

2006 Census Bulletin #4 Dwellings by Type and Tenure

Dwellings in Metro Vancouver

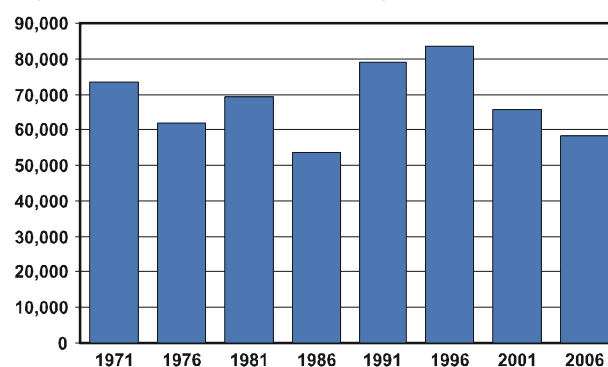
There are 817,225 occupied private dwellings in Metro Vancouver according to Statistics Canada's 2006 Census, an increase of 58,320 dwellings units from the 2001 Census. The number of occupied private dwellings grew by just 7.7%, much lower than the 9.5% increase and 13.7% increase experienced in the previous two census periods. Absolute growth between 2001-2006 was the lowest increase in dwelling units in the region since the 1981-1986 Census period.

Table 1: Growth of Occupied Private Dwellings in Metro Vancouver, 1966 – 2006

Year	No. of Occupied Private Dwellings	Absolute Growth (5-yr period)	Percentage Increase
1966	271,956		
1971	345,365	73,409	27.0%
1976	407,555	62,190	18.0%
1981	476,755	69,200	17.0%
1986	530,295	53,540	11.2%
1991	609,375	79,080	14.9%
1996	692,960	83,585	13.7%
2001	758,715	65,755	9.5%
2006	817,035	58,320	7.7%

Source: Statistics Canada, Census

Figure 1: 5 Year Growth for Dwellings in Metro Vancouver



Source: Statistics Canada Census

Over the past 10 years, dwelling unit growth rates have been highest south of the Fraser River, between 22-25%, well above the regional rate of 18%. The regional growth rate was 18% over the last ten years. The North Shore showed the lowest growth rate with only 8% growth in the number of occupied dwellings in the past ten years.

Table 2: Occupied Private Dwellings in Metro Vancouver Subregions, 1996 - 2006

Subregion	1996 Census	2001 Census	2006 Census	1996 - 2006	
				Net Change	% Change
Burnaby / New Westminster	92,290	100,025	105,075	12,785	14%
Langleys	35,985	39,755	43,890	7,905	22%
North East Sector	59,510	67,200	70,865	11,355	19%
North Shore	64,860	67,765	69,790	4,930	8%
Pitt Meadows / Maple Ridge	24,520	27,900	30,755	6,235	25%
Richmond	50,925	56,775	61,420	10,495	21%
Surrey / Delta / White Rock	141,095	157,580	174,220	33,125	23%
Vancouver / Electoral 'A'	221,190	238,815	257,715	36,525	17%
All Indian Reserves	2,525	2,860	3,260	735	29%
Vancouver CMA	692,960	758,715	817,035	124,075	18%

Source: Statistics Canada, 1996, 2001, and 2006 Census



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Table 3: Occupied Private Dwellings in Metro Vancouver Municipalities, 1996 - 2006

Municipality	1996	2001	2006	Growth 1996 - 2006	
	Private Dwellings	Private Dwellings	Private Dwellings	Absolute Growth	Percent Growth
Anmore	305	430	535	230	53.5%
Belcarra	210	260	255	45	17.3%
Bowen Island	n/a	1,145	1,340	n/a	n/a
Burnaby	68,750	74,000	78,030	9,280	12.5%
Coquitlam	35,735	40,220	41,235	5,500	13.7%
Delta	31,500	32,785	33,550	2,050	6.3%
Electoral Area 'A'	n/a	2,695	4,500	n/a	n/a
Langley City	9,340	10,090	10,570	1,230	12.2%
Langley Township	26,645	29,675	33,320	6,675	22.5%
Lions Bay	485	520	520	35	6.7%
Maple Ridge	19,790	22,590	24,935	5,145	22.8%
New Westminster	23,540	26,030	27,045	3,505	13.5%
North Vancouver City	19,445	20,705	21,345	1,900	9.2%
North Vancouver District	27,910	29,075	29,745	1,835	6.3%
Pitt Meadows	4,730	5,300	5,820	1,090	20.6%
Port Coquitlam	15,930	17,755	18,710	2,780	15.7%
Port Moody	7,310	8,535	10,130	2,820	33.0%
Richmond	50,925	56,775	61,420	10,495	18.5%
Surrey	100,850	115,710	131,145	30,295	26.2%
Vancouver	218,540	236,100	253,215	34,675	14.7%
West Vancouver	15,870	16,340	16,840	970	5.9%
White Rock	8,745	9,075	9,525	780	8.6%
First Nations Reserves	2,525	2,860	3,260	735	25.7%
Vancouver CMA	692,960	758,715	817,035	124,075	16.4%

