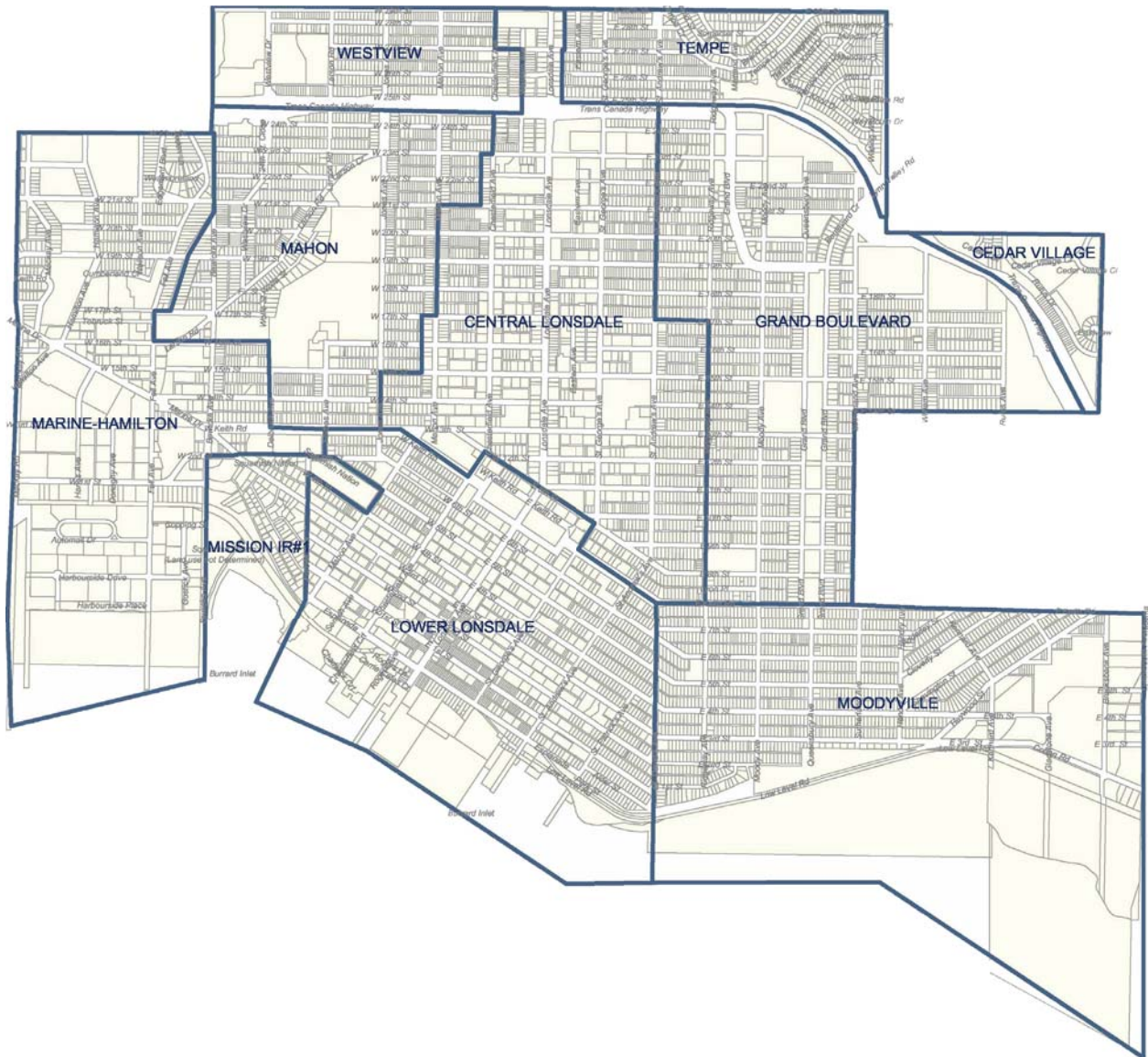




City of North Vancouver 2009 Community Profile Release 2 - Neighbourhoods



December 2009
www.cnv.org



Introduction

The Community Profile Release 2 – Neighbourhoods is one of three Community Profile documents created as a snapshot of the community.

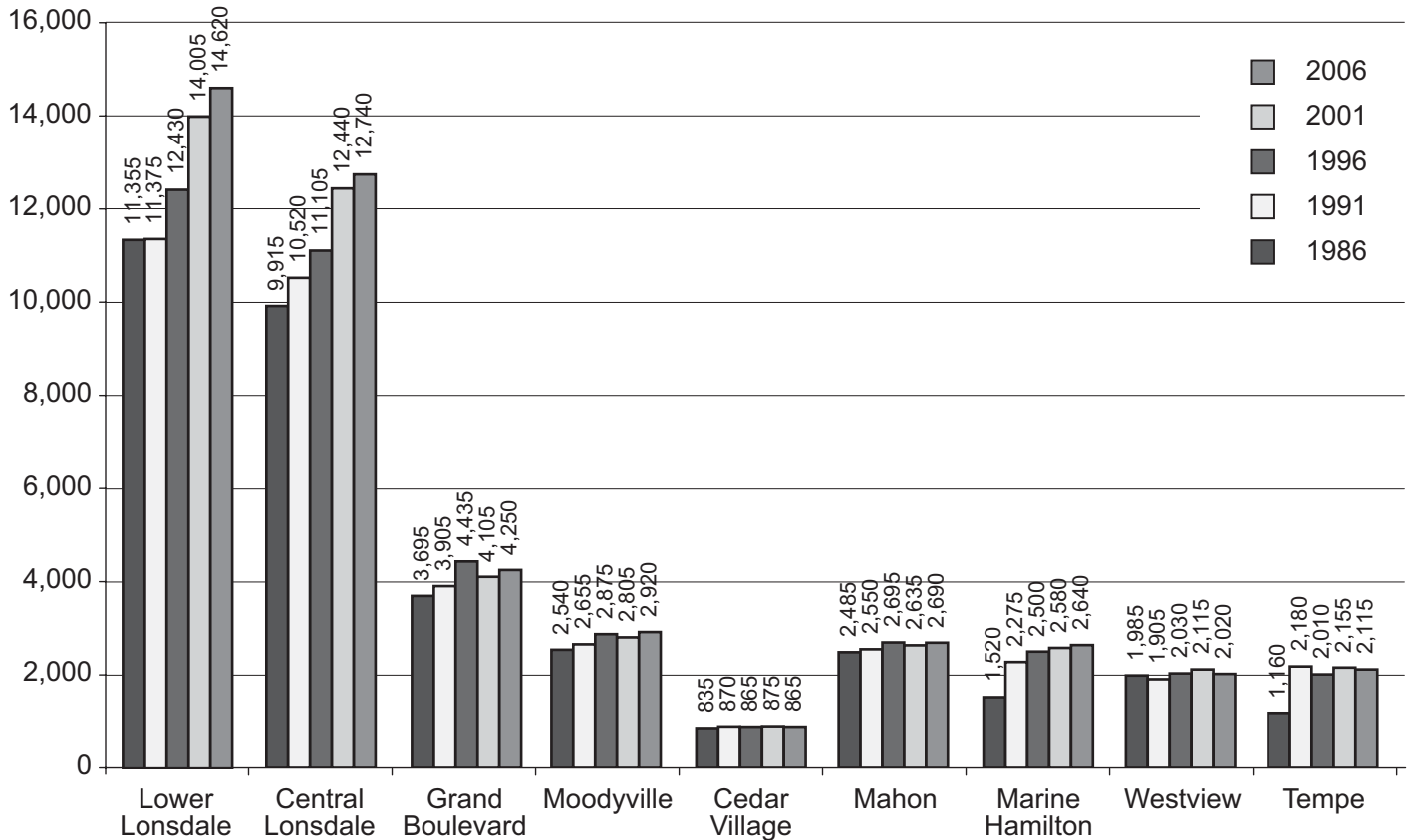
The City of North Vancouver is comprised of nine Census neighbourhoods. The neighbourhood boundaries were developed to reflect areas with unique characteristics. Customized data for each neighbourhood is purchased from Statistics Canada after each Census to better understand the demographic trends shaping the community. Release 2 – Neighbourhoods provides an overview of the distribution of population, children and youth and seniors across the City's neighbourhoods. The number of occupied private dwellings, breakdown of building types and tenure as well as a picture of how frequently people move in and out of neighbourhoods (mobility) provide a sense of how residents are currently living. Average annual family income is also included.

