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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING DEPARTMENT

INFORMATION REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Suzanne A. Smith, Planner 2

SUBJECT: 2016 CENSUS PROGRAM RELEASE - INCOME

Date: October 12, 2017

File No: 13-6970-01-0001/2017

ATTACHMENTS:

1. 2016 Census Topics Summary (Doc [#1573509](#));
2. 2016 Census – Income (Doc [#1568221](#));
3. 2016 Census Release Schedule (Doc [#1489706](#)).

PURPOSE:

The latest 2016 Census release is now available, consisting of data profiling the income of Canadian communities. This report provides an overview of these demographic trends in the City. As each release of Census data becomes available it is being added to the City webpage www.cnv.org/statistics.

SUMMARY:

Household incomes are on the rise in the City with a median total household income of \$67,119 in 2015, representing a 14.7% increase over \$58,510 in 2005, faster growth than the rest of the region. The cost of housing, however, continues to outpace income. The proportion of women receiving equal income to their partner in the City is also on the rise at 33% and nearly one in five women reported a higher income than their partner in 2015. Female incomes also increased at a faster pace than male incomes though men continue to bring in higher incomes overall. The number of low income households in the City is on par with the regional average at 16.5%, increasing slightly from 15.8% in 2005. With a significant increase (60%) in the high income categories in the City (\$100,000+) over the last Census period, the proportion of high income

categories in the City is outpacing growth in the low income categories. Across age categories those in the 5 to 24 year old categories and 65 years and older are experiencing higher than City average rates of low income than those in the standard workforce age groupings.

BACKGROUND:

A Census of the Canadian population is undertaken every five years. 2016 marks the return of the mandatory census long form which was briefly replaced with a voluntary National Household Survey (NHS) in 2011.

The latest Census saw an overall response rate across Canada of 98.4% with 68.3% of respondents using the internet to respond. British Columbia saw the highest response rate by internet at 71.2%.

The first releases of the 2016 Census included the topics of population, average age, dwelling counts and type of dwelling. Staff reports on these topics are available on the City webpage at www.cnv.org/statistics. Key highlights on each are included in Attachment #1 for context.

INCOME:

The data presented below covers a variety of household types and income levels for the City.

Income of Households

According to the Census, a 'household' refers to a person or group of persons who occupy the same dwelling and may consist of:

- a family group such as a census family;
- two or more families sharing a dwelling;
- a group of unrelated persons; or,
- a person living alone.

Across all households in the City in 2015, the median household income was \$67,119. The median income of households refers to the income of a group of households divided into two halves, ranked by size of income; the median represents the point at which half the incomes are greater and half are less.

The City's 2015 median household income of \$67,119 representing an increase of 14.7% over 2005 (\$58,510) (Table 1 below), makes it the second fastest growing income in the region second only to the City of Vancouver (16.8%). Still the City's median income remains below the Metro Vancouver regional median of \$72,662, the BC median at \$69,995 and the national median at \$70,336.

Table 1. Median Total Income of Households by Household Type (2005-2015)

Household type	Median total income (\$)		
	2005	2015	% Change
Total-private households	\$58,510	\$67,119	14.7%
One-person households	\$39,179	\$41,687	6.4%
One-family households	\$75,965	\$90,407	19.0%
All other households	\$74,710	\$89,549	19.9%

*Source: Statistics Canada

Household income is much higher in the other two North Shore municipalities with a median household income of \$103,981 in the District of North Vancouver and \$89,808 in the District of West Vancouver in 2015 (Table 2 below). West Vancouver saw a -1.2% decrease in median income over the same 10 year period which suggests growth in the lower income categories perhaps related to their more rapidly aging population (median age of 47) and resultant smaller working age population.

Table 2. Total Income of Economic Families - 2015 (before tax)

	Median Income		
	Household	Economic Families	One Person
City of North Vancouver	\$67,119	\$90,985	\$38,708
District of North Vancouver	\$103,981	\$124,160	\$44,530
District of West Vancouver	\$89,808	\$122,099	\$43,237
City of Vancouver	\$65,327	\$89,207	\$38,449
Metro Vancouver	\$72,662	\$92,067	\$38,164

*Source: Statistics Canada

Income by Household Type

When viewed across household types and Census periods in the City (Table 1 above), one-family households reported the largest median income at \$90,407 in the City, increasing 19.0% over 2005. Meanwhile one-person households reported incomes of \$41,687 with an increase of only 6.4% over the same 10 year period.

