

Metro Vancouver Housing Data Book



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METRO VANCOUVER HOUSING DATA BOOK –

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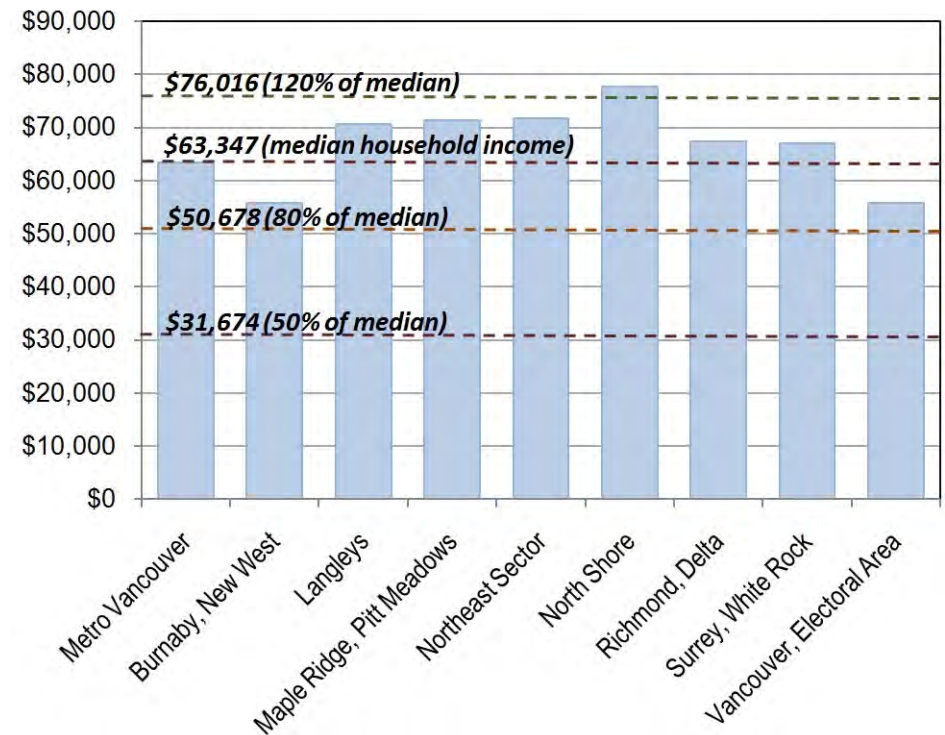
Description

- Housing affordability is a measure of housing costs as well as a household's ability to meet these costs. The median household income can be used as a measure for determining a household's ability to find housing in their community at an affordable price.
- The Regional Affordable Housing Strategy and the Regional Growth Strategy define different income categories or income thresholds. This includes households with low income, low to moderate income, and above moderate income.

Key Findings

- According to the 2011 National Household Survey, the Median Household Income in Metro Vancouver in 2010 was \$63,347.
- Households with low incomes have annual incomes below 50% of the median household income for the region (\$31,674).
- Households with low to moderate incomes have annual incomes between 50% and 80% of the median household income for the region (\$31,674 to \$50,678).
- Households with moderate incomes have annual incomes between 80% and 120% of the median household income for the region (\$50,678 to \$76,016).
- Households with above moderate incomes have annual incomes above 120% of the median household income for the region (\$76,016).

Median Household Income and Income Thresholds by Subregion in Metro Vancouver, 2010



Source: Statistics Canada, 2011 National Household Survey

Median Household Income and Income Thresholds for Metro Vancouver Municipalities, 2010

Municipality	Total Hshlds #	Median Hshld Income	Income Thresholds		
			50 % of Municipal Median Income	80 % of Municipal Median Income	120 % of Municipal Median Income
Anmore	625	\$145,286	\$72,643	\$116,229	\$174,343
Belcarra	270	\$139,673	\$69,837	\$111,738	\$167,608
Bowen Island *	n/a	n/a			
Burnaby	86,840	\$56,136	\$28,068	\$44,909	\$67,363
Coquitlam	45,555	\$67,787	\$33,894	\$54,230	\$81,344
Delta	34,755	\$80,874	\$40,437	\$64,699	\$97,049
Electoral Area 'A'	5,050	\$36,089	\$18,045	\$28,871	\$43,307
Langley City	11,315	\$50,231	\$25,116	\$40,185	\$60,277
Langley Township	37,235	\$76,847	\$38,424	\$61,478	\$92,216
Lions Bay	500	\$106,970	\$53,485	\$85,576	\$128,364
Maple Ridge	28,040	\$71,078	\$35,539	\$56,862	\$85,294
New Westminster	30,590	\$54,664	\$27,332	\$43,731	\$65,597
North Vancouver City	22,785	\$59,373	\$29,687	\$47,498	\$71,248
North Vancouver District	30,555	\$87,322	\$43,661	\$69,858	\$104,786
Pitt Meadows	6,720	\$73,065	\$36,533	\$58,452	\$87,678
Port Coquitlam	20,650	\$72,563	\$36,282	\$58,050	\$87,076
Port Moody	12,630	\$79,918	\$39,959	\$63,934	\$95,902
Richmond	67,980	\$60,479	\$30,240	\$48,383	\$72,575
Surrey	152,850	\$67,702	\$33,851	\$54,162	\$81,242
Tsawwassen	300	\$56,945	\$28,473	\$45,556	\$68,334
Vancouver	264,570	\$56,113	\$28,057	\$44,890	\$67,336
West Vancouver	17,075	\$84,345	\$42,173	\$67,476	\$101,214
White Rock	9,865	\$56,946	\$28,473	\$45,557	\$68,335
Metro Vancouver	891,305	\$63,347	\$31,674	\$50,678	\$76,016

Source: Statistics Canada, 2011 National Household Survey

Source file: Profile for Canada, Provinces, Territories, Census Divisions and Census Subdivisions, 2011 National Household Survey.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

* Note: Bowen Island data has been suppressed by Statistics Canada. (Global non-response rate (GNR) exceeded 50%)

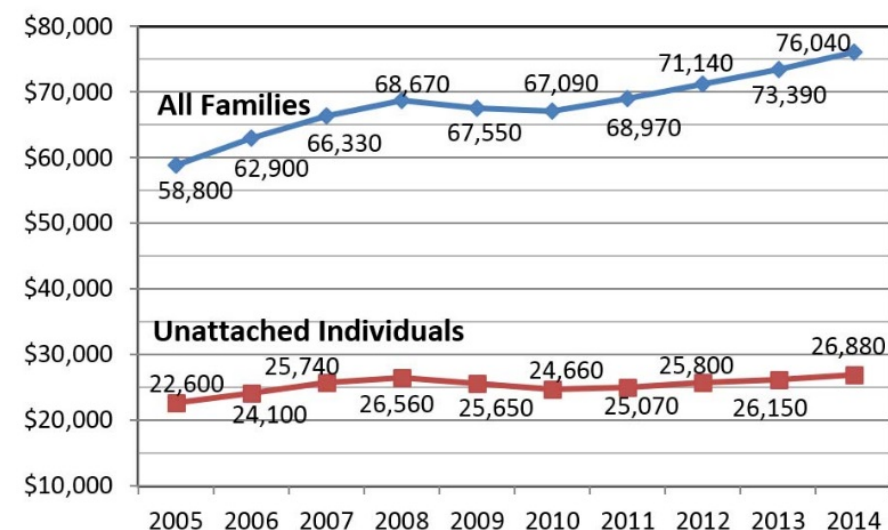
Description

- Statistics Canada taxfiler data is used to present annual figures for median income. It is based on tax returns submitted to Revenue Canada annually (matched for families comprised of 2 or more persons, and for unattached individuals). It thus excludes those families and unattached individuals who do not file a tax return.
- Median income figures from taxfiler data differ from NHS figures due to the difference in coverage and definitions. The 2011 NHS reported median household income of \$63,347 for all households in 2010 (includes non-family households) compared to \$68,970 reported by Statistics Canada taxfiler data for all families (excludes unattached individuals).

Key Findings

- In the recent 5 year period the median income of all families in Metro Vancouver increased from \$67,550 in 2009 to \$76,040 in 2014 (12.8%). Nationally, the median income for all families increased by 15.7%, from \$68,410 in 2009 to \$78,870 in 2014.
- There is a substantial difference between the income of a family (2+ persons) and unattached individuals. The unattached individuals' median income of \$26,880 is just over a third of a families' median income (\$76,040 in 2014) in Metro Vancouver.
- Unattached individuals in Metro Vancouver show a minor increase of 4.8% over the 5 year period from 2009 – 2014 (from \$25,650 in 2009 to \$26,880 in 2014), whereas the national median income for unattached individuals increased 12.5 % over the same period. The 2014 median income for unattached individuals in Metro Vancouver is less than the national rate of \$27,690, whereas the regional rate had exceeded the nation rate prior to 2009.

Annual Median Income in Metro Vancouver for All Families and Unattached Individuals, 2005 - 2014



Source: Statistics Canada Income Statistics Division CANSIM (table 111-0011 and 111-0012)

Annual Median Income for Families and Unattached Individuals, 2007 - 2014

Median Income	2007	2008	2009	2010	2011	2012	2013	2014	Change (2009 - 2014)	
All Families									#	%
Metro Vancouver	66,330	68,670	67,550	67,090	68,970	71,140	73,390	76,040	8,490	12.8%
B.C.	65,780	67,890	66,700	66,970	69,150	71,660	74,150	76,770	10,070	15.3%
Canada	66,550	68,860	68,410	69,860	72,240	74,540	76,550	78,870	10,460	15.7%
Unattached Individuals									Change (2009 - 2014)	
Metro Vancouver	25,740	26,560	25,650	24,660	25,070	25,800	26,150	26,880	1,230	4.8%
B.C.	25,320	26,160	25,430	24,790	25,380	26,230	26,710	27,460	2,030	8.0%
Canada	23,960	24,810	24,700	24,680	25,660	26,570	27,040	27,690	2,990	12.5%

Source: Statistics Canada Income Statistics Division CANSIM (table 111-0011 and 111-0012)

Note: "All families" consists of couple families and lone parent families.

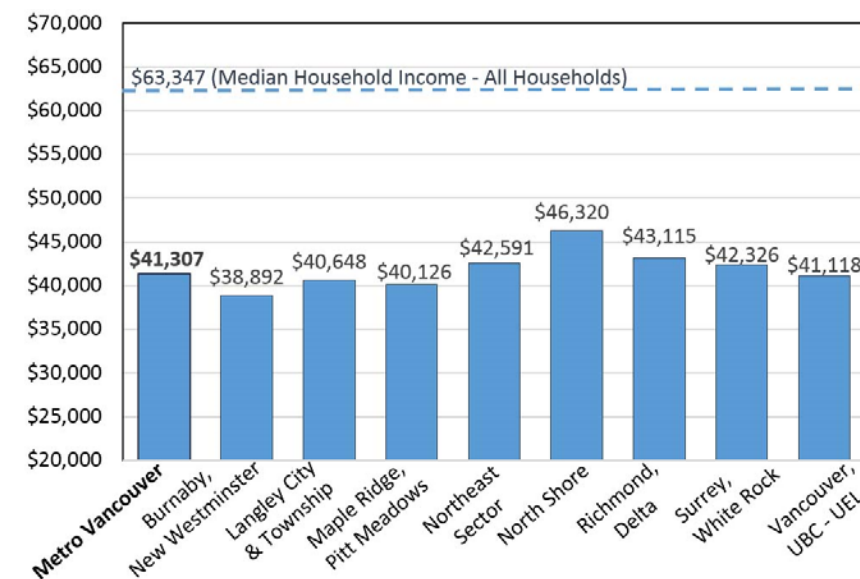
Description

- Affordable housing is defined as housing that does not cost more than 30% of a household's gross income. Different households are affected by affordability challenges in different ways. Based on the 2011 National Household Survey, the median annual household income for renter households in Metro Vancouver was \$41,307.

Key Findings

- Metro Vancouver's median renter household income of \$41,307 is equal to approximately 65% of the median household income for all households in the region (\$63,347).
- Based on the median income of \$41,307, an "affordable rent" was \$1,033 per month. According to the 2011 National Household Survey, the average rent across all households in the region was \$1,054 and the median rent was \$968.
- According to the 2014 CMHC rental market report, the average reported rent for the region was \$1,099 per month for purpose built rental apartment units. (There is an affordability gap of approximately \$66 per month between the rent that is paid by the average renter household and the median income for renter households.)
- 2011 NHS data shows the median household income for renter households varies across the region, from \$38,892 in Burnaby / New Westminister subregion to \$46,320 on the North Shore.

Median Household Income for Renter Households, Subregions in Metro Vancouver, 2011



Median Household Income for Renter Households, Subregions in Metro Vancouver, 2011

	Total Households	Median Hshld Income	Renter Households	Renter Hshld Median Income
Metro Vancouver	891,310	\$63,347	307,555	\$41,307
Burnaby, New Westminister	117,425	\$55,753	45,090	\$38,892
Langley City and Township	48,550	\$70,644	9,660	\$40,648
Maple Ridge, Pitt Meadows	34,765	\$71,462	6,925	\$40,126
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	79,725	\$71,793	19,185	\$42,591
North Van. City and District	70,910	\$77,763	19,870	\$46,320
West Van., Lions Bay	102,730	\$67,379	22,170	\$43,115
Richmond, Delta	162,710	\$67,050	44,330	\$42,326
Surrey, White Rock	269,615	\$55,738	138,630	\$41,118

Source: Statistics Canada, 2011 National Household Survey

Median Household Income, by Tenure, for Metro Vancouver Municipalities, 2011

Municipality	All Households		Renter Households			Owner Households		
	Total Dwellings	Median Hshld Income	Total #	Median Hshld Income	Affordable Housing Cost *	Total #	Median Hshld Income	Affordable Housing Cost *
Anmore	625	\$145,286	50	\$77,612	n/a	575	\$158,377	\$3,959
Belcarra	265	\$139,673	20	n/a	n/a	250	\$140,051	\$3,501
Burnaby	86,840	\$56,136	31,715	\$39,806	\$995	55,130	\$69,769	\$1,744
Coquitlam	45,550	\$67,787	11,675	\$38,457	\$961	33,880	\$81,576	\$2,039
Delta	34,755	\$80,874	6,615	\$44,602	\$1,115	28,140	\$90,690	\$2,267
UBC / UEL	5,045	\$36,089	2,495	\$23,907	\$598	2,555	\$63,265	\$1,582
Langley City	11,315	\$50,231	3,965	\$31,040	\$776	7,355	\$64,479	\$1,612
Langley Township	37,235	\$76,847	5,695	\$47,337	\$1,183	31,545	\$82,437	\$2,061
Lions Bay	500	\$106,970	65	\$88,594	n/a	435	\$116,478	\$2,912
Maple Ridge	28,045	\$71,078	5,450	\$37,876	\$947	22,595	\$80,656	\$2,016
New Westminster	30,585	\$54,664	13,375	\$36,726	\$918	17,210	\$72,525	\$1,813
North Vancouver City	22,785	\$59,373	10,405	\$43,922	\$1,098	12,385	\$74,062	\$1,852
North Vancouver District	30,555	\$87,322	5,790	\$51,700	\$1,293	24,765	\$97,656	\$2,441
Pitt Meadows	6,720	\$73,065	1,475	\$48,441	\$1,211	5,245	\$79,856	\$1,996
Port Coquitlam	20,655	\$72,563	4,525	\$44,974	\$1,124	16,125	\$83,986	\$2,100
Port Moody	12,630	\$79,918	2,915	\$54,848	\$1,371	9,715	\$89,106	\$2,228
Richmond	67,975	\$60,479	15,555	\$42,483	\$1,062	52,420	\$66,661	\$1,667
Surrey	152,845	\$67,702	41,190	\$42,595	\$1,065	111,660	\$79,265	\$1,982
Vancouver	264,570	\$56,113	136,135	\$41,433	\$1,036	128,440	\$77,753	\$1,944
West Vancouver	17,070	\$84,345	3,610	\$43,843	\$1,096	13,460	\$102,654	\$2,566
White Rock	9,865	\$56,946	3,140	\$38,804	\$970	6,730	\$64,980	\$1,625
Metro Vancouver	891,310	\$63,347	307,555	\$41,307	\$1,033	583,420	\$78,396	\$1,960

Source: Statistics Canada, 2011 National Household Survey

Note: UBC / UEL = University of British Columbia / University Endowment Lands. The geographic area is also referenced as Electoral Area A in this document.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

* Affordable Housing Cost is equal to 30% of median household income, shown as a monthly cost.

Description

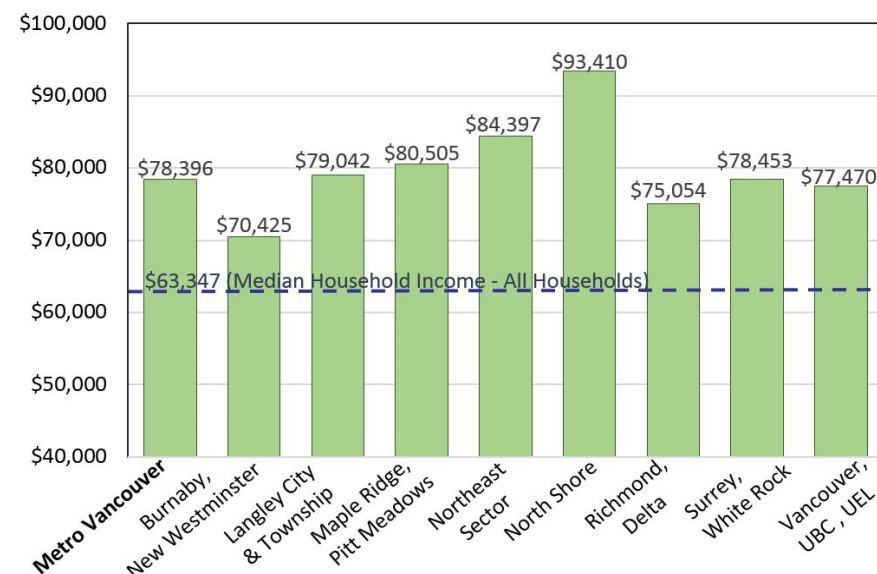
- Affordable housing is defined as housing that does not cost more than 30% of a household's gross income. Different households are affected by affordability challenges in different ways. Based on the 2011 National Household Survey, the median annual household income for owner households in Metro Vancouver was \$78,396.

Key Findings

- Metro Vancouver's median household income of \$78,396 for owner households is approximately 24% higher than the median household income for all households in the region (\$63,347).
- Based on the median income of \$78,396, an "affordable housing cost" is \$1,960 per month (30% of household income). According to the 2011 National Household Survey, the average shelter cost for owners across all households in the region was \$1,420 and the median shelter cost was \$1,246, within the affordability threshold.
- Assuming some standard assumptions, an annual household income of \$78,396 may be able to support a home purchase of \$345,000 with a monthly mortgage payment of \$1,570. *
- 2011 NHS data shows that the annual median household income for owner households varies across the region, from \$70,425 in Burnaby / New Westminster subregion to \$93,410 on the North Shore.

* Assuming a 10% down payment, 25 year amortization period, 3.5% mortgage rate, \$2,000 annual property taxes and \$240 for monthly strata fees.

Median Household Income for Owner Households, Subregions in Metro Vancouver, 2011



Median Household Income for Owner Households, Subregions in Metro Vancouver, 2011

	Total Households	Median Hshld Income	Owner Households	Owner Hshld Median Income
Metro Vancouver	891,310	\$63,347	583,420	\$78,396
Burnaby, New Westminster	117,425	\$55,753	72,340	\$70,425
Langley City and Township	48,550	\$70,644	38,900	\$79,042
Maple Ridge, Pitt Meadows	34,765	\$71,462	27,840	\$80,505
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	79,725	\$71,793	60,545	\$84,397
North Van. City and District West Van., Lions Bay	70,910	\$77,763	51,045	\$93,410
Richmond, Delta	102,730	\$67,379	80,560	\$75,054
Surrey, White Rock	162,710	\$67,050	118,390	\$78,453
Vancouver, UBC-UEL	269,615	\$55,738	130,995	\$77,470

Source: Statistics Canada, 2011 National Household Survey

Median Household Income, by Tenure, for Metro Vancouver Municipalities, 2011

Municipality	All Households		Renter Households			Owner Households		
	Total Dwellings	Median Hshld Income	Total #	Median Hshld Income	Affordable Housing Cost *	Total #	Median Hshld Income	Affordable Housing Cost *
Anmore	625	\$145,286	50	\$77,612	n/a	575	\$158,377	\$3,959
Belcarra	265	\$139,673	20	n/a	n/a	250	\$140,051	\$3,501
Burnaby	86,840	\$56,136	31,715	\$39,806	\$995	55,130	\$69,769	\$1,744
Coquitlam	45,550	\$67,787	11,675	\$38,457	\$961	33,880	\$81,576	\$2,039
Delta	34,755	\$80,874	6,615	\$44,602	\$1,115	28,140	\$90,690	\$2,267
UBC / UEL	5,045	\$36,089	2,495	\$23,907	\$598	2,555	\$63,265	\$1,582
Langley City	11,315	\$50,231	3,965	\$31,040	\$776	7,355	\$64,479	\$1,612
Langley Township	37,235	\$76,847	5,695	\$47,337	\$1,183	31,545	\$82,437	\$2,061
Lions Bay	500	\$106,970	65	\$88,594	n/a	435	\$116,478	\$2,912
Maple Ridge	28,045	\$71,078	5,450	\$37,876	\$947	22,595	\$80,656	\$2,016
New Westminster	30,585	\$54,664	13,375	\$36,726	\$918	17,210	\$72,525	\$1,813
North Vancouver City	22,785	\$59,373	10,405	\$43,922	\$1,098	12,385	\$74,062	\$1,852
North Vancouver District	30,555	\$87,322	5,790	\$51,700	\$1,293	24,765	\$97,656	\$2,441
Pitt Meadows	6,720	\$73,065	1,475	\$48,441	\$1,211	5,245	\$79,856	\$1,996
Port Coquitlam	20,655	\$72,563	4,525	\$44,974	\$1,124	16,125	\$83,986	\$2,100
Port Moody	12,630	\$79,918	2,915	\$54,848	\$1,371	9,715	\$89,106	\$2,228
Richmond	67,975	\$60,479	15,555	\$42,483	\$1,062	52,420	\$66,661	\$1,667
Surrey	152,845	\$67,702	41,190	\$42,595	\$1,065	111,660	\$79,265	\$1,982
Vancouver	264,570	\$56,113	136,135	\$41,433	\$1,036	128,440	\$77,753	\$1,944
West Vancouver	17,070	\$84,345	3,610	\$43,843	\$1,096	13,460	\$102,654	\$2,566
White Rock	9,865	\$56,946	3,140	\$38,804	\$970	6,730	\$64,980	\$1,625
Metro Vancouver	891,310	\$63,347	307,555	\$41,307	\$1,033	583,420	\$78,396	\$1,960

Source: Statistics Canada, 2011 National Household Survey

Note: UBC / UEL = University of British Columbia / University Endowment Lands. The geographic area is also referenced as Electoral Area A in this document.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

* Affordable Housing Cost is equal to 30% of median household income, shown as a monthly cost.

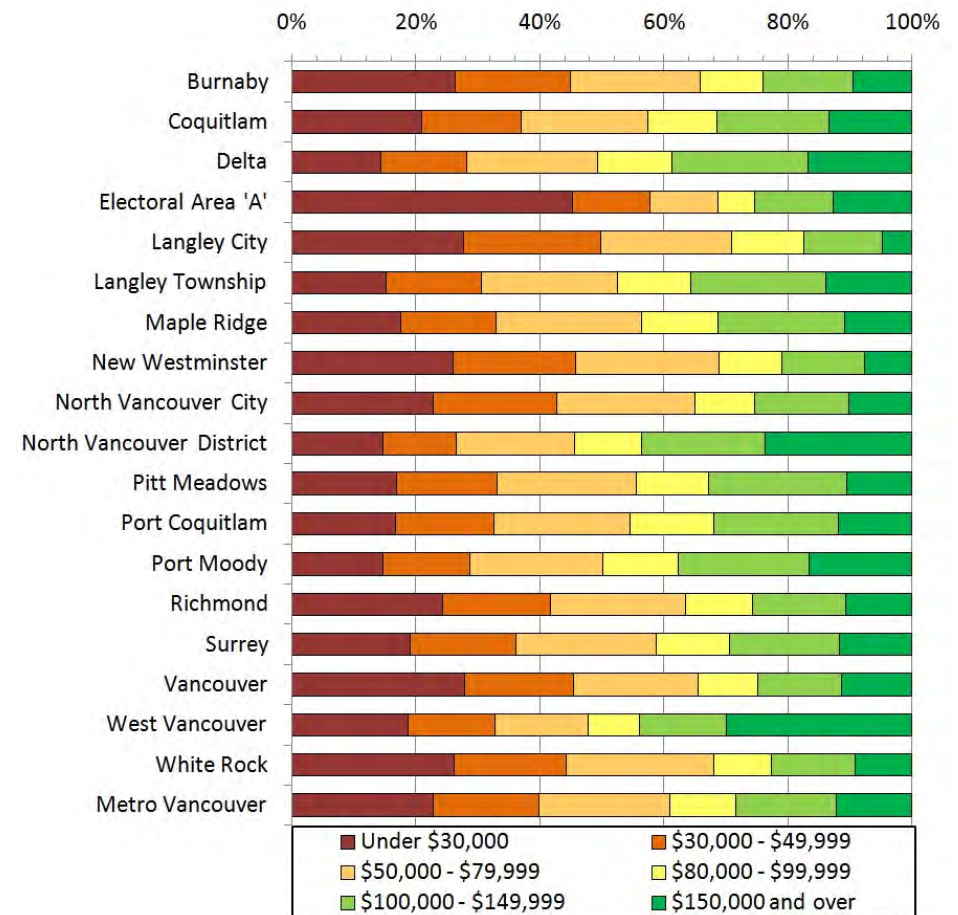
Description

- The income distribution for all households is outlined, along with information on the number of households that fit within the different income categories.

Key Findings

- Region wide, 25% (203,935) of all households had annual incomes below \$30,000. This fits the general definition of low income (below 50% of the regional median household income) as proposed in the Regional Growth Strategy.
- Household income data shows that 19% (151,450) of all households had annual incomes between \$30,000 and \$50,000. This fits the general definition of low to moderate income (between 50% - 80% of regional median household income).
- The data shows that 23% (187,660) of all households had annual incomes between \$50,000 and \$80,000. This fits the general definition of moderate income (between 80% and 120% of the regional median household income).
- Household income data shows that 43% (348,265) of all households had annual incomes over \$80,000. This fits the general definition of above moderate income (greater than 120% of regional median household income).

Households by Income Group in Metro Vancouver, 2010



Source: Statistics Canada, 2011 National Household Survey

Household Income by Income Groups for Metro Vancouver Municipalities, 2010

Municipality	Total Hshlds #	Median Hshld Income	Hshld Income Under \$30,000		Hshld Income \$30,000-\$49,999		Hshld Income \$50,000-\$79,999		Hshld Income \$80,000-\$99,999		Hshld Income \$100,000-\$149,999		Hshld Income \$150,000 and over	
			#	%	#	%	#	%	#	%	#	%	#	%
Anmore	625	\$145,286	n/a		n/a		n/a		n/a		n/a		n/a	
Belcarra	270	\$139,673	n/a		n/a		n/a		n/a		n/a		n/a	
Bowen Island	n/a	n/a	n/a		n/a		n/a		n/a		n/a		n/a	
Burnaby	86,840	\$56,136	22,840	26%	16,125	19%	18,210	21%	8,820	16%	12,595	15%	8,245	9%
Coquitlam	45,555	\$67,787	9,510	21%	7,330	16%	9,345	21%	5,010	15%	8,270	18%	6,095	13%
Delta	34,755	\$80,874	4,970	14%	4,840	14%	7,340	21%	4,140	12%	7,625	22%	5,840	17%
Electoral Area 'A'	5,050	\$36,089	2,285	45%	635	13%	555	11%	300	14%	640	13%	640	13%
Langley City	11,315	\$50,231	3,140	28%	2,500	22%	2,395	21%	1,320	17%	1,425	13%	545	5%
Langley Township	37,235	\$76,847	5,655	15%	5,725	9%	8,170	9%	4,385	13%	8,145	8%	5,165	14%
Lions Bay	500	\$106,970	n/a		n/a		n/a		n/a		n/a		n/a	
Maple Ridge	28,040	\$71,078	4,950	18%	4,290	10%	6,560	9%	3,465	14%	5,740	8%	3,040	11%
New Westminster	30,590	\$54,664	7,935	26%	6,080	12%	7,040	11%	3,120	17%	4,075	10%	2,330	8%
North Vancouver City	22,785	\$59,373	5,200	23%	4,550	20%	5,055	22%	2,210	17%	3,465	15%	2,320	10%
North Vancouver District	30,555	\$87,322	4,485	15%	3,615	12%	5,830	19%	3,310	11%	6,095	20%	7,215	24%
Pitt Meadows	6,720	\$73,065	1,135	17%	1,090	16%	1,505	22%	790	13%	1,495	22%	705	10%
Port Coquitlam	20,650	\$72,563	3,455	17%	3,275	16%	4,510	22%	2,800	14%	4,135	20%	2,465	12%
Port Moody	12,630	\$79,918	1,855	15%	1,780	14%	2,700	21%	1,530	12%	2,680	21%	2,090	17%
Richmond	67,980	\$60,479	16,540	24%	11,815	17%	14,835	22%	7,275	15%	10,270	15%	7,250	11%
Surrey	152,850	\$67,702	29,180	19%	25,950	17%	34,560	23%	18,165	15%	27,080	18%	17,915	12%
Tsawwassen FN	300	\$56,945	n/a		n/a		n/a		n/a		n/a		n/a	
Vancouver	264,570	\$56,113	73,650	28%	46,555	18%	53,140	20%	25,370	16%	35,585	13%	30,275	11%
West Vancouver	17,075	\$84,345	3,190	19%	2,415	14%	2,565	15%	1,415	11%	2,395	14%	5,100	30%
White Rock	9,865	\$56,946	2,580	26%	1,780	18%	2,360	24%	910	16%	1,335	14%	900	9%
Metro Vancouver	891,305	\$63,347	203,935	23%	151,450	17%	187,660	21%	94,970	15%	144,100	16%	109,195	12%

Source: Statistics Canada, 2011 National Household Survey

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: Additional groupings for "Under \$30,000", "\$30,000 to \$49,999" and "\$50,000 to \$79,999" are created by Metro Vancouver to assist with affordability research.

Note: More detailed income group data for 2011 is available from the Statistics Canada website.

Note: "n/a" data is suppressed because of low sample size (Universe is less than 1,000 households).

Description

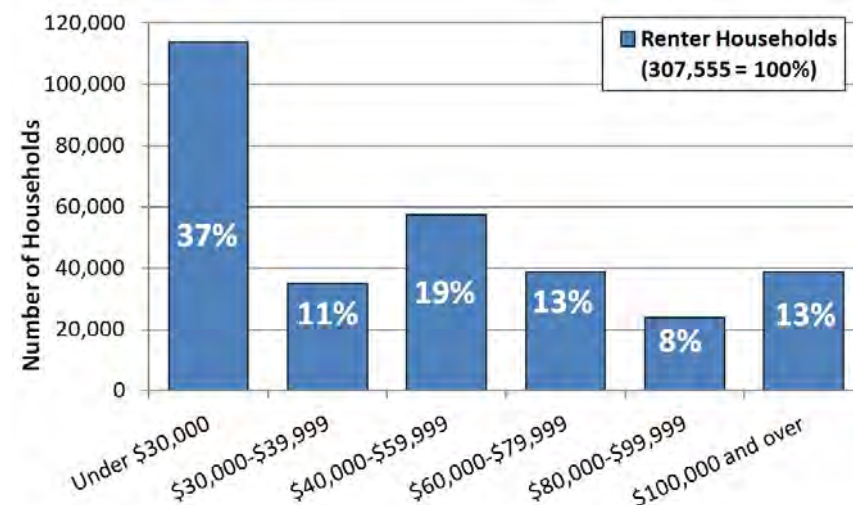
- In 2011, there were 307,555 renter households in Metro Vancouver representing approximately one-third of all households across the region, representing 37% of all renter households.
- The median income for renter households was \$ 41,307, which is equal to 65% of the median household income for all households in the region.

Key Findings

- Region wide there were 113,735 households earning less than \$30,000 per year in 2010, representing 37% of all renter households.
- Household income data shows that 30% (92,465) of renter households had annual incomes between \$30,000 and \$60,000. This approximates Metro Vancouver's definition of low to moderate income (between 50% - 80% of regional median household income).
- The data shows that 13% (38,695) of all renter households had annual incomes between \$60,000 and \$80,000. This range approximates Metro Vancouver's definition of moderate income (between 80% and 120% of the regional median household income).
- Household income data shows that 21% (62,665) of renter households had annual incomes over \$80,000. This fits Metro Vancouver's definition of above moderate income (greater than 120% of regional median household income), considered the threshold for entry-level home ownership. At \$80,000 household income, a household would be able to afford to purchase a home costing \$352,000.¹

1. CMHC Affordability calculator with 10% down, 25 year amortization, 3.25 mortgage interest rate, \$167 monthly property tax, plus \$250 for monthly strata fees & heating costs.

Households by Income Group in Metro Vancouver, 2010



Source: Statistics Canada, 2011 National Household Survey

Households by Income Group by Subregion, 2010

		Under \$30,000	\$30,000 \$39,999	\$40,000 \$59,999	\$60,000 \$79,999	\$80,000 \$99,999	\$100,000 and over
Metro Vancouver	Renter Hshlds	113,735 37%	34,975 11%	57,490 19%	38,695 13%	23,780 8%	38,885 13%
Burnaby, New Westminster	No. (%)	17,910 40%	5,385 12%	8,525 19%	5,570 12%	2,945 7%	4,760 11%
Langley City and Township	No. (%)	3,560 37%	1,270 13%	1,660 17%	1,145 12%	855 9%	1,155 12%
Maple Ridge, Pitt Meadows	No. (%)	2,420 35%	985 14%	1,205 17%	1,120 16%	555 8%	650 9%
Coquitlam, Port Coquitlam, Port Moody	No. (%)	6,860 36%	2,210 12%	3,960 21%	2,310 12%	1,390 7%	2,370 12%
North Van. City & District, West Vancouver	No. (%)	6,460 33%	2,175 11%	3,635 18%	2,450 12%	1,700 9%	3,390 17%
Richmond, Delta	No. (%)	7,640 34%	2,730 12%	4,040 18%	3,020 14%	1,830 8%	2,910 13%
Surrey, White Rock	No. (%)	15,655 35%	5,375 12%	9,025 20%	5,905 13%	3,525 8%	4,845 11%
Vancouver, Electoral Area A	No. (%)	52,555 38%	14,620 11%	25,080 18%	16,975 12%	10,835 8%	18,575 13%

Source: Statistics Canada, 2011 National Household Survey

Renter Household Income by Income Groups for Metro Vancouver Municipalities, 2010

Municipality	Total Hshlds #	Median Hshld Income	Hshld Income Under \$30,000		Hshld Income \$30,000-\$39,999		Hshld Income \$40,000-\$59,999		Hshld Income \$60,000-\$79,999		Hshld Income \$80,000-\$99,999		Hshld Income \$100,000 and over	
			#	%	#	%	#	%	#	%	#	%	#	%
Anmore	625	\$77,612	n/a		n/a		n/a		n/a		n/a		n/a	
Belcarra	n/a		n/a		n/a		n/a		n/a		n/a		n/a	
Bowen Island	380	\$50,897	n/a		n/a		n/a		n/a		n/a		n/a	
Burnaby	31,715	\$39,806	12,410	39%	3,565	11%	5,860	18%	3,930	12%	2,185	7%	3,770	12%
Coquitlam	11,675	\$38,457	4,540	39%	1,495	13%	2,225	19%	1,380	12%	665	6%	1,370	12%
Delta	6,615	\$44,602	2,145	32%	845	13%	1,275	19%	830	13%	555	8%	965	15%
Electoral Area 'A'	2,495	\$23,907	1,385	56%	250	10%	235	9%	165	7%	140	6%	330	13%
Langley City	3,965	\$31,040	1,890	48%	525	13%	660	17%	360	9%	335	8%	190	5%
Langley Township	5,695	\$47,337	1,670	29%	745	9%	1,000	9%	785	14%	520	8%	965	17%
Lions Bay	65	\$88,594	n/a		n/a		n/a		n/a		n/a		n/a	
Maple Ridge	5,450	\$37,876	2,020	37%	805	10%	905	9%	900	17%	375	8%	455	8%
New Westminster	13,375	\$36,726	5,500	41%	1,820	12%	2,665	11%	1,640	12%	760	10%	990	7%
North Vancouver City	10,405	\$43,922	3,435	33%	1,225	12%	2,075	20%	1,340	13%	910	9%	1,415	14%
North Vancouver District	5,790	\$51,700	1,810	31%	500	9%	980	17%	665	11%	540	9%	1,295	22%
Pitt Meadows	1,475	\$48,441	400	27%	180	12%	300	20%	220	15%	180	12%	195	13%
Port Coquitlam	4,525	\$44,974	1,580	35%	440	10%	1,125	25%	520	11%	405	9%	450	10%
Port Moody	2,915	\$54,848	740	25%	275	9%	610	21%	410	14%	320	11%	550	19%
Richmond	15,555	\$42,483	5,495	35%	1,885	12%	2,765	18%	2,190	14%	1,275	8%	1,945	13%
Surrey	41,190	\$42,595	14,385	35%	5,010	12%	8,625	21%	5,375	13%	3,310	8%	4,485	11%
Tsawwassen FN	n/a		n/a		n/a		n/a		n/a		n/a		n/a	
Vancouver	136,135	\$41,433	51,170	38%	14,370	11%	24,845	18%	16,810	12%	10,695	8%	18,245	13%
West Vancouver	3,610	\$43,843	1,215	34%	450	12%	580	16%	445	12%	250	7%	680	19%
White Rock	3,140	\$38,804	1,270	40%	365	12%	400	13%	530	17%	215	7%	360	11%
Metro Vancouver	307,555	\$41,307	113,735	37%	34,975	11%	57,490	19%	38,695	13%	23,780	8%	38,885	13%

Source: Statistics Canada, 2011 National Household Survey

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

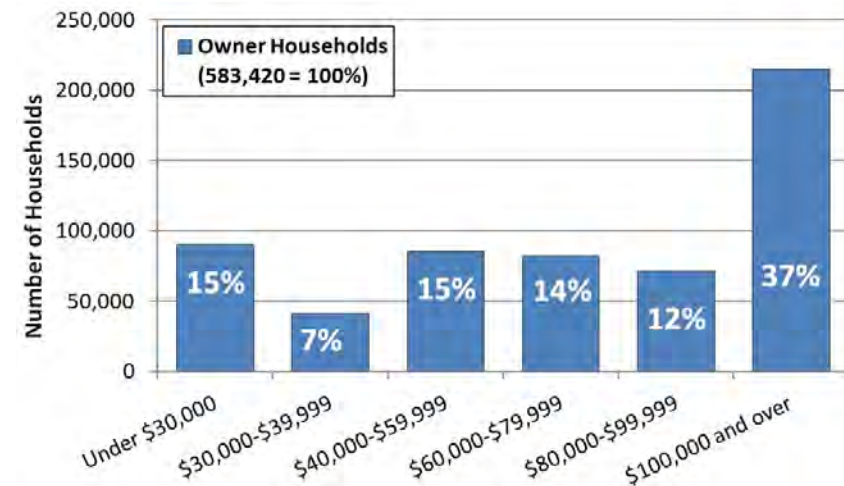
Description

- In 2011, there were 583,420 owner households in Metro Vancouver representing approximately two-thirds of all households across the region.
- The median income for owner households was \$78,396, which is equal to 124% of the median household income for all households in the region.

