



# Metro Vancouver Housing Data Book

December 2022

## TERRITORIAL ACKNOWLEDGEMENT

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 local First Nations: q̓í'c̓əy̓/Katzie, q̓'wɑ:ŋ'łən̓/Kwantlen, k'wík'wə'łəm̓/Kwikwetlem, máthxwi/Matsqui, x'w̓məθk'wəy̓'əm̓/Musqueam, q̓iq̓éyt̓/Qayqayt, se'mya'me/Semiahmoo, Skwxwú7mesh úxwumixw/Squamish, sc̓əwaθən̓ m̓əsteyəx'w̓/Tsawwassen, and sə'íl̓wətaʔt̓/Tsleil-Waututh.

Metro Vancouver respects the diverse and distinct histories, languages and cultures of First Nations, Métis, and Inuit, which collectively enrich our lives and the region.

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# INTRODUCTION

The *Metro Vancouver Housing Data Book* brings together a large collection of regional and municipal level data from a variety of sources in order to provide a comprehensive look at the region's housing market and the people impacted by it.

The *Housing Data Book's* intended audience includes policy makers, researchers, and members of the public. It is assumed that most users of this report are familiar with the technical terms commonly used in housing policy and planning, however, a glossary is provided to ensure consistent interpretation of the contents of this report.

The majority of data included in this report is publicly accessible from the source agency's website or publications. Data sources include Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), BC Housing, the Real Estate Board of Greater Vancouver (REBGV), the Fraser Valley Real Estate Board (FVREB), the BC Non-Profit Housing Association (BCNPHA), the Co-operative Housing Federation of BC (CHF BC), and Metro Vancouver's member jurisdictions. Data has also been obtained from the Government of BC's Online Data Catalogue, which has made available certain housing-related datasets for the purpose of preparing Housing Needs Reports. Also included are datasets that have been obtained through custom data requests, such as custom data on demolitions by structure type from Statistics Canada and non-market housing waitlist data from BC Housing.

The *Housing Data Book* is a living document that is periodically updated as new data becomes available. The information included in the current edition is based on data availability at the time of publishing.

All data tables included in the *Housing Data Book* are available for download in Excel format from the Metro Vancouver website. Please visit [www.metrovancouver.org](http://www.metrovancouver.org) and search 'Housing Data Book'.



# REPORT HIGHLIGHTS

## DEMOGRAPHICS

- Metro Vancouver's population grew by 7.3% between 2016 and 2021, reaching 2.64 million people (data is based on initial 2021 Census of Population findings, and does not include census undercount estimates).
- The senior population aged 65+ years grew much faster than the population of children less than 14 years old, though there was great variation in the age distribution across the region.
- Census data shows that communities that added more dwellings since the last census also experienced higher population growth.

## HOUSING STOCK

- Two-thirds of new dwellings built between 2016 and 2021 were apartments.
- Although housing construction has increased in the past decade, it is not keeping pace with historical per capita levels.
- Rental construction is at a 20-year high after more than a decade of historically low levels in the 2000s.
- After years of decline or stagnation, the purpose-built market rental housing stock has started to grow.
- Except for a short time during the Covid-19 pandemic, rental vacancy rates have remained below 3% (considered to be a healthy vacancy rate and a sign of a balanced market) pushing rents even higher.
- Home sale prices have doubled and tripled over the past 15 years, much faster than wages or inflation.
- Home sales have also increased quickly over recent years, leading to increasing sale prices.

## HOUSING NEED AND HOMELESSNESS

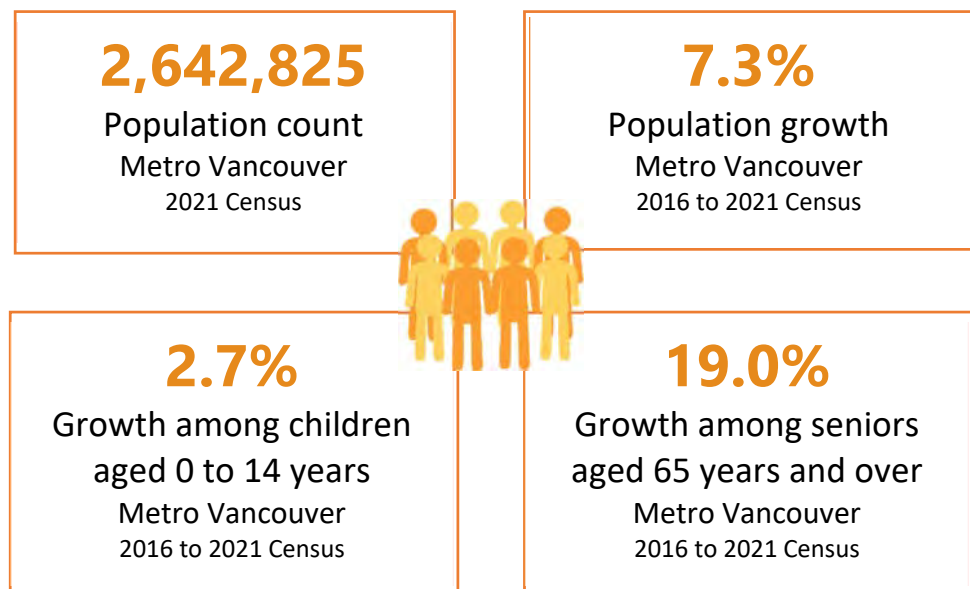
- Social housing units and co-op housing units together make up approximately 5% of all dwelling units in the region.
- An increasing number of households are in core housing need, the total number growing by nearly 10,000 households across the region since 2016.
- An increasing number of households are waiting for social housing, primarily seniors and families.
- Despite initiatives to build more supportive housing, the number of individuals experiencing homelessness has continued to increase.



# PART 1 | HOUSEHOLD PROFILE

This section provides a profile of households in Metro Vancouver and its member jurisdictions. Topics include the number and types of households by family type and tenure, and income information by household type and tenure.

## HIGHLIGHTS



- **One-person households are the largest group of households in the region**, representing 29% of all households in 2021.
- **The trend toward renting continues.** Between 2016 and 2021, the share of renters in the region increased from 36% to 38%, while the share of owners decreased from 64% to 62%.
- **The shift toward renting is especially pronounced among younger households.** Between 2016 and 2021, the share of younger (25 to 44 year old) renter households increased from 45.1% to 47.7%, while the share of younger homeowners of the same age decreased slightly from 25.6% to 25.2%.
- **Median incomes increased overall but incomes varied significantly based on household type.** Families with children had the highest median incomes among all family types (150% of median), while non-census family households (usually single individuals) and lone-parent households had the lowest median incomes among all household types (56% and 79% of median, respectively).

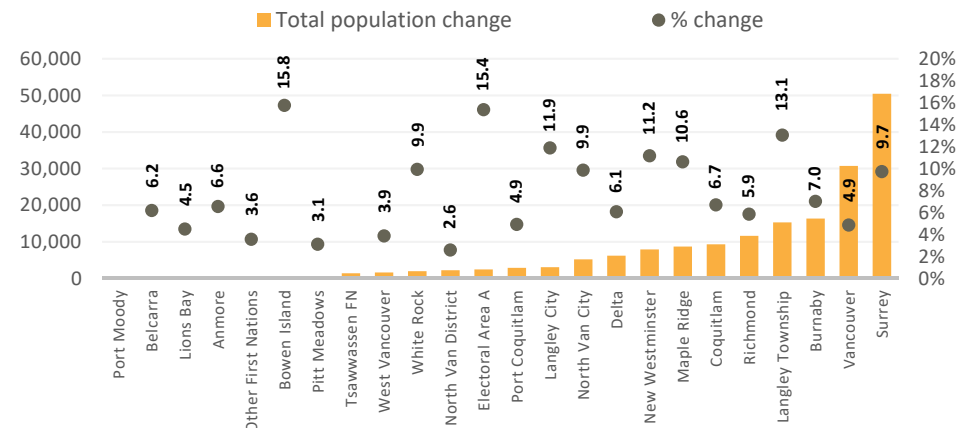


### 1.1 Population by Age

Statistics Canada’s Census of Population occurs every 5 years and provides a detailed statistical portrait of Canada’s population by their demographic, social, and economic characteristics. The 2021 Census was conducted on May 11, 2021. The population data presented includes the reported population on that day, and does not include any census undercounts, which are typically available two years after Census day.

The population in Canada and the Metro Vancouver region has been changing, with baby boomers getting older and immigration boosting numbers in the younger generations. These changes have significant consequences, particularly on the demand for housing, the job market, and the consumption of goods and services.

Figure 1.1.1. Population Change by Age, Metro Vancouver Jurisdictions, 2016 to 2021 Census



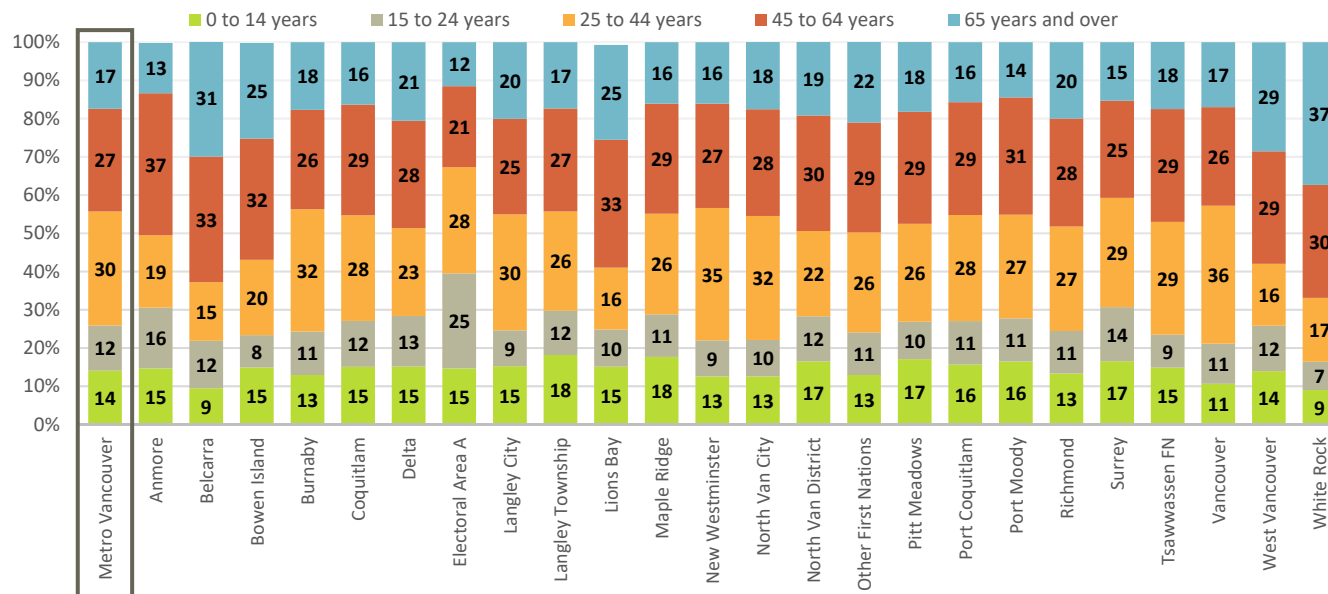
Source: Statistics Canada, 2021 Census of Population

Note: Tsawwassen First Nation’s % change is not displayed due to relatively large value.

#### Key Observations

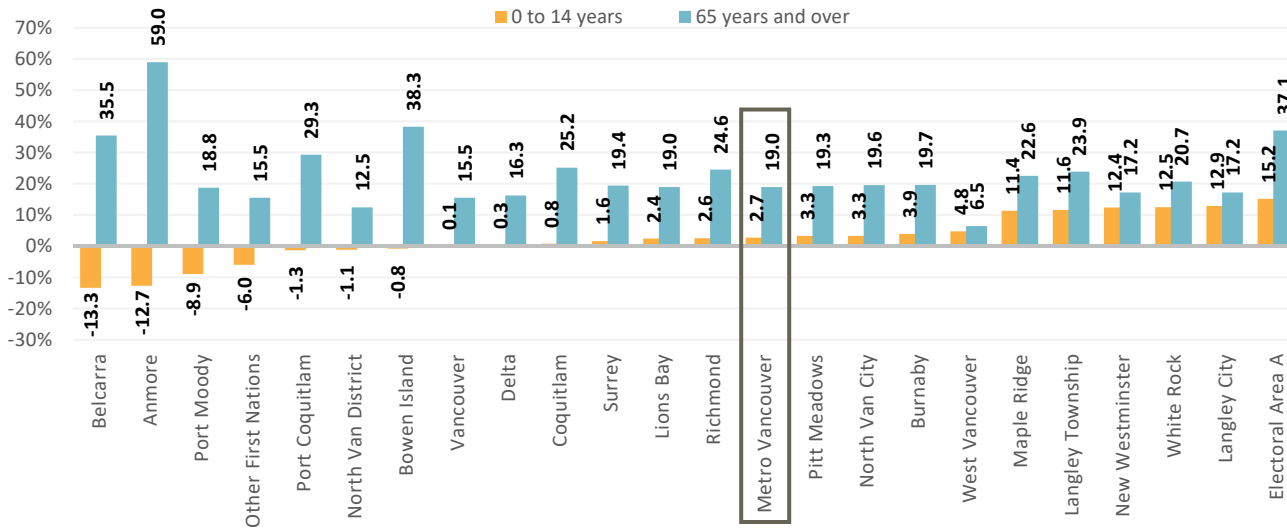
- The 2021 Census counted 2,642,825 people in Metro Vancouver in 2021. This was 179,395 more people than were counted in the 2016 Census, representing an increase of 7.3%.
- Surrey, Vancouver, and Burnaby experienced the largest growth in population since the 2016 Census.
- The areas with the greatest rate of population growth were Tsawwassen First Nation (176.7%), Bowen Island (15.8%), and Electoral Area A (15.4%).
- The age distribution varies significantly across the region. White Rock, Belcarra, and West Vancouver had the greatest proportion of seniors, and the highest median ages.

Figure 1.1.2. Distribution of Population by Selected Age Groups, Metro Vancouver Jurisdictions, 2021 Census



Source: Statistics Canada, 2021 Census of Population

Figure 1.1.3. Change in Population of Children and Seniors, Metro Vancouver Jurisdictions, 2016 to 2021 Census

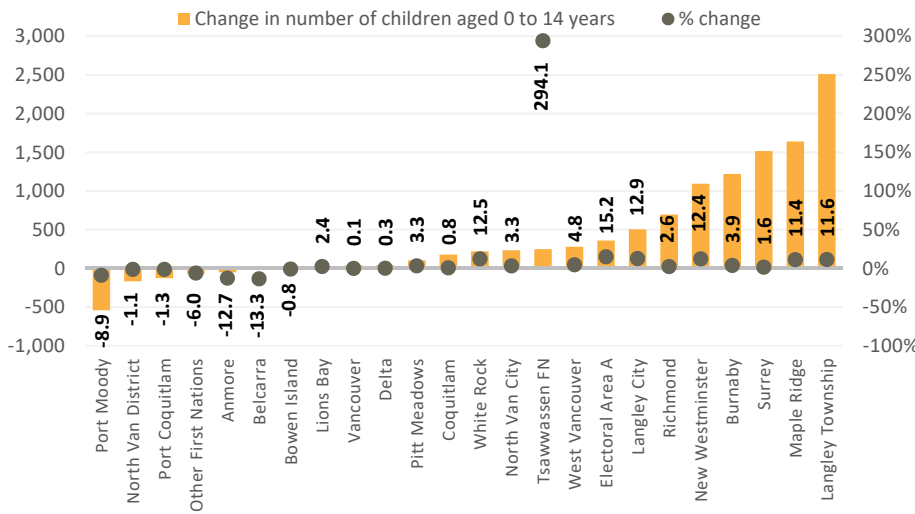


- Between 2016 and 2021, the population in Metro Vancouver continued to age. Seniors in the region increased by 19.0%, while the number of children increased by just 2.7%.
- Other than Tsawwassen First Nation, Anmore, Belcarra, and Bowen Island had the greatest growth rate in seniors, while Vancouver, Surrey, and Richmond added the largest number of seniors since 2016.
- Langley Township, Maple Ridge, and Surrey added the largest number of children since the 2016 Census, while Tsawwassen First Nation had the largest growth rate in children. Port Moody saw the greatest decline in children since the 2016 Census.

Source: Statistics Canada, 2021 Census of Population

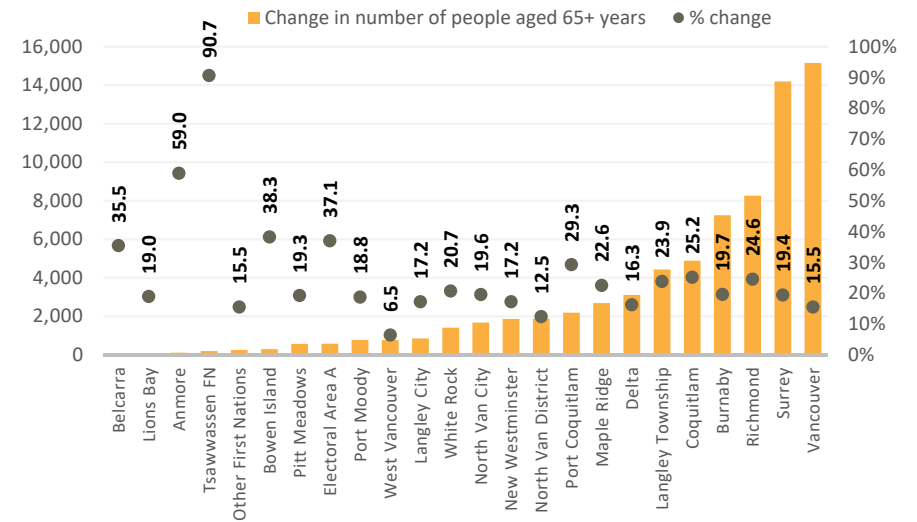
Note: Tsawwassen First Nation is not displayed due to relatively large values

Figure 1.1.4. Change in Children, Metro Vancouver Jurisdictions, 2016 to 2021 Census



Source: Statistics Canada, 2021 Census of Population

Figure 1.1.5. Change in Seniors, Metro Vancouver Jurisdictions, 2016 to 2021 Census



Source: Statistics Canada, 2021 Census of Population



**Table 1.1. Population by Selected Age Groups and Median Age, Metro Vancouver Jurisdictions, 2016 Census to 2021 Census**

MUNICIPALITY / MEMBER JURISDICTION	2016							2021							2016 to 2021 % change		
	Total	0 to 14 years	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over	Median age	Total	0 to 14 years	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over	Median age	Total	0 to 14 years	65 years and over
Anmore	2,210	395	375	410	845	195	42.8	2,355	345	375	445	875	310	45.6	6.6%	-12.7%	59.0%
Belcarra	645	75	70	90	250	155	52.8	685	65	85	105	225	210	55.2	6.2%	-13.3%	35.5%
Bowen Island	3,680	640	300	675	1,295	770	48.8	4,260	635	360	840	1,350	1,065	50	15.8%	-0.8%	38.3%
Burnaby	232,755	31,080	31,435	68,515	64,845	36,860	40.4	249,125	32,300	28,345	79,605	64,760	44,105	40.4	7.0%	3.9%	19.7%
Coquitlam	139,280	22,220	18,785	36,405	42,485	19,385	41.2	148,625	22,400	17,865	41,045	43,040	24,270	41.6	6.7%	0.8%	25.2%
Delta	102,240	16,380	13,515	22,040	31,150	19,160	44.4	108,455	16,425	14,350	24,945	30,450	22,275	44	6.1%	0.3%	16.3%
Electoral Area A	16,135	2,370	4,680	4,150	3,365	1,565	28.8	18,615	2,730	4,630	5,170	3,940	2,145	31.4	15.4%	15.2%	37.1%
Langley City	25,885	3,915	2,765	7,190	7,060	4,960	42	28,965	4,420	2,710	8,790	7,230	5,815	41.2	11.9%	12.9%	17.2%
Langley Township	117,285	21,580	14,330	29,250	33,560	18,560	41.2	132,600	24,090	15,365	34,450	35,710	22,990	40.8	13.1%	11.6%	23.9%
Lions Bay	1,330	205	130	235	465	290	49.2	1,390	210	135	225	465	345	50.4	4.5%	2.4%	19.0%
Maple Ridge	82,255	14,430	10,380	20,460	25,055	11,920	41.2	90,990	16,070	10,140	23,960	26,205	14,610	41.2	10.6%	11.4%	22.6%
New Westminster	70,995	8,830	7,725	22,395	21,240	10,815	41.6	78,915	9,925	7,415	27,345	21,550	12,680	40.4	11.2%	12.4%	17.2%
North Vancouver City	52,900	7,080	5,470	16,175	15,655	8,525	42	58,120	7,315	5,535	18,840	16,245	10,195	42	9.9%	3.3%	19.6%
North Vancouver District	85,935	14,730	10,995	18,105	27,050	15,055	44.4	88,170	14,565	10,400	19,645	26,640	16,930	44.4	2.6%	-1.1%	12.5%
Pitt Meadows	18,570	3,170	2,060	4,725	5,685	2,930	42.4	19,150	3,275	1,875	4,900	5,610	3,495	43.2	3.1%	3.3%	19.3%
Port Coquitlam	58,610	9,750	7,480	15,720	18,195	7,470	40.8	61,500	9,625	7,020	17,055	18,135	9,660	41.6	4.9%	-1.3%	29.3%
Port Moody	33,550	6,055	4,005	9,210	10,215	4,080	40.4	33,535	5,515	3,800	9,085	10,290	4,845	41.6	0.0%	-8.9%	18.8%
Richmond	198,310	27,240	25,330	50,530	61,565	33,645	43.6	209,940	27,935	23,390	57,345	59,355	41,910	43.6	5.9%	2.6%	24.6%
Surrey	517,885	92,545	69,410	142,675	140,265	72,990	38.8	568,325	94,060	80,260	162,525	144,285	87,180	38.4	9.7%	1.6%	19.4%
Vancouver	631,485	70,530	72,420	217,990	172,985	97,565	40	662,245	70,570	69,605	238,790	170,565	112,720	39.6	4.9%	0.1%	15.5%
West Vancouver	42,475	5,875	5,305	6,345	13,135	11,815	50.4	44,125	6,155	5,240	7,145	12,990	12,580	50.8	3.9%	4.8%	6.5%
White Rock	19,955	1,760	1,570	3,300	6,550	6,780	56.4	21,940	1,980	1,625	3,665	6,480	8,185	58	9.9%	12.5%	20.7%
Tsawwassen First Nation	815	85	80	155	280	215	54.4	2,255	335	195	665	665	410	42.8	176.7%	294.1%	90.7%
Other First Nations	8,245	1,175	940	2,155	2,370	1,610	n/a	8,540	1,105	950	2,235	2,455	1,860	n/a	3.6%	-6.0%	15.5%
<b>METRO VANCOUVER</b>	<b>2,463,430</b>	<b>362,115</b>	<b>309,555</b>	<b>698,900</b>	<b>705,565</b>	<b>387,315</b>	<b>40.8</b>	<b>2,642,825</b>	<b>372,050</b>	<b>311,670</b>	<b>788,820</b>	<b>709,515</b>	<b>460,790</b>	<b>40.8</b>	<b>7.3%</b>	<b>2.7%</b>	<b>19.0%</b>

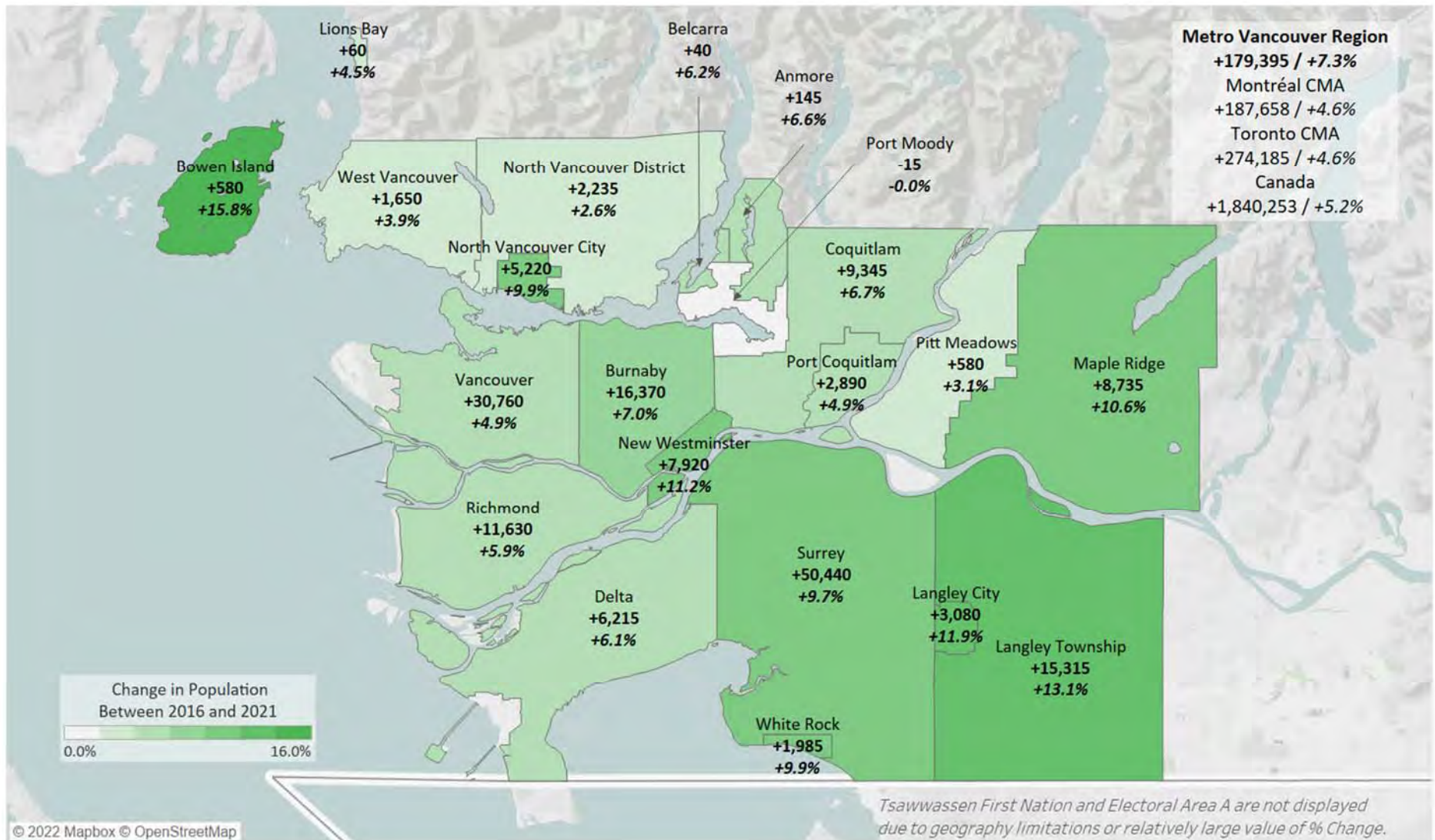
Source: Statistics Canada, 2016 and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Map 1.1. Population Change, Metro Vancouver, 2016 to 2021 Census



Source: Statistics Canada, 2021 Census of Population

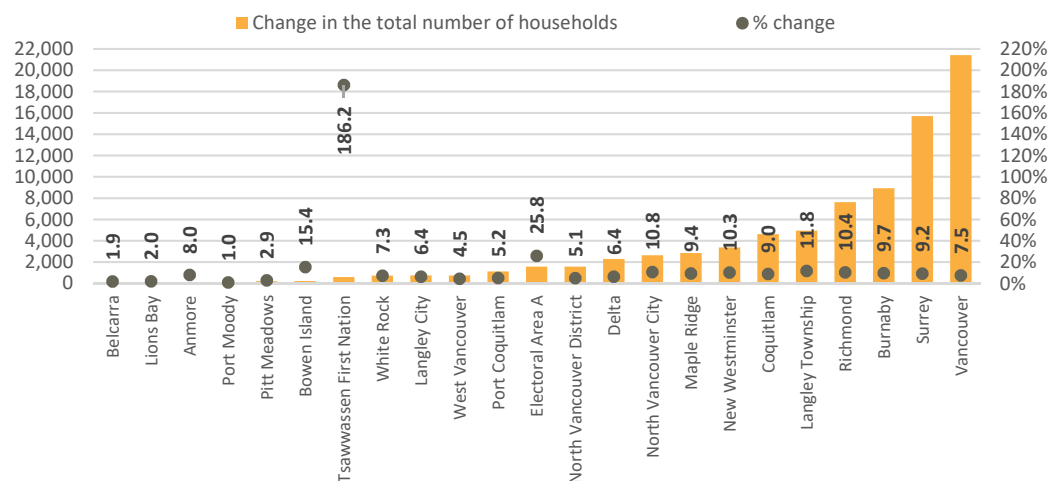
## 1.2 Households by Tenure

The household data presented here comes from the 2021 Census of Population. It includes the reported number of households on Census day, and does not include any census undercounts, which are typically available two years after Census day.

Renter households are defined by Statistics Canada as private households where no member of the household owns the dwelling. The dwelling is considered to be rented even if no cash rent is paid. This section also includes data on the number of households that receive rental subsidies.

Owner households are defined as private households where some member of the household owns the dwelling, even if there is a mortgage.

Figure 1.2.1. Household Growth, Metro Vancouver Jurisdictions, 2016 to 2021 Census

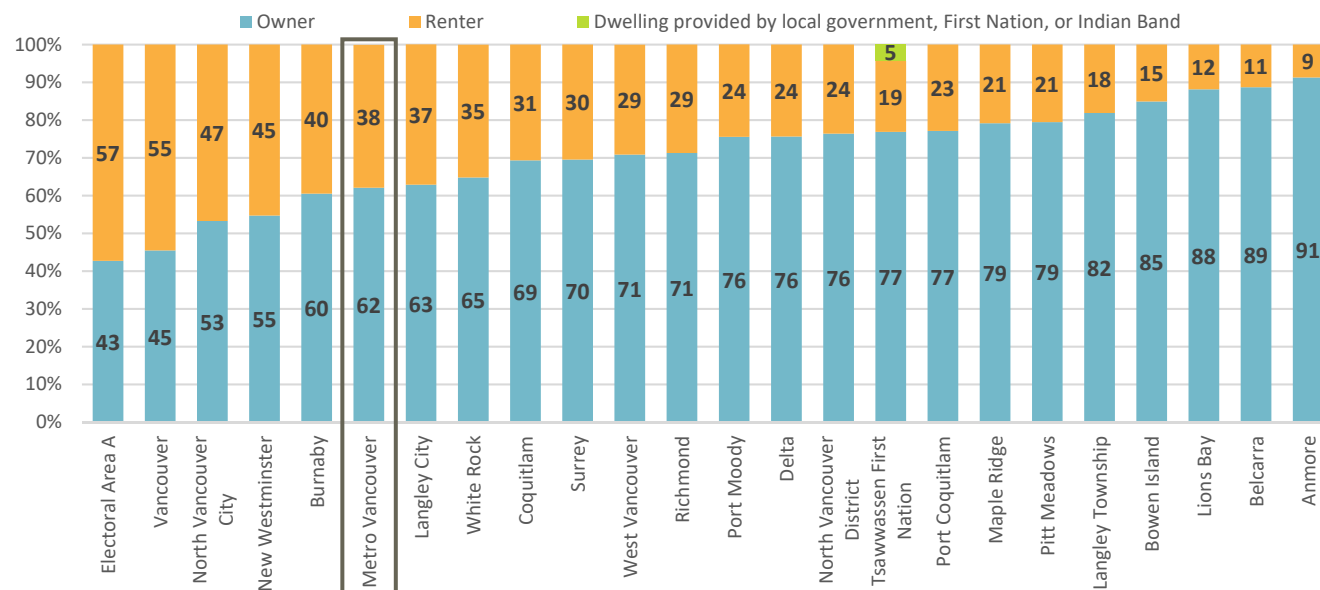


Source: Statistics Canada, 2021 Census of Population

### Key Observations

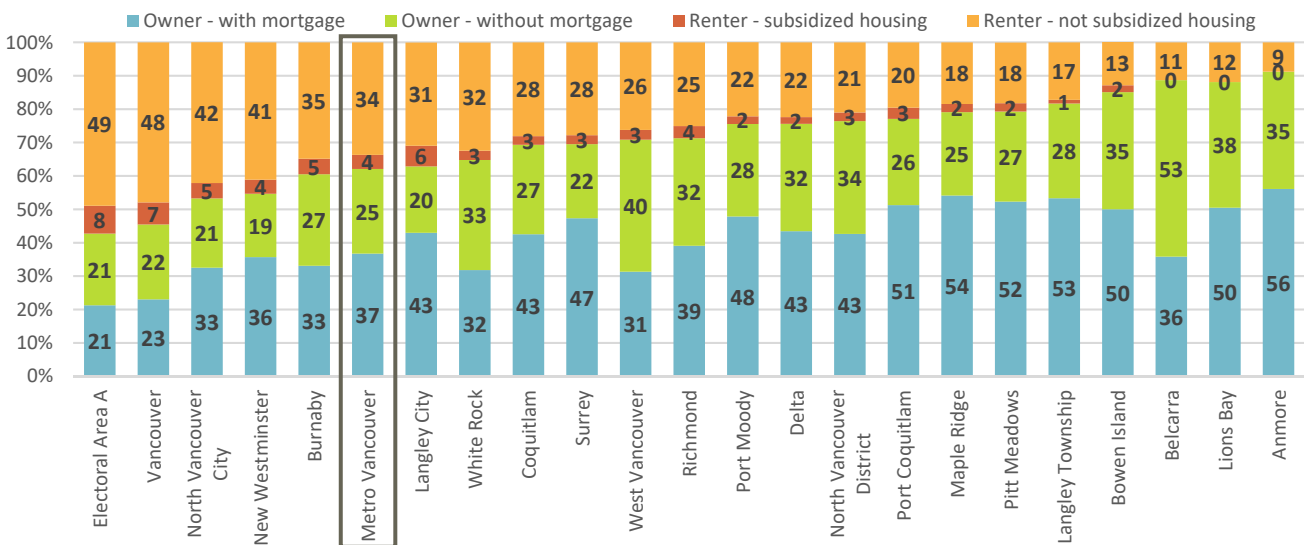
- The 2021 Census counted 1,043,320 households in Metro Vancouver in 2021. This was 82,425 more households than were counted in the 2016 Census, representing an increase of 8.6%.
- Vancouver and Surrey experienced the largest growth in the number of households.
- The areas with the greatest rate of household growth were Tsawwassen First Nation (186.2%), Electoral Area A (25.8%), and Bowen Island (15.4%).
- The tenure distribution of households varies significantly across the region. Electoral Area A and Vancouver had more renters than owners, with North Van City and New Westminster following close behind.

Figure 1.2.2. Distribution of Households by Tenure, Metro Vancouver Jurisdictions, 2021 Census



Source: Statistics Canada, 2021 Census of Population

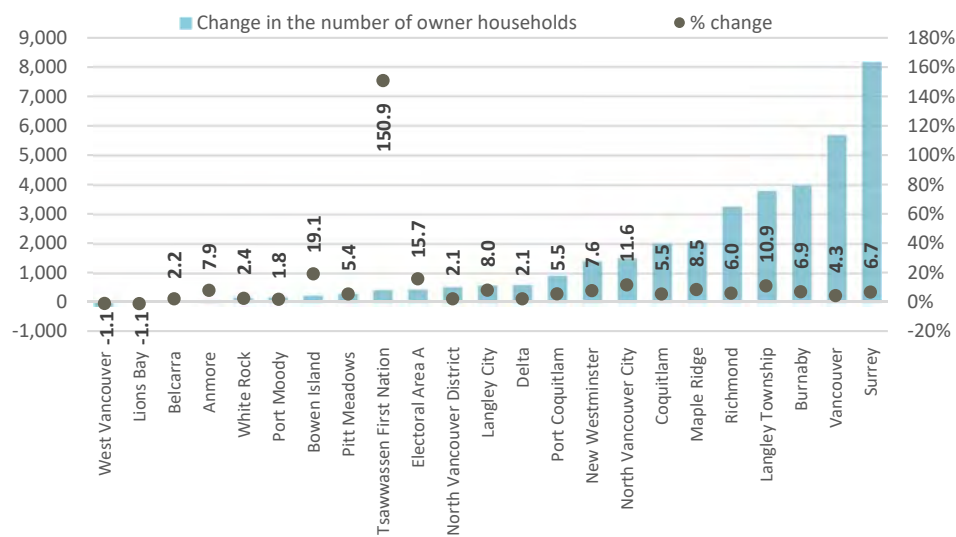
Figure 1.2.3. Distribution of Households by Tenure, Incl. Presence of Mortgage and Rental Subsidy, Metro Vancouver, 2021 Census



- Between 2016 and 2021, the share of renters in Metro Vancouver increased from 36% to 38%, while the share of owners decreased from 64% to 62%.
- Owners with mortgages represented 37% of total households in Metro Vancouver in 2021, a slight decrease from the 38% in 2016.
- Renters in receipt of a housing subsidy represented 4% of all households in Metro Vancouver in 2021. Both the share and the number of subsidized renters decreased between 2016 and 2021.
- West Vancouver and Lions Bay experienced a decrease in the number of owners, while Pitt Meadows, Port Moody, and Bowen Island experienced a decrease in the number of renters.

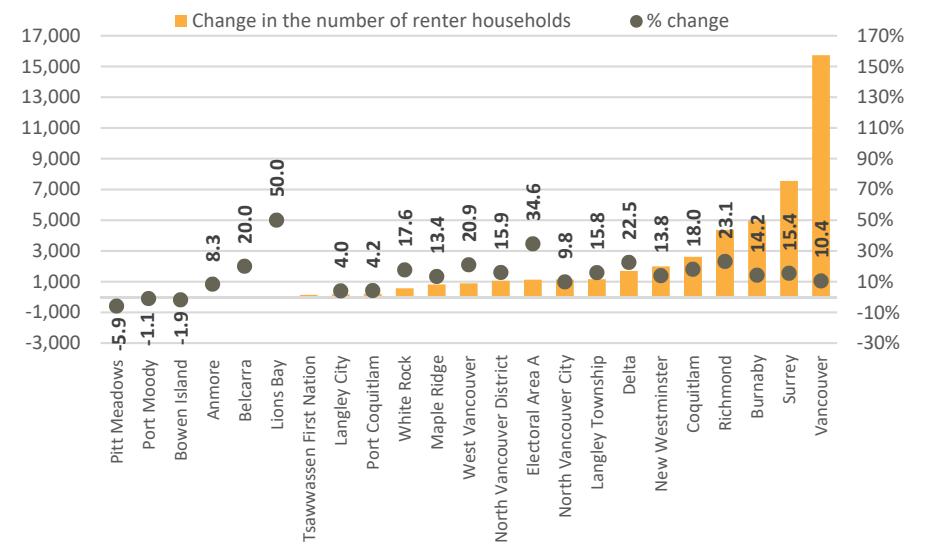
Source: Statistics Canada, 2021 Census of Population  
 Note: Tsawwassen First Nation is not displayed due to lack of data

Figure 1.2.4. Change in Homeowners, Metro Vancouver Jurisdictions, 2016 to 2021 Census



Source: Statistics Canada, 2016 and 2021 Census of Population

Figure 1.2.5. Change in Renters, Metro Vancouver Jurisdictions, 2016 to 2021 Census



Source: Statistics Canada, 2016 and 2021 Census of Population

**Table 1.2.1. Households by Tenure, Metro Vancouver Jurisdictions, 2016 and 2021 Census**

MEMBER JURISDICTION	2016				2021				2016 to 2021 % change			
	Total Households	Owner	Renter	Band Housing	Total Households	Owner	Renter	Dwelling provided by the local government, First Nation, or Indian Band	Total Households	Owner	Renter	Dwelling provided by the local government, First Nation, or Indian Band
Anmore	690	630	60	0	745	680	65	0	8.0%	7.9%	8.3%	n/a
Belcarra	260	230	25	0	265	235	30	0	1.9%	2.2%	20.0%	n/a
Bowen Island	1,495	1,230	265	0	1,725	1,465	260	0	15.4%	19.1%	-1.9%	n/a
Burnaby	92,205	57,220	34,980	0	101,135	61,185	39,950	0	9.7%	6.9%	14.2%	n/a
Coquitlam	51,325	36,785	14,540	0	55,950	38,790	17,155	0	9.0%	5.5%	18.0%	n/a
Delta	35,760	28,185	7,570	0	38,055	28,785	9,275	0	6.4%	2.1%	22.5%	n/a
Electoral Area A	6,095	2,830	3,265	0	7,670	3,275	4,395	0	25.8%	15.7%	34.6%	n/a
Langley City	11,840	7,335	4,500	0	12,595	7,920	4,680	0	6.4%	8.0%	4.0%	n/a
Langley Township	41,980	34,640	7,340	0	46,930	38,430	8,500	0	11.8%	10.9%	15.8%	n/a
Lions Bay	495	450	40	0	505	445	60	0	2.0%	-1.1%	50.0%	n/a
Maple Ridge	30,255	24,160	6,095	0	33,110	26,205	6,910	0	9.4%	8.5%	13.4%	n/a
New Westminister	32,710	18,340	14,370	0	36,095	19,740	16,360	0	10.3%	7.6%	13.8%	n/a
North Vancouver City	24,645	13,025	11,615	0	27,295	14,535	12,755	0	10.8%	11.6%	9.8%	n/a
North Vancouver District	31,115	24,465	6,650	0	32,700	24,990	7,710	0	5.1%	2.1%	15.9%	n/a
Pitt Meadows	7,195	5,585	1,615	0	7,405	5,885	1,520	0	2.9%	5.4%	-5.9%	n/a
Port Coquitlam	21,750	16,730	5,025	0	22,880	17,645	5,235	0	5.2%	5.5%	4.2%	n/a
Port Moody	12,980	9,730	3,245	0	13,110	9,905	3,210	0	1.0%	1.8%	-1.1%	n/a
Richmond	73,455	54,545	18,910	0	81,080	57,800	23,275	0	10.4%	6.0%	23.1%	n/a
Surrey	169,965	120,945	49,020	0	185,670	129,100	56,575	0	9.2%	6.7%	15.4%	n/a
Tsawwassen First Nation	325	285	35	0	930	715	175	45	186.2%	150.9%	400.0%	n/a
Vancouver	283,915	133,165	150,750	0	305,335	138,845	166,490	0	7.5%	4.3%	10.4%	n/a
West Vancouver	16,935	12,670	4,260	0	17,690	12,535	5,150	0	4.5%	-1.1%	20.9%	n/a
White Rock	10,005	6,790	3,210	0	10,735	6,955	3,775	0	7.3%	2.4%	17.6%	n/a
<b>METRO VANCOUVER</b>	<b>960,895</b>	<b>612,010</b>	<b>348,700</b>	<b>185</b>	<b>1,043,320</b>	<b>647,870</b>	<b>394,710</b>	<b>735</b>	<b>8.6%</b>	<b>5.9%</b>	<b>13.2%</b>	<b>297.3%</b>

Source: Statistics Canada, 2016 and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

n/a: not available

Table 1.2.2. Households by Tenure, Including Presence of Mortgage and Rental Subsidy, Metro Vancouver Jurisdictions, 2016 and 2021 Census

MEMBER JURISDICTION	2016							2021						
	Total Households	Owner - total	Owner - with mortgage	Owner - without mortgage	Renter - total	Renter - subsidized housing	Renter - not subsidized housing	Total Households	Owner - total	Owner - with mortgage	Owner - without mortgage	Renter - total	Renter - subsidized housing	Renter - not subsidized housing
Anmore	685	630	380	245	60	0	60	740	675	415	260	65	0	65
Belcarra	255	230	65	170	25	0	20	265	230	95	140	30	0	30
Bowen Island	1,480	1,215	710	505	265	25	240	1,710	1,450	855	600	260	35	225
Burnaby	92,195	57,210	31,670	25,540	34,980	5,010	29,970	101,135	61,185	33,495	27,690	39,955	4,710	35,240
Coquitlam	51,320	36,775	22,985	13,795	14,540	1,585	12,955	55,945	38,790	23,800	14,985	17,155	1,455	15,700
Delta	35,625	28,080	16,105	11,975	7,545	795	6,750	37,965	28,705	16,495	12,210	9,255	770	8,490
Electoral Area A	6,095	2,825	1,455	1,375	3,265	465	2,795	7,665	3,275	1,630	1,645	4,395	640	3,750
Langley City	11,840	7,340	5,145	2,190	4,505	985	3,520	12,600	7,920	5,415	2,505	4,680	780	3,895
Langley Township	41,085	33,805	22,225	11,575	7,285	585	6,700	46,330	37,850	24,715	13,135	8,480	515	7,965
Lions Bay	495	455	250	205	45	0	40	505	445	255	190	60	0	60
Maple Ridge	30,065	23,980	16,980	6,995	6,085	820	5,270	33,040	26,135	17,890	8,240	6,905	805	6,100
New Westminster	32,700	18,330	12,285	6,050	14,365	1,670	12,700	36,095	19,735	12,885	6,850	16,355	1,515	14,845
North Vancouver City	24,640	13,025	7,990	5,035	11,615	1,210	10,405	27,290	14,540	8,885	5,650	12,755	1,255	11,505
North Vancouver District	31,105	24,460	13,595	10,860	6,650	955	5,695	32,700	24,990	13,945	11,045	7,710	845	6,865
Pitt Meadows	7,120	5,500	3,690	1,810	1,615	205	1,410	7,320	5,805	3,830	1,975	1,510	180	1,330
Port Coquitlam	21,720	16,705	11,750	4,950	5,015	885	4,135	22,865	17,630	11,725	5,900	5,235	770	4,470
Port Moody	12,975	9,730	6,455	3,270	3,250	330	2,915	13,105	9,900	6,275	3,625	3,210	300	2,910
Richmond	73,375	54,475	31,065	23,415	18,895	2,900	15,990	81,030	57,755	31,685	26,065	23,270	2,955	20,320
Surrey	169,680	120,690	82,160	38,530	48,990	5,465	43,525	185,465	128,910	87,790	41,115	56,560	5,020	51,540
Vancouver	283,905	133,160	70,765	62,400	150,745	20,720	130,025	305,335	138,850	70,365	68,485	166,485	20,215	146,265
West Vancouver	16,935	12,675	5,545	7,130	4,260	585	3,680	17,690	12,540	5,540	6,995	5,150	520	4,630
White Rock	10,005	6,790	3,315	3,475	3,215	320	2,890	10,735	6,960	3,415	3,540	3,780	295	3,480
<b>METRO VANCOUVER</b>	<b>955,300</b>	<b>608,080</b>	<b>366,585</b>	<b>241,495</b>	<b>347,225</b>	<b>45,525</b>	<b>301,700</b>	<b>1,037,535</b>	<b>644,275</b>	<b>381,415</b>	<b>262,855</b>	<b>393,260</b>	<b>43,585</b>	<b>349,680</b>

Source: Statistics Canada, 2016 and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

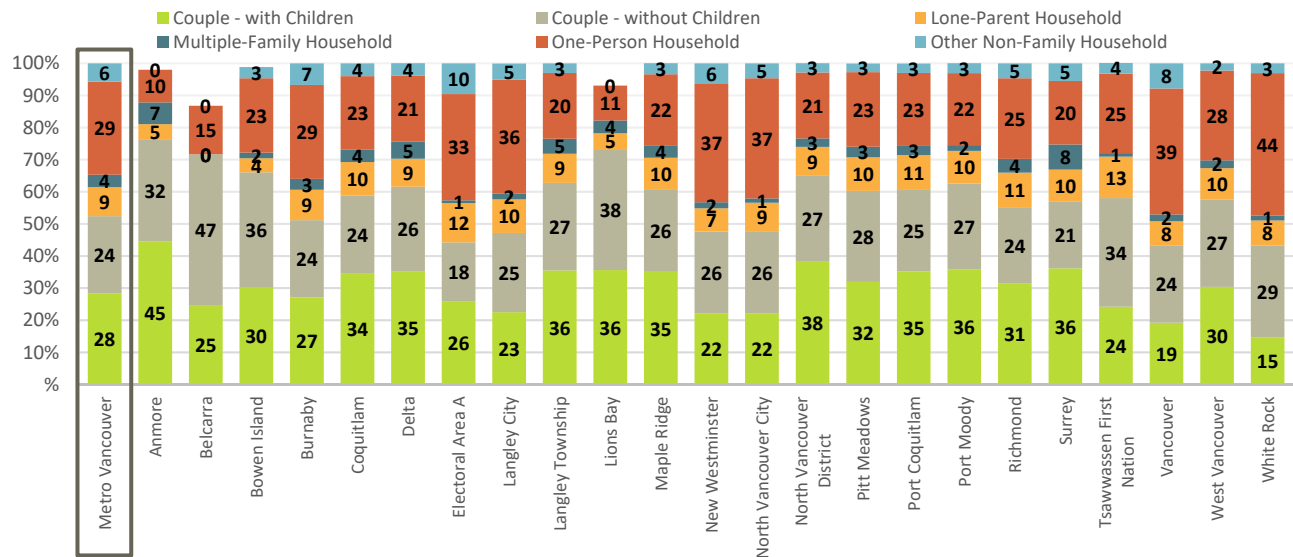
### 1.3 Households by Family Type

The housing needs of family households and those of non-family households vary significantly.

Statistics Canada defines family households as households which include one or more census families living together. A census family is defined as one of the following: a married or common-law couple with or without children, lone parents of any marital status with children living at home, or grandparents and grandchildren living together without a parent.

Non-census family households include individuals living alone or with other unrelated persons such as roommates.

Figure 1.3.1. Distribution of Households by Family Type, Metro Vancouver Jurisdictions, 2021 Census

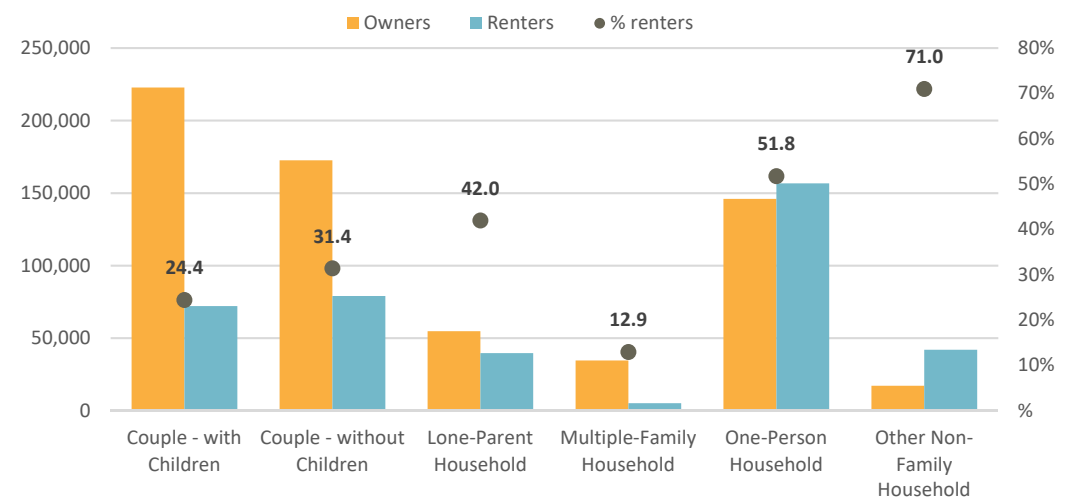


Source: Statistics Canada, 2021 Census of Population

#### Key Observations

- One-person households were the largest group of households in Metro Vancouver in 2021 (29% of all households).
- The next largest groups of households were couples with children (28%) and couples without children (24%).
- The distribution of households by family type varied across the region, as shown in Figure 1.3.1.
- The tenure distribution of family households also varied, as shown in Figure 1.3.2.
- Couples, both with and without children, and multiple-family households, were much more likely to be homeowners than all other family types.
- One-person households and other non-family households were much more likely to be renters.
- Among lone-parent households, the rate of renting was 42%.

Figure 1.3.2. Households by Family Type and Tenure, Metro Vancouver, 2021 Census



Source: Statistics Canada, 2021 Census of Population

Table 1.3. Households by Family Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total Households							Owner Households							Renter Households						
	Total Households	Couple - with Children	Couple - without Children	Lone-Parent Household	Multiple-Family Household	One-Person Household	Other Non-Family Household	Total Households	Couple - with Children	Couple - without Children	Lone-Parent Household	Multiple-Family Household	One-Person Household	Other Non-Family Household	Total Households	Couple - with Children	Couple - without Children	Lone-Parent Household	Multiple-Family Household	One-Person Household	Other Non-Family Household
Anmore	740	330	235	35	50	75	0	675	320	215	20	45	65	0	65	0	25	0	0	0	0
Belcarra	265	65	125	0	0	40	0	235	65	120	0	0	25	0	30	0	0	0	0	0	0
Bowen Island	1,725	520	620	75	30	400	60	1,470	475	540	55	25	325	35	260	50	75	20	0	80	30
Burnaby	101,135	27,430	24,315	9,555	3,450	29,585	6,805	61,185	19,540	16,165	5,365	2,950	15,215	1,960	39,950	7,895	8,145	4,190	500	14,365	4,850
Coquitlam	55,945	19,290	13,595	5,865	2,140	12,820	2,240	38,795	15,060	10,360	3,190	1,900	7,390	895	17,155	4,225	3,230	2,675	240	5,435	1,350
Delta	38,055	13,360	10,070	3,325	2,005	7,815	1,485	28,785	10,965	8,685	1,935	1,780	4,845	575	9,275	2,395	1,385	1,385	220	2,970	910
Electoral Area A	7,670	1,990	1,405	940	65	2,535	735	3,280	915	680	545	60	965	115	4,395	1,080	725	390	0	1,570	620
Langley City	12,600	2,835	3,110	1,315	220	4,480	635	7,920	2,080	2,280	675	180	2,460	250	4,680	755	825	650	40	2,020	380
Langley Township	46,930	16,680	12,785	4,260	2,185	9,610	1,405	38,430	14,565	11,180	3,010	1,990	6,840	845	8,500	2,120	1,615	1,245	190	2,770	555
Lions Bay	505	180	190	25	20	55	0	445	165	165	25	20	50	0	60	15	25	0	0	0	0
Maple Ridge	33,110	11,610	8,445	3,325	1,280	7,320	1,135	26,205	10,275	7,200	2,150	1,190	4,740	645	6,905	1,330	1,235	1,185	85	2,580	485
New Westminster	36,100	7,975	9,225	2,595	690	13,290	2,320	19,740	5,675	5,510	1,310	590	5,945	715	16,360	2,300	3,720	1,290	95	7,340	1,605
North Vancouver City	27,295	6,020	7,010	2,420	365	10,215	1,260	14,535	3,880	4,080	1,145	265	4,790	375	12,755	2,140	2,930	1,270	100	5,425	885
North Vancouver District	32,700	12,490	8,750	2,960	850	6,715	945	24,990	10,250	7,295	1,840	760	4,375	470	7,710	2,245	1,450	1,115	90	2,340	470
Pitt Meadows	7,400	2,365	2,095	775	245	1,715	200	5,880	2,075	1,830	465	225	1,170	120	1,520	295	265	315	15	545	75
Port Coquitlam	22,885	8,055	5,815	2,485	650	5,190	680	17,650	6,930	4,730	1,595	600	3,420	370	5,235	1,130	1,085	885	45	1,775	310
Port Moody	13,105	4,685	3,515	1,335	235	2,935	405	9,900	3,800	2,805	770	220	2,105	200	3,210	885	715	560	15	835	205
Richmond	81,080	25,450	19,295	8,750	3,475	20,345	3,765	57,800	19,655	14,810	5,955	3,005	12,830	1,545	23,275	5,795	4,485	2,800	475	7,515	2,215
Surrey	185,670	67,125	38,795	18,265	14,540	36,780	10,170	129,100	51,870	29,760	10,620	12,725	21,195	2,935	56,570	15,250	9,035	7,645	1,820	15,585	7,235
Tsawwassen First Nation	930	225	315	120	10	230	35	715	165	260	60	10	195	15	175	30	45	50	0	35	15
Vancouver	305,335	58,690	73,260	23,155	6,560	119,740	23,920	138,850	38,750	36,855	12,355	5,485	40,775	4,630	166,490	19,940	36,410	10,805	1,075	78,965	19,295
West Vancouver	17,690	5,375	4,820	1,720	430	4,950	390	12,540	3,895	4,115	1,080	360	2,905	185	5,150	1,475	705	645	70	2,045	205
White Rock	10,735	1,565	3,085	830	160	4,770	325	6,955	1,120	2,450	400	115	2,725	135	3,780	440	630	425	40	2,045	185
<b>METRO VANCOUVER</b>	<b>1,043,320</b>	<b>295,095</b>	<b>251,780</b>	<b>94,615</b>	<b>39,770</b>	<b>302,890</b>	<b>59,155</b>	<b>647,870</b>	<b>222,865</b>	<b>172,620</b>	<b>54,765</b>	<b>34,535</b>	<b>145,990</b>	<b>17,090</b>	<b>394,710</b>	<b>72,055</b>	<b>79,050</b>	<b>39,695</b>	<b>5,150</b>	<b>156,760</b>	<b>41,995</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

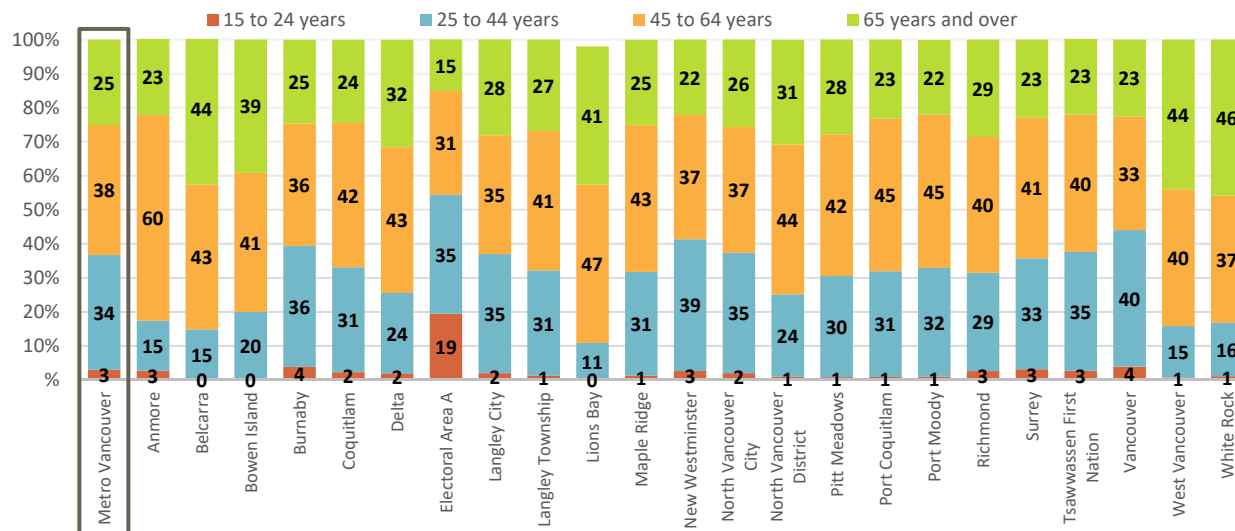
Metro Vancouver totals include First Nations which are not listed in the table.



### 1.4 Households by Age and by Tenure

Statistics Canada defines the Primary Household Maintainer as the first person in the household identified as someone who pays the rent or the mortgage, taxes, utilities, etc. for the household. In the case of a household where two or more people are listed as household maintainers, the first person listed on the Census questionnaire is chosen as the primary household maintainer. This does not provide any information about the proportion of household payments made by the person. The age of the household maintainer also does not provide any information about the age or other characteristics of any other persons who may be living in the household.

Figure 1.4.1. Distribution of Households by Age of Household Maintainer, Metro Vancouver Jurisdictions, 2021 Census

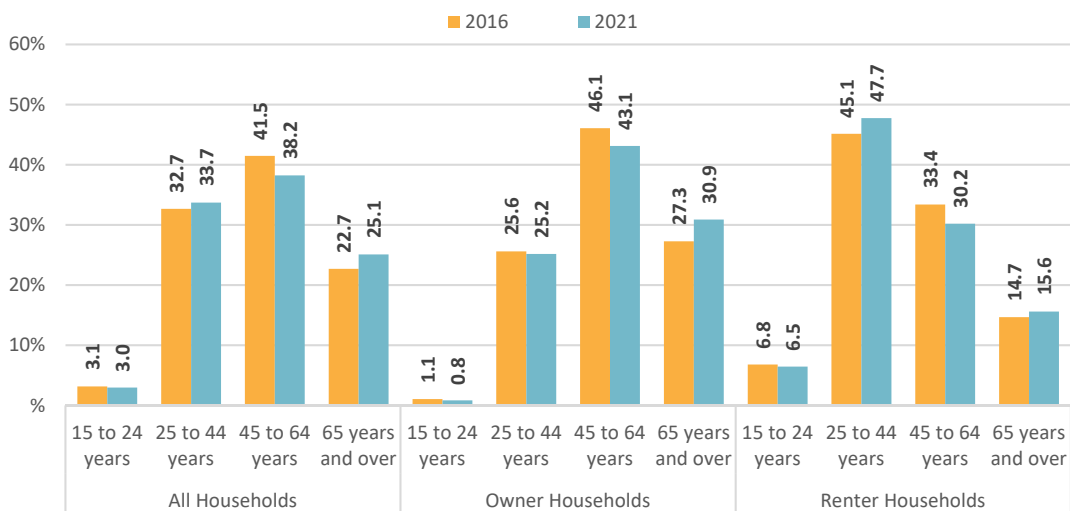


Source: Statistics Canada, 2021 Census of Population

#### Key Observations

- The age distribution of households across the region reflects the age distribution of the general population – areas with an older population have a higher percentage of older households.
- The aging of the population is also reflected in the age distribution of all households, as shown in Figure 1.4.2.
- However, when comparing the age distribution of renter and owner households between 2016 and 2021, a pattern emerges; the share of younger renter households increased (25 to 44 year old renters increased from 45.1% to 47.7%), while among owners, the share of younger households decreased (25 to 44 year old owners decreased slightly from 25.6% to 25.2%). This signals a shift toward renting among younger households, which could be due to a number of reasons, including high home prices.

Figure 1.4.2. Distribution of Households by Age of Household Maintainer and Tenure, Metro Vancouver, 2016 and 2021 Census



Source: Statistics Canada, 2016 and 2021 Census of Population

Table 1.4.1. Households by Age of Primary Household Maintainer and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total Households					Owner Households					Renter Households					Dwelling Provided by the Local Government, First Nation or Indian Band				
	Total - All Ages	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over	Total - All Ages	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over	Total - All Ages	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over	Total - All Ages	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over
Anmore	745	20	110	450	170	680	10	80	425	160	65	0	20	15	10	0	0	0	0	0
Belcarra	270	0	40	115	120	235	0	10	110	120	30	0	30	0	0	0	0	0	0	0
Bowen Island	1,725	0	345	705	675	1,465	0	270	590	595	260	0	65	110	75	0	0	0	0	0
Burnaby	101,140	3,880	36,010	36,290	24,955	61,185	765	16,845	24,655	18,930	39,950	3,115	19,165	11,640	6,030	0	0	0	0	0
Coquitlam	55,950	1,265	17,255	23,735	13,680	38,795	355	9,675	17,670	11,095	17,155	905	7,585	6,070	2,590	0	0	0	0	0
Delta	38,060	735	8,990	16,305	12,020	28,785	120	5,590	12,860	10,215	9,275	615	3,405	3,445	1,820	0	0	0	0	0
Electoral Area A	7,670	1,490	2,685	2,340	1,160	3,275	245	700	1,465	870	4,390	1,245	1,975	875	295	0	0	0	0	0
Langley City	12,595	250	4,405	4,400	3,550	7,920	80	2,630	2,835	2,385	4,675	170	1,780	1,555	1,160	0	0	0	0	0
Langley Township	46,930	555	14,545	19,240	12,605	38,430	170	10,695	16,310	11,255	8,495	385	3,855	2,920	1,345	0	0	0	0	0
Lions Bay	505	0	55	235	205	450	0	50	200	190	60	0	0	30	10	0	0	0	0	0
Maple Ridge	33,110	415	10,100	14,280	8,310	26,205	130	7,440	11,880	6,755	6,905	285	2,660	2,400	1,555	0	0	0	0	0
New Westminster	36,100	955	13,975	13,190	7,985	19,745	90	6,090	8,235	5,330	16,360	865	7,885	4,950	2,660	0	0	0	0	0
North Vancouver City	27,295	540	9,660	10,095	7,000	14,535	110	3,920	5,835	4,665	12,760	425	5,740	4,260	2,325	0	0	0	0	0
North Vancouver District	32,700	310	7,905	14,405	10,075	24,990	45	4,710	11,530	8,710	7,710	260	3,210	2,870	1,370	0	0	0	0	0
Pitt Meadows	7,405	60	2,200	3,085	2,060	5,885	25	1,580	2,565	1,715	1,520	35	620	515	340	0	0	0	0	0
Port Coquitlam	22,885	200	7,115	10,275	5,300	17,650	60	4,835	8,415	4,335	5,235	145	2,270	1,845	970	0	0	0	0	0
Port Moody	13,110	125	4,190	5,910	2,875	9,900	30	2,800	4,645	2,420	3,210	95	1,395	1,260	455	0	0	0	0	0
Richmond	81,080	2,100	23,435	32,345	23,205	57,805	510	13,875	24,545	18,880	23,275	1,590	9,560	7,800	4,335	0	0	0	0	0
Surrey	185,670	5,770	60,630	76,595	42,675	129,100	810	35,065	58,370	34,855	56,570	4,965	25,570	18,225	7,820	0	0	0	0	0
Tsawwassen First Nation	930	25	325	375	215	710	15	210	305	190	175	10	95	55	25	45	0	20	10	0
Vancouver	305,340	11,910	122,475	101,915	69,045	138,845	1,700	33,665	57,450	46,030	166,490	10,205	88,805	44,455	23,015	0	0	0	0	0
West Vancouver	17,690	125	2,670	7,115	7,780	12,540	60	1,265	5,125	6,095	5,150	65	1,405	1,995	1,680	0	0	0	0	0
White Rock	10,735	120	1,685	4,005	4,925	6,955	30	745	2,600	3,580	3,775	90	940	1,395	1,340	0	0	0	0	0
<b>METRO VANCOUVER</b>	<b>1,043,320</b>	<b>30,925</b>	<b>351,705</b>	<b>398,835</b>	<b>261,855</b>	<b>647,870</b>	<b>5,385</b>	<b>163,105</b>	<b>279,305</b>	<b>200,080</b>	<b>394,710</b>	<b>25,525</b>	<b>188,440</b>	<b>119,175</b>	<b>61,575</b>	<b>740</b>	<b>15</b>	<b>160</b>	<b>350</b>	<b>215</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

Table 1.4.2. Households by Age of Primary Household Maintainer and Tenure, Metro Vancouver Jurisdictions, 2016 Census

MEMBER JURISDICTION	Total Households					Owner Households					Renter Households					Band Housing				
	Total - All Ages	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over	Total - All Ages	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over	Total - All Ages	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over	Total - All Ages	15 to 24 years	25 to 44 years	45 to 64 years	65 years and over
Anmore	690	10	145	450	90	630	10	115	435	75	60	0	20	25	20	0	0	0	0	0
Belcarra	260	0	10	150	95	230	0	10	125	95	25	0	0	25	0	0	0	0	0	0
Bowen Island	1,495	15	295	700	475	1,230	10	210	585	425	265	0	85	120	45	0	0	0	0	0
Burnaby	92,205	4,790	30,185	36,480	20,745	57,220	1,170	15,325	25,055	15,670	34,980	3,620	14,860	11,420	5,080	0	0	0	0	0
Coquitlam	51,325	1,360	15,430	23,670	10,865	36,785	360	9,355	18,170	8,890	14,540	1,000	6,070	5,500	1,980	0	0	0	0	0
Delta	35,760	380	8,375	16,675	10,320	28,185	95	5,560	13,605	8,930	7,570	290	2,815	3,080	1,390	0	0	0	0	0
Electoral Area A	6,095	1,250	2,000	1,965	880	2,830	320	505	1,310	695	3,265	930	1,495	655	185	0	0	0	0	0
Langley City	11,840	295	3,865	4,420	3,255	7,335	85	2,190	2,895	2,165	4,500	210	1,675	1,525	1,090	0	0	0	0	0
Langley Township	41,980	600	12,725	18,150	10,515	34,640	240	9,720	15,425	9,250	7,340	355	3,000	2,725	1,260	0	0	0	0	0
Lions Bay	495	0	85	225	180	450	0	65	215	180	40	0	20	10	0	0	0	0	0	0
Maple Ridge	30,255	485	8,855	14,130	6,785	24,160	170	6,745	11,680	5,570	6,095	315	2,115	2,445	1,210	0	0	0	0	0
New Westminster	32,710	1,100	11,430	13,285	6,880	18,340	180	5,485	8,255	4,420	14,370	920	5,940	5,040	2,470	0	0	0	0	0
North Vancouver City	24,645	580	8,200	10,130	5,730	13,025	65	3,315	5,870	3,780	11,615	515	4,885	4,265	1,950	0	0	0	0	0
North Vancouver District	31,115	345	7,120	14,765	8,890	24,465	80	4,535	12,040	7,800	6,650	260	2,575	2,725	1,090	0	0	0	0	0
Pitt Meadows	7,195	90	2,185	3,225	1,695	5,585	45	1,500	2,660	1,370	1,615	45	680	565	320	0	0	0	0	0
Port Coquitlam	21,750	290	7,020	10,285	4,160	16,730	95	4,880	8,415	3,345	5,025	190	2,140	1,880	815	0	0	0	0	0
Port Moody	12,980	135	4,435	5,920	2,490	9,730	50	2,860	4,735	2,090	3,245	85	1,580	1,185	395	0	0	0	0	0
Richmond	73,455	2,080	19,770	33,485	18,120	54,545	845	13,180	26,010	14,520	18,910	1,235	6,585	7,480	3,605	0	0	0	0	0
Surrey	169,965	3,805	56,305	74,615	35,235	120,945	735	34,155	57,005	29,050	49,020	3,070	22,160	17,615	6,185	0	0	0	0	0
Tsawwassen First Nation	325	0	45	145	115	285	10	35	135	115	35	0	10	10	0	0	0	0	0	0
Vancouver	283,915	12,335	110,730	102,785	58,070	133,165	1,835	34,160	58,265	38,905	150,750	10,500	76,565	44,520	19,165	0	0	0	0	0
West Vancouver	16,935	125	2,330	7,225	7,255	12,670	65	1,455	5,500	5,665	4,260	65	880	1,725	1,595	0	0	0	0	0
White Rock	10,005	70	1,630	4,105	4,190	6,790	25	860	2,755	3,155	3,210	50	770	1,355	1,040	0	0	0	0	0
<b>METRO VANCOUVER</b>	<b>960,895</b>	<b>30,220</b>	<b>314,055</b>	<b>398,455</b>	<b>218,170</b>	<b>612,010</b>	<b>6,500</b>	<b>156,600</b>	<b>281,950</b>	<b>166,955</b>	<b>348,700</b>	<b>23,715</b>	<b>157,405</b>	<b>116,410</b>	<b>51,170</b>	<b>185</b>	<b>0</b>	<b>40</b>	<b>100</b>	<b>40</b>

Source: Statistics Canada, 2016 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

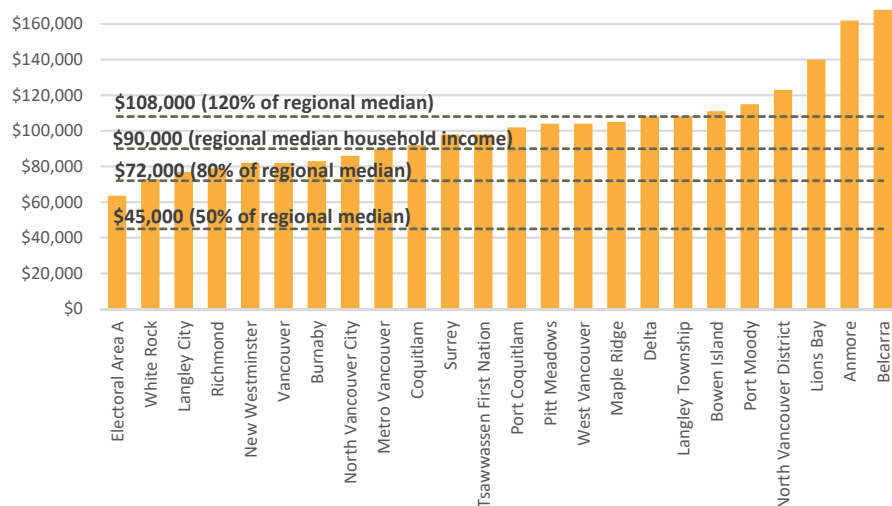
Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

### 1.5 Median Household Incomes and Income Thresholds

Housing affordability is a measure of housing costs and a household’s ability to meet these costs. The median household income is the income of the household in the middle of all households when they are arranged by income levels – half of all households would have incomes below the median, and the other half would have incomes above the median. 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.

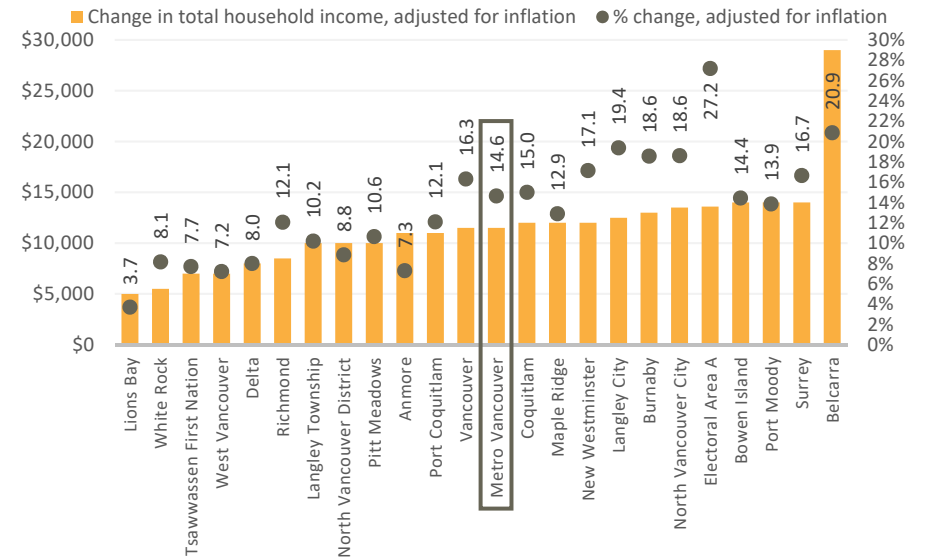
In moving forward on the strategies and actions proposed in the regional growth strategy, different income categories or income thresholds are defined based on the following percentage values of the regional median household income: 50%, 80%, 100%, and 120%. The actual income thresholds based on 2020 data are shown in Figure 1.5.1 below.

**Figure 1.5.1. Median Household Incomes and Income Thresholds, Metro Vancouver Jurisdictions, 2020**



Source: Statistics Canada, 2021 Census of Population  
 Note: 2021 Census reports annual incomes for the 2020 calendar year.

**Figure 1.5.2. Change in Median Household Incomes Adjusted for Inflation, Metro Vancouver Jurisdictions, 2015 to 2020**



Source: Statistics Canada, 2021 Census of Population

#### Key Observations

- According to the 2021 Census, the total median household income in Metro Vancouver in 2020 was \$90,000.
- Median household incomes varied significantly across the region, with some jurisdictions having median incomes that were two times higher than median incomes in other jurisdictions, as shown in Figure 1.5.1.
- Between 2015 and 2020, the total median household income in Metro Vancouver increased by 14.6%, after adjusting for inflation.
- Figure 1.5.2 shows the inflation-adjusted change in median household incomes between 2015 and 2020 across the region.

