

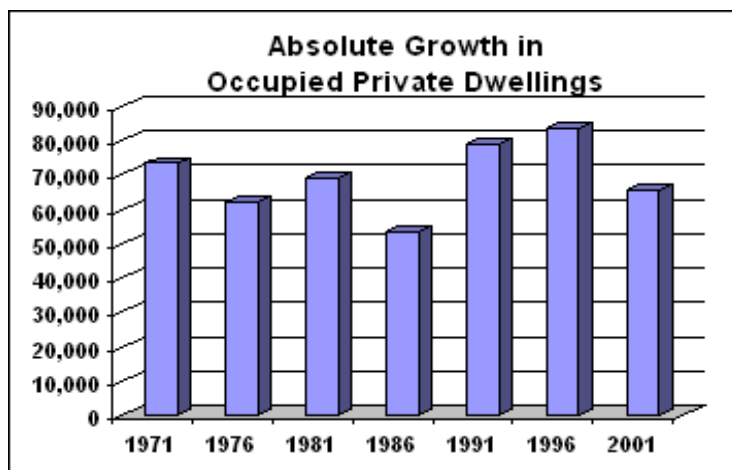
2001 CENSUS BULLETIN #5 – DWELLING TYPE & TENURE

Greater Vancouver's 1996-2001 Dwelling Distribution Supports Livable Region Strategic Plan Objectives

According to the 2001 Census figures recently released by Statistics Canada, the Greater Vancouver Regional District's (Vancouver Census Metropolitan Area) total number of occupied private dwellings reached 758,715 on May 15th, 2001, marking an increase of 65,755 dwellings over the 1996-2001 Census period.¹ The number of occupied private dwellings grew by 9.5 per cent, considerably lower than the 13.7 per cent and 14.9 per cent experienced during the preceding two census periods. The percentage increase is the lowest percentage increase rate this region has seen in 30 years.

Table 1. Growth of Occupied Private Dwellings in the Vancouver CMA, 1966-2001

Year	Occupied Private Dwellings	Absolute Growth	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%



All GVRD municipalities experienced net gains in the total number of occupied private dwellings, ranging from 30 new dwellings in Belcarra to 17,560 new dwellings in Vancouver. The growth rate, expressed as a percentage, ranged from 2.9 per cent in West Vancouver to 14.7 per cent in Surrey. In terms of absolute growth in dwellings, the City of Vancouver led all municipalities with a net gain of 17,560 dwellings, followed by Surrey (14,865), Richmond (5,850) and Burnaby (5,250). Combined, these four municipalities accounted for nearly two-thirds (66.2 per cent) of the new dwellings over the 1996-2001 period. The North Shore as a sub-region experienced the lowest growth rate in dwellings with a 4 per cent increase in dwellings over the 5 year census period. The sub-regions with the highest growth rates are Ridge-Meadows at 13.8 per cent and the North-East sector at 12.9 per cent.

¹ Statistics Canada captures dwelling data from the 20 per cent sample. Prior to 1996 Census, dwellings data was part of Statistics Canada 100 per cent sample. Caution should be used when considering small areas or small numeric values, due to the effect of expansion, estimation, and rounding procedures associated with the 20 per cent sample data.

Population and dwelling figures cited in this Bulletin were based on published results from the 1991, 1996 and 2001 Census of Canada. Conclusions reached in this Bulletin are based on the published Census results but need to undergo further testing with other available information for confirmation

2001 CENSUS BULLETIN #5 – DWELLINGS IN THE GVRD

Table 2. Total Occupied Private Dwellings by Municipality and Sub-region in the GVRD, 1986 - 2001