Key Findings

- Household income data shows that 22% (126,145) of owner households had annual incomes between \$30,000 and \$60,000. This approximates Metro Vancouver's definition of low to moderate income (between 50% - 80% of regional median household income).
- The data shows that 14% (81,655) of all households had annual incomes between \$60,000 and \$80,000. This range is close to Metro Vancouver's definition of moderate income (between 80% and 120% of the regional median household income).
- Household income data shows that 49% (285,545) of owner households had annual incomes over \$80,000. This approximates the Metro Vancouver definition of above moderate income (greater than 120% of regional median household income).

Households by Income Group in Metro Vancouver, 2010



Source: Statistics Canada, 2011 National Household Survey

Households by Income Group by Subregion, 2010

		Under \$30,000	\$30,000 \$39,999	\$40,000 \$59,999	\$60,000 \$79,999	\$80,000 \$99,999	\$100,000 and over
Metro Vancouver	Owner Hshlds	90,080 15%	40,825 7%	85,320 15%	81,655 14%	71,160 12%	214,385 37%
Burnaby, New Westminster	No. (%)	12,860 18%	5,700 8%	12,015 17%	10,260 14%	8,990 12%	22,495 31%
Langley City and Township	No. (%)	5,225 13%	3,040 8%	5,895 15%	5,790 15%	4,840 12%	14,110 36%
Maple Ridge, Pitt Meadows	No. (%)	3,670 13%	1,655 6%	4,185 15%	4,280 15%	3,705 13%	10,335 37%
Coquitlam, Port Coquitlam, Port Moody	No. (%)	7,945 13%	3,775 6%	8,365 14%	8,320 14%	7,955 13%	23,360 39%
North Van. City & District, West Vancouver	No. (%)	6,425 13%	3,075 6%	6,495 13%	6,185 12%	5,225 10%	23,210 46%
Richmond, Delta	No. (%)	13,875 17%	5,935 7%	11,745 15%	11,345 14%	9,580 12%	28,075 35%
Surrey, White Rock	No. (%)	16,110 14%	8,480 7%	17,765 15%	18,100 15%	15,550 13%	42,385 36%
Vancouver, Electoral Area A	No. (%)	23,375 18%	8,830 7%	18,330 14%	17,060 13%	14,840 11%	48,570 37%

Source: Statistics Canada, 2011 National Household Survey

Ownership Household Income by Income Groups for Metro Vancouver Municipalities, 2010

Municipality	Total Hshlds #	Median Hshld Income	Hshld Income Under \$30,000		Hshld Income \$30,000-\$39,999		Hshld Income \$40,000-\$59,999		Hshld Income \$60,000-\$79,999		Hshld Income \$80,000-\$99,999		Hshld Income \$100,000 and over	
			#	%	#	%	#	%	#	%	#	%	#	%
Anmore	575	\$158,377	n/a		n/a		n/a		n/a		n/a		n/a	
Belcarra	250	\$140,051	n/a		n/a		n/a		n/a		n/a		n/a	
Bowen Island	975	\$104,747	n/a		n/a		n/a		n/a		n/a		n/a	
Burnaby	55,130	\$69,769	10,430	19%	4,565	8%	8,920	16%	7,490	14%	6,635	12%	17,075	31%
Coquitlam	33,880	\$81,576	4,970	15%	2,220	7%	4,725	14%	4,630	14%	4,345	13%	12,990	38%
Delta	28,140	\$90,690	2,835	10%	1,555	6%	3,575	13%	4,095	15%	3,585	13%	12,495	44%
Electoral Area 'A'	2,555	\$63,265	895	35%	130	5%	240	9%	175	7%	165	6%	955	37%
Langley City	7,355	\$64,479	1,245	17%	730	10%	1,430	19%	1,190	16%	980	13%	1,775	24%
Langley Township	31,545	\$82,437	3,980	13%	2,310	9%	4,465	14%	4,600	15%	3,860	12%	12,335	39%
Lions Bay	435	\$116,478	n/a		n/a		n/a		n/a		n/a		n/a	
Maple Ridge	22,595	\$80,656	2,935	13%	1,255	10%	3,465	15%	3,515	16%	3,090	14%	8,330	37%
New Westminster	17,210	\$72,525	2,430	14%	1,135	12%	3,095	18%	2,770	16%	2,355	14%	5,420	31%
North Vancouver City	12,385	\$74,062	1,770	14%	980	8%	2,035	16%	1,935	16%	1,295	10%	4,370	35%
North Vancouver District	24,765	\$97,656	2,670	11%	1,330	5%	2,890	12%	3,085	12%	2,770	11%	12,025	49%
Pitt Meadows	5,245	\$79,856	735	14%	400	8%	720	14%	765	15%	615	12%	2,005	38%
Port Coquitlam	16,125	\$83,986	1,875	12%	1,025	6%	2,410	15%	2,275	14%	2,400	15%	6,145	38%
Port Moody	9,715	\$89,106	1,100	11%	530	5%	1,230	13%	1,415	15%	1,210	12%	4,225	43%
Richmond	52,420	\$66,661	11,040	21%	4,380	8%	8,170	16%	7,250	14%	5,995	11%	15,580	30%
Surrey	111,660	\$79,265	14,800	13%	7,910	7%	16,585	15%	17,005	15%	14,860	13%	40,505	36%
Tsawwassen FN	n/a	n/a	n/a		n/a		n/a		n/a		n/a		n/a	
Vancouver	128,440	\$77,753	22,480	18%	8,700	7%	18,090	14%	16,885	13%	14,675	11%	47,615	37%
West Vancouver	13,460	\$102,654	1,985	15%	765	6%	1,570	12%	1,165	9%	1,160	9%	6,815	51%
White Rock	6,730	\$64,980	1,310	19%	570	8%	1,180	18%	1,095	16%	690	10%	1,880	28%
Metro Vancouver	583,420	\$78,396	90,080	15%	40,825	7%	85,320	15%	81,655	14%	71,160	12%	214,385	37%

Source: Statistics Canada, 2011 National Household Survey

Note: n/a = data not available, or data suppressed due to small sample size.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

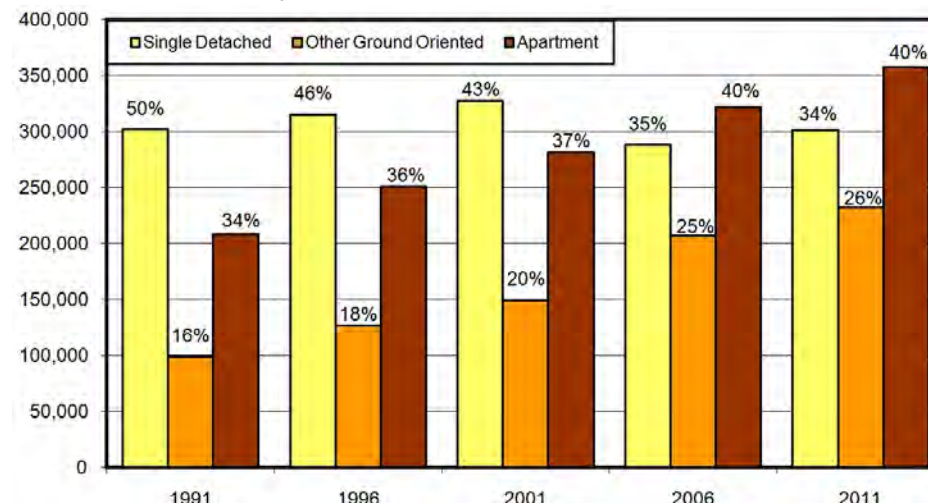
Description

- It is a desirable goal for Metro Vancouver to have a housing supply that is diverse and affordable. This includes different types and tenures of housing units which can offer improved affordability across all income levels.

Key Findings

- The 2011 Census shows the number of occupied dwellings to be 891,340. The 2011 Census figure of 891,340 occupied private dwellings is an increase of 74,300 dwellings units over the 2006 Census. The region's private housing stock grew by 9.8% since the 2006 Census, higher than the 8.4% (58,320 units) during the preceding five years (2001-2006).
- The proportion of homes in the region that are single detached homes has decreased from 50% of dwellings in 1991 to 34% of dwellings in 2011. The actual number of single detached homes has changed very little over the 20 year period (302,120 homes in 1991 as compared to 301,140 homes in 2011).
- In 2011, the combined categories for apartments account for the largest share of dwelling type in the region, representing 40% (357,840 units) of total occupied private dwellings. High-rise apartments (five or more storeys) account for 15% (129,255 units) of the total, while low-rise apartments account for 26% (228,585 units) of total occupied dwelling units.
- "Other ground-oriented dwellings" account for 26% (232,360 units) of housing units in 2011. A house and its secondary suite, reported as "Apartment, detached duplex" account for approximately half (126,600) of the other ground-oriented dwelling units. Row housing accounts for 9% (80,500 units) of the dwelling units in Metro Vancouver in 2011.

Occupied Private Dwellings by Structure Type, Metro Vancouver, 1991 - 2011



Source: Statistics Canada, 2011 Census

Occupied Private Dwellings in Metro Vancouver by Sub-region and by Structure Type, 2011

Subregion	Total Dwellings			Other Ground Oriented		Apartments	
	#	#	%	#	%	#	%
Metro Vancouver	891,340	301,140	34%	232,360	26%	357,840	40%
Burnaby / New Westminster	117,425	26,940	23%	27,570	23%	62,915	54%
Langley City and Township	48,555	24,745	51%	14,515	30%	9,295	19%
Coquitlam, Port Coquitlam, Port Moody	79,705	33,440	42%	22,845	29%	23,420	29%
North Shore	72,285	32,035	44%	15,605	22%	24,645	34%
Pitt Meadows / Maple Ridge	34,760	19,770	57%	9,145	26%	5,845	17%
Richmond / Delta / Tsawwassen	103,040	47,640	46%	27,125	26%	28,275	27%
Surrey / White Rock	162,715	67,335	41%	54,925	34%	40,455	25%
Vancouver / Electoral 'A'	269,610	48,005	18%	60,165	22%	161,440	60%

Source: Statistics Canada, 2011 Census

Housing Inventory by Structure Type for Metro Vancouver Municipalities, 1996 - 2011

Municipality	1996				2001				2006				2011			
	Total Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Hshlds	Single Detached	Other Ground-Oriented	Apartment
Anmore	305	190	115	-	430	290	140	-	535	355	180	-	620	435	185	-
Belcarra	230	205	25	-	260	230	30	-	255	225	30	-	275	225	50	-
Bowen Island	n/a	n/a	n/a	n/a	1,130	1,060	55	15	1,340	1,210	75	55	1,350	1,180	110	60
Burnaby	68,750	26,615	12,295	29,840	74,000	26,550	15,230	32,220	78,030	21,280	21,070	35,680	86,845	21,360	23,250	42,235
Coquitlam	35,735	19,920	6,205	9,610	40,220	20,685	8,345	11,190	41,235	19,225	10,050	11,960	45,545	20,155	11,630	13,760
Delta	31,500	23,210	4,065	4,225	32,785	23,360	4,730	4,695	33,550	21,590	6,810	5,150	34,760	22,155	7,585	5,020
Electoral Area 'A'	n/a	n/a	n/a	n/a	2,715	500	770	1,445	4,500	470	790	3,240	5,040	470	825	3,745
Langley City	9,340	3,135	1,540	4,665	10,085	3,100	1,755	5,230	10,570	2,790	1,980	5,800	11,320	2,805	2,135	6,380
Langley Township	26,645	19,995	5,530	1,120	29,670	20,890	6,705	2,075	33,320	20,210	10,595	2,515	37,235	21,940	12,380	2,915
Lions Bay	485	415	55	15	520	500	15	5	520	455	60	5	505	450	40	15
Maple Ridge	19,790	13,110	4,085	2,595	22,595	14,650	4,390	3,555	24,935	15,250	5,845	3,840	28,040	16,650	6,895	4,495
New Westminster	23,540	6,020	1,905	15,615	26,025	6,170	3,055	16,800	27,045	4,945	4,225	17,875	30,580	5,580	4,320	20,680
North Vancouver City	19,445	4,090	3,780	11,575	20,705	4,105	4,410	12,190	21,345	3,390	4,830	13,125	22,785	3,430	5,100	14,255
North Vancouver District	27,910	18,575	4,750	4,585	29,075	18,455	5,905	4,715	29,745	16,915	7,640	5,190	30,560	17,130	8,055	5,375
Pitt Meadows	4,730	2,780	1,215	735	5,305	3,145	1,255	905	5,820	3,070	1,765	985	6,720	3,120	2,250	1,350
Port Coquitlam	15,930	8,805	4,290	2,835	17,755	9,270	5,120	3,365	18,710	8,725	6,185	3,800	20,645	8,625	6,945	5,075
Port Moody	7,310	3,495	2,530	1,285	8,535	3,775	2,820	1,940	10,130	3,840	3,725	2,565	12,620	4,000	4,035	4,585
Richmond	50,925	25,285	11,410	14,230	56,775	26,865	13,100	16,810	61,420	25,255	17,305	18,860	67,980	25,320	19,500	23,160
Surrey	100,850	57,995	23,045	19,810	115,715	64,060	29,220	22,435	131,145	56,790	43,695	30,660	152,850	64,515	53,190	35,145
Vancouver	218,540	65,415	36,405	116,720	236,100	65,390	39,580	131,130	253,215	48,365	55,340	149,510	264,570	47,535	59,340	157,695
West Vancouver	15,870	10,105	1,310	4,455	16,335	10,290	1,375	4,670	16,840	9,725	2,240	4,875	17,085	9,845	2,300	4,940
White Rock	8,745	3,330	935	4,480	9,080	3,330	1,070	4,680	9,525	2,685	1,790	5,050	9,865	2,820	1,735	5,310
Metro Vancouver	692,960	315,200	126,770	250,990	758,715	327,655	149,610	281,450	817,035	288,320	206,745	321,970	891,340	301,140	232,360	357,840

Source: Statistics Canada, 1996, 2001, 2006, 2011 Census

Note: Metro Vancouver total includes Indian Reserves and Tsawwassen First Nation.

Note: "Other Ground-Oriented" includes Semi-detached, Apartment-duplex, Row house, Other single detached and moveable dwellings.

Note: In 2006, 'apartment or flat in a duplex' replaces 'apartment or flat in a detached duplex' and includes duplexes attached to other dwellings or buildings.

This is a change from the 2001 Census where duplexes attached to other dwellings or buildings were classified as an 'apartment in a building that has fewer than five storeys'.

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.

Note: In 2011 Metro Vancouver staff have identified that some seniors apartment buildings may have been identified as "Collective Dwellings", whereas in 2006 they may have been reported as "apartment" units.

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

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

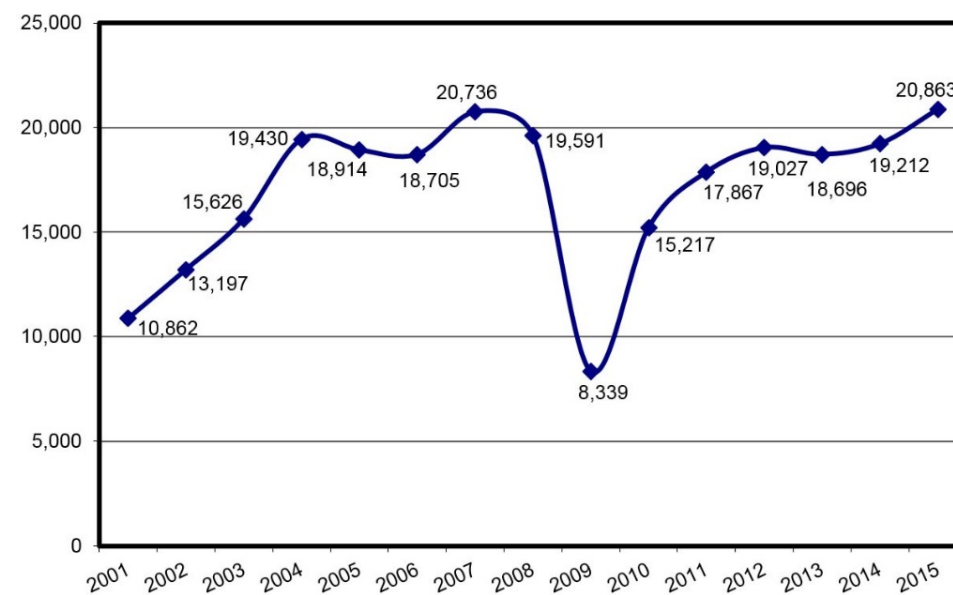
Description

- The number of housing starts over the past decade reflects economic patterns and the cyclical nature of the housing development industry.
- The global economic downturn of 2008/09 resulted in a steep drop in housing starts in 2009, but the past five years has seen a recovery in the housing starts data.

Key Findings

- Data reported by CMHC for the period 2005 to 2014 (10 years) shows 178,250 starts, with an annual average of 17,825 starts per year.
- For the period from 2006 to 2015 (10 years) the number of annual housing starts ranged from a low of 8,399 in 2009 to a high of 20,863 in 2015. The most recent reporting year (2015) saw the highest number of starts in the region, despite the concerns about housing affordability expressed in the region.
- Following the downturn in 2009, for the period from 2010 to 2015 (5 years) there were 95,133 housing starts, with an annual average of 19,133 units.
- In 2015 the number of housing starts continued at high levels from the 2009 figure of 8,339. The 2015 figure of 20,863 starts is 1,650 units greater 2014 figure of 19,212 starts.
- The subregion with the highest proportion of the total regional starts is Vancouver / Electoral Area A with 24% of the regional total, followed by Surrey / White Rock subregion with 23%.

Housing Starts in Metro Vancouver, 2001 - 2015



Source: CMHC Housing Now – Local Housing Market Data

Housing Starts by Metro Vancouver Subregions, 2010-2015

	2010	2011	2012	2013	2014	2015
Metro Vancouver	15,217	17,867	19,027	18,696	19,212	20,863
Burnaby, New Westminster	1,550	1,979	2,337	2,676	2,225	2,838
Langley City and Township	1,078	1,516	1,116	954	1,301	1,497
Maple Ridge, Pitt Meadows	457	549	621	554	635	602
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,597	1,530	2,494	1,750	2,008	1,467
North Van. City and District	650	1,089	1,198	1,164	1,214	1,364
West Van., Lions Bay, Bowen Island						
Richmond, Delta	1,859	3,014	2,071	1,716	3,573	3,292
Surrey, White Rock	3,711	3,886	3,590	3,289	3,355	4,721
Vancouver, Electoral Area A	4,315	4,200	5,600	6,593	4,859	5,082

Source: CMHC Housing Now - Local Housing Market Data

Housing Starts for Metro Vancouver Municipalities, 2005 - 2015

Municipality	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	40	33	17	20	9	28	13	11	10	21	10	13	17
Belcarra	4	3	2	3	2	1	2	0	0	5	0	1	2
Bowen Island	49	27	26	25	17	27	26	15	7	48	18	23	24
Burnaby	3,152	1,606	2,268	1,643	852	1,288	1,611	1,528	2,298	1,674	1,918	1,806	1,669
Coquitlam	374	1,047	628	1,565	475	1,131	1,442	1,802	1,390	1,598	971	1,441	1,205
Delta	230	204	112	313	285	438	378	363	289	537	635	440	355
Electoral Area 'A'	469	389	476	272	142	240	370	102	522	211	466	334	319
Langley City	173	304	133	119	199	171	224	66	18	114	193	123	154
Langley Township	1,115	914	1,209	763	580	907	1,292	1,050	936	1,187	1,304	1,154	1,014
Lions Bay	2	0	3	2	1	2	1	1	1	3	0	1	1
Maple Ridge	472	974	745	419	303	443	474	524	400	547	548	499	538
New Westminster	705	860	723	468	209	262	368	809	378	551	920	605	555
North Vancouver City	325	437	740	372	44	270	481	480	521	535	833	570	471
North Vancouver District	179	144	108	254	216	247	455	256	378	492	330	382	288
Pitt Meadows	188	483	289	195	37	14	75	97	154	88	54	94	149
Port Coquitlam	414	277	844	228	90	402	47	371	342	375	460	319	344
Port Moody	780	551	1,051	374	7	35	26	310	8	9	26	76	240
Richmond	1,770	2,094	1,944	1,961	685	1,421	2,636	1,708	1,427	3,036	2,657	2,293	1,957
Surrey	3,826	4,596	4,862	5,699	2,439	3,617	3,807	3,275	3,071	3,194	4,561	3,582	3,912
Vancouver	4,155	3,534	4,087	4,670	1,576	4,075	3,830	5,498	6,071	4,648	4,616	4,933	4,261
West Vancouver	338	143	159	159	56	104	126	446	257	136	183	230	177
White Rock	154	85	310	67	115	94	79	315	218	161	160	187	160
Indian Reserves							104	0	0	42	0	n/a	n/a
Metro Vancouver	18,914	18,705	20,736	19,591	8,339	15,217	17,867	19,027	18,696	19,212	20,863	19,133	17,825

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Note: Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen.

Units where there is only a microwave and bar fridge are excluded

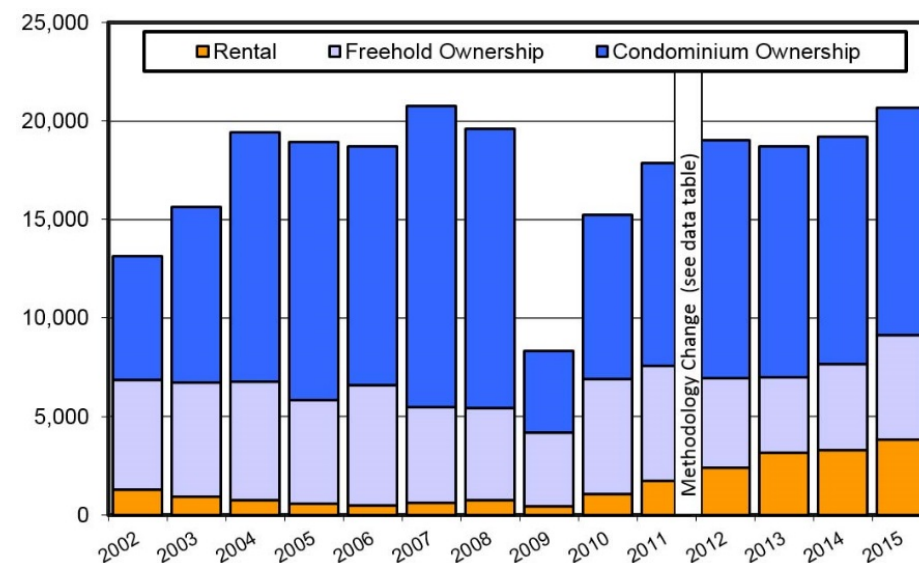
Description

- One of the priorities set out in the Metro Vancouver Affordable Housing Strategy is to expand the supply of rental housing, including new purpose built market rental housing. This includes encouraging an adequate supply of rental unit starts. Over the past ten years there have been very few purpose built rental units in the region.

Key Findings

- In 2015 there were 3,810 rental housing starts, which is 524 units more than the previous year. Between 2014 and 2015 there were 7,096 purpose-built rental starts, which is 18% of the total housing starts in the region over the two years.
- The 3,810 rental starts reported for 2015 is the highest number of rental starts in the past 10 years. The distribution of the rental starts is as follows: 38% in Vancouver / Electoral Area A; 16% in Surrey / White Rock; 14% in Burnaby / New Westminster; and 12% in Richmond / Delta.
- The graph shows that since 2002 an increasing proportion of housing starts have been strata condominium (apartment or townhouse). Following the 2009 downturn, the condominium starts continue to exceed the freehold ownership starts in the region. In 2015 60% of total housing starts are condominium ownership.
- The proportion of ownership starts that are condominium varies among subregions. In 2015 the proportion of ownership starts that were condominium ranged from 40% in Maple Ridge / Pitt Meadows to 79% of the ownership starts in the Burnaby / New Westminster subregion and 79% in the Langleys.
- Of the 3,810 rental starts reported for 2015, only 36% (1,365) are purpose-built market rental apartment units.

Housing Starts by Tenure Metro Vancouver, 2002 - 2015



Source: CMHC Housing Now

Housing Starts by Tenure by Subregion, 2015

	Freehold Ownership	%	Condominium Ownership	%	Rental	%
Metro Vancouver	4,454	21%	12,599	60%	3,810	18%
Burnaby, New Westminster	470	17%	1,821	64%	547	19%
Langley City and Township	259	17%	981	66%	257	17%
Maple Ridge, Pitt Meadows	356	59%	233	39%	13	2%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	290	20%	1,015	69%	162	11%
North Van. City and District	349	26%	719	53%	296	22%
West Van., Lions Bay, Bowen Is	616	19%	2,220	67%	456	14%
Surrey, White Rock	1,059	22%	3,039	64%	623	13%
Vancouver, Electoral Area A	1,055	21%	2,571	51%	1,456	29%

Source: CMHC Housing Now - Local Housing Market Data

Purpose Built Rental Starts for Metro Vancouver Municipalities, 2006- 2015

Municipality	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	1	0	3	1	1	1	1
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	2	1	1	0	1	1
Burnaby	0	0	0	5	70	64	6	0	167	231	108	54
Coquitlam	0	0	0	0	50	32	175	157	197	149	152	76
Delta	5	3	13	9	9	2	41	56	166	89	73	39
Electoral Area 'A'	0	233	211	46	0	179	0	281	94	0	111	104
Langley City	0	0	0	0	0	0	0	0	0	37	7	4
Langley Township	12	8	19	20	20	14	146	188	126	220	143	77
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	32	0	2	1	52	4	3	3	12	15	11
New Westminster	0	0	0	0	0	25	25	0	0	316	73	37
North Vancouver City	27	0	0	0	52	80	54	44	209	149	118	62
North Vancouver District	5	0	32	0	0	146	43	59	131	146	105	56
Pitt Meadows	0	0	0	0	0	71	1	0	0	1	15	7
Port Coquitlam	54	0	3	0	0	0	19	19	5	12	11	11
Port Moody	0	0	0	0	0	0	0	0	0	0	0	0
Richmond	11	7	8	0	92	232	163	76	389	367	264	135
Surrey	151	191	193	173	164	114	342	275	477	588	392	267
Vancouver	244	139	269	192	594	743	1,088	1,944	1,252	1,456	1,415	792
West Vancouver	0	0	0	0	0	0	271	1	0	1	55	27
White Rock	0	2	0	0	0	0	32	42	66	35	35	18
Metro Vancouver	509	615	748	447	1,054	1,755	2,412	3,149	3,286	3,810	3,093	1,779

Source: Canada Mortgage and Housing Corporation (CMHC) "Housing Now - Vancouver & Abbotsford CMAs" Table 2.5

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Note:

Some data for 2012 have been restated in the above table, to allow comparison with 2013 and 2014 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA. The impact of this adjustment was the 2012 figure for Metro Vancouver changed from 1,277 rental starts to 2,412 rental starts.

Ownership Housing Starts by Ownership Type for Metro Vancouver Municipalities, 2011 - 2015

Municipality	2011		2012		2013		2014		2015	
	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium
Anmore	12	0	11	0	7	0	20	0	9	0
Belcarra	2	0	0	0	0	0	5	0	0	0
Bowen	26	0	13	0	6	0	17	0	18	0
Burnaby	406	1,141	388	1,134	330	1,968	484	1,023	408	1,279
Coquitlam	577	833	518	1,265	331	902	318	1,083	241	581
Delta	173	203	183	139	175	58	159	212	138	408
Electoral Area 'A'	3	188	7	95	2	239	12	105	6	460
Langley City	4	220	3	63	13	5	14	100	9	147
Langley Township	603	675	281	623	233	515	238	823	250	834
Lion's Bay	1	0	1	0	1	0	3	0	0	0
Maple Ridge	221	201	189	331	192	205	216	328	339	197
New West	58	285	61	723	71	307	65	486	62	542
North Van City	92	309	67	359	46	431	63	263	40	644
North Van District	111	198	108	105	118	201	113	248	145	39
Pitt Meadows	4	0	16	80	4	150	20	68	17	36
Port Coquitlam	37	10	27	325	52	271	36	334	28	420
Port Moody	11	15	6	304	8	0	9	0	12	14
Richmond	605	1,799	423	1,122	274	1,077	399	2,248	478	1,812
Surrey	1,434	2,259	1,110	1,823	723	2,073	917	1,800	994	2,979
Vancouver	1,265	1,822	1,075	3,335	1,052	3,075	1,000	2,396	1,049	2,111
West Vancouver	121	5	124	51	139	117	124	12	146	36
White Rock	69	10	65	218	63	113	82	13	65	60
Metro Vancouver	5,836	10,276	4,520	12,095	3,840	11,707	4,354	11,542	4,454	12,599

Source: CMHC - Rental Housing Market Reports & Housing Now Reports

Note: Electoral Area 'A' contains data for UBC/UEL only.

Definition: Freehold - A residence where the owner owns the dwelling and the lot outright.

Definition: Condominium - An individual dwelling which is privately owned, but where the building and/or land are collectively owned by all dwelling unit owners.

Note:

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA

Purpose Built Rental Starts By Rental Housing Type for Metro Vancouver Municipalities, 2015

Municipality	2015				
	Accessory Suites	Single Detached Rental *	Market Rental (apt & row)	Social Hsg Rental	Total Rental
Anmore	0	1	0	0	1
Belcarra	0	0	0	0	0
Bowen Island	0	0	0	0	0
Burnaby	231	0	0	0	231
Coquitlam	114	5	0	30	149
Delta	87	1	1	0	89
Electoral Area 'A'	0	0	0	0	0
Langley City	0	0	37	0	37
Langley Township	85	30	105	0	220
Lions Bay	0	0	0	0	0
Maple Ridge	3	3	6	0	12
New Westminster	34	0	282	0	316
North Vancouver City	12	7	130	0	149
North Vancouver District	48	0	98	0	146
Pitt Meadows	1	0	0	0	1
Port Coquitlam	12	0	0	0	12
Port Moody	0	0	0	0	0
Richmond	101	5	132	129	367
Surrey	509	8	0	71	588
Vancouver	418	464	574	0	1,456
West Vancouver	0	1	0	0	1
White Rock	35	0	0	0	35
Metro Vancouver	1,690	525	1,365	230	3,810

Source: Canada Mortgage and Housing Corporation (CMHC), custom data request.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

* Note: Single detached rental is usually laneway / coachhouse rental housing that is non-subsidized.

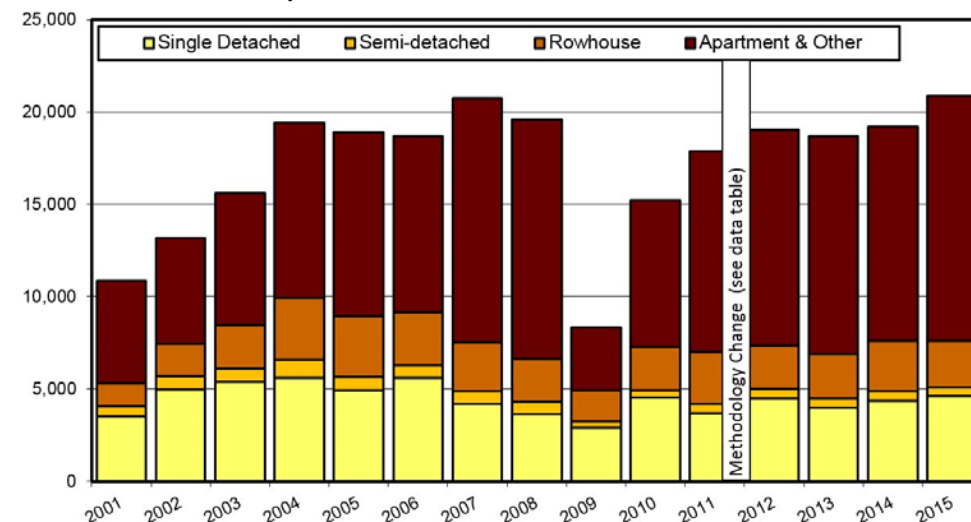
Description

- The composition of housing stock in Metro Vancouver has continued to evolve over the past decade. Multi-unit developments account for an increasing proportion of the total housing starts in the region. Higher density developments can help to contribute to better use of the land base as well as lower per unit housing costs.

Key Findings

- Data reported by CMHC for the period from 2011 to 2015 (5 years), there were 95,665 housing starts; 40% (36,170) were ground-oriented units and 60% (57,458) were apartment units.
- For the past 2 years (2014-2015) ground-oriented starts accounted for 42% of the total housing starts. This is similar to the period from 2004 to 2008 (5 years) when ground-oriented starts accounted for 43% of the total housing starts.
- For the past 2 years (2014-2015) apartment & other starts accounted for 62% of the total housing starts. This is an increasing proportion from the period from 2004 to 2008 (5 years) when apartments accounted for 57% of the total starts.
- The share of housing starts by structure type varies among subregions. The proportion of starts that are ground-oriented ranged from 19% of the housing starts in Burnaby / Richmond subregion to 91% in the Maple Ridge / Pitt Meadows subregion.

Housing Starts by Structure Type, Metro Vancouver, 2001 - 2015



Source: CMHC Housing Now – Local Housing Market Data and regional custom data.

Housing Starts by Structure Type, by Subregions Metro Vancouver, 2014 & 2015

	2015				2014			
	Total Starts	Single Detached	Semi & Row	Apartment	Total Starts	Single Detached	Semi & Row	Apartment
Metro Vancouver	20,863	22%	14%	63%	19,212	23%	17%	60%
Burnaby, New Westminster	2,838	13%	6%	81%	2,225	19%	16%	65%
Langley City and Township	1,497	18%	33%	49%	1,301	20%	39%	42%
Maple Ridge, Pitt Meadows	602	58%	33%	9%	635	36%	31%	33%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,467	19%	23%	58%	2,008	18%	15%	66%
North Van. City and District	1,364	25%	5%	70%	1,214	23%	14%	59%
West Van., Lions Bay, Bowen	3,292	19%	8%	73%	3,573	16%	9%	76%
Richmond, Delta	4,721	23%	25%	52%	3,355	31%	35%	33%
Surrey, White Rock	5,082	26%	5%	69%	4,859	23%	4%	73%
Vancouver, Electoral Area A								

Source: CMHC Housing Now – Local Housing Market Data and regional custom data.

Single Detached Housing Starts for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012*	2013*	2014*	2015	5 Yr Average	10 Yr Average
Anmore	33	17	20	9	28	13	11	10	21	10	13	17
Belcarra	3	2	3	2	1	2	0	0	5	0	1	2
Bowen Island	27	26	21	15	21	20	13	6	17	18	15	18
Burnaby	205	171	217	132	273	306	304	268	364	308	310	255
Coquitlam	71	55	92	182	164	251	350	301	329	242	295	204
Delta	120	103	176	129	167	107	125	128	162	142	133	136
Electoral Area 'A'	3	9	2	5	3	3	7	2	12	6	6	5
Langley City	7	8	1	3	4	4	3	13	14	9	9	7
Langley Township	711	583	245	168	228	232	323	268	240	261	265	326
Lions Bay	0	3	2	1	2	1	1	1	3	0	1	1
Maple Ridge	446	345	310	197	284	225	193	193	213	334	232	274
New Westminster	91	73	36	51	112	59	53	65	63	58	60	66
North Vancouver City	29	20	21	13	9	20	58	42	48	41	42	30
North Vancouver District	72	102	87	56	76	51	100	118	113	145	105	92
Pitt Meadows	96	109	36	17	14	4	15	4	14	13	10	32
Port Coquitlam	35	26	19	4	7	9	27	50	26	26	28	23
Port Moody	94	63	19	7	14	11	6	8	7	12	9	24
Richmond	360	304	213	142	302	340	385	274	399	472	374	319
Surrey	2,247	1,560	1,356	1,328	1,915	1,091	1,139	769	965	1,009	995	1,338
Vancouver	812	512	638	395	799	800	1,214	1,284	1,106	1,309	1,143	887
West Vancouver	130	113	112	56	102	119	124	138	124	150	131	117
White Rock	22	7	8	17	8	17	65	62	87	57	58	35
Metro Vancouver	5,614	4,211	3,634	2,929	4,533	3,686	4,516	4,004	4,374	4,622	4,240	4,212

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

* Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA

Semi-Detached Housing Starts for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby	144	122	124	66	106	108	86	62	124	100	96	104
Coquitlam	40	34	84	14	38	22	36	68	60	64	50	46
Delta	12	4	22	4	14	48	90	98	18	4	52	31
Electoral Area 'A'	6	18	2	0	0	0	0	0	0	0	0	3
Langley City	0	0	0	0	0	0	0	0	0	0	0	0
Langley Township	40	80	6	4	2	2	4	2	24	24	11	19
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	4	58	54	8	4	14	0	6	24	18	12	19
New Westminster	18	10	6	0	8	2	8	8	2	4	5	7
North Vancouver City	16	22	20	8	18	28	18	12	18	6	16	17
North Vancouver District	4	2	0	50	2	0	0	0	0	0	0	6
Pitt Meadows	10	4	2	12	0	0	2	0	6	4	2	4
Port Coquitlam	2	2	2	2	4	0	2	2	10	2	3	3
Port Moody	28	0	2	0	0	0	0	0	2	0	0	3
Richmond	148	88	56	40	50	74	24	32	36	28	39	58
Surrey	92	110	172	42	86	94	66	24	52	66	60	80
Vancouver	108	104	141	80	80	108	132	172	132	160	141	122
West Vancouver	4	18	14	0	2	2	12	22	0	2	8	8
White Rock	0	2	2	0	0	0	0	2	0	4	1	1
Metro Vancouver	676	678	709	330	414	504	480	510	508	486	498	530

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Row Housing Starts for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0	30	0	6	3
Burnaby	367	84	192	95	101	150	45	141	137	62	107	137
Coquitlam	47	67	234	135	179	352	231	161	87	96	185	159
Delta	22	3	102	92	139	72	18	0	136	21	49	61
Electoral Area 'A'	54	177	11	0	7	16	0	0	0	11	5	28
Langley City	0	0	0	36	0	0	0	5	33	0	8	7
Langley Township	160	330	66	148	381	342	263	265	447	475	358	288
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	88	88	10	96	134	154	23	104	166	140	117	100
New Westminster	16	12	4	0	13	41	14	109	82	15	52	31
North Vancouver City	46	41	31	11	17	21	11	0	42	0	15	22
North Vancouver District	22	4	0	63	20	69	8	0	107	39	45	33
Pitt Meadows	24	106	13	8	0	0	12	24	4	36	15	23
Port Coquitlam	41	76	82	60	42	0	120	107	141	160	106	83
Port Moody	65	151	0	0	21	15	13	0	0	14	8	28
Richmond	454	139	293	160	224	292	164	246	115	212	206	230
Surrey	1,236	1,167	1,062	698	874	1,031	1,365	1,089	1,132	1,124	1,148	1,078
Vancouver	210	170	204	53	163	266	92	85	60	80	117	138
West Vancouver	0	20	0	0	0	5	0	4	0	23	6	5
White Rock	0	0	5	0	9	10	10	26	0	4	10	6
Metro Vancouver	2,852	2,635	2,309	1,655	2,324	2,836	2,389	2,373	2,719	2,512	2,566	2,460

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Note: Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen.

Units where there is only a microwave and bar fridge are excluded

Apartment Housing Starts for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012*	2013*	2014*	2015*	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	4	2	6	6	2	1	1	0	2	2
Burnaby	890	1,891	1,110	559	808	1,047	1,093	1,827	1,049	1,217	1,247	1,149
Coquitlam	889	472	1,155	144	750	817	1,185	860	1,122	455	888	785
Delta	50	2	13	60	118	151	130	63	221	381	189	119
Electoral Area 'A'	326	272	257	137	230	351	95	513	199	449	321	283
Langley City	297	125	118	160	167	220	63	0	67	184	107	140
Langley Township	3	216	446	260	296	716	460	401	475	459	502	373
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	436	254	45	2	21	81	308	97	144	53	137	144
New Westminster	735	628	422	158	129	266	734	196	404	809	482	448
North Vancouver City	346	657	300	12	226	412	393	467	427	774	495	401
North Vancouver District	46	0	167	47	149	335	148	260	272	98	223	152
Pitt Meadows	353	70	144	0	0	71	68	126	64	0	66	90
Port Coquitlam	199	740	125	24	349	38	222	183	198	260	180	234
Port Moody	364	837	353	0	0	0	291	0	0	0	58	185
Richmond	1,132	1,413	1,399	343	845	1,930	1,135	875	2,486	1,844	1,654	1,340
Surrey	1,021	2,025	3,109	371	742	1,591	705	1,189	1,045	1,853	1,277	1,365
Vancouver	2,404	3,301	3,687	1,048	3,033	2,656	4,060	4,530	3,350	2,649	3,449	3,072
West Vancouver	9	8	33	0	0	0	310	93	12	8	85	47
White Rock	63	301	52	98	77	52	240	128	74	60	111	115
Metro Vancouver	9,563	13,212	12,939	3,425	7,946	10,843	11,642	11,809	11,611	11,553	11,492	10,454

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: CMHC's full category title is "apartment & other".

