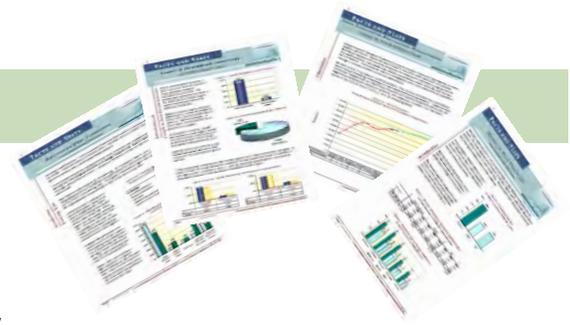


# Facts and Stats Introduction



*"People wanted more information on the nature and significance of community and housing trends."*

## **Facts and Stats—Introduction**

During the 2004 Community Plan review process, many questions were raised about the trends we face, and the implications for housing policy. Since that time, staff have prepared a series of detailed background studies on demographic and housing trends in West Vancouver. These have now been compiled into one comprehensive volume, titled "West Vancouver Facts and Stats." The information provided below in this publication provides summary highlights of those reports. Copies of each of the detailed "Facts and Stats" reports are available on the West Vancouver website ([westvancouver.ca/communityplanning](http://westvancouver.ca/communityplanning)).

## A Portrait of West Vancouver



*"Compared to several decades ago, West Vancouver has a greater proportion of older residents, and a smaller proportion of young children and young adults. Middle-aged residents with school age children continue to comprise a large segment of the population, and the proportion of teens has increased. Average household size and number of children per family have remained constant. The population is culturally more diverse, and overall average income levels are significantly higher than in the past. But high incomes are not characteristic of everyone in West Vancouver."*



### **Total Population**

Between the 2001 and 2006 Census, West Vancouver's population grew from 41,425 to 42,131 people at an average annual growth rate of 0.3%. Metro Vancouver grew at an average annual rate of 1.3% during this period.

social services, recreation, transportation planning, and housing. Almost one third (29%) of seniors live alone. Access to well located, low maintenance housing that is close to community support networks is important to the overall well being and quality of life for many of these residents.



### **Seniors**

As of the 2006 Census, almost one-quarter of West Vancouver's residents were age 65+ (9700 people or 23% of the total population). The largest growing segment of the seniors population is in the 80+ age group, which increased by 20% between 2001 and 2006 from 2720 to 3260 people. The growing proportion of older residents in the community has significant implications for health and

### **Middle Aged Adults**

Middle aged adults represent the largest segment of West Vancouver's population. There is a correlation between the high cost of housing in the community and in-migration to West Vancouver of affluent middle aged adults from Metro Vancouver, across Canada, and outside of Canada. The median age in West Vancouver increased from 45 in 1996 to 48.5 in 2006.

# A Portrait of West Vancouver cont.



**Youth** — West Vancouver has a high proportion of youth in the community, associated with in-migration of middle aged adults (their parents). Youth age 15-19 increased from 2950 people to 3275 people between 2001 and 2006 to represent 7.8% of total population (compared to 6.5% for Metro Vancouver). The number of children age 10-14 declined slightly during this period (from 2825 to 2780 children), but the overall proportion in this age group is still higher than the Metro Vancouver average (6.6% compared to 6.1% for Metro Vancouver).



**Young Adults** — The proportion of young adults age 20-29 living in West Vancouver (8.3%) is significantly lower than the Metro Vancouver average (13.8%). The high cost of housing in West Vancouver is one factor in this trend. Among those young adults who do live in West Vancouver, many live at home with their parents. As of the 2006 Census there were 4800 young adults age 18+ living at home with their parents in West Vancouver. Young adults (15-24) in West Vancouver are more likely to live at home with their parents than the Metro Vancouver average (93% compared to 79% for Metro Vancouver).



**Young Children** — Between 2001 and 2006 the number of young children age 0-9 in West Vancouver declined from 3455 to 3300 children representing 7.9% of total population in 2006 (compared to 10.3% for Metro Vancouver). This decline is associated with the low proportion of young adults in the community and the high cost of housing.

**Income** — Income levels in West Vancouver have increased significantly, and are much higher than the regional average. In 2001, West Vancouver's average household income of \$120,060 was almost double the regional average of \$63,003. West Vancouver's median household income was \$75,600 compared to \$50,000 for Metro Vancouver (2001 Census). But high incomes are not characteristic of everyone in West Vancouver:

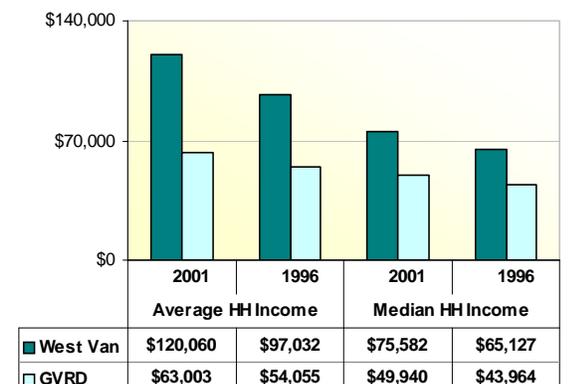
- one in five households have annual incomes less than \$30,000 (2001 Census)
- 1000 families and 1760 unattached individuals (usually living alone) have incomes below the Statistics Canada low income cut-offs (2001 Census)
- 1450 seniors were on income assistance in the West Van Health Area in 2005—a 20% increase since 2000 (seniors population increased by 6% during this period) (Human Resources Canada, BC Stats)
- 51% of the seniors population earn under \$30,000/yr. A higher proportion of females age 65+ earn under \$30,000/yr (64%) than males (34%).
- 12% of families are single parent families (2006 Census)—most are female lone parents earning half the income of their male counterparts
- 1800 households (910 owner households; 885 renter households) are identified as being in core housing need\* (McClanaghan & Assoc. 2006)

**Definitions:**

**Average Income**—Average income is calculated by dividing the aggregate (total combined) income of a group by the number of individuals, households or families in that group.

