



City of North Vancouver 2009 Community Profile Release 1 - Data Inventory



October 2009
www.cnv.org

Summary

Collecting and presenting demographic, resource use and other community data over time provides a more holistic perspective of the status of the community. This perspective enables consideration of where the City is at relative to its community vision and goals.

This report serves to highlight some of the key changes and notable constants. According to the 2006 Census, the City of North Vancouver is home to a diverse, growing and aging population. The number of dwelling units in the City are increasing at a faster rate than the population while the City's proportion of apartment and ground oriented non-single dwelling homes continues to increase. The proportion of City residents choosing to work from home continues to rise as does the proportion choosing transit as a means of commuting to work.

The City of North Vancouver has some of the lowest municipal taxes and utility levies in the region. Due to its density and level of employment available, the City has one of the lowest greenhouse gas emissions per capita in the region.

This Community Profile: Release 1 – Data Inventory is intended as a data resource for City residents. Although much of its information is derived from the 2006 Canadian Census of Population, the 2009 Community Profile also features information on resource use (energy, water) building activity, emissions, and quality of life issues including voter participation rates.

The data contained herein will be used to support further research into key issues in the community such as climate change/adaptation, affordable housing, transportation; aging populations, etc.

Future information releases - the Community Profile: Release 2 – Neighbourhood Analysis will take a closer look at the Census data on a neighbourhood scale. Release 3 – OCP-TIMS –will include a summary of the Official Community Plan - Targets, Indicators and Monitoring Strategy (OCP-TIMS) designed to track the implementation of the City's broad policies and programs, centred on sustainability. Collectively the three parts will form a snapshot of the community which will help inform the Official Community Plan update.

Note: Canada's national Census takes place once every five years. The totals in some of the tables, graphs and charts may not equal 100% due to rounding of data by Statistics Canada. Every census has specific contributing factors to what is called the census undercount, resulting in some errors in the data collected. For more information on the Census see the Statistics Canada website at www.statcan.ca.

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1 Introduction

The City of North Vancouver is a small community located at the base of the North Shore Mountains. It is bounded to the south by Burrard Inlet, and the District of North Vancouver to the east and west. With a land area of approximately 12 square kilometers, the City supports a population of over 48,000 and provides workspaces for more than 23,000 jobs. Due to its central location on the North Shore, relatively high density, transit accessibility and proximity to Vancouver’s central business district (SeaBus connection), the City is recognized as a Regional Town Centre within the Metro Vancouver region.



Greater Vancouver Regional District, Liveable Region Strategic Plan 1996

2 Population

BCStats reports the 2008 adjusted population for the City of North Vancouver to be 47,733. The 2006 Census count is 45,165 for the City, an increase of 862 residents from the 2001 Census.

The precision of the census count varies due to a number of factors. Following each census, Statistics Canada evaluates the quality of the census to determine statistically how many residents were likely missed and how many may have been counted more than once. The net result is generally an undercount, meaning that the census enumerates fewer residents than is accurate. BCStats reports adjusted population figures for British Columbia local governments, and, since the census is conducted once every five years, it also estimates the population for years between and extending beyond the census year. Data collection can be problematic, and there are recent anomalies in the City's adjusted population count. In 2006, BCStats reported the City's adjusted population to be 49,248. However, it later modified these counts reporting the 2005 population as 46,759 and the annual change as a loss of 583 residents or 1.23% of the municipal population. The City does not have data to corroborate this decline.

According to the Census, the City experienced 1.9% growth over the previous Census reflecting an annual growth rate of 0.4%. As shown in the chart below, population growth has varied throughout the century. Substantial growth in the 1960s and 1970s was followed by more modest increases over the next two decades. Although the City's population continues to rise, the rate of growth has fallen during the past census period, a trend that parallels other North Shore communities.

The 2006 Census finds that the City's population is aging. The median age increased 1.9 years from 38.2 years in 2001 to 40.1 years in 2006. This is comparable to the 2.1 year increase during the previous Census period.

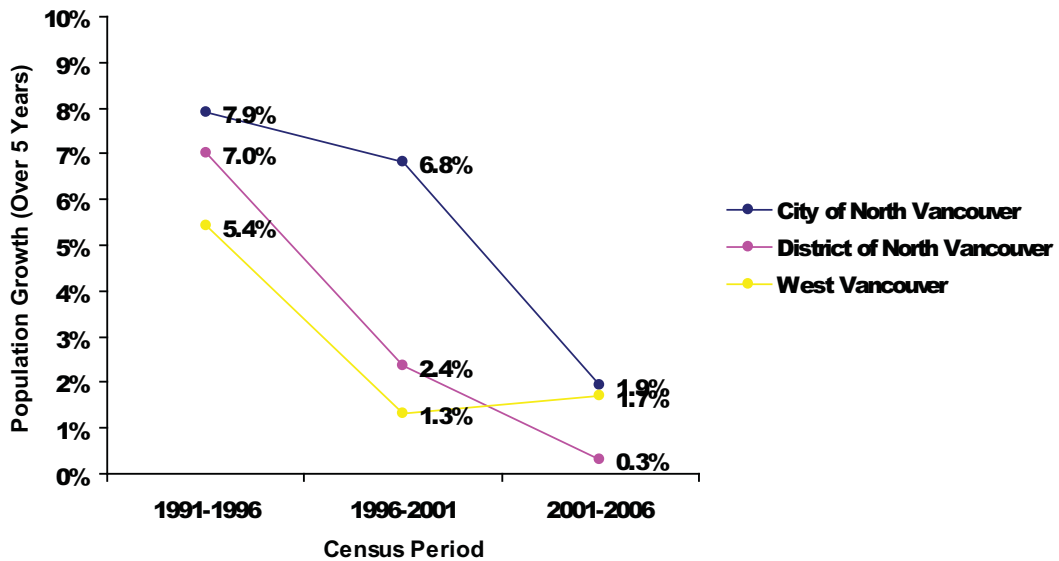
The City of North Vancouver remains home to fewer youth and more middle-aged adults than Metro Vancouver as a whole. Age groups over 45 all increased or remained stable since 2001. Other age groups, such as children under the age of 10 and adults aged 25 to 44, have declined in both relative and absolute terms.

Historical Population and Growth Rate

Year	Population	Growth Rate	
		5-Year	Average Annual
1961	23,656	--	--
1966	26,851	13.5%	2.6%
1971	31,847	18.6%	3.5%
1976	31,934	0.3%	0.1%
1981	33,952	6.3%	1.2%
1986	35,698	5.1%	1.0%
1991	38,436	7.7%	1.5%
1996	41,475	7.9%	1.5%
2001	44,303	6.8%	1.3%
2006	45,165	1.9%	0.4%

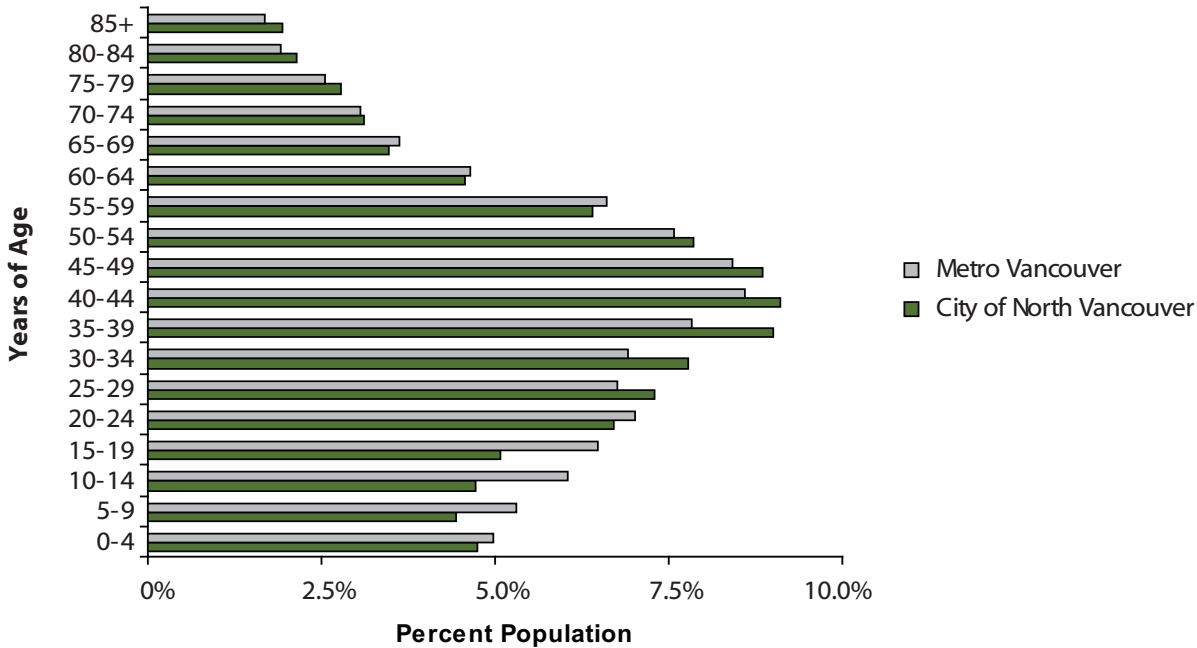
Statistics Canada, 1961-2006 Census

Population Growth Rate During Census Period



Statistics Canada, 1991-2006 Census

Age Structure (Percent Population by Age)



Population by Age and Gender

Age Cohort	2006				2001		Change
	Male	Female	Total	Percent	Total	Percent	
0 to 4 years	1060	1085	2145	4.7%	2235	5.0%	-0.3%
5 to 9 years	1060	950	2010	4.5%	2085	4.7%	-0.3%
10 to 14 years	1115	1020	2135	4.7%	1965	4.4%	0.3%
15 to 19 years	1150	1140	2290	5.1%	2370	5.3%	-0.3%
20 to 24 years	1520	1510	3030	6.7%	2930	6.6%	0.1%
25 to 29 years	1550	1740	3290	7.3%	3450	7.8%	-0.5%
30 to 34 years	1695	1815	3510	7.8%	4285	9.7%	-1.9%
35 to 39 years	1910	2160	4070	9.0%	4455	10.1%	-1.0%
40 to 44 years	1995	2120	4115	9.1%	4210	9.5%	-0.4%
45 to 49 years	1860	2135	3995	8.8%	3645	8.2%	0.6%
50 to 54 years	1725	1820	3545	7.8%	3055	6.9%	1.0%
55 to 59 years	1335	1555	2890	6.4%	2155	4.9%	1.5%
60 to 64 years	950	1110	2060	4.6%	1735	3.9%	0.6%
65 to 69 years	675	895	1570	3.5%	1515	3.4%	0.1%
70 to 74 years	620	790	1410	3.1%	1380	3.1%	No change
75 to 79 years	520	735	1255	2.8%	1235	2.8%	No change
80 to 84 years	355	615	970	2.1%	890	2.0%	0.1%
85 years and over	240	630	870	1.9%	725	1.6%	0.3%
Total	21330	23835	45165	100%	44320	100%	--
Median age	38.9	41.2	40.1	--	38.2	--	--
Youth under age 20	4385	4195	8580	19.0%	8650	19.5%	-0.5%
Adults age 15 and over	18100	20770	38870	86.1%	38035	85.8%	0.3%
Seniors age 65 and over	2410	3665	6075	13.5%	5735	12.9%	0.6%

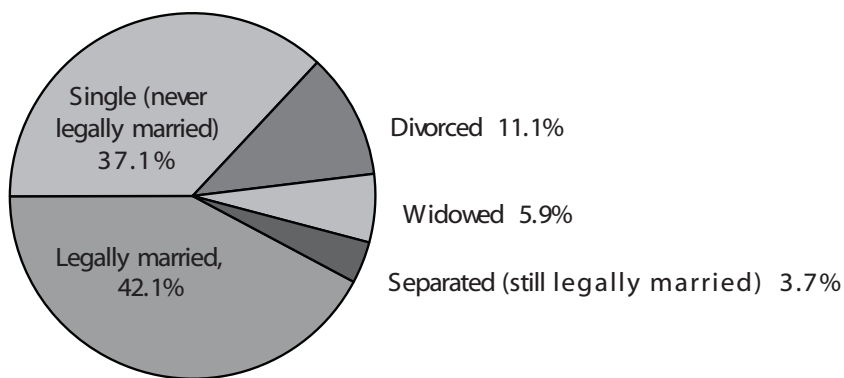
3 Families

The largest number of City residents over age 15 years are legally married and not separated (42%), followed by single residents who have never been legally married (37%).