Table 2 (above) provides a snapshot of economic families in the City along with a geographic comparison. There is similarity in income levels of one-person and household median incomes across the North Shore, the City of Vancouver and the regional average.

Median incomes increased across the province of BC by 12.2% over 2005 with every metropolitan area experiencing some growth in their median income. As indicated in Table 3 below, the City of North Vancouver saw significant growth at 14.7% but with a slightly lower rate than growth in the number of households over the same period (15.4%).

Table 3. Number and Median Total Income of Households, 2005 - 2015

Geography	Number of Households			Median Total Income of Households		
	2006	2016	% change	2005	2015	% change
City of North Vancouver	21,350	24,645	15.4%	\$58,510	\$67,119	14.7%
District of North Vancouver	29,750	31,115	4.6%	\$91,156	\$103,981	14.1%
District of West Vancouver	16,840	16,935	0.6%	\$90,908	\$89,808	-1.2%
City of Vancouver	253,385	283,915	12.0%	\$55,948	\$65,327	16.8%
Metro Vancouver	817,225	960,895	17.6%	\$65,342	\$72,662	11.2%

*Source: Statistics Canada

Table 4 below shows the distribution of households by household income compared across the North Shore and upper level geographies. In 2015, the City of North Vancouver had a higher proportion of those with incomes under \$30,000 than the rest of the North Shore, regional or national incomes. The absolute numbers are however in decline.

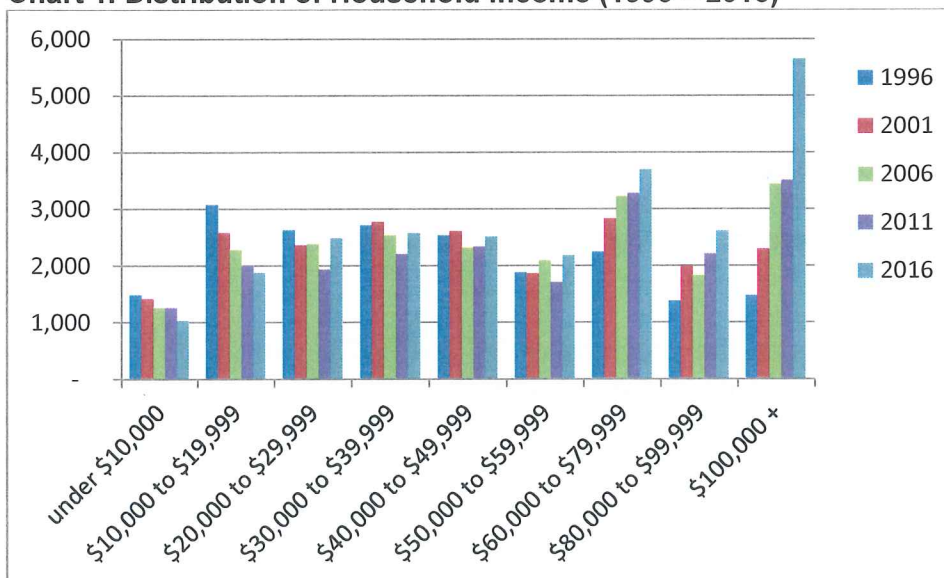
Table 4. Distribution of Households by Household Total Income (2015)

Geography	under \$30,000	\$30,000 to \$59,999	\$60,000 to \$99,999	\$100,000 to \$124,999	\$125,000 to \$149,000	\$150,000 or more
City of North Vancouver	19.8%	24.9%	24.5%	9.6%	6.8%	14.1%
District of North Vancouver	11.6%	15.8%	20.6%	10.7%	8.7%	32.5%
District of West Vancouver	17.7%	18.4%	17.6%	7.7%	6.3%	32.3%
Metro Vancouver	19.0%	22.5%	23.9%	10.4%	7.5%	16.7%
British Columbia	18.9%	24.0%	24.8%	10.5%	7.4%	14.4%
Canada	17.8%	24.7%	25.0%	10.4%	7.2%	14.7%

*Source: Statistics Canada

When viewed over time, in Chart 1 below, in 2015 the City had fewer households making less than \$20,000 than it has in the past 20 years. The City also had significantly more households making \$50,000 or more across the remaining categories.