Source: Statistics Canada, 1996, 2001 and 2006 Census

Note: Bowen Island, incorporated in 1999. The geographic area of Electoral Area A has changed since the 1996 Census.

Dwelling By Tenure (Owned/Rented)

Despite rising housing costs in the region, the rate of home ownership continues to increase. According to the 2006 Census home ownership in the region has risen to 65%, up from 59% a decade ago. As a comparison, the national ownership rate is 68%.

Table 4: Dwelling Tenure in Metro Vancouver, 1986 - 2006

Year	# of Occupied Private Dwellings	Owned		Rented	
		No.	%	No.	%
1986	530,295	296,965	56%	233,330	44%
1991	609,375	350,390	57%	258,985	43%
1996	692,960	410,120	59%	282,840	41%
2001	758,715	462,645	61%	296,070	39%
2006	817,035	531,725	65%	285,045	35%

Source: Statistics Canada, 2001 and 2006 Census

Note: In 2006, 460 occupied dwelling units were "band housing" and are not categorized as owned or rented.

Table 5: Dwelling Tenure in Metro Vancouver Municipalities, 2006

Municipality	# of Occupied Private Dwellings	Owned		Rented	
		#	%	#	%
Anmore	535	490	92%	45	8%
Belcarra	260	235	90%	20	8%
Bowen Island	1,340	1,085	81%	255	19%
Burnaby	78,030	47,980	61%	30,055	39%
Coquitlam	41,240	30,905	75%	10,340	25%
Delta	33,550	27,265	81%	6,290	19%
Electoral Area 'A'	4,500	1,820	40%	2,680	60%
Langley City	10,575	6,420	61%	4,150	39%
Langley Township	33,335	28,675	86%	4,660	14%
Lions Bay	515	475	92%	40	8%
Maple Ridge	24,935	20,135	81%	4,800	19%
New Westminister	27,050	14,555	54%	12,495	46%
North Vancouver City	21,350	11,515	54%	9,830	46%
North Vancouver District	29,750	24,275	82%	5,480	18%
Pitt Meadows	5,820	4,740	81%	1,080	19%
Port Coquitlam	18,700	14,895	80%	3,805	20%
Port Moody	10,125	8,015	79%	2,115	21%
Richmond	61,435	46,885	76%	14,545	24%
Surrey	131,140	98,655	75%	32,485	25%
Vancouver	253,380	121,850	48%	131,535	52%
West Vancouver	16,840	12,930	77%	3,905	23%
White Rock	9,515	6,310	66%	3,205	34%
All Indian Reserves	2,560	1,025	40%	1,125	44%
Vancouver CMA	817,230	531,725	65%	285,045	35%

Source: Statistics Canada, 2006 Census

Note: Electoral Area 'A' includes UBC/UEL.

Municipalities with the highest percentage of home ownership include many of the smaller municipalities such as Anmore, Belcarra, Bowen Island and Lions Bay. Ownership rates were also high (over 80%) in Delta, Langley Township, North Vancouver District, Maple Ridge and Pitt Meadows. In contrast, municipalities with a high percentage of renters include Electoral Area A (60%), Vancouver (52%), New Westminister (46%), City of North Vancouver (46%), Burnaby (39%) and City of Langley (39%).

Dwelling Units by Structure Type

Statistics Canada divides dwellings by structure type into eight categories. Table 6 shows the dwelling categories and the 2006 Census results in comparison to the 1996 Census data for the Vancouver CMA. It should be noted, however, recent changes to the enumeration methodology and dwelling unit definitions affect historical comparability (see end note¹). In 2006, single-detached houses accounted for 35% of all occupied private dwellings. Over the past ten years, the single-detached dwelling share has dropped from 45% in 1996 and indicates that the single-detached housing structure type is continuing to decline as the most common type of housing in the region. Twenty-five years ago single-detached housing accounted for 57% of occupied private dwellings (1981 Census) while forty-five years ago it accounted for 76% (1961 Census).

