

THE ROLE OF SECONDARY SUITES:
RENTAL HOUSING STRATEGY - STUDY 4



SOCIAL DEVELOPMENT – HOUSING POLICY
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HIGHLIGHTS

Secondary suites are an important part of the secondary rental market

The market-rental housing stock is usually divided into two segments - the primary or conventional rental stock, consisting mainly of purpose-built rental apartments, and the secondary rental stock made up of rented houses, secondary suites, individually rented condo units, and units in multiple conversion dwellings and SROs. Over the last three decades, the secondary rental sector has played an increasingly important role in meeting rental housing demand. This increased role reflects the decline in the construction of new purpose-built rental and the redevelopment and conversion of the existing rental stock.

Secondary suites involve the use of the basements or the ground floors of houses to provide additional accommodation, and can be created through conversion of existing homes or through new construction. Secondary suites are seen as a way of providing affordable housing for renters, while facilitating home ownership by providing additional income that allows potential owners to qualify and pay for mortgages. Suites also increase density in already developed areas without major changes to the built form or character of neighbourhoods.

City policy shifts to encouraging secondary suites

Although encouraged during World War II to ease housing shortages, for the next 30 years secondary suites were seen by many single-family owners as a nuisance that should be removed from their neighbourhoods. Despite City actions to close suites, the number of unauthorized secondary suites continued to increase.

In late 1980s, legalization of secondary suites was considered and accepted for just under half of Vancouver's single-family areas. Since then, opinion appears to have shifted in favour of suites. In 2004, all the single-family zoned areas were rezoned to allow secondary suites. Over the last few years, policy has focused on encouraging the creation and legalization of more suites, through changes in codes, relaxations, and allowing suites in some higher density zones.

How many secondary suites are there in the city?

Using 2009 BCA data, this report estimates that there are at least 25,000 properties with secondary suites in the city's single-family zoned areas. The proportion of properties with suites ranges from 6% in Oakridge to 59% in Grandview-Woodlands. On the west-side as a whole, less than one in five properties have suites; on the east-side, almost one in two properties have suites. Six local areas on the east side account for three quarters of the city's single-family zoned secondary suite properties.

Properties built this decade have the highest proportion of suites

Sixty percent of properties built this decade have secondary suites; higher than in any other decade. Again the proportion varies dramatically by local area, with less than one in four new west-side houses having suites. Houses built in the 1930s to 1950s have the lowest proportion of suites, and this is partly a reflection of building size. Buildings in the 1940s and 1950s tend to be smaller than those built before and after, with median sizes of 1,600 and 1,800 ft² respectively. Since 1960, the median sizes of single-family house have ranged from 2,200 to 2,600 ft²

In terms of assessed market value, secondary suites tend to be in less expensive properties. Overall, the median value of a property with a suite was 18% lower than one without a suite. For properties on the east-side, the probability of a house having a suite increases with market value up to the \$800,000s' and then declines sharply as the value increases.

Secondary suite renter households

Secondary suites cannot be directly identified from Census data, but the study uses surrogate measure to look at who lives in secondary suites. In terms of monthly shelter payments, secondary suites on the east-side of the city are generally less expensive to rent than the city's rental stock as a whole, while those on the west-side are more expensive. This is partly reflected in renters' household incomes. In terms of age, west-side renters are significantly younger than those on the east-side. The age profile for east-side renters is much closer to the city-wide profile, but with fewer seniors and more households in the 35-54 age group. East-side secondary suite households are more family-oriented and more stable than both those on the west-side and city renters as a whole.

Differences between renters and owners

The differences between secondary suite renters and their owner neighbours are more pronounced. Income differences between owners and renters are significant on both the east- and west-sides, with renters having lower household incomes. Owners are also older, live in more family-oriented households, and are much less likely to have moved in the previous five years. The diversity in housing stock that secondary suites provide is reflected in increased social diversity in Vancouver's neighbourhoods.

1.0 INTRODUCTION

The City of Vancouver is in the process of developing a comprehensive rental housing strategy. As part of that process, a series of specialized studies have been undertaken to gain a better understanding of the rental market over the long term.

The market-rental housing stock is usually divided into two segments - the primary or conventional rental stock, consisting mainly of purpose-built rental apartments, and the secondary rental stock made up of rented houses, secondary suites, individually rented condo units, and units in multiple conversion dwellings and single room occupancy units (SROs). Over the last three decades, the secondary rental sector has played an increasingly important role in meeting rental housing demand. This increased role reflects the decline in the construction of new purpose-built rental and the redevelopment and conversion of the existing stock. This study focuses on the secondary suite stock, looking at the number of suites, the characteristics of the stock, and the type of households living in secondary suites.

The City now allows and encourages secondary suites in all single-family neighbourhoods. The remainder of this section of this report provides an overview of secondary suite issues and the changes in the City's secondary suite policies – the shifting trade-offs between neighbourhood concerns, the need for affordable rental housing, and housing standards/safety.

The second section of the report reviews past estimates of the stock. It then provides order-of-magnitude estimates of the secondary suite stock in single-family areas and explores factors related to the “incidence” of suites, using data from BC Assessment. The estimates are then compared to dwelling unit data from the 2006 Census.

The third section examines the role of the secondary suite stock in Vancouver's rental market. Using an approximation for secondary suites from the 2006 Census, it looks at secondary suite rents and the characteristics of secondary suite renters in terms of age, income, household type and mobility status, compared to owners in RS-zoned areas and to renters in the city as a whole.

1.1 What Are Secondary Suites?

For the purpose of this study, a secondary suite is a self-contained dwelling unit that has been created within a larger principal dwelling. The unit may share the main dwelling unit's yard, parking area, laundry, and storage space, but has its own kitchen and bathroom. Secondary suites in single-family areas are usually located in the basement or on the ground floor of single-family houses, created through conversions of existing homes or through new construction.

In Vancouver, different types of secondary suites have been defined, depending on who lives in them and their legal status. The definitions include:

- Family suite – a suite occupied by a relative or member of the family of the owner of the principal dwelling;
- Phase-out suite – a suite with temporary approval for a limited number of years, with the intent being closed in the long-term;
- Legally non-conforming suite – a suite existing prior to the 1956 Zoning and Development By-law; and



- **Illegal suite** – a secondary suite that does not have approval under a development permit, for a variety of reasons; the owner may not want to bear the cost of upgrading the unit or may wish to avoid paying tax on the rental revenue.

In 2009, the City approved “suites within suites” as a possible use in some zoning districts. As a result the current zoning by-law now defines two types of secondary units:

- **One-family dwelling with secondary suite** – “a building containing only two dwelling units, of which the secondary suite is smaller than the principal residence, but which does not include a two-family dwelling, multiple conversion dwelling, or infill one-family dwelling”; and
- **Principal dwelling unit combined with a secondary dwelling unit** – “a dwelling unit which is a principal residence combined with one secondary dwelling unit which is smaller than the principal residence, and in respect of which the principal residence and secondary dwelling unit must have separate external access and shared internal access which the owner or occupant of the principal residence is able to lock off.”

1.2 Issues Related to Secondary Suites

Secondary suites do increase the range of housing options available to both renters and owners, but they can be problematic. On the positive side, secondary suites:

- **Provide more choice in rental housing** - For renters, secondary suites provide more choice in both the type and location of rental accommodation. Unlike traditional apartment units, secondary suites are a form of ground-oriented housing with a separate entrance and, often, access to a yard. For families in particular, this type of housing may be more appealing than apartment living. Suites also provide renters with an opportunity to live in lower density residential neighbourhoods, which usually have easy access to schools, recreation centres, and other services but may have very little conventional rental housing;
- **Provide mortgage helpers** - For homeowners, the income generated from renting a suite can be an important mortgage helper, often making it possible for buyers to own the house in the first place. Secondary suites also allow owners on a fixed income the ability to remain in their homes. In addition, secondary suites allow families to stay together, by providing accommodation for an adult child or elderly parents; and
- **Expand the lower cost rental housing stock** - Secondary suites are one of the most cost-effective ways of providing additional rental housing. Suites expand the lower cost rental housing stock without subsidies from any level of government. They encourage more diverse communities, by allowing a mix of socio-economic backgrounds and age groups to live in a neighbourhood. Finally, they are argued to be a form of “low-impact” or “invisible” densification, increasing density without significantly changing the built form of single-family neighbourhoods.



Although now widely accepted as a form of affordable rental housing, secondary suites are not without their problems. Common issues raised include:

- **Fairness in property taxes** – owners of homes with illegal suites may not be paying their fair share of property taxes;
- **Parking** – there is a common perception that suites will create on street parking problems and increased traffic on local streets;
- **Loss of privacy** – adjacent property owners may feel that additional people living next to them will affect their privacy;
- **Loss of neighbourhood character** – there is a perception that secondary suites create more instability in neighbourhoods and that properties are often not properly maintained, especially if both units are rented; and
- **Unsafe conditions** – many suites were put in without any permits, and the suites created may not be safe nor meet normal living standards. Tenants may be reluctant to complain about conditions for fear of losing housing that they can afford.

1.3 Regulating Secondary Suites in Vancouver

The conversion of larger older single-family homes to provide additional units is not new. As housing demand shifted to suburban locations in the 1920s onward, single-family houses in the West End and other inner city areas were split up into suites or rooms. In 1940, the War Measures Act set aside municipal housing by-laws and encouraged the creation of additional suites in single-family neighbourhoods as a way of relieving housing shortages.

With the City's adoption of the Zoning and Development By-law in 1956, secondary suites and other multiple-unit buildings in the areas zoned RS-1 (single-family) became illegal. In the late 1950s, Council decided to remove all illegal suites over a 10-year period, and by 1966, over 2,000 suites had been removed under the program. Between 1966 and 1974, the need for the rental housing provided by suites led to extensions of the timelines for closing suites, and exceptions against enforcement were allowed for family suites or on hardship grounds. In 1981, Council decided to enforce closures only on a complaint basis.

The number of illegal suites continued to increase and the need to resolve the issue of illegal suites led to the 1988 plebiscite on secondary suites. Held as part of the civic election, the plebiscite allowed voters to indicate whether or not they wanted to permit secondary suites in their neighbourhood. In areas where voters responded favourably, a planning process began that rezoned the areas to allow suites in both existing houses and in new construction. Between 1989 and 1992, this neighbourhood-by-neighbourhood review resulted in 47% of the RS-1 properties in the city being rezoned to RS-1S.