Chart 1. Distribution of Household Income (1996 – 2016)



The most significant increase (Chart 1 above) however was in the \$100,000+ income category which has increased significantly over 1996 and most notably by 60% between 2010 and 2015 indicating tremendous growth. This is likely related to the increasing cost of housing in the City, attracting those with incomes high enough to afford homes upwards of \$1.4 million.

As compared with the regional average (Table 4 above), in 2015 the City has a higher than regional average proportion of incomes in both the 30-59,999 and 60-99,999 ranges. And while the City saw an increase in the number of \$100,000+ income category within the community, this component of the City's population remains below the regional average, at 14.1%. This higher income category is slightly higher across Metro Vancouver (14.4%) and far more prevalent in the Districts of North Vancouver (32.5%) and West Vancouver (32.3%).

Income and Average Home Costs

While incomes across the region and province continued to rise over recent Census periods, they have not kept pace with the cost of housing. Table 5 below compares 2015 Census data for household income with aggregate home prices. Information from the Royal LePage National House Price Composite for the first quarter of 2017 has been referenced here for aggregate home prices. The numbers used reflect the average cost of detached, semi-detached and condominiums in each community. North Vancouver has not been separated into City and District of North Vancouver in this example however the implications are clear that incomes and housing prices are not in sync.

Table 5. Median Income and Average Home Cost

Geography	Total Median Income	Average Home Cost (aggregate)*	Inflation Rate (2015)
City of North Vancouver	\$67,119	\$1,386,000	1.90%
District of North Vancouver	\$103,981		
District of West Vancouver	\$89,808	\$3,306,286	
City of Vancouver	\$65,327	\$1,412,527	
City of Surrey	\$77,494	\$764,000	
City of Calgary	\$97,334	\$460,000	1.50%
Metro Vancouver	\$72,662	\$1,179,482	1.90%
Canada**	\$70,336	\$574,575	1.27%

*Royal LePage National House Price Composite (detached, semi-detached and condo, Q1 2017)

**53 City Composite by Royal LePage

The average home cost for North Vancouver came in just under \$1.4 million with the median total income for the City of North Vancouver at \$67,119 (2015). As Table 5 above indicates, the City of Vancouver income and home cost figures are quite comparable to the City. In Surrey the gap is smaller with a median income of \$77,494 and an average home cost of \$764,000. Calgary, with the highest median income in the

country at \$97,334, had a much lower, and more attainable, average home cost of \$460,000. Year over year inflation rates over the same time period, though higher in BC than the national average, do not account for the gap between income and average home cost.

Income of Economic Families

An economic family is defined as a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex.

The median total income for couple economic families in the City in 2015 was \$90,086, higher than the regional average of \$85,383 across Metro Vancouver. The median total income of couple economic families without children was \$90,086 in 2015, with children it was \$114,240 and for lone-parent families (2,475 families) that figure was \$57,088. The average size of couple families without children was 2.0 persons, with children was 3.7 persons and lone-parent economic families averaged 2.4 persons.

Income by Gender

As of 2015, women across Canada and the City now contribute to a larger proportion of couple's income due in large part to both increased participation in the labour force and a narrowing of the gender wage gap. Men are still more likely to be the higher couple income earner (50.7% of couples across Canada in 2015 versus 71.3% in 1985). Among same-sex couples across Canada, median incomes were higher than opposite-sex couples in part as a large proportion of the couples are in their prime wage earning years.

Table 6 in Attachment #2, Characteristics of Couples' Total Income, shows the breakdown across the Metro Vancouver region. A larger proportion of females had a higher income than their partners in 2015 in the First Nations communities and more urban communities (Vancouver, Burnaby) as compared with the more rural communities (Maple Ridge, Pitt Meadows).