Table 6: Occupied Private Dwellings by Structure Type, Metropolitan Vancouver, 1996 - 2006

Dwelling Type	1996 Census		2001 Census		2006 Census		Change 1996 - 2006	
Single-detached	315,200	45%	327,655	43%	288,320	35%	-26,880	-9%
Semi-detached	15,705	2%	18,920	2%	19,000	2%	3,295	21%
Apartment or flat in a duplex*	56,970	8%	68,790	9%	114,235	14%	57,265	101%
Row house	49,045	7%	55,470	7%	67,025	8%	17,980	37%
Other single-attached house	1,175	0%	1,210	0%	1,125	0%	-50	-4%
Movable dwelling	3,870	1%	5,230	1%	5,365	1%	1,495	39%
Subtotal: Other Ground-Oriented Dwellings	126,765	18%	149,620	20%	206,750	25%	79,985	63%
Apartment, less than five storeys	175,875	25%	191,670	25%	217,700	27%	41,825	24%
Apartment, five or more storeys	75,115	11%	89,780	12%	104,270	13%	29,155	39%
Subtotal: Apartments	250,990	36%	281,450	37%	321,970	39%	70,980	28%
Total - All Dwelling Types	692,960	100%	758,715	100%	817,035	100%	124,075	18%

Source: Statistics Canada, 1996 and 2006 Census

*Note: Prior to 2006 Census, a duplex attached to other dwellings or buildings would have been "Apartment, fewer than 5 storeys."

Apartments now account for the largest share of dwelling type in the region representing 39% of all occupied private dwellings, or 321,970 dwelling units. Within this group, high-rise apartments (five or more storeys) increased by 39%, or 29,155 units between 1996 and 2006. Low-rise apartments make up more than half of all apartments (217,700 units), with Census results indicating another 41,825 units constructed between 1996 and 2006.

The remaining five categories of dwelling types are described as "Other Ground-Oriented Dwellings." In 2006, there were 206,750 ground-oriented dwellings other than single-detached dwellings representing 25% of the total occupied dwelling units in the region. Within this group, apartment, detached duplex has had the largest increase over the past ten years with an additional 57,265 units accounted for, or an increase of 101%. Statistics Canada defines an apartment duplex as a single-detached unit with one self-contained unit, such as a secondary-suite. Statistics Canada also classifies single-detached units with two or more suites as "apartments, fewer than five storeys." The significant increase in "apartment or flat in a duplex" units can be attributed, in part, to the growing number of new single-detached dwellings being built with one secondary-suite, and the growing number of conversions in existing single-detached units to accommodate secondary-suites. In addition, it is possible that 2006 Census enumerators were more successful at finding and accounting for secondary suites than in previous census years, leading to the reclassification of previously designated single-detached units. It is likely that the observed decline in single-detached units is a result of dwelling units being reclassified into the "apartment duplex" category.

Regardless of the changes to dwelling definitions and classification, the recent Census data indicates that the diversity housing of types in the region is growing. As a result, the availability of a greater mix of housing choice will mean an expanded range of opportunities for owner-occupied households, as indicated by the continued rise in ownership rates relative to previous census periods.

Municipal Distribution of Dwelling Structure Types

The municipalities with the highest percentage of apartment dwelling units are the City of New Westminster (66%), the City of North Vancouver (61%) and the City of Vancouver (59%). The municipalities with the lowest percentage of apartment dwelling units are the Langley Township (16%), Delta (15%), Maple Ridge (15%). For "other ground-oriented dwellings", Port Moody has the

highest percentage (37%) of total occupied dwellings as this structure type. West Vancouver (13%) and New Westminster (16%) have of the lowest percentage of “other ground-oriented dwellings”.