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen.

Units where there is only a microwave and bar fridge are excluded

*Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA

Ground-Oriented Housing Starts for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012*	2013*	2014*	2015	5 Yr Average	10 Yr Average
Anmore	33	17	20	9	28	13	11	10	21	10	13	19
Belcarra	3	2	3	2	1	2	0	0	5	0	1	2
Bowen Island	n/a	n/a	21	15	21	20	13	6	47	18	21	18
Burnaby	716	377	533	293	480	564	435	471	625	470	513	548
Coquitlam	158	156	410	331	381	625	617	530	476	402	530	462
Delta	154	110	300	225	320	227	233	226	316	167	234	251
Electoral Area 'A'	63	204	15	5	10	19	7	2	12	17	11	37
Langley City	7	8	1	39	4	4	3	18	47	9	16	16
Langley Township	911	993	317	320	611	576	590	535	711	760	634	696
Lions Bay	0	3	2	1	2	1	1	1	3	0	1	2
Maple Ridge	538	491	374	301	422	393	216	303	403	492	361	429
New Westminster	125	95	46	51	133	102	75	182	147	19	105	108
North Vancouver City	91	83	72	32	44	69	87	54	108	47	73	76
North Vancouver District	98	108	87	169	98	120	108	118	220	184	150	146
Pitt Meadows	130	219	51	37	14	4	29	28	24	53	28	62
Port Coquitlam	78	104	103	66	53	9	149	159	177	188	136	122
Port Moody	187	214	21	7	35	26	19	8	9	26	18	57
Richmond	962	531	562	342	576	706	573	552	550	712	619	668
Surrey	3,575	2,837	2,590	2,068	2,875	2,216	2,570	1,882	2,149	2,199	2,203	2,716
Vancouver	1,130	786	983	528	1,042	1,174	1,438	1,541	1,298	1,549	1,400	1,287
West Vancouver	134	151	126	56	104	126	136	164	124	175	145	144
White Rock	22	9	15	17	17	27	75	90	87	65	69	49
Metro Vancouver	9,142	7,524	6,652	4,914	7,271	7,026	7,385	6,887	7,601	7,620	7,304	7,933

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Ground-Oriented includes "Single Detached", "Semi-detached" and "Row House". It does not include "attached accessory suite".

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Note: Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen.

Units where there is only a microwave and bar fridge are excluded

* Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA

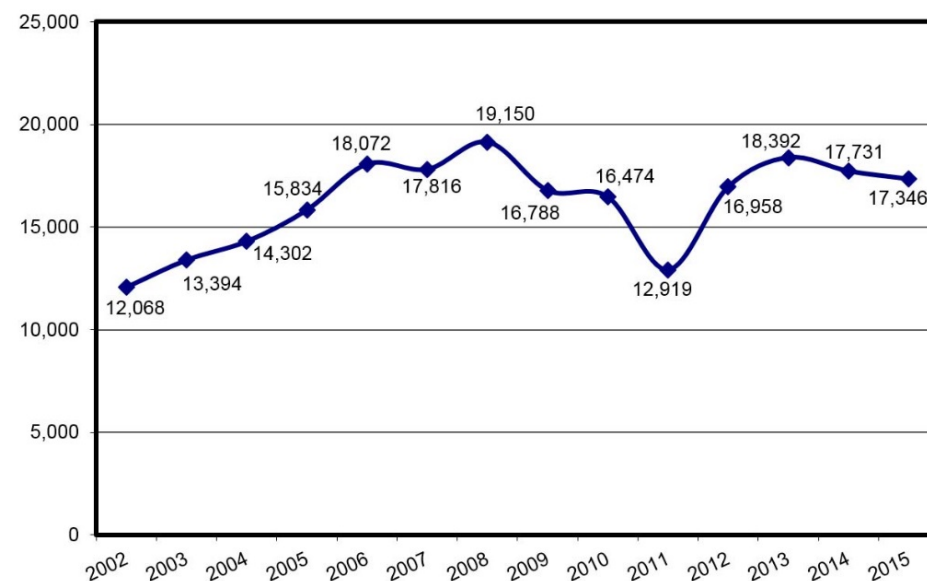
Description

- Housing completions is the most reliable measure of the increasing the supply of housing across the region. The number of housing completions over the past decade reflects economic patterns and the cyclical nature of the housing development industry.
- The global economic downturn of 2008/09 resulted in a steep drop in housing completions in 2010/11, but the past four years has seen a recovery in the housing completion data.

Key Findings

- Data reported by CMHC for the period 2006 to 2015 (10 years) shows 171,646 completions, with an annual average of 17,165 completions per year.
- For the period from 2006 to 2015 (10 years) the number of annual housing completions ranged from a low of 12,919 in 2011 to a high of 19,150 in 2008.
- In 2015 the number of housing completions continued to rebound from the 2011 figure of 12,919, although slightly lower than the 2014 figure of 17,731 completions.
- The distribution of housing completions by subregion over the past four years shows that Vancouver/ Electoral Area A (UBC-UEL) proportion of total completions has declined since 2014, while the Burnaby / New Westminster subregion has seen its proportion increase (reflecting recent development activity related to rapid transit development in that subregion).

Housing Completions in Metro Vancouver, 2002 - 2015



Source: CMHC Housing Now – Local Housing Market Data

Completions by Metro Vancouver Subregions, 2012-2015

	<u>2012</u>		<u>2013</u>		<u>2014</u>		<u>2015</u>	
	No.	%	No.	%	No.	%	No.	%
Metro Vancouver	16,958	100%	18,392	100%	17,731	100%	17,346	100%
Burnaby, New Westminster	2,037	12%	1,786	10%	1,993	11%	2,988	17%
Langley City and Township	1,339	8%	1,024	6%	1,233	7%	1,097	6%
Maple Ridge, Pitt Meadows	499	3%	648	4%	397	2%	864	5%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	2,093	12%	2,424	13%	1,765	10%	1,374	8%
North Van. City and District	1,036	6%	1,066	6%	991	6%	1,340	8%
West Van., Lions Bay, Bowen Is	2,077	12%	2,341	13%	2,226	13%	2,276	13%
Richmond, Delta	3,273	19%	3,886	21%	3,052	17%	3,284	19%
Surrey, White Rock	4,559	27%	5,085	28%	6,015	34%	4,047	23%

Source: CMHC Housing Now - Local Housing Market Data

Housing Completions for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	35	31	14	16	20	19	15	15	16	15	16	20
Belcarra	2	1	3	2	2	0	4	1	1	0	1	2
Bowen Island	38	17	27	27	21	31	24	13	12	45	25	26
Burnaby	2,738	2,021	2,526	1,561	965	740	1,640	1,340	1,460	2,674	1,571	1,767
Coquitlam	323	487	1,103	1,130	1,157	762	1,656	1,832	1,377	1,128	1,351	1,096
Delta	237	149	166	342	337	388	329	294	404	308	345	295
Electoral Area 'A'	555	264	646	333	282	312	190	487	243	203	287	352
Langley City	216	258	60	323	64	242	156	66	54	78	119	152
Langley Township	880	900	1,102	820	782	988	1,183	958	1,179	1,019	1,065	981
Lions Bay	1	1	1	4	1	3	1	0	1	3	2	2
Maple Ridge	419	639	922	490	486	284	423	532	298	702	448	520
New Westminster	591	756	654	532	678	303	397	446	533	314	399	520
North Vancouver City	282	258	833	124	564	270	506	480	585	450	458	435
North Vancouver District	276	132	102	255	230	214	395	312	138	607	333	266
Pitt Meadows	187	304	336	132	9	160	76	116	99	162	123	158
Port Coquitlam	429	151	764	287	158	104	427	272	380	239	284	321
Port Moody	578	599	839	562	7	39	10	320	8	7	77	297
Richmond	1,452	1,916	1,730	1,535	1,609	1,035	1,748	2,047	1,822	1,968	1,724	1,686
Surrey	4,136	3,552	4,104	4,237	4,917	3,856	3,189	3,562	2,932	3,068	3,321	3,755
Vancouver	4,736	4,541	3,072	3,909	3,827	3,154	4,369	4,598	5,772	3,844	4,347	4,182
West Vancouver	198	270	165	137	78	98	135	274	268	283	212	191
White Rock	54	187	294	68	129	68	84	324	120	216	162	154
Metro Vancouver	18,072	17,816	19,150	16,788	16,474	12,919	16,958	18,392	17,731	17,346	16,669	17,165

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

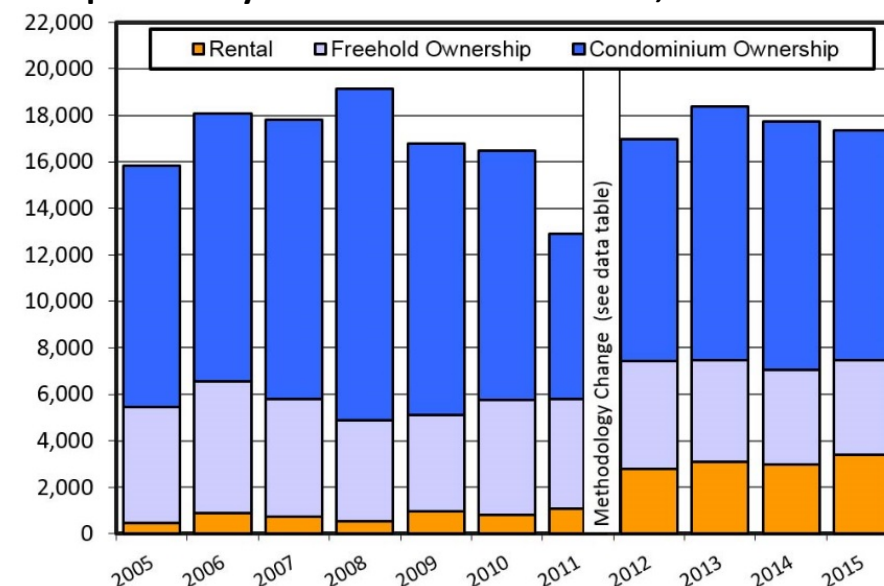
Description

- One of the priorities set out in the Metro Vancouver Affordable Housing Strategy is to increase the supply of rental housing. This includes encouraging an adequate supply of rental units, including purpose built market rental units. Over the past 15 years there have been very few purpose built rental units completed in the region.

Key Findings

- In 2015 there were 3,382 rental housing completions, 421 rental units more than the previous year. 2015 and 2014 show the greatest number of rental completions built in the past 10 years (Note: applying the revised methodology is unlikely to have a significant change to the net construction of rental units in years prior to 2012).
- The graph shows that since 2005 strata condominium ownership (apartment or townhouse) has been more prevalent than freehold ownership. The graph also shows the impact of the 2009 economic downturn, with condominium completions showing a drop in the 2011 data.
- The proportion of housing completions that are rental varies among subregions. In 2015 the proportion that were rental completions ranged from 39% in the Vancouver / Electoral Area A subregion, to 5% of the housing completions in the Burnaby / New Westminster subregion and 9% in Pitt Meadows / Maple Ridge. The former subregions have increased from only 1% rental completions in 2014.

Completions by Tenure Metro Vancouver, 2005 - 2015



Source: CMHC Housing Now - Local Housing Market Data

Housing Completions by Tenure by Subregion, 2015/14

	2015			2014		
	Total Completions	Rental Completions No.	%	Total Completions	Rental Completions No.	%
Metro Vancouver	17,346	3,382	19%	17,731	2,961	17%
Burnaby, New Westminster	2,988	162	5%	1,993	12	1%
Langley City and Township	1,097	147	13%	1,233	191	15%
Maple Ridge, Pitt Meadows	864	78	9%	397	2	1%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,374	182	13%	1,765	244	14%
North Van. City and District	1,340	279	21%	991	211	21%
West Van., Lions Bay, Bowen Is	2,276	464	20%	2,226	221	10%
Richmond, Delta	3,284	479	15%	3,052	384	13%
Surrey, White Rock	4,047	1,589	39%	6,015	1,693	28%

Source: CMHC Starts and Completions Survey (CMHC Housing Market Information Portal website)

Rental Completions for Metro Vancouver Municipalities *

Municipality	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Anmore	0	0	0	0	0	0	0	0	3	2	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0			2	0	1	0
Burnaby	115	0	146	0	0	75	0	64	6	12	161
Coquitlam	0	2	0	0	66	0	52	197	187	164	177
Delta	0	5	2	3	15	9	2	27	52	71	82
Electoral Area 'A'	0	0	197	108	123	0	62	0	281	0	94
Langley City	0	0	0	0	0	0	0	0	0	0	0
Langley Township	110	0	5	1	0	0	0	149	130	191	147
Lions Bay	0	0	0	0	0	0	0	46	0	0	0
Maple Ridge	0	0	0	0	8	2	0	0	6	2	78
New Westminster	0	0	0	0	0	25	0	24	25	0	1
North Vancouver City	3	0	27	0	2	0	0	115	96	29	206
North Vancouver District	0	0	0	0	32	0	0	188	45	41	70
Pitt Meadows	0	0	0	0	0	0	0	71	2	0	0
Port Coquitlam	15	41	0	56	1	0	0	17	19	80	5
Port Moody	0	42	0	0	0	6	3	0	0	0	0
Richmond	0	15	2	5	7	237	59	298	300	150	382
Surrey	65	258	163	199	275	134	72	107	451	342	426
Vancouver	114	434	153	166	411	262	505	690	1,346	1,693	1,495
West Vancouver	0	46	16	0	0	0	0	0	129	141	3
White Rock	0	0	0	2	0	0	0	25	31	42	53
Metro Vancouver	423	843	711	540	940	750	886	2,416	3,109	2,961	3,382

Source: Canada Mortgage and Housing Corporation (CMHC)

* Note that data for 2005 to 2011 is for "Row House" and "Apartment & Other", and does not include purpose-built rental single detached and semi-detached units.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Note:

Some data for 2012 have been restated in the above table, to allow comparison with the more recent data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA. The impact of this adjustment was the 2012 figure for Metro Vancouver changed from 1,277 rental starts to 2,416 rental starts.

Description

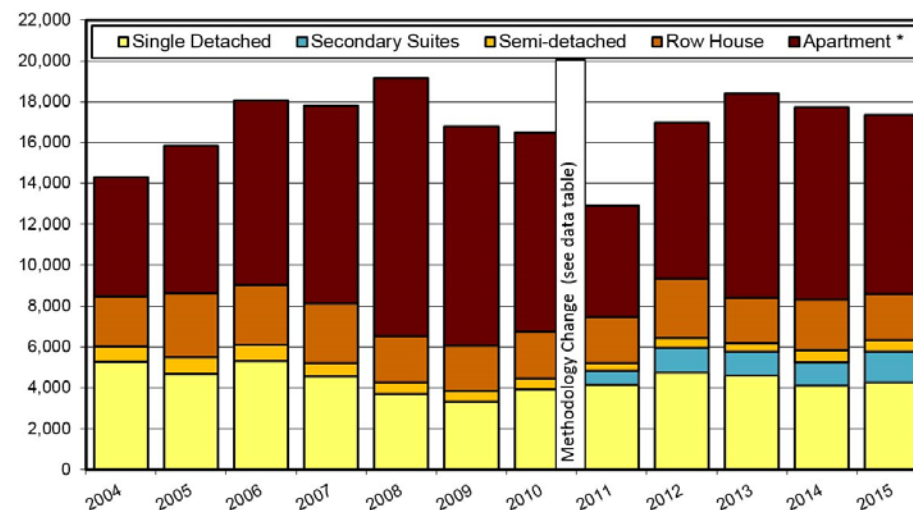
- Housing completions provide valuable information on the changing supply of housing across the region. The number of housing completions over the past decade reflects economic patterns and the cyclical nature of the housing development industry.
- The global economic downturn of 2008/09 resulted in a steep drop in housing completions in 2011, but the past three years has seen a recovery in the housing completions.

Key Findings

- Data reported by CMHC for the period from 2011 to 2015 (4 years), there were 70,430 housing completions; 49% (34,680) were ground-oriented units and 51% (35,750) were apartment units. In the past 10 years the highest number of completions occurred in 2008 (19,150) and the lowest number of completions was in 2011 (12,919).
- In 2015 apartment completions accounted for 50% of the total housing completions. This is an increase of 7% total share over the previous year (2014) when apartments accounted for 43% of completions.
- The share of housing completions by structure type varies among subregions. The proportion of completions that are ground-oriented ranged from 74% – 85% (2015 and 2014) of the housing completions in the Surrey / White Rock subregion to 26% - 30% (2015 and 2014) in Burnaby / New Westminster subregion.

Note: Apartment refers to the structure type, and not the tenure of ownership. This category includes both condominium apartment buildings and rental apartment buildings as the “apartment” structure type.

Housing Completions in Metro Vancouver, 2005 - 2015



Source: CMHC (*note that prior to 2011, suite units and the house unit containing the suite were both captured in the “apartment & other” category).

Housing Completions by Structure Type, Metro Vancouver Subregions, 2014-2015

	2015			2014		
	Total Completions	Apartment %	Ground-oriented	Total Completions	Apartment %	Ground-oriented
Metro Vancouver	17,346	50%	50%	17,731	43%	57%
Burnaby, New Westminster	2,988	74%	26%	1,993	70%	30%
Langley City and Township	1,097	20%	80%	1,233	38%	62%
Maple Ridge, Pitt Meadows	864	36%	64%	397	29%	71%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,374	45%	55%	1,765	59%	41%
North Van. City and District West Van., Lions Bay, Bowen Is	1,340	58%	42%	991	61%	39%
Richmond, Delta	2,276	63%	37%	2,226	36%	64%
Surrey, White Rock	3,284	26%	74%	3,052	15%	85%
Vancouver, Electoral Area A	4,047	58%	42%	6,015	46%	54%

Source: CMHC Housing Now - Local Housing Market Data

Note: Ground-oriented housing includes single detached, secondary suites, semi-detached and duplex and row housing.

Single Detached Housing Completions for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012*	2013*	2014	2015	5 Yr Average	10 Yr Average
Anmore	29	31	14	16	6	19	15	15	16	15	16	18
Belcarra	2	1	3	2	0	0	4	1	1	0	1	1
Bowen Island	38	17	25	25	0	26	22	13	11	15	17	19
Burnaby	251	187	153	171	9	190	276	292	358	308	285	220
Coquitlam	64	42	91	131	0	216	457	361	278	290	320	193
Delta	133	77	124	175	11	147	101	137	131	152	134	119
Electoral Area 'A'	1	4	3	3	0	3	1	5	4	4	3	3
Langley City	7	7	4	2	0	7	4	3	16	11	8	6
Langley Township	548	613	434	390	25	343	368	310	262	275	312	357
Lions Bay	1	1	1	4	0	3	1	0	1	3	2	2
Maple Ridge	370	374	341	259	23	197	206	208	175	288	215	244
New Westminster	48	94	64	34	22	90	61	38	60	58	61	57
North Vancouver City	18	27	20	20	0	33	62	48	48	46	47	32
North Vancouver District	75	82	96	76	3	71	87	90	97	149	99	83
Pitt Meadows	114	77	88	27	3	9	5	18	5	16	11	36
Port Coquitlam	47	17	32	9	0	28	26	28	54	26	32	27
Port Moody	97	72	49	17	1	13	10	6	6	7	8	28
Richmond	360	304	231	164	37	338	585	354	344	321	388	304
Surrey	2,100	1,779	1,359	1,268	126	1,485	1,249	973	855	892	1,091	1,209
Vancouver	863	603	469	436	459	803	1,054	1,518	1,195	1,125	1,139	853
West Vancouver	102	127	108	102	70	90	119	121	106	159	119	110
White Rock	38	16	7	7	13	35	49	59	62	72	55	36
Metro Vancouver	5,306	4,552	3,716	3,338	3,935	4,146	4,763	4,598	4,114	4,245	4,373	4,271

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

* Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA

Accessory Suite Housing COMPLETIONS for Metro Vancouver Municipalities, 2011 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012	2013	2014 *	2015	3 Yr Average
Anmore						0	0	0	0	0	0
Belcarra						0	0	0	0	0	0
Bowen Island						3	2	0	1	0	2
Burnaby						n/a	n/a	n/a	4	161	n/a
Coquitlam						90	167	154	138	170	240
Delta						14	27	40	50	80	70
Electoral Area 'A'						0	0	0	0	0	0
Langley City										0	
Langley Township						144	149	122	116	118	216
Lions Bay						0	0	0	0	0	0
Maple Ridge										0	
New Westminster										1	
North Vancouver City						16	39	30	23	26	45
North Vancouver District						10	28	39	38	70	62
Pitt Meadows										0	
Port Coquitlam						19	17	20	19	3	26
Port Moody										0	
Richmond						100	172	108	88	81	92
Surrey						90	262	252	252	391	416
Vancouver						158	321	366	375	367	529
West Vancouver										3	
White Rock						24	25	31	32	52	55
Metro Vancouver						668	1,209	1,160	1,133	1,523	1,272

Source: CMHC regional housing data, custom data request by Metro Vancouver.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

* Note: For 2014, only the first 9 months of data was accurate. The remaining 2 months were estimated based on previous 25 month average.

Note: No secondary suite completions were reported for the City of Langley, Maple Ridge, Pitt Meadows or Port Moody.

Semi-Detached Housing Completions for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	6	0	0	0	0	0	0	0	0	0	0	1
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby	146	132	128	80	110	56	68	68	138	116	89	104
Coquitlam	46	36	32	76	12	46	18	56	64	74	52	46
Delta	54	10	8	20	8	20	60	76	84	2	48	34
Electoral Area 'A'	0	6	2	14	4	0	0	0	0	0	0	3
Langley City	2	0	0	0	0	0	0	0	0	0	0	0
Langley Township	8	44	68	18	12	2	2	4	18	14	8	19
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	28	58	12	26	6	12	2	4	36	12	18
New Westminster	0	26	4	4	2	8	2	6	4	4	5	6
North Vancouver City	32	12	20	8	32	8	30	16	6	18	16	18
North Vancouver District	46	0	2	12	40	0	2	0	0	0	0	10
Pitt Meadows	12	4	0	14	0	0	0	2	2	4	2	4
Port Coquitlam	2	6	0	2	2	4	0	2	6	2	3	3
Port Moody	28	20	2	0	0	0	0	0	2	0	0	5
Richmond	110	126	52	54	66	32	68	26	22	40	38	60
Surrey	98	90	70	82	126	124	94	48	50	52	74	83
Vancouver	176	106	86	119	92	70	104	126	178	166	129	122
West Vancouver	32	2	28	2	0	8	8	6	0	24	9	11
White Rock	0	0	2	2	0	0	0	2	0	2	1	1
Metro Vancouver	798	648	562	519	532	384	468	440	578	554	485	548

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Row Housing Completions for Metro Vancouver Municipalities, 2006 - 2015

Municipality	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0	0	30	6	3
Burnaby	516	320	84	214	59	74	166	50	102	83	95	167
Coquitlam	7	52	102	205	145	254	315	241	84	103	199	151
Delta	0	12	31	132	109	96	68	0	24	74	52	55
Electoral Area 'A'	22	210	8	62	0	7	0	16	7	0	6	33
Langley City	0	0	0	36	0	0	0	0	38	0	8	7
Langley Township	282	222	261	76	244	391	348	201	384	459	357	287
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	49	71	95	16	120	81	159	30	68	177	103	87
New Westminster	114	30	4	4	0	3	71	43	90	55	52	41
North Vancouver City	13	37	58	17	35	20	11	23	4	24	16	24
North Vancouver District	67	8	4	0	79	4	38	37	0	46	25	28
Pitt Meadows	61	87	31	21	0	0	0	28	8	36	14	27
Port Coquitlam	75	12	105	60	60	35	47	94	128	83	77	70
Port Moody	72	111	92	0	0	26	0	23	0	0	10	32
Richmond	268	360	217	179	306	273	205	144	206	90	184	225
Surrey	1,048	1,184	975	1,030	948	938	1,136	1,134	1,245	982	1,087	1,062
Vancouver	335	202	158	137	187	68	315	132	95	35	129	166
West Vancouver	18	32	12	8	0	0	8	0	0	4	2	8
White Rock	0	0	0	5	0	9	10	15	21	0	11	6
Metro Vancouver	2,947	2,950	2,237	2,202	2,292	2,279	2,897	2,211	2,504	2,281	2,434	2,480

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Apartment Housing Completions for Metro Vancouver Municipalities, 2005 - 2015

Municipality	Apartment & "Other" Category						Apartment Only					3 Year Average
	2005	2006	2007	2008	2009	2010	2011*	2012*	2013*	2014	2015	
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	2	2	4	2	0	0	0	0	0
Burnaby	890	1,825	1,382	2,161	1,096	621	420	1,130	930	858	2,006	1,265
Coquitlam	221	206	357	878	718	808	156	699	1,002	813	491	769
Delta	52	50	50	3	15	60	111	73	36	115	0	50
Electoral Area 'A'	421	241	426	320	216	271	302	189	466	232	199	299
Langley City	59	207	251	56	285	62	235	152	63	0	67	43
Langley Township	110	42	21	339	336	308	108	316	332	399	153	295
Lions Bay	0	0	0	0	0	0	.	.	0	0	0	0
Maple Ridge	87	0	166	428	203	23	0	46	292	51	201	181
New Westminster	230	429	606	582	490	592	202	263	359	379	196	311
North Vancouver City	416	219	182	735	79	488	193	364	362	504	336	401
North Vancouver District	100	88	42	0	167	47	129	240	140	3	342	162
Pitt Meadows	0	0	136	217	70	144	0	71	68	84	106	86
Port Coquitlam	67	305	116	627	216	92	18	337	128	129	125	127
Port Moody	305	381	396	696	545	0	0	0	291	291	0	194
Richmond	701	714	1,126	1,230	1,138	1,078	292	718	1,415	1,430	1,436	1,427
Surrey	479	890	499	1,700	1,857	1,904	1,219	448	1,155	1,153	751	1,020
Vancouver	2,890	3,362	3,630	2,359	3,217	3,089	2,055	2,575	2,456	2,443	2,151	2,350
West Vancouver	74	46	109	17	25	8	0	0	162	147	93	134
White Rock	110	16	171	285	54	116	0	0	147	5	90	81
Metro Vancouver	7,213	9,021	9,666	12,635	10,729	9,715	5,442	7,621	9,983	9,402	8,743	9,376

Source: CMHC Canadian Housing Observer and CMHC regional housing data - custom data request for Metro Vancouver.

Note: CMHC's full category title in most publications is "apartment & other".

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Note:

* Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA.

2011 data is sourced to a CMHC custom data request, which aligns the data collection methodology of 2012 and 2013.

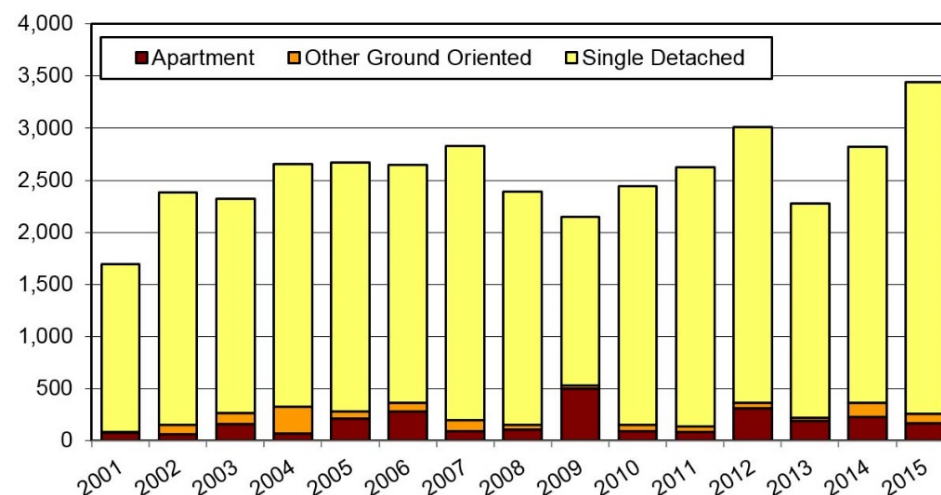
Description

- As the housing stock ages, it is renewed and this may result in demolitions. It is important to monitor the number of demolitions as they affect the net additions to the housing stock. The existing stock of purpose-built apartment units provides for an important supply of rental options for residents of Metro Vancouver. There is concern about the loss of affordable rental units through the demolition and redevelopment of older apartment buildings.

Key Findings

- Data reported by Statistics Canada and local municipalities for the period from 2006 to 2015 (10 years) shows 26,632 residential units were demolished with an annual average of 2,663 demolitions.
- For the period from 2006 to 2015 (10 years), the number of residential units demolished ranged from a low of 2,148 units in 2009 to a high of 3,444 units in 2015.
- Single detached houses and other ground oriented dwellings account for 92% (24,566 units) of the residential demolitions that occurred from 2006 to 2015. Apartment demolitions account for 8% (2,066 units) of the total demolitions over the 10 year period from 2006 to 2015.
- For the period from 2011 to 2015 apartment demolitions accounted for 7% (989 units) of total demolitions. 2015 saw 168 apartment units demolished. The graph shows that the highest number of apartment units demolished occurred in 2009 (499 units).

Housing Demolitions in Metro Vancouver, 2001 - 2015



Source: Statistics Canada

Demolitions by Metro Vancouver Subregions, 2014 - 2015

	2015			2014		
	Total Demolitions	Ground Oriented	Apartment	Total Demolitions	Ground Oriented	Apartment
Metro Vancouver	3,444	3,276	168	2,823	2,083	229
Burnaby, New Westminster	549	484	65	626	354	166
Langley City and Township	131	129	2	89	83	4
Maple Ridge, Pitt Meadows	64	64	0	52	49	0
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	160	160	0	91	142	0
North Van. City and District	362	329	33	309	283	0
West Van., Lions Bay, Bowen Is						
Richmond, Delta	581	575	6	302	157	0
Surrey, White Rock	558	558	0	532	481	0
Vancouver, Electoral Area A	1,030	969	61	813	530	58

Source: Statistics Canada

All Housing Demolitions for Metro Vancouver Municipalities, 2005 - 2015

Municipality	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	6	1	5	4	3	2
Belcarra	3	0	4	0	0	1	4	1	2	1	1	2	1
Bowen Island	3	5	2	1	5	2	0	0	1	3	4	2	2
Burnaby	297	297	325	295	205	341	390	434	419	556	481	456	374
Coquitlam	72	72	90	90	51	77	105	154	111	45	113	106	91
Delta	29	35	55	67	73	53	63	94	97	99	131	97	77
UBC, UEL	0	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	25	71	7	13	5	12	10	3	12	10	16	10	16
Langley Township	77	91	78	109	71	59	79	83	73	79	115	86	84
Lions Bay	0	0	0	1	1	0	0	0	0	0	0	0	0
Maple Ridge	40	39	49	54	91	24	59	60	41	44	62	53	52
New Westminster	26	37	46	29	28	43	101	106	46	70	68	78	57
North Vancouver City	153	71	45	45	68	63	55	112	35	58	84	69	64
North Vancouver District	56	78	93	70	69	84	74	109	127	152	154	123	101
Pitt Meadows	11	5	11	10	3	5	8	6	8	8	2	6	7
Port Coquitlam	40	114	39	41	13	48	24	27	26	38	35	30	41
Port Moody	14	4	1	0	6	1	4	3	5	8	12	6	4
Richmond	323	303	309	309	234	294	86	184	60	203	450	197	243
Surrey	577	477	674	393	256	390	475	453	432	464	506	466	452
Vancouver	827	851	836	758	897	826	954	1,034	606	813	1,030	887	861
West Vancouver	61	82	164	86	47	83	97	116	121	99	124	111	102
White Rock	34	15	0	16	25	34	38	29	52	68	52	48	33
Metro Vancouver	2,668	2,647	2,828	2,387	2,148	2,440	2,626	3,014	2,275	2,823	3,444	2,836	2,663

Source: Statistics Canada (except for City of Richmond data from 2005 - 2009, Burnaby 2012)

Source: City of Richmond (municipal website) 2005 - 2009; Maple Ridge (apartment demolition data) 2009; Port Coquitlam (apartment demolition data) 2009.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

"UBC, UEL" = University of British Columbia, University Endowment Lands

Apartment Demolitions for Metro Vancouver Municipalities, 2005 - 2015

Municipality	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby	0	0	20	0	11	10	0	52	111	137	60	72	40
Coquitlam	0	0	0	0	0	0	0	0	0	0	0	0	0
Delta	0	1	0	2	2	0	0	0	0	0	0	0	1
UBC, UEL	0	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	0	63	0	0	0	0	0	0	0	0	0	0	6
Langley Township	0	0	0	0	4	2	2	0	2	4	2	2	2
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	52	0	2	0	0	0	0	0	5
New Westminster	0	0	0	0	0	2	55	58	0	29	5	29	15
North Vancouver City	86	31	0	0	48	24	4	66	0	0	31	20	20
North Vancouver District	0	0	0	0	0	0	0	0	0	0	2	0	0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Coquitlam	3	46	0	8	0	12	0	0	0	0	0	0	7
Port Moody	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	0	6	4	0	0	0	6	2	2
Surrey	0	0	0	0	0	0	0	0	0	0	0	0	0
Vancouver	122	139	74	98	382	38	22	134	76	58	61	70	108
West Vancouver	0	0	0	0	0	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	2	0	0	3	0	0	1	1
Metro Vancouver	211	280	94	108	499	96	89	310	192	229	168	198	207

Source: Statistics Canada (except for City of Richmond data from 2005 - 2009, Burnaby 2012)

Source: City of Richmond (municipal website) 2005 - 2009; Maple Ridge (apartment demolition data) 2009; Port Coquitlam (apartment demolition data) 2009.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

"UBC, UEL" = University of British Columbia, University Endowment Lands

Ground Oriented Dwelling Demolitions for Metro Vancouver Municipalities, 2005 - 2015

Municipality	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	6	1	5	4	3	2
Belcarra	3	0	4	0	0	1	4	1	2	1	1	2	1
Bowen Island	n/a	3	5	1	5	2	0	0	1	3	4	2	n/a
Burnaby	297	297	305	295	194	331	390	382	308	419	421	384	334
Coquitlam	72	72	90	90	51	77	105	154	111	45	113	106	91
Delta	29	34	55	65	71	53	63	94	97	99	131	97	76
UBC, UEL	0	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	25	8	7	13	5	12	10	3	12	10	16	10	10
Langley Township	77	91	78	109	67	57	77	83	71	75	113	84	82
Lions Bay	0	0	0	1	1	0	0	0	0	0	0	0	0
Maple Ridge	40	39	49	54	39	24	57	60	41	44	62	53	47
New Westminster	26	37	46	29	28	41	46	48	46	41	63	49	43
North Vancouver City	67	40	45	45	20	39	51	46	35	58	53	49	43
North Vancouver District	56	78	93	70	69	84	74	109	127	152	152	123	101
Pitt Meadows	11	5	11	10	3	5	8	6	8	8	2	6	7
Port Coquitlam	37	68	39	33	13	36	24	27	26	38	35	30	34
Port Moody	14	4	1	0	6	1	4	3	5	8	12	6	4
Richmond	323	303	309	309	234	288	82	184	60	203	444	195	242
Surrey	577	477	674	393	256	390	475	453	432	464	506	466	452
Vancouver	705	712	762	660	515	788	932	900	530	755	969	817	752
West Vancouver	61	82	164	86	47	83	97	116	121	99	124	111	102
White Rock	34	15	0	16	25	32	38	29	49	68	52	47	32
Metro Vancouver	2,457	2,367	2,734	2,279	1,649	2,344	2,537	2,704	2,083	2,594	3,276	2,639	2,457

Source: Statistics Canada (except for City of Richmond data from 2005 - 2009, Burnaby 2012)

Source: City of Richmond (municipal website) 2005 - 2009; Maple Ridge (apartment demolition data) 2009; Port Coquitlam (apartment demolition data) 2009.

Note: Ground Oriented Dwellings include Single Detached, Cottages, Mobiles, Duplexes, Semi-detached, and Row House.

Note: 92% of Ground Oriented Dwelling demolitions over the past 10 years have been single detached dwellings.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

"UBC, UEL" = University of British Columbia, University Endowment Lands

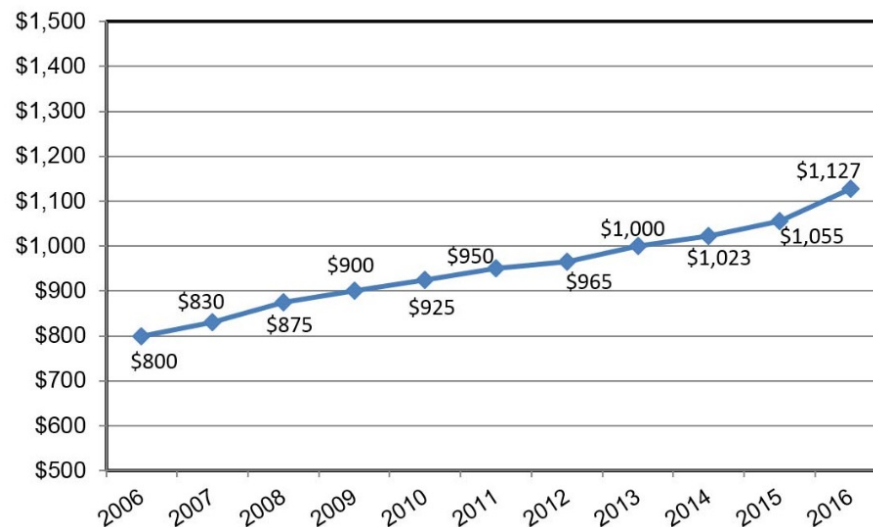
Description

- Median rents, when compared to changes in inflation measures and incomes, provide a good indicator of affordability. When rents grow at a faster rate than incomes, affordability pressures increase, particularly for households with lower incomes.
- The purpose built rental apartment universe, as reported in the CMHC Rental Market Report, accounts for approximately 107,867 units or 32% of the estimated 330,000 rental dwelling units in 2016. The remainder of the rental stock is mostly secondary suites, non-market rental units and privately rented condominium units and not included in the rents data provided here.

Key Findings

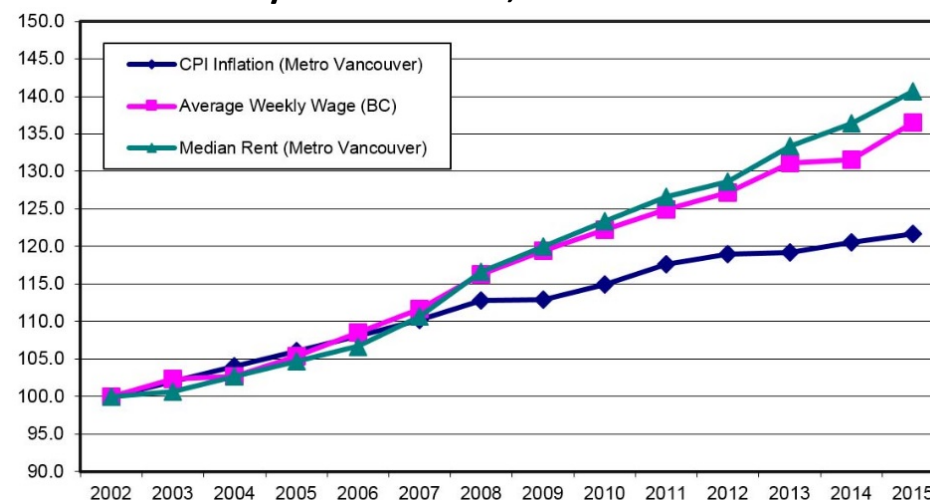
- CMHC data shows that for Metro Vancouver for the period from 2006 to 2016 (10 years), median apartment rents increased from \$800 to \$1,127 per month, an increase of 41% (an average of 4.1% per year over ten years).
- According to the Consumer Price Index (2005 – 2015), Metro Vancouver's prices have increased by 14.8% or 1.5% per year on average for the last 10 year period.
- During this same 10 year period for British Columbia, according to BC Stats, average wages increased by about 26% or 2.6% per year on average.
- Over the last 10 years median apartment rents have increased at a rate greater than the average wage increase and the increase in the general price index (inflation).
- Since 2012 the median rent for 3-bedroom units has increased by 8%; 2-bedroom units median rent has increased by 13%; 1-bedroom units median rent has increased by 16%; and bachelor units by 15%.