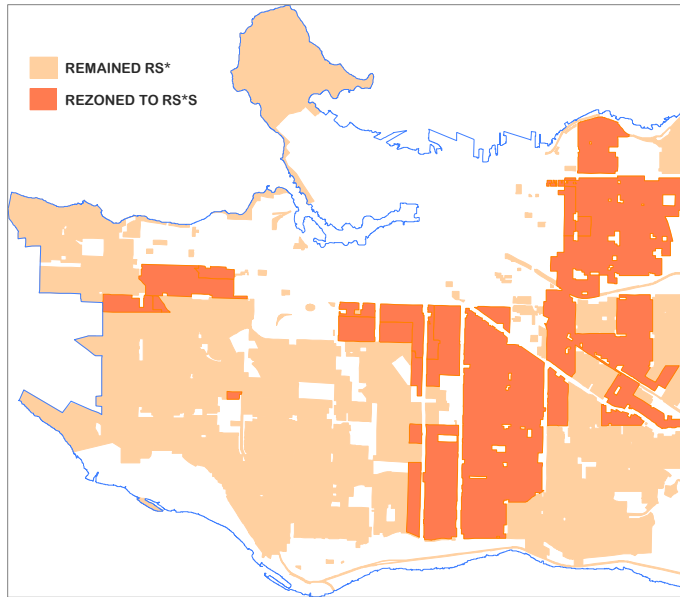
In the areas that indicated a preference for remaining single-family, existing suites could be legalized for periods of up to 10 years. In new housing in those areas, only temporary family suites (occupied by parents, grandparents, children, or a full-time care giver) were allowed.

In the areas rezoned to RS-1S, existing suites could be legalized on a permanent or temporary "phase-out" basis, and new housing could be built with a secondary suite – essentially duplexes, but with size constraints, reduced code requirements to lower construction costs, and covenants to remove the option of strata-titling the units.

The purpose of “phase-out” suites was to provide for the gradual upgrading or closure of illegal suites. An owner would be allowed to legally operate a phase-out suite for 2 to 10 years, depending on the amount of upgrading the owner was prepared to undertake and the attributes of the suites. The intent was to see suites legalized, or closed if unable to meet standards.

Despite these changes, enforcement continued to be problematic. Many owners perceived the standards for secondary suites as too expensive to meet and saw a low risk of their suites being closed. A large number of suites in both old and new buildings continued to be undeclared and illegal. Closure of the phase-out suites would also have meant the loss of a significant proportion of the city’s rental stock.

FIGURE 1: RS AREAS REZONED TO RS-1S BY 1992



In April 2004, Council extended secondary suites city-wide, permitting secondary suites in single-family dwellings in all RS, RT (two-family) and RM (multi-family) zoning districts. Suites that had been allowed as phase-out or family suites legally became permanent suites. Between 2004 and 2006, Council also reduced the barriers hindering the legalization of existing suites and the creation of new suites.¹

To reduce the number of unauthorised suites in newly built housing, Council also approved a post-occupancy inspection program. Under the program, all new single-family houses are inspected a year after being approved for occupancy. Properties found with unauthorised suites are required to either apply for permits or to close the suites.

Despite the changes, the proportion of single-family houses being built with approved suites has remained low. As shown in Table 1, until 2008 only one in twenty permits for new houses included a secondary suite, and a substantial portion of suites in new construction was still occurring without permits.

TABLE 1: PERMITS ISSUED FOR NEW CONSTRUCTION IN RS-ZONES SINCE JANUARY 2000

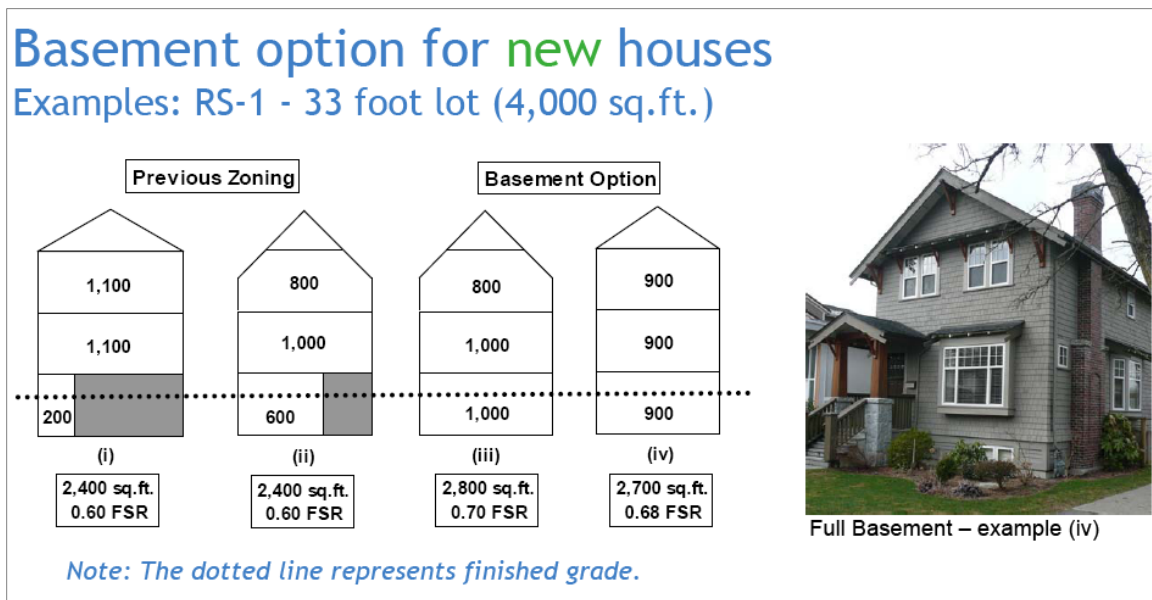
	PERMIT YEAR									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
SUITE	28	32	39	30	25	33	37	31	62	75
NO SUITE	546	628	802	732	743	635	621	568	538	415
ALL RS* DB/BU PERMITS	574	660	841	762	768	668	658	598	600	490
PERCENT WITH SUITES	5%	5%	5%	4%	3%	5%	6%	5%	12%	18%

RE-ZONING TO ALLOW SUITES IN ALL RS ZONES IN 2004

¹ The definition of secondary suites was amended to eliminate the requirement for internal access between the suite and the main unit. Other changes were to require only one parking space for houses built prior to April 2004; to allow the retention of side windows; to eliminate the requirement for partial sprinkler systems for existing non sprinklered houses; to reduce ceiling height requirements; and to require upgrading only of the suite portion of existing houses.

Since 2007, the City has been re-examining secondary suite regulations as part of the EcoDensity initiative to improve housing affordability and to achieve sustainability objectives. In 2009 Council, adopted changes to single-family zoning to provide the option of creating basements similar to those in older single-family houses.² These changes increased the maximum size of single-family houses, but the increased floorspace has to be in a basement rather than on the first and second floors. The additional floor area is to encourage basements, providing opportunities for a secondary suite and flexibility for other family uses.

FIGURE 2: 2009 RS ZONING CHANGES



In 2009, Council also approved other zoning changes that introduce two new forms of secondary dwellings. In commercial (C-zoned) areas, the Downtown, and new ODP areas, zoning changes now allow secondary suites as small as 205 ft² within apartments (suites in suites). Council also approved changes to the RS-1 and RS-5 zoning to allow laneway houses - small houses or cottages at the rear of lots.

² Until 1974, the basement floor area was not counted as part of the maximum floor area allowed on a lot, as long as the basement was not used as habitable accommodation. In 1974, the zoning was amended to include the basement in the floor area calculation, regardless of its use. To compensate for this, the total allowable floor space ratio (FSR) was increased to 0.6.

2.0 THE SECONDARY SUITE STOCK

There is no definitive source of information on the secondary suite stock. The two most comprehensive data sources are the Census and the database that BC Assessment (BCA) maintains for property valuation. Each of these sources has its limitations.

Estimates of the city's "secondary suite" stock over the last ten years have put the stock at anywhere from 15,000 to 27,000 units. The range in estimates is partly a function of differences in definitions and the time periods and areas being considered. Mainly, however, it is a result of the difficulty of establishing the number of units.

The presence of secondary suites is often difficult to establish from visual inspection of building exteriors – it is hard to distinguish a suite from a developed basement, and distinguishing whether there is more than one suite is also difficult. Owners may also wish to maintain the "invisibility" of their suites, even though they are now a permitted use, for taxation reasons or because their suite was put in without permits.

2.1 Previous Estimates

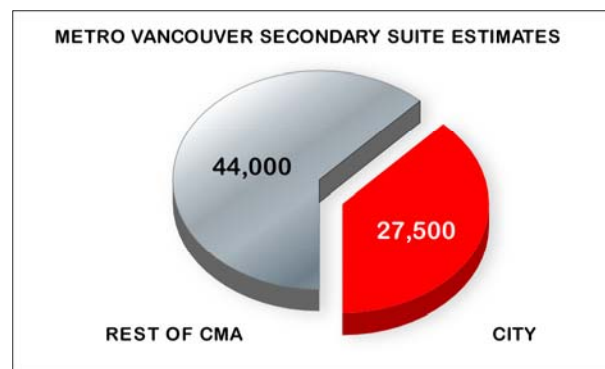
In the 1990s, City estimates of the secondary suite stock ranged from 15,000 to 18,000 units, with the proportion of single-family properties with suites ranging from 23% to 27%. These estimates were based on a variety of sources, including field reviews, telephone data, and BCA data.

As part of their work on secondary suites in 2002, Gage-Babcock & Associates took a different approach. All the 1,400 single-family houses listed on MLS in June 2001 were analyzed to determine the number of suites contained within each house. Extrapolating the results to the RS-1/RS-1S stock, they estimated the secondary suite stock at 26,000 units. This total includes an estimated 4,400 suites in buildings with two or three suites. Adjusted for these multiple suites, Gage-Babcock estimated there to be about 24,000 single-family zoned properties containing suites; just over 40% of the stock.

The most recent estimates of secondary suites were produced as part of Metro Vancouver's assessment of regional residential capacity.³ Metro Vancouver derived order of magnitude estimates for each municipality using 2006 data from the Census and BCA. The number of properties identified in the BCA data as having basement suites was computed for all traffic zones in the region. 2006 Census data on apartment duplexes was tabulated by traffic zone, and it was assumed that half of those duplexes represented secondary suites. For each traffic zone, the higher of the two sets of figures was selected, aggregated for each municipality, and adjusted upward if lower than previous municipal estimates.

Overall, Metro estimated there to be about 72,000 secondary suites in the region in 2006. The city was estimated to have 27,500 units – just over a third of the region's stock. Surrey was the next largest municipality with 18,000 suites.