The first Community Profile Release 1 – Data Inventory was provided as a data resource for City residents and is now available on the City's website. Based mainly on citywide statistics from the 2006 Canadian Census of Population, the 2009 Community Profile Data Inventory also features information on resource use (energy, water) building activity, emissions, and quality of life issues including voter participation rates.

The third and final component is the forthcoming Community Profile Release 3 – OCP-TIMS, which 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. This final release of data will be available early in the New Year.

The information contained in this Community Profile release, along with the two other Community Profile releases, will be used to support further research into key issues in the community such as climate change, affordable housing and transportation and will ultimately set the stage for the update to the Official Community Plan.

Population by Neighbourhood

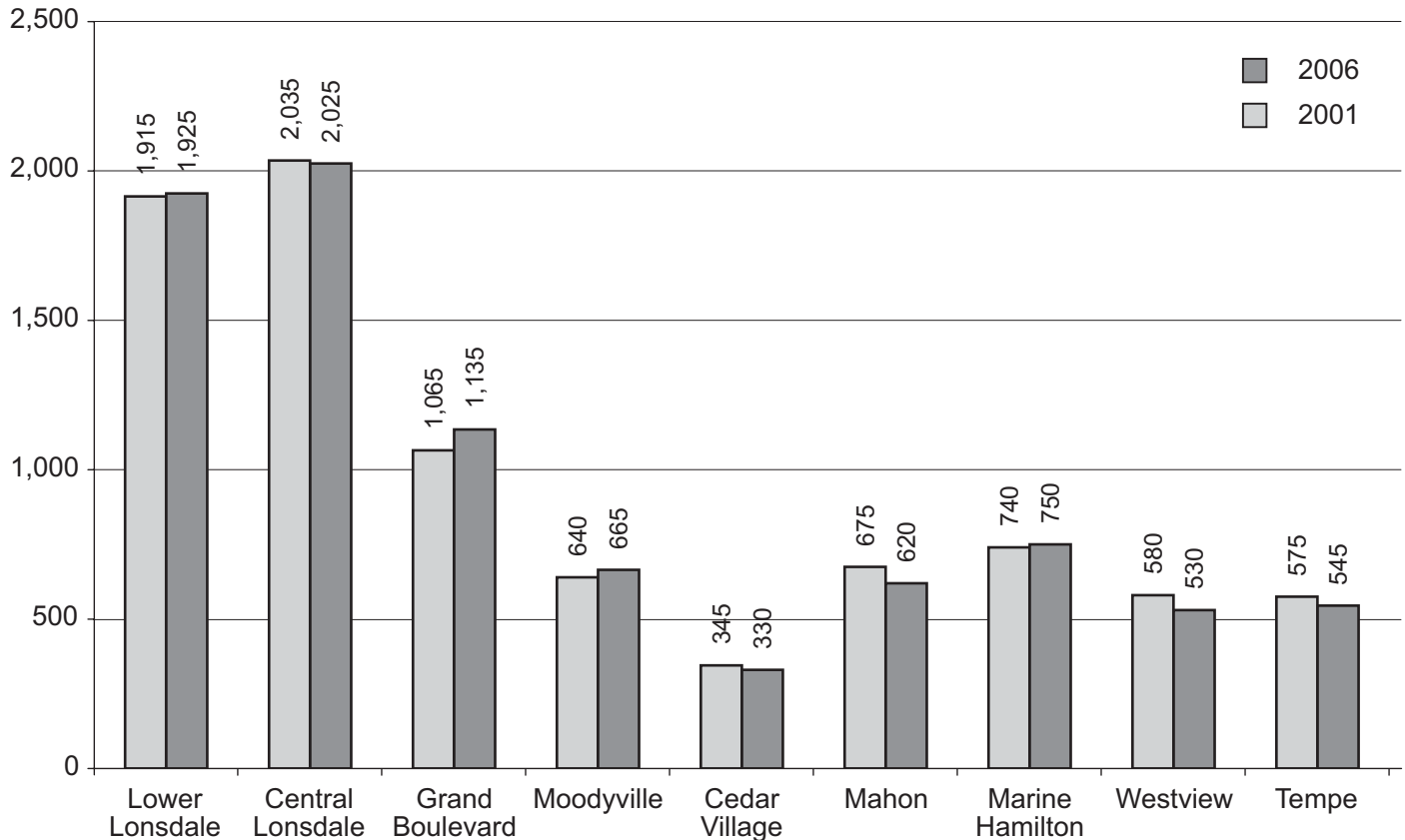


The City's population is concentrated within a roughly five-block wide corridor centred on Lonsdale Avenue. 61% of residents report a primary address in the Lower Lonsdale or Central Lonsdale Census neighbourhoods.