Median Purpose Built Apartment Rents Metro Vancouver, 2006 - 2016



Source: CMHC Rental Market Reports

Inflation Rates by Select Sectors, 2002 – 2015



Source: BC Stats (inflation & wage, based on 11 month y-t-d average) and CMHC (rents).

Median Purpose Built Apartment Rents for Metro Vancouver Municipalities, 2006-2016

Municipality	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	5 Year Increase (2011-2016)	10 Year Increase (2006-2016)
Burnaby	\$775	\$785	\$825	\$850	\$869	\$880	\$900	\$900	\$930	\$950	\$1,010	\$130	\$235
Coquitlam	\$745	\$745	\$800	\$814	\$820	\$840	\$850	\$850	\$875	\$915	\$965	\$125	\$220
Delta	\$720	\$745	\$795	\$782	\$790	\$800	\$820	\$842	\$863	\$875	\$895	\$95	\$175
Electoral Area A (UBC/UEL)	\$1,188	\$1,321	\$1,349	\$1,376	\$1,439	\$1,540	\$1,465	\$1,500	\$1,560	\$1,605	\$1,651	\$111	\$463
Langley City	\$750	\$800	\$800	\$800	\$800	\$820	\$825	\$840	\$850	\$879	\$970	\$150	\$220
Langley Township	**	**	**	**	\$887	\$950	\$875	\$925	\$825	\$900	\$920	-\$30	n/a
Maple Ridge	\$630	\$650	\$700	\$725	\$725	\$740	\$750	\$750	\$750	\$788	\$825	\$85	\$195
New Westminster	\$700	\$730	\$750	\$775	\$800	\$800	\$815	\$840	\$863	\$875	\$936	\$136	\$236
North Vancouver City	\$825	\$850	\$900	\$930	\$950	\$957	\$975	\$1,031	\$1,035	\$1,100	\$1,200	\$243	\$375
North Vancouver District	\$875	\$925	\$950	\$1,022	\$1,020	\$1,047	\$1,116	\$1,150	\$1,175	\$1,206	\$1,313	\$266	\$438
Pitt Meadows	\$795	\$795	\$770	\$770	\$795	\$850	\$900	\$865	\$925	\$909	\$908	\$58	\$113
Port Coquitlam	\$738	\$745	\$765	\$775	\$800	\$800	\$800	\$825	\$850	\$878	\$915	\$115	\$177
Port Moody	\$750	\$800	**	\$819	\$950	\$875	\$900	\$900	\$890	\$919	\$944	\$69	\$194
Richmond	\$900	\$925	\$975	\$950	\$951	\$970	\$1,000	\$1,000	\$1,050	\$1,100	\$1,200	\$230	\$300
Surrey	\$720	\$725	\$795	\$785	\$800	\$800	\$800	\$850	\$850	\$863	\$925	\$125	\$205
Vancouver	\$850	\$880	\$904	\$960	\$1,000	\$1,000	\$1,050	\$1,075	\$1,115	\$1,163	\$1,237	\$237	\$387
West Vancouver	\$1,080	\$1,195	\$1,250	\$1,250	\$1,325	\$1,300	\$1,400	\$1,300	\$1,458	\$1,480	\$1,581	\$281	\$501
White Rock	\$750	\$765	\$800	\$820	\$825	\$835	\$850	\$850	\$842	\$860	\$900	\$65	\$150
Metro Vancouver	\$800	\$830	\$875	\$900	\$925	\$950	\$965	\$1,000	\$1,023	\$1,055	\$1,127	\$177	\$327

Source: CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

CHMC rental universe consists of 107,867 rental apartment units in Metro Vancouver (2016). This excludes secondary suites, non-market rental units and privately rented condominium units

Median Rent for Purpose Built Apartment Units by Unit Size for Metro Vancouver, 2012-2016

Municipality	2012				2013				2014				2015				2016			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	\$715	\$850	\$1,080	\$1,200	\$720	\$870	\$1,120	\$1,250	\$720	\$880	\$1,125	\$1,200	\$750	\$899	\$1,170	\$1,360	\$800	\$950	\$1,250	\$1,314
Coquitlam	\$685	\$780	\$975	\$1,147	\$720	\$800	\$975	\$1,150	\$720	\$805	\$1,000	\$1,150	\$720	\$849	\$1,070	\$1,200	\$775	\$900	\$1,125	\$1,220
Delta	\$621	\$780	\$1,003	\$1,040	\$641	\$800	\$1,040	\$1,065	\$659	\$820	\$1,050	\$1,073	\$685	\$825	\$1,078	\$1,100	\$680	\$865	\$1,135	**
Electoral Area A (UBC/UEL)	**	\$1,250	\$1,900	\$2,365	\$925	\$1,313	\$2,000	\$2,500	\$1,240	\$1,470	\$2,050	\$2,500	\$1,300	\$1,520	\$2,150	\$2,700	\$1,360	\$1,600	\$2,178	\$2,608
Langley City	\$630	\$750	\$860	\$1,045	\$625	\$740	\$885	\$1,100	\$650	\$750	\$900	\$1,145	\$695	\$795	\$920	\$1,100	\$715	\$900	\$1,100	\$1,146
Langley Township	**	\$875	**	**	**	\$925	\$1,050	**	**	\$725	\$1,050	**	**	\$750	\$1,500	**	**	\$920	**	**
Maple Ridge	\$550	\$700	\$890	\$1,099	\$600	\$715	\$875	\$1,085	\$600	\$710	\$850	\$1,120	\$600	\$733	\$940	\$1,000	\$600	\$713	\$938	\$1,300
New Westminster	\$675	\$800	\$1,050	\$1,325	\$680	\$815	\$1,065	\$1,350	\$711	\$830	\$1,120	\$1,400	\$715	\$850	\$1,130	\$1,475	\$750	\$900	\$1,200	\$1,400
North Vancouver City	\$850	\$950	\$1,200	\$1,450	\$850	\$970	\$1,200	\$1,450	\$865	\$981	\$1,250	\$1,550	\$900	\$1,020	\$1,300	\$1,500	\$980	\$1,115	\$1,377	\$1,600
North Vancouver District	\$885	\$1,066	\$1,200	\$1,400	\$901	\$1,108	\$1,300	\$1,500	\$924	\$1,130	\$1,350	\$1,520	\$953	\$1,173	\$1,348	\$1,560	\$992	\$1,220	\$1,375	\$1,600
Pitt Meadows	\$825	\$760	\$1,025	\$1,100	**	\$775	\$950	\$1,100	**	\$783	\$960	**	**	\$784	\$988	\$1,175	**	\$825	\$933	**
Port Coquitlam	\$600	\$760	\$900	**	\$600	\$775	\$900	\$1,280	\$610	\$800	\$930	\$1,290	\$600	\$780	\$925	\$1,280	\$650	\$835	\$953	\$1,310
Port Moody	**	\$810	\$1,250	**	**	\$850	\$1,125	**	**	\$850	**	**	**	\$875	\$1,200	**	**	\$908	\$1,100	**
Richmond	\$776	\$925	\$1,148	\$1,300	\$806	\$925	\$1,150	\$1,300	\$830	\$935	\$1,150	\$1,263	\$851	\$980	\$1,230	\$1,410	\$922	\$1,050	\$1,278	\$1,471
Surrey	\$625	\$720	\$860	\$1,025	\$650	\$750	\$900	\$1,100	\$780	\$750	\$900	\$1,100	\$687	\$765	\$915	\$1,106	\$765	\$850	\$975	\$1,150
Vancouver	\$875	\$1,030	\$1,500	\$1,800	\$900	\$1,063	\$1,500	\$1,800	\$930	\$1,100	\$1,538	\$1,850	\$960	\$1,150	\$1,575	\$1,850	\$1,010	\$1,200	\$1,661	\$1,850
West Vancouver	\$940	\$1,200	\$2,250	\$2,650	\$950	\$1,300	\$2,013	\$2,650	\$1,000	\$1,330	\$2,050	\$3,750	\$1,000	\$1,400	\$2,200	\$3,150	\$1,300	\$1,500	\$2,200	\$3,500
White Rock	\$720	\$840	\$1,000	\$1,450	\$715	\$850	\$1,020	\$1,450	\$715	\$825	\$1,019	**	\$775	\$845	\$1,045	\$1,850	\$800	\$875	\$1,050	**
Metro Vancouver	\$850	\$935	\$1,150	\$1,250	\$875	\$950	\$1,170	\$1,300	\$897	\$995	\$1,200	\$1,280	\$920	\$1,010	\$1,238	\$1,350	\$975	\$1,086	\$1,300	\$1,356

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: ** indicates data suppressed for confidentiality or data is not available.

Note: CMHC rental universe excludes secondary suites, non-market rental units, condominium apartment rental units.

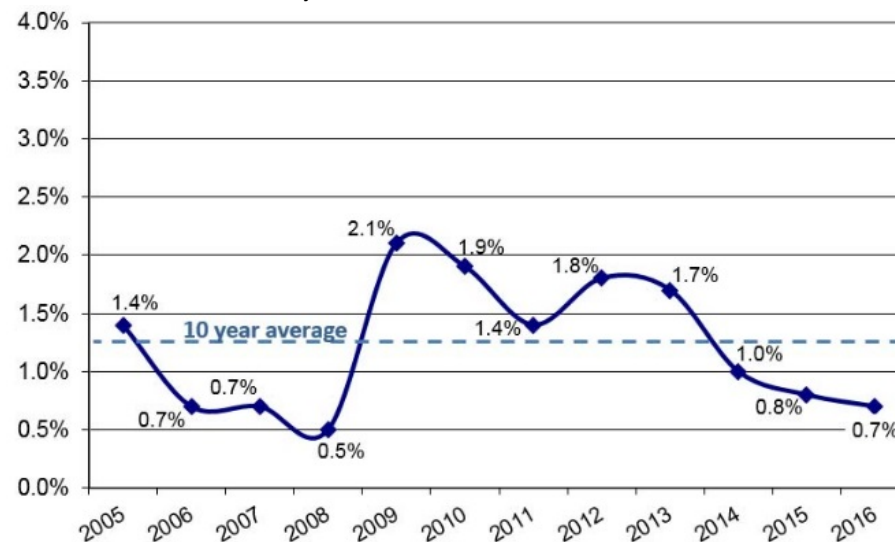
Description

- The purpose built apartment vacancy rate is an indication of the health of the residential rental market. A residential vacancy rate of 2.0%-3.0% is generally considered a balanced market. Low vacancy rates lead to challenges for many households, particularly those with low incomes, in finding suitable and affordable rental housing.
- The purpose built rental apartment universe, as reported in the CMHC Rental Market Report, accounts for approximately 108,000 units, or 34% of the estimated 330,000 rental dwelling units in 2015. The remainder of the rental market is mostly secondary suites, non-market rental units and privately rented condominium units and are not included in vacancy rate estimates provided here.

Key Findings

- Data reported by CMHC for Fall 2016 shows that of the 107,867 purpose built rental apartments in Metro Vancouver, the vacancy rate was 0.7%, the lowest it has been in the past 8 years.
- The vacancy rate of 0.7% for 2016 is below the ten year average of 1.3% for the region (2006 - 2016).
- Average vacancy rates vary by unit type and location. The average vacancy rate for bachelor units was 0.7% compared to 1.4% for 3+ bedroom units. The lowest average vacancy rates were found on the North Shore and Surrey / White Rock (0.3%), while the highest average vacancy rate of 2.1% was found in the Langleys.
- The demand for rental housing is expected to continue, as growth in the region is largely attributed to immigration, noting that immigrants tend to rent before purchasing a residence.
- Nearly every municipality experienced a decline in vacancy rates between 2015 and 2016, with some municipalities having 0.0% vacancy rate in 2016.

Average Purpose Built Apartment Vacancy Rate in Metro Vancouver, 2005 - 2016



Source: CMHC Rental Market Reports

Sub-regional Vacancy Rates by Bedroom Type, 2016

	Total	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Metro Vancouver	0.7%	0.7%	0.7%	0.7%	1.4%
Burnaby, New Westminster	0.6%	0.5%	0.7%	0.6%	1.1%
Langley City and Township	2.1%	2.4%	1.4%	0.5%	1.0%
Maple Ridge, Pitt Meadows	0.4%	0.0%	0.7%	0.2%	0.4%
Coquitlam, Port Coquitlam, Port Moody	1.6%	1.1%	0.8%	2.3%	2.9%
North Van. City and District	0.3%	1.1%	0.5%	0.4%	0.4%
West Vancouver	0.3%	1.1%	0.5%	0.4%	0.4%
Richmond, Delta	0.6%	1.9%	0.6%	0.4%	0.7%
Surrey, White Rock	0.3%	0.0%	0.4%	0.5%	0.3%
Vancouver, Electoral Area A	0.8%	0.8%	0.8%	0.9%	1.1%

Source: CMHC Rental Market Reports

Average Purpose Built Apartment Vacancy Rates for Metro Vancouver Municipalities, 2005-2016

Municipality	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	5 Year Average (2012-2016)	10 Year Average (2007-2016)
Burnaby	1.2%	0.8%	0.5%	0.5%	3.4%	2.6%	2.0%	2.1%	2.0%	1.3%	1.2%	0.8%	1.5%	1.6%
Coquitlam, Port Moody and Port Coquitlam	3.7%	0.7%	1.8%	0.7%	3.4%	3.2%	3.0%	3.2%	3.2%	1.5%	1.2%	1.6%	2.1%	2.3%
Delta	5.7%	1.8%	1.3%	0.8%	3.8%	1.2%	1.5%	1.8%	2.6%	3.6%	0.6%	0.0%	1.7%	1.7%
Langley City and Langley Township	1.6%	2.1%	1.4%	1.3%	3.4%	3.9%	3.5%	4.4%	2.1%	2.4%	1.5%	1.0%	2.3%	2.5%
Maple Ridge and Pitt Meadows	3.5%	2.1%	2.4%	2.0%	5.1%	3.2%	4.0%	4.9%	3.9%	2.6%	1.6%	0.4%	2.7%	3.0%
New Westminster	2.0%	0.9%	1.3%	1.0%	3.3%	3.2%	2.9%	2.3%	2.2%	1.4%	0.9%	0.4%	1.4%	1.9%
North Van City	0.7%	0.5%	0.3%	0.2%	0.9%	1.1%	0.5%	0.8%	0.9%	0.5%	0.4%	0.3%	0.6%	0.6%
North Van District	0.5%	0.3%	0.3%	0.2%	0.9%	1.6%	0.4%	0.9%	1.3%	0.7%	0.5%	0.3%	0.7%	0.7%
Richmond	2.7%	2.4%	0.7%	0.5%	2.7%	1.5%	1.2%	1.5%	2.7%	1.6%	0.9%	0.9%	1.5%	1.4%
Surrey	4.7%	2.9%	2.4%	2.1%	6.1%	4.2%	3.7%	5.9%	4.4%	2.4%	1.9%	0.4%	3.0%	3.4%
University Endowment Lands	0.1%	0.2%	0.0%	0.3%	0.2%	0.6%	0.3%	0.4%	0.5%	0.2%	0.1%	0.0%	0.2%	0.3%
Vancouver	0.7%	0.3%	0.5%	0.3%	1.2%	1.3%	0.7%	1.1%	1.0%	1.0%	0.6%	0.8%	0.9%	0.9%
West Vancouver	0.1%	0.1%	0.1%	0.4%	1.4%	0.6%	0.2%	0.9%	0.8%	0.7%	0.5%	0.2%	0.6%	0.6%
White Rock	1.2%	0.5%	1.2%	0.5%	1.6%	1.8%	0.7%	3.3%	3.9%	1.5%	0.8%	0.1%	1.9%	1.5%
Metro Vancouver	1.4%	0.7%	0.7%	0.5%	2.1%	1.9%	1.4%	1.8%	1.7%	1.0%	0.8%	0.7%	1.2%	1.3%

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay). Electoral Area A data is not available, except for the University Endowment Lands (U.E.L.)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

Note: CMHC rental universe excludes condominium apartment rental units.

CHMC rental universe consists of 107,867 rental apartment units in Metro Vancouver (2016).

Average Purpose Built Apartment Vacancy Rates by Unit Size for Metro Vancouver Municipalities, 2012-2016

Municipality	2012				2013				2014				2015				2016			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	1.4%	1.9%	2.7%	2.9%	1.4%	2.1%	1.5%	3.9%	0.7%	1.3%	1.2%	2.0%	0.7%	1.1%	1.3%	2.3%	0.5%	0.8%	0.9%	1.5%
Coquitlam, Port Coq., and Port	2.2%	2.7%	4.3%	2.0%	2.2%	2.7%	3.7%	5.0%	1.2%	1.3%	2.0%	0.6%	0.6%	0.8%	1.3%	5.6%	1.1%	0.8%	2.3%	2.9%
Delta	0.0%	1.6%	2.2%	2.9%	0.0%	2.1%	2.7%	2.8%	4.2%	5.1%	2.0%	n/a	1.6%	0.6%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
Langley City and Township	10.3%	4.8%	3.5%	2.0%	10.3%	2.1%	2.0%	0.0%	5.9%	2.5%	2.4%	0.8%	1.2%	1.9%	1.1%	0.0%	2.4%	1.4%	0.5%	1.0%
Maple Ridge and Pitt Meadows	n/a	5.8%	3.4%	7.3%	0.0%	3.3%	4.9%	0.0%	0.0%	2.4%	3.3%	1.6%	n/a	1.6%	1.6%	2.0%	0.0%	0.7%	0.2%	0.4%
New Westminster	2.1%	2.2%	2.6%	0.8%	2.1%	2.4%	2.3%	1.6%	1.8%	1.4%	1.4%	0.0%	1.4%	0.8%	0.8%	0.0%	0.4%	0.5%	0.1%	0.0%
North Van City	0.4%	1.1%	0.4%	0.0%	0.4%	1.2%	0.7%	0.0%	0.2%	0.6%	0.4%	1.6%	0.0%	0.4%	0.5%	0.0%	0.6%	0.3%	0.3%	0.0%
North Van District	0.6%	1.1%	1.2%	0.0%	0.6%	0.0%	2.9%	3.5%	0.0%	0.3%	1.0%	1.2%	0.0%	0.9%	0.6%	0.0%	0.0%	0.0%	0.2%	0.0%
Richmond	0.0%	1.7%	1.7%	0.7%	0.0%	2.9%	2.6%	1.3%	0.0%	3.3%	0.8%	0.6%	0.4%	1.4%	0.5%	0.7%	2.5%	1.0%	0.7%	0.9%
Surrey	3.5%	5.2%	6.5%	7.2%	3.5%	5.1%	3.5%	5.4%	0.8%	2.3%	2.4%	3.6%	3.9%	1.6%	2.0%	1.9%	0.0%	0.5%	0.4%	0.3%
University Endowment Lands	0.0%	0.0%	0.9%	0.0%	0.0%	0.4%	0.7%	0.0%	n/a	0.1%	0.4%	n/a	n/a	0.0%	0.0%	1.5%	n/a	0.0%	0.0%	n/a
Vancouver	0.9%	1.1%	1.1%	0.6%	0.9%	1.1%	1.0%	0.6%	0.8%	0.9%	1.1%	1.4%	0.6%	0.8%	0.9%	1.4%	0.8%	0.8%	0.9%	1.2%
West Vancouver	0.6%	1.1%	0.8%	n/a	0.6%	0.4%	1.2%	1.1%	2.8%	0.4%	0.7%	n/a	1.2%	0.4%	0.5%	n/a	0.4%	0.2%	0.0%	0.2%
White Rock	2.6%	2.9%	4.7%	0.0%	2.6%	4.4%	2.8%	0.0%	4.1%	1.4%	1.2%	n/a	3.0%	0.8%	0.3%	0.0%	0.0%	0.1%	n/a	0.1%
Metro Vancouver	1.1%	1.7%	2.4%	2.4%	1.1%	1.6%	1.9%	2.7%	0.8%	0.9%	1.1%	1.7%	0.6%	0.8%	0.9%	1.4%	0.7%	0.7%	0.7%	1.4%

Source: CMHC Canadian Housing Observer and CMHC Rental Market Reports.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not statistically reliable

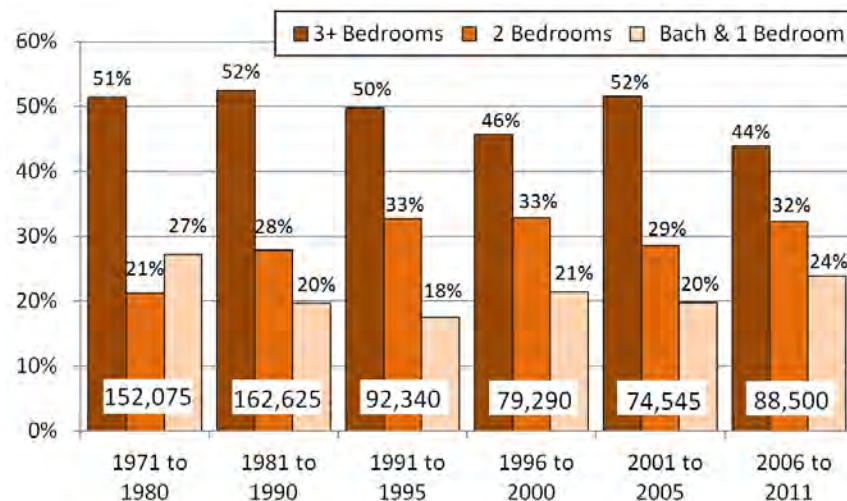
Description

- As the region grows and with increasing transit oriented development it is important to consider the suitability of new housing stock to accommodate families. There has been concern expressed about the lack of housing options for families, particularly those households needing multiple bedrooms to accommodate children and aging parents.

Key Findings

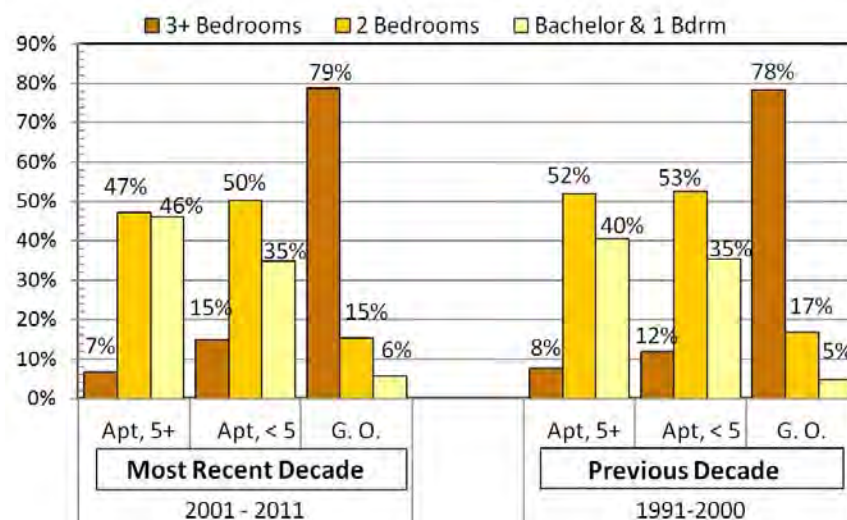
- The proportion of recently constructed housing units that have 3 or more bedrooms was higher in the 1970's (51%) and 1980's (52%) than in the past 5 years (44%) (2006-2011 period).
- The five year period from 2006 to 2011 has the lowest proportion of dwellings units with 3 or more bedrooms (44% as compared to 52% for the period of 2001 to 2005).
- Since 1981, the proportion of housing units that have 2 bedrooms has generally been about 1/3 of the units (between 28% and 33%).
- The most recent 10 yr period shows that the share of apartment units with 3+ bedrooms (15%) is larger in low rise buildings than high rise (7%), and is higher than the previous 10 yr period (12%). However the number of low rise apartment units constructed has declined in the recent decade (32,095 built in 2001-2011) compared to the previous decade (48,655 built in 1991-2001), so this higher proportion is occurring within a declining building form.
- Analysis of renter occupied units shows that of the 45,790 renter occupied units built between 2001 and 2011 only 14% are 3 or more bedrooms. This is a much lower proportion than is shown for renter occupied units in older buildings (22% of rented units in buildings constructed between 1981 and 1990).

Dwelling Units by Number of Bedrooms and Period of Construction, Metro Vancouver 2011



Source: 2011 National Household Survey

Units by Structure Type and Number of Bedrooms, 1991-2000 and 2001-2011, Metro Vancouver



Dwelling Units by Number of Bedrooms by Period of Construction for Metro Vancouver, 2011

TOTAL DWELLING UNITS ALL PERIODS OF CONSTRUCTION	Total Hshlds #	Bachelor & 1 Bedroom		2 Bedroom Units		3 Bedroom Units		4 or More Bedroom Units	
		#	%	#	%	#	%	#	%
Total - All Structural types	891,305	210,240	24%	232,155	26%	211,260	24%	237,645	27%
Apartment, five or more storeys	128,815	70,795	55%	51,675	40%	5,970	5%	380	0%
Apartment, fewer than five storeys	228,405	110,765	48%	92,855	41%	16,055	7%	8,730	4%
Row house	82,580	3,495	4%	23,930	29%	46,145	56%	9,015	11%
Semi-detached house	19,710	830	4%	4,690	24%	9,640	49%	4,545	23%
Apartment, duplex	124,630	16,170	13%	27,365	22%	27,140	22%	53,955	43%
Single-detached house	301,025	6,770	2%	28,210	9%	105,235	35%	160,810	53%

Source: Statistics Canada, 2011 National Household Survey

Note: Structure types "movable dwelling" and "other single-attached house" are included in total, but not shown individually.

DWELLING UNITS IN STRUCTURE BUILT IN THE MOST RECENT DECADE (2001 - 2011)	Total Hshlds #	Bachelor & 1 Bedroom		2 Bedroom Units		3 Bedroom Units		4 or More Bedroom Units	
		#	%	#	%	#	%	#	%
Total - All Structural types	163,045	35,890	22%	49,880	31%	32,195	20%	45,075	28%
Apartment, five or more storeys	42,625	19,655	46%	20,140	47%	2,690	6%	135	0%
Apartment, fewer than five storeys	32,095	11,150	35%	16,105	50%	2,990	9%	1,850	6%
Row house	24,385	1,000	4%	6,535	27%	13,245	54%	3,610	15%
Semi-detached house	4,285	120	3%	625	15%	1,945	45%	1,605	37%
Apartment, duplex	16,915	2,345	14%	3,770	22%	2,430	14%	8,360	49%
Single-detached house	42,090	1,410	3%	2,410	6%	8,770	21%	29,495	70%

Source: Statistics Canada, 2011 National Household Survey

Note: Structure types "movable dwelling" and "other single-attached house" are included in total, but not shown individually.

Renter Occupied Units by Number of Bedrooms by Period of Construction for Metro Vancouver, 2011

TOTAL RENTAL UNITS ALL PERIODS OF CONSTRUCTION	Total Hshlds #	Bachelor & 1 Bedroom		2 Bedroom Units		3 Bedroom Units		4 or More Bedroom Units	
		#	%	#	%	#	%	#	%
Total - All Structural types	307,555	151,605	49%	98,325	32%	39,615	13%	18,010	6%
Apartment, five or more storeys	70,050	49,110	70%	18,825	27%	2,010	3%	110	0%
Apartment, fewer than five storeys	131,480	81,105	62%	41,065	31%	7,675	6%	1,630	1%
Row house	19,975	2,125	11%	7,050	35%	9,170	46%	1,625	8%
Semi-detached house	4,405	565	13%	1,535	35%	1,770	40%	540	12%
Apartment, duplex	49,230	14,135	29%	21,150	43%	9,250	19%	4,700	10%
Single-detached house	30,870	4,140	13%	7,920	26%	9,455	31%	9,355	30%

Source: Statistics Canada, 2011 National Household Survey

Note: Structure types "movable dwelling" and "other single-attached house" are included in total, but not shown individually.

RENTAL UNITS IN STRUCTURE BUILT IN THE MOST RECENT DECADE (2001 - 2011)	Total Hshlds #	Bachelor & 1 Bedroom		2 Bedroom Units		3 Bedroom Units		4 or More Bedroom Units	
		#	%	#	%	#	%	#	%
Total - All Structural types	45,790	20,570	45%	18,595	41%	4,575	10%	2,055	4%
Apartment, five or more storeys	19,505	11,065	57%	7,615	39%	795	4%	25	0%
Apartment, fewer than five storeys	12,405	5,665	46%	5,745	46%	770	6%	220	2%
Row house	3,195	530	17%	945	30%	1,380	43%	335	10%
Semi-detached house	475	35	7%	160	34%	185	39%	85	18%
Apartment, duplex	6,370	2,105	33%	3,030	48%	715	11%	520	8%
Single-detached house	3,695	1,095	30%	1,045	28%	720	19%	850	23%

Source: Statistics Canada, 2011 National Household Survey

Note: Structure types "movable dwelling" and "other single-attached house" are included in total, but not shown individually.

Owner Occupied Units by Number of Bedrooms by Period of Construction for Metro Vancouver, 2011

TOTAL OWNER OCCUPIED UNITS ALL PERIODS OF CONSTRUCTION	Total Hshlds #	Bachelor & 1 Bedroom # %	2 Bedroom Units # %	3 Bedroom Units # %	4 or More Bedroom Units # %
Total - All Structural types	583,420	58,625 10%	133,770 23%	171,535 29%	219,490 38%
Apartment, five or more storeys	58,765	21,690 37%	32,845 56%	3,960 7%	270 0%
Apartment, fewer than five storeys	96,925	29,655 31%	51,790 53%	8,375 9%	7,095 7%
Row house	62,555	1,370 2%	16,865 27%	36,960 59%	7,370 12%
Semi-detached house	15,290	270 2%	3,150 21%	7,865 51%	4,005 26%
Apartment, duplex	75,390	2,035 3%	6,215 8%	17,885 24%	49,255 65%
Single-detached house	269,885	2,620 1%	20,235 7%	95,690 35%	151,335 56%

Source: Statistics Canada, 2011 National Household Survey

Note: Structure types "movable dwelling" and "other single-attached house" are included in total, but not shown individually.

OWNER OCCUPIED UNITS BUILT IN THE MOST RECENT DECADE (2001 - 2011)	Total Hshlds #	Bachelor & 1 Bedroom # %	2 Bedroom Units # %	3 Bedroom Units # %	4 or More Bedroom Units # %
Total - All Structural types	117,155	15,320 13%	31,260 27%	27,590 24%	42,990 37%
Apartment, five or more storeys	23,115	8,600 37%	12,530 54%	1,895 8%	80 0%
Apartment, fewer than five storeys	19,685	5,475 28%	10,360 53%	2,225 11%	1,630 8%
Row house	21,185	460 2%	5,590 26%	11,865 56%	3,270 15%
Semi-detached house	3,795	80 2%	455 12%	1,755 46%	1,520 40%
Apartment, duplex	10,540	245 2%	740 7%	1,720 16%	7,830 74%
Single-detached house	38,300	315 1%	1,345 4%	8,020 21%	28,610 75%

Source: Statistics Canada, 2011 National Household Survey

Note: Structure types "movable dwelling" and "other single-attached house" are included in total, but not shown individually.

Description

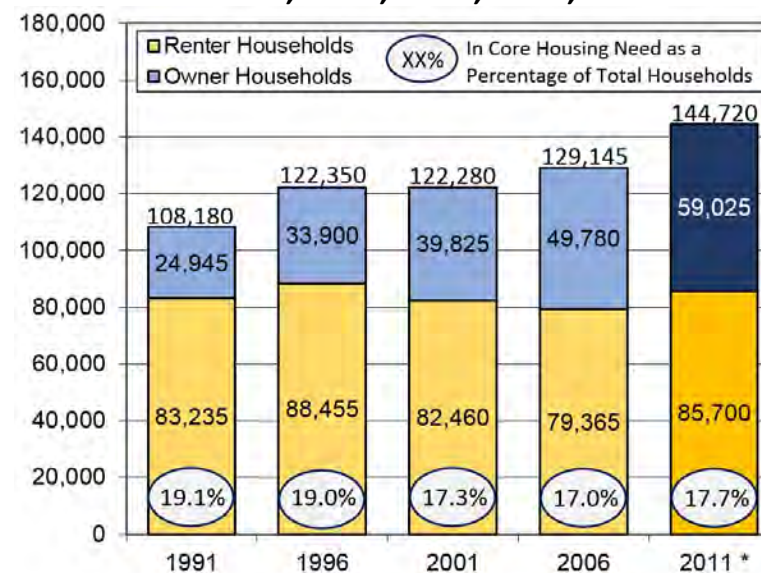
- Core housing need is a measure of the number of households that are inadequately housed due to the condition of the unit, the size of the unit, or the cost of the unit (given that alternative affordable housing costing not more than 30% of before-tax household income is not available).
- Between 2001 and 2011, the number of Metro Vancouver households in core housing need grew by nearly 22,000 households, from 122,280 households in 2001 to 144,720 households in 2011.

Key Findings

- In Metro Vancouver 17.7% of households are in core housing need. The percentage of households in core housing need varies across the region, from 13.6% of households on the North Shore to 20.6% in the Burnaby / New Westminster subregion.
- 2011 National Household Survey data shows of the 144,720 households in core housing need, 59% are renter households and 41% are owner households. The number of owner households in core housing need appears to have grown by 48% over a ten year period, from 39,825 households in 2001 to 59,025 households in 2011.
- Households in core housing need are predominately renter households. The number of renter households in core housing need is 85,700. This represents 31.7% of the total 270,400 renter households in the region.
- The proportion of renter households in core housing need varies across the region, from 43.5% of renter households in the City of Langley to 25.6% of renter households in Port Moody.

Source: CHMC (Census-based housing indicators and data. 2011 data is based on the 2011 National Household Survey and therefore may not be an accurate measure of change)

Households in Core Housing Need by Tenure, Metro Vancouver, 1991, 1996, 2001, 2006 & 2011



* 2011 data source: based on the 2011 National Household Survey

Distribution of Households in Core Housing Need by Subregions in Metro Vancouver, 2011

	Households In Core Need	% of Households In Core Need	Renter Households In Core Need	Owner Households In Core Need
Metro Vancouver	144,725	17.7%	85,695	59,030
Burnaby, New Westminster	22,035	20.6%	13,610	8,430
Langley City and Township	6,365	14.2%	2,990	3,375
Maple Ridge, Pitt Meadows	4,755	14.6%	2,465	2,300
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	11,180	15.1%	5,645	5,515
North Van. City and District West Van., Lions Bay	8,990	13.6%	4,920	4,070
Richmond, Delta	15,675	16.6%	6,320	9,350
Surrey, White Rock	26,080	17.1%	14,025	12,055
Vancouver, Electoral Area A	49,465	20.4%	35,585	13,885

Households in Core Housing Need for Metro Vancouver Municipalities, 2011

Municipality	All Households			Renter Households			Owner Households		
	Total Hshlds	Hshlds in Core Need #	%	Total (Renter)	Hshlds in Core Need #	%	Total (Owner)	Hshlds in Core Need #	%
Anmore	610	35	5.7%	45	0	0.0%	560	35	6.3%
Belcarra	260	10	3.8%	15	0	0.0%	245	0	0.0%
Burnaby	78,415	16,060	20.5%	27,315	9,410	34.4%	51,100	6,650	13.0%
Coquitlam	41,935	6,940	16.5%	10,050	3,585	35.7%	31,885	3,350	10.5%
Delta	33,200	3,745	11.3%	6,100	1,835	30.1%	27,105	1,910	7.0%
Electoral Area 'A'	3,580	820	22.9%	1,595	510	32.0%	1,990	310	15.6%
Langley City	10,510	2,350	22.4%	3,595	1,565	43.5%	6,915	785	11.4%
Langley Township	34,450	4,015	11.7%	5,060	1,425	28.2%	29,385	2,590	8.8%
Lions Bay	490	25	5.1%	60	0	0.0%	425	15	3.5%
Maple Ridge	26,365	3,885	14.7%	5,095	2,100	41.2%	21,270	1,795	8.4%
New Westminster	28,365	5,975	21.1%	11,900	4,200	35.3%	16,465	1,780	10.8%
North Vancouver City	21,115	3,660	17.3%	9,330	2,555	27.4%	11,780	1,110	9.4%
North Vancouver District	28,915	3,320	11.5%	5,250	1,490	28.4%	23,660	1,835	7.8%
Pitt Meadows	6,270	870	13.9%	1,395	365	26.2%	4,875	505	10.4%
Port Coquitlam	19,475	2,830	14.5%	4,130	1,380	33.4%	15,340	1,445	9.4%
Port Moody	11,790	1,365	11.6%	2,655	680	25.6%	9,135	685	7.5%
Richmond	61,340	11,930	19.4%	13,455	4,485	33.3%	47,885	7,440	15.5%
Surrey	143,575	24,450	17.0%	37,595	13,035	34.7%	105,980	11,415	10.8%
Vancouver	238,620	48,645	20.4%	119,345	35,075	29.4%	119,275	13,575	11.4%
West Vancouver	15,590	1,985	12.7%	3,195	875	27.4%	12,390	1,110	9.0%
White Rock	9,250	1,630	17.6%	2,860	990	34.6%	6,390	640	10.0%
Vancouver CMA	815,405	144,725	17.7%	270,400	85,695	31.7%	545,000	59,030	10.8%

Source: CMHC (based on 2011 National Household Survey - All households incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%)

A household is said to be in Core Housing Need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Description

- Households in core housing need and spending at least half (INALH¹) of household income on shelter are considered to have dire housing circumstances. In Metro Vancouver the INALH data is considered to be a measure of households at risk of homelessness.
- Between 2001 and 2011, the number of INALH households grew by approximately 6,000 households, from 56,220 households in 2001 to 62,355 households in 2011.

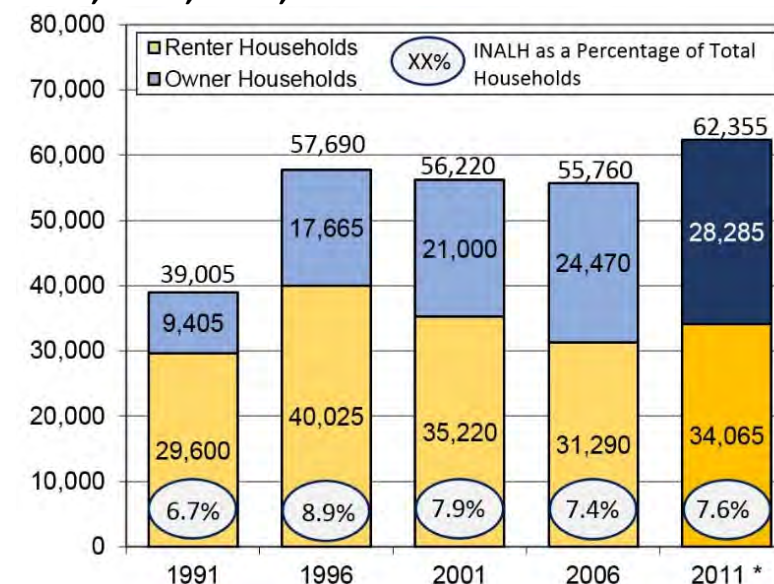
Key Findings

- In Metro Vancouver 7.6% of households are in core housing need and spending at least half of household income on shelter. The proportion of INALH households that are in rental housing is 55%, while the remaining 45% are owner households.
- The percentage of households that are INALH households varies across the region, from 6.0% of households in Langley subregion to 9.0% in the Vancouver / Electoral Area (UBC/UEL) subregion.
- INALH households are predominately renter households. The number of renter households 34,065. This represents 12.6% of the total 270,400 renter households in the region.
- The proportion of renter households that are INALH households varies by municipality across the region, from 18.3% of renter households in the city of West Vancouver to 6.2% in Port Moody.

