

District of West Vancouver 2025 Community Profile

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June 9, 2025

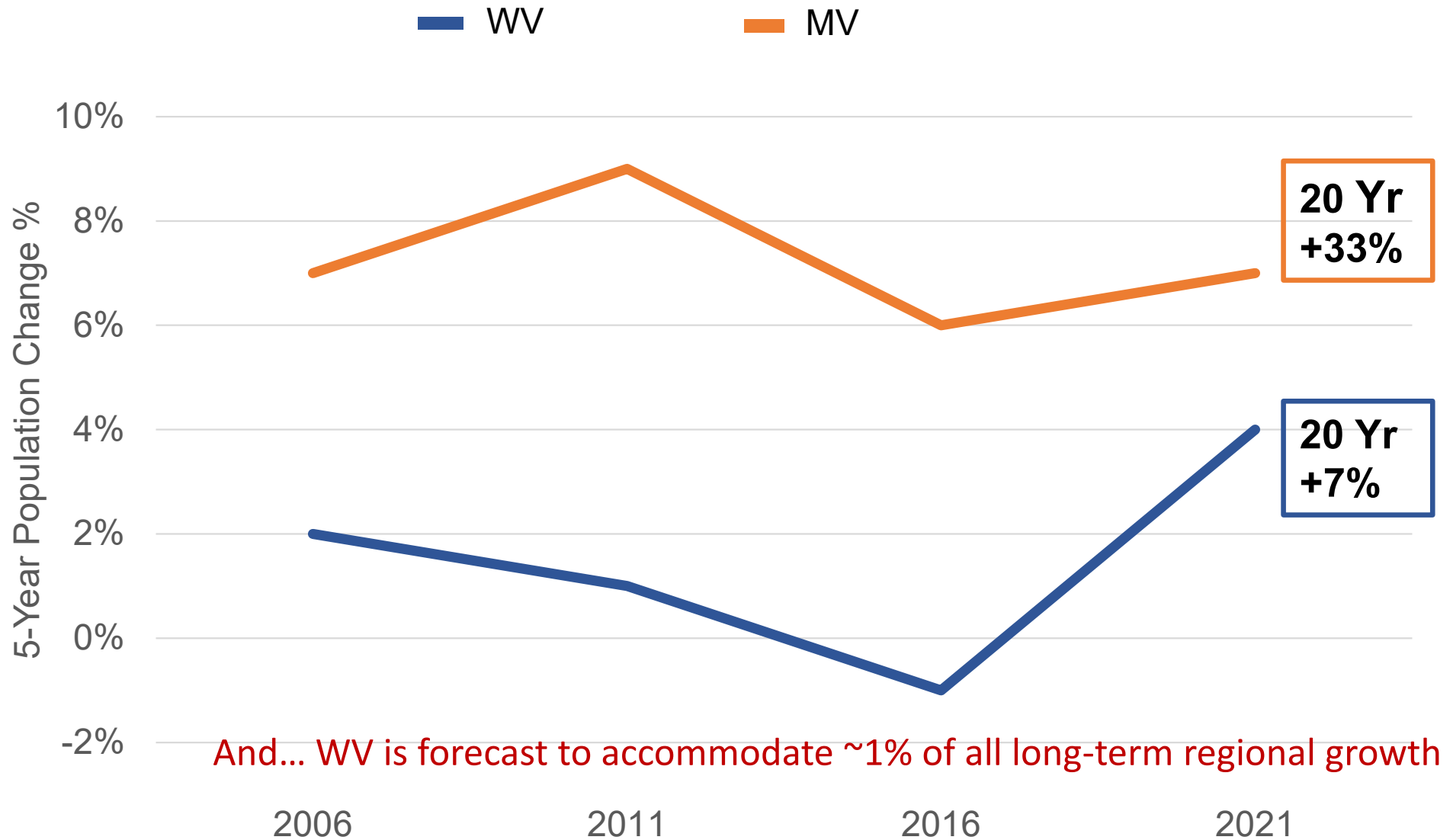
Purpose and introduction

- The profile is an information report about WV today
- Uses reliable data sources, and in general:
 - compares 2001 and 2021 census (*what are our long-term trends?*)
 - as well as 2021 West Vancouver and Metro Vancouver (*how do we differ from the region we're part of?*)
- Information supports Council decision-making, staff policy development, and community understanding

