

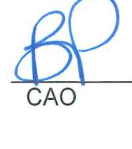
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Darrell R. Mussatto and Members of Council

From: Suzanne A. Smith, Planner 2

SUBJECT: 2016 CENSUS PROGRAM RELEASE #2: AGE, SEX AND TYPE OF DWELLING

Date: May 11, 2017 File No: 13-6970-01-0001/2017

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**ATTACHMENTS:**

1. 2016 Census – Age and Sex Counts (Doc #1524019);
2. 2016 Census – Type of Dwelling Counts (Doc #1524020);
3. 2016 Census Release Schedule (Doc #1489706).

**PURPOSE:**

The second release of the 2016 Census data is now available, profiling the age and sex of the population and the type of dwellings that make up Canadian communities. This report provides an overview of these demographic trends in the City. As the phased release of Census data becomes available it is being added to the City webpage [www.cnv.org/statistics](http://www.cnv.org/statistics).

**SUMMARY:**

In 2016, for the first time in the history of the Census, the population of Canada has a larger number of seniors (65 years and older) (16.9%) than children under 15 years (16.6%). This is a trend that emerged on the North Shore in the 2011 Census. The average age in the City is 42.1, which is higher than the regional average of 41.0 but less than the provincial average of 42.3. The North Shore and region as a whole continue to see a plateauing or decrease in the proportion of population in both the 0 to 14 age and working age population (15-64) and a corresponding increase in the 65 and over age group. The absolute number of seniors aged 65 and over grew by 26.8% in

the City since 2011. However, the City continues to maintain the highest proportion of working age population on the North Shore and saw an absolute increase in this population (6.77% over 2011) above the regional average of 4.13%.

In terms of built form, the region-wide shift continues, away from single family dwellings and toward higher density ground-oriented dwellings and apartments. The City has been experiencing this shift to a greater degree for decades. Housing affordability, changing demographics, and lifestyle choices are believed to be contributing factors in this shift from low density to higher density built forms.

## **BACKGROUND:**

A Census of the Canadian population is undertaken every five years. 2016 marks the return of the mandatory census long form which was briefly replaced with a voluntary National Household Survey (NHS) in 2011.

The latest Census saw an overall response rate across Canada of 98.4% with 68.3% of respondents using the internet to respond. British Columbia saw the highest response rate by internet at 71.2%.

The first release of the 2016 Census in February on Population and Dwelling Counts ([www.cnv.org/statistics](http://www.cnv.org/statistics)) indicated that in 2016 the City's population was 52,898. This results in an average annual growth rate between 2011 and 2016 of 1.96%, which was above the Metro average growth rate of 1.30%. Over this same period, West Vancouver's population declined at -0.5% between 2011-2016 and the District of North Vancouver's increase slowed to 1.8% between 2011 - 2016. Collectively, the North Shore's population has increased on average only 0.68% per year between 2011 - 2016, which is less than the regional annual average of 1.3%.

Over the same period, the City's dwelling counts increased to 26,426 dwelling, up from 24,206 in 2011. This reflects a 9.2% increase in dwelling units, slightly lower than the population increase of 9.8% over the same five year period but up from 6.9% in the previous period (2006 - 2011). The average household size in the City has not changed since 2001: 2.1 people per household.

## **POPULATION AGE PROFILE:**

Attachment #1 includes a list of tables referred to in the following section.

### **Average Age**

In 2016 Statistics Canada made the switch from measuring the median age of the population (the point at which half the population is above and half is below) to average age. This is intended to better reflect the large segment of baby boomers that are

grouped around one end of the age spectrum. As a result the median age measure is no longer available for time series comparison.

At 41.0, the average age in Metro Vancouver was on par with the national trend, whereas the BC average (42.3) and the North Shore population was distinctly older as a whole. In the City the average age was 42.1, the District of West Vancouver the highest at 47.4 and the District of North Vancouver with a slightly lower average at 41.9. See Table 1 in Attachment #1.

### **Age Distribution**

In 2016, for the first time in the history of the Census, the population of Canada consisted of a larger proportion of seniors (65 years and older) (16.9%) than children under 15 years (16.6%). All three North Shore municipalities began to experience this trend in the last Census period 2006 – 2011 and the trend continues through to 2016.