Across the North Shore, (Table 7 below), the proportion of couples in the City with fairly equal incomes in 2015 was 33%, slightly higher than the District of North Vancouver (31.4%) and the Canadian average (32%). As compared with the other two North Shore municipalities, the City had a larger proportion of couples where the woman had a higher income (19.5%); this figure was 17.5% for the District of North Vancouver and 18.4% in the District of West Vancouver (Table 7).

Table 7. Characteristics of couples' total income, North Shore, 2015

Geography	A woman had higher income	Partners had fairly equal income	A man had higher income
City of North Vancouver	19.8%	33.0%	47.3%
District of North Vancouver	17.5%	31.4%	51.2%
District of West Vancouver	18.4%	30.6%	50.9%
Metro Vancouver	22.6%	25.8%	51.5%
City of Vancouver	21.2%	33.7%	45.1%

*Source: Statistics Canada

Table 8 below reveals that men continue to take home higher incomes than women in the City. Female incomes, however, are increasing at a faster rate, narrowing the gap. Between 2010 and 2015, male median incomes increased by 6.0% to \$42,233 while female median incomes increased 9.9% to \$33,367 over the same period.

Table 8. Median Total Income by Gender - 2015 (Before Tax)

2010		2015			
Male	Female	Male	% Change over 2010	Female	% Change over 2010
\$39,780	\$30,357	\$42,233	6.0%	\$33,367	9.9%

*Source: Statistics Canada

Low Income

The Census uses the After Tax Low Income Measure (LIM-AT) to identify households whose income is less than half of the median income of all households. The low income rate has remained stable with some changes in age groups.

The number of persons reporting low income in the City of North Vancouver (Table 9 below) changed little, increasing slightly, from 15.8% in 2005 to 16.5% in 2015, matching the Metro Vancouver regional average. This compares with 10% of persons in the District of North Vancouver in low income households and 18.3% in West Vancouver.

Table 9. Percentage of persons in low income , 2015

Geography	Persons in low-income
City of North Vancouver	16.5%
District of North Vancouver	10.0%
District of West Vancouver	18.3%
City of Vancouver	18.8%
British Columbia	15.5%
Canada	14.2%

*Source: Statistics Canada

Table 10 in Attachment #2, Percentage of Persons in Low-Income, Geographic Comparison, provides a broader perspective. In 2015, the largest proportion of low income households in the region was the Electoral Area A (39.6%) which includes the students at UBC. Richmond (22.4%), Burnaby (20.6%) and City of Vancouver (18.8%) were among those with the largest proportion of low income households. The District of West Vancouver (18.3%) has a significant proportion in 2015, followed by Coquitlam (17.7%), Langley (17.3%) followed by the City of North Vancouver tied with the regional average at 16.5%.

The percentage of persons in low income, as categorized by census family type (Table 11 below) reveals that low income families are more prevalent in the City of North Vancouver and across the region than the District of North Vancouver. Lone-parent families make up the largest proportion of census families identified as low income in the City at 28.3% with a smaller proportion consisting of couple families with children (13.4%) and couples without children (10.2%).

Table 11. Percentage of persons in low-income by census family type, 2015

Geography	All persons	Persons in census families	Persons in couple families without children	Persons in couple families with children	Persons in lone-parent families	Persons not in census families
City of North Vancouver	16.4%	14.3%	10.2%	13.4%	28.3%	23.0%
District of North Vancouver	10.0%	8.9%	6.3%	8.1%	22.2%	18.1%
District of West Vancouver	18.3%	17.2%	10.8%	19.1%	35.9%	24.6%
Metro Vancouver	16.5%	14.1%	10.1%	13.6%	29.4%	26.7%
British Columbia	15.5%	12.9%	8.7%	11.9%	30.8%	26.6%
Canada	14.2%	11.4%	7.0%	10.4%	28.1%	26.8%

*Source: Statistics Canada

As viewed across five year age groupings, (Table 12 in Attachment #2), it appears young residents were more likely to live in low income households than adults in 2015. Those in the 5 to 24 year old categories and 65 years and older are experiencing higher than City average rates of low income than those in the standard workforce age groupings. This suggests that those not currently in the workforce are having a harder time making ends meet.