Statistics Canada defines a family as a married or common-law couple (with or without children of either or both spouses) or a lone parent of any marital status with at least one child living in the same dwelling. 45% of married couples and 78% of common-law couples do not have children living in the home.

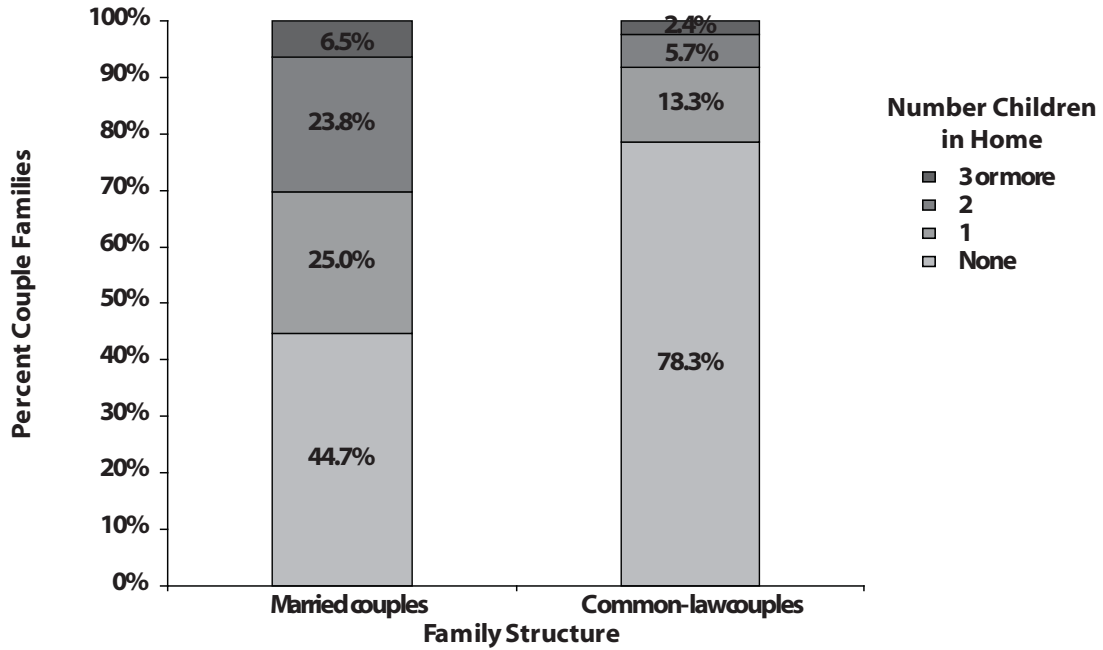
Over one-fifth of the City of North Vancouver’s families are headed by a lone parent, a considerably higher proportion than across Metro Vancouver as a whole. Although there has been an increase in male single parents, this growing demographic is predominantly headed by female lone parents.

Marital Status Age 15 Years and Over



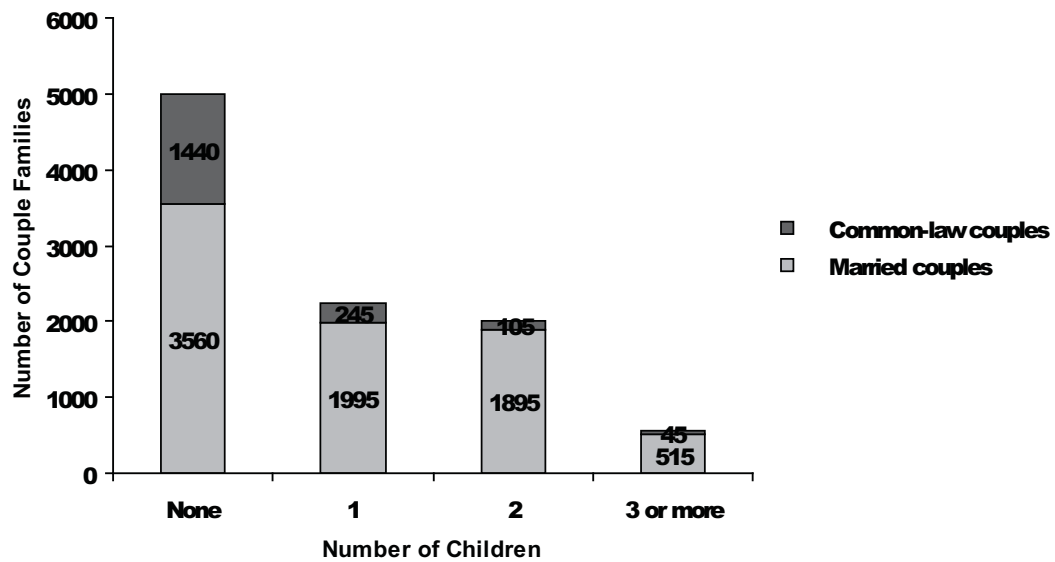
Statistics Canada, 2006 Census

Couple Families by Family Structure and Number of Children



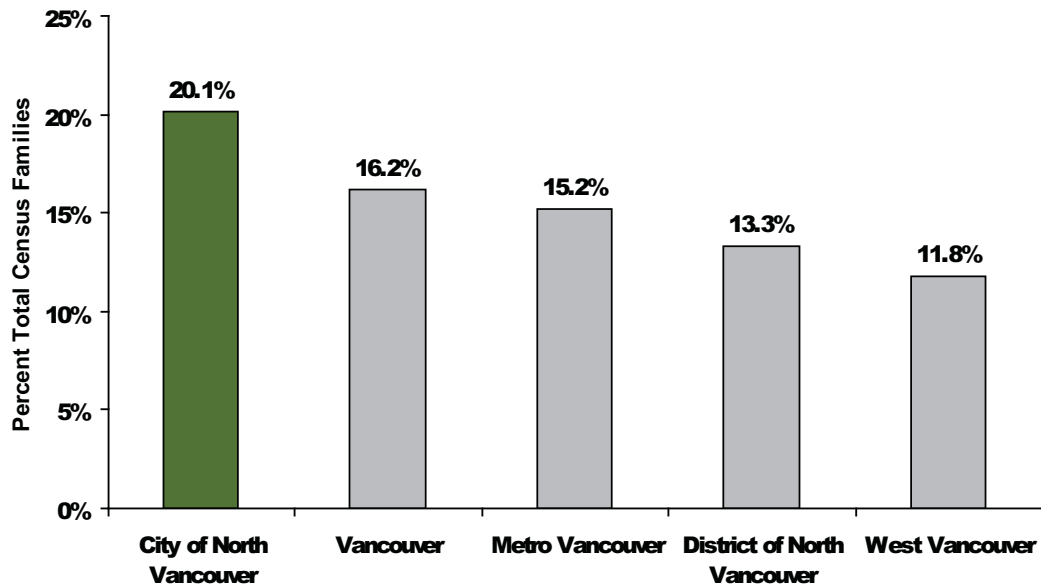
Statistics Canada, 2006 Census

Couple Families by Number of Children at Home



Statistics Canada, 2006 Census

Lone Parent Families



Statistics Canada, 2006 Census

Lone Parent Families by Gender and Number of Children

	2006		2001		Change
	Count	% Census Families	Count	% Census Families	
Female parent	2035	16.6%	1745	14.9%	1.7%
1 child	1380	11.2%	1185	10.1%	1.1%
2 children	530	4.3%	465	3.9%	0.4%
3 or more children	130	1.1%	95	0.8%	0.3%
Male parent	435	3.5%	350	3.0%	0.5%
1 child	300	2.4%	250	2.1%	0.3%
2 children	110	0.9%	80	0.7%	0.2%
3 or more children	25	0.2%	20	0.2%	0.0%
Total	2470	20.1%	2095	17.9%	2.2%

Statistics Canada, 2006 Census

4 Diversity

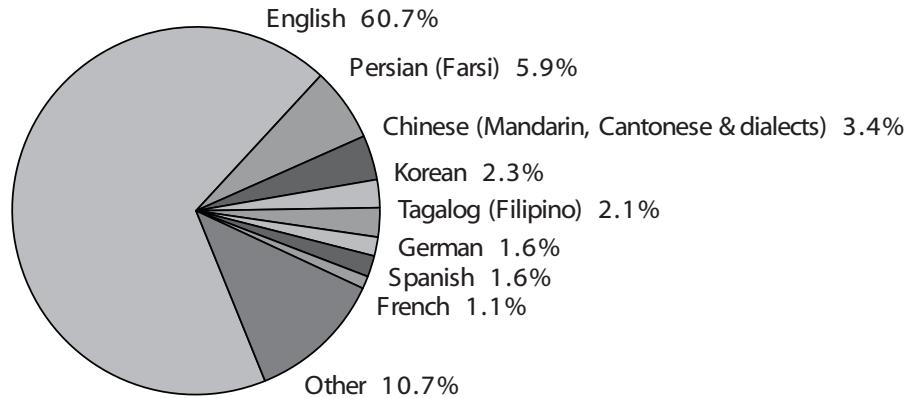
The City has been defined through shifting immigration patterns over the past century. Although the 2006 Census reports decreased overall immigration, this shift was not consistent for all places of birth. Statistics Canada defines immigrants who landed in Canada between January 1, 2001 and May 16, 2006 as recent immigrants.

Although Iran remains the single most significant place of birth for recent immigrants, the proportion of recent immigrants originating from Iran has decreased since 2001. Other population groups, such as Philipino and South Korean immigrants grew substantially during this same period.

Immigration influences the linguistic and national character of the City of North Vancouver. English remains the dominant mother tongue among City residents, although languages such as Farsi, Chinese, Korean and Tagalog are also prominent.

The City's Aboriginal population declined 8% between 2001 and 2006 to 930 residents. Aboriginal residents comprise a greater share of the City's population than Metro Vancouver as a whole. Included in the Aboriginal population are persons who identified with at least one Aboriginal group, reported being a Treaty Indian or a Registered Indian and/or reported membership of an Indian Band or First Nation.