FIGURE 3: SECONDARY SUITES, 2006



³ *Regional Growth Strategy Backgrounder - Residential Capacity Study, April 2009*

2.2 Secondary Suites in RS Zones

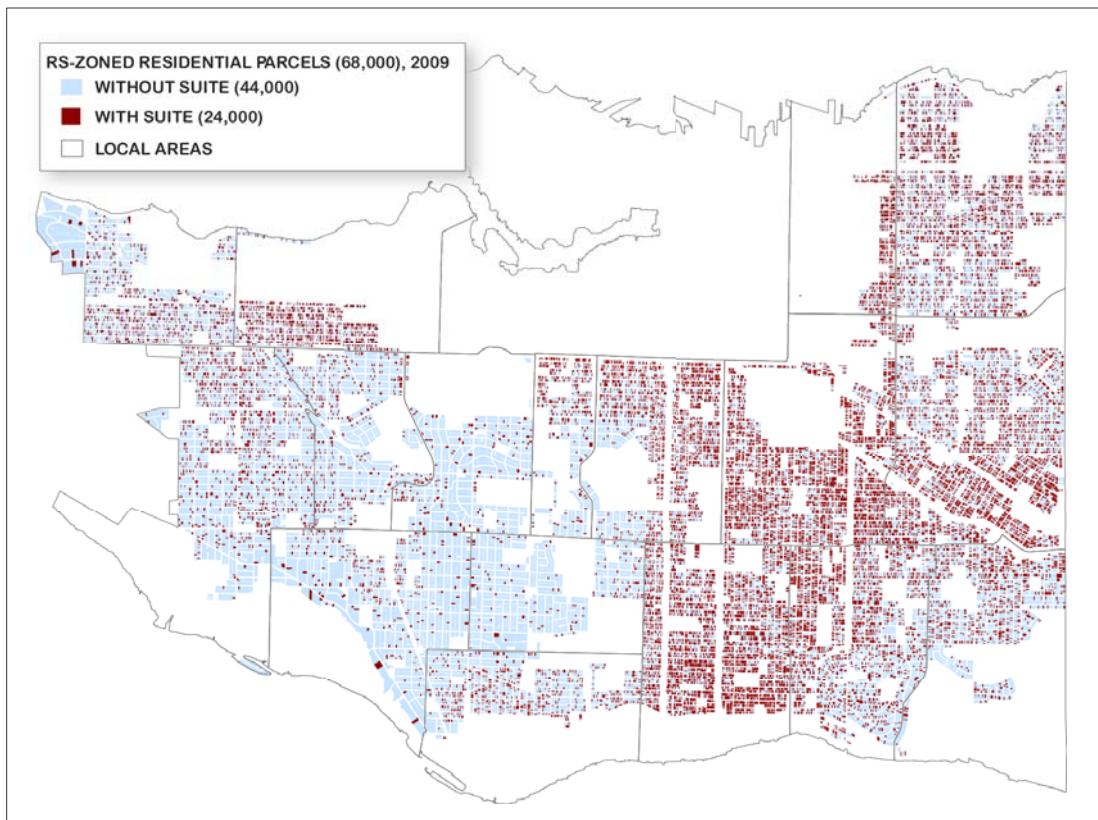
The Metro Vancouver estimates are reasonable, but the Census data used includes all duplexes irrespective of zoning and the BCA data also includes all properties coded as having basement suites. For this report, a similar approach has been used, but without combining the two data sets and looking only at the single-family zoned areas.

Using data from the 2009 BC Assessment Roll⁴ the approach was to:

- Select all the RS-zoned properties in the city – around 62% of the city’s land area;
- Exclude all streets, lanes, parks and other non-residentially used parcels - leaving around 69,000 properties covering about 13 square miles; and
- Exclude properties with three or more residential units. This excludes some single-family dwellings with multiple suites, but will also exclude legal multiple conversion dwellings, apartments, and other forms of multiple dwelling⁵.

Of the remaining 68,000 properties, 24,000 (or about 35%) are recorded by BCA as having a secondary suite. The map below shows the location of properties with and without suites.

FIGURE 4: RS-ZONED & RESIDENTIALLY USED PROPERTIES, 2009



⁴ For each year’s assessment roll, properties are valued as of July 1st of the preceding year, in their condition as of October 31st that year. The BCA data was updated based on occupancy permits issued in the last quarter of 2008.

⁵ Around 800 properties were excluded. Conversion dwellings and duplexes are allowed in some RS zones. There are also older non-conforming uses, as well as apartment/townhouse projects that were either approved under or rezoned to RS. The small numbers of side-by-side duplexes in RS zones are included in the RS figures.

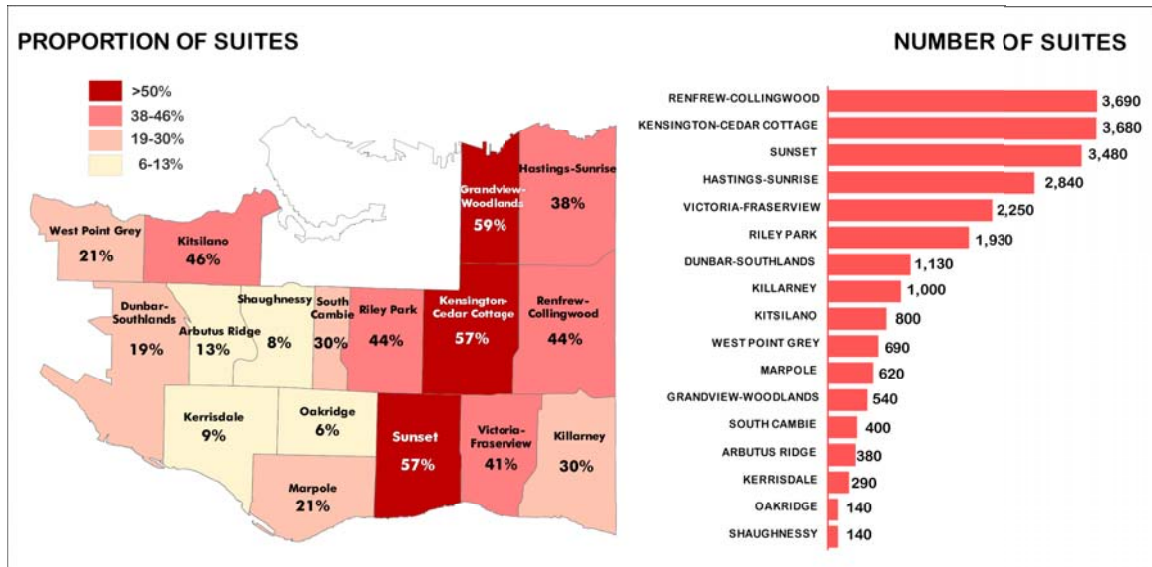
The estimate of 24,000 single-family zoned properties with secondary suites is a minimum estimate of both the number of properties and the number of suites.⁶ In terms of the number of properties, there will be some overestimation as duplexes are allowed in RS-2, RS-4, and RS-7 zones. This is likely to be outweighed by underestimation of the buildings that have been altered to put in a suite. BC Assessment does not identify *all* the properties that have suites.⁷ As there are additional utility charges for suites, owners are unlikely to report that a suite has been added, but they are likely to report a suite's removal. The estimate also excludes properties that have multiple suites. If the latter are included, the minimum estimate of properties with suites (in single-family zoned areas) increases to 25,000.

In terms of the number of suites, properties may be converted to contain more than one suite. The desire to install more than one suite is one of the reasons for not installing a suite under permit. Preliminary results from the City's post-occupancy inspection program in 2007 and 2008 indicate that 8% of the new single-family houses inspected had legal suites, 20% had one suite installed without permit, and 15% had two suites. The program results also indicate that 43% of new houses had suites, compared to the 35% figure from the BCA data.

2.3 Location of Secondary Suites

The proportion of RS-zoned properties with suites ranges dramatically by local area, from 6% in Oakridge to 59% in Grandview-Woodlands. With the exception of Kitsilano and South Cambie, west-side areas⁸ have lower proportions of suites. Overall, in the west-side local areas, 18% of properties have suites, compared to 48% of properties in the east-side local areas. The west-side areas also tend to have fewer numbers of suites than local areas on the east side. Six local areas on the east side of the city account for three-quarters of the secondary suite stock. Three areas - Kensington, Sunset and Renfrew - account for almost half the city's secondary suite stock.

FIGURE 5: RS-ZONED PROPERTIES WITH SUITES, 2009



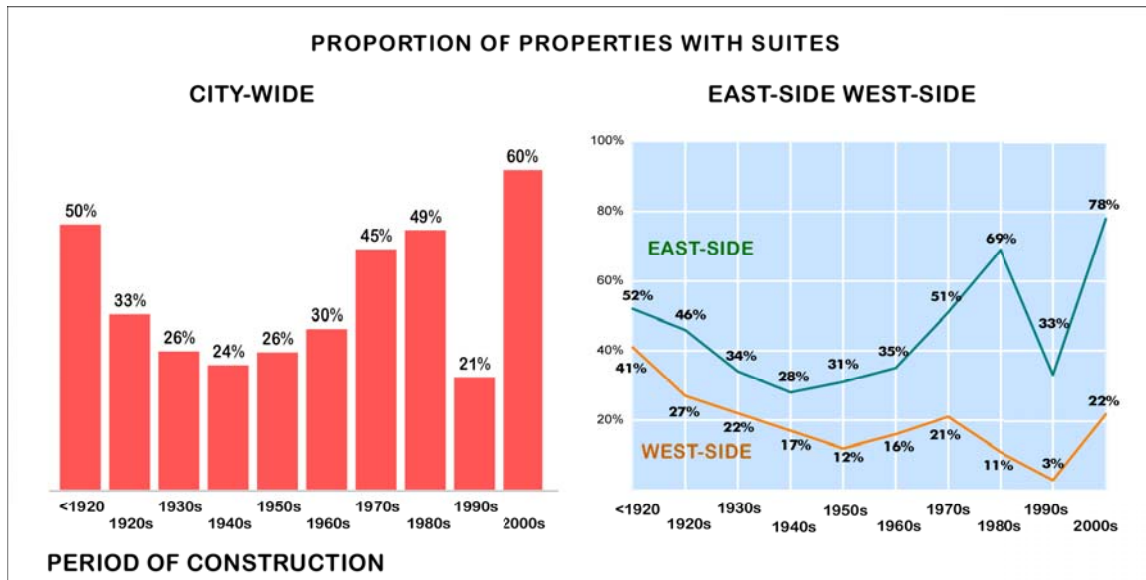
⁶ There are also single-family dwellings (and duplexes) with suites in other zones in the city. Non-RS zones have been excluded from this study as distinguishing single-family with suites from other multi-family properties is impractical and as the focus is on the utilization of the city's single-family zones.