Data Reliability

The data from the 2016 Census on income was collected in 2015. Where possible, trends are compared over the 2005 – 2015 period. This is due to the fact that the 2011 National Household Survey, as a voluntary survey, had a higher non response rate for participation and produced less reliable results than comparing Census to Census data.

NEXT STEPS:

The next release of Census data by Statistics Canada is in late October 2017. The remaining Census topics, including immigration and commuting patterns, will be released later in the fall (Attachment #3).

Staff will provide an Information Report to Council as each release becomes available. The information will also be made available to the public on the City's website. Customized, cross-tabulated data for each of the City's neighbourhoods will be ordered as the full dataset becomes available. This will be coordinated through Metro Vancouver and its member municipalities. An updated Community Profile summarizing all of the data will be compiled when the releases have been completed.

RESPECTFULLY SUBMITTED:



S. A. Smith, MCIP, RPP
Planner 2

Attachment

SS:eb

2016 Census Topics Summary

Population

In 2016 the City's population was 52,898. This reflects an average annual growth rate between 2011 and 2016 of 1.96%, which was above the Metro average annual growth rate of 1.30%. Over this same period, West Vancouver's population declined at -0.1% per year and the District of North Vancouver's increase slowed to 0.36% per year. Collectively, the North Shore's population has increased on average only 0.68% per year between 2011 – 2016; below the regional annual average of 1.3%.

Age

The initial data release provided average age but not median age. This data has been made available more recently. Median age has been used as a key reference in the past, indicating the point at which half of the population is above and half below. The City of North Vancouver's median age is now 42.2, higher than the Metro Vancouver median of 40.9, continuing a historical upward trend in the City.

The proportion of the population in the 0 – 4 age group decreased across the region between 2011 and 2016, from 5.0% to 4.72%. In 2016, the City 0-4 population (4.67% in 2016) was slightly lower than the regional average of 4.72% and slightly higher than the District of North Vancouver at 4.65%. However, in absolute numbers the City saw an increase of 120 people in the 0-4 age group over 2011 where the District of North Vancouver increased by only 25 and the District of North Vancouver 0-4 population decreased by 120 over the same period.

The population trend across the North Shore, and region as a whole, continues to reveal a plateauing or a decrease in the proportion of population in both the 0 to 14 age group and working age group (15-64) populations and a corresponding increase in the 65 and over age group. In fact, the absolute number of seniors in the City aged 65 and over grew by 26.8% over 2011. However, the City maintains the highest proportion of working age population on the North Shore with an absolute increase in this population of 6.77% over the 2011 Census figures and higher than the regional average of 4.13%.

Dwelling Counts

Over the last Census period, the City's dwelling count increased to 26,426 dwellings, up from 24,206 in 2011. This reflects a 9.2% increase in dwelling units, slightly lower than the population increase of 9.8% over the same five year period but up from 6.9% in the previous period (2006 - 2011). The average household size in the City has not changed since 2001: 2.1 people per household.

Type of Dwelling

A region-wide shift continues, away from single family dwellings (29% in 2016) and toward higher density ground-oriented dwellings and apartments (71% in 2016). The City has been experiencing this shift to a greater degree for decades and in 2016 single family dwellings made up 12% of the housing stock (down from 15% in 2011) with the

other 88% higher density forms. Housing affordability, changing demographics, and lifestyle choices are believed to be contributing factors in this shift from low density to higher density built forms.

Households

Across the Metro Vancouver region, the traditional household and family composition is transitioning to reflect an increase in both non-census-family households (single persons or two or more persons sharing a dwelling) and lone-parent households. On the North Shore, the City of North Vancouver is home to the highest proportion of one-person non-census-family households at 38.1%, higher than the regional average of 28.7%. The average household size in the City remains constant at 2.1 (since 2001), similar to the City of Vancouver and lower than the regional average of 2.5. This compares with 2.5 in the District of West Vancouver and 2.7 in the District of North Vancouver.