Lower Lonsdale is the most populated Census neighbourhood in the municipality. It is also the fastest growing, adding 615 residents, or 4.4% between 2001 and 2006. Moodyville, Grand Boulevard, Central Lonsdale, Marine-Hamilton and Mahon also increased in population. The 2006 Census found the populations of Cedar Village, Tempe and Westview decreased during the previous Census period.

Number of Children and Youth by Neighbourhood

Ages 19 and under

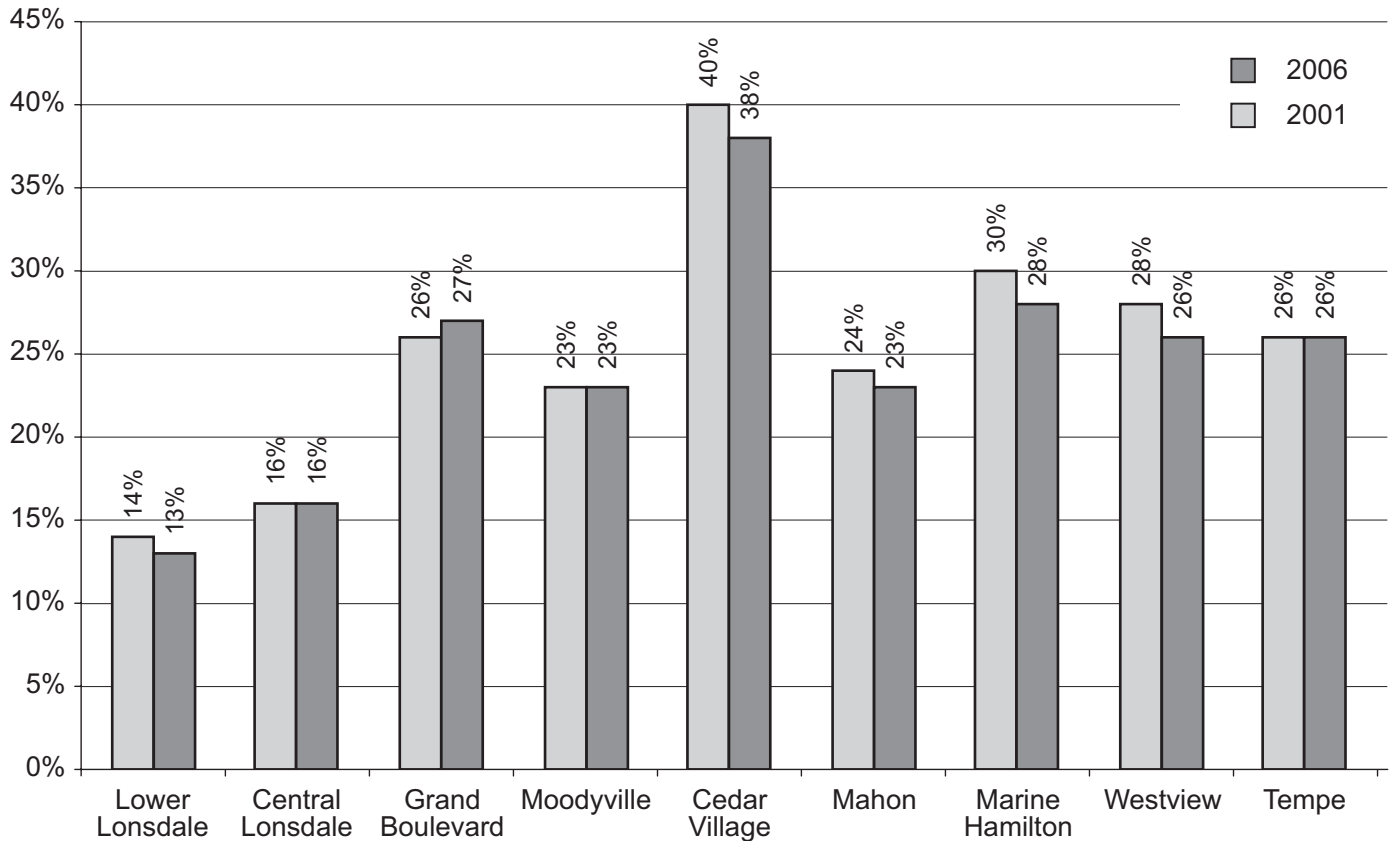


The number of children and youth residing in each Census neighbourhood generally corresponds to the total population. The next page considers youth as a percentage of the population.

Grand Boulevard had the greatest increase during the past Census period with 70 more children. Moodyville, Lower Lonsdale and Marine-Hamilton also had more children in 2006 than in 2001. The Census found the greatest loss in the number of children in Mahon with 55 fewer children, and Westview reported a similar decrease of 50 children. Tempe and Central Lonsdale also reported fewer children. Overall, the City experienced a net loss of residents ages 19 and under during the past Census period.