⁷ Ideally the coverage should be checked by a sample survey, but this is beyond the scope and resources of this study.

2.4 Building Characteristics

There are significant variations in proportion of properties with suites depending on **building age**, but the relationship is not linear. For pre-1920 buildings, the proportion is 50%, falling to 24% for 1940s buildings and then increasing steadily, with one exception, to 60% in the 2000s. The exception is for buildings constructed in the 1990s where the proportion dips to 21%. Both east-side and west-side areas show a similar pattern, although the west-side is at a lower level and also shows a dip in the proportion of suites in buildings from both the 1980s and 1990s.⁹

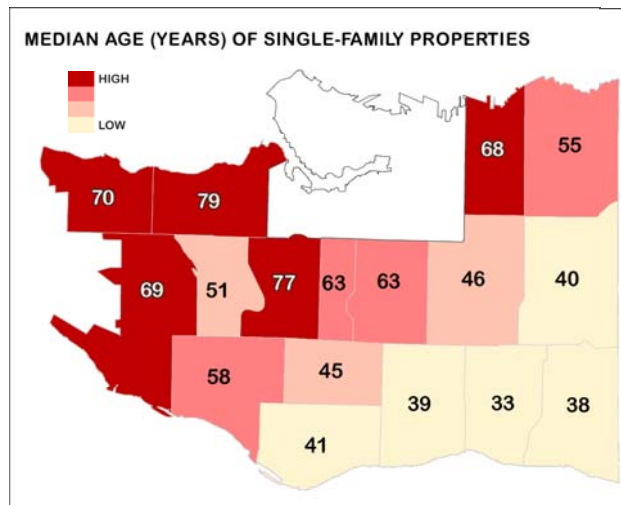
FIGURE 6: PROPORTION OF SUITES BY PERIOD OF CONSTRUCTION



West-side properties on average are older than those on the east-side, with 50% built before 1950, compared to 30% on the east-side. About one in five buildings in both areas have been built in the last twenty years.

FIGURE 7: SINGLE-FAMILY MEDIAN AGE, 2009

The relationship between suites and building age is partly a function of change in **building size** over time. City-wide, the median size of a single-family house is around 2,200 ft². Houses built in the 1940s and 1950s tend to be smaller than those built before and after, with median sizes of 1,600 and 1,800 ft² respectively. Since 1960, the median size of single-family houses built in each decade has ranged from 2,200 to 2,600 ft².

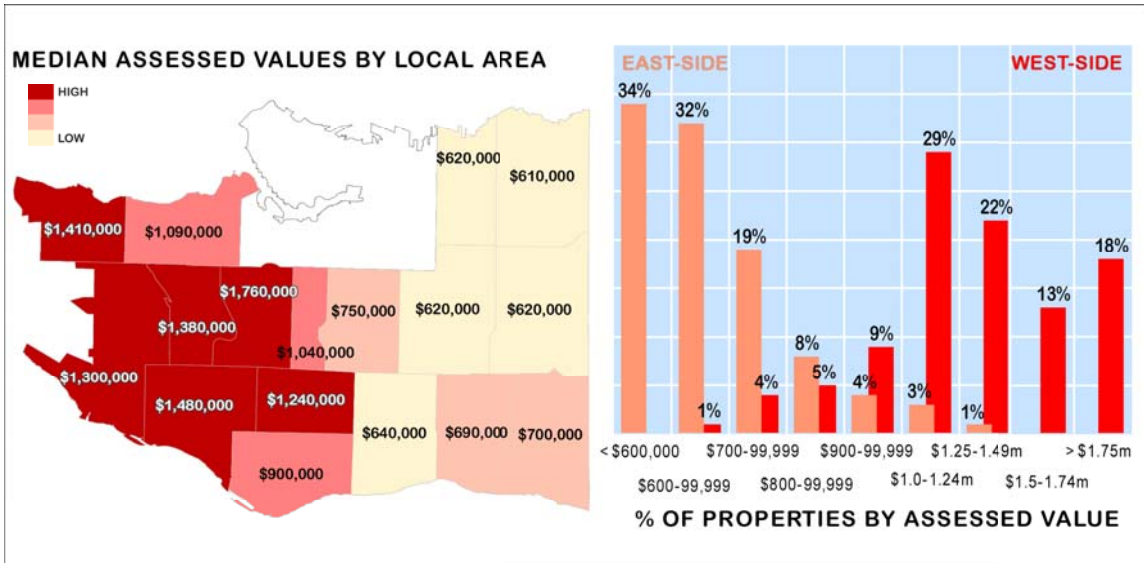


⁸ Defined here as the local areas west of Cambie or Main Street.

⁹ Further examination is needed of the dip in the proportion of suites in 1990s buildings and the mismatch between permit and BC data for properties built in the 2000s.

In terms of **assessed market value**, there are wide variations in median value between local areas, ranging from \$610,000 in Hastings-Sunrise to \$1.76 million in Shaughnessy (see Figure 8). On the east-side of the city, almost two-thirds of RS-zoned properties had assessment values below \$700,000 – compared to 1% of properties on the east-side.

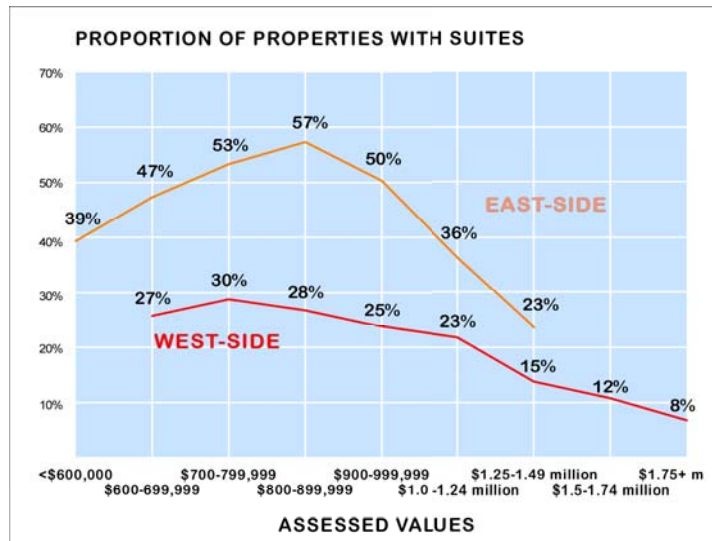
FIGURE 8: ASSESSED VALUES OF RS-ZONED PROPERTIES, 2009



Secondary suites tend to be in less expensive properties. Overall, the median value of a property with a suite was 18% lower than one without a suite. Except for a handful of lower valued properties, for west-side properties the higher the value, the less likely a property is to have a suite (Figure 9). For properties on the east-side, the probability of having a suite increases with value up to the \$800-\$900,000 category and then declines rapidly as the value increases.

FIGURE 9: PROPERTIES WITH SUITES, BY ASSESSED VALUE

Part of this relationship reflects building size, as larger buildings tend to be more expensive. On the east-side, the median size of houses valued in the \$800,000's is 2,650 ft², compared to 1,650 ft² for those with values less than \$600,000. For the latter category, the median size of houses with suites is 1,860, compared to 1,460 ft² for those without.



2.5 Census Data

The Canada Census is the only comprehensive source of data on both the characteristics of dwellings and their occupants. Traditionally, Census coverage of the secondary suite stock has been a problem, and it was commonly believed that many secondary suites were not captured by the Census.

For the 2006 Census, changes were made to the instructions provided to enumerators and to the enumeration process itself,¹⁰ to better identify hard-to-find dwellings such as basement apartments. As a result, structures that may have been classified in previous censuses as single-detached houses (because there was no outside sign of an apartment) are more likely to have been classified as apartment units in the 2006 Census – either as an apartment in a duplex if there is only one secondary suite, or an apartment in a building that has fewer than five storeys if there are two or more secondary suites (see Appendix 2 for the Census structural type definitions).

For the city, the Census shows the occupied single-detached stock falling by 17,000 units (26%) between 2001 and 2006, with the duplex stock increasing by 15,100 units (55%). Data for the rest of the Vancouver region shows a similar pattern, but with a much less dramatic decrease in the single-detached stock (Table 2). Most of the “loss” in the single-detached in the city is likely to be the result of improved procedures rather than real change over the period.

TABLE 2: CENSUS OF CANADA, OCCUPIED PRIVATE DWELLING UNITS, 2001 & 2006

STRUCTURE TYPE	CITY OF VANCOUVER				REST OF VANCOUVER CMA			
	2001	2006	2001-2006		2001	2006	2001-2006	
SINGLE-DETACHED HOUSE	65,385	48,370	- 17,015	-26%	262,270	239,945	- 22,325	-9%
APT IN A DETACHED DUPLEX	27,655	42,765	15,110	55%	41,125	71,470	30,345	74%
APT IN BLDG < 5 STOREYS	79,755	88,180	8,425	11%	111,910	129,520	17,610	16%

SOURCE: STATISTICS CANADA CUSTOM TABULATION

So for 2006, the Census estimates that the city has 48,370 occupied single-family and 21,380 duplex buildings.¹¹ As the Census figures include all zones in the city, these figures appear to be low compared to the 24,000 estimate of properties with secondary suites derived from the BCA data. However, there are two reasons why the two figures cannot be directly compared.

¹⁰ See Statistics Canada, *Housing and Dwelling Characteristics Reference Guide, 2006 Census*. As described by Statistics Canada: “Block canvases occurred months prior to the actual Census with hundreds of enumerators covering the city and recording each address they came across. A major responsibility of the enumerators and one of the main goals of block canvas was identifying basement suites and hidden dwellings. This identification was a topic that enumerators were trained specifically to look for and identify, with the rule being ‘when in doubt, list it’. Some tips included looking for suite numbers, secondary entrances on the sides of house with doorbells and extra mail boxes, large numbers of cars, large numbers of garbage cans. Enumerators were also trained to make contact at a large number of dwellings to ask if there were any basement suites or other dwellings on the premises, especially if they suspected through other visual signs that there may be a secondary suite in the house.”

¹¹ The number of duplex units is divided by two to get the number of duplex buildings. Only “up/down” duplexes are included – two-unit buildings with the units side-by-side are classified as semi-detached dwellings. There was one definitional change in the 2006 Census. In 2006, “apartment or flat in a duplex” replaced “apartment or flat in a detached duplex” and included duplexes attached to other dwellings or buildings. In the 2001 Census, duplexes attached to other dwellings or buildings were classified as an “apartment in a building that has fewer than five storeys”.