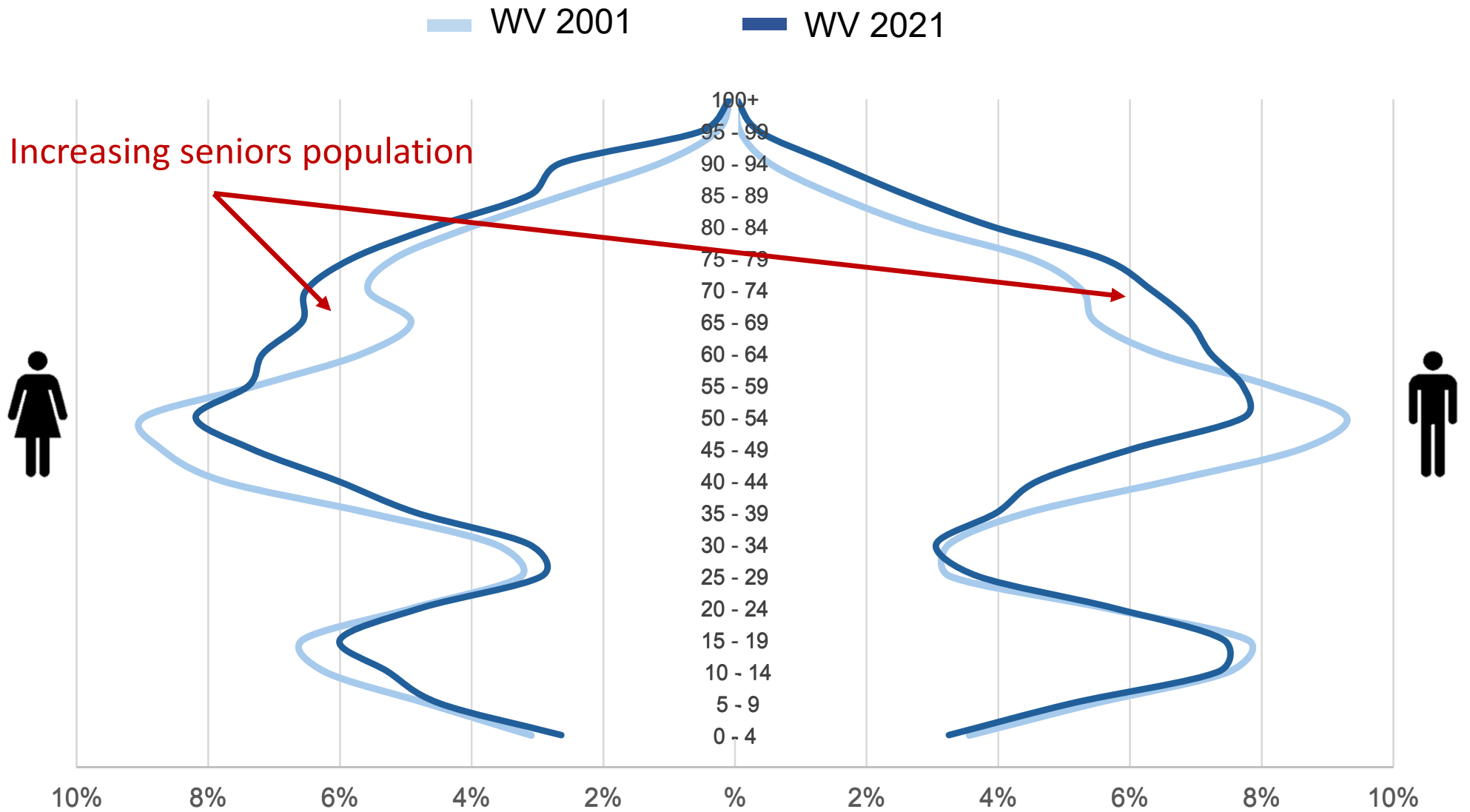
The community profile

- Analysis of ~40 data sets organized into 6 areas:
 1. Population & Demographics
 2. Households & Housing
 3. Local Economy
 4. Mobility
 5. Social Infrastructure
 6. Environment
- Given ongoing interest in housing, this presentation will only highlight some **housing-related** information