Table 7: Occupied Dwellings by Structure Type, by Municipality, 2006

Municipality	Occupied Dwellings	Apartment		Other Ground-Oriented Dwellings		Single Detached Dwelling	
Anmore	535	-	0%	180	34%	355	66%
Belcarra	255	-	0%	30	12%	225	88%
Bowen Island	1,340	55	4%	75	6%	1,210	90%
Burnaby	78,030	35,680	46%	21,070	27%	21,280	27%
Coquitlam	41,235	11,960	29%	10,050	24%	19,225	47%
Delta	33,550	5,150	15%	6,810	20%	21,590	64%
Electoral Area 'A'	4,500	3,240	72%	790	18%	470	10%
Langley City	10,570	5,800	55%	1,980	19%	2,790	26%
Langley Township	33,320	2,515	8%	10,595	32%	20,210	61%
Lions Bay	520	5	1%	60	12%	455	88%
Maple Ridge	24,935	3,840	15%	5,845	23%	15,250	61%
New Westminster	27,045	17,875	66%	4,225	16%	4,945	18%
North Vancouver City	21,345	13,125	61%	4,830	23%	3,390	16%
North Vancouver District	29,745	5,190	17%	7,640	26%	16,915	57%
Pitt Meadows	5,820	985	17%	1,765	30%	3,070	53%
Port Coquitlam	18,710	3,800	20%	6,185	33%	8,725	47%
Port Moody	10,130	2,565	25%	3,725	37%	3,840	38%
Richmond	61,420	18,860	31%	17,305	28%	25,255	41%
Surrey	131,145	30,660	23%	43,695	33%	56,790	43%
Vancouver	253,215	149,510	59%	55,340	22%	48,365	19%
West Vancouver	16,840	4,875	29%	2,240	13%	9,725	58%
White Rock	9,525	5,050	53%	1,790	19%	2,685	28%
Vancouver CMA	817,035	321,970	39%	206,745	25%	288,320	35%

Source: Statistics Canada, 2006 Census

Note: "Other ground-oriented" includes semi-detached house, duplexes, house with a suite, other single-attached house, mobile home, and other movable dwelling.

Municipalities with more than 50% of their occupied dwellings in apartments include Vancouver, Electoral Area A (including UBC), New Westminster, City of North Vancouver, City of Langley, and White Rock.

Dwelling Structure Type by Tenure

The majority of rental housing in Metro Vancouver is in the form of apartment. Of the 285,045 rental units in Metro Vancouver, 189,845 are in apartment buildings. While apartments account for 39% of the total occupied dwelling units, they account for 59% of the rental housing in Metro Vancouver. As housing costs continue to rise and it becomes more difficult to enter the home ownership market, it will become increasingly important to monitor the supply of rental housing in Metro Vancouver.

The number of owner occupied apartment units rose from 53,700 units in 1996 to 131,705 units in 2006, an increase of 145% over ten years. In 2006, 41% of apartment units in Metro Vancouver are owner occupied as compared to 31% in 1996. Two-thirds of “other ground oriented dwelling” units are owner occupied in 2006 as compared to ten years earlier when 44% were owner occupied.

Table 8: Dwelling Type by Tenure, 2006, Metro Vancouver

Dwelling Type	1996				2006			
	Owned		Rented		Owned		Rented	
	number	%	number	%	number	%	number	%
Single-detached	267,330	85%	46,810	15%	261,560	90%	27,975	10%
Other ground-oriented	89,105	44%	111,285	56%	138,460	67%	67,225	33%
Apartment	53,700	31%	122,105	69%	131,705	41%	189,845	59%
Total occupied private dwellings	410,135	59%	280,200	41%	531,725	65%	285,045	35%

Source: Statistics Canada, 1996 and 2006 Census

Note: "Other ground-oriented" includes semi-detached house, duplexes, house with a suite, other single-attached house, mobile home, and other movable dwelling.

Age of Housing Stock

The age of the region's housing stock is relatively young with less than 20% constructed prior to 1960. Housing built in the 1960s accounts for 13% of the housing stock while the highest share of the housing stock was built in the 1990s (21%). Housing built in the first half of this decade accounts for 9% of total dwellings.

