

2015 Community Profile

Summary of Data from the 2011 Canadian Census and National Household Survey

JUNE 2015 | COMMUNITY DEVELOPMENT



Community Profile at a Glance

The City of North Vancouver is a small urban municipality located at the base of the North Shore Mountains. Supporting an estimated population of over 52,000 people in a land area just under 12 square kilometres in 2014, the City is a dense and diverse community. The City is designated a Regional Centre within the Metro Vancouver region and has relatively high residential density, high employment, convenient transit accessible, and is in close proximity to Vancouver’s central business district.

In 2011, the City had a population of 48,195, an increase of 3,030 residents or 6.7 percent from the previous 2006 Census. This equates to an average annual growth rate of 1.3 percent, comparable with population increases in previous decades. In between Census years, BC Stats prepares annual estimates of municipal population growth. According to BC Stats, the City has continued to grow since the 2011 Census count to total an estimated population of 52,346 in 2014.

The median age in the City increased 1.1 years from 40.1 years in 2006 to 41.2 years in 2011. That said, the City has seen absolute growth in the number of children and youth (0 to 19 years of age), particularly in the 0 to 4 age group. Between 2006 and 2011, the most significant decline in population was individuals aged 35 to 39 and 40 to 44, which decreased 7.1 and 2.6 percent, respectively. Seniors (65 years of age and older) continue to form a significant group in the City. Many seniors in the City live alone, particularly female seniors.

The City had a higher percentage of two-person families in 2011, compared to Metro Vancouver. This is reflected in the percentage of married and common-law couples who did not have children in 2011. In terms of lone parent households, the City saw a decrease from the 2006 Census period, but continues to have a higher proportion of lone parent households than the District of North Vancouver, District of West Vancouver and Metro Vancouver overall.

The City is a diverse community with immigrants coming from all parts of the world. By period of immigration, the City has seen most immigrants arrive between 2001 and 2011. City residents tended to have higher levels of education compared to the rest of Metro Vancouver. As a result, most City residents work in professional, scientific and technical services, followed by retail trade, and health care and social assistance.

Key Trends in 2011	
Population	↗
Median Age	↗
# of Children & Youth (0 to 19 Years of Age)	↗
# of Seniors (65 Years of Age & Older)	↗
# of Lone Parents	↘
# of Immigrants	↗
English as Mother Tongue	↘
# of Individuals with Some Level of University Education	↗
Unemployment Rate	↗
Drive to Work	↘
Transit, Walk or Bike to Work	↗

While City residents tended to have higher levels of education, income levels in the City are below that of the region. Particularly, females continued to make less than their male counterparts. In 2011, 16.3 percent of City residents were under Statistic Canada's low income threshold, which is defined as spending 65 percent of after-tax income on food, shelter and clothing. Most of the individuals classified as low income were in the 18 to 64 years age group, followed by seniors (65 years and older) and children and youth (0 to 17 years of age).

After decades of decline, the absolute number of renter households in the City increased this past Census period. The number of dwelling units also increased between 2006 and 2011, with most of the new units contained in low-rise apartments (less than four storeys) and apartments with five or more storeys. Most of the dwelling units in the City are studio or one-bedroom units. Housing affordability remains a significant concern in the City, particularly for renters, who tended to spend 30 percent or more of total household income on shelter costs. Overall, more City households spent 30 percent or more of their total household income on shelter costs compared to the District of North Vancouver and the District of West Vancouver in 2011.

At the neighbourhood level, Lower Lonsdale and Central Lonsdale continue to have the majority of the City's population with 33 and 28.6 percent, respectively. Between 2006 and 2007, Marine-Hamilton experienced the largest population growth at 15.7 percent, reflective of the City's move to allow mixed-use development along Marine Drive.

Lower Lonsdale and Central Lonsdale also had the absolute highest number of children and youth (0 to 19 years of age) and seniors (55 years of age and older).

City neighbourhoods are diverse with immigrants forming a significant part of each community. Grand Boulevard and Moodyville saw most immigrants settle prior to the 1980s, while most new immigrants are living in Central Lonsdale (46.4 percent) and Lower Lonsdale (41.8). The high number of multi-family and rental units in both neighbourhoods could be reasons why immigrants are settling into these neighbourhoods first.

Most City renters live in Lower Lonsdale and Central Lonsdale, although all nine neighbourhoods had renters, most likely living in secondary suites or renting larger homes. Rents vary significantly between the different neighbourhoods, as well as income, thereby reflecting different levels of affordability.

Key Trends in 2011

# of Dwelling Units	↗
# of Owners	↗
# of Renters	↗
Household Income	↗



Table of Contents

Community Profile at a Glance

1. Introduction	1
2. Context	2
3. Population	2
4. Families and Children	6
5. Diversity	10
6. Education	12
7. Employment and Commute to Work.....	14
8. Income.....	16
9. Dwellings and Affordability	18
10. Neighbourhood Profiles.....	22
Cedar Village	23
Central Lonsdale.....	24
Grand Boulevard.....	25
Lower Lonsdale	26
Mahon.....	27
Marine-Hamilton	28
Moodyville.....	29
Tempe.....	30
Westview	31
11. Additional Resources.....	35

1. Introduction

Utilizing data primarily from the Canadian Census, the City of North Vancouver produces a Community Profile to summarize and analyze trends in the City and to inform the future planning of the community.

The 2015 Community Profile summarizes and analyzes data from the 2011 Canadian Census and National Household Survey. The City's Community Profiles are updated regularly to correspond with the release of Census data by Statistics Canada, which occurs every five years.

The 2011 Census marked the first time in Census history that paper Census questionnaires were only mailed to 40 percent of residents, while the remaining residents received a letter encouraging them to complete the questionnaire online. In addition, the previous mandatory long-form Census was replaced with a voluntary National Household Survey (NHS).

Data derived from the past Censuses are comparable, although changes to category definitions and enumeration methodology may change over time.

The 2011 National Household Survey presents issues of comparability to former years as it replaces the mandatory long-form part of the Census with a voluntary survey, thereby introducing non-response bias and self-selection bias. As a result, certain population groups, such as new immigrants, may not be accurately reflected in the NHS. The City had a non-response rate of 25.8 percent for the NHS, which is higher than the Metro Vancouver rate of 24.4 percent, but lower than provincial rate of 26.1 percent (Table 1). The non-response rate is an indicator of data quality with a smaller non-response rate denoting a lower risk of non-response bias, and as a result, a lower rate of inaccuracy. Discrepancies may also occur due to survey weighting, which may be more prevalent for smaller geographic areas.

NHS Non-Response Rate

NHS Non-Response Rate	
City of North Vancouver	25.8%
District of North Vancouver	20.9%
West Vancouver	27.9%
Metro Vancouver	24.4%
British Columbia	26.1%

Table 1: 2011 NHS Non-Response Rates
(Source: Statistics Canada, 2011 NHS)



2. Context

The City of North Vancouver is a small urban community that supports a diverse population of approximately 52,000 people in a land area just under 12 square kilometres. The City is located at the base of the North Shore Mountains and is bounded by Burrard Inlet to the south and the District of North Vancouver to the north, east and west. The Mission Indian Reserve, home to Squamish Nation, is bounded on the north and east by the City.

The City is designated a Regional Centre within Metro Vancouver. The City has relatively high residential density, high employment, convenient transit accessibility, and is in close proximity to Vancouver's central business district via a transit passenger ferry (SeaBus).

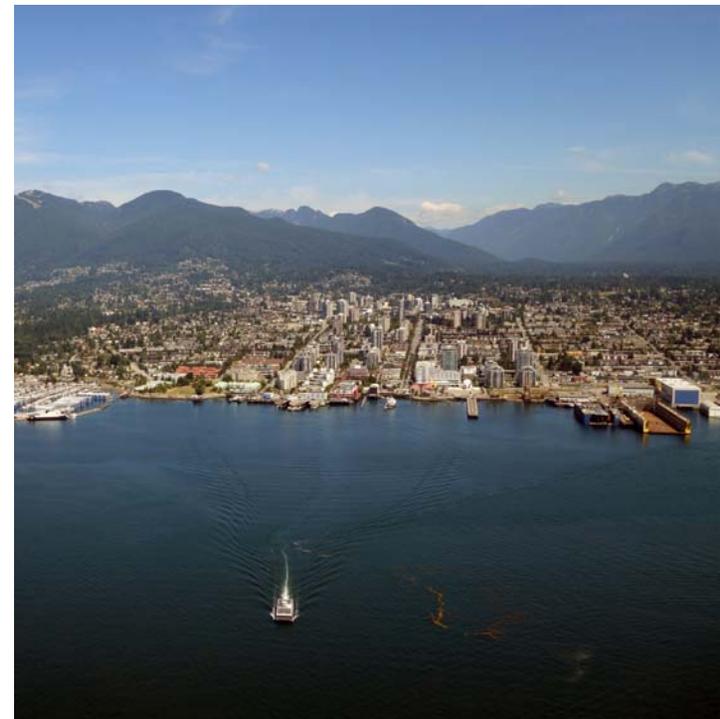
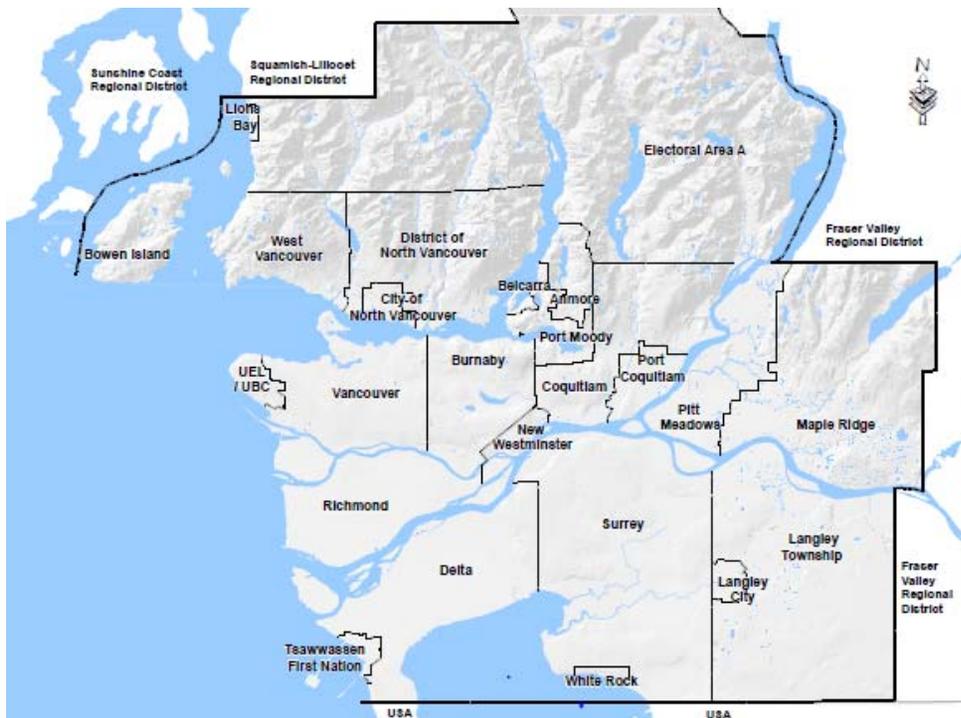


Figure 1: Map of Metro Vancouver
(Source: Metro Vancouver Regional Growth Strategy, 2013)

According to the 2011 Census, the City of North Vancouver had 48,195 residents.

The City of North Vancouver had a population of 48,195 in 2011, an increase of 3,030 residents or 6.7 percent from the previous 2006 Census (Figure 2). This equates to an average annual growth rate of 1.3 percent.

The current Census period saw greater population growth compared to the 2006 Census period, but is comparable with population increases in previous decades.

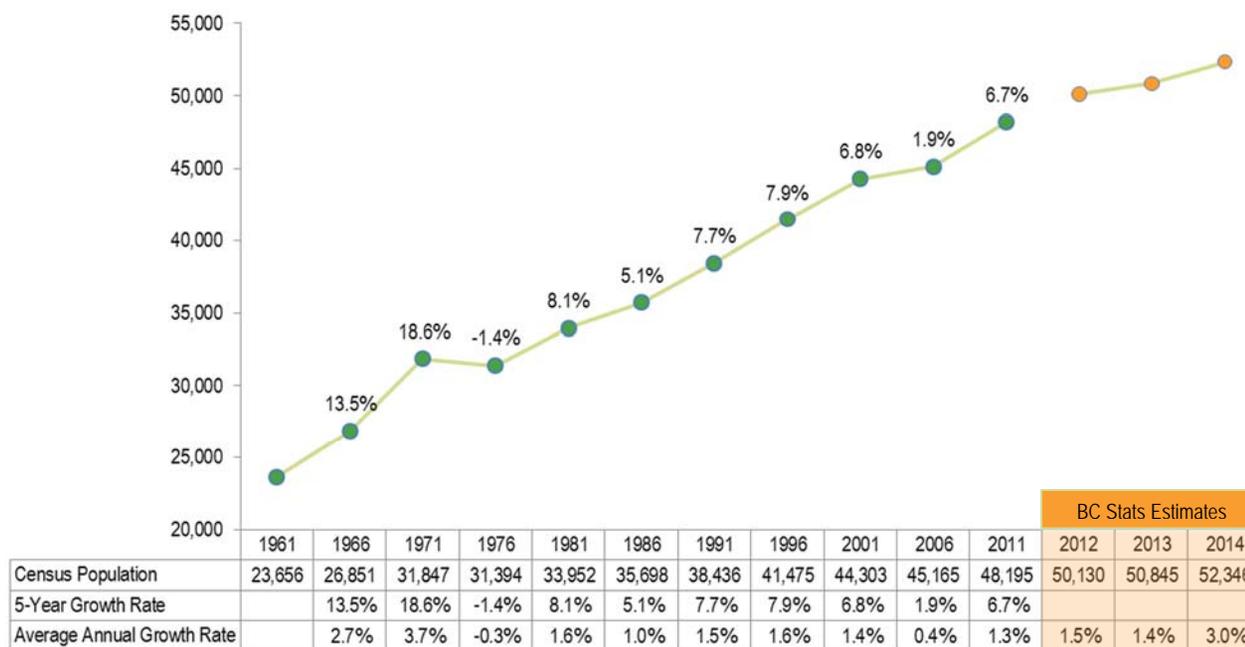


Figure 2: Population Growth, 1961-2014 (Source: Statistics Canada, 1961-2011 Census & BC Stats, 2014)

The Census provides the official count of population in Canada. In between Census years, BC Stats prepares annual estimates of municipal populations using indicators, such as the number of clients in the BC Health Client Registry and the number of residential electrical (hydro) connections, to gauge population growth. These estimates are generally regarded as less accurate than Census data, but provide a general indication of population trends. According to BC Stats, the City of North Vancouver has continued to grow since the last Census count to an estimated population of 52,346 in 2014.

The number of children and youth in the City increased between 2006 and 2011.

The City has seen growth in the absolute number of children and youth (0 to 19 years of age) since the 2006 Census, with the greatest increase in children age 0 to 4 (Table 2). In 2011, children and youth accounted for 18.4 percent of the City's population, compared to 14 percent for seniors age 65 and over.

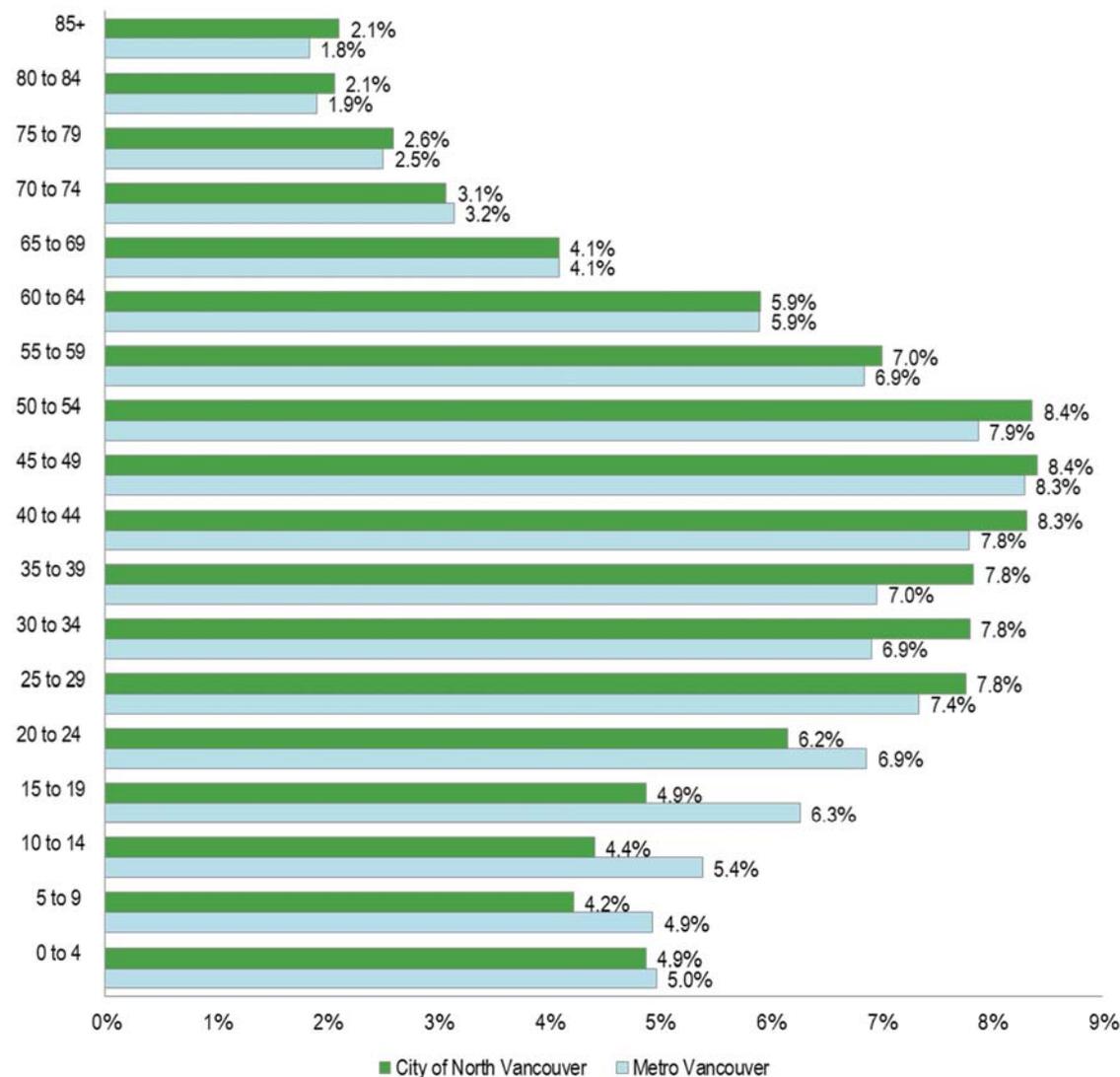
Seniors continue to form a significant portion of the City's population. In particular, seniors age 85 and over have increased 41.4 percent since 2001, rising from 725 to 1,025 individuals in 2011. Seniors age 85 and over accounted for 2.1 percent of the City's population in 2011.

The largest percentage increase this past Census period was for residents age 60 to 64, which comprised 5.9 percent of the City's population. The City lost residents in the 35 to 39 and 40 to 44 age groups by 7.1 and 2.6 percent, respectively, over the past five year period. Overall, individuals age 45 to 49 and 50 to 54 made up the greatest percentage of the City's population at 8.4 percent each.