**Median Income**—Median income is that amount at which half of the individuals, households or families are below the median, and the other half are above the median.

**Core Housing Need**—Households with housing that is in need of major repair, does not have enough bedrooms for the household size/makeup, or costs more than 30% of income, and whose income would be unable to afford average market rate rental housing for their CMA without spending more than 30% of income on rent.



# A Portrait of West Vancouver cont.

*"More adults in West Vancouver are married (57%) than single (43%) and there are more couples with children at home (54%) than those without."*

*"Single-parent families are on the rise."*

*"In 2006, 23% of West Vancouver's population were visible minorities."*

*"15% of West Vancouver's total population indicated that they had difficulty with or reduction in their daily activities due to a physical, mental, or health condition."*



**Family Structure**—More adults in West Vancouver are married (57%) than single (43%). 'Single' includes adults who were never married (26%), separated or divorced (9%), or widowed (8%). There are more couples with children at home (54%) than those without. This proportion has increased since 2001, and reflects a growing number of children living with their parents into adulthood. The high cost of housing is one of the factors associated with this increase.

In 2006 there were 1425 single-parent families in West Vancouver. Single-parent families are on the rise, and now comprise 12% of all families in West Vancouver (from 10% in 2001). Most of this increase has been in single-parent families headed by men, which increased by 60% between 2001-2006 (from 220 to 355 families). Those headed by women rose by 4% (from 1025 to 1070 families). Single parent families headed by women still comprise the majority (75%) of all single parent families, and have almost half the income of their male counterparts.

**Cultural Diversity**—In 2006, 23% of West Vancouver's population were visible minorities (up from 20% in 2001). The most common visible minority groups identified in West Vancouver in 2006 were Chinese (35%), West Asian (25%) and Korean (11%). In 2006, 28% of the population had a first language that was not English (up from 25% in 2001). The most common non-English first languages in 2006 were Farsi (Persian), followed by Chinese languages (Mandarin, Cantonese) and then German. In 2001, the most common non-English first languages were Chinese (Mandarin, Cantonese), followed by Farsi (Persian), and then German. In West Vancouver, in-migration from outside Canada contributes to a younger age mix in the community in relation to the community's overall age distribution .

**Disabilities**—In 2001, 15% of West Vancouver's total population indicated that they had difficulty with or reduction in their daily activities due to a physical, mental, or health condition. Population projections indicate that the aging trend will result in an increase in the total proportion of people with a disability from 15% to approximately 17.5% by 2021.

## Definitions

**Census Family** - Refers to a married couple (with or without children of either or both spouses), a couple living common-law (with or without children of either or both partners) or a lone parent of any marital status, with at least one child living in the same dwelling.

**Disability** - Refers to difficulties with daily activities and the reduction in the amount or kind of activities due to physical or mental conditions or health problems.

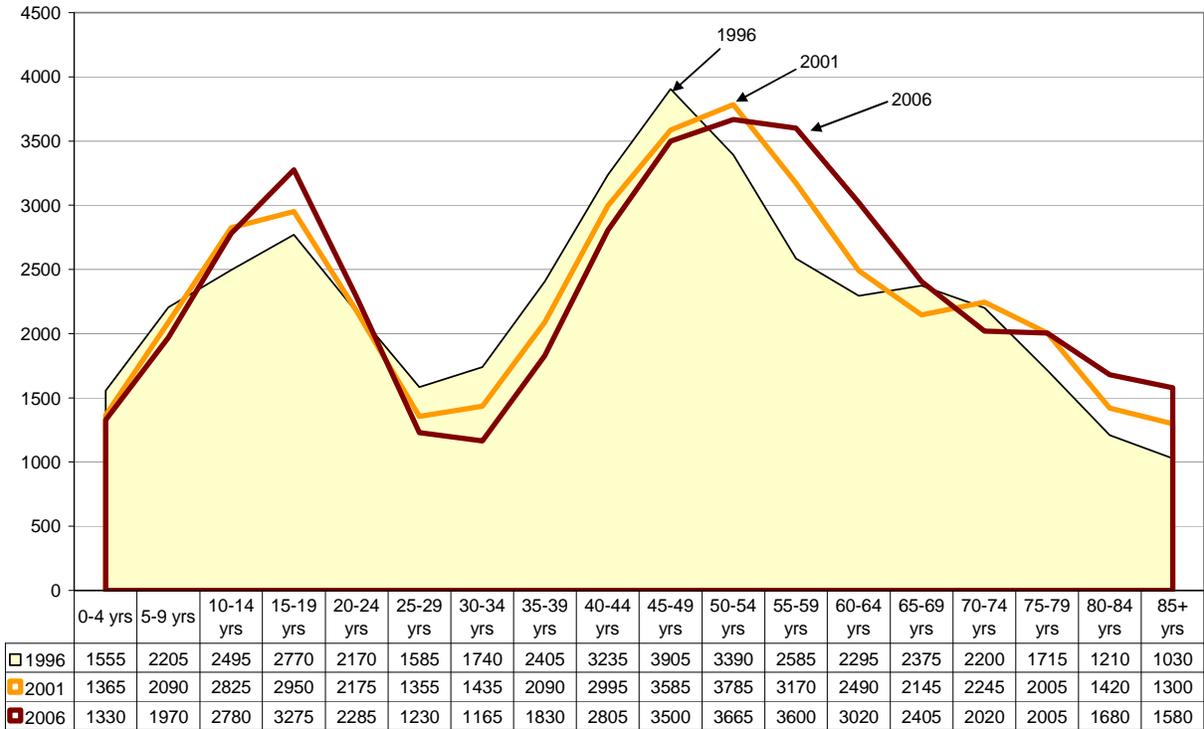
**First Language/Mother Tongue** - First language learned in childhood and still understood.