Municipality	1986	1991	1996	2001	net change	
					1996 - 2001	% change 1996 - 2001
Anmore		270	305	430	125	41%
Belcarra	190	210	230	260	30	13%
Coquitlam	24,165	29,455	35,735	40,220	4,485	13%
Port Coquitlam	9,350	12,110	15,930	17,755	1,825	11%
Port Moody	5,415	6,185	7,310	8,535	1,225	17%
North-East Sector	39,120	48,230	59,510	67,200	7,690	
% Share of GVRD	7.4%	7.9%	8.6%	8.9%		
Electoral Area 'A' (including UEL/UBC)	1,145	1,560	2,650	2,715		
Vancouver	185,795	199,540	218,540	236,100	17,560	8%
Vancouver & Electoral Area 'A'	186,940	201,100	221,190	238,815	17,625	
% Share of GVRD	35.3%	33.0%	31.9%	31.5%		
Pitt Meadows	2,660	3,725	4,730	5,305	575	12%
Maple Ridge	12,460	16,900	19,790	22,595	2,805	14%
Ridge - Meadows	15,120	20,625	24,520	27,900	3,380	
% Share of GVRD	2.9%	3.4%	3.5%	3.7%		
North Vancouver District	23,390	25,990	27,910	29,075	1,165	4%
North Vancouver City	17,095	18,225	19,445	20,705	1,260	6%
West Vancouver	14,015	15,130	15,870	16,335	465	3%
Bowen Island (incorporated 1999)				1,130		
Lions Bay	380	465	485	520	35	7%
North Shore	54,880	59,810	63,710	67,765	4,055	
% Share of GVRD	10.3%	9.8%	9.2%	8.9%		
Langley Township	17,155	21,460	26,645	29,670	3,025	11%
Langley City	6,290	7,640	9,340	10,085	745	8%
Surrey	61,980	82,160	100,850	115,715	14,865	15%
White Rock	7,025	7,955	8,745	9,080	335	4%
Delta	24,975	28,820	31,500	32,785	1,285	4%
South of Fraser	117,425	148,035	177,080	197,335	20,255	
% Share of GVRD	22.1%	24.3%	25.6%	26.0%		
Richmond	38,115	44,455	50,925	56,775	5,850	11%
Burnaby	58,300	62,755	68,750	74,000	5,250	8%
New Westminster	19,410	21,195	23,540	26,025	2,485	11%
Inner Municipalities	115,825	128,405	143,215	156,800	13,585	
% Share of GVRD	21.8%	21.1%	20.7%	20.7%		
All Indian Reserves		2,180	2,525	2,860	335	13%
% Share of GVRD		0.4%	0.4%	0.4%		
Vancouver CMA	530,295	609,375	692,960	758,715	65,755	9%

* Electoral Area A boundary changed between 1996 Census and 2001 Census

2001 CENSUS BULLETIN #5 – DWELLINGS IN THE GVRD

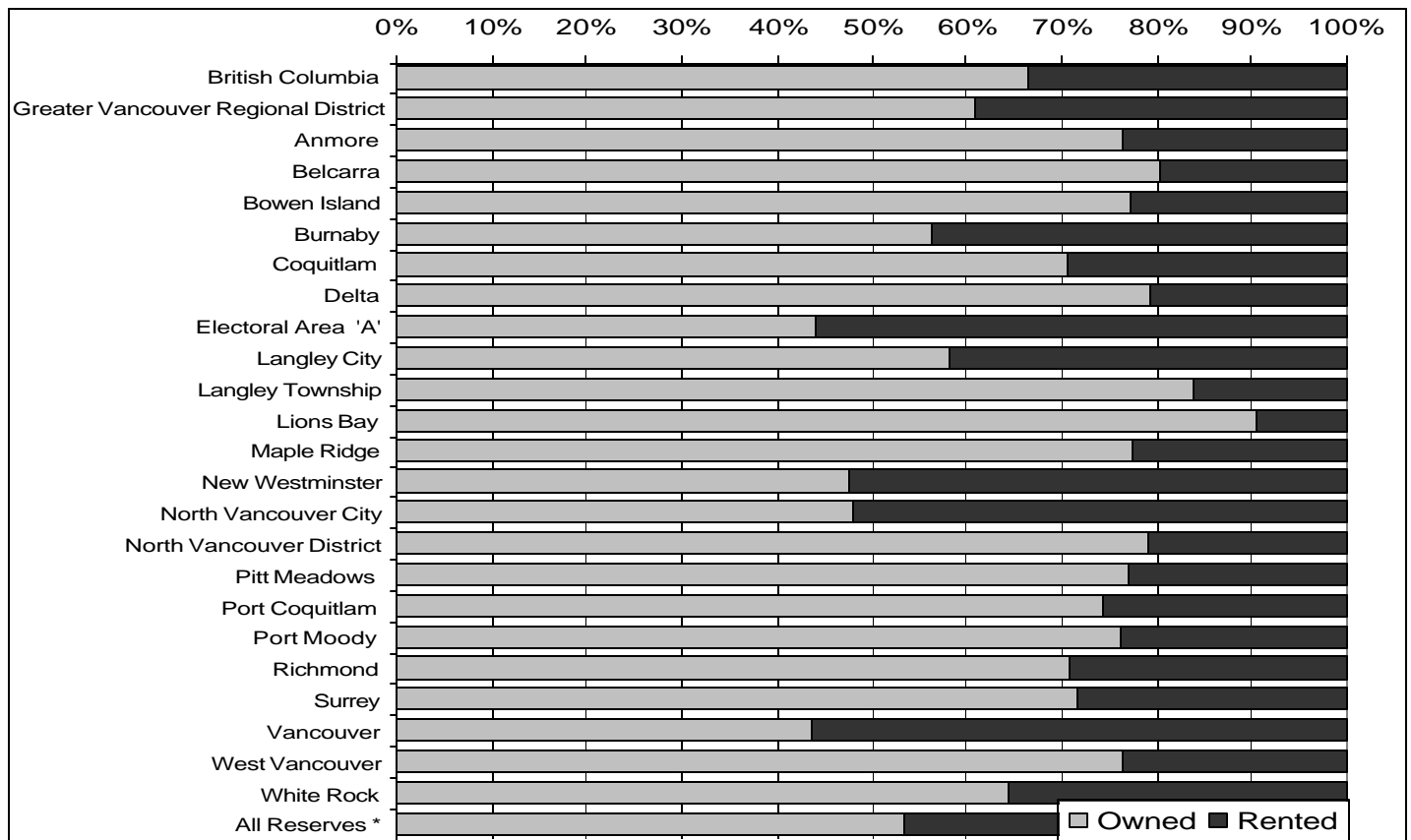
Table 3. Dwelling Tenure in the Vancouver CMA, 1986-2001