Children and Youth by Neighbourhood as Percentage of Population

Ages 19 and under

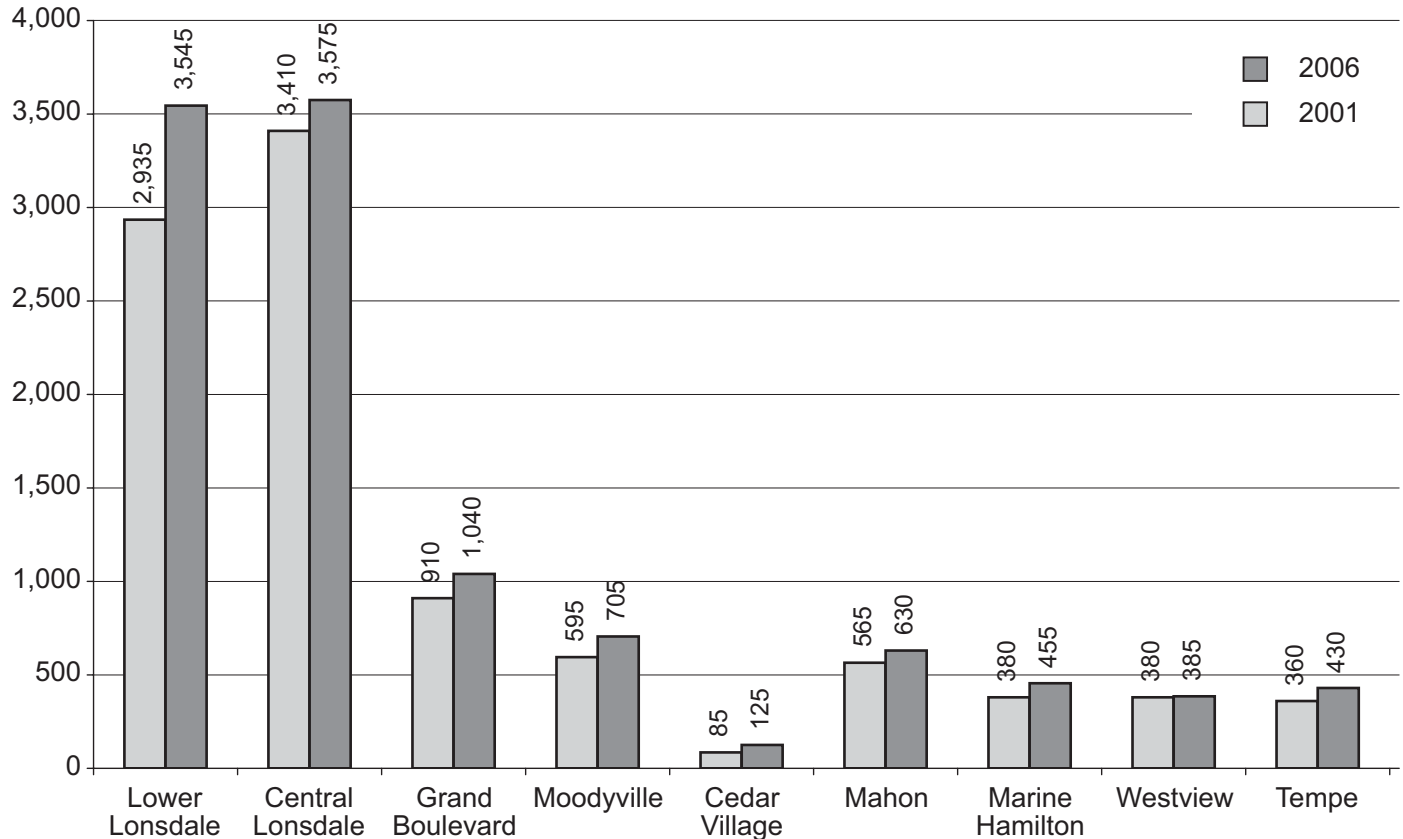


Cedar Village has the highest concentration of children and youth in the city with 38% of the neighbourhood population ages 19 and under. Although the percentage dropped two points from 2001, it remains ten points higher than the next highest concentration in Marine-Hamilton. Lower Lonsdale and Central Lonsdale have low concentrations of children with 13% and 16%, respectively, of the neighbourhood population ages 19 and under.

Grand Boulevard was the only neighbourhood to report an increase in the youth percentage of the population during the past Census period. Central Lonsdale, Moodyville and Tempe showed generally no change between 2001 and 2006. The Census found reduced concentrations in Cedar Village, Marine-Hamilton, Westview, Mahon and Lower Lonsdale.