The distribution of age among North Shore municipalities in 2016 (Table 2) reveals that North Shore municipalities, and the region as a whole, are seeing a flatline or decreasing trend in the proportion of population aged 0 to 14 and of working age and a corresponding increase in the 65 and over population.

The proportion of population aged 0 to 14 remained the same as 2011 in the Districts of North and West Vancouver at 17.1% and 13.8% respectively with a small 0.1% decrease in the City to 13.4%. In absolute numbers, however, the City is the only North Shore municipality to see a consistent increase in both children aged 0 to 4 (Table 4) and school aged youth overall (0 – 19 years) (Table 5) since 2006. This includes a 4.66% increase over 2011 for 0 to 4 years. For the 0 to 19 years group the increase over 2011 was 7.48%, much higher than the regional average at 0.95%, District of North Vancouver (-1.22%) and West Vancouver (0.17%).

Whereas the City has a lower proportion of 0-14 age population than the regional average or the District of North Vancouver, it has a higher proportion of working age population. While the City saw a 2% decrease in the proportion of working age population and a corresponding 1.9% increase in the 65 and over population in absolute numbers the City's working age population increased by 6.17% over 2011. This is higher than the regional average at 4.13%. Both the District of North and West Vancouver experiencing a decrease at -1.17% and -4.41% respectively (Table 6).

Seniors now make up 16.1% of the City's population, up from 13.4% in 2011, while West Vancouver's senior population remains the highest at 27.8%. Across the North Shore the City of North Vancouver saw the largest increase in absolute number of seniors by 26.8%, above the regional average of 23.8%. The District of North Vancouver saw a smaller, though significant increase in absolute numbers of seniors (14.7%) while West Vancouver saw an 8.65% increase (Table 7).

The proportion of males and females in the City (Tables 8, 9) continues an ongoing trend of females making up a larger proportion of the 65 and over population. There was

also a small increase in the proportion of the female working population from 67.3% in 2011 to 69.7% in 2016.

**DWELLINGS:**

Attachment #2 includes a list of tables referred to in the following section.

As noted in the February release on Population and Dwelling Units, the City’s dwelling counts increased to 26,426 dwelling units over the 2011 – 2016 Census period, up from 24,206 in 2011. This reflects a 9.2% increase in dwelling units, slightly lower than the population increase of 9.8% over the same five year period. The number of occupied private dwellings totalled 24,645 in 2016, an increase of 8.1% over 2011.

**Dwelling Count Methodology**

It is worthwhile to note that although the City of North Vancouver has been active in pursuing a diversity of dwelling forms in recent years current Census categories do not reflect the same diversity. The City’s dwelling types, as defined in the Zoning Bylaw, and their corresponding Classification of Residential Structure in the Canadian Census are outlined in Table A below. For example, a One Unit Dwelling in the City with an Accessory Secondary Suite in it is counted as Two Apartments or flats in a duplex whereas a One Unit Dwelling with an Accessory Coach House rental unit is captured as a One Single Detached House and an apartment less than five storeys.

**Table A. City of North Vancouver Housing Unit Type by Census Canada Category**

Housing Unit Type (Zoning Bylaw: City of North Vancouver)	Classification of Residential Structure (Census Canada)
One Unit Residential Use	One Single Detached House
One Unit Residential Use with an Accessory Secondary Suite both in the Principal Dwelling.	Two Apartments or flats in a duplex* *suite is in the basement or side by side with its own private entry.
One Unit Residential Use with an Accessory Coach House Use (suite)	One Single Detached House + One Apartment in a building with fewer than five storeys
One Unit Residential Use with Two Accessory Secondary Suites - one in the Principal Dwelling and one Accessory Coach House Use.	Two Semi-detached houses + One Apartment in a building that has fewer than five storeys.
Two-Unit Dwelling (duplex) each with an Accessory Secondary Suite.	Four Apartments in a building that has fewer than five storeys*. *Note: duplex with no suites would be Two Apartments or flats in a duplex.
Accessory Lock-off Unit	One Apartment in a building that has fewer than five storeys. *Note: a separate set of living quarters with a private entrance from the outside or common hall, lobby.