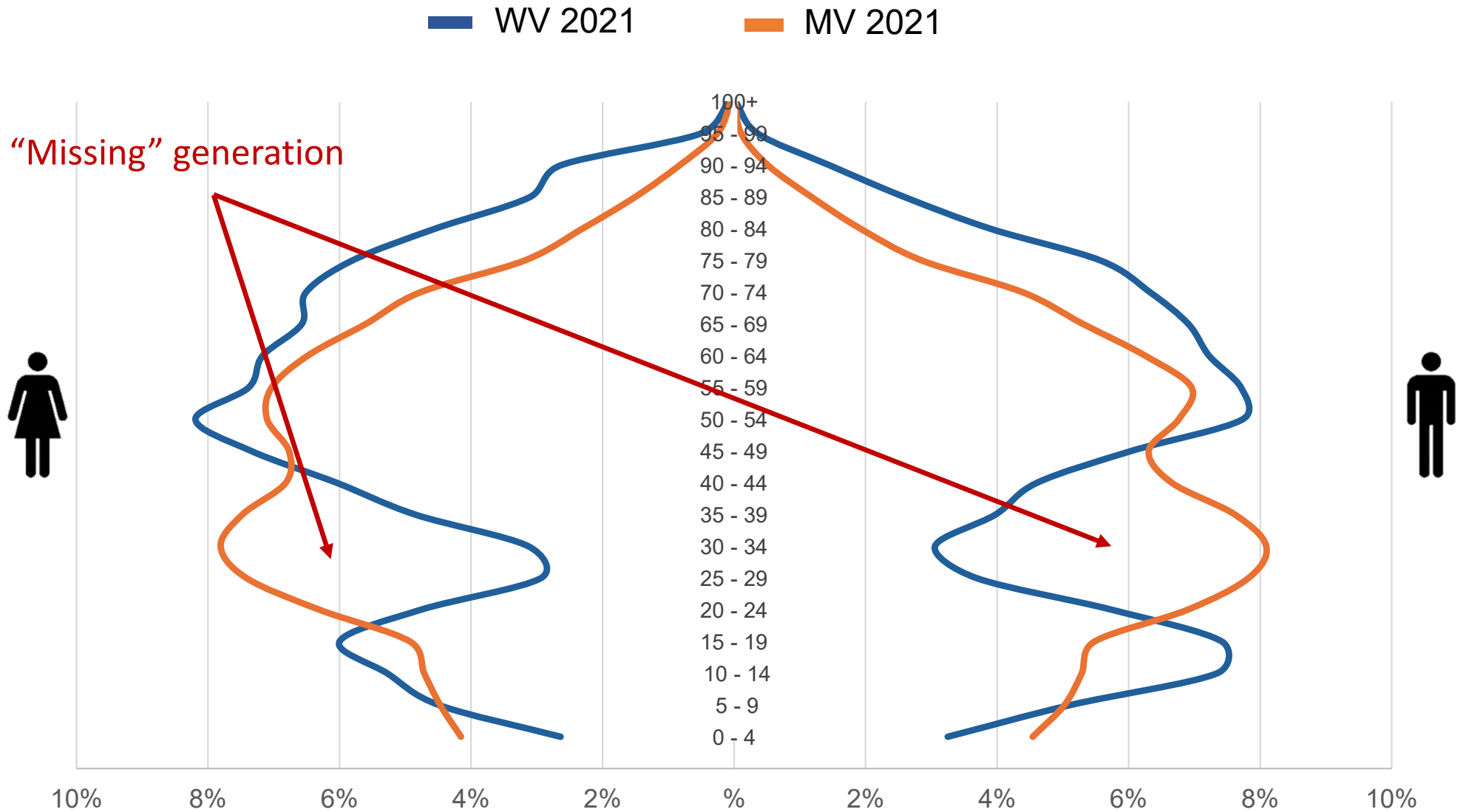
We have slower population growth



Our community is aging

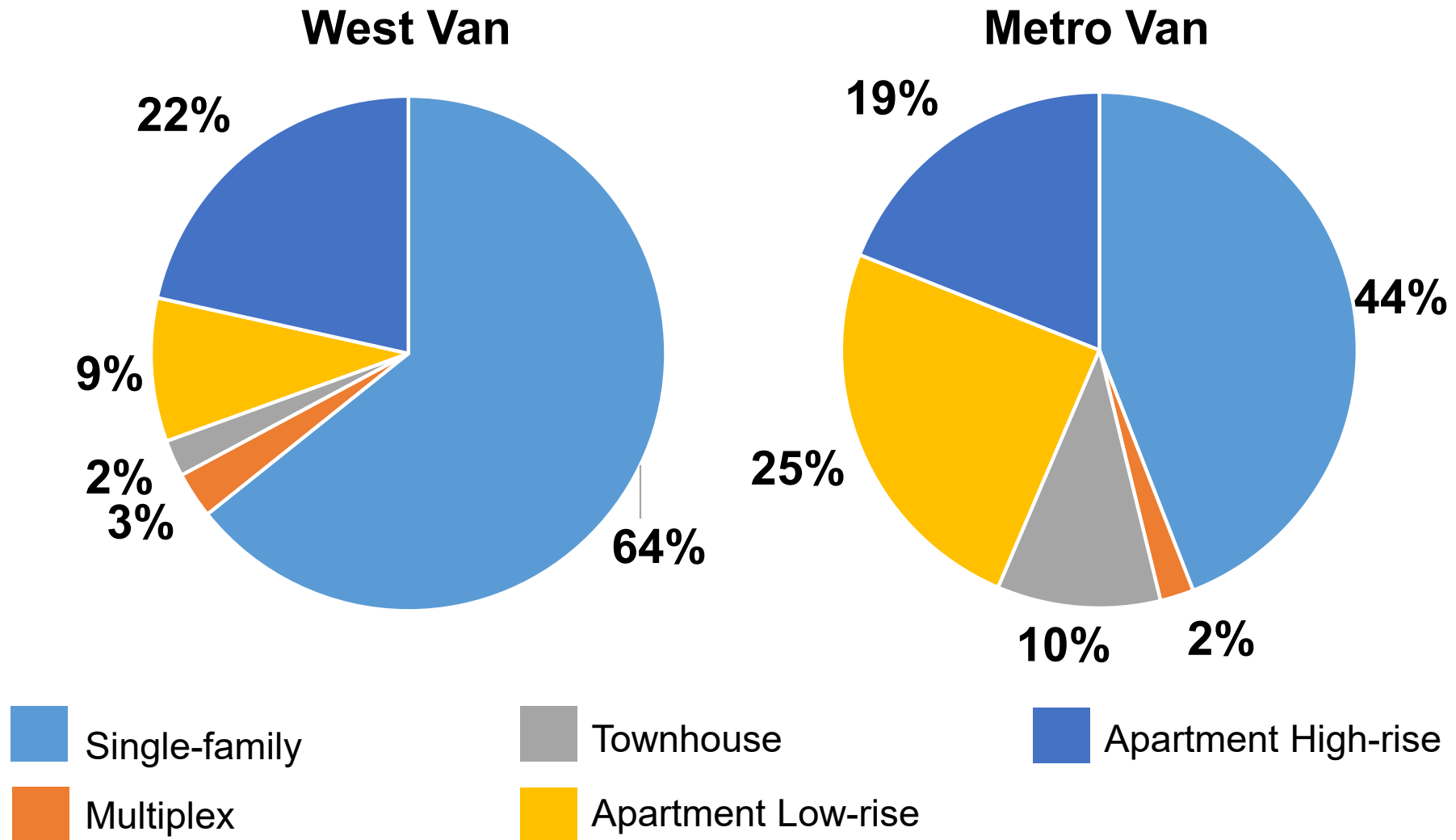


With fewer younger adults than the region

