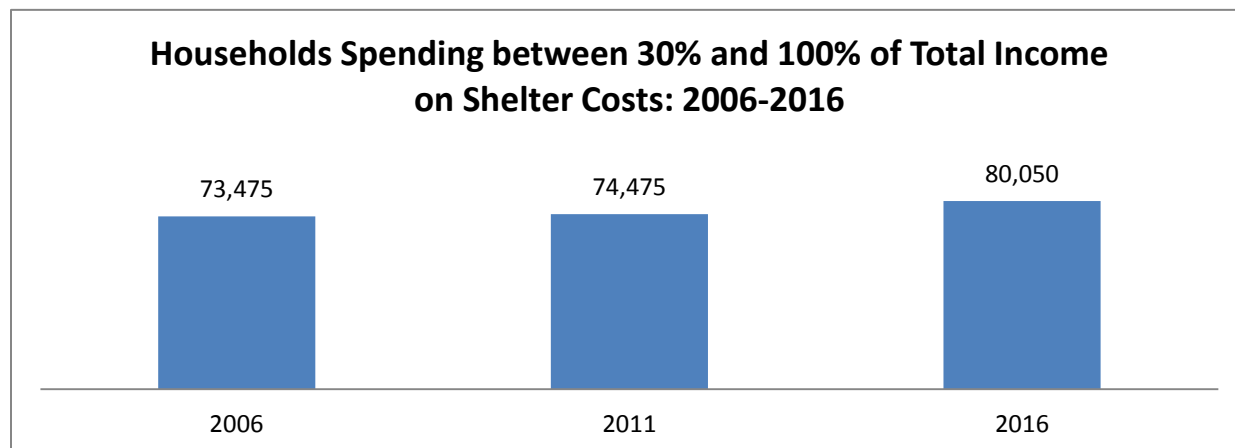


Figure 3 (Source: Statistics Canada Census 2006, 2016 and National Household Survey 2011)

Exploring this data further reveals that renter households represented a disproportionate amount of the households with high shelter-cost-to-income-ratio, in 2016, accounting for 44% of all renter households, meanwhile only 28% of owner households had high shelter-cost-to-income-ratio. This trend is similar across Metro Vancouver where 44% of renter households and 25% of owner households had high shelter-cost-to-income-ratios.

Households with high shelter-cost-to-income-ratio were largely concentrated in the Downtown peninsula, Strathcona and Grandview Woodlands with smaller areas in the Kerrisdale, Kensington-Cedar Cottage, Marpole and Sunset neighbourhoods (Figure 4).