¹ INALH (In Need, At Least Half)

* Source: CHMC (Census-based housing indicators and data. 2011 data is based on the 2011 National Household Survey and therefore may not be an accurate measure of change). Data is for non-farm, non-band, non-reserve households only.

INALH Households by Tenure, Metro Vancouver, 1991, 1996, 2001, 2006 & 2011



Distribution of INALH Households by Subregions in Metro Vancouver, 2011

	Households	% of Households that are INALH	Renter Households In Core Need	Owner Households In Core Need
Metro Vancouver	62,355	7.6%	34,065	28,285
Burnaby, New Westminster	8,670	8.1%	5,100	3,580
Langley City and Township	2,705	6.0%	1,140	1,570
Maple Ridge, Pitt Meadows	2,030	6.2%	935	1,100
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	5,180	7.0%	2,080	3,105
North Van. City and District West Van., Lions Bay	4,310	6.5%	2,425	1,885
Richmond, Delta	6,820	7.2%	2,415	4,405
Surrey, White Rock	10,740	7.0%	4,830	5,910
Vancouver, Electoral Area A	21,815	9.0%	15,090	6,725

Households In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs for Metro Vancouver Municipalities, 2011

Municipality	All Households			Renter Households			Owner Households		
	Total Hshlds	INALH Households #	%	Total (Renter)	INALH Households #	%	Total (Owner)	INALH Households #	%
Anmore	610	n/a	n/a	45	n/a	n/a	560	n/a	n/a
Belcarra	260	n/a	n/a	15	n/a	n/a	245	n/a	n/a
Burnaby	78,415	6,270	8.0%	27,315	3,455	12.6%	51,100	2,820	5.5%
Coquitlam	41,935	3,175	7.6%	10,050	1,355	13.5%	31,885	1,820	5.7%
Delta	33,200	1,500	4.5%	6,100	610	10.0%	27,105	890	3.3%
Electoral Area 'A'	3,580	510	14.2%	1,595	330	20.7%	1,990	185	9.3%
Langley City	10,510	940	8.9%	3,595	625	17.4%	6,915	320	4.6%
Langley Township	34,450	1,765	5.1%	5,060	515	10.2%	29,385	1,250	4.3%
Lions Bay	490	n/a	n/a	60	n/a	n/a	425	n/a	n/a
Maple Ridge	26,365	1,655	6.3%	5,095	805	15.8%	21,270	855	4.0%
New Westminster	28,365	2,400	8.5%	11,900	1,645	13.8%	16,465	760	4.6%
North Vancouver City	21,115	1,795	8.5%	9,330	1,185	12.7%	11,780	610	5.2%
North Vancouver District	28,915	1,520	5.3%	5,250	680	13.0%	23,660	840	3.6%
Pitt Meadows	6,270	375	6.0%	1,395	130	9.3%	4,875	245	5.0%
Port Coquitlam	19,475	1,240	6.4%	4,130	460	11.1%	15,340	785	5.1%
Port Moody	11,790	745	6.3%	2,655	265	10.0%	9,135	480	5.3%
Richmond	61,340	5,320	8.7%	13,455	1,805	13.4%	47,885	3,515	7.3%
Surrey	143,575	9,950	6.9%	37,595	4,285	11.4%	105,980	5,670	5.4%
Vancouver	238,620	21,305	8.9%	119,345	14,760	12.4%	119,275	6,540	5.5%
West Vancouver	15,590	995	6.4%	3,195	560	17.5%	12,390	435	3.5%
White Rock	9,250	790	8.5%	2,860	545	19.1%	6,390	240	3.8%
Vancouver CMA	815,405	62,355	7.6%	270,400	34,065	12.6%	545,000	28,285	5.2%

Source: CMHC (based on 2011 NHS - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) is greater or equal to 50% but lower than 100%.

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Note: Data includes Non-Reserve Aboriginal Households. Aboriginal Households are defined as having one of the following:

- a non-family household in which at least 50 per cent of household members self-identified as Aboriginal people, or
- a family household that meets at least one of the two criteria:
 - at least one spouse, common-law partner, or lone parent self-identified as an Aboriginal person; or
 - at least 50 per cent of household members self-identified as Aboriginal people

Households In Core Need and Spending At Least Half (INALH) of Household Income on Shelter Costs in Metro Vancouver Municipalities, 1996, 2001, 2006, 2011

Municipality	1996			2001			2006			2011 *		
	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners
Anmore	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belcarra	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	5,915	4,155	1,755	5,610	3,710	1,900	5,770	3,310	2,460	6,270	3,455	2,820
Coquitlam	2,625	1,570	1,050	2,835	1,365	1,470	2,585	1,025	1,560	3,175	1,355	1,820
Delta	1,780	920	860	1,480	645	835	1,600	730	870	1,500	610	890
Electoral Area 'A'	220	190	30	160	145	20	330	210	125	510	330	185
Langley City	855	645	210	855	615	240	790	495	295	940	625	320
Langley Township	1,130	435	690	1,565	515	1,050	1,445	415	1,030	1,765	515	1,250
Lions Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	15	0	0
Maple Ridge	1,340	775	570	1,490	705	780	1,510	660	850	1,655	805	855
New Westminster	2,235	1,835	400	2,295	1,750	540	2,005	1,455	545	2,400	1,645	760
North Vancouver City	1,805	1,515	290	1,615	1,165	450	1,740	1,200	535	1,795	1,185	610
North Vancouver District	1,285	585	700	1,465	675	785	1,280	555	725	1,520	680	840
Pitt Meadows	315	115	200	280	115	165	265	100	165	375	130	245
Port Coquitlam	1,050	595	460	1,170	570	600	1,190	485	700	1,240	460	785
Port Moody	400	220	180	365	135	225	380	165	215	745	265	480
Richmond	3,630	1,680	1,945	4,415	1,995	2,415	4,695	1,675	3,020	5,320	1,805	3,515
Surrey	8,535	4,975	3,565	8,195	4,085	4,115	8,185	3,495	4,690	9,950	4,285	5,670
Vancouver	22,965	18,800	4,165	20,740	15,945	4,795	20,120	14,220	5,900	21,305	14,760	6,540
West Vancouver	805	500	300	805	490	315	1,035	585	450	995	560	435
White Rock	680	485	195	775	560	210	680	440	240	790	545	240
Vancouver CMA	57,685	40,025	17,665	56,215	35,220	21,000	55,765	31,290	24,470	62,355	34,065	28,285

Source: CMHC (based on 2006 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) is greater or equal to 50% but lower than 100%)

* 2011 Source: CMHC (based on 2011 National Household Survey. Direct measure of change is not recommended as the methodology differ.

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Description

- Households in core housing need and spending at least half (INALH¹) of household income on shelter are considered at economic risk of homelessness.
- Non-family households have different housing needs than families with children. Of the 62,350 INALH households in the region, 53.5% (33,320) are family households. Non-family households account for nearly half (46.5%) of the INALH households in the region.

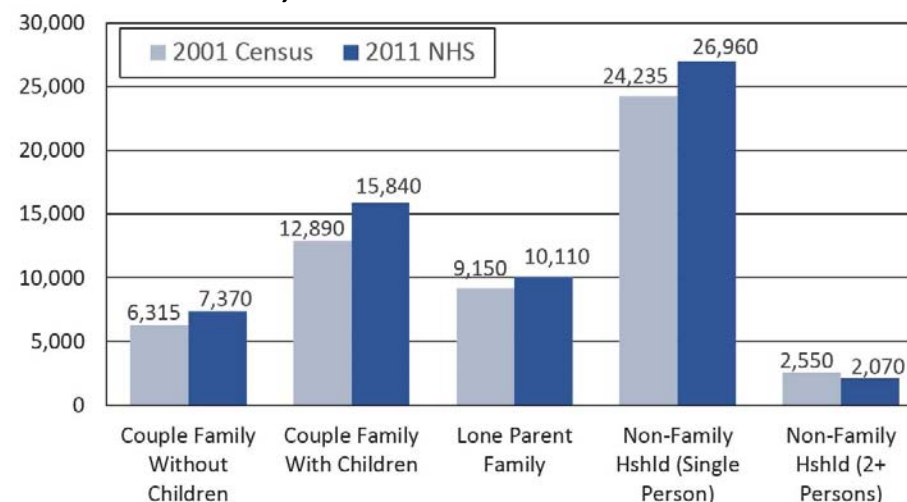
Key Findings

- CMHC data shows that of the 33,320 INALH family households in Metro Vancouver, 22% (7,370) are couples without children; 48% (15,840) are couples with children; and 30% (10,110) are lone-parent families.
- The proportion of INALH households with children living at home increased by 18% over a ten year period, from 22,040 in 2001 to 25,950 in 2011.
- Non-family INALH households (single person or 2+ persons) increased by 8% over a ten year period, from 26,785 in 2001 to 29,030 in 2011.
- The proportion of INALH households with children varies across the region, from 39% of all INALH households in Maple Ridge / Pitt Meadows subregion to 60% in the Northeast sector.
- The proportion of INALH households that are non-family also varies across the region. In Vancouver / UBC, UEL 59% of INALH households are non-family, whereas only 29% of INALH households are non-family in the Richmond / Delta subregion.

¹ INALH (In Need, At Least Half)

* Source: CHMC (Census-based housing indicators and data. 2011 data is based on the 2011 National Household Survey and therefore may not be an accurate measure of change). Data is for non-farm, non-band, non-reserve households only.

INALH Households by Household Type, Metro Vancouver, 2001 and 2011



Distribution of INALH Households by Subregion, Metro Vancouver, 2011

	INALH Households	Households with Children at Home		Non-family Households	
	#	#	%	#	%
Metro Vancouver	62,355	25,950	42%	29,030	47%
Burnaby, New Westminster	8,670	3,430	40%	4,105	47%
Langley City and Township	2,705	1,130	42%	1,220	45%
Maple Ridge, Pitt Meadows	2,030	770	38%	1,010	50%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	5,180	3,065	59%	1,540	30%
North Van. City and District	4,310	1,730	40%	2,120	49%
West Van., Lions Bay	4,310	1,730	40%	2,120	49%
Richmond, Delta	6,820	4,005	59%	1,970	29%
Surrey, White Rock	10,740	5,595	52%	3,995	37%
Vancouver, UBC, UEL	21,815	6,055	28%	12,900	59%

Source: CMHC (based on Statistics Canada 2011 NHS)

Households In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs in Metro Vancouver Municipalities, 2011

Municipality	Total INALH Hshlds	Couple Family Without Children		Couple Family With Children		Lone Parent Family		Non-Family Hshld (Single Person)		Non-Family Hshld (2+ Persons)	
		#	%	#	%	#	%	#	%	#	%
Anmore	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belcarra	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	6,280	850	14%	1,840	29%	1,030	16%	2,390	38%	170	3%
Coquitlam	3,170	290	9%	1,165	37%	700	22%	955	30%	60	2%
Delta	1,445	140	10%	425	29%	320	22%	560	39%	0	0%
UBC, UEL	480	55	11%	300	63%	65	14%	60	13%	0	0%
Langley City	930	75	8%	65	7%	175	19%	615	66%	0	0%
Langley Township	1,745	250	14%	545	31%	345	20%	525	30%	80	5%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	1,615	150	9%	265	16%	360	22%	715	44%	125	8%
New Westminster	2,385	280	12%	325	14%	235	10%	1,485	62%	60	3%
North Vancouver City	1,785	160	9%	295	17%	300	17%	950	53%	80	4%
North Vancouver District	1,520	130	9%	520	34%	340	22%	495	33%	35	2%
Pitt Meadows	350	35	10%	55	16%	90	26%	170	49%	0	0%
Port Coquitlam	1,175	90	8%	425	36%	315	27%	345	29%	0	0%
Port Moody	705	65	9%	280	40%	180	26%	180	26%	0	0%
Richmond	5,330	660	12%	2,295	43%	965	18%	1,335	25%	75	1%
Surrey	9,950	1,080	11%	3,365	34%	2,110	21%	3,065	31%	330	3%
Vancouver	21,300	2,770	13%	3,280	15%	2,410	11%	11,910	56%	930	4%
West Vancouver	940	105	11%	200	21%	75	8%	560	60%	0	0%
White Rock	770	50	6%	85	11%	35	5%	600	78%	0	0%
Vancouver CMA	62,350	7,370	12%	15,840	25%	10,110	16%	26,960	43%	2,070	3%

Source: CMHC (based on 2011 NHS - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%)

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Note: Household type values may not add up to total INALH households. There are 870 multi-family households INALH reported in the region in 2006.

"UBC, UEL" = University of British Columbia, University Endowment Lands

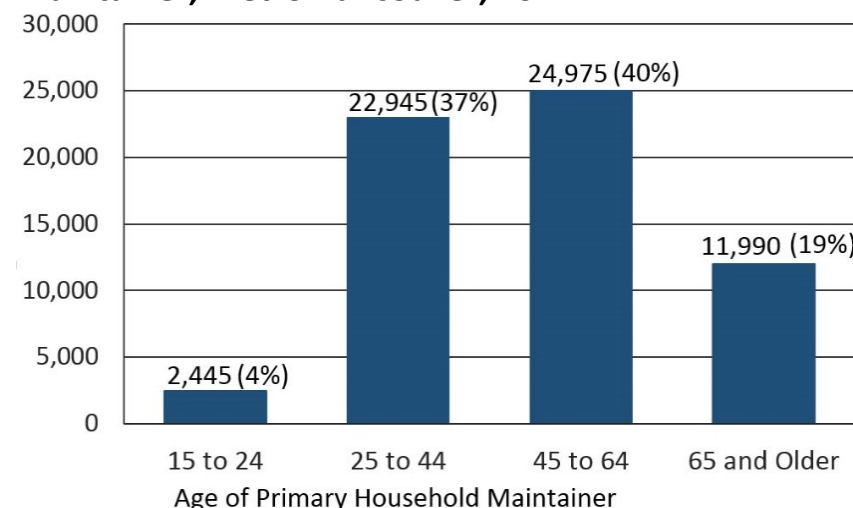
Description

- Households in core housing need and spending at least half (INALH¹) of household income on shelter are considered to have dire housing circumstances. In Metro Vancouver the INALH data is considered to be a measure of households at risk of homelessness.

Key Findings

- The risk of homelessness exists for nearly 12,000 households with the primary maintainer age 65 and over (senior households) in the region. This number has increased by 17% over ten years, from 10,245 senior households in 2001.
- CMHC data shows that of the 62,355 INALH households in Metro Vancouver, 41% (25,390) have a primary household maintainer age 15 to 44; 40% (25,975) have a primary household maintainer age 45 to 64; and 19% (11,990) have a primary household maintainer age 65 and over.
- The proportion of INALH households that are headed by younger working age adults (age 25 to 44) does not differ greatly from the proportion of INALH households with more mature working age adults (age 45 to 64). The risk of homelessness doesn't appear to diminish with age.
- The proportion of INALH households headed by a senior varies across the region, from 29% of all INALH households on the North Shore to 15% in the Northeast sector.
- Municipalities with a high proportion of INALH households headed by a senior include West Vancouver (51%), White Rock (35%) and the City of Langley (32%).

INALH Households by Age of Primary Household Maintainer, Metro Vancouver, 2011



Distribution of INALH Households by Subregion, Metro Vancouver, 2011

	INALH Households #	Household Maintainer Age 15 to 44		Household Maintainer Age 45 to 64		Household Maintainer Age 65 and Over	
		#	%	#	%	#	%
Metro Vancouver	62,355	25,390	41%	24,975	40%	11,990	19%
Burnaby, New Westminster	8,670	3,330	38%	3,485	40%	1,855	21%
Langley City and Township	2,705	1,050	39%	940	35%	675	25%
Maple Ridge, Pitt Meadows	2,030	795	39%	800	39%	420	21%
Coquitlam, Port Coquitlam, Port Moody	5,180	2,165	42%	2,230	43%	765	15%
North Van. City and District West Vancouver	4,310	1,320	31%	1,735	40%	1,250	29%
Richmond, Delta	6,820	2,305	34%	3,255	48%	1,250	18%
Surrey, White Rock	10,740	4,350	41%	4,535	42%	1,855	17%
Vancouver, UBC, UEL	21,815	9,985	46%	7,950	36%	3,870	18%

Source: CMHC (based on Statistics Canada 2011 NHS)

¹ INALH (In Need, At Least Half)

* Source: CHMC (Census-based housing indicators and data. 2011 data is based on the 2011 National Household Survey and therefore may not be an accurate measure of change). Data is for non-farm, non-band, non-reserve households only.

Households In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs by Age of Primary Household Maintainer, 2011

Municipality	Total INALH Hshlds	Maintainer Age 65 and Older		Primary Hshld Maintainer Age 15 - 24		Primary Hshld Maintainer Age 25 - 44		Primary Hshld Maintainer Age 45 -64	
		#	%	#	%	#	%	#	%
Burnaby	6,270	1,390	22%	245	4%	2,180	35%	2,455	39%
Coquitlam	3,175	465	15%	95	3%	1,225	39%	1,395	44%
Delta	1,500	350	23%	20	1%	420	28%	700	47%
UBC, UEL	510	0	0%	25	5%	315	62%	165	32%
Langley City	940	300	32%	45	5%	330	35%	260	28%
Langley Township	1,765	375	21%	0	0%	675	38%	680	39%
Maple Ridge	1,655	365	22%	85	5%	545	33%	655	40%
New Westminster	2,400	465	19%	80	3%	825	34%	1,030	43%
North Vancouver City	1,795	395	22%	90	5%	600	33%	705	39%
North Vancouver District	1,520	350	23%	35	2%	490	32%	650	43%
Pitt Meadows	375	55	15%	0	0%	165	44%	145	39%
Port Coquitlam	1,240	195	16%	25	2%	470	38%	555	45%
Port Moody	745	105	14%	0	0%	350	47%	280	38%
Richmond	5,320	900	17%	95	2%	1,770	33%	2,555	48%
Surrey	9,950	1,575	16%	390	4%	3,790	38%	4,200	42%
Vancouver	21,305	3,870	18%	1,145	5%	8,500	40%	7,785	37%
West Vancouver	995	505	51%	0	0%	105	11%	380	38%
White Rock	790	280	35%	0	0%	170	22%	335	42%
Vancouver CMA	62,355	11,990	19%	2,445	4%	22,945	37%	24,975	40%

Source: CMHC (based on 2011 NHS - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%)

Note: Anmore, Belcarra and Lions Bay are absent due to small sample size.

"UBC, UEL" = University of British Columbia, University Endowment Lands

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

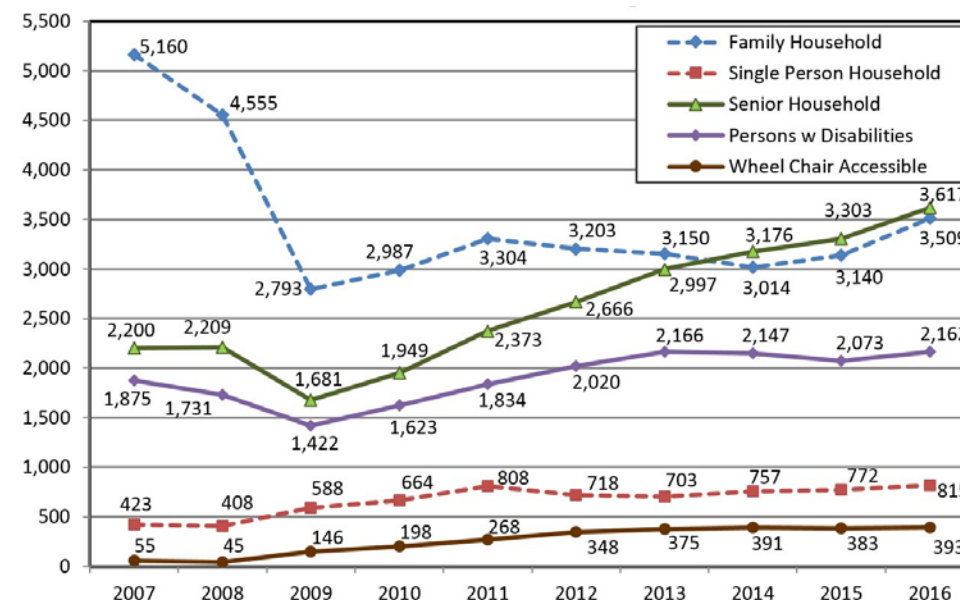
Description

- BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers who have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing wheelchair access.

Key Findings

- Over the past five years the number of households in Metro Vancouver waiting for social housing increased by 22%, from 8,587 in 2011 to 10,496 in 2016. Over the longer period of 2007 to 2013, there was sharp decline from 2007 to 2009 (from 9,713 to 6,630), but the waitlist has since risen to 10,496. The significant drop in the number of households on the waitlist between 2007 and 2009 occurred because BC Housing revised its eligibility criteria and the Rental Assistance Program, which serves families, was introduced in 2006.
- The waitlist for senior households in the region has increased by nearly 50% over the past five years, from 2,373 in 2011 to 3,617 in 2016. Seniors represent the largest component of the waitlist in 2016 at 34% of households. This is followed by families at 33%. The waitlist for persons with disabilities has increased by 339 people over a five year period (from 1,823 in 2010 to 2,162 in 2016).
- The municipalities with the greatest number of households waiting for social housing are the City of Vancouver (4,152), followed by Surrey (1,688), Burnaby (1,239) and Richmond (657). Burnaby's waitlist has increased by 45% in the past five years, from 450 in 2011 to 654 households in 2016.
- The waitlist for housing for people with wheelchairs has significantly increased in the past five years, from 268 in 2011 to 396 in 2016.

Social Housing Waitlist, by Household Characteristics, Metro Vancouver, 2007 - 2016



Social Housing Waitlist by Sub-regions, 2010 - 2016

	2010	2011	2012	2013	2014	2015	2016
Vancouver CMA	7,421	8,587	8,955	9,391	9,489	9,671	10,496
Burnaby / New Westminster	1,431	1,555	1,645	1,664	1,631	1,634	1,693
Langley City and Township	105	126	153	156	142	151	154
Coquitlam, Port Coquitlam, Port Moody	560	681	705	729	738	830	919
North Shore	427	513	521	607	619	703	711
Pitt Meadows / Maple Ridge	167	181	210	221	163	265	294
Richmond / Delta / Tsawwassen	558	669	720	741	744	765	799
Surrey / White Rock	1,149	1,317	1,342	1,355	1,328	1,406	1,739
Vancouver / Electoral 'A'	2,987	3,509	3,632	3,879	3,984	3,897	4,152

Source: BC Housing

Households on the BC Housing Waitlist by Household Type for Metro Vancouver Municipalities, 2010 - 2016

Geographic Area	Waitlist - All							Family Households							Single Person Households						
	2010	2011	2012	2013	2014	2015	2016	2010	2011	2012	2013	2014	2015	2016	2010	2011	2012	2013	2014	2015	2016
Aldergrove	31	28	24	32	25	20	31	19	17	14	17	11	11	20	1	4	2	1	2	1	-
Burnaby	1,028	1,115	1,182	1,202	1,171	1,199	1,239	529	564	525	518	481	482	503	91	95	94	82	83	101	112
Coquitlam	360	450	482	517	526	584	654	193	231	218	257	243	274	307	24	35	35	35	32	56	56
Delta	122	129	121	130	108	124	140	57	56	48	64	52	53	62	7	8	7	8	3	5	2
Langley	105	126	153	156	142	151	154	55	60	74	60	58	55	47	3	8	5	4	12	10	6
Maple Ridge	145	168	182	196	137	227	263	61	79	72	83	81	73	95	7	10	6	8	7	7	19
New Westminster	403	440	463	462	460	435	454	141	148	165	157	145	138	146	50	40	40	46	42	44	32
North Vancouver	366	441	440	503	533	606	615	137	161	152	155	173	194	211	24	25	22	34	28	30	25
Pitt Meadows	22	13	28	25	26	38	31	17	7	15	8	15	19	12	2	2	1	1	1	2	2
Port Coquitlam	150	179	168	156	170	176	191	74	88	77	66	63	71	73	9	15	11	3	9	8	8
Port Moody	50	52	55	56	42	70	74	23	23	25	22	22	33	32	3	4	2	4	4	7	8
Richmond	436	540	599	611	636	641	657	198	236	224	206	203	234	237	24	39	40	33	37	35	37
Surrey	1,112	1,268	1,305	1,321	1,290	1,360	1,688	589	652	664	631	615	650	828	94	105	88	86	75	70	81
Vancouver	2,987	3,509	3,632	3,879	3,984	3,897	4,152	866	941	905	871	829	822	900	316	413	359	353	408	389	426
West Vancouver	61	72	81	104	86	97	96	17	23	13	27	16	19	23	3	3	5	4	9	5	1
White Rock	37	49	37	34	38	46	51	9	16	12	6	6	12	12	6	3	1	1	4	2	-
Vancouver CMA	7,421	8,587	8,955	9,391	9,489	9,671	10,496	2,987	3,304	3,203	3,150	3,014	3,140	3,509	664	808	718	703	757	772	815

Source: BC Housing (July 2010, July 2011, July 2012, July 2013, June 2014, June 2015)

(Note: Rent Supplements, Transfers, and Pending Applications are not included in totals)

* Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately.

Anmore, Bowen Island, Lions Bay and Tsawwassen are not shown.

Households on the BC Housing Waitlist by Household Type for Metro Vancouver Municipalities, 2010 - 2016

Geographic Area	Seniors							Persons with Disabilities							Wheelchair Accessible Unit						
	2010	2011	2012	2013	2014	2015	2016	2010	2011	2012	2013	2014	2015	2016	2010	2011	2012	2013	2014	2015	2016
Aldergrove	6	3	5	8	7	5	6	3	4	3	5	5	2	4	2	0	0	1	0	1	1
Burnaby	217	244	314	327	333	365	389	166	180	211	229	223	207	194	25	32	38	46	51	44	41
Coquitlam	79	103	135	142	164	154	163	55	72	84	73	74	87	113	9	9	13	10	13	13	15
Delta	25	36	33	28	24	30	48	28	27	28	23	26	28	25	5	2	5	7	3	8	3
Langley	20	18	17	35	31	42	53	18	25	46	47	41	39	44	9	15	11	10	8	5	4
Maple Ridge	36	45	57	62	70	81	77	37	30	38	36	48	51	57	4	4	9	7	12	15	15
New Westminster	104	121	120	125	146	138	149	96	116	120	117	109	101	113	12	15	18	17	18	14	14
North Vancouver	122	149	90	187	187	242	263	76	94	90	111	128	126	103	7	12	11	16	17	14	13
Pitt Meadows	1	3	3	6	7	9	10	2	3	6	7	8	4	3	0	0	3	3	4	4	4
Port Coquitlam	31	35	35	43	58	57	57	33	35	37	38	37	34	40	3	6	8	6	3	6	13
Port Moody	14	13	16	17	14	14	21	9	10	12	11	11	14	9	1	2	0	2	2	2	4
Richmond	172	211	258	273	295	274	282	32	37	58	71	75	73	77	10	17	19	28	26	25	24
Surrey	195	226	227	266	285	316	413	195	233	261	276	248	266	281	39	52	65	62	67	58	85
Vancouver	886	1,116	1,220	1,405	1,491	1,501	1,608	847	937	1,004	1,097	1,092	1,015	1,065	72	102	144	153	164	170	153
West Vancouver	29	34	46	53	44	49	50	12	12	15	16	15	21	20	0	0	2	4	2	3	2
White Rock	10	14	13	18	20	26	24	12	16	9	6	7	5	13	0	0	2	3	1	1	2
Vancouver CMA	1,949	2,373	2,666	2,997	3,176	3,303	3,617	1,623	1,834	2,020	2,166	2,147	2,073	2,162	198	268	348	375	391	383	393

Source: BC Housing (July 2010, July 2011, July 2012, July 2013, June 2014, June 2015)

(Note: Rent Supplements, Transfers, and Pending Applications are not included in totals)

* Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately.

Anmore, Bowen Island, Lions Bay and Tsawwassen are not shown.

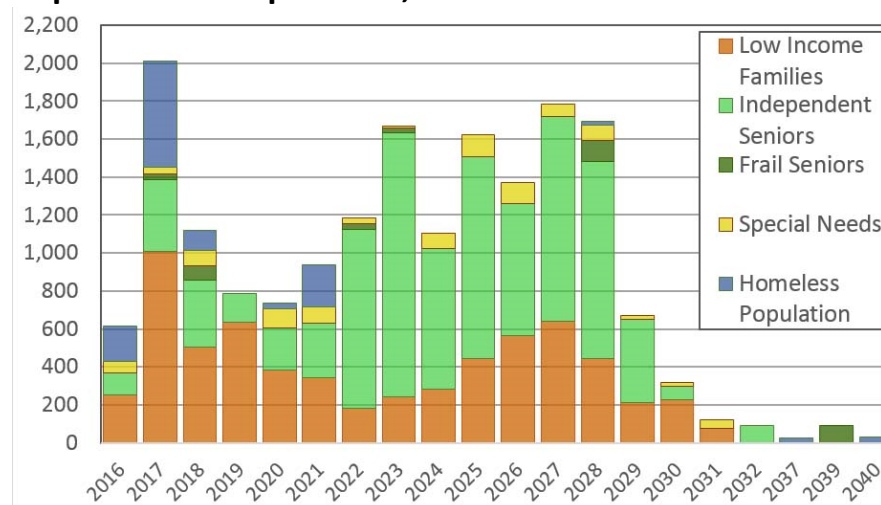
Description

- There are approximately 19,050 social housing units and 12,430 cooperative housing units in Metro Vancouver that currently have operating agreements with the provincial or federal government. This includes non-profit housing, co-ops, independent seniors housing, group homes, transition homes and other housing with supports, as well as some units receiving rent supplements. Housing units with expiring agreements account for 63% of the estimated 50,350 social housing units in the region.

Key Findings

- By the year 2031 nearly all of the 19,050 social housing units the operating agreements will have expired, and 91% of the 12,430 housing cooperative agreements will have expired.
- The population groups served by affected expiring agreements within the 19,050 social housing units include low-income families (6,436 units), independent seniors (9,056 units), frail seniors (365 units), and special needs clients (953 units). There are 1,173 units for homelessness with expiring operating agreements, and these are all located in the City of Vancouver.
- 47% of the 19,050 social housing units with expiring operating agreements are in the City of Vancouver. Other municipalities with a large number of units include Burnaby (2,177 units), Surrey (1,859 units), and Richmond (1,276 units).
- 47% of the 12,430 cooperative housing units with expiring operating agreements are in the City of Vancouver (5,800 units) and 17% are in the City of Burnaby (2,145 units).

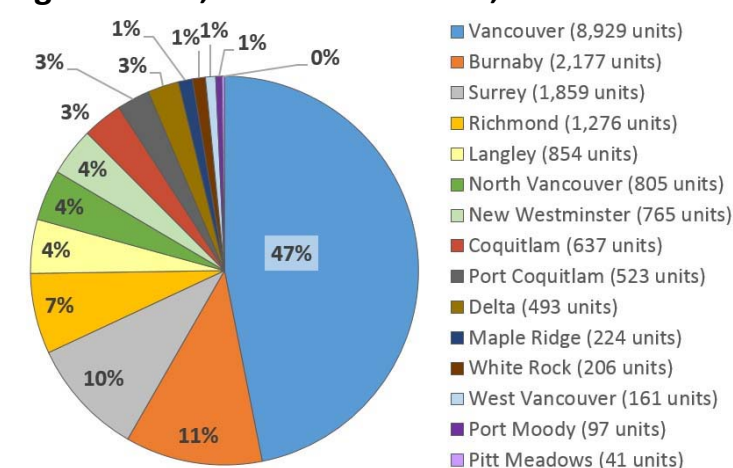
Social Housing Units with Expiring Operating Agreements by Population Group Served, Metro Vancouver 2015 – 2045



Note: Cooperative Housing is excluded.

Source: BC Housing

Distribution of Social Housing Units with Expiring Operating Agreements, Metro Vancouver, 2015 – 2045



Source: BC Housing

Subsidized Social Housing Units with Expiring Operating Agreements by Metro Vancouver Municipalities, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	2,177		11	86	248		2	396	246	118	288	147	78	407	107	86
Coquitlam	637		195	57		1		21	120	41	36	54	40	42	30	0
Delta	493		38	93					192	62	14	1		93		0
Langley	854		96	104					97	3	266	96	155	36	1	0
Maple Ridge	224	2								41	88					186
New Westminster	765		1	87		94	100	1	13	28	81	1	194	36	129	0
North Vancouver	805					76	94	319	65		48	39	52	28	84	0
Pitt Meadows	41										41					0
Port Coquitlam	523	5	111						65	74	60	56	83	38	31	0
Port Moody	97			52						17				1	27	0
Richmond	1,276		68	213	200	45	94	230	92	44	25	89	86	42		96
Surrey	1,859	311	558		25		25	3	41	220	96	175	223	113	3	132
Vancouver	8,929	299	932	348	312	522	553	453	902	721	701	726	855	871	304	737
West Vancouver	161						71						89	1		0
White Rock	206			79							2			111	14	0
Metro Vancouver	19,047	617	2,010	1,119	785	738	939	1,423	1,833	1,369	1,746	1,384	1,855	1,819	730	1,238

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

Cooperatives with Expiring Operating Agreements by Metro Vancouver Municipalities, 2001 - 2061

Municipality	TOTAL	Pre-2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040	2040+
Bowen Island	19				19													
Burnaby	2,144	24		660	372		240	73	146	133	70	218			56			152
Coquitlam	689	65		157	291				65	37								74
Delta	150			24						44	44	38						
Langley	40				40													
Maple Ridge	162	84		31									47					
New Westminster	415		42		49		84	116	31	42	51							
North Vancouver	465			65		173	43	67	67						50			
Pitt Meadows	314	64		250														
Port Coquitlam	25			25														
Port Moody	336	219			60						57							
Richmond	989		70		72	94	64	122	195	107	192							73
Surrey	879		190	198	232						96	34	49		40			40
Vancouver	5,799	634	253	781	233	496	805	487	474	87	257	21		320	110	61		696
Metro Vancouver	12,426	1,090	555	2,191	1,368	763	1,236	865	978	450	767	311	96	320	256	61	0	1,035

Source: Co-operative Housing Federation of BC

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: - Athlete's Village Coop in the city of Vancouver has no program or dates as it was a one-off deal with the City.

Subsidized Social Housing Units with Expiring Operating Agreements for Low Income Families, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	705			86	248			1	1		92	65		86	83	43
Coquitlam	450		102	57		1			49	40	36	54	40	41	30	0
Delta	131		38	51					40	1		1				0
Langley	199										33	1	154	10	1	0
Maple Ridge	86									35	51					0
New Westminster	176			48		94								34		0
North Vancouver	284					76	94	1	1		47	19	46			0
Pitt Meadows	41										41					0
Port Coquitlam	322		107							22	40	56	41	38	18	0
Port Moody	79			52											27	0
Richmond	591		68	130	184		42	1	1		2	1	74	40		48
Surrey	1,291	253	494					1	41	133	23	158	30	91	1	66
Vancouver	2,047		198	82	203	210	207	177	110	50	80	211	221	104	51	143
West Vancouver	33												32	1		0
White Rock	1										1					0
Metro Vancouver	6,436	253	1,007	506	635	381	343	181	243	281	446	566	638	445	211	300

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

Subsidized Social Housing Units with Expiring Operating Agreements for Seniors¹, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	1,224	0	0	0	0	0	0	348	204	96	119	80	63	290	24	0
Coquitlam	147	0	93	0	0	0	0	0	54	0	0	0	0	0	0	0
Delta	319	0	0	42	0	0	0	0	136	48	0	0	0	93	0	0
Langley	650	0	96	104	0	0	0	0	97	0	232	95	0	26	0	0
Maple Ridge	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93
New Westminster	542	0	0	39	0	0	100	0	0	0	81	0	193	0	129	0
North Vancouver	431	0	0	0	0	0	0	270	64	0	0	15	0	0	82	0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Coquitlam	176	0	4	0	0	0	0	0	65	52	0	0	42	0	13	0
Port Moody	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond	483	0	0	83	16	45	52	171	40	0	0	64	12	0	0	0
Surrey	465	50	64	0	25	0	25	0	0	51	60	1	189	0	0	0
Vancouver	4,574	63	153	78	109	178	40	186	754	496	570	438	524	628	191	166
West Vancouver	127	0	0	0	0	0	71	0	0	0	0	0	56	0	0	0
White Rock	190	0	0	79	0	0	0	0	0	0	1	0	0	110	0	0
Metro Vancouver	9,421	113	410	425	150	223	288	975	1,414	743	1,063	693	1,079	1,147	439	259

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

Subsidized Social Housing Units with Expiring Operating Agreements for Special Needs, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	39		11				2	1		1	4	2	15	3		0
Coquitlam	3								1	1				1		0
Delta																0
Langley	5									3	1		1			0
Maple Ridge	20	2								6	12					0
New Westminster	19		1					1		13		1	1	2		0
North Vancouver	17										1	5	6	3	2	0
Pitt Meadows																0
Port Coquitlam	25	5									20					0
Port Moody	1													1		0
Richmond	51									2	23	24		2		0
Surrey	23	8						2		1	3	1	4	2	2	0
Vancouver	734	50	21	84		103	85	23	12	53	51	77	40	67	1	67
West Vancouver	1												1			0
White Rock	15													1	14	0
Metro Vancouver	953	65	33	84		103	87	27	13	80	115	110	68	82	19	67

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

Subsidized Social Housing Units with Expiring Operating Agreements for Homeless Housed & Sheltered¹, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	0															
Coquitlam	0															
Delta	0															
Langley	0															
Maple Ridge	0															
New Westminster	0															
North Vancouver	0															
Pitt Meadows	0															
Port Coquitlam	0															
Port Moody	0															
Richmond	0															
Surrey	0															
Vancouver	1,173	186	560	104	0	31	221	0	0	0	0	0	0	17	0	54
West Vancouver	0															
White Rock	0															
Metro Vancouver	1,173	186	560	104	0	31	221	0	0	0	0	0	0	17	0	54

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

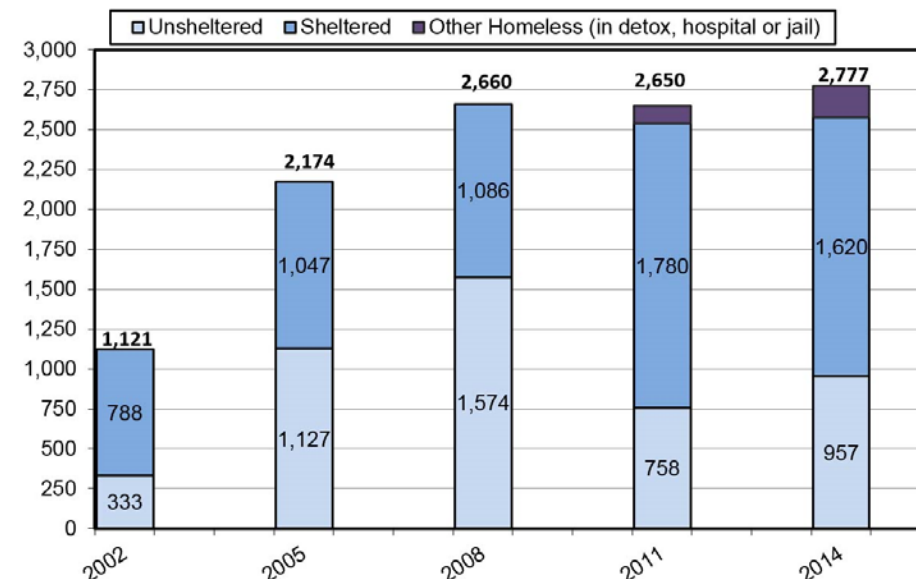
Description

- Homeless counts in Metro Vancouver occur every three years. The homeless count results should not be viewed as a precise measure of the number of homeless persons. It is however a good indicator of magnitude of need. It can also provide a profile of the homeless population, and show trends over time.
- Both the 2011 and 2014 homeless count included hospitals, jails and detox facilities contributing data about persons who would be homeless when leaving the facility.