Year	Occupied Private Dwellings	Home Ownership	Percentage Ownership
1986	530,295	296,965	56.0%
1991	609,375	350,390	57.5%
1996	692,960	410,120	59.2%
2001	758,715	462,645	61.0%

Home ownership in the region continues to rise, fueled by the lowest mortgage rates in the past 20 years and a continued shortage of rental accommodations in the region. According to the 2001 Census, home ownership in the region rose to 61 per cent, up from 59.4 percent in 1996 and 57.5 per cent in 1991.

The highest percentage of home ownership at the municipal level occurred in Lion’s Bay (90.4 per cent) and the Township of Langley (84.1 per cent). The highest percentage of renters can be found in Vancouver, Electoral Area A (which includes UBC), New Westminster and the City of North Vancouver.

Chart 1. Percentage of Occupied Private Dwellings – Owner Occupied vs. Renter Occupied. 2001.



* Band Housing accounts for 8 per cent

2001 CENSUS BULLETIN #5 – DWELLINGS IN THE GVRD

HOUSING MIX, GVRD, 2001

In 2001, there were 758,715 occupied private dwellings in the Vancouver census metropolitan area (CMA). Statistics Canada divides dwellings by structure type into eight categories. Table 4 Occupied Private Dwellings by Structure Type, 1996 - 2001 shows the dwelling categories and the 2001 census results for the Vancouver CMA. In 2001, single-detached houses accounted for the largest single proportion (43.2 per cent) of all occupied private dwellings. This share has dropped from 45.5 per cent in 1996 and indicates that the single-detached housing form is continuing to decline as the primary form of housing in the region. Twenty years ago single-detached housing accounted for 57.4 per cent of occupied private dwellings (1981 Census) while forty years ago it accounted for 76.0 per cent (1961 Census).

The two apartment categories (apartment, fewer than five storeys and apartment, five or more storeys) together accounted for 281,450 units, or 37.1 per cent of the total occupied private dwellings. The proportion of occupied private dwellings that are apartment increased from 36.2 per cent in 1996 to 37.1 per cent in 2001. Twenty years ago apartments accounted for 32.5 per cent of the total dwellings (1981 Census), while forty years ago apartments accounted for only 15.2 per cent (1961 Census).

Table 4. Occupied Private Dwellings by Structure Type in the GVRD, 1996 - 20001

Census	Year	1996		2001		Change:	
Total occupied	private dwellings.	692,960	100%	758,715	100%	65,755	100%
	Single-detached	315,200	45.5%	327,655	43.2%	12,455	18.9%
	Semi-detached	15,705	2.3%	18,920	2.5%	3,215	4.9%
	Detached duplex*	56,970	8.2%	68,790	9.1%	11,820	18.0%
	Row house	49,045	7.1%	55,470	7.3%	6,425	9.8%
	Other single-attached house	1,175	0.2%	1,210	0.2%	35	0.1%
	Movable dwelling	3,870	0.6%	5,230	0.7%	1,360	2.1%
	Other Ground Oriented Dwellings:	126,765	18.3%	149,620	19.7%	22,855	34.8%
	Apartment, fewer than five storeys	175,875	25.4%	191,670	25.3%	15,795	24.0%
	Apartment, five or more storeys	75,115	10.8%	89,780	11.8%	14,665	22.3%
	Apartment Sub-total:	250,990	36.2%	281,450	37.1%	30,460	46.3%

* including Secondary Suites

The other five categories of housing types can be grouped together and described as 'Other Ground Oriented Dwellings.' In 2001 there were 149,620 other ground oriented dwellings, representing 19.7 per cent of the total occupied private dwellings in the region. Twenty years ago there were 48,195 dwellings of this type, representing 10.1 per cent of the total dwellings in the region (1981 Census). Forty years ago the other ground oriented dwellings accounted for 8.8 per cent (21,021 dwellings) of the occupied private dwellings in the region (1961 Census).