**Visible Minority** - Persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.

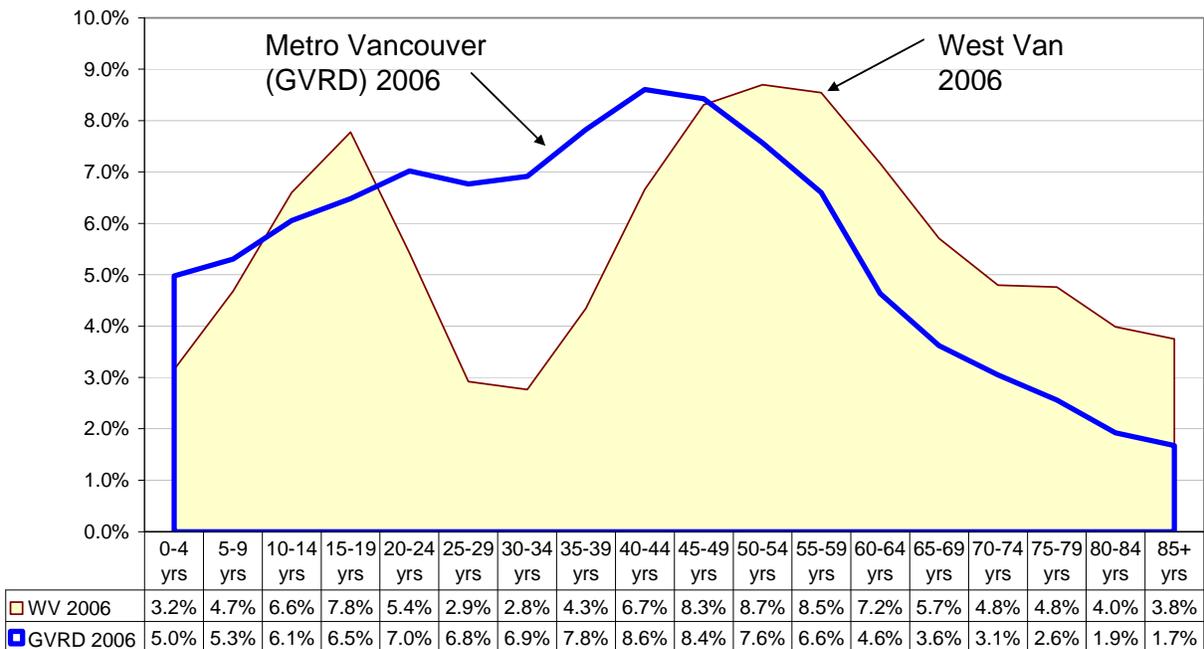


# A Portrait of West Vancouver cont.

West Vancouver Population Age Distribution (1996, 2001, 2006)



Comparison of West Vancouver and Metro Vancouver (GVRD) Population Age Distribution (2006 Census)



## Aging boomers new statistical force in B.C.

45 now the average age in West Van

James Walker

A health care system in British Columbia will have to be ready for the impact of a new statistical force in the province: baby boomers. A new report from the province's health services agency, Health Services, says that the average age of the province's population is now 45, up from 44 in 2006. The report also says that the number of people aged 65 and over is expected to increase by 50 per cent by 2036. The report also says that the number of people aged 75 and over is expected to increase by 70 per cent by 2036. The report also says that the number of people aged 85 and over is expected to increase by 100 per cent by 2036. The report also says that the number of people aged 95 and over is expected to increase by 200 per cent by 2036.

## Hospitals face age crunch

From JAM1

As British Columbia's population ages, its health care system will face a crunch in the number of hospital beds available to care for the growing number of people aged 65 and over. A new report from the province's health services agency, Health Services, says that the average age of the province's population is now 45, up from 44 in 2006. The report also says that the number of people aged 65 and over is expected to increase by 50 per cent by 2036. The report also says that the number of people aged 75 and over is expected to increase by 70 per cent by 2036. The report also says that the number of people aged 85 and over is expected to increase by 100 per cent by 2036. The report also says that the number of people aged 95 and over is expected to increase by 200 per cent by 2036.