The first reason is that the Census should classify single-family houses with more than one suite as “apartments under five storeys category.” To the extent that the Census has successfully identified those properties, the number of duplex units counted would be reduced.

Second, published Census data covers only private dwellings occupied by their usual residents – dwellings that were either unoccupied on census day or that were occupied only by temporary or foreign residents are excluded.¹² Unpublished data from Statistics Canada (see Table 3) indicates that on May 16th, 2006 one in ten duplex units was either vacant (6%) or occupied only by temporary or foreign residents (3%). The **total** stock of duplexes increases to 23,630 buildings, with duplexes forming 32% of the stock of single-family and duplex buildings.

TABLE 3: CENSUS OF CANADA, TOTAL PRIVATE DWELLING UNITS, 2006

STRUCTURE TYPE	CITY OF VANCOUVER			2006 - CITY OF VANCOUVER					
	2001	2006	2001-2006	TEMP RESIDENTS		UNOCCUPIED		USUAL RESIDENTS	
SINGLE-DETACHED HOUSE	67,575	49,835	-17,740 -26%	335	1%	1,130	2%	48,370	97%
APT IN A DETACHED DUPLEX	29,080	47,260	18,180 63%	1,545	3%	2,950	6%	42,765	90%
APT IN BLDG < 5 STOREYS	83,525	94,800	11,275 13%	1,635	2%	4,985	5%	88,180	93%

SOURCE: STATISTICS CANADA CUSTOM TABULATION: “Users should use the combined total of private dwellings occupied by TRFR and unoccupied private dwellings with caution - the numbers tend to fluctuate and there is also likely to be cross over in the classification for the two categories.”

These figures are closer to our 2009 estimates, but are still for the whole city. More directly comparable data can be derived from a special tabulation of Census data. This tabulation extracts data only for RS-zoned blocks (this is described later in section 3.2). The BCA data was also re-tabulated for the same set of blocks (covering about 80% of the RS-zoned residentially used land in the city).

The first two data columns in Table 4 show both the Census and the BCA-based data for the “extracted” blocks. The Census data has to be adjusted upward to include vacant and temporary resident dwellings. The BCA data also has to be adjusted upward to include all residentially used properties, with some allowance for change in 2007 and 2008.

TABLE 4: COMPARISON OF CENSUS & BCA DWELLING UNIT DATA FOR RS-ZONED BLOCKS

STRUCTURE TYPE	2006 CENSUS EXTRACT	2009 BCA EXTRACT	ADJUSTED* CENSUS EXTRACT	ADJUSTED** BCA EXTRACT	ADJUSTED CENSUS vs BCA
SINGLE-DETACHED HOUSE	35,045	35,358	36,100	36,000	200
APT IN DETACHED DUPLEX+SEMI-DETACHED	26,110	34,192	29,000	34,800	-5,800
ALL OTHER HOUSING	4,500	1,444	4,800	1,400	3,400
TOTAL	65,655	70,994	70,000	72,200	-2,200

* ADJUSTED UPWARD FOR VACANT AND TEMPORARY RESIDENTS

** ADJUSTED FOR 2007-08 CHANGE & FOR PROPERTIES WITH 2+ UNITS

¹² Foreign and temporary residents are those with a usual place of residence elsewhere. Temporary residents include tourists; students who return to live with their parents for part of the year; and spouses living away from home while working. Second dwellings would be counted as “occupied by a temporary resident only” if there was someone present on census day. If no one was present, the dwelling would be classified as unoccupied. Many temporary residents are likely to be renters, and most of the vacant duplex units would probably be rental if they had been occupied. This would partly explain why the Census shows significantly more owned-occupied than rented duplex units. City-wide there are 40% more owned duplexes (25,000 compared to 18,000). For the RS extract area, there are 50% more owned than rented duplexes.

The adjusted data allows only crude comparisons, but it does indicate that the 2006 Census did capture a significant number of single-family houses with more than one suite (all the units in these would fall into the “all other housing” category in Table 4), and this could account for much of the difference in duplex numbers. Overall, the comparison indicates that the 2006 Census appears to have significantly improved its coverage and classification of the single-family zoned stock, once the vacant and temporary resident stock is included. The figures also indicate that there may have been some undercoverage of the total housing stock in single-family areas in the 2006 Census.¹³

2.6 Conclusion

Based on BC Assessment data, there are at least 24,000 single-family houses with a secondary suite in the City’s single-family zoned areas. Overall, the proportion of properties with suites is around 35%, but this ranges from 18% for the west-side local areas to 46% for local areas on the east-side. The number of suites is more difficult to estimate, but there are probably on the order of 1-2,000 other single-family zoned properties with two or more suites. Including those buildings brings the minimum estimate of properties with suites to 25,000.

Data from Census indicates that coverage of the secondary suite stock improved significantly with the 2006 Census. Census data extracted for single-family zoned areas is consistent with BCA-derived data on the number of properties with suites, once allowance is made for the surprisingly high proportion of suites that are either occupied only by temporary residents or that are unoccupied.

The secondary suite stock does increase the diversity of housing available in neighbourhoods, but most of the stock is concentrated in east-side neighbourhoods and not all of the secondary suites are actually rented out. The relationships between property characteristics and the “incidence” of suites are usually not linear, but generally speaking the less expensive a property, the larger the property, and the more recently it has been built, the more likely a property is to have a secondary suite.

¹³ The Statistics Canada report on coverage of the 2006 Census will not be available until the first quarter of 2010. The report will provide estimates of the population and dwellings either missed or included in error by the 2006 Census. For the 2001 Census, the net population undercoverage rate for metro Vancouver was 3.9%.

3.0 ROLE IN THE RENTAL MARKET

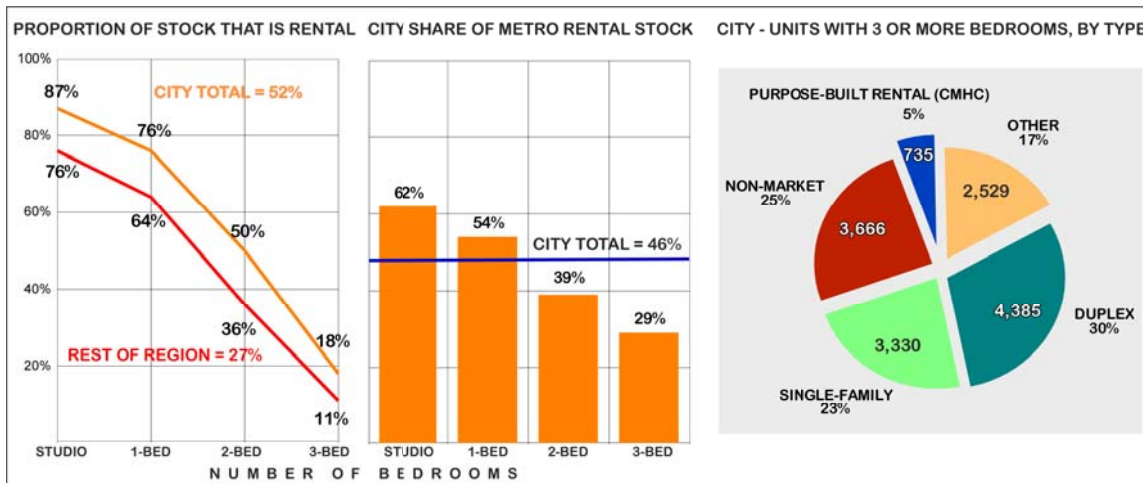
This section of the report examines the role of the secondary suite stock in Vancouver’s rental market, using data from the 2006 Census. It begins by looking at the contribution of all single-family and duplex rental units as part of the city’s secondary rental market. It then focuses on the rental stock in the city’s single-family zoned areas, using a surrogate measure to identify secondary suites, and looks at the characteristics of secondary suite renters.

3.1 The Secondary Rental Market

The likelihood of a dwelling unit being rented depends partly on the number of bedrooms. In the city, 87% of studio units are rental compared to 18% of units with 3 or more bedrooms (first graph in Figure 10). The same pattern holds in the rest of the region,¹⁴ but the stock in the rest of the region has a greater proportion of larger units. Consequently, the majority of the region’s larger rental units are outside the city (bar graph in Figure 10). As families with children require larger units, opportunities for them to rent in the city are relatively limited.¹⁵

Most of the purpose-built rental housing in the city (the apartment and row stock covered by CMHC’s rental market survey) consists of studio and one-bedroom units - in 2006 only 17% were 2-bedroom and just 1% had 3 or more bedrooms). The city’s non-market rental stock has a more diverse mix - 22% of non-market units had 2-bedrooms and 17% had 3 or more bedrooms. But it is the secondary rental market stock that provides most of the larger rental units. Rental single-family and duplex units provide over half of the city’s rental 3+ bedroom units (pie chart in Figure 10).

FIGURE 10: RENTAL HOUSING 2006 CENSUS



¹⁴ It should be noted that housing data from the Census is affected by sampling and other error. Statistics Canada uses imputation to adjust for partial non-responses e.g. nationally 7% of the “number of bedrooms” responses are actually imputed. See Statistics Canada: *Housing and Dwelling Characteristics Reference Guide, 2006 Census*; and *2006 Census Technical Report: Sampling and Weighting*.

¹⁵ In metropolitan Vancouver in 2006, almost three-quarters of the single-family households with children lived in units with 3 or more bedrooms. Renter families with children are either younger families or are more crowded than owner families - 39% of renter families lived in 3+ bedroom units and 28% in 2-bedroom units.

Table 5 shows the distribution of the city's rental stock in 2006, by number of bedrooms. Overall, single-family and duplex units accounted for 18% of the city's rental stock in 2006. Thirty-five percent of renter families with a child under 18 in the city live in rented duplex and single-family units.