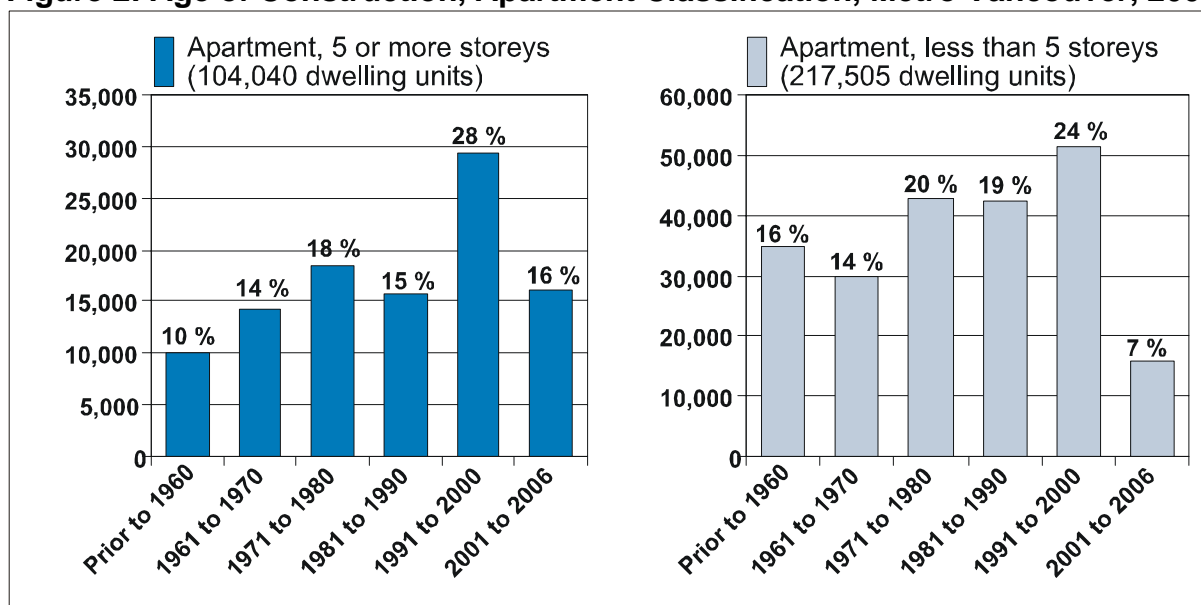
Table 9: Dwelling by Year of Construction, 2006, Metro Vancouver

Dwelling by Period of Construction	Total, all dwellings		Apartment, High-rise		Apartment, Low-rise	
		%		%		%
Prior to 1960	155,195	19%	10,020	10%	35,010	16%
1961 to 1970	102,980	13%	14,250	14%	29,875	14%
1971 to 1980	151,570	19%	18,485	18%	42,905	20%
1981 to 1990	157,055	19%	15,710	15%	42,370	19%
1991 to 2000	173,480	21%	29,400	28%	51,390	24%
2001 to 2006	76,945	9%	16,180	16%	15,945	7%
Total	817,225	100%	104,040	100%	217,505	100%

Source: Statistics Canada, 2006 Census

The age of apartment housing will impact housing affordability in the future. Low-rise apartments are traditionally more affordable than high-rise rental apartments. Approximately 50% of low-rise apartments in the region were built prior to 1980, and only 31% have been built since 1990. As the stock of this dwelling type ages, the likelihood of their replacement will increase. How they are replaced will be a critical factor in determining whether the availability of affordable rental housing stock can be maintained in the region.

Figure 2: Age of Construction, Apartment Classification, Metro Vancouver, 2006



Source: Statistics Canada, 2006 Census

Out of the 321,000 apartment units, approximately 150,545 were built prior to 1980. This means that 47% of all of the apartment stock is more than 25 years old. This has important implications for the housing stock as repair costs increase and other options such as demolition of existing buildings are considered.

It is also important to note that a larger percentage of the older housing stock, as shown in Figure 2, is found in the low rise apartments. This housing stock has traditionally played an important role in providing affordable rental housing.

End Notes:

¹ For the 2006 Census, the Structural Type of Dwelling variable has been affected by improvements to the enumeration process and by additional classification instructions provided to enumerators. Improvements to the enumeration process have resulted in better identification of dwellings such as basement apartments. As a result, structures that may have been classified in previous Censuses as a single-detached house because there was no indication of an apartment are more likely be classified as apartments - either in a duplex or a building that has fewer than five storeys .

The additional classification instructions to enumerators clarified how certain types of dwelling should be classified - mainly those attached to other dwellings. In particular, the definition of a duplex (building with two apartments, one above the other) is broadened to include duplexes that are attached to other structures. In the 2001 Census and earlier, an apartment in a duplex attached to other dwellings or buildings was classified as an 'apartment in a building that has fewer than five storeys'. For 2006, these attached duplexes are included, along with detached duplexes, in a new category, 'apartment or flat in a duplex'. This new category replaces 'apartment or flat in a detached duplex'.

When examining increases and decreases among specific structural types, it cannot be determined how much of the change is a result of the improved enumeration methods, the additional classification instructions, or real increases since the last Census. Users of the data should not assume that changes between Census periods reflect accurately the completions and demolitions by structure type.