# THE VANCOUVER SUN

THURSDAY, SEPTEMBER 13, 2007  
SIXTH EDITION WWW.VANCOUVERSUN.COM

## THE 21ST-CENTURY FAMILY: A PORTRAIT OF CHANGE

- MORE I DON'TS THAN I DO'S**  
More adults are single than married for the first time in census history
- FAILURE TO LAUNCH**  
Nearly half of young adults live with their parents
- RISE OF THE SINGLE DAD**  
Families headed by single-parent men rose at twice the rate of those headed by women
- GOING IT ALONE**  
One in 10 Canadians lives alone
- NO KIDS ALLOWED**  
For the first time there are more childless couples than those with children
- SAME SEX IN THE CITY**  
Half of all same-sex couples live in Vancouver, Montreal and Toronto

## A PORTRAIT OF WEST VANCOUVER

More adults in West Vancouver are married (57%) than single (43%).	Most young adults in West Vancouver live with their parents.	The number of single-parent families headed by men rose by 60% between 2001-2006. Those headed by women rose by 4%, but still comprise the majority.	Slightly more than 1 in 10 West Vancouverites live alone (11%). Most people living alone in West Vancouver are seniors. 29% of all seniors live alone.	Data not available for West Vancouver from standard Census Release
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## One in four West Van residents are 65 or older

North Shore News  
Sept. 11, 2007

The information posted on the Province's website on Sept. 11, 2007, shows that one in four West Vancouver residents are 65 or older. The report is based on the 2006 census. The report shows that the number of people aged 65 and over in West Vancouver has increased by 10% since 2001. The report also shows that the number of people aged 75 and over has increased by 20% since 2001. The report also shows that the number of people aged 85 and over has increased by 50% since 2001. The report also shows that the number of people aged 95 and over has increased by 100% since 2001.

## WESTCOAST One-person households on the rise

CENSUS CANADA / New trend puts housing pressure on urban development

There's a trend in Canada, housing one-person households is on the rise. The number of one-person households in Canada has increased by 50 per cent since 2001. The report also shows that the number of one-person households in the Greater Vancouver area has increased by 60 per cent since 2001. The report also shows that the number of one-person households in the West Vancouver area has increased by 70 per cent since 2001. The report also shows that the number of one-person households in the North Vancouver area has increased by 80 per cent since 2001. The report also shows that the number of one-person households in the Richmond area has increased by 90 per cent since 2001.

**metro**  
Kids not leaving home  
Metro's new fall magazine is available for purchase at \$5.99. It features a special section on the new fall season, including a guide to the best fall festivals, a list of the best fall movies, and a collection of fall recipes. It also features a special section on the new fall season, including a guide to the best fall festivals, a list of the best fall movies, and a collection of fall recipes.

# Housing Types and Tenure

*"As of the 2006 Census, West Vancouver had a total of 16,840 occupied private dwellings. This is a 3% increase of 500 units since 2001."*

*"Over the past several decades, West Vancouver's housing mix has shifted from mostly single detached homes, to a greater mix of single detached and multi-unit homes such as duplexes, townhomes and apartments."*

## Number of Dwellings

As of the 2006 Census, West Vancouver had a total of 16,840 occupied private dwellings. This is a 3% increase of 500 units since 2001.

## Housing Structure Types

Over the past several decades, West Vancouver's housing mix has shifted from mostly single detached homes, to a greater mix of single detached and multi-unit homes such as duplexes, townhomes and apartments.

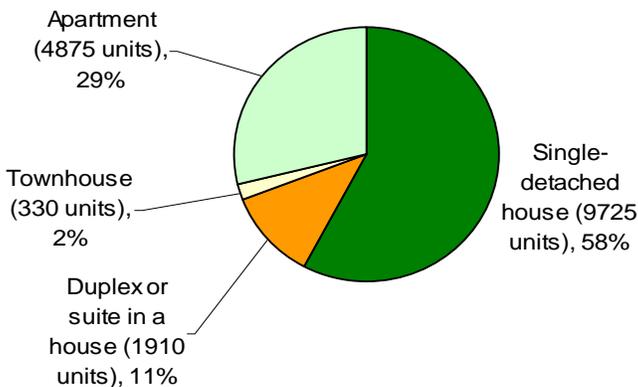
## Housing Types, Population and Land Use

As of the 2001 Census, 25% of the West Vancouver population lived in multi-family housing, such as duplexes, townhomes and apartments. Multi-family housing accounted for 37% of all housing units and occupied 5% of all the developed residential land area. 75% of the population lived in single detached housing which accounted for 63% of all housing units and occupied 95% of all the developed residential land. (stats for 2006 not yet available)