Key Findings

- A total of 2,777 homeless people were counted in the Metro Vancouver region on the night of March 11 and the day of March 12, 2014. The 2014 homeless count includes 200 individuals with no fixed address (100 were in a detox facility, 93 were in a hospital, and 7 were in jail).
- The homeless population seems to have been fairly stable at around 2,700 persons (+/- 100) over the past 3 count years (2008, 2011, 2014).
- Vancouver has the largest concentration of homeless people (65%), followed by Surrey (15%). Combined these two municipalities account for 80% of the homeless population counted in 2014.
- Sheltered homeless comprised 66% of the total homeless population counted in 2014.
- More comprehensive data from regional homeless counts and a detailed analysis of the data is available at www.endhomelessnessnow.ca.

Metro Vancouver Homeless Count, 2002 - 2014



Source: Greater Vancouver Regional Steering Committee on Homelessness.

Metro Vancouver Homeless Count Results by Subregion, 2014

Sub-Region	Sheltered Homeless			Unsheltered Homeless		Total Homeless	
	Adults and Unaccompanied youth	Accompanied children	Facility User No fixed home	Adults and Unaccompanied youth	Accompanied children	# Homeless	% Homeless
Burnaby	9	4	1	44	0	58	2%
Delta	10	0	0	5	0	15	1%
Langley	34	1	3	54	0	92	3%
Ridge Meadows	43	0	2	39	0	84	3%
New Westminster	58	12	2	31	3	106	4%
North Shore	51	3	5	59	1	119	4%
Richmond	11	0	5	22	0	38	1%
Surrey	195	15	53	140	0	403	15%
Tri-Cities	27	4	1	21	2	55	2%
Vancouver	1,103	40	124	533	3	1,803	65%
White Rock	0	0	4	0	0	4	0%
Total	1,541	79	200	948	9	2,777	100%

Source: Greater Vancouver Regional Steering Committee on Homelessness.

Homeless Count Results for Metro Vancouver, 2002, 2005, 2008, 2011, 2014

Municipality	2002			2005			2008			2011 *			2014 *		
	Street	Sheltered	Total	Street	Sheltered	Total	Street	Sheltered	Total	Street	Sheltered	Total *	Street	Sheltered	Total *
Burnaby	n/a	n/a	18	38	2	42	77	9	86	70	8	78	44	13	58
Delta	n/a	n/a	11	3	8	12	11	6	17	5	0	6	5	10	19
Langley	n/a	n/a	18	52	2	57	74	12	86	60	42	103	54	35	92
Maple Ridge / Pitt Meadows	n/a	n/a	66	30	12	44	40	50	90	63	46	110	39	43	84
New Westminster	n/a	n/a	74	47	45	97	72	52	124	41	88	132	34	70	106
North Vancouver	n/a	n/a	47	27	58	90	67	60	127	55	67	122	60	54	119
Richmond	n/a	n/a	31	24	9	35	37	19	56	34	15	49	22	11	38
Surrey	n/a	n/a	171	263	108	392	307	95	402	230	159	400	140	210	403
Tri-Cities	n/a	n/a	14	30	8	40	76	18	94	28	19	48	23	31	55
Vancouver	n/a	n/a	670	591	700	1,364	811	765	1,576	154	1,336	1,581	536	1,143	1,803
White Rock	n/a	n/a	1	n/a	n/a	1	2	0	2	8	0	13	0	0	0
Metro Vancouver	333	788	1,121	1,127	1,047	2,174	1,574	1,086	2,660	758	1,780	2,650	957	1,620	2,777

Source: Greater Vancouver Regional Steering Committee on Homelessness. (2014). Results of the 2014 Homeless Count in the Metro Vancouver Region.

Note: The increase in numbers from 2002 and 2005 could, to some extent, be a function of an improved count methodology, including more volunteers.

* Note: Total include those found in detox facilities, hospitals and Jail who identify as homeless. This inclusion is unique to the 2011 and 2014 homeless counts.

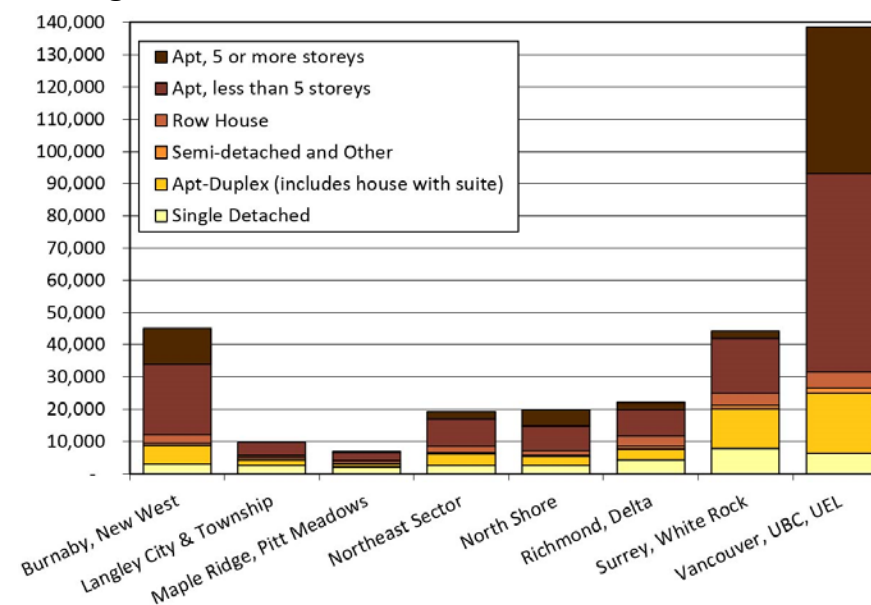
Description

- 2011 NHS data shows there were 306,105 renter-occupied dwellings in Metro Vancouver; 65% were apartment (or rented condominium) units, 26% were single detached homes or apartment-duplex (ie, house with secondary suite), and 9% were other ground-oriented housing units.
- The 2011 NHS provides information on rented units by structure type. Providing housing choice for renters requires a variety of housing forms throughout the region.

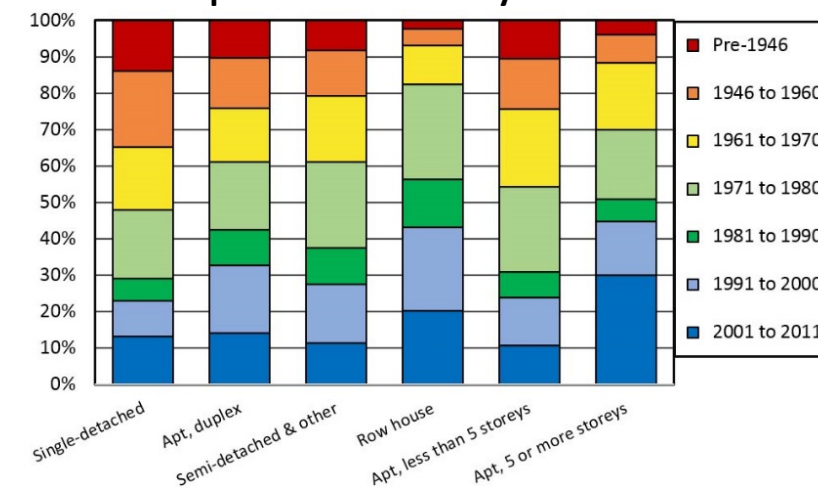
Key Findings

- The share of renter households in the region has declined from 44% in 1986 to 35% of dwellings in 2011.
- 72% of all renter households live in units built prior to 1991 (are over 25 years old).
- The data shows that 65% of all renter-occupied households are in apartment units. Vancouver / UBC-UEL has the highest proportion of renter households in apartments (77%). The lowest proportion of rented units that are apartments is Maple Ridge / Pitt Meadows (42%) and Langley City & Township (42%).
- The proportion of renter-occupied dwellings that were single detached or apartment-duplex was highest in Surrey / White Rock (45%) and lowest in Vancouver / UBC-UEL (18%).
- Low-rise apartment units account for 43% of the rental households in the region. 9% of low-rise units were built between 2001 and 2011. Most renter occupied low rise units were built prior to 1981 (61%).
- High-rise apartment units account for 23% of the rental households in the region. 28% of renter occupied high-rise units were built between 2001 and 2011 and are likely to be privately rented condominium units (as opposed to purpose-built rental apartments).

Renter-Occupied Households by Structure Type by Subregion, Metro Vancouver, 2011



Renter-Occupied Households by Year of Construction, 2011



Source: Statistics Canada, 2011 National Household Survey

Renter-Occupied Households in Metro Vancouver Municipalities, 2011

Municipality	Total Owned	Single Detached		Apartment, Duplex *		Semi-detached and Other		Row House		Apartment, Less Than 5 Storeys		Apartment, 5 or more storeys	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	50	45	90%	0	0%	5	10%	0	0%	0	0%	0	0%
Belcarra	15	0	0%	0	0%	15	100%	0	0%	0	0%	0	0%
Burnaby	31,715	2,330	7%	4,810	15%	620	2%	2,190	7%	14,795	47%	6,970	22%
Coquitlam	11,670	1,640	14%	2,045	18%	325	3%	900	8%	5,375	46%	1,385	12%
Delta	6,600	1,745	26%	1,850	28%	285	4%	325	5%	2,395	36%	0	0%
UBC, UEL	2,495	60	2%	45	2%	5	0%	440	18%	1,485	60%	460	18%
Langley City	3,960	225	6%	305	8%	65	2%	300	8%	3,065	77%	0	0%
Langley Township	5,630	2,315	41%	1,340	24%	550	10%	495	9%	930	17%	0	0%
Lions Bay	65	40	62%	15	23%	10	15%	0	0%	0	0%	0	0%
Maple Ridge	5,455	1,670	31%	845	15%	155	3%	505	9%	1,840	34%	440	8%
New Westminster	13,375	665	5%	965	7%	75	1%	485	4%	7,000	52%	4,185	31%
North Vancouver City	10,405	395	4%	955	9%	240	2%	485	5%	5,900	57%	2,430	23%
North Vancouver District	5,785	1,130	20%	1,585	27%	95	2%	880	15%	1,285	22%	810	14%
Pitt Meadows	1,465	245	17%	170	12%	55	4%	335	23%	660	45%	0	0%
Port Coquitlam	4,525	585	13%	1,125	25%	120	3%	605	13%	2,090	46%	0	0%
Port Moody	2,915	250	9%	250	9%	35	1%	515	18%	1,055	36%	810	28%
Richmond	15,545	2,400	15%	1,565	10%	585	4%	2,845	18%	5,860	38%	2,290	15%
Surrey	41,165	7,250	18%	11,560	28%	1,035	3%	3,950	10%	15,400	37%	1,970	5%
Vancouver	136,130	6,085	4%	18,750	14%	1,525	1%	4,495	3%	60,140	44%	45,135	33%
West Vancouver	3,615	825	23%	315	9%	60	2%	75	2%	540	15%	1,800	50%
White Rock	3,140	540	17%	645	21%	85	3%	0	0%	1,590	51%	280	9%
Vancouver CMA	306,105	30,675	10%	49,210	16%	5,880	2%	19,880	6%	131,480	43%	68,980	23%

Source: Statistics Canada, 2011 NHS Custom Tabulation (Community Data Program) : E02194_Custom 1

Note: Structure Type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites. With respect to the house with a secondary suite, the primary unit may also be included if it is also rented and not owner-occupied (in addition to the rented suite).

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

"UBC, UEL" = University of British Columbia, University Endowment Lands

Renter Occupied Dwelling Units by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	All Units	2001 - 2011		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		Pre- 1946	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	50	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Belcarra	15	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Burnaby	31,715	3,915	12%	3,230	10%	6,455	20%	7,240	23%	5,865	18%	4010	13%	990	3%
Coquitlam	11,670	1,890	16%	1,895	16%	2,445	21%	2,950	25%	1,510	13%	730	6%	250	2%
Delta	6,600	220	3%	735	11%	1,525	23%	2,045	31%	1,465	22%	470	7%	145	2%
Electoral Area 'A'	2,495	990	40%	440	18%	415	17%	220	9%	165	7%	190	8%	75	3%
Langley City	3,960	640	16%	495	13%	770	19%	1,350	34%	460	12%	175	4%	70	2%
Langley Township	5,630	1,285	23%	925	16%	1,015	18%	1,080	19%	615	11%	440	8%	270	0%
Lions Bay	65	0	0%	0	0%	10	0%	0	0%	0	0%	0	0%	0	0%
Maple Ridge	5,455	890	16%	930	17%	830	15%	1,170	21%	885	16%	385	7%	360	7%
New Westminster	13,375	1,565	12%	1,135	8%	1,875	14%	2,990	22%	2,955	22%	1840	14%	1,020	8%
North Vancouver City	10,405	1,220	12%	485	5%	1,710	16%	2,710	26%	2,380	23%	1455	14%	445	4%
North Vancouver District	5,785	290	5%	435	8%	1,015	18%	1,655	29%	1,375	24%	740	13%	280	5%
Pitt Meadows	1,465	435	30%	160	11%	420	29%	240	16%	110	8%	40	3%	0	0%
Port Coquitlam	4,525	900	20%	1,060	23%	755	17%	930	21%	525	12%	290	6%	65	0%
Port Moody	2,915	1,075	37%	395	14%	335	11%	420	14%	385	13%	190	7%	110	4%
Richmond	15,545	2,870	18%	2,175	14%	3,400	22%	3,905	25%	1,905	12%	980	6%	315	2%
Surrey	41,165	8,915	22%	9,385	23%	9,325	23%	6,425	16%	3,965	10%	2465	6%	670	2%
Vancouver	136,130	17,850	13%	15,845	12%	18,465	14%	21,790	16%	24,925	18%	19030	14%	18,240	13%
West Vancouver	3,615	320	9%	315	9%	410	11%	720	20%	1,005	28%	530	15%	305	8%
White Rock	3,140	310	10%	300	10%	620	20%	655	21%	520	17%	520	17%	220	7%
Vancouver CMA	306,105	45,675	15%	40,430	13%	51,855	17%	58,595	19%	51,055	17%	34550	11%	23,955	8%

Source: Statistics Canada, 2011 National Household Survey

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 25).

Renter Apartment Units (5 Storeys or More) by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	Apartment, 5+ Storeys	2001 - 2011		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		1945 - 1965		Pre- 1945	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%			No.	%
Anmore	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Belcarra	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Burnaby	6,970	1,830	26%	635	9%	1,645	24%	1,780	26%	670	10%	255	4%	140	2%
Coquitlam	1,385	930	67%	205	15%	95	7%	110	8%	0	0%	0	0%	0	0%
Delta	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Electoral Area 'A'	460	200	43%	25	5%	75	16%	60	13%	90	20%	0	0%	0	0%
Langley City	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Langley Township	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Lions Bay	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Maple Ridge	440	0	0%	30	7%	90	20%	205	47%	70	16%	0	0%	0	0%
New Westminster	4,185	1,010	24%	425	10%	595	14%	1,135	27%	650	16%	275	7%	55	1%
North Vancouver City	2,430	845	35%	115	5%	345	14%	650	27%	310	13%	150	6%	n/a	n/a
North Vancouver District	810	0	0%	0	0%	55	7%	530	65%	120	15%	85	10%	0	0%
Pitt Meadows	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Port Coquitlam	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Port Moody	810	645	80%	50	6%	0	0%	0	0%	30	4%	50	6%	0	0%
Richmond	2,290	1,445	63%	420	18%	140	6%	105	5%	120	5%	40	2%	0	0%
Surrey	1,970	750	38%	355	18%	410	21%	320	16%	105	5%	15	1%	0	0%
Vancouver	45,135	11,585	26%	7,070	16%	4,700	10%	6,825	15%	9,045	20%	3,690	8%	2,220	5%
West Vancouver	1,800	45	3%	75	4%	170	9%	470	26%	755	42%	230	13%	30	2%
White Rock	280	60	21%	0	0%	60	21%	65	23%	25	9%	50	18%	0	0%
Vancouver CMA	68,980	19,420	28%	9,465	14%	8,400	12%	12,265	18%	12,005	17%	4,890	7%	2,545	4%

Source: Statistics Canada, 2011 National Household Survey

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: n/a indicates data suppression due to low values reported (the value is greater than zero but less than 25).

Renter Apartment Units (Less Than 5 Storeys) by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	Low-rise Apartment	2001 - 2011		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		Pre- 1946	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Belcarra	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Burnaby	14,795	1,105	7%	1,255	8%	2,840	19%	3,730	25%	3,555	24%	2035	14%	275	2%
Coquitlam	5,375	320	6%	630	12%	1,320	25%	1,760	33%	930	17%	295	5%	120	2%
Delta	2,395	85	4%	305	13%	605	25%	690	29%	545	23%	140	6%	n/a	n/a
Electoral Area 'A'	1,485	735	49%	295	20%	205	14%	110	7%	0	0%	95	6%	30	2%
Langley City	3,065	615	20%	415	14%	620	20%	975	32%	300	10%	95	3%	25	1%
Langley Township	930	430	46%	150	16%	160	17%	115	12%	45	5%	n/a	n/a	0	0%
Lions Bay	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Maple Ridge	1,840	380	21%	250	14%	255	14%	380	21%	445	24%	65	4%	0	0%
New Westminster	7,000	305	4%	460	7%	905	13%	1,515	22%	2,035	29%	1270	18%	510	7%
North Vancouver City	5,900	255	4%	230	4%	935	16%	1,585	27%	1,765	30%	920	16%	220	4%
North Vancouver District	1,285	125	10%	85	7%	315	25%	250	19%	350	27%	125	10%	25	2%
Pitt Meadows	660	270	41%	65	10%	160	24%	85	13%	45	7%	0	0%	0	0%
Port Coquitlam	2,090	600	29%	525	25%	310	15%	390	19%	155	7%	80	4%	0	0%
Port Moody	1,055	275	26%	200	19%	140	13%	155	15%	160	15%	60	6%	70	7%
Richmond	5,860	565	10%	795	14%	1,570	27%	1,840	31%	790	13%	245	4%	65	1%
Surrey	15,400	2,625	17%	3,845	25%	3,765	24%	2,485	16%	1,660	11%	815	5%	195	1%
Vancouver	60,140	3,470	6%	5,545	9%	8,830	15%	10,710	18%	11,710	19%	9550	16%	10,335	17%
West Vancouver	540	135	25%	90	17%	90	17%	105	19%	55	10%	50	9%	0	0%
White Rock	1,590	120	8%	125	8%	385	24%	310	19%	320	20%	255	16%	75	5%
Vancouver CMA	131,480	12,405	9%	15,290	12%	23,390	18%	27,245	21%	24,890	19%	16135	12%	12,120	9%

Source: Statistics Canada, 2011 National Household Survey

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Renter Occupied Row House Units by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	Row house	2001 - 2011		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		Pre- 1946	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%			No.	%
Anmore	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Belcarra	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Burnaby	2,190	195	9%	475	22%	835	38%	445	20%	155	7%	75	3%	0	0%
Coquitlam	900	125	14%	165	18%	360	40%	200	22%	40	4%	0	0%	0	0%
Delta	325	0	0%	65	20%	160	49%	75	23%	25	8%	0	0%	0	0%
Electoral Area 'A'	440	40	9%	100	23%	135	31%	50	11%	60	14%	40	9%	0	0%
Langley City	300	20	7%	n/a	n/a	20	7%	115	38%	85	28%	n/a	n/a	0	0%
Langley Township	495	175	35%	75	15%	115	23%	75	15%	35	7%	0	0%	0	0%
Lions Bay	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Maple Ridge	505	75	15%	140	28%	65	13%	160	32%	55	11%	0	0%	0	0%
New Westminster	485	0	0%	55	11%	205	42%	150	31%	50	10%	0	0%	0	0%
North Vancouver City	485	20	4%	65	13%	200	41%	130	27%	55	11%	0	0%	0	0%
North Vancouver District	880	20	2%	95	11%	290	33%	235	27%	170	19%	55	6%	0	0%
Pitt Meadows	335	95	28%	0	0%	120	36%	100	30%	0	0%	0	0%	0	0%
Port Coquitlam	605	100	17%	195	32%	135	22%	60	10%	75	12%	25	4%	0	0%
Port Moody	515	90	17%	55	11%	100	19%	160	31%	80	16%	15	3%	0	0%
Richmond	2,845	505	18%	615	22%	920	32%	565	20%	115	4%	75	3%	0	0%
Surrey	3,950	1,305	33%	890	23%	980	25%	530	13%	195	5%	25	1%	0	0%
Vancouver	4,495	340	8%	555	12%	1,385	31%	1,135	25%	505	11%	350	8%	225	5%
West Vancouver	75	0	0%	35	47%	0	0%	0	0%	0	0%	0	0%	0	0%
White Rock	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Vancouver CMA	19,880	3,195	16%	3,670	18%	6,065	31%	4,175	21%	1,690	9%	720	4%	360	2%

Source: Statistics Canada, 2011 National Household Survey

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

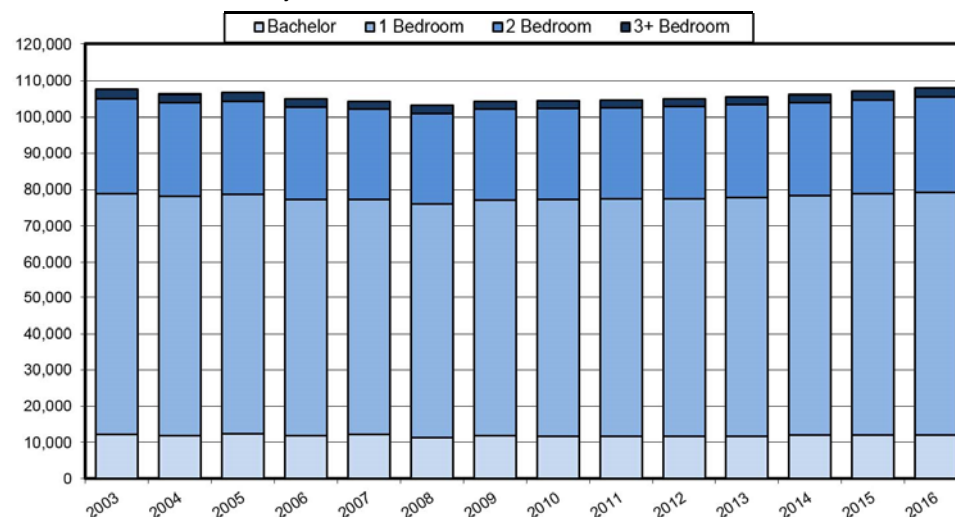
Description

- Private purpose built rental apartment units represent about 1/3 of the total rental stock in Metro Vancouver. These units provide an important supply of affordable rental housing. Over the course of the past decade, the inventory of purpose built rental apartment units fluctuated from a low of 103,300 to the high of 107,867 in 2016.
- Expanding the supply of purpose built rental apartment units, including a variety of unit types/sizes located throughout the region, increases the diversity of housing options available.

Key Findings

- The number of purpose built rental apartments has been slowly increasing from a low of 103,300 units in 2008 to 107,867 in 2016.
- The City of Vancouver accounted for 53% of purpose built rental apartment units in Metro Vancouver in 2016.
- One bedroom and bachelor apartments account for 74% of the total purpose built rental apartment stock in 2016. These types of units make up a high proportion (82%) of the rental units in Vancouver / UBC-UEL, and a lower proportion in the Langleys (51%) and Richmond / Delta (54%) and Surrey / White Rock (54%).
- The proportion of family units (2 or 3+ bedrooms rental apartments) varies across the region. The Langley's sub-region has the highest proportion of purpose built family rental units (49%). Vancouver / UBC-UEL has the lowest proportion (18%) of purpose built rental apartment units that are family units.
- Over the past 10 years Burnaby's inventory of purpose built rental apartment units declined by 480 units. The City of Vancouver inventory of purpose built rental apartment units increase by 1,742 units over the past 10 years.

Purpose Built Rental Apartment Inventory, Metro Vancouver, 2003 – 2016



Source: CMHC Rental Market Reports

Purpose Built Rental Apartment Inventory by Sub-regions in Metro Vancouver, 2016

	Total	Bachelor and 1-Bedroom Units		2-Bedroom and 3+ Bedroom Units	
Metro Vancouver	107,867	79,283	74%	28,584	26%
Burnaby, New Westminster	20,336	14,377	71%	5,959	29%
Langley City and Township	2,157	1,103	51%	1,054	49%
Maple Ridge, Pitt Meadows	1,566	943	60%	623	40%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	4,567	2,674	59%	1,893	41%
North Van. City and District					
West Van., Lions Bay	9,466	6,197	65%	3,269	35%
Richmond, Delta	4,522	2,424	54%	2,098	46%
Surrey, White Rock	6,958	3,730	54%	3,228	46%
Vancouver, Electoral Area A	58,295	47,835	82%	10,460	18%

Source: CMHC Rental Market Reports

Purpose Built Rental Apartment Inventory for Metro Vancouver, 2005-2016

Municipality	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	10 Yr Change 2006-2016
Burnaby	12,936	12,756	12,727	12,740	12,730	12,754	12,725	12,689	12,624	12,357	12,384	12,276	-480
Coquitlam, Port Moody and Port Coquitlam	4,315	4,312	4,346	4,345	4,393	4,440	4,418	4,418	4,533	4,562	4,668	4,567	255
Delta	1,711	1,735	1,735	1,711	1,713	1,634	1,590	1,580	1,640	1,724	1,724	1,727	-8
Langley City and Langley Township	2,072	2,077	2,074	1,999	1,982	2,027	2,002	2,063	2,083	2,091	2,150	2,157	80
Maple Ridge and Pitt Meadows	1,448	1,463	1,466	1,449	1,449	1,468	1,464	1,449	1,416	1,431	1,475	1,566	103
New Westminster	8,239	8,182	8,151	7,900	7,975	7,953	7,944	8,001	7,932	7,959	8,018	8,060	-122
North Van City	6,034	5,929	5,851	5,878	5,864	5,827	5,828	5,813	5,782	5,864	6,014	6,006	77
North Van District	997	989	982	968	953	955	953	953	969	968	948	1,131	142
Richmond	2,493	2,244	2,249	2,250	2,489	2,488	2,490	2,573	2,674	2,812	2,806	2,795	551
Surrey	5,587	5,504	5,279	5,206	5,470	5,419	5,453	5,578	5,564	5,493	5,584	5,581	77
University Endowment Lands	801	801	725	725	830	970	1,042	996	997	1,279	1,277	1,277	476
Vancouver	56,338	55,276	55,042	54,442	54,810	54,791	55,063	55,228	55,611	55,848	56,190	57,018	1,742
West Vancouver	2,333	2,332	2,332	2,329	2,330	2,329	2,328	2,329	2,329	2,328	2,329	2,329	-3
White Rock	1,361	1,352	1,356	1,358	1,347	1,402	1,381	1,397	1,393	1,395	1,378	1,377	25
Metro Vancouver	106,665	104,952	104,315	103,300	104,335	104,457	104,681	105,067	105,547	106,111	106,945	107,867	2,915

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay). Electoral Area A data is not available, except for the University Endowment Lands (U.E.L.)

Note: minor fluctuations in the number year-by-year may be due to unit renovations that result in temporary removal from inventory.

Note: CMHC rental universe excludes condominium apartment rental units.

CMHC Purpose Built Rental Apartment Inventory by Unit Size for Metro Vancouver, 2012-2016

Municipality	2012				2013				2014				2015				2016			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	810	7,992	3,480	407	807	7,967	3,455	395	790	7,799	3,373	395	795	7,802	3,401	386	781	7,742	3,364	389
Coq., and Port Moody	184	2,408	1,629	197	192	2,464	1,677	200	190	2,501	1,706	165	192	2,572	1,717	187	191	2,483	1,706	187
Delta	71	800	675	34	67	806	731	36	71	860	757	36	74	858	756	36	74	860	757	36
Langley City and Township	86	996	929	52	87	1,015	929	52	85	1,021	933	52	88	1,043	970	49	88	1,015	1,005	49
Maple Ridge and Pitt Meadows	15	840	539	55	14	802	545	55	14	806	556	55	14	854	558	49	25	918	574	49
New Westminster	779	5,057	2,033	132	774	5,021	2,011	126	765	5,029	2,034	131	769	5,072	2,047	130	761	5,093	2,074	132
North Van City	513	3,558	1,714	28	491	3,542	1,717	32	499	3,560	1,772	33	487	3,662	1,832	33	495	3,620	1,858	33
North Van District	180	355	303	115	180	358	315	116	180	358	315	115	180	341	312	115	180	355	454	142
Richmond	196	1,162	1,072	143	219	1,166	1,140	149	243	1,231	1,189	149	238	1,254	1,165	149	237	1,253	1,161	144
Surrey	85	2,651	2,456	386	85	2,646	2,448	385	129	2,547	2,453	364	132	2,597	2,470	385	133	2,593	2,470	385
University Endowment Lands	12	485	444	55	12	485	445	55	71	675	475	58	81	665	466	65	81	665	466	65
Vancouver	8,365	37,359	8,981	523	8,490	37,648	8,935	538	8,582	37,731	9,005	530	8,597	37,940	9,125	528	8,625	38,464	9,406	523
West Vancouver	237	1,299	699	94	232	1,315	688	94	232	1,315	687	94	233	1,314	688	94	233	1,314	688	94
White Rock	76	936	376	9	76	934	374	9	78	935	373	9	78	927	365	8	77	927	366	7
Vancouver CMA	11,609	65,898	25,330	2,230	11,726	66,169	25,410	2,242	11,929	66,368	25,628	2,186	11,958	66,901	25,872	2,214	11,981	67,302	26,349	2,235

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: minor fluctuations in the number year-by-year may be due to unit renovations that result in temporary removal from inventory.

Note: CMHC rental universe excludes condominium apartment rental units.

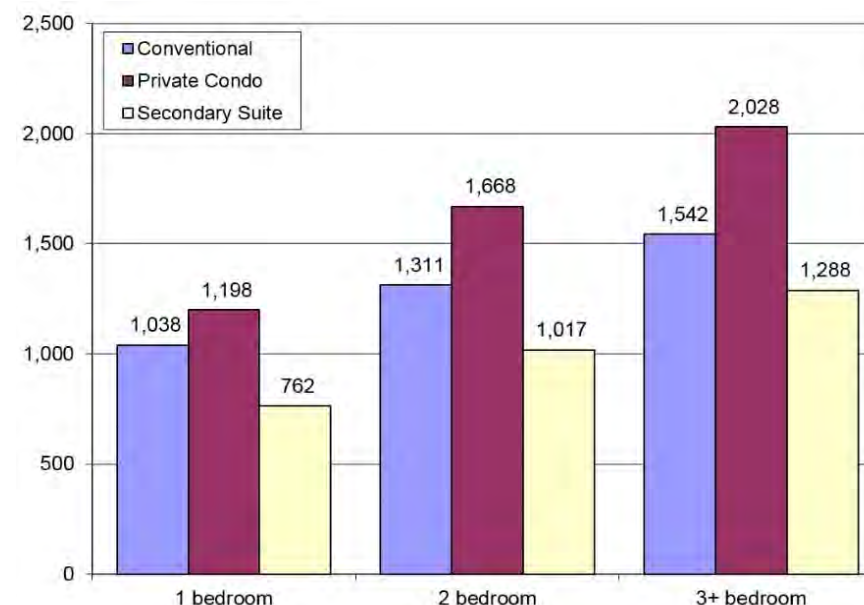
Description

- Secondary suites represent a significant portion of the rental housing stock in Metro Vancouver. On average secondary suites have significantly lower rents than purpose-built rental apartments and therefore play an important role in providing affordable housing.
- Secondary suites also play a role in affordable home ownership. Home owners in single family dwellings often rely on rental income from secondary suites to make ownership possible.

Key Findings

- Metro Vancouver estimates that there are 85,340 – 93,620 secondary suites in the region. This represents approximately 26% to 29% of the estimated 328,000 rental households in the region.
- The average rent for a one bedroom secondary suite was \$ 762, 26% (\$ 276) less than the average rent in a conventional apartment building. The average rent for a two bedroom secondary suite was \$ 1,017, 22% (\$ 294 less than the average rent in a conventional apartment building
- The proportion of total rental housing that is attributed to secondary suites varies across the region. In Vancouver & UBC/UEL, between 17% and 20% of total rental households are estimated to be in secondary suites. In Surrey / White Rock, 56% of total rental households are estimated to be in secondary suites.
- As of 2014, all of the largest municipalities have policies that allow secondary suites in single family neighbourhoods, providing certain conditions are met.
- The 2014 estimate of 85,340 – 93,620 secondary suites is higher than the 2010 estimate of 69,200 – 75,500.

Average Rents (\$) by Unit Size by Market Source, Metro Vancouver, 2014



Source: CMHC Rental Market Reports

Proportion of Rental Households Estimated to be Secondary Suites in Metro Vancouver, 2014

	Renter Household Estimates (2014)	Secondary Suite Estimates (2014)	% of Renter Households in Secondary Suites
Metro Vancouver	328,000	85,340 - 93,620	26% - 29%
Burnaby, New Westminster	47,500	10,030	20%
Langley City and Township	10,500	2,150 - 2,650	20% - 24%
Maple Ridge, Pitt Meadows	7,500	1,400 - 3,000	18% - 38%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	21,000	5,910 - 6,450	27% - 29%
North Van. City and District	21,000	6,670	30%
West Van., Lions Bay	23,000	5,500 - 6,600	23% - 28%
Richmond, Delta	48,000	26,940	56%
Surrey, White Rock	148,500	30,870	17% - 20%

Source: Metro Vancouver (based on 2011 Census and 2011 NHS) and member municipalities

Secondary Suite Estimates for Metro Vancouver Municipalities, 2014 ¹

Municipality	2014 Metro Vancouver Estimate ²	2014 Municipal Estimates or Counts ³	2012 BCAA Secondary Suites	2011 NHS Proxy-based Estimate ⁴
Anmore	50		49	0
Belcarra	60		57	0
Burnaby	7,200	7,214	6,049	4,815
Coquitlam	2,670 - 3,200	2,670	3,275	2,045
Delta	4,000	4,000	1,841	1,850
Electoral Area 'A'	20 - 70		15	40
Langley City	500	500	325	305
Langley Township	1,650 - 2,150	1,650 - 2,151	1,237	1,335
Lions Bay	50		48	15
Maple Ridge	1,100 - 2,600		1,079	845
New Westminster	2,830	2,832	1,844	965
North Vancouver City	1,700	1,700	1,611	960
North Vancouver District	4,200	4,198	3,592	1,585
Pitt Meadows	300 - 500		288	170
Port Coquitlam	2,820	2,818	2,262	1,125
Port Moody	380	378	406	255
Richmond	1,500 - 2,600	812	1,523	1,570
Surrey	25,900	25,963	17,013	11,560
Vancouver	26,600 - 30,800	26,600	30,843	18,750
West Vancouver	725	724	773	315
White Rock	1,040	1,040	1,086	645
Metro Vancouver	85,340 - 93,620	82,985	75,216	49,230

Note 1: BCAA secondary suites data and 2011 NHS dwelling count of renter-occupied "Apartment, Duplex" units provide stable estimates, although both sources are likely to under-represent the actual number of secondary suites.

Note 2: Metro Vancouver staff derived values based on the three sources shown, or based on previous estimates with municipal input.

Note 3: Municipal estimates or counts. May includes the 2012 BCAA values where no other municipal data is available.

Note 4: Renter-occupied "Apartment or flat in a duplex" identified by the 2011 NHS, which is a reasonable proxy for secondary suites (if no other source is available).

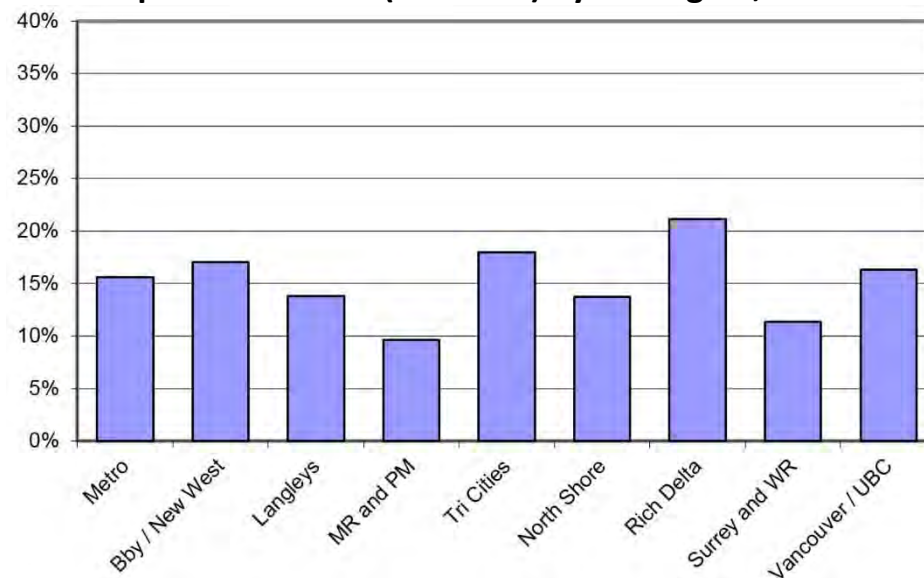
Description

- Private condominium rentals represent an increasingly significant portion of the rental housing stock in Metro Vancouver. On average, rented condominiums are newer and command higher rents than other rental housing in the region.
- While there has been little change in the number of purpose-built rental units over the past 10 years, the rental condominium market has grown considerably.

Key Findings

- CMHC estimates that there are 51,450 private condominium rentals in the region. This represents approximately 16% of the total rental households (328,000) in 2014.
- Rented condominium units are more expensive than purpose built rental units. The average rent for a one bedroom condo unit was \$1,198, 15% (\$160) more than the average rent in a conventional rental apartment building. Similarly, the average rent for a two bedroom condo unit was \$1,668, 27% (\$357) higher than a traditional rental two bedroom apartment.
- Just under half of the estimated 51,450 rental condominiums are in the City of Vancouver (24,213).
- The proportion of total rental housing that is private condominiums varies across the region. In the Tri-Cities (Coquitlam, Port Coquitlam and Port Moody) and Richmond/Delta subregion it is estimated private condominiums make up 18% and 21% of the rental housing stock. In Maple Ridge/Pitt Meadows and in Surrey/White Rock, 10% - 11% of total rental households are estimated to be private condominiums.

Private Condominium Rentals as a Proportion of Total Rental Apartment Units (estimate) by Subregion, 2014



Source: Metro Vancouver and CMHC Rental Market Reports

Private Condominium Inventory by Subregions in Metro Vancouver, 2014

Subregions	Renter Household Estimates (2014)	Private Condo Renter Estimate (2014)	% of Renter Households in Rented Condos
Metro Vancouver	328,000	51,452	16%
Burnaby, New Westminster	47,500	8,093	17%
Langley City and Township	10,500	1,451	14%
Maple Ridge, Pitt Meadows	7,500	722	10%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	21,000	3,783	18%
North Van. City and District West Van., Lions Bay	21,000	2,887	14%
Richmond, Delta	23,000	4,860	21%
Surrey, White Rock	48,000	5,443	11%
Vancouver, Electoral Area A	148,500	24,213	16%

Estimated Rental Condominium Apartment Units for Metro Vancouver Municipalities, 2014

CMHC Condo Sub Area	October 2014	Municipality	Estimated Distribution of Renter-Occupied Condominiums.	Estimated distrib ratio		Subregional Estimates.
Vancouver City	24,213	Vancouver	23,133	96%	100%	24,213
		University Endowment Lands	1,080	4%		
Suburban Vancouver	16,099	Burnaby	5,578	35%	100%	8,093
		New Westminster	2,515	16%		3,783
		Coquitlam, Port Coquitlam, and Port Moody	2,169	13%		
			868	5%		
			746	5%		
		Richmond	4,223	26%		4,860
Fraser Valley	8,253	Delta	637	8%	100%	5,443
		Surrey	4,629	56%		
		White Rock	814	10%		1,451
		Langley City and Langley Township	847	10%		
			604	7%		722
		Maple Ridge and Pitt Meadows	541	7%		
			181	2%		
North Shore	2,887	North Van City	1,474	51%	100%	2,887
		North Van District	825	29%		
		West Vancouver	587	20%		
Metro Vancouver	51,452	Metro Vancouver	51,452			51,452

Source: CMHC Rental Market Report - October 2014.