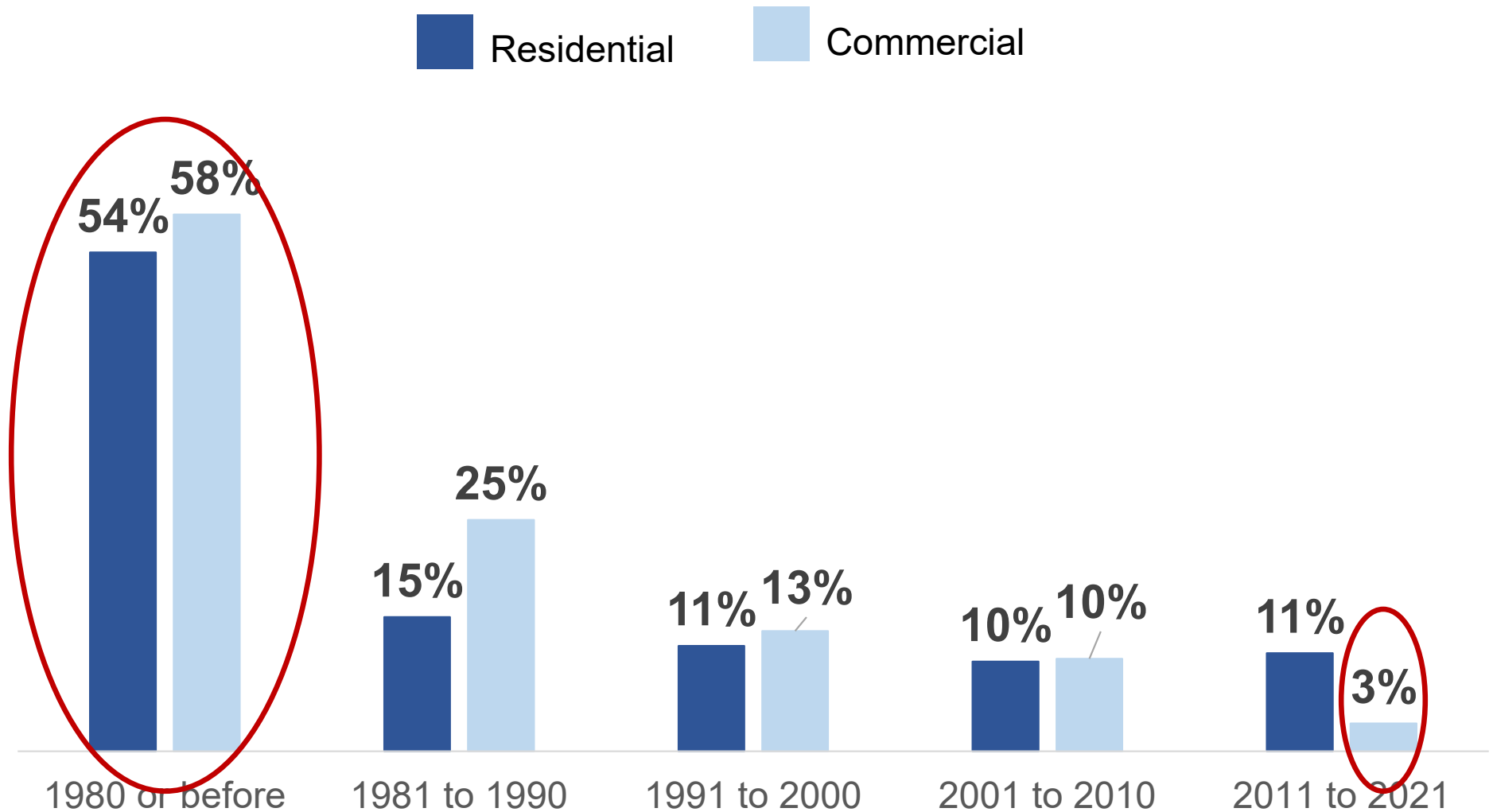


We have less diverse housing stock

>50% of our households are without children living at home

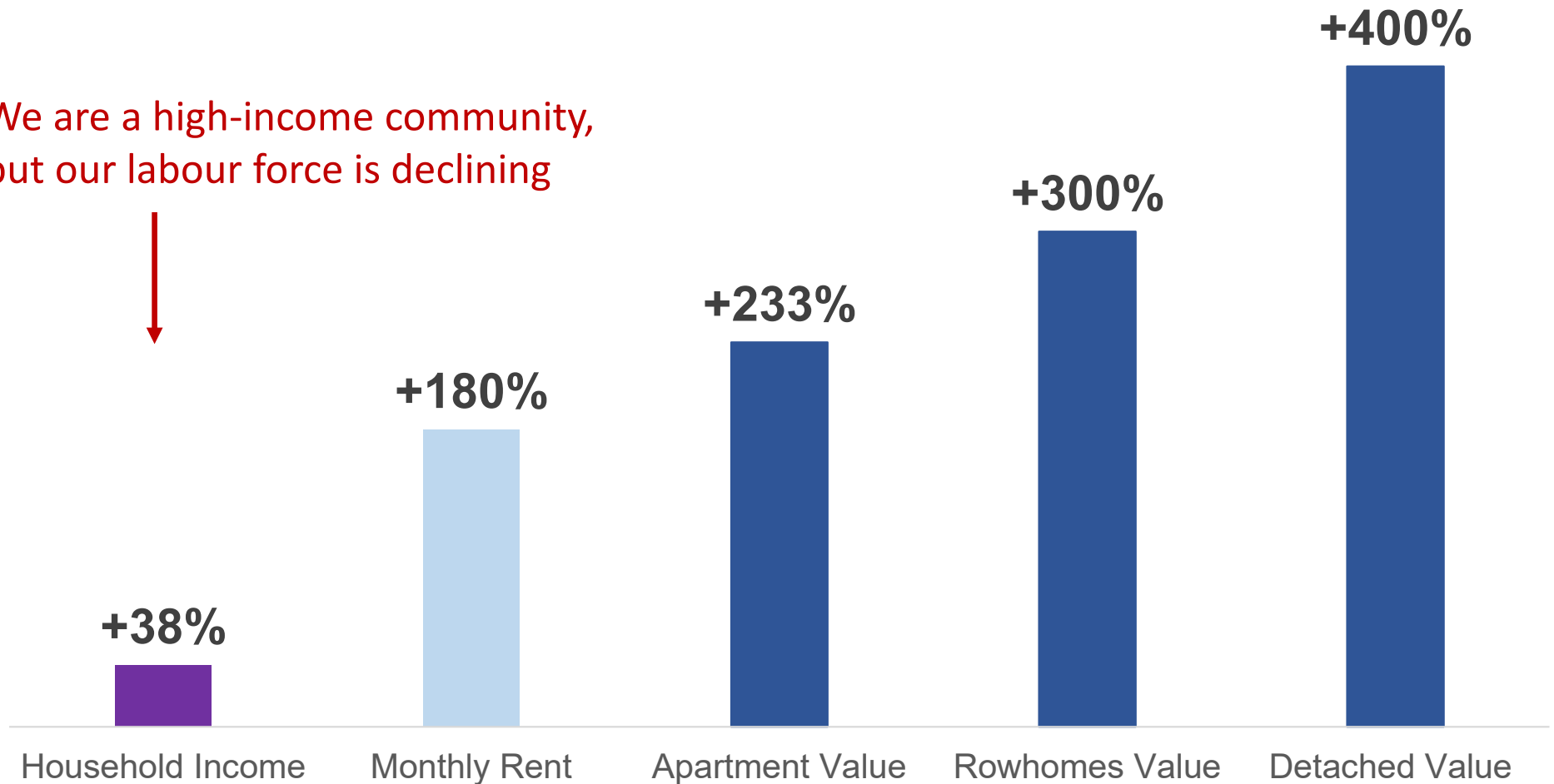