	2001		2006		2011		5-Year Change	10-Year Change		
	Total	% of Total	Total	% of Total	Male	Female			Total	% of Total
0 to 4	2235	5.0	2145	4.7	1205	1155	2360	4.9	10.0	5.6
5 to 9	2085	4.7	2010	4.5	1040	1000	2040	4.2	1.5	-2.2
10 to 14	1965	4.4	2135	4.7	1130	1010	2140	4.4	0.2	8.9
15 to 19	2370	5.3	2290	5.1	1205	1150	2355	4.9	2.8	-0.6
20 to 24	2930	6.6	3030	6.7	1515	1460	2975	6.2	-1.8	1.5
25 to 29	3450	7.8	3290	7.3	1845	1895	3740	7.8	13.7	8.4
30 to 34	4285	9.7	3510	7.8	1815	1950	3765	7.8	7.3	-12.1
35 to 39	4455	10.1	4070	9.0	1820	1960	3780	7.8	-7.1	-15.2
40 to 44	4210	9.5	4115	9.1	1855	2155	4010	8.3	-2.6	-4.8
45 to 49	3645	8.2	3995	8.8	1900	2155	4055	8.4	1.5	11.2
50 to 54	3055	6.9	3545	7.8	1895	2140	4035	8.4	13.8	32.1
55 to 59	2155	4.9	2890	6.4	1640	1745	3385	7.0	17.1	57.1
60 to 64	1735	3.9	2060	4.6	1310	1545	2855	5.9	38.6	64.6
65 to 69	1515	3.4	1570	3.5	890	1075	1965	4.1	25.2	29.7
70 to 74	1380	3.1	1410	3.1	630	850	1480	3.1	5.0	7.2
75 to 79	1235	2.8	1255	2.8	515	735	1250	2.6	-0.4	1.2
70 to 84	890	2.0	970	2.1	385	615	1000	2.1	3.1	12.4
85+	725	1.6	870	1.9	320	705	1025	2.1	17.8	41.4
Total	44320		45160		22915	25300	48215			
Median Age	38.2		40.1		39.7	42.5	41.2			
Youth under 20	8650	19.5	8580	19.0	4580	4315	8895	18.4	3.7	7.9
Adults 15+	38035	85.8	38870	86.1	19540	22135	41675	86.4	7.2	9.6
Seniors 65+	5735	12.9	6075	13.5	2740	3980	6720	13.9	10.6	17.2

Table 2: Population by Age and Gender 2001-2011 (Source: Statistics Canada, 2001-2011 Census)

In 2011, the median age in the City was 41.2 years, up from 40.1 years in 2006.



When compared to the region, the City had a higher percentage of middle-age adults and seniors in 2011 (Figure 3). Notably, the City had significantly less children and youth age 5 to 24. The increase in children age 0 to 4 in the City since the 2006 Census is reflected in the minimal gap between the City and the region for this age group.

The City's median age increased 1.1 years from 40.1 years in 2006 to 41.2 years in 2011. The median age in the City is higher than the median age for Metro Vancouver at 40.2 years (Table 3), but younger than the District of North Vancouver (43.4 years) and District of West Vancouver (49.9 years).

	Median Age		
	2006	2011	Change
City of North Vancouver	40.1	41.2	1.1 years
District of North Vancouver	41.7	43.4	1.7 years
West Vancouver	48.5	49.9	1.4 years
Metro Vancouver	39.1	40.2	1.1 years

Figure 3: Percent Population by Age for City and Metro Vancouver, 2011 (Source: Statistics Canada, 2011 Census)

Table 3: Median Age, 2011 and 2006 (Source: Statistics Canada, 2006-2011 Census)

4. Families and Children

Over half of all residents age 15 and over were legally married or living common-law in 2011.

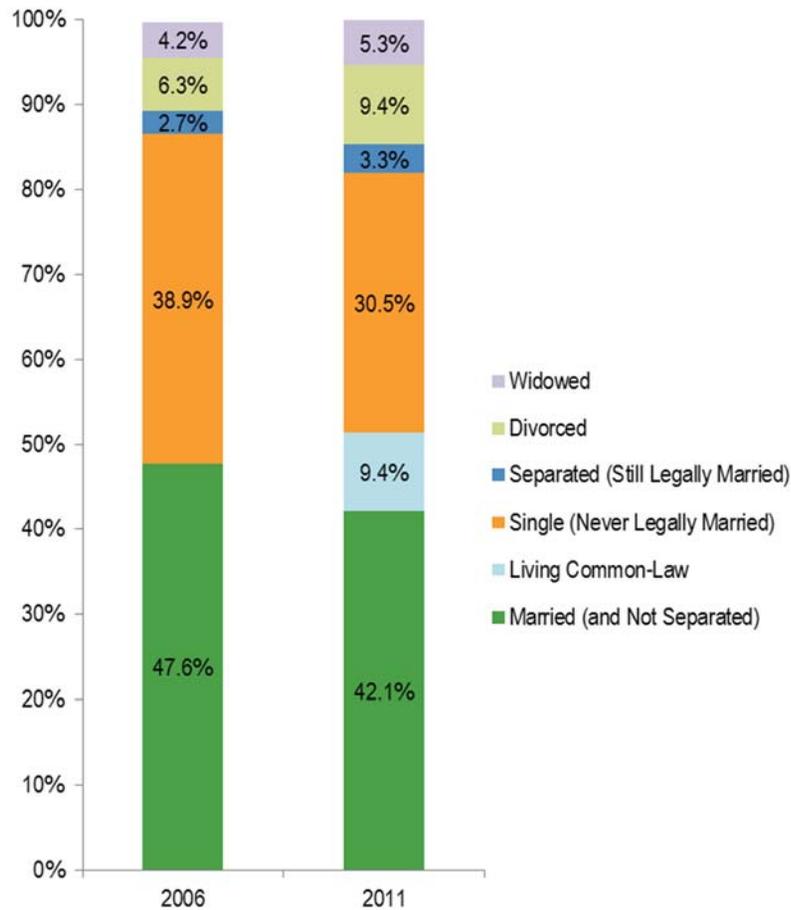


Figure 4: Marital Status Age 15 and Over, 2006-2011
(Source: Statistics Canada, 2006-2011 Census)

In 2011, 51.4 percent of City residents age 15 and older were legally married or living common-law (Figure 4). While it appears the marital statuses of married (and not separated) and single (never legally married) decreased significantly between 2006 and 2011, the decrease may be attributed to the introduction of the living common-law category in 2011. Prior to this, common-law individuals would have to select either married or single when asked for their marital status. Common-law status was captured in the 2006 Census as a separate category, in which 3,680 individuals, or approximately 9.5 percent, of City residents identified as living in a common-law relationship. Based on this number, the number of common-law individuals experienced minimal change between 2006 and 2011.

Statistics Canada defines a *Census Family* as a married or common-law couple (with or without children of either and/or both spouses) or a lone parent of any marital status with at least one child. There were 12,840 census families in the City of North Vancouver in 2011, compared to 12,275 in 2006.

The City had a higher percentage of two-person families at 54.6 percent in 2011, compared to 46.5 percent for Metro Vancouver (Figure 5). The high proportion of two-person families in the City is reflected in the percentage of married and common-law couples who did not have children at 45.3 and 77.4 percent, respectively (Figure 6).

Compared to the region, the City had a higher proportion of two-person families in 2011.

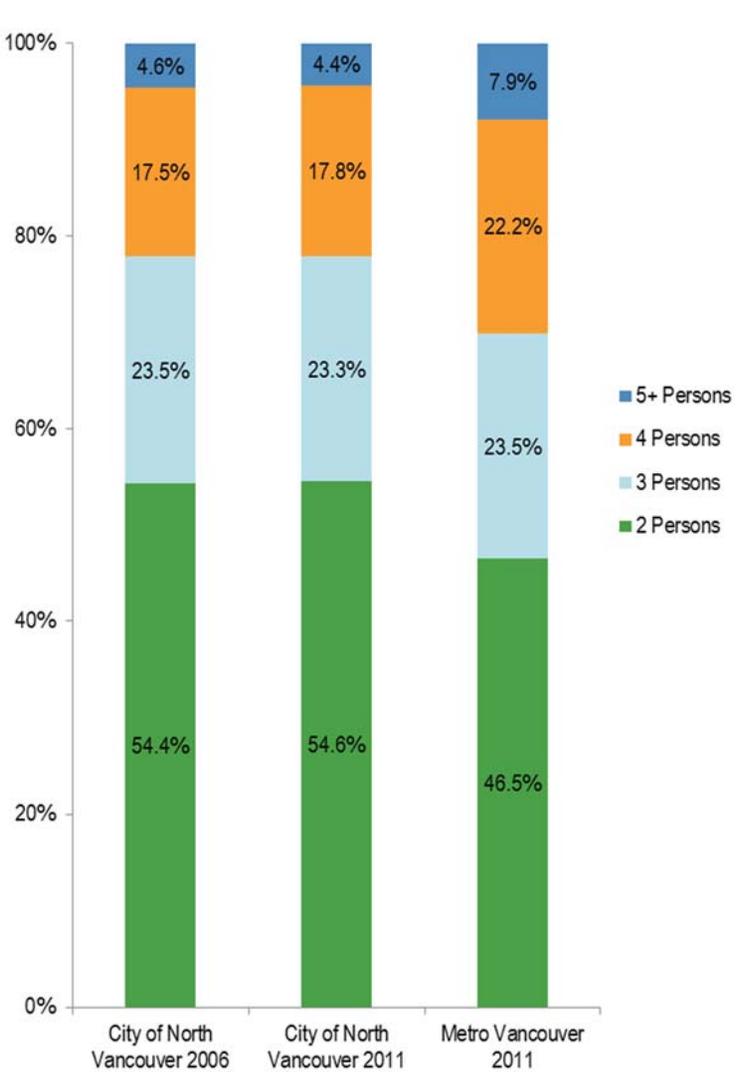


Figure 5: Total Number of Census Families by Size, 2006-2011 (Source: Statistics Canada, 2006-2011 Census)

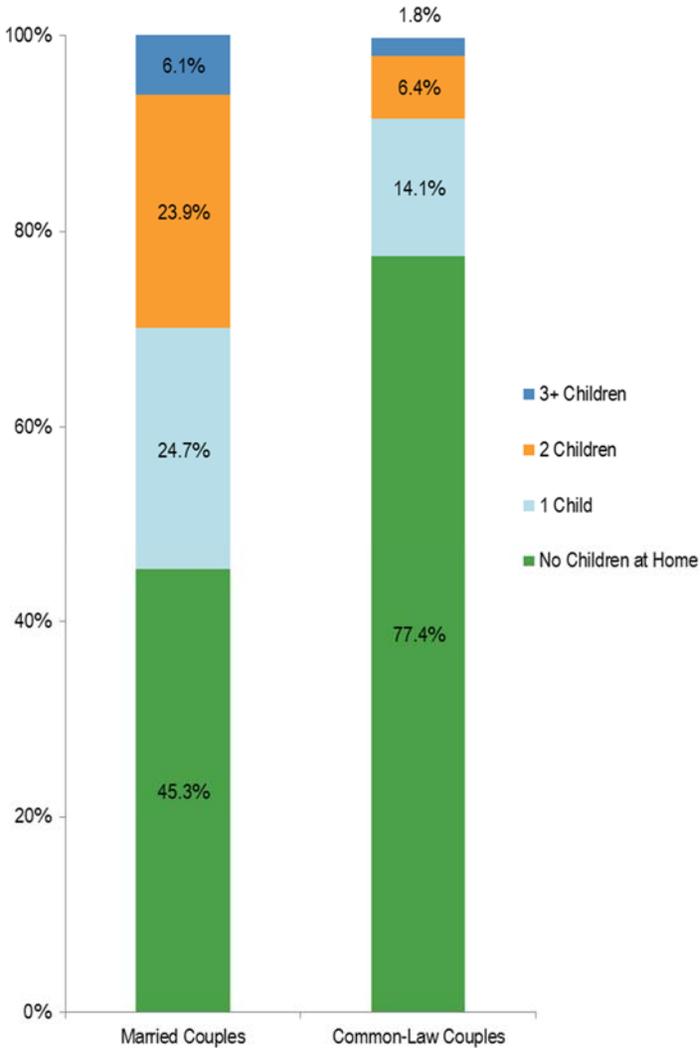


Figure 6: Married and Common-Law Couples and Number of Children, 2011 (Source: Statistics Canada, 2011 Census)

Almost one-fifth of City families are headed by a lone parent.

There were 2,475 lone parent families in 2011, just under one-fifth of all census families in the City (Table 4). The relative proportion of lone parent families decreased from 20.1 percent in 2006 to 19.2 percent in 2011, although the absolute number increased slightly. The percentage of lone parent families in the City remained higher than the City of Vancouver, Metro Vancouver, the District of North Vancouver and the District of West Vancouver in 2011 (Figure 7).

Of the children living in census families in the City, 55.1 percent are between the ages of 0 to 14 (Figure 8), higher than Metro Vancouver at 50.9 percent for the same age range. The City has fewer older children (25 years of age and older) still living with their families compared to the region.

	2001		2006		2011		5-Year Change	10-Year Change
		% of Census Families		% of Census Families		% of Census Families	%	%
Female Lone Parent	1745	14.9	2035	16.6	2035	15.9	0.0	16.6
1 Child	1185	10.1	1380	11.2	1362	10.6	-1.3	14.9
2 Children	465	3.9	530	4.3	545	4.2	2.8	17.2
3+ Children	95	0.8	130	1.1	135	1.1	3.8	42.1
Male Lone Parent	350	3.0	435	3.5	430	3.3	-1.1	22.9
1 Child	250	2.1	300	2.4	315	2.5	5.0	26.0
2 Children	80	0.7	110	0.9	95	0.7	-13.6	18.8
3+ Children	20	0.2	25	0.2	20	0.0	-20.0	0.0
Total	2095	17.9	2470	20.1	2475	19.2	0.2	18.1

Table 4: Lone Parent Families by Gender and Number of Children, 2001-2011 (Source: Statistics Canada, 2001-2011 Census)

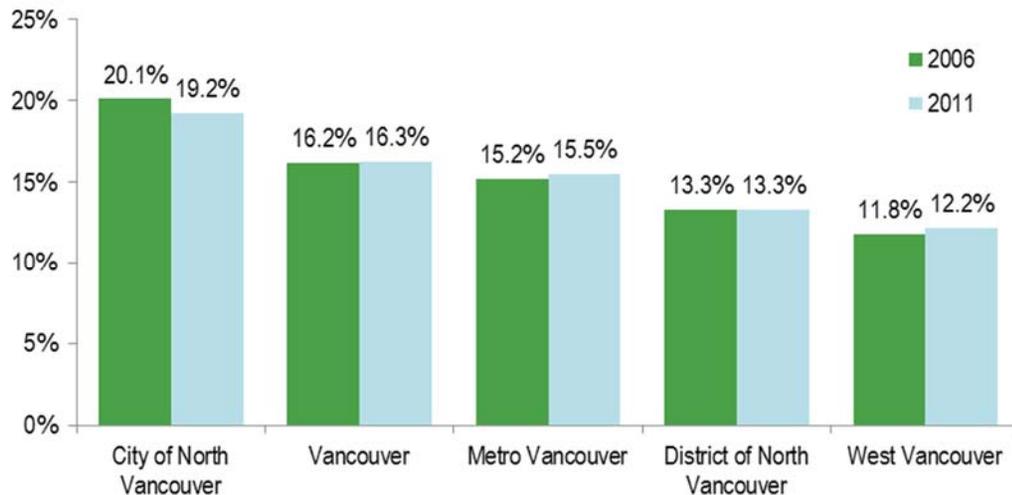


Figure 7: Lone Parent Families, 2006-2011 (Source: Statistics Canada, 2006-2011 Census)

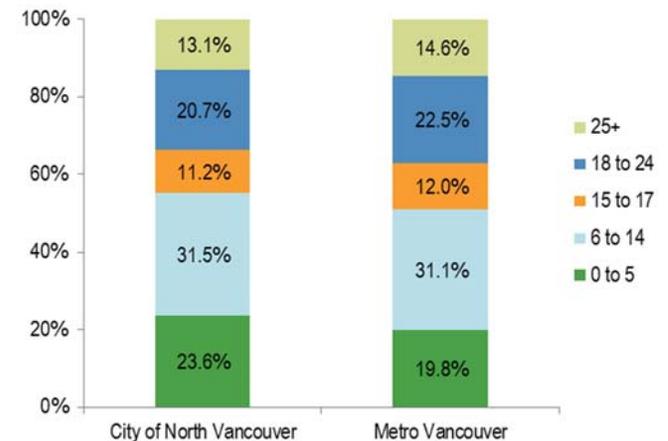


Figure 8: Children in Census Families, 2011 (Source: Statistics Canada, 2011 Census)

In 2011, the City had a higher proportion of persons living alone and persons living with non-relatives at 18.8 percent and 5.6 percent, respectively, compared to Metro Vancouver (Figure 9). Approximately 45.5 percent of seniors in the City do not live in census families and instead live with relatives, non-relatives or alone (Figure 10). The majority of seniors living alone are female (Figure 11).

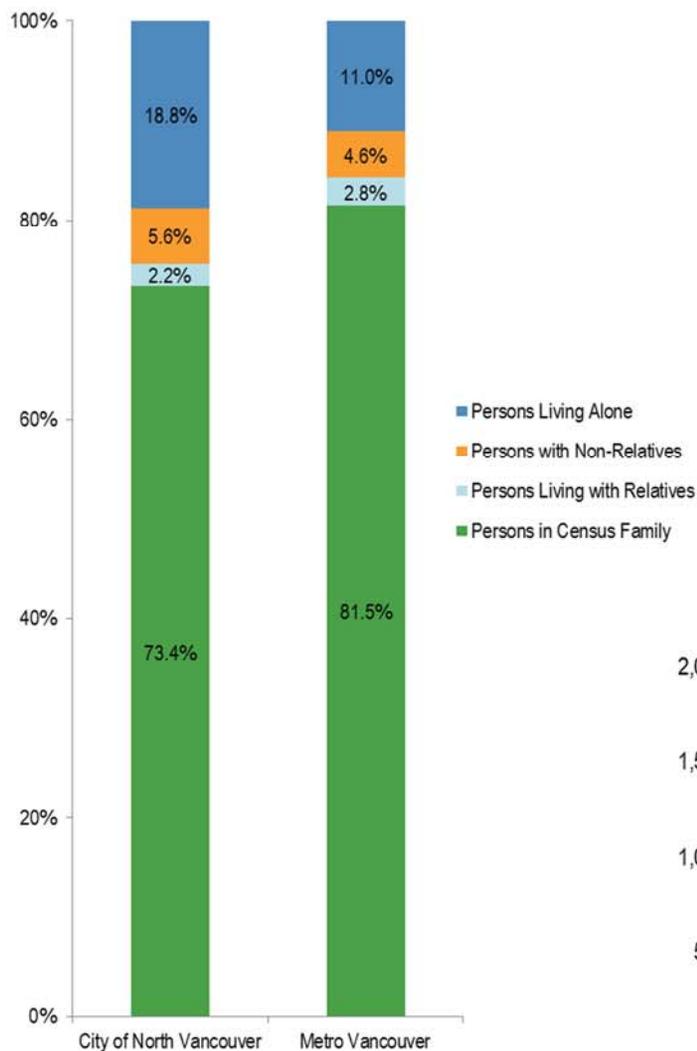


Figure 9: Total Persons in Private Households, 2011
(Source: Statistics Canada, 2011 Census)

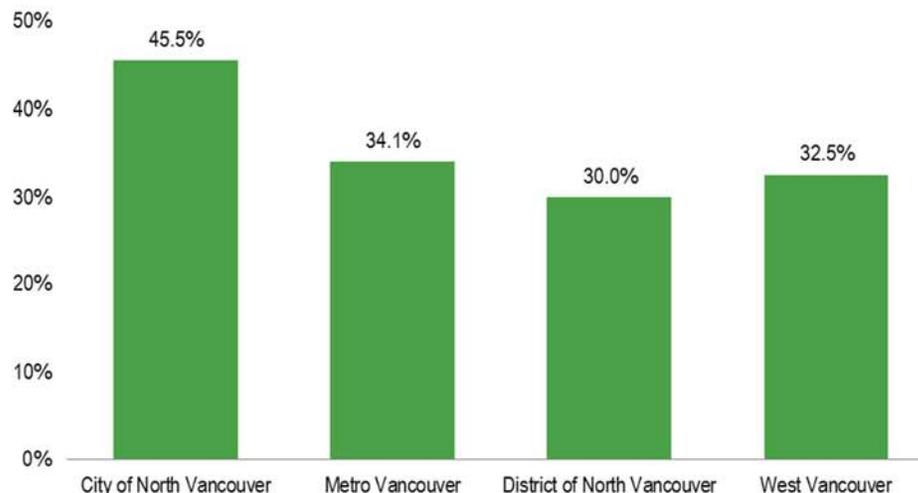


Figure 10: Percentage of Seniors Not in Census Families, 2011
(Source: Statistics Canada, 2011 Census)

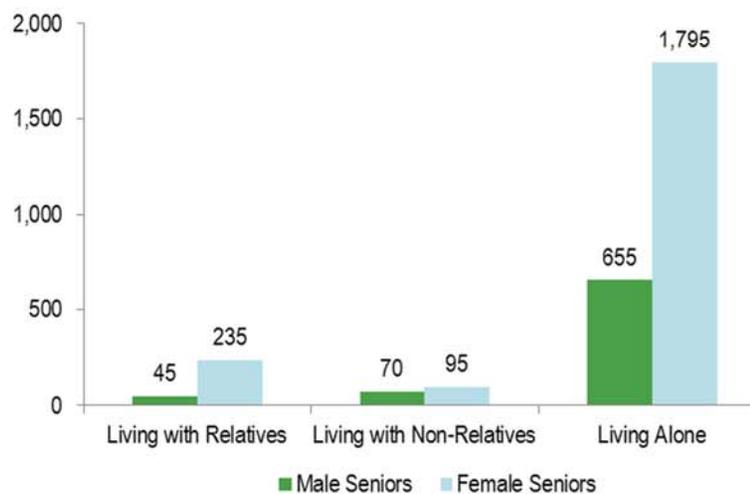


Figure 11: Number of Seniors Not in Census Families by Gender and Living Situation, 2011
(Source: Statistics Canada, 2011 Census)

5. Diversity

In 2011, 37.2 percent of City residents were immigrants, a growth of 0.7 percent from 36.5 percent in 2006 (Figure 12). This growth is supported by the influx of immigrants who have settled in the City since 1991, with 6,895 new immigrants between 2001 and 2011 alone (Figure 13). Interestingly, the City also has a higher proportion of individuals who migrated from other parts of Canada when compared to Metro Vancouver.

