

City of Vancouver

Housing Characteristics Fact Sheet

December 31, 2016



Topic		Fact	Source
General Housing	Total dwellings	In 2016, there were 309,418 total dwellings in Vancouver and 283,916 private occupied dwellings in Vancouver.	<i>Census 2016, Statistics Canada</i>
	Housing stock-Apartment	In 2011, 157,695 (60%) of the 264,575 total occupied dwelling units in the City of Vancouver were apartments. 70,265 of these apartments had 5 storeys or more and 87,430 had fewer than 5 storeys.	<i>Census 2011, Statistics Canada</i>
	Housing stock-Ground-Oriented	In 2011, 106,875 (40%) of the 264,575 total occupied dwelling units in the City of Vancouver were ground oriented dwellings. Of these dwellings, 47,535 (18%) dwelling units were single-detached houses, 49,840 (19%) were duplexes and semi-detached houses, 9,045 (3%) were row houses, and 455 (<1%) were other ground-oriented dwellings.	<i>Census 2011, Statistics Canada</i>
	Household size	In 2011, the City of Vancouver had an average household size of 2.2.	<i>Census 2011, Statistics Canada</i>
	One-person households	In 2011, the City of Vancouver had 101,205 one-person households (38% of all households).	<i>Census 2011, Statistics Canada</i>
Rental Housing	Housing Tenure	In 2011, 136,135 (51%) out of 264,575 private households in City of Vancouver were renter households.	<i>NHS 2011, Statistics Canada</i>
	Purpose-built rental	In October 2016, there were 57,343 purpose built rental apartments and row house units in the City of Vancouver, compared with 56,192 units in October 1996. In October 2016, 620 (1%) of these units had three or more bedrooms.	<i>Rental Market Survey, CMHC</i>
	Rental vacancy rate	In October 2016, the rental vacancy rate was 0.8% in the City of Vancouver.	<i>Rental Market Survey, CMHC</i>
	Rental housing starts	Rental units have become a larger share of housing starts. From 2006-2010, rental units accounted for 8% of all starts; however, from 2011-2015, rental units accounted for 20% of all starts.	<i>Housing Starts and Completion Survey, CMHC</i>
	Proposed rental housing	As of December 2016, there were over 2,457 secured market rental housing units under construction in the City and an additional 2,482 units approved but not yet under construction.	<i>CoV Market Rental Tracker, 2016</i>
	Secondary suites	As of 2011, the City of Vancouver had an estimated 25,300 units secondary suites.	<i>Census 2011, Statistics Canada</i>
	Laneway Homes	As of December 2016, there have been 2,554 permits issued to construct laneway homes across the City of Vancouver. Of these permits, 519 were issued in 2016 (20%).	<i>City of Vancouver Housing Policy and Projects Dept. - Estimated</i>
	Rented Condos	As of October 2016, the City of Vancouver had an estimated 28,125 rented condominiums.	<i>Secondary Rental market Survey, CMHC</i>
	Single Room Accommodations	In 2011, there were 4,504 privately owned units designated under the Single Room Accommodation (SRA) Bylaw. In 2016, there was 4,379 privately owned SRA units.	<i>Low Income Housing Survey 2015</i>
	Average rents	In October 2016, the average rent for a 2-bedroom purpose-built apartment was \$1,757/month in the City of Vancouver, \$114/month more than in Oct. 2015.	<i>Rental Market Survey, CMHC</i>
Non-Market Housing	Social housing and co-op units	As of December 2016, the City had 25,745 non-market housing units. 5,780 of these units were non-market co-operative housing.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	Supportive housing	As of December 2016, there were 4,595 units of supportive housing in the City of Vancouver as defined as a Class 3 supportive housing property by BC Assessment.	<i>City of Vancouver Housing Policy and Projects Dept. - Estimated</i>