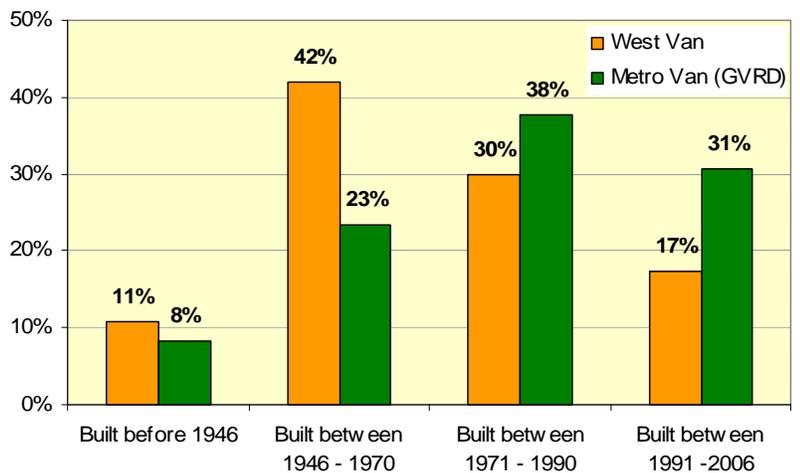
## Age of the Housing Stock

Over half of West Vancouver's housing stock was built prior to 1970. This is a much higher proportion of older housing compared to the Metro Vancouver average, and has implications for existing neighbourhoods. As the housing stock ages, the more likely it is to be replaced with new housing.

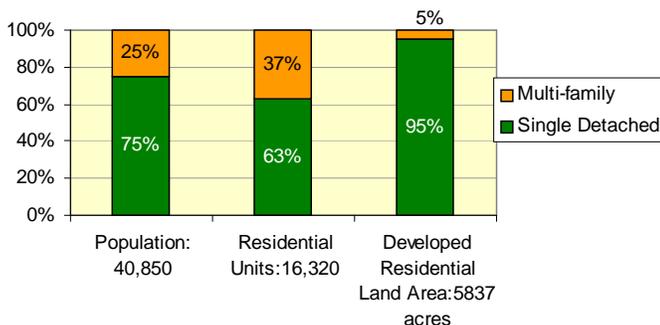
**West Vancouver Housing Structure Types (2006 Census)**



**Age of the Housing Stock: West Vancouver and Metro Vancouver (2006 Census)**



**West Van Housing Structure Types**



# Housing Types and Tenure cont.

*“Over half of West Vancouver’s housing stock was built prior to 1970. This is a much higher proportion of older housing compared to the Metro Vancouver average.”*

*“In West Vancouver, rental housing plays a particularly important role for young adults and older seniors, who show the highest tendency to live in rental housing.”*

*As of the 2001 census, most of West Vancouver’s rental housing was in older, purpose built rental apartment buildings (60%), followed by rentals of single detached homes (24%), secondary suites (11%), and rental of strata apartments and townhomes (5%).*

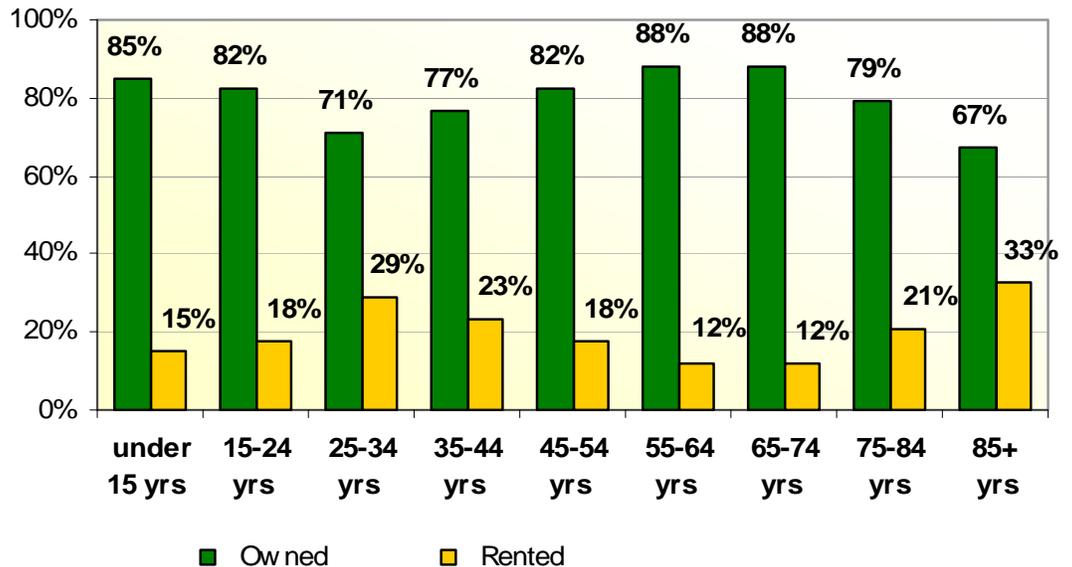
## Housing Tenure — Owned and Rented Housing

As of the 2006 Census, rental housing made up 23% of all dwellings in West Vancouver, and owned housing made up 77%. Over the past decade, there has been a slow decline in the proportion of rental housing in the community (from 25% in 1996 to 23% in 2006). This trend is occurring in communities throughout the region, because profit returns on rental housing are much lower than ownership housing. As a result, very little new rental housing is being built by the development sector.

In West Vancouver, rental housing plays a particularly important role for young adults and older seniors, who show the highest tendency to live in rental housing. Seniors age 80+ are the fastest growing segment of the seniors population.