Although Iran remains the most common place of birth for immigrants in the City, the proportion of immigrants originating from Iran has decreased since 2001 (Table 5). According to the 2011 NHS, the City saw 1,070 immigrants from the Philippines between 2006 and 2011, accounting for 26.7 percent of recent immigrants to the City. As for the Aboriginal population, the City saw an increase from 930 residents in 2006 to 1,280 residents in 2011.

	2001		2006		2011	
	Total	%	Total	%	Total	%
Iran	1335	33.7	890	25.6	885	22.1
Philippines	355	9.0	530	15.3	1070	26.7
South Korea	165	4.2	365	10.5	160	4.0
United Kingdom	185	4.7	155	4.5	345	8.6
China	200	5.1	145	4.2	120	3.1
Japan	105	2.7	110	3.2	100	2.5
United States	75	1.9	95	2.7	130	3.2
Serbia & Montenegro	0	0.0	90	2.6	0	0.0
South Africa	125	3.2	70	2.0	30	0.7
Romania	125	3.2	65	1.9	80	2.0
Mexico	55	1.4	65	1.9	35	0.9
India	65	1.6	60	1.7	120	3.0
Russia	120	3.0	55	1.6	20	0.5
Hong Kong	155	3.9	55	1.6	35	0.5
Other	875	22.1	715	20.6	870	21.7
Total	3940		3465		4005	

Table 5: Recent Immigrants by Place of Birth, 2001-2011 (Source: Statistics Canada, 2011 NHS)



Figure 12: Immigration Status, 2006-2011 (Source: Statistics Canada, 2006 Census & 2011 NHS)

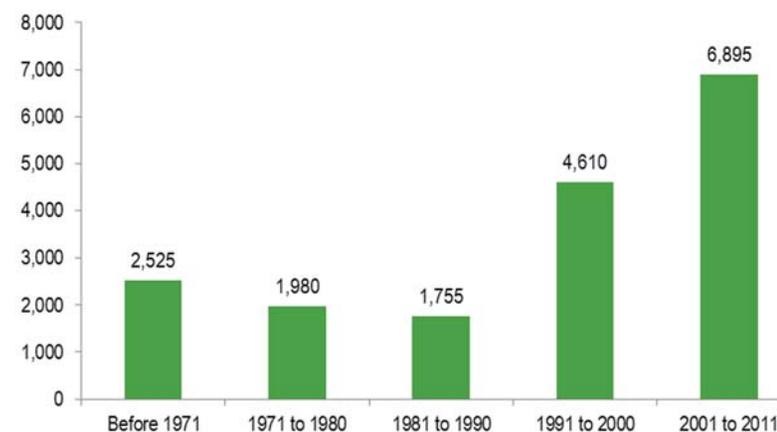


Figure 13: Period of Immigration, 2011 (Source: Statistics Canada, 2011 NHS)

Between 2006 and 2011, English as mother tongue decreased 0.6 percent, from 66.6 percent in 2006 to 66.0 percent in 2011 (Figure 14). Persian (Farsi) as mother tongue increased in 2011, despite decreasing levels of immigrants from Iran, which points to an increased number of children being born to Persian (Farsi) speaking parents. Tagalog (Filipino) as mother tongue also increased from 2.3 percent in 2006 to 3.1 percent in 2011.

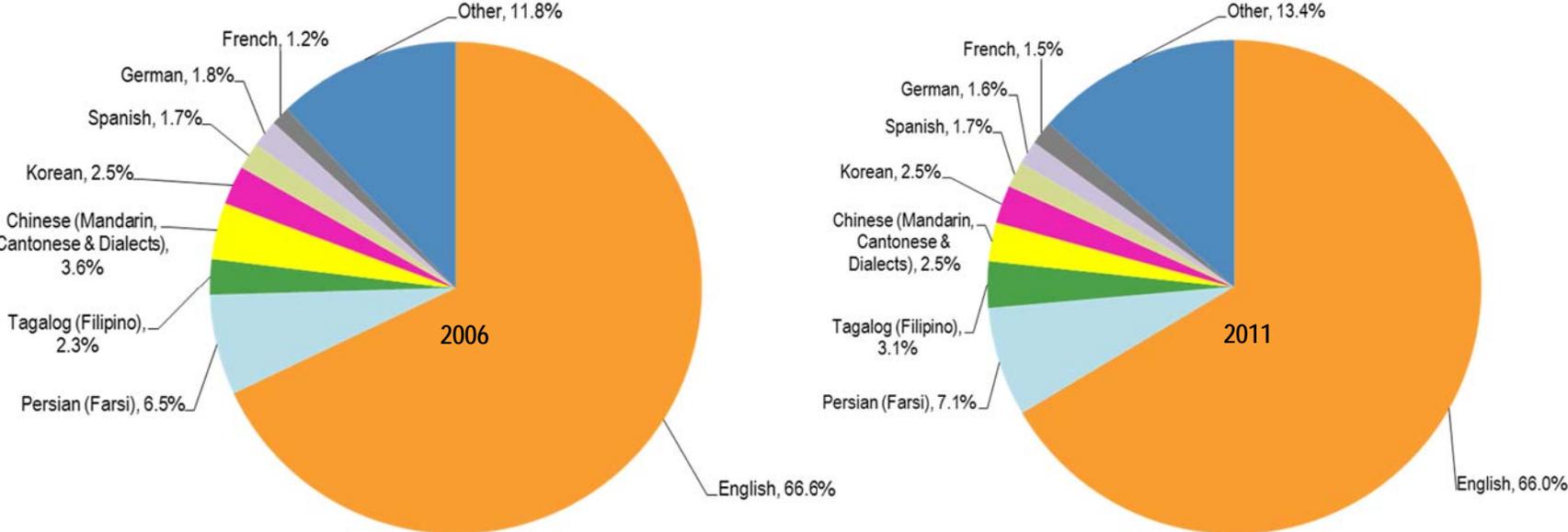


Figure 14: Population by Mother Tongue
(Source: Statistics Canada, 2006-2011 Census)

6. Education

Between 2006 and 2011, the proportion of City residents with some level of university education increased (Figure 15).

Overall, more City residents had some level of university education compared to the region overall. The proportion of City residents with no education decreased since the last Census period to 9.8 percent in 2011, well below Metro Vancouver at 14.6 percent.

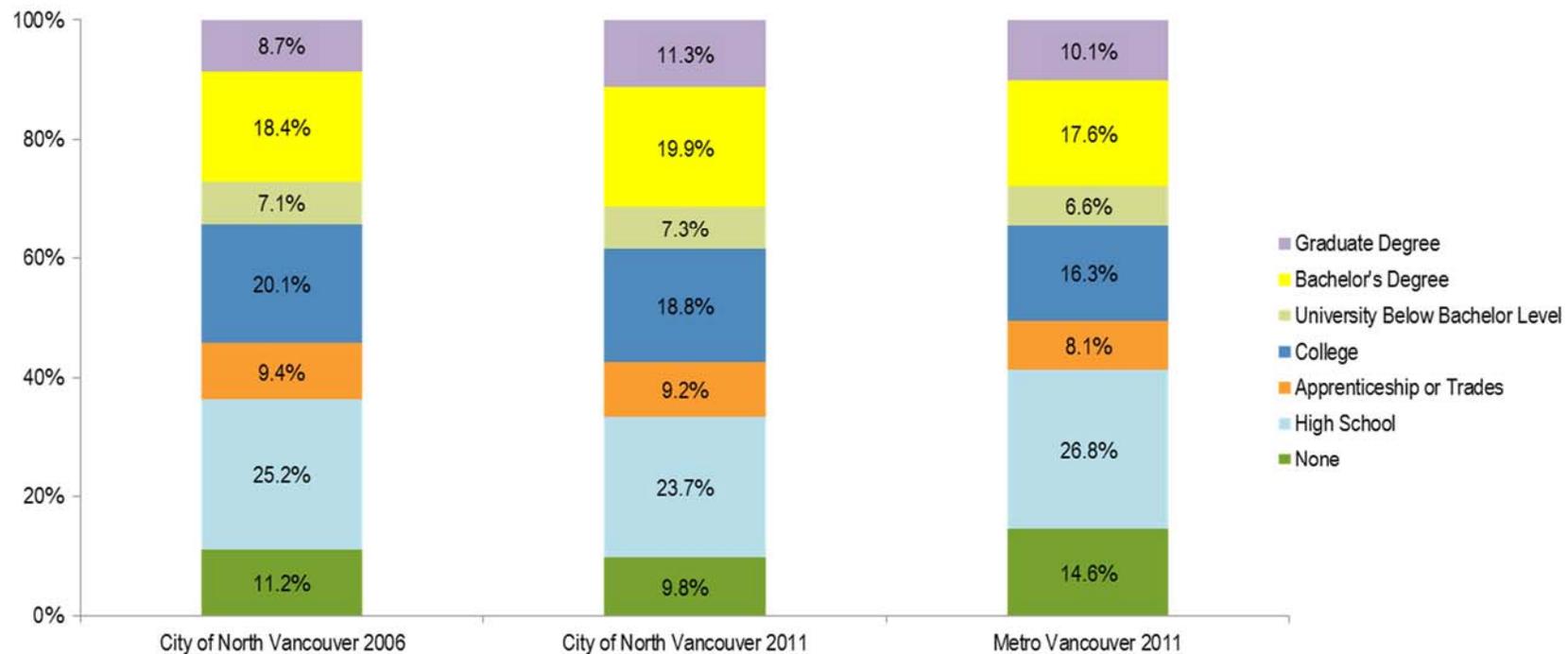


Figure 15: Highest Certificate, Diploma or Degree for Population 15 Years and Over
(Source: Statistics Canada, 2006 Census and 2011 NHS)

Business, Management and Public Administration continued to be the most common field of study in the City, followed by Architecture, Engineering and Related Technologies (Table 6).

Proportionally, fewer residents studied Mathematics, Computer and Information Sciences and Physical and Life Sciences and Technology in 2011.

	2006				2011			
	Male	Female	Total	%	Male	Female	Total	%
Business, Management, and Public Administration	1730	2600	4330	21.5	2505	3490	5995	21.9
Architecture, Engineering, and Related Technologies	3150	430	3580	17.8	4395	570	4965	18.1
Health and Related Fields	530	2225	2755	13.7	790	3175	3965	14.5
Social and Behavioural Sciences and Law	995	1705	2700	13.4	1215	2300	3515	12.8
Education	275	895	1170	5.8	455	1380	1835	6.7
Humanities	360	860	1220	6.1	560	1165	1725	6.3
Visual and Performing Arts, and Communication Technologies	545	600	1145	5.7	685	865	1550	5.7
Personal, Protective and Transportation Services	415	380	795	4.0	635	730	1365	5.0
Mathematics, Computer and Information Sciences	590	455	1045	5.2	620	335	955	3.5
Physical and Life Sciences and Technology	535	465	1000	5.0	430	465	895	3.3
Agriculture, Natural Resources and Conservation	230	130	360	1.8	350	245	595	2.2
Total	9355	10745	20100		12640	14720	27360	

Table 6: Major Field of Study for Male and Female Residents Over 15 Years of Age, 2006-2011
(Source: Statistics Canada, 2011 NHS)

7. Employment and Commute to Work

The City strives to be a complete community, part of which includes a healthy balance of local jobs for City residents. In 2011, the City had 26,710 jobs (only includes jobs with a fixed location, including residential homes), a 10.9 percent increase since 2001, and 29,415 residents in the labour force. This is compared to the District of North Vancouver and West Vancouver at 23,310 jobs / 46,515 residents in the labour force and 13,615 jobs / 19,315 residents in the labour force, respectively. As a Regional Centre in Metro Vancouver, the City has major employers, such as Lions Gate Hospital (Vancouver Coastal Health) and ICBC, in addition to many local businesses.

Approximately 16,035, or 60 percent, of the jobs in the City in 2011 were filled by City residents, lower than the District of North Vancouver (69.1 percent) and West Vancouver (73.7 percent), but higher than Metro Vancouver (55.3 percent). The unemployment rate in the City in 2011 was 6.1 percent (Figure 16).

The City had a higher percentage of residents who were self-employed at 13.8 percent in 2011, compared to 12.5 percent for the region. City residents were also more likely to use active modes of transportation, such as cycling and walking, to commute to work when compared to Metro Vancouver (Figure 17). The median commute time in the City in 2011 was 20.5 minutes, faster than the two North Shore municipalities at 20.7 minutes each and Metro Vancouver at 25.6 minutes.



Figure 16: Unemployment Rate, 2006-2011
(Source: Statistics Canada, 2006 Census and 2011 NHS)

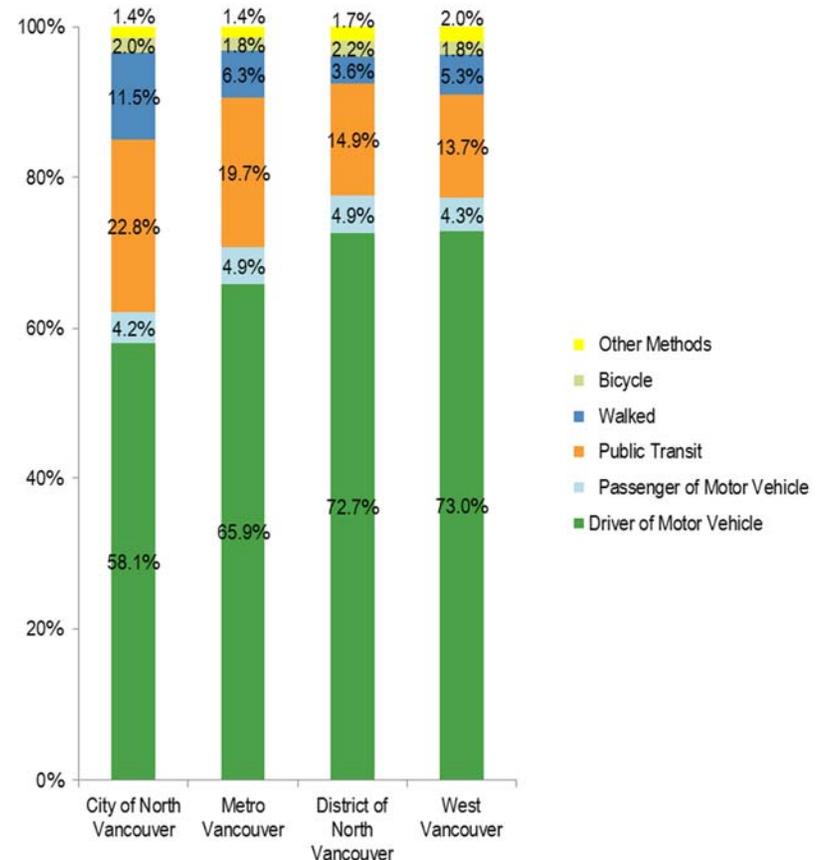
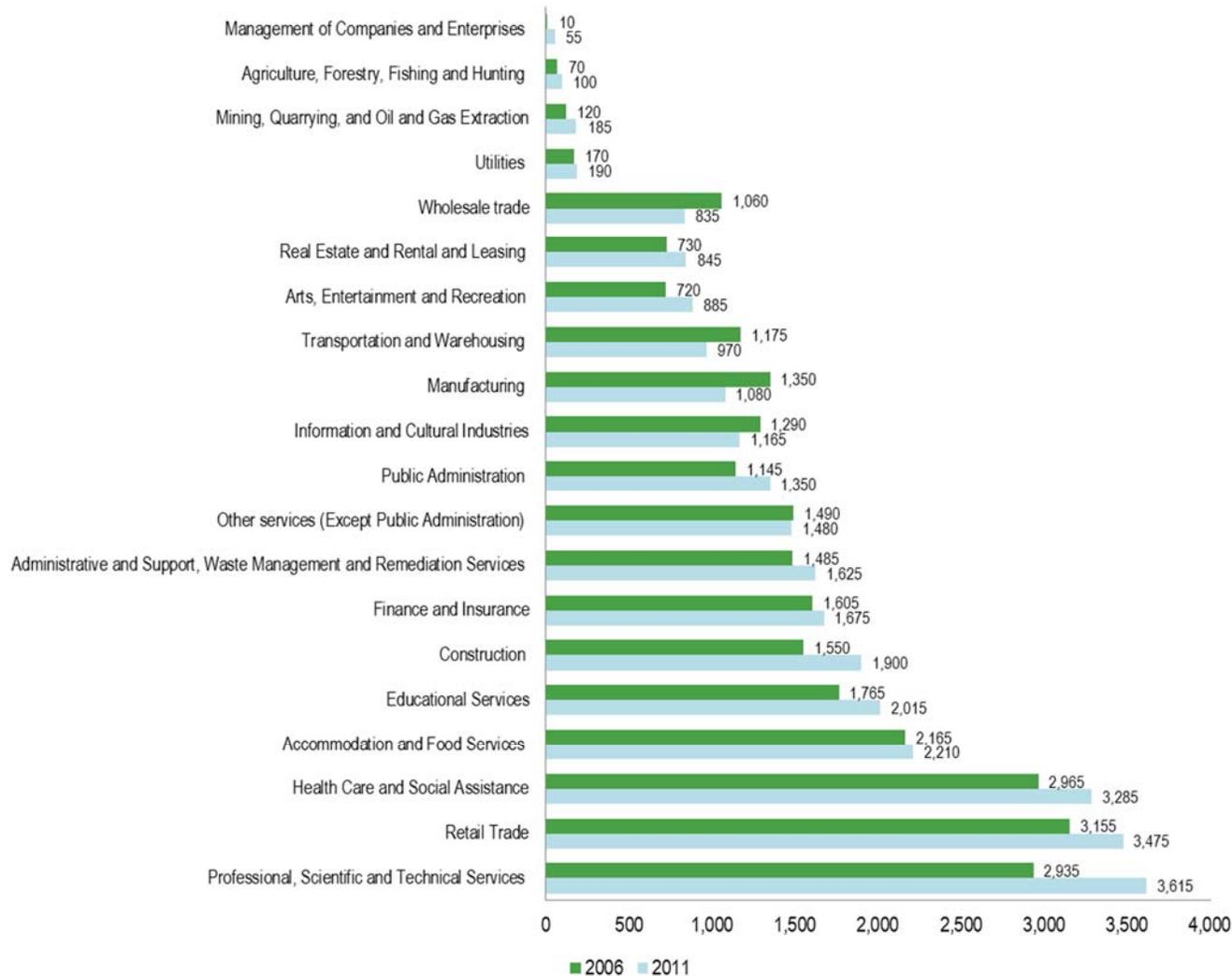


Figure 17: Mode of Transportation to Work, 2011
(Source: Statistics Canada, 2011 NHS)

City residents are employed in a range of industries, with the majority of residents in the professional, retail and health care industries.