TABLE 5: OCCUPIED RENTAL DWELLING UNITS, CITY OF VANCOUVER, 2006

	TOTAL RENTAL STOCK			MARKET-RENTAL						SHARE OF RENTAL STOCK				
	TOTAL RENTAL	NON-MARKET	TOTAL MARKET	CMHC	SECONDARY	SECONDARY MARKET			TOTAL RENTAL	NON-MARKET	CMHC	SFD & DUPLEX	OTHER	
						SFD	DUPLEX	OTHER						
Total	131,535	21,585	109,950	55,665	54,285	5,840	17,800	30,645	100%	16%	42%	18%	24%	
0 bedroom	23,170	7,297	15,873	8,600	7,273	155	1,550	5,568	100%	31%	37%	7%	28%	
1 bedroom	63,225	5,931	57,294	37,070	20,224	695	5,170	14,359	100%	9%	59%	9%	23%	
2 bedroom	30,495	4,691	25,804	9,258	16,546	1,650	6,690	8,206	100%	15%	30%	27%	28%	
3+ bedroom	14,645	3,666	10,979	735	10,244	3,330	4,385	2,529	100%	25%	5%	53%	17%	

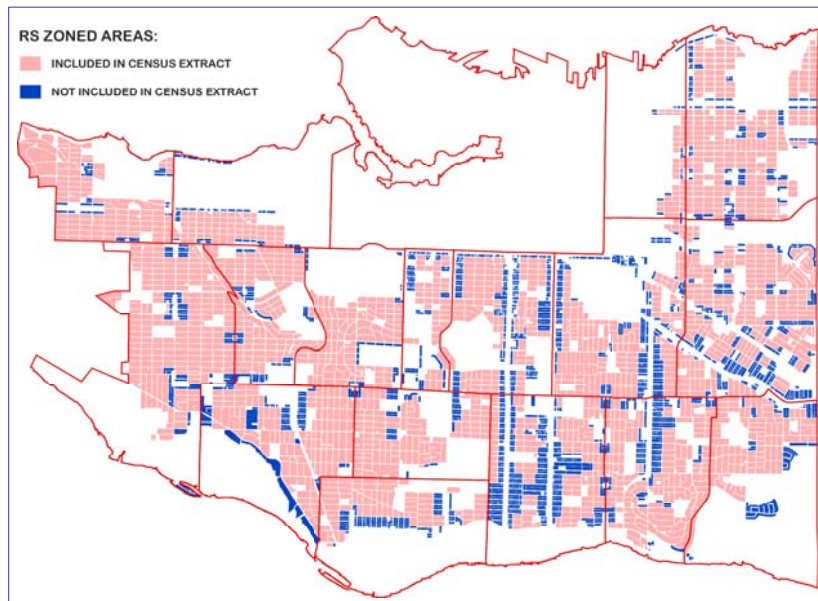
SOURCE: STATISTICS CANADA 2006 custom tabulations; CMHC October 2006 Rental Market Survey; & the City's Non-Market Inventory.
 CMHC = market-rental apartment & row housing SECONDARY = 2006 Census units minus the CMHC and non-market stock.

3.2 Identifying the Secondary Suite Stock

To look at the characteristics of secondary suites and their renters, we identified all the census blocks¹⁶ that were entirely single-family zoned. Where part of a block had a different zoning (which commonly happens along major streets and at local commercial centres), it was excluded. The selected blocks were aggregated into two areas, depending on whether they were east or west of Main Street, and Statistics Canada extracted Census data for the two areas. The extract covers about 80% of the RS-zoned residentially used land in the city and about 72% of the 2006 Census single-family and duplex stock (Figure 11).

FIGURE 11: RS-ZONED CENSUS BLOCKS, 2006

The Census extract splits out owner-occupied and rented "apartment in a duplex" units from the rest of the stock. But the Census does not distinguish the main unit in a duplex from the secondary unit. The main unit is much less likely to be rental than the secondary unit, but both units could be rented, or the secondary unit might be owner-occupied and the main unit rented.



¹⁶ The block areas are provided by Statistics Canada and are usually the areas defined by intersecting streets.

However, most main floor or primary unit in a duplex are likely to have 3 or more bedrooms; some may only have two bedrooms; and relatively few are likely to have less than two bedrooms. For this analysis, all rented duplex units with 2 bedrooms or less are assumed to be secondary suite units. Some smaller main floor units will be included in the figures, and the figures will exclude some larger secondary units and some secondary units in buildings with multiple suites, but this is the closest approximation possible. Appendix 3 provides data by number of bedrooms for the city and the RS-zoned areas.”

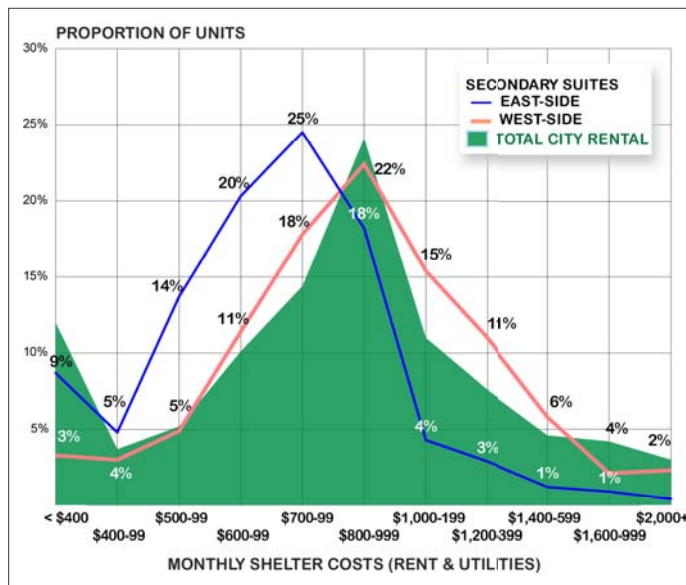
3.3 Secondary Suite Rents

In terms of shelter costs (utilities and cash rent payments), secondary suites on the east-side are less expensive than those on the west-side. In 2006, 48% of suites on the east-side had shelter payments of less than \$700 a month compared to 23% on the west-side.

Compared to rental stock city-wide, east-side suites are generally less expensive, with 72% renting for less than \$800 a month (45% city-wide). West-side secondary suites are generally more expensive, with 40% renting for less than \$800.¹⁷

The city has a greater proportion of units with shelter costs below \$400 (12% compared to 9% on the east-side and 3% on the west-side). This probably reflects the SRO and non-market stock in the non-RS areas.

FIGURE 12: SHELTER COSTS, 2006



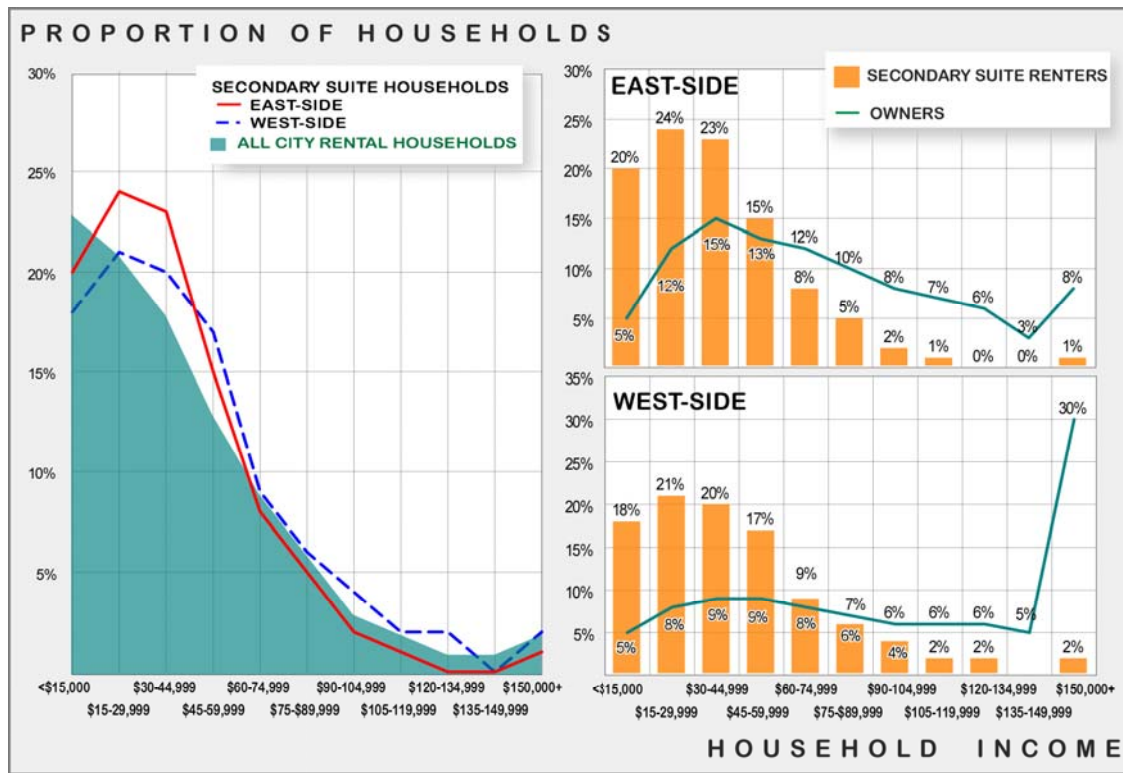
3.4 Secondary Suite Residents

In terms of **household income**, the profiles of secondary suite households on the east- and west-sides are similar (left-hand graph in Figure 13), although west-side households are on average more affluent - 41% of west-side households had incomes over \$45,000, compared to 33% of east-side households. Compared to all city renters, secondary suite households have a lower proportion of households in the lowest income group, but slightly higher proportions of households with incomes between \$15,000 and \$60,000.

However, secondary suite households have substantially lower incomes than those of their owner-occupier neighbours (see the right-hand graph in Figure 13). On the east-side, 82% of secondary suite renter households have incomes below \$60,000, compared to 46% of east-side owners. On the west-side, 57% of secondary suite households have incomes below \$60,000, compared to 32% of owner households. Secondary suites appear to contribute significantly to the diversity of neighbourhoods, in terms providing housing for less affluent households.

¹⁷ Studio and 1-bedroom duplex units had a median rent of \$643 on the east-side; \$652 city-wide, and \$721 on the west-side. For 2-bedroom duplex units, the medians were \$749, \$801, and \$1,049 (see Appendix 3).

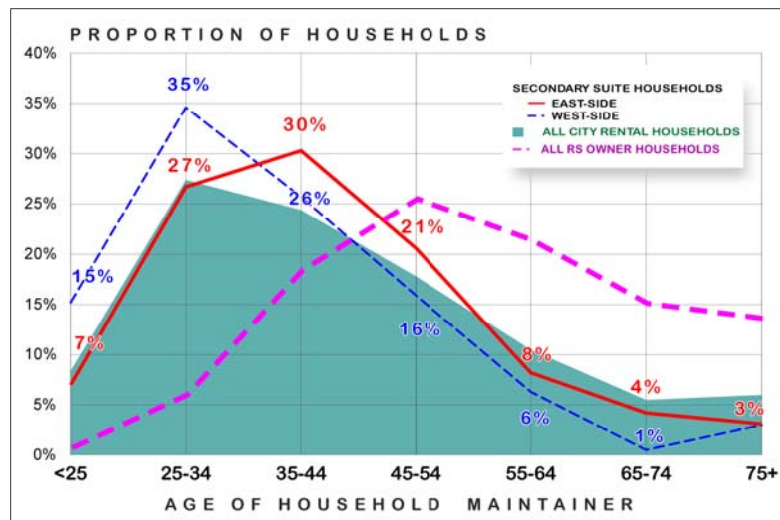
FIGURE 13: HOUSEHOLD INCOME, 2005



In terms of **age of household maintainer**, households renting secondary suites on the west side are younger than those on the east-side (half are under 35 years old, compared to one third on the east-side). East-side households have a very similar age profile to city renters as a whole, with slightly higher proportions of households in the 35-54 age groups.