Number of Seniors by Neighbourhood

Ages 55 and over

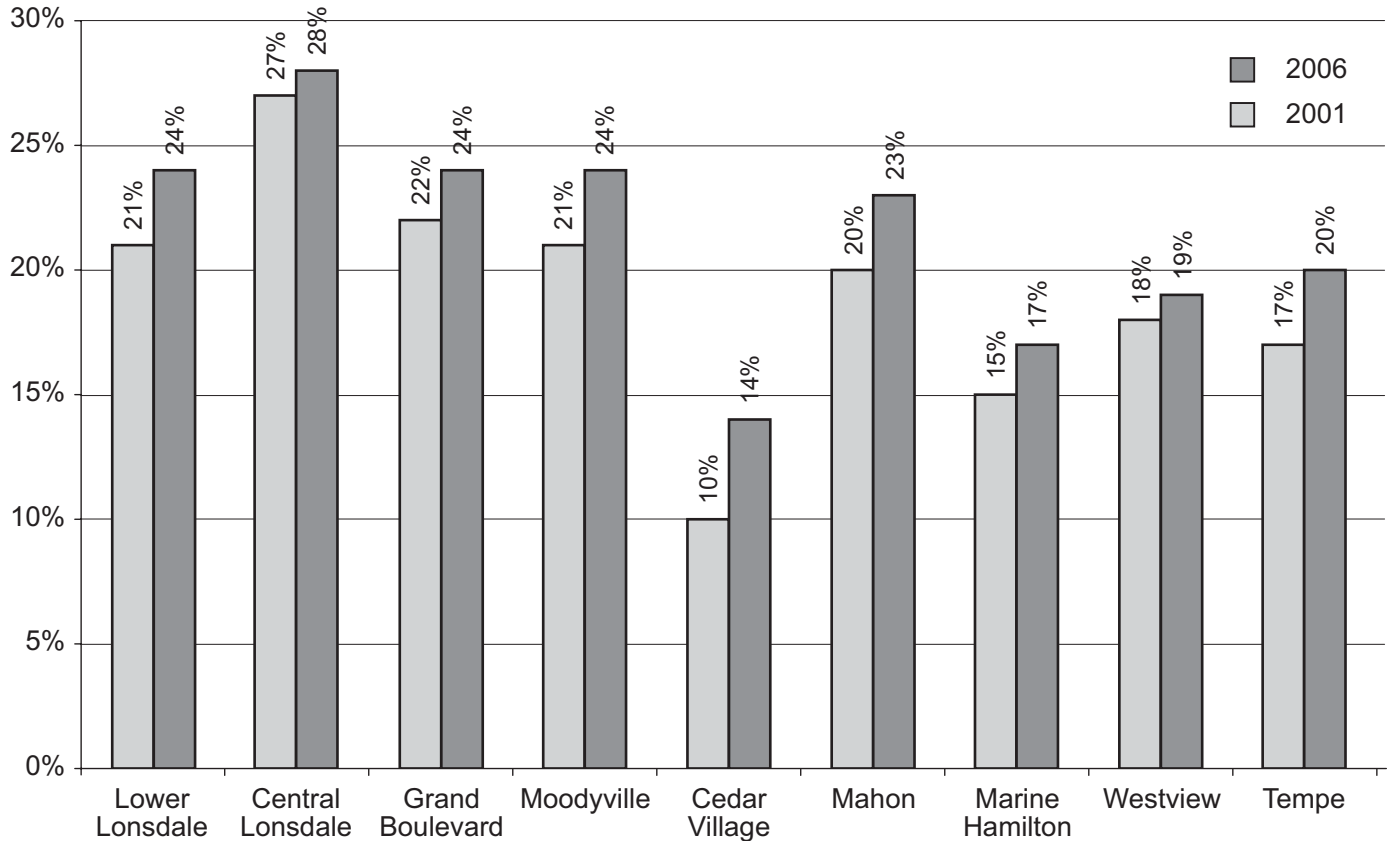


The number of seniors residing in each Census neighbourhood generally corresponds to the total population. The next page considers seniors as a percentage of the population.

The number of residents ages 55 and over increased in all Census neighbourhoods, totalling 1270 more seniors citywide. Notably, Lower Lonsdale accounted for 48% of the overall increase with 610 more seniors in 2006 than in 2001. As a result, there are nearly as many seniors in Lower Lonsdale as in Central Lonsdale, an area that is traditionally considered an attractive neighbourhood for seniors due to the concentration of amenities, access to medical services, proximity to transit and relatively flat terrain. Central Lonsdale, Grand Boulevard and Moodyville also had substantial increases. The Census reported the smallest increase in Westview.

Seniors by Neighbourhood as Percentage of Population

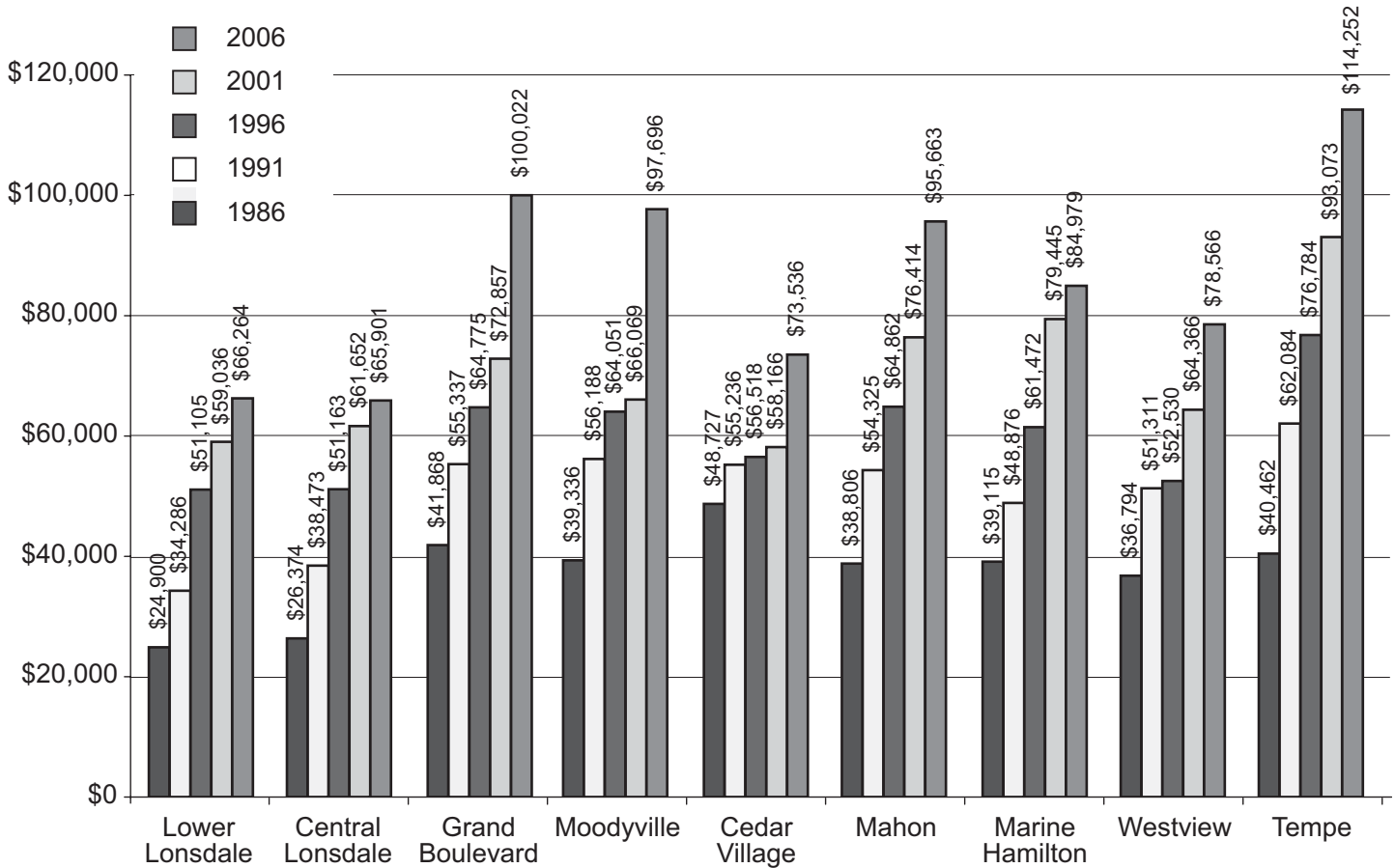
Ages 55 and over



The concentration of seniors increased in every neighbourhood between 2001 and 2006. Over one in five residents is ages 55 and over in Central Lonsdale, Lower Lonsdale, Grand Boulevard, Moodyville and Mahon. Although Central Lonsdale still has the most senior residents as a percentage of population, its percentage increase was the smallest of City neighbourhoods. On the contrary, Cedar Village, which continues to have the fewest seniors as a percentage of population, had the greatest increase during the past Census period. Lower Lonsdale, Moodyville, Mahon and Tempe also had significant increases.