Non-Market Housing	Seniors non-market housing	As of December 2016, there were 8,358 social housing units for seniors in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	Persons with disabilities non-market housing	As of December 2016, there were 1,196 accessible and 387 adaptable non-market housing units in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	Family non-market housing	As of December 2016, there were 8,358 non-market housing units in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	SRO rooms - non-market housing	As of December 2016, there were 2,885 SRO (Single Room Occupancy) rooms of non-market housing in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	Bachelor units - non-market housing	As of December 2016, there were 7,675 bachelor units of non-market housing in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	One bedroom units - non-market housing	As of December 2016, there were 6,734 one bedroom units of non-market housing in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	Two bedroom units - non-market housing	As of December 2016, there were 4,775 two bedroom units of non-market housing in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	Three bedroom units - non-market housing	As of December 2016, there were 3,141 three bedroom units of non-market housing in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	Four bedroom units - non-market housing	As of December 2016, there were 535 four bedroom units of non-market housing in the City of Vancouver.	<i>Non-Market Housing Inventory, City of Vancouver</i>
	Operating Agreement expiration - non-market housing	There are approximately 300 non-market housing projects (14,400 units) in the City of Vancouver with operating agreements that will expire before 2030.	<i>Non-Market Housing Inventory, City of Vancouver</i>
Ownership Housing	Single Detached House	In December 2016, the benchmark price was \$1,456,700 in Vancouver east and \$3,443,100 in Vancouver west for a single detached house.	<i>MLS Home Price Index, Multiple Listing Services</i>
	Apartment	In December 2016, the benchmark price was \$435,500 in Vancouver east and \$666,800 in Vancouver west for an apartment in the City of Vancouver.	<i>MLS Home Price Index, Multiple Listing Services</i>
Growth Projections	Population growth	In 2016, Vancouver had a population of 631,486 (26% of the region). This is a population increase of 4.6% (27,984 people) from the City's 2011 population of 603,502. The City of Vancouver's total population is expected to grow from 617,200 in 2011 to 765,000 by 2041. Under a high regional growth scenario, the 2041 projections for Vancouver would increase to 788,000 people.	<i>Metro Vancouver Regional Growth Strategy 2015</i>
	Dwelling growth	In 2016, there were 283,916 private occupied dwellings in Vancouver (30% of the region). This is an increase of 7.9% (22,676 dwellings) from the City's 2011 private dwelling count of 286,742. The number of dwelling units in the City of Vancouver is expected to grow from 265,100 in 2011 to 362,000 by 2041. Under a high regional growth scenario, the 2041 projections for Vancouver would increase to 373,000 dwelling units.	<i>Metro Vancouver Regional Growth Strategy 2015</i>
Vulnerable Groups	Aboriginal population	In 2011, the City of Vancouver had 11,945 residents of Aboriginal identity (2% of the population).	<i>NHS 2011, Statistics Canada</i>
	Recent Immigrants	In 2011, the City of Vancouver had 42,230 recent immigrants who landed in Canada between 2006-2011 (7% of the population).	<i>NHS 2011, Statistics Canada</i>
	Refugees	From 2010-2013, approximately 292 government assisted refugees settled in the City of Vancouver, which is 11.7% of government assisted refugees who arrived in BC.	<i>Refugee Newcomers in Metro Vancouver 2014, ISSBC</i>
	Disabled persons	In 2012, approximately 10% of the City of Vancouver's population is estimated to have one or more disabilities, and half of this disabled population has either a severe or very severe disabilities.	<i>Survey on Disability 2012, Statistics Canada</i>