In Attachment #2, Table 3 provides dwellings by type according to the Census classifications noted above. Tables 1 and 2 group a number of these categories into 'ground oriented' dwellings.

### **Dwellings by Type**

The proportion of multi-family dwellings in the City continues to increase. In 2016, the City's building stock consisted of 12% single family dwellings, up from 15% in 2011. The City includes 24% ground oriented units (up from 22% in 2011) including some secondary suite counts, duplex units without suites, townhouses and garden apartments. Another 41% of units are in apartments less than five storeys (down from 43% in 2011) which include coach house and duplex secondary suite counts. And 23% of units are in apartments five storeys or greater (up from 18%).

Table 1 provides a historical perspective on occupied private dwellings in the City. Since 1981, the City has transitioned from an urban form featuring 30% single family, 10% ground oriented, 48% apartment less than five storeys and 12% apartment greater than five storeys to the current make up of 12% single family, 24% ground oriented, 41% apartment less than five storeys and 23% apartment greater than five storeys.

This continued shift toward smaller family dwellings in the City supports the vision of the City's Official Community Plan. It is also the product of specific policies aimed at increasing housing diversity and availability which contribute toward greater availability and affordability. These include provisions for suites in duplexes, the buildout of existing sites for higher density mixed use developments and density bonus provisions in support of the City's rental housing stock.

Across the nation single-detached homes remained the most prevalent housing form at 53.6% with 33.5% living in apartment forms. Table 2 indicates that in British Columbia the proportion of single detached homes was lower than the national average at 44% and Metro Vancouver more so at 29%; the Districts of North and West Vancouver were close to or above the national average at 52% and 55% respectively. Of the North Shore municipalities, the City of North Vancouver (23%) and District of West Vancouver (21%) have larger proportions of apartments greater than five storeys and the District of North Vancouver has a larger proportion of ground oriented units (28%) close to the regional average of 29%.

For reference, in Table 3, the dwelling types are displayed in a more detailed format according to their Census classification. Note the second, third and fourth columns of the table (semi-detached, apartments or flats in a duplex and rowhouses) combine with mobile houses to create the 'ground oriented' category in Tables 1 and 2 above.

### **Average Household Size**

The City's average household size remains steady over the past four Census periods at 2.1 persons (Table 4). This is less than the regional average of 2.5 and the lowest on the North Shore with the District of North Vancouver at 2.7 persons and West Vancouver at 2.5.

Not to be confused with Households by Household Type (e.g. One-Family Households), data which has not yet been released, Table 5 reveals information on Households by Household Size. In 2016, the City is home to a larger proportion of one person households (38%) than two person households (33%), which is similar to the City of Vancouver which has 39% one person households and an average household size of 2.2. Across the region and the rest of the North Shore the largest proportion of private households is 2 person households (31-34%). The District of North Vancouver is home to the most 3 person (18%) and 4 person (21%) households on the North Shore.


#### **NEXT STEPS:**

The next release of Census data by Statistics Canada is agriculture on May 10, 2017 followed by families, households, marital status and language on August 2, 2017. The remaining Census topics, including income, housing, immigration and commuting patterns will be released in the fall (Attachment #3).

Staff will provide an Information Report to Council as each release becomes available. The information will also be made available to the public on the City's website. Customized, cross-tabulated data for each of the City's neighbourhoods will be ordered as the full dataset becomes available. This will be coordinated through Metro Vancouver and its member municipalities.

An updated Community Profile summarizing all of the data will be compiled when the releases have been completed.

RESPECTFULLY SUBMITTED:



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S. A. Smith, RPP  
Planner 2

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## 2016 Census – Age and Sex

**Table 1. Average Age\* (2016 Census) – Geographic Comparison**

Geography	Average Age
City of North Vancouver	42.1
District of North Vancouver	41.9
District of West Vancouver	47.4
City of Vancouver	41.0
Metro Vancouver	41.0
British Columbia	42.3
Canada	41.0

(Source: Statistics Canada)

\***Note:** As of 2016 the decision was made to move to average age rather than median age to better account for shifts in the age structure at older ages (baby boomer generation). Median age only divides the population in two groups of equal size.