**Table 1.5.1. Median Household Incomes, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	2015		2020		2015 to 2020 % change (inflation adjusted)	
	Total Median Household Income (2020 Constant Dollars)	After-Tax Median Household Income (2020 Constant Dollars)	Total Median Household Income (2020 Constant Dollars)	After-Tax Median Household Income (2020 Constant Dollars)	Total Median Household Income	After-Tax Median Household Income
Anmore	\$151,000	\$123,000	\$162,000	\$136,000	7.3%	10.6%
Belcarra	\$139,000	\$114,000	\$168,000	\$138,000	20.9%	21.1%
Bowen Island	\$97,000	\$83,000	\$111,000	\$95,000	14.4%	14.5%
Burnaby	\$70,000	\$61,600	\$83,000	\$73,500	18.6%	19.3%
Coquitlam	\$80,000	\$70,500	\$92,000	\$82,000	15.0%	16.3%
Delta	\$100,000	\$86,000	\$108,000	\$95,000	8.0%	10.5%
Electoral Area A	\$50,000	\$45,600	\$63,600	\$58,000	27.2%	27.2%
Langley City	\$64,500	\$56,400	\$77,000	\$69,000	19.4%	22.3%
Langley Township	\$98,000	\$84,000	\$108,000	\$94,000	10.2%	11.9%
Lions Bay	\$135,000	\$112,000	\$140,000	\$121,000	3.7%	8.0%
Maple Ridge	\$93,000	\$80,000	\$105,000	\$92,000	12.9%	15.0%
New Westminister	\$70,000	\$60,800	\$82,000	\$72,500	17.1%	19.2%
North Vancouver City	\$72,500	\$63,200	\$86,000	\$75,500	18.6%	19.5%
North Vancouver District	\$113,000	\$96,000	\$123,000	\$106,000	8.8%	10.4%
Pitt Meadows	\$94,000	\$81,000	\$104,000	\$91,000	10.6%	12.3%
Port Coquitlam	\$91,000	\$78,500	\$102,000	\$89,000	12.1%	13.4%
Port Moody	\$101,000	\$85,000	\$115,000	\$99,000	13.9%	16.5%
Richmond	\$70,500	\$62,400	\$79,000	\$71,000	12.1%	13.8%
Surrey	\$84,000	\$73,500	\$98,000	\$87,000	16.7%	18.4%
Tsawwassen First Nation	\$91,000	\$81,000	\$98,000	\$86,000	7.7%	6.2%
Vancouver	\$70,500	\$61,600	\$82,000	\$72,000	16.3%	16.9%
West Vancouver	\$97,000	\$83,000	\$104,000	\$90,000	7.2%	8.4%
White Rock	\$67,500	\$58,400	\$73,000	\$65,000	8.1%	11.3%
<b>METRO VANCOUVER</b>	<b>\$78,500</b>	<b>\$68,500</b>	<b>\$90,000</b>	<b>\$79,500</b>	<b>14.6%</b>	<b>16.1%</b>

Source: Statistics Canada, 2021 Census of Population.

**Table 1.5.2. Median Household Incomes, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Total Median Household Income	Income Thresholds Based on Median Household Income		
		50% of Total Median Household Income	80% of Total Median Household Income	120% of Total Median Household Income
Anmore	\$162,000	\$81,000	\$129,600	\$194,400
Belcarra	\$168,000	\$84,000	\$134,400	\$201,600
Bowen Island	\$111,000	\$55,500	\$88,800	\$133,200
Burnaby	\$83,000	\$41,500	\$66,400	\$99,600
Coquitlam	\$92,000	\$46,000	\$73,600	\$110,400
Delta	\$108,000	\$54,000	\$86,400	\$129,600
Electoral Area A	\$63,600	\$31,800	\$50,900	\$76,300
Langley City	\$77,000	\$38,500	\$61,600	\$92,400
Langley Township	\$108,000	\$54,000	\$86,400	\$129,600
Lions Bay	\$140,000	\$70,000	\$112,000	\$168,000
Maple Ridge	\$105,000	\$52,500	\$84,000	\$126,000
New Westminster	\$82,000	\$41,000	\$65,600	\$98,400
North Vancouver City	\$86,000	\$43,000	\$68,800	\$103,200
North Vancouver District	\$123,000	\$61,500	\$98,400	\$147,600
Pitt Meadows	\$104,000	\$52,000	\$83,200	\$124,800
Port Coquitlam	\$102,000	\$51,000	\$81,600	\$122,400
Port Moody	\$115,000	\$57,500	\$92,000	\$138,000
Richmond	\$79,000	\$39,500	\$63,200	\$94,800
Surrey	\$98,000	\$49,000	\$78,400	\$117,600
Tsawwassen First Nation	\$98,000	\$49,000	\$78,400	\$117,600
Vancouver	\$82,000	\$41,000	\$65,600	\$98,400
West Vancouver	\$104,000	\$52,000	\$83,200	\$124,800
White Rock	\$73,000	\$36,500	\$58,400	\$87,600
<b>METRO VANCOUVER</b>	<b>\$90,000</b>	<b>\$45,000</b>	<b>\$72,000</b>	<b>\$108,000</b>

Source: Statistics Canada, 2021 Census of Population.

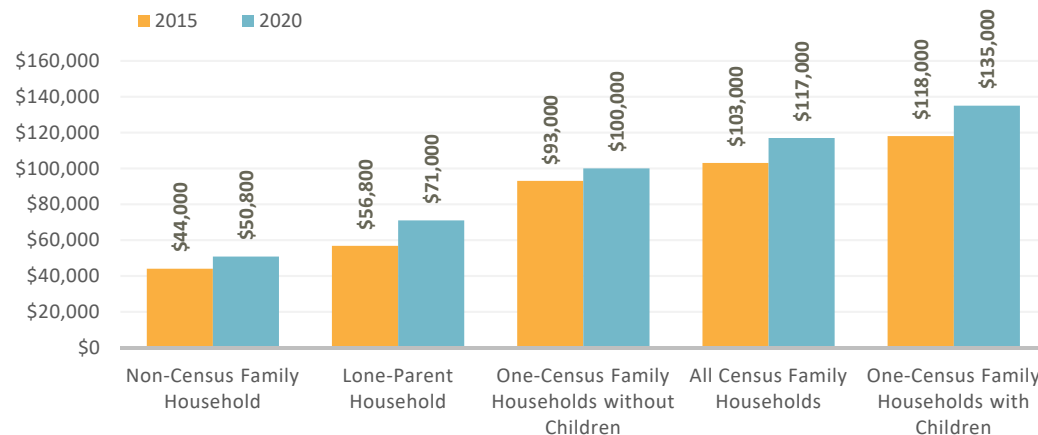
Note: Values for income thresholds are rounded to nearest 100.

### 1.6 Median Household Incomes by Family Type

The median household incomes presented here come from the 2021 Census of Population, and are presented in 2020 Constant Dollars. Incomes in Constant Dollars are incomes that have been adjusted for inflation in order to allow comparison across time periods without the effect of inflation.

The family types are based on census families. A census family can include a couple with or without children, lone parents with children living at home, grandparents living with children but no parent, or multiple census families living together. Non-census family households include individuals living alone or with other unrelated persons such as roommates.

Figure 1.6.1. Median Household Incomes Adjusted for Inflation (2020 Constant Dollars), by Census Family Type, Metro Vancouver, 2015 and 2020

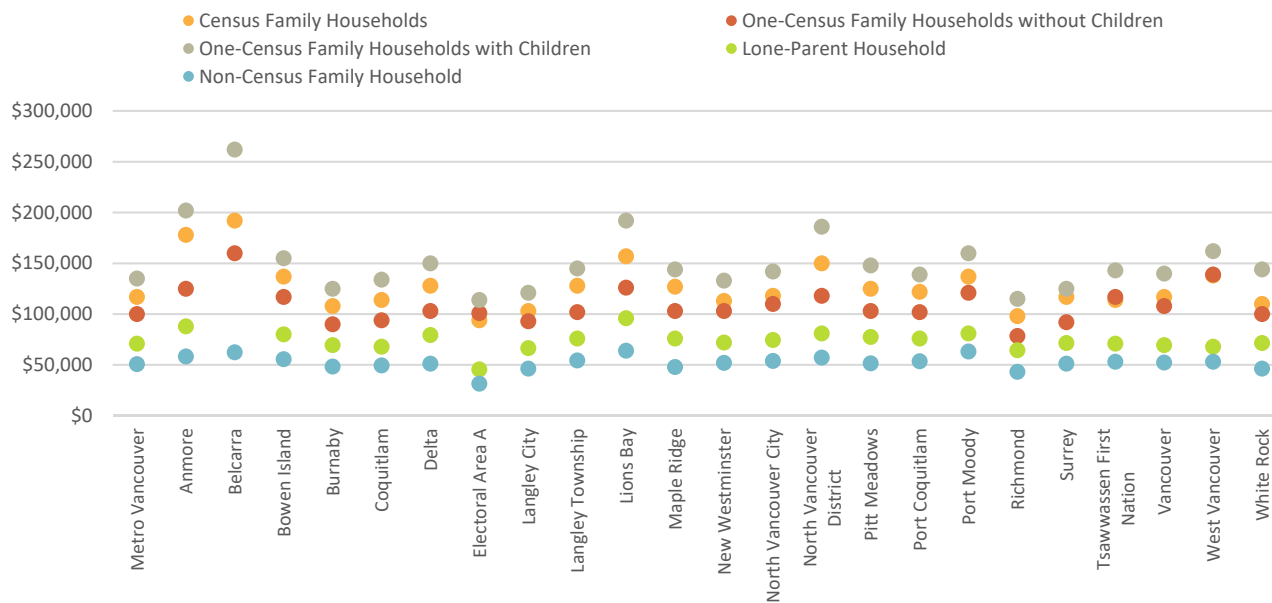


Source: Statistics Canada, 2021 Census of Population

#### Key Observations

- In Metro Vancouver, families with children had the highest median incomes among all family types, both in 2015 and in 2020.
- Lone-parent households and non-census family households had the lowest median incomes among all family types, lower than the \$90,000 median income of all households in the region in 2020.
- In 2020, the median incomes of lone-parent families and non-census family households were just 56% and 78% of the median income of all households in the region.
- Figure 1.6.2 shows how median incomes of different family types varied across the region in 2020. A similar trend is seen across the region – non-census family households and lone-parent households had the lowest median incomes.

Figure 1.6.2. Median Household Incomes by Census Family Type, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population

Table 1.6. Median Household Incomes by Census Family Type, Metro Vancouver Jurisdictions, 2016 and 2021 Census

MEMBER JURISDICTION	2015 Total Median Household Income (2020 Constant Dollars)					2020 Total Median Household Income (2020 Constant Dollars)					2015 to 2020 % change (inflation adjusted)				
	Census Family Households	One-Census Family Households without Children	One-Census Family Households with Children	Lone-Parent Household	Non-Census Family Household	Census Family Households	One-Census Family Households without Children	One-Census Family Households with Children	Lone-Parent Household	Non-Census Family Household	Census Family Households	One-Census Family Households without Children	One-Census Family Households with Children	Lone-Parent Household	Non-Census Family Household
Anmore	162,000	114,000	192,000	81,000	59,600	178,000	125,000	202,000	88,000	58,400	9.9%	9.6%	5.2%	8.6%	-2.0%
Belcarra	148,000	139,000	180,000	n/a	72,500	192,000	160,000	262,000	n/a	62,400	29.7%	15.1%	45.6%	n/a	-13.9%
Bowen Island	117,000	110,000	130,000	60,800	48,000	137,000	117,000	155,000	80,000	55,600	17.1%	6.4%	19.2%	31.6%	15.8%
Burnaby	92,000	81,000	106,000	54,800	39,200	108,000	90,000	125,000	69,500	48,400	17.4%	11.1%	17.9%	26.8%	23.5%
Coquitlam	101,000	88,000	117,000	53,600	43,600	114,000	94,000	134,000	68,000	49,600	12.9%	6.8%	14.5%	26.9%	13.8%
Delta	117,000	101,000	138,000	68,000	46,000	128,000	103,000	150,000	79,500	51,200	9.4%	2.0%	8.7%	16.9%	11.3%
Electoral Area A	76,500	101,000	84,000	29,200	20,400	94,000	101,000	114,000	45,600	31,600	22.9%	0.0%	35.7%	56.2%	54.9%
Langley City	89,000	83,000	110,000	50,000	38,800	103,000	93,000	121,000	66,500	46,400	15.7%	12.0%	10.0%	33.0%	19.6%
Langley Township	116,000	97,000	133,000	65,500	48,800	128,000	102,000	145,000	76,000	54,400	10.3%	5.2%	9.0%	16.0%	11.5%
Lions Bay	149,000	127,000	158,000	113,000	61,600	157,000	126,000	192,000	96,000	64,000	5.4%	-0.8%	21.5%	-15.0%	3.9%
Maple Ridge	113,000	95,000	130,000	62,400	42,400	127,000	103,000	144,000	76,000	48,000	12.4%	8.4%	10.8%	21.8%	13.2%
New Westminster	100,000	94,000	117,000	60,400	44,400	113,000	103,000	133,000	72,000	52,000	13.0%	9.6%	13.7%	19.2%	17.1%
North Vancouver City	101,000	98,000	121,000	60,000	48,000	118,000	110,000	142,000	74,500	54,000	16.8%	12.2%	17.4%	24.2%	12.5%
North Vancouver District	136,000	112,000	168,000	72,500	51,200	150,000	118,000	186,000	81,000	57,200	10.3%	5.4%	10.7%	11.7%	11.7%
Pitt Meadows	111,000	95,000	133,000	64,000	49,600	125,000	103,000	148,000	77,500	51,600	12.6%	8.4%	11.3%	21.1%	4.0%
Port Coquitlam	110,000	97,000	126,000	62,800	48,800	122,000	102,000	139,000	76,000	53,600	10.9%	5.2%	10.3%	21.0%	9.8%
Port Moody	119,000	111,000	141,000	67,000	57,600	137,000	121,000	160,000	81,000	63,200	15.1%	9.0%	13.5%	20.9%	9.7%
Richmond	87,000	76,000	99,000	52,800	38,000	98,000	78,500	115,000	64,500	43,200	12.6%	3.3%	16.2%	22.2%	13.7%
Surrey	100,000	88,000	107,000	56,000	43,200	117,000	92,000	125,000	71,500	51,200	17.0%	4.5%	16.8%	27.7%	18.5%
Tsawwassen First Nation	108,000	101,000	133,000	65,000	47,600	114,000	117,000	143,000	71,000	53,200	5.6%	15.8%	7.5%	9.2%	11.8%
Vancouver	102,000	98,000	119,000	54,800	45,200	117,000	108,000	140,000	69,500	52,400	14.7%	10.2%	17.6%	26.8%	15.9%
West Vancouver	134,000	135,000	162,000	55,600	48,400	138,000	139,000	162,000	68,000	53,200	3.0%	3.0%	0.0%	22.3%	9.9%
White Rock	103,000	97,000	141,000	58,000	42,400	110,000	100,000	144,000	71,500	46,400	6.8%	3.1%	2.1%	23.3%	9.4%
<b>METRO VANCOUVER</b>	<b>103,000</b>	<b>93,000</b>	<b>118,000</b>	<b>56,800</b>	<b>44,000</b>	<b>117,000</b>	<b>100,000</b>	<b>135,000</b>	<b>71,000</b>	<b>50,800</b>	<b>13.6%</b>	<b>7.5%</b>	<b>14.4%</b>	<b>25.0%</b>	<b>15.5%</b>

Source: Statistics Canada, 2021 Census of Population.



## 1.7 Median Household Incomes by Tenure

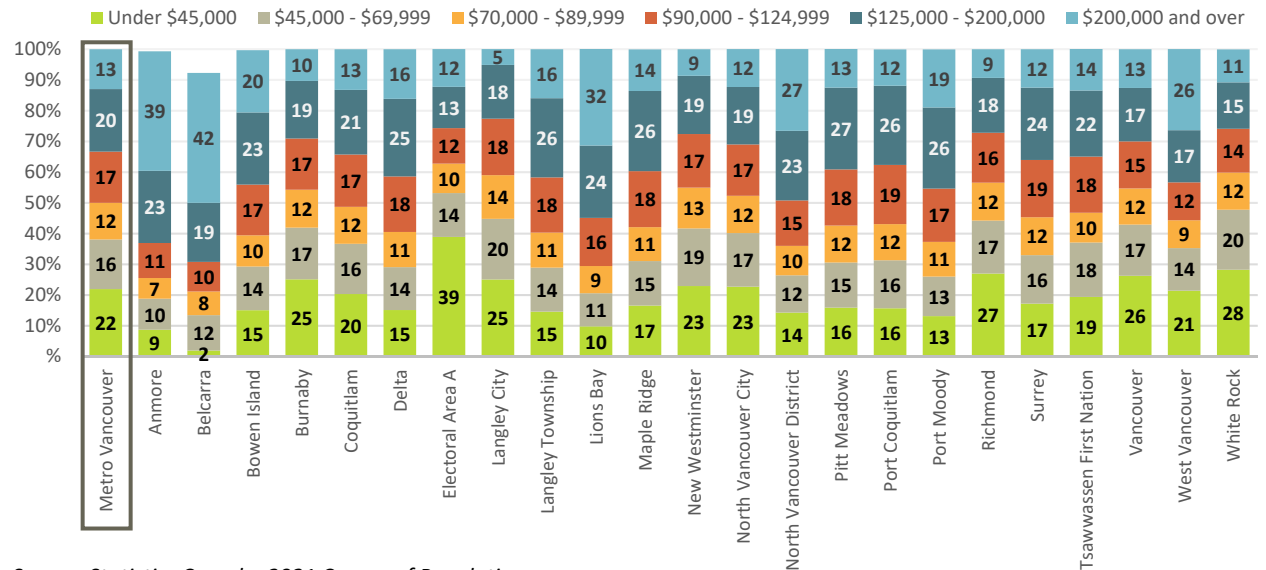
Data on median household incomes by tenure will be available in 2023 and will be included in a future edition of the Metro Vancouver Housing Data Book.

## 1.8 Income Distribution for All Households

The income groups presented here are based on the median household income for the Metro Vancouver region. In 2020, the regional median household income was \$90,000. Based on this, the income group under \$45,000 corresponds to 50% and under of the regional median household income; the \$45,000 - \$69,000 income group corresponds to 50% - 80% of the regional median household income, the \$70,000 - \$89,999 income group to 80% - 100% of the regional median household income, etc.

The actual income thresholds are shown in section 1.5.

Figure 1.8.1. Income Distribution of Households by Select Income Groups, Metro Vancouver Jurisdictions, 2020

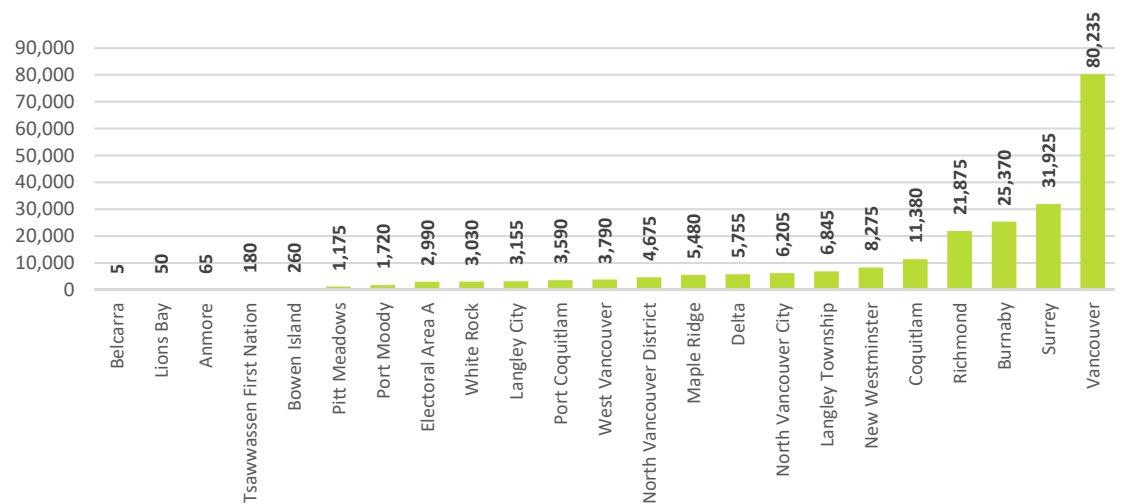


Source: Statistics Canada, 2021 Census of Population

### Key Observations

- In Metro Vancouver, 22% of all households had incomes below \$45,000 in 2020. This represented 229,045 households across the region.
- Households with this income would likely struggle to cover daily living expenses and would also qualify for subsidized housing as their income falls below the BC Housing Income Limits.
- The majority of households with incomes under \$45,000 live in the biggest municipalities – Vancouver, Surrey, Burnaby, and Richmond.
- Areas with the highest proportion of households with incomes under \$45,000 include Electoral Area A (39%), White Rock (28%), Richmond (27%), and Vancouver (26%).
- Areas with the highest proportion of households with incomes of \$125,000 and above include Anmore and Belcarra (62%), Lions Bay (56%), and the District of North Vancouver (49%).

Figure 1.8.2. Number of Households with Household Income Under \$45,000, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population

**Table 1.8. Household Income Distribution, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Total Number of Households	Total Household Income Under \$45,000		Total Household Income \$45,000 - \$69,999		Total Household Income \$70,000 - \$89,999		Total Household Income \$90,000 - \$124,999		Total Household Income \$125,000 - \$199,999		Total Household Income \$200,000 and over	
		# Households	%	# Households	%	# Households	%	# Households	%	# Households	%	# Households	%
Anmore	745	65	8.7%	75	10.1%	50	6.7%	85	11.4%	175	23.5%	290	38.9%
Belcarra	260	5	1.9%	30	11.5%	20	7.7%	25	9.6%	50	19.2%	110	42.3%
Bowen Island	1,725	260	15.1%	245	14.2%	175	10.1%	285	16.5%	405	23.5%	350	20.3%
Burnaby	101,135	25,370	25.1%	17,010	16.8%	12,515	12.4%	16,835	16.6%	18,980	18.8%	10,430	10.3%
Coquitlam	55,950	11,380	20.3%	9,140	16.3%	6,735	12.0%	9,510	17.0%	11,795	21.1%	7,390	13.2%
Delta	38,060	5,755	15.1%	5,305	13.9%	4,370	11.5%	6,875	18.1%	9,600	25.2%	6,155	16.2%
Electoral Area A	7,685	2,990	38.9%	1,095	14.2%	740	9.6%	885	11.5%	1,035	13.5%	945	12.3%
Langley City	12,600	3,155	25.0%	2,490	19.8%	1,790	14.2%	2,315	18.4%	2,210	17.5%	645	5.1%
Langley Township	46,930	6,845	14.6%	6,720	14.3%	5,345	11.4%	8,440	18.0%	12,110	25.8%	7,465	15.9%
Lions Bay	510	50	9.8%	55	10.8%	45	8.8%	80	15.7%	120	23.5%	165	32.4%
Maple Ridge	33,105	5,480	16.6%	4,805	14.5%	3,655	11.0%	6,035	18.2%	8,625	26.1%	4,495	13.6%
New Westminster	36,095	8,275	22.9%	6,775	18.8%	4,780	13.2%	6,295	17.4%	6,845	19.0%	3,120	8.6%
North Vancouver City	27,295	6,205	22.7%	4,750	17.4%	3,315	12.1%	4,570	16.7%	5,095	18.7%	3,370	12.3%
North Vancouver District	32,700	4,675	14.3%	3,960	12.1%	3,140	9.6%	4,830	14.8%	7,410	22.7%	8,695	26.6%
Pitt Meadows	7,405	1,175	15.9%	1,090	14.7%	890	12.0%	1,355	18.3%	1,970	26.6%	935	12.6%
Port Coquitlam	22,885	3,590	15.7%	3,575	15.6%	2,695	11.8%	4,405	19.2%	5,900	25.8%	2,710	11.8%
Port Moody	13,110	1,720	13.1%	1,690	12.9%	1,480	11.3%	2,270	17.3%	3,465	26.4%	2,480	18.9%
Richmond	81,080	21,875	27.0%	13,995	17.3%	9,990	12.3%	13,165	16.2%	14,485	17.9%	7,570	9.3%
Surrey	185,670	31,925	17.2%	29,255	15.8%	23,000	12.4%	34,560	18.6%	43,730	23.6%	23,195	12.5%
Tsawwassen First Nation	930	180	19.4%	165	17.7%	90	9.7%	170	18.3%	200	21.5%	130	14.0%
Vancouver	305,335	80,235	26.3%	50,815	16.6%	36,000	11.8%	46,710	15.3%	53,120	17.4%	38,465	12.6%
West Vancouver	17,690	3,790	21.4%	2,450	13.8%	1,600	9.0%	2,185	12.4%	3,000	17.0%	4,675	26.4%
White Rock	10,735	3,030	28.2%	2,100	19.6%	1,295	12.1%	1,530	14.3%	1,620	15.1%	1,155	10.8%
<b>METRO VANCOUVER</b>	<b>1,043,320</b>	<b>229,045</b>	<b>22.0%</b>	<b>168,310</b>	<b>16.1%</b>	<b>124,120</b>	<b>11.9%</b>	<b>173,970</b>	<b>16.7%</b>	<b>212,565</b>	<b>20.4%</b>	<b>135,305</b>	<b>13.0%</b>

Source: Statistics Canada, 2021 Census of Population.

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

Data on income distributions by tenure will be available in 2023 and will be included in a future edition of the Metro Vancouver Housing Data Book.

## **1.9 Income Distribution of Renter Households**

## **1.10 Income Distribution of Owner Households**

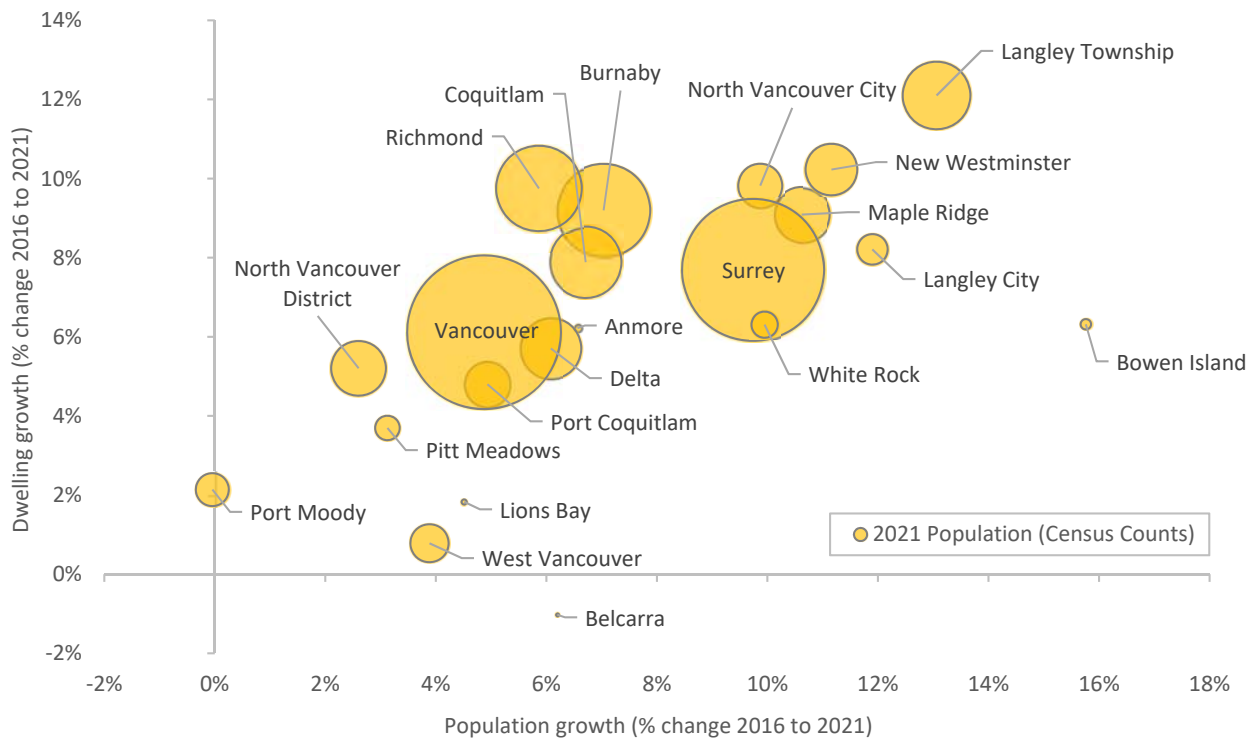
# PART 2 | HOUSING STOCK PROFILE

This section provides an overview of the current housing stock in Metro Vancouver and its member jurisdictions. It includes information on the different types of existing housing units, the breakdown between owned and rented housing, as well as data on housing starts, completions, and demolitions.

## HIGHLIGHTS

- **If you build it, they will come.** Communities that added more dwellings since the last Census also experienced higher population growth (see chart below).
- **Two thirds of new dwellings are apartments.** Between 2016 and 2021, 62% of net new occupied dwellings in the region were apartments, followed by row houses at 16%.

**Growth (% change) in Total Population and Total Dwellings, 2016 to 2021 Census, Metro Vancouver**



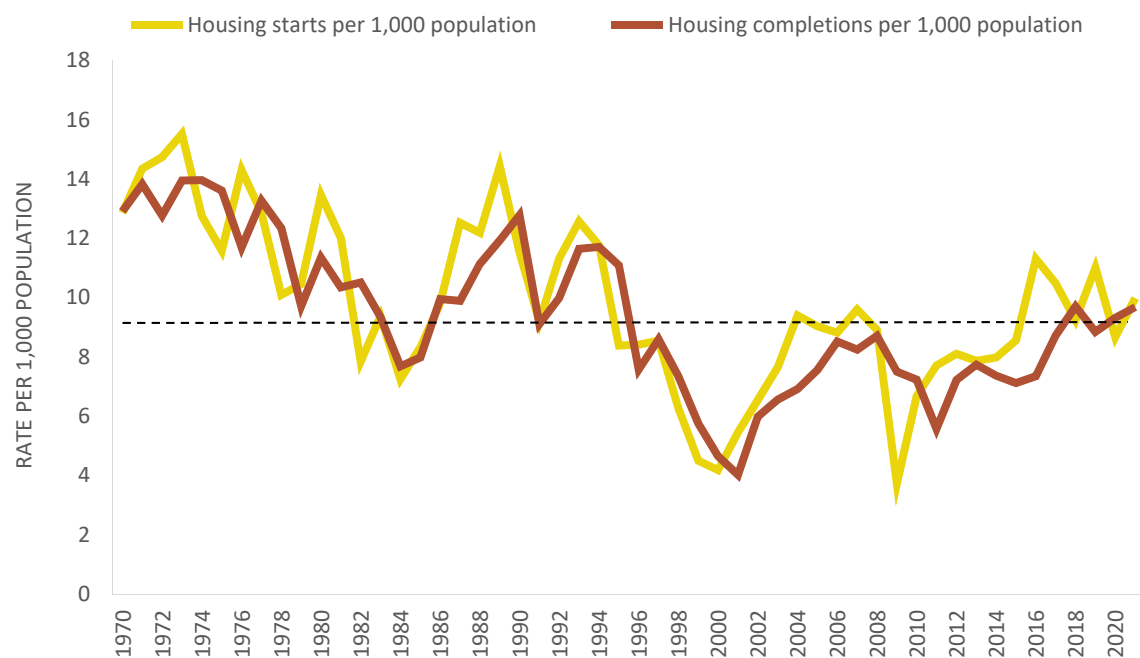
Source: Statistics Canada, 2021 Census of Population



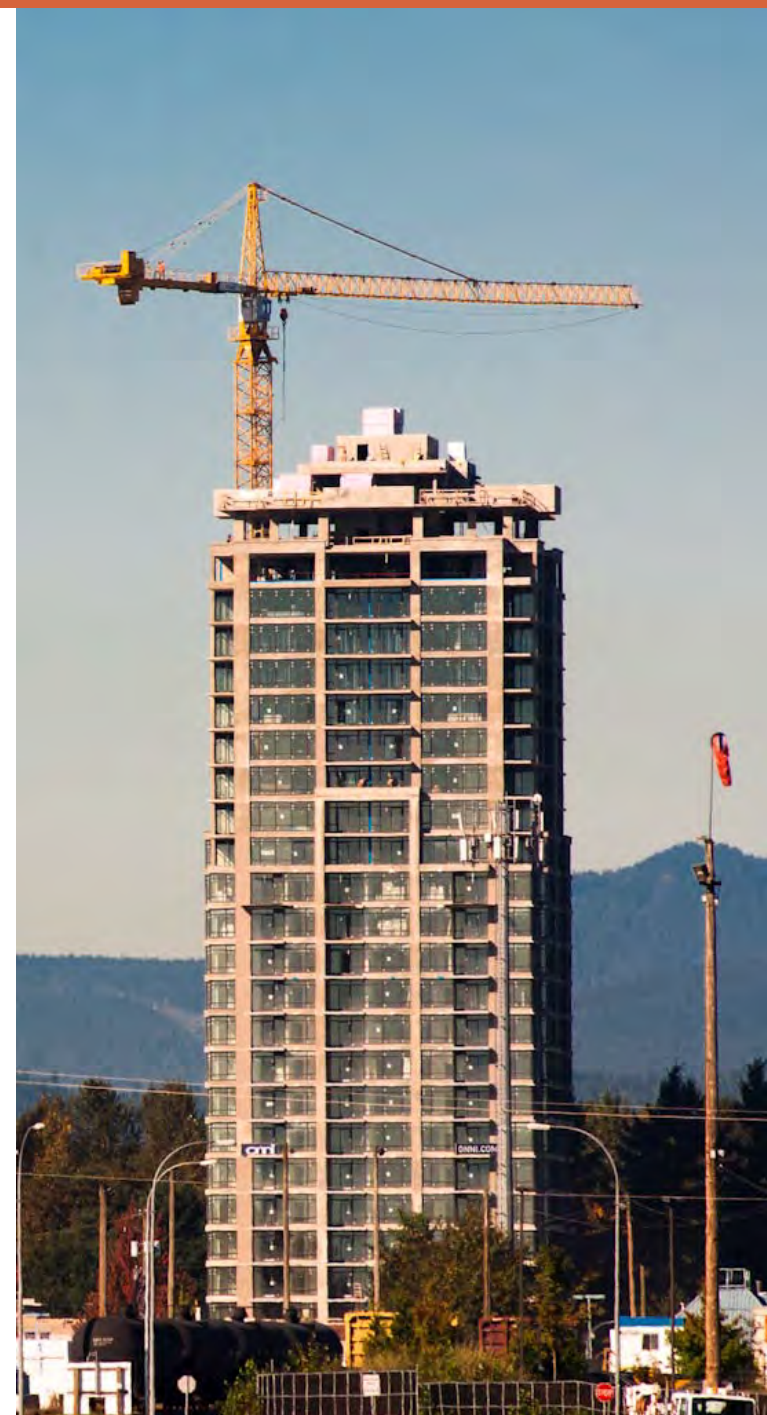
## HIGHLIGHTS – CONTINUED

- Housing construction has increased in recent years, but is still not keeping pace with historical levels.** Although housing construction has increased in the past decade (starts by 46%, completions by 95%), it is not keeping pace with population growth when compared against historical levels. The per capita construction rate decreased significantly in the 1990s and has yet to recover to the levels seen during the 1970s (see chart below).
- Rental construction is at a 20-year high, but is still not high enough.** In 2021, 26% of housing starts and 29% of housing completions were rentals. These numbers were the highest in the past 20 years. For almost a decade in the early 2000s, both rental starts and completions were well below 10%, resulting in pent-up demand for new rental housing. In comparison, 36% of all households in the region were renters, according to the 2016 Census (2021 Census data on renters will be available in September 2022).

**Housing Starts and Completions per 1,000 Population, Metro Vancouver, 1970 to 2021**



Source: Statistics Canada, CMHC



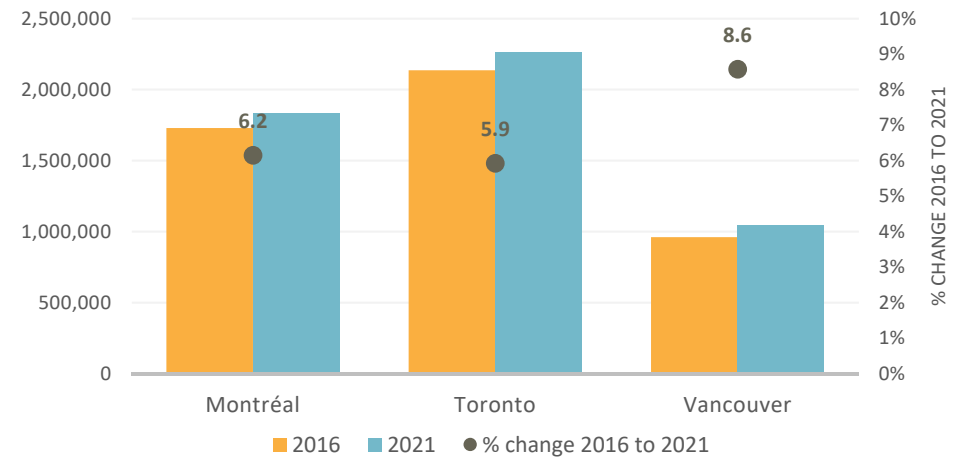
## 2.1 Total Dwellings & Occupied Dwellings

The Census of Population provides data on the total number of private dwellings in the region and by member jurisdiction. Private dwellings are those that meet certain conditions necessary for year-round occupancy.

Private dwellings are classified into three major groups: occupied dwellings (occupied by usual residents), dwellings occupied solely by foreign residents or by temporarily present persons, and unoccupied dwellings.

Due to data quality reasons, Statistics Canada recommends that users combine the categories of unoccupied dwellings and dwellings occupied solely by foreign residents or by temporarily present persons when conducting any analysis on unoccupied dwellings.

Figure 2.1.1. Private Dwellings Occupied by Usual Residents, Metro Areas, 2016 to 2021

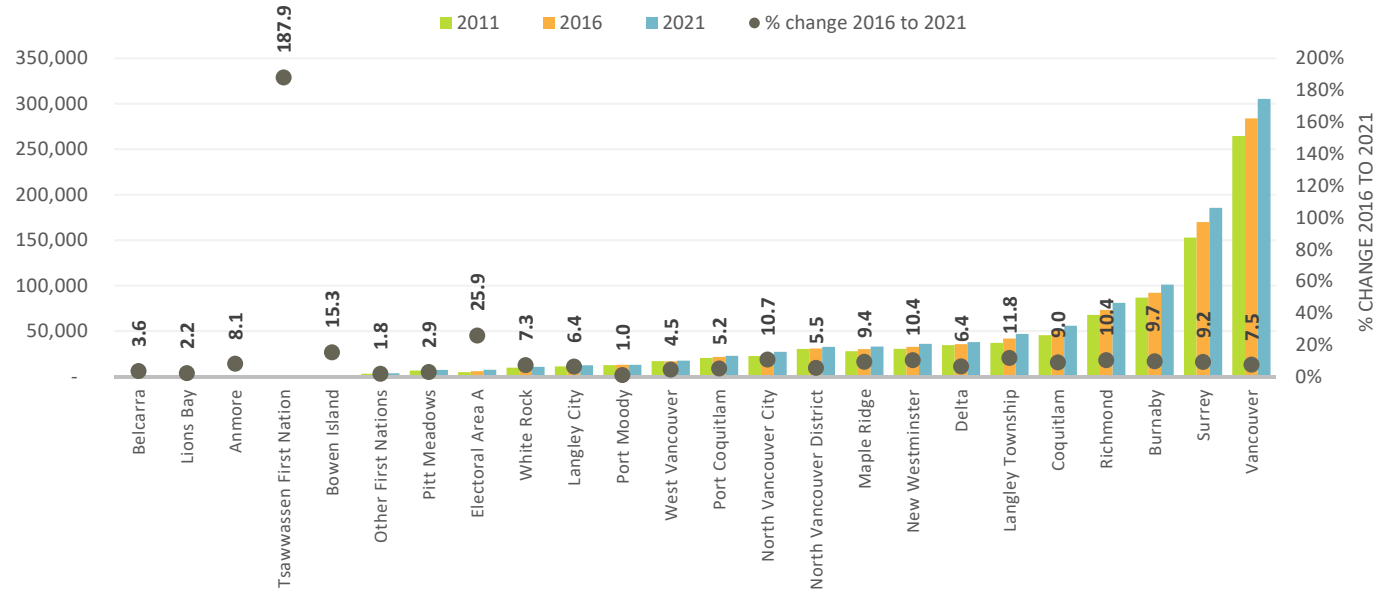


Source: Statistics Canada, 2011, 2016, and 2021 Census of Population

### Key Observations

- In 2021, there were 1,104,532 private dwellings in the Metro Vancouver region, of which 94% were occupied by usual residents.
- Between 2016 and 2021, the number of private dwellings occupied by usual residents increased by 8.6% in Metro Vancouver.
- In comparison, Montreal and Toronto metro areas saw increases of 6.2% and 5.9% respectively during the same period.
- In Metro Vancouver, the areas with the greatest % change in occupied private dwellings between 2016 and 2021 were Tsawwassen First Nation and Electoral Area A.

Figure 2.1.2. Private Dwellings Occupied by Usual Residents, Metro Vancouver Jurisdictions, 2011 to 2021



Source: Statistics Canada, 2011, 2016, and 2021 Census of Population

**Table 2.1. Total Private Dwellings and Private Dwellings Occupied by Usual Residents, Metro Vancouver Jurisdictions, 2011 Census to 2021 Census**

MUNICIPALITY / MEMBER JURISDICTION	2011			2016			2021			2016 to 2021 % change	
	Total Private Dwellings	Private Dwellings Occupied by Usual Residents	% Private Dwellings Occupied by Usual Residents	Total Private Dwellings	Private Dwellings Occupied by Usual Residents	% Private Dwellings Occupied by Usual Residents	Total Private Dwellings	Private Dwellings Occupied by Usual Residents	% Private Dwellings Occupied by Usual Residents	Total Private Dwellings	Private Dwellings Occupied by Usual Residents
Anmore	706	628	89%	723	688	95%	768	744	97%	6%	8.1%
Belcarra	292	268	92%	292	253	87%	289	262	91%	-1%	3.6%
Bowen Island	1,760	1,345	76%	1,915	1,495	78%	2,036	1,724	85%	6%	15.3%
Burnaby	91,383	86,839	95%	98,030	92,201	94%	107,046	101,136	94%	9%	9.7%
Coquitlam	48,083	45,553	95%	54,393	51,325	94%	58,683	55,949	95%	8%	9.0%
Delta	35,781	34,755	97%	37,590	35,758	95%	39,736	38,058	96%	6%	6.4%
Langley Township	39,114	37,237	95%	43,720	41,982	96%	49,011	46,928	96%	12%	11.8%
Langley City	11,810	11,315	96%	12,264	11,840	97%	13,271	12,598	95%	8%	6.4%
Lions Bay	556	507	91%	547	495	90%	557	506	91%	2%	2.2%
Maple Ridge	29,158	28,044	96%	31,400	30,262	96%	34,254	33,103	97%	9%	9.4%
Electoral Area A	6,063	5,041	83%	8,542	6,103	71%	9,201	7,682	83%	8%	25.9%
New Westminster	32,605	30,586	94%	34,235	32,708	96%	37,737	36,099	96%	10%	10.4%
North Vancouver District	31,741	30,553	96%	32,488	30,985	95%	34,179	32,700	96%	5%	5.5%
North Vancouver City	24,206	22,789	94%	26,426	24,645	93%	29,021	27,293	94%	10%	10.7%
Pitt Meadows	7,013	6,718	96%	7,356	7,194	98%	7,628	7,404	97%	4%	2.9%
Port Coquitlam	21,533	20,651	96%	22,586	21,753	96%	23,671	22,884	97%	5%	5.2%
Port Moody	12,989	12,628	97%	13,318	12,976	97%	13,603	13,109	96%	2%	1.0%
Richmond	71,170	67,976	96%	77,478	73,457	95%	85,035	81,080	95%	10%	10.4%
Surrey	163,986	152,847	93%	181,159	169,964	94%	195,098	185,671	95%	8%	9.2%
Vancouver	286,742	264,573	92%	309,418	283,916	92%	328,347	305,336	93%	6%	7.5%
West Vancouver	18,670	17,074	91%	18,649	16,933	91%	18,795	17,690	94%	1%	4.5%
White Rock	10,498	9,866	94%	10,856	10,005	92%	11,541	10,735	93%	6%	7.3%
Tsawwassen First Nation	319	303	95%	368	323	88%	1,081	930	86%	194%	187.9%
Other First Nations	3,387	3,240	96%	3,860	3,633	94%	3,944	3,698	94%	2%	1.8%
<b>METRO VANCOUVER</b>	<b>949,565</b>	<b>891,336</b>	<b>94%</b>	<b>1,027,613</b>	<b>960,894</b>	<b>94%</b>	<b>1,104,532</b>	<b>1,043,319</b>	<b>94%</b>	<b>7.5%</b>	<b>8.6%</b>

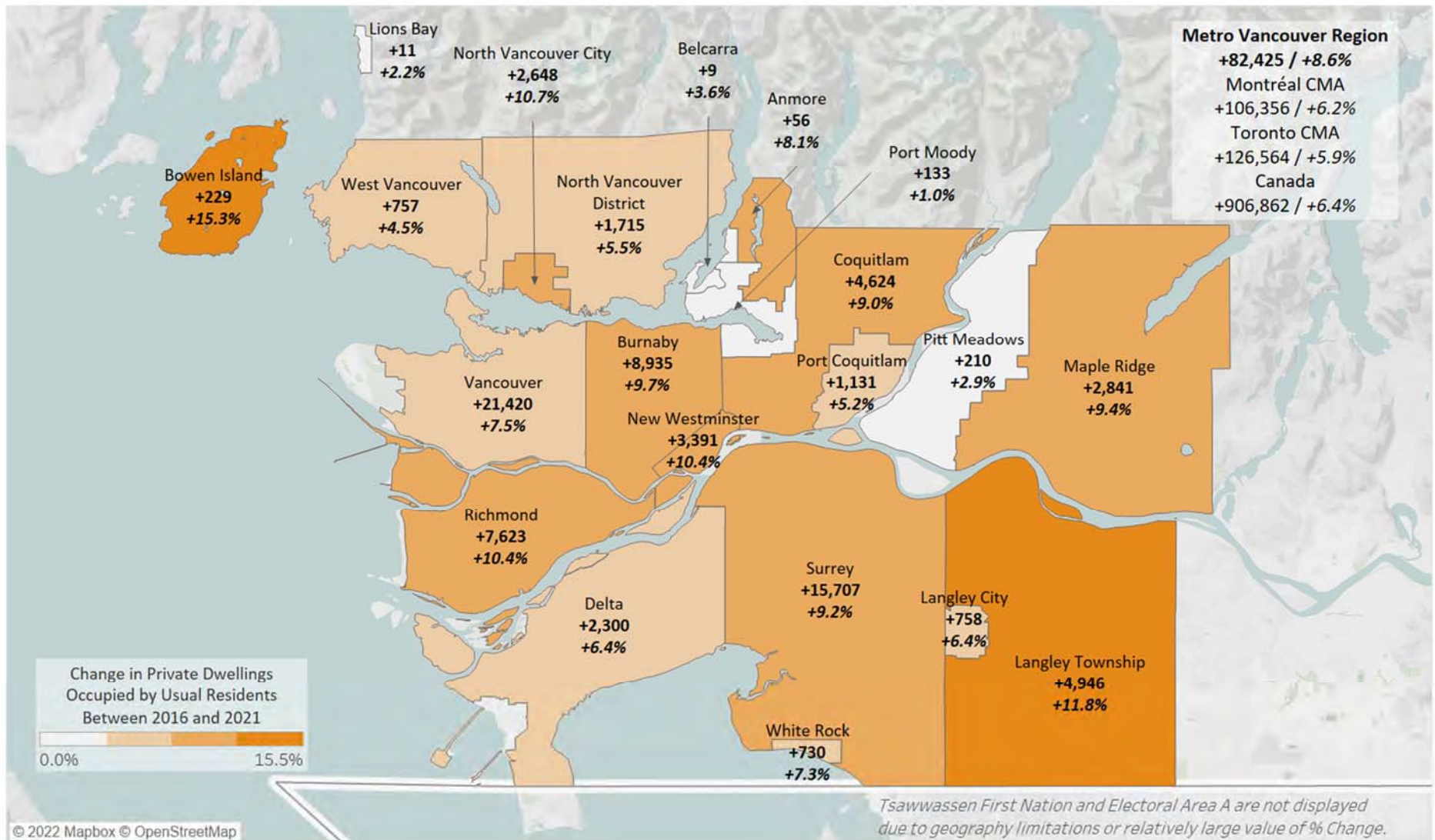
Source: Statistics Canada, 2011, 2016, and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.



Map 2.1. Growth in Private Dwellings Occupied by Usual Residents, Metro Vancouver, 2016 to 2021 Census



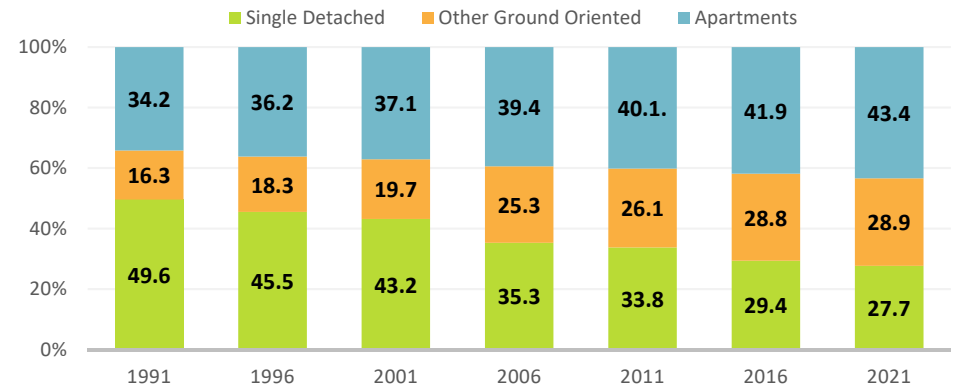
Source: Statistics Canada, 2021 Census of Population

## 2.2 Occupied Dwellings by Structure Type

Metro Vancouver, similar to other large urban centres, has much higher population density and housing prices than much of the rest of the country. The combination of population density and high housing prices has a direct impact on the type of dwelling units that are built.

Over the past three decades, Metro Vancouver has experienced a distinct shift away from single detached homes and towards more multi-unit types of dwellings. As Figure 2.2.1. shows, the proportion of dwellings in the region that were single detached homes has decreased significantly, from 50% in 1991 to 28% in 2021, while the proportion of apartments and other attached dwellings such as duplexes and townhouses, has increased.

Figure 2.2.1. Distribution of Occupied Private Dwellings by Structure Type, Metro Vancouver, 1991 to 2021

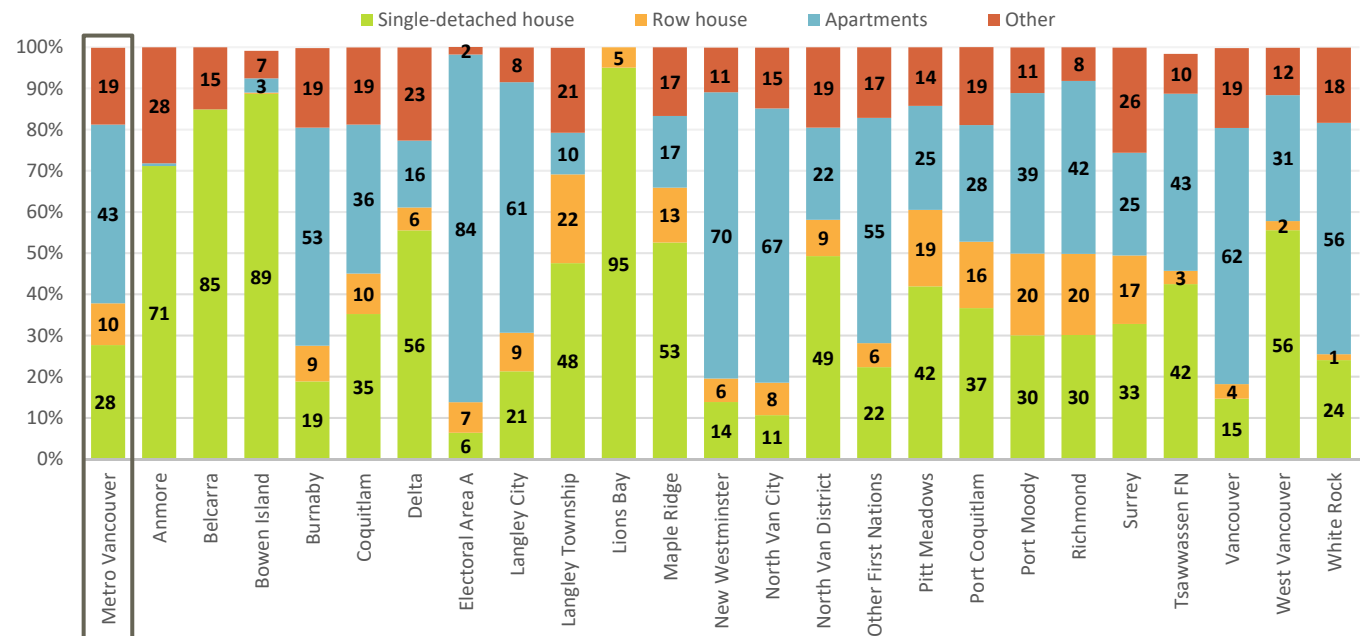


Source: Statistics Canada, Census of Population, 1991 to 2021

### Key Observations

- In 2021, there were 452,835 apartment units in Metro Vancouver, representing 43.4% of the occupied housing stock, and an increase of 12.6% since the last census.
- Single detached homes represented 27.7% of the housing stock, and increased by just 2.3% since 2016.
- Row houses, or townhouses, despite representing the smallest segment of the housing stock at 10.2%, outpaced all other structure types, increasing by 13.4% since the last census.
- The distribution of housing stock varies significantly across the region. Electoral Area A and New Westminster had the highest proportion of apartments.

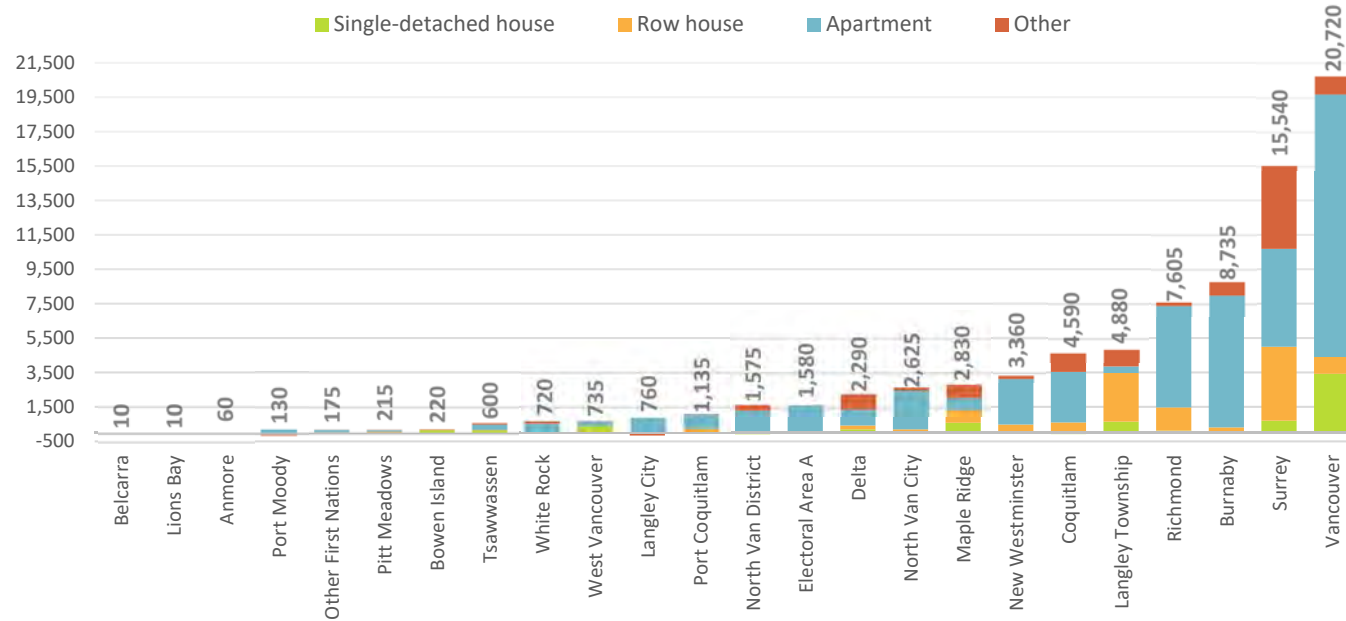
Figure 2.2.2. Distribution of Occupied Private Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

Note: "Other" category includes duplexes, secondary suites, mobile homes, and other types of structures.

Figure 2.2.3. Net New Occupied Private Dwellings Since 2016 Census by Structure Type, Metro Vancouver Jurisdictions, 2021



- Between 2016 and 2021, 62.4% of the net new occupied dwellings in the region were apartments, followed by 15.5% row houses, 14.2% other, and 7.9% single detached houses.
- Vancouver, Burnaby, Richmond, and Surrey added the largest number of apartments, in that order.
- Surrey, Langley Township, and Richmond added the largest number of row houses, in that order.
- Vancouver added the largest number of single detached houses.

Source: Statistics Canada, 2021 Census of Population

Note: "Other" category includes duplexes, secondary suites, mobile homes, and other types of structures.



Table 2.2.1. Occupied Private Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2011 Census to 2021 Census

MUNICIPALITY / MEMBER JURISDICTION	2011				2016				2021				2016 to 2021 % change	
	Total Occupied Dwellings	Single Detached Houses	Other Ground Oriented	Apartments	Total Occupied Dwellings	Single Detached Houses	Other Ground Oriented	Apartments	Total Occupied Dwellings	Single Detached Houses	Other Ground Oriented	Apartments	Total Occupied Dwellings	Apartments
Anmore	625	435	185	0	690	485	200	0	745	530	210	5	8.0%	n/a
Belcarra	270	225	50	0	255	210	45	0	265	225	40	0	3.9%	n/a
Bowen Island	1,345	1,180	110	60	1,495	1,335	80	75	1,725	1,530	120	60	15.4%	-20.0%
Burnaby	86,840	21,360	23,250	42,235	92,200	19,135	27,220	45,850	101,135	19,080	28,510	53,550	9.7%	16.8%
Coquitlam	45,550	20,155	11,630	13,760	51,325	19,785	14,255	17,290	55,950	19,700	16,020	20,235	9.0%	17.0%
Delta	34,755	22,155	7,585	5,020	35,760	20,940	9,615	5,190	38,060	21,135	10,750	6,180	6.4%	19.1%
Electoral Area A	5,040	470	825	3,745	6,105	425	765	4,915	7,680	490	710	6,485	25.8%	31.9%
Langley City	11,315	2,805	2,135	6,380	11,840	2,730	2,270	6,830	12,595	2,685	2,255	7,660	6.4%	12.2%
Langley Township	37,235	21,940	12,380	2,915	41,980	21,690	15,940	4,355	46,925	22,330	19,855	4,740	11.8%	8.8%
Lions Bay	505	450	40	15	495	470	25	0	505	480	25	0	2.0%	n/a
Maple Ridge	28,045	16,650	6,895	4,495	30,260	16,830	8,345	5,090	33,105	17,410	9,930	5,765	9.4%	13.3%
New Westminister	30,590	5,580	4,320	20,680	32,705	4,995	5,320	22,395	36,100	5,000	6,025	25,090	10.4%	12.0%
North Vancouver City	22,790	3,430	5,100	14,255	24,645	2,955	5,790	15,895	27,295	2,910	6,195	18,180	10.8%	14.4%
North Vancouver District	30,555	17,130	8,055	5,375	31,115	16,200	8,870	6,045	32,700	16,110	9,270	7,315	5.1%	21.0%
Pitt Meadows	6,715	3,120	2,250	1,350	7,195	3,065	2,345	1,780	7,405	3,105	2,435	1,870	2.9%	5.1%
Port Coquitlam	20,650	8,625	6,945	5,075	21,755	8,375	7,700	5,675	22,880	8,390	8,020	6,475	5.2%	14.1%
Port Moody	12,630	4,000	4,035	4,585	12,975	3,925	4,165	4,880	13,105	3,940	4,065	5,105	1.0%	4.6%
Richmond	67,980	25,320	19,500	23,160	73,455	24,315	21,015	28,125	81,080	24,435	22,590	34,055	10.4%	21.1%
Surrey	152,850	64,515	53,190	35,145	169,960	60,195	69,165	40,610	185,675	60,895	78,475	46,295	9.2%	14.0%
Vancouver	264,575	47,535	59,340	157,695	283,915	41,330	67,960	174,635	305,335	44,755	70,650	189,940	7.5%	8.8%
West Vancouver	17,075	9,845	2,300	4,940	16,935	9,355	2,410	5,170	17,690	9,830	2,440	5,405	4.5%	4.5%
White Rock	9,870	2,820	1,735	5,310	10,005	2,535	1,990	5,480	10,735	2,580	2,130	6,030	7.3%	10.0%
Tsawwassen First Nation	300	185	30	95	320	215	15	85	930	395	140	400	190.6%	370.6%
Other First Nations	2,950	1,200	185	1,565	3,495	855	765	1,880	3,675	820	850	2,010	5.2%	6.9%
<b>METRO VANCOUVER</b>	<b>891,335</b>	<b>301,140</b>	<b>232,360</b>	<b>357,840</b>	<b>960,895</b>	<b>282,355</b>	<b>276,270</b>	<b>402,260</b>	<b>1,043,320</b>	<b>288,775</b>	<b>301,710</b>	<b>452,835</b>	<b>8.6%</b>	<b>12.6%</b>

Source: Statistics Canada, 2011, 2016, and 2021 Census of Population.

Notes: Data is based on Census counts, and does not include undercount estimates.

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

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.

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.

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

**Table 2.2.2. Net New Occupied Private Dwellings Between 2016 and 2021 Census by Structure Type, Metro Vancouver Jurisdictions**

MUNICIPALITY / MEMBER JURISDICTION	Net New Occupied Private Dwellings Between 2016 and 2021					Distribution of Net New Occupied Private Dwellings Between 2016 and 2021			
	Total Occupied Dwellings	Single Detached Houses	Row Houses	Apartments	Other	Single Detached Houses	Row Houses	Apartments	Other
Anmore	55	45	0	5	10	75.0%	0.0%	8.3%	16.7%
Belcarra	10	15	0	0	-5	75.0%	0.0%	0.0%	-25.0%
Bowen Island	230	195	0	-15	40	78.0%	0.0%	-6.0%	16.0%
Burnaby	8,935	-55	305	7,700	785	-0.6%	3.4%	87.1%	8.9%
Coquitlam	4,625	-85	595	2,945	1,135	-1.8%	12.5%	61.9%	23.8%
Delta	2,300	195	225	990	880	8.5%	9.8%	43.2%	38.4%
Electoral Area A	1,575	65	-60	1,570	5	3.8%	-3.5%	92.4%	0.3%
Langley City	755	-45	95	830	-120	-4.1%	8.7%	76.1%	-11.0%
Langley Township	4,945	640	2,830	385	1,025	13.1%	58.0%	7.9%	21.0%
Lions Bay	10	10	5	0	-5	50.0%	25.0%	0.0%	-25.0%
Maple Ridge	2,845	580	790	675	785	20.5%	27.9%	23.9%	27.7%
New Westminister	3,395	5	470	2,695	190	0.1%	14.0%	80.2%	5.7%
North Vancouver City	2,650	-45	195	2,285	190	-1.7%	7.2%	84.2%	7.0%
North Vancouver District	1,585	-90	60	1,270	335	-5.1%	3.4%	72.4%	19.1%
Pitt Meadows	210	40	65	90	20	18.6%	30.2%	41.9%	9.3%
Port Coquitlam	1,125	15	295	800	25	1.3%	26.0%	70.5%	2.2%
Port Moody	130	15	-40	225	-70	4.3%	-11.4%	64.3%	-20.0%
Richmond	7,625	120	1,355	5,930	200	1.6%	17.8%	78.0%	2.6%
Surrey	15,715	700	4,300	5,685	4,855	4.5%	27.7%	36.6%	31.2%
Vancouver	21,420	3,425	975	15,305	1,015	16.5%	4.7%	73.9%	4.9%
West Vancouver	755	475	0	235	25	64.6%	0.0%	32.0%	3.4%
White Rock	730	45	-10	550	135	6.1%	-1.4%	74.3%	18.2%
Tsawwassen First Nation	610	180	25	315	80	30.0%	4.2%	52.5%	13.3%
Other First Nations	180	-35	75	130	5	-14.3%	30.6%	53.1%	2.0%
<b>METRO VANCOUVER</b>	<b>82,425</b>	<b>6,420</b>	<b>12,550</b>	<b>50,575</b>	<b>11,550</b>	<b>7.9%</b>	<b>15.5%</b>	<b>62.4%</b>	<b>14.2%</b>

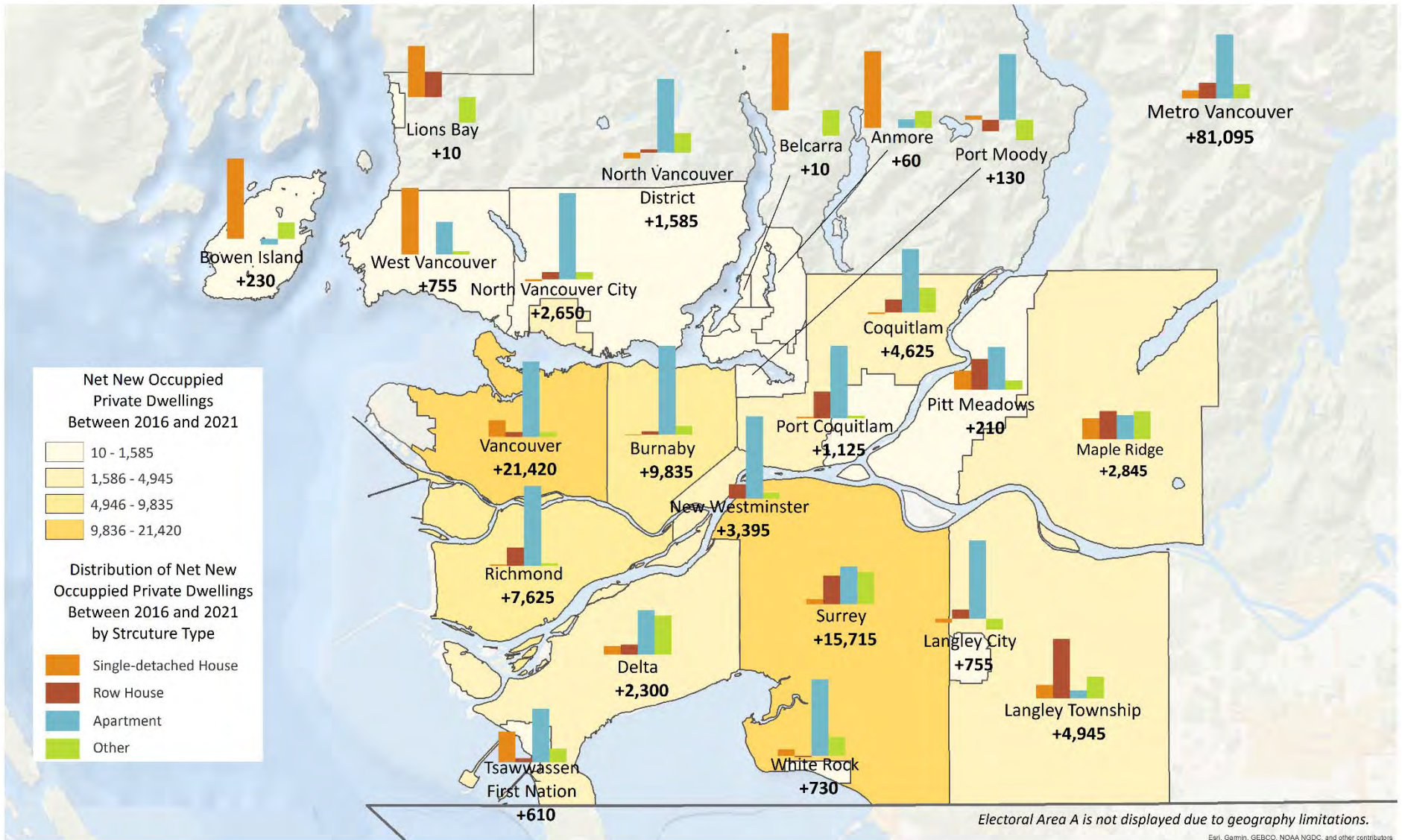
Source: Statistics Canada, 2016 and 2021 Census of Population.

Notes: Data is based on Census counts, and does not include undercount estimates.

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 instructions, or real increases since the last Census.

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

Map 2.2. Net New Occupied Private Dwellings Between 2016 and 2021 Census by Structure Type, Metro Vancouver



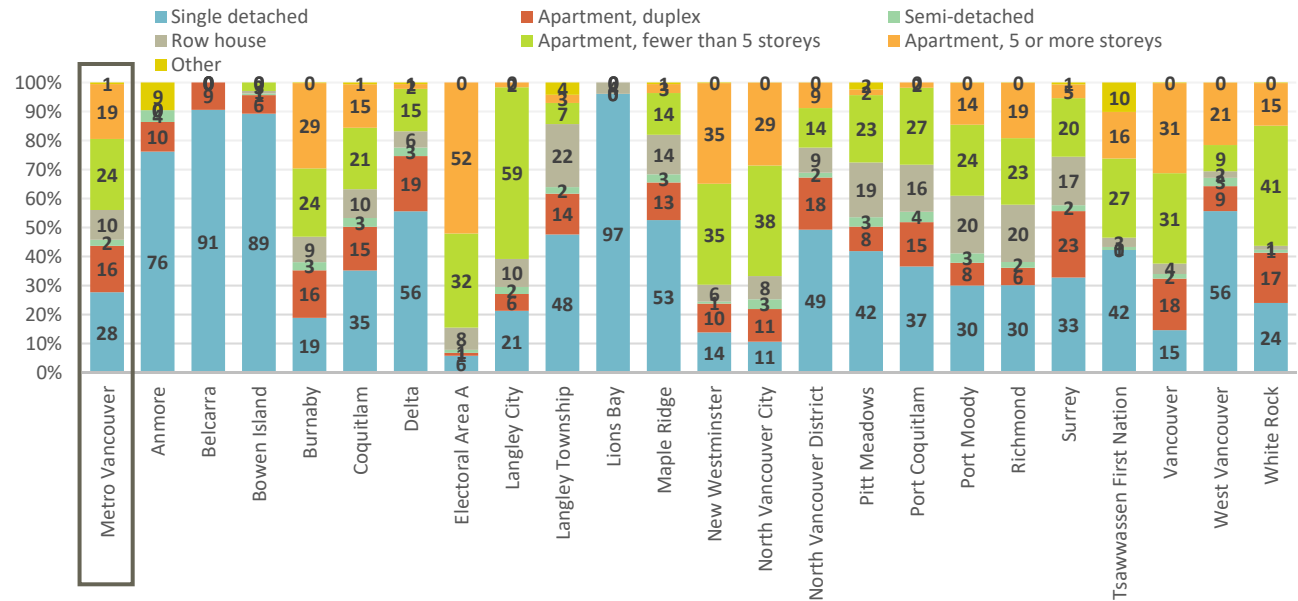
Source: Statistics Canada, 2021 Census of Population

### 2.3 Occupied Dwellings by Tenure and Structure Type

The regional growth strategy recognizes the need for a diverse supply of housing across the region. This includes different types and tenures of housing units which can offer improved affordability across all income levels and for all household types.

Although the region is made up of diverse communities, from small rural areas to large, dense, urban areas, the availability of diverse housing choices is an important goal for each community in order to ensure that residents live in healthy and complete communities with access to the type of housing that meets their needs.

Figure 2.3.1. Distribution of Occupied Private Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021 Census

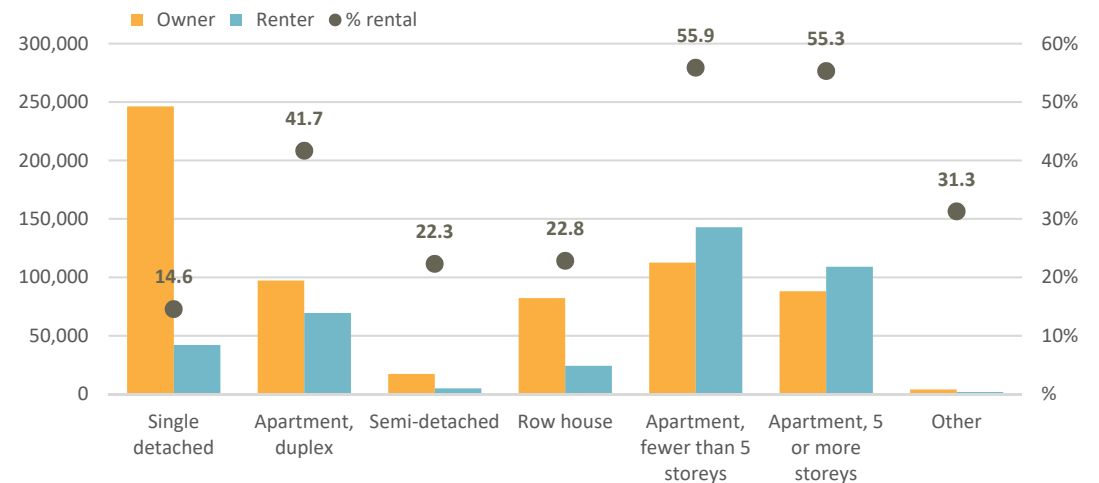


Source: Statistics Canada, 2021 Census of Population

#### Key Observations

- Although apartments are becoming a more common housing form across the region, the type of apartments varies significantly across the region. Areas such as the City of Langley, the City of North Vancouver, White Rock, Tsawwassen First Nation, Port Coquitlam, Pitt Meadows, Maple Ridge, and Delta had low-rise apartments as the majority of their apartment units. Conversely, Electoral Area A, Burnaby, New Westminster, Vancouver, and West Vancouver were the areas where the majority of apartments were high-rise apartments.
- The majority of apartment units in the region were renter-occupied in 2021, as shown in Figure 2.3.2. The majority of all other dwelling types were owner-occupied.
- A large proportion of secondary suites (“apartment, duplex” category) were renter-occupied (42%).