Income	Non-family persons incomes	In 2014, the median before-tax income for non-family persons was \$26,720 in the City of Vancouver.	<i>T1 Family File 2014, Statistics Canada</i>
	Couple families incomes	In 2014, the median before-tax income for couple families was \$80,050 in the City of Vancouver.	<i>T1 Family File 2014, Statistics Canada</i>
	Lone-parents incomes	In 2014, the median before-tax income for lone-parents was \$41,550 in the City of Vancouver.	<i>T1 Family File 2014, Statistics Canada</i>
	Renter and owner household incomes	In 2010, the median before-tax household income was \$41,433 for renter households and \$77,753 for owner households in the City of Vancouver.	<i>NHS 2011, Statistics Canada</i>
	Income levels - lone parent-led households with children spending 50% to 99% of income on housing costs	In 2010, there were 2,770 lone-parent led households with children (1,790 had children under 19) in the City of Vancouver spending 50% to 99% of income on housing costs. Of these lone-parent led households with children, 1,890 had before-tax household incomes of less than \$35,000/year, 470 had before-tax household incomes of \$35,000-\$49,999/year and 285 had before-tax household incomes of \$50,000-\$69,999/year.	<i>NHS 2011, Statistics Canada</i>
	Income levels - couple families-led households with children spending 50% to 99% of income on housing costs	In 2010, there were 4,610 couple family households with children (3,745 of which had children under 19) spending 50% to 99% of income on housing costs in the City of Vancouver. Of these couple family households with children, 1,875 had before-tax household incomes of less than \$35,000/year, 1,245 had before-tax household incomes of \$35,000-\$49,999/year and 795 had before-tax household incomes of \$50,000-\$69,999/year.	<i>NHS 2011, Statistics Canada</i>
	Income levels - senior-led households (65+ years old) spending 50% to 99% of income on housing costs	In 2010, there were 4,410 senior-led households spending 50% to 99% of income on housing costs in the City of Vancouver. Of these senior-led households, 3,730 had before-tax household incomes of less than \$35,000/year, 440 had before-tax household incomes of \$35,000-\$49,999/year and 145 had before-tax household incomes of \$50,000-\$69,999/year.	<i>NHS 2011, Statistics Canada</i>
	Income levels - singles living alone spending 50% to 99% of income on housing costs	In 2010, there were 14,830, one person households in the City of Vancouver spending 50% to 99% of income on housing costs in the City of Vancouver. Of these one person households, 13,330 had before-tax household incomes of less than \$35,000/year, 1,125 had before-tax household incomes of \$35,000-\$49,999/year and 285 had before-tax household incomes of \$50,000-\$69,999/year.	<i>NHS 2011, Statistics Canada</i>
	Renters and owners spending 50% to 99% of income on housing costs	In 2010, 18,445 renters (7% of all households) and 10,195 owners (4% of all households) were spending at 50% to 99% of their household income on shelter costs in the City of Vancouver.	<i>NHS 2011, Statistics Canada</i>
	After-tax low income rates	In 2014, the percentage of people in the City of Vancouver with low-incomes based on the low income measure after taxes (LIM-After Tax) were 20% for the general population (117,430 people in poverty), 12% for seniors ages 65 and older (14,470 seniors in poverty), and 15% for children and youth (17,260 children and youth ages 0-17 in poverty)	<i>T1 Family File 2014, Statistics Canada</i>
Housing Needs	Social housing wait lists	In 2016, 4,113 (26%) of the 16,035 total households on social housing waiting lists in BC were from the City of Vancouver. The households on social housing waiting lists in the City of Vancouver included 886 families, 377 single persons, 1,674 seniors (65+ years old), 1,027 persons with a disability and 149 persons with needs for wheelchair accessible units.	<i>Metro Vancouver Housing Data Book</i>
	Homeless count	On March 10th, 2016, there were a total of 1,847 homeless people in the City of Vancouver, 1,308 were sheltered and 539 were on the street. 38% of Homeless Count survey respondents identified themselves as aboriginal.	<i>Vancouver Homeless Count, City of Vancouver</i>
	SAFER	As of December 2016, 3,199 (15%) of the 21,361 total senior households receiving the SAFER (Shelter Aid For Elderly Renters) rent supplement in BC were from the City of Vancouver. The maximum gross monthly incomes to qualify for SAFER are \$2,550 for single households and \$2,750 for couple households.	<i>BC Housing, December 2016</i>

Housing Needs	RAP	As of December 2016, 1,123 (11%) of the 10,210 total families with children receiving the RAP (Rental Assistance Program) rent supplement in BC were from the City of Vancouver. The maximum gross monthly household income to qualify for RAP is \$35,000 in Metro Vancouver.	<i>BC Housing, December 2016</i>
	*Core housing need	In 2011, 48,645 households (20% of all households) were in core housing need in the City of Vancouver, including 13,575 owner households and 35,075 renter households.	<i>Metro Vancouver Housing Data Book</i>
	*Core housing need - singles, couple family, and lone parent households spending at least half of their income on housing costs	In 2011, there were 11,910 one person households in core housing need and spending at least half of their income on housing costs in the City of Vancouver (the most of any household type), followed by 6,050 couple family households (3,280 of them with children) and 2,410 lone parent family households.	<i>Metro Vancouver Housing Data Book</i>
	*Core housing need - children and seniors (65+ years old) spending at least half of their income on housing costs	In 2011, there were 3,870 senior-led households in core housing need and spending at least half of their income on housing costs in the City of Vancouver.	<i>Metro Vancouver Housing Data Book</i>

***Note:**

- A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).
- The estimate of the number of households in Core Housing Need is calculated by CMHC based on private households captured in the 2011 National Household Survey. Single Room Occupancy (SRO) units and senior's homes were classified as collective dwellings in the 2011 Census and NHS. Since the 2011 NHS only includes privately occupied dwellings, it did not count SROs and senior's homes.
- Therefore the total number of Households in Core Housing Need in 2011 as calculated by CMHC is likely to underestimate total housing need in the City of Vancouver where there are approximately 4,400 SRO hotel units that were not counted by the 2011 NHS.
- A total of 13,310 people lived in collective households in 2011, and were included in the census, but not the NHS.