In 2011, residents employed in the professional, scientific and technical services industry increased in both absolute and relative terms (Figure 18). Residents employed in retail trade also increased, but retail trade is no longer the predominant industry for City residents. Due to the voluntary nature of the 2011 NHS, the City cannot corroborate this data, although the growth in retail sector jobs remains strong. Based on the NHS, fewer residents are now employed in traditional industrial jobs, such as wholesale trade, transportation and warehousing and manufacturing.

Figure 18: Total Labour Force Age 15+ by Industry
 (Source: Statistics Canada, 2011 NHS)

8. Income

Household income in the City has been increasing over time. In 2011, there were fewer households making less than \$10,000 and more households making more than \$60,000 (Figure 19). A *household* is a group of persons who occupy the same private dwelling, but does not include foreign residents, as defined by Statistics Canada.

An *economic family*, as defined by Statistics Canada, is a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law, adoption or a foster relationship. In 2011, economic families in the City had a median income of \$79,132, higher than the median household income of \$59,373 and median one-person income of \$38,708 (Table 7). The median income for economic families in the City is still well lower than the District of North Vancouver and West Vancouver.

The income gap between male and female remained in the City in 2011, with the difference in employment income increasing between 2006 and 2011 (Figure 20).

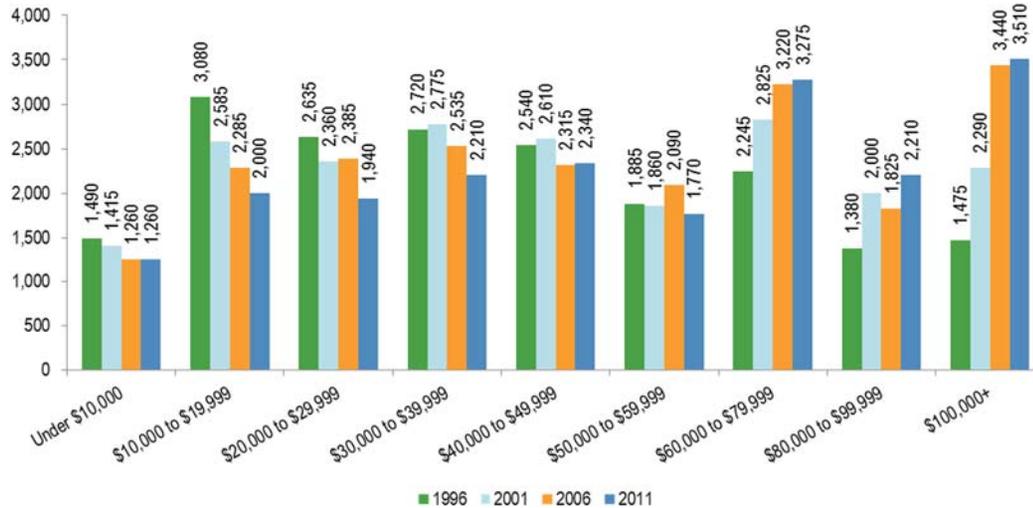


Figure 19: Total Household Income, 1996-2011 (Source: Statistics Canada, 1996-2006 Census & 2011 NHS)



Figure 20: Employment Income by Gender, 1996-2011 (Source: Statistics Canada, 1996-2006 Census & 2011 NHS)

	Median Income		
	Household	Economic Families	One Person
City of North Vancouver	\$59,373	\$79,132	\$38,708
District of North Vancouver	\$87,332	\$103,206	\$40,315
West Vancouver	\$84,345	\$115,425	\$38,606
City of Vancouver	\$56,113	\$77,515	\$33,566
Metro Vancouver	\$63,347	\$80,006	\$34,179

Table 7: Income of Economic Families, 2011 (Source: Statistics Canada, 2011 NHS)

Couple families with children had the highest median and average family incomes compared to couples and lone-parent families in 2011 (Figure 21).

Statistics Canada defines *low income* as the income level at which families or persons not in economic families spend 20 percentage points more than average of their after-tax income on food, shelter and clothing. In 2011, the threshold for low income was 63 percent of after-tax income on necessities. In the City, the prevalence of low income based on after-tax income was 16.3 percent in 2011, lower than Metro Vancouver at 17.4 percent. Looking at individuals in low income, the City had a lower proportion of residents age 18 and younger who were considered low income compared to the other North Shore municipalities, as well as the region in 2011 (Figure 22). The City had a higher proportion of 18 to 64 year olds and 65 and older individuals who were considered low income, except for West Vancouver, which had a higher percentage of seniors in low income.



Figure 21: Income by Economic Family Status, 2011
(Source: Statistics Canada, 2011 NHS)

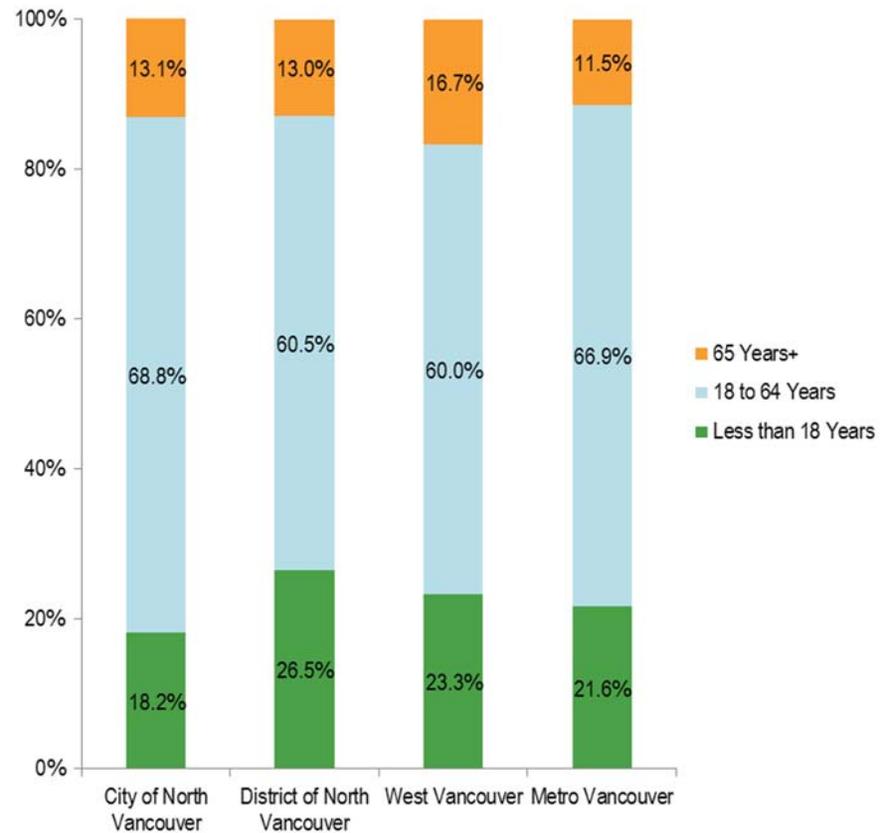


Figure 22: Population in Low Income, 2011
(Source: Statistics Canada, 2011 NHS)

9. Dwellings and Affordability

The number of dwelling units in the City has increased steadily over time. Since 1986, the City's housing supply has grown by 5,615 units, for a total of 22,790 dwelling units in 2011 (Figure 23).

The City's housing stock was predominantly in low-rise apartments (up to four storeys) and apartments with five or more storeys in 2011 (Figure 24). Since 2006, the City has seen a slight decrease in the number of dwelling units in low rise apartments, single detached homes and other ground-oriented dwellings (Figure 24). Other ground-oriented dwellings is an aggregate of the Statistics Canada semi-detached house, row house, apartment (duplex), other single-attached house and movable dwelling categories.

Increases in dwelling units in apartments with five or more storeys are likely due to increased concrete construction in the City. Changes to the British Columbia Building Code in 2008 to allow wood construction up to six storeys may also have an impact on this category.

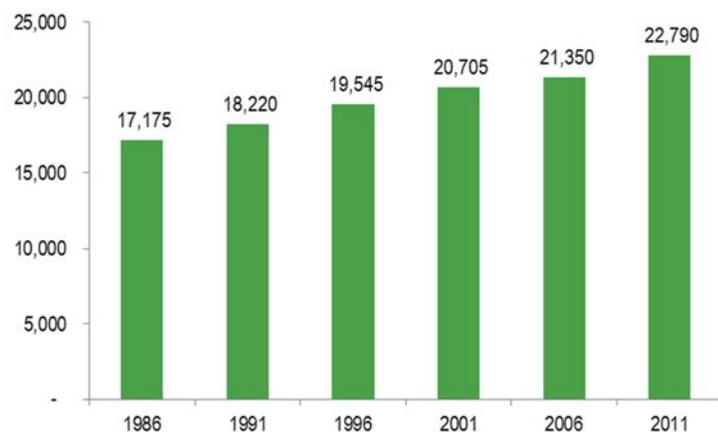


Figure 23: Number of Dwelling Units, 1986-2011
(Source: Statistics Canada, 1986-2011 Census)

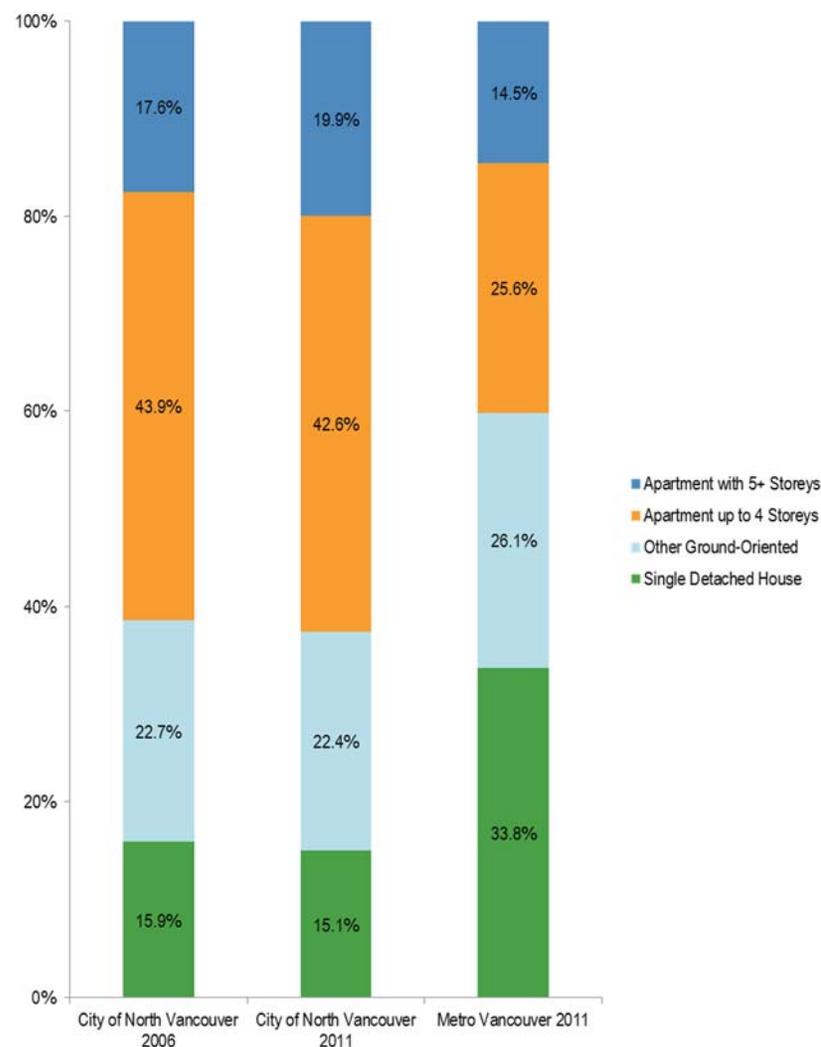


Figure 24: Dwelling Units by Structure Type, 2006- 2011
(Source: Statistics Canada, 2006-2011 Census)

The majority of the City's housing stock was built prior to 1980s.

Between 2006 and 2011, the City added 1,770 dwelling units (Figure 25). While the majority of the City's housing stock was constructed prior to 1980, the 2011 NHS reported only 7.8 percent of units in need of major repairs.

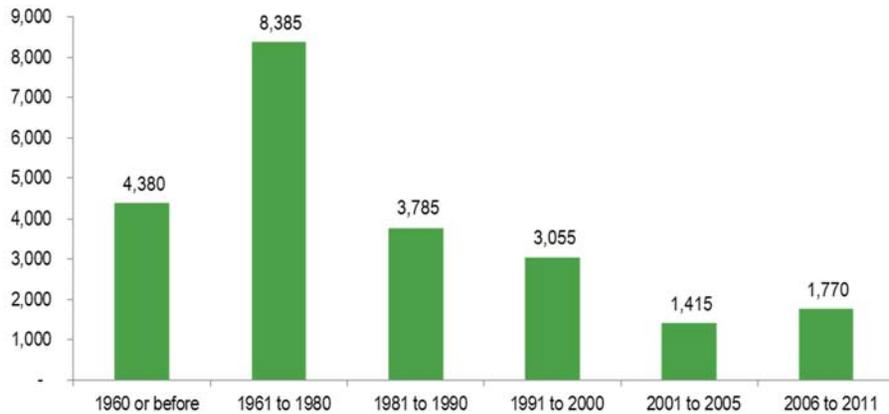


Figure 25: Dwelling Units by Period of Construction, 2011
(Source: Statistics Canada, 2011 NHS)

Due to the high number of dwelling units in apartments, the City had a higher proportion of studio or one-bedroom units compared to the region in 2011 (Figure 26). The City had significantly fewer three-bedroom and four or more bedroom dwelling units, which are units best able to accommodate families. Overall, 10 percent of City households were living in housing deemed not suitable to their needs based on the Canada Mortgage and Housing Corporation National Occupancy Standard, which assesses housing suitability by the number of bedrooms based on the size and composition of the household. Housing unsuitability in the region was 9.3 percent in 2011.

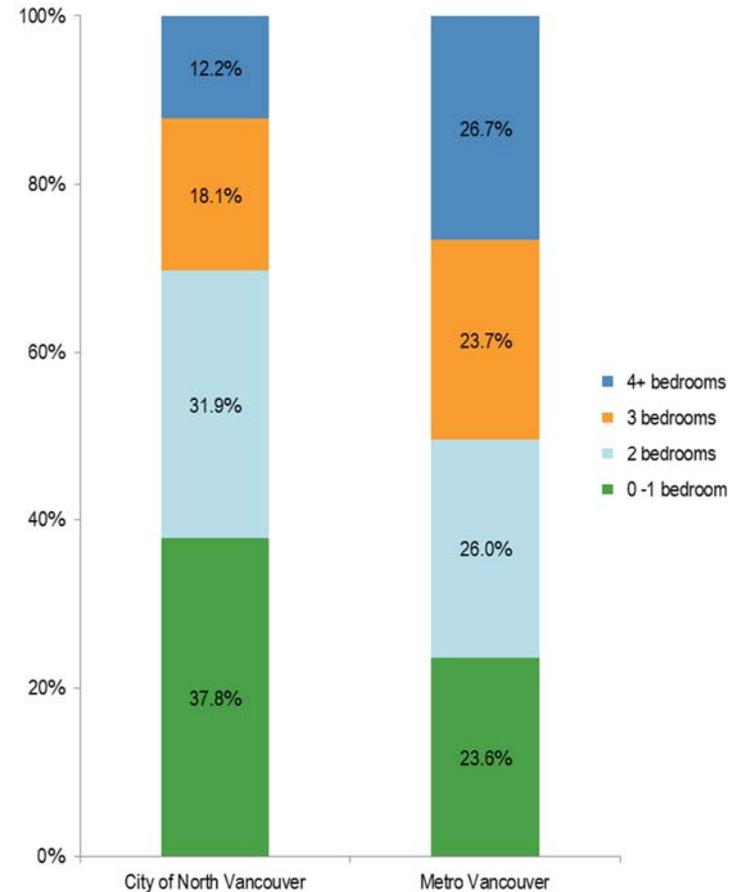


Figure 26: Dwelling Units by Number of Bedrooms, 2011
(Source: Statistics Canada, 2011 NHS)

The absolute number of renter households increased in 2011 after decades of decline.

The City had 12,390 owner households and 10,405 renter households in 2011 (Figure 27). Renter households increased between 2006 and 2011, after decades of decline. This increase could be due to a number of market factors, in addition to City policies that encourage rental housing development. In Metro Vancouver, the number of renter households decreased slightly from 34.9 percent in 2006 to 34.5 percent in 2011 (Table 8).

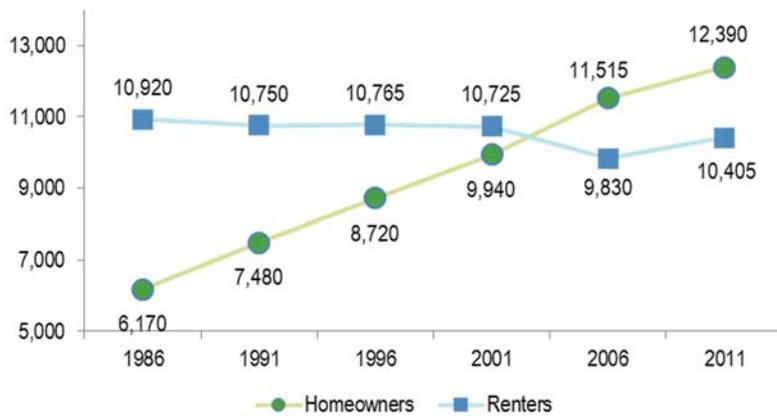


Figure 27: Households by Tenure, 1986-2011
(Source: Statistics Canada, 1986-2006 Census & 2011 NHS)

	Owners	Renters
City of North Vancouver	54.3%	45.7%
District of North Vancouver	81.0%	19.0%
West Vancouver	78.8%	21.2%
City of Vancouver	48.5%	51.5%
Metro Vancouver	65.5%	34.5%

Table 8: Households by Tenure (Percentage), 2011
(Source: Statistics Canada, 2011 NHS)

The City had a higher proportion of primary household maintainers aged 44 years and younger compared to the Metro Vancouver region in 2011 (Figure 28). The City also had a higher percentage of single household maintainers at 64.7 percent compared to 58.6 percent for Metro Vancouver.