Family Income by Neighbourhood

Average annual, pre-tax income



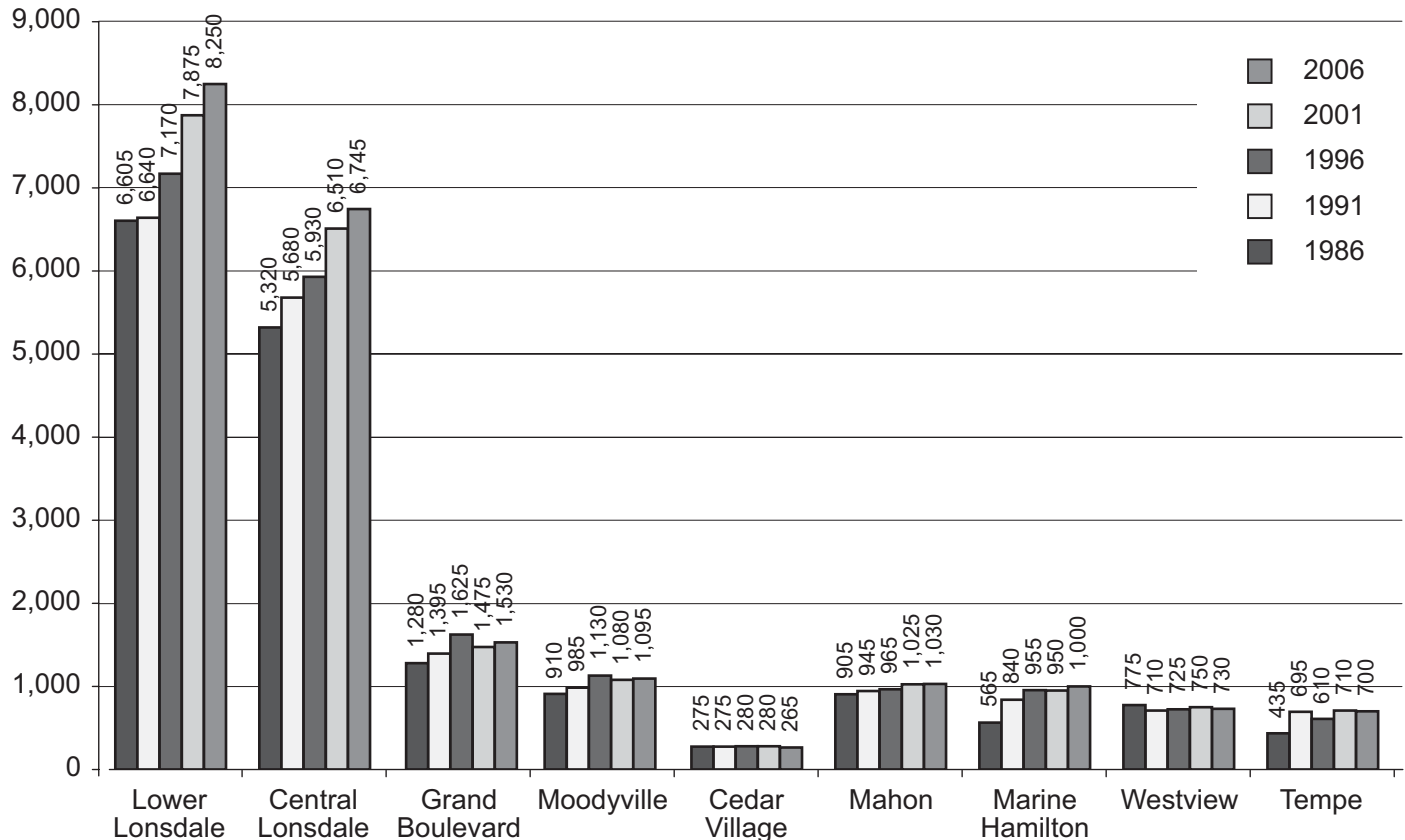
The average family income increased in every neighbourhood during the past Census period. Family incomes remain the highest in Tempe with \$114,000. Also, Lower Lonsdale surpassed Central Lonsdale, with the \$66,000 average income in Central Lonsdale now the lowest of City neighbourhoods.

The Census reported the annual income in Moodyville increased 48%, with Grand Boulevard, Cedar Village, Mahon, Tempe and Westview also having over 20% increases. By contrast, the modest 7% increase in Marine-Hamilton during the past Census period resulted in Grand Boulevard, Moodyville and Mahon surpassing the neighbourhood's average family income. Income in Central Lonsdale had a similarly low growth rate.

The difference between the highest and lowest neighbourhood average family income was more than \$48,000 in 2006, or a factor of 1.7. This disparity was smallest in 1996 with Tempe at 1.5 times the income level of Lower Lonsdale. Although it has risen during the past two Census periods, the disparity is not as great as reported in 1986 or 1991.