**Table 2. Age Distribution (2016 Census) – North Shore Municipalities**

Name	0-14 years	%Change 2011-2016	15 - 64 years	%Change 2011-2016	65 years and over	%Change 2011-2016
Metro Vancouver	14.7%	-0.6%	69.6%	-1.4%	15.7%	2.2%
City of North Vancouver	13.4%	-0.1%	70.5%	-2.0%	16.1%	1.9%
District of North Vancouver	17.1%	n/c	65.3%	-2.0%	17.5%	2.0%
District of West Vancouver	13.8%	n/c	58.4%	-2.3%	27.8%	2.3%

(Source: Statistics Canada)

**Table 3. Population Change by Broad Age Groups: 2006 – 2016 – City of North Vancouver**

Age Groups	Years	% Change
0 to 14 years	2006 to 2011	3.7%
	2011 to 2016	8.4%
15 to 64 years	2006 to 2011	6.6%
	2011 to 2016	6.7%
65 years and older	2006 to 2011	10.7%
	2011 to 2016	26.8%

(Source: Statistics Canada)

**Table 4. 0 to 4 Years Population Trend**

	1996	2001	2006	2011	2016	% Change 2006-2011	% Change 2011-2016
Metro Vancouver	111,785	104,815	105,280	115,185	116,270	9.41%	0.94%
City of North Vancouver	2285	2,235	2,150	2,360	2,470	9.77%	4.66%
District of North Vancouver	5170	4,340	4,085	3,975	4,000	-2.69%	0.63%
District of West Vancouver	1555	1,370	1,330	1,290	1,170	-3.01%	-9.30%

(Source: Statistics Canada)

**Table 5. School Aged Youth (0-19 Years) Population Trend**

	1996	2001	2006	2011	2016	%Change 2006-2011	%Change 2011-2016
Metro Vancouver	451,470	476,570	482,935	499,645	504,390	3.46%	0.95%
City of North Vancouver	7915	8650	8590	8885	9550	3.43%	7.48%
District of North Vancouver	21965	22360	21655	20865	20,610	-3.65%	-1.22%
District of West Vancouver	9025	9240	9355	8940	8955	-4.44%	0.17%

(Source: Statistics Canada)

**Table 6. Working Age Population (15-64 Years) Geographic Comparison**

15-64 Age Population	2011	2016	% Change 2011-2016
Metro Vancouver	1,645,980	1,714,005	4.13%
City of North Vancouver	34,950	37,295	6.71%
District of North Vancouver	56,815	56,150	-1.17%
District of West Vancouver	25,935	24,790	-4.41%

(Source: Statistics Canada)

**Table 7. Age 65 and Over Population – Geographic Comparison**

65 Years and Over Population	2011	2016	% Change 2011-2016
Metro Vancouver	312,900	387,315	23.78%
City of North Vancouver	6,720	8,520	26.79%
District of North Vancouver	13,125	15,055	14.70%
District of West Vancouver	10,870	11,810	8.65%

(Source: Statistics Canada)

**Table 8. Age Distribution by Age and Sex (2016 Census) – City of North Vancouver**

Age Groups	Both Sexes	Males	Females
0 to 14	13.4%	14.2%	12.6%
15 to 64	70.5%	71.4%	69.7%
65 and over	16.1%	14.4%	17.7%

(Source: Statistics Canada)

**Table 9. Age Distribution by Age and Sex (2011-2016 Census – City of North Vancouver**

Age Groups	Both Sexes (2011)	Both Sexes (2016)	2011		2016	
			Males	Females	Males	Females
0 to 14	8,890	7,085	20.0%	17.1%	14.2%	12.6%
15 to 64	32,600	37,295	68.0%	67.3%	71.4%	69.7%
65 and over	6,720	8,520	12.0%	15.7%	14.4%	17.7%

(Source: Statistics Canada)