Population by Mother Tongue



Statistics Canada, 2006 Census

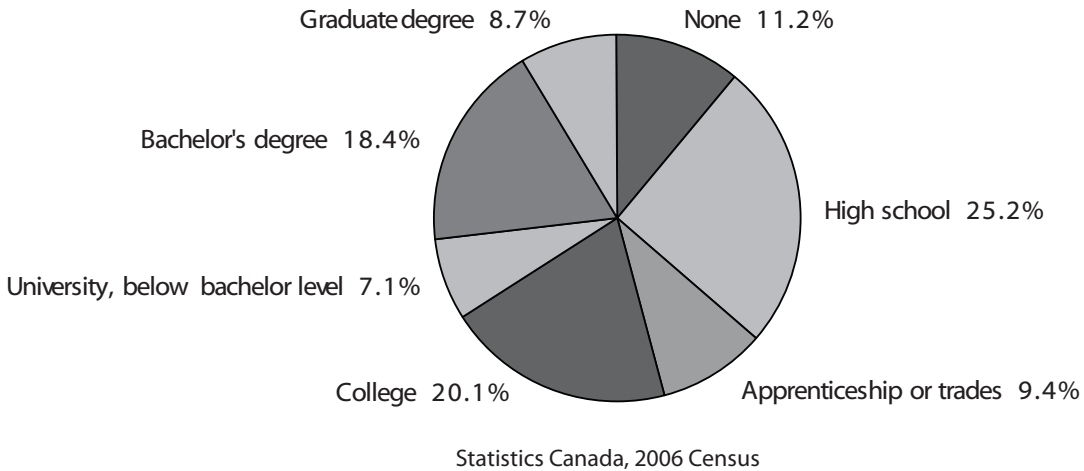
Recent Immigration by Place of Birth

	2006		2001		Change
	Count	Percent	Count	Percent	
Iran	890	25.6%	1335	33.7%	-8.1%
Philippines	530	15.3%	355	9.0%	6.3%
South Korea	365	10.5%	165	4.2%	6.4%
United Kingdom	155	4.5%	185	4.7%	-0.2%
China	145	4.2%	200	5.1%	-0.9%
Japan	110	3.2%	105	2.7%	0.5%
United States	95	2.7%	75	1.9%	0.8%
Serbia and Montenegro	90	2.6%	--	--	--
South Africa	70	2.0%	125	3.2%	-1.1%
Romania	65	1.9%	125	3.2%	-1.3%
Mexico	65	1.9%	55	1.4%	0.5%
India	60	1.7%	65	1.6%	0.1%
Russia	55	1.6%	120	3.0%	-1.4%
Hong Kong	55	1.6%	155	3.9%	-2.3%
Other	715	20.6%	875	22.1%	-1.5%
Total	3470	100.0%	3960	100.0%	0.0%

Statistics Canada, 2001-2006 Census

5 Education

Highest Certificate, Diploma or Degree Population 15 Years and Over



Field of Study Population Age 25-64 with Postsecondary Qualifications

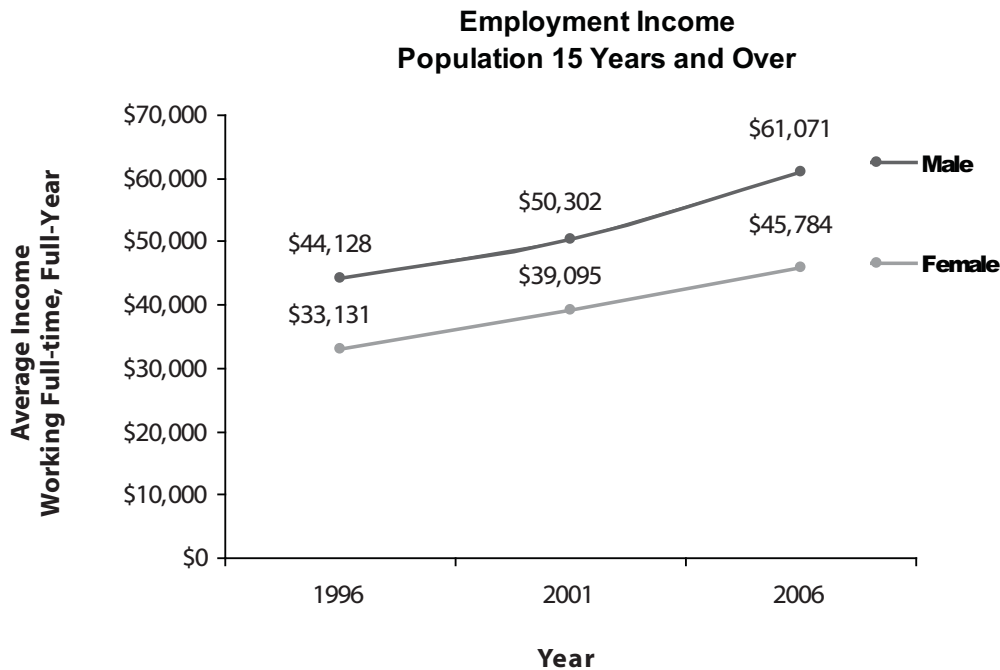
	Respondents			% of respondents
	Male	Female	Total	
Business, management and public administration	1730	2600	4330	21.5%
Architecture, engineering, and related technologies	3150	430	3580	17.8%
Health, parks, recreation and fitness	530	2225	2755	13.7%
Social and behavioural sciences and law	995	1705	2700	13.4%
Humanities	360	860	1220	6.1%
Education	275	895	1170	5.8%
Visual and performing arts, and communications technologies	545	600	1145	5.7%
Mathematics, computer and information sciences	590	455	1045	5.2%
Physical and life sciences and technologies	535	465	1000	5.0%
Personal, protective and transportation services	415	380	795	4.0%
Agriculture, natural resources and conservation	230	130	360	1.8%
Total	9375	10740	20115	100.0%

Statistics Canada, 2006 Census

6 Income

Economic families in the City of North Vancouver earn less than in Metro Vancouver. However, they are also less likely to experience low income levels than in the region as a whole. Individuals and households experience “low income” when their incomes fall below Low Income Cut-Off (LICO) thresholds. Low-Income Cut-Offs are established by determining the income level at which 70% of income (20% higher than average) is devoted to basic food, shelter and clothing.

Average employment income is higher for male workers than female, and the 2006 Census reports that this gap is increasing.

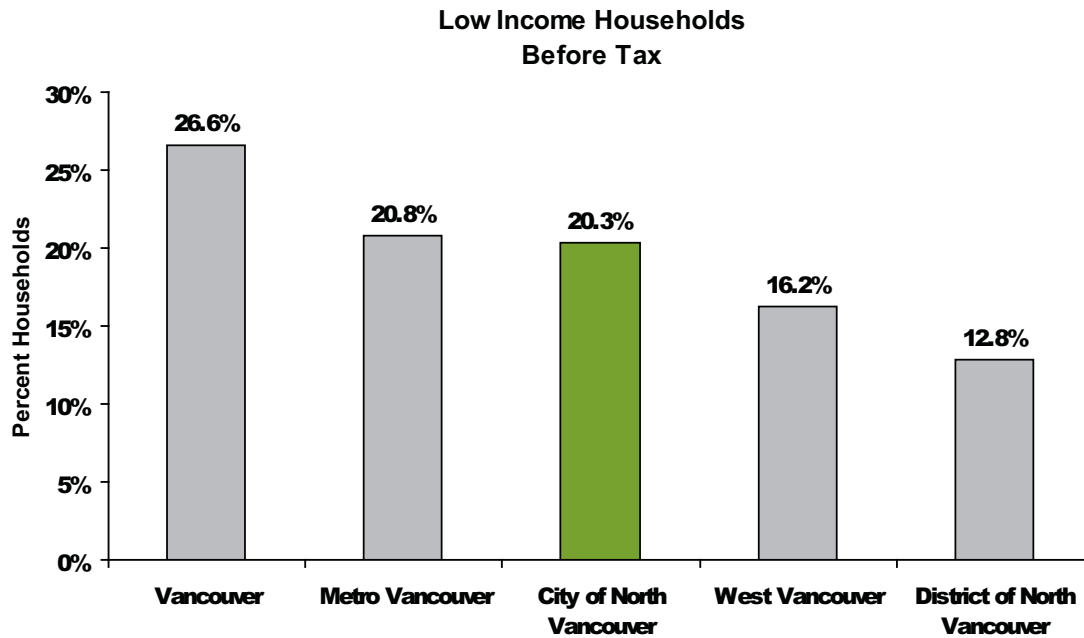


Statistics Canada, 1996-2006 Census

Family Income for All Economic Families

	Median Family Income (\$)	Average Family Income (\$)
West Vancouver	105448	196659
District of North Vancouver	90772	114553
Metro Vancouver	69688	87788
City of North Vancouver	64175	77652
Vancouver	64007	88971

Statistics Canada, 2006 Census



Statistics Canada, 2006 Census

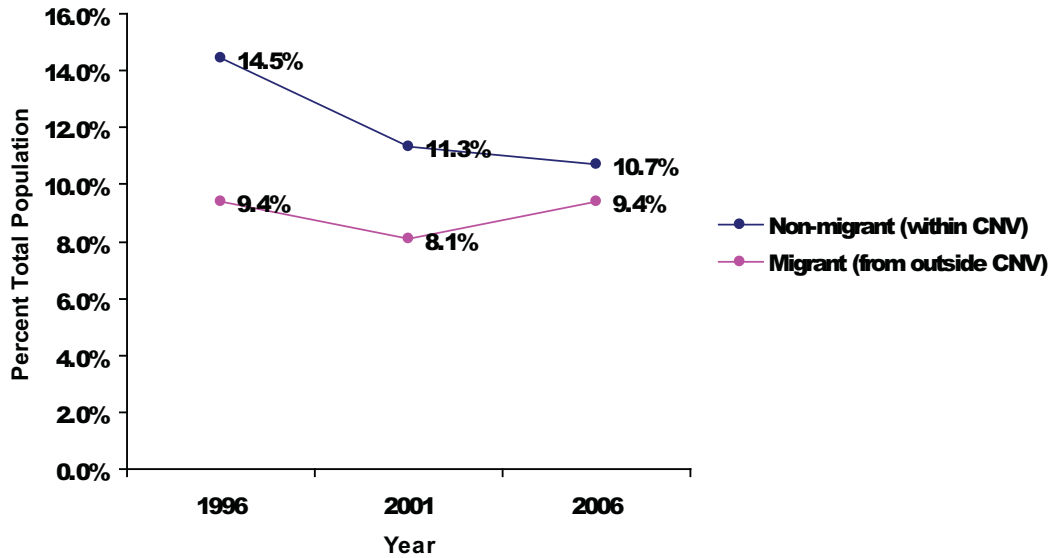
7 Housing

The City residents are highly mobile, with 20% of 2006 residents having moved in the previous year. This is higher than Metro Vancouver and 75% greater than the District of North Vancouver. Statistics Canada defines migrants as movers who resided in a different Census Subdivision (municipality) or outside Canada on Census Day. Most movers in the City were not migrant, but rather residents moving within City bounds.

44% of dwelling units in the City are within low-rise apartment structures with fewer than five storeys. This is much higher than Metro Vancouver (27%). The number of apartments as well as ground-oriented structures other than single-detached houses increased since 2001. Statistics Canada semi-detached house, row house, detached duplex, other single attached house and movable dwelling categories are aggregated as "other ground-oriented."

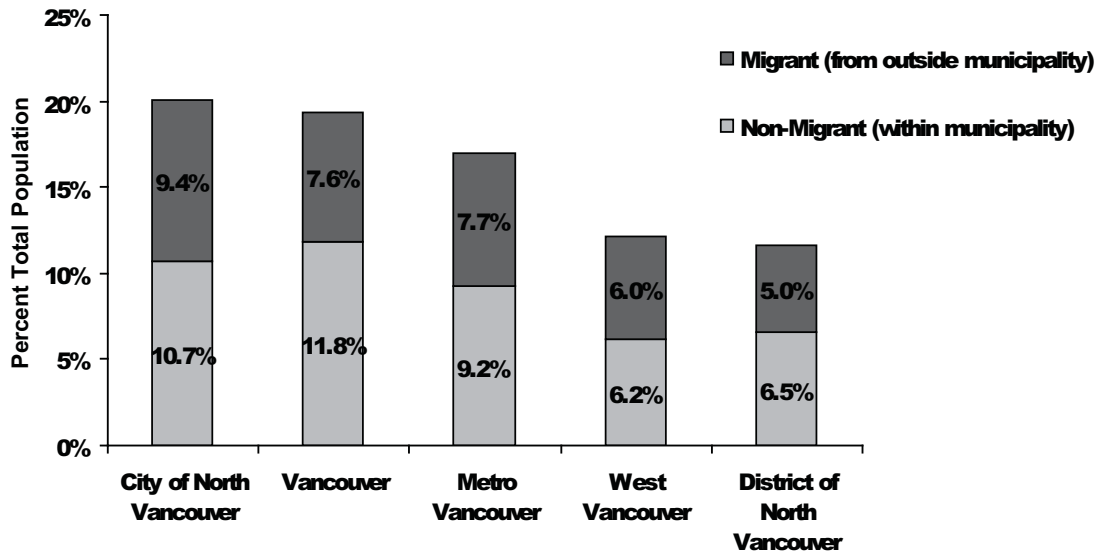
While the number of single-detached houses has declined during the past two decades, the recent drop from 2001 is due to a change in classification: the 2006 Census broadened the definition of "duplex" to include single-detached houses with secondary suites, resulting in decreases in the number of single-detached house and a corresponding increase in apartment or flat in duplex.