Families

The City has a lower proportion of couples with children (39.9%) than both the other North Shore municipalities and the regional average (54.7%) and continues to have a higher proportion of lone parent families at 17.9% than the region (15.4%). The City has seen a decline in lone parent families over the past 10 years as a compared with other family types with 17.9% in 2016, down from 20.1% in 2006. The absolute number of lone parent families, however continued to increase by 105 over this same period. Two-person families make up 54.5% of the City's families making it the dominant form of family structure in the City, a trend that continues for the second census period in a row. Across the region the average is lower at 48.2%.

Marital Status

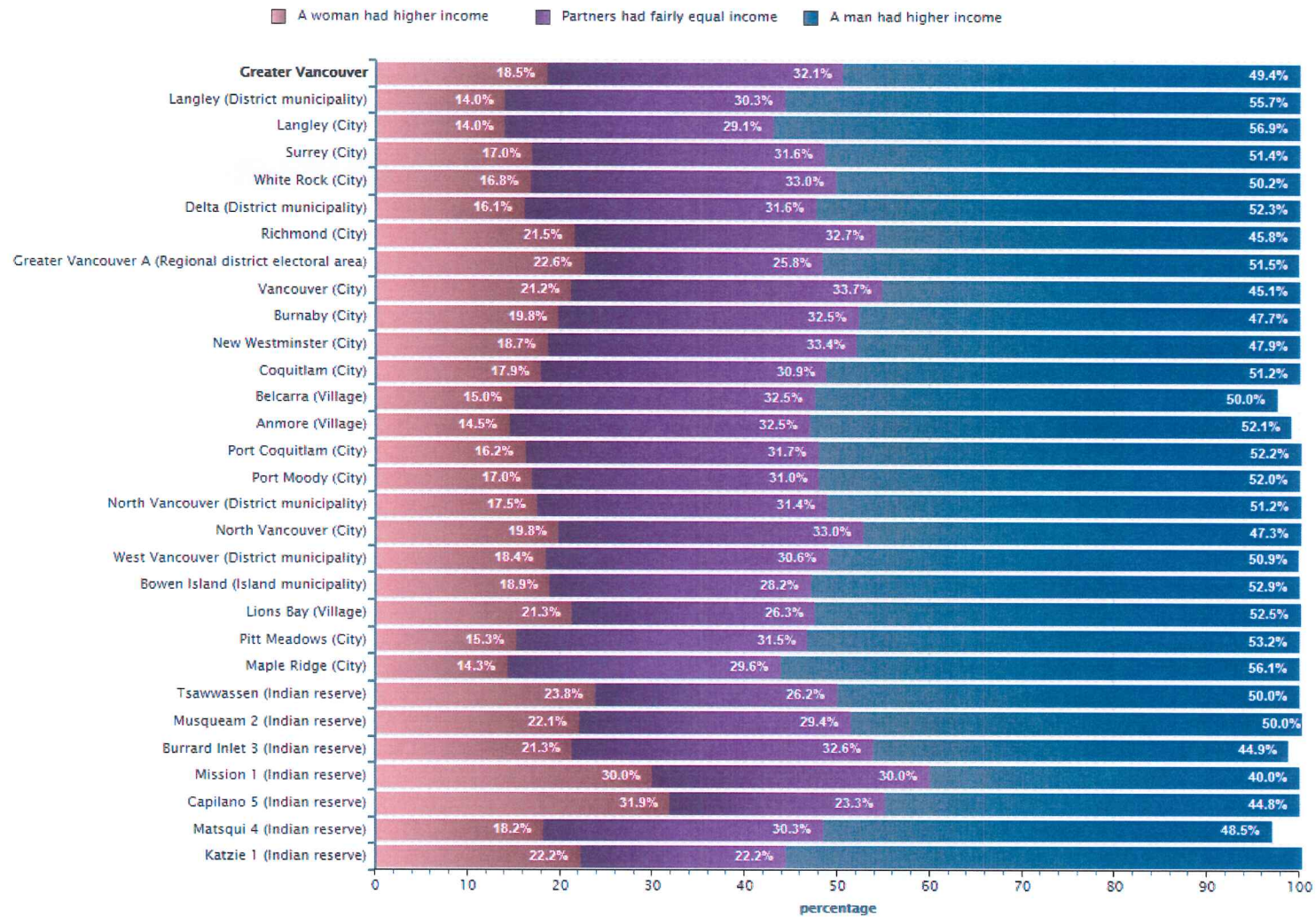
The majority of the City's population (53%) aged 15 and over are married or living with a common-law partner, less than the regional average (56.8%) and significantly lower than the Districts of North (62.9%) and West Vancouver (60.9%).