Our building stock is also generally old



Housing costs rising faster than income

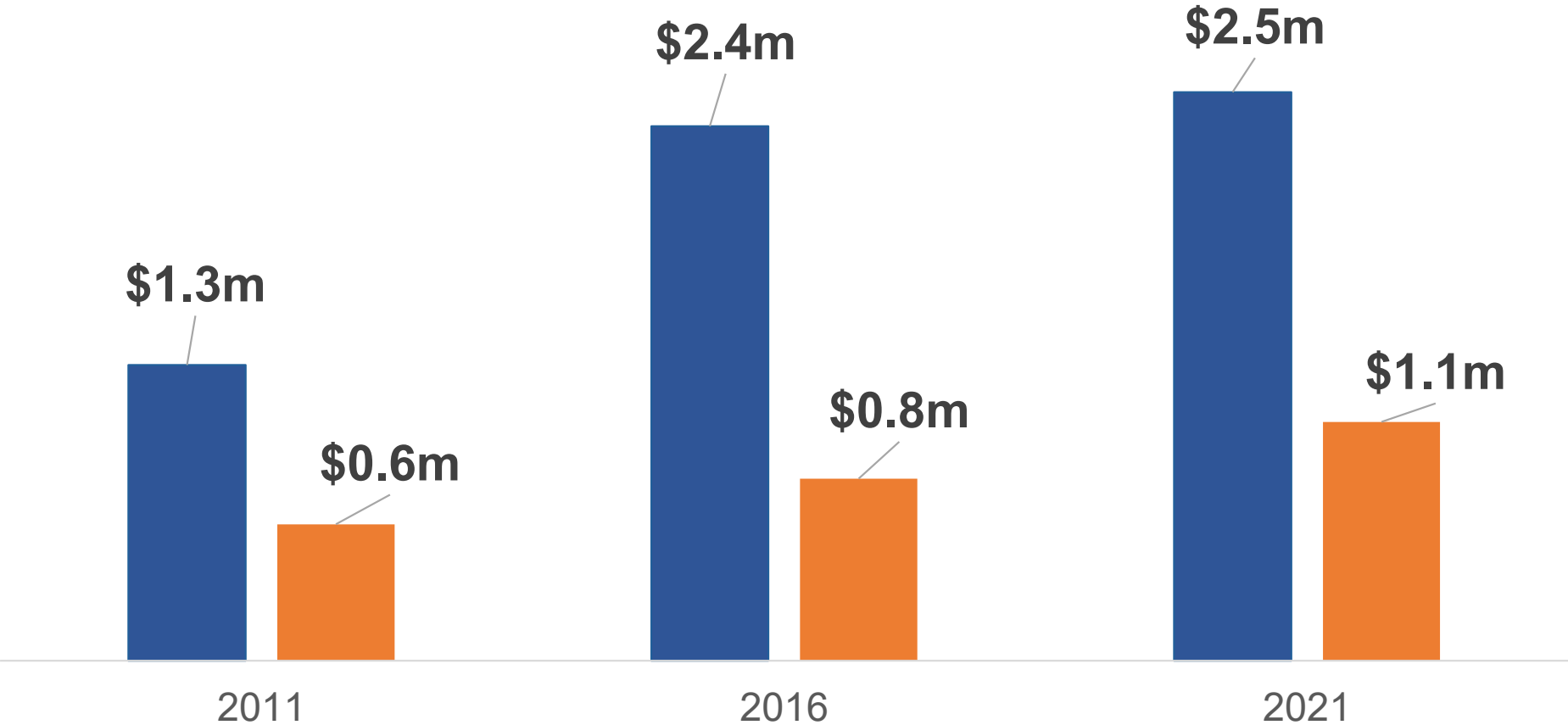
We are a high-income community,
but our labour force is declining