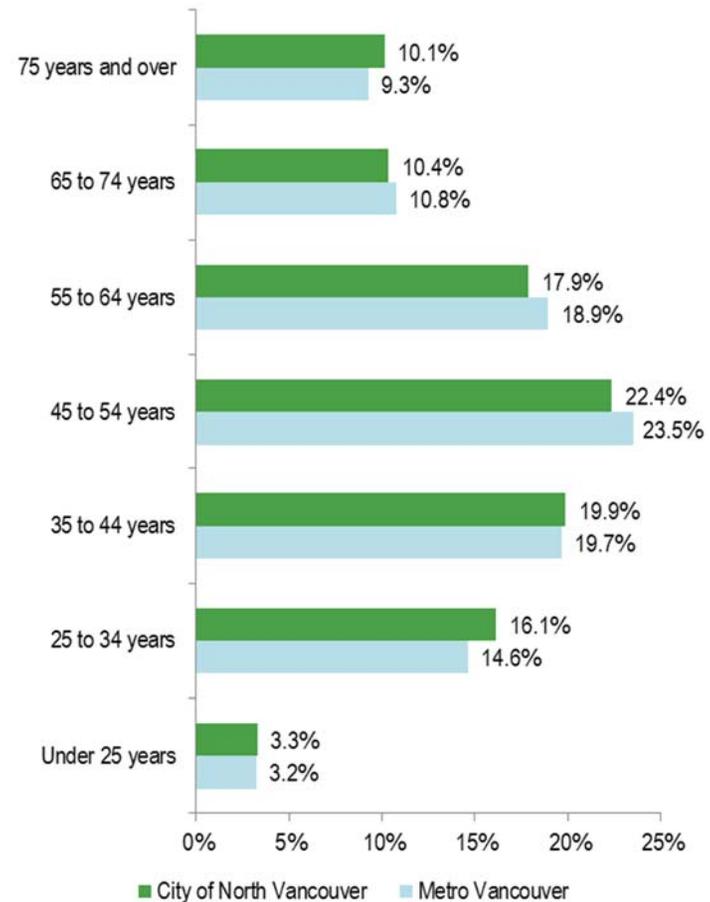


Figure 28: Age of Primary Household Maintainers, 2011
(Source: Statistics Canada, 2011 NHS)

34.4 percent of City households spent 30 percent or more of total household income on shelter costs, compared to 33.5 percent in Metro Vancouver.

Housing affordability is a growing concern in Metro Vancouver. Affordability impacts owner and renter households differently in the City, with more renter households spending 30 percent or more of total household income on shelter costs in 2011 (Figure 29). The City also has a higher percentage of households spending 30 percent or more of total household income on shelter costs compared to the other North Shore municipalities.

In 2011, owner households in the City had higher monthly shelter costs compared to renter households (Figure 30). That said, the median gross income for owner households at \$92,000 is significantly higher than the median gross income for renters at \$54,000.

60.4 percent of owner households in the City had a mortgage in 2011, slightly higher than the region at 59.0 percent. The City had fewer tenant households in subsidized housing at 10.8 percent in 2011 compared to 13.8 percent for the Metro Vancouver.

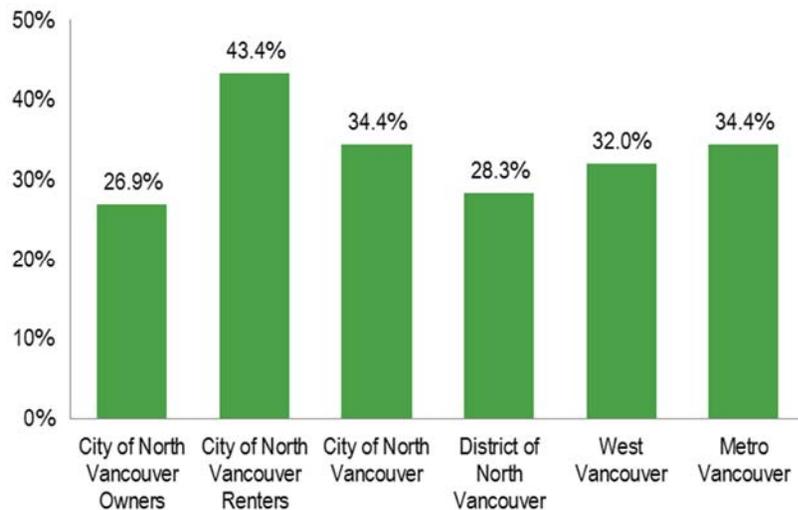


Figure 29: Percent of Households Spending 30 Percent or More of Household Total Income on Shelter Costs, 2011
(Source: Statistics Canada, 2011 NHS)

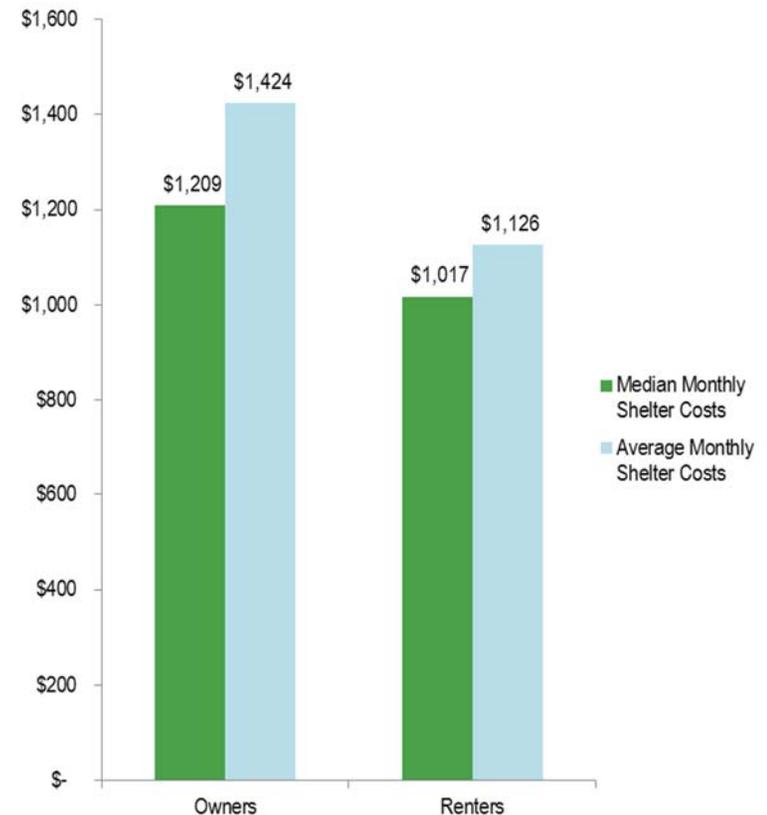


Figure 30: Shelter Costs by Tenure, 2011
(Source: Statistics Canada, 2011 NHS)

10. Neighbourhood Profiles

The City of North Vancouver is comprised of nine neighbourhoods (Figure 31). These neighbourhoods were developed to reflect areas with unique characteristics and allow analysis at a more local level.

Overall, the City's population continued to be concentrated in a roughly five-block wide corridor centered on Lonsdale Avenue in 2011, with 33 percent of City residents living in Lower Lonsdale and 28.6 percent in Central Lonsdale (Figure 32). Between 2006 and 2011, the neighbourhood with the highest population growth was Marine-Hamilton (15.7 percent), followed by Lower Lonsdale (8.7 percent) and Central Lonsdale (8.3 percent) (Table 9). The growth in Marine-Hamilton reflects the City's move to allow mixed-use development along Marine Drive. Grand Boulevard experienced the least amount of population growth since the previous Census period at 0.5 percent



Figure 31: Census Neighbourhoods in the City, 2011 (Source: City of North Vancouver, 2015)

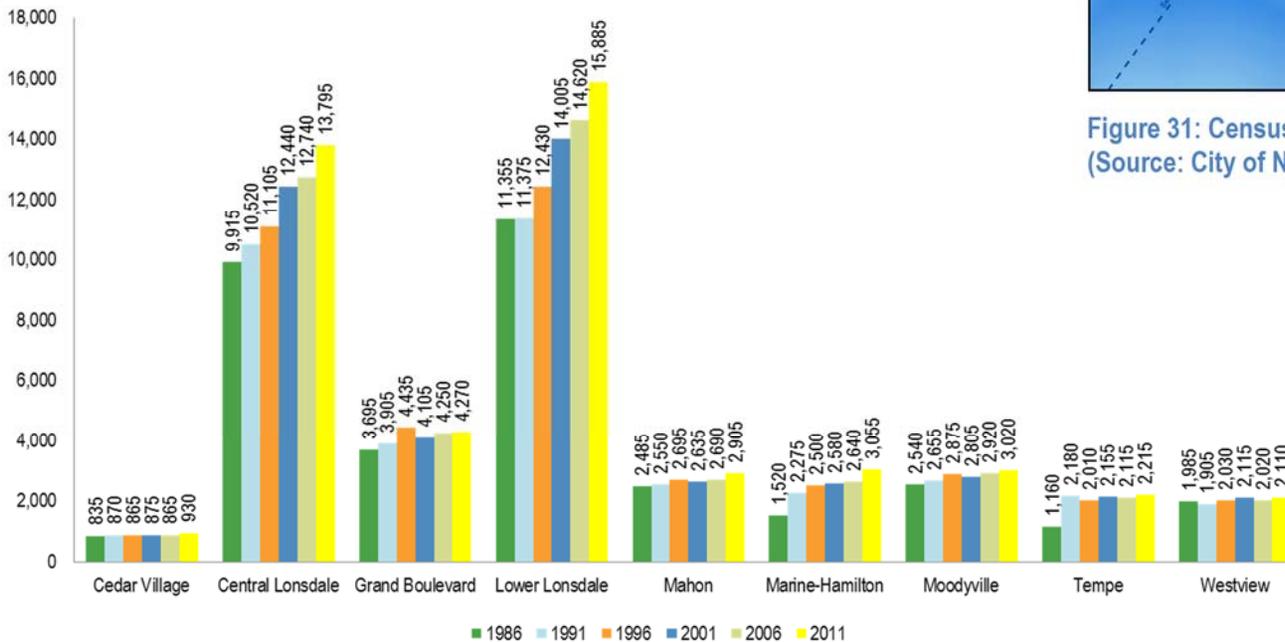


Figure 32: Population by Neighbourhood, 1986-2011 (Source: Statistics Canada, 1986-2011 Census)

Neighbourhood	Percent Change 2006-2011
Cedar Village	7.5%
Central Lonsdale	8.3%
Grand Boulevard	0.5%
Lower Lonsdale	8.7%
Mahon	8.0%
Marine-Hamilton	15.7%
Moodyville	3.4%
Tempe	4.7%
Westview	4.5%

Table 9: Population Change, 2006-2011 (Source: Statistics Canada, 2006-2011 Census)

Lower Lonsdale and Central Lonsdale continued to be the neighbourhoods where most children and youth (aged 0 to 19) live in the City (Figure 33). In 2011, 2,165 and 2,020 children and youth lived in Central Lonsdale and Lower Lonsdale, respectively. When measured as a percentage of the population of the neighbourhood, Cedar Village had the highest percentage of children and youth at 38.2 percent, followed by Marine-Hamilton (26.3 percent) and Westview (25.9 percent) in 2011 (Figure 34).

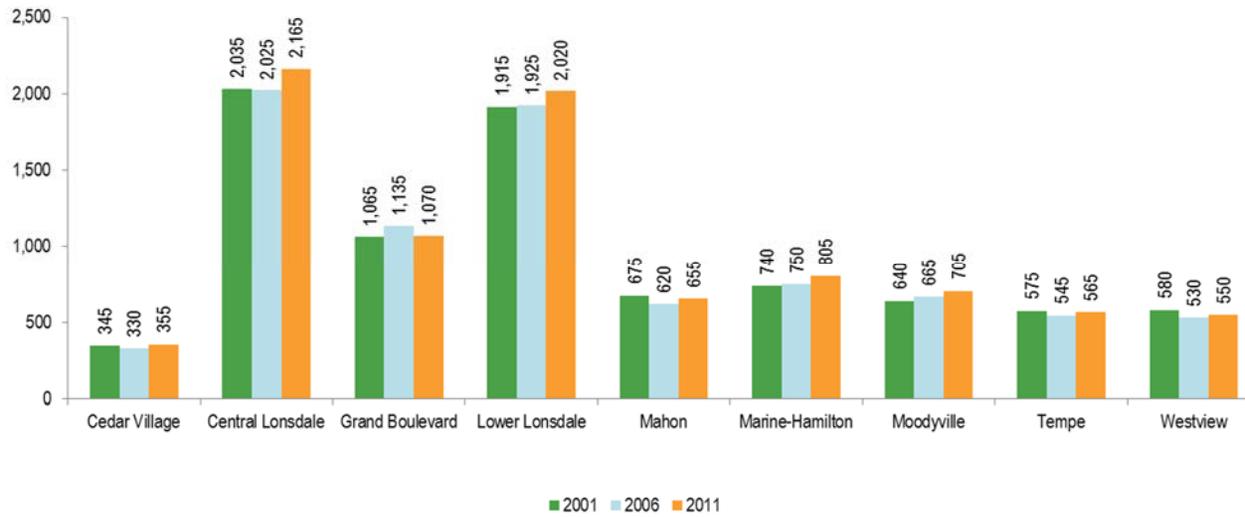


Figure 33: Number of Children and Youth (0 to 19 Years of Age) by Neighbourhood, 2001-2011 (Source: Statistics Canada, 2001-2011 Census)

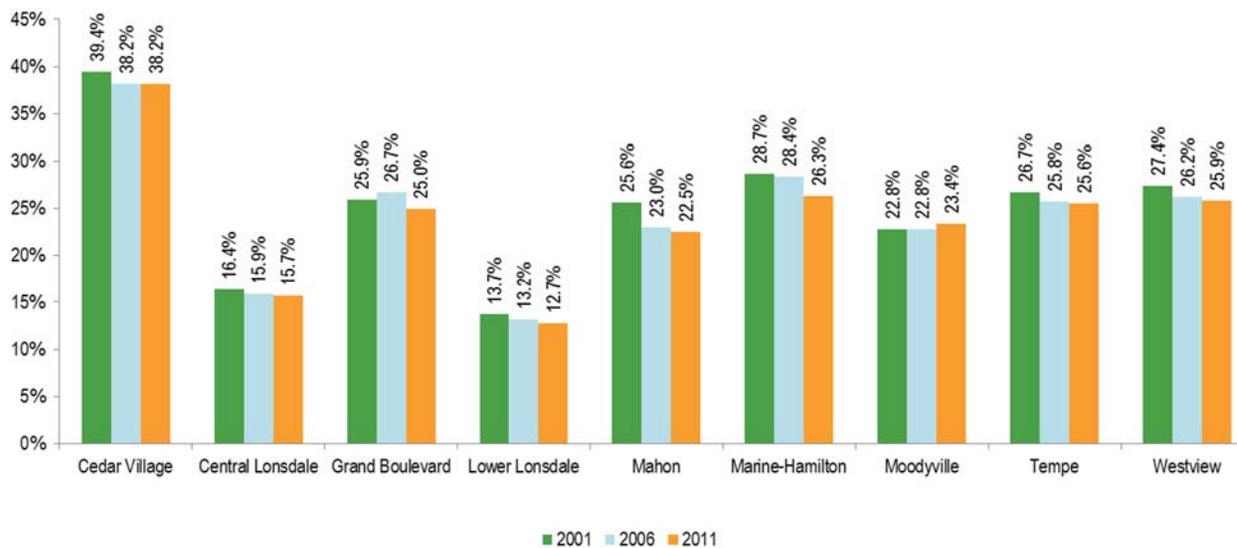


Figure 34: Percentage of Children and Youth (0 to 19 Years of Age) by Neighbourhood, 2001-2011 (Source: Statistics Canada, 2001-2011 Census)

Lower Lonsdale and Central Lonsdale also had the highest absolute and relative number of seniors (55 years of age and older) (Figure 35 and Figure 36).

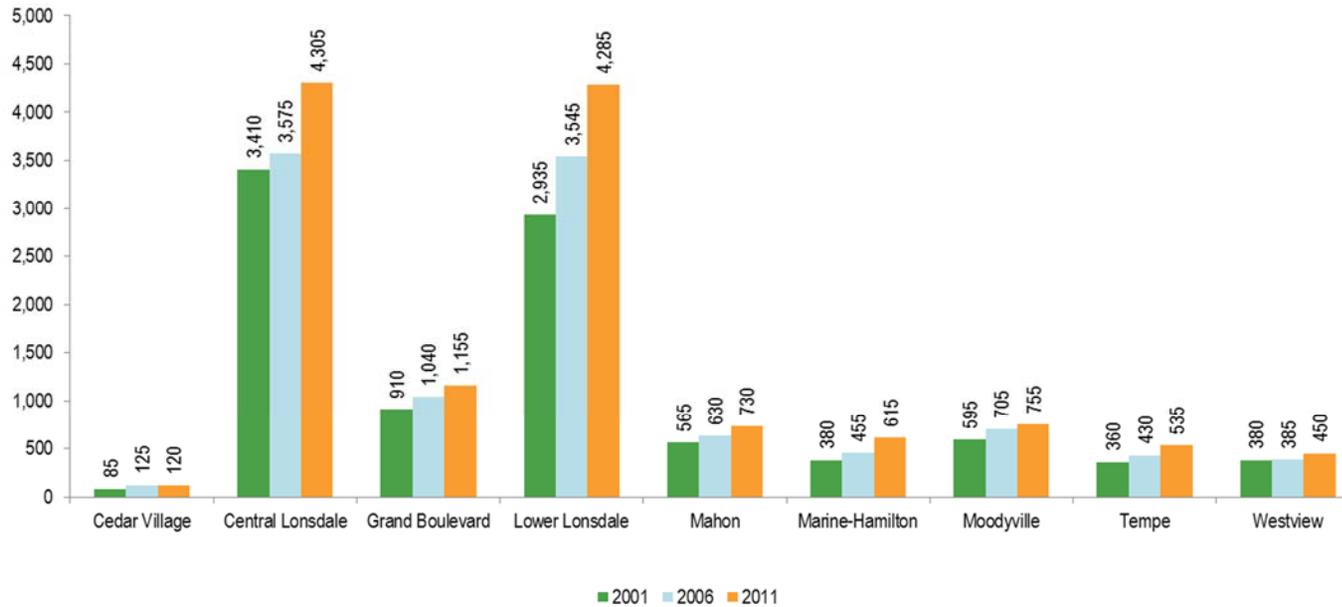


Figure 35: Number of Seniors (55 Years of Age and Older) by Neighbourhood, 2001-2011 (Source: Statistics Canada, 2001-2011 Census)

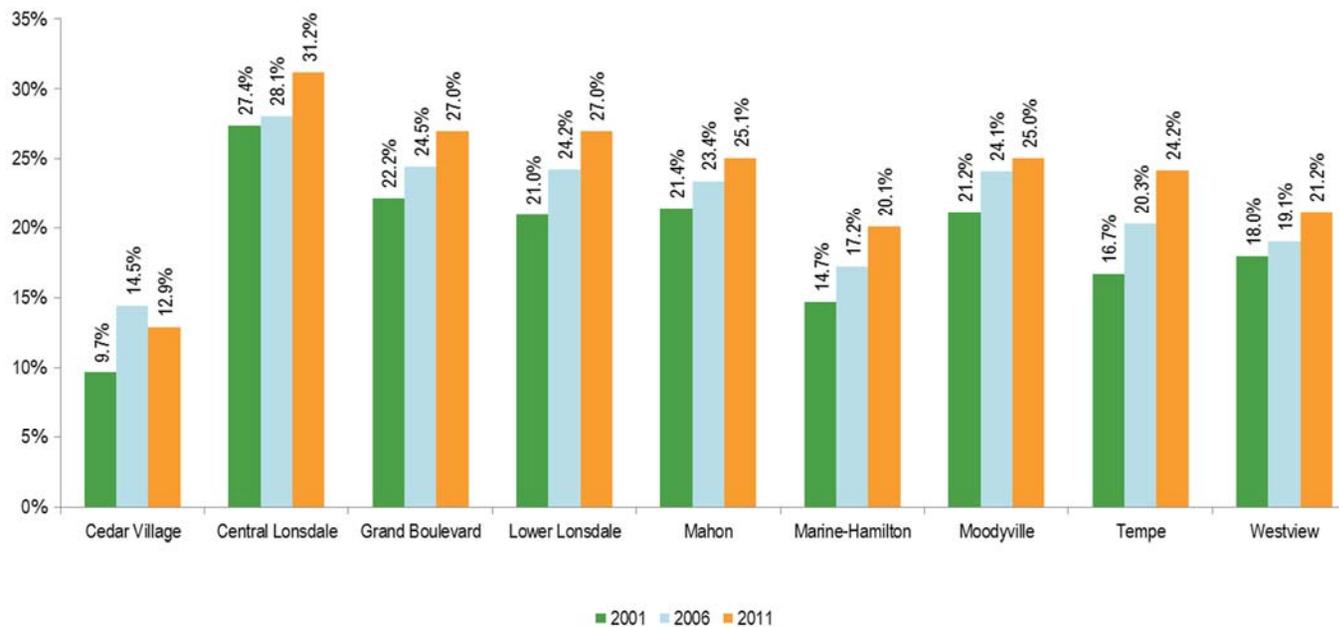


Figure 36: Percentage of Seniors (55 Years of Age and Older) by Neighbourhood, 2001-2011 (Source: Statistics Canada, 2001-2011 Census)

All City neighbourhoods are diverse with immigrants forming a significant part of each community. Some neighbourhoods, such as Grand Boulevard and Moodyville, saw most immigrants settle prior to the 1980s. New immigrants coming to the City since 2000 are primarily living in Central Lonsdale (46.4 percent) and Lower Lonsdale (41.8 percent). The high number of multi-family and rental dwelling units in both neighbourhoods could be reasons why immigrants are settling into these neighbourhoods first.