Figure 2.3.2. Occupied Private Dwellings by Structure Type and Tenure, Metro Vancouver, 2021 Census



Source: Statistics Canada, 2021 Census of Population

Table 2.3. Occupied Private Dwellings by Structure Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total Occupied Dwellings			Single Detached			Apartment, Duplex			Semi-Detached			Row House			Apartment, Fewer Than 5 Storeys			Apartment, 5 or More Storeys			Other		
	Owner-Occupied	Renter-Occupied	% Rental	Owner-Occupied	Renter-Occupied	% Rental	Owner-Occupied	Renter-Occupied	% Rental	Owner-Occupied	Renter-Occupied	% Rental	Owner-Occupied	Renter-Occupied	% Rental	Owner-Occupied	Renter-Occupied	% Rental	Owner-Occupied	Renter-Occupied	% Rental	Owner-Occupied	Renter-Occupied	% Rental
Anmore	675	65	8.8%	540	20	3.6%	40	35	46.7%	25	0	0.0%	0	0	n/a	0	0	n/a	0	0	n/a	70	0	0.0%
Belcarra	230	30	11.3%	215	25	10.4%	20	0	0.0%	0	0	n/a	0	0	n/a	0	0	n/a	0	0	n/a	0	0	n/a
Bowen Island	1,465	260	15.1%	1,365	170	11.1%	65	45	40.9%	10	0	0.0%	0	15	100.0%	30	25	50.0%	0	0	n/a	0	0	n/a
Burnaby	61,185	39,955	39.5%	16,450	2,610	13.7%	9,615	6,990	42.1%	2,245	615	21.5%	6,260	2,570	29.1%	9,125	14,740	61.8%	17,375	12,340	41.5%	120	90	42.9%
Coquitlam	38,795	17,155	30.7%	17,175	2,525	12.8%	5,045	3,370	40.1%	1,430	280	16.4%	4,320	1,225	22.1%	6,040	5,835	49.1%	4,555	3,820	45.6%	240	100	29.0%
Delta	28,785	9,270	24.4%	18,450	2,705	12.8%	4,145	3,100	42.8%	920	200	17.9%	1,795	340	15.9%	2,785	2,775	49.9%	520	120	18.9%	170	40	19.0%
Electoral Area A	3,280	4,395	57.3%	365	80	18.0%	50	20	26.7%	60	25	31.3%	260	330	55.9%	1,035	1,450	58.4%	1,500	2,485	62.3%	0	0	n/a
Langley City	7,920	4,680	37.1%	2,430	245	9.1%	430	300	41.1%	255	45	14.8%	915	295	24.3%	3,770	3,675	49.4%	100	115	54.8%	0	0	n/a
Langley Township	38,430	8,500	18.1%	19,720	2,605	11.7%	4,290	2,320	35.1%	895	165	15.6%	8,595	1,585	15.6%	2,555	865	25.3%	960	360	27.3%	1,405	595	29.8%
Lions Bay	445	60	11.9%	430	55	11.2%	0	0	n/a	0	0	n/a	20	0	0.0%	0	0	n/a	0	0	n/a	0	0	n/a
Maple Ridge	26,210	6,905	20.9%	15,345	2,060	11.8%	2,890	1,390	32.5%	690	250	26.5%	3,965	545	12.1%	2,630	2,145	44.9%	515	500	49.3%	160	15	8.3%
New Westminster	19,740	16,355	45.3%	4,385	605	12.1%	2,125	1,470	40.9%	135	105	44.7%	1,495	610	28.9%	5,065	7,500	59.7%	6,510	6,010	48.0%	25	45	60.0%
North Vancouver City	14,540	12,755	46.7%	2,525	385	13.2%	1,835	1,235	40.2%	660	245	26.9%	1,595	595	27.2%	4,140	6,250	60.2%	3,765	4,035	51.8%	20	0	0.0%
North Vancouver District	24,990	7,710	23.6%	14,550	1,565	9.7%	3,715	2,165	36.8%	460	80	14.7%	1,955	885	31.2%	2,855	1,600	35.9%	1,450	1,410	49.3%	10	10	50.0%
Pitt Meadows	5,880	1,520	20.5%	2,810	290	9.4%	445	180	28.8%	195	45	18.8%	1,050	345	24.7%	1,125	590	34.3%	75	70	50.0%	180	0	0.0%
Port Coquitlam	17,650	5,235	22.9%	7,550	820	9.8%	2,260	1,240	35.5%	610	225	27.1%	3,015	695	18.7%	3,950	2,115	34.9%	270	145	34.9%	0	0	n/a
Port Moody	9,900	3,210	24.5%	3,540	400	10.2%	645	380	37.1%	400	35	8.1%	2,005	600	23.0%	2,025	1,180	36.8%	1,290	605	31.9%	0	10	100.0%
Richmond	57,800	23,280	28.7%	21,345	3,095	12.7%	2,915	1,945	40.0%	1,220	390	24.2%	12,335	3,670	22.9%	11,105	7,485	40.3%	8,825	6,670	43.0%	50	15	21.4%
Surrey	129,100	56,570	30.5%	51,710	9,170	15.1%	23,590	18,855	44.4%	3,135	715	18.6%	26,065	4,925	15.9%	19,650	17,805	47.5%	4,005	4,800	54.5%	945	300	24.1%
Tsawwassen First Nation	715	175	18.8%	325	50	12.7%	0	0	n/a	10	0	0.0%	15	10	33.3%	185	60	23.5%	110	35	23.3%	70	20	21.1%
Vancouver	138,850	166,485	54.5%	34,560	10,155	22.7%	31,205	23,015	42.5%	3,455	1,420	29.1%	6,025	4,945	45.1%	30,700	64,395	67.7%	32,795	61,995	65.4%	115	565	83.7%
West Vancouver	12,540	5,150	29.1%	8,145	1,705	17.3%	945	565	37.3%	425	85	16.8%	325	85	21.0%	960	640	40.0%	1,730	2,070	54.5%	10	0	0.0%
White Rock	6,960	3,780	35.2%	1,960	615	23.8%	955	900	48.4%	75	25	23.8%	130	15	10.3%	2,825	1,630	36.6%	1,005	570	36.1%	10	10	50.0%
<b>METRO VANCOUVER</b>	<b>647,870</b>	<b>394,715</b>	<b>37.8%</b>	<b>246,250</b>	<b>42,050</b>	<b>14.6%</b>	<b>97,250</b>	<b>69,555</b>	<b>41.7%</b>	<b>17,325</b>	<b>4,980</b>	<b>22.3%</b>	<b>82,255</b>	<b>24,355</b>	<b>22.8%</b>	<b>112,635</b>	<b>142,810</b>	<b>55.9%</b>	<b>88,155</b>	<b>109,115</b>	<b>55.3%</b>	<b>4,000</b>	<b>1,835</b>	<b>31.3%</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.



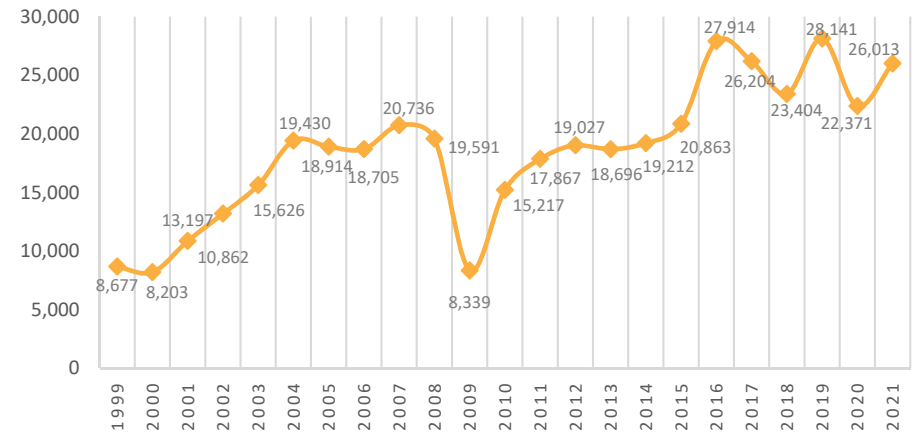
## 2.4 Total Housing Starts

Housing starts in the region reflect economic patterns and the cyclical nature of the housing market. Housing starts also provide an indication of the housing supply that will become available in the near future.

The CMHC Starts and Completions Survey provides the number of housing starts in each municipality on a monthly or quarterly basis, based on the size of the municipality.

Starts are defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

Figure 2.4.1. Total Housing Starts, Metro Vancouver Region, 1999 to 2021

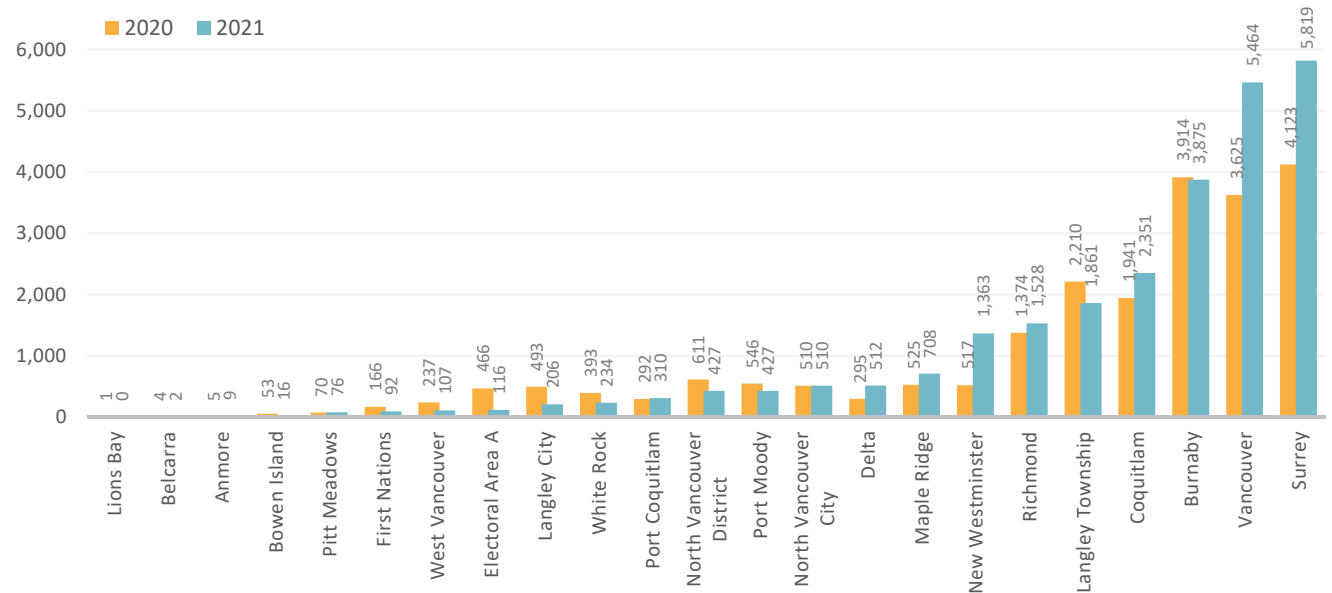


Source: CMHC Starts and Completions Survey

### Key Observations

- In 2021, housing starts returned to pre-pandemic levels after temporarily dipping in 2020 as a result of Covid-19.
- Housing starts in the region have been at or above the 10-year average (23,185) every year since 2016, with the exception of 2020. Even in 2020, despite the pandemic, the number of housing starts remained higher than the number of starts of any year prior to 2016, as shown in Figure 2.4.1
- In both 2020 and 2021, Surrey outpaced all other jurisdictions.
- Between 2020 and 2021, Vancouver saw the greatest increase in the number of starts (+1,839) and New Westminister saw the greatest annual growth rate (+163.6%).

Figure 2.4.2. Total Housing Starts, Metro Vancouver Jurisdictions, 2020 and 2021



Source: CMHC Starts and Completions Survey

**Table 2.4. Housing Starts for Metro Vancouver Jurisdictions 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	11	10	21	10	24	31	18	4	5	9	13	14
Belcarra	0	0	5	0	3	2	2	5	4	2	3	2
Bowen Island	15	7	48	18	29	45	28	33	53	16	35	29
Burnaby	1,528	2,298	1,674	1,918	4,172	4,173	2,576	4,411	3,914	3,875	3,790	3,054
Coquitlam	1,802	1,390	1,598	971	1,625	2,130	1,103	1,668	1,941	2,351	1,839	1,658
Delta	363	289	537	635	482	567	664	577	295	512	523	492
Electoral Area A	102	522	211	466	215	460	7	638	466	116	337	320
Langley City	66	18	114	193	32	155	557	542	493	206	391	238
Langley Township	1,050	936	1,187	1,304	1,383	1,928	1,027	2,019	2,210	1,861	1,809	1,491
Lions Bay	1	1	3	0	0	3	1	3	1	0	2	1
Maple Ridge	524	400	547	548	826	716	937	625	525	708	702	636
New Westminister	809	378	551	920	1,235	1,397	453	178	517	1,363	782	780
North Vancouver City	480	521	535	833	879	327	1,134	842	510	510	665	657
North Vancouver District	256	378	492	330	816	278	1,549	879	611	427	749	602
Pitt Meadows	97	154	88	54	18	105	44	153	70	76	90	86
Port Coquitlam	371	342	375	460	219	485	268	436	292	310	358	356
Port Moody	310	8	9	26	43	42	238	941	546	427	439	259
Richmond	1,708	1,427	3,036	2,657	2,215	2,070	2,092	2,088	1,374	1,528	1,830	2,020
Surrey	3,275	3,071	3,194	4,561	3,471	5,380	3,402	4,312	4,123	5,819	4,607	4,061
Vancouver	5,498	6,071	4,648	4,616	9,759	5,617	6,522	6,823	3,625	5,464	5,610	5,864
West Vancouver	446	257	136	183	254	137	449	339	237	107	254	255
White Rock	315	218	161	160	178	114	230	417	393	234	278	242
First Nations	0	0	42	0	36	42	212	208	166	92	144	80
<b>METRO VANCOUVER</b>	<b>19,027</b>	<b>18,696</b>	<b>19,212</b>	<b>20,863</b>	<b>27,914</b>	<b>26,204</b>	<b>23,404</b>	<b>28,141</b>	<b>22,371</b>	<b>26,013</b>	<b>25,227</b>	<b>23,185</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

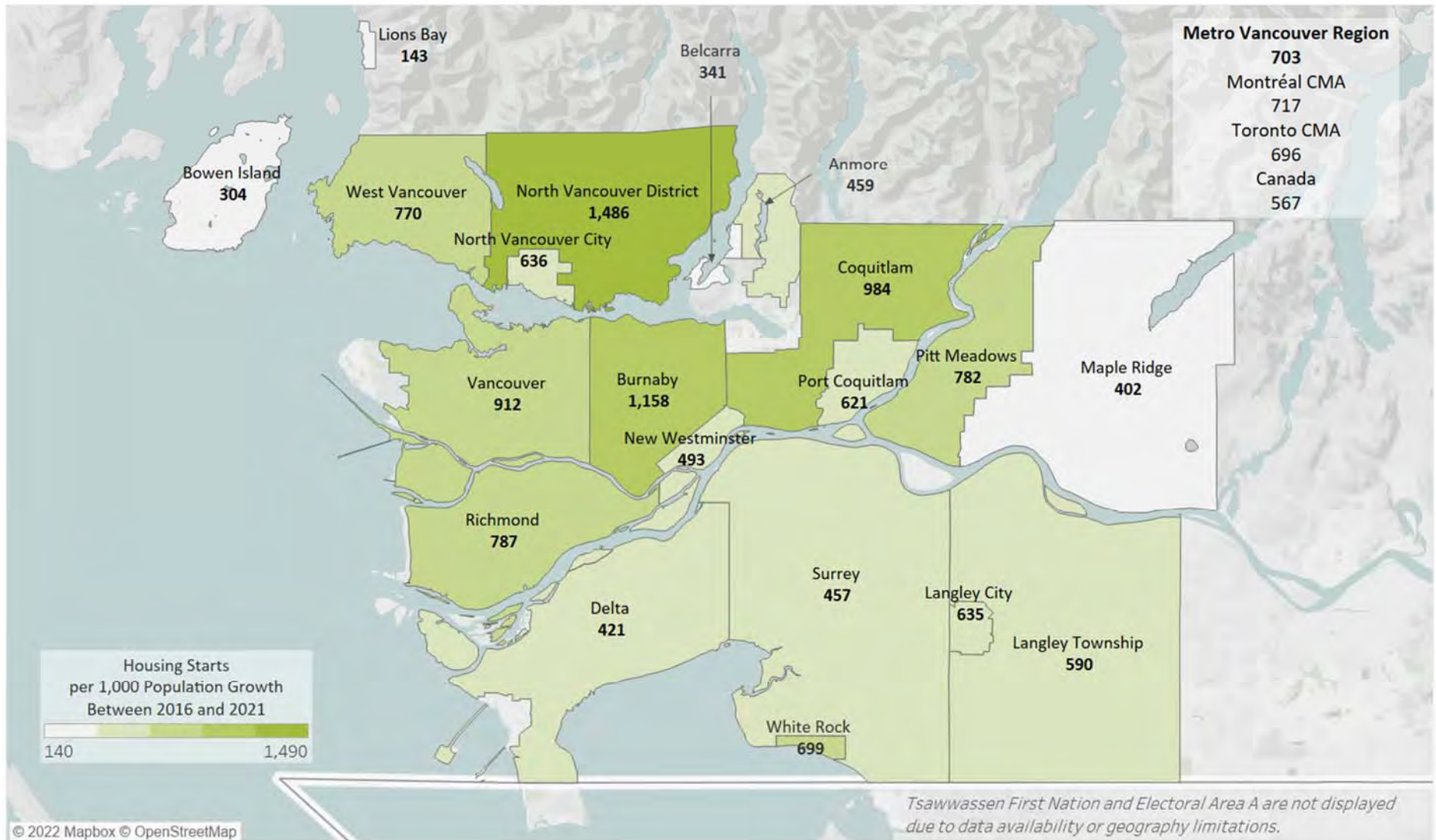
Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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

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.

Map 2.4. Housing Starts per 1,000 Population Growth Between 2016 and 2021 Census, Metro Vancouver



Source: Statistics Canada, 2021 Census of Population; CMHC Starts and Completions Survey

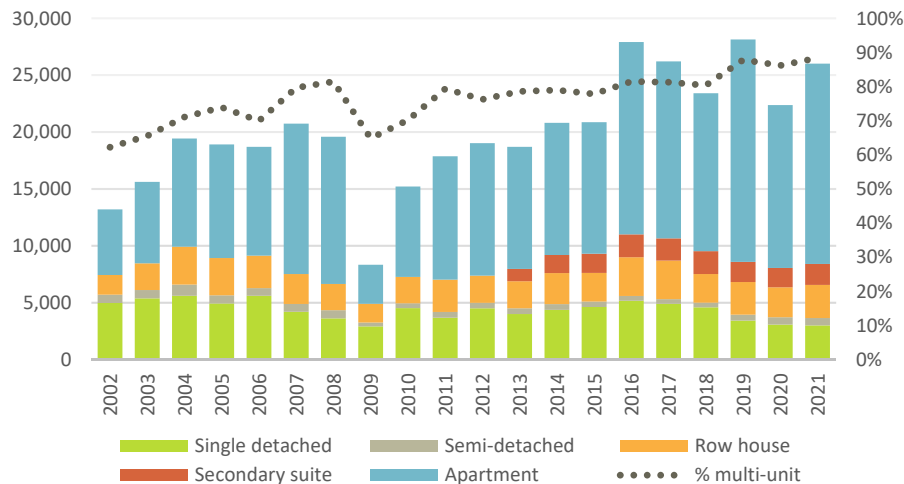
## 2.5 Housing Starts by Structure Type

The composition of the 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. As both the population and the demand for housing continue to grow, the region must make more efficient use of its limited land base in order to meet this demand. Higher density developments are one way to achieve this efficiency.

### Key Observations

- In 2021, 67.7% of all housing starts in the region were apartments. The share of apartment starts has been increasing steadily in the past ten years, following the sharp drop in 2009.
- Between 2020 and 2021, the total number of housing starts increased by 16.3%. Most of this growth was due to the recovery of apartment starts, which increased by 23.0% in 2021 after the slowdown in 2020.

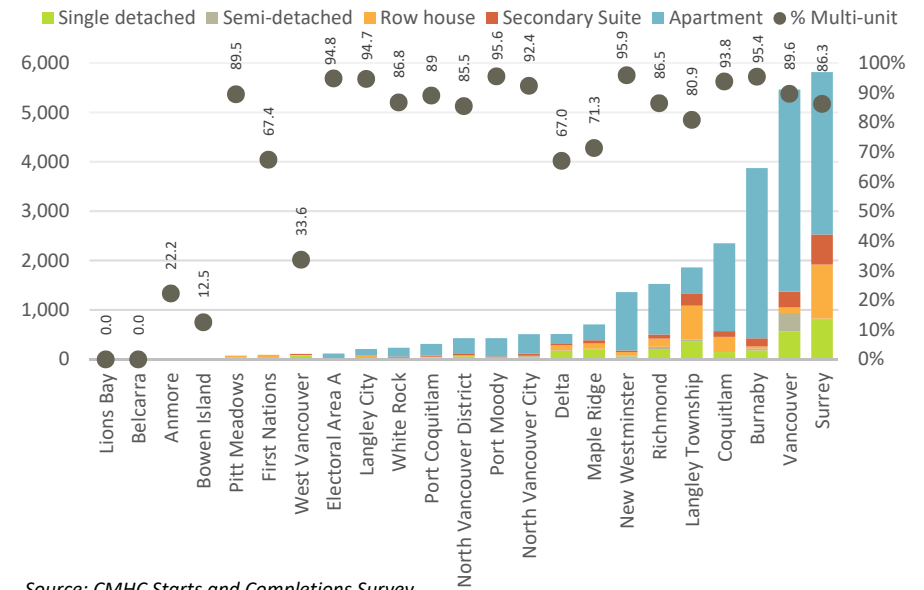
Figure 2.5.1. Housing Starts by Structure Type, Metro Vancouver Region, 2002 to 2021\*



Source: CMHC Starts and Completions Survey

\*Note: until 2013, secondary suite data was included in the apartment category

Figure 2.5.2. Housing Starts by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: CMHC Starts and Completions Survey

- When compared to all other types of housing starts, apartment starts were most affected by the slowdown experienced in 2020 as a result of the Covid-19 pandemic. Between 2019 and 2020, the number of apartment starts decreased by 26.8%, while all other types of housing starts either decreased by 3% to 10% or increased.
- The distribution of housing starts by structure type varies among the municipalities and First Nations in the region, as shown in Figure 2.5.2.
- In 2021, multi-unit starts represented 88.4% of all housing starts in the region, but this varied from a low of 12.5% on Bowen Island to a high of 95.9% in New Westminster.

**Table 2.5.1. Single Detached Housing Starts for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	11	10	21	10	24	31	7	4	5	7	11	13
Belcarra	0	0	5	0	3	2	2	5	4	2	3	2
Bowen Island	13	6	17	18	26	30	24	21	22	14	22	19
Burnaby	304	268	364	308	357	312	240	146	170	177	209	265
Coquitlam	350	301	329	242	342	260	230	140	157	146	187	250
Delta	125	128	162	142	146	223	200	196	139	169	185	163
Electoral Area A	7	2	12	6	3	10	7	3	4	6	6	6
Langley City	3	13	14	9	10	17	28	7	6	11	14	12
Langley Township	323	268	240	261	406	389	281	258	267	356	310	305
Lions Bay	1	1	3	0	0	3	1	3	1	0	2	1
Maple Ridge	193	193	213	334	406	322	210	119	218	203	214	241
New Westminster	53	65	63	58	70	98	66	66	45	56	66	64
North Vancouver City	58	42	48	41	68	73	50	28	25	39	43	47
North Vancouver District	100	118	113	145	135	172	124	54	47	62	92	107
Pitt Meadows	15	4	14	13	16	17	11	10	7	8	11	12
Port Coquitlam	27	50	26	26	34	46	49	33	29	34	38	35
Port Moody	6	8	7	12	32	26	13	10	21	19	18	15
Richmond	385	274	399	472	474	488	332	184	161	207	274	338
Surrey	1,139	769	965	1,009	1,063	1,062	1,138	975	922	800	979	984
Vancouver	1,214	1,284	1,106	1,309	1,280	1,116	1,419	1,090	750	567	988	1,114
West Vancouver	124	138	124	150	189	131	116	47	43	71	82	113
White Rock	65	62	87	57	52	67	44	27	28	31	39	52
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	0	0	14	30	n/a	n/a
<b>METRO VANCOUVER</b>	<b>4,516</b>	<b>4,004</b>	<b>4,374</b>	<b>4,622</b>	<b>5,169</b>	<b>4,911</b>	<b>4,592</b>	<b>3,426</b>	<b>3,085</b>	<b>3,015</b>	<b>3,806</b>	<b>4,171</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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, Apt + Other" in some markets, including the Vancouver CMA.

n/a: not available

**Table 2.5.2. Accessory Suite Housing Starts for Metro Vancouver Jurisdictions, 2013 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average
Anmore	0	0	0	0	0	0	0	0	2	0
Belcarra	0	0	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	1	7	3	3	4	1	4
Burnaby	0	167	231	261	258	208	126	158	166	183
Coquitlam	143	191	114	215	187	143	88	93	118	126
Delta	50	99	87	67	86	82	91	59	43	72
Electoral Area A	0	0	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	5	11	0	0	6	4
Langley Township	111	112	85	147	146	124	122	122	248	152
Lions Bay	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	0	3	24	50	42	34	55	65	49
New Westminister	0	0	34	58	79	52	43	23	34	46
North Vancouver City	17	35	12	49	53	51	73	40	41	52
North Vancouver District	59	50	48	73	87	74	33	22	27	49
Pitt Meadows	0	0	1	0	0	0	1	0	0	0
Port Coquitlam	19	5	12	16	28	30	23	18	22	24
Port Moody	0	0	0	4	4	4	6	10	13	7
Richmond	65	87	101	120	93	100	66	83	86	86
Surrey	227	415	509	507	433	554	641	670	609	581
Vancouver	350	371	418	439	391	504	391	327	323	387
West Vancouver	0	0	0	0	1	0	5	7	19	6
White Rock	41	61	35	37	42	32	23	21	25	29
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0	n/a
<b>METRO VANCOUVER</b>	<b>1,083</b>	<b>1,594</b>	<b>1,690</b>	<b>2,018</b>	<b>1,950</b>	<b>2,014</b>	<b>1,769</b>	<b>1,712</b>	<b>1,848</b>	<b>1,859</b>

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

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

Data not available prior to 2013.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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

Not all municipalities record accessory suite permits. In 2013 there is no accessory suite data for Burnaby, New Westminister, Maple Ridge and Pitt Meadows.

n/a: not available

**Table 2.5.3. Semi-Detached Housing Starts for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year 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	2	4	0	4	0	0	2	1
Burnaby	86	62	124	100	78	75	78	48	60	38	60	75
Coquitlam	36	68	60	64	54	36	32	32	48	18	33	45
Delta	90	98	18	4	4	0	8	36	10	12	13	28
Electoral Area A	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0	0	0	0	0
Langley Township	4	2	24	24	32	8	28	36	54	46	34	26
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	6	24	18	16	10	4	14	4	12	9	11
New Westminister	8	8	2	4	10	16	10	14	12	24	15	11
North Vancouver City	18	12	18	6	30	28	14	20	32	26	24	20
North Vancouver District	0	0	0	0	0	0	2	6	2	0	2	1
Pitt Meadows	2	0	6	4	2	6	16	40	4	24	18	10
Port Coquitlam	2	2	10	2	8	4	0	2	2	4	2	4
Port Moody	0	0	2	0	0	4	0	2	0	0	1	1
Richmond	24	32	36	28	38	30	48	40	36	46	40	36
Surrey	66	24	52	66	48	64	36	40	88	22	50	51
Vancouver	132	172	132	160	100	118	130	190	278	370	217	178
West Vancouver	12	22	0	2	8	2	12	4	6	6	6	7
White Rock	0	2	0	4	0	0	2	2	0	0	1	1
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0	0	0	0
<b>METRO VANCOUVER</b>	<b>480</b>	<b>510</b>	<b>508</b>	<b>486</b>	<b>430</b>	<b>409</b>	<b>420</b>	<b>530</b>	<b>636</b>	<b>648</b>	<b>529</b>	<b>506</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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

n/a: not available

**Table 2.5.4. Row Housing Starts for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year 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	30	0	0	0	0	4	0	0	1	3
Burnaby	45	141	137	62	108	137	51	22	8	45	53	76
Coquitlam	231	161	87	96	38	90	139	239	297	290	211	167
Delta	18	0	136	21	170	90	127	151	54	100	104	87
Electoral Area A	0	0	0	11	0	0	99	33	0	0	26	14
Langley City	0	5	33	0	14	63	50	91	144	57	81	46
Langley Township	263	265	447	475	730	565	228	375	540	684	478	457
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	23	104	166	140	267	213	91	309	122	106	168	154
New Westminister	14	109	82	15	127	44	76	55	90	65	66	68
North Vancouver City	11	0	42	0	15	9	86	88	13	7	41	27
North Vancouver District	8	0	107	39	15	14	70	47	76	17	45	39
Pitt Meadows	12	24	4	36	0	0	17	102	59	44	44	30
Port Coquitlam	120	107	141	160	33	91	32	23	0	14	32	72
Port Moody	13	0	0	14	7	8	221	49	30	28	67	37
Richmond	164	246	115	212	260	95	290	225	54	165	166	183
Surrey	1,365	1,089	1,132	1,124	1,386	1,793	871	897	1,070	1,097	1,146	1,182
Vancouver	92	85	60	80	225	145	56	39	27	112	76	92
West Vancouver	0	4	0	23	0	3	0	0	0	10	3	4
White Rock	10	26	0	4	0	4	0	0	0	0	2	6
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	99	115	44	62	64	32
<b>METRO VANCOUVER</b>	<b>2,389</b>	<b>2,373</b>	<b>2,719</b>	<b>2,512</b>	<b>3,398</b>	<b>3,386</b>	<b>2,504</b>	<b>2,864</b>	<b>2,628</b>	<b>2,903</b>	<b>2,857</b>	<b>2,768</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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

n/a: not available



**Table 2.5.5. Apartment Housing Starts for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	0	0	0	0	0	0	1	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	2	0	1	0	0	4	1	1	27	1	7	4
Burnaby	1,093	1,827	1,049	1,217	3,368	3,391	1,999	4,069	3,518	3,449	3,285	2,498
Coquitlam	1,185	717	1,122	455	976	1,557	559	1,169	1,346	1,779	1,282	1,087
Delta	130	13	221	381	95	168	247	103	33	188	148	158
Electoral Area A	95	513	199	449	212	450	450	602	462	110	415	354
Langley City	63	0	67	184	8	70	468	444	343	132	291	178
Langley Township	460	290	475	459	68	820	366	1,228	1,227	527	834	592
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	308	97	144	53	113	121	590	149	126	322	262	202
New Westminister	734	196	404	809	970	1,160	249	0	347	1,184	588	605
North Vancouver City	393	450	427	774	717	164	933	633	400	397	505	529
North Vancouver District	148	201	272	98	593	5	1,180	739	464	321	542	402
Pitt Meadows	68	126	64	0	0	82	0	0	0	0	16	34
Port Coquitlam	222	164	198	260	128	316	157	355	243	236	261	228
Port Moody	291	0	0	0	0	0	0	874	485	367	345	202
Richmond	1,135	810	2,486	1,844	1,323	1,364	1,322	1,573	1,040	1,024	1,265	1,392
Surrey	705	962	1,045	1,853	467	2,028	803	1,759	1,373	3,291	1,851	1,429
Vancouver	4,060	4,180	3,350	2,649	7,715	3,847	4,413	5,113	2,243	4,092	3,942	4,166
West Vancouver	310	93	12	8	57	0	321	283	181	1	157	127
White Rock	240	87	74	60	89	1	152	365	344	178	208	159
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	113	93	108	0	n/a	n/a
<b>METRO VANCOUVER</b>	<b>11,642</b>	<b>10,726</b>	<b>11,611</b>	<b>11,553</b>	<b>16,899</b>	<b>15,548</b>	<b>13,874</b>	<b>19,552</b>	<b>14,310</b>	<b>17,599</b>	<b>16,177</b>	<b>13,167</b>

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

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

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

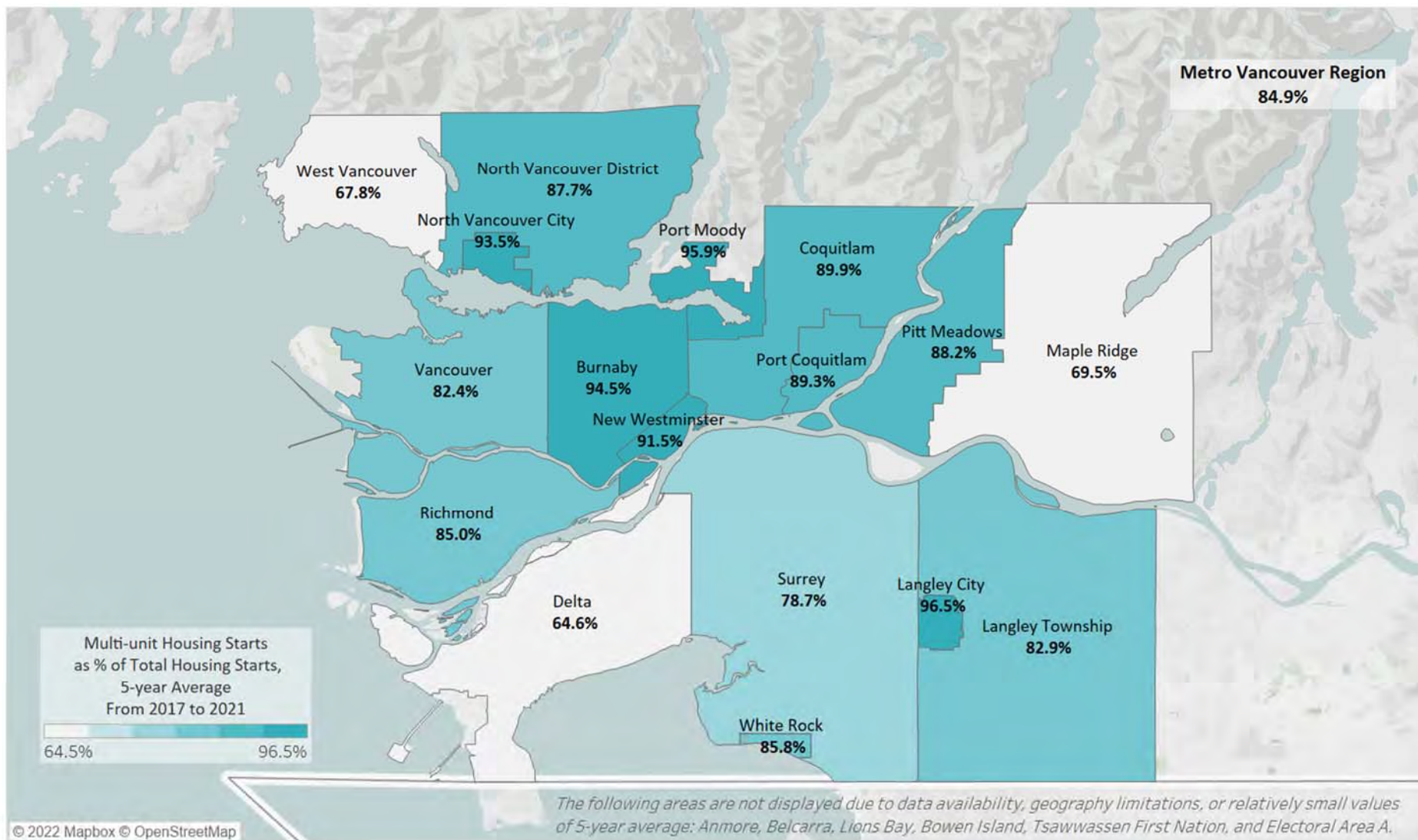
Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

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, Apt + Other" in some markets, including the Vancouver CMA.

Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen. Units with only a microwave and bar fridge are excluded.

n/a: not available

Map 2.5. Multi-Unit Housing Starts as Percentage of Total Housing Starts, Metro Vancouver, 2017 to 2021 (5 year average)



Source: CMHC Starts and Completions Survey

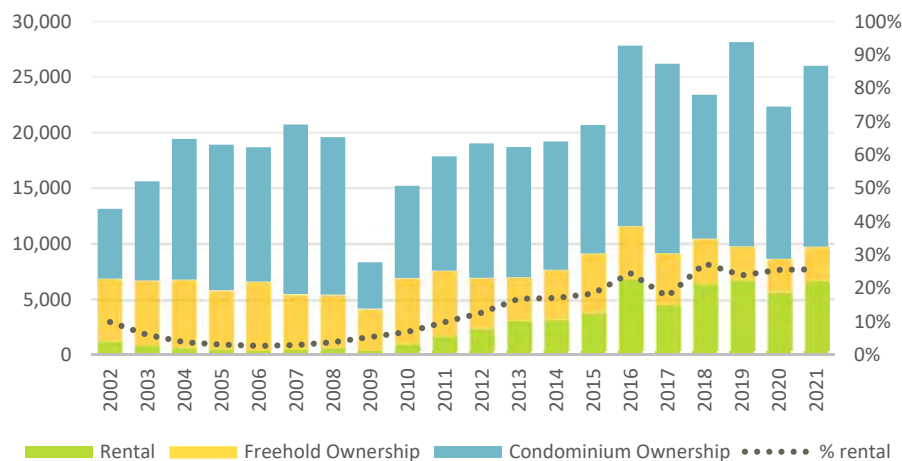
## 2.6 Housing Starts by Tenure

One of the priorities set out in the *Metro Vancouver Regional Affordable Housing Strategy* is to expand the supply of rental housing, including new purpose built market rental housing. Over the past twenty years, there have been very few newly built rental units in the region, although in recent years, and in 2016 in particular, there has been growth in rental starts.

### Key Observations

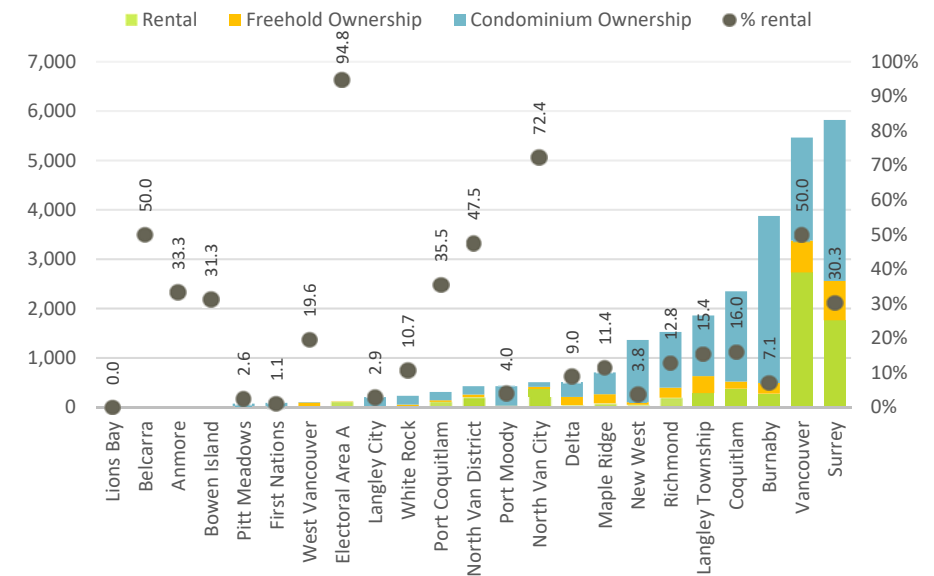
- In 2021, there were 6,683 rental starts in the region, accounting for 25.7% of all housing starts. This is the third highest number of rental starts in the past 20 years, after a high of 6,841 rental starts in 2016 and 6,727 rental starts in 2019.
- The proportion of rental starts has been increasing in recent years, though it has been low historically, hitting an all-time low of 2.7% in 2006 and remaining under 10% for the following five years.

Figure 2.6.1. Housing Starts by Tenure, Metro Vancouver Region, 2002 to 2021



Source: CMHC Starts and Completions Survey

Figure 2.6.2. Housing Starts by Tenure, Metro Vancouver Jurisdictions, 2021



Source: CMHC Starts and Completions

- Strata condominiums (apartment or townhouse) have represented more than half of all housing starts in the region since 2003, with the exception of 2009 following the economic downturn. The number of condominium starts peaked in 2019 at 18,372 starts, before falling again in 2020 as a result of the Covid-19 pandemic. In 2021, condominium starts accounted for 62.5% of all housing starts.
- The distribution of housing starts by tenure varies among the municipalities in the region, as shown in Figure 2.6.2.
- In 2021, rental starts represented 25.7% of all housing starts in the region, but this varied from a low of 1.1% in First Nation communities to a high of 94.8% in Electoral Area A. The City of North Vancouver had the second highest proportion of rental starts (72.4%), followed by Vancouver at 50.0%.

**Table 2.6.1. Ownership Housing Starts by Ownership Type for Metro Vancouver Jurisdictions, 2017 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2017		2018		2019		2020		2021	
	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium
Anmore	27	3	5	1	2	1	2	1	5	1
Belcarra	2	0	2	0	4	0	2	0	1	0
Bowen	33	0	24	0	23	4	17	0	11	0
Burnaby	385	3,295	316	2,030	194	3,708	230	3,059	215	3,383
Coquitlam	265	1,605	222	611	126	1,061	152	1,222	145	1,830
Delta	186	290	201	303	198	285	123	101	166	300
Electoral Area A	10	360	7	0	3	456	4	152	6	0
Langley City	17	133	28	350	7	535	6	487	11	189
Langley Township	333	1,152	238	602	224	1,552	229	1,663	346	1,228
Lions Bay	3	0	1	0	3	0	1	0	0	0
Maple Ridge	321	327	203	675	110	372	202	247	185	442
New West	113	868	71	231	72	55	35	337	52	1,259
North Vancouver City*	86	144	52	741	36	355	46	27	47	94
North Vancouver District	167	14	135	1,043	52	791	45	434	57	167
Pitt Meadows	21	82	25	17	9	140	11	59	8	66
Port Coquitlam	44	412	44	189	31	337	27	243	31	169
Port Moody	16	22	11	223	9	554	15	384	15	395
Richmond	487	1,486	330	1,627	179	1,649	171	1,091	204	1,128
Surrey	1,092	3,830	1,133	1,442	976	2,531	929	2,283	798	3,259
Vancouver	745	2,989	828	2,261	705	3,402	617	1,275	644	2,087
West Vancouver	130	5	126	322	50	39	48	122	76	10
White Rock	67	4	46	51	29	337	28	344	31	178
First Nations	n/a	n/a	0	212	0	208	0	166	9	82
<b>METRO VANCOUVER</b>	<b>4,566</b>	<b>17,047</b>	<b>4,048</b>	<b>12,931</b>	<b>3,042</b>	<b>18,372</b>	<b>2,940</b>	<b>13,697</b>	<b>3,063</b>	<b>16,267</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

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.

\*There were zero cooperative housing unit starts in 2017, 2018, 2019, and 2021, and 27 co-op unit starts in 2020 (all in the City of North Vancouver).

n/a: not available

**Table 2.6.2. Purpose-Built Rental Starts for Metro Vancouver Jurisdictions, 2011 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2011	2012	2013	2014	2015 *	2016 *	2017 *	2018 *	2019 *	2020 *	2021 *	5 Year Average	10 Year Average
Anmore	1	0	3	1	1	0	1	2	1	2	3	2	1
Belcarra	0	0	0	0	0	0	0	0	1	2	1	1	0
Bowen Island	0	2	1	1	0	4	12	4	6	36	5	13	7
Burnaby	64	6	0	167	231	789	493	230	509	625	277	427	333
Coquitlam	32	175	157	197	149	231	260	270	481	567	376	391	286
Delta	2	41	56	166	89	67	91	160	94	71	46	92	88
Electoral Area A	179	0	281	94	0	212	90	0	179	310	110	138	128
Langley City	0	0	0	0	37	0	5	179	0	0	6	38	23
Langley Township	14	146	188	126	220	175	443	187	243	318	287	296	233
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	52	4	3	3	12	27	68	59	143	76	81	85	48
New Westminster	25	25	0	0	316	974	416	151	51	145	52	163	213
North Vancouver City	80	54	44	209	149	253	97	341	451	410	369	334	238
North Vancouver District	146	43	59	131	146	78	97	272	36	132	203	148	120
Pitt Meadows	71	1	0	0	1	2	2	2	4	0	2	2	1
Port Coquitlam	0	19	19	5	12	16	29	35	68	22	110	53	34
Port Moody	0	0	0	0	0	4	4	4	378	147	17	110	55
Richmond	232	163	76	389	367	123	97	135	260	112	196	160	192
Surrey	114	342	275	477	588	598	458	827	805	911	1,762	953	704
Vancouver	743	1,088	1,944	1,252	1,456	3,245	1,883	3,433	2,716	1,733	2,733	2,500	2,148
West Vancouver	0	271	1	0	1	2	2	1	250	67	21	68	62
White Rock	0	32	42	66	35	37	43	133	51	21	25	55	49
First Nations	0	0	0	2	0	4	0	0	0	0	1	0	1
<b>METRO VANCOUVER</b>	<b>1,755</b>	<b>2,412</b>	<b>3,149</b>	<b>3,286</b>	<b>3,810</b>	<b>6,841</b>	<b>4,591</b>	<b>6,425</b>	<b>6,727</b>	<b>5,707</b>	<b>6,683</b>	<b>6,027</b>	<b>4,963</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A contains data for UBC/UEL (University of British Columbia and University Endowment Lands).

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

\*2015/16/17/18/19/20/21 data includes secondary suites and laneway rental housing (single detached rental).

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.

**Table 2.6.3. Purpose-Built Rental Starts\*\* By Rental Housing Type for Metro Vancouver Jurisdictions, 2018 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	Accessory Suites				Single Detached Rental *				Market Rental (apt & row)				Social Hsg Rental			
	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021
Anmore	0	0	0	2	1	1	2	1	1	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	1	2	1	0	0	0	0	0	0	0	0
Bowen Island	3	3	4	1	0	2	5	3	1	1	27	1	0	0	0	0
Burnaby	208	126	158	166	0	0	0	0	22	240	327	86	0	143	140	25
Coquitlam	143	88	93	118	14	14	11	2	113	304	246	118	0	75	217	138
Delta	82	91	59	43	1	0	3	3	77	3	9	0	0	0	0	0
Electoral Area A	0	0	0	0	0	0	0	0	0	179	137	110	0	0	173	0
Langley City	11	0	0	6	0	0	0	0	168	0	0	0	0	0	0	0
Langley Township	124	122	122	248	43	28	40	35	20	81	155	4	0	0	1	0
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	42	34	55	65	8	7	8	9	9	8	13	1	0	94	0	6
New Westminster	52	43	23	34	2	8	6	18	91	0	72	0	0	0	44	0
North Vancouver City	51	73	40	41	12	12	9	18	278	366	351	310	0	0	10	0
North Vancouver District	74	33	22	27	3	2	4	4	195	1	0	130	0	0	106	42
Pitt Meadows	0	1	0	0	2	3	0	2	0	0	0	0	0	0	0	0
Port Coquitlam	30	23	18	22	3	4	4	5	2	41	0	0	0	0	0	72
Port Moody	4	6	10	13	0	1	6	4	0	371	76	0	0	0	55	0
Richmond	100	66	83	86	2	4	2	2	33	3	0	33	0	187	27	75
Surrey	554	641	670	609	1	4	1	1	272	159	179	941	0	1	61	196
Vancouver	504	391	327	323	704	563	396	278	1,358	679	687	1,382	865	1,083	323	750
West Vancouver	0	5	7	19	1	1	1	1	0	233	53	1	0	11	6	0
White Rock	32	23	21	25	0	0	0	0	101	28	0	0	0	0	0	0
<b>METRO VANCOUVER</b>	<b>2,014</b>	<b>1,769</b>	<b>1,712</b>	<b>1,848</b>	<b>797</b>	<b>655</b>	<b>500</b>	<b>388</b>	<b>2,741</b>	<b>2,697</b>	<b>2,332</b>	<b>3,117</b>	<b>865</b>	<b>1,594</b>	<b>1,163</b>	<b>1,304</b>

Source: CMHC Starts and Completions Survey, custom data request.

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

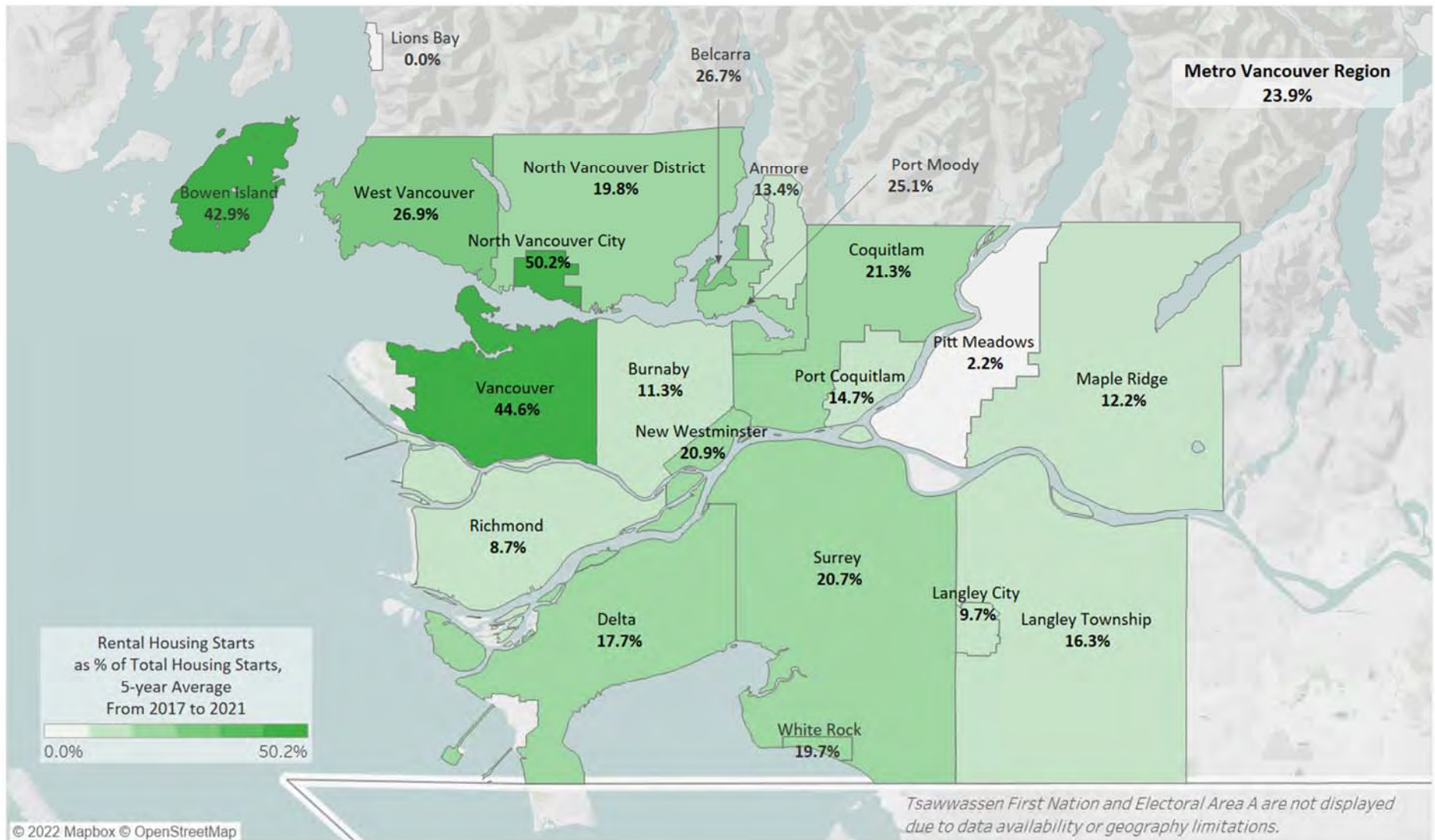
Electoral Area A contains data for UBC/UEL (University of British Columbia and University Endowment Lands).

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

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

\*\*Purpose-built rental units in mixed-tenure structures are included in this table if they were indicated as rental at the time of the survey.

Map 2.6. Rental Housing Starts as Percentage of Total Housing Starts, Metro Vancouver, 2017 to 2021 (5 year average)



Source: CMHC Starts and Completions Survey

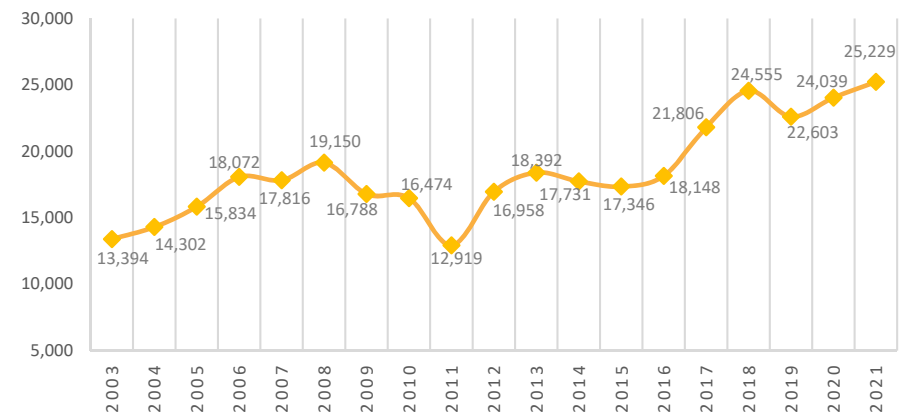
## 2.7 Total Housing Completions

Housing completions are the most reliable measure of increasing supply of housing across the region. Housing completions also reflect economic patterns and the cyclical nature of the housing market.

The CMHC Starts and Completions Survey provides the number of housing completions in each municipality on a monthly or quarterly basis, based on the size of the municipality.

Completions are defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10% of the proposed work remains to be done.

Figure 2.7.1. Total Housing Completions, Metro Vancouver Region, 2003 to 2021

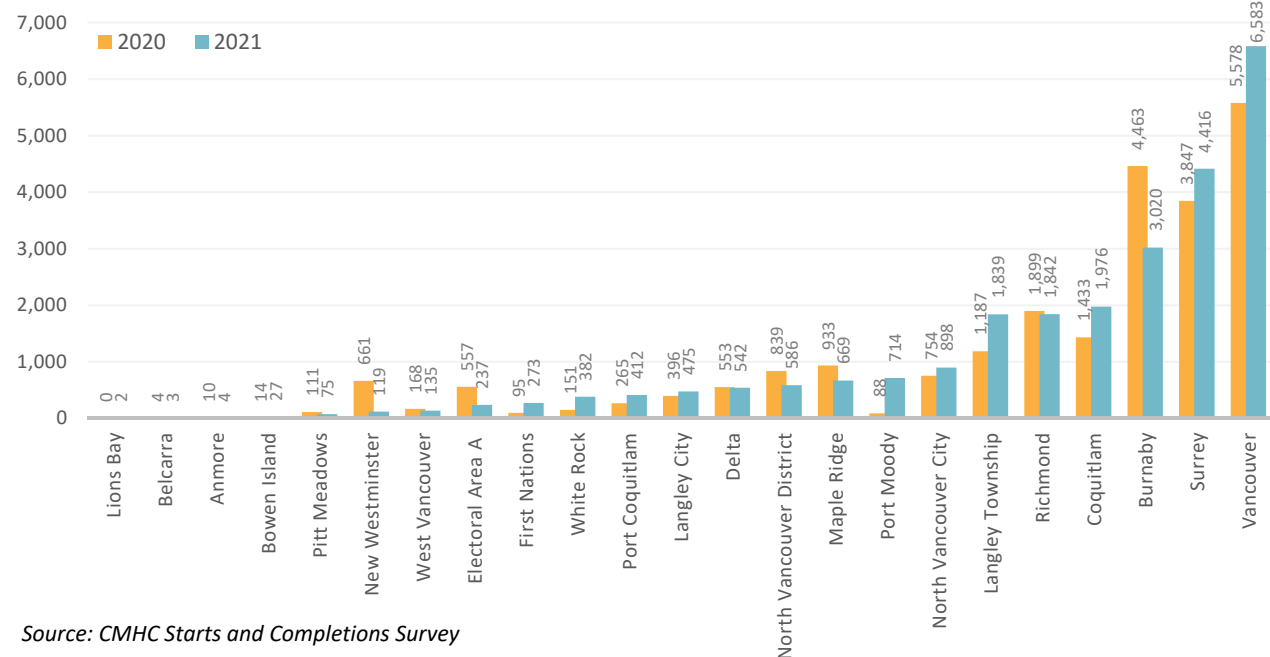


Source: CMHC Starts and Completions Survey

### Key Observations

- In 2021, housing completions in the region continued to grow and reached a record high of 25,229 completions, higher than any recorded in the previous 30 years.
- In 2021, housing completions in the region increased by 5% compared to the previous year.
- This growth rate varied significantly across the region, from a staggering high of 711% in Port Moody, followed by 187% across all First Nations, and 153% in White Rock, to a decline of 82% in New Westminster.
- These variations were partially due to historical trends. For example, Port Moody had seen very few completions for a number of years prior to 2021, whereas New Westminster was the opposite, with many completions during the 5 years prior to 2021.

Figure 2.7.2. Total Housing Completions, Metro Vancouver Jurisdictions, 2020 and 2021



Source: CMHC Starts and Completions Survey



**Table 2.7. Housing Completions for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	15	15	16	15	21	21	16	9	10	4	12	14
Belcarra	4	1	1	0	3	2	3	2	4	3	3	2
Bowen Island	24	13	12	45	16	26	31	48	14	27	29	26
Burnaby	1,640	1,340	1,460	2,674	1,414	2,079	2,837	2,521	4,463	3,020	2,984	2,345
Coquitlam	1,656	1,832	1,377	1,128	1,134	1,348	974	1,632	1,433	1,976	1,473	1,449
Delta	329	294	404	308	465	774	314	826	553	542	602	481
Electoral Area A	190	487	243	203	254	347	288	262	557	237	338	307
Langley City	156	66	54	78	5	278	66	402	396	475	323	198
Langley Township	1,183	958	1,179	1,019	1,201	1,602	1,361	1,091	1,187	1,839	1,416	1,262
Lions Bay	1	0	1	3	1	0	1	1	0	2	1	1
Maple Ridge	423	532	298	702	757	532	618	551	933	669	661	602
New Westminster	397	446	533	314	608	1,127	736	1,491	661	119	827	643
North Vancouver City	506	480	585	450	343	692	865	632	754	898	768	621
North Vancouver District	395	312	138	607	524	240	752	604	839	586	604	500
Pitt Meadows	76	116	99	162	26	17	20	161	111	75	77	86
Port Coquitlam	427	272	380	239	255	434	183	518	265	412	362	339
Port Moody	10	320	8	7	36	35	42	86	88	714	193	135
Richmond	1,748	2,047	1,822	1,968	2,623	2,083	2,862	1,079	1,899	1,842	1,953	1,997
Surrey	3,189	3,562	2,932	3,068	3,262	4,121	4,142	3,871	3,847	4,416	4,079	3,641
Vancouver	4,369	4,598	5,772	3,844	4,947	5,616	7,973	6,315	5,578	6,583	6,413	5,560
West Vancouver	135	274	268	283	120	185	207	214	168	135	182	199
White Rock	84	324	120	216	101	231	114	165	151	382	209	189
First Nations	1	103	29	13	32	16	150	122	95	273	131	83
<b>METRO VANCOUVER</b>	<b>16,958</b>	<b>18,392</b>	<b>17,731</b>	<b>17,346</b>	<b>18,148</b>	<b>21,806</b>	<b>24,555</b>	<b>22,603</b>	<b>24,039</b>	<b>25,229</b>	<b>23,646</b>	<b>20,681</b>

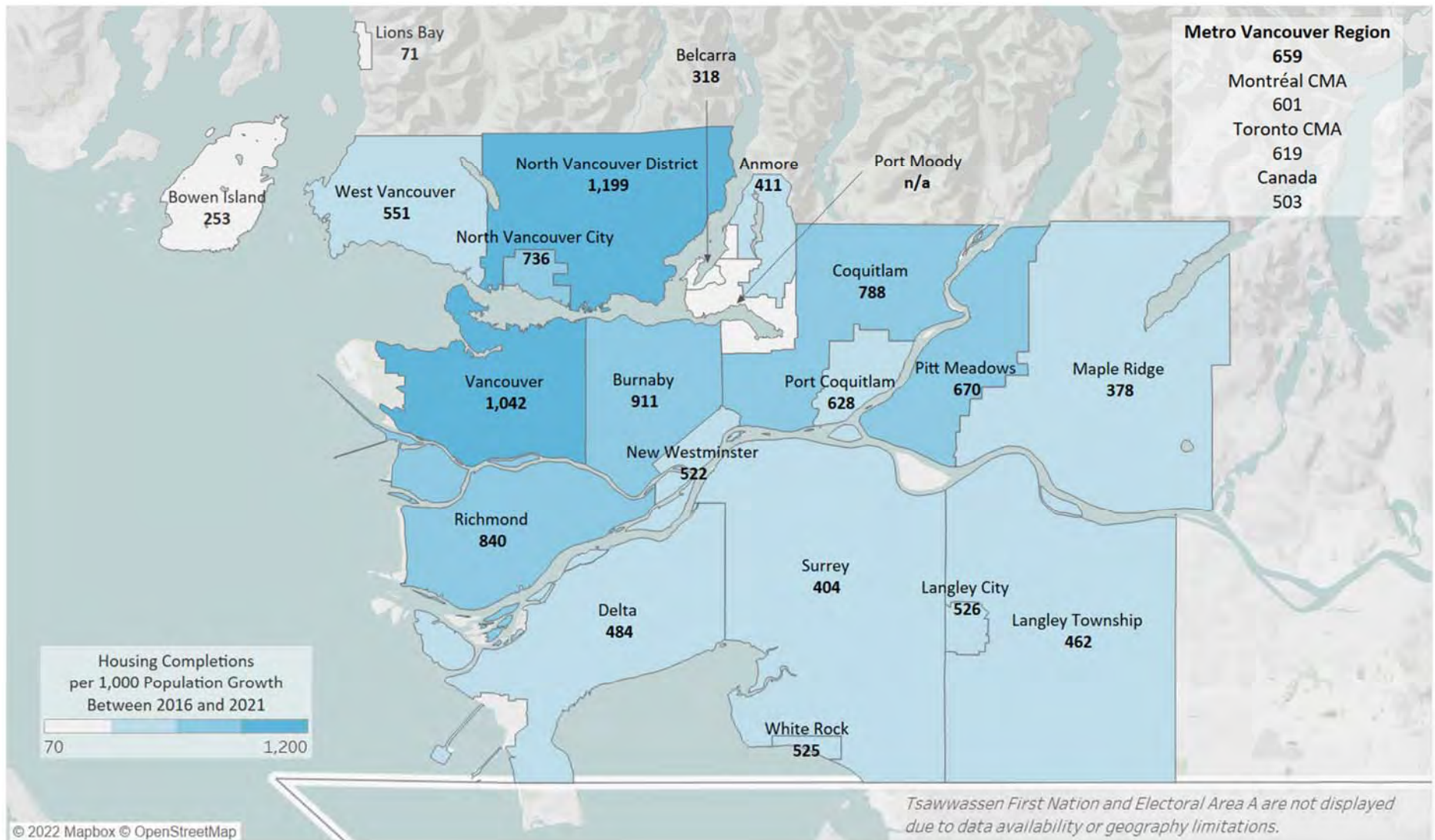
Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

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

Map 2.7. Housing Completions per 1,000 Population Growth Between 2016 and 2021 Census, Metro Vancouver



Source: Statistics Canada, 2021 Census of Population; CMHC Starts and Completions Survey

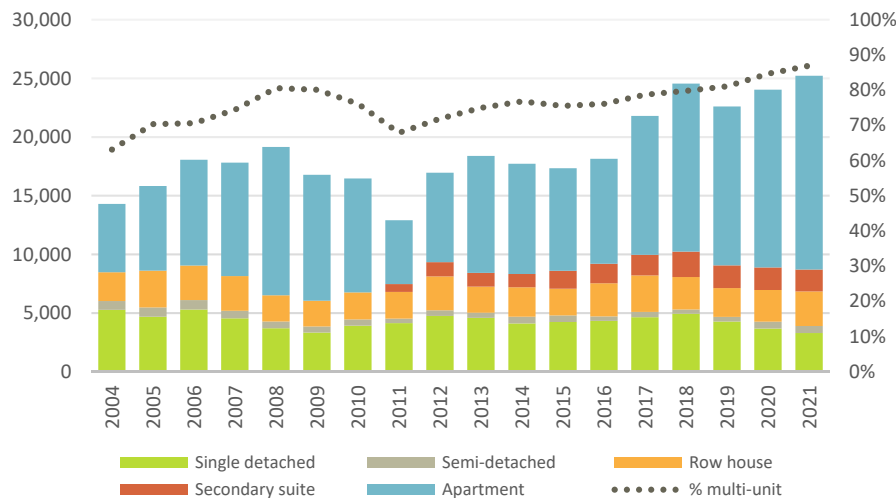
## 2.8 Housing Completions by Structure Type

The composition of the 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 completions in the region. As both the population and the demand for housing continue to grow, the region must make more efficient use of its limited land base in order to meet this demand. Higher density developments are one way to achieve this efficiency.

### Key Observations

- In 2021, there were 21,931 multi-unit housing completions in the region, accounting for 86.9% of total completions. Apartments accounted for the highest share among all structure types, with 65.4% of total completions. Single-detached houses accounted for 13.1%, row houses for 11.7%, secondary suites for 7.4%, and semi-detached houses for 2.4% of total completions.

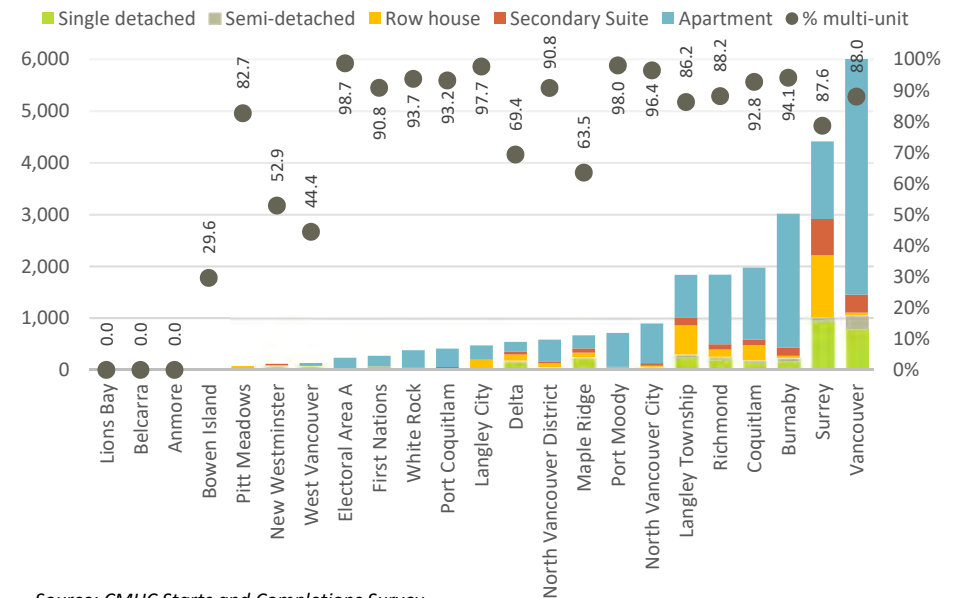
Figure 2.8.1. Housing Completions by Type, Metro Vancouver Region, 2004 to 2021\*



Source: CMHC Starts and Completions Survey

\*Note: until 2011, secondary suite data was included in the apartment category

Figure 2.8.2. Housing Completions by Type, Metro Vancouver Jurisdictions, 2021



Source: CMHC Starts and Completions Survey

- The share of multi-unit completions has increased over the years, from 63.1% in 2004, to a high of 80.6% in 2008 before decreasing again to 67.9% in 2011 as a result of the 2008-2009 global economic downturn.
- Since 2011, the share of multi-unit completions has continued increasing steadily, including through the Covid-19 pandemic, to a record high of 86.9% in 2021.
- The distribution of housing completions by structure type varies among the municipalities and First Nations in the region, as shown in Figure 2.8.2.
- In 2021, multi-unit completions represented an average of 86.9% of all housing completions in the region, but this varied from a low of 0% in municipalities such as Lions Bay, Anmore, and Belcarra, to a high of 98.7% in Electoral Area A, 98.0% in Port Moody, and 97.7% in Langley City.

**Table 2.8.1. Single Detached Housing Completions for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012*	2013*	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	15	15	16	15	21	21	16	9	10	4	12	14
Belcarra	4	1	1	0	3	2	3	2	4	3	3	2
Bowen Island	22	13	11	15	15	21	21	37	9	19	21	18
Burnaby	276	292	358	308	303	308	358	224	149	178	243	275
Coquitlam	457	361	278	290	291	256	234	227	162	143	204	270
Delta	101	137	131	152	130	149	211	202	191	166	184	157
Electoral Area A	1	5	4	4	8	7	6	7	5	3	6	5
Langley City	4	3	16	11	5	11	24	17	10	11	15	11
Langley Township	368	310	262	275	243	420	364	273	275	253	317	304
Lions Bay	1	0	1	3	1	0	1	1	2	2	1	1
Maple Ridge	206	208	175	288	369	274	283	196	149	244	229	239
New Westminister	61	38	60	58	49	93	92	64	56	56	72	63
North Vancouver City	62	48	48	46	46	54	71	45	40	32	48	49
North Vancouver District	87	90	97	149	122	152	131	124	89	54	110	110
Pitt Meadows	5	18	5	16	17	11	16	12	6	13	12	12
Port Coquitlam	26	28	54	26	32	38	35	46	30	28	35	34
Port Moody	10	6	6	7	15	31	25	9	17	14	19	14
Richmond	585	354	344	321	413	437	521	272	215	218	333	368
Surrey	1,249	973	855	892	993	933	1,042	1,095	1,010	943	1,005	999
Vancouver	1,054	1,518	1,195	1,125	1,058	1,194	1,321	1,256	1,122	790	1,137	1,163
West Vancouver	119	121	106	159	110	173	112	128	82	75	114	119
White Rock	49	59	62	72	57	49	63	35	40	24	42	51
First Nations	n/a	n/a	n/a	n/a	32	11	6	0	9	25	10	8
<b>METRO VANCOUVER</b>	<b>4,763</b>	<b>4,598</b>	<b>4,114</b>	<b>4,245</b>	<b>4,333</b>	<b>4,645</b>	<b>4,956</b>	<b>4,281</b>	<b>3,682</b>	<b>3,298</b>	<b>4,172</b>	<b>4,292</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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, Apt + Other" in some markets, including the Vancouver CMA.

n/a: not available

**Table 2.8.2. Secondary Suite Housing Completions for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year 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	2	0	1	0	1	2	6	7	1	4	4	2
Burnaby	n/a	0	8	161	229	213	287	189	134	161	197	138
Coquitlam	167	171	138	170	168	159	170	144	104	108	137	150
Delta	27	45	50	80	74	68	88	85	95	61	79	67
Electoral Area A	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	n/a	0	0	0	0	0	9	6	2	2	4	2
Langley Township	149	111	116	118	65	153	165	135	145	143	148	130
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	n/a	0	0	0	14	31	63	43	43	83	53	28
New Westminister	n/a	0	0	1	31	61	82	51	36	29	52	29
North Vancouver City	39	31	23	26	27	37	51	34	79	49	50	40
North Vancouver District	28	45	38	70	49	86	67	72	50	27	60	53
Pitt Meadows	n/a	0	0	0	1	0	0	0	1	0	0	0
Port Coquitlam	17	19	19	3	19	20	21	31	20	19	22	19
Port Moody	n/a	0	0	0	0	4	5	3	6	10	6	3
Richmond	172	93	88	81	90	112	106	95	67	104	97	101
Surrey	262	254	252	391	503	422	516	600	690	702	586	459
Vancouver	321	378	375	367	349	368	481	415	411	348	405	381
West Vancouver	n/a	0	0	3	0	0	1	0	5	10	3	2
White Rock	25	31	32	52	39	33	46	25	28	16	30	33
First Nations	n/a	0	0	0	0	0	0	0	0	0	0	0
<b>METRO VANCOUVER</b>	<b>1,209</b>	<b>1,178</b>	<b>1,133</b>	<b>1,523</b>	<b>1,659</b>	<b>1,769</b>	<b>2,164</b>	<b>1,935</b>	<b>1,917</b>	<b>1,876</b>	<b>1,932</b>	<b>1,636</b>

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

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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

Not all municipalities record accessory suite permits. Before 2014, there was no accessory suite data for Burnaby, New Westminister, Maple Ridge and Pitt Meadows.

n/a: not available

**Table 2.8.3. Semi-Detached Housing Completions for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year 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	2	4	0	4	0	2	1
Burnaby	68	68	138	116	98	70	62	78	54	56	64	81
Coquitlam	18	56	64	74	40	72	18	26	38	42	39	45
Delta	60	76	84	2	4	2	0	8	32	16	12	28
Electoral Area A	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0	0	0	0	0
Langley Township	2	4	18	14	20	34	4	28	50	46	32	22
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	12	2	4	36	8	20	8	6	12	4	10	11
New Westminister	2	6	4	4	6	16	8	8	12	22	13	9
North Vancouver City	30	16	6	18	8	28	28	14	20	28	24	20
North Vancouver District	2	0	0	0	0	0	6	0	2	4	2	1
Pitt Meadows	0	2	2	4	4	6	4	30	26	2	14	8
Port Coquitlam	0	2	6	2	4	6	2	2	2	2	3	3
Port Moody	0	0	2	0	0	0	4	0	0	0	1	1
Richmond	68	26	22	40	20	40	28	40	56	36	40	38
Surrey	94	48	50	52	56	56	60	32	68	70	57	59
Vancouver	104	126	178	166	120	100	104	122	204	262	158	149
West Vancouver	8	6	0	24	0	4	10	0	4	8	5	6
White Rock	0	2	0	2	2	0	0	0	4	0	1	1
First Nations	n/a	n/a	n/a	n/a	0	0	4	0	0	0	1	0
<b>METRO VANCOUVER</b>	<b>468</b>	<b>440</b>	<b>578</b>	<b>554</b>	<b>390</b>	<b>456</b>	<b>354</b>	<b>394</b>	<b>588</b>	<b>598</b>	<b>478</b>	<b>482</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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

n/a: not available

**Table 2.8.4. Row Housing Completions for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year 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	30	0	0	0	0	0	4	1	3
Burnaby	166	50	102	83	74	93	146	4	10	38	58	77
Coquitlam	315	241	84	103	73	44	70	179	226	297	163	163
Delta	68	0	24	74	74	208	13	138	107	115	116	82
Electoral Area A	0	16	7	0	11	0	0	0	26	7	7	7
Langley City	0	0	38	0	0	13	29	65	60	185	70	39
Langley Township	348	201	384	459	500	713	323	207	404	563	442	410
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	159	30	68	177	320	157	141	175	282	86	168	160
New Westminister	71	43	90	55	32	89	70	81	54	12	61	60
North Vancouver City	11	23	4	24	0	18	18	15	96	22	34	23
North Vancouver District	38	37	0	46	100	0	28	25	54	72	36	40
Pitt Meadows	0	28	8	36	4	0	0	37	78	60	35	25
Port Coquitlam	47	94	128	83	137	68	61	59	17	9	43	70
Port Moody	0	23	0	0	21	0	8	74	65	36	37	23
Richmond	205	144	206	90	206	288	47	271	220	139	193	182
Surrey	1,136	1,134	1,245	982	1,155	1,309	1,545	931	864	1,203	1,170	1,150
Vancouver	315	132	95	35	102	99	197	71	53	56	95	116
West Vancouver	8	0	0	4	9	0	14	3	0	0	3	4
White Rock	10	15	21	0	0	0	4	4	0	0	2	5
First Nations	n/a	n/a	n/a	n/a	0	5	49	122	86	42	61	30
<b>METRO VANCOUVER</b>	<b>2,897</b>	<b>2,211</b>	<b>2,504</b>	<b>2,281</b>	<b>2,818</b>	<b>3,104</b>	<b>2,763</b>	<b>2,461</b>	<b>2,702</b>	<b>2,946</b>	<b>2,795</b>	<b>2,669</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A includes UBC/Uel (University of British Columbia / University Endowment Lands)

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

n/a: not available

**Table 2.8.5. Apartment Housing Completions for Metro Vancouver Jurisdictions, 2012 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2012*	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year 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	1	0	4	0	0	1	1
Burnaby	1,130	930	858	2,006	710	1,395	1,984	2,026	4,116	2,587	2,422	1,774
Coquitlam	699	1,003	813	491	562	817	482	1,056	903	1,386	929	821
Delta	73	36	115	0	183	347	2	393	128	184	211	146
Electoral Area A	189	466	232	199	235	340	282	249	557	227	331	298
Langley City	152	63	0	67	0	254	4	314	324	277	235	146
Langley Township	316	332	399	153	373	282	505	448	313	834	476	396
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	46	292	51	201	46	50	123	131	447	252	201	164
New Westminister	263	359	379	196	490	868	484	1,287	503	0	628	483
North Vancouver City	364	362	504	336	262	555	697	524	519	767	612	489
North Vancouver District	240	140	3	342	253	2	520	383	644	429	396	296
Pitt Meadows	71	68	84	106	0	0	0	82	0	0	16	41
Port Coquitlam	337	129	129	125	63	302	64	380	196	354	259	208
Port Moody	0	291	291	0	0	0	0	0	0	654	131	124
Richmond	718	1,430	1,430	1,436	1,894	1,206	2,160	401	1,341	1,345	1,291	1,336
Surrey	448	1,153	1,153	751	555	1,401	979	1,213	1,215	1,498	1,261	1,037
Vancouver	2,575	2,444	2,443	2,151	3,318	3,855	5,870	4,451	3,788	5,127	4,618	3,602
West Vancouver	0	147	147	93	1	8	70	83	77	42	56	67
White Rock	0	217	5	90	3	149	1	101	79	342	134	99
First Nations	n/a	n/a	n/a	n/a	0	0	91	0	0	206	59	30
<b>METRO VANCOUVER</b>	<b>7,621</b>	<b>9,965</b>	<b>9,402</b>	<b>8,743</b>	<b>8,948</b>	<b>11,832</b>	<b>14,318</b>	<b>13,532</b>	<b>15,150</b>	<b>16,511</b>	<b>14,269</b>	<b>11,602</b>

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

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

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

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

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

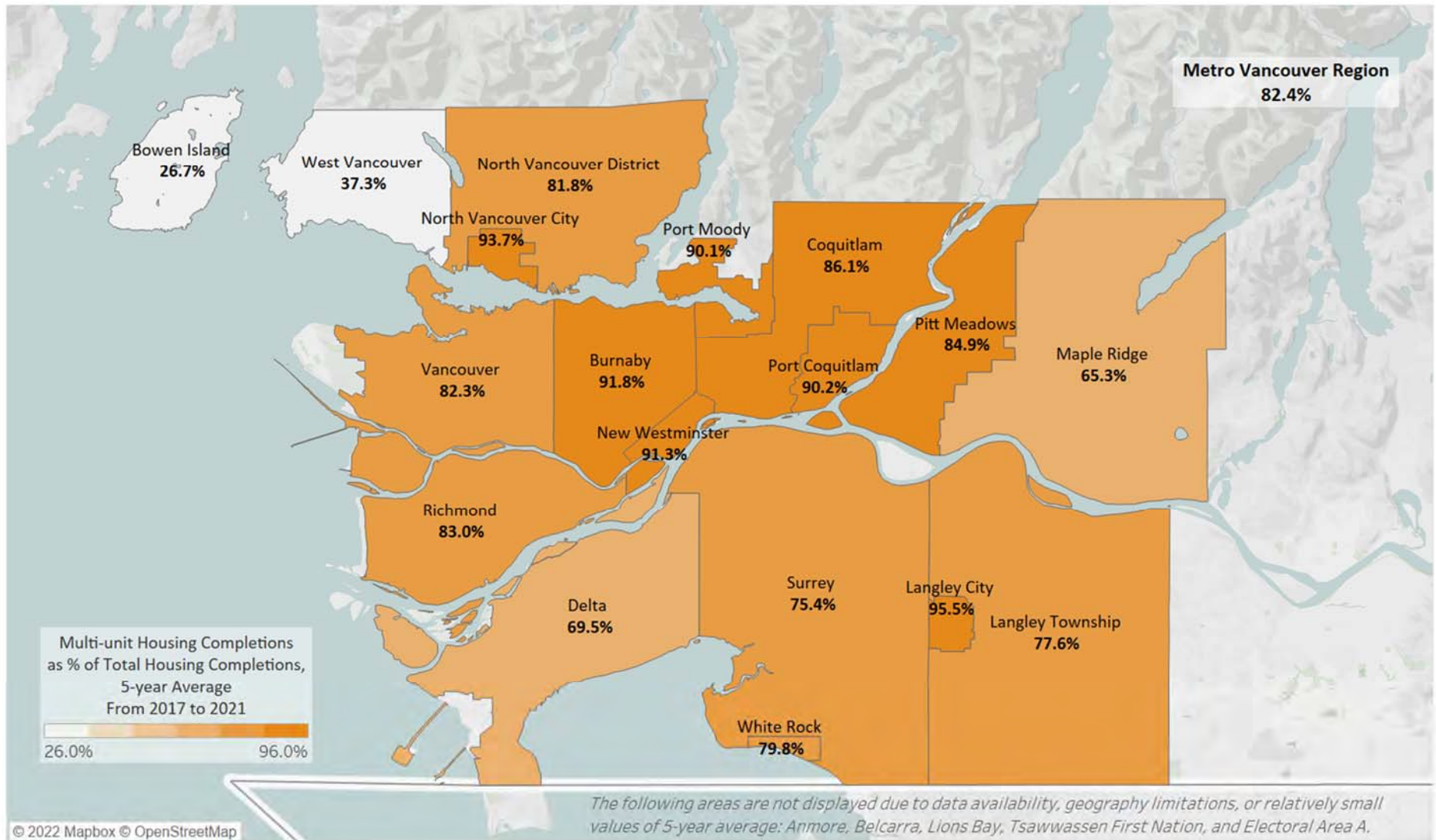
\*Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one 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, Apt + Other" in some markets, including the Vancouver CMA.

Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen. Units with only a microwave and bar fridge are excluded.

n/a: not available



Map 2.8. Multi-Unit Housing Completions as Percentage of Total Housing Completions, Metro Vancouver, 2017 to 2021 (5 year average)



Source: CMHC Starts and Completions Survey

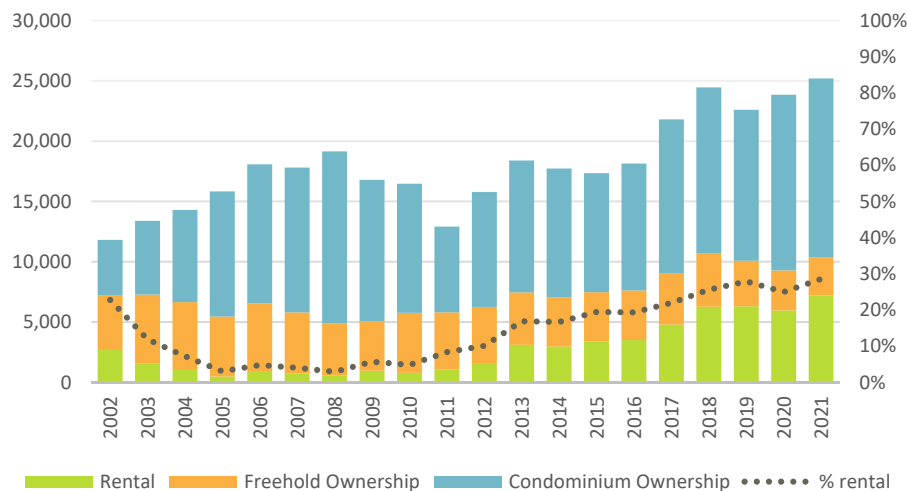
## 2.9 Housing Completions by Tenure

One of the priorities set out in the *Metro Vancouver Regional Affordable Housing Strategy* is to expand the supply of rental housing, including new purpose built market rental housing. Over the past twenty years, there have been very few newly built rental units in the region, although in recent years the number of rental completions has started to grow.

### Key Observations

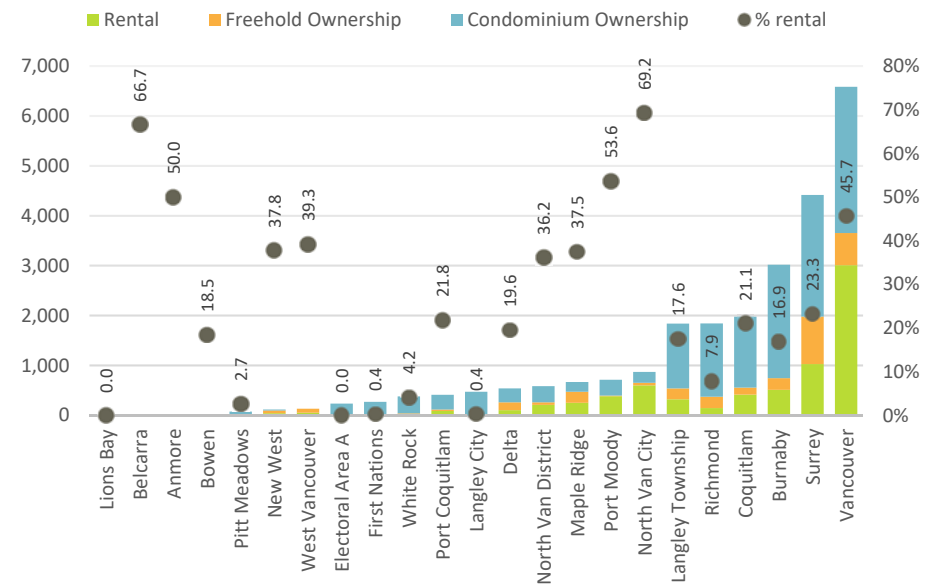
- In 2021, there were 7,207 rental housing completions in the region, accounting for 28.6% of all housing completions. This is the highest number of rental completions in the past 20 years.
- The distribution of housing completions has changed significantly in the past 20 years, as shown in Figure 2.9.1. Over time, the proportion of ownership completions has decreased while rental completions have recovered from several years of historic lows and gradually increased in the past 10 years.

Figure 2.9.1. Housing Completions by Tenure, Metro Vancouver Region, 2002 to 2021



Source: CMHC Starts and Completions Survey

Figure 2.9.2. Housing Completions by Tenure, Metro Vancouver Jurisdictions, 2021



Source: CMHC Starts and Completions Survey

- Freehold ownership has decreased from 38.2% of all completions in 2002 to 12.5% in 2021. In the same period, condo ownership has increased from 39.0% to 58.9%.
- The distribution of housing completions by tenure varies among the municipalities in the region, as shown in Figure 2.9.2.
- In 2021, rental completions represented an average of 28.6% of all housing completions in the region, but this varied from a low of 0% in Lions Bay and Electoral Area A to a high of 69.2% in the City of North Vancouver. The greatest number of rental completions (3,009) were in the City of Vancouver.

**Table 2.9.1. Ownership Housing Completions by Ownership Type for Metro Vancouver Jurisdictions, 2017 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2017		2018		2019		2020		2021	
	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium
Anmore	16	5	13	2	8	1	6	1	1	1
Belcarra	2	0	3	0	1	0	4	0	1	0
Bowen	21	1	23	0	37	0	13	0	18	4
Burnaby	376	1,323	420	1,935	300	1,535	203	4,124	234	2,275
Coquitlam	275	897	236	555	216	1,255	149	994	140	1,419
Delta	120	581	188	31	203	467	189	253	155	281
Electoral Area A	7	214	6	106	7	255	5	267	3	234
Langley City	11	83	24	33	17	119	10	330	11	462
Langley Township	329	1,083	308	776	238	404	234	686	219	1,297
Lion's Bay	0	0	1	0	1	0	2	0	2	0
Maple Ridge	282	210	279	262	187	295	142	451	222	196
New West	107	399	96	355	64	625	62	514	54	20
North Van City	64	478	84	591	43	369	48	470	51	217
North Van District	147	0	129	552	121	199	87	371	50	324
Pitt Meadows	15	0	18	0	23	135	9	100	13	60
Port Coquitlam	49	365	31	66	40	147	27	172	26	296
Port Moody	19	12	16	21	7	75	13	65	12	319
Richmond	417	1,290	516	2,234	270	672	209	1,587	228	1,468
Surrey	926	2,669	1,063	2,415	1,088	2,178	1,026	1,840	952	2,436
Vancouver*	796	3,018	790	3,591	752	3,564	757	2,118	646	2,928
West Vancouver	177	8	118	86	125	88	85	77	82	0
White Rock	49	149	67	0	35	4	44	51	24	342
First Nations	16	0	6	144	0	122	0	95	0	272
<b>METRO VANCOUVER</b>	<b>4,221</b>	<b>12,785</b>	<b>4,435</b>	<b>13,755</b>	<b>3,783</b>	<b>12,509</b>	<b>3,324</b>	<b>14,566</b>	<b>3,144</b>	<b>14,851</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

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.

\*There was a 90-unit cooperative housing project in the City of Vancouver completed in 2018.

**Table 2.9.2. Purpose-Built Rental Completions for Metro Vancouver Jurisdictions, 2011-2021**

MUNICIPALITY / MEMBER JURISDICTION	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	0	0	3	2	0	1	0	1	0	3	2	1	1
Belcarra	0	0	0	0	0	0	0	0	1	0	2	1	0
Bowen Island	2	0	0	1	0	1	4	8	11	1	5	6	3
Burnaby	0	64	6	12	161	229	380	482	686	136	511	439	267
Coquitlam	52	197	187	164	177	173	176	183	161	290	417	245	213
Delta	2	27	52	71	82	142	73	95	156	111	106	108	92
Electoral Area A	62	0	281	0	94	0	126	176	0	316	0	124	99
Langley City	0	0	0	0	0	0	184	9	266	56	2	103	52
Langley Township	0	149	130	191	147	271	190	277	449	267	323	301	239
Lions Bay	0	46	0	0	0	0	0	0	0	0	0	0	5
Maple Ridge	0	0	6	2	78	21	40	77	69	340	251	155	88
New Westminister	0	24	25	0	1	70	621	285	802	85	45	368	196
North Vancouver City	0	115	96	29	206	163	150	190	220	236	603	280	201
North Vancouver District	0	188	45	41	70	229	93	71	284	381	212	208	161
Pitt Meadows	0	71	2	0	0	2	2	2	3	2	2	2	9
Port Coquitlam	0	17	19	80	5	48	20	86	331	66	90	119	76
Port Moody	3	0	0	0	0	0	4	5	4	10	383	81	41
Richmond	59	298	300	150	382	257	376	112	137	103	146	175	226
Surrey	72	107	451	342	426	577	526	664	605	981	1,028	761	571
Vancouver	505	690	1,346	1,693	1,495	1,284	1,802	3,502	1,999	2,515	3,009	2,565	1,934
West Vancouver	0	0	129	141	3	2	0	3	1	6	53	13	34
White Rock	0	25	31	42	53	39	33	47	126	56	16	56	47
First Nations	0	0	0	0	2	4	0	0	0	0	1	0	1
<b>METRO VANCOUVER</b>	<b>886</b>	<b>2,416</b>	<b>3,109</b>	<b>2,961</b>	<b>3,382</b>	<b>3,513</b>	<b>4,800</b>	<b>6,275</b>	<b>6,311</b>	<b>5,961</b>	<b>7,207</b>	<b>6,111</b>	<b>4,594</b>

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

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

Electoral Area A contains data for UBC/UEL (University of British Columbia and University Endowment Lands).

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

2015/16/17/18/19/20/21 data includes secondary suites and laneway rental housing (single detached rental).

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.

**Table 2.9.3. Purpose-Built Rental Completions\*\* By Rental Housing Type for Metro Vancouver Jurisdictions, 2018-2021**

MUNICIPALITY / MEMBER JURISDICTION	Accessory Suites				Single Detached Rental *				Market Rental (apt & row)				Social Hsg Rental			
	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021
Anmore	0	0	0	0	1	0	3	2	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	0
Bowen Island	6	7	1	4	2	0	0	1	0	4	0	0	0	0	0	0
Burnaby	287	189	134	161	0	0	0	0	0	300	2	259	195	197	0	91
Coquitlam	170	144	104	108	10	16	17	6	3	1	169	303	0	0	0	0
Delta	88	85	95	61	5	1	4	3	2	70	12	0	0	0	0	0
Electoral Area A	0	0	0	0	0	0	0	0	176	0	316	0	0	0	0	0
Langley City	9	6	2	2	0	0	0	0	0	260	48	0	0	0	0	0
Langley Township	165	135	145	143	45	30	40	35	67	284	0	145	0	0	82	0
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	63	43	43	83	12	6	9	8	2	18	288	66	0	0	0	94
New Westminister	82	51	36	29	0	6	5	16	203	734	0	0	0	6	44	0
North Vancouver City	51	34	79	49	15	16	12	12	124	170	145	542	0	0	0	0
North Vancouver District	67	72	50	27	2	3	2	4	2	209	319	75	0	0	0	106
Pitt Meadows	0	0	1	0	2	3	1	2	0	0	0	0	0	0	0	0
Port Coquitlam	21	31	20	19	1	6	5	4	64	294	41	67	0	0	0	0
Port Moody	5	3	6	10	0	1	4	2	0	0	0	371	0	0	0	0
Richmond	106	95	67	104	5	2	5	2	1	0	31	0	0	40	0	40
Surrey	516	600	690	702	2	4	1	1	146	1	217	224	0	0	73	101
Vancouver	481	415	411	348	632	618	548	384	1,643	779	1,028	1,298	746	187	490	979
West Vancouver	1	0	5	10	1	1	1	1	1	0	0	42	0	0	0	0
White Rock	46	25	28	16	0	0	0	0	1	101	28	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
<b>METRO VANCOUVER</b>	<b>2,164</b>	<b>1,935</b>	<b>1,917</b>	<b>1,876</b>	<b>735</b>	<b>714</b>	<b>657</b>	<b>486</b>	<b>2,435</b>	<b>3,225</b>	<b>2,644</b>	<b>3,392</b>	<b>941</b>	<b>430</b>	<b>689</b>	<b>1,411</b>

Source: CMHC Starts and Completions Survey, custom data request.

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

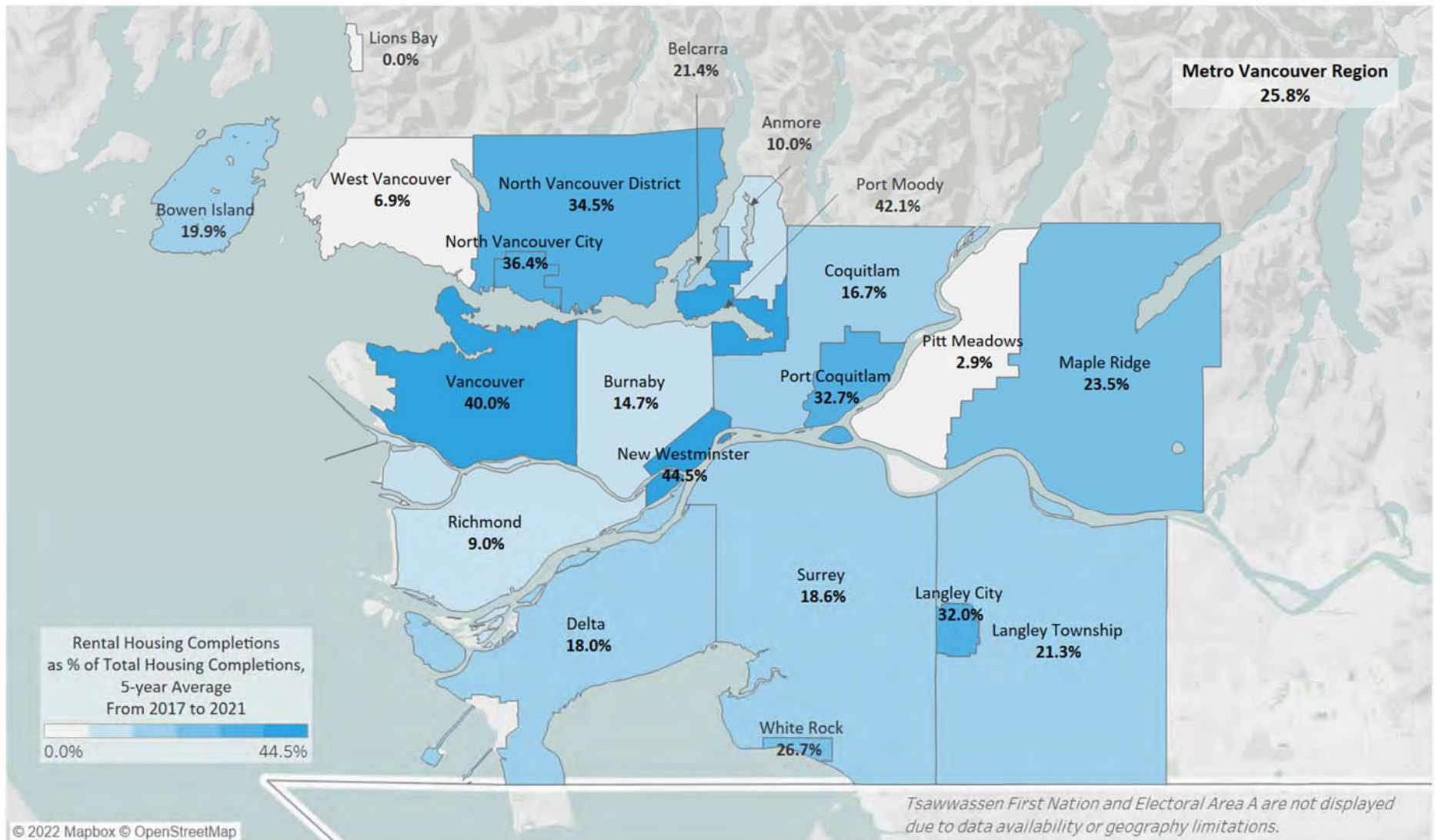
Electoral Area A contains data for UBC/UJEL (University of British Columbia and University Endowment Lands).

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

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

\*\*Purpose-built rental units in mixed-tenure structures are included in this table if they were indicated as rental at the time of the survey.

Map 2.9. Rental Housing Completions as Percentage of Total Housing Completions, Metro Vancouver, 2017 to 2021 (5 year average)



Source: CMHC Starts and Completions Survey

## 2.10 Demolitions

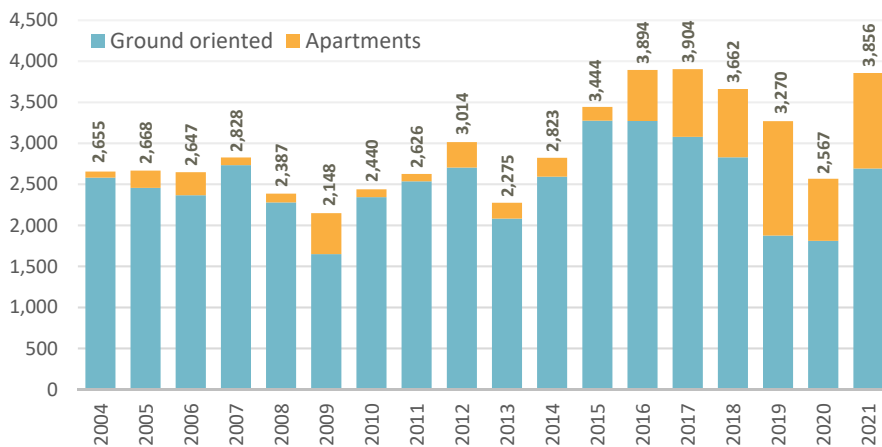
It is important to monitor the number of demolitions as they affect the net additions to the housing stock. Especially in the case of rental housing stock, demolitions can result in a loss of needed affordable rental units through the demolition and redevelopment of older rental apartment buildings.

Demolition data presented here is made available through a custom data request from Statistics Canada. Municipalities may have additional data available through their own internal administrative records.

### Key Observations

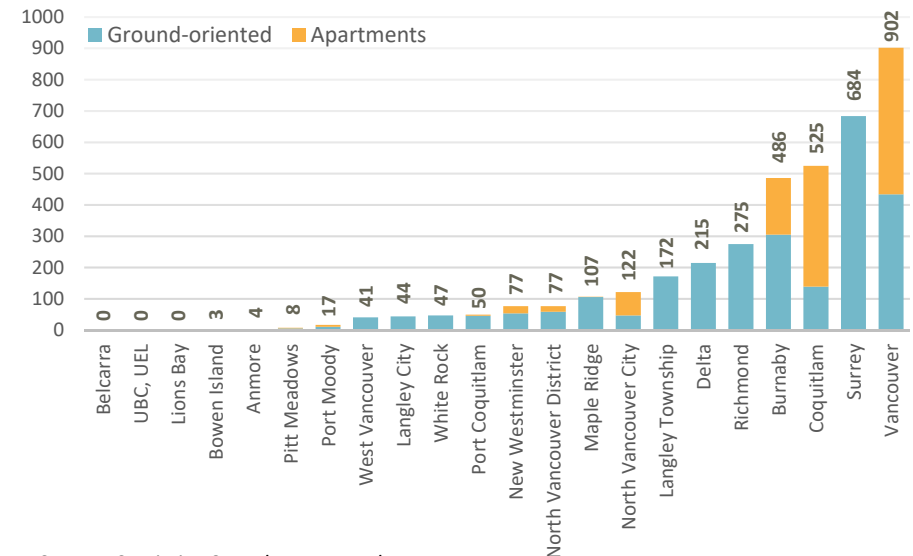
- The number of residential demolitions in Metro Vancouver in 2021 was higher than the previous three years, and higher than the 10-year average of 3,271 demolitions.
- 2021 saw the second-highest number of apartment demolitions in the past 15 years, following 2019 when apartments accounted for 42.6% of demolitions.

Figure 2.10.1. Housing Demolitions in Metro Vancouver, 2004 to 2021



Source: Statistics Canada, custom data request

Figure 2.10.2. Housing Demolitions in Metro Vancouver Jurisdictions, 2021

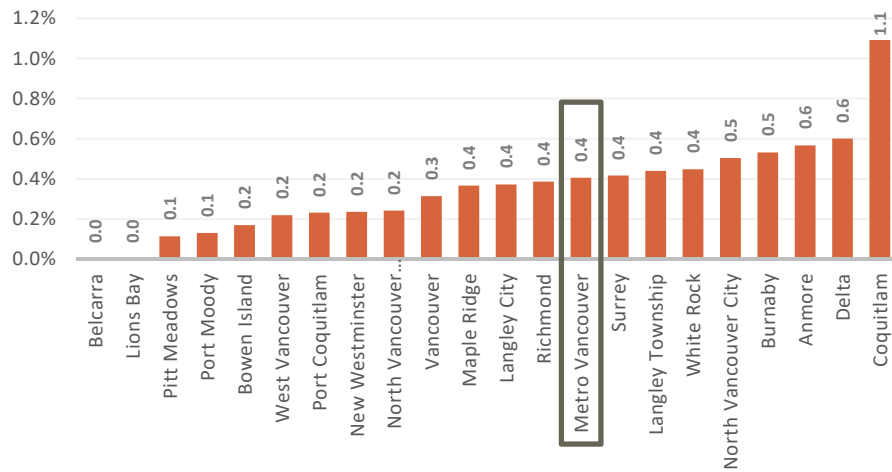


Source: Statistics Canada, custom data request

- Vancouver, Surrey, and Coquitlam had the highest number of total demolitions in 2021.
- The municipalities with the most apartment demolitions in 2021 were Vancouver, Coquitlam, and Burnaby.

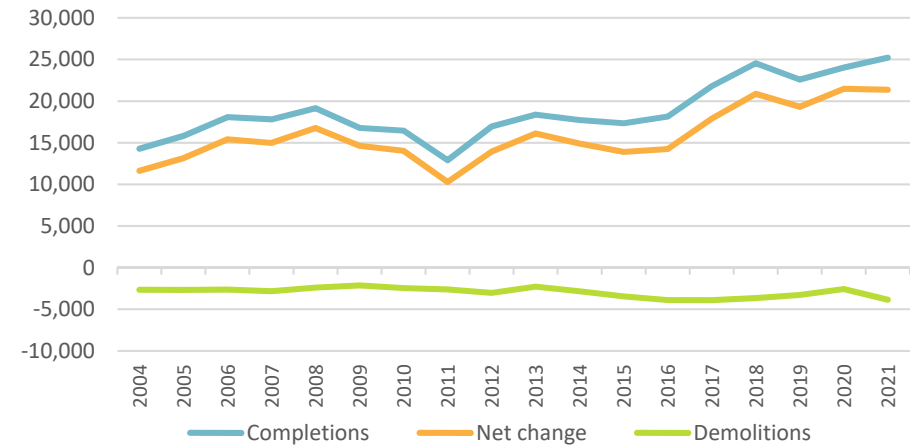


Figure 2.10.3. Demolitions as Percentage of Total Private Dwellings, 2021



Source: Statistics Canada, custom data request, and 2021 Census of Population

Figure 2.10.4. Residential Completions, Demolitions, and Net Change in Metro Vancouver, 2004 to 2021

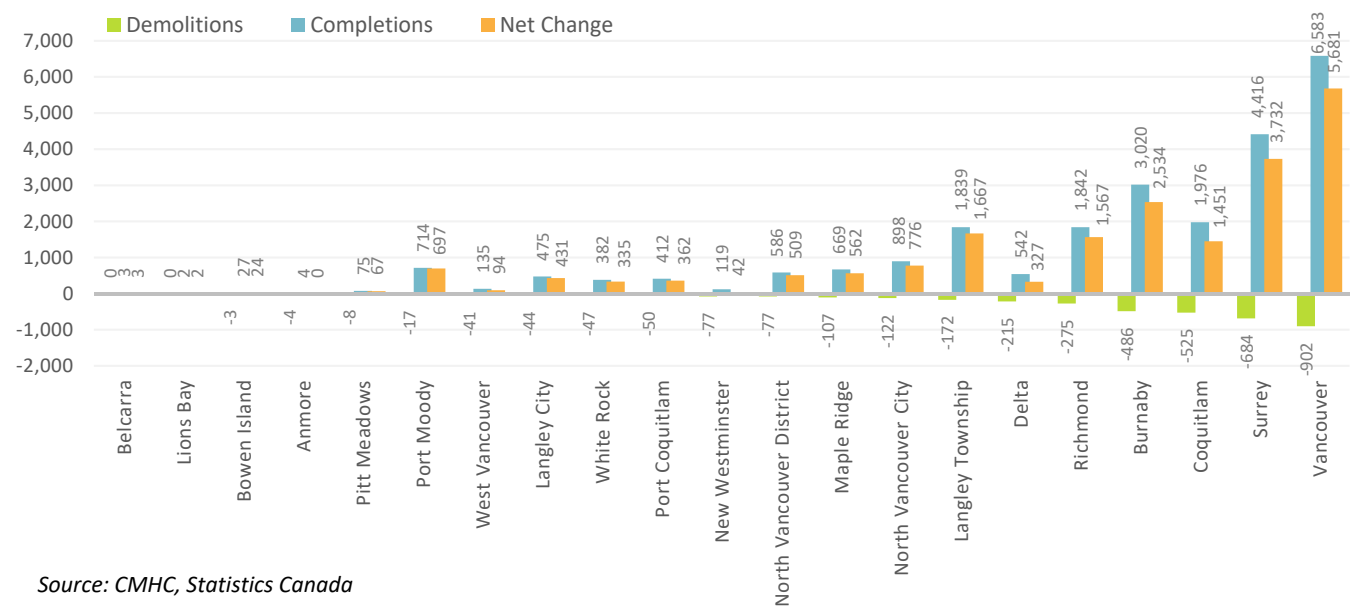


Source: CMHC, Statistics Canada

Although demolitions in the region have increased significantly over the past 10 years (46.8%), residential completions have increased even more (95.3%), resulting in significant growth in the annual net change in residential units between 2011 and 2021 (107.6%).

It is difficult to compare demolitions in different jurisdictions, as housing stock composition and development conditions may differ in each one. However, Figure 2.10.3 shows that Coquitlam had a higher rate of demolition than the rest of the region when compared against the total number of private dwellings. And Figure 2.10.5 shows how demolitions compared to completions in each jurisdiction in 2021.

Figure 2.10.5. Residential Completions, Demolitions, and Net Change in Metro Vancouver Jurisdictions, 2021



Source: CMHC, Statistics Canada



**Table 2.10.1. Total Housing Demolitions for Metro Vancouver Jurisdictions, 2011 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	0	6	1	5	4	0	2	2	1	2	4	2	3
Belcarra	4	1	2	1	1	1	4	0	0	2	0	1	1
Bowen Island	0	0	1	3	4	7	4	9	4	4	3	5	4
Burnaby	390	434	419	556	481	781	525	468	263	347	486	418	476
Coquitlam	105	154	111	45	113	60	102	216	319	168	525	266	181
Delta	63	94	97	99	131	161	175	164	129	122	215	161	139
Electoral Area A	0	3	0	0	0	0	0	0	0	0	0	0	0
Langley City	10	3	12	10	16	61	36	49	169	82	44	76	48
Langley Township	79	83	73	79	115	125	129	181	102	117	172	140	118
Lions Bay	0	0	0	0	0	0	0	0	3	0	0	1	0
Maple Ridge	59	60	41	44	62	131	61	56	51	87	107	72	70
New Westminster	101	106	46	70	68	57	54	60	52	34	77	55	62
North Vancouver City	55	112	35	58	84	69	154	78	227	74	122	131	101
North Vancouver District	74	109	127	152	154	165	111	133	275	84	77	136	139
Pitt Meadows	8	6	8	8	2	14	10	47	12	6	8	17	12
Port Coquitlam	24	27	26	38	35	31	45	84	43	18	50	48	40
Port Moody	4	3	5	8	12	18	15	49	15	20	17	23	16
Richmond	86	184	60	203	450	509	388	148	32	162	275	201	241
Surrey	475	453	432	464	506	604	637	721	486	483	684	602	547
Vancouver	954	1,034	606	0	1,030	886	1,291	1,068	1,010	689	902	992	852
West Vancouver	97	116	121	99	124	165	101	73	57	40	41	62	94
White Rock	38	29	52	68	52	49	60	56	20	26	47	42	46
<b>METRO VANCOUVER</b>	<b>2,626</b>	<b>3,014</b>	<b>2,275</b>	<b>2,823</b>	<b>3,444</b>	<b>3,894</b>	<b>3,904</b>	<b>3,662</b>	<b>3,270</b>	<b>2,567</b>	<b>3,856</b>	<b>3,452</b>	<b>3,271</b>

Source: Statistics Canada, custom data request, and municipalities

Source: City of Richmond (municipal website) 2008/2009; Maple Ridge (apartment data) 2009; Port Coquitlam (apartment data) 2009, Coquitlam 2016 (apartment data).

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

**Table 2.10.2. Apartment Demolitions for Metro Vancouver Jurisdictions, 2011 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	0	0	0	1	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	52	111	137	60	377	165	83	105	157	181	138	143
Coquitlam	0	0	0	0	1	0	0	21	216	72	386	139	70
Delta	0	0	0	0	0	1	0	2	0	0	0	0	0
Electoral Area A	0	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	45	2	6	4	41	0	11	10
Langley Township	0	0	2	4	2	4	2	5	66	4	0	15	9
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	2	0	0	0	0	54	0	0	1	0	1	0	6
New Westminister	55	58	0	29	5	0	0	0	12	3	23	8	13
North Vancouver City	4	66	0	0	31	13	16	13	179	33	75	63	43
North Vancouver District	0	0	0	0	2	2	0	5	123	28	18	35	18
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	2	0	0
Port Coquitlam	0	0	0	0	0	1	0	47	0	0	4	10	5
Port Moody	0	0	0	0	0	0	0	0	5	4	6	3	2
Richmond	4	0	0	0	6	0	0	0	0	2	0	0	1
Surrey	0	0	0	0	0	1	1	0	1	0	0	0	0
Vancouver	22	134	76	0	61	123	638	650	682	412	468	570	324
West Vancouver	0	0	0	0	0	2	0	0	0	0	0	0	0
White Rock	0	0	3	0	0	0	2	0	0	0	0	0	1
<b>METRO VANCOUVER</b>	<b>89</b>	<b>310</b>	<b>192</b>	<b>231</b>	<b>168</b>	<b>623</b>	<b>826</b>	<b>832</b>	<b>1,394</b>	<b>756</b>	<b>1,164</b>	<b>994</b>	<b>650</b>

Source: Statistics Canada, custom data request, and municipalities

Source: City of Richmond (municipal website) 2008/2009; Maple Ridge (apartment data) 2009; Port Coquitlam (apartment data) 2009, Coquitlam 2016 (apartment data).

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

**Table 2.10.3. Ground Oriented Dwelling Demolitions for Metro Vancouver Jurisdictions, 2011 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Anmore	0	6	1	4	4	0	2	2	1	2	4	2	3
Belcarra	4	1	2	1	1	1	4	0	0	2	0	1	1
Bowen Island	0	0	1	3	4	7	4	9	4	4	3	5	4
Burnaby	390	382	308	419	421	404	360	385	158	190	305	280	333
Coquitlam	105	154	111	45	112	60	102	195	103	96	139	127	112
Delta	63	94	97	99	131	160	175	162	129	122	215	161	138
Electoral Area A	0	3	0	0	0	0	0	0	0	0	0	0	0
Langley City	10	3	12	10	16	16	34	43	165	41	44	65	38
Langley Township	79	83	71	75	113	121	127	176	36	113	172	125	109
Lions Bay	0	0	0	0	0	0	0	0	3	0	0	1	0
Maple Ridge	57	60	41	44	62	77	61	56	50	87	106	72	64
New Westminister	46	48	46	41	63	57	54	60	40	31	54	48	49
North Vancouver City	51	46	35	58	53	56	138	65	48	41	47	68	59
North Vancouver District	74	109	127	152	152	163	111	128	152	56	59	101	121
Pitt Meadows	8	6	8	8	2	14	10	47	12	6	6	16	12
Port Coquitlam	24	27	26	38	35	30	45	37	43	18	46	38	35
Port Moody	4	3	5	8	12	18	15	49	10	16	11	20	15
Richmond	82	184	60	203	444	509	388	148	32	160	275	201	240
Surrey	475	453	432	464	506	603	636	721	485	483	684	602	547
Vancouver	932	900	530	0	969	763	653	418	328	277	434	422	527
West Vancouver	97	116	121	99	124	163	101	73	57	40	41	62	94
White Rock	38	29	49	68	52	49	58	56	20	26	47	41	45
<b>METRO VANCOUVER</b>	<b>2,537</b>	<b>2,704</b>	<b>2,083</b>	<b>2,592</b>	<b>3,276</b>	<b>3,271</b>	<b>3,078</b>	<b>2,830</b>	<b>1,876</b>	<b>1,811</b>	<b>2,692</b>	<b>2,457</b>	<b>2,621</b>

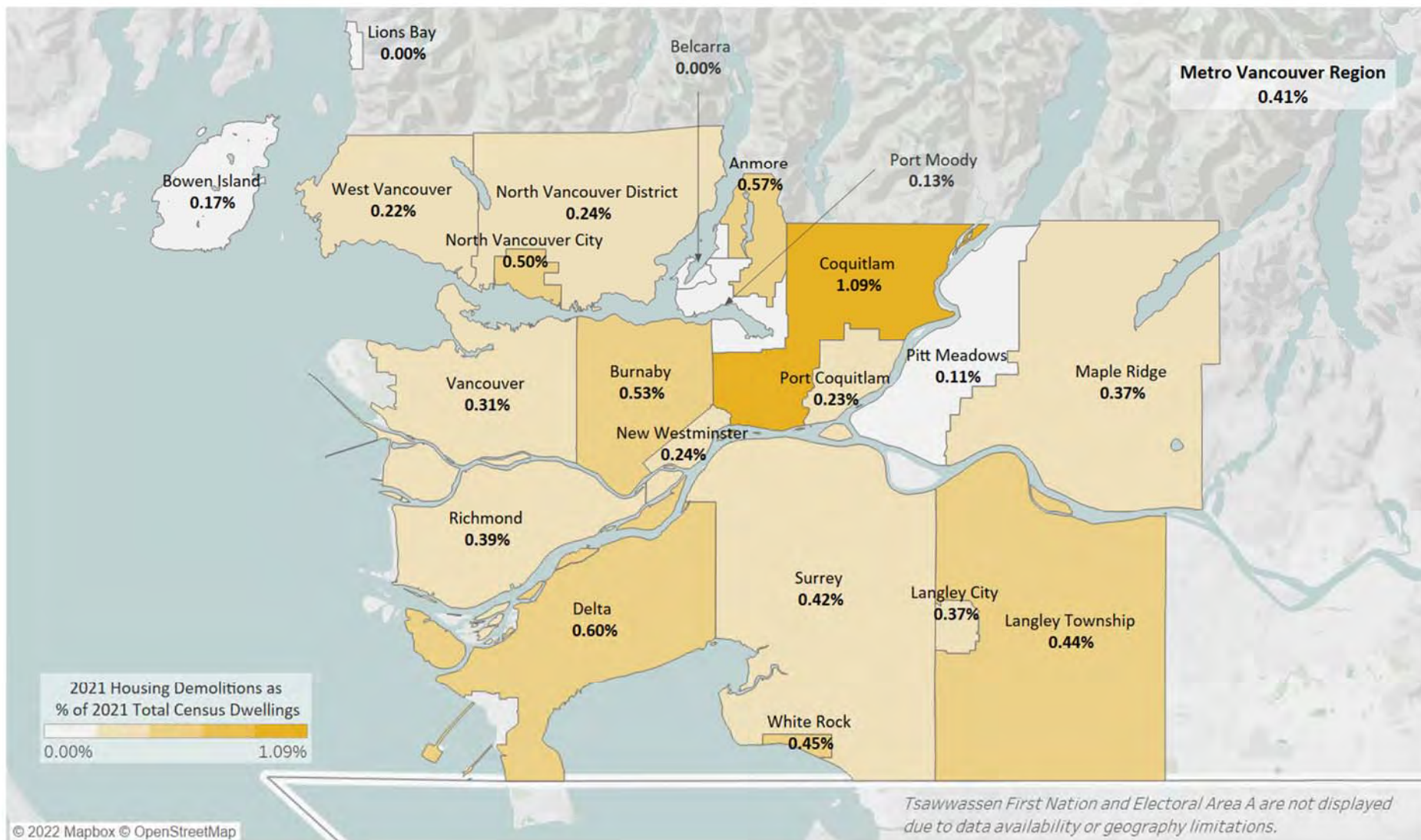
Source: Statistics Canada, custom data request, and municipalities

Source: City of Richmond (municipal website) 2008/2009; Maple Ridge (apartment data) 2009; Port Coquitlam (apartment data) 2009, Coquitlam 2016 (apartment data).

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

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

Map 2.10. Housing Demolitions as Percentage of Total Dwellings, Metro Vancouver, 2021



Source: Statistics Canada, custom data request and 2021 Census of Population

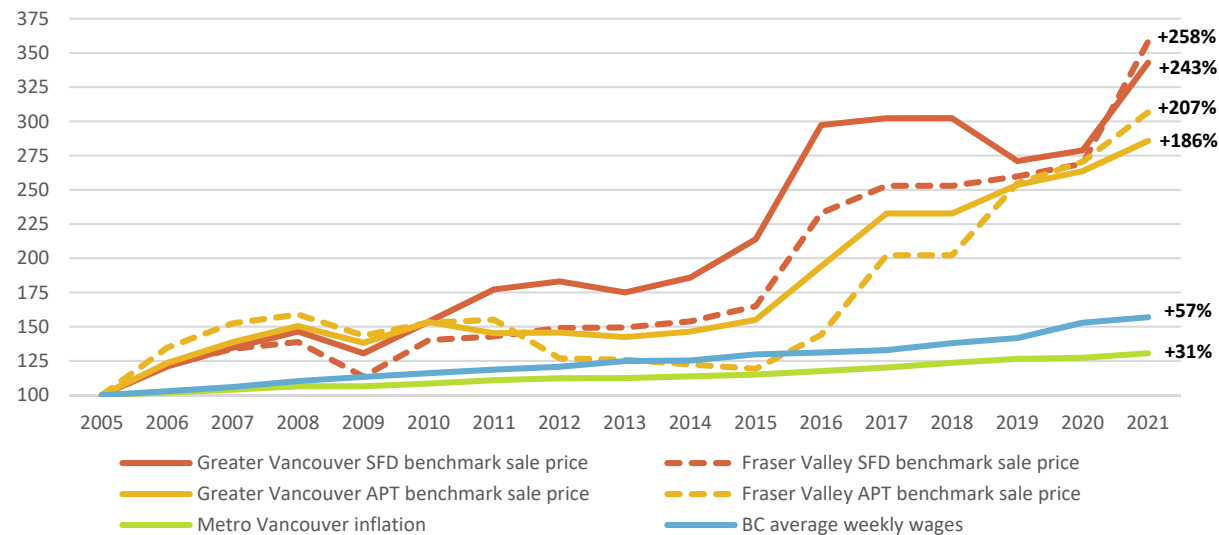
# PART 3 | OWNERSHIP HOUSING

This section provides an overview of ownership housing in Metro Vancouver and its member jurisdictions. It includes information on the different types of ownership housing available, the median value of owned homes, benchmark sale prices, sale volumes, and a sales-to-income ratio.

## HIGHLIGHTS

- **The ownership stock is renewing rapidly.** More than half (55%) of owner-occupied dwellings in the region were built within the past 30 years (between 1991 and 2021).
- **Home prices have increased much faster than wages or inflation.** Across the region, benchmark home sale prices have doubled and tripled in the past 15 years, while wages and inflation have increased much more slowly (see chart below).
- **Home sales also increased quickly in the past few years, leading to increasing sale prices.** During the four years prior to the Covid-19 pandemic, home sales in the region had started to decrease in response to quickly escalating home prices. However, in 2020 and especially in 2021, the number of sales increased drastically along with home prices.

**Growth (% change from 2005 levels) in Benchmark Home Sale Prices, Weekly Wages, and Inflation, 2005 to 2021**



Source: Statistics Canada, REBGV, FVREB, BC Stats



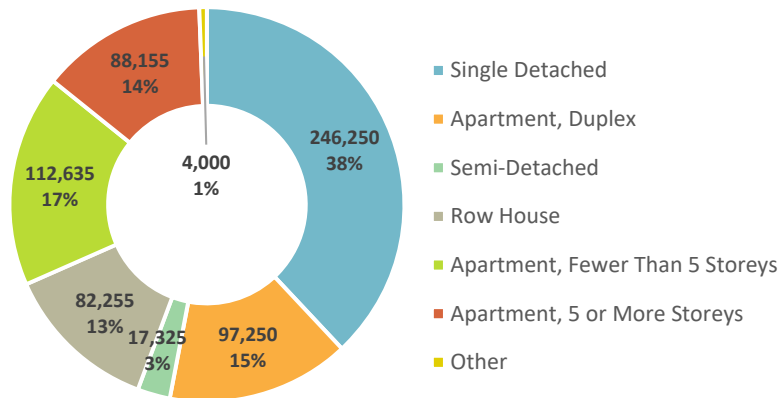
### 3.1 Owner-Occupied Housing Inventory by Structure Type and Age of Building

The Census provides information on owner-occupied units by structure type as well as unit age. Providing diverse housing choices for owners requires a good understanding of the makeup of the existing housing stock available for ownership, as well as any changes that may be expected due to aging of the housing stock.

#### Key Observations

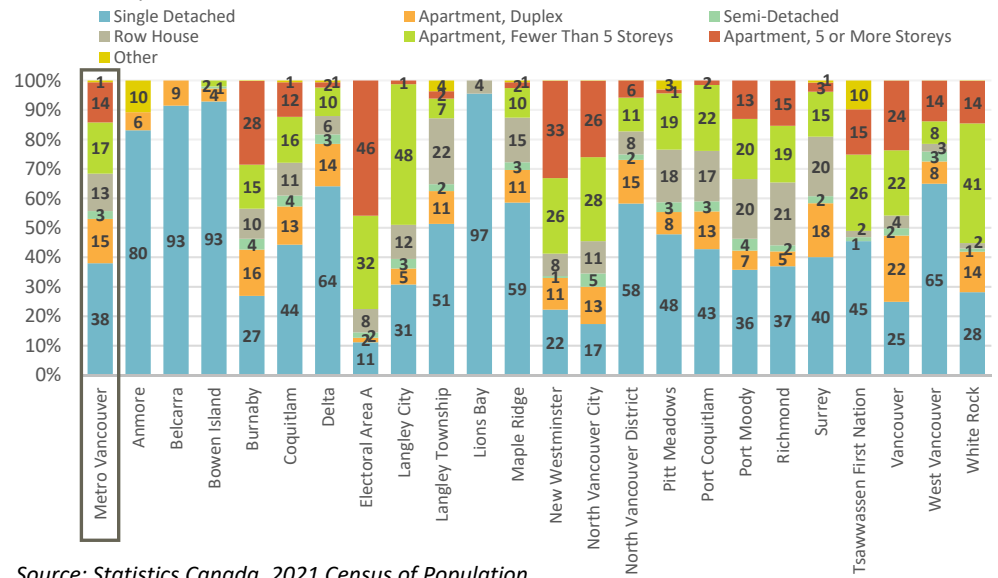
- In 2021, 38% of owner households in Metro Vancouver lived in single detached housing. This proportion varied significantly across the region.
- Owner-occupied apartments (low-rise and high-rise condominiums) accounted for 31% of owner-occupied units in the region.
- Between 2016 and 2021, there was a decrease of 3,600 owner-occupied single detached units in the region. During the same time, the number of owner-occupied high-rise apartments increased by 14,975 units, low-rises increased by 9,435 units, row houses increased by 8,220 units, etc.
- The areas with the greatest increase in high-rise owner-occupied units were Burnaby, Vancouver, Richmond, Surrey, and Coquitlam.

Figure 3.1.2. Distribution of Owner-Occupied Dwellings by Structure Type, Metro Vancouver, 2021



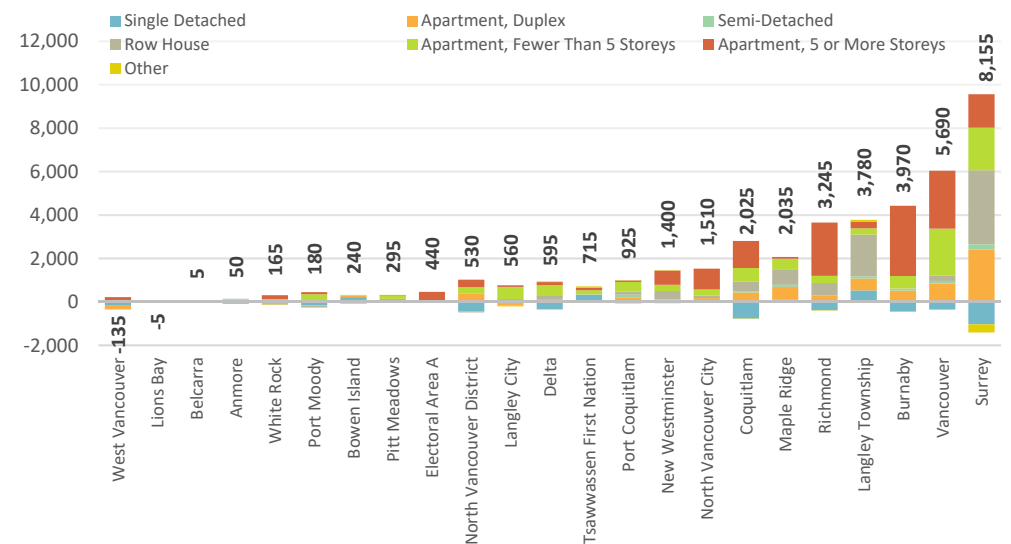
Source: Statistics Canada, 2021 Census of Population

Figure 3.1.1. Distribution of Owner-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021



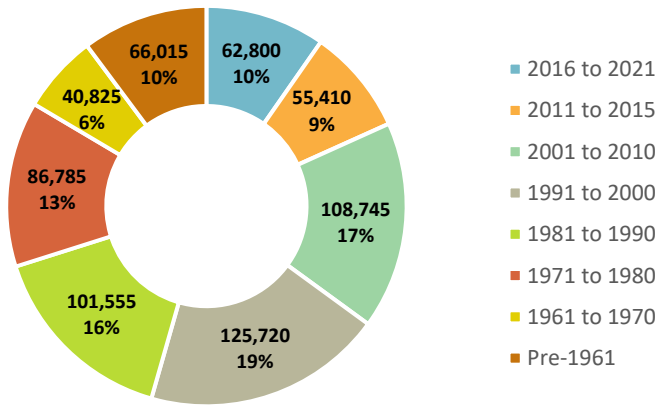
Source: Statistics Canada, 2021 Census of Population

Figure 3.1.3. Change in Owner-Occupied Dwellings Since 2016 Census by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

Figure 3.1.4. Distribution of Owner-Occupied Dwellings by Year of Construction, Metro Vancouver, 2021

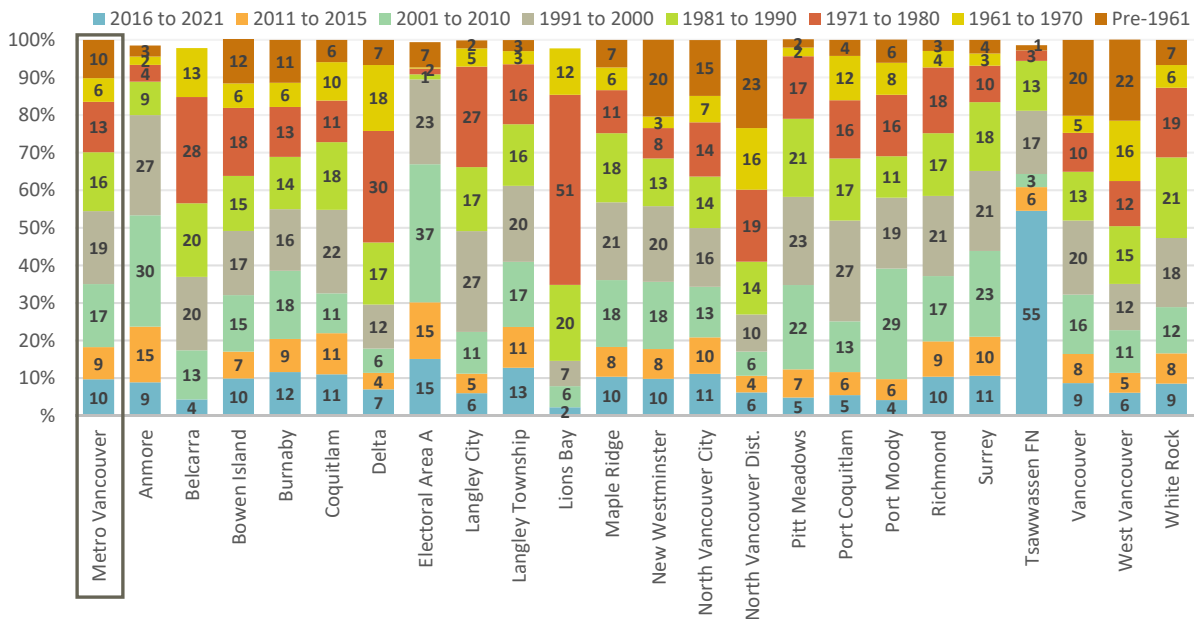


Key Observations

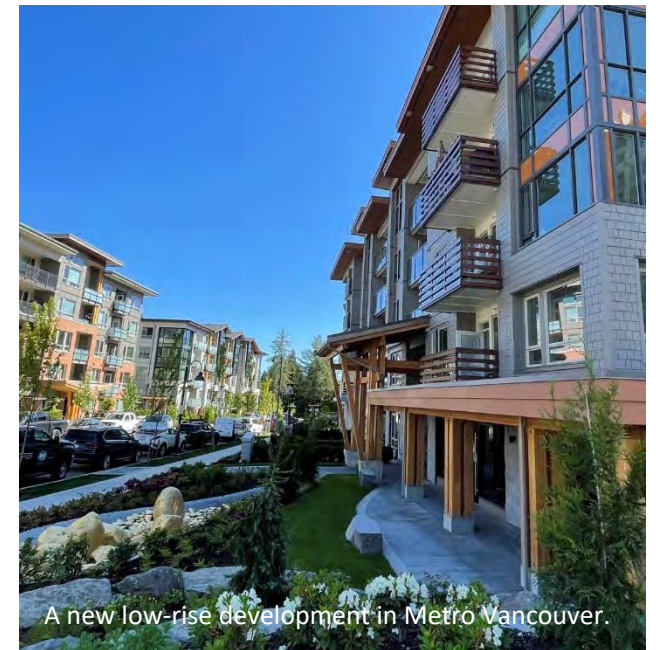
- 10% of the owner-occupied dwellings in Metro Vancouver in 2021 were built between 2016 and 2021.
- Another 9% of owner-occupied dwellings were built between 2011 and 2015.
- More than half (55%) of owner-occupied dwellings in the region were built in the past 30 years (between 1991 and 2021).
- The age composition of owner-occupied housing varies across the region.
- The areas with the greatest proportion of newly-built owner-occupied housing stock (built between 2016 and 2021) were Tsawwassen First Nation, Electoral Area A, Langley Township, Burnaby, Coquitlam, and Surrey.
- The areas with the greatest proportion of older owner-occupied housing stock (built prior to 1961) were the District of North Vancouver, West Vancouver, Vancouver, and New Westminster.

Source: Statistics Canada, 2021 Census of Population

Figure 3.1.5. Distribution of Owner-Occupied Dwellings by Year of Construction, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population



**Table 3.1.1. Owner-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Total Owner-Occupied	Single Detached		Apartment, Duplex		Semi-Detached		Row House		Apartment, Fewer Than 5 Storeys		Apartment, 5 or More Storeys		Other	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	675	540	80.0%	40	5.9%	25	0.0%	0	0.0%	0	0.0%	0	0.0%	70	10.4%
Belcarra	230	215	93.5%	20	8.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bowen Island	1,465	1,365	93.2%	65	4.4%	10	0.7%	0	0.0%	30	2.0%	0	0.0%	0	0.0%
Burnaby	61,185	16,450	26.9%	9,615	15.7%	2,245	3.7%	6,260	10.2%	9,125	14.9%	17,375	28.4%	120	0.2%
Coquitlam	38,795	17,175	44.3%	5,045	13.0%	1,430	3.7%	4,320	11.1%	6,040	15.6%	4,555	11.7%	240	0.6%
Delta	28,785	18,450	64.1%	4,145	14.4%	920	3.2%	1,795	6.2%	2,785	9.7%	520	1.8%	170	0.6%
Electoral Area A	3,280	365	11.1%	50	1.5%	60	1.8%	260	7.9%	1,035	31.6%	1,500	45.7%	0	0.0%
Langley City	7,920	2,430	30.7%	430	5.4%	255	3.2%	915	11.6%	3,770	47.6%	100	1.3%	0	0.0%
Langley Township	38,430	19,720	51.3%	4,290	11.2%	895	2.3%	8,595	22.4%	2,555	6.6%	960	2.5%	1,405	3.7%
Lions Bay	445	430	96.6%	0	0.0%	0	0.0%	20	4.5%	0	0.0%	0	0.0%	0	0.0%
Maple Ridge	26,210	15,345	58.5%	2,890	11.0%	690	2.6%	3,965	15.1%	2,630	10.0%	515	2.0%	160	0.6%
New Westminster	19,740	4,385	22.2%	2,125	10.8%	135	0.7%	1,495	7.6%	5,065	25.7%	6,510	33.0%	25	0.1%
North Vancouver City	14,540	2,525	17.4%	1,835	12.6%	660	4.5%	1,595	11.0%	4,140	28.5%	3,765	25.9%	20	0.1%
North Vancouver District	24,990	14,550	58.2%	3,715	14.9%	460	1.8%	1,955	7.8%	2,855	11.4%	1,450	5.8%	10	0.0%
Pitt Meadows	5,880	2,810	47.8%	445	7.6%	195	3.3%	1,050	17.9%	1,125	19.1%	75	1.3%	180	3.1%
Port Coquitlam	17,650	7,550	42.8%	2,260	12.8%	610	3.5%	3,015	17.1%	3,950	22.4%	270	1.5%	0	0.0%
Port Moody	9,900	3,540	35.8%	645	6.5%	400	4.0%	2,005	20.3%	2,025	20.5%	1,290	13.0%	0	0.0%
Richmond	57,800	21,345	36.9%	2,915	5.0%	1,220	2.1%	12,335	21.3%	11,105	19.2%	8,825	15.3%	50	0.1%
Surrey	129,100	51,710	40.1%	23,590	18.3%	3,135	2.4%	26,065	20.2%	19,650	15.2%	4,005	3.1%	945	0.7%
Tsawwassen First Nation	715	325	45.5%	0	0.0%	10	1.4%	15	2.1%	185	25.9%	110	15.4%	70	9.8%
Vancouver	138,850	34,560	24.9%	31,205	22.5%	3,455	2.5%	6,025	4.3%	30,700	22.1%	32,795	23.6%	115	0.1%
West Vancouver	12,540	8,145	65.0%	945	7.5%	425	3.4%	325	2.6%	960	7.7%	1,730	13.8%	10	0.1%
White Rock	6,960	1,960	28.2%	955	13.7%	75	1.1%	130	1.9%	2,825	40.6%	1,005	14.4%	10	0.1%
<b>METRO VANCOUVER</b>	<b>647,870</b>	<b>246,250</b>	<b>38.0%</b>	<b>97,250</b>	<b>15.0%</b>	<b>17,325</b>	<b>2.7%</b>	<b>82,255</b>	<b>12.7%</b>	<b>112,635</b>	<b>17.4%</b>	<b>88,155</b>	<b>13.6%</b>	<b>4,000</b>	<b>0.6%</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (excludes the rented suite unit).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available



**Table 3.1.2. Owner-Occupied Dwelling Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Total Owner-Occupied	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	675	60	8.9%	100	14.8%	200	29.6%	180	26.7%	60	8.9%	30	4.4%	15	2.2%	20	3.0%
Belcarra	230	10	4.3%	0	0.0%	30	13.0%	45	19.6%	45	19.6%	65	28.3%	30	13.0%	0	0.0%
Bowen Island	1,465	145	9.9%	105	7.2%	220	15.0%	250	17.1%	215	14.7%	265	18.1%	95	6.5%	175	11.9%
Burnaby	61,185	7,110	11.6%	5,385	8.8%	11,110	18.2%	10,020	16.4%	8,505	13.9%	8,145	13.3%	3,920	6.4%	6,985	11.4%
Coquitlam	38,795	4,275	11.0%	4,245	10.9%	4,105	10.6%	8,625	22.2%	6,990	18.0%	4,300	11.1%	3,960	10.2%	2,295	5.9%
Delta	28,785	2,015	7.0%	1,260	4.4%	1,870	6.5%	3,370	11.7%	4,760	16.5%	8,540	29.7%	5,045	17.5%	1,920	6.7%
Electoral Area A	3,280	495	15.1%	495	15.1%	1,205	36.7%	740	22.6%	45	1.4%	50	1.5%	10	0.3%	220	6.7%
Langley City	7,920	475	6.0%	410	5.2%	880	11.1%	2,125	26.8%	1,350	17.0%	2,115	26.7%	385	4.9%	170	2.1%
Langley Township	38,430	4,905	12.8%	4,175	10.9%	6,655	17.3%	7,765	20.2%	6,300	16.4%	6,145	16.0%	1,340	3.5%	1,135	3.0%
Lions Bay	445	10	2.2%	0	0.0%	25	5.6%	30	6.7%	90	20.2%	225	50.6%	55	12.4%	0	0.0%
Maple Ridge	26,210	2,725	10.4%	2,070	7.9%	4,670	17.8%	5,415	20.7%	4,820	18.4%	3,010	11.5%	1,575	6.0%	1,920	7.3%
New Westminster	19,740	1,940	9.8%	1,565	7.9%	3,530	17.9%	3,970	20.1%	2,505	12.7%	1,600	8.1%	600	3.0%	4,035	20.4%
North Vancouver City	14,540	1,620	11.1%	1,410	9.7%	1,955	13.4%	2,275	15.6%	1,990	13.7%	2,100	14.4%	1,025	7.0%	2,160	14.9%
North Vancouver District	24,990	1,550	6.2%	1,110	4.4%	1,600	6.4%	2,470	9.9%	3,515	14.1%	4,785	19.1%	4,100	16.4%	5,855	23.4%
Pitt Meadows	5,880	285	4.8%	440	7.5%	1,320	22.4%	1,380	23.5%	1,220	20.7%	980	16.7%	135	2.3%	130	2.2%
Port Coquitlam	17,650	965	5.5%	1,085	6.1%	2,380	13.5%	4,735	26.8%	2,915	16.5%	2,740	15.5%	2,075	11.8%	755	4.3%
Port Moody	9,900	410	4.1%	555	5.6%	2,910	29.4%	1,870	18.9%	1,090	11.0%	1,620	16.4%	840	8.5%	615	6.2%
Richmond	57,800	6,000	10.4%	5,425	9.4%	10,040	17.4%	12,330	21.3%	9,655	16.7%	10,125	17.5%	2,530	4.4%	1,685	2.9%
Surrey	129,100	13,705	10.6%	13,415	10.4%	29,470	22.8%	27,475	21.3%	23,670	18.3%	12,515	9.7%	4,200	3.3%	4,650	3.6%
Tsawwassen First Nation	715	390	54.5%	45	6.3%	25	3.5%	120	16.8%	95	13.3%	20	2.8%	0	0.0%	10	1.4%
Vancouver	138,850	12,035	8.7%	10,765	7.8%	21,915	15.8%	27,400	19.7%	18,015	13.0%	14,350	10.3%	6,345	4.6%	28,025	20.2%
West Vancouver	12,540	765	6.1%	665	5.3%	1,425	11.4%	1,545	12.3%	1,925	15.4%	1,505	12.0%	2,015	16.1%	2,705	21.6%
White Rock	6,960	595	8.5%	560	8.0%	855	12.3%	1,280	18.4%	1,495	21.5%	1,290	18.5%	420	6.0%	465	6.7%
<b>METRO VANCOUVER</b>	<b>647,870</b>	<b>62,800</b>	<b>9.7%</b>	<b>55,410</b>	<b>8.6%</b>	<b>108,745</b>	<b>16.8%</b>	<b>125,720</b>	<b>19.4%</b>	<b>101,555</b>	<b>15.7%</b>	<b>86,785</b>	<b>13.4%</b>	<b>40,825</b>	<b>6.3%</b>	<b>66,015</b>	<b>10.2%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

**Table 3.1.3. Owner-Occupied Single Detached Houses by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Single Detached Units	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	540	45	8.3%	85	15.7%	185	34.3%	150	27.8%	30	5.6%	0	0.0%	10	1.9%	20	3.7%
Belcarra	215	10	4.7%	0	0.0%	30	14.0%	35	16.3%	35	16.3%	60	27.9%	30	14.0%	0	0.0%
Bowen Island	1,365	125	9.2%	75	5.5%	200	14.7%	245	17.9%	205	15.0%	260	19.0%	85	6.2%	175	12.8%
Burnaby	16,450	765	4.7%	950	5.8%	1,445	8.8%	1,965	11.9%	2,105	12.8%	2,430	14.8%	2,220	13.5%	4,570	27.8%
Coquitlam	17,175	580	3.4%	1,115	6.5%	1,140	6.6%	2,985	17.4%	4,055	23.6%	2,765	16.1%	2,950	17.2%	1,590	9.3%
Delta	18,450	640	3.5%	430	2.3%	1,000	5.4%	1,475	8.0%	3,350	18.2%	6,325	34.3%	3,740	20.3%	1,490	8.1%
Electoral Area A	365	35	9.6%	15	4.1%	35	9.6%	40	11.0%	20	5.5%	20	5.5%	0	0.0%	195	53.4%
Langley City	2,430	75	3.1%	30	1.2%	30	1.2%	60	2.5%	465	19.1%	1,415	58.2%	250	10.3%	100	4.1%
Langley Township	19,720	1,260	6.4%	960	4.9%	3,110	15.8%	3,555	18.0%	4,205	21.3%	4,615	23.4%	1,065	5.4%	960	4.9%
Lions Bay	430	10	2.3%	0	0.0%	25	5.8%	30	7.0%	90	20.9%	210	48.8%	55	12.8%	0	0.0%
Maple Ridge	15,345	935	6.1%	1,040	6.8%	2,930	19.1%	2,185	14.2%	3,090	20.1%	2,225	14.5%	1,245	8.1%	1,690	11.0%
New Westminster	4,385	215	4.9%	145	3.3%	375	8.6%	375	8.6%	205	4.7%	125	2.9%	235	5.4%	2,710	61.8%
North Vancouver City	2,525	130	5.1%	150	5.9%	170	6.7%	175	6.9%	325	12.9%	140	5.5%	335	13.3%	1,100	43.6%
North Vancouver District	14,550	455	3.1%	420	2.9%	605	4.2%	805	5.5%	2,080	14.3%	2,515	17.3%	2,970	20.4%	4,695	32.3%
Pitt Meadows	2,810	75	2.7%	75	2.7%	565	20.1%	425	15.1%	765	27.2%	750	26.7%	80	2.8%	65	2.3%
Port Coquitlam	7,550	100	1.3%	125	1.7%	560	7.4%	1,365	18.1%	1,640	21.7%	1,760	23.3%	1,495	19.8%	500	6.6%
Port Moody	3,540	100	2.8%	50	1.4%	465	13.1%	570	16.1%	650	18.4%	695	19.6%	560	15.8%	445	12.6%
Richmond	21,345	1,390	6.5%	1,400	6.6%	2,635	12.3%	4,435	20.8%	4,315	20.2%	4,560	21.4%	1,505	7.1%	1,110	5.2%
Surrey	51,710	3,245	6.3%	2,845	5.5%	9,255	17.9%	9,970	19.3%	13,905	26.9%	6,690	12.9%	2,570	5.0%	3,225	6.2%
Tsawwassen First Nation	325	135	41.5%	40	12.3%	20	6.2%	30	9.2%	85	26.2%	15	4.6%	0	0.0%	10	3.1%
Vancouver	34,560	2,455	7.1%	2,130	6.2%	2,885	8.3%	4,835	14.0%	3,995	11.6%	2,775	8.0%	2,350	6.8%	13,150	38.0%
West Vancouver	8,145	550	6.8%	525	6.4%	880	10.8%	920	11.3%	1,060	13.0%	690	8.5%	1,400	17.2%	2,120	26.0%
White Rock	1,960	135	6.9%	195	9.9%	240	12.2%	255	13.0%	215	11.0%	310	15.8%	270	13.8%	340	17.3%
<b>METRO VANCOUVER</b>	<b>246,250</b>	<b>13,475</b>	<b>5.5%</b>	<b>12,795</b>	<b>5.2%</b>	<b>28,840</b>	<b>11.7%</b>	<b>36,910</b>	<b>15.0%</b>	<b>46,925</b>	<b>19.1%</b>	<b>41,495</b>	<b>16.9%</b>	<b>25,480</b>	<b>10.3%</b>	<b>40,325</b>	<b>16.4%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

**Table 3.1.4. Owner-Occupied "Apartment, Duplex" (Up/Down Duplex or House with Suite, Not Rented) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Apartment Duplex (not rented suite)	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	40	0	0.0%	0	0.0%	0	0.0%	0	0.0%	20	50.0%	0	0.0%	0	0.0%	0	0.0%
Belcarra	20	0	0.0%	0	0.0%	0	0.0%	10	50.0%	10	50.0%	0	0.0%	0	0.0%	0	0.0%
Bowen Island	65	20	30.8%	0	0.0%	20	30.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Burnaby	9,615	1,065	11.1%	455	4.7%	1,110	11.5%	1,545	16.1%	1,435	14.9%	1,090	11.3%	980	10.2%	1,935	20.1%
Coquitlam	5,045	755	15.0%	400	7.9%	565	11.2%	995	19.7%	665	13.2%	430	8.5%	730	14.5%	510	10.1%
Delta	4,145	430	10.4%	265	6.4%	180	4.3%	315	7.6%	345	8.3%	1,240	29.9%	1,085	26.2%	290	7.0%
Electoral Area A	50	0	0.0%	0	0.0%	10	20.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	30	60.0%
Langley City	430	0	0.0%	0	0.0%	0	0.0%	30	7.0%	70	16.3%	230	53.5%	65	15.1%	30	7.0%
Langley Township	4,290	535	12.5%	670	15.6%	730	17.0%	755	17.6%	710	16.6%	690	16.1%	130	3.0%	65	1.5%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	2,890	465	16.1%	180	6.2%	455	15.7%	735	25.4%	430	14.9%	295	10.2%	195	6.7%	135	4.7%
New Westminister	2,125	170	8.0%	110	5.2%	205	9.6%	235	11.1%	145	6.8%	100	4.7%	110	5.2%	1,060	49.9%
North Vancouver City	1,835	215	11.7%	120	6.5%	130	7.1%	120	6.5%	135	7.4%	140	7.6%	190	10.4%	790	43.1%
North Vancouver District	3,715	180	4.8%	130	3.5%	225	6.1%	330	8.9%	420	11.3%	700	18.8%	770	20.7%	960	25.8%
Pitt Meadows	445	0	0.0%	15	3.4%	60	13.5%	110	24.7%	95	21.3%	120	27.0%	25	5.6%	25	5.6%
Port Coquitlam	2,260	125	5.5%	35	1.5%	135	6.0%	495	21.9%	440	19.5%	475	21.0%	385	17.0%	185	8.2%
Port Moody	645	20	3.1%	0	0.0%	45	7.0%	155	24.0%	110	17.1%	115	17.8%	120	18.6%	75	11.6%
Richmond	2,915	410	14.1%	235	8.1%	320	11.0%	330	11.3%	230	7.9%	805	27.6%	375	12.9%	205	7.0%
Surrey	23,590	3,495	14.8%	2,530	10.7%	6,150	26.1%	4,055	17.2%	3,205	13.6%	2,145	9.1%	1,025	4.3%	985	4.2%
Tsawwassen First Nation	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Vancouver	31,205	2,165	6.9%	1,785	5.7%	3,195	10.2%	4,125	13.2%	3,635	11.6%	3,310	10.6%	2,375	7.6%	10,615	34.0%
West Vancouver	945	40	4.2%	50	5.3%	70	7.4%	95	10.1%	90	9.5%	75	7.9%	135	14.3%	380	40.2%
White Rock	955	155	16.2%	110	11.5%	145	15.2%	190	19.9%	165	17.3%	75	7.9%	60	6.3%	45	4.7%
<b>METRO VANCOUVER</b>	<b>97,250</b>	<b>10,250</b>	<b>10.5%</b>	<b>7,090</b>	<b>7.3%</b>	<b>13,770</b>	<b>14.2%</b>	<b>14,640</b>	<b>15.1%</b>	<b>12,370</b>	<b>12.7%</b>	<b>12,055</b>	<b>12.4%</b>	<b>8,760</b>	<b>9.0%</b>	<b>18,310</b>	<b>18.8%</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (excludes the rented suite unit).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

**Table 3.1.5. Owner-Occupied Semi-Detached (Side-By-Side Duplex) Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Semi-Detached Units	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	25	0	0.0%	0	0.0%	0	0.0%	15	60.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Belcarra	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	10	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Burnaby	2,245	145	6.5%	265	11.8%	940	41.9%	315	14.0%	195	8.7%	200	8.9%	65	2.9%	115	5.1%
Coquitlam	1,430	95	6.6%	170	11.9%	250	17.5%	455	31.8%	160	11.2%	225	15.7%	45	3.1%	20	1.4%
Delta	920	115	12.5%	145	15.8%	150	16.3%	245	26.6%	70	7.6%	100	10.9%	60	6.5%	30	3.3%
Electoral Area A	60	0	0.0%	0	0.0%	30	50.0%	25	41.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Langley City	255	0	0.0%	0	0.0%	0	0.0%	90	35.3%	95	37.3%	50	19.6%	20	7.8%	0	0.0%
Langley Township	895	85	9.5%	35	3.9%	125	14.0%	515	57.5%	65	7.3%	45	5.0%	15	1.7%	10	1.1%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	690	240	34.8%	45	6.5%	80	11.6%	135	19.6%	135	19.6%	20	2.9%	10	1.4%	20	2.9%
New Westminster	135	40	29.6%	15	11.1%	20	14.8%	0	0.0%	10	7.4%	10	7.4%	0	0.0%	30	22.2%
North Vancouver City	660	40	6.1%	90	13.6%	150	22.7%	180	27.3%	115	17.4%	30	4.5%	15	2.3%	40	6.1%
North Vancouver District	460	10	2.2%	0	0.0%	55	12.0%	105	22.8%	160	34.8%	85	18.5%	15	3.3%	30	6.5%
Pitt Meadows	195	30	15.4%	15	7.7%	40	20.5%	75	38.5%	30	15.4%	0	0.0%	0	0.0%	0	0.0%
Port Coquitlam	610	75	12.3%	10	1.6%	20	3.3%	275	45.1%	100	16.4%	80	13.1%	40	6.6%	10	1.6%
Port Moody	400	0	0.0%	15	3.8%	105	26.3%	205	51.3%	30	7.5%	15	3.8%	0	0.0%	20	5.0%
Richmond	1,220	60	4.9%	55	4.5%	255	20.9%	340	27.9%	195	16.0%	215	17.6%	65	5.3%	25	2.0%
Surrey	3,135	250	8.0%	350	11.2%	735	23.4%	905	28.9%	520	16.6%	245	7.8%	70	2.2%	60	1.9%
Tsawwassen First Nation	10	10	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vancouver	3,455	190	5.5%	395	11.4%	675	19.5%	835	24.2%	820	23.7%	215	6.2%	45	1.3%	275	8.0%
West Vancouver	425	15	3.5%	20	4.7%	55	12.9%	100	23.5%	150	35.3%	50	11.8%	10	2.4%	15	3.5%
White Rock	75	0	0.0%	10	13.3%	0	0.0%	30	40.0%	0	0.0%	20	26.7%	0	0.0%	0	0.0%
<b>METRO VANCOUVER</b>	<b>17,325</b>	<b>1,405</b>	<b>8.1%</b>	<b>1,650</b>	<b>9.5%</b>	<b>3,735</b>	<b>21.6%</b>	<b>4,845</b>	<b>28.0%</b>	<b>2,855</b>	<b>16.5%</b>	<b>1,605</b>	<b>9.3%</b>	<b>495</b>	<b>2.9%</b>	<b>725</b>	<b>4.2%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

**Table 3.1.6. Owner-Occupied Row House Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Row House Units	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Belcarra	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Burnaby	6,260	240	3.8%	525	8.4%	1,395	22.3%	1,550	24.8%	830	13.3%	1,460	23.3%	190	3.0%	70	1.1%
Coquitlam	4,320	635	14.7%	885	20.5%	630	14.6%	795	18.4%	855	19.8%	425	9.8%	55	1.3%	30	0.7%
Delta	1,795	225	12.5%	195	10.9%	280	15.6%	295	16.4%	255	14.2%	425	23.7%	95	5.3%	40	2.2%
Electoral Area A	260	0	0.0%	25	9.6%	100	38.5%	115	44.2%	0	0.0%	10	3.8%	0	0.0%	0	0.0%
Langley City	915	120	13.1%	50	5.5%	135	14.8%	125	13.7%	200	21.9%	245	26.8%	15	1.6%	10	1.1%
Langley Township	8,595	2,210	25.7%	1,560	18.2%	2,075	24.1%	1,720	20.0%	775	9.0%	225	2.6%	25	0.3%	10	0.1%
Lions Bay	20	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	20	100.0%	0	0.0%	0	0.0%
Maple Ridge	3,965	665	16.8%	495	12.5%	575	14.5%	1,450	36.6%	575	14.5%	150	3.8%	45	1.1%	0	0.0%
New Westminster	1,495	370	24.7%	315	21.1%	435	29.1%	260	17.4%	80	5.4%	30	2.0%	10	0.7%	0	0.0%
North Vancouver City	1,595	105	6.6%	45	2.8%	195	12.2%	370	23.2%	530	33.2%	285	17.9%	55	3.4%	10	0.6%
North Vancouver District	1,955	140	7.2%	125	6.4%	235	12.0%	245	12.5%	345	17.6%	625	32.0%	180	9.2%	50	2.6%
Pitt Meadows	1,050	85	8.1%	85	8.1%	265	25.2%	315	30.0%	250	23.8%	35	3.3%	10	1.0%	0	0.0%
Port Coquitlam	3,015	165	5.5%	320	10.6%	640	21.2%	1,140	37.8%	470	15.6%	155	5.1%	100	3.3%	10	0.3%
Port Moody	2,005	20	1.0%	80	4.0%	675	33.7%	370	18.5%	200	10.0%	620	30.9%	30	1.5%	15	0.7%
Richmond	12,335	865	7.0%	1,110	9.0%	2,965	24.0%	3,125	25.3%	1,925	15.6%	1,990	16.1%	280	2.3%	85	0.7%
Surrey	26,065	3,760	14.4%	4,905	18.8%	8,165	31.3%	4,605	17.7%	2,390	9.2%	1,860	7.1%	225	0.9%	150	0.6%
Tsawwassen First Nation	15	15	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vancouver	6,025	450	7.5%	550	9.1%	1,315	21.8%	995	16.5%	1,190	19.8%	1,220	20.2%	95	1.6%	205	3.4%
West Vancouver	325	0	0.0%	15	4.6%	115	35.4%	25	7.7%	90	27.7%	35	10.8%	25	7.7%	0	0.0%
White Rock	130	15	11.5%	20	15.4%	10	7.7%	30	23.1%	10	7.7%	40	30.8%	0	0.0%	0	0.0%
<b>METRO VANCOUVER</b>	<b>82,255</b>	<b>10,210</b>	<b>12.4%</b>	<b>11,315</b>	<b>13.8%</b>	<b>20,195</b>	<b>24.6%</b>	<b>17,525</b>	<b>21.3%</b>	<b>10,970</b>	<b>13.3%</b>	<b>9,860</b>	<b>12.0%</b>	<b>1,440</b>	<b>1.8%</b>	<b>745</b>	<b>0.9%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

**Table 3.1.7. Owner-Occupied Apartment Units (Fewer Than 5 Storeys) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Apartment Units (< 5 Storeys)		2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Belcarra	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	30	0.0%	0	0.0%	20	66.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Burnaby	9,125	11.0%	1,005	11.0%	1,035	11.3%	1,855	20.3%	1,835	20.1%	1,265	13.9%	1,530	16.8%	385	4.2%	225	2.5%
Coquitlam	6,040	14.9%	900	14.9%	770	12.7%	525	8.7%	2,315	38.3%	885	14.7%	370	6.1%	165	2.7%	115	1.9%
Delta	2,785	16.3%	455	16.3%	180	6.5%	235	8.4%	965	34.6%	445	16.0%	400	14.4%	50	1.8%	60	2.2%
Electoral Area A	1,035	3.9%	40	3.9%	70	6.8%	590	57.0%	320	30.9%	10	1.0%	10	1.0%	0	0.0%	0	0.0%
Langley City	3,770	5.8%	220	5.8%	315	8.4%	680	18.0%	1,790	47.5%	525	13.9%	180	4.8%	35	0.9%	15	0.4%
Langley Township	2,555	11.7%	300	11.7%	475	18.6%	335	13.1%	1,050	41.1%	285	11.2%	95	3.7%	0	0.0%	20	0.8%
Lions Bay	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	2,630	12.7%	335	12.7%	280	10.6%	580	22.1%	605	23.0%	530	20.2%	205	7.8%	45	1.7%	45	1.7%
New Westminster	5,065	10.4%	525	10.4%	450	8.9%	575	11.4%	1,185	23.4%	1,115	22.0%	835	16.5%	190	3.8%	175	3.5%
North Vancouver City	4,140	8.0%	330	8.0%	335	8.1%	365	8.8%	925	22.3%	475	11.5%	1,160	28.0%	380	9.2%	165	4.0%
North Vancouver District	2,855	16.8%	480	16.8%	270	9.5%	455	15.9%	745	26.1%	400	14.0%	320	11.2%	115	4.0%	70	2.5%
Pitt Meadows	1,125	8.4%	95	8.4%	225	20.0%	295	26.2%	430	38.2%	65	5.8%	0	0.0%	0	0.0%	0	0.0%
Port Coquitlam	3,950	10.3%	405	10.3%	440	11.1%	1,015	25.7%	1,465	37.1%	275	7.0%	260	6.6%	55	1.4%	40	1.0%
Port Moody	2,025	11.9%	240	11.9%	195	9.6%	785	38.8%	380	18.8%	75	3.7%	185	9.1%	120	5.9%	40	2.0%
Richmond	11,105	5.6%	620	5.6%	940	8.5%	1,710	15.4%	2,580	23.2%	2,755	24.8%	2,045	18.4%	250	2.3%	210	1.9%
Surrey	19,650	8.9%	1,755	8.9%	1,970	10.0%	4,350	22.1%	6,865	34.9%	3,155	16.1%	1,145	5.8%	240	1.2%	165	0.8%
Tsawwassen First Nation	185	48.6%	90	48.6%	0	0.0%	0	0.0%	85	45.9%	10	5.4%	0	0.0%	0	0.0%	0	0.0%
Vancouver	30,700	9.5%	2,915	9.5%	1,850	6.0%	4,005	13.0%	7,850	25.6%	5,720	18.6%	5,065	16.5%	660	2.1%	2,640	8.6%
West Vancouver	960	3.6%	35	3.6%	0	0.0%	160	16.7%	145	15.1%	275	28.6%	210	21.9%	100	10.4%	50	5.2%
White Rock	2,825	5.8%	165	5.8%	130	4.6%	120	4.2%	575	20.4%	920	32.6%	785	27.8%	75	2.7%	50	1.8%
<b>METRO VANCOUVER</b>	<b>112,635</b>	<b>10.9%</b>	<b>10,925</b>	<b>9.7%</b>	<b>9,965</b>	<b>8.8%</b>	<b>18,625</b>	<b>16.5%</b>	<b>32,100</b>	<b>28.5%</b>	<b>19,195</b>	<b>17.0%</b>	<b>14,830</b>	<b>13.2%</b>	<b>2,895</b>	<b>2.6%</b>	<b>4,090</b>	<b>3.6%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

**Table 3.1.8. Owner-Occupied Apartment Units (5 Storeys or More) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Apartment Units (>= 5 Storeys)	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Belcarra	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Burnaby	17,375	3,880	22.3%	2,140	12.3%	4,330	24.9%	2,785	16.0%	2,675	15.4%	1,420	8.2%	80	0.5%	60	0.3%
Coquitlam	4,555	1,295	28.4%	900	19.8%	995	21.8%	1,040	22.8%	245	5.4%	45	1.0%	0	0.0%	25	0.5%
Delta	520	135	26.0%	40	7.7%	0	0.0%	70	13.5%	225	43.3%	25	4.8%	0	0.0%	0	0.0%
Electoral Area A	1,500	420	28.0%	385	25.7%	450	30.0%	225	15.0%	10	0.7%	0	0.0%	0	0.0%	0	0.0%
Langley City	100	55	55.0%	0	0.0%	25	25.0%	15	15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Langley Township	960	340	35.4%	430	44.8%	180	18.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	515	80	15.5%	20	3.9%	30	5.8%	295	57.3%	50	9.7%	35	6.8%	0	0.0%	0	0.0%
New Westminster	6,510	615	9.4%	535	8.2%	1,910	29.3%	1,910	29.3%	940	14.4%	500	7.7%	60	0.9%	45	0.7%
North Vancouver City	3,765	800	21.2%	680	18.1%	955	25.4%	505	13.4%	405	10.8%	330	8.8%	50	1.3%	45	1.2%
North Vancouver District	1,450	280	19.3%	165	11.4%	15	1.0%	240	16.6%	115	7.9%	535	36.9%	55	3.8%	40	2.8%
Pitt Meadows	75	0	0.0%	15	20.0%	55	73.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Port Coquitlam	270	95	35.2%	160	59.3%	10	3.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Port Moody	1,290	15	1.2%	215	16.7%	845	65.5%	185	14.3%	25	1.9%	0	0.0%	0	0.0%	10	0.8%
Richmond	8,825	2,645	30.0%	1,690	19.2%	2,160	24.5%	1,515	17.2%	220	2.5%	505	5.7%	45	0.5%	50	0.6%
Surrey	4,005	1,120	28.0%	760	19.0%	760	19.0%	975	24.3%	295	7.4%	60	1.5%	10	0.2%	10	0.2%
Tsawwassen First Nation	110	110	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vancouver	32,795	3,855	11.8%	4,055	12.4%	9,800	29.9%	8,760	26.7%	2,640	8.1%	1,755	5.4%	810	2.5%	1,130	3.4%
West Vancouver	1,730	120	6.9%	50	2.9%	125	7.2%	265	15.3%	255	14.7%	440	25.4%	335	19.4%	125	7.2%
White Rock	1,005	130	12.9%	95	9.5%	340	33.8%	195	19.4%	170	16.9%	65	6.5%	0	0.0%	15	1.5%
<b>METRO VANCOUVER</b>	<b>88,155</b>	<b>16,160</b>	<b>18.3%</b>	<b>12,420</b>	<b>14.1%</b>	<b>23,225</b>	<b>26.3%</b>	<b>19,260</b>	<b>21.8%</b>	<b>8,300</b>	<b>9.4%</b>	<b>5,725</b>	<b>6.5%</b>	<b>1,475</b>	<b>1.7%</b>	<b>1,585</b>	<b>1.8%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

### 3.2 Median Values of Owned Housing by Structure Type

Data on median values by structure type will be available in 2023 and will be included in a future edition of the Metro Vancouver Housing Data Book.