Mobility Status During Previous Year



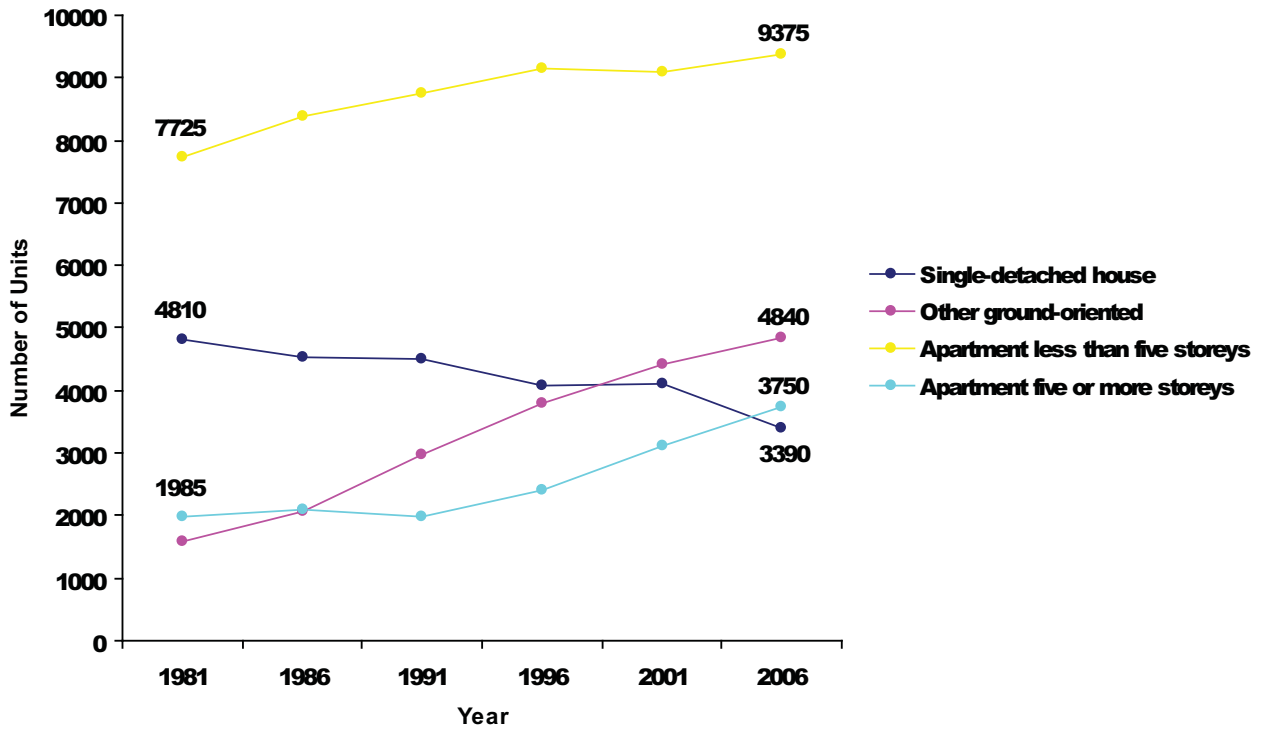
Statistics Canada, 1996-2006 Census

Mobility Status During Previous Year



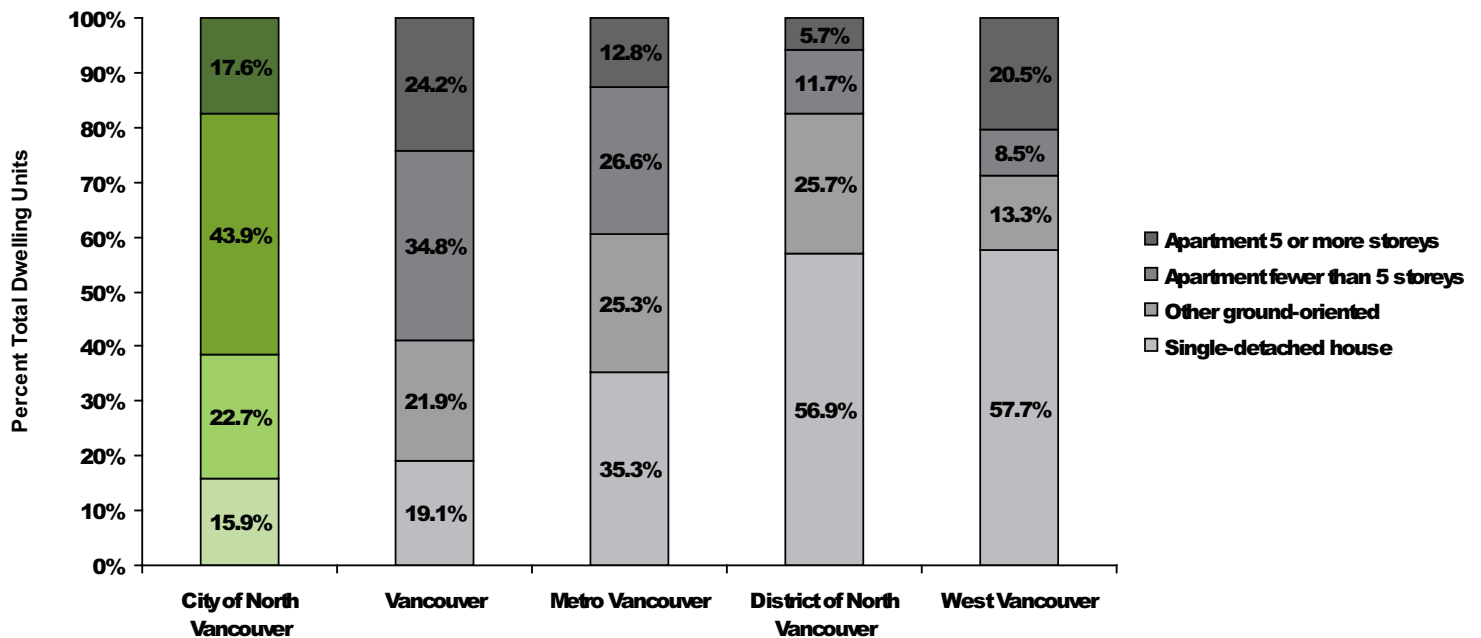
Statistics Canada, 2006 Census

Dwelling Units by Structure Type



Statistics Canada, 1981-2006 Census

Dwelling Units by Structure Type



Statistics Canada, 2006 Census

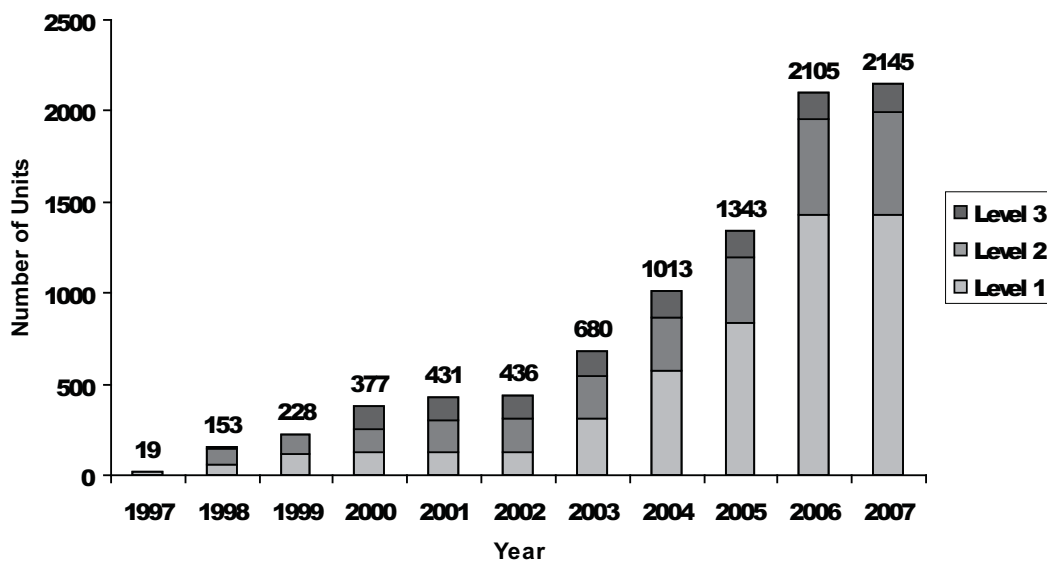
The number of dwellings in multifamily buildings with specialized features to assist people with limited mobility increased modestly from 2006 to 2007. Level One consists of basic design standards and features and is required in all multiple unit buildings with common corridors (MUB). Level Two provides options for people who require a mobility aid with specific requirements for common spaces and bathrooms. Level Three facilitates the greatest degree of adaptability with full access in all unit spaces.

The City has a lower percentage of owner-occupied dwelling units than Metro Vancouver. However, this metric continues to increase at a greater rate in the City than the in the region as a whole. The 2006 Census reported that the majority of dwelling units in the City of North Vancouver are owner occupied.

The City faces affordability challenges similar to other Metro Vancouver municipalities. 35% of rental households spent at least 30% of gross income on rent with 14% spending over half. These household spending on rent levels are aligned to the region as a whole.

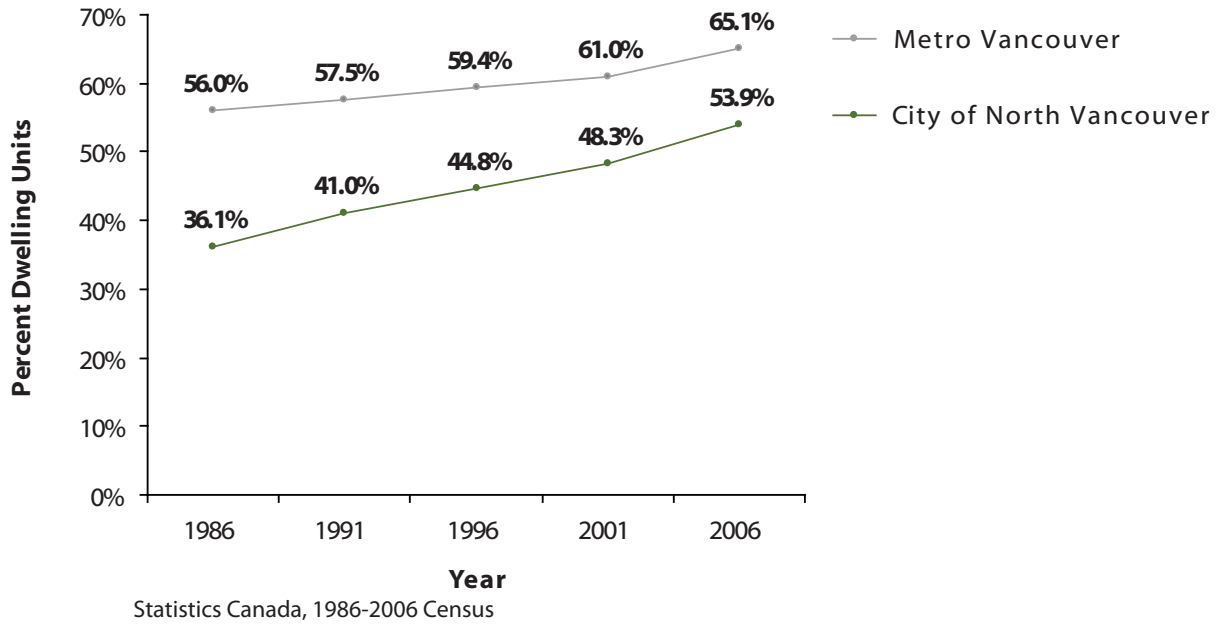
The Metro Vancouver Homeless Count found that the adult homeless population in the combined City and District of North Vancouver has increased from 33 in 2002 to 123 in 2008. It is unknown how much of this increase is due to improved survey and enumeration techniques.