Homeownership is expensive

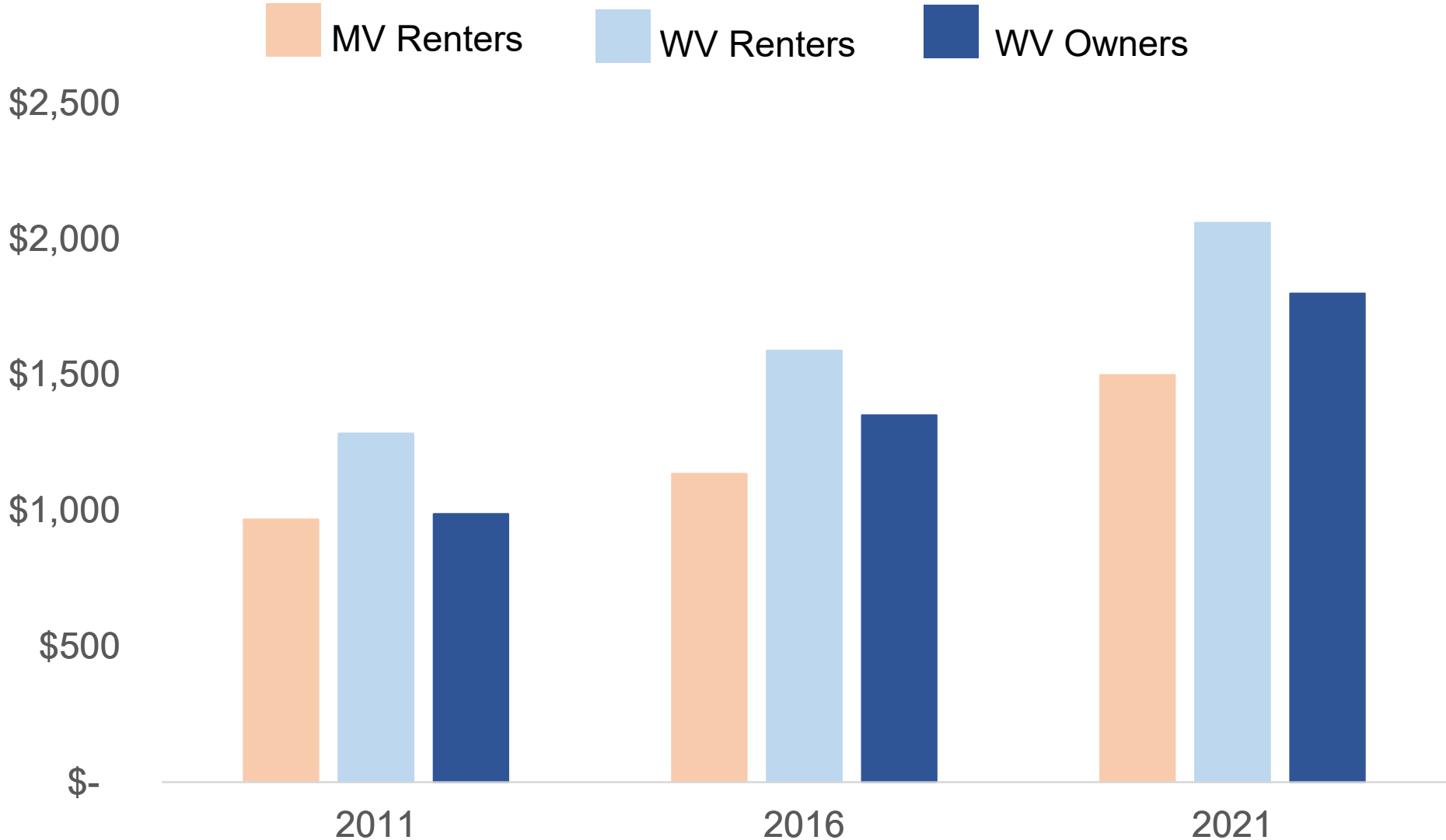
Affordability in WV is likely to always be “relative”