### 3.3 Benchmark Home Sale Prices

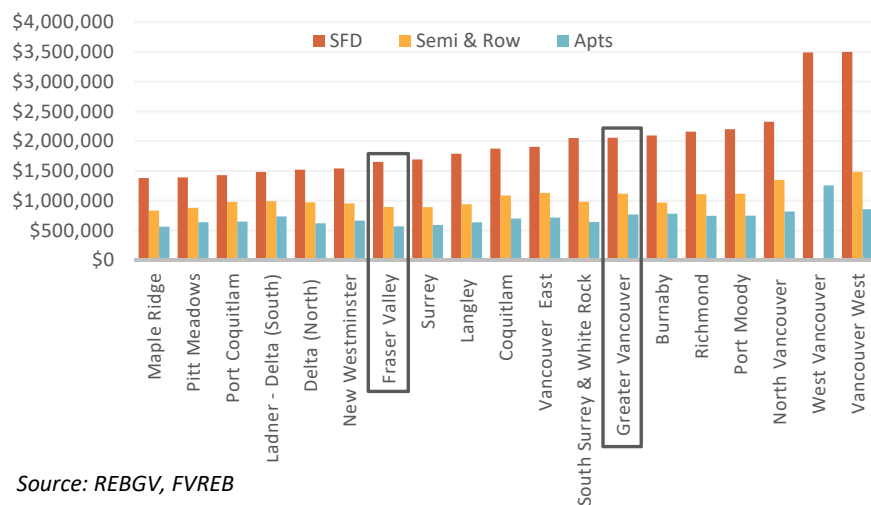
Benchmark home prices in Metro Vancouver are a key indicator of affordability in the ownership market. Data is presented separately for the Real Estate Board areas of Greater Vancouver and the Fraser Valley recognizing the wide variation in sale price both by location and by structure type.

Benchmark home prices are provided by the MLS® Home Price Index (HPI). A “benchmark home” is one whose attributes are typical of homes traded in the area where it is located. Benchmark prices are different from median or average sale prices, and allow comparisons across areas.

#### Key Observations

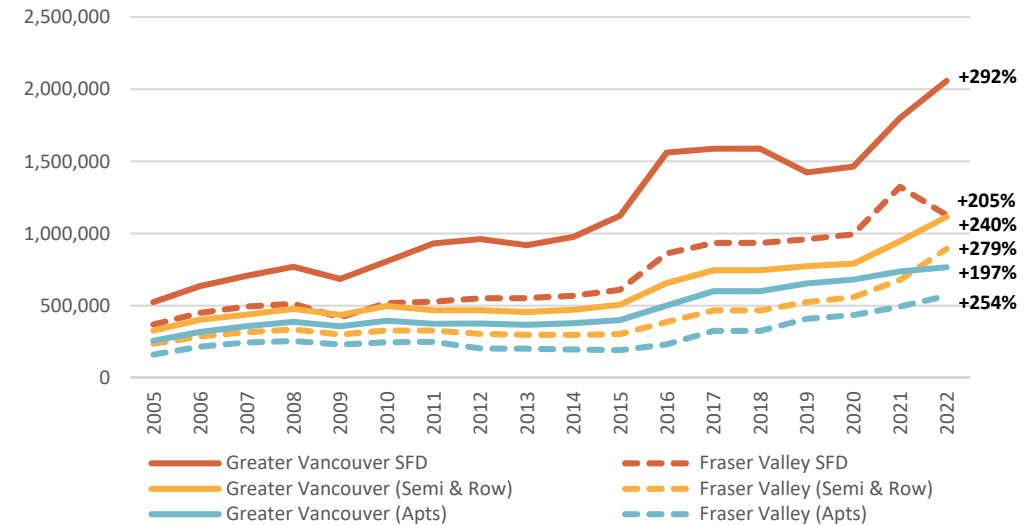
- Benchmark prices have doubled and tripled in the past 15 years across the region, while rents, wages, and inflation have increased much more slowly.
- West Vancouver and the west side of the City of Vancouver remain the most expensive areas in the region to buy a home.

**Figure 3.3.1. Benchmark Home Sale Prices, Greater Vancouver and Fraser Valley Real Estate Areas, June 2022**



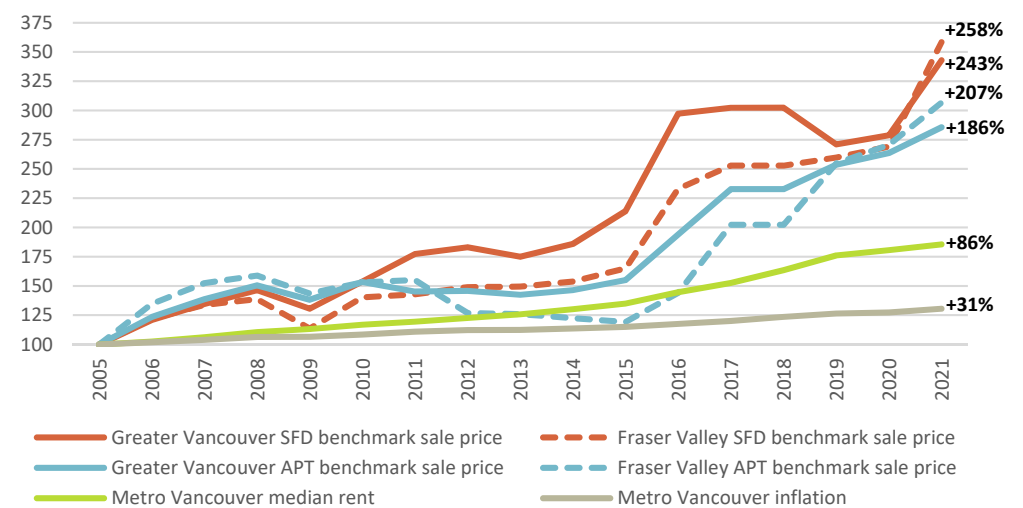
Source: REBGV, FVREB

**Figure 3.3.2. Benchmark Home Sale Prices, Greater Vancouver and Fraser Valley Real Estate Areas, June 2005 to June 2022**



Source: REBGV, FVREB

**Figure 3.3.3. Percentage Change from 2005 Levels to 2021\* in Benchmark Home Sale Prices, Median Rents, and Inflation, Metro Vancouver**



Source: REBGV, FVREB, CMHC, Statistics Canada

\*Note: 2022 data is not yet available for median rents or inflation.

**Table 3.3.1. Benchmark Sale Price for All Residential Units (\$) for Metro Vancouver Areas, June 2013 - June 2022**

REAL ESTATE BOARD AREAS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Year Increase 2017 - 2022	
											#	%
Burnaby **	548,800	576,800	629,600	825,700	910,200	1,009,600	921,600	943,400	1,074,200	1,132,700	222,500	24%
Coquitlam	499,700	523,000	582,400	774,800	864,100	984,800	890,000	929,800	1,092,100	1,154,200	290,100	34%
Ladner - Delta (South)	525,200	547,100	614,400	843,700	824,800	873,200	800,600	840,100	1,030,800	1,189,200	364,400	44%
Delta (North)	486,600	516,600	562,100	810,900	842,500	968,300	890,100	909,400	1,129,600	1,333,800	491,300	58%
Langley	424,900	433,200	446,100	601,800	690,600	821,900	764,100	837,600	1,040,700	1,154,100	463,500	67%
Maple Ridge	384,000	391,400	414,600	551,400	631,000	748,800	758,400	780,700	996,800	1,071,300	440,300	70%
New Westminister	364,400	376,500	404,300	518,900	601,600	732,000	652,200	666,000	714,800	845,300	243,700	41%
North Vancouver	650,500	675,700	754,400	995,400	1,064,900	1,134,400	1,036,300	1,073,200	1,230,800	1,440,000	375,100	35%
Pitt Meadows	383,000	395,200	424,400	530,900	617,000	762,700	751,800	762,300	911,300	988,000	371,000	60%
Port Coquitlam	392,600	405,500	446,700	585,000	685,200	789,500	743,200	767,400	923,100	981,600	296,400	43%
Port Moody	509,100	535,100	586,200	759,600	848,000	994,600	903,000	930,900	1,051,900	1,209,400	361,400	43%
Richmond	571,000	588,900	650,900	872,400	948,300	1,031,900	910,500	929,900	1,079,700	1,187,700	239,400	25%
Surrey *	450,500	457,000	480,200	649,700	753,600	882,600	830,600	858,500	1,061,700	1,218,300	464,700	62%
Vancouver West	810,400	850,300	940,900	1,249,800	1,328,400	1,371,500	1,216,100	1,272,400	1,373,000	1,345,000	16,600	1%
Vancouver East	608,400	647,700	723,800	966,200	1,045,700	1,111,300	1,039,200	1,083,300	1,207,500	1,223,900	178,200	17%
West Vancouver	1,546,200	1,711,100	1,919,600	2,687,300	2,628,700	2,541,300	2,105,300	2,114,400	2,551,200	2,906,200	277,500	11%
South Surrey & White Rock	597,800	618,600	648,700	897,900	969,700	1,018,000	949,100	936,500	1,167,300	1,328,600	358,900	37%
<b>GREATER VANCOUVER</b>	<b>601,900</b>	<b>628,200</b>	<b>694,000</b>	<b>917,800</b>	<b>998,700</b>	<b>1,093,600</b>	<b>998,700</b>	<b>1,025,300</b>	<b>1,175,100</b>	<b>1,235,900</b>	<b>237,200</b>	<b>24%</b>
<b>FRASER VALLEY</b>	<b>428,400</b>	<b>434,000</b>	<b>454,200</b>	<b>615,300</b>	<b>703,900</b>	<b>833,100</b>	<b>827,400</b>	<b>851,400</b>	<b>1,051,400</b>	<b>1,128,400</b>	<b>424,500</b>	<b>60%</b>

Source: Real Estate Board of Greater Vancouver (REBGV) 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.

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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 2012-2022 Burnaby data is reported for 3 sub-areas of Burnaby. For the purposes of this table, a non-weighted average of the 3 sub-areas is used.

**Table 3.3.2. Benchmark Sale Price for Single Detached Housing (\$) for Metro Vancouver Areas, June 2012 - June 2022**

REAL ESTATE BOARD AREAS	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Year Increase 2017 - 2022	
												#	%
Burnaby **	902,300	877,500	932,700	1,076,633	1,518,600	1,518,300	1,530,700	1,358,800	1,425,900	2,461,150	2,096,000	577,700	38%
Coquitlam	720,533	706,900	748,800	861,200	1,217,300	1,256,700	1,313,500	1,166,100	1,210,700	1,501,800	1,874,100	617,400	49%
Ladner - Delta (South)	644,700	611,400	634,100	726,500	1,042,800	975,700	998,100	960,000	1,006,900	1,285,200	1,482,200	506,500	52%
Delta (North)	525,267	523,100	557,100	612,300	843,300	877,600	957,800	888,200	919,400	1,198,400	1,519,600	642,000	73%
Langley	543,600	560,000	577,200	612,900	905,700	950,800	1,073,700	982,300	1,044,200	1,383,000	1,789,600	838,800	88%
Maple Ridge	465,133	461,500	472,500	505,100	692,500	776,100	880,700	824,200	854,700	1,131,000	1,379,700	603,600	78%
New Westminster	682,167	665,800	693,300	789,300	1,095,600	1,125,200	1,189,400	1,051,100	1,087,600	1,290,000	1,541,100	415,900	37%
North Vancouver	974,700	947,600	1,010,000	1,176,600	1,664,100	1,690,600	1,683,600	1,524,800	1,563,500	1,914,100	2,325,800	635,200	38%
Pitt Meadows	501,800	503,100	513,500	560,500	760,600	840,700	956,700	904,200	925,900	1,203,000	1,390,200	549,500	65%
Port Coquitlam	563,233	548,100	572,500	662,100	916,300	990,500	1,030,300	923,700	970,600	1,232,800	1,427,900	437,400	44%
Port Moody	845,733	829,500	895,400	1,005,600	1,379,700	1,444,700	1,551,900	1,427,400	1,462,600	1,850,300	2,201,300	756,600	52%
Richmond	999,200	941,933	979,300	1,144,700	1,700,200	1,650,100	1,648,600	1,484,600	1,511,400	1,910,500	2,160,500	510,400	31%
Surrey *	564,300	579,450	714,814	689,700	981,700	1,043,400	1,121,500	1,004,100	1,047,300	1,377,200	1,692,900	649,500	62%
Vancouver West	2,207,433	2,069,200	2,257,100	2,599,700	3,547,300	3,627,200	3,392,500	2,912,000	3,076,700	3,458,300	3,499,700	-127,500	-4%
Vancouver East	863,467	842,800	918,900	1,093,900	1,511,500	1,534,100	1,541,400	1,350,100	1,459,100	1,696,500	1,904,000	369,900	24%
West Vancouver	1,934,567	1,849,200	2,053,300	2,320,400	3,261,600	3,127,100	3,392,500	2,564,600	2,594,200	3,152,500	3,491,300	364,200	12%
South Surrey & White Rock	881,800	851,100	902,400	983,900	1,437,600	1,493,300	1,464,000	1,340,900	1,336,200	1,731,600	2,053,100	559,800	37%
<b>GREATER VANCOUVER</b>	<b>961,600</b>	<b>919,200</b>	<b>976,700</b>	<b>1,123,900</b>	<b>1,561,500</b>	<b>1,587,900</b>	<b>1,598,200</b>	<b>1,423,500</b>	<b>1,464,200</b>	<b>1,801,100</b>	<b>2,058,600</b>	<b>470,700</b>	<b>30%</b>
<b>FRASER VALLEY</b>	<b>551,000</b>	<b>552,200</b>	<b>568,600</b>	<b>609,900</b>	<b>861,600</b>	<b>934,600</b>	<b>1,018,900</b>	<b>960,100</b>	<b>994,500</b>	<b>1,324,400</b>	<b>1,653,000</b>	<b>718,400</b>	<b>77%</b>

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

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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 2012-2022 Burnaby data is reported for 3 sub-areas of Burnaby. For the purposes of this table, a non-weighted average of the 3 sub-areas is used.

**Table 3.3.3. Benchmark Sale Price for Semi-Detached and Rowhouse Housing (\$) for Metro Vancouver Areas, June 2012 - June 2022**

REAL ESTATE BOARD AREAS	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Year Increase 2017 - 2022	
												#	%
Burnaby **	414,333	403,100	422,067	442,867	517,400	681,033	783,600	710,800	732,600	763,300	970,300	289,267	42%
Coquitlam	382,867	382,800	389,000	414,200	527,500	617,400	712,200	657,300	693,800	843,200	1,086,500	469,100	76%
Ladner - Delta (South)	450,767	446,500	461,800	493,100	628,300	731,300	778,000	638,200	630,700	765,500	990,800	259,500	35%
Delta (North)	297,267	292,700	312,000	323,000	447,600	553,800	627,700	583,200	553,400	665,400	972,500	418,700	76%
Langley	292,767	291,500	291,300	298,300	408,400	449,600	527,900	498,600	574,400	691,400	938,400	488,800	109%
Maple Ridge	276,233	269,400	271,300	282,400	373,500	471,300	574,300	529,900	538,500	682,800	833,400	362,100	77%
New Westminster	398,633	393,900	408,900	441,900	543,000	640,600	723,500	721,500	748,300	843,600	951,800	311,200	49%
North Vancouver	598,467	580,500	605,400	650,100	850,200	938,300	1,049,900	946,600	989,000	1,116,200	1,347,200	408,900	44%
Pitt Meadows	321,633	317,800	322,200	363,100	447,400	535,900	664,200	609,400	627,000	747,900	881,500	345,600	64%
Port Coquitlam	374,733	365,100	372,200	397,400	515,300	591,400	689,700	642,400	647,400	790,900	980,300	388,900	66%
Port Moody	409,933	402,100	416,100	447,400	547,400	584,400	685,900	654,200	651,000	751,900	1,116,500	532,100	91%
Richmond	506,600	493,900	507,900	546,900	709,800	766,200	854,800	779,200	791,100	923,500	1,108,200	342,000	45%
Surrey *	306,833	320,613	379,416	324,200	409,800	507,800	598,000	565,100	574,200	692,100	891,200	383,400	76%
Vancouver West	711,333	703,600	748,000	805,500	1,092,900	1,211,600	1,303,600	1,125,800	1,119,800	1,288,800	1,485,800	274,200	23%
Vancouver East	522,733	517,700	532,300	562,100	765,500	813,400	923,400	861,500	888,600	1,013,100	1,130,800	317,400	39%
West Vancouver	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
South Surrey & White Rock	469,400	458,200	463,100	429,900	521,000	619,000	680,800	648,300	655,000	810,000	983,100	364,100	59%
<b>GREATER VANCOUVER</b>	<b>468,400</b>	<b>456,200</b>	<b>471,200</b>	<b>506,900</b>	<b>656,900</b>	<b>745,700</b>	<b>859,800</b>	<b>774,700</b>	<b>790,800</b>	<b>946,900</b>	<b>1,115,600</b>	<b>369,900</b>	<b>50%</b>
<b>FRASER VALLEY</b>	<b>305,000</b>	<b>298,700</b>	<b>297,800</b>	<b>302,600</b>	<b>387,100</b>	<b>467,000</b>	<b>558,000</b>	<b>525,200</b>	<b>559,600</b>	<b>678,400</b>	<b>894,300</b>	<b>427,300</b>	<b>91%</b>

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

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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 2012-2022 Burnaby data is reported for 3 sub-areas of Burnaby. For the purposes of this table, a non-weighted average of the 3 sub-areas is used.

n/a: not available

**Table 3.3.4. Benchmark Sale Price for Apartment Housing (\$) for Metro Vancouver Areas, June 2012 - June 2022**

REAL ESTATE BOARD AREAS	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Year Increase 2016 - 2021	
												#	%
Burnaby **	362,378	359,600	382,330	382,330	497,300	588,900	698,200	670,000	673,000	708,100	781,500	192,600	33%
Coquitlam	257,467	248,000	255,000	397,500	336,100	442,600	552,100	514,600	526,300	588,800	700,500	257,900	58%
Ladner - Delta (South)	324,333	301,600	313,900	272,700	416,100	397,500	470,700	432,300	511,700	569,200	735,900	338,400	85%
Delta (North)	177,333	161,800	158,400	160,200	195,500	309,900	433,200	377,900	395,400	406,600	619,700	309,800	100%
Langley	214,200	211,900	213,700	197,100	238,800	328,700	448,500	416,900	398,700	470,600	636,200	307,500	94%
Maple Ridge	178,967	170,800	169,800	172,300	190,000	232,600	327,200	355,200	365,800	428,200	564,300	331,700	143%
New Westminister	274,700	272,100	277,800	288,000	347,200	440,900	564,600	520,000	529,100	556,700	663,900	223,000	51%
North Vancouver	351,700	353,500	352,700	370,600	444,200	528,200	602,800	552,400	575,000	657,500	819,600	291,400	55%
Pitt Meadows	217,600	231,500	245,300	255,500	285,100	348,700	480,300	498,400	502,300	545,900	637,800	289,100	83%
Port Coquitlam	228,067	217,300	225,200	236,300	287,300	386,900	489,100	446,500	461,400	529,900	648,300	261,400	68%
Port Moody	317,600	322,800	331,900	354,900	445,700	554,500	699,200	619,800	656,500	716,000	747,300	192,800	35%
Richmond	350,400	346,500	354,000	362,600	424,100	572,600	683,800	628,500	650,700	718,300	746,200	173,600	30%
Surrey *	197,859	208,369	210,500	201,500	239,000	340,200	464,300	410,700	433,100	486,600	591,400	251,200	74%
Vancouver West	480,533	474,600	491,200	528,000	696,200	772,900	842,600	744,300	789,300	831,200	854,800	81,900	11%
Vancouver East	311,733	306,800	321,000	330,300	418,400	507,700	573,800	554,100	588,400	636,900	716,200	208,500	41%
West Vancouver	632,533	601,400	610,100	646,300	846,300	1,168,000	1,286,500	1,034,500	981,900	1,135,400	1,255,800	87,800	8%
South Surrey & White Rock	250,900	241,000	240,600	243,600	310,600	420,200	516,000	500,100	485,000	567,400	640,100	219,900	52%
<b>GREATER VANCOUVER</b>	<b>376,200</b>	<b>367,700</b>	<b>378,000</b>	<b>400,200</b>	<b>501,100</b>	<b>600,700</b>	<b>704,200</b>	<b>654,700</b>	<b>680,800</b>	<b>737,600</b>	<b>766,300</b>	<b>165,600</b>	<b>28%</b>
<b>FRASER VALLEY</b>	<b>204,200</b>	<b>202,500</b>	<b>197,000</b>	<b>191,900</b>	<b>231,900</b>	<b>325,300</b>	<b>453,500</b>	<b>409,800</b>	<b>435,300</b>	<b>493,500</b>	<b>568,700</b>	<b>243,400</b>	<b>75%</b>

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

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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 2012-2022 Burnaby data is reported for 3 sub-areas of Burnaby. For the purposes of this table, a non-weighted average of the 3 sub-areas is used.

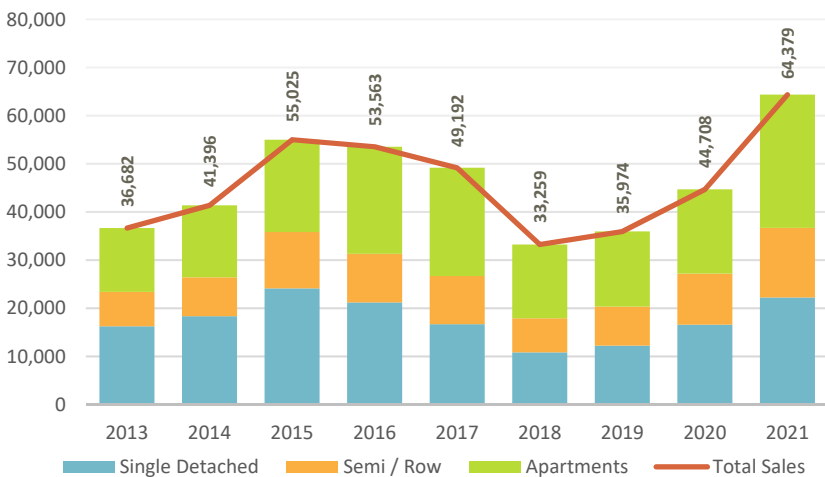
### 3.4 Home Sales

Home sales data is obtained from the monthly MLS® Sales Facts published by both the Real Estate Board of Greater Vancouver (REBGV) and the Fraser Valley Real Estate Board (FVREB).

#### Key Observations

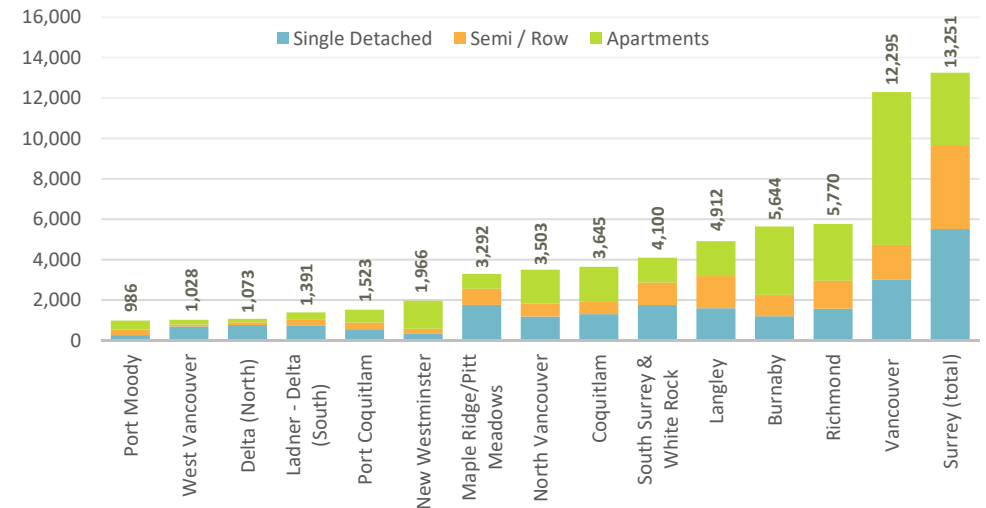
- During the four years prior to the Covid-19 pandemic, home sales in the region had started to decrease in response to quickly escalating home prices. However, in 2020 and especially in 2021, the number of sales increased drastically along with home prices.
- In 2021, close to half (43%) of home sales in the region were apartments, but this varied significantly across the region.
- Surrey, which saw the greatest number of sales in 2021, also had the greatest number of single detached sales (42% of their total sales) and row house/townhouse sales (31% of their total sales).

Figure 3.4.1. Residential Property Sales by Type of Housing, Metro Vancouver, 2013 to 2021



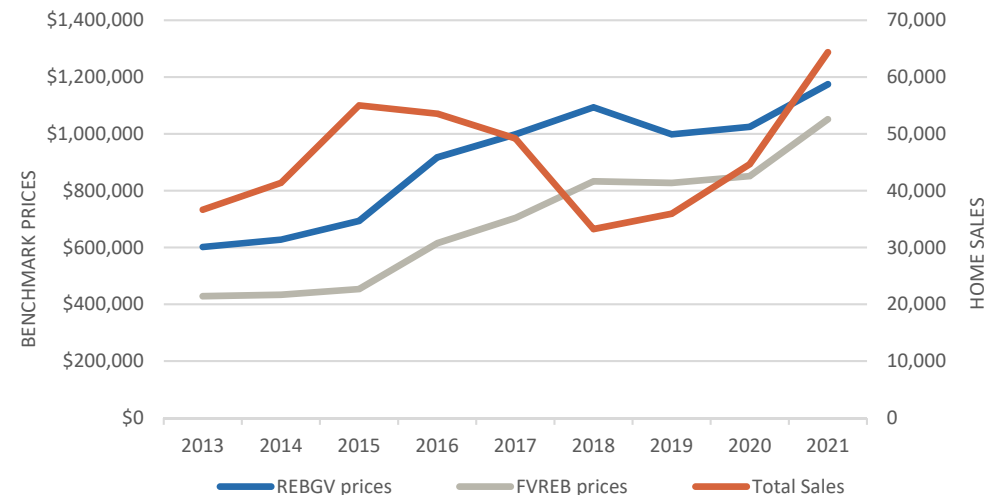
Source: REBGV, FVREB

Figure 3.4.2. Residential Property Sales by Type of Housing, Greater Vancouver and Fraser Valley Real Estate Areas, 2021



Source: REBGV, FVREB

Figure 3.4.3. Residential Property Sales and Benchmark Prices, Metro Vancouver, 2013 to 2021



Source: REBGV, FVREB

**Table 3.4.1. Residential Property Sales for All Residential Units for Metro Vancouver Areas, 2013 - 2021**

REAL ESTATE BOARD AREAS	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Increase 2016 - 2021	
										#	%
Burnaby	3,434	3,745	5,099	4,495	4,030	2,573	3,025	3,372	5,644	1,149	26%
Coquitlam	2,307	2,618	3,400	3,394	2,960	1,930	2,194	2,728	3,645	251	7%
Ladner - Delta (South)	314	427	442	427	448	315	689	1,050	1,391	964	226%
Delta (North)	582	583	971	1,001	821	529	619	727	1,073	72	7%
Langley	2,263	2,529	3,205	3,765	3,640	2,594	2,705	3,378	4,912	1,147	30%
Maple Ridge/Pitt Meadows	1,845	2,190	2,940	3,304	2,856	1,999	1,966	2,586	3,292	-12	0%
New Westminister	1,130	1,237	1,644	1,714	1,847	1,261	1,213	1,434	1,966	252	15%
North Vancouver	2,224	2,534	3,339	3,005	2,745	1,980	2,170	2,652	3,503	498	17%
Port Coquitlam	942	1,178	1,499	1,607	1,378	978	944	1,091	1,523	-84	-5%
Port Moody	651	738	803	872	785	494	546	761	986	114	13%
Richmond	3,624	4,270	5,740	5,269	4,954	3,080	2,893	3,512	5,770	501	10%
Surrey (less South Surrey)	4,787	4,931	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey (total)	n/a	n/a	10,061	11,087	10,778	7,340	7,092	9,423	13,251	2,164	20%
Vancouver	8,847	10,236	12,287	10,641	9,684	6,962	7,339	8,446	12,295	1,654	16%
West Vancouver	960	1,038	1,309	1,067	736	517	595	771	1,028	-39	-4%
White Rock	n/a	n/a	791	833	669	444	n/a	n/a	n/a	n/a	n/a
South Surrey & White Rock	2,012	2,234	n/a	n/a	n/a	n/a	1,984	2,777	4,100	n/a	n/a
<b>METRO VANCOUVER</b>	<b>36,682</b>	<b>41,395</b>	<b>54,606</b>	<b>53,584</b>	<b>49,259</b>	<b>33,670</b>	<b>35,974</b>	<b>44,708</b>	<b>64,379</b>	<b>10,795</b>	<b>20%</b>

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

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Real Estate Board of Greater Vancouver: Vancouver, Richmond, Burnaby, New Westminister, North Shore, Tri-Cities, Maple Ridge, Pitt Meadows and Ladner (Delta)

Fraser Valley Real Estate Board: Abbotsford, Mission, Langleys, Surrey, White Rock, Delta (excluding Ladner)

n/a: not available

**Table 3.4.2. Residential Property Sales for Single Detached Housing for Metro Vancouver Areas, 2013 - 2021**

REAL ESTATE BOARD AREAS	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Increase 2016 - 2021	
										#	%
Burnaby	980	1,201	1,599	1,151	900	582	688	833	1,199	48	4%
Coquitlam	1,113	1,334	1,613	1,389	1,051	687	810	991	1,302	-87	-6%
Ladner - Delta (South)	206	282	281	254	264	168	355	606	747	493	194%
Delta (North)	463	463	783	698	618	383	452	552	763	65	9%
Langley	1,251	1,251	1,692	1,790	1,402	949	956	1,236	1,592	-198	-11%
Maple Ridge/Pitt Meadows	1,114	1,362	1,805	1,913	1,481	980	1,025	1,357	1,762	-151	-8%
New Westminister	271	338	386	375	268	227	210	273	348	-27	-7%
North Vancouver	1,092	1,236	1,479	1,243	1,049	675	804	977	1,184	-59	-5%
Port Coquitlam	390	476	586	578	481	307	297	375	555	-23	-4%
Port Moody	204	228	258	228	170	94	141	218	264	36	16%
Richmond	1,319	1,692	2,360	1,664	1,282	762	818	964	1,568	-96	-6%
Surrey (less South Surrey)	2,624	2,624	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey (total)	n/a	n/a	5,978	5,233	4,234	2,756	2,797	4,240	5,512	279	5%
Vancouver	3,063	3,499	3,942	3,044	2,436	1,596	1,752	2,246	3,007	-37	-1%
West Vancouver	730	796	1,019	786	473	309	434	555	688	-98	-12%
White Rock	n/a	n/a	371	348	225	135	n/a	n/a	n/a	n/a	n/a
South Surrey & White Rock	1,080	1,080	n/a	n/a	n/a	n/a	725	1,189	1,752	n/a	n/a
<b>METRO VANCOUVER</b>	<b>16,282</b>	<b>18,383</b>	<b>24,152</b>	<b>21,238</b>	<b>16,714</b>	<b>10,873</b>	<b>12,264</b>	<b>16,612</b>	<b>22,243</b>	<b>1,005</b>	<b>5%</b>

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

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Real Estate Board of Greater Vancouver: Vancouver, Richmond, Burnaby, New Westminister, North Shore, Tri-Cities, Maple Ridge, Pitt Meadows and Ladner (Delta)

Fraser Valley Real Estate Board: Abbotsford, Mission, Langleys, Surrey, White Rock, Delta (excluding Ladner)

n/a: not available



**Table 3.4.3. Residential Property Sales for Semi-Detached and Rowhouse Housing for Metro Vancouver Areas, 2013 - 2021**

REAL ESTATE BOARD AREAS	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Increase 2016 - 2021	
										#	%
Burnaby	768	764	1,058	757	748	493	581	631	1,063	306	40%
Coquitlam	461	501	609	541	517	345	448	616	641	100	18%
Ladner - Delta (South)	55	69	65	107	115	84	145	217	274	167	156%
Delta (North)	80	87	783	121	100	72	66	104	134	13	11%
Langley	623	800	1,692	1,057	1,143	797	922	1,102	1,593	536	51%
Maple Ridge/Pitt Meadows	393	466	753	765	672	453	532	755	795	30	4%
New Westminister	130	100	163	143	208	107	105	208	235	92	64%
North Vancouver	355	398	522	463	413	345	370	460	642	179	39%
Port Coquitlam	290	345	386	330	311	232	258	291	331	1	0%
Port Moody	192	221	210	229	206	145	153	228	278	49	21%
Richmond	892	1,079	1,325	1,042	1,182	681	649	893	1,389	347	33%
Surrey (less South Surrey)	1,297	1,470	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey (total)	n/a	n/a	2,618	3,319	3,219	2,389	2,275	3,064	4,164	845	25%
Vancouver	1,046	1,138	1,402	1,110	1,075	850	960	1,151	1,720	610	55%
West Vancouver	72	61	83	58	60	38	40	58	100	42	72%
White Rock	n/a	n/a	39	38	19	20	n/a	n/a	n/a	n/a	n/a
South Surrey & White Rock	413	523	n/a	n/a	n/a	n/a	609	806	1,116	n/a	n/a
<b>METRO VANCOUVER</b>	<b>7,136</b>	<b>8,069</b>	<b>11,708</b>	<b>10,080</b>	<b>9,988</b>	<b>7,051</b>	<b>8,113</b>	<b>10,584</b>	<b>14,475</b>	<b>4,395</b>	<b>44%</b>

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

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Real Estate Board of Greater Vancouver: Vancouver, Richmond, Burnaby, New Westminister, North Shore, Tri-Cities, Maple Ridge, Pitt Meadows and Ladner (Delta)

Fraser Valley Real Estate Board: Abbotsford, Mission, Langleys, Surrey, White Rock, Delta (excluding Ladner)

n/a: not available

**Table 3.4.4. Residential Property Sales for Apartment Housing for Metro Vancouver Areas, 2013 - 2021**

REAL ESTATE BOARD AREAS	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Increase 2016 - 2021	
										#	%
Burnaby	1,686	1,780	2,442	2,588	2,383	1,498	1,756	1,908	3,382	794	31%
Coquitlam	733	783	1,178	1,464	1,392	898	936	1,121	1,702	238	16%
Ladner - Delta (South)	53	76	96	66	69	63	189	227	370	304	461%
Delta (North)	39	33	44	182	103	74	101	71	176	-6	-3%
Langley	389	478	579	918	1,095	848	827	1,040	1,727	809	88%
Maple Ridge/Pitt Meadows	338	362	382	626	703	566	409	474	735	109	17%
New Westminister	729	799	1,095	1,197	1,371	927	898	953	1,383	186	16%
North Vancouver	777	900	1,338	1,299	1,283	960	996	1,215	1,677	378	29%
Port Coquitlam	262	357	527	700	586	439	389	425	637	-63	-9%
Port Moody	255	289	335	415	409	255	252	315	444	29	7%
Richmond	1,413	1,499	2,055	2,565	2,490	1,637	1,426	1,655	2,813	248	10%
Surrey (less South Surrey)	866	837	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey (total)	n/a	n/a	1,465	2,535	3,325	2,195	2,020	2,119	3,575	1,040	41%
Vancouver	4,738	5,599	6,943	6,487	6,173	4,516	4,627	5,049	7,568	1,081	17%
West Vancouver	158	181	207	223	203	170	121	158	240	17	8%
White Rock	n/a	n/a	381	447	425	289	n/a	n/a	n/a	n/a	n/a
South Surrey & White Rock	519	631	n/a	n/a	n/a	n/a	650	782	1,232	n/a	n/a
<b>METRO VANCOUVER</b>	<b>13,264</b>	<b>14,944</b>	<b>19,165</b>	<b>22,245</b>	<b>22,490</b>	<b>15,335</b>	<b>15,597</b>	<b>17,512</b>	<b>27,661</b>	<b>5,416</b>	<b>24%</b>

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

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Real Estate Board of Greater Vancouver: Vancouver, Richmond, Burnaby, New Westminister, North Shore, Tri-Cities, Maple Ridge, Pitt Meadows and Ladner (Delta)

Fraser Valley Real Estate Board: Abbotsford, Mission, Langleys, Surrey, White Rock, Delta (excluding Ladner)

n/a: not available

### 3.5 Home Sales Price to Income Ratio

Data on income by tenure (homeowners' income) and the ratio to home sales prices will be available in 2023 and will be included in a future edition of the Metro Vancouver Housing Data Book.

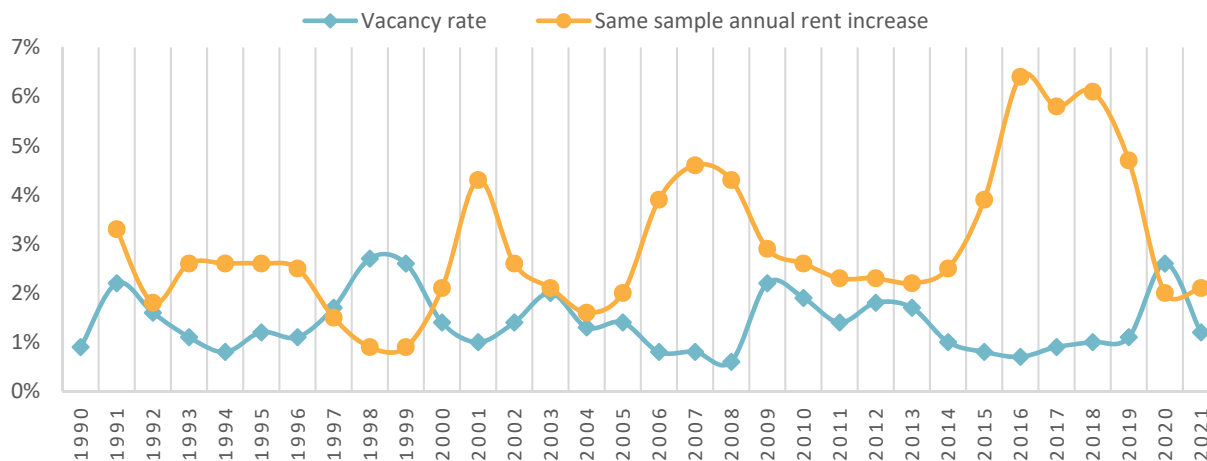
# PART 4 | RENTAL HOUSING

This section provides an overview of rental housing in Metro Vancouver and its member jurisdictions. It includes information on the different types of rental housing available, median rents, vacancy rates, and a rent-to-income ratio for renter households.

## HIGHLIGHTS

- **A large proportion of renters live in the secondary rental market**, which provides less security of tenure and fewer renter protections than the primary rental market. In 2021, 29% of renter-occupied units were single detached houses, duplexes, and secondary suites.
- **After years of decline or stagnation, the purpose-built market rental housing supply is increasing.** In the 20 years between 1991 and 2011, the purpose-built market rental stock in the region decreased by 9.2%. Between 2016 and 2021, the market rental stock increased by 5.6%.
- **Vacancy rates have remained very low, pushing rents higher.** In the past 30 years, vacancy rates have remained below the 3% that is considered to be a sign of a balanced market. Historically, low vacancy rates have been associated with increases in rent levels. Between 2002 and 2022, median rents in the region almost doubled, increasing by 96.7%. Rents are expected to continue to increase while vacancy rates remain low.

**Vacancy Rate and Average Annual Rent Increase of Purpose Built Market Rentals (Apartments and Townhouses), Metro Vancouver, 1990 to 2021**



Source: CMHC Rental Market Survey



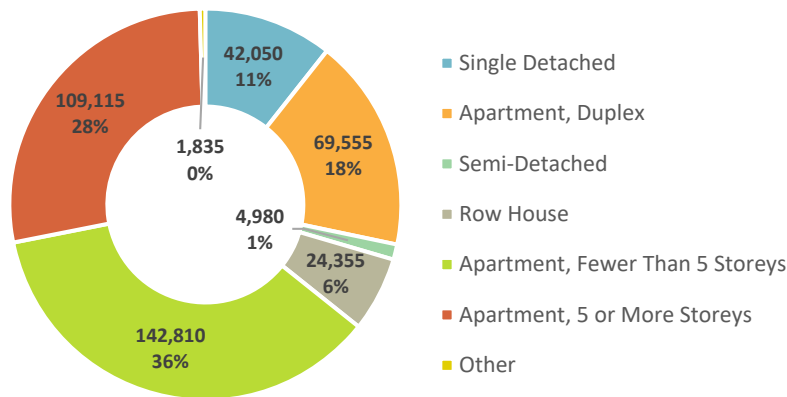
### 4.1 Renter-Occupied Housing Inventory by Structure Type and Age of Building

The Census provides information on renter-occupied units by structure type as well as unit age. Providing diverse housing choices for renters requires a good understanding of the makeup of the existing housing stock available to renters, as well as any changes that may be expected due to aging of the housing stock.

#### Key Observations

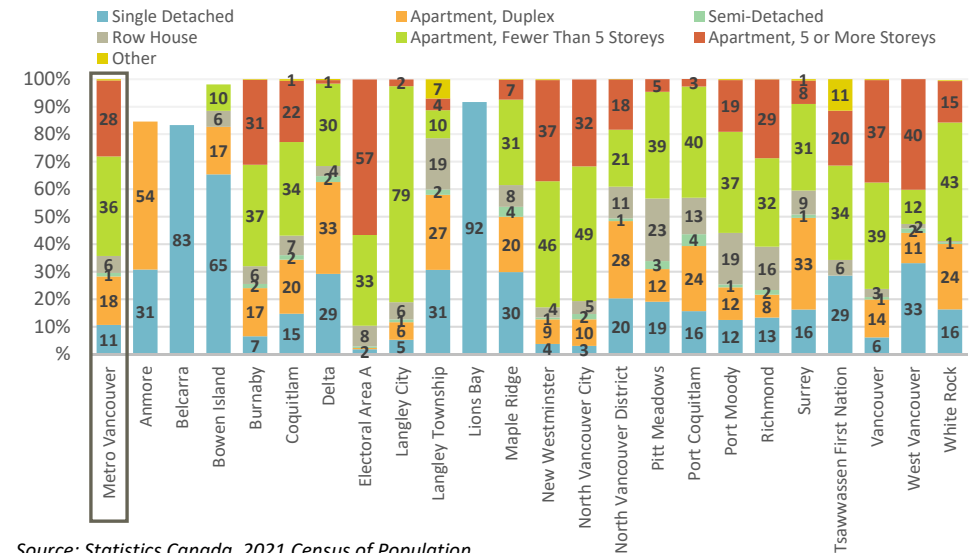
- In 2021, nearly two thirds (64%) of renter households in Metro Vancouver lived in apartments, with the majority living in low rise apartments. This distribution varied significantly across the region.
- Single detached houses and secondary suites accounted for another 29% of renter-occupied units in the region.
- Between 2016 and 2021, the number of renter-occupied high-rise apartments increased by 22,175 units, representing 48% of all new renter-occupied dwelling units in the region. The next largest increase was among rented single detached houses, which represented 21% of all new renter-occupied dwelling units in the region.

Figure 4.1.2. Distribution of Renter-Occupied Dwellings by Structure Type, Metro Vancouver, 2021



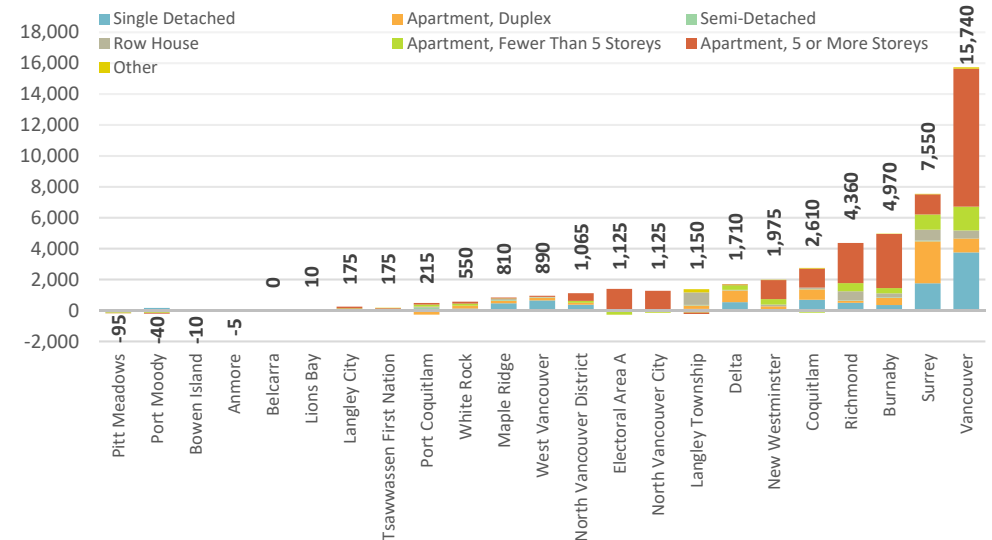
Source: Statistics Canada, 2021 Census of Population

Figure 4.1.1. Distribution of Renter-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021



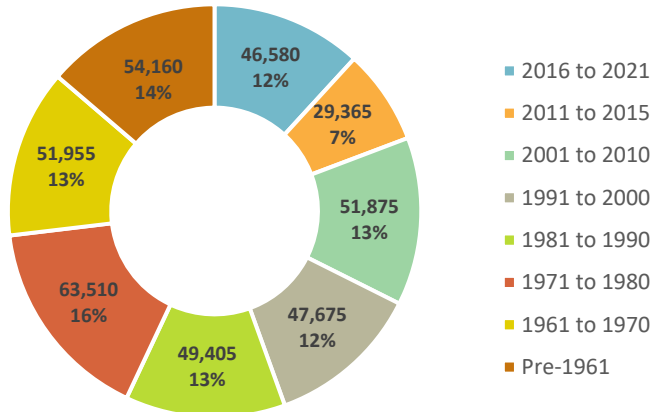
Source: Statistics Canada, 2021 Census of Population  
Note: values may not add up to 100% due to data suppression.

Figure 4.1.3. Change in Renter-Occupied Dwellings Since 2016 Census by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

**Figure 4.1.4. Distribution of Renter-Occupied Dwellings by Year of Construction, Metro Vancouver, 2021**

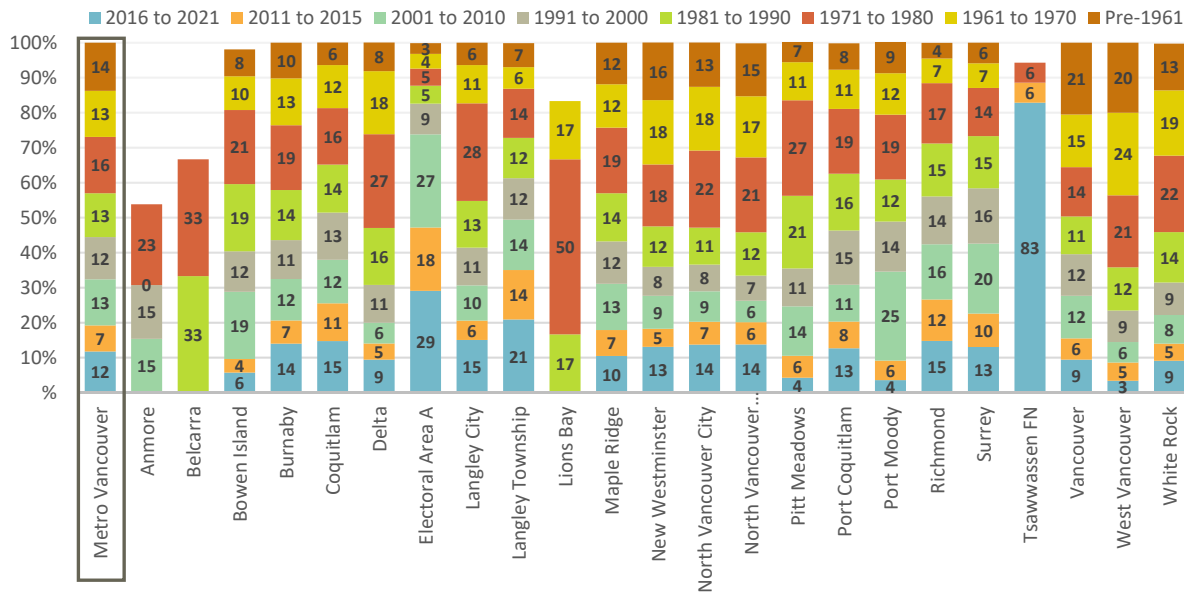


Source: Statistics Canada, 2021 Census of Population

**Key Observations**

- 12% of the renter-occupied dwellings in Metro Vancouver in 2021 were built between 2016 and 2021.
- Another 7% of renter-occupied dwellings were built between 2011 and 2015.
- More than half (56%) of renter-occupied dwellings in the region were built more than 30 years ago (1990 and earlier).
- The age composition of renter-occupied housing varies across the region.
- The areas with the greatest proportion of newly-built renter-occupied housing stock (built between 2016 and 2021) were Tsawwassen First Nation, Electoral Area A, Langley Township, Langley City, Richmond, and Coquitlam.
- The areas with the greatest proportion of older renter-occupied housing stock (built prior to 1961) were Vancouver, West Vancouver, New Westminster, and the District of North Vancouver.

**Figure 4.1.5. Distribution of Renter-Occupied Dwellings by Year of Construction, Metro Vancouver Jurisdictions, 2021**



Source: Statistics Canada, 2021 Census of Population  
 Note: values may not add up to 100% due to data suppression.



Heather Place, a new rental redevelopment in Metro Vancouver, owned and operated by the Metro Vancouver Housing Corporation.

**Table 4.1.1. Renter-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Total Rental		Single Detached		Apartment, Duplex		Semi-Detached		Row House		Apartment, Fewer Than 5 Storeys		Apartment, 5 or More Storeys		Other	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	65		20	30.8%	35	53.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Belcarra	30		25	83.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bowen Island	260		170	65.4%	45	17.3%	0	0.0%	15	5.8%	25	9.6%	0	0.0%	0	0.0%
Burnaby	39,955		2,610	6.5%	6,990	17.5%	615	1.5%	2,570	6.4%	14,740	36.9%	12,340	30.9%	90	0.2%
Coquitlam	17,155		2,525	14.7%	3,370	19.6%	280	1.6%	1,225	7.1%	5,835	34.0%	3,820	22.3%	100	0.6%
Delta	9,270		2,705	29.2%	3,100	33.4%	200	2.2%	340	3.7%	2,775	29.9%	120	1.3%	40	0.4%
Electoral Area A	4,395		80	1.8%	20	0.5%	25	0.6%	330	7.5%	1,450	33.0%	2,485	56.5%	0	0.0%
Langley City	4,680		245	5.2%	300	6.4%	45	1.0%	295	6.3%	3,675	78.5%	115	2.5%	0	0.0%
Langley Township	8,500		2,605	30.6%	2,320	27.3%	165	1.9%	1,585	18.6%	865	10.2%	360	4.2%	595	7.0%
Lions Bay	60		55	91.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Maple Ridge	6,905		2,060	29.8%	1,390	20.1%	250	3.6%	545	7.9%	2,145	31.1%	500	7.2%	15	0.2%
New Westminster	16,355		605	3.7%	1,470	9.0%	105	0.6%	610	3.7%	7,500	45.9%	6,010	36.7%	45	0.3%
North Vancouver City	12,755		385	3.0%	1,235	9.7%	245	1.9%	595	4.7%	6,250	49.0%	4,035	31.6%	0	0.0%
North Vancouver District	7,710		1,565	20.3%	2,165	28.1%	80	1.0%	885	11.5%	1,600	20.8%	1,410	18.3%	10	0.1%
Pitt Meadows	1,520		290	19.1%	180	11.8%	45	3.0%	345	22.7%	590	38.8%	70	4.6%	0	0.0%
Port Coquitlam	5,235		820	15.7%	1,240	23.7%	225	4.3%	695	13.3%	2,115	40.4%	145	2.8%	0	0.0%
Port Moody	3,210		400	12.5%	380	11.8%	35	1.1%	600	18.7%	1,180	36.8%	605	18.8%	10	0.3%
Richmond	23,280		3,095	13.3%	1,945	8.4%	390	1.7%	3,670	15.8%	7,485	32.2%	6,670	28.7%	15	0.1%
Surrey	56,570		9,170	16.2%	18,855	33.3%	715	1.3%	4,925	8.7%	17,805	31.5%	4,800	8.5%	300	0.5%
Tsawwassen First Nation	175		50	28.6%	0	0.0%	0	0.0%	10	5.7%	60	34.3%	35	20.0%	20	11.4%
Vancouver	166,485		10,155	6.1%	23,015	13.8%	1,420	0.9%	4,945	3.0%	64,395	38.7%	61,995	37.2%	565	0.3%
West Vancouver	5,150		1,705	33.1%	565	11.0%	85	1.7%	85	1.7%	640	12.4%	2,070	40.2%	0	0.0%
White Rock	3,780		615	16.3%	900	23.8%	25	0.7%	15	0.4%	1,630	43.1%	570	15.1%	10	0.3%
<b>METRO VANCOUVER</b>	<b>394,715</b>		<b>42,050</b>	<b>10.7%</b>	<b>69,555</b>	<b>17.6%</b>	<b>4,980</b>	<b>1.3%</b>	<b>24,355</b>	<b>6.2%</b>	<b>142,810</b>	<b>36.2%</b>	<b>109,115</b>	<b>27.6%</b>	<b>1,835</b>	<b>0.5%</b>

Source: Statistics Canada, 2021 Census of Population.

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).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 4.1.2. Renter-Occupied Dwelling Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total Rental	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	65	0	0.0%	0	0.0%	10	15.4%	10	15.4%	0	0.0%	15	23.1%	0	0.0%	0	0.0%
Belcarra	30	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	33.3%	10	33.3%	0	0.0%	0	0.0%
Bowen Island	260	15	5.8%	10	3.8%	50	19.2%	30	11.5%	50	19.2%	55	21.2%	25	9.6%	20	7.7%
Burnaby	39,955	5,600	14.0%	2,645	6.6%	4,730	11.8%	4,440	11.1%	5,725	14.3%	7,400	18.5%	5,350	13.4%	4,065	10.2%
Coquitlam	17,155	2,530	14.7%	1,855	10.8%	2,130	12.4%	2,315	13.5%	2,350	13.7%	2,770	16.1%	2,105	12.3%	1,110	6.5%
Delta	9,270	875	9.4%	430	4.6%	550	5.9%	1,000	10.8%	1,510	16.3%	2,480	26.8%	1,670	18.0%	760	8.2%
Electoral Area A	4,395	1,280	29.1%	795	18.1%	1,170	26.6%	385	8.8%	225	5.1%	215	4.9%	185	4.2%	135	3.1%
Langley City	4,680	705	15.1%	260	5.6%	470	10.0%	505	10.8%	625	13.4%	1,305	27.9%	510	10.9%	300	6.4%
Langley Township	8,500	1,780	20.9%	1,200	14.1%	1,225	14.4%	1,005	11.8%	980	11.5%	1,190	14.0%	525	6.2%	585	6.9%
Lions Bay	60	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	16.7%	30	50.0%	10	16.7%	0	0.0%
Maple Ridge	6,905	725	10.5%	510	7.4%	915	13.3%	835	12.1%	950	13.8%	1,295	18.8%	855	12.4%	820	11.9%
New Westminster	16,355	2,145	13.1%	845	5.2%	1,540	9.4%	1,350	8.3%	1,895	11.6%	2,895	17.7%	3,005	18.4%	2,690	16.4%
North Vancouver City	12,755	1,755	13.8%	830	6.5%	1,110	8.7%	975	7.6%	1,345	10.5%	2,810	22.0%	2,320	18.2%	1,615	12.7%
North Vancouver District	7,710	1,065	13.8%	490	6.4%	470	6.1%	555	7.2%	955	12.4%	1,650	21.4%	1,345	17.4%	1,165	15.1%
Pitt Meadows	1,520	65	4.3%	95	6.3%	215	14.1%	165	10.9%	315	20.7%	415	27.3%	165	10.9%	100	6.6%
Port Coquitlam	5,235	665	12.7%	400	7.6%	550	10.5%	810	15.5%	850	16.2%	970	18.5%	585	11.2%	395	7.5%
Port Moody	3,210	115	3.6%	180	5.6%	815	25.4%	460	14.3%	385	12.0%	595	18.5%	380	11.8%	295	9.2%
Richmond	23,280	3,450	14.8%	2,750	11.8%	3,670	15.8%	3,185	13.7%	3,525	15.1%	4,005	17.2%	1,645	7.1%	1,045	4.5%
Surrey	56,570	7,385	13.1%	5,415	9.6%	11,285	19.9%	8,965	15.8%	8,425	14.9%	7,785	13.8%	3,985	7.0%	3,335	5.9%
Tsawwassen First Nation	175	145	82.9%	10	5.7%	0	0.0%	0	0.0%	0	0.0%	10	5.7%	0	0.0%	0	0.0%
Vancouver	166,485	15,705	9.4%	10,170	6.1%	20,250	12.2%	19,770	11.9%	17,975	10.8%	23,390	14.0%	25,035	15.0%	34,190	20.5%
West Vancouver	5,150	175	3.4%	270	5.2%	300	5.8%	465	9.0%	635	12.3%	1,060	20.6%	1,215	23.6%	1,030	20.0%
White Rock	3,780	345	9.1%	185	4.9%	310	8.2%	350	9.3%	545	14.4%	825	21.8%	705	18.7%	505	13.4%
<b>METRO VANCOUVER</b>	<b>394,715</b>	<b>46,580</b>	<b>11.8%</b>	<b>29,365</b>	<b>7.4%</b>	<b>51,875</b>	<b>13.1%</b>	<b>47,675</b>	<b>12.1%</b>	<b>49,405</b>	<b>12.5%</b>	<b>63,510</b>	<b>16.1%</b>	<b>51,955</b>	<b>13.2%</b>	<b>54,160</b>	<b>13.8%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available



**Table 4.1.3. Renter-Occupied Single Detached Houses by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Single Detached Rentals	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	20	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Belcarra	25	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	40.0%	0	0.0%	0	0.0%
Bowen Island	170	10	5.9%	0	0.0%	15	8.8%	20	11.8%	25	14.7%	50	29.4%	25	14.7%	20	11.8%
Burnaby	2,610	80	3.1%	130	5.0%	205	7.9%	260	10.0%	275	10.5%	305	11.7%	490	18.8%	855	32.8%
Coquitlam	2,525	115	4.6%	110	4.4%	155	6.1%	295	11.7%	420	16.6%	495	19.6%	585	23.2%	355	14.1%
Delta	2,705	120	4.4%	75	2.8%	125	4.6%	180	6.7%	395	14.6%	835	30.9%	565	20.9%	405	15.0%
Electoral Area A	80	10	12.5%	0	0.0%	0	0.0%	20	25.0%	20	25.0%	0	0.0%	10	12.5%	15	18.8%
Langley City	245	0	0.0%	0	0.0%	0	0.0%	0	0.0%	55	22.4%	95	38.8%	50	20.4%	30	12.2%
Langley Township	2,605	220	8.4%	145	5.6%	330	12.7%	340	13.1%	370	14.2%	510	19.6%	270	10.4%	425	16.3%
Lions Bay	55	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	18.2%	30	54.5%	10	18.2%	0	0.0%
Maple Ridge	2,060	95	4.6%	125	6.1%	250	12.1%	205	10.0%	260	12.6%	385	18.7%	290	14.1%	460	22.3%
New Westminster	605	45	7.4%	40	6.6%	20	3.3%	45	7.4%	10	1.7%	40	6.6%	50	8.3%	365	60.3%
North Vancouver City	385	40	10.4%	0	0.0%	25	6.5%	15	3.9%	40	10.4%	65	16.9%	65	16.9%	125	32.5%
North Vancouver District	1,565	50	3.2%	45	2.9%	95	6.1%	70	4.5%	180	11.5%	285	18.2%	345	22.0%	495	31.6%
Pitt Meadows	290	10	3.4%	10	3.4%	25	8.6%	25	8.6%	55	19.0%	70	24.1%	50	17.2%	45	15.5%
Port Coquitlam	820	25	3.0%	30	3.7%	25	3.0%	65	7.9%	165	20.1%	195	23.8%	160	19.5%	150	18.3%
Port Moody	400	20	5.0%	0	0.0%	60	15.0%	55	13.8%	45	11.3%	55	13.8%	65	16.3%	85	21.3%
Richmond	3,095	190	6.1%	215	6.9%	325	10.5%	420	13.6%	450	14.5%	725	23.4%	375	12.1%	390	12.6%
Surrey	9,170	585	6.4%	585	6.4%	1,380	15.0%	1,080	11.8%	1,685	18.4%	1,695	18.5%	950	10.4%	1,210	13.2%
Tsawwassen First Nation	50	45	90.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vancouver	10,155	2,080	20.5%	1,020	10.0%	795	7.8%	740	7.3%	660	6.5%	800	7.9%	810	8.0%	3,255	32.1%
West Vancouver	1,705	80	4.7%	95	5.6%	130	7.6%	145	8.5%	245	14.4%	250	14.7%	270	15.8%	490	28.7%
White Rock	615	10	1.6%	35	5.7%	30	4.9%	30	4.9%	75	12.2%	155	25.2%	130	21.1%	155	25.2%
<b>METRO VANCOUVER</b>	<b>42,050</b>	<b>3,820</b>	<b>9.1%</b>	<b>2,690</b>	<b>6.4%</b>	<b>4,035</b>	<b>9.6%</b>	<b>4,070</b>	<b>9.7%</b>	<b>5,445</b>	<b>12.9%</b>	<b>7,060</b>	<b>16.8%</b>	<b>5,570</b>	<b>13.2%</b>	<b>9,380</b>	<b>22.3%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

**Table 4.1.4. Renter-Occupied "Apartment, Duplex" (primarily secondary suites) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Apartment Duplex Rentals #	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	35	0	0.0%	0	0.0%	10	28.6%	0	0.0%	0	0.0%	10	28.6%	0	0.0%	0	0.0%
Belcarra	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	45	0	0.0%	0	0.0%	25	55.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Burnaby	6,990	770	11.0%	395	5.7%	760	10.9%	1,080	15.5%	920	13.2%	1,225	17.5%	875	12.5%	965	13.8%
Coquitlam	3,370	515	15.3%	240	7.1%	495	14.7%	720	21.4%	475	14.1%	390	11.6%	335	9.9%	205	6.1%
Delta	3,100	380	12.3%	175	5.6%	265	8.5%	390	12.6%	380	12.3%	775	25.0%	585	18.9%	160	5.2%
Electoral Area A	20	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Langley City	300	10	3.3%	10	3.3%	15	5.0%	0	0.0%	50	16.7%	135	45.0%	40	13.3%	30	10.0%
Langley Township	2,320	355	15.3%	415	17.9%	440	19.0%	360	15.5%	270	11.6%	310	13.4%	105	4.5%	55	2.4%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	1,390	180	12.9%	75	5.4%	265	19.1%	290	20.9%	185	13.3%	225	16.2%	90	6.5%	85	6.1%
New Westminster	1,470	195	13.3%	65	4.4%	150	10.2%	195	13.3%	125	8.5%	125	8.5%	125	8.5%	480	32.7%
North Vancouver City	1,235	180	14.6%	70	5.7%	75	6.1%	100	8.1%	115	9.3%	190	15.4%	205	16.6%	305	24.7%
North Vancouver District	2,165	175	8.1%	130	6.0%	185	8.5%	220	10.2%	285	13.2%	400	18.5%	420	19.4%	365	16.9%
Pitt Meadows	180	0	0.0%	10	5.6%	10	5.6%	20	11.1%	45	25.0%	50	27.8%	15	8.3%	25	13.9%
Port Coquitlam	1,240	60	4.8%	70	5.6%	95	7.7%	290	23.4%	220	17.7%	265	21.4%	175	14.1%	70	5.6%
Port Moody	380	20	5.3%	15	3.9%	35	9.2%	70	18.4%	70	18.4%	90	23.7%	40	10.5%	50	13.2%
Richmond	1,945	195	10.0%	120	6.2%	205	10.5%	255	13.1%	240	12.3%	485	24.9%	290	14.9%	155	8.0%
Surrey	18,855	2,485	13.2%	1,975	10.5%	4,650	24.7%	3,445	18.3%	2,545	13.5%	1,955	10.4%	970	5.1%	820	4.3%
Tsawwassen First Nation	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Vancouver	23,015	1,740	7.6%	1,205	5.2%	2,210	9.6%	2,825	12.3%	2,640	11.5%	2,965	12.9%	2,565	11.1%	6,865	29.8%
West Vancouver	565	25	4.4%	20	3.5%	30	5.3%	70	12.4%	50	8.8%	110	19.5%	80	14.2%	185	32.7%
White Rock	900	110	12.2%	75	8.3%	120	13.3%	100	11.1%	175	19.4%	125	13.9%	110	12.2%	85	9.4%
<b>METRO VANCOUVER</b>	<b>69,555</b>	<b>7,425</b>	<b>10.7%</b>	<b>5,075</b>	<b>7.3%</b>	<b>10,055</b>	<b>14.5%</b>	<b>10,450</b>	<b>15.0%</b>	<b>8,795</b>	<b>12.6%</b>	<b>9,850</b>	<b>14.2%</b>	<b>7,020</b>	<b>10.1%</b>	<b>10,890</b>	<b>15.7%</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (rented units only).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

**Table 4.1.5. Renter-Occupied Semi-Detached (Side-By-Side Duplex) Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Semi-Detached Rentals	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	0	na/	0	na/	0	na/	0	na/	0	na/	0	na/	0	na/	0	na/
Belcarra	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Burnaby	615	70	11.4%	25	4.1%	100	16.3%	70	11.4%	60	9.8%	100	16.3%	90	14.6%	95	15.4%
Coquitlam	280	10	3.6%	15	5.4%	40	14.3%	50	17.9%	45	16.1%	70	25.0%	25	8.9%	20	7.1%
Delta	200	45	22.5%	20	10.0%	0	0.0%	25	12.5%	55	27.5%	40	20.0%	10	5.0%	0	0.0%
Electoral Area A	25	0	0.0%	0	0.0%	10	40.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Langley City	45	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	22.2%	20	44.4%	0	0.0%	20	44.4%
Langley Township	165	50	30.3%	0	0.0%	0	0.0%	10	6.1%	25	15.2%	45	27.3%	15	9.1%	0	0.0%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a	n/a	0	n/a
Maple Ridge	250	40	16.0%	0	0.0%	10	4.0%	20	8.0%	40	16.0%	35	14.0%	35	14.0%	45	18.0%
New Westminster	105	20	19.0%	20	19.0%	20	19.0%	0	0.0%	0	0.0%	10	9.5%	0	0.0%	25	23.8%
North Vancouver City	245	10	4.1%	10	4.1%	40	16.3%	45	18.4%	55	22.4%	30	12.2%	30	12.2%	25	10.2%
North Vancouver District	80	10	12.5%	10	12.5%	10	12.5%	20	25.0%	0	0.0%	10	12.5%	10	12.5%	10	12.5%
Pitt Meadows	45	20	44.4%	0	0.0%	0	0.0%	0	0.0%	10	22.2%	10	22.2%	0	0.0%	0	0.0%
Port Coquitlam	225	75	33.3%	15	6.7%	0	0.0%	0	0.0%	20	8.9%	50	22.2%	40	17.8%	10	4.4%
Port Moody	35	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	28.6%	10	28.6%	10	28.6%
Richmond	390	20	5.1%	20	5.1%	40	10.3%	45	11.5%	45	11.5%	120	30.8%	60	15.4%	55	14.1%
Surrey	715	95	13.3%	55	7.7%	50	7.0%	65	9.1%	135	18.9%	165	23.1%	70	9.8%	60	8.4%
Tsawwassen First Nation	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Vancouver	1,420	60	4.2%	95	6.7%	175	12.3%	180	12.7%	235	16.5%	155	10.9%	105	7.4%	405	28.5%
West Vancouver	85	0	0.0%	0	0.0%	0	0.0%	0	0.0%	20	23.5%	25	29.4%	15	17.6%	0	0.0%
White Rock	25	0	0.0%	0	0.0%	0	0.0%	0	0.0%	15	60.0%	0	0.0%	0	0.0%	0	0.0%
<b>METRO VANCOUVER</b>	<b>4,980</b>	<b>530</b>	<b>10.6%</b>	<b>300</b>	<b>6.0%</b>	<b>540</b>	<b>10.8%</b>	<b>585</b>	<b>11.7%</b>	<b>780</b>	<b>15.7%</b>	<b>885</b>	<b>17.8%</b>	<b>540</b>	<b>10.8%</b>	<b>840</b>	<b>16.9%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

Table 4.1.6. Renter-Occupied Row House Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Row House Rentals	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Belcarra	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	15	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Burnaby	2,570	235	9.1%	110	4.3%	365	14.2%	370	14.4%	820	31.9%	455	17.7%	140	5.4%	90	3.5%
Coquitlam	1,225	125	10.2%	125	10.2%	195	15.9%	200	16.3%	335	27.3%	165	13.5%	30	2.4%	40	3.3%
Delta	340	45	13.2%	25	7.4%	25	7.4%	20	5.9%	160	47.1%	55	16.2%	0	0.0%	0	0.0%
Electoral Area A	330	0	0.0%	0	0.0%	50	15.2%	80	24.2%	85	25.8%	55	16.7%	25	7.6%	25	7.6%
Langley City	295	0	0.0%	0	0.0%	15	5.1%	35	11.9%	55	18.6%	130	44.1%	40	13.6%	15	5.1%
Langley Township	1,585	785	49.5%	300	18.9%	180	11.4%	85	5.4%	115	7.3%	95	6.0%	25	1.6%	0	0.0%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	545	95	17.4%	55	10.1%	45	8.3%	75	13.8%	80	14.7%	120	22.0%	55	10.1%	10	1.8%
New Westminster	610	115	18.9%	35	5.7%	30	4.9%	80	13.1%	215	35.2%	90	14.8%	25	4.1%	20	3.3%
North Vancouver City	595	45	7.6%	15	2.5%	35	5.9%	85	14.3%	185	31.1%	160	26.9%	65	10.9%	10	1.7%
North Vancouver District	885	65	7.3%	20	2.3%	50	5.6%	105	11.9%	205	23.2%	255	28.8%	145	16.4%	45	5.1%
Pitt Meadows	345	10	2.9%	0	0.0%	35	10.1%	45	13.0%	110	31.9%	90	26.1%	30	8.7%	0	0.0%
Port Coquitlam	695	195	28.1%	50	7.2%	65	9.4%	75	10.8%	125	18.0%	110	15.8%	25	3.6%	45	6.5%
Port Moody	600	0	0.0%	0	0.0%	110	18.3%	40	6.7%	115	19.2%	160	26.7%	115	19.2%	45	7.5%
Richmond	3,670	455	12.4%	265	7.2%	580	15.8%	665	18.1%	920	25.1%	565	15.4%	145	4.0%	80	2.2%
Surrey	4,925	1,035	21.0%	585	11.9%	845	17.2%	635	12.9%	975	19.8%	580	11.8%	145	2.9%	115	2.3%
Tsawwassen First Nation	10	10	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vancouver	4,945	360	7.3%	190	3.8%	415	8.4%	490	9.9%	1,195	24.2%	1,245	25.2%	510	10.3%	550	11.1%
West Vancouver	85	0	0.0%	0	0.0%	10	11.8%	20	23.5%	20	23.5%	15	17.6%	0	0.0%	10	11.8%
White Rock	15	0	0.0%	0	0.0%	0	0.0%	10	66.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>METRO VANCOUVER</b>	<b>24,355</b>	<b>3,580</b>	<b>14.7%</b>	<b>1,805</b>	<b>7.4%</b>	<b>3,070</b>	<b>12.6%</b>	<b>3,120</b>	<b>12.8%</b>	<b>5,725</b>	<b>23.5%</b>	<b>4,385</b>	<b>18.0%</b>	<b>1,550</b>	<b>6.4%</b>	<b>1,115</b>	<b>4.6%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

**Table 4.1.7. Renter-Occupied Apartment Units (Fewer Than 5 Storeys) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Apartment Units (< 5 Storeys)	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Belcarra	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	25	0	0.0%	0	0.0%	0	0.0%	0	0.0%	15	60.0%	0	0.0%	0	0.0%	0	0.0%
Burnaby	14,740	845	5.7%	505	3.4%	1,435	9.7%	1,785	12.1%	2,125	14.4%	3,315	22.5%	2,975	20.2%	1,750	11.9%
Coquitlam	5,835	400	6.9%	365	6.3%	375	6.4%	770	13.2%	935	16.0%	1,545	26.5%	1,035	17.7%	415	7.1%
Delta	2,775	220	7.9%	105	3.8%	130	4.7%	375	13.5%	510	18.4%	755	27.2%	505	18.2%	185	6.7%
Electoral Area A	1,450	60	4.1%	210	14.5%	725	50.0%	220	15.2%	60	4.1%	45	3.1%	55	3.8%	70	4.8%
Langley City	3,675	580	15.8%	245	6.7%	435	11.8%	450	12.2%	455	12.4%	930	25.3%	385	10.5%	200	5.4%
Langley Township	865	95	11.0%	135	15.6%	135	15.6%	125	14.5%	130	15.0%	100	11.6%	80	9.2%	70	8.1%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	2,145	300	14.0%	245	11.4%	320	14.9%	170	7.9%	245	11.4%	355	16.6%	315	14.7%	205	9.6%
New Westminster	7,500	345	4.6%	225	3.0%	410	5.5%	605	8.1%	990	13.2%	1,545	20.6%	1,960	26.1%	1,420	18.9%
North Vancouver City	6,250	340	5.4%	230	3.7%	205	3.3%	520	8.3%	665	10.6%	1,785	28.6%	1,545	24.7%	965	15.4%
North Vancouver District	1,600	235	14.7%	145	9.1%	125	7.8%	130	8.1%	215	13.4%	310	19.4%	290	18.1%	155	9.7%
Pitt Meadows	590	20	3.4%	40	6.8%	100	16.9%	70	11.9%	90	15.3%	195	33.1%	70	11.9%	0	0.0%
Port Coquitlam	2,115	255	12.1%	185	8.7%	335	15.8%	380	18.0%	315	14.9%	355	16.8%	180	8.5%	120	5.7%
Port Moody	1,180	65	5.5%	50	4.2%	270	22.9%	210	17.8%	125	10.6%	250	21.2%	125	10.6%	70	5.9%
Richmond	7,485	380	5.1%	555	7.4%	800	10.7%	1,140	15.2%	1,695	22.6%	1,895	25.3%	700	9.4%	315	4.2%
Surrey	17,805	1,590	8.9%	1,205	6.8%	3,295	18.5%	3,365	18.9%	2,790	15.7%	2,830	15.9%	1,645	9.2%	1,085	6.1%
Tsawwassen First Nation	60	55	91.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vancouver	64,395	4,065	6.3%	1,615	2.5%	4,230	6.6%	6,365	9.9%	7,905	12.3%	11,610	18.0%	11,405	17.7%	17,195	26.7%
West Vancouver	640	10	1.6%	110	17.2%	30	4.7%	130	20.3%	90	14.1%	140	21.9%	80	12.5%	45	7.0%
White Rock	1,630	95	5.8%	10	0.6%	65	4.0%	135	8.3%	215	13.2%	440	27.0%	430	26.4%	240	14.7%
<b>METRO VANCOUVER</b>	<b>142,810</b>	<b>9,980</b>	<b>7.0%</b>	<b>6,175</b>	<b>4.3%</b>	<b>13,460</b>	<b>9.4%</b>	<b>16,960</b>	<b>11.9%</b>	<b>19,585</b>	<b>13.7%</b>	<b>28,405</b>	<b>19.9%</b>	<b>23,770</b>	<b>16.6%</b>	<b>24,480</b>	<b>17.1%</b>

Source: Statistics Canada, 2021 Census of Population.