The City saw an increase in renters in the 2011 Census period, the majority of whom lived in Central Lonsdale and Lower Lonsdale (Figure 37). That said, all neighbourhoods had renters in 2011, with many of these individuals likely renting in secondary suites, as well as larger single family dwellings, as evidenced by the high rent payments that some City residents are paying. More renters had to spend 30 percent or more of their household income on shelter costs in every neighbourhood, except in Mahon. Income is an important factor when considering affordability and the levels of income in City neighbourhoods are quite diverse, with Central Lonsdale having the lowest median household income at \$54,872 and the highest median household income of \$105,216 in the Tempe neighbourhood.

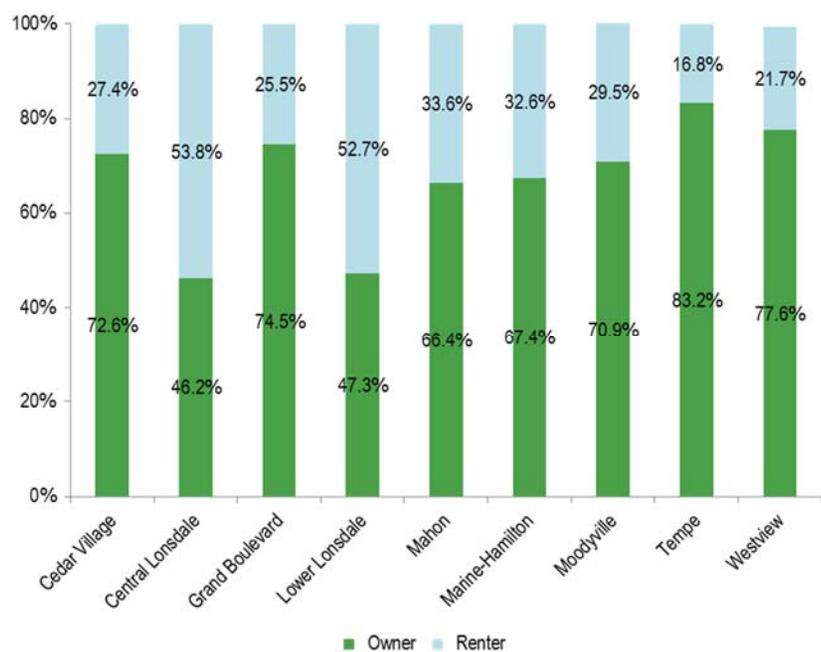


Figure 36: Tenure by Neighbourhood, 2011
(Source: Statistics Canada, 2011 NHS)

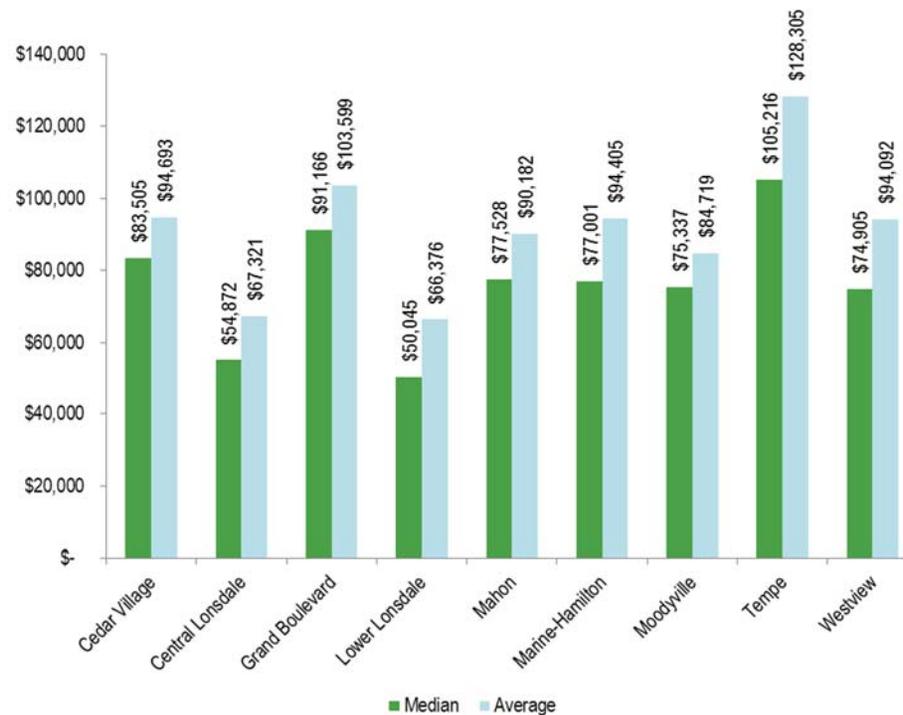
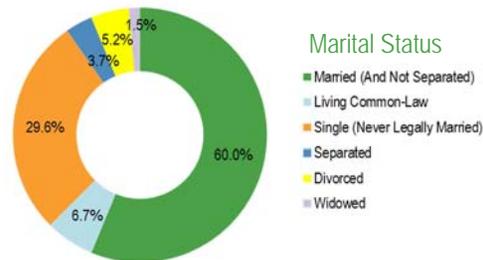
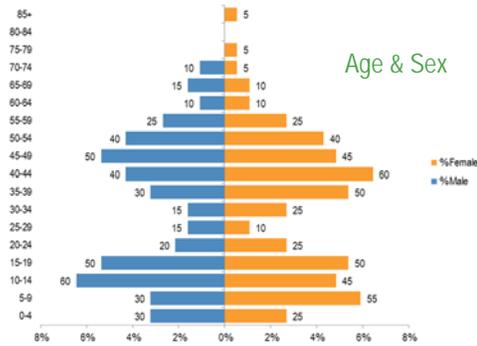
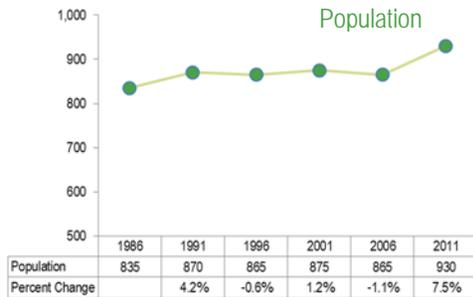


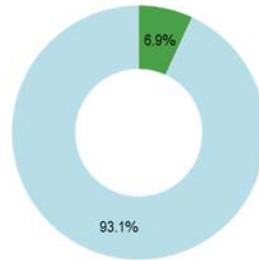
Figure 37: Median and Average Household Income by Neighbourhood, 2011
(Source: Statistics Canada, 2011 NHS)

Cedar Village



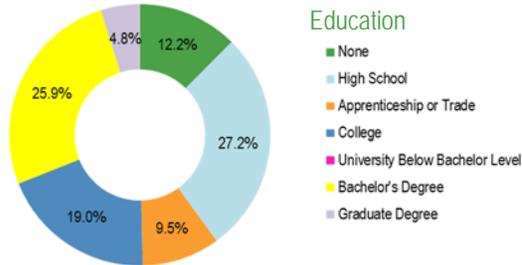
Marital Status

- Married (And Not Separated)
- Living Common-Law
- Single (Never Legally Married)
- Separated
- Divorced
- Widowed



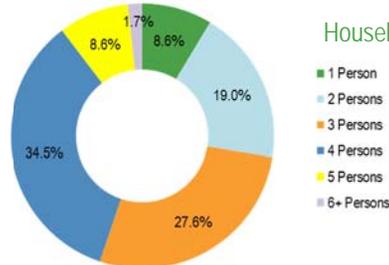
Dwelling Type

- Single Detached House
- Other Ground-Oriented
- Apartment up to 4 Storeys
- Apartment with 5+ Storeys



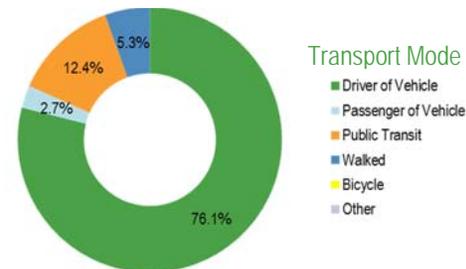
Education

- None
- High School
- Apprenticeship or Trade
- College
- University Below Bachelor Level
- Bachelor's Degree
- Graduate Degree



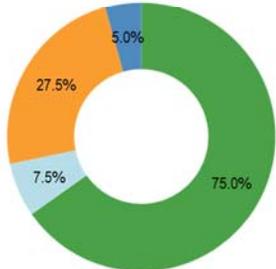
Household Size

- 1 Person
- 2 Persons
- 3 Persons
- 4 Persons
- 5 Persons
- 6+ Persons



Transport Mode to Work

- Driver of Vehicle
- Passenger of Vehicle
- Public Transit
- Walked
- Bicycle
- Other



Families w/ Children at Home

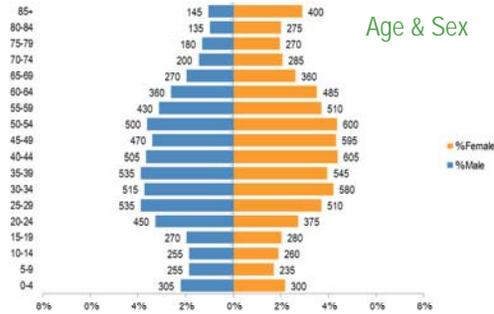
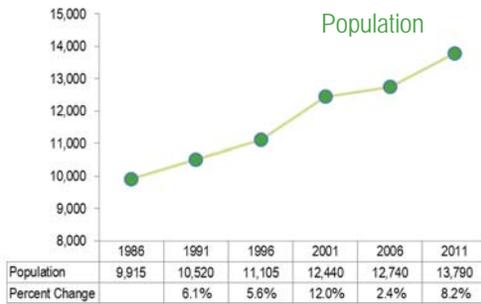
- Married
- Common-Law
- Single Female
- Single Male

Neighbourhood Quick Stats

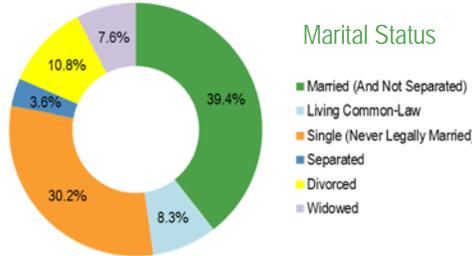
	Cedar Village	City
Population		
Population:	930	48,195
Population/km²:	3,991.4	4,073.8
Median Age:	35.8	41.2
Aboriginal Identity:	0%	2%
Visible Minority:	180 (17.1%)	29.2%
Immigrant:	300 (28.3%)	37.2%
Arrival Pre-1981:	26.7%	25.4%
Arrival 1981-1990:	6.7%	9.9%
Arrival 1991-2000:	23.3%	26%
Arrival 2001:2011:	40%	38.8%
Lone Parent Families:	22.6%	19.2%
Avg. # of Persons (Cen. Fam.):	3.3	2.7
Avg. # of Children (Cen. Fam.):	1.6	0.9
Income & Employment		
Household Median:	\$83,505	\$59,373
Economic Family Median:	\$92,314	\$79,172
One-Person Median:	\$42,187	\$38,708
Low Income:	18%	16.3%
0-17:	23.7%	17.8%
18:64:	15.5%	16%
65+:	0%	15.8%
Unemployment:	4.7%	6.1%
Self-Employed:	15.1%	13.8%
Median Commute:	20.1 mins.	20.5 mins.
Housing & Shelter Costs		
Occupied Dwellings:	290	22,790
Req. Major Repairs:	0%	7.9%
Renters:	85 (27.4%)	45.7%
Monthly Median Rent:	\$1,698	\$1,017
Spend 30%+:	61.1%	43.4%
Owners:	225 (72.6%)	54.4%
Owners w/ Mortgage:	95.5%	60.4%
Monthly Median Owner Costs:	\$2,145	\$1,209
Spend 30%+:	45.5%	26.9%
Unsuitable Housing:	0%	10%
Median Value of Dwelling:	\$559,865	\$599,985
Moved in Last Year:	15.9%	17.1%
Within City:	91.9%	63.4%

Source: Statistics Canada, 2011 Census & NHS

Central Lonsdale

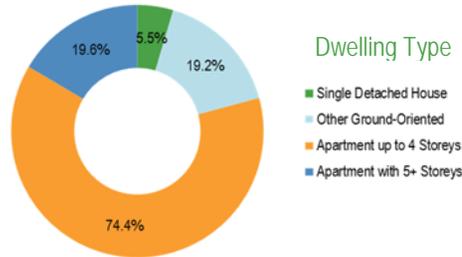


Neighbourhood Quick Stats		
	Central Lonsdale	City
Population		
Population:	4,280	48,195
Population/km²:	2,318	4,073.8
Median Age:	42.3	41.2
Aboriginal Identity:	1.5%	2%
Visible Minority:	4,450 (33.2%)	29.2%
Immigrant:	5,550 (41.4%)	37.2%
Arrival Pre-1981:	22.6%	25.4%
Arrival 1981-1990:	10.1%	9.9%
Arrival 1991-2000:	20.8%	26%
Arrival 2001:2011:	46.4%	38.8%
Lone Parent Families:	20.9%	19.2%
Avg. # of Persons (Cen. Fam.):	2.6	2.7
Avg. # of Children (Cen. Fam.):	0.8	0.9
Income & Employment		
Household Median:	\$54,872	\$59,373
Economic Family Median:	\$72,157	\$79,132
One-Person Median:	\$36,853	\$38,708
Low Income:	16.9%	16.3%
0-17:	17.6%	17.8%
18-64:	17%	16%
65+:	16%	15.8%
Unemployment:	6.6%	6.1%
Self-Employed:	12.1%	13.8%
Median Commute:	20.6 mins.	20.5 mins.
Housing & Shelter Costs		
Occupied Dwellings:	6,970	22,790
Req. Major Repairs:	7.5%	7.9%
Renters:	3,745 (53.8%)	45.7%
Monthly Median Rent:	\$1,001	\$1,017
Spend 30%+:	46.9%	43.4%
Owners:	3,211 (46.2%)	54.4%
Owners w/ Mortgage:	59%	60.4%
Monthly Median Owner Costs:	\$1,133	\$1,209
Spend 30%+:	26%	26.9%
Unsuitable Housing:	11.9%	10%
Median Value of Dwelling:	\$501,298	\$599,985
Moved in Last Year:	18.1%	17.1%
Within City:	64.6%	63.4%



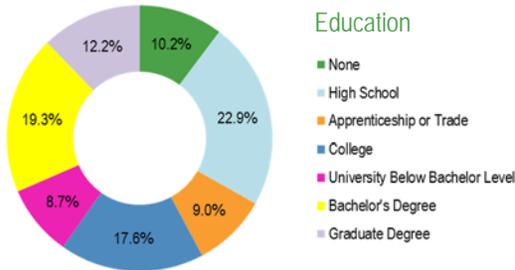
Marital Status

- Married (And Not Separated)
- Living Common-Law
- Single (Never Legally Married)
- Separated
- Divorced
- Widowed



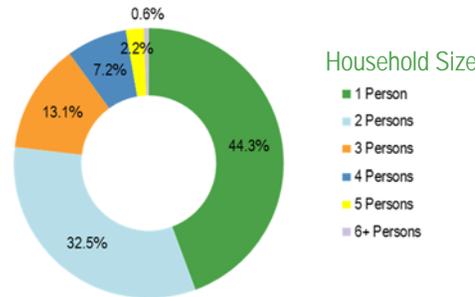
Dwelling Type

- Single Detached House
- Other Ground-Oriented
- Apartment up to 4 Storeys
- Apartment with 5+ Storeys



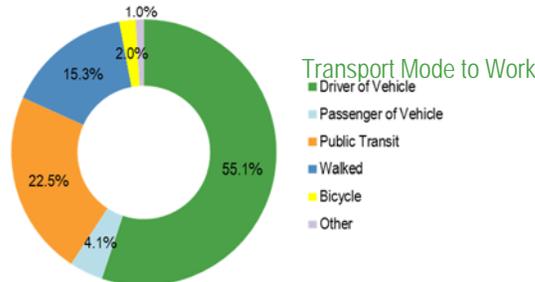
Education

- None
- High School
- Apprenticeship or Trade
- College
- University Below Bachelor Level
- Bachelor's Degree
- Graduate Degree



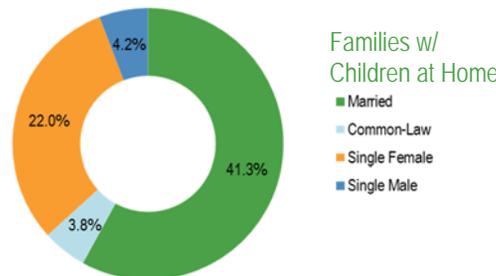
Household Size

- 1 Person
- 2 Persons
- 3 Persons
- 4 Persons
- 5 Persons
- 6+ Persons



Transport Mode to Work

- Driver of Vehicle
- Passenger of Vehicle
- Public Transit
- Walked
- Bicycle
- Other