■ WV Median value of dwellings ■ MV Median value of dwellings

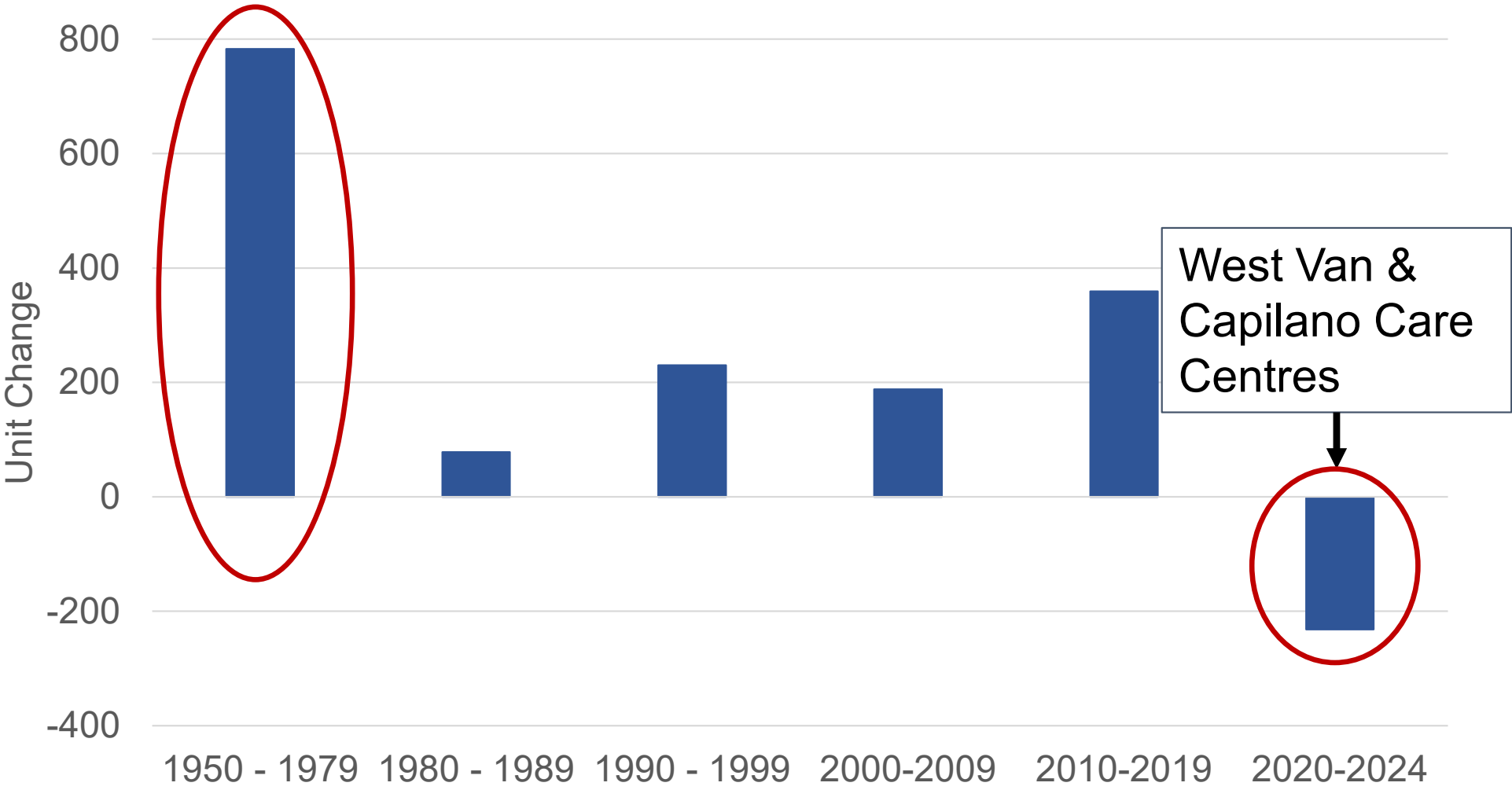


Renters are actually more challenged

>50% of our ownership households are mortgage-free

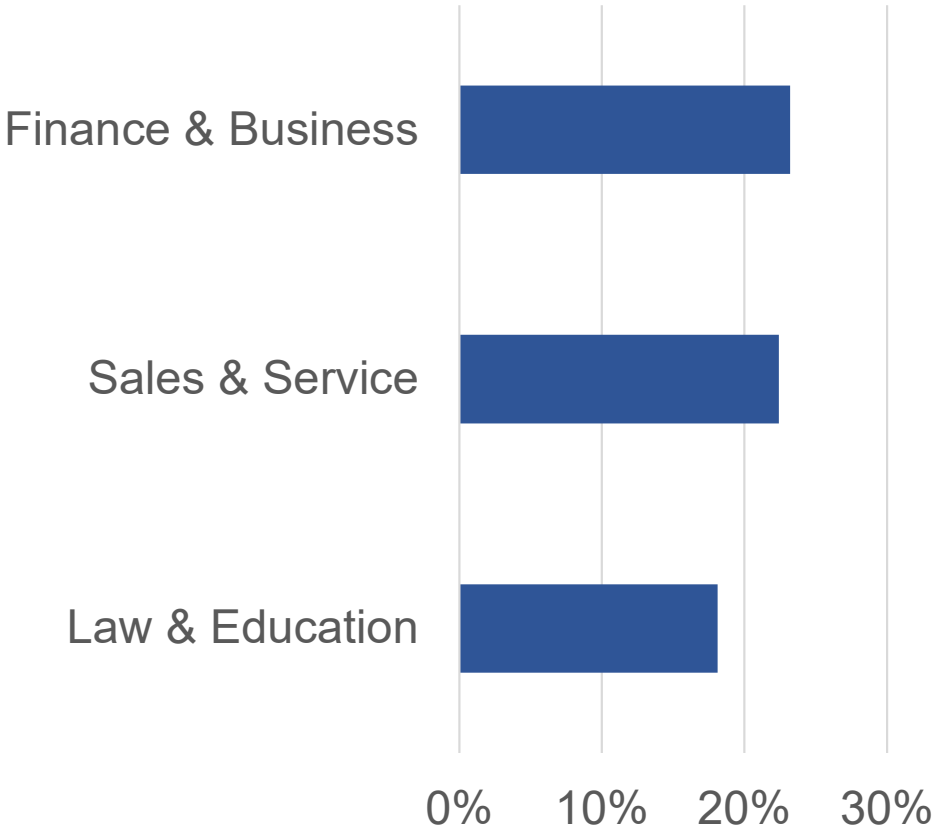


Loss of seniors housing

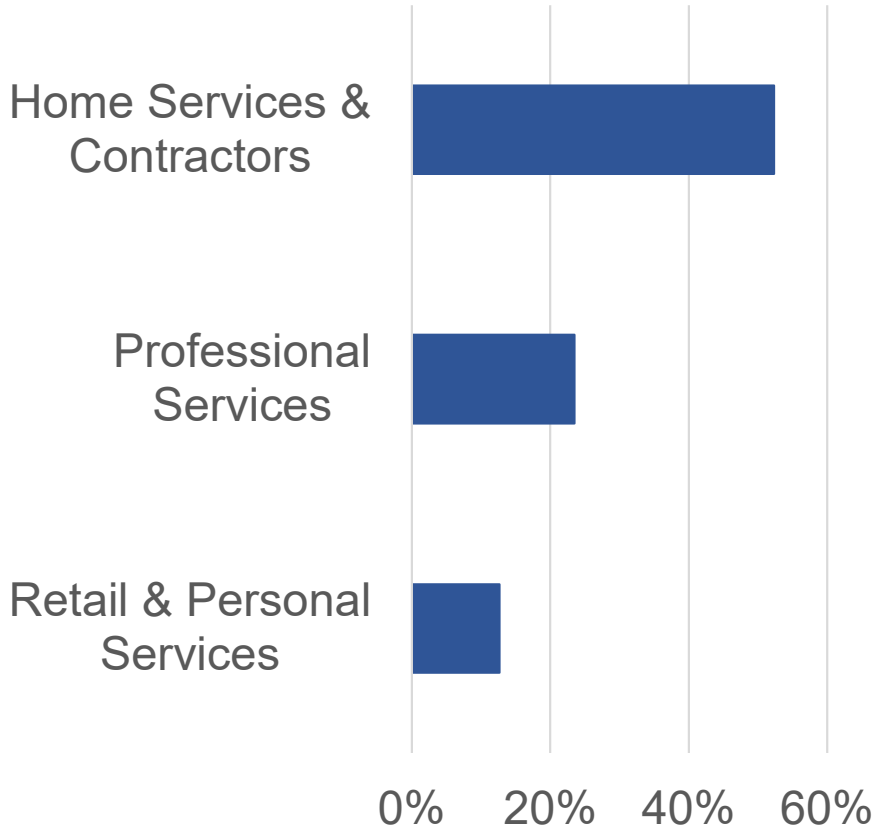


Resident and jobs “mismatch”