Number of Households by Neighbourhood

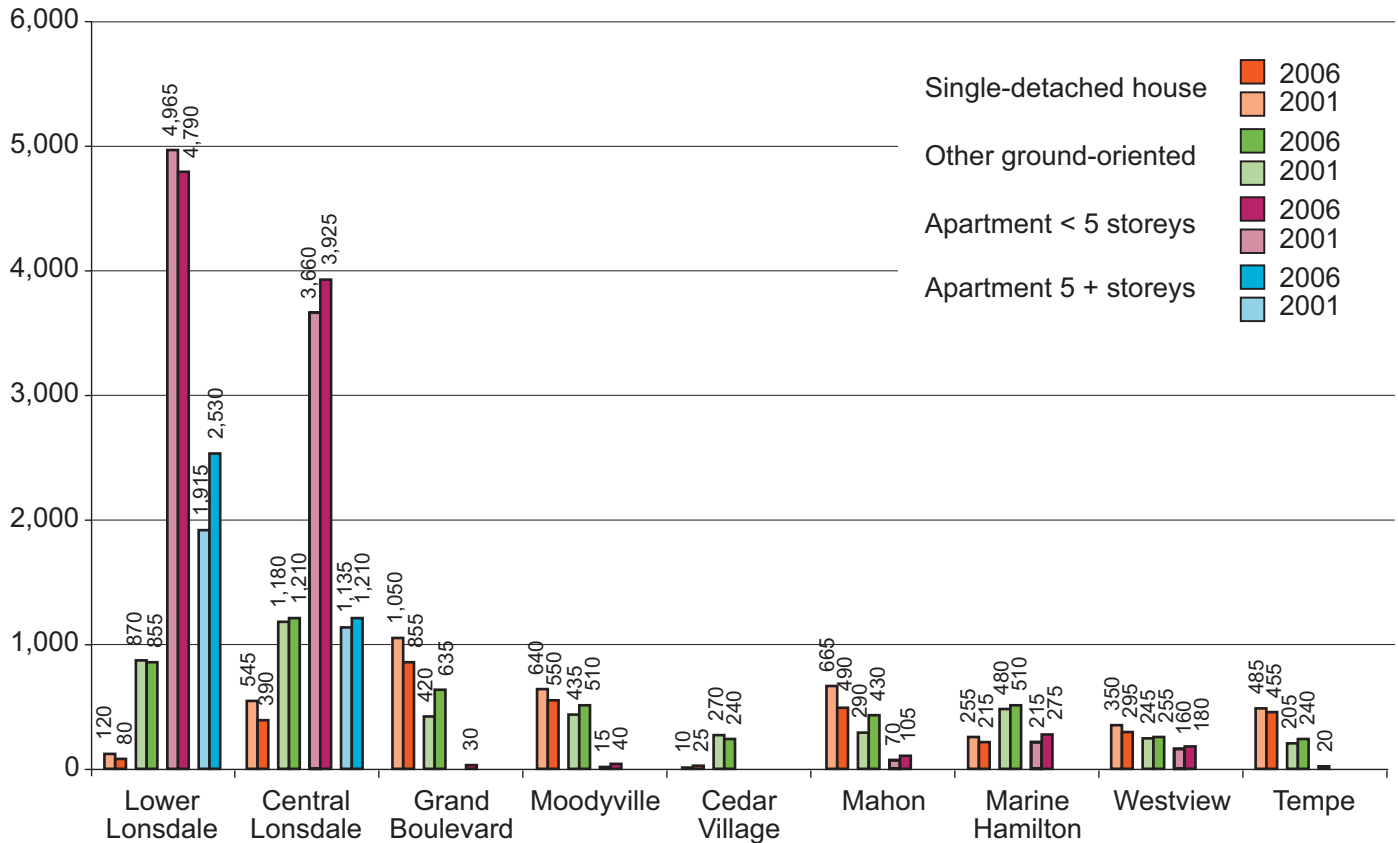
Occupied private dwellings



The City utilizes both the Census household count and municipal Building Permit data to track the rate of residential development. The Census count of occupied private dwellings does not include individuals residing in commercial or institutional settings such as hotels, school residences, hospitals, nursing homes, or jails.

Lower Lonsdale and Central Lonsdale reported 610 additional households, or 88% of the citywide increase in number of households during the past Census period. This continues a pattern of densification and redevelopment along the Lonsdale corridor that has resulted in more than 3,000 additional occupied private dwellings than in 1986. Adding 50 households, Marine-Hamilton matched the 5% rate of growth of Lower Lonsdale. Grand Boulevard reported a 4% increase in households. Cedar Village, Westview and Tempe reported a decrease in the number of dwellings during the past Census period.

Dwelling Type by Neighbourhood



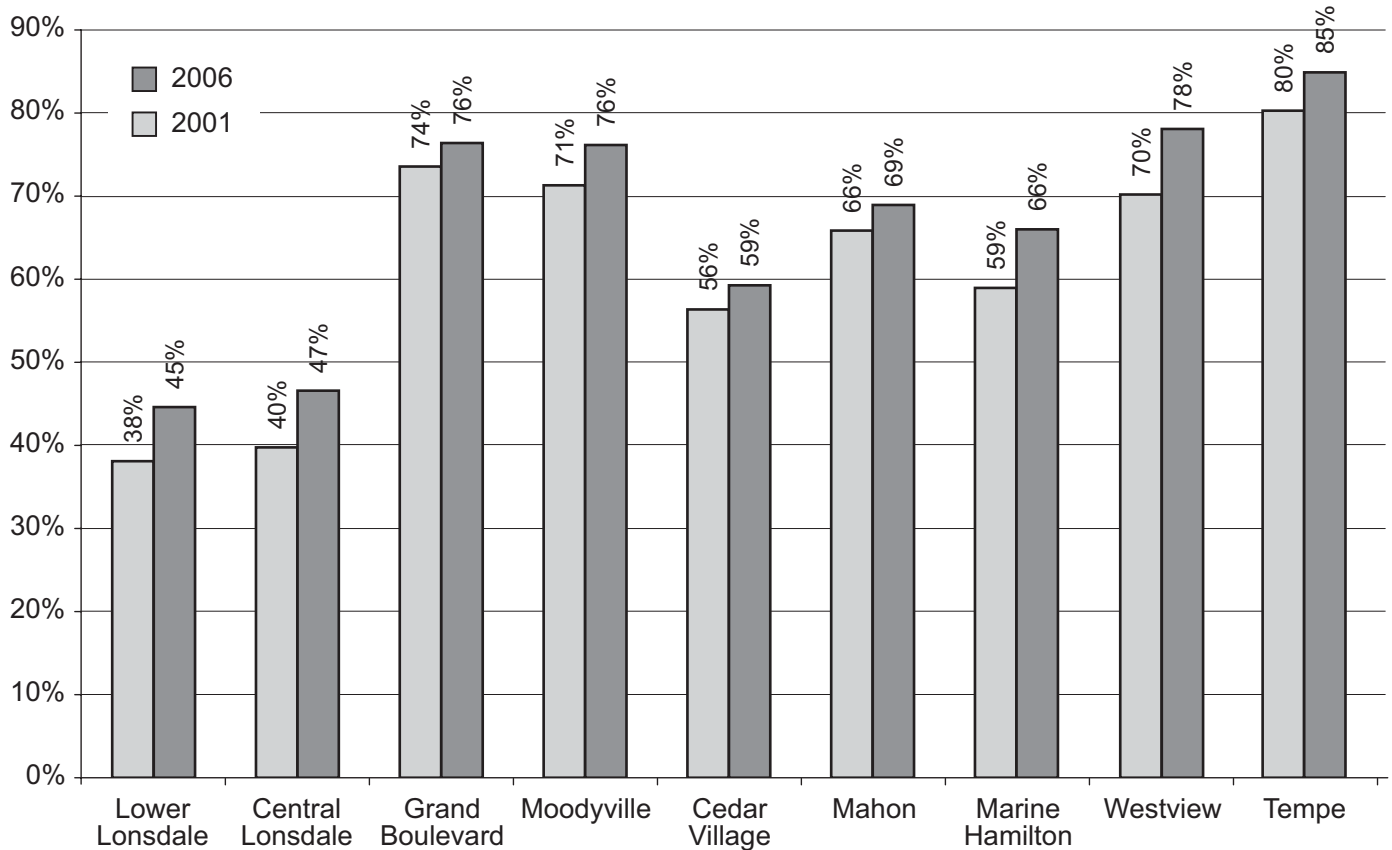
The mix of dwelling types varies among City neighbourhoods. Tempe reported the greatest concentration of single-detached houses, amounting to 65% of all dwellings within this neighbourhood. Grand Boulevard, Moodyville and Mahon also had significant proportions of houses with at least 48% of all dwellings reported as single-detached houses.