It is significant the fact that 34.8 per cent of the dwellings added in the region over the past census period can be described as "other ground oriented dwellings," thus increasing the choice of housing type available in this region. One of the objectives of the Livable Region Strategic Plan is to build complete communities. A component of complete communities is a greater choice and diversity of housing types in communities. The recent Census data confirms that the region continues to move toward a stronger mix of housing types, and away from a dependence on single detached dwellings as the primary form of lower density housing in the region.

2001 CENSUS BULLETIN #5 – DWELLINGS IN THE GVRD

DISTRIBUTION OF DWELLING TYPES IN THE REGION

The sub-region with the highest percentage of single-detached dwellings is Ridge-Meadows with 63.8 per cent (17,795 dwellings), followed by the South of Fraser sub-region with 58.1 per cent (114,740 dwellings). With respect to apartments, the sub-region with the highest percentage of apartments is Vancouver & Electoral Area 'A' with 55.5 per cent (132,575 dwellings), followed by the Inner Municipalities (Burnaby, New Westminster, Richmond) with 42 per cent (65,830 apartment dwellings). The percentage of occupied private dwellings that are categorized as other ground oriented dwellings range from 24.5 per cent (16,440 dwellings) in the North-East Sector to 16.9 per cent (40,345 dwellings) in the Vancouver & Electoral Area 'A' sub-region.

Table 5. Occupied Private Dwellings by Structure Type, by Sub-Region, 2001

Sub-region of the Vancouver CMA	Total occupied dwellings	Single-detached dwellings	Total other ground-oriented dwellings	Total Apartment
North-East Sector	67,200	34,250	16,440	16,495
(Anmore, Belcarra, Coquitlam Port, Coquitlam, Port Moody)	100%	51.0%	24.5%	24.5%
North Shore	67,765	34,410	11,795	21,595
(Lions Bay, Bowen Island, West Vancouver City of North Vancouver, District of North Vancouver)	100%	50.8%	17.4%	31.9%
Vancouver & Electoral Area A *	238,815	65,890	40,345	132,575
	100%	27.6%	16.9%	55.5%
Inner Municipalities	156,800	59,585	31,400	65,830
(Burnaby, New Westminster, Richmond)	100%	38.0%	20.0%	42.0%
South of Fraser	197,335	114,740	43,480	39,115
(Delta, Surrey, White Rock, Township of Langley, City of Langley)	100%	58.1%	22.0%	19.8%
Ridge - Meadows	27,900	17,795	5,630	4,460
(Maple Ridge, Pitt Meadows)	100%	63.8%	20.2%	16.0%
All Indian Reserves	2,860	950	550	1,360
	100%	33.2%	19.2%	47.6%
Vancouver CMA	758,715	327,655	149,620	281,450
		43.2%	19.7%	37.1%

* includes UEL/UBC

DISTRIBUTION OF NEW DWELLINGS, BY TYPE, 1996 -2001

The five year period between 1996 and 2001 saw an increase of 65,730 occupied dwellings in the region. 46.3 per cent (30,460 units) of the new dwellings were apartment, 18.9 percent (12,455 units) were single-detached houses, and the remaining 34.8 per cent (22,850 units) were other ground oriented dwellings. The sub-region that captured the majority of the new apartments in the region was Vancouver, where 14,410 new apartment dwelling units were added since 1996. The inner municipalities (Burnaby, New Westminster, Richmond) accounted for 6,145 new apartment buildings, while the South of Fraser sub-region accounted for 4,815 new apartment dwellings.

2001 CENSUS BULLETIN #5 – DWELLINGS IN THE GVRD

Most of the new single-detached dwellings were found South of Fraser (7,075 units) and Ridge-Meadows (1,905 units). With respect to other ground oriented dwellings, the North-East Sector added 3,275 new units between 1996 and 2001, while the inner municipalities added 5,790 new units and South of Fraser added 8,315 new units of this type.