As of the 2001 census, most of West Vancouver’s rental housing was in older, purpose built rental apartment buildings (60%), followed by rentals of single detached homes (24%), secondary suites (11%), and rental of strata apartments and townhomes (5%). Comparable data on rental housing for 2006 is not yet available, however data on housing structure types indicates that there may be more secondary suites in the community than reported for 2001, because of better methods of identifying suites used by enumerators. The number of duplexes / suites in a house increased from 985 units in 2001 to 1910 units in 2006.

**Housing Tenure by Population Age Groups in West Vancouver (2001 Census).**



# Housing Costs, Affordability

"...the average sale prices more than doubled between 2002-2006 to reach \$1,572,000 for single detached homes, and \$847,000 for apartments."

"Rental housing costs in West Vancouver are high compared to regional averages, and vacancy rates are among the lowest ..."

"...the average household income required to own or rent in West Van without paying more than 30% of income is:

- \$46,640 for market rental;
- \$111,000 — \$134,000 to buy an entry level 1-2 bdrm apartment with 10% down."

## Housing Sale Prices

Housing sale prices and building costs have escalated across the region in recent years. This trend has been particularly pronounced in West Vancouver where the average sale prices more than doubled between 2002-2006 to reach \$1,572,000 for single detached homes, and \$847,000 for apartments.

## Rental and Vacancy Rates

Rental housing costs in West Vancouver are high compared to regional averages, and vacancy rates are among the lowest (at 0.1%) in Metro Vancouver due to high demand.

## Income Required to Own or Rent in West Vancouver

According to a recent study conducted by the GVRD, the average household income required to own or rent in West Van without paying more than 30% of income is:

- \$46,640 for market rental;
- \$111,000 — \$134,000 to buy an entry level 1-2 bdrm apartment with 10% down. (McClanaghan & Associates, 2006)

### West Vancouver Real Estate Sales Summary (2002-2006)

TOTAL - ALL UNITS	2002	2004	2006
Ave Price/Unit	\$ 684,735	\$ 1,009,394	\$ 1,383,317
<b>SINGLE DETACHED</b>			
Units Listed	1373	1214	1171
Units Sold	837	774	734
% Sales to Listings	60%	63%	62%
Ave Price/Unit	\$ 773,954	\$ 1,153,722	\$ 1,571,729
<b>DUPLEXES/TOWNHOMES</b>			
Units Listed	129	136	126
Units Sold	103	90	78
% Sales to Listings	79%	66%	61%
Ave Price/Unit	\$ 585,396	\$ 697,036	\$ 923,999
<b>APARTMENTS</b>			
Units Listed	231	239	256
Units Sold	195	184	191
% Sales to Listings	84%	76%	74%
Ave Price/Unit	\$ 354,291	\$ 555,055	\$ 846,838

Source: Real Estate Board of Greater Vancouver

### West Vancouver Rental Apartments: Average Rents and Vacancy Rates (2002-2006)

Average Rents - Apartment Units	2002	2003	2004	2005	2006
West Vancouver	\$1,143	\$1,175	\$1,166	\$1,203	\$1,234
Vancouver CMA (GVRD)	\$793	\$805	\$821	\$835	\$866
<b>Average Vacancy Rates - Apartment Units</b>					
West Vancouver	0.4	0.8	0.4	0.1	0.1
Vancouver CMA (GVRD)	1.4	2.0	1.3	1.4	0.7

source: CMHC Rental Market Report

# Affordable Housing

*"affordable housing" can be used to describe a range of housing alternatives from homeless shelters and non-market subsidized units for the most vulnerable households to affordable market options for rent or ownership by households of low to moderate means, such as young families, first time-buyers, and fixed income seniors."*

## Definition: Affordable Housing

In the broadest sense, "affordable housing" can be used to describe a range of housing alternatives from homeless shelters and non-market subsidized units for the most vulnerable households to affordable market options for rent or ownership by households of low to moderate means, such as young families, first time-buyers, and fixed income seniors.

Market options are considered "affordable" relative to the typical cost of housing in the community in which they are located. Households of low to moderate means would have incomes at less than the median for their community.

Increasing the supply at the higher "affordable market" end of the continuum plays an important role in relieving pressure on low cost rental and subsidized housing, and contributes to overall housing diversity in a community. Examples of "affordable" housing alternatives at different points along this continuum are provided.

## West Vancouver Non-Market Housing Inventory

As of 2005, West Vancouver had 32 non-market family units and 518 non-market seniors-specific units.

### Cooperatives / Strata Housing

Non Market	No. Units	Market	No. Units
<b>Non-Market Cooperative - Independent Living</b>	<b>42</b>	<b>Market Strata Housing - Independent Living</b>	<b>103</b>
Amberview Place Housing Cooperative	42	Amica Condominiums	14
		Lincoln Gardens	56
		Tudor Gardens	33