Language

In 2016, the number of residents in the City identifying English as their mother tongue decreased 1.7% over 2011 to 65.9% and those reporting other languages increased from 30.8% to 32.6%. The proportion of non-English languages spoken at home in the City has continued to grow over the past 10 years from 16.5% in 2006 to 18% in 2016. Persian (Farsi) continues to be the most common mother tongue in the City, spoken by 4,260 residents followed by Tagalog (Filipino) at 1,785 and Chinese (1,590). A number of European languages, including Italian, which were historically prevalent across the North Shore have continued to decrease over the past few Census periods.

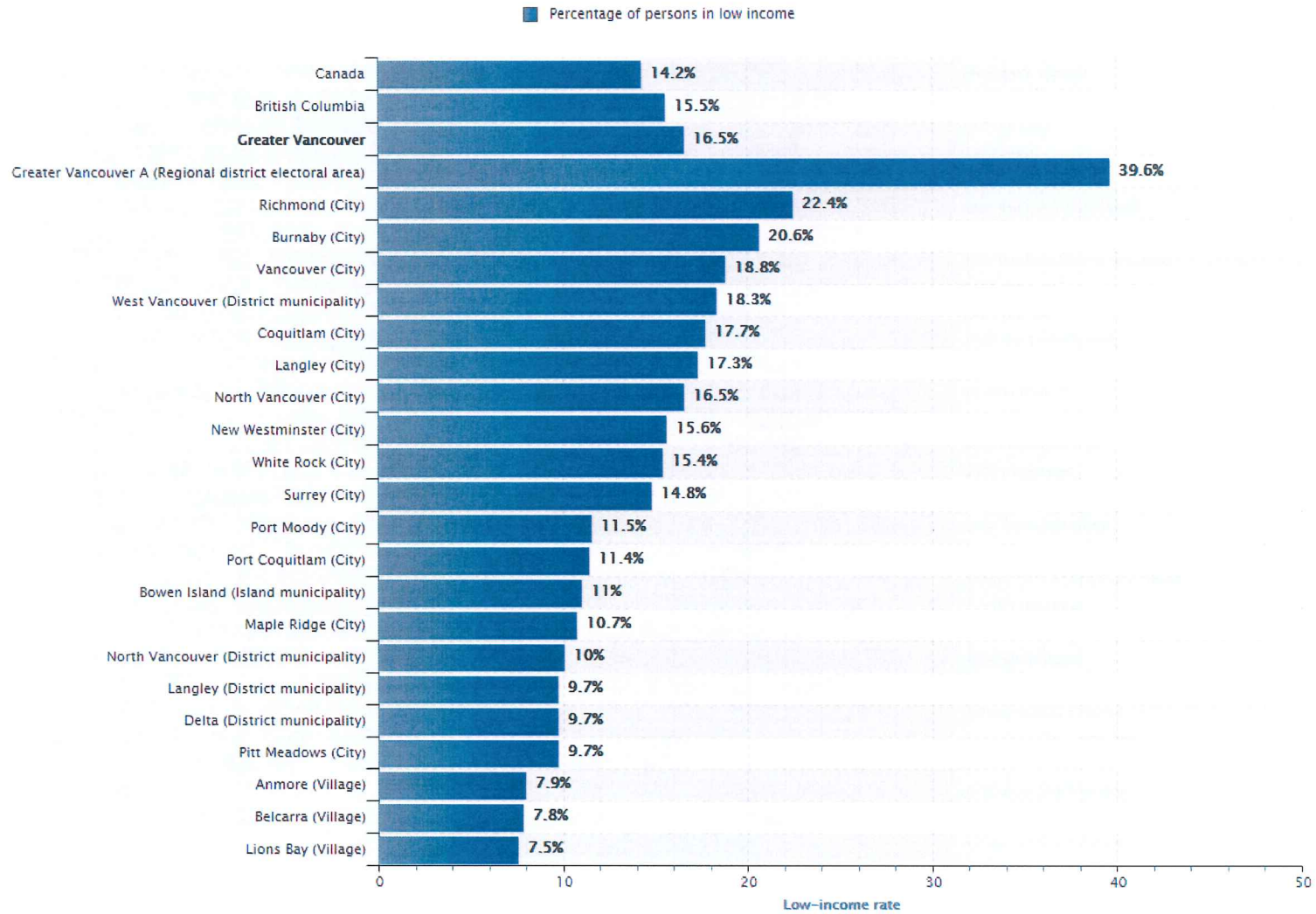
2016 Census – Income

Table 6. Characteristics of Couples' Total Income, Greater Vancouver, 2015*