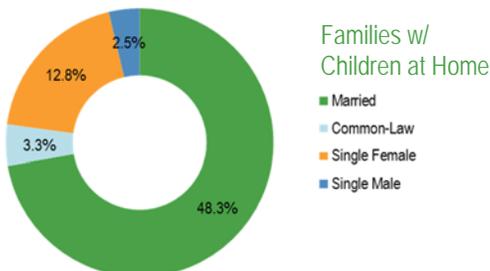
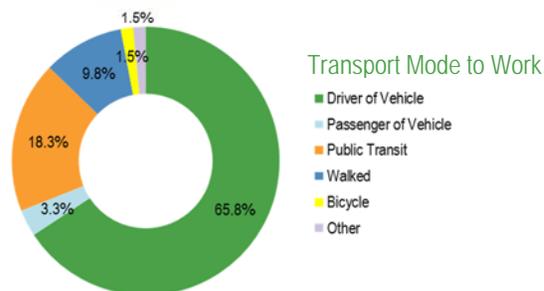
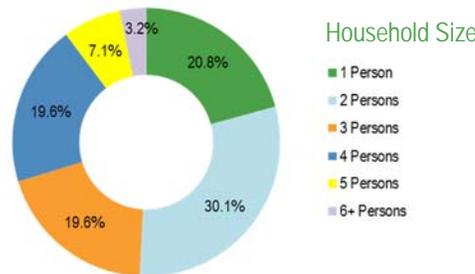
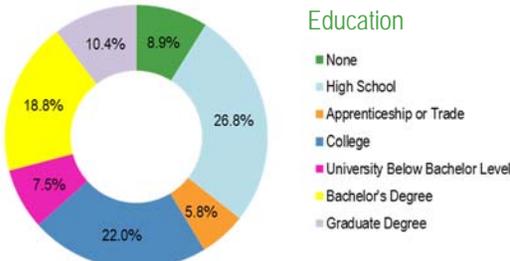
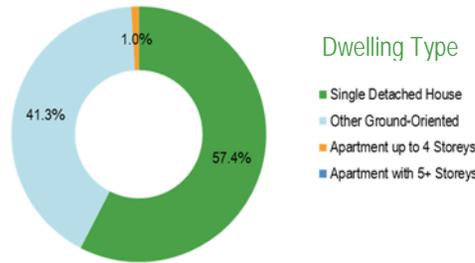
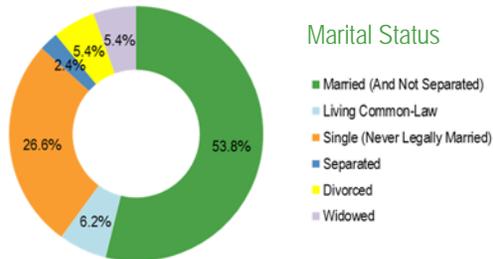
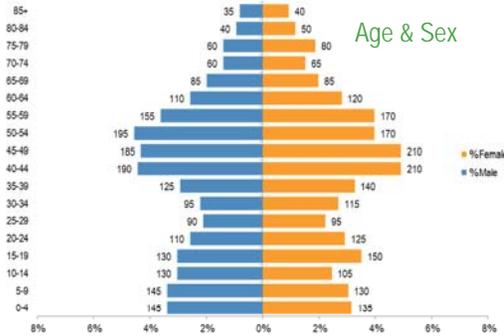
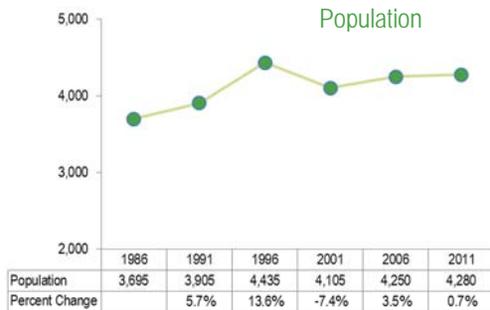


Families w/ Children at Home

- Married
- Common-Law
- Single Female
- Single Male

Source: Statistics Canada, 2011 Census & NHS

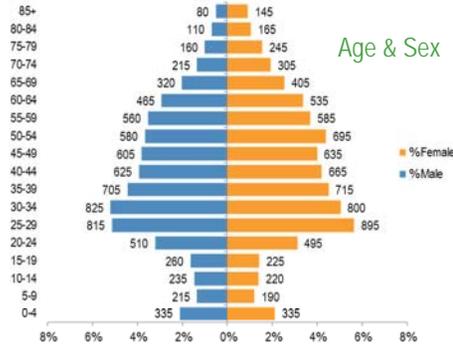
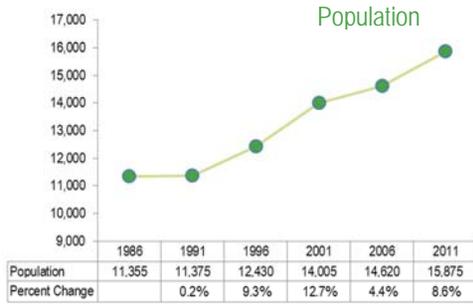
Grand Boulevard



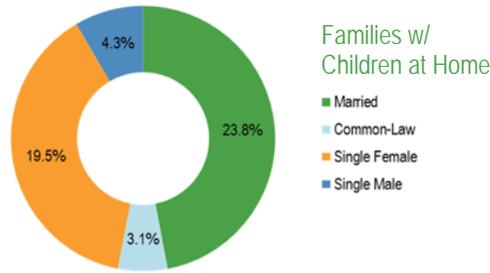
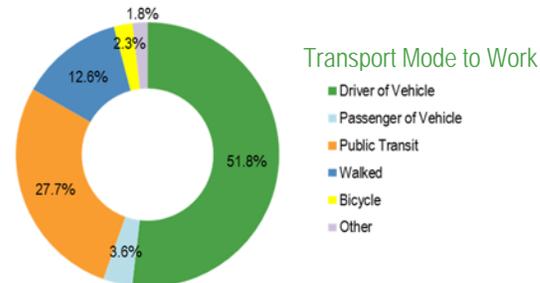
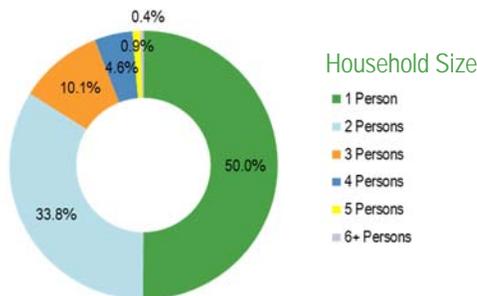
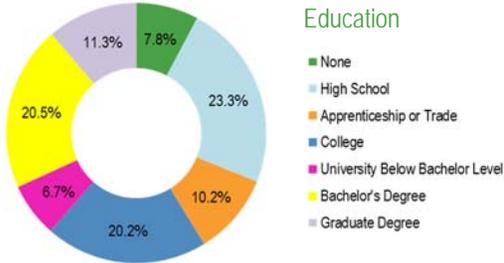
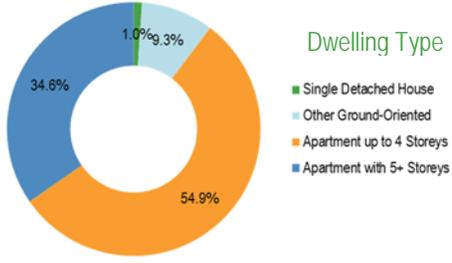
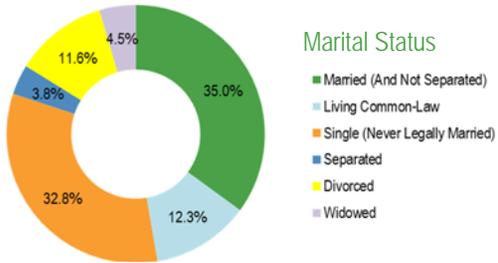
Neighbourhood Quick Stats		
	Grand Blvd.	City
Population		
Population:	13,790	48,195
Population/km²:	2,200.2	4,073.8
Median Age:	42.3	41.2
Aboriginal Identity:	1.7%	2%
Visible Minority:	700 (17.3%)	29.2%
Immigrant:	1,030 (25.5%)	37.2%
Arrival Pre-1981:	40.3%	25.4%
Arrival 1981-1990:	7.3%	9.9%
Arrival 1991-2000:	23.3%	26%
Arrival 2001:2011:	29.1%	38.8%
Lone Parent Families:	15.7%	19.2%
Avg. # of Persons (Cen. Fam.):	3.0	2.7
Avg. # of Children (Cen. Fam.):	1.2	0.9
Income & Employment		
Household Median:	\$91,116	\$59,373
Economic Family Median:	\$100,822	\$79,132
One-Person Median:	\$44,319	\$38,708
Low Income:		
0-17:	10.7%	17.8%
18:64:	10.7%	16%
65+:	10.2%	15.8%
Unemployment:	4.5%	6.1%
Self-Employed:	14.9%	13.8%
Median Commute:	20.4 mins.	20.5 mins.
Housing & Shelter Costs		
Occupied Dwellings:	1,560	22,790
Req. Major Repairs:	8.1%	7.9%
Renters:	390 (25.5%)	45.7%
Monthly Median Rent:	\$1,698	\$1,017
Spend 30%+:	47.4%	43.4%
Owners:	1,140 (74.5%)	54.4%
Owners w/ Mortgage:	47.2%	60.4%
Monthly Median Owner Costs:	\$805	\$1,209
Spend 30%+:	19.4%	26.9%
Unsuitable Housing:	5.2%	10%
Median Value of Dwelling:	\$898,067	\$599,985
Moved in Last Year:	14.6%	17.1%
Within City:	82.9%	63.4%

Source: Statistics Canada, 2011 Census & NHS

Lower Lonsdale

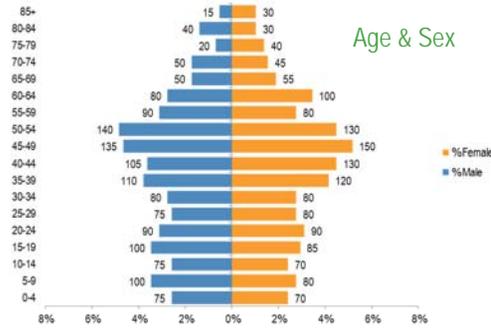
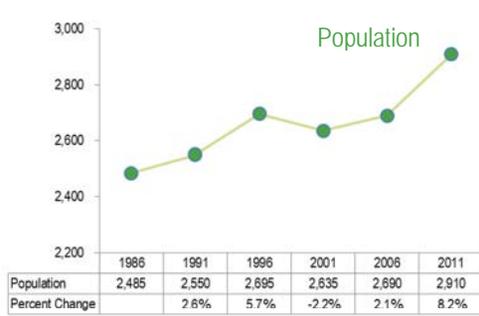


Neighbourhood Quick Stats		
	Lower Lonsdale	City
Population		
Population:	15,875	48,195
Population/km²:	7,793.3	4,073.8
Median Age:	40.6	41.2
Aboriginal Identity:	2.7%	2%
Visible Minority:	4,425 (27.4%)	29.2%
Immigrant:	5,940 (36.8%)	37.2%
Arrival Pre-1981:	23.2%	25.4%
Arrival 1981-1990:	10.6%	9.9%
Arrival 1991-2000:	24.4%	26%
Arrival 2001:2011:	41.8%	38.8%
Lone Parent Families:	19.3%	19.2%
Avg. # of Persons (Cen. Fam.):	2.5	2.7
Avg. # of Children (Cen. Fam.):	0.6	0.9
Income & Employment		
Household Median:	\$50,045	\$59,373
Economic Family Median:	\$70,578	\$79,132
One-Person Median:	\$38,803	\$38,708
Low Income:		
0-17:	21.5%	16.3%
18-64:	26.5%	17.8%
65+:	20.8%	16%
	20.9%	15.8%
Unemployment:	6.3%	6.1%
Self-Employed:	14.4%	13.8%
Median Commute:	20.8 mins.	20.5 mins.
Housing & Shelter Costs		
Occupied Dwellings:	9,130	22,790
Req. Major Repairs:	7.6%	7.9%
Renters:	4,830 (52.7%)	45.7%
Monthly Median Rent:	\$1,001	\$1,017
Spend 30%+:	40.7%	43.4%
Owners:	4,335 (47.3%)	54.4%
Owners w/ Mortgage:	63.2%	60.4%
Monthly Median Owner Costs:	\$1,163	\$1,209
Spend 30%+:	29.9%	26.9%
Unsuitable Housing:	11.5%	10%
Median Value of Dwelling:	\$420,002	\$599,985
Moved in Last Year:	19.5%	17.1%
Within City:	54.6%	63.4%

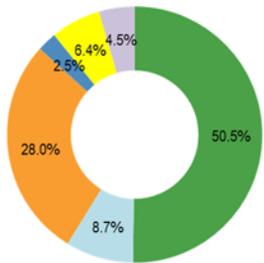


Source: Statistics Canada, 2011 Census & NHS

Mahon

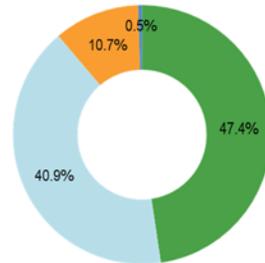


Neighbourhood Quick Stats		
Population	Mahon	City
Population:	2,910	48,195
Population/km²:	2,391.9	4,073.8
Median Age:	41.5	41.2
Aboriginal Identity:	1.1%	2%
Visible Minority:	840 (31.2%)	29.2%
Immigrant:	1,025 (38.4%)	37.2%
Arrival Pre-1981:	33.3%	25.4%
Arrival 1981-1990:	11.1%	9.9%
Arrival 1991-2000:	30.9%	26%
Arrival 2001:2011:	25.1%	38.8%
Lone Parent Families:	15.6%	19.2%
Avg. # of Persons (Cen. Fam.):	2.9	2.7
Avg. # of Children (Cen. Fam.):	1.1	0.9
Income & Employment		
	Mahon	City
Household Median:	\$77,528	\$59,373
Economic Family Median:	\$87,049	\$79,132
One-Person Median:	\$36,400	\$38,708
Low Income:	11.9%	16.3%
0-17:	15.2%	17.8%
18:64:	10.6%	16%
65+:	15.5%	15.8%
Unemployment:	6%	6.1%
Self-Employed:	15.9%	13.8%
Median Commute:	20.4 mins.	20.5 mins.
Housing & Shelter Costs		
	Mahon	City
Occupied Dwellings:	1,075	22,790
Req. Major Repairs:	6.7%	7.9%
Renters:	355 (33.6%)	45.7%
Monthly Median Rent:	\$1,103	\$1,017
Spend 30%+:	26.8%	43.4%
Owners:	700 (66.4%)	54.4%
Owners w/ Mortgage:	59%	60.4%
Monthly Median Owner Costs:	\$1,437	\$1,209
Spend 30%+:	45.5%	26.9%
Unsuitable Housing:	5.2%	10%
Median Value of Dwelling:	\$801,190	\$599,985
Moved in Last Year:	15.9%	17.1%
Within City:	64.7%	63.4%



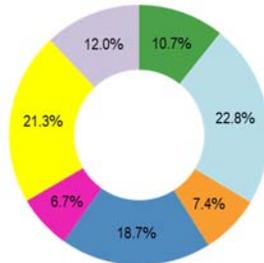
Marital Status

- Married (And Not Separated)
- Living Common-Law
- Single (Never Legally Married)
- Separated
- Divorced
- Widowed



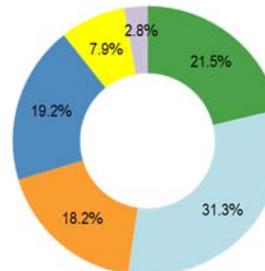
Dwelling Type

- Single Detached House
- Other Ground-Oriented
- Apartment up to 4 Storeys
- Apartment with 5+ Storeys



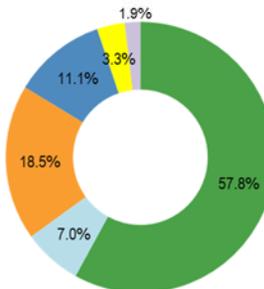
Education

- None
- High School
- Apprenticeship or Trade
- College
- University Below Bachelor Level
- Bachelor's Degree
- Graduate Degree



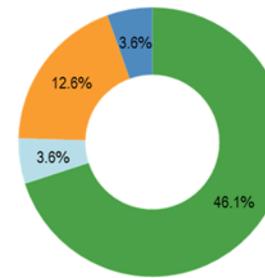
Household Size

- 1 Person
- 2 Persons
- 3 Persons
- 4 Persons
- 5 Persons
- 6+ Persons



Transport Mode to Work

- Driver of Vehicle
- Passenger of Vehicle
- Public Transit
- Walked
- Bicycle
- Other

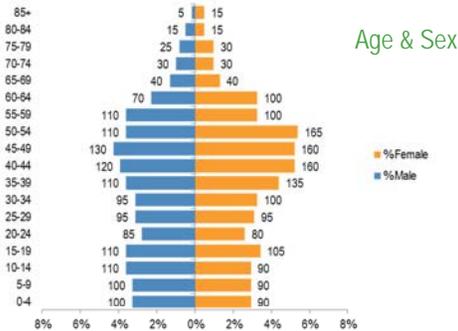
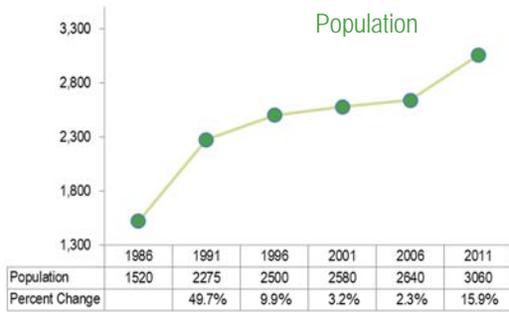


Families w/ Children at Home

- Married
- Common-Law
- Single Female
- Single Male

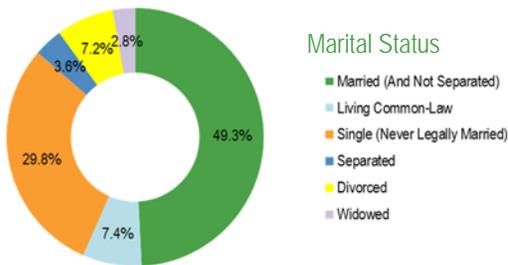
Source: Statistics Canada, 2011 Census & NHS

Marine-Hamilton



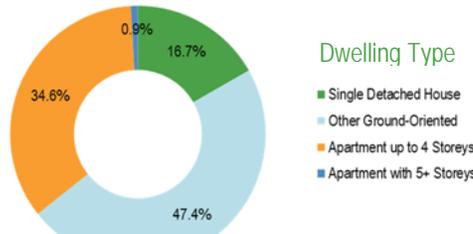
Age & Sex

Neighbourhood Quick Stats		
	Marine-Hamilton	City
Population		
Population:	3,060	48,195
Population/km ² :	1,546.8	4,073.8
Median Age:	38.8	41.2
Aboriginal Identity:	3%	2%
Visible Minority:	1,175 (39.4%)	29.2%
Immigrant:	1,505 (50.4%)	37.2%
Arrival Pre-1981:	17.9%	25.4%
Arrival 1981-1990:	7%	9.9%
Arrival 1991-2000:	41.2%	26%
Arrival 2001:2011:	33.6%	38.8%
Lone Parent Families:	22.9%	19.2%
Avg. # of Persons (Cen. Fam.):	2.9	2.7
Avg. # of Children (Cen. Fam.):	1.2	0.9
Income & Employment		
Household Median:	\$77,001	\$59,373
Economic Family Median:	\$87,316	\$79,132
One-Person Median:	\$45,064	\$38,708
Low Income:	15.1%	16.3%
0-17:	25.4%	17.8%
18:64:	11.6%	16%
65+:	19.4%	15.8%
Unemployment:	8.6%	6.1%
Self-Employed:	12.3%	13.8%
Median Commute:	20 mins.	20.5 mins.
Housing & Shelter Costs		
Occupied Dwellings:	1,140	22,790
Req. Major Repairs:	7%	7.9%
Renters:	370 (32.6%)	45.7%
Monthly Median Rent:	\$1,165	\$1,017
Spend 30%+:	40.5%	43.4%
Owners:	765 (67.4%)	54.4%
Owners w/ Mortgage:	72.5%	60.4%
Monthly Median Owner Costs:	\$1,521	\$1,209
Spend 30%+:	25.7%	26.9%
Unsuitable Housing:	11.5%	10%
Median Value of Dwelling:	\$552,191	\$599,985
Moved in Last Year:	16.6%	17.1%
Within City:	75.5%	63.4%



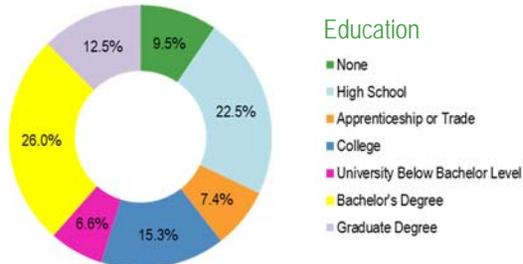
Marital Status

- Married (And Not Separated)
- Living Common-Law
- Single (Never Legally Married)
- Separated
- Divorced
- Widowed



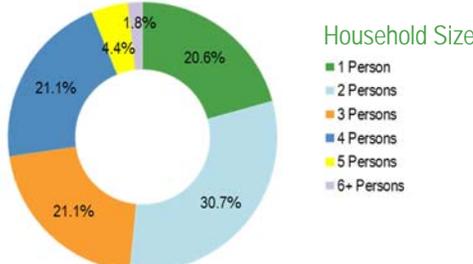
Dwelling Type

- Single Detached House
- Other Ground-Oriented
- Apartment up to 4 Storeys
- Apartment with 5+ Storeys