Again the major contrast is between secondary suite renters and their neighbours. Almost two-thirds of secondary suite maintainers on the east-side, and 75% on the west-side, are under 45 years old, compared to 25% of owners.¹⁸

FIGURE 14 AGE OF HOUSEHOLD MAINTAINER, 2006

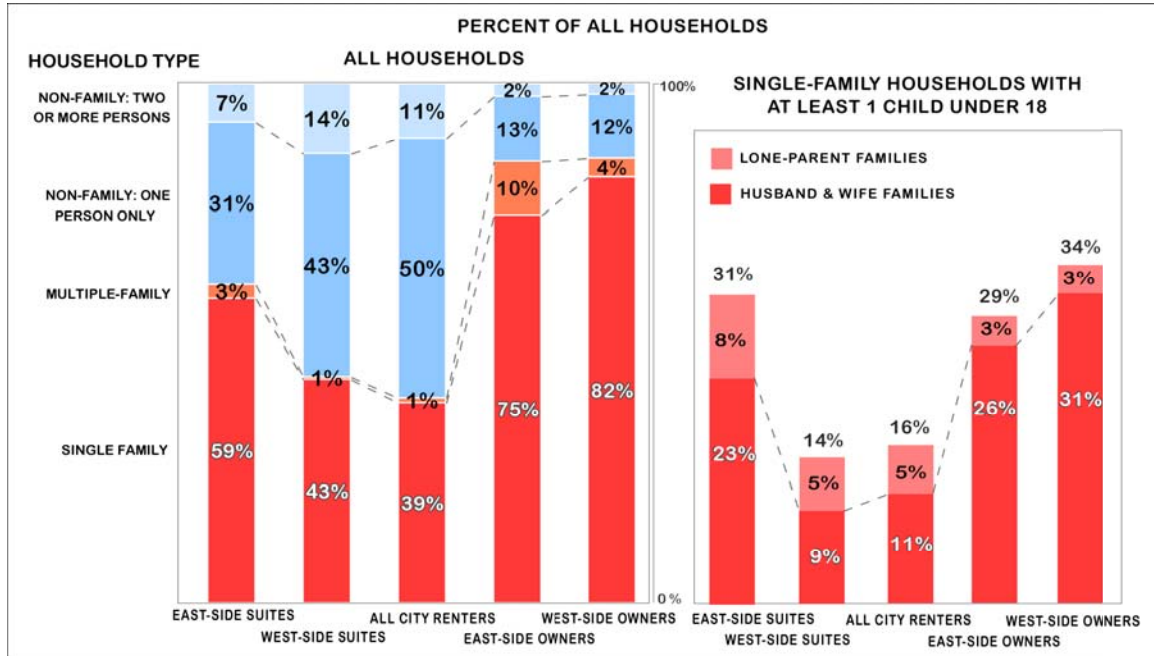


¹⁸ As the profiles for east-side and west-side owners are very similar in terms of age of household maintainer, only a combined profile is shown in Figure 14.

In terms of **household type**, the profile for west-side secondary suite renters is similar to that for all city renters, with a slightly higher proportion of single-family households (43% compared to 39%) and a lower proportion of single-person households (43% compared to 50%). On the east-side, a significantly higher proportion of renters are single-family households, with a lower proportion of single-person households. Over three-quarters of owner households consist of single-person households.

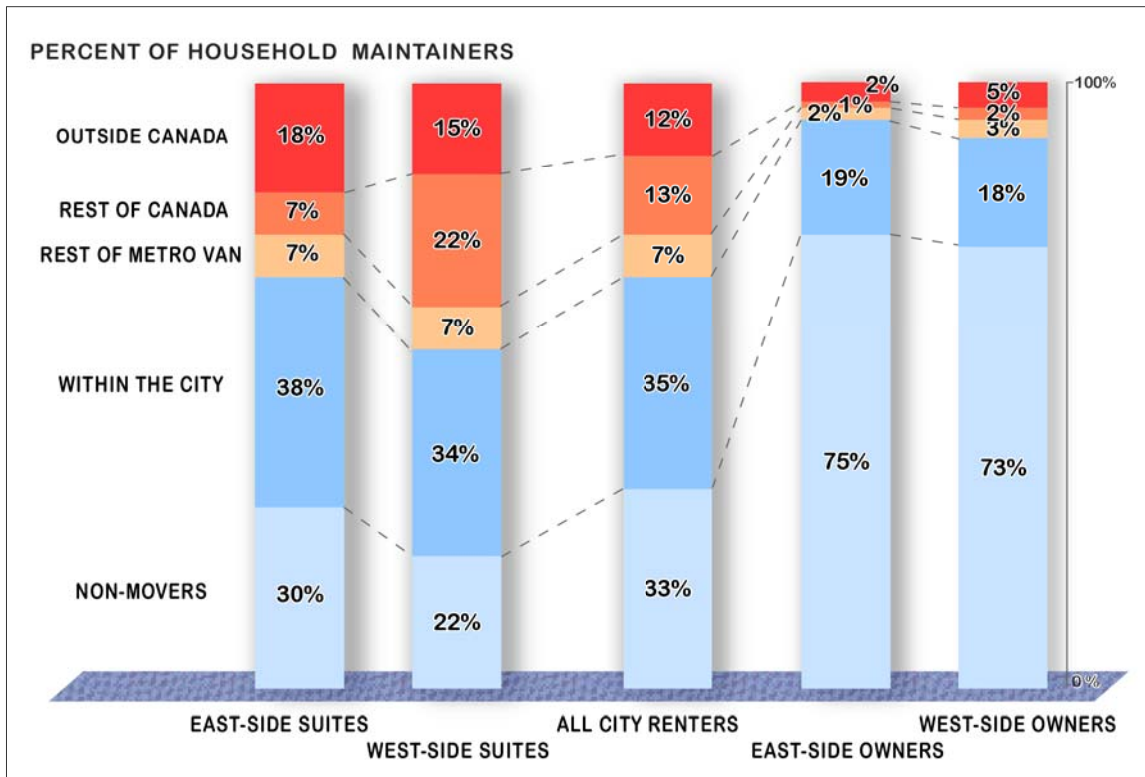
In Figure 15, the right-hand graph splits out the single-family households who have at least one child under 18 years old living at home. West-side owners have the highest proportion of households in this category (34%), but secondary suite renters on the east-side have a higher proportion of households with children than east-side owners. In contrast, only 14% of west-side renter households consist of families with a child under 18; a lower proportion than city renters as a whole. Looking at just lone-parent families with a child under 18, almost one in ten households in east-side secondary suites are lone-parent households, compared to one in twenty for west-side and city renters as a whole.

FIGURE 15: HOUSEHOLDS BY TYPE OF HOUSEHOLD, 2006



In terms of **mobility status** (Figure 16), the Census classifies household maintainers by whether or not they were living in a different dwelling in 2001, and if they were, from where they moved. Household maintainers renting secondary suites on the east-side are more stable (30% were non-movers compared to 22%) and a greater proportion of households on the west-side had moved from the rest of Canada (22% compared to 7%). Owners are much less likely to move than renters – only one in four owners had moved during the previous five years.

FIGURE 16: HOUSEHOLDS BY MOBILITY STATUS, 2001-2006



3.5 Conclusion

Most of the purpose-built rental stock in the city consists of studio and one-bedroom units. Rented single-family and duplex units are a major part of the secondary rental stock, providing over half the larger rental units needed by larger families with children.

A special tabulation of 2006 Census data for single-family zoned areas allows us to approximate the secondary suite stock and their residents, splitting the stock into east-side and west-side secondary suites. In terms of monthly shelter payments, secondary suites on the east-side of the city are generally less expensive to rent than the city's rental stock as a whole, while those on the west-side are more expensive. This is partly reflected in renters' household incomes. In terms of age, west-side renters are significantly younger than those on the east-side. The age profile for east-side renters is much closer to the city-wide profile, but with fewer seniors and more households in the 35-54 age group. East-side secondary suite households are more family-oriented and more stable than both those on the west-side and city renters as a whole.

The differences between secondary suite renters and their owner neighbours are more pronounced. Renters have significantly lower incomes than owners. Owners are also older, are in more family-oriented households, and move house much less often. The diversity in housing stock that secondary suites provide is reflected in increased social diversity in Vancouver's neighbourhoods.

Appendix 1: Suites in Vancouver - Chronology

1940	War Measures Act, applied throughout Canada, encouraged homeowners to relieve wartime housing shortages by allowing suites in single-family homes.
1956	Council decision to close secondary suites in RS-1 areas. However suites installed prior to 1956 were given a temporary reprieve. These suites were referred to as “moratorium” suites.
1959	Council orders closure of all suites in RS-1.
1960	City Council adopts policy to eliminate all illegal suites in RS-1 Districts within 10 years.
1961	Council agrees to withhold enforcement action for suites occupied by parents, grandparents and children of the owner.
1963	Council agrees to withhold enforcement action where there is recognized financial or medical hardship of the owner or tenant.
1960-1974	Through a series of four resolutions, instructs the Director of Planning to renew development permits for suites until December 31, 1974.
Dec. 1974	Council instructs the Director of Permits and Licenses to temporarily withhold enforcement action on illegal suites in the RS-1 areas with respect to which a development permit expires on December 31, 1974.
1975	Council establishes a plebiscite process, resulting in the creation of the RS- 1A zoning district in two small areas of the city (Kitsilano and Grandview-Woodlands).
1977	Council adopts specific financial and medical guidelines for approving hardship applications. These are reviewed and updated as required.
1978	Council resolved that hardship applications not be considered for buildings built since January 1, 1975.
1980	Council authorizes a council committee to be the final appeal for hardship suites.
1981	Council reviews its secondary suite policy, decides to continue to withhold enforcement action for approved parent, family, hardship and moratorium suites, and enforcing closures on a complaint basis.
1983	Hardship Committee is disbanded. The Director of Permits and Licenses is given responsibility for hardship applications, with an appeal to Council.
1983	Council rescinds the October 1978 resolution not to consider hardship applications for buildings erected after January 1, 1975.
1986	Council directs the Director of Permits and Licenses to refuse any hardship applications For withholding of enforcement where there are known legitimate complaints from residents in the neighbourhood.