### Rental Housing

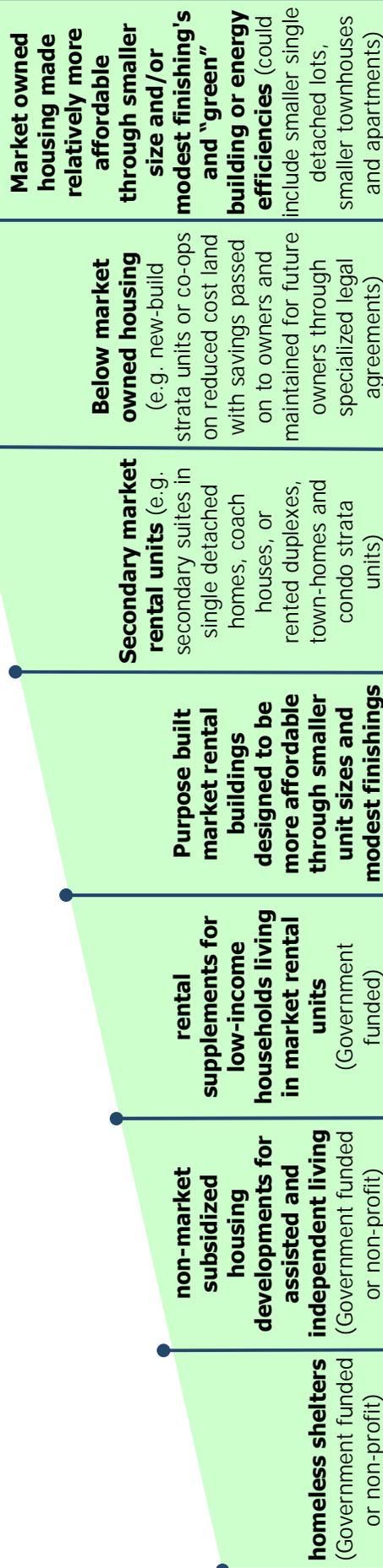
Non Market	No. Units	Market	No. Units
<b>Non-Market (Subsidized) - Independent Living</b>	<b>400</b>	<b>Market - Supportive &amp; Assisted Living</b>	<b>178</b>
Capilano Towers	72	Amica Mature Lifestyles Inc.	112
Kiwanis Seniors Housing Apartments	81	Hollyburn House	66
Kiwanis Court	86		
Klahanee Park Lodge	56		
Lions Libby Lodge (Horseshoe Bay)	45		
Sunnyside Manor	60		
<b>Non-Market (Subsidized) - Independent Living</b>	<b>76</b>		
Kiwanis Supportive Housing & Assisted Living	76		
<b>Total Non-Market</b>	<b>518</b>	<b>Total Market</b>	<b>281</b>

### Residential Care Facilities

Total Number of Beds	
	<b>563</b>
Capilano Care Centre	217
Hollyburn House	36
Inglewood Care Centre - Lodge/Manor	142
Inglewood Care Centre - Private Hospital	93
West Vancouver Care Centre	75

# Affordable Housing Continuum

## Examples and West Vancouver Statistics:



< requires more public funding | requires less public funding or no public funding >

Types	West Van examples and statistics
<p><b>homeless shelters</b> (Government funded or non-profit)</p>	<p>North Shore:</p> <ul style="list-style-type: none"> <li>• Adults: 45 spaces</li> <li>• Youth: 12 spaces; 1 in 5 admitted to the NS youth safe house are West Vancouver Youth</li> <li>• Oct-Apr 2005/06 season: 650 incidents of people turned away from NS Shelters, primarily because facilities were full.<sup>1</sup></li> </ul>
<p><b>non-market subsidized housing developments for assisted and independent living</b> (Government funded or non-profit)</p>	<p>West Van:</p> <ul style="list-style-type: none"> <li>• seniors: 476 units</li> <li>• families: 32 units</li> </ul>
<p><b>rental supplements for low-income households living in market rental units</b> (Government funded)</p>	<p>West Van:</p> <ul style="list-style-type: none"> <li>• approx. 200 households receive supplements, primarily seniors through the Province's SAFER program (McClanaghan &amp; Assoc March 2006)</li> </ul>
<p><b>Purpose built market rental buildings designed to be more affordable through smaller unit sizes and modest finishings</b></p>	<p>West Van:</p> <ul style="list-style-type: none"> <li>• 2300 units in mostly older buildings with modest unit sizes and finishing<sup>2</sup></li> <li>• New market rental buildings negotiated through redevelopment:</li> <li>• IGA (4 units for 10 yrs);</li> <li>• Water's Edge (16 units in perpetuity);</li> <li>• Evelyn Drive (30 units in perpetuity).</li> </ul>
<p><b>Secondary market rental units</b> (e.g. single detached homes, coach houses, or rented duplexes, town-homes and condo strata units)</p>	<p>West Van:</p> <ul style="list-style-type: none"> <li>• secondary suites: 435+ units</li> <li>• rented single detached: 926 homes</li> <li>• rented strata units: 189 units</li> <li>• (Based on 2001 census data &amp; West Van Apartment Inventory, N.B. 2006 Census indicates approximately 1200 secondary suites)</li> </ul>
<p><b>Below market owned housing</b> (e.g. new-build strata units or co-ops on reduced cost land with savings passed on to owners and maintained for future owners through specialized legal agreements)</p>	<p>West Van:</p> <ul style="list-style-type: none"> <li>• Amblevue Co-op for low income seniors: 42 units</li> </ul>
<p><b>Market owned housing made relatively more affordable through smaller size and/or modest finishing's and "green" building or energy efficiencies</b> (could include smaller single detached lots, smaller townhouses and apartments)</p>	<p>West Van:</p> <p>Evelyn Drive (349 units):</p> <ul style="list-style-type: none"> <li>• min. 10% of all apartment units to be less than 750 sq.ft.;</li> <li>• overall unit mix is 5% small lot single family, 3% duplex, 15% townhouse, 60% apartments;</li> <li>• green buildings are to be used based on LEED or equivalent standards.<sup>3</sup></li> </ul>

1. 37 West Vancouver youth accessed services at the safe house between Dec. 2003 and April 2005. During some periods, West Vancouver youth represented 40% of all clients.  
 2. Source: Greater Vancouver Cold/Wet Weather Strategy 2005-2006 Evaluation, January 2007, James Pratt Consulting  
 3. Existing policy prevents conversion of existing rental buildings to strata but does not prohibit demolition and redevelopment to strata.  
 4. Green building systems also implemented in other new developments, but mostly higher end, expensive housing.