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

n/a: not available

**Table 4.1.8. Renter-Occupied Apartment Units (5 Storeys or More) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census**

MEMBER JURISDICTION	Apartment Units (>= 5 Storeys)	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Belcarra	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Bowen Island	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Burnaby	12,340	3,585	29.1%	1,475	12.0%	1,860	15.1%	870	7.1%	1,520	12.3%	1,990	16.1%	760	6.2%	285	2.3%
Coquitlam	3,820	1,355	35.5%	960	25.1%	860	22.5%	260	6.8%	135	3.5%	100	2.6%	85	2.2%	70	1.8%
Delta	120	65	54.2%	30	25.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Electoral Area A	2,485	1,200	48.3%	570	22.9%	365	14.7%	65	2.6%	50	2.0%	110	4.4%	100	4.0%	25	1.0%
Langley City	115	115	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Langley Township	360	100	27.8%	160	44.4%	85	23.6%	0	0.0%	10	2.8%	0	0.0%	0	0.0%	0	0.0%
Lions Bay	0	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	500	20	4.0%	15	3.0%	15	3.0%	45	9.0%	145	29.0%	160	32.0%	65	13.0%	20	4.0%
New Westminster	6,010	1,415	23.5%	455	7.6%	895	14.9%	420	7.0%	545	9.1%	1,090	18.1%	835	13.9%	360	6.0%
North Vancouver City	4,035	1,145	28.4%	505	12.5%	735	18.2%	210	5.2%	295	7.3%	570	14.1%	405	10.0%	170	4.2%
North Vancouver District	1,410	525	37.2%	145	10.3%	0	0.0%	30	2.1%	70	5.0%	385	27.3%	145	10.3%	105	7.4%
Pitt Meadows	70	0	0.0%	25	35.7%	30	42.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Port Coquitlam	145	65	44.8%	55	37.9%	20	13.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Port Moody	605	0	0.0%	105	17.4%	330	54.5%	75	12.4%	25	4.1%	30	5.0%	20	3.3%	10	1.7%
Richmond	6,670	2,195	32.9%	1,585	23.8%	1,710	25.6%	660	9.9%	180	2.7%	220	3.3%	75	1.1%	50	0.7%
Surrey	4,800	1,600	33.3%	970	20.2%	1,005	20.9%	305	6.4%	245	5.1%	470	9.8%	160	3.3%	25	0.5%
Tsawwassen First Nation	35	35	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vancouver	61,995	7,340	11.8%	6,020	9.7%	12,405	20.0%	9,090	14.7%	5,270	8.5%	6,545	10.6%	9,560	15.4%	5,760	9.3%
West Vancouver	2,070	65	3.1%	40	1.9%	85	4.1%	100	4.8%	215	10.4%	525	25.4%	760	36.7%	295	14.3%
White Rock	570	130	22.8%	60	10.5%	95	16.7%	55	9.6%	70	12.3%	115	20.2%	20	3.5%	20	3.5%
<b>METRO VANCOUVER</b>	<b>109,115</b>	<b>20,975</b>	<b>19.2%</b>	<b>13,180</b>	<b>12.1%</b>	<b>20,585</b>	<b>18.9%</b>	<b>12,265</b>	<b>11.2%</b>	<b>8,855</b>	<b>8.1%</b>	<b>12,615</b>	<b>11.6%</b>	<b>13,290</b>	<b>12.2%</b>	<b>7,355</b>	<b>6.7%</b>

Source: Statistics Canada, 2021 Census of Population.

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

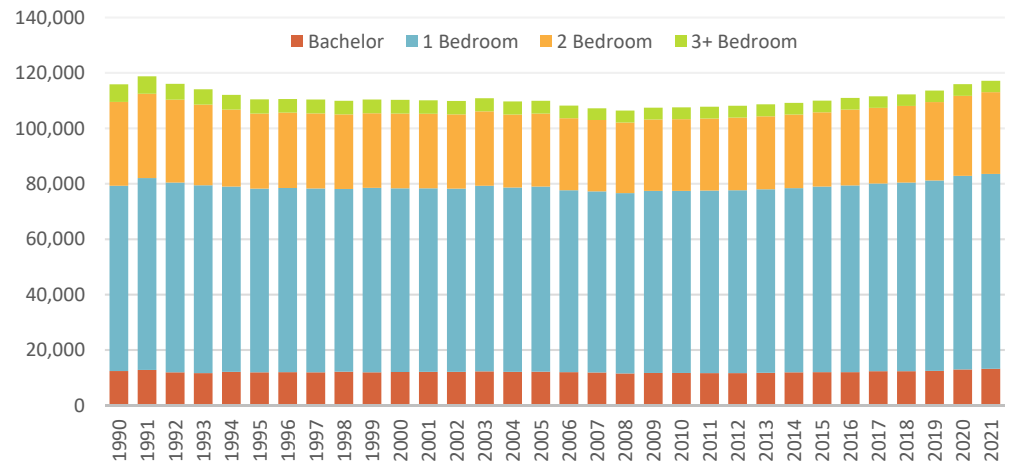
n/a: not available

### 4.2 Primary Rental Market Inventory

The rental market can be divided into two main categories – the primary rental market and the secondary rental market. Primary rental housing refers to housing that is purpose-built to operate as rental housing. These units are not stratified and cannot be sold individually. This includes both market rental housing (private) and non-market rental housing (owned or operated by government or non-profit organizations). Secondary rental housing refers to privately-owned housing that is currently rented. This can include single family homes, laneway houses, secondary suites, townhomes, rented condominiums, etc. Secondary rental housing is less secure as it can be taken out of the rental market at any time by the owner.

In Metro Vancouver, purpose-built market rental units represent about one-third of all rental units in the region.

**Figure 4.2.1. Purpose-Built Market Rental Inventory (Apartments and Townhouses), Metro Vancouver, 1990 to 2021**

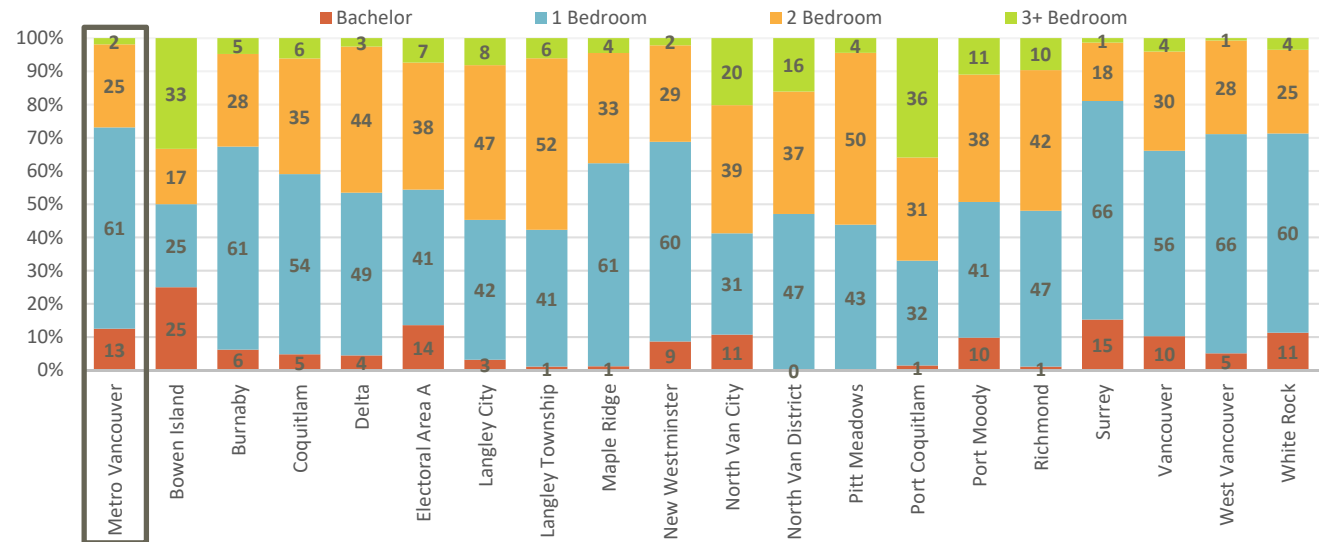


Source: CMHC Rental Market Survey

#### Key Observations

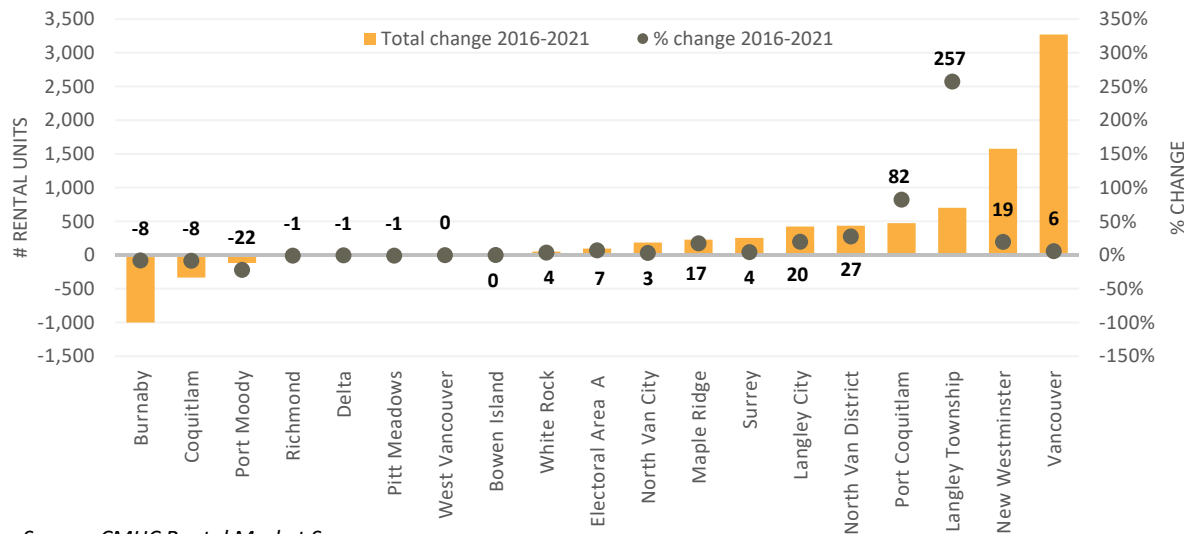
- After years of decline or stagnation, the purpose-built market rental housing stock has started to grow.
- Between 2016 and 2021, bachelor units increased the most (10.1%), followed by 2 bedroom units (7.9%), and 1 bedroom units (4.3%). 3+ bedroom units declined by 2.6%.
- The availability of family-sized units in the rental stock continues to be a challenge, as only 27% of all purpose built rental units in the region had 2 or more bedrooms.
- In 2021, Port Coquitlam, the City of North Vancouver, and Langley Township had the highest proportion of family-sized rentals.

**Figure 4.2.2. Distribution of Purpose-Built Market Rental Inventory (Apartments and Townhouses) by Bedroom Count, Metro Vancouver Jurisdictions, 2021**



Source: CMHC Rental Market Survey

**Figure 4.2.3. Change in Purpose-Built Market Rental Inventory (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2016 to 2021**

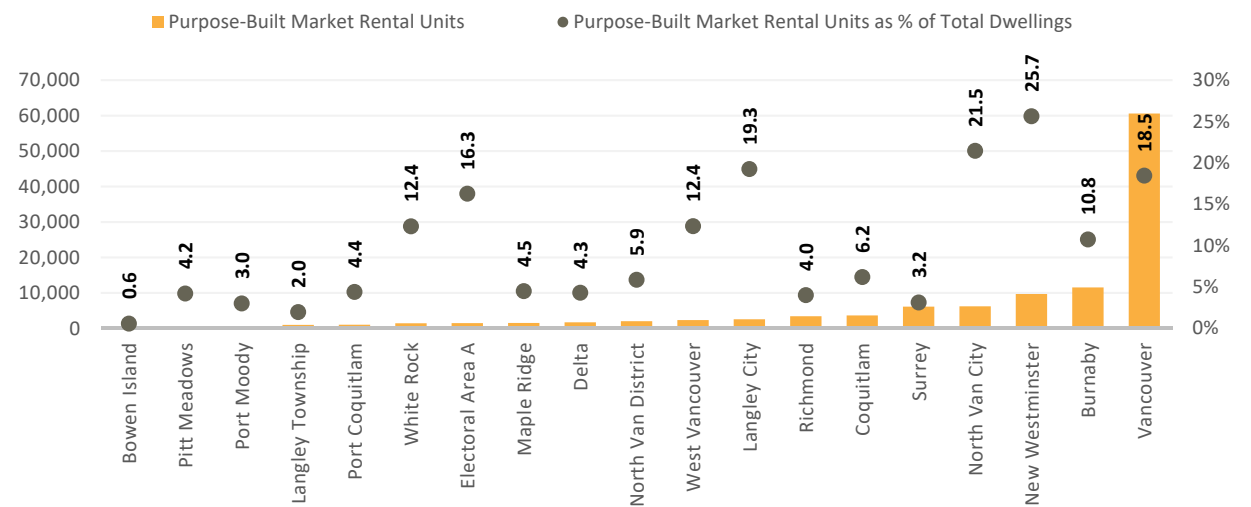


- Between 2016 and 2021, the number of purpose-built market rental units across the region increased by 5.6%.
- The rate of change varied significantly across the region, as shown in Figure 4.2.3. Langley Township and Port Coquitlam increased their rental stock by 257% and 82%, respectively. Port Moody experienced the greatest decline, at -22%.
- Vancouver and New Westminster added the greatest number of rental units during that time (3,270 and 1,576 units, respectively), while Burnaby and Coquitlam lost the greatest number of units (-1,002 and -334 units, respectively).

Source: CMHC Rental Market Survey

- The distribution and proportion of purpose-built rental units varies significantly across the region.
- In 2021, the City of Vancouver had the greatest share of purpose built rental units in the region, at 52%. In comparison, it had only 30% of all dwellings in the region that year.
- New Westminster had the greatest proportion of purpose built rental units as compared to the total dwellings, at 26%, followed by the City of North Vancouver at 22%.
- In the City of Vancouver, 19% of all dwellings were purpose built market rental units.
- The City of Surrey, despite being the second largest city in terms of population, had only 3% purpose built rental units.

**Figure 4.2.4. Purpose-Built Market Rental Units as % of Total Dwellings, Metro Vancouver Jurisdictions, 2021**



Source: CMHC Rental Market Survey, 2021 Census of Population



**Table 4.2.1. Purpose-Built Rental Inventory (Apartments and Townhouses) for Metro Vancouver, 2010 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	% change 2012 - 2021
Bowen Island	12	12	12	12	12	12	12	12	12	12	12	12	0.0%
Burnaby	13,023	12,993	12,954	12,885	12,618	12,645	12,541	12,303	12,126	11,871	12,141	11,539	-10.9%
Coquitlam	3,917	3,910	3,908	4,062	3,973	4,082	3,982	3,745	3,281	3,135	3,423	3,648	-6.7%
Delta	1,634	1,590	1,580	1,640	1,724	1,724	1,727	1,726	1,731	1,695	1,703	1,718	8.7%
Electoral Area A	1,096	1,168	1,122	1,123	1,405	1,403	1,403	1,396	1,697	1,697	1,196	1,499	33.6%
Langley City	2,141	2,116	2,177	2,186	2,193	2,188	2,137	2,290	2,281	2,410	2,494	2,559	17.5%
Langley Township	150	150	149	150	150	208	272	387	453	735	735	972	552.3%
Maple Ridge	1,217	1,213	1,196	1,168	1,183	1,229	1,320	1,304	1,325	1,375	1,492	1,549	29.5%
New Westminster	8,003	7,994	8,051	7,982	8,009	8,068	8,110	8,325	8,753	9,105	9,599	9,686	20.3%
North Van City	5,872	5,872	5,858	5,827	5,909	6,059	6,047	6,191	6,107	6,143	6,361	6,233	6.4%
North Van District	1,361	1,359	1,372	1,393	1,392	1,368	1,580	1,520	1,432	1,399	1,682	2,014	46.8%
Pitt Meadows	327	327	327	326	326	326	326	323	323	322	327	323	-1.2%
Port Coquitlam	517	493	505	504	578	577	575	599	689	917	983	1,048	107.5%
Port Moody	527	535	528	490	534	532	529	492	484	475	470	412	-22.0%
Richmond	3,137	3,136	3,218	3,340	3,479	3,477	3,471	3,766	3,772	3,762	3,614	3,443	7.0%
Surrey	5,789	5,793	5,907	5,917	5,833	5,901	5,892	5,892	5,913	6,006	6,232	6,147	4.1%
Vancouver	55,133	55,436	55,556	55,939	56,176	56,518	57,343	57,562	58,130	58,869	59,764	60,613	9.1%
West Vancouver	2,329	2,328	2,329	2,329	2,328	2,329	2,329	2,330	2,326	2,328	2,327	2,326	-0.1%
White Rock	1,402	1,381	1,397	1,393	1,395	1,378	1,377	1,388	1,393	1,392	1,394	1,427	2.1%
<b>METRO VANCOUVER</b>	<b>107,587</b>	<b>107,806</b>	<b>108,146</b>	<b>108,666</b>	<b>109,217</b>	<b>110,024</b>	<b>110,973</b>	<b>111,551</b>	<b>112,228</b>	<b>113,648</b>	<b>115,949</b>	<b>117,168</b>	<b>8.3%</b>

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

**Table 4.2.2. Purpose-Built Rental Inventory (Apartments and Townhouses) by Unit Size for Metro Vancouver, 2017 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2017				2018				2019				2020				2021			
	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
Bowen Island	3	3	2	4	3	3	2	4	3	3	2	4	3	3	2	4	3	3	2	4
Burnaby	770	7,561	3,369	603	748	7,446	3,334	598	733	7,254	3,296	588	737	7,366	3,441	597	716	7,054	3,220	549
Coquitlam	165	2,079	1,271	230	130	1,816	1,113	222	132	1,726	1,061	216	142	1,894	1,175	212	176	1,978	1,272	222
Delta	71	857	762	36	73	853	771	34	73	847	747	28	73	848	751	31	77	842	755	44
Electoral Area A	107	676	541	72	141	748	665	143	141	748	665	143	127	550	457	62	204	611	574	110
Langley City	79	942	1,050	219	78	939	1,056	208	83	1,048	1,095	184	80	1,051	1,155	208	81	1,078	1,192	208
Langley Township	9	128	211	39	11	201	199	42	11	338	340	46	11	339	339	46	11	400	502	59
Maple Ridge	25	765	442	72	25	776	465	59	25	796	489	65	25	877	521	69	19	947	514	69
New Westminster	774	5,251	2,139	161	820	5,479	2,266	188	921	5,672	2,314	198	1,212	5,797	2,386	204	1,214	5,871	2,420	181
North Van City	497	3,705	1,927	62	504	3,660	1,875	68	504	3,700	1,868	71	546	3,814	1,881	120	540	3,748	1,812	133
North Van District	183	351	553	433	186	378	481	387	191	406	453	349	216	523	534	409	216	615	777	406
Pitt Meadows	**	136	134	53	**	136	134	53	**	136	133	53	**	152	122	53	**	152	119	52
Port Coquitlam	20	275	233	71	24	323	307	35	16	374	491	36	24	418	497	44	26	448	529	45
Port Moody	7	141	160	184	6	140	158	180	6	133	156	180	6	129	155	180	6	130	128	148
Richmond	331	1,436	1,454	545	332	1,438	1,458	544	334	1,443	1,443	542	334	1,427	1,377	476	338	1,407	1,321	377
Surrey	132	2,591	2,521	648	78	2,654	2,523	658	78	2,773	2,519	636	82	2,863	2,618	669	68	2,886	2,603	590
Vancouver	8,916	38,554	9,461	631	8,898	38,842	9,786	604	8,933	39,045	10,185	706	9,049	39,579	10,391	745	9,251	39,896	10,642	824
West Vancouver	236	1,305	695	94	236	1,303	694	93	236	1,302	696	94	237	1,301	695	94	239	1,299	694	94
White Rock	72	936	373	7	72	939	375	7	72	938	375	7	73	930	381	10	73	942	402	10
<b>METRO VANCOUVER</b>	<b>12,397</b>	<b>67,692</b>	<b>27,298</b>	<b>4,164</b>	<b>12,365</b>	<b>68,074</b>	<b>27,662</b>	<b>4,127</b>	<b>12,492</b>	<b>68,682</b>	<b>28,328</b>	<b>4,146</b>	<b>12,977</b>	<b>69,861</b>	<b>28,878</b>	<b>4,233</b>	<b>13,258</b>	<b>70,307</b>	<b>29,478</b>	<b>4,125</b>

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

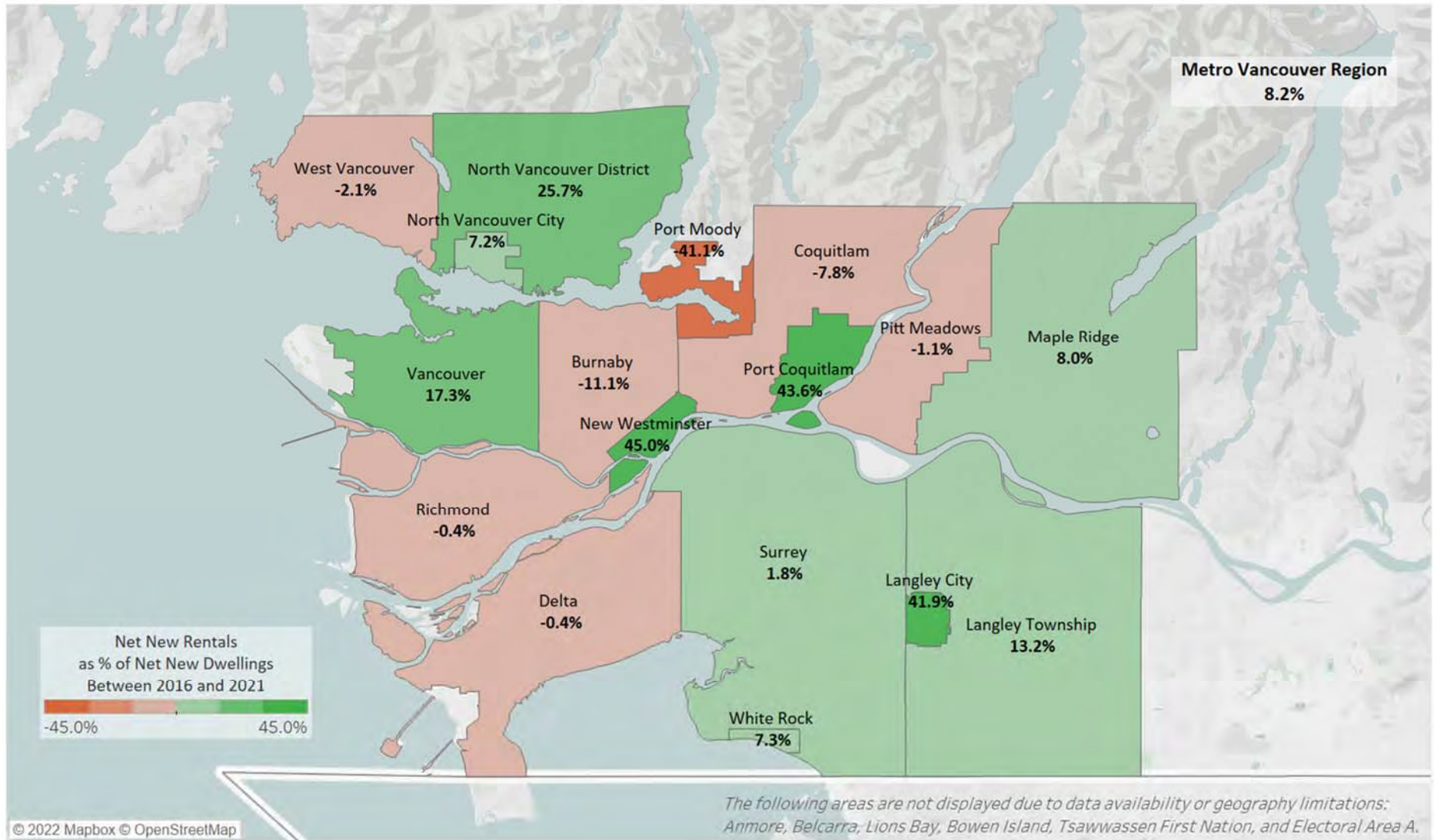
Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

\*\* Indicates data suppressed for confidentiality or data is not available.

**Map 4.2 Growth or Decline in Primary Rental Market (Net New Purpose-Built Market Rental Apartments and Townhouses) as Percentage of Net New Dwellings Between 2016 and 2021 Census, Metro Vancouver**



Source: CMHC Rental Market Survey, 2021 Census of Population

### 4.3 Median Market Rent Costs (Purpose-Built Rentals)

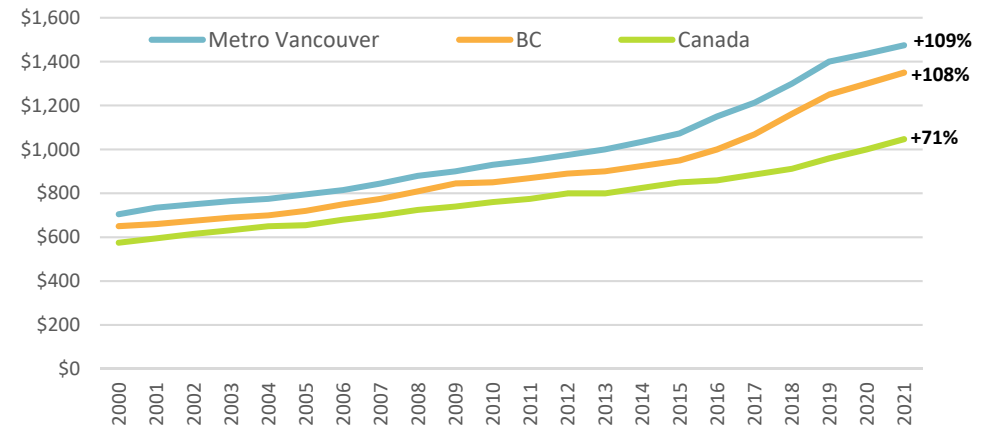
Median rents, when compared to changes in inflation and incomes, provide a good indicator of affordability. When rents grow at a faster rate than incomes, affordability pressures increase, particularly for households with lower incomes.

Data for median market rents is obtained from CMHC's Rental Market Survey, which collects rental market metrics such as rents, turnover and vacancy rates for the primary rental market. The primary rental market includes purpose-built apartments of 3 units or more, as well as rented townhouses. The rest of the rental market is mostly secondary suites, laneway houses, privately rented condominium units and non-market rental units.

#### Key Observations

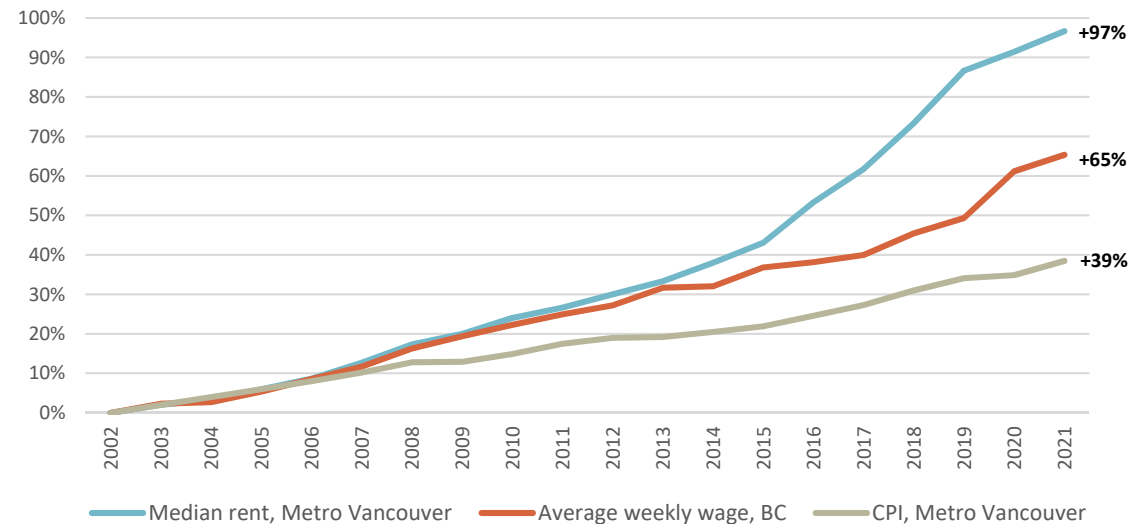
- In 2021, the median rent for an apartment in Metro Vancouver increased by 2.7% to \$1,475. This followed a 2.6% increase between 2019 and 2020. This rent increase occurred despite a rent increase freeze that was introduced in 2020 during the Covid-19 pandemic, and was due to the turnover of units to new tenants.
- Apartment rents have increased faster than inflation or the average wage, especially in the past five years.
- As Figure 4.3.2. shows, between 2002 and 2021, the median rent in the region increased by 97%, compared to a 65% increase in average wages in BC and a 39% increase in inflation over the same period.

Figure 4.3.1. Median Market Rents (Purpose-Built Market Rental Inventory), Metro Vancouver, BC, and Canada, 2000 to 2021



Source: CMHC Rental Market Survey

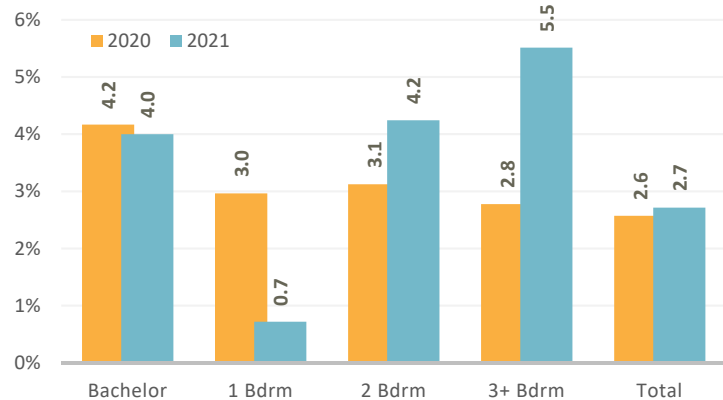
Figure 4.3.2. Percentage Change from 2002 Levels to 2021 in Median Market Rents, Average Weekly Wages, and Inflation, Metro Vancouver and BC



Source: CMHC Rental Market Survey, BC Stats

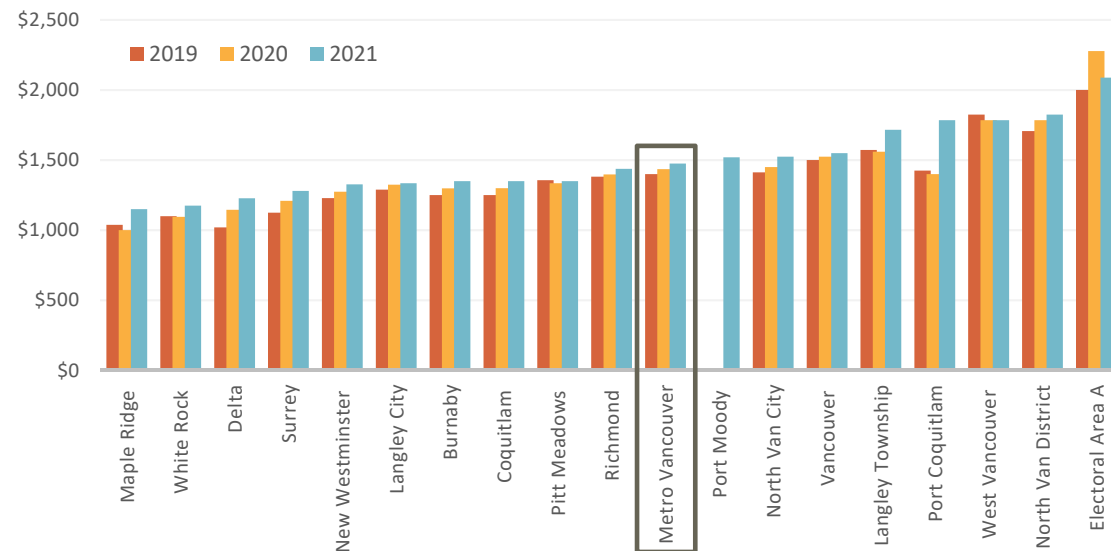
- There are significant variations in median market rents across the region.
- The municipalities with the highest median rents in 2021 were Electoral Area A (\$2,088), District of North Vancouver (\$1,825), and West Vancouver (\$1,785).
- Although rents increased almost everywhere in 2021, in Electoral Area A they actually decreased, which was probably a result of the Covid-19 pandemic and the large number of students who make up the rental market there.
- Rents also remained almost unchanged in West Vancouver, the City of Langley, and Pitt Meadows. However, Maple Ridge and Port Coquitlam saw tremendous increases in their rents in 2021.
- Rents also vary by bedroom count. In 2021, family-sized rental units with 3 or more bedrooms saw the highest increase in median rent (+5.5%), followed by family-sized units with 2 bedrooms (+4.2%).

**Figure 4.3.3. Annual % Change of Median Market Rents by Bedroom Count, Metro Vancouver, 2020 and 2021**



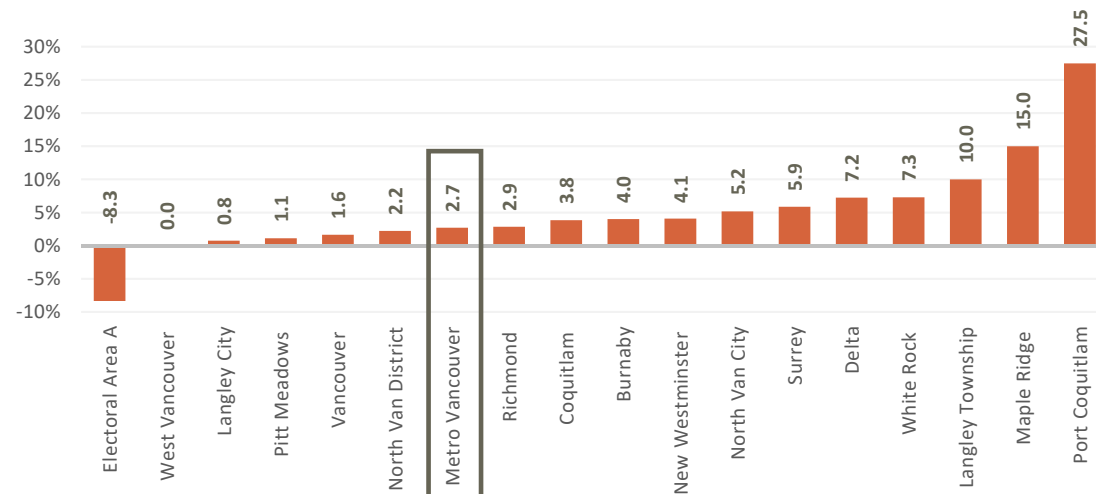
Source: CMHC Rental Market Survey

**Figure 4.3.4. Median Market Rents (Purpose-Built Market Rental Inventory), Metro Vancouver Jurisdictions, 2019 to 2021**



Source: CMHC Rental Market Survey

**Figure 4.3.5. Annual % Change of Median Market Rents (Purpose-Built Market Rental Inventory), Metro Vancouver Jurisdictions, 2020 to 2021**



Source: CMHC Rental Market Survey

**Table 4.3.1. Median Market Rents (Purpose-Built Rental Inventory) for Metro Vancouver Jurisdictions, 2011-2021**

MUNICIPALITY / MEMBER JURISDICTION	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Increase 2016-2021	10 Year Increase 2011-2021		
Burnaby	\$885	\$900	\$900	\$940	\$950	\$1,025	\$1,100	\$1,175	\$1,250	\$1,298	\$1,350	31.7%	\$325	52.5%	\$465
Coquitlam	\$850	\$855	\$870	\$880	\$938	\$975	\$1,100	\$1,175	\$1,250	\$1,300	\$1,350	38.5%	\$375	58.8%	\$500
Delta	\$800	\$820	\$842	\$863	\$875	\$895	\$925	\$975	\$1,020	\$1,145	\$1,228	37.2%	\$333	53.5%	\$428
Electoral Area A	\$1,580	\$1,544	\$1,557	\$1,575	\$1,620	\$1,651	\$1,760	\$1,871	\$2,000	\$2,278	\$2,088	26.5%	\$437	32.2%	\$508
Langley City	\$830	\$830	\$850	\$850	\$894	\$985	\$1,075	\$1,134	\$1,289	\$1,325	\$1,335	35.5%	\$350	60.8%	\$505
Langley Township	\$950	\$925	\$950	\$935	\$900	**	\$1,494	\$1,445	\$1,573	\$1,560	\$1,716	**	**	80.6%	\$766
Maple Ridge	\$750	\$750	\$750	\$750	\$800	\$837	\$850	\$940	\$1,038	\$1,000	\$1,150	37.4%	\$313	53.3%	\$400
New Westminister	\$800	\$815	\$842	\$863	\$875	\$938	\$1,005	\$1,138	\$1,229	\$1,275	\$1,327	41.5%	\$389	65.9%	\$527
North Vancouver City	\$958	\$975	\$1,039	\$1,035	\$1,100	\$1,200	\$1,260	\$1,388	\$1,413	\$1,450	\$1,525	27.1%	\$325	59.2%	\$567
North Vancouver District	\$1,150	\$1,175	\$1,200	\$1,262	\$1,300	\$1,375	\$1,510	\$1,625	\$1,707	\$1,785	\$1,825	32.7%	\$450	58.7%	\$675
Pitt Meadows	\$950	\$950	\$900	\$925	\$948	\$933	\$1,175	\$1,225	\$1,357	\$1,335	\$1,350	44.7%	\$417	42.1%	\$400
Port Coquitlam	\$825	\$825	\$840	\$850	\$900	\$933	\$1,020	\$1,170	\$1,425	\$1,400	\$1,785	91.3%	\$852	116.4%	\$960
Port Moody	\$1,299	\$1,284	\$1,249	\$1,129	\$1,250	\$1,225	\$1,280	\$1,600	**	**	\$1,520	24.1%	\$295	17.0%	\$221
Richmond	\$1,050	\$1,080	\$1,100	\$1,105	\$1,170	\$1,200	\$1,265	\$1,345	\$1,382	\$1,398	\$1,438	19.8%	\$238	37.0%	\$388
Surrey	\$809	\$800	\$850	\$850	\$865	\$925	\$993	\$1,052	\$1,125	\$1,209	\$1,280	38.4%	\$355	58.2%	\$471
Vancouver	\$1,000	\$1,050	\$1,075	\$1,118	\$1,165	\$1,240	\$1,318	\$1,400	\$1,500	\$1,525	\$1,550	25.0%	\$310	55.0%	\$550
West Vancouver	\$1,300	\$1,400	\$1,300	\$1,458	\$1,480	\$1,581	\$1,650	\$1,700	\$1,825	\$1,785	\$1,785	12.9%	\$204	37.3%	\$485
White Rock	\$835	\$850	\$850	\$842	\$860	\$900	\$975	\$1,000	\$1,100	\$1,095	\$1,175	30.6%	\$275	40.7%	\$340
<b>METRO VANCOUVER</b>	<b>\$950</b>	<b>\$975</b>	<b>\$1,000</b>	<b>\$1,035</b>	<b>\$1,073</b>	<b>\$1,150</b>	<b>\$1,213</b>	<b>\$1,300</b>	<b>\$1,400</b>	<b>\$1,436</b>	<b>\$1,475</b>	<b>28.3%</b>	<b>\$325</b>	<b>55.3%</b>	<b>\$525</b>

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

\*\* Indicates data suppressed for confidentiality or data is not available.

**Table 4.3.2. Median Market Rents (Purpose-Built Rental Inventory) by Bedroom Count for Metro Vancouver Jurisdictions, 2017-2021**

MUNICIPALITY / MEMBER JURISDICTION	2017				2018				2019				2020				2021			
	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	\$875	\$1,025	\$1,313	\$1,508	\$896	\$1,100	\$1,400	\$1,713	\$950	\$1,175	\$1,550	\$1,824	\$969	\$1,190	\$1,550	\$1,925	\$989	\$1,250	\$1,650	\$1,925
Coquitlam	\$827	\$994	\$1,250	\$1,625	\$850	\$1,075	\$1,300	\$1,655	\$900	\$1,120	\$1,380	\$1,888	\$950	\$1,175	\$1,450	**	\$1,200	\$1,300	\$1,450	\$2,100
Delta	\$725	\$875	\$1,165	\$1,145	\$760	\$918	\$1,210	**	\$775	\$960	\$1,250	\$1,795	\$850	\$1,125	\$1,375	\$1,400	\$828	\$1,180	\$1,545	\$2,500
Electoral Area A	\$1,435	\$1,660	\$2,112	\$2,906	\$1,435	\$1,741	\$2,220	\$2,931	\$1,375	\$1,858	\$2,491	\$2,950	\$1,549	\$1,890	\$2,700	\$3,350	\$1,597	\$1,850	\$2,625	\$3,695
Langley City	\$775	\$979	\$1,200	\$1,475	\$782	\$939	\$1,303	\$1,612	\$850	\$1,200	\$1,488	\$1,645	\$900	\$1,150	\$1,450	\$1,663	\$900	\$1,275	\$1,500	\$1,725
Langley Township	**	\$1,150	\$1,841	**	**	\$1,258	\$1,750	**	**	\$1,450	\$1,893	**	**	\$1,450	\$1,850	**	**	\$1,500	\$1,900	**
Maple Ridge	\$632	\$784	\$945	\$1,374	\$749	\$874	\$1,125	\$1,456	**	\$868	\$1,208	\$1,540	\$750	\$950	\$1,212	\$1,695	**	\$1,025	\$1,206	\$1,815
New Westminster	\$805	\$950	\$1,294	\$1,550	\$853	\$1,057	\$1,407	\$1,699	\$1,000	\$1,135	\$1,550	\$1,750	\$1,050	\$1,175	\$1,500	\$1,850	\$1,150	\$1,235	\$1,563	\$2,113
North Vancouver City	\$966	\$1,175	\$1,479	\$2,000	\$1,075	\$1,298	\$1,585	\$2,200	\$1,125	\$1,350	\$1,600	\$2,500	\$1,225	\$1,400	\$1,650	\$3,000	\$1,250	\$1,450	\$1,775	**
North Vancouver District	\$1,045	\$1,296	\$1,690	\$1,709	\$1,143	\$1,451	\$1,775	\$1,835	\$1,248	\$1,538	\$2,000	\$1,931	\$1,309	\$1,600	\$2,080	\$2,475	\$1,348	\$1,650	\$2,104	\$2,480
Pitt Meadows	**	\$991	\$1,200	\$1,623	**	\$1,200	\$1,250	\$1,610	**	\$1,150	\$1,400	\$1,770	**	\$1,250	\$1,450	\$1,623	**	\$1,200	\$1,350	\$1,725
Port Coquitlam	\$670	\$900	\$1,075	\$1,340	\$700	\$1,055	\$1,288	\$1,375	\$790	**	\$2,100	\$1,380	\$918	\$1,125	\$2,150	\$1,582	\$1,175	\$1,500	\$2,300	\$1,500
Port Moody	**	\$1,000	\$1,356	**	**	\$985	\$1,500	\$1,900	**	\$1,151	**	**	**	\$1,025	**	**	**	\$1,000	\$1,500	\$1,680
Richmond	\$962	\$1,095	\$1,303	\$1,625	\$1,092	\$1,150	\$1,450	\$1,750	\$1,050	\$1,200	\$1,500	\$1,800	\$1,140	\$1,250	\$1,450	\$1,900	\$1,100	\$1,350	\$1,550	\$1,900
Surrey	\$879	\$885	\$1,050	\$1,250	\$738	\$960	\$1,087	\$1,250	\$903	\$1,025	\$1,171	\$1,450	\$908	\$1,125	\$1,250	\$1,590	\$936	\$1,200	\$1,300	\$1,525
Vancouver	\$1,050	\$1,300	\$1,775	\$2,000	\$1,150	\$1,388	\$1,875	\$1,970	\$1,250	\$1,483	\$2,000	\$2,300	\$1,300	\$1,500	\$2,000	\$2,400	\$1,345	\$1,500	\$2,000	\$2,700
West Vancouver	\$1,248	\$1,600	\$2,500	\$3,350	\$1,300	\$1,610	\$2,350	\$3,600	\$1,350	\$1,785	\$2,500	\$3,400	\$1,400	\$1,750	\$2,700	\$3,600	\$1,322	\$1,750	\$2,745	\$3,975
White Rock	\$810	\$940	\$1,181	**	\$863	\$960	\$1,209	**	\$911	\$1,042	\$1,340	**	\$901	\$1,058	\$1,374	**	\$934	\$1,105	\$1,380	**
<b>METRO VANCOUVER</b>	<b>\$1,010</b>	<b>\$1,165</b>	<b>\$1,400</b>	<b>\$1,600</b>	<b>\$1,100</b>	<b>\$1,250</b>	<b>\$1,519</b>	<b>\$1,703</b>	<b>\$1,200</b>	<b>\$1,350</b>	<b>\$1,600</b>	<b>\$1,800</b>	<b>\$1,250</b>	<b>\$1,390</b>	<b>\$1,650</b>	<b>\$1,850</b>	<b>\$1,300</b>	<b>\$1,400</b>	<b>\$1,720</b>	<b>\$1,952</b>

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

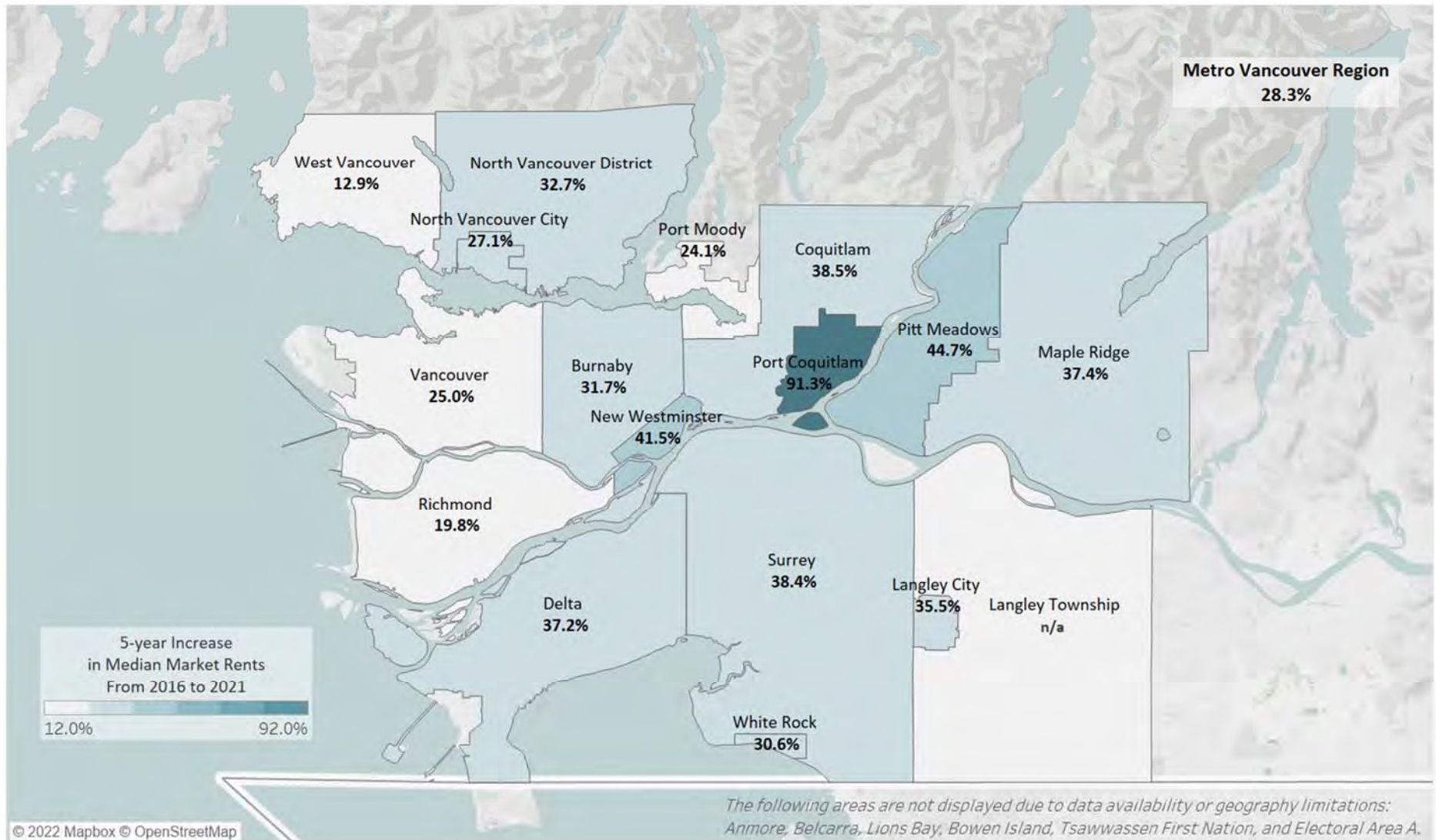
Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

\*\* Indicates data suppressed for confidentiality or data is not available.

Map 4.3 Growth in Median Market Rents (Purpose-Built Market Rental Apartments and Townhouses) Between 2016 and 2021, Metro Vancouver



Source: CMHC Rental Market Survey



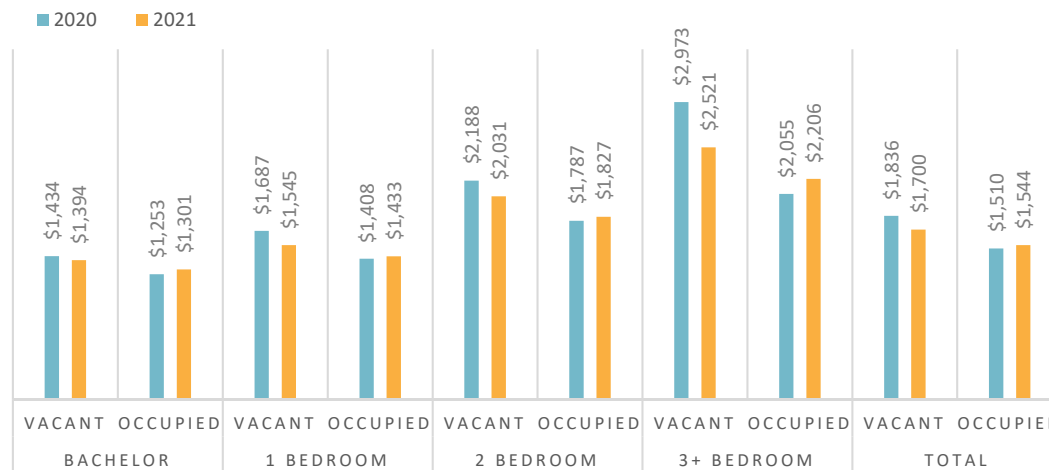
### 4.4 Average Rents of Vacant and Occupied Market Rental Units (Apartments and Townhouses)

Data on average and median market rents does not completely reflect the reality of anyone who is looking to rent a home, particularly when relocating within the rental market. Asking rents for vacant units are higher than rents of occupied units. Annual rent increases in occupied units are limited by a maximum allowable rate set out by the BC Government each year. The same is not true for vacant units. Upon turnover, landlords can increase the rent by any amount, resulting in significantly higher asking rents for vacant units.

#### Key Observations

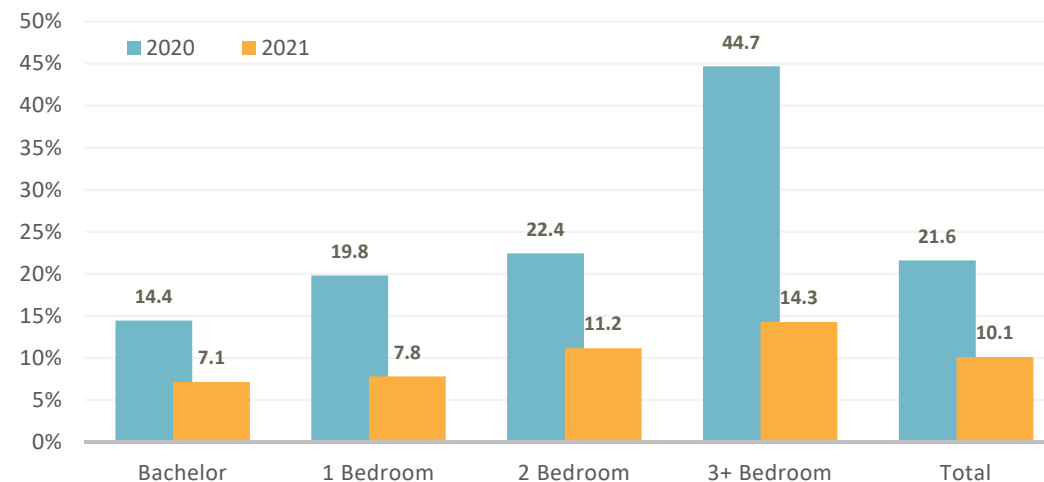
- Asking rents for vacant units are higher than the rent paid for occupied units.
- In 2021, the average asking rent for a vacant unit in Metro Vancouver was \$1,700, or 10.1% higher than the average rent for an occupied unit.
- The difference in rent between vacant and occupied units decreased significantly between 2020 and 2021. In 2020, the average asking rent for vacant units in Metro Vancouver was 21.6% higher than the average rents for occupied units.
- The difference in rent between vacant and occupied units was most pronounced among units with 3 bedrooms or more. In 2020, vacant 3+ bedroom units were 44.7% (\$918) more expensive than occupied units of the same size. This difference decreased to 14.3% (\$315) in 2021, but it remained the highest among all sizes of apartments.
- The large difference in rent between vacant and occupied units underscores the difficulty that larger households, most often families, face when relocating.

Figure 4.4.1. Average Rents of Vacant and Occupied Market Rental Units (Apartments and Townhouses), Metro Vancouver, 2020 and 2021



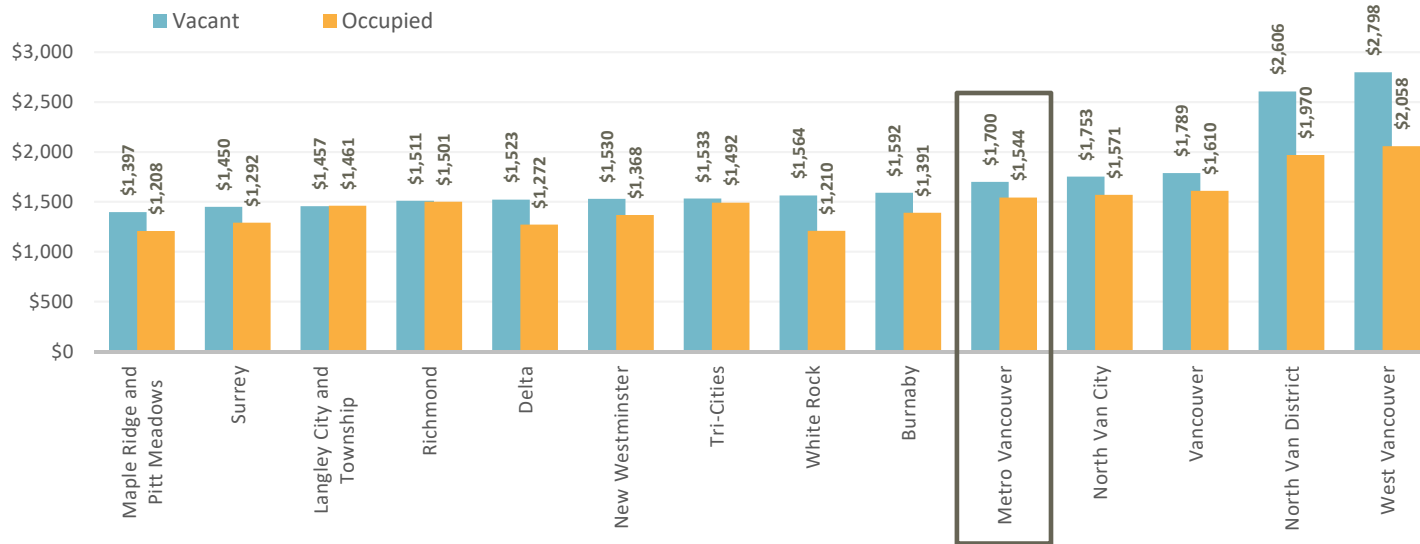
Source: CMHC Rental Market Survey

Figure 4.4.2. Difference in Average Rents of Vacant and Occupied Market Rental Units (Apartments and Townhouses), Metro Vancouver, 2020 and 2021



Source: CMHC Rental Market Survey

Figure 4.4.3. Average Rents of Vacant and Occupied Market Rental Units (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2021

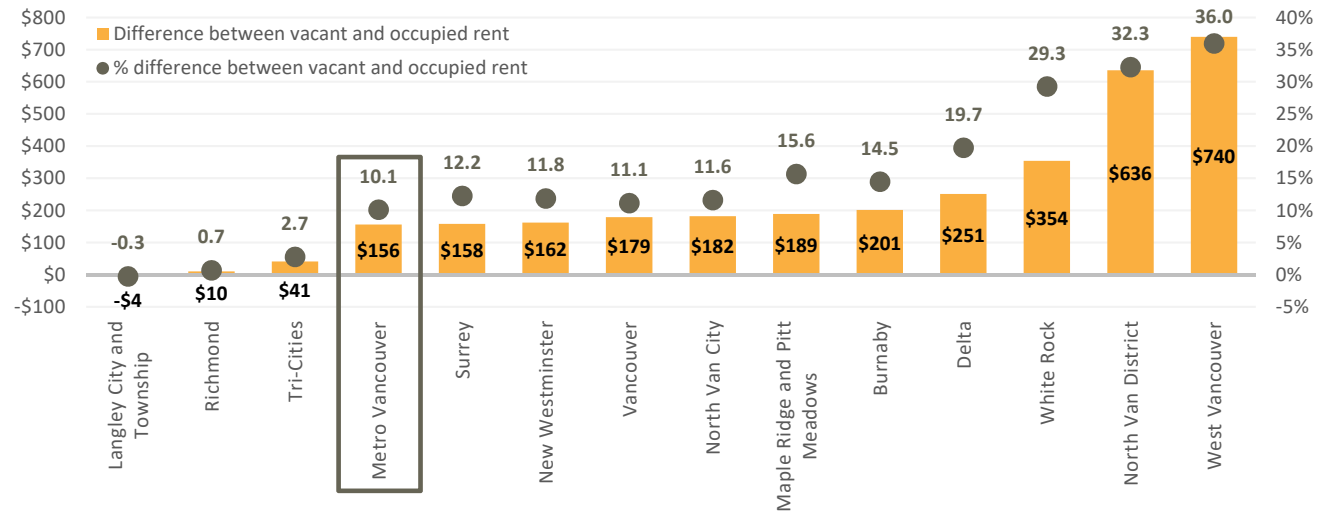


- Figure 4.4.3 shows that in 2021, West Vancouver and the District of North Vancouver had the highest average asking rents for vacant units in the region.
- Maple Ridge, Pitt Meadows, Surrey, and the two Langleys had the lowest average asking rents for vacant units.

Source: CMHC Rental Market Survey

- In 2021, West Vancouver and the District of North Vancouver also had the largest difference in rents between vacant and occupied units – asking rents for vacant units were more than 30% higher than average rents of occupied units.
- In comparison, Richmond and the Tri-Cities had the smallest difference in rents between vacant and occupied units.
- The two Langleys were the only part of the region where rents for vacant units were slightly lower than occupied units.

Figure 4.4.4. Difference Between Average Rents of Vacant and Occupied Market Rental Units (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2021



Source: CMHC Rental Market Survey

**Table 4.4. Average Rents of Vacant and Occupied Units in the Purpose-Built Rental Market (Apartments and Townhouses) by Unit Size for Metro Vancouver, 2021**

MUNICIPALITY / MEMBER JURISDICTION	Bachelor			1 Bedroom			2 Bedroom			3+ Bedroom			Total		
	Vacant	Occupied	Y/N*	Vacant	Occupied	Y/N*	Vacant	Occupied	Y/N*	Vacant	Occupied	Y/N*	Vacant	Occupied	Y/N*
Burnaby	1,163	1,088	Y	1,482	1,278	Y	1,779	1,636	Y	2,149	1,910	Y	1,592	1,391	Y
Delta	**	870	**	1,465	1,136	Y	1,548	1,429	Y	**	2,048	**	1,523	1,272	Y
Langley City and Township	**	968	**	1,257	1,275	N	1,638	1,610	Y	**	1,683	**	1,457	1,461	N
Maple Ridge and Pitt Meadows	**	**	**	1,270	1,087	Y	1,633	1,322	Y	**	1,738	**	1,397	1,208	Y
New Westminister	1,053	1,189	N	1,520	1,273	Y	1,721	1,623	Y	**	2,049	**	1,530	1,368	Y
North Van City	1,430	1,229	Y	1,683	1,464	Y	2,010	1,841	Y	**	2,864	**	1,753	1,571	Y
North Van District	**	1,292	**	**	1,663	**	2,299	2,150	Y	3,244	2,525	Y	2,606	1,970	Y
Richmond	**	1,164	**	1,248	1,317	N	1,753	1,607	Y	**	1,999	**	1,511	1,501	N
Surrey	**	982	**	1,355	1,174	Y	1,425	1,351	Y	**	1,576	**	1,450	1,292	Y
Tri-Cities	**	1,167	**	1,303	1,308	N	1,810	1,665	Y	**	1,960	**	1,533	1,492	Y
Vancouver	1,429	1,345	Y	1,665	1,518	Y	2,531	2,103	Y	**	2,744	**	1,789	1,610	Y
West Vancouver	1,929	1,307	Y	**	1,749	**	3,749	2,644	Y	**	3,903	**	2,798	2,058	Y
White Rock	**	988	**	1,265	1,148	Y	1,830	1,376	Y	**	**	**	1,564	1,210	Y
<b>METRO VANCOUVER</b>	<b>1,394</b>	<b>1,301</b>	<b>Y</b>	<b>1,545</b>	<b>1,433</b>	<b>Y</b>	<b>2,031</b>	<b>1,827</b>	<b>Y</b>	<b>2,521</b>	<b>2,206</b>	<b>Y</b>	<b>1,700</b>	<b>1,544</b>	<b>Y</b>

Source: CMHC Rental Market Survey

Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay, Electoral Area A).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

\*\* Indicates data suppressed for confidentiality or data is not available.

\* Y/N: Indication provided by CMHC of whether the average rent of vacant units is statistically higher than that of occupied units. (95% of Confidence Level is used for the test)

### 4.5 Profile of Newly Built Market Rental Units (Apartments and Townhouses)

A growing population requires a diversity of housing choices, including rental housing. New rental housing units, despite having higher rents, increase overall rental housing supply, thereby easing pressures on vacancy rates and average rents.

CMHC provides data on purpose-built rental units in newly built structures. In 2021, newly built structures were defined as structures completed between July 2018 and June 2021. In 2021, there were 7,929 purpose-built rental units in Metro Vancouver that were completed in the past three years.

#### Key Observations

- Average rents for newly completed units are significantly higher than average rents for existing units of any age.
- In 2021, the average rent for a newly completed unit in Metro Vancouver was \$2,192. This was 42.0% higher than the average occupied rent for an existing unit of any age, and 28.9% higher than the average asking rent for a vacant unit of any age.
- The difference in rent between newly completed units and units of any age was most pronounced among units with 3 bedrooms or more. In 2021, the average rent for a newly completed 3+ bedroom unit was 56.9% higher than the average rent of an occupied 3+ bedroom unit, and 37.3% higher than the average asking rent of a vacant 3+ bedroom unit.