Note: Totals for columns may not equal sum of values due to (a) rounding and (b) data supression.

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

Note: CMHC reports data for 4 sub-areas in Metro Vancouver. An estimated distribution ratio for municipalities is based on 2011 Census data - distribution of owner-occupied apartments (2011), combined with 3 years of new condominium completions (2011 - 2013).

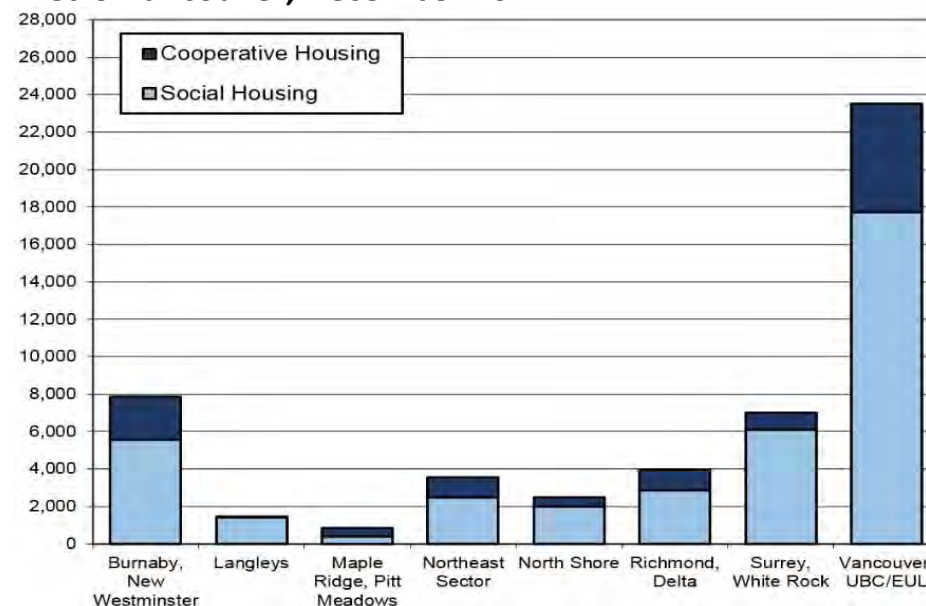
Description

- Social Housing units are an important part of the rental housing stock in Metro Vancouver. Social housing is government supported rental housing that is affordable to low and moderate income individuals and families. Some social housing is targeted to seniors, aboriginal people, people with disabilities and/or mental health issues, or other vulnerable people.
- Social housing providers include BC Housing and non-profit housing providers. BC Housing provides housing for low income households that is geared to income (RGI). Non-profit housing providers usually provide a mix of RGI and low end rental or market rental housing.

Key Findings

- Metro Vancouver estimates that there are 50,349 social housing units in the region. This represents 15% of the estimated 328,000 renter occupied households in the region.
- BC Housing (provincial government), non-profit organizations manage 76% (38,173) of the social housing units in the region. The remaining 24% (12,176 units) are housing cooperatives.
- Nearly half (46%, or 23,507) of the social housing units in the region are within the City of Vancouver.
- Social housing as a proportion of total rental housing stock varies across the region. In Coquitlam/ Port Coquitlam/ Port Moody subregion about 17% of the total rental households are social housing. On the North Shore the proportion is 12%; and in Maple Ridge/ Pitt Meadow it is 11%.

Estimated Number of Social Housing Units, Metro Vancouver, December 2014



Proportion of Rental Households Estimated to be Social Housing Units in Metro Vancouver, 2014

	Renter Household Estimates (2014)	Social Housing Estimates	% of Renter Households Living in Social Housing
Metro Vancouver	328,000	50,349	15%
Burnaby, New Westminster	47,500	7,453	16%
Langley City and Township	10,500	1,475	14%
Maple Ridge, Pitt Meadows	7,500	851	11%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	21,000	3,534	17%
North Van. City and District West Van., Lions Bay	21,000	2,573	12%
Richmond, Delta	23,000	3,966	17%
Surrey, White Rock	48,000	6,990	15%
Vancouver, Electoral Area A	148,500	23,507	16%

Source: Metro Vancouver (based on BC Housing & BCNPHA data) and member municipalities

Social Housing (Built Housing Stock)¹ Estimates for Metro Vancouver Municipalities, December 2014

Municipality⁴	Social Housing Units (2015)¹ <i>Estimate</i>	Co-ops³	TOTAL Social Housing Stock <i>Estimate</i>
Anmore	0	0	0
Belcarra	0	0	0
Burnaby	4,069	1,900	5,969
Coquitlam	1,312	689	2,001
Delta	672	150	822
Electoral Area 'A'	0	0	0
Langley City	778	0	778
Langley Township	657	40	697
Lions Bay	0	0	0
Maple Ridge	355	162	517
New Westminster	1,069	415	1,484
North Vancouver City	873	177	1,050
North Vancouver District	614	288	902
Pitt Meadows	20	314	334
Port Coquitlam	951	25	976
Port Moody	221	336	557
Richmond	2,165	979	3,144
Surrey	5,667	879	6,546
Vancouver	17,727	5,780	23,507
West Vancouver	579	42	621
White Rock	444	0	444
Metro Vancouver	38,173	12,176	50,349

Note 1: Shelter beds & transitional housing are not included as "Social Housing" for this data table.

Not all municipal estimates include small projects (less than 10 units) operated by 'health or social support service societies'.

Assisted Living and Supportive Housing were generally excluded. Users of the data may wish to consult local municipal staff for further details.

Note 2: Source: Municipalities, BC Housing (2010), and BCNPHA

Some municipal values may have changed over time due to demolition of buildings and with new stock under construction.

Note 3: Canadian Federation of Cooperatives reports only 1 new Co-op project since 2010 - Olympic Village (88 units) in the City of Vancouver.

Description

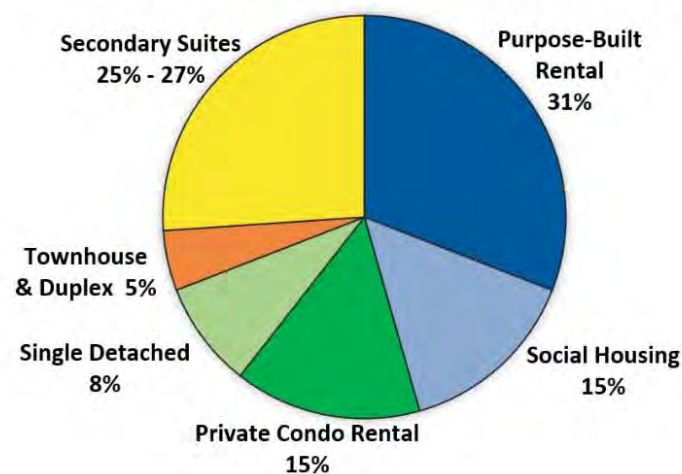
- The total estimated rental housing supply in 2014 was about 328,000. Purpose-built rental units (market rental units and social housing units) make up the largest proportion of the rental supply (46%), followed by secondary suites (25%-27%) and private condominium rentals (15%).
- Housing affordability for rental units varies by source, age, and location. The more affordable rental housing tends to be in secondary suites and older purpose-built rental while condo rentals tend to be more expensive.

Key Findings

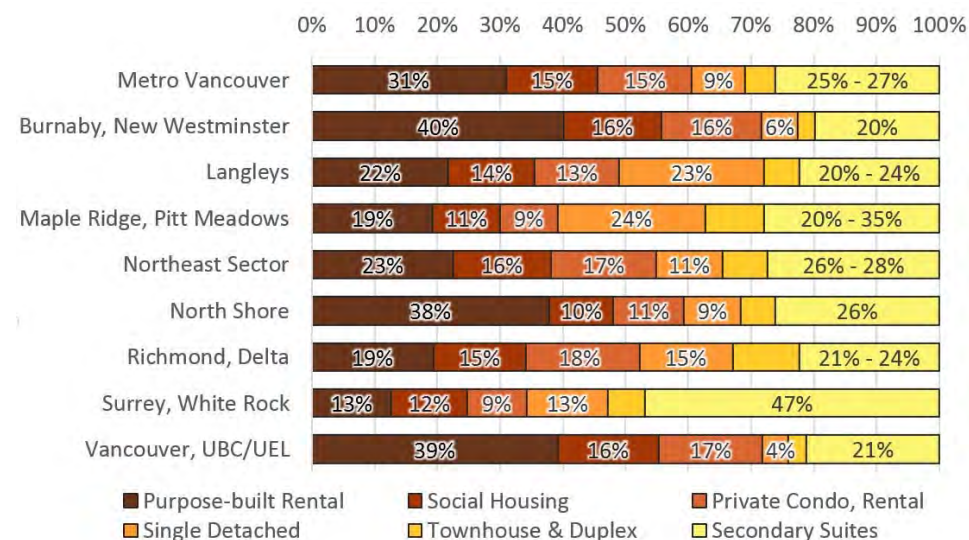
- Purpose built rental units (market rental and social housing rental units) account for the highest proportion of rental units in the region. About 1,000 to 1,400 purpose built rental units per year have been built in the past 3 years, which is below the estimated demand. Increased demand for rental housing is predominately being met through secondary suites and private condominium rentals.
- Sub-regions such as Vancouver / Electoral Area A (UBC-UEL) and Burnaby / New Westminster have the highest proportions of their rental supply from purpose built market rental units (41% and 44% respectively). Surrey / White Rock has the lowest proportion of rental housing stock that is purpose built market rental at 13%.
- Social housing as a proportion of rental housing was highest in the sub-regions Vancouver / UBC-UEL, the Northeast Sector (tri-cities), and Burnaby / New Westminster (16% each) and lowest in the North Shore sub-region (10%).
- The proportion of rental housing in secondary suites was highest in the Surrey / White Rock sub-region (47%) and lowest in Burnaby / New Westminster sub-region (20%).

Estimated Distribution of Renter Households by Source of Rental Units, Metro Vancouver, 2014

328,000 - 340,000 RENTER HOUSEHOLDS



Distribution of Renter Households by Sub-regions, 2014



Description

- While affordability is a function of high housing costs relative to incomes, these pressures can be made worse if rents grow at a faster rate than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution.
- Units that rent for \$750 or less are deemed to be affordable (*cost 30% or less of household income*) for households earning \$30,000 per year (approximately 50% of median household income). * See section 1.1.1 for Median Household Income.

Key Findings

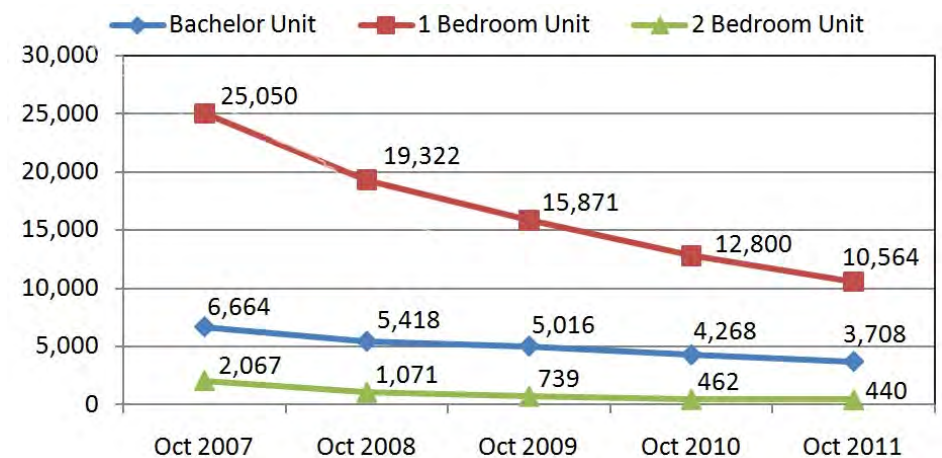
- Data reported from CMHC shows that for the period from 2007 to 2011 (4 years), the number of apartment units in Metro Vancouver that rent for \$750 or less fell from 33,831 in 2007 to 14,733 in 2011, a decrease of 56.5% (19,098 units).
- 72% of the units that rent for \$750 or less in 2011 are one bedroom units. The number of one bedroom units that rent for \$750 or less declined by 58% over the past four years, from 25,050 units in 2007 to 10,564 units in 2011.
- The lowest rate of change in units renting for \$750 or less was in the Langleys and the Maple Ridge / Pitt Meadows subregions, where the number of units renting for \$750 or less declined by 21%-22% over the past four years.
- The highest rate of change in units renting for \$750 or less was in the North Shore, where the number of units renting for \$750 or less declined by 87% over the past four years, from 1,166 units in 2007 to 151 units in 2011.

Apartment Units Renting for Less than \$750 per Month in Metro Vancouver, 2007 - 2011



Source: CMHC Custom Data

Apartment Units, by Unit Type, Renting for Less than \$750 per Month in Metro Vancouver, 2007 - 2011



Source: CMHC Custom Data

Rent Thresholds Indicating Affordability in Metro Vancouver, 2007 to 2011 Private Row (Townhouse) and Apartment Units

Rent Range	Oct 2007		Oct 2008		Oct 2009		Oct 2010		Oct 2011		Change (2007-2011)	
	(No.)	(%)	(No.)	(%)	Oct 2009		Oct 2010		Oct 2011			
Total Rental Units	107,246		106,395		107,455		107,587		107,806		(No.)	(%)
Low Income Rents	33,831	32%	25,836	24%	21,628	20%	17,538	16%	14,733	14%	-19,098	-56%
Low to Moderate Income rents	54,640	51%	58,283	55%	61,177	57%	62,439	58%	61,951	57%	7,311	13%
Moderate Income rents	12,175	11%	14,040	13%	17,050	16%	18,717	17%	21,143	20%	8,968	74%

Bachelor Units		Oct 2007		Oct 2008		Oct 2009		Oct 2010		Oct 2011		Change (2007-2011)	
		(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)
Total Rental Units		12,224		11,285		11,868		11,708		11,685		(No.)	(%)
Low Income Rents		6,664	55%	5,418	48%	5,016	42%	4,268	36%	3,708	32%	-2,956	-44%
Low to Moderate Income rents		4,711	39%	5,140	46%	6,180	52%	6,817	58%	6,918	59%	2,207	47%
Moderate Income rents		16	0%	194	2%	247	2%	280	2%	448	4%	432	2700%

1 -Bedroom Units		Oct 2007		Oct 2008		Oct 2009		Oct 2010		Oct 2011		Change (2007-2011)	
		(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)
Total Rental Units		65,152		64,898		65,452		65,749		65,865		(No.)	(%)
Low Income Rents		25,050	38%	19,322	30%	15,871	24%	12,800	19%	10,564	16%	-14,486	-58%
Low to Moderate Income rents		33,607	52%	36,778	57%	39,923	61%	41,286	63%	41,319	63%	7,712	23%
Moderate Income rents		5,234	8%	6,285	10%	7,818	12%	9,810	15%	11,478	17%	6,244	119%

2 Bedroom Units		Oct 2007		Oct 2008		Oct 2009		Oct 2010		Oct 2011		Change (2007-2011)	
		(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)
Total Rental Units		25,724		25,746		25,781		25,863		26,009		(No.)	(%)
Low Income Rents		2,067	8%	1,071	4%	739	3%	462	2%	440	2%	-1,627	-79%
Low to Moderate Income rents		14,454	56%	14,613	57%	13,706	53%	13,101	51%	12,635	49%	-1,819	-13%
Moderate Income rents		5,783	22%	6,125	24%	7,307	28%	6,890	27%	7,351	28%	1,568	27%

3+ Bedroom Units		Oct 2007		Oct 2008		Oct 2009		Oct 2010		Oct 2011		Change (2007-2011)	
		(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)
Total Rental Units		4,145		4,466		4,353		4,267		4,247		(No.)	(%)
Low Income Rents			0%		0%		0%		0%		0%		0%
Low to Moderate Income rents		1,917	46%	1,777	40%	1,370	31%	1,244	29%	1,099	26%	-818	-43%
Moderate Income rents		1,143	28%	1,437	32%	1,678	39%	1,737	41%	1,867	44%	724	63%

Source: CMHC custom data

Notes:

- Low income rents are based on 30% of median household income (2006), for households earning 50% or less of the regions median household. Low income rent is estimated at \$750 per month.
- Low to moderate income rents are based on 30% of median household income, for households earning between 50% and 80% of the regions median household. Low to moderate income affordable rent is estimated to be between \$750 and \$1,125 per month.
- Moderate income rents are based on 30% of median household income, for households earning between 80% and 120% of the regions median household. Moderate income affordable rent is estimated to be between \$1,150 and \$1,500 per month.
- The sum of the percentage values will not equal 100. There are units of all bedroom sizes that rent for more than \$1,500.

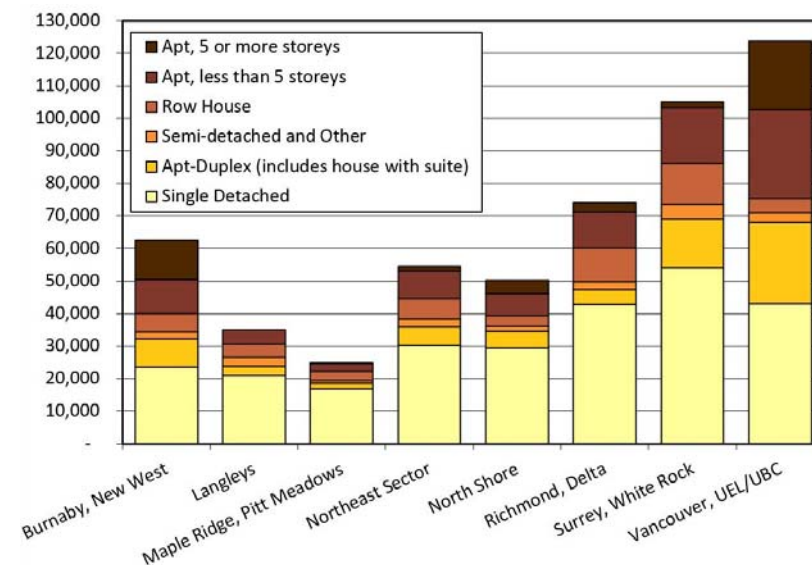
Description

- 2011 NHS data shows there are 580,075 owner occupied dwellings in Metro Vancouver; 46% were single detached homes, 25% are owned apartment (condominium) units; and 29% are other ground-oriented housing units.
- Housing affordability varies by structure type, age and location. Providing housing choice for home ownership requires a variety of housing forms throughout the region.

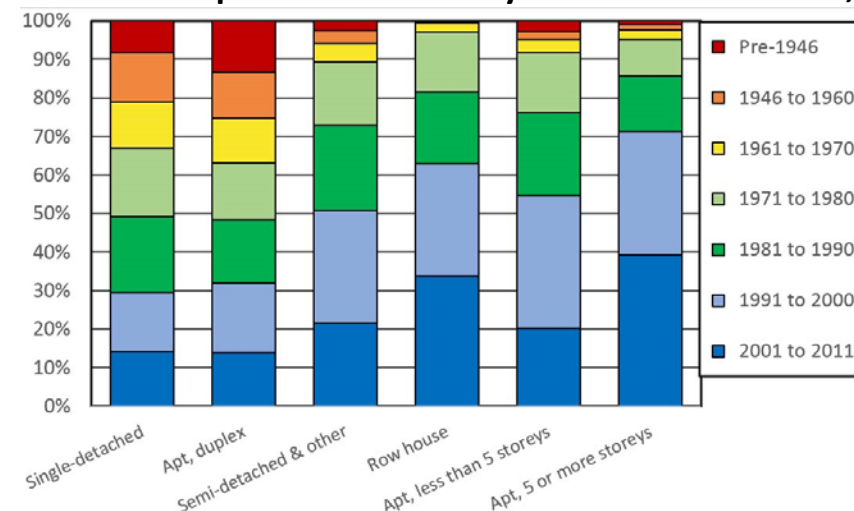
Key Findings

- Home ownership in the region has risen from 56% in 1986 to 65% of dwellings in 2011.
- The data shows that 46% of all owner occupied households are single detached homes. Maple Ridge / Pitt Meadows has the highest proportion of owner occupied dwellings that are single detached homes (64%). The lowest proportion of owned dwellings that are single detached can be found in Vancouver / UBC-UEL (32%) and Burnaby / New Westminster (33%).
- The proportion of owner occupied dwellings that were apartment / condominium is highest in Vancouver / UBC-UEL (41%) and lowest in Pitt Meadows / Maple Ridge (10%).
- The proportion of owner occupied dwellings that were row house form varied from 15% in Richmond / Delta, 15% in Surrey / White Rock, and 15% in the Langley subregion to only 4% Vancouver / UBC, UEL.
- The apartment housing stock for ownership is relatively new: 71% of high-rise units and 54% of low-rise units were built between 1991 and 2011.
- The single detached and apartment-duplex housing stock is generally older. 34% of owner occupied single detached and apartment-duplex are more than 40 years old (built prior to 1971).

Owner Households by Structure Type by Subregion, Metro Vancouver, 2011



Owned Occupied Households by Year of Construction, 2011



Source: Statistics Canada, 2011 National Household Survey

Owner-Occupied Households in Metro Vancouver Municipalities, 2011

Municipality	Total Owned	Single Detached		Apartment, Duplex *		Semi-detached and Other		Row House		Apartment, Less Than 5 Storeys		Apartment, 5 or more storeys	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	575	410	71%	55	10%	110	19%	0	0%	0	0%	0	0%
Belcarra	250	230	92%	20	8%	0	0%	0	0%	0	0%	0	0%
Burnaby	55,120	19,025	35%	7,710	14%	2,285	4%	5,780	10%	8,390	15%	11,930	22%
Coquitlam	33,875	18,450	54%	4,080	12%	1,435	4%	2,915	9%	4,835	14%	2,160	6%
Delta	28,045	20,305	72%	2,845	10%	815	3%	1,480	5%	2,185	8%	415	1%
UBC, UEL	2,545	420	17%	40	2%	70	3%	200	8%	1,115	44%	700	28%
Langley City	7,350	2,565	35%	480	7%	95	1%	900	12%	3,265	44%	45	1%
Langley Township	30,785	18,910	61%	2,615	8%	2,470	8%	4,850	16%	1,940	6%	0	0%
Lions Bay	435	415	95%	0	0%	20	5%	0	0%	0	0%	0	0%
Maple Ridge	22,375	14,785	66%	1,890	8%	650	3%	2,990	13%	1,750	8%	310	1%
New Westminster	17,210	4,890	28%	1,755	10%	120	1%	980	6%	4,375	25%	5,090	30%
North Vancouver City	12,390	3,035	24%	1,240	10%	610	5%	1,510	12%	3,835	31%	2,160	17%
North Vancouver District	24,765	16,025	65%	3,120	13%	465	2%	1,790	7%	2,425	10%	940	4%
Pitt Meadows	5,165	2,805	54%	490	9%	285	6%	920	18%	665	13%	0	0%
Port Coquitlam	16,110	8,010	50%	1,865	12%	635	4%	2,540	16%	3,060	19%	0	0%
Port Moody	9,715	3,750	39%	750	8%	330	3%	2,125	22%	1,850	19%	910	9%
Richmond	52,310	22,820	44%	2,310	4%	1,430	3%	10,910	21%	10,245	20%	4,595	9%
Surrey	111,465	57,020	51%	15,225	14%	4,095	4%	17,425	16%	15,960	14%	1,740	2%
Vancouver	128,435	41,440	32%	26,950	21%	3,095	2%	4,780	4%	27,225	21%	24,945	19%
West Vancouver	13,460	9,015	67%	965	7%	535	4%	340	3%	990	7%	1,615	12%
White Rock	6,725	2,315	34%	800	12%	115	2%	100	1%	2,705	40%	690	10%
Vancouver CMA	580,075	267,575	46%	75,230	13%	19,645	3%	62,540	11%	96,830	17%	58,255	10%

Source: Statistics Canada, 2011 NHS Custom Tabulation (Community Data Program) : E02194_Custom 1

Note: Structure Type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites. With respect to the house with a secondary suite, only the owner-occupied unit would be included in this count (excludes the rented suite).

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

"UBC, UEL" = University of British Columbia, University Endowment Lands

Owner-Occupied Single Detached Homes by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	Total # (100%)	2001 to 2011		1991 to 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		1945 or before	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	410	215		105		30		n/a		n/a		n/a		n/a	
Belcarra	230	n/a		40		70		65		n/a		n/a		n/a	
Burnaby	19,025	1,955	10%	2,455	13%	2,175	11%	2,855	15%	2,675	14%	5,590	29%	1,320	7%
Coquitlam	18,450	1,670	9%	3,355	18%	4,165	23%	3,385	18%	3,640	20%	1,845	10%	395	2%
Delta	20,305	885	4%	1,465	7%	4,135	20%	7,370	36%	4,730	23%	1,300	6%	425	2%
UBC, UEL	420	50	12%	35	8%	0	0%	30	7%	35	8%	120	29%	125	30%
Langley City	2,565	65	3%	105	4%	535	21%	1,440	56%	305	12%	85	3%	20	1%
Langley Township	18,910	3,820	20%	3,665	19%	4,460	24%	4,805	25%	1,140	6%	690	4%	320	2%
Lions Bay	415	n/a		50	12%	90	22%	225	54%	40	10%	n/a		n/a	
Maple Ridge	14,785	3,645	25%	2,285	15%	3,380	23%	2,340	16%	1,355	9%	1,245	8%	535	4%
New Westminster	4,890	615	13%	365	7%	270	6%	100	2%	220	4%	1,145	23%	2,175	44%
North Vancouver City	3,035	290	10%	240	8%	285	9%	235	8%	335	11%	900	30%	760	25%
North Vancouver District	16,025	735	5%	865	5%	2,565	16%	2,500	16%	3,300	21%	5,000	31%	1,065	7%
Pitt Meadows	2,805	645	23%	545	19%	590	21%	745	27%	230	8%	15	1%	25	1%
Port Coquitlam	8,010	670	8%	1,380	17%	1,650	21%	1,890	24%	1,645	21%	610	8%	165	2%
Port Moody	3,750	525	14%	645	17%	615	16%	745	20%	615	16%	395	11%	200	5%
Richmond	22,820	3,290	14%	4,855	21%	4,925	22%	5,705	25%	2,380	10%	1,275	6%	390	2%
Surrey	57,020	13,305	23%	11,390	20%	16,045	28%	8,110	14%	3,470	6%	3,960	7%	745	1%
Vancouver	41,440	4,095	10%	5,770	14%	4,705	11%	3,290	8%	3,630	9%	7,545	18%	12,415	30%
West Vancouver	9,015	1,095	12%	895	10%	1,255	14%	975	11%	1,760	20%	2,100	23%	940	10%
White Rock	2,315	280	12%	225	10%	385	17%	540	23%	400	17%	290	13%	190	8%
Metro Vancouver	267,575	38,030	14%	41,050	15%	52,465	20%	47,585	15%	31,945	12%	34,120	13%	22,375	8%

Source: Statistics Canada, 2011 National Household Survey

Note: "n/a" indicates data suppression due to low values (a value less than 20).

"UBC, UEL" = University of British Columbia, University Endowment Lands

Owner-Occupied "Apartment-Duplex" by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	Total # (100%)	2001 to 2011		1991 to 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		1945 or before	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	55	25		0		0		0		0		0		0	
Belcarra	20	0		0		0		0		0		0		0	
Burnaby	7,710	905	12%	1,220	16%	1,340	17%	970	13%	1,035	13%	1,715	22%	520	7%
Coquitlam	4,080	410	10%	1,110	27%	710	17%	500	12%	720	18%	410	10%	230	6%
Delta	2,845	140	5%	180	6%	445	16%	1,035	36%	815	29%	200	7%	15	1%
UBC, UEL	40	0		0		0		0		0		20	50%	10	25%
Langley City	480	0	0%	20	4%	35	7%	280	58%	100	21%	n/a		0	
Langley Township	2,615	405	15%	700	9%	635	9%	635	24%	180	8%	40	2%	0	
Lions Bay	0	0		0		0		0		0		0		0	
Maple Ridge	1,890	335	18%	540	29%	410	22%	315	17%	200	11%	65	3%	25	1%
New Westminster	1,755	210	12%	250	14%	135	8%	90	5%	35	2%	410	23%	625	36%
North Vancouver City	1,240	170	14%	110	9%	100	8%	135	11%	135	11%	365	29%	230	19%
North Vancouver District	3,120	230	7%	325	10%	390	13%	475	15%	770	25%	630	20%	290	9%
Pitt Meadows	490	0		150	31%	130	27%	135	28%	0	0%	0		0	
Port Coquitlam	1,865	90	5%	480	26%	395	21%	375	20%	385	21%	115	6%	0	
Port Moody	750	80	11%	165	22%	95	13%	140	19%	155	21%	80	11%	n/a	
Richmond	2,310	400	17%	270	12%	225	10%	810	35%	375	16%	200	9%	20	1%
Surrey	15,225	3,875	25%	3,780	25%	3,390	22%	2,245	15%	1,005	7%	750	5%	175	1%
Vancouver	26,950	2,985	11%	3,770	14%	3,795	14%	2,685	10%	2,495	9%	3,605	13%	7,600	28%
West Vancouver	965	100	10%	80	8%	90	9%	135	14%	160	17%	245	25%	150	16%
White Rock	800	105	13%	265	33%	90	11%	100	13%	115	14%	75	9%	40	5%
Metro Vancouver	75,230	10,530	14%	13,485	18%	12,440	17%	11,080	15%	8,715	12%	8,945	12%	10,035	13%

Source: Statistics Canada, 2011 National Household Survey

Note: "n/a" indicates data suppression due to low values (a value less than 20).

"UBC, UEL" = University of British Columbia, University Endowment Lands

Owner-Occupied Row House / Townhouse by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	Total # (100%)	2001 to 2011		1991 to 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		1945 or before	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	0		0		0		0		0		0		0	
Belcarra	0	0		0		0		0		0		0		0	
Burnaby	5,780	1,635	28%	1,510	26%	875	15%	1,530	26%	205	4%	0		0	
Coquitlam	2,915	630	22%	740	25%	1,040	36%	465	16%	30	1%	0		0	
Delta	1,480	375	25%	360	24%	310	21%	340	23%	100	7%	0		0	
UBC, UEL	200	80	40%	105	53%	0	0%	0	0%	0		0		0	
Langley City	900	205	23%	200	22%	190	21%	290	32%	15	2%	0		0	
Langley Township	4,850	2,120	44%	1,780	37%	720	15%	210	4%	15	0%	0		0	
Lions Bay	0	0		0		0		0		0		0		0	
Maple Ridge	2,990	475	16%	1,675	56%	605	20%	210	7%	15	1%	0		0	
New Westminster	980	485	49%	410	42%	70	7%	0	0%	0		0		0	
North Vancouver City	1,510	175	12%	400	26%	620	41%	240	16%	60	4%	0		0	
North Vancouver District	1,790	215	12%	325	18%	375	21%	685	38%	165	9%	15	1%	0	
Pitt Meadows	920	235	26%	370	40%	260	28%	60	7%	0		0		0	
Port Coquitlam	2,540	660	26%	1,140	45%	460	18%	195	8%	60	2%	15	1%	0	
Port Moody	2,125	775	36%	410	19%	215	10%	690	32%	25	1%	0		0	
Richmond	10,910	3,390	31%	3,105	28%	2,150	20%	1,945	18%	295	3%	0		30	0%
Surrey	17,425	8,365	48%	4,600	26%	2,420	14%	1,540	9%	385	2%	85	0%	0	
Vancouver	4,780	1,235	26%	1,000	21%	1,170	24%	1,135	24%	85	2%	45	1%	105	2%
West Vancouver	340	145	43%	45	13%	55	16%	60	18%	20	6%	0		0	
White Rock	100	0		30	30%	0		45	45%	0		0		0	
Metro Vancouver	62,540	21,180	34%	18,230	29%	11,565	18%	9,655	15%	1,485	2%	210	0%	215	0%

Source: Statistics Canada, 2011 National Household Survey

Note: "n/a" indicates data suppression due to low values (a value less than 20).

"UBC, UEL" = University of British Columbia, University Endowment Lands

Owner-Occupied Apartment (4 Storeys or Less) by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	Total	2001 to 2011		1991 to 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		1945 or before	
	# (100%)	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	0		0		0		0		0		0		0	
Belcarra	0	0		0		0		0		0		0		0	
Burnaby	8,390	2,290	27%	2,220	26%	1,580	19%	1,690	20%	435	5%	105	1%	75	1%
Coquitlam	4,835	495	10%	2,545	53%	1,035	21%	575	12%	140	3%	35	1%	0	
Delta	2,185	215	10%	955	44%	480	22%	325	15%	160	7%	20	1%	0	
UBC, UEL	1,115	735	66%	340	30%	25	2%	0		0		0		0	
Langley City	3,265	695	21%	1,790	55%	610	19%	145	4%	30	1%	0		0	
Langley Township	1,940	485	25%	1,055	54%	340	18%	35	2%	0		0		0	
Lions Bay	0	0		0		0		0		0		0		0	
Maple Ridge	1,750	460	26%	485	28%	570	33%	200	11%	n/a		0		0	
New Westminster	4,375	670	15%	1,305	30%	1,180	27%	880	20%	140	3%	100	2%	90	2%
North Vancouver City	3,835	385	10%	1,065	28%	555	14%	1,250	33%	435	11%	95	2%	55	1%
North Vancouver District	2,425	460	19%	840	35%	420	17%	395	16%	205	8%	70	3%	25	1%
Pitt Meadows	665	180	27%	450	68%	25	4%	0		0		0		0	
Port Coquitlam	3,060	1,010	33%	1,525	50%	240	8%	260	8%	30	1%	0		0	
Port Moody	1,850	925	50%	430	23%	40	2%	305	16%	130	7%	n/a		0	
Richmond	10,245	2,055	20%	2,710	26%	2,900	28%	2,115	21%	345	3%	95	1%	20	
Surrey	15,960	4,155	26%	6,910	43%	3,400	21%	1,110	7%	235	1%	125	1%	0	
Vancouver	27,225	4,190	15%	7,825	29%	6,060	22%	4,845	18%	810	3%	1,115	4%	2,390	9%
West Vancouver	990	115	12%	180	18%	255	26%	245	25%	125	13%	65	7%	0	
White Rock	2,705	160	6%	640	24%	990	37%	740	27%	105	4%	35	1%	40	1%
Metro Vancouver	96,830	19,685	20%	33,285	34%	20,700	21%	15,135	16%	3,350	3%	1,895	2%	2,785	3%

Source: Statistics Canada, 2011 National Household Survey

Note: "n/a" indicates data suppression due to low values (a value less than 20).

"UBC, UEL" = University of British Columbia, University Endowment Lands

Owner-Occupied Apartment (5 Storeys or More) by Age of Structure in Metro Vancouver Municipalities, 2011

Municipality	Total # (100%)	2001 to 2011 # %		1991 to 2000 # %		1981 - 1990 # %		1971 - 1980 # %		1961 - 1970 # %		1946 - 1960 # %		1945 or before # %	
Anmore	0	0		0		0		0		0		0		0	
Belcarra	0	0		0		0		0		0		0		0	
Burnaby	11,930	4,765	40%	2,855	24%	2,785	23%	1,385	12%	90	1%	45	0%	0	
Coquitlam	2,160	880	41%	1,050	49%	180	8%	0		25	1%	0		0	
Delta	415	0	0%	110	27%	275	66%	20	5%	0		0		0	
UBC, UEL	700	380	54%	300	43%	0		0		0		0		0	
Langley City	45	35	78%	0		0		0		0		0		0	
Langley Township	0	0		0		0		0		0		0		0	
Lions Bay	0	0		0		0		0		0		0		0	
Maple Ridge	310	30	10%	255	82%	25	8%	0		0		0		0	
New Westminster	5,090	1,765	35%	1,895	37%	845	17%	485	10%	50	1%	0		45	1%
North Vancouver City	2,160	835	39%	540	25%	375	17%	330	15%	70	3%	0		0	
North Vancouver District	940	0		195	21%	155	16%	540	57%	35	4%	0		0	
Pitt Meadows	0	0		0		0		0		0		0		0	
Port Coquitlam	0	0		0		0		0		0		0		0	
Port Moody	910	735	81%	175	19%	0		0		0		0		0	
Richmond	4,595	2,305	50%	1,510	33%	275	6%	450	10%	20	0%	0		0	
Surrey	1,740	435	25%	930	53%	315	18%	40	2%	0		0		0	
Vancouver	24,945	10,345	41%	8,250	33%	2,810	11%	1,710	7%	755	3%	630	3%	450	2%
West Vancouver	1,615	80	5%	255	16%	230	14%	515	32%	425	26%	70	4%	0	
White Rock	690	225	33%	135	20%	230	33%	95	14%	0		0		0	
Metro Vancouver	58,255	22,845	39%	18,465	32%	8,515	15%	5,605	10%	1,455	2%	785	1%	585	1%

Source: Statistics Canada, 2011 National Household Survey

Note: "n/a" indicates data suppression due to low values (a value less than 20).

"UBC, UEL" = University of British Columbia, University Endowment Lands

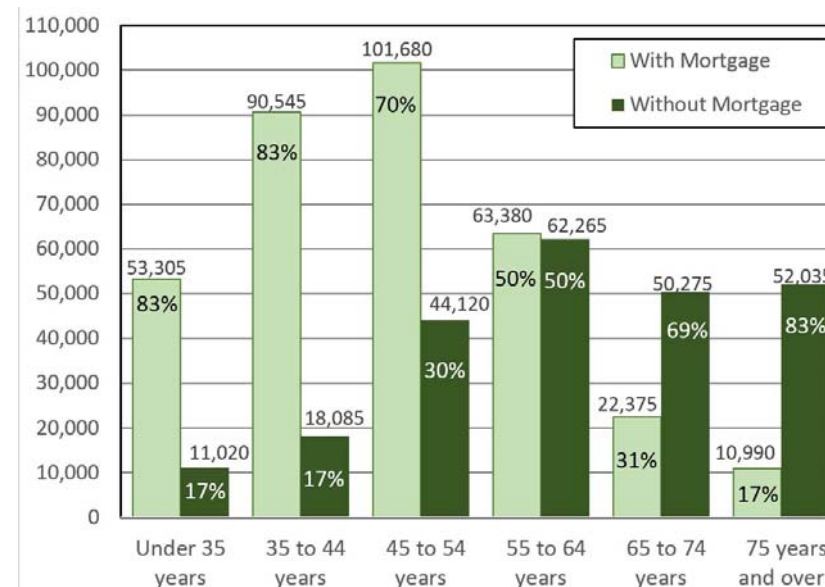
Description

- Mortgage expense is typically the largest household expense for owners and entry into homeownership is challenging due to persistently high housing prices in the region. Analysis of the presence of a mortgage by the age of homeowners and types of dwellings provides helpful information for policies directed at enabling entry into homeownership, and provides insight into the mortgage burden in the senior years.

Key Findings

- In 2011, 342,275 (59%) of all owner households had mortgages and 41% were mortgage free. The presence of a mortgage varies significantly by housing type and by age of the primary household maintainer.
- Multi-unit housing forms such as apartments and row houses, which are likely to be newer housing stock, were more likely to have a mortgage than single detached housing.
- 15.6% of owners with mortgages were under the age of 35. In contrast 10% (33,365) of owners with mortgages were age 65 or older.
- The majority (56%) of households with a mortgage had primary maintainers aged 35 to 54. However, 31% of primary maintainers age 65 to 74 had mortgages. This observation could point to late entry into the housing market and therefore the amortization period would run into later years, or due to re-mortgaging of properties.