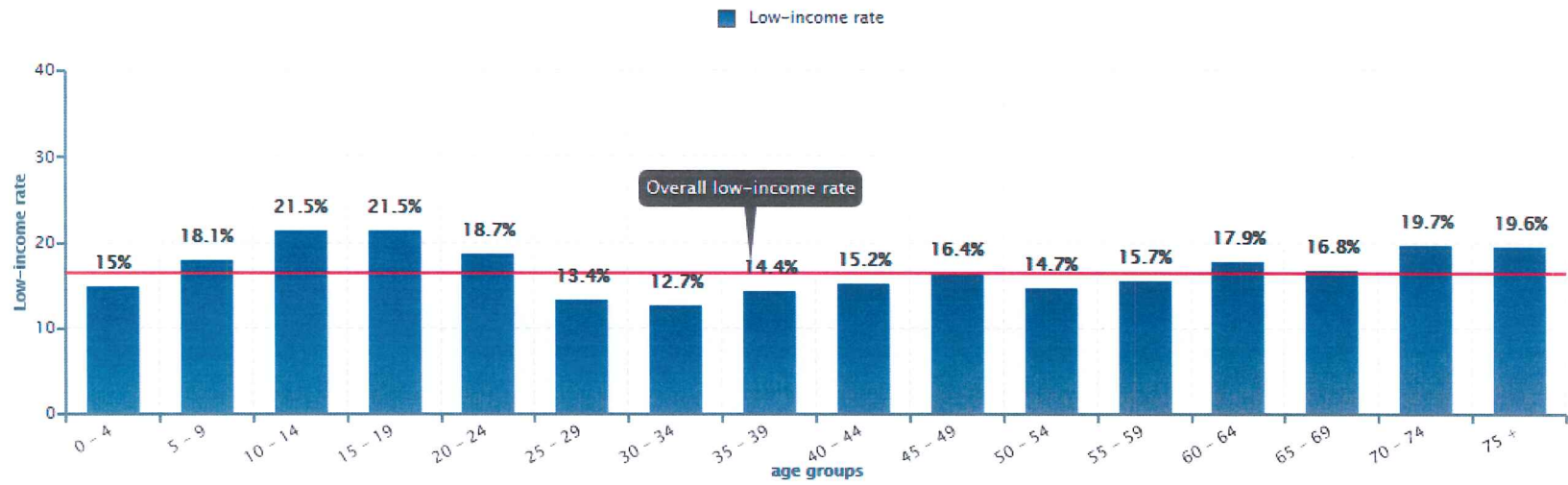
*Source: Statistics Canada, Focus on Geography Series.

Table 10. Percentage of Persons in Low-Income, Geographic Comparison, 2015*



*Source: Statistics Canada, Focus on Geography Series.

Table 12. Percentage of Persons in Low-Income by Five-Year Age Groups, City of North Vancouver, 2015*



*Source: Statistics Canada, Focus on Geography Series.

2016 Census Program Release Schedule

Release Date	Release Topic
February 8, 2017	Population and Dwelling Counts
May 3, 2017	Age and Sex Type of Dwelling
May 10, 2017	Census of Agriculture
August 2, 2017	Families, households and marital status Language
September 13, 2017	Income
October 25, 2017	Immigration and Ethno-cultural Diversity Housing Aboriginal Peoples
November 29, 2017	Education Labour Journey to Work Language of Work Mobility and Migration