Adaptable Dwelling Units Constructed

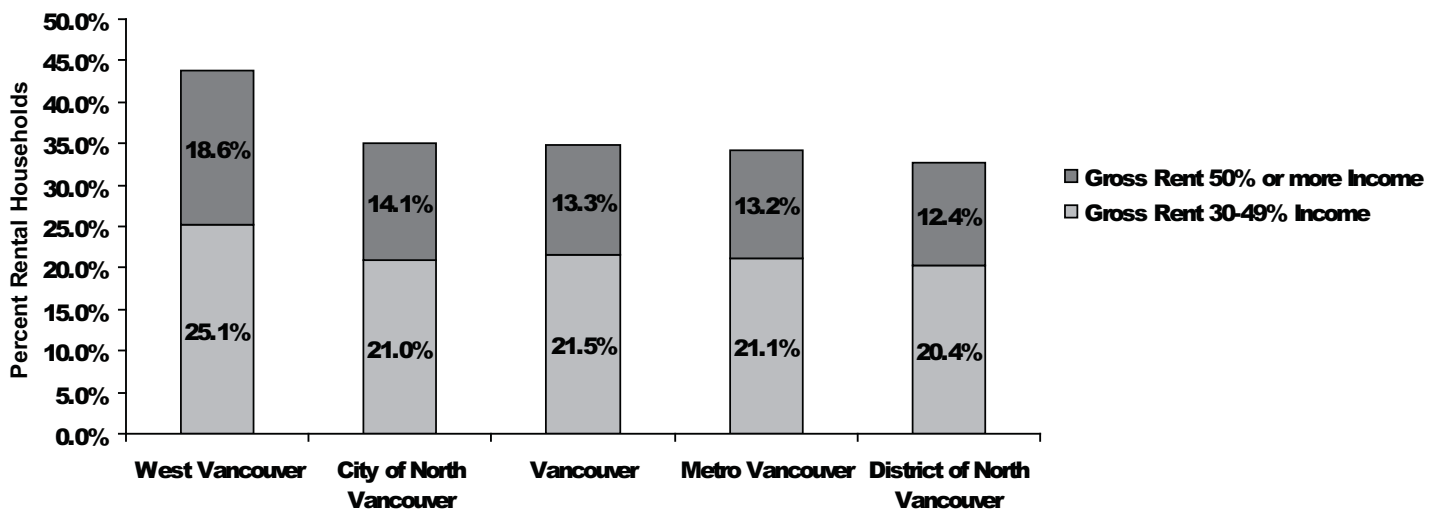


City of North Vancouver, Building Permit Record

Owner-Occupied Dwelling Units



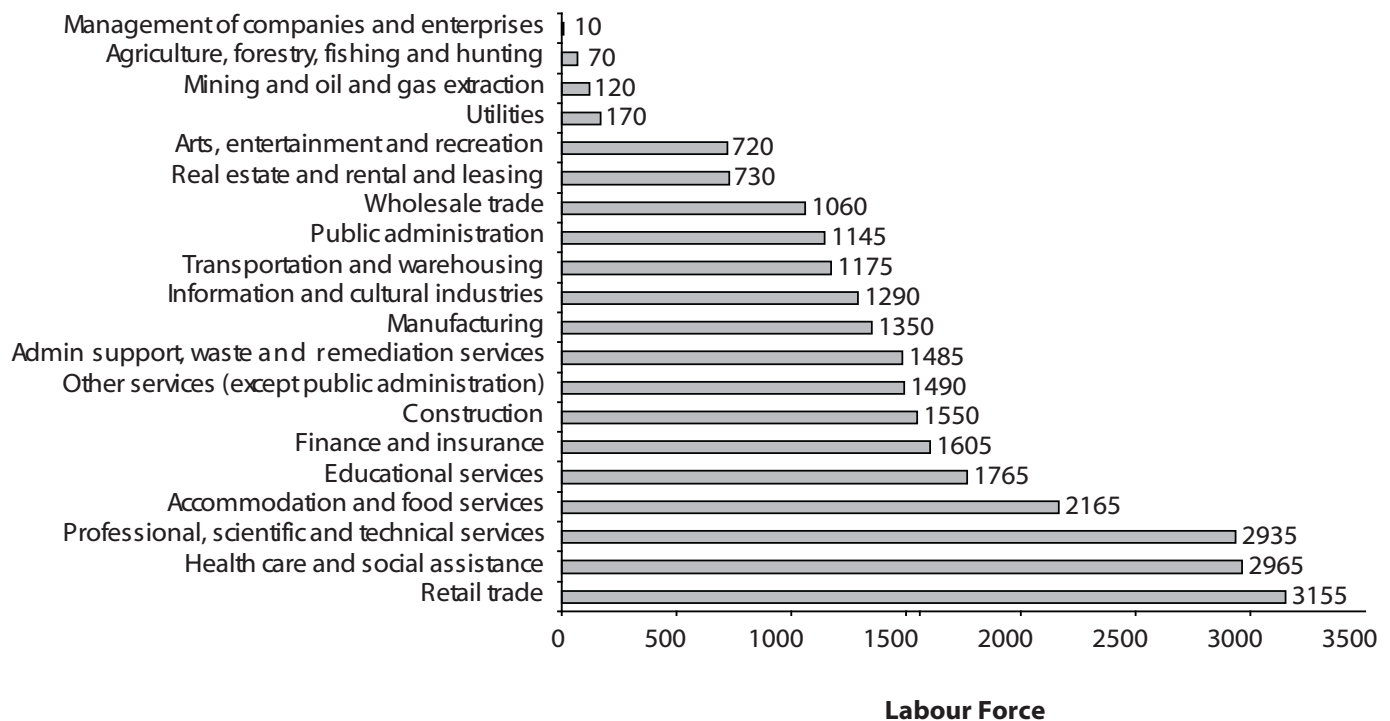
Household Spending on Rent



8 Economy

City residents are employed in a range of industries. The proportion of experienced labour force employed in business, finance and administration occupational category decreased over two percent from 2001 to 2006. The relative number of persons employed in culture, health, sales and service industries increased.

Total Experienced Labour Force by Industry



Statistics Canada, 2006 Census

Major Employers in the City of North Vancouver

Business/Organization	Address	Employees
Vancouver Coast Health Authority	132 W. Esplanade	1669
ICBC	151 W. Esplanade	1325
City of North Vancouver	141 W. 14th St.	480
North Vancouver School District #44	721 Chesterfield Ave.	475
CN Rail	221 W. Esplanade	279
Honeywell Asca Inc.	500 Brooksbank Ave.	250
Wal Mart	925 Marine Dr.	210
Neptune Bulk Terminals	1001 Low Level Rd.	200
Western Stevedoring	95 Brooksbank Ave.	200
Resort Reservations Network	100 - 788 Harbourside Dr.	180
RCMP N.V. Detachment	147 E. 14th St.	160
Saskatchewan Wheat Pool	801 Low Level Rd.	150
Sears	935 Marine Dr.	140
London Drugs	2032 Lonsdale Ave.	120
Sutton Group--West Coast Realty	100 - 889 Harbourside Dr.	113
ALS Chemex	212 Brooksbank Ave.	110
James Richardson International Ltd.	375 Low Level Rd.	101
A & W Food Services	300 - 171 W. Esplanade	100
Hospitality Careers Online Inc.	300 - 38 Fell Ave.	91

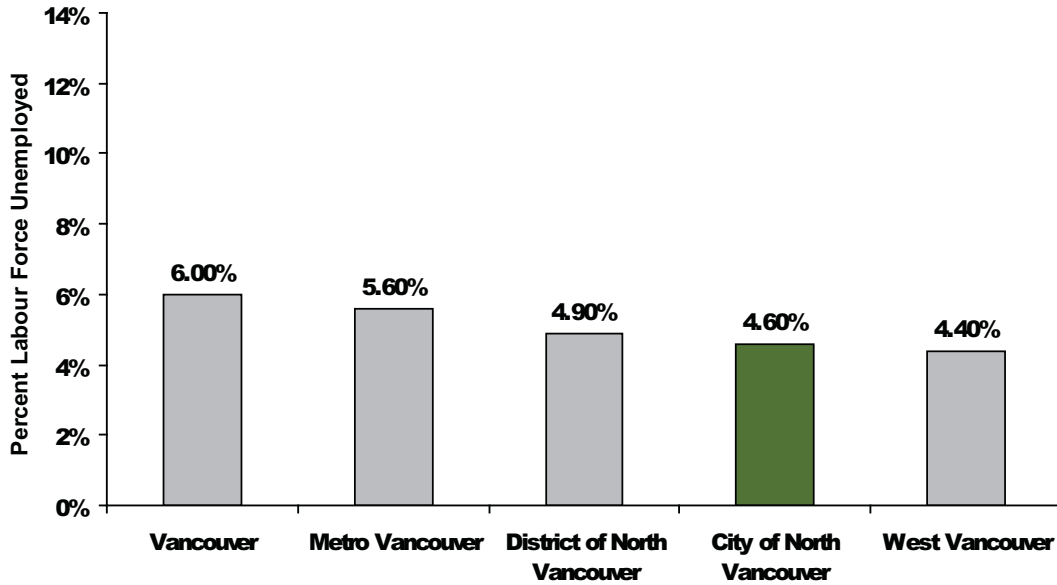
City of North Vancouver, Employer Survey 2004

Total Experienced Labour Force by Occupational Category

	2006		2001		% Change
	Respondents	Percent	Respondents	Percent	
Sales and service	7245	26.9%	6990	26.4%	0.4%
Business, finance and administration	5180	19.2%	5695	21.5%	-2.3%
Management	3170	11.8%	3265	12.3%	-0.6%
Trades, transport and equipment operators	2775	10.3%	2685	10.2%	0.1%
Social science, education, government and religion	2365	8.8%	1880	7.1%	1.7%
Natural and applied sciences	2340	8.7%	2235	8.4%	0.2%
Art, culture, recreation and sport	1525	5.7%	1355	5.1%	0.5%
Health	1480	5.5%	1355	5.1%	0.4%
Processing, manufacturing and utilities	565	2.1%	670	2.5%	-0.4%
Primary industry	315	1.2%	320	1.2%	No Change
Total	26975	100.0%	26450	100.0%	

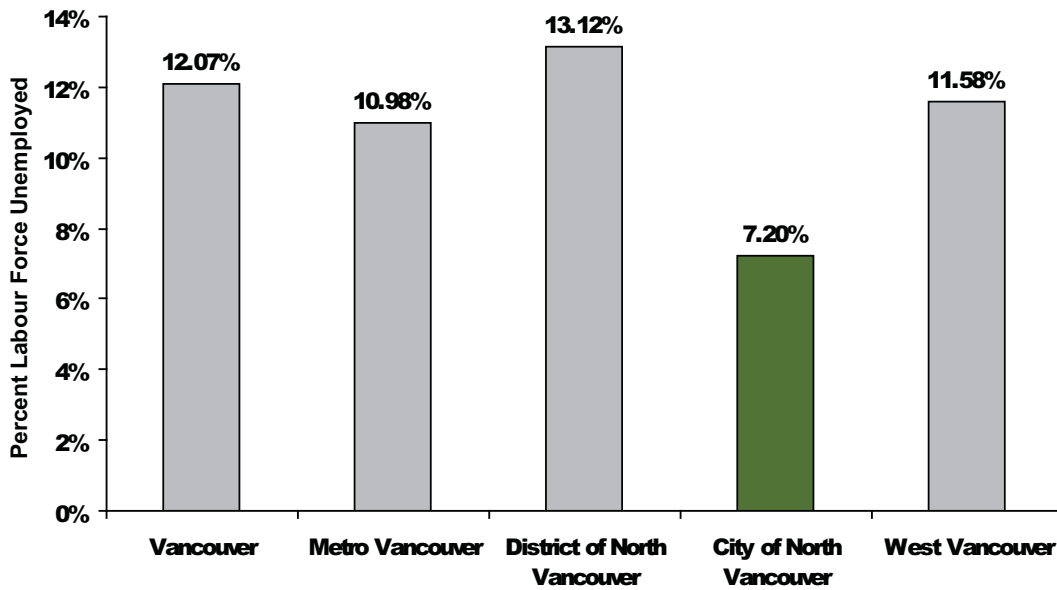
Metro Vancouver, 2006 Census Bulletin
 Statistics Canada, 2001-2006 Census