- 1986-1998 Council considered and chooses not to permit suites in all RS-1 areas. As an alternative, they establish a plebiscite process, whereby voters indicated a yes/no preference in the 1988 municipal election. This was followed by an implementation program in those areas that indicated yes.
- 1987 Courts determine that the City's hardship policy contravenes both the City Charter and the RS-1 Zoning Schedule.
- 1999 Council adopts a policy to pursue ways to bring more secondary suites into legal conformity while also investigating more effective enforcement methods. The Chief License Inspector is instructed to withhold enforcement on phase-out suite use for up to 3 years.
- 2001 Council approves a recommendation to award a contract to Gage-Babcock & Associates for the *Secondary Suites Standards and Enforcement Review*.
- 2003 Council adopts positions on housing and social diversity and inclusion, including measures to legalize and regulate secondary suites.
- 2004 Council approves amendments to the Zoning and Development By-law to allow secondary suites in RS, RT and RM zoning districts, limit the number of secondary suites to one for each one-family dwelling, and remove the terms family suite and phase-out suite throughout.
- 2004 Council approves changes to the Building By-law as well as recommendations on inspections and enforcement.
- 2005 Council approves amendments to the Zoning and Development, Building, Parking and Fee By-laws to further facilitate the legalization of secondary suites and to provide consistency among by-laws.
- 2006 Council approves minor amendments to CD-1 By-laws to permit one-family dwellings with a secondary suite.
- 2008 Council Adopts EcoDensity Charter and initial actions, including options for secondary suites, such as enabling basements and permitting secondary suites in zones that are currently not permitted (e.g. apartment areas).
- 2008 Council approves the Rezoning of East Fraser Lands (Phase I), which allows secondary dwelling units within apartments, up to a maximum of 25% of all units built.
- 2008 Council approves the Arbutus Centre Policy Statement that allows rezoning applications to include proposals to improve market housing affordability, such as flex suites.
- 2009 Council approved zoning changes to enable full-size basements and more livable basement suites in all single-family areas.
- 2009 Council enables secondary suites within apartments in commercial areas, the Downtown, and Southeast False Creek.

Appendix 2: Census Coding of Dwelling Structure Type

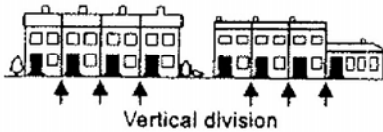


1. SINGLE-DETACHED HOUSE - A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

A mobile home fixed permanently to a foundation should be coded as a single-detached house. (See Code 0.)



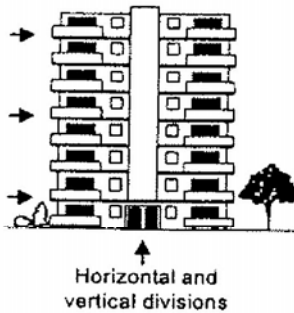
2. SEMI-DETACHED HOUSE - One of two dwellings attached side by side (or back to back) to each other, but not to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it and the two units together have open space on all sides.



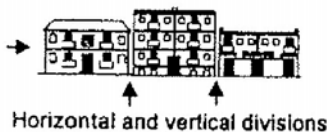
3. ROW HOUSE - One of three or more dwellings joined side by side (or occasionally side to back), such as a town house or garden home, but not having any other dwellings either above or below.



4. APARTMENT OR FLAT IN A DETACHED DUPLEX - One of two dwellings, located one above the other, but not attached to any other dwelling or structure (except its own garage or shed). The two units together have no other dwellings attached to the back, front, or sides, and have open space on all sides.

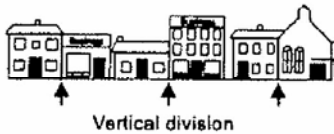


5. APARTMENT IN A BUILDING THAT HAS FIVE OR MORE STOREYS - A dwelling unit in a high-rise apartment building which has five or more storeys.



6. APARTMENT IN A BUILDING THAT HAS FEWER THAN FIVE STOREYS - A dwelling unit attached to other dwellings, commercial units, or other non-residential space in a building that has fewer than five storeys.

Appendix 2 (Continued)



7 OTHER SINGLE-ATTACHED HOUSE - A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).



8 MOBILE HOME - A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

- It is designed and constructed to be transported on its base frame (or chassis) in one piece.
- The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to significant renovations and reconstructions.



9 OTHER MOVABLE DWELLING - A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer or houseboat.

Appendix 3: 2006 Census Extracts

2006 CENSUS DATA - HOUSEHOLDS BY TENURE BY STRUCTURE TYPE & NUMBER OF BEDROOMS

	Vancouver City			TOTAL (EXTRACT)			EAST SIDE			WEST SIDE		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
			% rented			% rented			% rented			% rented
Total - Structural Type/Bedrooms	253,365	121,830	131,535	65,660	49,195	16,465	39,360	27,945	11,415	26,300	21,250	5,050
Single detached	48,435	42,600	5,835	35,045	31,380	3,665	16,210	14,285	1,930	18,835	17,095	1,735
Single detached with 0-2 bedrooms	8,845	6,345	2,500	5,655	4,230	1,420	2,085	1,930	895	2,570	2,040	525
Single detached with 3+ bedrooms	39,595	36,255	3,335	29,395	27,150	2,240	13,130	12,090	1,035	16,265	15,060	1,205
Apartment, duplex	42,740	24,945	17,795	25,935	15,635	10,305	19,390	11,810	7,585	6,545	3,825	2,720
Apartment, duplex with 0-1 bedroom	7,740	1,015	6,725	4,510	540	3,970	3,250	385	2,865	1,260	155	1,105
Apartment, duplex with 2 bedrooms	9,705	3,015	6,690	5,460	1,640	3,810	3,965	1,185	2,775	1,495	455	1,035
Apartment, duplex with 3+ bedrooms	25,305	20,915	4,390	15,975	13,455	2,520	12,180	10,240	1,940	3,795	3,215	580
Semi-detached and Row	12,175	6,930	5,250	175	115	55	65	45	20	110	70	35
Other	150,010	47,360	102,650	4,500	2,065	2,445	3,695	1,815	1,885	805	250	560

2006 CENSUS DATA - MEDIAN SHELTER COSTS BY TENURE BY STRUCTURE TYPE & NUMBER OF BEDROOMS

	Vancouver City			EAST SIDE			WEST SIDE		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
Total - Structural Type/Bedrooms	\$ 849	\$ 968	\$ 826	\$ 729	\$ 673	\$ 751	\$ 875	\$ 809	\$ 1,098
Single detached	\$ 761	\$ 702	\$ 1,266	\$ 585	\$ 524	\$ 1,144	\$ 843	\$ 789	\$ 1,934
Single detached with 0-2 bedrooms	\$ 668	\$ 515	\$ 973	\$ 620	\$ 418	\$ 934	\$ 627	\$ 554	\$ 1,289
Single detached with 3+ bedrooms	\$ 784	\$ 728	\$ 1,573	\$ 583	\$ 542	\$ 1,392	\$ 884	\$ 837	\$ 2,228
Apartment, duplex	\$ 812	\$ 1,119	\$ 775	\$ 780	\$ 1,124	\$ 732	\$ 954	\$ 1,001	\$ 949
Apartment, duplex with 0-1 bedroom	\$ 652	\$ 567	\$ 652	\$ 639	\$ 574	\$ 643	\$ 769	\$ 550	\$ 771
Apartment, duplex with 2 bedrooms	\$ 803	\$ 1,186	\$ 801	\$ 751	\$ 1,244	\$ 749	\$ 1,003	\$ 644	\$ 1,049
Apartment, duplex with 3+ bedrooms	\$ 1,182	\$ 1,152	\$ 1,207	\$ 1,104	\$ 1,130	\$ 1,092	\$ 1,362	\$ 1,048	\$ 1,602
Semi-detached and Row	\$ 1,041	\$ 1,282	\$ 947	-	-	-	-	-	-
Other	\$ 852	\$ 1,093	\$ 822	\$ 763	\$ 1,398	\$ 704	\$ 950	\$ 1,725	\$ 898

2006 CENSUS DATA - MEDIAN HOUSEHOLD INCOME BY TENURE BY STRUCTURE TYPE & NUMBER OF BEDROOMS

	Vancouver City			EAST SIDE			WEST SIDE		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
Total - Structural Type/Bedrooms	\$ 47,703	\$ 66,338	\$ 34,872	\$ 54,789	\$ 64,880	\$ 38,013	\$ 83,615	\$ 97,529	\$ 48,478
Single detached	\$ 74,439	\$ 78,151	\$ 52,455	\$ 64,072	\$ 67,624	\$ 48,038	\$ 96,328	\$ 100,361	\$ 66,709
Single detached with 0-2 bedrooms	\$ 51,212	\$ 56,175	\$ 42,243	\$ 43,743	\$ 44,857	\$ 39,124	\$ 63,032	\$ 69,569	\$ 47,739
Single detached with 3+ bedrooms	\$ 80,566	\$ 82,520	\$ 63,581	\$ 69,552	\$ 70,714	\$ 55,237	\$ 102,579	\$ 105,448	\$ 78,159
Apartment, duplex	\$ 52,866	\$ 66,064	\$ 39,079	\$ 51,171	\$ 63,058	\$ 37,435	\$ 61,003	\$ 83,219	\$ 40,997
Apartment, duplex with 0-1 bedroom	\$ 31,210	\$ 37,823	\$ 30,482	\$ 31,044	\$ 42,357	\$ 30,650	\$ 34,709	\$ 47,350	\$ 32,740
Apartment, duplex with 2 bedrooms	\$ 45,023	\$ 53,498	\$ 40,581	\$ 39,663	\$ 50,509	\$ 36,527	\$ 48,048	\$ 64,929	\$ 40,670
Apartment, duplex with 3+ bedrooms	\$ 66,318	\$ 70,000	\$ 55,051	\$ 62,884	\$ 66,897	\$ 52,578	\$ 87,215	\$ 91,251	\$ 68,246
Semi-detached and Row	\$ 62,486	\$ 79,535	\$ 45,204	-	-	-	-	-	-
Other	\$ 39,474	\$ 57,155	\$ 32,733	\$ 43,131	\$ 62,368	\$ 34,281	\$ 45,693	\$ 100,315	\$ 40,104