## 2016 Census – Type of Dwelling

**Table 1. Occupied Private Dwellings by Type in the City of North Vancouver (1981 – 2016)**

Year	Total	Single Family Dwellings		Ground Oriented		Apartment < 5 Stories		Apartment > 5 Stories	
	#	#	%	#	%	#	%	#	%
1981	16,115	4,810	30%	1,600	10%	7,725	48%	1,985	12%
1986	17,095	4,525	26%	2,075	12%	8,395	49%	2,100	12%
1991	18,220	4,510	25%	2,975	16%	8,760	48%	1,975	11%
1996	19,445	4,095	21%	3,775	19%	9,155	47%	2,240	12%
2001	20,705	4,105	20%	4,395	21%	9,080	44%	3,110	15%
2006	21,345	3,373	16%	4,866	23%	9,349	44%	3,735	17%
2011	22,790	3,430	15%	5,100	22%	9,720	43%	4,545	20%
2016	24,645	2,955	12%	5,790	24%	10,205	41%	5,690	23%

\*Source: Statistics Canada

**Table 2. Occupied Private Dwellings by Type – Geographical Comparison (2016 Census)**

Name	Total	Single Family Dwellings		Ground Oriented		Apartment < 5 Stories		Apartment > 5 Stories	
	#	#	%	#	%	#	%	#	%
<b>British Columbia</b>	<b>1,881,970</b>	<b>830,660</b>	<b>44%</b>	<b>488,345</b>	<b>26%</b>	<b>385,140</b>	<b>20%</b>	<b>177,830</b>	<b>9%</b>
<b>Metro Vancouver</b>	<b>960,895</b>	<b>282,355</b>	<b>29%</b>	<b>276,285</b>	<b>29%</b>	<b>242,205</b>	<b>25%</b>	<b>160,060</b>	<b>17%</b>
City of North Vancouver	24,645	2,955	12%	5,790	24%	10,205	41%	5,690	23%
District of North Vancouver	31,115	16,200	52%	8,865	28%	4,030	13%	2,015	7%
District of West Vancouver	16,935	9,355	55%	2,395	14%	1,640	10%	3,525	21%

(Source: Statistics Canada)

**Table 3. Proportion of Housing by Census Category – Geographical Comparison (2016 Census)**

Geography	Single-detached houses	Semi-detached houses	Apartments or flats in a duplex	Row houses	Apartments in a building fewer than five storeys	Apartments in a building of five or more storeys
Canada	53.6%	5.0%	5.6%	6.3%	18.0%	9.9%
British Columbia	44.1%	3.0%	12.2%	7.9%	20.5%	9.4%
Metro Vancouver	29.4%	2.1%	16.3%	9.7%	25.2%	16.7%
City of Vancouver	14.6%	1.6%	3.5%	18.7%	32.2%	29.3%
City of North Vancouver	12.0%	3.6%	11.7%	7.9%	41.4%	23.1%
District of North Vancouver	52.0%	18.0%	17.7%	9.0%	13.0%	7.0%
District of West Vancouver	55.0%	3.0%	8.9%	2.3%	10.0%	21.0%

(Source: Statistics Canada)

**Table 4. Average Household Size in the City of North Vancouver (1996 – 2016)**

	1996	2001	2006	2011	2016
Average Household Size	2.7	2.1	2.1	2.1	2.1

\*Source: Statistics Canada

**Table 5. Private Households by Household Size – Geographic Comparison (2016 Census)**

Name	1 Person		2 Person		3 Person		4 Person		5 or more		Average Household Size
	#	%	#	%	#	%	#	%	#	%	
Metro Vancouver	275,455	29%	300,170	31%	153,090	16%	139,175	14%	93,055	10%	2.5
City of North Vancouver	9,395	38%	8,060	33%	3,585	15%	2,590	11%	1,010	4%	2.1
District of North Vancouver	6,140	20%	9,765	31%	5,705	18%	6,620	21%	2,885	9%	2.7
District of West Vancouver	4,655	27%	5,715	34%	2,605	15%	2,635	16%	1,320	8%	2.5
City of Vancouver	110,200	39%	90,450	32%	36,885	13%	28,780	10%	17,780	6%	2.2

(Source: Statistics Canada)

## 2016 Census Program Release Schedule

Release Date	Release Topic
February 8, 2017	Population and Dwelling Counts
May 3, 2017	Age and Sex Type of Dwelling
May 10, 2017	Census of Agriculture
August 2, 2017	Families, households and marital status Language
September 13, 2017	Income
October 25, 2017	Immigration and Ethno-cultural Diversity Housing Aboriginal Peoples
November 29, 2017	Education Labour Journey to Work Language of Work Mobility and Migration