# Mobility - Who is moving into, out of & within West Vancouver

*“Multi-family housing (duplexes, townhomes or apartments) plays an important role for older West Vancouver residents relocating within their own community.”*

*“Among those people who moved out of the community to elsewhere in the region, there is a tendency to relocate to nearby municipalities: 74% of the people who moved out of West Vancouver to the Metro Vancouver area went to elsewhere on the North Shore or to Vancouver. There is also a tendency of these “out-movers” to move out into attached housing.”*

*The existing stock of multi-unit housing in West Vancouver may not be enough to meet community needs, particularly for young adults and for the increasing seniors population. Younger and older residents who moved out of West Vancouver to elsewhere on the North Shore or Vancouver showed a high tendency to move out into duplexes, townhomes and apartments.*

**Mobility Data: Introduction—** Mobility data from the 2001 census tells us how many people moved in and out of West Vancouver between 1996 and 2001, where they moved to and from, and what their age, income and housing structure type were. This data gives some insight into the relationship between population characteristics, mobility, and housing choice and the question of whether housing needs in West Vancouver are being met.

Local mobility is of particular interest, because although many factors impact a decision to move, local mobility is likely influenced more by available housing choices (in terms of size, form, cost, tenure) than mobility across Canada or internationally.

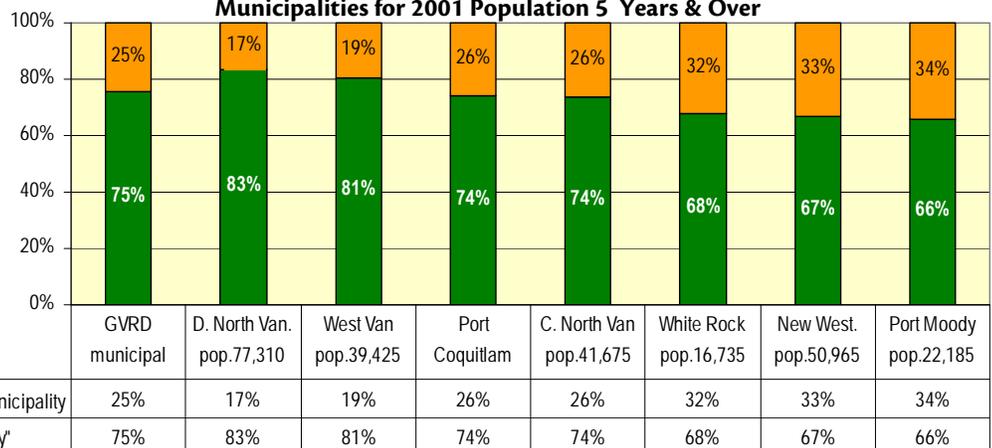
**Mobility Data: Key Findings—** 19% of West Vancouver residents moved out of West Vancouver between 1996-2001. 81% of West Vancouver residents remained in West Vancouver over this period. The tendency of West Vancouverites to “stay” in their own community is at the second highest rate of all small to medium sized Metro Vancouver municipalities (see table below). It is partially related to the older age profile of West Vancouver’s population (22% age 65+), and the tendency of older people to move less. It is also related to slower rates of new development (compared to other municipalities).

Among the people who “stayed” in West Vancouver between 1996-2001, about one quarter moved within the community over this period. A noticeable trend among older “within movers” is a tendency to move into attached multi-unit housing: 70% of people age 65+ who relocated within West Vancouver between 1996-2001, moved into duplexes, townhomes or apartments (720 of 1025 people)

Among those people who moved out of the community to elsewhere in the region, there is a tendency to relocate to nearby municipalities: 74% of the people who moved out of West Vancouver to the Metro Vancouver area went to elsewhere on the North Shore (1190 people) or to Vancouver (830 people). There is also a tendency of these “out-movers” to move out into attached housing. This trend was most pronounced among younger and older out-movers moving from West Vancouver to elsewhere on the North Shore and Vancouver: 79% of people aged 15-34 (620 out of 780 people); and 86% of people age 55+ (210 out of 245 people) moved out to attached multi-unit housing.

This mobility data suggests that duplexes, townhomes and apartments play an important role for older West Vancouver residents relocating within their own community. It also suggests that the existing multi-family housing stock in West Vancouver may not be enough to meet community needs, particularly for young adults and the increasing seniors population, who move out of the community into these housing types elsewhere.

**Comparison of Mobility (1996-2001) in Small to Medium Size Metro Vancouver (GVRD) Municipalities for 2001 Population 5 Years & Over**



# Mobility - Who is moving into, out of & within West Vancouver cont.