General Unemployment



Statistics Canada, 2006 Census

Youth (Age 15-24) Unemployment

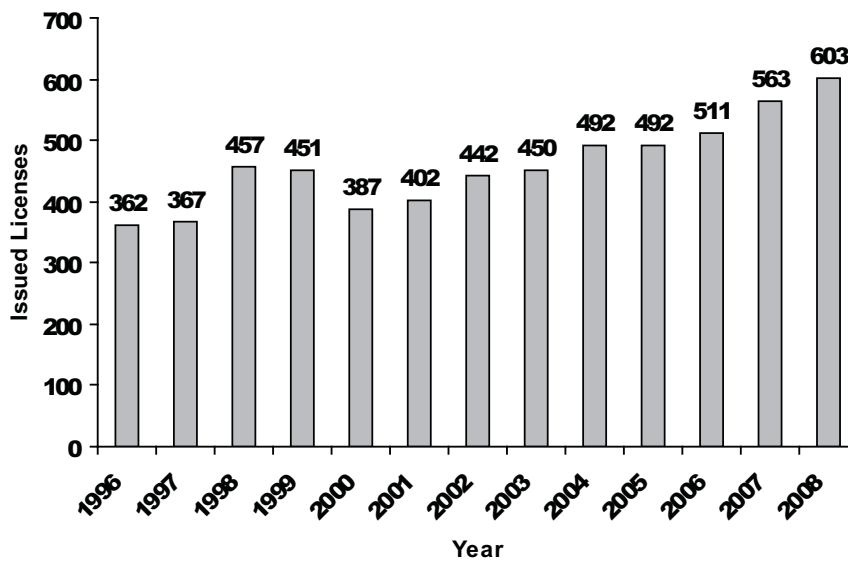


Statistics Canada, 2006 Census

The number of licensed home-based businesses has increased steadily. The value of building permits issued generally increased, although 2007 values were higher than other years.

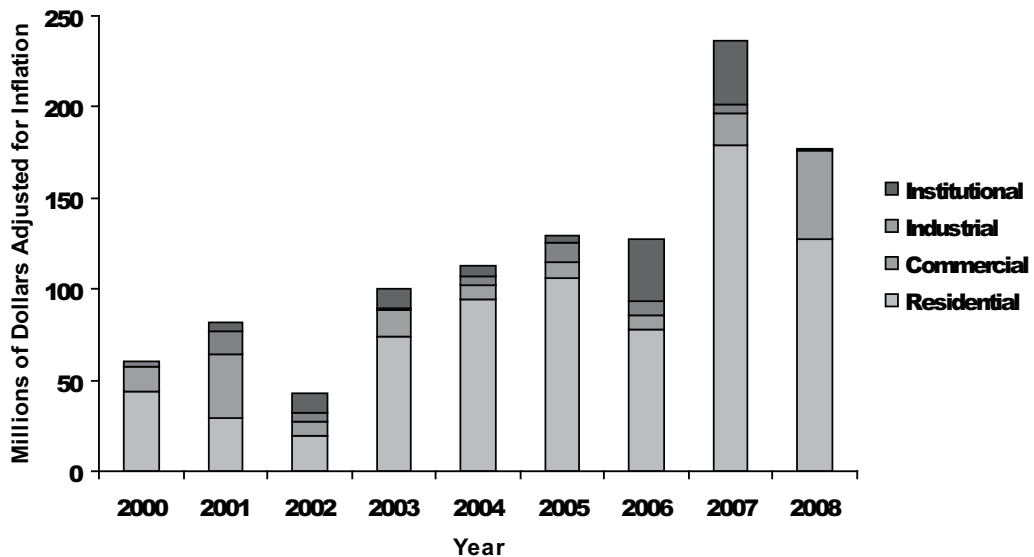
The majority of municipal taxes (52%) are allocated to residential properties, with business properties accounting for a further 39%. Residential property tax rates in the City are among the lowest in Metro Vancouver.

Home-Based Businesses



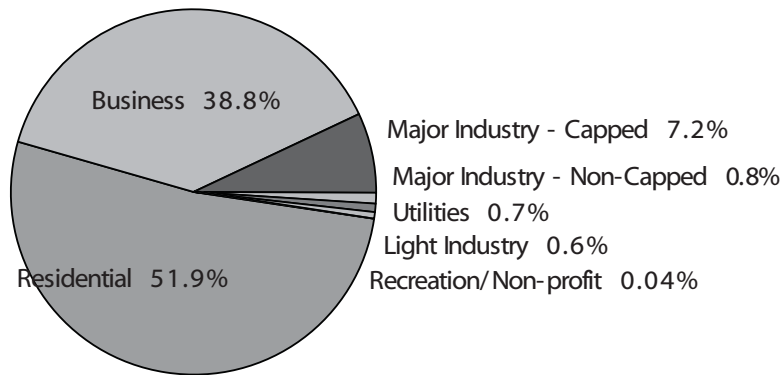
City of North Vancouver, Business License Report

Value of Building Permits Issued



City of North Vancouver, Business License Report
Bank of Canada, Inflation Calculator

Tax Allocation by Property Class



City of North Vancouver, 2009 Property Tax Information

Tax and Utility Levies by Municipality

Municipality	Municipal Taxes (\$)	Municipal Utilities (\$)	Total (\$)
Surrey	1177	839	2016
City of North Vancouver	1660	621	2281
Port Coquitlam	1599	694	2293
Burnaby	1636	699	2335
Coquitlam	1627	770	2397
Richmond	1504	937	2441
Port Moody	1926	678	2604
District of North Vancouver	1979	853	2832
New Westminster	1972	861	2833
West Vancouver	3178	930	4108

City of North Vancouver, 2009 Property Tax Information

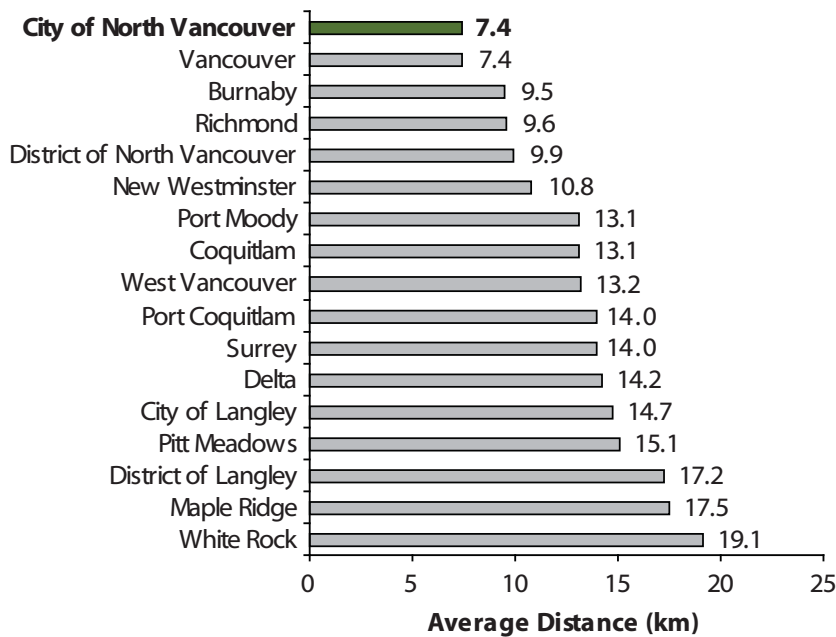
9 Transportation

City residents have the shortest median work commute distance in Metro Vancouver. The usual place of work for half of the employed labour force is in the City (27%), District of North Vancouver (14%) or West Vancouver (9%). An addition 31% commute to Vancouver.

Although most commuters drive, one-third ride public transit, cycle or walk to work. Only residents of Vancouver and New Westminster utilize these sustainable transportation methods more regularly in the region.

Vehicle ownership is higher in the City than in Metro Vancouver as a whole, although the number of registered vehicles per capita is lower than in other North Shore communities.

Work Commute Distance



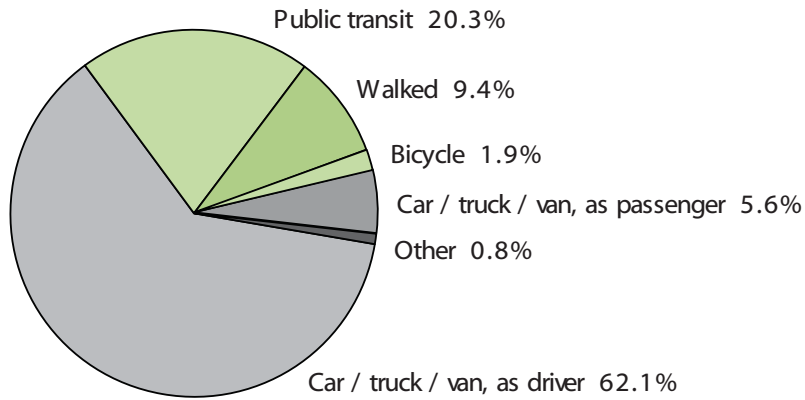
Metro Vancouver, 2006 Census Bulletin
 Statistics Canada, 2006 Census

Usual Place of Work for Employed Labour Force

Municipality	Commuters			% Commuters
	Male	Female	Total	
Vancouver	3055	3145	6200	30.8%
City of North Vancouver	2115	3385	5505	27.3%
District of North Vancouver	1355	1445	2795	13.9%
West Vancouver	615	1205	1820	9.0%
Burnaby	855	725	1580	7.8%
Richmond	380	190	570	2.8%
Squamish Nation - Capilano 5	120	245	365	1.8%
Surrey	190	95	295	1.5%
Coquitlam	165	60	225	1.1%
Greater Vancouver A	70	130	200	1.0%
Delta	125	30	160	0.8%
New Westminster	40	80	115	0.6%
Langley	60	20	80	0.4%
Port Coquitlam	60	0	65	0.3%
Squamish Nation - Seymour Creek 2	35	10	40	0.2%
Bowen Island	10	20	30	0.1%
Belcarra	10	10	25	0.1%
Squamish	20	0	25	0.1%
Mission	0	10	20	0.1%
Victoria	10	10	20	0.1%
Total	9290	10815	20135	100.0%

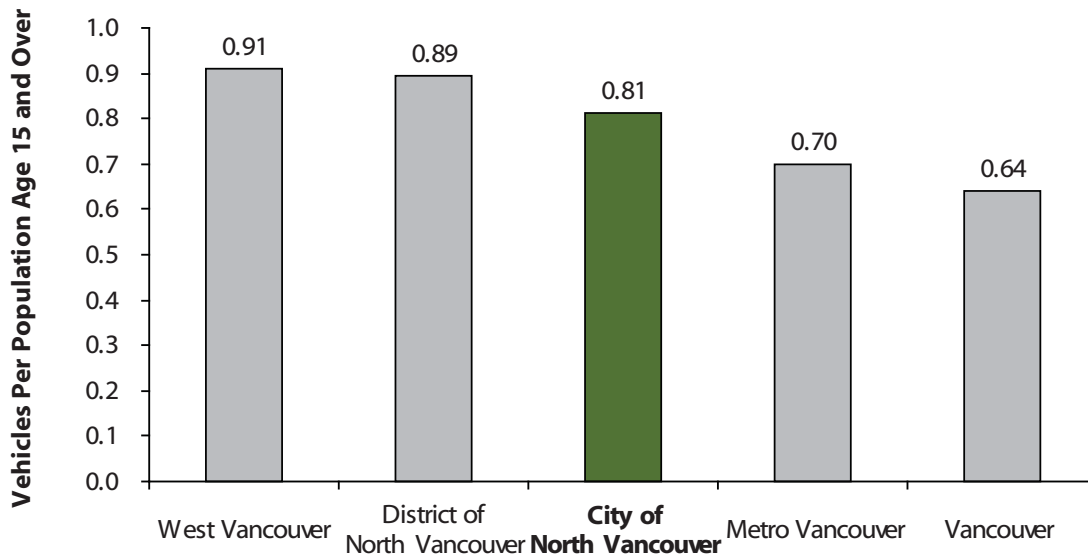
Metro Vancouver, 2006 Census Bulletin
 Statistics Canada, 2006 Census