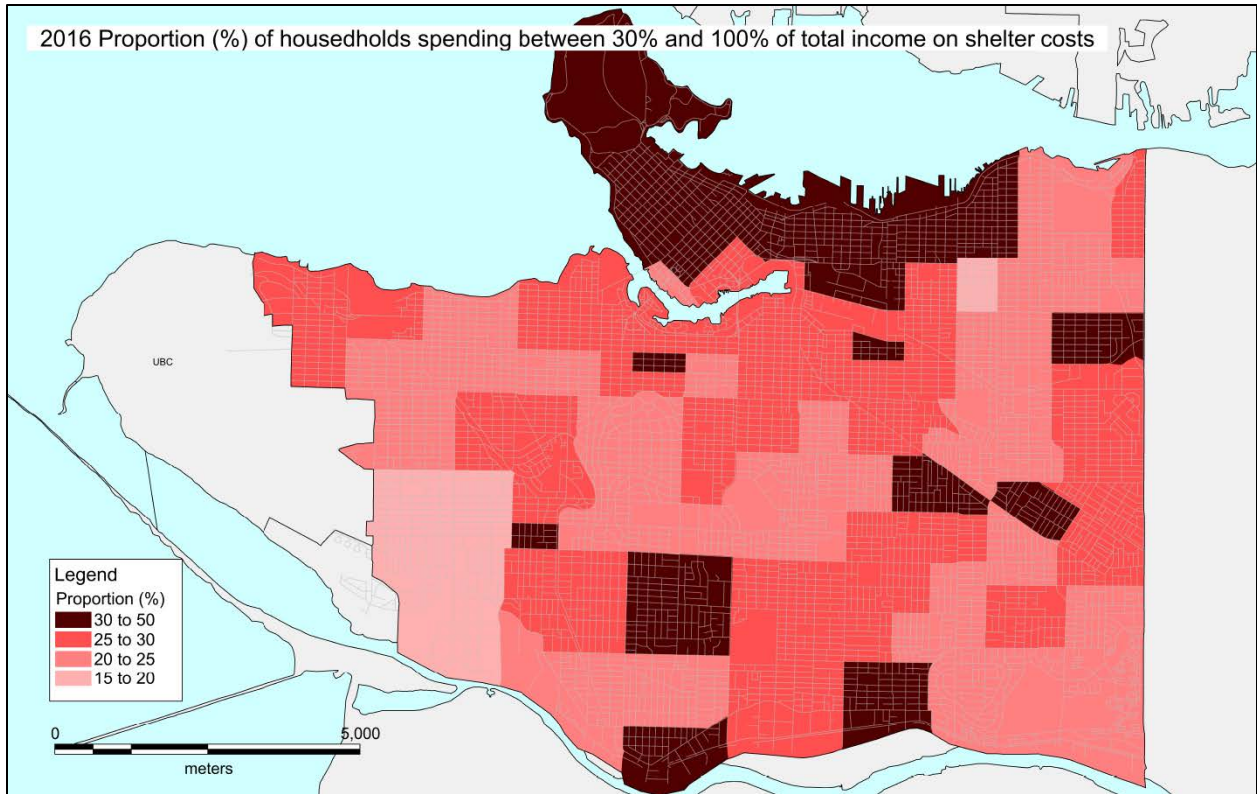


Figure 4 (source: Statistics Canada Census 2016)

Housing affordability is a challenge faced by many municipalities in Canada and beyond. Each of Canada's 5 largest metropolitan areas are seeing a high proportion of households spending more than 30% of their income on shelter costs (Figure 5).

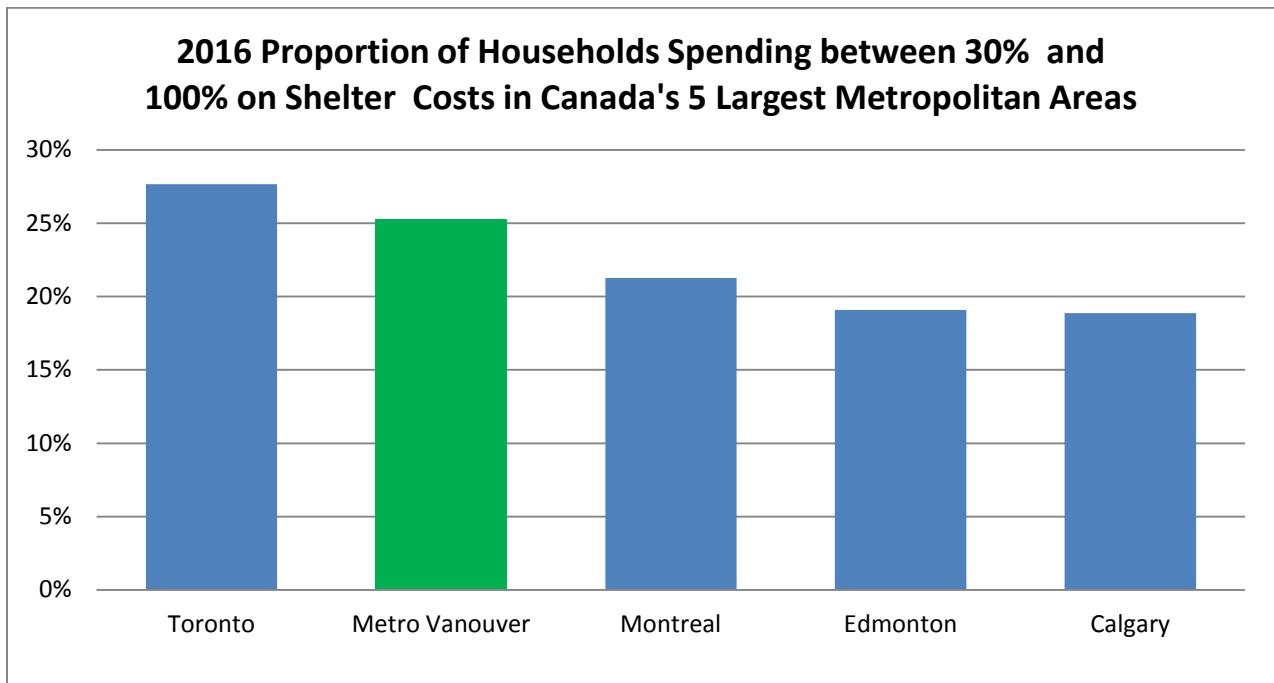


Figure 5 (Source: Statistics Canada Census 2016)

The table below is a summary of the remaining 2016 Census Program release dates.

Release date	Release topic
8-Feb-17	Population and dwelling counts
3-May-17	Age and sex
	Type of dwelling
10-May-17	Census of Agriculture
2-Aug-17	Families, households and marital status
	Language
13-Sep-17	Income
25-Oct-17	Immigration and ethno-cultural diversity
	Housing
	Aboriginal peoples
29-Nov-17	Education
	Labour
	Journey to work
	Language of work
	Mobility and migration

If you have any questions or require further information, please contact me or Chris Robertson, Acting Assistant Director for City-Wide & Regional Planning, at 604-873-7684 or [chris.robertson@vancouver.ca](mailto:chris.robertson@vancouver.ca).

Regards,



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GK/ih