Owner Households by Presence of a Mortgage and by Age of Primary Maintainer, Metro Vancouver, 2011



Owner Households by Presence of a Mortgage and by Sub-region, Metro Vancouver, 2011

	Total - All Dwellings		Single Detached		Apartments	
	No.	% with Mtg	No.	% with Mtg	No.	% with Mtg
Metro Vancouver	580,075	59%	267,575	53%	155,085	64%
Burnaby, New Westminster	72,330	57%	23,910	44%	29,795	65%
Langley City and Township	38,140	65%	21,475	65%	5,240	63%
Maple Ridge, Pitt Meadows	27,540	70%	17,595	70%	2,720	64%
Coquitlam, Port Coquitlam, Port Moody	60,525	65%	30,840	58%	12,820	74%
North Van. City and District	51,050	51%	28,485	47%	11,960	51%
West Vancouver	80,355	56%	43,125	51%	17,445	60%
Richmond, Delta	118,190	66%	59,335	62%	21,105	67%
Surrey, White Rock	130,980	52%	41,865	37%	53,980	64%

Source: Statistics Canada, 2011 National Household Survey

Owner-Occupied Households by Presence of Mortgage in Metro Vancouver Municipalities, 2011

Municipality	All Owned Dwelling Units			Single Detached			Apartment, Duplex *			Row House			Apartment, Less Than 5 Storeys			Apartment, 5 or More Storeys		
	No.	with Mtg	without Mtg	No.	with Mtg	without Mtg	No.	with Mtg	without Mtg	No.	with Mtg	without Mtg	No.	with Mtg	without Mtg	No.	with Mtg	without Mtg
Anmore	580	72%	28%	405	70%	31%	55	82%	0%	n/a	-	-	n/a	-	-	n/a	-	-
Belcarra	250	50%	48%	230	48%	52%	n/a	-	-	n/a	-	-	n/a	-	-	n/a	-	-
Burnaby	55,120	54%	46%	19,020	41%	59%	7,705	52%	48%	5,780	66%	34%	8,395	70%	29%	11,935	57%	43%
Coquitlam	33,875	62%	38%	18,450	56%	44%	4,080	69%	31%	2,920	73%	26%	4,835	74%	26%	2,160	62%	38%
Delta	28,045	57%	43%	20,305	55%	45%	2,845	70%	30%	1,480	67%	33%	2,185	59%	41%	415	51%	49%
UBC, UEL	2,545	54%	46%	420	29%	73%	35	57%	57%	195	67%	36%	1,115	60%	41%	700	60%	40%
Langley City	7,355	68%	32%	2,565	64%	36%	480	75%	24%	900	73%	27%	3,265	68%	32%	40	63%	0%
Langley Township	30,785	64%	36%	18,910	65%	35%	2,620	71%	29%	4,855	77%	23%	1,935	56%	44%	n/a	-	-
Lions Bay	435	52%	48%	415	51%	49%	n/a	-	-	n/a	-	-	n/a	-	-	n/a	-	-
Maple Ridge	22,370	71%	29%	14,790	70%	30%	1,895	76%	23%	2,990	78%	22%	1,750	66%	34%	310	27%	71%
New Westminster	17,210	66%	34%	4,890	59%	41%	1,755	68%	32%	980	74%	25%	4,375	72%	28%	5,090	67%	33%
North Vancouver City	12,390	60%	40%	3,030	48%	52%	1,245	66%	33%	1,505	73%	27%	3,835	66%	34%	2,160	56%	44%
North Vancouver District	24,765	54%	46%	16,025	50%	50%	3,120	66%	34%	1,790	65%	35%	2,425	53%	47%	935	46%	53%
Pitt Meadows	5,170	69%	31%	2,805	67%	32%	490	77%	24%	920	76%	25%	660	74%	26%	n/a	-	-
Port Coquitlam	16,105	70%	30%	8,010	63%	37%	1,870	75%	25%	2,535	80%	21%	3,060	80%	20%	n/a	-	-
Port Moody	9,715	68%	32%	3,745	55%	45%	745	72%	28%	2,125	79%	21%	1,855	79%	21%	910	71%	29%
Richmond	52,310	55%	45%	22,820	47%	53%	2,310	55%	45%	10,915	63%	37%	10,250	63%	37%	4,595	55%	45%
Surrey	111,465	66%	34%	57,020	62%	38%	15,230	74%	26%	17,425	73%	27%	15,965	72%	28%	1,745	65%	35%
Vancouver	128,435	52%	48%	41,445	37%	63%	26,950	50%	50%	4,780	60%	40%	27,220	64%	36%	24,945	64%	36%
West Vancouver	13,460	39%	61%	9,015	42%	58%	965	53%	47%	340	35%	65%	990	30%	71%	1,615	20%	80%
White Rock	6,725	51%	49%	2,315	53%	47%	800	58%	42%	95	79%	32%	2,705	48%	52%	690	43%	57%
Vancouver CMA	580,075	59%	41%	267,575	53%	47%	75,235	61%	39%	62,540	70%	30%	96,835	66%	34%	58,250	60%	40%

Source: Statistics Canada

"UBC, UEL" = University of British Columbia, University Endowment Lands

Note: Structure Type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites. With respect to the house with a secondary suite, only the owner-occupied unit would be included in this count (excludes the rented suite).

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Owner-Occupied Households by Age of Primary Maintainer in Metro Vancouver Municipalities, 2011

Municipality	Under Age 35			Age 35 - 44			Age 45 - 54			Age 55 - 64			Age 65 and Over		
	No.	with Mortgage	without Mortgage	No.	with Mortgage	without Mortgage	No.	with Mortgage	without Mortgage	No.	with Mortgage	without Mortgage	No.	with Mortgage	without Mortgage
Anmore	15			140			215			100			110		
Belcarra	-			20			70			100			50		
Burnaby	7,185	77%	23%	9,860	79%	21%	13,090	65%	35%	11,465	45%	55%	13,520	21%	79%
Coquitlam	3,395	85%	15%	6,605	85%	15%	9,450	71%	29%	7,575	52%	48%	6,860	27%	73%
Delta	1,810	83%	17%	4,700	86%	14%	7,500	72%	28%	6,875	48%	52%	7,160	26%	74%
UBC, UEL	295	63%	37%	520	77%	24%	710	62%	37%	475	54%	47%	550	18%	81%
Langley City	1,460	90%	10%	1,265	94%	7%	1,450	73%	28%	1,380	62%	38%	1,800	32%	68%
Langley Township	3,385	91%	9%	5,925	89%	11%	7,800	75%	25%	6,830	55%	45%	6,845	26%	74%
Lions Bay	25			70			75			100			165		
Maple Ridge	2,640	93%	7%	4,595	91%	9%	6,135	81%	19%	4,565	63%	37%	4,440	29%	71%
New Westminster	2,440	93%	7%	3,415	86%	15%	4,165	77%	23%	3,405	58%	42%	3,780	28%	72%
North Vancouver City	1,510	89%	12%	2,295	85%	15%	2,970	72%	29%	2,550	49%	51%	3,055	26%	73%
North Vancouver District	1,290	84%	16%	4,035	85%	15%	6,620	67%	33%	5,795	48%	52%	7,015	22%	78%
Pitt Meadows	650	88%	9%	965	93%	8%	1,395	81%	19%	1,035	65%	35%	1,115	28%	72%
Port Coquitlam	1,965	93%	7%	3,515	90%	11%	4,820	76%	24%	3,245	58%	42%	2,560	31%	69%
Port Moody	1,275	92%	8%	2,425	90%	10%	2,540	70%	30%	1,920	53%	47%	1,565	29%	71%
Richmond	5,345	74%	26%	8,885	79%	21%	13,875	66%	34%	12,545	47%	53%	11,665	23%	77%
Surrey	12,800	88%	11%	23,300	87%	13%	29,255	75%	25%	23,140	58%	42%	22,980	31%	69%
Vancouver	16,030	77%	24%	23,970	77%	23%	29,385	62%	38%	27,280	43%	57%	31,760	21%	79%
West Vancouver	345	51%	48%	1,355	69%	31%	2,840	65%	35%	3,240	42%	58%	5,685	16%	84%
White Rock	435	70%	31%	605	85%	14%	1,205	77%	23%	1,725	63%	36%	2,770	22%	78%
Vancouver CMA	64,320	83%	17%	108,630	83%	17%	145,800	70%	30%	125,650	50%	50%	135,680	25%	75%

Source: Statistics Canada, 2011 National Household Survey

"UBC, UEL" = University of British Columbia, University Endowment Lands

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

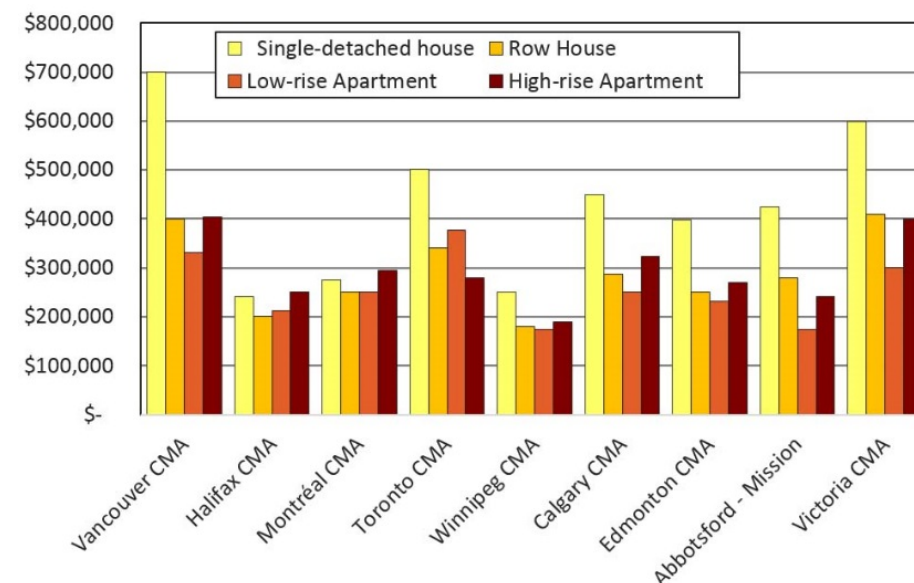
Description

- Analysis of home values, and subsequent costs of home ownership, provide important information for housing policy research and planning. Metro Vancouver housing values are the highest of the select metropolitan areas, whether the form is apartment-condominium, row house, or single detached homes.
- These are owner reported estimates of the value of the owned housing unit at the time of the 2011 NHS. The values do not reflect current market housing values, but do indicate the relative differences among select metropolitan areas.

Key Findings

- The median value for owner-occupied single detached houses in Metro Vancouver in 2011 is shown to be \$700,188. Single detached homes in the Abbotsford – Mission CMA have a median value that is 61% of that amount (\$424,457). In Calgary, a single detached home is valued at is 64% of the Vancouver median value for a single detached home (\$448,709).
- The median value for owner-occupied row house units in Metro Vancouver in 2011 is \$400,188. Owner-occupied row house units in Abbotsford – Mission CMA have a median value that is 70% of that amount (\$280,164).
- The median value for low-rise owner-occupied apartment units in Abbotsford – Mission (\$175,025) and in Winnipeg (\$175,056) are valued at 53% of median value of a Metro Vancouver low-rise unit (\$330,572).
- Median value for owner-occupied high-rise apartment units in Calgary (\$323,637) is 80% of the median value of a Metro Vancouver high-rise unit, and in Toronto high-rise units have a median value of 69% of the Metro Vancouver high-rise unit.

Median Value of Owner-Occupied Dwelling Units by Structure Type for Select Canadian CMA's, 2011



Median Value of Owner-Occupied Dwelling Units by Structure Type for Select Canadian CMA's, 2011

Metropolitan Area	Single-detached house			
	Row House	Low-rise Apartment	High-rise Apartment	
Vancouver CMA	\$ 700,188	\$ 400,770	\$ 330,572	\$ 403,119
Halifax CMA	\$ 240,409	\$ 200,663	\$ 213,282	\$ 250,487
Montréal CMA	\$ 276,115	\$ 250,771	\$ 250,740	\$ 295,110
Toronto CMA	\$ 500,491	\$ 340,981	\$ 376,166	\$ 280,120
Winnipeg CMA	\$ 250,464	\$ 180,163	\$ 175,056	\$ 190,342
Calgary CMA	\$ 448,709	\$ 287,206	\$ 250,736	\$ 323,637
Edmonton CMA	\$ 397,316	\$ 249,945	\$ 232,131	\$ 268,927
Abbotsford - Mission	\$ 424,457	\$ 280,164	\$ 175,025	\$ 240,334
Victoria CMA	\$ 599,597	\$ 408,901	\$ 300,648	\$ 399,636

Source: Statistics Canada, 2011 National Household Survey

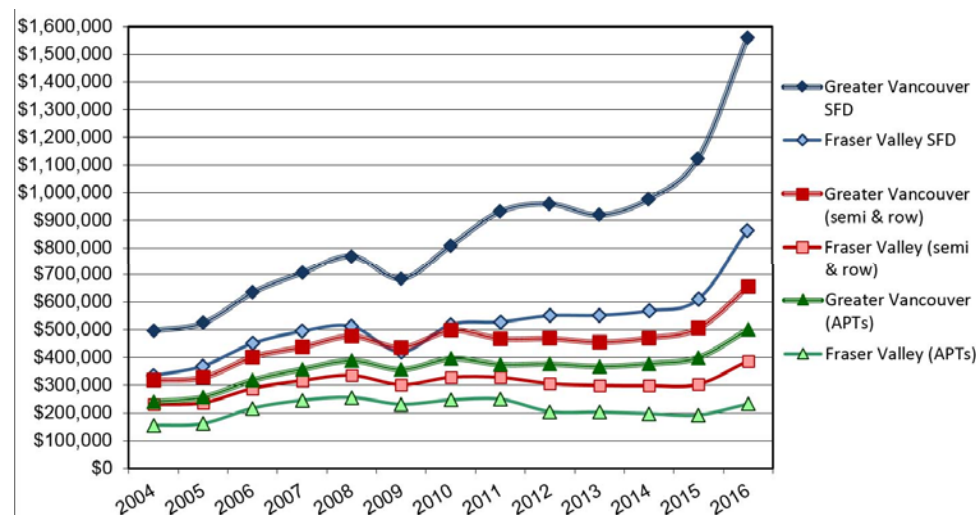
Description

- Approximately two-thirds of Metro Vancouver residents own their own homes. The sale price of homes in Metro Vancouver is a key indicator of affordability in the ownership market. Data is presented separately for the Real Estate Board areas of Greater Vancouver and the Fraser Valley recognizing the wide variation in sale price both by location and by structure type. It uses the “benchmark” price of a typical home, rather than actual sales prices.

Key Findings

- The average sale price of a single detached home in Greater Vancouver has increased 39% over the past 5 years, from \$931,300 in 2011 to \$1,561,500 in 2016. The one year increase between 2015 and 2016 is \$437,600. The Fraser Valley real estate area saw the average sale price of a single detached increase by 63% over the past 5 years (\$528,060 in 2010 to \$861,600 in 2016), with a one year increase of \$251,700.
- The average sale price of an attached home (semi-detached, row or townhouse) in Greater Vancouver has increased by 40% over the past 5 years, from \$468,700 in 2011 to \$656,900 in 2016. The Fraser Valley real estate area saw the average sale price of an attached home increase by 18% over the past 5 years (\$327,457 in 2011 to \$387,100 in 2016).
- The average sale price of an apartment unit in Greater Vancouver has increased 34% over the past 5 years, from \$375,000 in 2011 to \$501,100 in 2016. The Fraser Valley real estate area saw the average sale price of an apartment unit decrease by 7% over the past 5 years (\$249,537 in 2011 to \$231,900 in 2016).
- At the municipal level, the greatest five year increase (2011 – 2016) in average apartment price occurred in Port Moody (48%, from \$300,500 in 2011 to \$445,700 in 2016). In contrast, South Surrey & White Rock saw a decline in the benchmark apartment price of 4% (from \$323,094 in 2011 to \$310,600 in 2016).

Benchmark Price (HPI) by Structure Type in Greater Vancouver Area and the Fraser Valley Real Estate Area, 2004 – 2016



Source: The Real Estate Board of Greater Vancouver (REBGV) and the Fraser Valley Real Estate Board (FVREB). Note: The Real Estate Board of Greater Vancouver (REBGV) has a functional definition of “Greater Vancouver” that includes Vancouver city, Richmond, New Westminister, North Shore, Tri-Cities, Maple Ridge and Pitt Meadows, as well as Whistler, Squamish and the Sunshine Coast. The Fraser Valley Real Estate Board includes Abbotsford, Mission, Langley City and Township, Surrey White Rock and Delta.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI). Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the ‘typical house’ in a given area. Each month’s sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the ‘typical’ house model.

More information at: www.homepriceindex.ca

Single Detached Housing Price Index (\$) for Metro Vancouver Municipalities, June 2008 - 2016

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	5 Yr Increase (2011 - 2016)	
										(No.)	(%)
Burnaby **	766,644	693,171	789,405	859,300	902,300	877,500	932,700	1,076,633	1,518,600	659,300	77%
Coquitlam	672,246	597,539	686,612	686,100	720,533	706,900	748,800	861,200	1,217,300	531,200	77%
Ladner - Delta (South)	674,211	610,150	676,820	618,300	644,700	611,400	634,100	726,500	1,042,800	365,980	59%
Delta (North)	495,189	475,849	525,200	548,817	525,267	523,100	557,100	612,300	843,300	294,483	54%
Langley	521,247	479,960	523,327	523,618	543,600	560,000	577,200	612,900	905,700	382,082	73%
Maple Ridge	459,439	411,974	465,019	470,400	465,133	461,500	472,500	505,100	692,500	222,100	47%
New Westminster	597,999	542,859	603,589	659,500	682,167	665,800	693,300	789,300	1,095,600	436,100	66%
North Vancouver	910,821	792,033	920,633	914,800	974,700	947,600	1,010,000	1,176,600	1,664,100	749,300	82%
Pitt Meadows	493,347	485,378	525,291	506,300	501,800	503,100	513,500	560,500	760,600	254,300	50%
Port Coquitlam	539,546	491,372	565,666	551,500	563,233	548,100	572,500	662,100	916,300	364,800	66%
Port Moody	798,222	706,213	798,314	821,400	845,733	829,500	895,400	1,005,600	1,379,700	558,300	68%
Richmond	781,881	695,960	901,706	1,026,000	999,200	941,933	979,300	1,144,700	1,700,200	674,200	66%
Surrey *	520,354	484,997	530,763	546,694	564,300	579,450	714,814	689,700	981,700	435,006	80%
Vancouver West	1,439,026	1,277,018	1,648,096	2,135,400	2,207,433	2,069,200	2,257,100	2,599,700	3,547,300	1,411,900	66%
Vancouver East	693,202	628,128	745,497	807,400	863,467	842,800	918,900	1,093,900	1,511,500	704,100	87%
West Vancouver	1,506,302	1,179,133	1,410,756	1,770,700	1,934,567	1,849,200	2,053,300	2,320,400	3,261,600	1,490,900	84%
South Surrey & White Rock	741,139	662,581	751,532	815,398	881,800	851,100	902,400	983,900	1,437,600	622,202	76%
Greater Vancouver	769,408	685,657	807,868	931,300	959,767	919,200	976,700	1,123,900	1,561,500	630,200	68%
Fraser Valley	512,850	471,788	518,355	528,060	550,133	552,200	568,600	609,900	861,600	333,540	63%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board (FVREB)

Notes:

"Greater Vancouver" as defined by REBGV has a different geographic area than the regionally defined "Metro Vancouver" region.

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

* Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

** For 2012-2016 Burnaby data is reported for 3 sub-areas of Burnaby. For purposes of this table, a non-weighted average of the 3 sub-areas is used.

Semi-detached and Rowhouse Housing Price Index (\$) for Metro Vancouver Municipalities, June 2008 - 2016

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	5 Yr Increase (2011 - 2016)	
										(No.)	(%)
Burnaby **	461,602	433,780	492,510	423,600	414,333	403,100	422,067	442,867	517,400	93,800	22%
Coquitlam	430,890	380,251	447,025	386,600	382,867	382,800	389,000	414,200	527,500	140,900	36%
Ladner - Delta (South)	464,623	449,342	468,499	459,600	450,767	446,500	461,800	493,100	628,300	168,700	37%
Delta (North)	n/a	n/a	n/a	n/a	297,267	292,700	312,000	323,000	447,600	n/a	
Langley	331,097	300,791	328,117	324,844	292,767	291,500	291,300	298,300	408,400	83,556	26%
Maple Ridge	320,094	290,895	314,522	285,500	276,233	269,400	271,300	282,400	373,500	88,000	31%
New Westminster	n/a	n/a	n/a	394,500	398,633	393,900	408,900	441,900	543,000	148,500	38%
North Vancouver	604,364	541,744	618,998	579,900	598,467	580,500	605,400	650,100	850,200	270,300	47%
Pitt Meadows	n/a	n/a	n/a	336,700	321,633	317,800	322,200	363,100	447,400	110,700	33%
Port Coquitlam	396,996	369,101	400,914	375,400	374,733	365,100	372,200	397,400	515,300	139,900	37%
Port Moody	413,385	361,181	413,309	419,600	409,933	402,100	416,100	447,400	547,400	127,800	30%
Richmond	470,075	435,097	517,348	590,800	506,600	493,900	507,900	546,900	709,800	119,000	20%
Surrey *	331,487	304,675	330,194	335,567	306,833	320,613	379,416	324,200	409,800	74,233	22%
Vancouver West	730,928	655,001	765,336	680,400	711,333	703,600	748,000	805,500	1,092,900	412,500	61%
Vancouver East	522,994	480,259	535,723	495,300	522,733	517,700	532,300	562,100	765,500	270,200	55%
West Vancouver	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,092,900	n/a	
South Surrey & White Rock	442,320	418,646	481,048	472,458	469,400	458,200	463,100	429,900	521,000	48,542	10%
Greater Vancouver	477,805	436,409	498,533	468,700	469,033	456,200	471,200	506,900	656,900	188,200	40%
Fraser Valley	335,090	301,103	328,080	327,457	305,000	298,700	297,800	302,600	387,100	59,643	18%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Notes:

Maple Ridge and Pitt Meadows were reported as a singular geographic area prior to 2012.

"Greater Vancouver" as defined by REBGV has a different geographic area than the regionally defined "Metro Vancouver" region.

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

Note: For 2007-2013 Surrey does not have a "benchmark price" for apartments, therefore "average price" data is shown in this table.

* Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

** For 2012-2016 Burnaby data is reported for 3 sub-areas of Burnaby. For purposes of this table, a non-weighted average of the 3 sub-areas is used.

Apartment Housing Price Index (\$) for Metro Vancouver Municipalities, June 2008 - 2016

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	5 Yr Increase (2011 - 2016)	
										(No.)	(%)
Burnaby **	348,053	314,704	354,100	368,700	362,378	359,600	382,330	382,330	497,300	128,600	35%
Coquitlam	298,262	258,533	295,670	263,800	257,467	248,000	255,000	397,500	336,100	72,300	27%
Ladner - Delta (South)	359,243	322,679	366,686	315,800	324,333	301,600	313,900	272,700	416,100	100,300	32%
Delta (North)	n/a	n/a	n/a	n/a	177,333	161,800	158,400	160,200	195,500	n/a	
Langley	245,537	224,920	241,491	239,684	214,200	211,900	213,700	197,100	238,800	(884)	0%
Maple Ridge	265,744	236,321	251,808	187,600	178,967	170,800	169,800	172,300	190,000	2,400	1%
New Westminster	301,500	268,364	300,034	270,300	274,700	272,100	277,800	288,000	347,200	76,900	28%
North Vancouver	393,451	346,657	395,053	344,000	351,700	353,500	352,700	370,600	444,200	100,200	29%
Pitt Meadows	n/a	n/a	n/a	226,600	217,600	231,500	245,300	255,500	285,100	58,500	26%
Port Coquitlam	263,542	231,142	252,880	239,500	228,067	217,300	225,200	236,300	287,300	47,800	20%
Port Moody	309,042	283,818	309,186	300,500	317,600	322,800	331,900	354,900	445,700	145,200	48%
Richmond	323,322	294,271	339,497	349,100	350,400	346,500	354,000	362,600	424,100	75,000	21%
Surrey *	238,563	221,886	216,661	211,506	197,859	208,369	210,500	201,500	239,000	27,494	13%
Vancouver West	493,218	444,161	508,628	477,300	480,533	474,600	491,200	528,000	696,200	218,900	46%
Vancouver East	333,346	303,992	336,472	304,500	311,733	306,800	321,000	330,300	418,400	113,900	37%
West Vancouver	673,523	560,814	661,505	630,300	632,533	601,400	610,100	646,300	846,300	216,000	34%
South Surrey & White Rock	344,670	310,978	315,388	323,094	250,900	241,000	240,600	243,600	310,600	(12,494)	-4%
Greater Vancouver	388,722	356,880	396,030	375,000	376,733	367,700	378,000	400,200	501,100	126,100	34%
Fraser Valley	255,670	231,014	246,351	249,537	204,200	202,500	197,000	191,900	231,900	(17,637)	-7%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Notes:

Maple Ridge and Pitt Meadows were reported as a singular geographic area prior to 2012.

"Greater Vancouver" as defined by REBGV has a different geographic area than the regionally defined "Metro Vancouver" region.

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

* Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

** For 2012-2016 Burnaby data is reported for 3 sub-areas of Burnaby. For purposes of this table, a non-weighted average of the 3 sub-areas is used.

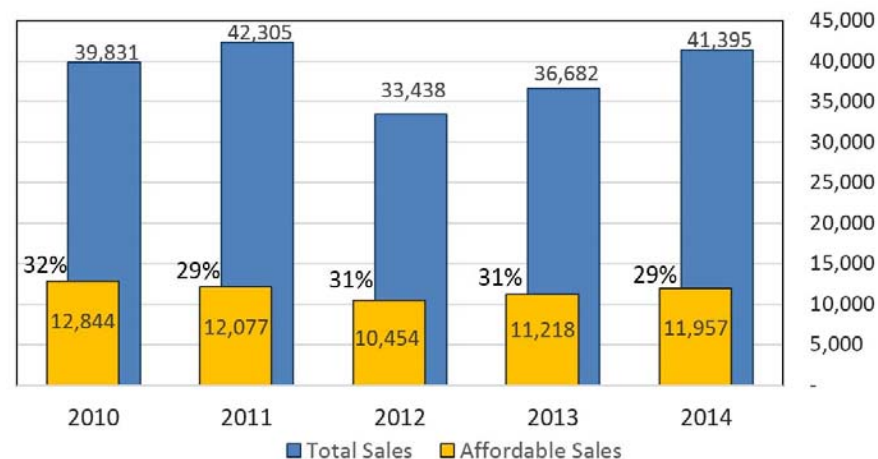
Description

- Metro Vancouver is often identified as having the highest home prices in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market.
- Ownership units are considered to be affordable if households with median household income can purchase the unit, with 10% down, 25 year amortization period and pay no more than 30% of their income. Based on these considerations the estimated affordable price in recent years is set at \$385,000.

Key Findings

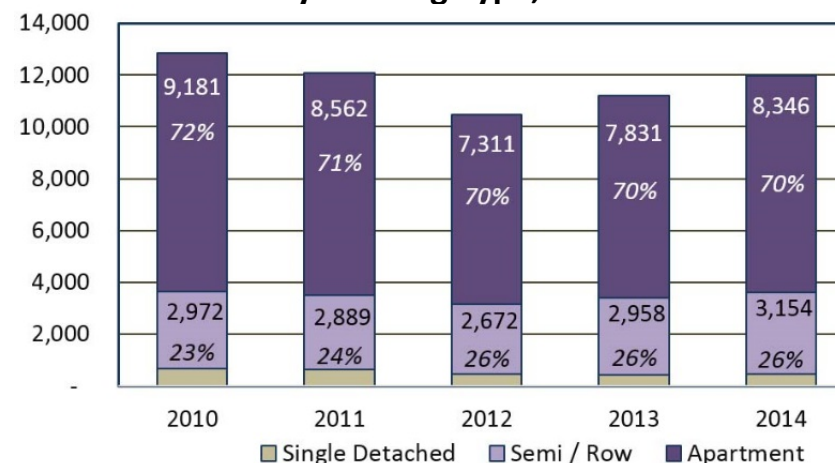
- Real Estate Board data for Metro Vancouver showed that in 2014 29% of sales (all unit types) were considered affordable on average (11,957 affordable sales of the 41,395 total sales). The proportion of total sales that are deemed affordable has declined from 32% in 2010. In the past 5 years the number of affordable sales in the region has varied from 12,844 sales in 2010 to 10,454 affordable sales in 2012.
- Municipalities with a higher proportion of affordable sales in 2014 are Pitt Meadows (59%), New Westminster (55%), Langley (45%) and Port Coquitlam (44%). The greatest number of actual affordable sales in 2014 occurred in the Surrey / White Rock sub-region with 2,814 affordable sales (24% of all affordable sales in the region).
- The majority of affordable sales are in apartment / condominium building form, accounting for 70% of affordable sales in 2014. Row house / townhouse units made up 26% of the affordable sales in 2014. Single detached houses have not accounted for more than 6% of affordable sales in the last 5 years.

Estimated Real Estate Sales, Total and Affordable, Metro Vancouver, 2010 - 2014



Source: Fraser Valley Real Estate Board (FVREB) and the Real Estate Board of Greater Vancouver (REBGV)

Affordable Sales by Building Type, 2010 - 2014



Source: Fraser Valley Real Estate Board (FVREB) and the Real Estate Board of Greater Vancouver (REBGV)

Affordable Sales in Metro Vancouver, 2010 - 2014

Municipality	2010			2011			2012			2013			2014		
	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%
Burnaby	3,632	1,297	36%	3,968	1,286	32%	2,920	969	33%	3,434	1,119	33%	3,745	1,116	30%
Coquitlam	2,124	787	37%	2,575	836	32%	2,104	728	35%	2,307	839	36%	2,618	808	31%
Ladner - Delta	338	86	25%	370	72	19%	278	49	18%	314	67	21%	427	85	20%
Delta (except Ladner)*	638	95	15%	708	82	12%	569	47	8%	582	66	11%	583	67	11%
Langley *	2,032	996	49%	2,232	940	42%	2,224	956	43%	2,263	958	42%	2,529	1,137	45%
Maple Ridge	1,494	644	43%	1,592	715	45%	1,379	618	45%	1,414	612	43%	1,765	712	40%
New Westminster	1,264	780	62%	1,348	785	58%	1,146	654	57%	1,130	645	57%	1,237	677	55%
North Vancouver City	433	100	23%	467	113	24%	388	90	23%	435	81	19%	488	99	20%
North Vancouver District	1,723	379	22%	2,007	415	21%	1,600	331	21%	1,789	355	20%	2,046	371	18%
Pitt Meadows	308	145	47%	353	192	54%	335	185	55%	431	253	59%	425	250	59%
Port Coquitlam	999	471	47%	985	428	43%	902	408	45%	942	436	46%	1,178	523	44%
Port Moody	690	277	40%	731	300	41%	574	214	37%	651	242	37%	738	240	33%
Richmond	4,738	1,326	28%	4,257	1,006	24%	2,815	815	29%	3,624	1,035	29%	4,270	1,006	24%
Surrey (less South Surrey)*	5,820	2,602	45%	5,721	2,332	41%	5,139	2,123	41%	4,787	2,075	43%	4,931	2,145	44%
Vancouver	9,863	2,172	22%	10,178	1,918	19%	7,722	1,632	21%	8,847	1,769	20%	10,236	1,926	19%
West Vancouver	930	24	3%	1,395	31	2%	783	30	4%	960	32	3%	1,038	35	3%
South Surrey & White Rock	1,996	571	29%	2,509	565	23%	1,860	521	28%	2,012	562	28%	2,234	669	30%
Metro Vancouver	39,831	12,844	32%	42,305	12,077	29%	33,438	10,454	31%	36,682	11,218	31%	41,395	11,957	29%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Note: Metro Vancouver includes Lions Bay, Anmore, Belcarra, UBC-UEL, Tsawwassen.

Notes:

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Affordable SINGLE DETACHED Sales in Metro Vancouver, 2010 - 2014

Municipality	2010			2011			2012			2013			2014		
	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%
Burnaby	1,080	0	0%	1,283	0	0%	818	0	0%	980	0	0%	1,201	0	0%
Coquitlam	1,038	47	5%	1,337	56	4%	1,068	39	4%	1,113	46	4%	1,334	52	4%
Ladner - Delta	205	5	2%	252	10	4%	192	4	2%	206	4	2%	282	4	1%
Delta (except Ladner)*	519	25	5%	596	14	2%	479	3	1%	463	1	0%	463	1	0%
Langley *	1,006	85	8%	1,236	75	6%	1,224	86	7%	1,251	58	5%	1,251	71	6%
Maple Ridge	947	158	17%	981	168	17%	908	170	19%	935	158	17%	1,196	186	16%
New Westminster	326	8	2%	330	4	1%	268	3	1%	271	3	1%	338	1	0%
North Vancouver City	88	0	0%	140	0	0%	99	0	0%	118	0	0%	123	1	1%
North Vancouver District	858	5	1%	1,051	3	0%	821	2	0%	974	4	0%	1,113	2	0%
Pitt Meadows	157	12	8%	166	19	11%	142	8	6%	179	21	12%	166	10	6%
Port Coquitlam	427	26	6%	454	25	6%	390	11	3%	390	14	4%	476	11	2%
Port Moody	193	0	0%	207	2	1%	159	0	0%	204	0	0%	228	0	0%
Richmond	1,727	7	0%	1,704	2	0%	978	6	1%	1,319	9	1%	1,692	6	0%
North Surrey*	3,311	290	9%	3,394	232	7%	2,936	115	4%	2,624	82	3%	2,624	76	3%
Vancouver	3,362	1	0%	3,763	3	0%	2,475	1	0%	3,063	2	0%	3,499	1	0%
West Vancouver	690	5	1%	1,137	4	0%	571	6	1%	730	12	2%	796	8	1%
South Surrey & White Rock	1,088	7	1%	1,579	7	0%	980	9	1%	1,080	8	1%	1,080	7	1%
Metro Vancouver	17,412	691	4%	20,090	626	3%	14,881	471	3%	16,282	429	3%	18,383	457	2%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

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Affordable ATTACHED (Rowhouse and Duplex) Sales in Metro Vancouver, 2010 - 2014

Municipality	2010			2011			2012			2013			2014		
	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%
Burnaby	780	175	22%	860	204	24%	666	159	24%	768	172	22%	764	159	21%
Coquitlam	398	124	31%	523	144	28%	374	103	28%	461	135	29%	501	113	23%
Ladner - Delta	60	21	35%	65	20	31%	43	16	37%	55	24	44%	69	20	29%
Delta (except Ladner)*	88	39	44%	78	34	44%	62	17	27%	80	26	33%	87	34	39%
Langley *	590	477	81%	604	477	79%	613	487	79%	623	517	83%	800	601	75%
Maple Ridge	342	281	82%	407	343	84%	289	266	92%	295	270	92%	364	321	88%
New Westminster	89	31	35%	132	39	30%	127	37	29%	130	33	25%	100	23	23%
North Vancouver City	123	1	1%	120	2	2%	105	1	1%	128	3	2%	130	2	2%
North Vancouver District	223	14	6%	268	11	4%	202	16	8%	227	15	7%	268	8	3%
Pitt Meadows	96	78	81%	78	66	85%	77	61	79%	98	79	81%	102	85	83%
Port Coquitlam	261	142	54%	237	111	47%	223	111	50%	290	161	56%	345	164	48%
Port Moody	202	67	33%	245	91	37%	196	66	34%	192	65	34%	221	63	29%
Richmond	1,140	115	10%	1,011	65	6%	734	81	11%	892	105	12%	1,079	100	9%
North Surrey*	1,398	1,214	87%	1,304	1,098	84%	1,264	1,076	85%	1,297	1,147	88%	1,470	1,245	85%
Vancouver	1,091	63	6%	1,086	51	5%	868	33	4%	1,046	50	5%	1,138	40	4%
West Vancouver	70	0	0%	49	0	0%	53	0	0%	72	1	1%	61	1	2%
South Surrey & White Rock	385	122	32%	402	126	31%	413	137	33%	413	145	35%	523	173	33%
Metro Vancouver	7,405	2,972	40%	7,551	2,889	38%	6,364	2,672	42%	7,136	2,958	41%	8,069	3,154	39%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

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Affordable APARTMENT Sales in Metro Vancouver, 2010 - 2014

Municipality	2010			2011			2012			2013			2014		
	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%
Burnaby	1,772	1,122	63%	1,825	1,082	59%	1,436	810	56%	1,686	947	56%	1,780	957	54%
Coquitlam	688	616	90%	715	636	89%	662	586	89%	733	658	90%	783	643	82%
Ladner - Delta	73	60	82%	53	42	79%	43	29	67%	53	39	74%	76	61	80%
Delta (North)*	31	31	100%	34	34	100%	28	27	96%	39	39	100%	33	32	97%
Langley *	436	434	100%	392	388	99%	387	383	99%	389	383	98%	478	465	97%
Maple Ridge	205	205	100%	204	204	100%	182	182	100%	184	184	100%	205	205	100%
New Westminster	849	741	87%	886	742	84%	751	614	82%	729	609	84%	799	653	82%
North Vancouver City	222	99	45%	207	111	54%	184	89	48%	189	78	41%	235	96	41%
North Vancouver District	642	360	56%	688	401	58%	577	313	54%	588	336	57%	665	361	54%
Pitt Meadows	55	55	100%	109	107	98%	116	116	100%	154	153	99%	157	155	99%
Port Coquitlam	311	303	97%	294	292	99%	289	286	99%	262	261	100%	357	348	97%
Port Moody	295	210	71%	279	207	74%	219	148	68%	255	177	69%	289	177	61%
Richmond	1,871	1,204	64%	1,542	939	61%	1,103	728	66%	1,413	921	65%	1,499	900	60%
North Surrey*	1,111	1,098	99%	1,023	1,002	98%	939	932	99%	866	846	98%	837	824	98%
Vancouver	5,410	2,108	39%	5,329	1,864	35%	4,379	1,598	36%	4,738	1,717	36%	5,599	1,885	34%
West Vancouver	170	19	11%	209	27	13%	159	24	15%	158	19	12%	181	26	14%
South Surrey & White Rock	523	442	85%	528	432	82%	467	375	80%	519	409	79%	631	489	77%
Metro Vancouver	15,014	9,181	61%	14,664	8,562	58%	12,193	7,311	60%	13,264	7,831	59%	14,944	8,346	56%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

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Glossary

Affordable Housing – Housing that does not cost more than 30% of a household's gross income regardless of where they live.

Core Housing Need – the number of households in a community who are unable to find housing that is suitable in size and in good repair without spending 30% or more of their gross household income on their housing costs.

Housing Action Plans – Plans prepared by municipalities that identify specific housing objectives and actions for increasing housing supply, diversity and affordability at the municipal level.

INALH (In Need At Least Half) – Refers to households who are in core housing need and who are spending at least half of their income on housing. These are households who face extreme affordability challenges and who are considered to be at increased risk of homelessness.

Low Income Households – Refers to households with incomes which are below 50% of the median income for the region.

Low to Moderate Income – Refers to households with incomes which are between 50% and 80% of the median income for the region

Median Household Income – Refers to household income value at which 50% of the households will have incomes greater than that income value and 50% of households will have incomes less than that income value.

Note: this is different from “**Average** Household Income” - obtained by adding up the total income of all households and dividing this sum by the number of all households.

Moderate Income – Refers to households with incomes which are between 80% and 120% of the median income for the region.

Moderate and Above Income – Refers to households with incomes which are above 80% of the median income for the region.

Private Market Housing – The private rental market provides the majority of rental housing affordable to households with low and low to moderate incomes. This can include purpose-built rental housing as well as housing supplied through the secondary rental market including basement apartments. Rented condo apartments also represent an important source of rental housing stock.

Social Housing – Social housing refers to housing built under Federal, Federal / Provincial or Provincial programs and is designed to provide housing for households in core housing need. It includes public housing as well as non-profit and co-op housing.

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