Top 3 Occupations
Amongst Residents



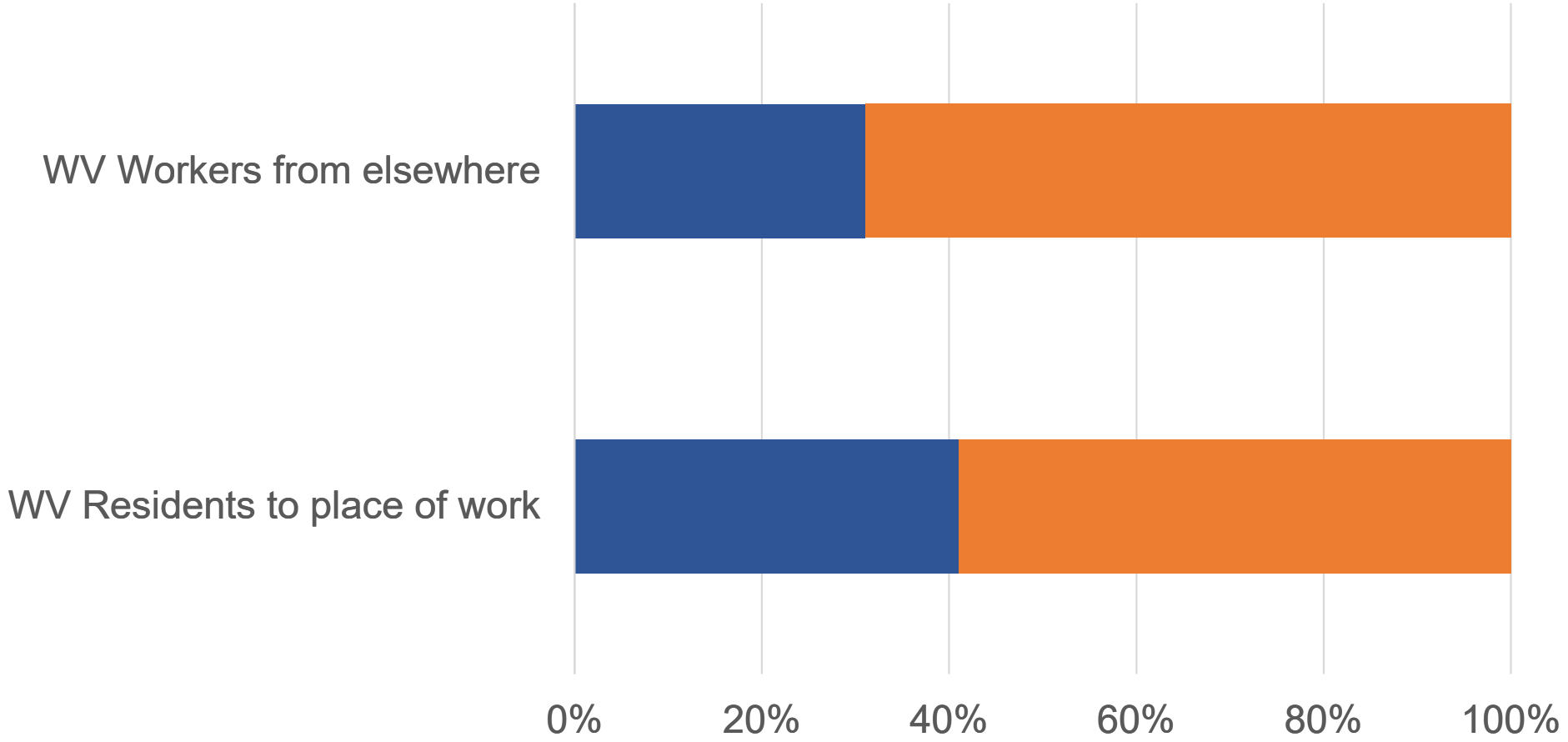
Top 3 Business Types
In West Van



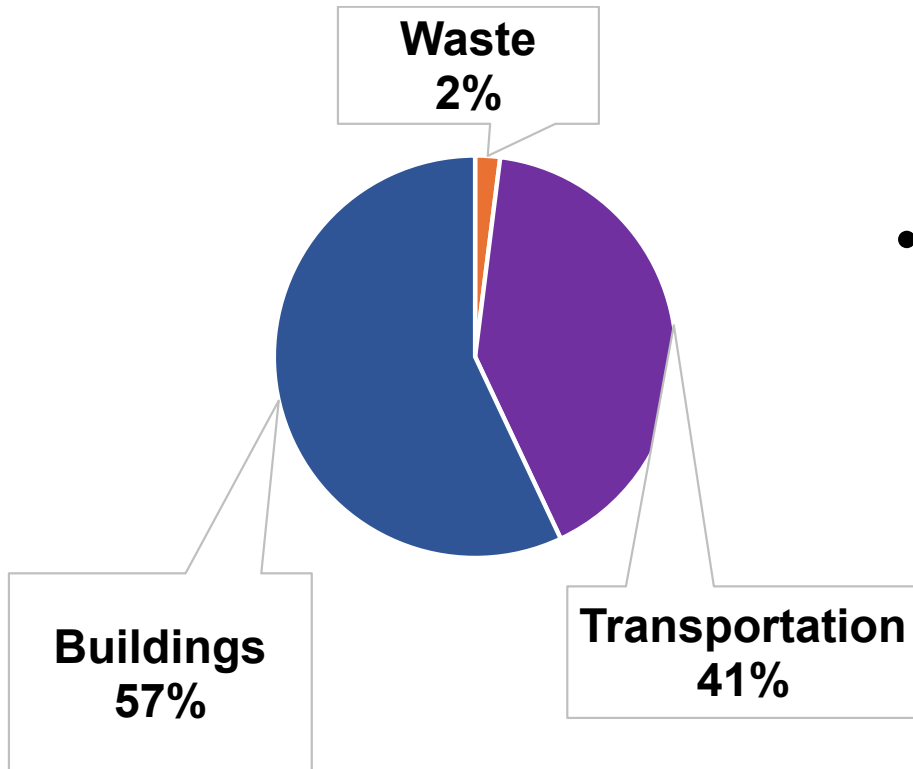
Daily workers' "exchange"

For children, 70% of our school students live in WV

■ West Van ■ Elsewhere



Land use also shapes GHG emissions



- Older buildings and regional commuting contribute to GHGs
- In WV, 40% of jobs are in our commercial centres, but 80% of residents live outside of them

Conclusion

The full Profile contains more (Appendix A).

The data analysis will be published on the District's webpage.

Today's recommendation:

THAT the 2025 Community Profile (**Appendix A**) be received for information.