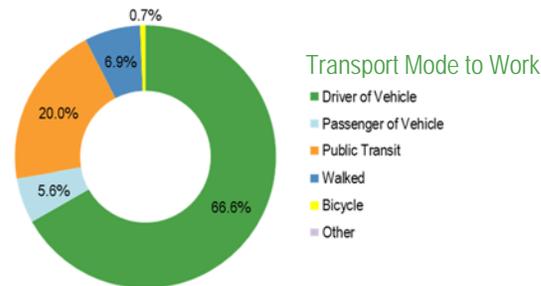
Education

- None
- High School
- Apprenticeship or Trade
- College
- University Below Bachelor Level
- Bachelor's Degree
- Graduate Degree



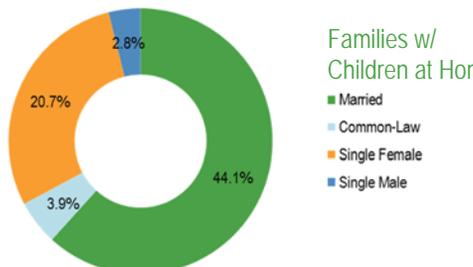
Household Size

- 1 Person
- 2 Persons
- 3 Persons
- 4 Persons
- 5 Persons
- 6+ Persons



Transport Mode to Work

- Driver of Vehicle
- Passenger of Vehicle
- Public Transit
- Walked
- Bicycle
- Other

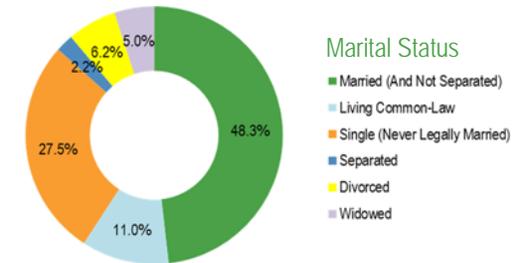
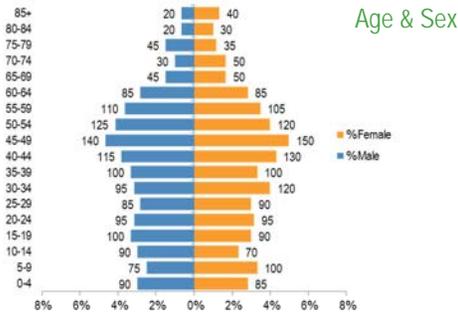
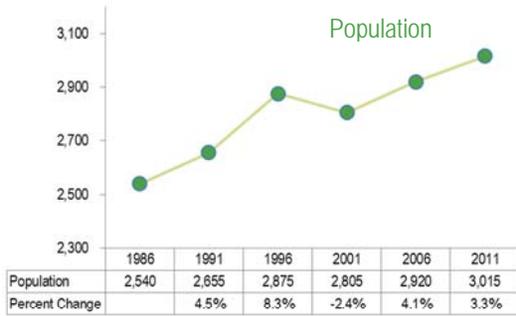


Families w/ Children at Home

- Married
- Common-Law
- Single Female
- Single Male

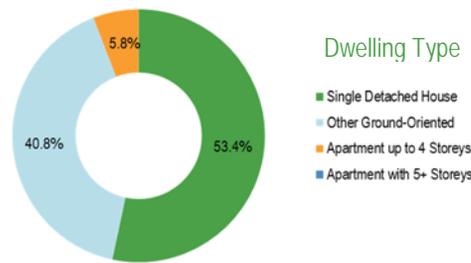
Source: Statistics Canada, 2011 Census & NHS

Moodyville



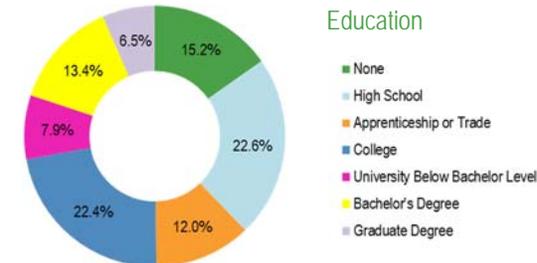
Marital Status

- Married (And Not Separated)
- Living Common-Law
- Single (Never Legally Married)
- Separated
- Divorced
- Widowed



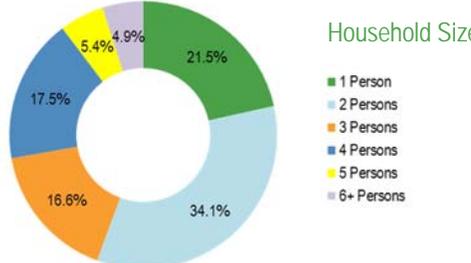
Dwelling Type

- Single Detached House
- Other Ground-Oriented
- Apartment up to 4 Storeys
- Apartment with 5+ Storeys



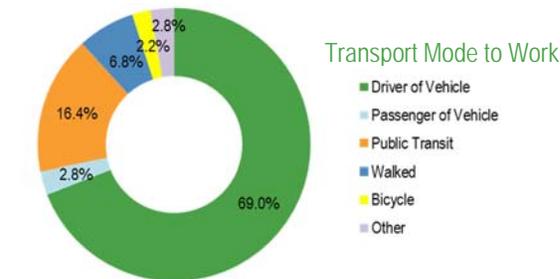
Education

- None
- High School
- Apprenticeship or Trade
- College
- University Below Bachelor Level
- Bachelor's Degree
- Graduate Degree



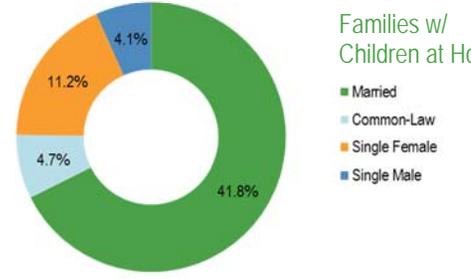
Household Size

- 1 Person
- 2 Persons
- 3 Persons
- 4 Persons
- 5 Persons
- 6+ Persons



Transport Mode to Work

- Driver of Vehicle
- Passenger of Vehicle
- Public Transit
- Walked
- Bicycle
- Other



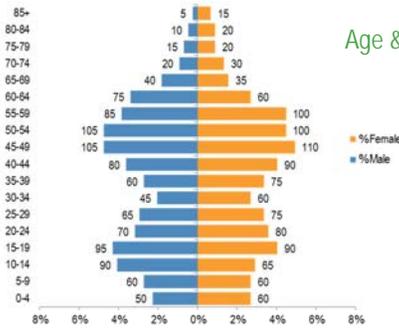
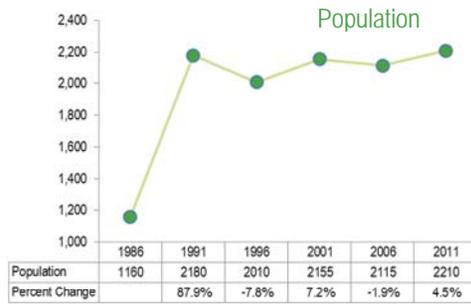
Families w/ Children at Home

- Married
- Common-Law
- Single Female
- Single Male

Neighbourhood Quick Stats		
	Moodyville	City
Population		
Population:	3,015	48,195
Population/km²:	1,116.3	4,073.8
Median Age:	40.7	41.2
Aboriginal Identity:	2.2%	2%
Visible Minority:	605 (20.9%)	29.2%
Immigrant:	725 (25%)	37.2%
Arrival Pre-1981:	46.2%	25.4%
Arrival 1981-1990:	14.5%	9.9%
Arrival 1991-2000:	22.8%	26%
Arrival 2001:2011:	16.6%	38.8%
Lone Parent Families:	15.3%	19.2%
Avg. # of Persons (Cen. Fam.):	2.9	2.7
Avg. # of Children (Cen. Fam.):	1.0	0.9
Income & Employment		
Household Median:	\$75,337	\$59,373
Economic Family Median:	\$94,671	\$79,132
One-Person Median:	\$38,209	\$38,708
Low Income:	8.4%	16.3%
0-17:	5.3%	17.8%
18:64:	10%	16%
65+:	2.9%	15.8%
Unemployment:	3.6%	6.1%
Self-Employed:	15.6%	13.8%
Median Commute:	20.1 mins.	20.5 mins.
Housing & Shelter Costs		
Occupied Dwellings:	1,115	22,790
Req. Major Repairs:	8.3%	7.9%
Renters:	325 (29.5%)	45.7%
Monthly Median Rent:	\$1,152	\$1,017
Spend 30%+:	46.3%	43.4%
Owners:	805 (70.9%)	54.4%
Owners w/ Mortgage:	51.6%	60.4%
Monthly Median Owner Costs:	\$986	\$1,209
Spend 30%+:	28%	26.9%
Unsuitable Housing:	3.1%	10%
Median Value of Dwelling:	\$753,560	\$599,985
Moved in Last Year:	15.3%	17.1%
Within City:	58%	63.4%

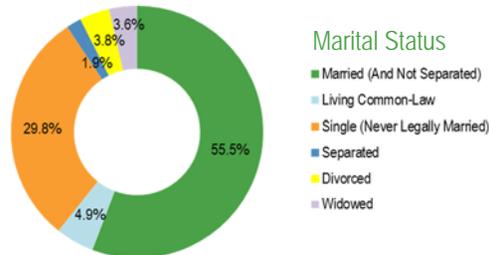
Source: Statistics Canada, 2011 Census & NHS

Tempe

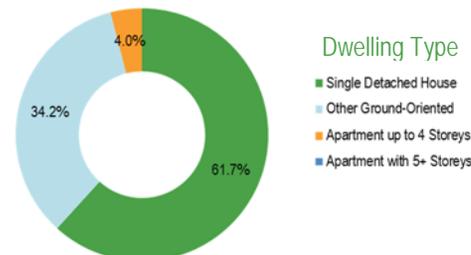


Age & Sex

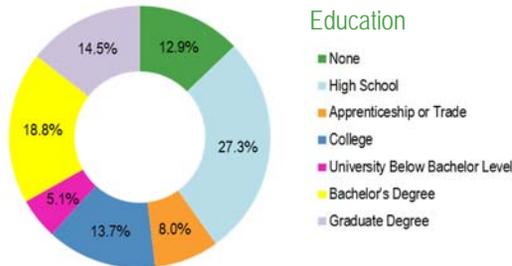
Neighbourhood Quick Stats		
	Tempe	City
Population		
Population:	2,210	48,195
Population/km²:	3,599.8	4,073.8
Median Age:	40.4	41.2
Aboriginal Identity:	2.2%	2%
Visible Minority:	745 (32/9%)	29.2%
Immigrant:	760 (33.6%)	37.2%
Arrival Pre-1981:	27%	25.4%
Arrival 1981-1990:	9.9%	9.9%
Arrival 1991-2000:	36.8%	26%
Arrival 2001:2011:	26.3%	38.8%
Lone Parent Families:	13.5%	19.2%
Avg. # of Persons (Cen. Fam.):	3.1	2.7
Avg. # of Children (Cen. Fam.):	1.3	0.9
Income & Employment		
Household Median:	\$105,216	\$59,373
Economic Family Median:	\$116,823	\$79,132
One-Person Median:	\$32,430	\$38,708
Low Income:		
0-17:	10.2%	16.3%
18-64:	12.7%	17.8%
65+:	10.1%	16%
	0%	15.8%
Unemployment:	5.9%	6.1%
Self-Employed:	10.6%	13.8%
Median Commute:	20.8 mins.	20.5 mins.
Housing & Shelter Costs		
Occupied Dwellings:	745	22,790
Req. Major Repairs:	12.1%	7.9%
Renters:	125 (16.8%)	45.7%
Monthly Median Rent:	\$1,001	\$1,017
Spend 30%+:	48%	43.4%
Owners:	620 (83.2%)	54.4%
Owners w/ Mortgage:	58.1%	60.4%
Monthly Median Owner Costs:	\$1,427	\$1,209
Spend 30%+:	21.3%	26.9%
Unsuitable Housing:	4.1%	10%
Median Value of Dwelling:	\$897,567	\$599,985
Moved in Last Year:	7.7%	17.1%
Within City:	70.6%	63.4%



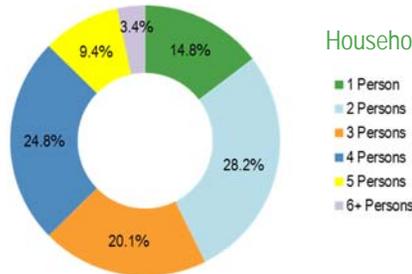
Marital Status



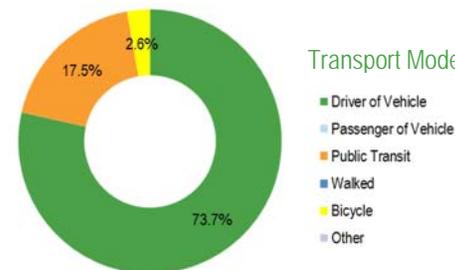
Dwelling Type



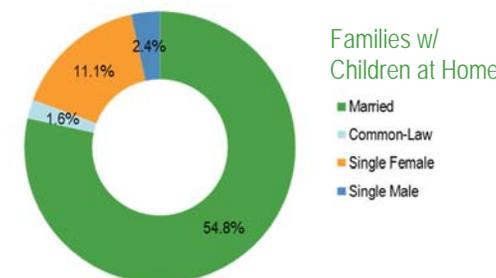
Education



Household Size



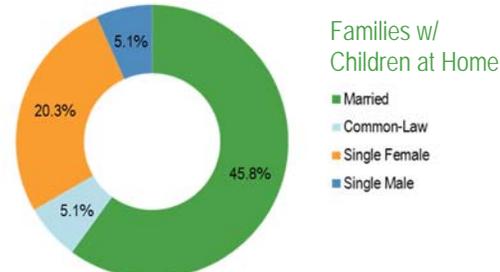
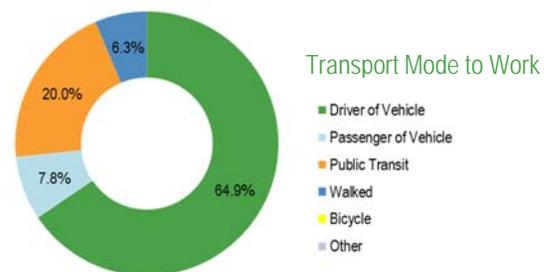
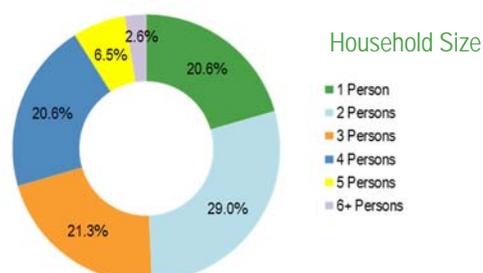
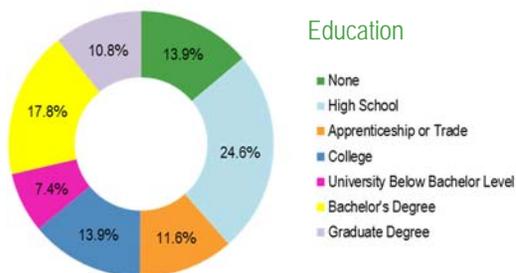
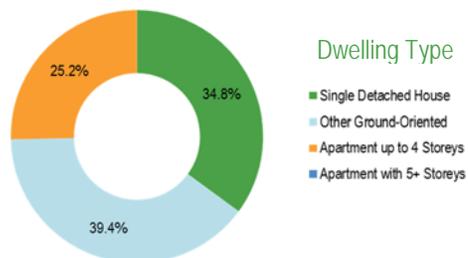
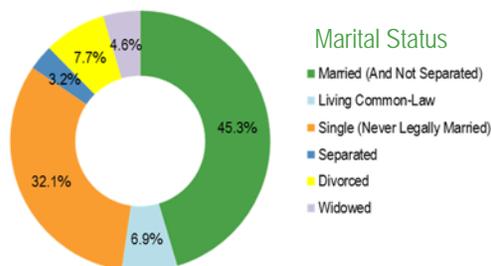
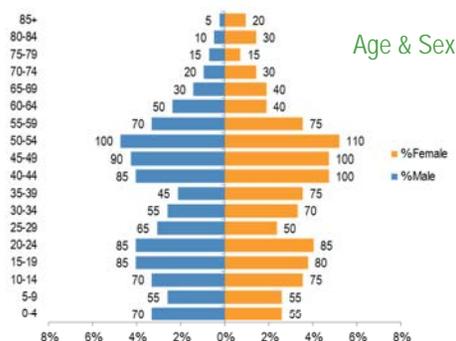
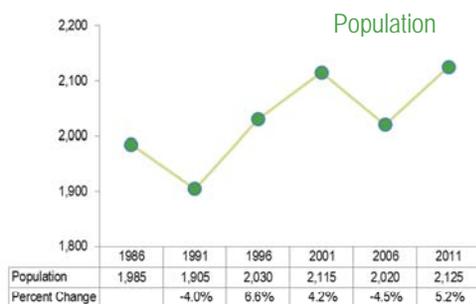
Transport Mode to Work



Families w/ Children at Home

Source: Statistics Canada, 2011 Census & NHS

Westview



Neighbourhood Quick Stats

	Westview	City
Population		
Population:	2,125	48,195
Population/km²:	4,052.3	4,073.8
Median Age:	38.9	41.2
Aboriginal Identity:	1.1%	2%
Visible Minority:	795 (36.2%)	29.2%
Immigrant:	910 (41.4%)	37.2%
Arrival Pre-1981:	23.1%	25.4%
Arrival 1981-1990:	7.1%	9.9%
Arrival 1991-2000:	34.6%	26%
Arrival 2001:2011:	35.7%	38.8%
Lone Parent Families:	25.4%	19.2%
Avg. # of Persons (Cen. Fam.):	3.0	2.7
Avg. # of Children (Cen. Fam.):	1.3	0.9
Income & Employment		
Household Median:	\$74,905	\$59,373
Economic Family Median:	\$83,212	\$79,132
One-Person Median:	\$40,571	\$38,708
Low Income:	7.1%	16.3%
0-17:	7%	17.8%
18-64:	7.1%	16%
65+:	6.5%	15.8%
Unemployment:	6%	6.1%
Self-Employed:	7%	13.8%
Median Commute:	20.3 mins	20.5 mins.
Housing & Shelter Costs		
Occupied Dwellings:	775	22,790
Req. Major Repairs:	12.5%	7.9%
Renters:	165 (21.7%)	45.7%
Monthly Median Rent:	\$1,601	\$1,017
Spend 30%+:	52.9%	43.4%
Owners:	590 (77.6%)	54.4%
Owners w/ Mortgage:	57.1%	60.4%
Monthly Median Owner Costs:	\$1,373	\$1,209
Spend 30%+:	20.2%	26.9%
Unsuitable Housing:	9.3%	10%
Median Value of Dwelling:	\$751,316	\$599,985
Moved in Last Year:	13.5%	17.1!
Within City:	74.6%	63.4%

Source: Statistics Canada, 2011 Census & NHS

11. Additional Resources

The 2015 Community Profile primarily uses data from the Canadian Census, and in 2011, the new National Household Survey. Other data sources can help supplement this data, and help support a better understanding of trends occurring in the City. The below list is not exhaustive, but provide a few common data sources for further exploration.

- City of North Vancouver Community Statistics - www.cnv.org/CommunityStatistics
- BC Stats (Population Estimates/Projections and Labour Force Statistics) - www.bcstats.gov.bc.ca
- Canada Mortgage and Housing Corporation (Housing Data) - <http://www.cmhc-schl.gc.ca/>
- Metro Vancouver (Regional Planning Data) - www.metrovancouver.org/services/regional-planning/data-statistics/
- My Health My Community Survey (Health and Wellness) - www.myhealthmycommunity.org
- Statistics Canada (Census and National Household Survey) – www.statscan.gc.ca