

Occupied Dwellings and Household Size

Metro Vancouver's Role

Every five years, the Census of Canada provides benchmark data that is instrumental in analyzing and evaluating local government planning policies and services. Representing member jurisdictions, Metro Vancouver takes a lead role in assembling, interpreting and distributing Census and related data, and in preparing analyses of Census data in relation to regional and sub-regional trends.

This bulletin is part of an analytical report series that focuses primarily on trends and issues related to *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, along with other related local government policy topics.

Total and Occupied Dwellings

The regional percentage of occupied dwelling units in 2016 decreased slightly from 2011. The 2016 Census conveys that 93.5% of total dwelling units were occupied, 0.4% lower than the 93.9% occupied in 2011. As shown in Table 1, the percentages differed among member jurisdictions. The City of Vancouver and West Vancouver had comparatively lower occupancy rates, as well as decreasing occupancy rates generally consistent with regional trends.

Table 1. Percent of Total Dwellings Occupied

	2001	2006	2011	2016
Metro Vancouver	96.5%	93.8%	93.9%	93.5%
Pitt Meadows	98.3%	94.7%	95.8%	97.8%
Port Moody	97.4%	94.8%	97.2%	97.4%
Langley City	97.5%	95.1%	95.8%	96.5%
Maple Ridge	97.5%	94.1%	96.2%	96.4%
Port Coquitlam	97.3%	95.0%	95.9%	96.3%
Langley Township	98.0%	94.9%	95.2%	96.0%
New Westminster	97.8%	94.3%	93.8%	95.5%
North Vancouver District	98.5%	96.1%	96.3%	95.4%
Anmore	92.9%	93.7%	89.0%	95.2%
Delta	98.3%	95.5%	97.1%	95.1%
Richmond	97.4%	95.4%	95.5%	94.8%

Coquitlam	97.0%	95.4%	94.7%	94.4%
Burnaby	97.1%	94.1%	95.0%	94.1%
Surrey	97.6%	94.2%	93.2%	93.8%
North Vancouver City	97.6%	94.3%	94.1%	93.3%
White Rock	96.6%	93.5%	94.0%	92.2%
Vancouver	94.8%	92.5%	92.3%	91.8%
West Vancouver	94.8%	93.3%	91.5%	90.8%
Lions Bay	90.9%	93.7%	91.2%	90.5%
Belcarra	88.7%	87.2%	91.8%	86.6%
Bowen Island	75.8%	81.6%	76.4%	78.1%
Greater Vancouver A	84.2%	74.9%	83.1%	71.4%

Number of Persons per Household

As shown in Table 2, the average number of persons per household for occupied dwellings in Metro Vancouver decreased from 2.595 to 2.564, with variation among member jurisdictions. There are a variety of factors affecting the change in household size, and subsequent Census data will allow further analysis. However, it is assumed from past trends that the decrease in household size is related to a larger share of the population living in apartments which tend to have fewer persons per household, and to the general aging of the population – more older, empty-nester, households. Countering this trend are the increasing number of immigrant households, which tend to have more people per household, and that there are more older couples as senior men are living longer.

Table 2. Average Persons per Occupied Household

	2006	2011	2016
Metro Vancouver	2.59	2.60	2.56
Anmore	3.34	3.33	3.21
Surrey	3.01	3.06	3.05
Delta	2.88	2.87	2.86
Langley Township	2.81	2.80	2.79
North Vancouver District	2.78	2.76	2.76
Maple Ridge	2.77	2.71	2.72
Coquitlam	2.78	2.77	2.71
Richmond	2.84	2.80	2.70
Lions Bay	2.57	2.60	2.69

Port Coquitlam	2.82	2.73	2.69
Greater Vancouver A	2.46	2.59	2.64
Port Moody	2.72	2.61	2.59
Pitt Meadows	2.68	2.64	2.58
Belcarra	2.62	2.40	2.54
Tsawwassen First Nation	2.43	2.38	2.53
Burnaby	2.60	2.57	2.52
West Vancouver	2.50	2.50	2.51
Bowen Island	2.51	2.53	2.46
Vancouver	2.28	2.28	2.22
Langley City	2.23	2.22	2.19
New Westminster	2.16	2.16	2.17
North Vancouver City	2.12	2.11	2.15
White Rock	1.97	1.96	1.99