Mode of Transportation Commuting Labour Force



Metro Vancouver, 2006 Census Bulletin
Statistics Canada, 2006 Census

Registered Passenger Vehicles Per Capita



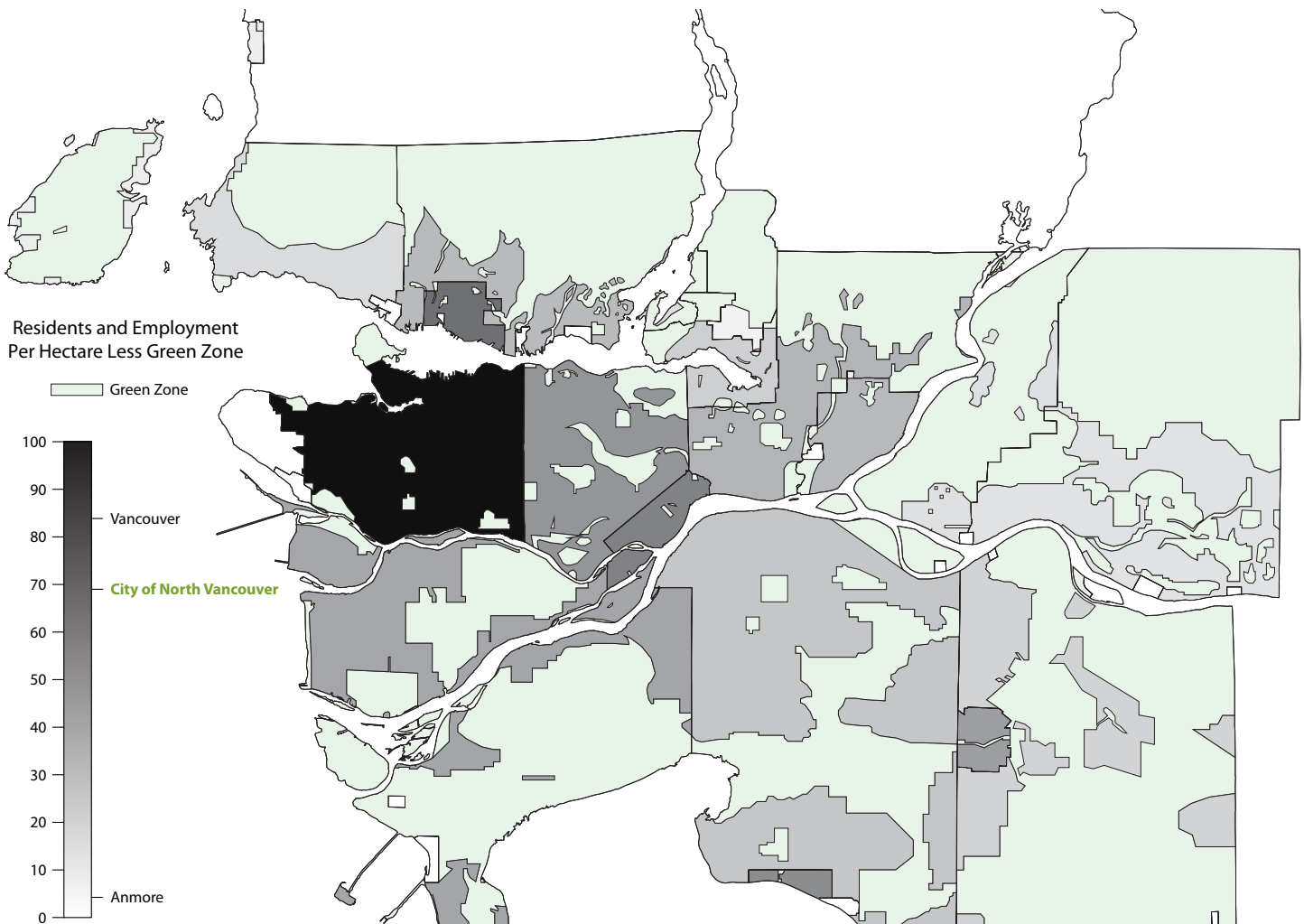
BC Ministry of Environment, Community Energy and Greenhouse Gas Emissions Inventory 2007
Statistics Canada, 2006 Census

10 Energy, Emissions and Environment

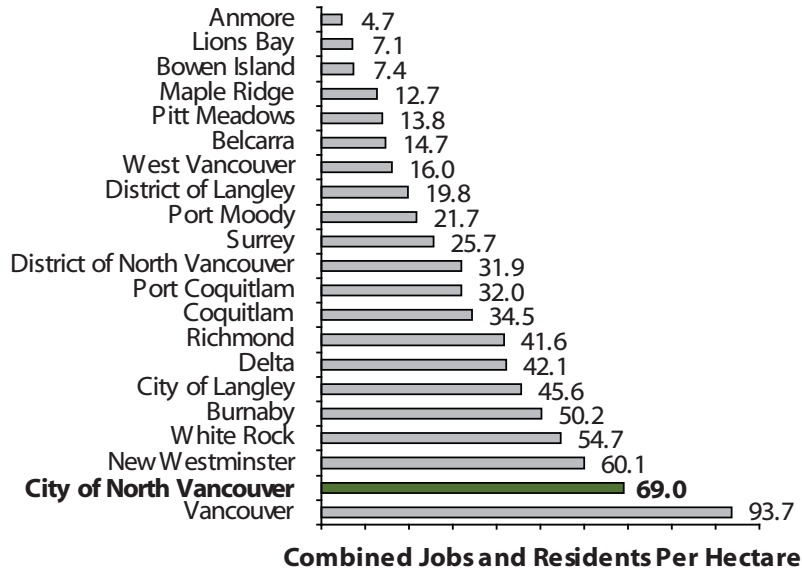
Metro Vancouver has identified much of the land in the region as unsuitable for development. This includes the Agricultural Land Reserve as well as conservation and recreation lands. The City is one of the smallest municipalities by land area in Metro Vancouver and is centred on the regional town centre along Lonsdale Avenue. It is largely urbanized with both residential and employment populations that impact the environment. The City of North Vancouver is one of the densest municipalities in Metro Vancouver with 69.0 combined residents and jobs per hectare.

The Ministry of Environment 2007 energy consumption and emissions inventory demonstrates that the City of North Vancouver consumes less energy resulting in fewer greenhouse gas emissions per combined residents and jobs than most Metro municipalities. Community emissions are evenly split between building (48%) and on-road transportation (49%).

Since 1999 annual water consumption in the City has decreased 60 cubic meters per capita. This consumption rate is among the lowest in Metro Vancouver.

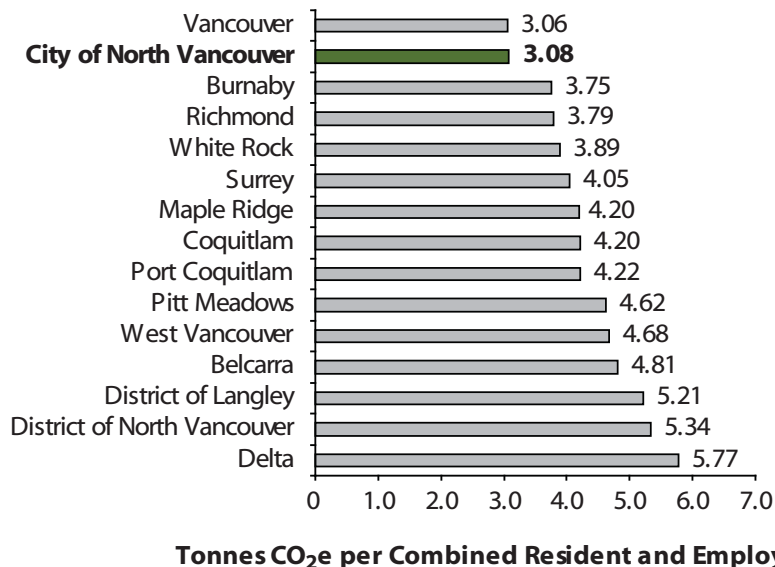


Combined Population and Employment Density Less Metro Vancouver Designated Green Zone



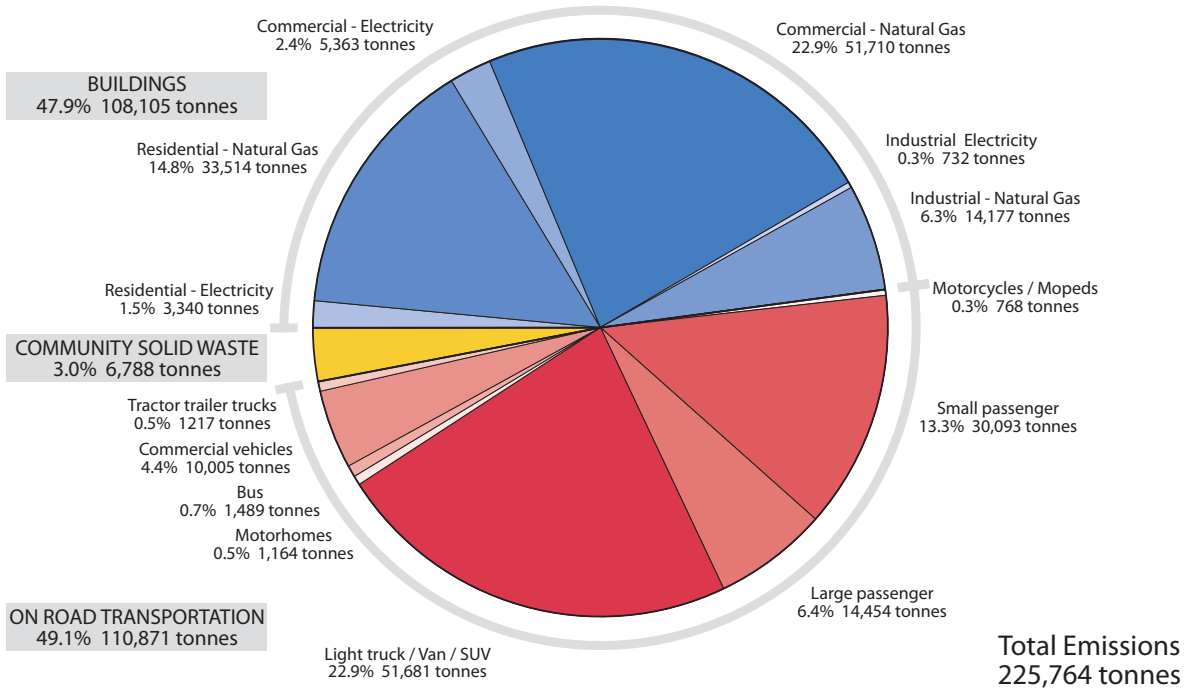
Greater Vancouver Regional District, Liveable Region Strategic Plan 1996
 Statistics Canada, 2006 Census