Table 6. Additional Dwellings by Structure Type, by Sub-Region, 1996-2001

Sub-region of the Vancouver CMA	Change in Total occupied dwellings	Single-detached dwellings	Total other ground-oriented dwellings	Total Apartment
North-East Sector	7,690	1,635	3,275	2,765
(Anmore, Belcarra, Coquitlam Port, Coquitlam, Port Moody)		21.3%	42.6%	36.0%
North Shore *	2,925	165	1,840	950
(Lions Bay, West Vancouver, City of North Vancouver, District of North Vancouver)		5.6%	62.9%	32.5%
Vancouver *	17,560	(25)	3,170	14,410
			18.1%	82.1%
Inner Municipalities	13,585	1,665	5,790	6,145
(Burnaby, New Westminster, Richmond)		12.3%	42.6%	45.2%
South of Fraser	20,255	7,075	8,365	4,815
(Delta, Surrey, White Rock, Township of Langley, City of Langley)		34.9%	41.3%	23.8%
Ridge - Meadows	3,380	1,905	330	1,130
(Maple Ridge, Pitt Meadows)		56.4%	9.8%	33.4%
All Indian Reserves	335	(60)	40	355
		-17.9%	11.9%	106.0%
Vancouver CMA	65,730	12,455	22,850	30,460
		18.9%	34.8%	46.3%

* Electoral Area A boundary changed between 1996 Census and 2001 Census

* Bowen Island, UBC/UEL, Electoral Area A are excluded

2001 CENSUS BULLETIN #5 – DWELLINGS IN THE GVRD

Table7. Dwellings by Structure Type by GVRD Municipalities, 2001

	GVRD	Anmore	Belcarra	Bowen Island	Burnaby	Coquitlam
Total Occupied Private Dwellings	758,715	430	260	1,130	74,000	40,220
Single-detached dwelling	327,655	290	230	1,060	26,550	20,685
Semi-detached dwelling	18,920	5	0	15	2,650	1,310
Apartment, detached duplex *	68,790	45	25	15	6,445	3,540
Row house	55,470	5	0	15	6,030	3,065
Other single-attached house	1,210	0	0	10	90	35
Movable dwelling	5,230	85	0	5	20	395
Apartment, five or more storeys	89,780	0	0	0	12,705	1,650
Apartment, fewer than five storeys	191,670	0	0	15	19,515	9,540

	Delta	Greater Vancouver Subd. A	Langley City	Langley Township	Lions Bay	Maple Ridge
Total Occupied Private Dwellings	32,785	2,715	10,085	29,670	520	22,595
Single-detached dwelling	23,360	500	3,100	20,890	500	14,650
Semi-detached dwelling	780	30	290	1,025	0	465
Apartment, detached duplex *	2,370	10	440	1,345	0	1,050
Row house	1,375	725	1,000	2,525	20	2,680
Other single-attached house	40	0	20	90	0	20
Movable dwelling	170	5	5	1,725	0	165
Apartment, five or more storeys	200	625	5	0	0	625
Apartment, fewer than five storeys	4,495	820	5,225	2,075	5	2,930

	New Westminster	North Vancouver City	North Vancouver District	Pitt Meadows	Port Coquitlam	Port Moody
Total Occupied Private Dwellings	26,025	20,705	29,075	5,305	17,755	8,535
Single-detached dwelling	6,170	4,105	18,455	3,145	9,270	3,775
Semi-detached dwelling	200	820	415	185	670	315
Apartment, detached duplex *	2,005	1,775	3,200	215	1,935	750
Row house	705	1,780	2,275	835	2,450	1,700
Other single-attached house	115	15	15	5	15	5
Movable dwelling	40	25	10	10	45	45
Apartment, five or more storeys	6,405	3,110	1,680	50	0	200
Apartment, fewer than five storeys	10,395	9,080	3,035	855	3,365	1,740

	Richmond	Surrey	Vancouver	West Vancouver	White Rock
Total Occupied Private Dwellings	56,775	115,715	236,100	16,335	9,080
Single-detached dwelling	26,865	64,060	65,390	10,290	3,330
Semi-detached dwelling	2,180	3,175	3,910	380	105
Apartment, detached duplex *	1,225	13,385	27,650	590	760
Row house	9,480	10,820	7,295	390	165
Other single-attached house	25	170	495	20	35
Movable dwelling	190	1,665	225	5	-
Apartment, five or more storeys	3,300	2,665	51,375	3,345	540
Apartment, fewer than five storeys	13,510	19,770	79,755	1,325	4,140

* includes secondary suites