The 2006 Census reported decreases in the number of single-detached houses in all neighbourhoods. This is partly a result of real changes, but it is also due to additional Census classification instructions and improvements to the enumeration process. As a result, a dwelling that was considered a single-detached house in the 2001 Census may have been classified differently in 2006, although no change has occurred.

The most recent Census reported more apartment dwellings in Lower Lonsdale alone than there are single-detached houses and other ground oriented dwellings in the City's other neighbourhoods combined. Dwellings in apartments with five or more storeys were only reported along the Lonsdale corridor. In Lower Lonsdale, 35% of apartment dwellings are in higher buildings, while in Central Lonsdale this figure is 23%.

Dwelling Tenure by Neighbourhood

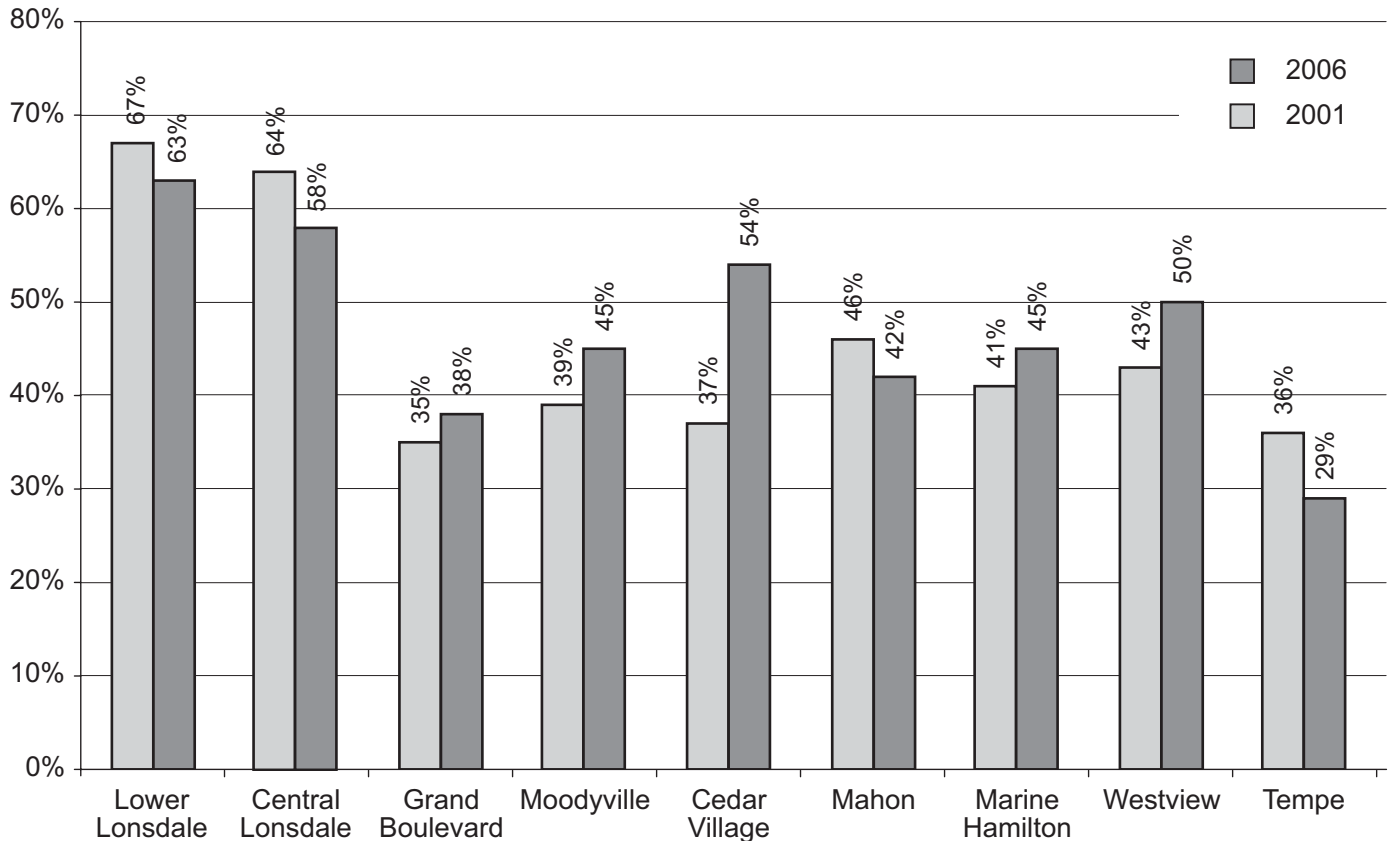
Ownership rate



The ownership rate of dwellings increased in every neighbourhood. Lower Lonsdale and Central Lonsdale continue to report a minority of dwellings owned, although the greatest shift in the proportion of owned units was in these neighbourhoods with each experiencing an 18% growth rate. Westview had the greatest increase in owned tenure with an 8 point shift, resulting in the neighbourhood being second only to Tempe in the proportion of owner-occupied dwellings. The most modest increase, both in terms of growth and point shift was in Grand Boulevard.

Mobility Status by Neighbourhood

Moved during the five years preceding the Census



Residents that moved between May 2001 and May 2006 are considered “Movers” for the Census mobility status. In 2001, Lower Lonsdale and Central Lonsdale had a proportion of movers at least 18 points higher than other neighbourhoods. Although the Lonsdale corridor continued to have the highest concentration of movers in the past Census period, the distance separating these neighbourhoods from the mover rates of the remainder of the city has closed to as small as 4 points.

Cedar Village reported a 17 point shift in the number of movers, resulting in a 46% growth rate. Westview, Moodyville, Marine-Hamilton and Grand Boulevard all reported at least an 8% growth rate in the number of movers. Outside of Lower Lonsdale and Central Lonsdale, only Mahon and Tempe reported a reduction in the number of movers between 2001 and 2006. Tempe’s 7 point reduction resulted in it having the fewest movers among City neighbourhoods, 9 points below Grand Boulevard.