Annual Estimated Greenhouse Gas Emissions



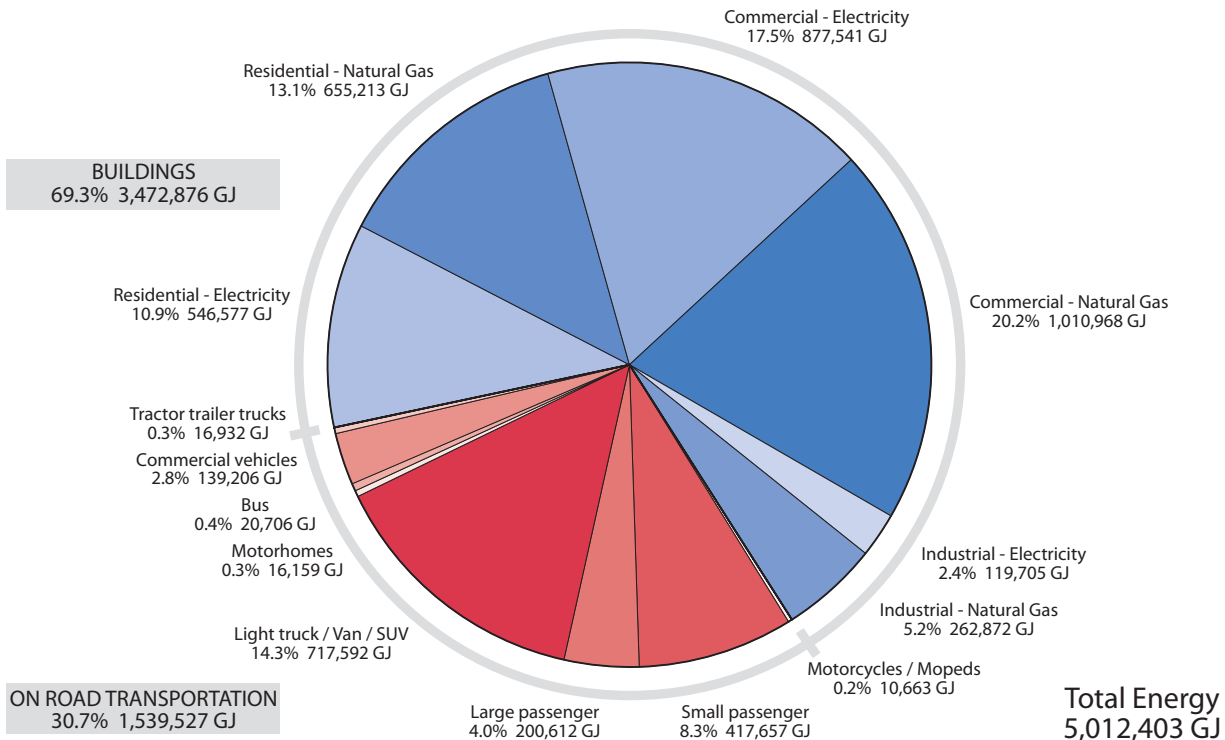
BC Ministry of Environment, Community Energy and Greenhouse Gas Emissions Inventory 2007
 Statistics Canada, 2006 Census

Community Greenhouse Gas Emissions



BC Ministry of Environment, Community Energy and Greenhouse Gas Emissions Inventory 2007

Community Energy Consumption



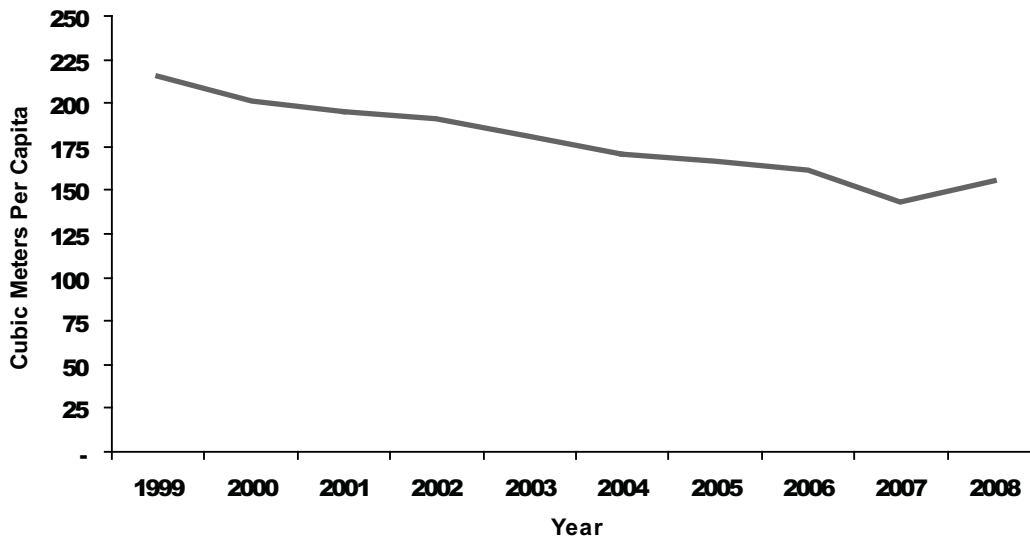
BC Ministry of Environment, Community Energy and Greenhouse Gas Emissions Inventory 2007

Annual Water Usage Per Capita

Municipality	Cubic Meters Per Capita
White Rock	125.92
City of North Vancouver	167.01
Surrey	169.52
City of Langley	175.87
Port Moody	176.14
Maple Ridge	180.12
Coquitlam	182.83
Port Coquitlam	193.11
Vancouver	198.34
District of North Vancouver	227.26
New Westminster	231.16
Burnaby	235.34
Richmond	237.68
West Vancouver	279.98
Delta	289.05
Lions Bay	307.88
District of Langley	374.14
Pitt Meadows	408.53

Environment Canada, Municipal Water and Wastewater Survey 2004
 BC Stats - Municipal Population Estimates 2004

Annual Water Consumption Per Capita



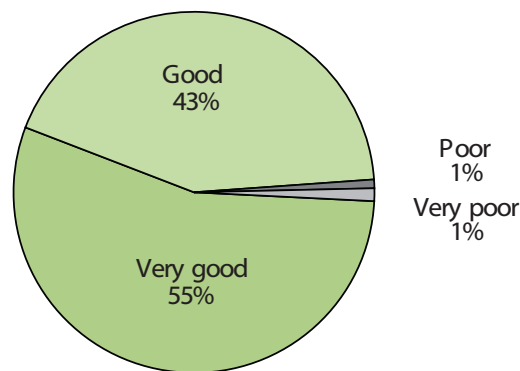
City of North Vancouver, Water Report 2008
 BC Stats - Municipal Population Estimates

11 Quality of Life

A large majority (98%) of residents reported in 2008 that the overall quality of life is good or very good in the City of North Vancouver. This report card results from a random telephone survey seeking community input on local issues. 97% also reported that they were somewhat or very satisfied with the delivery of City services. Fewer eligible City residents voted in 2008 than in Metro Vancouver as a whole.

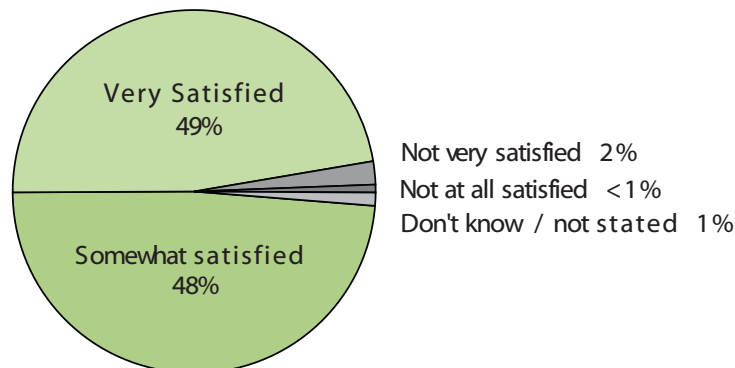
Similar to reported crime incidents in Metro Vancouver overall, crime has been generally falling the City during the past decade. 4% of residents in the quality of life survey indicated that crime was the most important issue facing the community.

Quality of Life
How would you rate the overall quality of life in the City today?



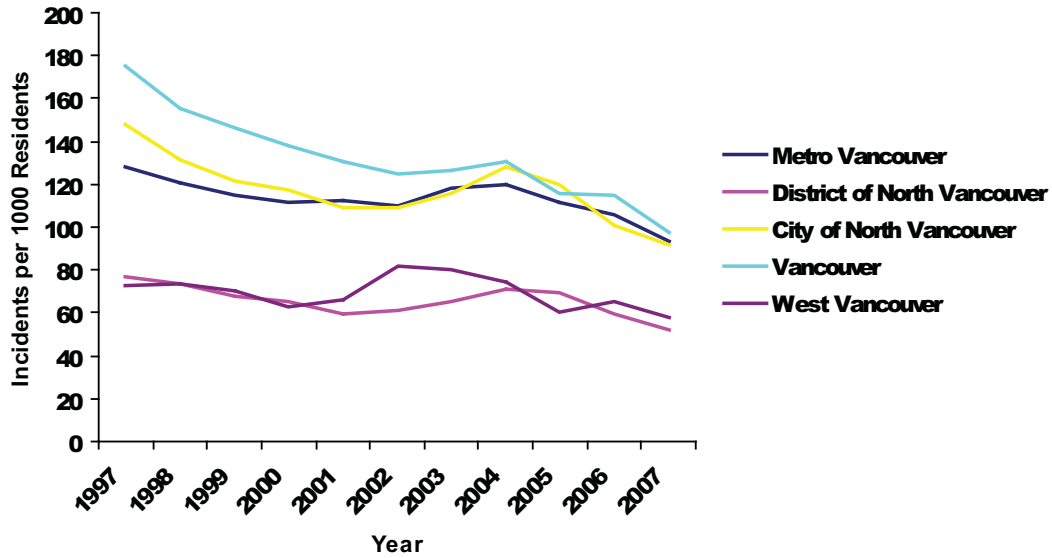
City of North Vancouver, Ipsos Reid Quality of Life Survey 2008

Service Delivery
Please rate how satisfied you are with the City's services



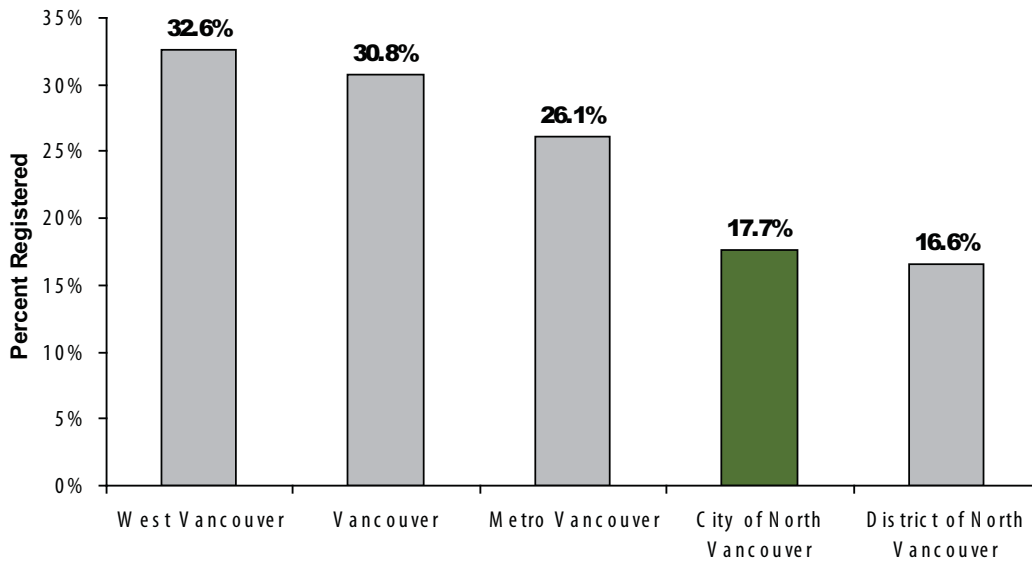
City of North Vancouver, Ipsos Reid Quality of Life Survey 2008

Crime Incidents Less Traffic Violations



BC Ministry of Public Safety, Uniform Crime Reporting Survey 2008
BC Stats - Municipal Population Estimates

Voter Participation in 2008 Municipal Elections



Municipal websites, 2008