Figure 4.5.1. Average Rents of Newly Built Units (Completed July 2018 to June 2021), Existing Vacant Units, and Occupied Units of Any Age in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver, 2021

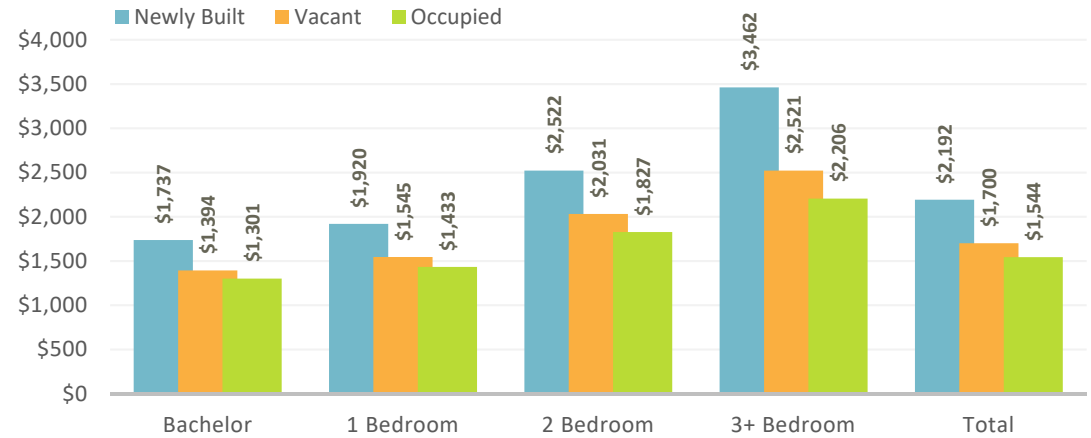
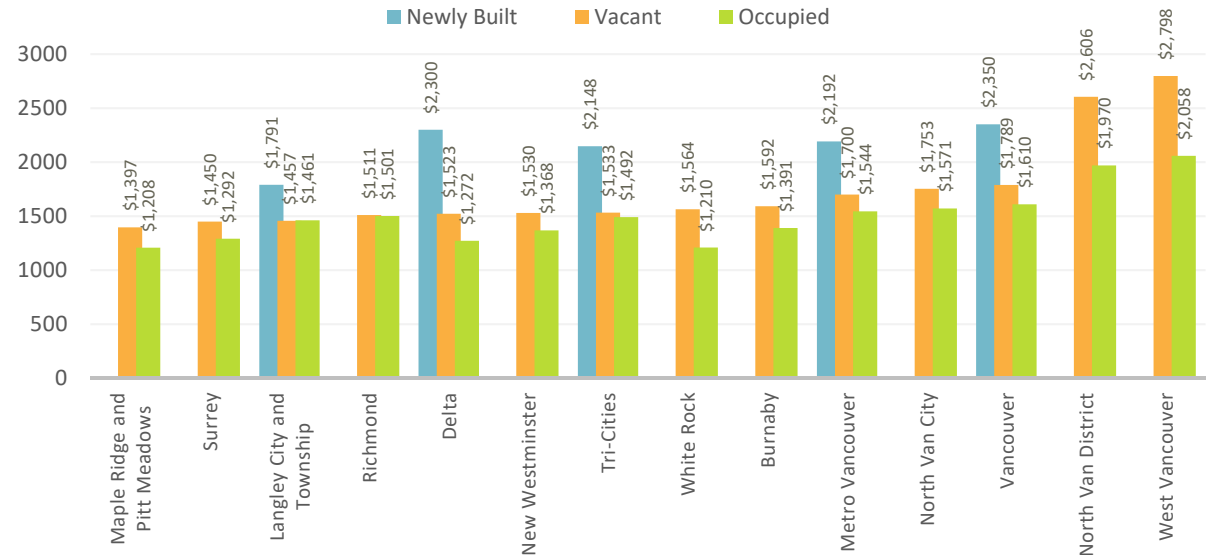


Figure 4.5.2. Average Rents of Newly Built Units (Completed July 2018 to June 2021), Existing Vacant Units, and Occupied Units of Any Age in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2021



Source: CMHC Rental Market Survey

**Table 4.5. Profile of Newly Built Units (Structures Completed Between July 2018 and June 2021) in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver**

MUNICIPALITY / MEMBER JURISDICTION	Bachelor			1 Bedroom			2 Bedroom			3+ Bedroom			Total		
	Universe	Vacancy Rate	Average Rent	Universe	Vacancy Rate	Average Rent	Universe	Vacancy Rate	Average Rent	Universe	Vacancy Rate	Average Rent	Universe	Vacancy Rate	Average Rent
Burnaby	0	**	**	150	**	**	150	**	**	0	**	**	300	**	**
Delta	4	0.0%	\$1,200	0	**	**	4	0.0%	\$2,200	16	0.0%	\$2,600	24	0.0%	\$2,300
Langley City and Township	8	**	**	292	**	\$1,536	405	0.3%	\$1,957	32	**	**	737	0.3%	\$1,791
Maple Ridge and Pitt Meadows	0	**	**	210	**	**	84	**	**	10	**	**	304	**	**
New Westminister	380	**	**	320	**	**	119	**	**	16	**	**	835	**	**
North Van City	26	**	**	239	0.6%	**	97	**	**	45	**	**	407	0.4%	**
North Van District	25	**	**	219	**	**	364	0.8%	**	77	**	**	685	0.7%	**
Richmond	0	**	**	0	**	**	0	**	**	0	**	**	0	**	**
Surrey	4	**	**	235	**	**	112	**	**	11	**	**	362	**	**
Tri-Cities	37	0.0%	\$1,607	291	3.9%	\$1,861	363	4.3%	\$2,429	10	**	**	701	3.8%	\$2,148
Vancouver	581	0.4%	\$1,742	1,475	0.7%	\$2,099	956	3.7%	\$2,980	240	1.3%	\$3,889	3,252	1.4%	\$2,350
West Vancouver	0	**	**	0	**	**	0	**	**	0	**	**	0	**	**
White Rock	0	**	**	0	**	**	25	**	**	3	**	**	28	**	**
<b>METRO VANCOUVER</b>	<b>1,138</b>	<b>0.3%</b>	<b>\$1,737</b>	<b>3,491</b>	<b>2.7%</b>	<b>\$1,920</b>	<b>2,794</b>	<b>2.6%</b>	<b>\$2,522</b>	<b>506</b>	<b>1.5%</b>	<b>\$3,462</b>	<b>7,929</b>	<b>2.3%</b>	<b>\$2,192</b>

Source: CMHC Rental Market Survey.

Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay, and Electoral Area A).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

\*\* Indicates data suppressed for confidentiality or data is not available.

### 4.6 Vacancy Rates (Purpose-Built Rentals)

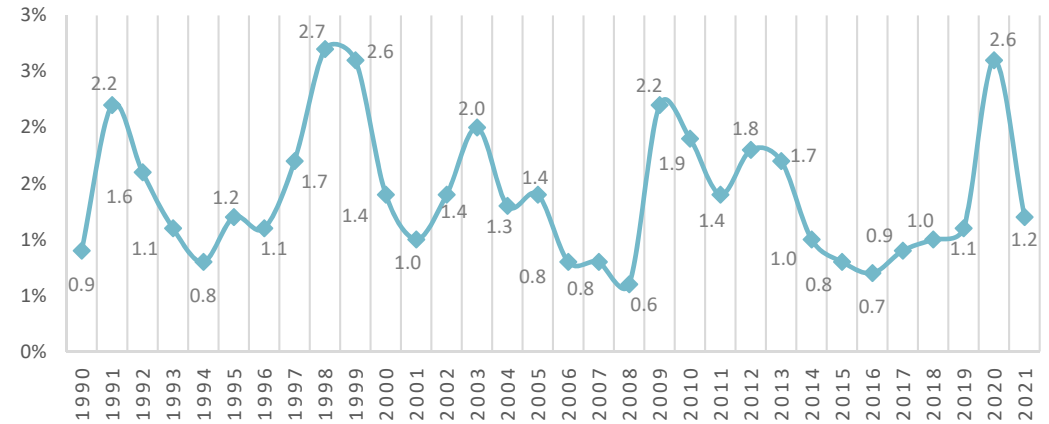
Vacancy rates are an indication of the health of the residential rental market. Generally, vacancy rates around 3% to 5% are considered to be a sign of a balanced market. Low vacancy rates lead to challenges for many households, particularly those with low incomes, in finding suitable and affordable rental housing.

The vacancy rate data presented here is for the purpose-built market rental universe (apartments and townhouses), as reported in CMHC’s Rental Market Survey. The purpose-built market rental universe accounts for approximately one third of all rental units in the region. The rest of the rental market consists of secondary suites, non-market rental units, and privately rented condominium units. Vacancy rate data for these units is not provided here.

#### Key Observations

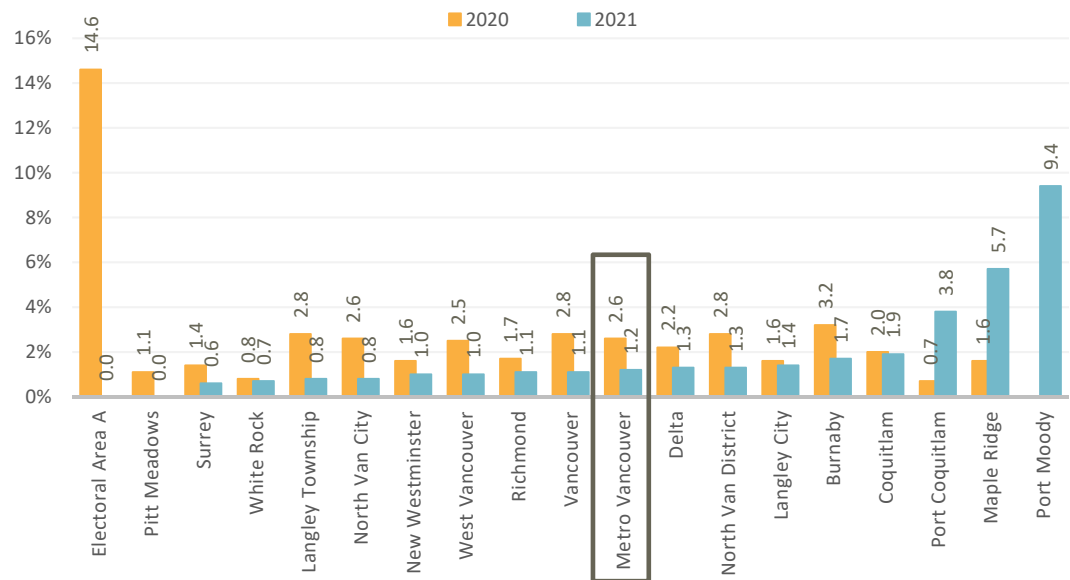
- Vacancy rates in the region have varied significantly in the past 30 years, but they have remained below the 3% that is generally considered to be a sign of a balanced market.
- In 2020, due to the Covid-19 pandemic and reduced demand from students and foreign workers, the regional vacancy rate reached 2.6%, the highest in the past 20 years.
- In 2021, the regional vacancy rate returned to 1.2%, which was one percentage point lower than the 10-year and 20-year average vacancy rate of 1.3%.
- Vacancy rates vary significantly across the region between 2020 and 2021. In 2021, Port Moody, Maple Ridge, and Port Coquitlam had the highest vacancy rates. In 2020, Electoral Area A had by far the highest vacancy rate, which can be attributed to the lack of returning students that year due to Covid-19.

Figure 4.6.1. Vacancy Rate of Purpose-Built Market Rentals (Apartments and Townhouses), Metro Vancouver, 1990 and 2021



Source: CMHC Rental Market Survey

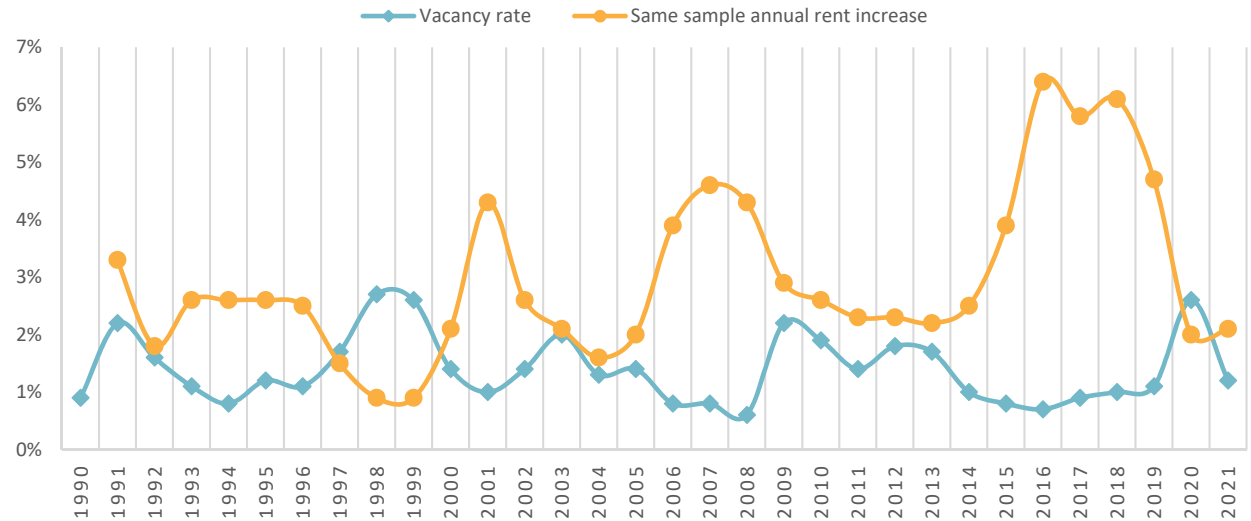
Figure 4.6.2. Vacancy Rates of Purpose-Built Market Rentals (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2020 and 2021



Source: CMHC Rental Market Survey

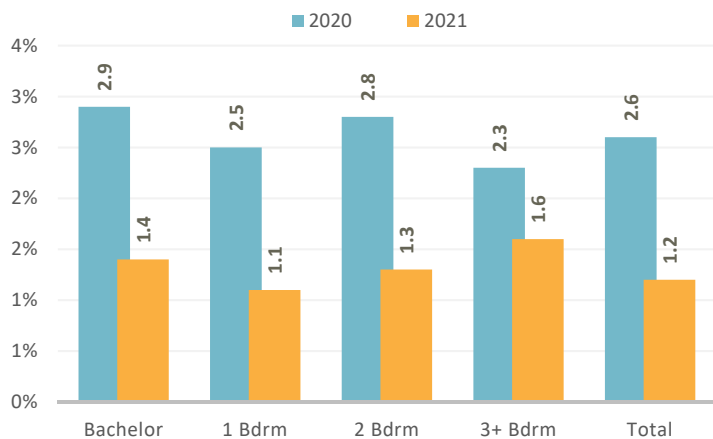
- Historically, low vacancy rates have been associated with increases in rent costs. Figure 4.6.3 shows the relationship between vacancy rates and the average annual rent increase in the purpose-built rental market in Metro Vancouver over the past 30 years.
- As can be seen in 2021, the downturn in vacancy rate is accompanied by an increase in average annual rent. This trend is expected to continue in the future.
- Although vacancy rates vary by bedroom count, the vacancy rates for each type of unit tend to follow the same trend as the overall vacancy rate (Figure 4.6.5).
- Historically, vacancy rates for 3+ bedroom units were higher than all others, with few exceptions.

**Figure 4.6.3. Vacancy Rate and Average Annual Rent Increase of Purpose-Built Market Rentals (Apartments and Townhouses), Metro Vancouver, 1990 to 2021**



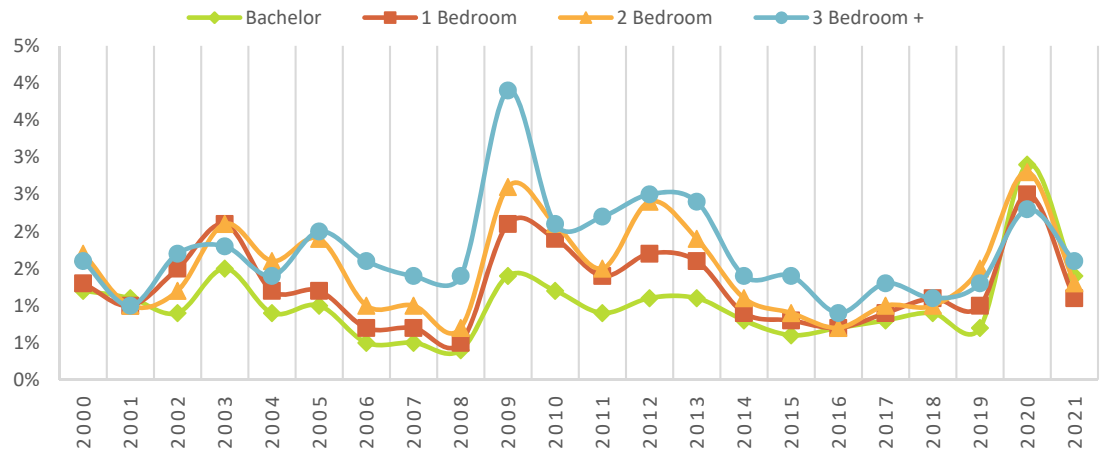
Source: CMHC Rental Market Survey

**Figure 4.6.4. Vacancy Rates of Purpose-Built Market Rentals by Bedroom Count, Metro Vancouver, 2020 and 2021**



Source: CMHC Rental Market Survey

**Figure 4.6.5. Vacancy Rates of Purpose-Built Market Rentals (Apartments and Townhouses) by Bedroom Count, Metro Vancouver, 2000 to 2021**



Source: CMHC Rental Market Survey

**Table 4.6.1. Primary Rental Market Vacancy Rates for Metro Vancouver Jurisdictions, 2010 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	5 Year Average	10 Year Average
Bowen Island	**	**	**	**	**	**	**	**	**	**	**	**	**	**
Burnaby	2.6%	2.2%	2.2%	2.0%	1.3%	1.2%	0.8%	0.6%	2.0%	1.3%	3.2%	1.7%	1.8%	1.6%
Coquitlam	2.8%	3.2%	3.5%	3.3%	1.0%	1.2%	1.8%	1.4%	1.0%	0.9%	2.0%	1.9%	1.4%	1.8%
Delta	1.2%	1.5%	1.8%	2.6%	3.6%	0.6%	0.0%	1.2%	1.3%	1.1%	2.2%	1.3%	1.4%	1.6%
Electoral Area A	0.5%	0.4%	0.4%	0.4%	0.2%	0.1%	0.0%	0.2%	0.3%	0.8%	14.6%	0.0%	3.2%	1.7%
Langley City	3.9%	3.2%	4.4%	2.5%	2.5%	1.6%	1.0%	1.5%	1.3%	2.2%	1.6%	1.4%	1.6%	2.0%
Langley Township	8.5%	4.1%	2.0%	0.7%	0.7%	**	**	0.3%	2.4%	6.2%	2.8%	0.8%	2.5%	2.0%
Maple Ridge	3.8%	4.5%	4.5%	4.5%	2.8%	1.4%	0.5%	0.4%	1.8%	2.4%	1.6%	5.7%	2.4%	2.6%
New Westminster	3.2%	2.9%	2.2%	2.2%	1.4%	0.9%	0.4%	1.1%	1.6%	1.2%	1.6%	1.0%	1.3%	1.4%
North Van City	1.1%	0.5%	0.9%	0.9%	0.5%	0.4%	0.3%	1.3%	0.9%	0.5%	2.6%	0.8%	1.2%	0.9%
North Van District	1.4%	0.4%	0.8%	1.2%	0.7%	0.8%	0.3%	2.6%	1.9%	2.6%	2.8%	1.3%	2.2%	1.5%
Pitt Meadows	0.9%	2.1%	5.0%	1.2%	1.8%	2.1%	**	1.1%	0.6%	0.6%	1.1%	0.0%	0.7%	1.5%
Port Coquitlam	2.9%	2.6%	2.0%	1.6%	3.3%	0.4%	1.1%	0.2%	1.8%	5.5%	0.7%	3.8%	2.4%	2.0%
Port Moody	6.2%	1.3%	2.4%	3.4%	2.9%	1.0%	0.5%	1.4%	**	**	**	9.4%	5.4%	3.0%
Richmond	1.5%	1.0%	2.0%	3.0%	1.6%	1.0%	0.9%	0.6%	0.6%	0.5%	1.7%	1.1%	0.9%	1.3%
Surrey	4.0%	3.9%	5.7%	4.2%	2.4%	1.9%	0.4%	0.5%	0.4%	0.5%	1.4%	0.6%	0.7%	1.8%
Vancouver	1.3%	0.7%	1.1%	1.0%	0.5%	0.6%	0.8%	0.9%	0.8%	1.0%	2.8%	1.1%	1.3%	1.1%
West Vancouver	0.6%	0.2%	0.9%	0.8%	0.7%	0.5%	0.2%	0.4%	0.6%	1.2%	2.5%	1.0%	1.1%	0.9%
White Rock	1.8%	0.7%	3.3%	3.9%	1.5%	0.8%	0.1%	0.6%	1.1%	1.7%	0.8%	0.7%	1.0%	1.5%
<b>METRO VANCOUVER</b>	<b>1.9%</b>	<b>1.4%</b>	<b>1.8%</b>	<b>1.7%</b>	<b>1.0%</b>	<b>0.8%</b>	<b>0.7%</b>	<b>0.9%</b>	<b>1.0%</b>	<b>1.1%</b>	<b>2.6%</b>	<b>1.2%</b>	<b>1.4%</b>	<b>1.3%</b>

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

\*\* Indicates data suppressed for confidentiality or data is not available.



**Table 4.6.2. Primary Rental Market Vacancy Rates by Bedroom Count for Metro Vancouver Jurisdictions, 2017-2021**

MUNICIPALITY / MEMBER JURISDICTION	2017				2018				2019				2020				2021			
	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
Bowen Island	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
Burnaby	0.3%	0.5%	0.8%	0.3%	1.6%	2.2%	1.6%	1.9%	1.7%	1.3%	1.3%	1.5%	4.2%	3.2%	3.0%	3.1%	2.5%	1.5%	1.4%	4.4%
Coquitlam	1.3%	1.4%	1.4%	0.8%	0.0%	1.2%	1.0%	0.5%	0.0%	1.2%	1.0%	0.0%	1.4%	2.3%	2.2%	0.0%	1.9%	2.2%	1.8%	0.0%
Delta	0.0%	1.1%	1.4%	**	1.5%	1.3%	1.4%	**	0.0%	1.0%	1.3%	3.6%	7.9%	2.2%	1.7%	0.0%	0.0%	0.9%	2.0%	**
Electoral Area A	0.0%	0.1%	0.4%	0.0%	0.0%	0.3%	0.2%	0.9%	4.0%	0.3%	0.8%	0.0%	3.9%	7.1%	26.9%	13.3%	0.0%	0.0%	0.0%	0.0%
Langley City	**	0.6%	2.1%	2.3%	0.0%	1.6%	1.2%	1.0%	0.0%	2.5%	2.4%	0.6%	0.0%	2.0%	1.5%	1.0%	1.2%	1.8%	1.3%	0.5%
Langley Township	**	0.7%	**	**	**	1.5%	2.5%	**	0.0%	4.4%	7.8%	**	0.0%	1.5%	4.3%	2.2%	0.0%	1.3%	0.2%	**
Maple Ridge	**	0.5%	0.5%	0.0%	**	1.0%	2.9%	3.5%	**	1.4%	3.6%	6.7%	**	1.0%	2.6%	2.8%	**	6.6%	4.6%	2.8%
New Westminster	1.0%	1.0%	0.8%	**	2.8%	1.6%	1.1%	1.2%	0.1%	1.2%	1.6%	0.5%	1.3%	1.4%	2.1%	1.1%	1.3%	1.0%	0.9%	1.2%
North Van City	0.9%	1.4%	1.2%	**	0.5%	1.0%	0.6%	1.7%	0.2%	0.4%	0.8%	0.0%	2.7%	2.3%	2.0%	**	1.0%	0.9%	0.8%	0.0%
North Van District	0.0%	0.0%	4.4%	3.5%	0.0%	0.8%	2.6%	2.9%	0.5%	0.7%	1.9%	**	2.1%	2.2%	3.8%	2.5%	**	0.5%	1.8%	2.1%
Pitt Meadows	**	**	0.8%	**	**	0.8%	0.8%	0.0%	**	0.6%	0.7%	**	**	0.0%	2.2%	1.8%	**	0.0%	0.0%	0.0%
Port Coquitlam	0.0%	0.4%	0.0%	**	0.0%	1.0%	3.1%	0.0%	0.0%	1.7%	**	0.0%	**	0.4%	1.0%	**	**	4.6%	3.7%	**
Port Moody	**	3.4%	**	**	**	**	3.2%	3.9%	**	**	**	**	**	**	**	**	**	**	9.5%	9.4%
Richmond	0.0%	0.8%	0.6%	0.4%	1.2%	1.0%	0.3%	0.0%	0.9%	0.5%	0.5%	0.5%	1.8%	2.0%	1.6%	1.0%	1.6%	1.2%	1.0%	0.4%
Surrey	0.0%	0.5%	0.7%	0.0%	0.0%	0.4%	0.5%	0.2%	**	0.9%	0.3%	0.0%	3.0%	1.3%	1.6%	0.6%	0.0%	0.6%	0.7%	0.5%
Vancouver	0.9%	0.9%	1.0%	2.0%	0.8%	0.8%	0.7%	0.7%	0.7%	0.9%	1.4%	0.6%	3.1%	2.7%	2.9%	2.0%	1.5%	1.0%	1.1%	0.4%
West Vancouver	1.1%	0.2%	0.6%	**	0.0%	0.4%	1.1%	**	0.0%	0.8%	1.9%	4.3%	2.3%	1.6%	3.4%	8.1%	3.7%	0.5%	0.7%	4.2%
White Rock	**	0.3%	0.6%	**	**	0.9%	1.6%	**	3.5%	2.2%	0.3%	**	1.3%	1.0%	0.3%	0.0%	0.0%	0.6%	1.3%	0.0%
<b>METRO VANCOUVER</b>	<b>0.8%</b>	<b>0.9%</b>	<b>1.0%</b>	<b>1.3%</b>	<b>0.9%</b>	<b>1.1%</b>	<b>1.0%</b>	<b>1.1%</b>	<b>0.7%</b>	<b>1.0%</b>	<b>1.5%</b>	<b>1.3%</b>	<b>2.9%</b>	<b>2.5%</b>	<b>2.8%</b>	<b>2.3%</b>	<b>1.4%</b>	<b>1.1%</b>	<b>1.3%</b>	<b>1.6%</b>

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

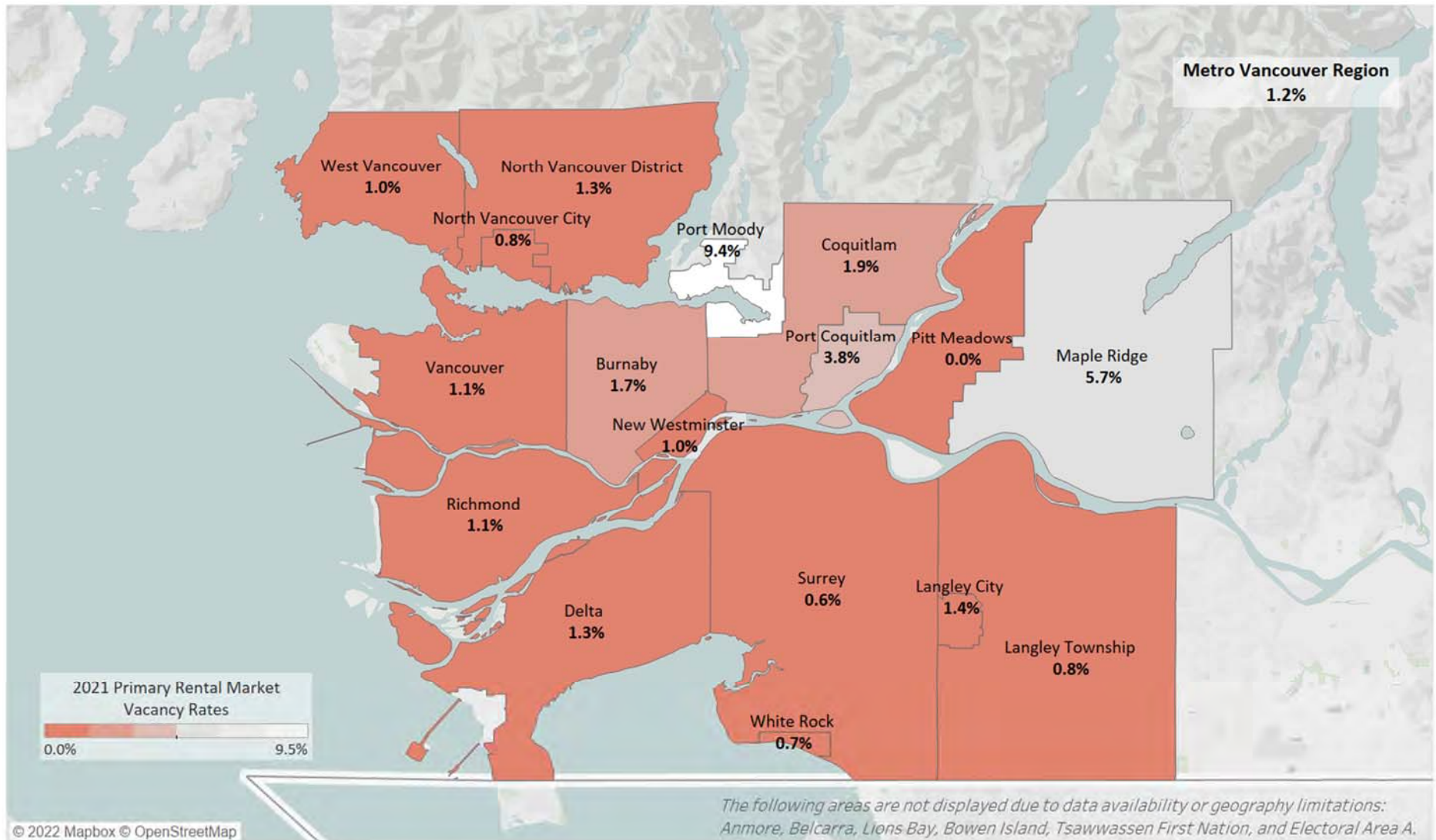
Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

\*\* Indicates data suppressed for confidentiality or data is not available.

Map 4.6. Primary Rental Market Vacancy Rates (Purpose-Built Market Rental Apartments and Townhouses), Metro Vancouver, 2021



Source: CMHC Rental Market Survey

### 4.7 Rental Condominium Universe

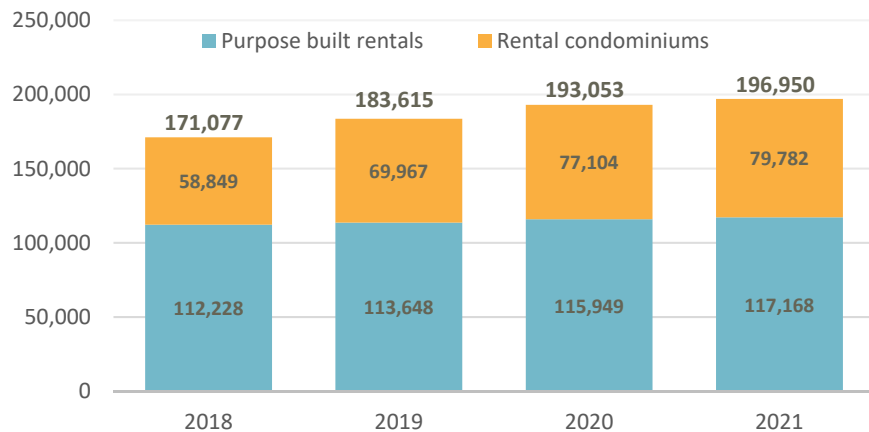
The secondary rental market comprises rented condominiums as well as privately rented single family homes, secondary suites, laneway houses, etc. Data on the secondary rental market comes from CMHC and includes rental condominiums only.

Rental condominiums represent a significant and growing portion of the rental housing stock in Metro Vancouver.

#### Key Observations

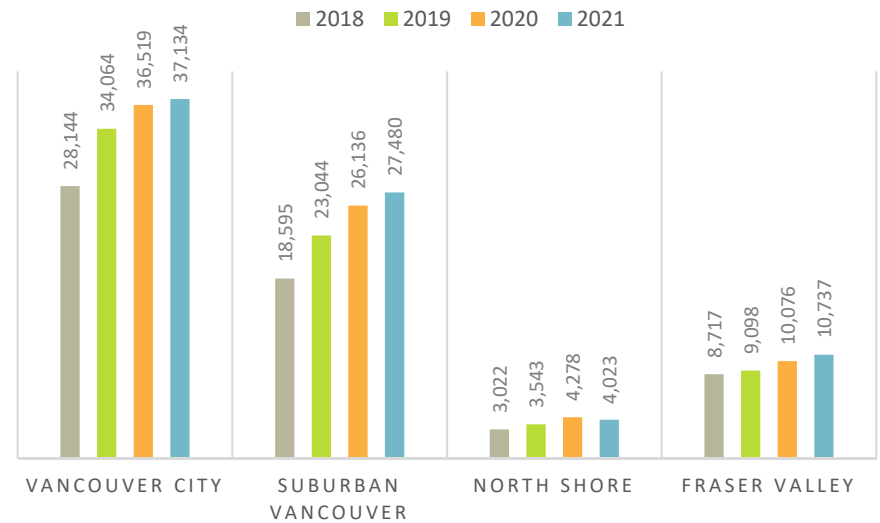
- In 2021, there were 79,782 rental condominiums in Metro Vancouver, compared to 117,168 purpose-built rental apartments.
- The number of rental condominiums has increased by 36% (20,933) between 2018 and 2021, compared to just 4.4% growth among purpose-built rentals during the same period.
- Almost half (47%) of rental condos in the region are in Vancouver.
- On average, 29% of all condos in the region are rentals, though this varies across the region, with Vancouver having the highest proportion (37%) and the North Shore the lowest proportion (21%).

Figure 4.7.1. Purpose-Built Rental Apartments and Rental Condominiums, Metro Vancouver, 2018 to 2021



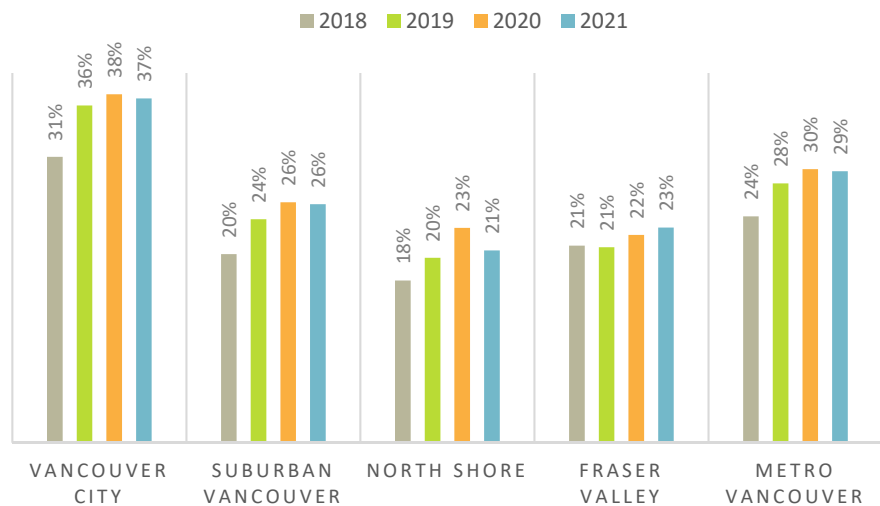
Source: CMHC Rental Market Survey

Figure 4.7.2. Rental Condominiums by CMHC Sub-Area, 2018 to 2021



Source: CMHC Rental Market Survey

Figure 4.7.3. Rental Condominiums as % of All Condominiums by CMHC Sub-Area, Metro Vancouver, 2018 to 2021



Source: CMHC Rental Market Survey

**Table 4.7. Condominium Universe, Rental Condominium Units, Percentage of Rental Condominium Units, Metro Vancouver, 2019 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	Condominium Universe				Rental Condominiums				% Rental Condominiums			
	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021
Vancouver City	91,023	93,367	96,864	99,713	28,144	34,064	36,519	37,134	30.9%	36.5%	37.7%	37.2%
Burrard Peninsula	38,448	38,766	40,738	40,903	15,431	18,427	20,023	19,649	40.1%	47.5%	49.2%	48.0%
Vancouver Westside	29,848	30,237	31,048	31,980	7,169	8,478	8,831	9,289	24.0%	28.0%	28.4%	29.0%
Vancouver Eastside	22,727	24,364	25,078	26,830	5,543	7,137	7,328	8,145	24.4%	29.3%	29.2%	30.4%
Suburban Vancouver	91,187	95,343	100,518	106,532	18,595	23,044	26,136	27,480	20.4%	24.2%	26.0%	25.8%
North Shore	17,233	17,717	18,411	19,339	3,022	3,543	4,278	4,023	17.5%	20.0%	23.2%	20.8%
Fraser Valley	40,880	43,038	44,837	46,149	8,717	9,098	10,076	10,737	21.3%	21.1%	22.5%	23.3%
<b>METRO VANCOUVER</b>	<b>240,323</b>	<b>249,465</b>	<b>260,630</b>	<b>271,733</b>	<b>58,849</b>	<b>69,967</b>	<b>77,104</b>	<b>79,782</b>	<b>24.5%</b>	<b>28.0%</b>	<b>29.6%</b>	<b>29.4%</b>

Source: CMHC Rental Market Survey.

Notes: Vancouver City includes Burrard Peninsula, Vancouver Westside, and Vancouver Eastside.

Burrard Peninsula includes West End, Stanley Park, English Bay, and Downtown.

Vancouver Westside includes South Granville/Oak, Kitsilano/Point Grey, Westside/Kerrisdale, Marpole, and University Endowment Lands.

Vancouver Eastside includes Mount Pleasant/Renfrew Heights, East Hastings, and Southeast Vancouver.

Suburban Vancouver includes Central Park/Metrotown, Southeast Burnaby, North Burnaby, New Westminster, Richmond, and the Tri-Cities.

Fraser Valley includes Delta, Surrey, White Rock, Langley City and Langley Township, Pitt Meadows, and Maple Ridge.

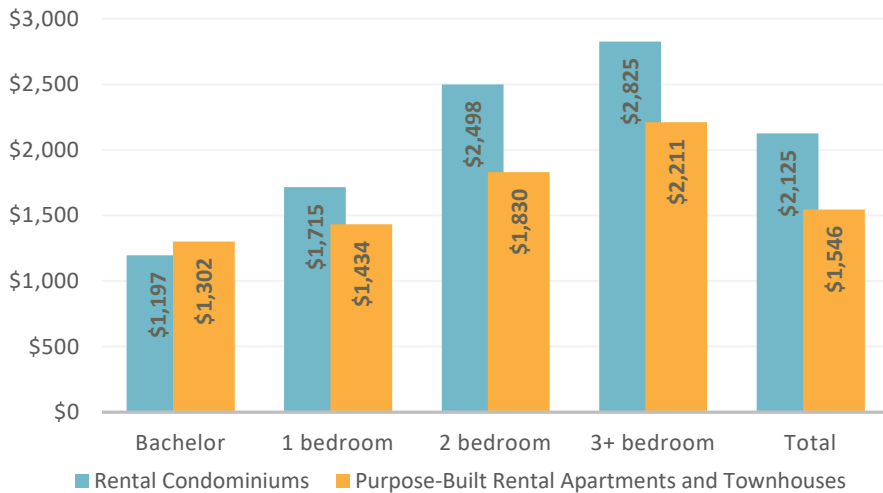
### 4.8 Average Rents of Rental Condominiums

On average, rental condominiums are larger and newer than purpose built rental apartments, and therefore tend to have higher rents than other rental housing.

#### Key Observations

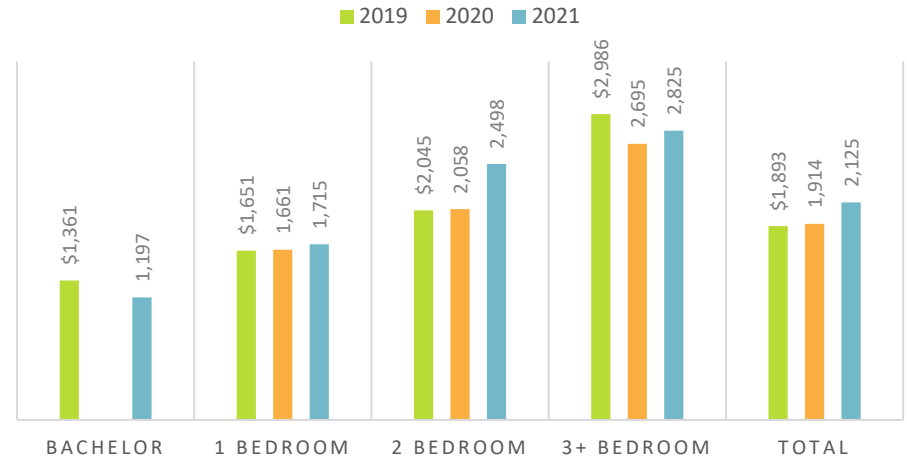
- In 2021, the average rent for a rental condominium in Metro Vancouver was \$2,125, which was 37% (or \$579) higher than the average rent for a purpose-built rental unit (\$1,546).
- During the Covid-19 pandemic in 2020 and 2021, average rents for rental condominiums continued to increase for all bedroom counts except 3+ bedrooms.
- Data on average rents is not available for all sub-regions and all years, but the available data shows that rents decreased in the North Shore and increased everywhere else. This could be due to the fact that the North Shore had the highest average rents pre-pandemic.

**Figure 4.8.1. Average Rents by Bedroom Count, Rental Condominiums and Purpose-Built Apartments and Townhouses, Metro Vancouver, 2021**



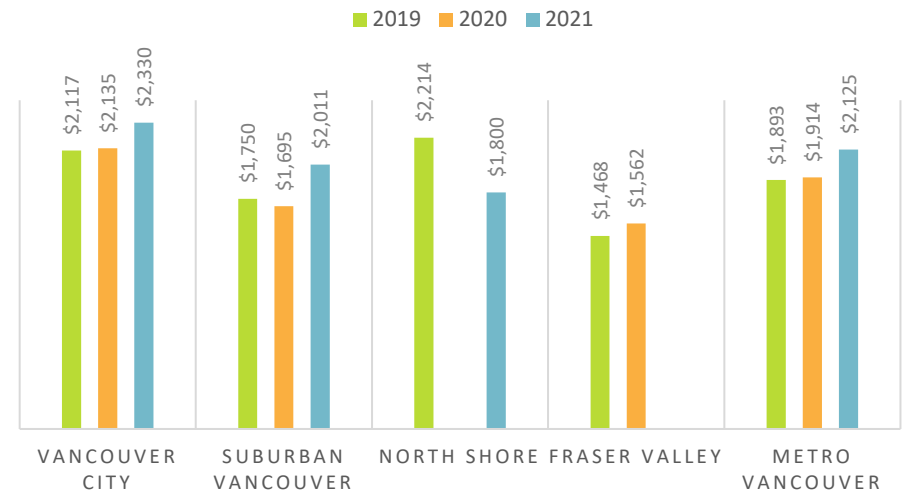
Source: CMHC Rental Market Survey

**Figure 4.8.2. Average Rents of Rental Condominiums by Bedroom Count, Metro Vancouver, 2019 to 2021**



Source: CMHC Rental Market Survey

**Figure 4.8.3. Average Rents of Rental Condominiums by CMHC Sub-Area, Metro Vancouver, 2019 to 2021**



Source: CMHC Rental Market Survey

**Table 4.8. Average Rents of Rental Condominiums by Unit Size, Metro Vancouver, 2019 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	Bachelor			1 Bedroom			2 Bedroom			3+ Bedroom			Total		
	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021
Vancouver City	1,473	**	**	1,837	1,844	1,820	2,316	2,277	2,785	3,224	**	**	2,117	2,135	2,330
Burrard Peninsula	**	**	**	1,770	2,075	**	2,706	2,475	3,350	3,163	**	**	2,366	2,381	**
Vancouver Westside	**	**	**	1,970	1,728	1,869	2,317	2,320	2,767	**	**	**	2,126	2,035	2,329
Vancouver Eastside	**	**	**	1,695	1,921	1,611	2,068	2,178	2,297	**	**	**	1,925	2,158	**
Suburban Vancouver	**	**	**	1,587	1,446	1,671	2,033	2,010	2,275	**	**	**	1,750	1,695	2,011
North Shore	**	**	**	1,764	**	1,681	**	**	**	**	**	**	2,214	**	1,800
Fraser Valley	**	**	**	1,355	1,563	1,400	1,538	1,563	**	**	**	**	1,468	1,562	**
<b>METRO VANCOUVER</b>	<b>1,361</b>	<b>**</b>	<b>1,197</b>	<b>1,651</b>	<b>1,661</b>	<b>1,715</b>	<b>2,045</b>	<b>2,058</b>	<b>2,498</b>	<b>2,986</b>	<b>2,695</b>	<b>2,825</b>	<b>1,893</b>	<b>1,914</b>	<b>2,125</b>

Source: CMHC Rental Market Survey.

Notes: Vancouver City includes Burrard Peninsula, Vancouver Westside, and Vancouver Eastside.

Burrard Peninsula includes West End, Stanley Park, English Bay, and Downtown.

Vancouver Westside includes South Granville/Oak, Kitsilano/Point Grey, Westside/Kerrisdale, Marpole, and University Endowment Lands.

Vancouver Eastside includes Mount Pleasant/Renfrew Heights, East Hastings, and Southeast Vancouver.

Suburban Vancouver includes Central Park/Metrotown, Southeast Burnaby, North Burnaby, New Westminster, Richmond, and the Tri-Cities.

Fraser Valley includes Delta, Surrey, White Rock, Langley City and Langley Township, Pitt Meadows, and Maple Ridge.

\* In cases where sub-regional values are suppressed but regional values are provided, the regional values should be used with caution due to reliability concerns.

\*\* Indicates data suppressed for confidentiality or data is not available.

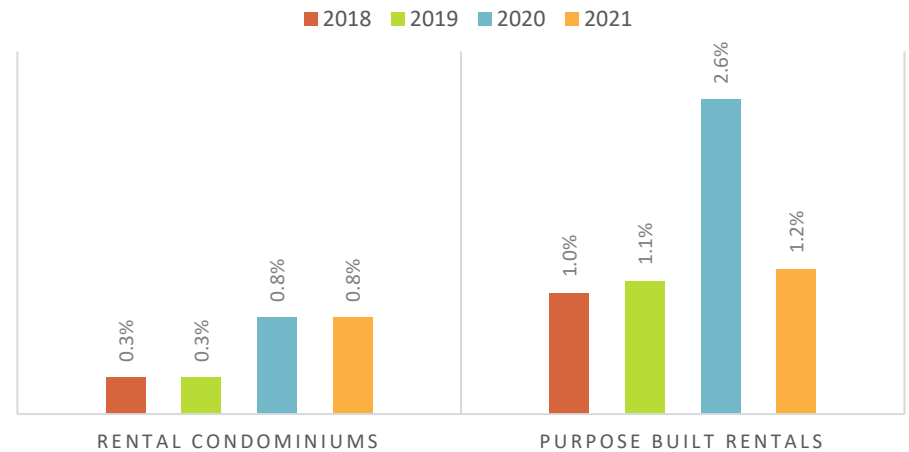
### 4.9 Vacancy Rates of Rental Condominiums

Despite higher average rents, rental condominiums continue to have lower vacancy rates than purpose-built rental apartments and townhouses, suggesting greater demand for rental condominiums than for purpose-built rentals.

#### Key Observations

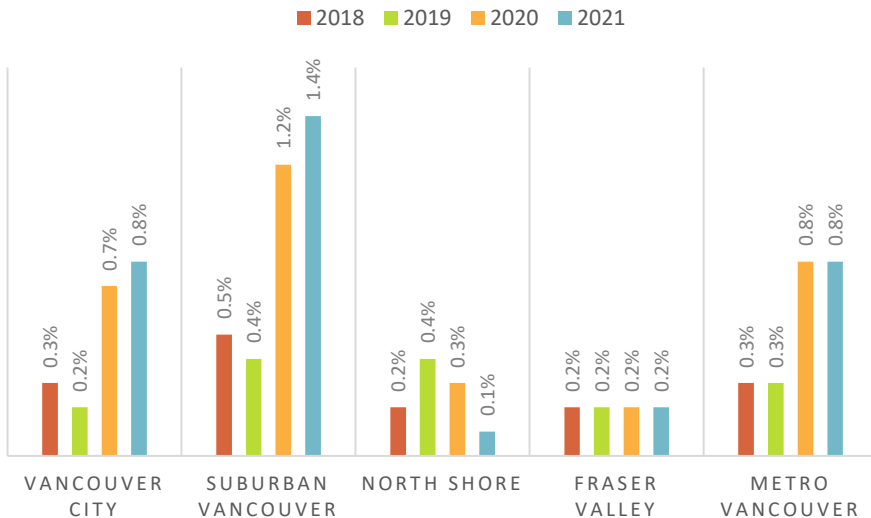
- In 2021, the vacancy rate for rental condominiums in Metro Vancouver was 0.8%, unchanged from the previous year.
- Prior to the Covid-19 pandemic, vacancy rates were near 0 across the entire region.
- Although sub-regional variations exist, the vacancy rates remained well below 2% across the region in 2021, with the highest rate (1.4%) observed in the CMHC sub-area of Suburban Vancouver (includes Burnaby, Richmond, New Westminister, and the Tri-Cities).

Figure 4.9.2. Vacancy Rates of Rental Condominiums and Purpose-Built Apartments and Townhouses, Metro Vancouver, 2018 to 2021



Source: CMHC Rental Market Survey

Figure 4.9.1. Vacancy Rates of Rental Condominiums by CMHC Sub-Area, Metro Vancouver, 2018 to 2021



Source: CMHC Rental Market Survey



**Table 4.9. Rental Condominium Vacancy Rates, Metro Vancouver, 2018 - 2021**

MUNICIPALITY / MEMBER JURISDICTION	Rental Condominiums				Purpose Built Rental Apartments			
	2018	2019	2020	2021	2018	2019	2020	2021
Vancouver City	0.3%	0.2%	0.7%	0.8%	0.8%	0.9%	2.9%	1.1%
Burrard Peninsula	0.4%	0.1%	0.5%	0.6%	1.1%	1.0%	4.0%	1.6%
Vancouver Westside	0.2%	0.2%	0.9%	1.2%	0.7%	0.7%	2.4%	0.8%
Vancouver Eastside	0.4%	0.2%	1.0%	1.0%	0.5%	1.3%	2.2%	0.8%
Suburban Vancouver	0.5%	0.4%	1.2%	1.4%	1.6%	1.3%	2.3%	1.5%
North Shore	0.2%	0.4%	0.3%	0.1%	0.9%	0.7%	2.6%	0.9%
Fraser Valley	0.2%	0.2%	0.2%	0.2%	1.0%	1.5%	1.6%	1.4%
<b>METRO VANCOUVER</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.8%</b>	<b>0.8%</b>	<b>1.0%</b>	<b>1.1%</b>	<b>2.6%</b>	<b>1.2%</b>

Source: CMHC Rental Market Survey.

Notes: Vancouver City includes Burrard Peninsula, Vancouver Westside, and Vancouver Eastside.

Burrard Peninsula includes West End, Stanley Park, English Bay, and Downtown.

Vancouver Westside includes South Granville/Oak, Kitsilano/Point Grey, Westside/Kerrisdale, Marpole, and University Endowment Lands.

Vancouver Eastside includes Mount Pleasant/Renfrew Heights, East Hastings, and Southeast Vancouver.

Suburban Vancouver includes Central Park/Metrotown, Southeast Burnaby, North Burnaby, New Westminster, Richmond, and the Tri-Cities.

Fraser Valley includes Delta, Surrey, White Rock, Langley City and Langley Township, Pitt Meadows, and Maple Ridge.



# PART 5 | NON-MARKET HOUSING

This section provides an overview of non-market housing in Metro Vancouver. It includes information on the different types of non-market housing available in Metro Vancouver jurisdictions, including BC Housing supported housing, independent social housing, and co-operative housing units.

## HIGHLIGHTS

- **BC Housing non-market housing units comprise 4.2% of all dwelling units in the region.** In 2022, there were 45,976 non-market housing units in the region with a financial relationship to BC Housing.
- **Independent social housing units comprise 3.0% of all dwelling units in the region.** In 2022, there were 33,580 independent social housing units in the region, including units that have a financial relationship with BC Housing and units that do not.
- **Co-operative housing units comprise 1.2% of all dwelling units in the region.** There were 12,705 co-operative housing units in the region in 2019.



### 5.1 BC Housing Non-Market Housing

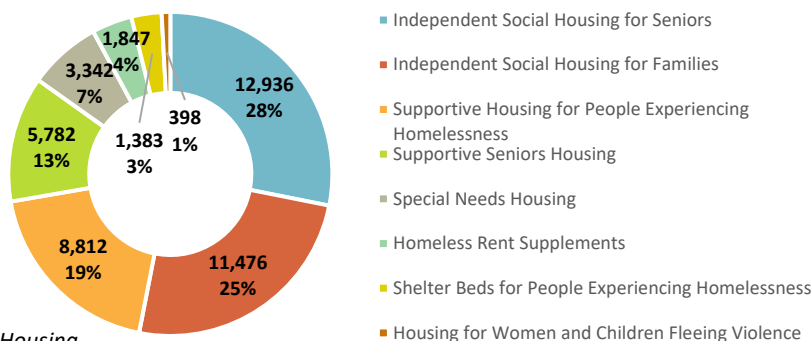
Non-market housing is affordable housing that is owned or subsidized by government, non-profits, or housing cooperatives, and where the housing is provided at below market rents. Non-market housing is found across the housing continuum, ranging from emergency housing, to supportive housing and cooperatives.

BC Housing assists in meeting the needs of the province’s most vulnerable residents through the provision of affordable non-market housing, and by making housing in the private rental market more affordable through the provision of rent supplements. The information in this section is based on BC Housing’s summary of housing units identified as emergency, supportive and independent housing. There may be other non-market housing units in the region that are not associated with BC Housing, so the data presented here may not be a comprehensive account of non-market housing in the region.

#### Key Observations

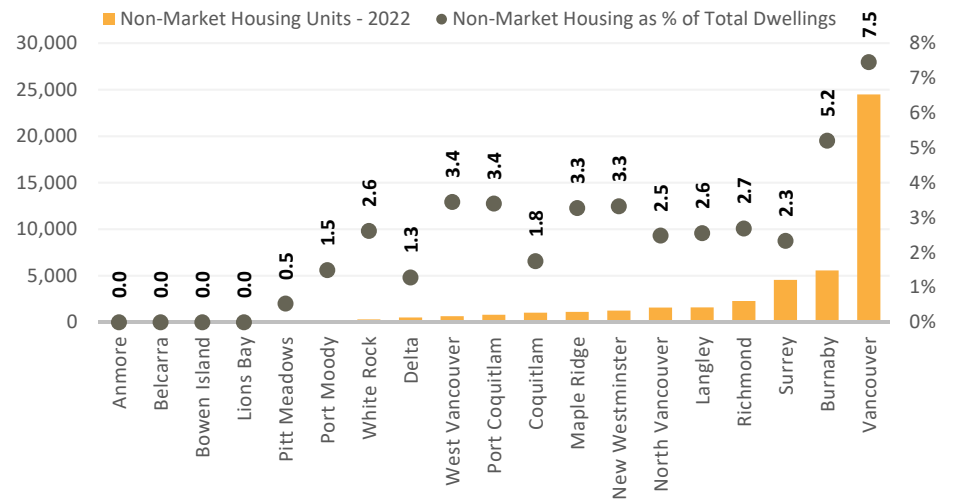
- In 2022, there were 45,976 non-market housing units in Metro Vancouver that had a financial relationship to BC Housing, representing 4.2% of all dwelling units in the region recorded in the 2021 Census.
- More than half of the non-market units (53%) were independent social housing, followed by supportive housing for people experiencing homelessness (19%), and supportive seniors housing (13%).

Figure 5.1.1. BC Housing Non-Market Housing Units by Category, Metro Vancouver, 2022



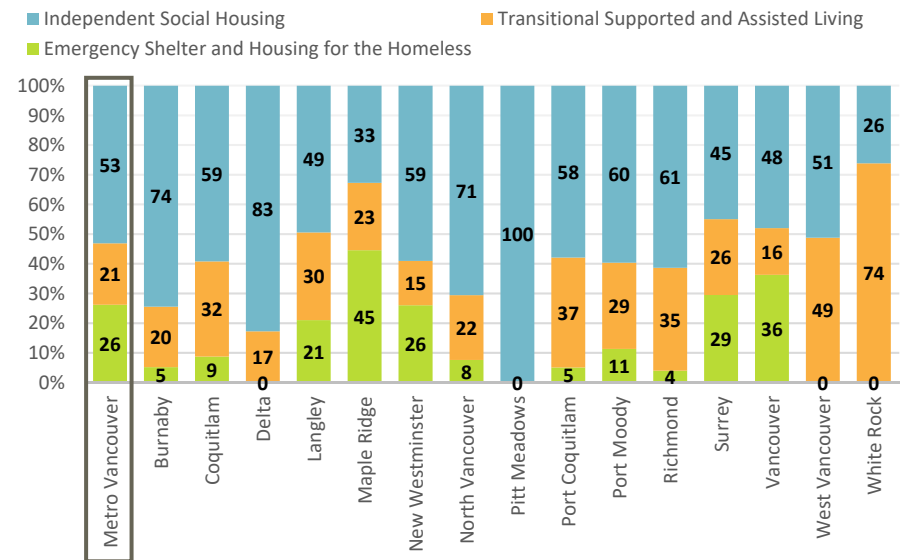
Source: BC Housing

Figure 5.1.2. BC Housing Non-Market Housing Units, Metro Vancouver Jurisdictions, 2022



Source: BC Housing

Figure 5.1.3. Distribution of BC Housing Non-Market Housing Units by Category, Metro Vancouver Jurisdictions, 2022



Source: BC Housing

**Table 5.1. BC Housing Non-Market Housing Units, Metro Vancouver Jurisdictions, 2022**

MUNICIPALITY / MEMBER JURISDICTION	Emergency Shelter and Housing for the Homeless				Transitional Supported and Assisted Living				Independent Social Housing			Total
	Homeless Housed	Homeless Rent Supplements	Homeless Shelter Beds	Subtotal	Supportive Seniors Housing	Special Needs Housing	Women and Children Fleeing Violence	Subtotal	Low Income Families	Independent Seniors	Subtotal	
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	123	117	50	290	890	225	19	1,134	1,470	2,676	4,146	5,570
Coquitlam	60	*	30	90	239	70	20	329	476	132	608	1,027
Delta	*	*	*	*	38	36	14	88	83	339	422	510
Electoral Area A	*	*	*	*	*	*	*	*	*	*	*	*
Langley	164	141	30	335	317	131	22	470	328	459	787	1,592
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	192	283	25	500	50	192	12	254	253	114	367	1,121
New Westminster	189	85	53	327	60	108	19	187	142	599	741	1,255
North Vancouver	25	50	45	120	92	229	22	343	526	583	1,109	1,572
Pitt Meadows	*	*	*	*	*	*	*	*	41	*	41	41
Port Coquitlam	25	16	*	41	226	72	*	298	247	219	466	805
Port Moody	23	*	*	23	41	18	*	59	121	*	121	203
Richmond	40	21	30	91	551	216	25	792	838	563	1,401	2,284
Surrey	780	390	173	1,343	768	284	112	1,164	1,255	795	2,050	4,557
Vancouver	7,191	738	947	8,876	1,998	1,732	133	3,863	5,664	6,078	11,742	24,481
West Vancouver	*	*	*	*	316	*	*	316	32	300	332	648
White Rock	*	*	*	*	196	27	*	223	*	79	79	302
<b>METRO VANCOUVER</b>	<b>8,812</b>	<b>1,847</b>	<b>1,383</b>	<b>12,042</b>	<b>5,782</b>	<b>3,342</b>	<b>398</b>	<b>9,522</b>	<b>11,476</b>	<b>12,936</b>	<b>24,412</b>	<b>45,976</b>

Source: BC Housing Unit Count Reporting Model, March 31, 2022, prepared by BC Housing's Research Department, June 2022

Notes: 1. BC Housing only tracks units where they have a financial relationship. There may be other subsidized housing units in the community.

2. BC Housing's 'Housing Continuum' reports are based on 'units' ( housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.

3. Service Allocation definitions:

a. Homeless Housed: Housing for clients who are at the risk of homelessness, or formerly homeless for a period of at least 30 days and up to two or three years. This type of housing includes the provision of on-or off-site support services to help the clients move towards independence and self-sufficiency.

b. Homeless Rent Supplement: This program connects people who are homeless to housing, income assistance, and community-based support services. The number of units shown represent an estimate of rent supplements given monthly based on available funding. Homeless Rent Supplement projects were first initiated in the 2008/2009 fiscal year.

c. Homeless Shelters: Short stay housing. The shelters provide single or shared bedrooms or dorm-like sleeping arrangements, with varying levels of support services provided for the clients.

d. Supportive Seniors Housing: Housing for seniors who cannot live independently and need access to housing with on-going supports and services.

e. Special Needs: Housing for clients who need access to affordable housing with support services. These clients include for example adults with mental and/or physical disabilities or youth.

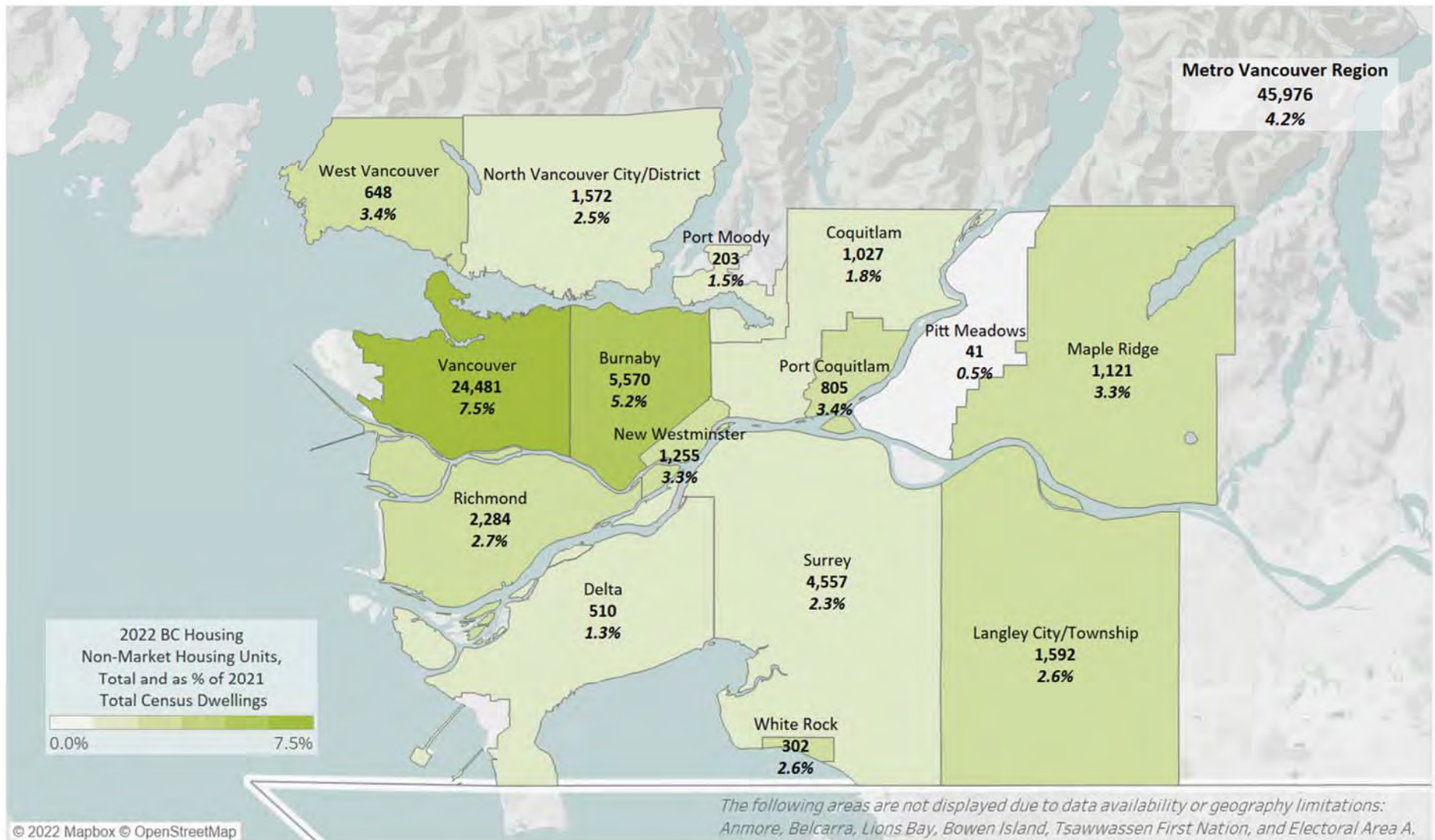
f. Women and Children Fleeing Violence: BC Housing provides funding for transition houses, safe homes and second stage housing programs that support women and their children who have experienced violence or at risk of experiencing violence by providing temporary shelter/housing and support services.

g. Low Income Families: Independent housing for low to moderate income households with a minimum of two people including at least one dependent child.

h. Independent Seniors: Housing for seniors where minimal or no additional services are provided. Seniors are usually defined as individuals who are 65 years of age and older.

4. Due to protection of privacy, Projects with units between 1 and 10 have been suppressed or combined. Totals for categories may be adjusted or may not reflect the sum of sub categories. Suppressed data is indicated with \*.

Map 5.1. BC Housing Non-Market Housing Units as Percentage of Total Dwellings, Metro Vancouver, 2022



Source: BC Housing, 2021 Census of Population

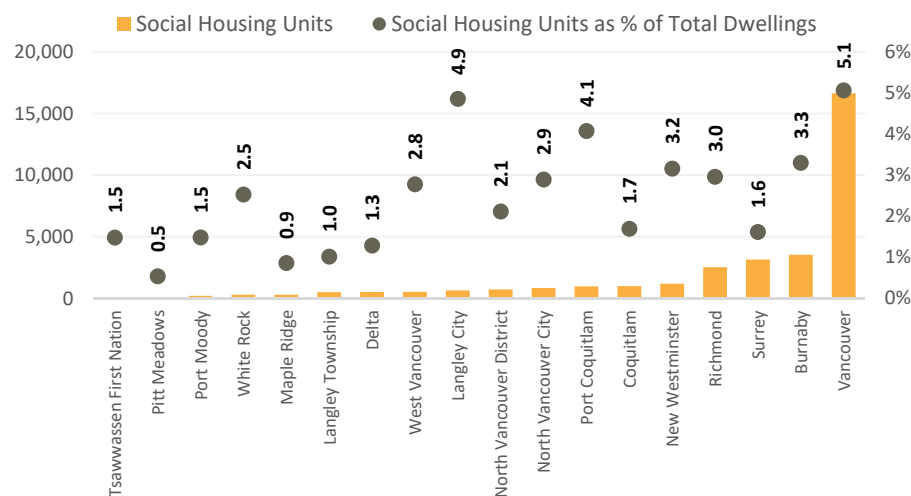
## 5.2 Social Housing Inventory

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 certain groups such as seniors, Indigenous people, or people with disabilities. Social housing providers include BC Housing and other non-profit housing providers. BC Housing provides housing for low income households that is offered at rent geared to income (RGI) rates. Non-profit housing providers usually provide a mix of RGI and low end of market rental housing.

### Key Observations

- In 2022, there were 33,580 total social housing units in the region, including 24,412 BC Housing-supported social housing units.
- More than half (54%) of the social housing units in the region were in the City of Vancouver.
- The City of Vancouver also has the largest proportion of social housing compared to the total number of dwellings, as shown in Figure 5.2.

Figure 5.2. Independent Social Housing Units, Metro Vancouver, 2022



Source: Metro Vancouver jurisdictions

Table 5.2. Independent Social Housing Inventory\*, Metro Vancouver Jurisdictions, June 2022

	Total Independent Social Housing Units (2022)	BC Housing Independent Social Housing Units (2022)
Burnaby	3,533	4,146
Coquitlam	996	608
Delta	511	422
Langley City	645	787*
Langley Township	499	
Maple Ridge	296	367
New Westminster	1,193	741
North Vancouver City	840	1,109*
North Vancouver District	723	
Pitt Meadows	41	41
Port Coquitlam*	965	466
Port Moody	202	121
Richmond*	2,520	1,401
Surrey	3,154	2,050
Tsawwassen First Nation	16	0
Vancouver	16,632	11,742
West Vancouver	522	332
White Rock	292	79
<b>METRO VANCOUVER</b>	<b>33,580</b>	<b>24,412</b>

Source: Metro Vancouver jurisdictions

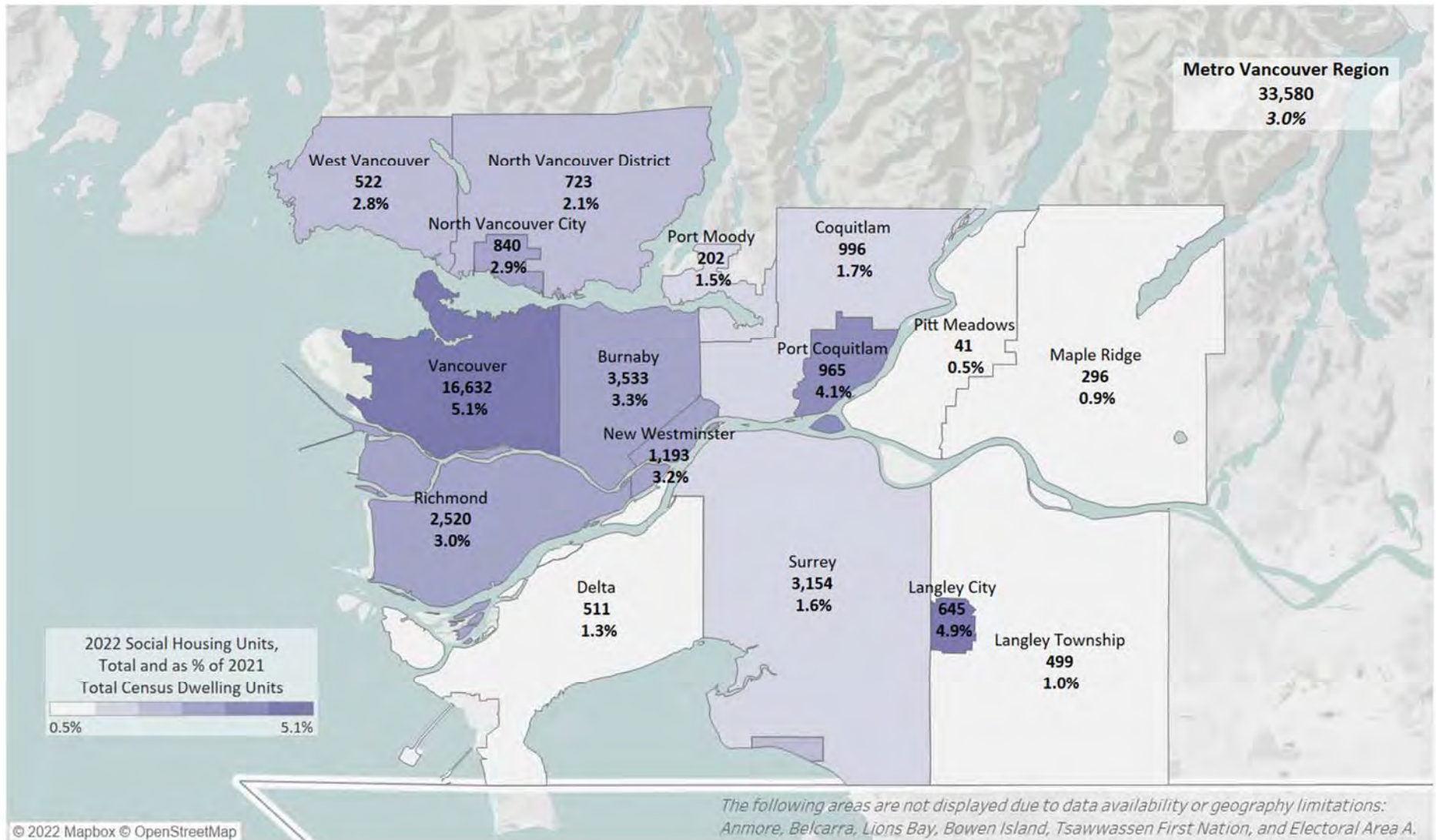
This inventory excludes shelter beds, transitional housing, as well as assisted living and supportive housing.

In Port Coquitlam, some of the non-market rental buildings may have a small number of units that are allocated for supportive housing that the City does not keep track of because they change quite frequently.

In Richmond, the total includes 491 City of Richmond Low-End Market Rental units, which includes units owned and operated by non-profit and for-profit organizations.

BC Housing data is combined for the City of Langley and Langley Township, and for the City of North Vancouver and the District of North Vancouver.

Map 5.2. Total Social Housing Units as Percentage of Total Dwellings, Metro Vancouver, 2022



Source: Metro Vancouver Jurisdictions

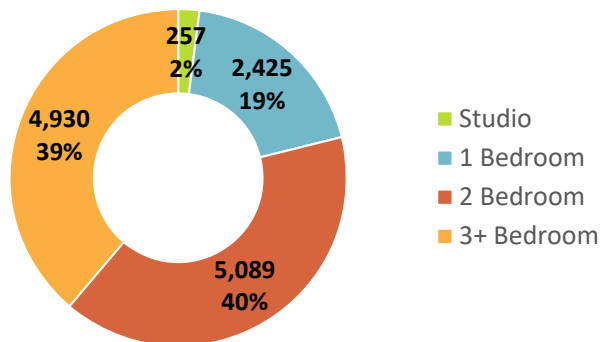
### 5.3 Co-operative Housing

The Co-operative Housing Federation of BC (CHF BC) collects data on housing co-ops in the province. Most housing co-ops in BC are non-profit co-ops with a rental (non-equity) model of housing, though there are a few equity housing co-ops as well. Co-op housing is owned and operated by co-operative associations of the residents, providing a longer and more secure form of tenure for residents. Statistics Canada considers co-ops to be rental housing.

#### Key Observations

- In 2019, there were 210 housing co-operative developments in the region supplying 12,705 units.
- The large majority of co-op units were 2 bedroom (40%) or 3 bedroom (39%) units, making them suitable for families.
- According to data from CMHC, no new co-op units were built in the region between 2002 and 2017. This has changed in recent years, with 90 units completed in 2018, 188 units in 2020, and 27 units in 2021. (This data is not included in Figure 5.3 and Table 5.3)

Figure 5.3. Co-operative Housing Units by Bedroom Count, Metro Vancouver, 2019



Source: Co-operative Housing Federation of BC (CHF BC).

Table 5.3. Co-operative Housing Units by Bedroom Count for Metro Vancouver, 2019

	Studio	1 Bdrm	2 Bdrm	3+ Bdrm	Total
Bowen Island	0	12	7	0	19
Burnaby	28	404	758	710	1,900
Coquitlam	6	202	300	181	689
Delta	0	0	38	112	150
Langley	0	0	15	25	40
Maple Ridge	0	23	116	23	162
New Westminster	0	58	189	170	417
North Vancouver	0	83	154	228	465
Pitt Meadows	0	66	124	286	476
Port Coquitlam	0	0	10	15	25
Port Moody	1	28	108	195	336
Richmond	0	59	336	594	989
Surrey	0	140	413	326	879
Vancouver	222	1,350	2,521	2,065	6,158
<b>METRO VANCOUVER</b>	<b>257</b>	<b>2,425</b>	<b>5,089</b>	<b>4,930</b>	<b>12,705</b>

Source: Co-operative Housing Federation of BC (CHF BC), via BC Online Data Catalogue



# PART 6 | HOUSING NEED AND HOMELESSNESS

This section provides an overview of housing need and homelessness in Metro Vancouver. It includes estimates of the number of individuals experiencing homelessness based on the last available point-in-time Homeless Counts as well as the number of individuals and households waiting for social housing via BC Housing's Social Housing Registry. Later, 2021 Census data will become available on the number and type of households living in core housing need.

## HIGHLIGHTS

- **An increasing number of households are waiting for social housing.** The BC Housing social housing waitlist, which is not an exhaustive waitlist for all social housing in the region, increased by 38.6% between 2016 and 2021. In comparison, the total number of households in BC increased by 8.6% during the same time period. Senior households make up the largest share of households on the waitlist, followed by families.
- **Geographically, outlying municipalities saw the fastest growth in the number of households waiting for social housing.** Between 2016 and 2021, the fastest growth in social housing waitlists occurred in the City and Township of Langley (+150%), White Rock (+98%), and Delta (+89%).
- **An increasing number of households are in core housing need.** Although the rate of core housing need decreased between 2016 and 2021 (from 17.6% to 16.9%), the number of households in core housing need increased by 9,290 households. This number may have increased even more following the end of the Canada Emergency Response Benefit (CERB) in December 2021. The majority of households in core housing need continued to be renters and individuals living alone.
- **Indigenous renters were more likely to be living in core housing need and in inadequate housing compared to non-Indigenous renters.** In 2021, 27.9% of Indigenous renters lived in core housing need, compared to 22.9% of non-Indigenous renters. Similarly, 13.6% of Indigenous renters lived in inadequate housing compared to 6.1% of non-Indigenous renters.
- **An increasing number of people are without homes.** Despite initiatives to build more supportive housing, the number of individuals experiencing homelessness continues to increase. Between 2005 and 2020, the region saw a 67% increase in the number of people experiencing homelessness.
- **Geographically, outlying municipalities and Burnaby saw the fastest growth in the number of people experiencing homelessness.** Between 2005 and 2020, the fastest growth in homelessness occurred in the Langley area (+267%), Burnaby (+195%), Maple Ridge / Pitt Meadows area (+159%), and the Delta / White Rock area (+154%).





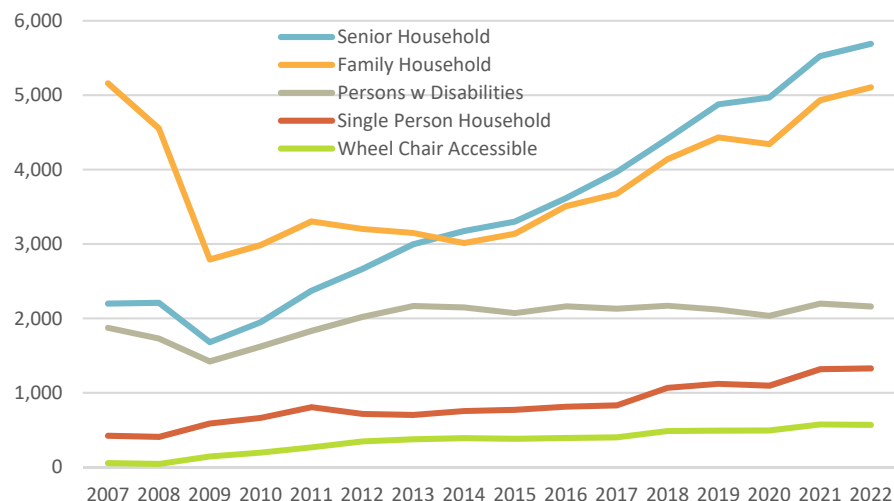
### 6.1 BC Housing Social Housing Waitlist

BC Housing collects data on households that have applied for social housing through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific family characteristics. It is important to note there are non-profit housing providers who do not participate in the Housing Registry and as a result keep their own waiting lists of applicants for social housing.

#### Key Observations

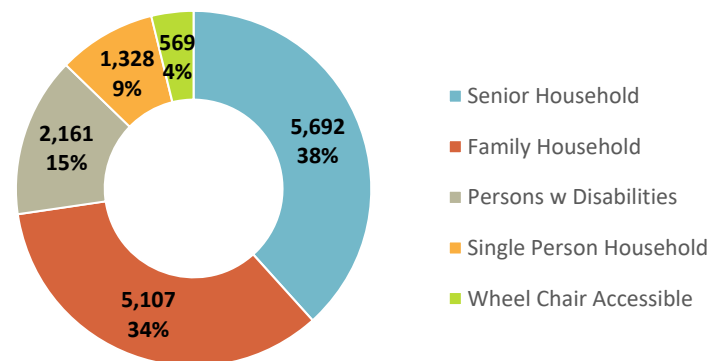
- In June 2022, there were 14,857 households on the BC Housing social housing waitlist in Metro Vancouver.
- This represented an increase of 305 households from the previous year, driven by family households and senior households.

Figure 6.1.1. BC Housing Social Housing Waitlist by Category, Metro Vancouver, June 2007 to June 2022



Source: BC Housing

Figure 6.1.2. BC Housing Social Housing Waitlist by Category, Metro Vancouver, June 2022



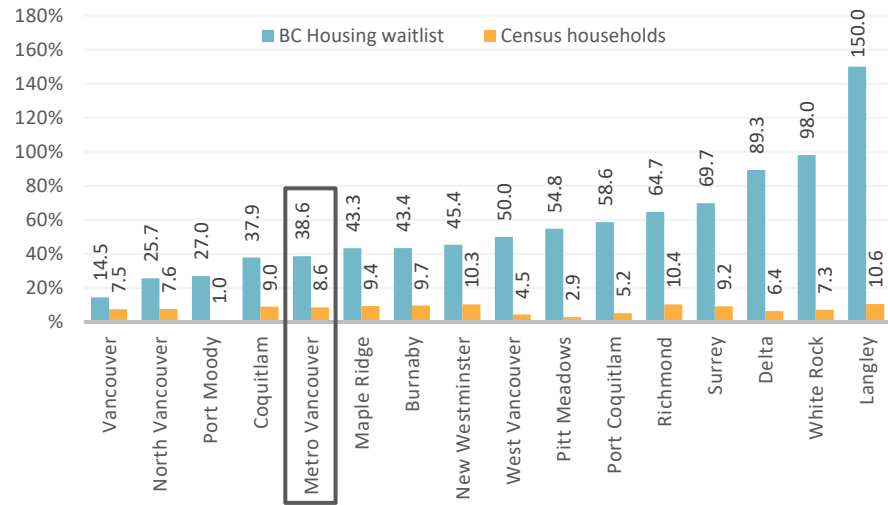
Source: BC Housing

- Senior households represented the largest group on the waitlist in 2022 (38%). The number of senior households on the waitlist has increased significantly between 2016 and 2022, by 2,075 households or 57.4%.
- Family households followed a similar trend, representing 34% of the waitlist in 2022 and increasing by 1,598 households or 45.5% between 2016 and 2022.

#### Eligibility for The Housing Registry:

- Applicant eligibility is determined using household type and requirements, income and assets, and other criteria.
- Household types are defined as:
  - **Families** – a minimum of two people, including one dependent child.
  - **Seniors** – aged 55 and older.
  - **People with disabilities** who can live independently and qualify for a disability pension or are eligible for the disability tax credit.
  - **Single people** with low incomes who are at risk of homelessness.

**Figure 6.1.3. 2016 to 2021 Growth in BC Housing Social Housing Waitlist and Total Households (as reported in 2021 Census)**



Source: BC Housing and 2021 Census of Population

- Between 2016 and 2021, the highest waitlist growth occurred in the two Langleys (+150%), White Rock (+98%), and Delta (+89%), as shown in Figure 6.1.3.
- The distribution of the social housing waitlist varies across the region, with some municipalities having a greater share of the regional waitlist than their share of the total number of households in the region.
- In 2021, the three most populous cities in the region, Vancouver, Surrey, and Burnaby, had higher shares of the regional waitlist than their shares of the total households in the region, as shown in Figure 6.1.4.

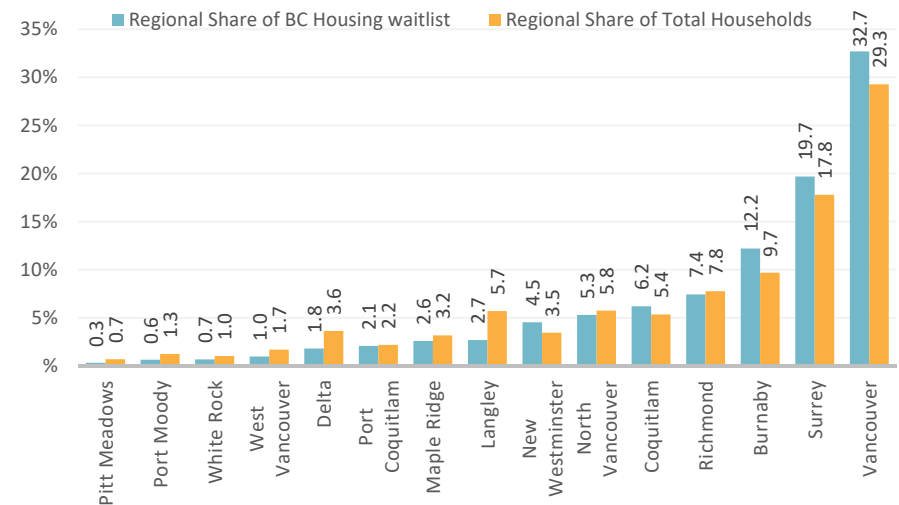
**HOUSING NEED**

Demand for social housing has grown much faster than the rate of population growth, serving as one indicator of the unmet housing need in the region.

In the five years between 2016 and 2021, the number of households on the regional waitlist increased by 38.6%. In comparison, the total number of households in the region increased by 8.6% during the same time period, as reported in the 2021 Census of Population.

This discrepancy is even greater in certain areas of the region, as shown in Figure 6.1.3. For example, Langley (defined as the City of Langley and Langley Township combined), White Rock, and Delta saw their social housing waitlists grow at a pace that was more than 10 times greater than their total household growth. Although waitlists in these municipalities were relatively small, the pace of growth is an indication of the increasing demand for social housing.

**Figure 6.1.4. Distribution of BC Housing Social Housing Waitlist and Total Households in Metro Vancouver, 2021**



Source: BC Housing and 2021 Census of Population

**Table 6.1. Households on the BC Housing Waiting List by Household Type for Metro Vancouver Jurisdictions, 2016 - 2022**

GEOGRAPHIC AREA *	Wait List - Total							Family Households							Single Person Households						
	2016	2017	2018	2019	2020	2021	2022	2016	2017	2018	2019	2020	2021	2022	2016	2017	2018	2019	2020	2021	2022
Aldergrove	31	25	17	21	6	8	n/a	20	16	5	8	n/a	n/a	n/a	0	0	0	0	n/a	0	n/a
Burnaby	1,239	1,317	1,470	1,717	1,721	1,777	1,815	503	515	595	681	657	677	697	112	111	128	165	164	170	173
Coquitlam	654	662	700	813	820	902	905	307	287	286	340	348	366	366	56	46	48	71	68	68	56
Delta	140	184	217	230	238	265	283	62	79	102	100	111	120	131	2	7	6	15	n/a	11	11
Langley	154	209	251	275	296	385	402	47	71	83	92	111	134	131	6	11	7	8	7	16	14
Maple Ridge	263	275	277	319	317	377	375	95	84	77	89	92	119	118	19	27	18	17	16	23	23
New Westminster	454	470	564	589	562	660	661	146	158	196	215	200	227	243	32	29	54	47	43	60	56
North Vancouver	615	610	671	722	709	773	773	211	176	200	200	191	202	208	25	32	40	54	51	53	59
Pitt Meadows	31	36	29	35	45	48	52	12	17	11	14	17	22	19	2	0	1	2	n/a	n/a	n/a
Port Coquitlam	191	226	233	252	260	303	295	73	88	91	104	117	127	132	8	12	6	8	11	20	12
Port Moody	74	87	89	79	68	94	105	32	38	36	30	24	37	39	8	1	4	8	7	8	n/a
Richmond	657	680	787	868	907	1,082	1,110	237	235	275	305	305	366	364	37	30	37	43	43	64	75
Surrey	1,688	2,046	2,366	2,554	2,504	2,865	3,012	828	992	1,176	1,225	1,182	1,411	1,567	81	130	146	182	190	219	195
Vancouver	4,152	4,008	4,433	4,378	4,273	4,756	4,813	900	885	977	987	941	1,071	1,037	426	391	565	491	479	588	623
West Vancouver	96	104	109	120	119	144	133	23	22	19	30	31	34	34	1	1	4	8	8	11	n/a
White Rock	51	62	64	77	81	101	108	12	10	12	14	15	16	18	0	3	4	2	n/a	n/a	n/a
<b>METRO VANCOUVER</b>	<b>10,496</b>	<b>11,007</b>	<b>12,286</b>	<b>13,058</b>	<b>12,939</b>	<b>14,552</b>	<b>14,857</b>	<b>3,509</b>	<b>3,674</b>	<b>4,142</b>	<b>4,434</b>	<b>4,343</b>	<b>4,933</b>	<b>5,107</b>	<b>815</b>	<b>831</b>	<b>1,069</b>	<b>1,122</b>	<b>1,097</b>	<b>1,317</b>	<b>1,328</b>

GEOGRAPHIC AREA *	Seniors							Persons with Disabilities							Wheelchair Accessible Unit						
	2016	2017	2018	2019	2020	2021	2022	2016	2017	2018	2019	2020	2021	2022	2016	2017	2018	2019	2020	2021	2022
Aldergrove	6	7	11	8	n/a	n/a	n/a	4	1	1	3	n/a	n/a	n/a	1	1	0	0	n/a	0	n/a
Burnaby	389	453	500	605	619	641	672	194	197	194	213	223	225	223	41	41	53	52	58	64	50
Coquitlam	163	196	222	259	258	317	334	113	115	123	121	118	121	121	15	18	21	22	28	30	28
Delta	48	59	70	77	86	89	97	25	28	29	26	29	29	29	3	11	10	12	12	16	15
Langley	53	72	99	113	117	139	167	44	48	45	42	46	74	69	4	7	17	20	15	22	21
Maple Ridge	77	88	100	134	127	154	155	57	60	64	62	67	63	60	15	16	18	16	15	18	19
New Westminster	149	164	188	207	210	240	239	113	101	101	105	91	114	100	14	18	25	15	18	19	23
North Vancouver	263	273	294	330	323	371	372	103	116	119	113	125	122	110	13	13	18	25	19	25	24
Pitt Meadows	10	12	11	13	20	18	21	3	6	4	4	n/a	n/a	n/a	4	1	2	2	n/a	n/a	n/a
Port Coquitlam	57	69	79	87	85	100	96	40	42	42	45	38	44	43	13	15	15	8	9	12	12
Port Moody	21	24	30	29	22	27	29	9	18	15	6	11	15	23	4	6	4	6	n/a	7	n/a
Richmond	282	333	383	411	448	520	542	77	66	72	86	79	101	97	24	16	20	21	32	31	32
Surrey	413	509	594	668	679	772	770	281	312	325	343	321	332	343	85	103	125	130	132	131	137
Vancouver	1,608	1,607	1,729	1,825	1,858	1,998	2,072	1,065	993	1,007	917	848	908	887	153	132	155	155	147	191	194
West Vancouver	50	60	64	59	64	76	68	20	19	20	21	15	21	19	2	2	2	2	n/a	n/a	n/a
White Rock	24	38	37	47	48	57	55	13	9	10	11	13	19	24	2	2	1	3	n/a	n/a	n/a
<b>METRO VANCOUVER</b>	<b>3,617</b>	<b>3,969</b>	<b>4,416</b>	<b>4,878</b>	<b>4,970</b>	<b>5,527</b>	<b>5,692</b>	<b>2,162</b>	<b>2,131</b>	<b>2,172</b>	<b>2,120</b>	<b>2,035</b>	<b>2,200</b>	<b>2,161</b>	<b>393</b>	<b>402</b>	<b>487</b>	<b>491</b>	<b>494</b>	<b>575</b>	<b>569</b>

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022)

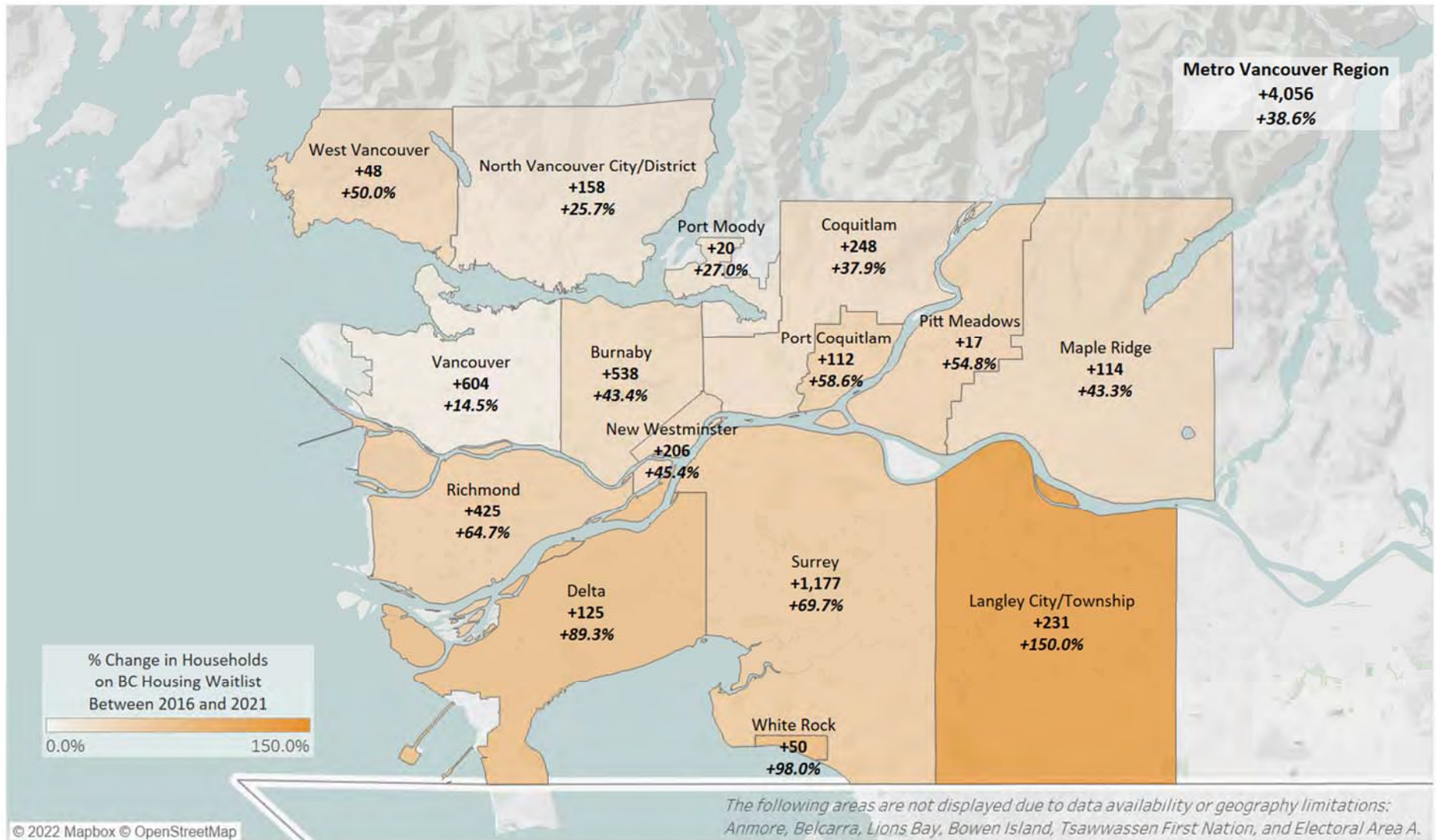
Notes: Rent Supplements, Transfers, and Pending Applications are not included in totals.

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 First Nation are not included.

n/a: not available as values less than 10 are suppressed for privacy.

Map 6.1. Growth in Number of Households on BC Housing Social Housing Waitlist Between 2016 and 2021, Metro Vancouver



Source: BC Housing

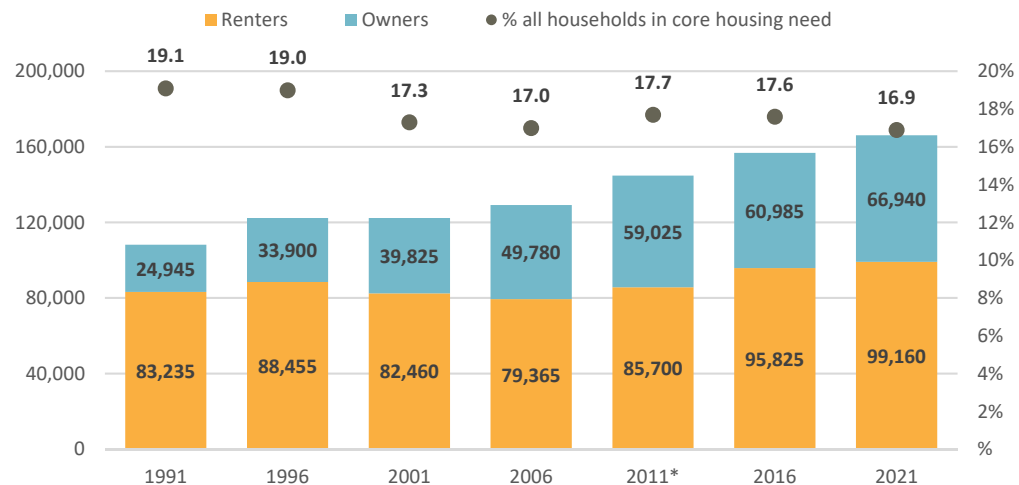
## 6.2 Core Housing Need by Tenure

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 housing standards).

Housing standards are defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing has shelter costs equal to less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standards (NOS).

Figure 6.2.1. Households in Core Housing Need by Tenure, Metro Vancouver, 1991 to 2021

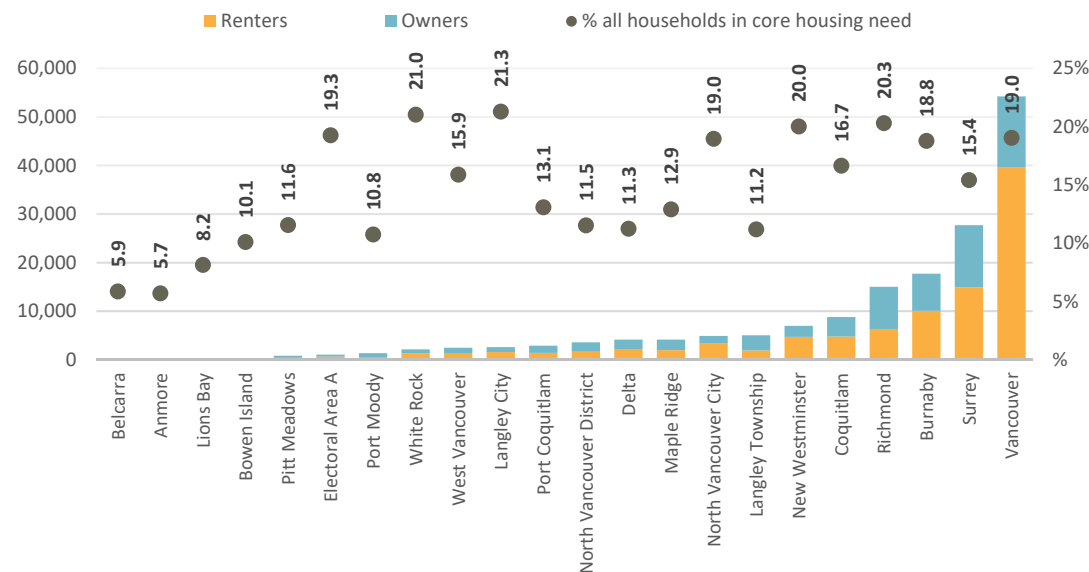


Source: Statistics Canada, 2021 Census of Population

### Key Observations

- The 2021 Census showed that there were 166,100 households in core housing need in Metro Vancouver, representing 16.9% of all households.
- Although the rate of core need decreased between 2016 and 2021 (from 17.6% to 16.9%), the number of households in core need increased by 9,290 households.
- The Covid-19 pandemic and associated Canada Emergency Response Benefit (CERB) may have provided relief to some households living in core housing need, especially those living in unaffordable housing. As a result, the actual number of households in core need may have increased following the end of CERB in December 2021.
- Renters continued to make up the majority of households in core need, representing 60% of all households in core need in Metro Vancouver.

Figure 6.2.1. Households in Core Housing Need by Tenure, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

Table 6.2. Households in Core Housing Need by Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total Households			Owner Households - Total			Owner Households - With Mortgage			Owner Households - Without Mortgage			Renter Households - Total			Renter Households - Subsidized Housing			Renter Households - Not Subsidized Housing		
	All Households	Households in Core Need		All Households	Households in Core Need		All Households	Households in Core Need		All Households	Households in Core Need		All Households	Households in Core Need		All Households	Households in Core Need		All Households	Households in Core Need	
		#	%		#	%		#	%		#	%		#	%		#	%		#	%
Anmore	700	40	5.7%	635	30	4.7%	380	20	5.3%	250	0	0.0%	65	0	0.0%	0	0	0.0%	65	0	0.0%
Belcarra	255	15	5.9%	225	0	0.0%	90	0	0.0%	140	0	0.0%	30	0	0.0%	0	0	0.0%	30	0	0.0%
Bowen Island	1,630	165	10.1%	1,400	110	7.9%	810	80	9.9%	590	35	5.9%	230	50	21.7%	35	0	0.0%	190	40	21.1%
Burnaby	94,430	17,745	18.8%	58,175	7,645	13.1%	31,235	4,570	14.6%	26,940	3,075	11.4%	36,255	10,100	27.9%	4,595	1,685	36.7%	31,660	8,420	26.6%
Coquitlam	52,935	8,820	16.7%	37,170	4,025	10.8%	22,545	2,745	12.2%	14,620	1,280	8.8%	15,760	4,795	30.4%	1,400	645	46.1%	14,360	4,150	28.9%
Delta	36,930	4,155	11.3%	28,100	2,075	7.4%	15,980	1,515	9.5%	12,120	560	4.6%	8,825	2,080	23.6%	730	260	35.6%	8,090	1,825	22.6%
Electoral Area A	5,580	1,075	19.3%	2,580	410	15.9%	1,095	240	21.9%	1,490	175	11.7%	3,000	660	22.0%	595	105	17.6%	2,410	555	23.0%
Langley City	12,320	2,625	21.3%	7,820	1,020	13.0%	5,330	795	14.9%	2,490	225	9.0%	4,495	1,610	35.8%	750	440	58.7%	3,745	1,165	31.1%
Langley Township	45,110	5,055	11.2%	37,100	3,120	8.4%	24,040	2,275	9.5%	13,060	850	6.5%	8,015	1,930	24.1%	495	240	48.5%	7,520	1,695	22.5%
Lions Bay	490	40	8.2%	435	30	6.9%	245	20	8.2%	185	0	0.0%	60	0	0.0%	0	0	0.0%	60	0	0.0%
Maple Ridge	32,215	4,160	12.9%	25,615	2,180	8.5%	17,475	1,695	9.7%	8,145	485	6.0%	6,595	1,980	30.0%	790	350	44.3%	5,810	1,625	28.0%
New Westminster	34,875	6,985	20.0%	19,285	2,250	11.7%	12,520	1,525	12.2%	6,765	720	10.6%	15,590	4,735	30.4%	1,480	575	38.9%	14,110	4,155	29.4%
North Vancouver City	25,880	4,910	19.0%	14,035	1,465	10.4%	8,470	905	10.7%	5,560	560	10.1%	11,840	3,450	29.1%	1,230	605	49.2%	10,610	2,840	26.8%
North Vancouver District	31,225	3,605	11.5%	24,150	1,940	8.0%	13,235	1,105	8.3%	10,915	835	7.7%	7,075	1,660	23.5%	815	360	44.2%	6,260	1,300	20.8%
Pitt Meadows	7,170	830	11.6%	5,740	430	7.5%	3,765	275	7.3%	1,970	150	7.6%	1,435	400	27.9%	175	65	37.1%	1,260	335	26.6%
Port Coquitlam	22,305	2,920	13.1%	17,280	1,485	8.6%	11,430	1,185	10.4%	5,855	295	5.0%	5,025	1,440	28.7%	755	305	40.4%	4,270	1,135	26.6%
Port Moody	12,730	1,370	10.8%	9,660	780	8.1%	6,060	515	8.5%	3,600	270	7.5%	3,075	590	19.2%	290	70	24.1%	2,785	520	18.7%
Richmond	74,075	15,045	20.3%	53,250	8,715	16.4%	28,085	5,640	20.1%	25,165	3,075	12.2%	20,820	6,330	30.4%	2,880	1,210	42.0%	17,940	5,125	28.6%
Surrey	179,560	27,705	15.4%	125,330	12,760	10.2%	84,745	10,155	12.0%	40,580	2,600	6.4%	54,235	14,950	27.6%	4,920	1,950	39.6%	49,310	13,000	26.4%
Tsawwassen First Nation	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Vancouver	284,650	54,215	19.0%	130,455	14,560	11.2%	64,105	7,370	11.5%	66,355	7,185	10.8%	154,190	39,655	25.7%	19,665	6,880	35.0%	134,525	32,775	24.4%
West Vancouver	15,565	2,475	15.9%	11,055	1,065	9.6%	4,245	320	7.5%	6,805	750	11.0%	4,515	1,410	31.2%	495	290	58.6%	4,015	1,115	27.8%
White Rock	10,195	2,145	21.0%	6,655	835	12.5%	3,160	510	16.1%	3,500	325	9.3%	3,540	1,315	37.1%	290	230	79.3%	3,245	1,085	33.4%
<b>METRO VANCOUVER</b>	<b>980,820</b>	<b>166,100</b>	<b>16.9%</b>	<b>616,150</b>	<b>66,940</b>	<b>10.9%</b>	<b>359,035</b>	<b>43,475</b>	<b>12.1%</b>	<b>257,110</b>	<b>23,465</b>	<b>9.1%</b>	<b>364,675</b>	<b>99,160</b>	<b>27.2%</b>	<b>42,400</b>	<b>16,275</b>	<b>38.4%</b>	<b>322,270</b>	<b>82,885</b>	<b>25.7%</b>

Source: Statistics Canada, 2021 Census of Population.

Note: 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.

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).

\*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

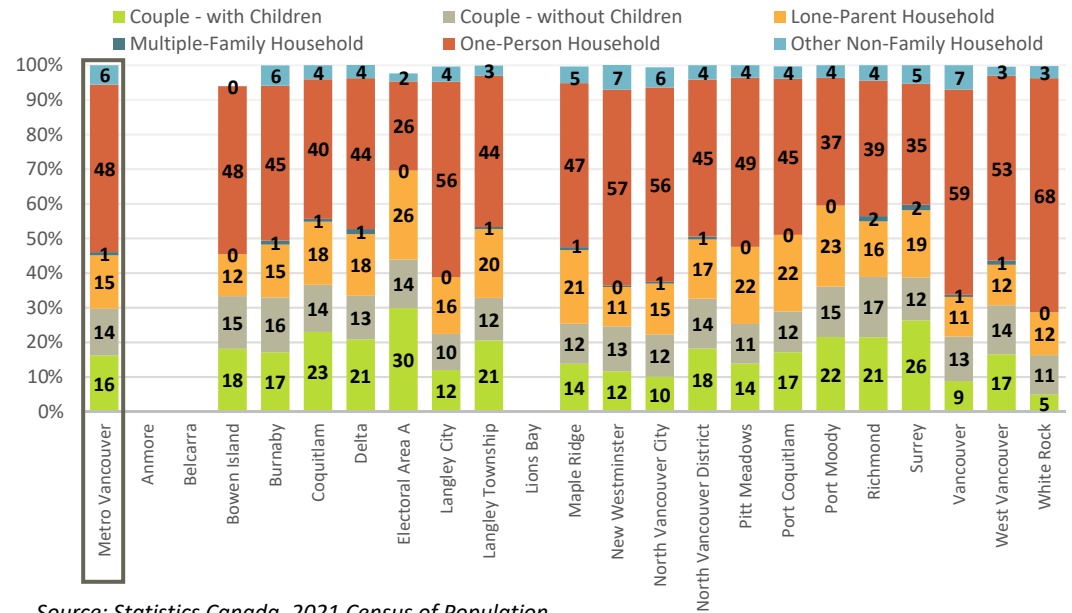
### 6.3 Core Housing Need by Household Type and Tenure

The likelihood that a household will be in core housing need often depends on the makeup of the household, in addition to its income.

#### Key Observations

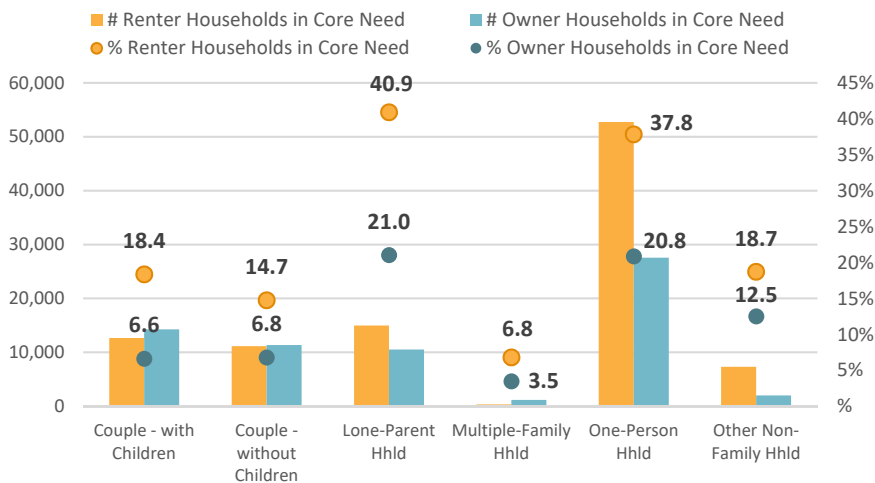
- In 2021, almost half (48.4%) of households in core housing need in Metro Vancouver were one-person households. One-person households and lone-parent households were over-represented among households in core need, as shown in Figure 6.3.3.
- One-person renter households were the largest group of households in core need in Metro Vancouver (52,745 households in 2021).
- The incidence of core housing need was highest among lone-parent renter households (40.9% of all lone-parent renter households were in core housing need in 2021 in Metro Vancouver).

Figure 6.3.1. Distribution of Households in Core Housing Need by Household Type, Metro Vancouver, 2021



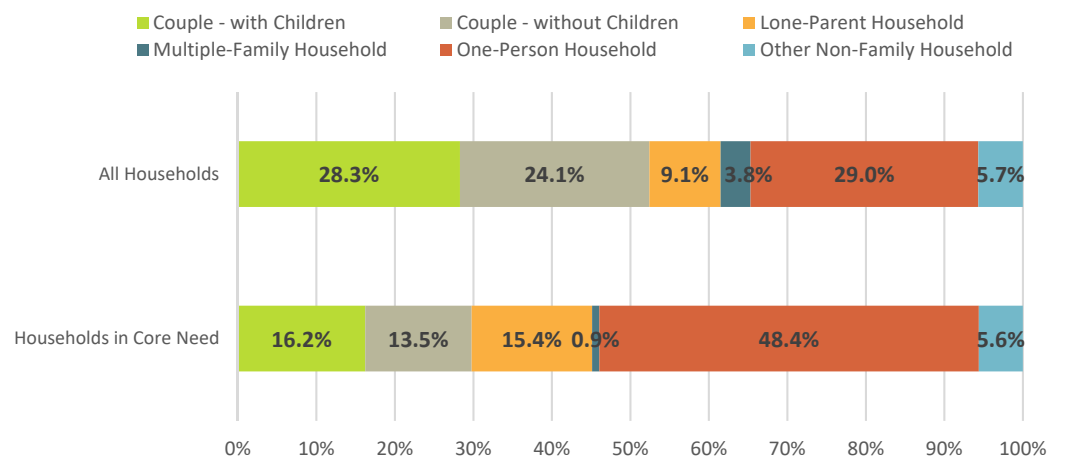
Source: Statistics Canada, 2021 Census of Population

Figure 6.3.2. Households in Core Housing Need and Incidence of Core Housing Need by Household Type and Tenure, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

Figure 6.3.3. Distribution of All Households and Households in Core Housing Need by Household Type, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

Table 6.3.1. Households in Core Housing Need by Household Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total Households							Owner Households							Renter Households							
	Total Households	Couple - with Children	Couple - without Children	Lone-Parent Household	Multiple-Family Household	One-Person Household	Other Non-Family Household	Total Households	Couple - with Children	Couple - without Children	Lone-Parent Household	Multiple-Family Household	One-Person Household	Other Non-Family Household	Total Households	Couple - with Children	Couple - without Children	Lone-Parent Household	Multiple-Family Household	One-Person Household	Other Non-Family Household	
Anmore	35	0	0	0	0	0	0	30	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	0	0	0	0	0	0	
Bowen Island	165	30	25	20	0	80	0	115	25	20	0	0	55	0	50	0	0	0	20	0	0	
Burnaby	17,745	3,045	2,810	2,700	205	7,940	1,040	7,645	1,380	1,495	1,150	150	3,220	250	10,100	1,660	1,320	1,555	50	4,720	790	
Coquitlam	8,820	2,030	1,200	1,605	75	3,550	360	4,025	1,045	685	595	60	1,505	130	4,795	985	520	1,005	0	2,045	230	
Delta	4,155	865	525	740	60	1,810	165	2,070	535	375	270	45	795	45	2,080	320	135	465	20	1,010	120	
Electoral Area A	1,070	320	150	275	0	275	25	415	120	20	135	0	120	0	660	200	135	145	0	155	0	
Langley City	2,625	315	275	430	0	1,480	115	1,020	145	135	125	0	565	20	1,610	155	145	290	0	910	95	
Langley Township	5,055	1,040	620	1,005	30	2,205	150	3,120	695	450	575	30	1,305	50	1,930	340	160	435	0	900	95	
Lions Bay	40	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge	4,160	575	480	885	35	1,970	200	2,180	435	305	420	30	895	85	1,980	140	180	465	0	1,075	115	
New Westminster	6,985	815	905	795	30	3,950	495	2,250	355	355	210	0	1,240	55	4,730	440	530	575	0	2,705	440	
North Vancouver City	4,910	495	600	720	25	2,755	285	1,465	140	185	225	25	805	80	3,450	355	415	505	0	1,950	205	
North Vancouver District	3,600	655	520	615	30	1,630	150	1,940	355	370	240	25	875	65	1,665	275	150	385	0	755	85	
Pitt Meadows	830	115	95	185	0	405	30	430	75	60	50	0	235	0	400	45	35	125	0	170	20	
Port Coquitlam	2,920	500	345	645	0	1,315	105	1,480	320	190	315	0	605	45	1,440	175	155	335	0	710	65	
Port Moody	1,370	295	200	320	0	505	50	775	185	125	140	0	305	0	590	110	75	160	0	200	35	
Richmond	15,045	3,230	2,625	2,410	230	5,875	675	8,715	2,050	1,745	1,395	195	3,080	245	6,330	1,175	880	1,015	30	2,795	430	
Surrey	27,705	7,290	3,450	5,370	445	9,665	1,485	12,760	4,000	2,030	2,155	320	3,910	340	14,950	3,280	1,420	3,220	120	5,750	1,150	
Tsawwassen First Nation	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Vancouver	54,215	4,785	6,975	6,190	325	32,125	3,805	14,560	2,045	2,375	2,300	250	7,070	505	39,650	2,735	4,600	3,885	75	25,055	3,300	
West Vancouver	2,475	410	350	290	30	1,320	65	1,065	200	235	115	20	455	25	1,410	190	110	175	0	870	45	
White Rock	2,145	105	245	265	0	1,450	75	835	70	135	95	0	505	20	1,315	40	105	165	0	945	50	
<b>METRO VANCOUVER</b>	<b>166,100</b>	<b>26,950</b>	<b>22,490</b>	<b>25,510</b>	<b>1,520</b>	<b>80,325</b>	<b>9,305</b>	<b>66,940</b>	<b>14,280</b>	<b>11,350</b>	<b>10,540</b>	<b>1,175</b>	<b>27,580</b>	<b>2,000</b>	<b>99,160</b>	<b>12,665</b>	<b>11,135</b>	<b>14,965</b>	<b>345</b>	<b>52,745</b>	<b>7,305</b>	

Source: Statistics Canada, 2021 Census of Population.

Note: 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.

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).

\*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'



Table 6.3.2. Percentage of Households in Core Housing Need by Household Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total Households							Owner Households							Renter Households								
	Total Households	Couple - with Children	Couple - without Children	Lone- Parent Household	Multiple- Family Household	One- Person Household	Other Non- Family Household	Total Households	Couple - with Children	Couple - without Children	Lone- Parent Household	Multiple- Family Household	One- Person Household	Other Non- Family Household	Total Households	Couple - with Children	Couple - without Children	Lone- Parent Household	Multiple- Family Household	One- Person Household	Other Non- Family Household		
Anmore	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%		4.7%	0.0%	0.0%		0.0%	0.0%	0.0%									
Belcarra	5.9%	0.0%	0.0%			0.0%		0.0%	0.0%	0.0%			0.0%	0.0%									
Bowen Island	10.1%	6.0%	4.2%	28.6%	0.0%	22.9%	0.0%	8.2%	5.4%	3.8%	0.0%	0.0%	19.3%	0.0%						28.6%			
Burnaby	18.8%	11.4%	12.0%	30.4%	6.0%	30.5%	17.0%	13.1%	7.2%	9.6%	23.0%	5.1%	23.6%	13.4%	27.9%	22.0%	17.1%	40.3%	10.0%	38.1%	18.6%		
Coquitlam	16.7%	10.8%	9.1%	29.9%	3.5%	30.8%	17.6%	10.8%	7.1%	6.8%	20.0%	3.2%	22.6%	15.4%	30.4%	24.4%	16.9%	42.1%	0.0%	42.3%	19.3%		
Delta	11.3%	6.6%	5.3%	23.5%	3.0%	24.9%	11.3%	7.4%	5.0%	4.4%	14.5%	2.6%	17.6%	7.9%	23.6%	13.8%	10.0%	35.8%	9.1%	36.7%	13.6%		
Electoral Area A	19.2%	18.4%	12.0%	44.0%	0.0%	18.1%	6.4%	16.1%	15.1%	3.2%	39.7%	0.0%	17.3%	0.0%	22.0%	21.3%	21.8%	51.8%		18.8%	0.0%		
Langley City	21.3%	11.2%	8.9%	33.7%	0.0%	34.5%	18.5%	13.0%	7.0%	5.9%	19.4%	0.0%	23.6%	8.0%	35.8%	20.7%	17.7%	46.0%	0.0%	48.1%	26.0%		
Langley Township	11.2%	6.4%	5.0%	25.0%	1.5%	24.5%	11.1%	8.4%	4.9%	4.1%	20.0%	1.6%	20.2%	6.1%	24.1%	16.6%	10.2%	38.0%	0.0%	35.4%	17.8%		
Lions Bay	8.1%	0.0%	0.0%	0.0%	0.0%	0.0%		7.0%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%						
Maple Ridge	12.9%	5.0%	5.8%	27.6%	2.8%	28.7%	18.4%	8.5%	4.3%	4.3%	20.0%	2.6%	20.1%	13.8%	30.0%	11.0%	14.7%	41.7%	0.0%	44.3%	24.5%		
New Westminster	20.0%	10.3%	10.0%	31.5%	4.3%	31.5%	22.2%	11.7%	6.3%	6.5%	16.5%	0.0%	21.9%	8.0%	30.3%	19.7%	14.8%	46.2%	0.0%	39.2%	28.6%		
North Vancouver City	19.0%	8.5%	8.8%	32.0%	6.8%	29.2%	23.8%	10.4%	3.7%	4.6%	20.3%	9.4%	17.9%	22.2%	29.1%	17.5%	14.8%	43.9%	0.0%	39.6%	24.4%		
North Vancouver District	11.5%	5.4%	6.1%	23.1%	3.6%	26.6%	16.7%	8.0%	3.5%	5.2%	14.4%	3.3%	21.4%	14.1%	23.5%	12.9%	10.9%	38.7%	0.0%	36.8%	19.3%		
Pitt Meadows	11.6%	5.0%	4.6%	24.5%	0.0%	25.1%	15.4%	7.5%	3.7%	3.4%	11.1%	0.0%	21.0%	0.0%	27.9%	16.1%	13.5%	41.0%	0.0%	34.7%	26.7%		
Port Coquitlam	13.1%	6.3%	6.0%	26.9%	0.0%	26.7%	15.7%	8.6%	4.7%	4.1%	20.4%	0.0%	18.5%	12.5%	28.7%	15.8%	14.7%	39.2%	0.0%	43.0%	21.3%		
Port Moody	10.8%	6.4%	5.8%	25.6%	0.0%	18.2%	12.8%	8.0%	4.9%	4.5%	19.2%	0.0%	15.3%	0.0%	19.2%	12.8%	10.6%	30.8%	0.0%	25.6%	18.4%		
Richmond	20.3%	13.3%	14.5%	31.0%	6.8%	34.2%	20.1%	16.4%	11.0%	12.4%	26.7%	6.7%	27.9%	17.9%	30.4%	21.2%	21.3%	39.9%	6.4%	45.4%	21.6%		
Surrey	15.4%	11.1%	9.1%	31.0%	3.1%	28.4%	15.0%	10.2%	7.9%	6.9%	21.5%	2.5%	19.9%	12.0%	27.6%	22.0%	16.2%	44.3%	6.6%	40.0%	16.3%		
Tsawwassen First Nation	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Vancouver	19.0%	8.4%	9.8%	29.4%	5.1%	30.0%	17.0%	11.2%	5.5%	6.6%	20.9%	4.7%	19.3%	11.8%	25.7%	14.2%	13.1%	38.7%	7.0%	35.5%	18.2%		
West Vancouver	15.9%	8.8%	7.7%	23.0%	7.7%	30.1%	19.1%	9.6%	6.0%	6.0%	15.3%	6.0%	17.8%	16.7%	31.2%	14.7%	17.1%	35.0%	0.0%	47.7%	23.7%		
White Rock	21.0%	7.0%	8.2%	33.8%	0.0%	32.6%	24.2%	12.5%	6.5%	5.7%	25.0%	0.0%	19.6%	15.4%	37.1%	9.3%	17.1%	40.7%	0.0%	50.4%	27.8%		
<b>METRO VANCOUVER</b>	<b>16.9%</b>	<b>9.4%</b>	<b>9.3%</b>	<b>29.4%</b>	<b>3.9%</b>	<b>29.6%</b>	<b>16.9%</b>	<b>10.9%</b>	<b>6.6%</b>	<b>6.8%</b>	<b>21.0%</b>	<b>3.5%</b>	<b>20.8%</b>	<b>12.5%</b>	<b>27.2%</b>	<b>18.4%</b>	<b>14.7%</b>	<b>40.9%</b>	<b>6.8%</b>	<b>37.8%</b>	<b>18.7%</b>		

Source: Statistics Canada, 2021 Census of Population.

Note: 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.

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).

\*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

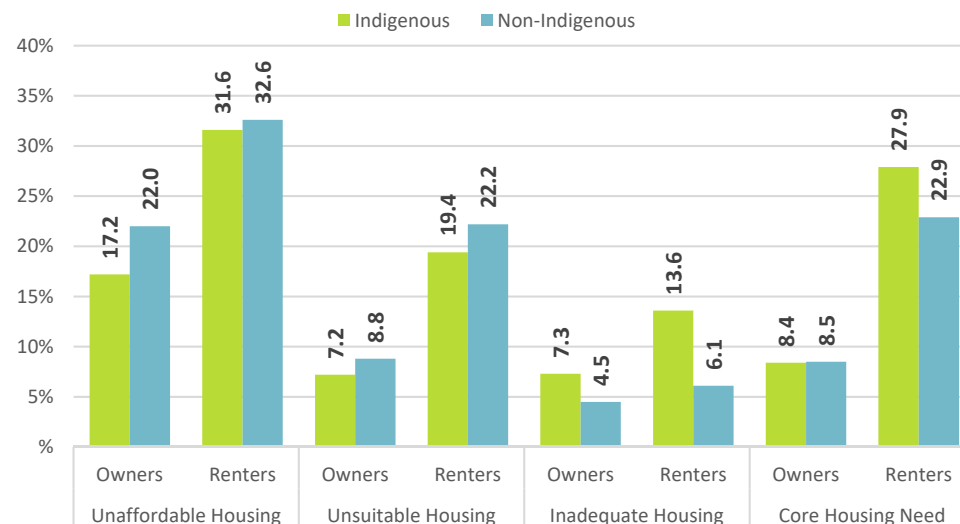
## 6.4 People Living Below Housing Standards, by Tenure, Housing Standard, and Indigenous Identity

In order to address the housing needs of people living in core need, it is necessary to understand why they are in core housing need, i.e. which housing standard they fall below.

### Key Observations

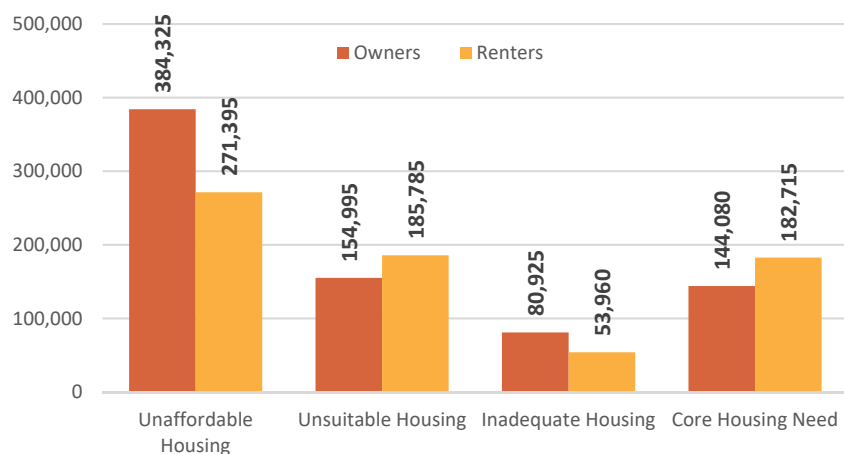
- Unaffordable housing is the most common unmet standard – 655,720 people lived in unaffordable housing in Metro Vancouver in 2021.
- Renters were more likely to live in unaffordable housing – 31.6% of Indigenous renters and 32.6% of non-Indigenous renters lived in unaffordable housing in Metro Vancouver in 2021, compared to 17.2% of Indigenous homeowners and 22.0% of non-Indigenous homeowners.
- Renters were also more likely to live in unsuitable housing (not enough bedrooms) than homeowners, as shown in Figure 6.4.1.
- Indigenous people were more likely to live in inadequate housing (in need of major repairs) than non-Indigenous people, regardless of tenure.

Figure 6.4.1. Percentage of People Living Below Housing Standards, by Housing Standard, Tenure, and Indigenous Identity, Metro Vancouver, 2021



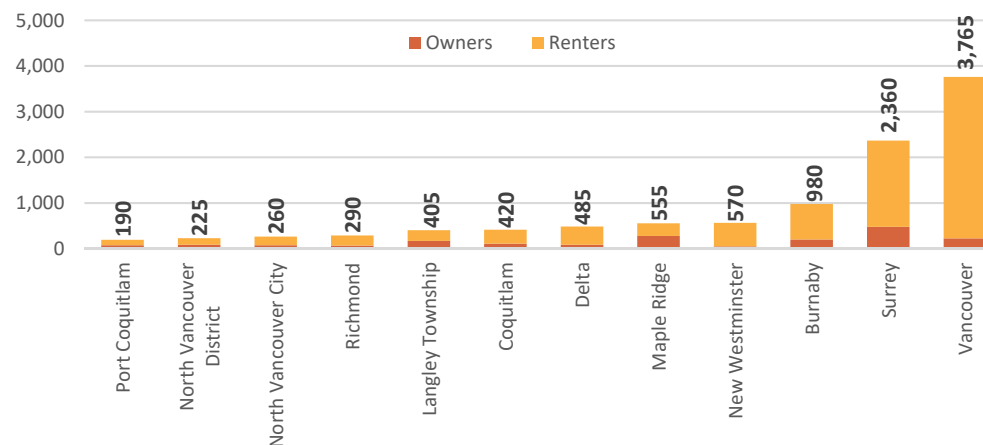
Source: Statistics Canada, 2021 Census of Population

Figure 6.4.2. People Living Below Housing Standards, by Housing Standard and Tenure, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

Figure 6.4.3. People of Indigenous Identity Living in Core Housing Need, by Tenure, Select\* Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

Note: Data is not available for all jurisdictions, only those with available data are included here.

Table 6.4.1. Population in Unaffordable Housing by Indigenous Identity and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total - Tenure						Owners						Renters					
	Total Population		Indigenous Identity		Non-Indigenous Identity		Total Population		Indigenous Identity		Non-Indigenous Identity		Total Population		Indigenous Identity		Non-Indigenous Identity	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
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	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	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	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	63,770	26.1%	1,275	30.5%	62,500	26.0%	35,275	22.3%	265	21.5%	35,005	22.3%	28,500	32.8%	1,005	34.1%	27,495	32.8%
Coquitlam	37,440	25.5%	560	19.2%	36,875	25.6%	23,400	21.8%	160	10.3%	23,235	22.0%	14,040	35.4%	395	29.0%	13,645	35.7%
Delta	20,845	19.5%	715	22.5%	20,130	19.4%	14,265	17.1%	245	13.9%	14,010	17.2%	6,585	28.2%	465	32.9%	6,120	27.9%
Electoral Area A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley Township	25,275	19.6%	965	19.6%	24,315	19.6%	18,650	17.3%	560	15.4%	18,095	17.3%	6,625	32.1%	405	30.9%	6,220	32.2%
Lions Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maple Ridge	17,095	19.1%	950	22.8%	16,145	18.9%	12,250	16.5%	560	19.3%	11,685	16.4%	4,850	31.6%	390	30.8%	4,460	31.7%
New Westminster	19,125	24.6%	690	28.5%	18,435	24.4%	9,715	20.6%	145	17.9%	9,570	20.7%	9,410	30.6%	545	33.7%	8,865	30.4%
North Vancouver City	16,640	29.0%	355	28.7%	16,280	29.0%	7,350	22.6%	120	24.2%	7,230	22.6%	9,285	37.5%	235	32.0%	9,050	37.7%
North Vancouver District	20,690	23.7%	370	23.3%	20,320	23.7%	13,920	20.2%	155	16.0%	13,760	20.3%	6,775	37.0%	215	35.2%	6,560	37.1%
Pitt Meadows	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Port Coquitlam	11,010	18.3%	295	16.6%	10,710	18.3%	7,490	15.6%	130	12.1%	7,355	15.6%	3,515	29.2%	165	23.4%	3,355	29.6%
Port Moody	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Richmond	62,370	30.0%	415	26.9%	61,950	30.1%	42,155	27.5%	100	16.1%	42,060	27.5%	20,210	37.2%	320	34.8%	19,890	37.2%
Surrey	129,780	23.1%	2,915	24.0%	126,865	23.1%	92,345	22.5%	960	18.0%	91,385	22.5%	37,435	24.9%	1,955	28.7%	35,475	24.7%
Tsawwassen First Nation*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Vancouver	182,935	28.2%	4,485	30.7%	178,450	28.2%	79,000	23.3%	580	21.4%	78,415	23.3%	103,940	33.7%	3,905	32.8%	100,030	33.7%
West Vancouver	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>METRO VANCOUVER</b>	<b>655,720</b>	<b>25.4%</b>	<b>15,155</b>	<b>25.4%</b>	<b>640,565</b>	<b>25.4%</b>	<b>384,325</b>	<b>22.0%</b>	<b>4,440</b>	<b>17.2%</b>	<b>379,885</b>	<b>22.0%</b>	<b>271,395</b>	<b>32.5%</b>	<b>10,715</b>	<b>31.6%</b>	<b>260,685</b>	<b>32.6%</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada (referred to here as Indigenous peoples) are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

Housing is considered to be unaffordable if it has shelter costs greater than 30% of total before-tax household income.

n/a: data not available

\*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.

Table 6.4.2. Population in Unsuitable Housing by Indigenous Identity and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total - Tenure						Owners						Renters					
	Total Population		Indigenous Identity		Non-Indigenous Identity		Total Population		Indigenous Identity		Non-Indigenous Identity		Total Population		Indigenous Identity		Non-Indigenous Identity	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
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	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	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	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	37,695	15.3%	680	16.3%	37,010	15.3%	15,670	9.9%	100	8.1%	15,570	9.9%	22,025	25.2%	585	19.9%	21,445	25.4%
Coquitlam	14,740	10.0%	295	10.1%	14,450	10.0%	6,685	6.2%	70	4.5%	6,615	6.2%	8,055	20.2%	220	16.1%	7,835	20.3%
Delta	11,560	10.8%	270	8.5%	11,290	10.8%	5,575	6.7%	0	0.0%	5,575	6.8%	5,990	25.4%	270	19.1%	5,715	25.8%
Electoral Area A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley Township	8,880	6.8%	445	8.8%	8,440	6.7%	5,980	5.4%	220	5.9%	5,760	5.4%	2,905	14.0%	225	16.9%	2,680	13.8%
Lions Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maple Ridge	5,985	6.7%	300	7.1%	5,690	6.6%	4,050	5.4%	165	5.6%	3,890	5.4%	1,935	12.6%	130	10.2%	1,800	12.8%
New Westminster	11,850	15.2%	445	18.4%	11,405	15.1%	4,860	10.3%	40	4.9%	4,820	10.4%	6,990	22.6%	400	24.8%	6,590	22.5%
North Vancouver City	7,795	13.6%	125	10.2%	7,670	13.6%	2,530	7.8%	40	8.1%	2,490	7.8%	5,265	21.1%	90	12.2%	5,175	21.4%
North Vancouver District	5,085	5.8%	145	9.1%	4,935	5.8%	2,385	3.5%	50	5.2%	2,335	3.4%	2,700	14.7%	95	15.6%	2,605	14.7%
Pitt Meadows	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Port Coquitlam	5,470	9.1%	125	7.0%	5,345	9.1%	3,520	7.3%	45	4.1%	3,475	7.4%	1,950	16.1%	80	11.3%	1,870	16.4%
Port Moody	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Richmond	26,160	12.6%	185	12.0%	25,975	12.6%	15,575	10.1%	85	13.7%	15,490	10.1%	10,580	19.4%	95	10.3%	10,490	19.5%
Surrey	106,285	18.9%	2,385	19.6%	103,900	18.9%	51,655	12.5%	540	10.1%	51,115	12.6%	54,635	36.2%	1,850	27.1%	52,785	36.6%
Tsawwassen First Nation*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Vancouver	83,670	12.9%	2,545	17.4%	81,125	12.8%	29,775	8.7%	335	12.3%	29,445	8.7%	53,890	17.4%	2,210	18.5%	51,685	17.3%
West Vancouver	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>METRO VANCOUVER</b>	<b>341,280</b>	<b>13.1%</b>	<b>9,075</b>	<b>14.3%</b>	<b>332,205</b>	<b>13.1%</b>	<b>154,995</b>	<b>8.8%</b>	<b>1,940</b>	<b>7.2%</b>	<b>153,055</b>	<b>8.8%</b>	<b>185,785</b>	<b>22.1%</b>	<b>6,685</b>	<b>19.4%</b>	<b>179,095</b>	<b>22.2%</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada (referred to here as Indigenous peoples) are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

Housing is considered to be unsuitable if it does not have enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS).

n/a: data not available

\*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.

Table 6.4.3. Population in Inadequate Housing by Indigenous Identity and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total - Tenure						Owners						Renters						
	Total Population		Indigenous Identity		Non-Indigenous Identity		Total Population		Indigenous Identity		Non-Indigenous Identity		Total Population		Indigenous Identity		Non-Indigenous Identity		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
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	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	n/a	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	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	14,615	5.9%	450	10.8%	14,160	5.9%	8,410	5.3%	110	8.9%	8,300	5.3%	6,200	7.1%	345	11.7%	5,860	6.9%	
Coquitlam	6,940	4.7%	275	9.4%	6,670	4.6%	4,555	4.2%	55	3.5%	4,495	4.2%	2,390	6.0%	220	16.1%	2,170	5.6%	
Delta	5,655	5.3%	365	11.5%	5,285	5.1%	4,060	4.8%	195	11.0%	3,865	4.7%	1,595	6.8%	170	12.0%	1,420	6.4%	
Electoral Area A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley Township	5,130	3.9%	300	5.9%	4,830	3.8%	3,950	3.6%	220	5.9%	3,730	3.5%	1,180	5.7%	80	6.0%	1,100	5.7%	
Lions Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maple Ridge	4,125	4.6%	300	7.1%	3,825	4.5%	2,775	3.7%	165	5.6%	2,615	3.7%	1,345	8.8%	135	10.6%	1,210	8.6%	
New Westminster	5,285	6.8%	355	14.6%	4,940	6.5%	3,040	6.4%	120	14.8%	2,920	6.3%	2,250	7.3%	230	14.2%	2,020	6.9%	
North Vancouver City	3,225	5.6%	90	7.3%	3,140	5.6%	1,780	5.5%	15	3.0%	1,765	5.5%	1,445	5.8%	70	9.5%	1,380	5.7%	
North Vancouver District	5,185	5.9%	70	4.4%	5,110	6.0%	3,775	5.5%	45	4.6%	3,730	5.5%	1,410	7.7%	30	4.9%	1,375	7.7%	
Pitt Meadows	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Port Coquitlam	2,935	4.9%	150	8.4%	2,790	4.8%	2,130	4.4%	85	7.8%	2,040	4.3%	810	6.7%	60	8.5%	745	6.5%	
Port Moody	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Richmond	10,420	5.0%	160	10.4%	10,260	5.0%	7,795	5.1%	55	8.9%	7,740	5.1%	2,620	4.8%	100	10.9%	2,520	4.7%	
Surrey	21,340	3.8%	1,315	10.8%	20,025	3.6%	13,370	3.2%	265	5.0%	13,105	3.2%	7,965	5.3%	1,045	15.3%	6,915	4.8%	
Tsawwassen First Nation*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Vancouver	40,855	6.3%	2,045	13.9%	38,810	6.1%	19,320	5.7%	210	7.7%	19,115	5.7%	21,535	6.9%	1,840	15.4%	19,695	6.6%	
West Vancouver	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>METRO VANCOUVER</b>	<b>135,340</b>	<b>5.2%</b>	<b>7,055</b>	<b>11.1%</b>	<b>128,290</b>	<b>5.0%</b>	<b>80,925</b>	<b>4.6%</b>	<b>1,960</b>	<b>7.3%</b>	<b>78,960</b>	<b>4.5%</b>	<b>53,960</b>	<b>6.4%</b>	<b>4,680</b>	<b>13.6%</b>	<b>49,280</b>	<b>6.1%</b>	

Source: Statistics Canada, 2021 Census of Population.

Note: Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada (referred to here as Indigenous peoples) are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

Housing is considered to be inadequate if it is reported by their residents as requiring major repairs.

n/a: data not available

\*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

Table 6.4.4. Population in Core Housing Need by Indigenous Identity and Tenure, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total - Tenure						Owners						Renters					
	Total Population		Indigenous Identity		Non-Indigenous Identity		Total Population		Indigenous Identity		Non-Indigenous Identity		Total Population		Indigenous Identity		Non-Indigenous Identity	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
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	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	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	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	35,525	15.2%	980	24.0%	34,550	15.0%	15,615	10.2%	200	16.4%	15,415	10.2%	19,910	24.5%	780	27.4%	19,135	24.4%
Coquitlam	18,930	13.4%	420	14.6%	18,510	13.4%	8,945	8.6%	110	7.2%	8,840	8.6%	9,985	26.9%	305	22.7%	9,680	27.0%
Delta	9,365	8.9%	485	15.5%	8,880	8.7%	4,870	5.9%	85	4.9%	4,785	5.9%	4,490	19.8%	400	28.9%	4,090	19.2%
Electoral Area A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley Township	10,840	8.6%	405	8.4%	10,435	8.6%	6,810	6.4%	170	4.7%	6,645	6.5%	4,025	20.4%	235	19.0%	3,790	20.5%
Lions Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maple Ridge	8,300	9.4%	555	13.6%	7,750	9.2%	4,790	6.5%	280	9.7%	4,510	6.4%	3,510	23.8%	275	22.8%	3,235	23.8%
New Westminster	12,045	15.8%	570	23.7%	11,480	15.6%	4,085	8.8%	50	6.2%	4,030	8.8%	7,970	26.9%	515	32.3%	7,450	26.6%
North Vancouver City	8,380	15.2%	260	21.7%	8,125	15.1%	2,590	8.2%	75	15.8%	2,520	8.1%	5,790	24.8%	190	26.4%	5,605	24.8%
North Vancouver District	7,155	8.5%	225	14.7%	6,925	8.4%	3,890	5.8%	85	9.0%	3,805	5.8%	3,265	19.0%	145	25.0%	3,115	18.8%
Pitt Meadows	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Port Coquitlam	5,910	10.0%	190	10.8%	5,720	10.0%	3,140	6.6%	75	7.0%	3,065	6.6%	2,770	23.6%	120	17.4%	2,655	24.1%
Port Moody	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Richmond	32,115	16.5%	290	19.2%	31,830	16.5%	19,355	13.4%	70	11.3%	19,280	13.4%	12,770	25.3%	220	24.6%	12,545	25.3%
Surrey	67,655	12.3%	2,360	19.8%	65,295	12.1%	32,645	8.1%	480	9.2%	32,165	8.1%	35,010	23.9%	1,885	28.3%	33,130	23.7%
Tsawwassen First Nation*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Vancouver	90,210	14.7%	3,765	26.6%	86,450	14.4%	28,065	8.7%	225	8.5%	27,835	8.7%	62,140	21.3%	3,535	30.6%	58,610	20.9%
West Vancouver	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>METRO VANCOUVER</b>	<b>326,795</b>	<b>13.1%</b>	<b>11,285</b>	<b>19.4%</b>	<b>315,515</b>	<b>13.0%</b>	<b>144,080</b>	<b>8.5%</b>	<b>2,135</b>	<b>8.4%</b>	<b>141,945</b>	<b>8.5%</b>	<b>182,715</b>	<b>23.1%</b>	<b>9,150</b>	<b>27.9%</b>	<b>173,565</b>	<b>22.9%</b>

Source: Statistics Canada, 2021 Census of Population.

Note: Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada (referred to here as Indigenous peoples) are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

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.

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).

n/a: data not available

\*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

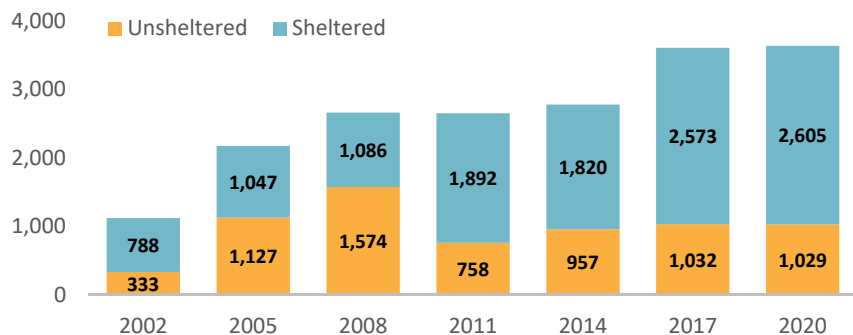
### 6.5 Homelessness

A point-in-time homeless count occurs in Metro Vancouver every three years. The count is conducted over a 24-hour period and provides a snapshot of homelessness in the region. Results are considered to be an undercount, but are still a good indicator of the magnitude of need for housing and support services. Data from the count also provides critical information on the characteristics of people experiencing homelessness, and show trends over time.

#### Key Observations

- A total of 3,634 individuals were identified as experiencing homelessness in Metro Vancouver during the 2020 Homeless Count.
- Of these, 1,029 were unsheltered (28%) and 2,605 were sheltered (72%), as shown in Figure 6.5.3. The sheltered total includes 2,172 individuals who stayed in emergency shelters across the region and an additional 192 individuals who had no fixed address and stayed in jails, hospitals, and detox facilities.

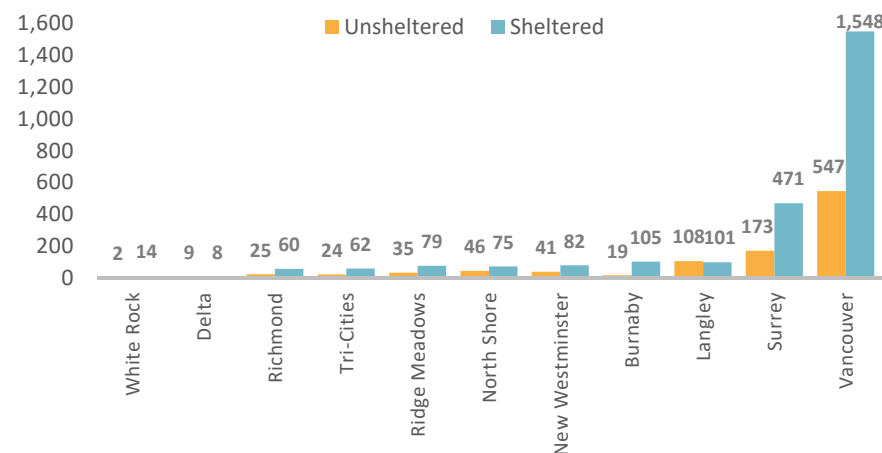
**Figure 6.5.1. Sheltered and Unsheltered Individuals Experiencing Homelessness, Metro Vancouver, 2002 to 2020**



Source: BC Non-Profit Housing Association, 2020 Homeless Count in Metro Vancouver.

- In 2020, at least 241 individuals stayed in Extreme Weather Response (EWR) shelters. Those staying in EWRs would likely have been unsheltered if an Extreme Weather Alert had not been activated on count day.
- The largest number of individuals experiencing homelessness were counted in Vancouver (2,095), followed by Surrey (644), and Langley (209).

**Figure 6.5.2. Sheltered and Unsheltered Individuals Experiencing Homelessness by Sub-Region in Metro Vancouver, 2020**



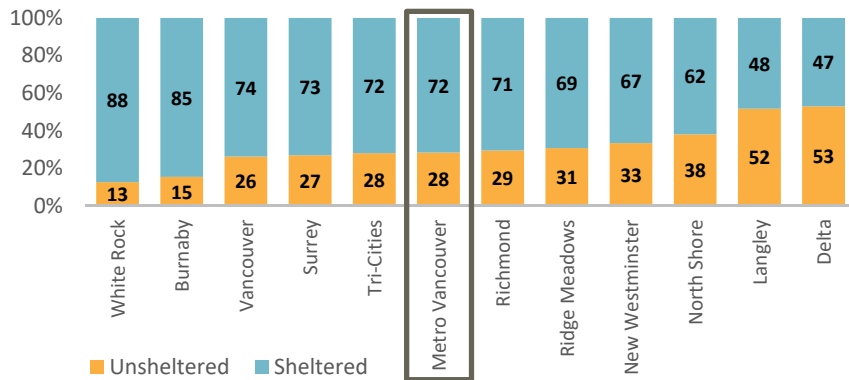
Source: BC Non-Profit Housing Association, 2020 Homeless Count in Metro Vancouver.

#### Demographic Profile

- Indigenous people are 13.2 times more likely to experience homelessness than their presence in the general population would predict; 33% of surveyed respondents identified as Indigenous.
- Black people were 3.7 times more likely to experience homelessness than their presence in the general population would predict.
- Seniors aged 55 and over represented 24% of the homeless population overall, an increase from the share of 22% in 2017.

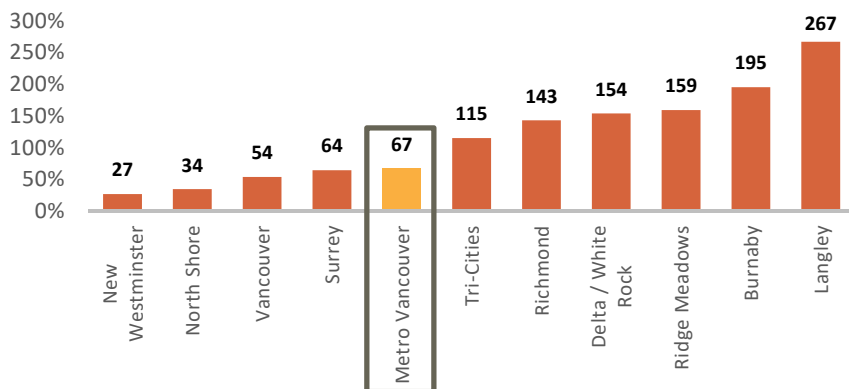
Despite initiatives to build more supportive housing, the number of individuals experiencing homelessness in the region continues to increase. Between 2005 and 2020, the region saw a 67% increase in the number of people experiencing homelessness, as shown in Figure 6.5.4.

**Figure 6.5.3. Distribution of Sheltered and Unsheltered Individuals Experiencing Homelessness by Sub-Region in Metro Vancouver, 2020**



Source: BC Non-Profit Housing Association, 2020 Homeless Count in Metro Vancouver.

**Figure 6.5.4. Percentage Change in the Number of Individuals Experiencing Homelessness by Sub-Region in Metro Vancouver, 2005 to 2020**



Source: BC Non-Profit Housing Association, 2020 Homeless Count in Metro Vancouver.



Temporary modular supportive housing in Vancouver for people who were at risk of or have experienced homelessness.



**Table 6.5. Homeless Count for Metro Vancouver, 2002, 2005, 2008, 2011, 2014, 2017, 2020**

MUNICIPALITY / MEMBER JURISDICTION	2002			2005			2008			2011			2014			2017			2020		
	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total
Burnaby	n/a	n/a	18	38	2	42	77	9	86	70	8	78	44	13	58	49	19	69	19	105	124
Delta / White Rock	n/a	n/a	12	3	8	13	13	6	19	13	0	13	5	10	19	23	22	46	11	22	33
Delta	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	19	9	8	17
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	27	2	14	16
Langley	n/a	n/a	18	52	2	57	74	12	86	60	42	103	54	35	92	79	123	206	108	101	209
New Westminster	n/a	n/a	74	47	45	97	72	52	124	41	88	132	34	70	106	30	93	133	41	82	123
North Shore	n/a	n/a	47	27	58	90	67	60	127	55	67	122	60	54	119	11	77	100	46	75	121
Richmond	n/a	n/a	31	24	9	35	37	19	56	34	15	49	22	11	38	29	36	70	25	60	85
Ridge Meadows	n/a	n/a	66	30	12	44	40	50	90	63	46	110	39	43	84	30	88	124	35	79	114
Surrey	n/a	n/a	171	263	108	392	307	95	402	230	159	400	140	210	403	203	330	602	173	471	644
Tri-Cities	n/a	n/a	14	30	8	40	76	18	94	28	19	48	23	31	55	41	73	117	24	62	86
Vancouver	n/a	n/a	670	591	700	1,364	811	765	1,576	154	1,336	1,581	536	1,143	1,803	537	1,445	2,138	547	1,548	2,095
Unspecified	n/a	n/a	n/a	n/a	n/a	1	n/a	n/a	2	n/a	n/a	13	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>METRO VANCOUVER</b>	<b>333</b>	<b>788</b>	<b>1,121</b>	<b>1,127</b>	<b>1,047</b>	<b>2,174</b>	<b>1,574</b>	<b>1,086</b>	<b>2,660</b>	<b>758</b>	<b>1,892</b>	<b>2,650</b>	<b>957</b>	<b>1,820</b>	<b>2,777</b>	<b>1,032</b>	<b>2,573</b>	<b>3,605</b>	<b>1,029</b>	<b>2,605</b>	<b>3,634</b>

Source: BC Non-Profit Housing Association, 2020 Homeless Count in Metro Vancouver Final Report.

Notes: Sheltered includes shelters (temporary nightly shelters, winter response shelters, extreme weather response shelters, and other shelter programs), safe houses, transition houses, jails, detox facilities, and hospitals.

Langley includes the Township of Langley and the City of Langley.

North Shore includes the District of West Vancouver, City of North Vancouver, District of North Vancouver, and Bowen Island.

Ridge Meadows includes the Cities of Maple Ridge and Pitt Meadows.

Tri-Cities includes the Cities of Coquitlam, Port Coquitlam, and Port Moody.

n/a: not available

# GLOSSARY

## APARTMENT

Statistics Canada defines an apartment as a dwelling unit in a building with other dwelling units, commercial units, or other non-residential space. In this definition, “apartment” refers to the structure type of the dwelling unit, and does not indicate the tenure of the unit. The apartment may be a purpose-built rental apartment or an ownership apartment (condominium).

## CORE HOUSING NEED

A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability, or suitability 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 housing standards).

## FREEHOLD OWNERSHIP

Freehold ownership is defined by CMHC as a residence where the owner owns the dwelling and lot outright. This typically includes ground-oriented dwellings such as single-detached houses, townhouses, duplexes, and semi-detached homes.

## LANEWAY HOUSE

A laneway house is a small house at the rear of a lot near the lane. It is intended for a single household, and may or may not include an attached garage. It cannot be stratified or sold separately from the main house on the lot. It can either be used as a

rental suite, or it can be used by the owner of the main house. When used for rental, it is considered to be part of the secondary rental market.

## NON-MARKET RENTAL HOUSING

This term describes housing units that rent at below market rates. These units are usually developed and operated by non-profit organizations. They may or may not use government housing funding programs, they may rely on a mixed-income model of rents, and/or financial contributions from government, nonprofits, philanthropic organizations, or others. This term is often used interchangeably with non-profit housing.

## NON-PROFIT HOUSING AND CO-OPERATIVE HOUSING

Specific types of social housing built under certain federal and provincial government housing supply programs from the 1970s to early 1990s that were provided with significant government subsidy to offer below market rents. They are governed by operating agreements linked to the length of the mortgage. Non-profit and cooperative housing may consist of a mix of low income rental units and market rental units, although some programs provided funding for 100% subsidized units. Many of these projects are receiving ongoing funding from senior governments until operating agreements expire.



## **PURPOSE-BUILT MARKET RENTAL HOUSING**

Privately initiated rental buildings with 3 or more units constructed for the purpose of long-term rental tenure and not subdivided into co-op, strata condominium, or fractional ownership arrangements. In Metro Vancouver they consist primarily of 3 or 4 story wood frame walk-up style apartments and high rise buildings completed in the 1960s to 1980s using federal tax incentives available at the time.

## **SOCIAL HOUSING**

Social housing refers to housing built under federal, federal / provincial, or provincial government 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. It is either owned or operated by a government or non-profit organization.

