To: Mayor Darrell R. Mussatto and Members of Council

From: Suzanne A. Smith, Planner 2

SUBJECT: 2016 CENSUS PROGRAM RELEASE: EDUCATION, LABOUR, JOURNEY TO WORK, LANGUAGE OF WORK, MOBILITY AND MIGRATION

Date: February 9, 2018

ATTACHMENTS:

1. 2016 Census Topics Summary (Doc #1573509)

PURPOSE:

The final 2016 Census release is now available, consisting of data profiling the education, labour, journey to work, language of work, mobility and migration characteristics 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. An updated Community Profile of the set of Census data will be available early in 2018.

SUMMARY:

The 2016 Census revealed that even with population growth in the City, fewer residents are relying on cars for commuting. More residents live and work in the City and commute shorter distances by active modes of transportation than elsewhere. City residents reported strong levels of employment participation (unemployment dropped 1.1%) and higher than regional average levels of both self-employment and university education. Noticeably more mobile than the other North Shore municipalities and the rest of the region, half of City residents changed residence in the past five years, higher than the other North Shore municipalities and the regional average.
BACKGROUND:

Releases of the 2016 Census to date have included the topics of population, age, dwelling counts, type of dwelling, households, families, marital status, language, income, housing, diversity and immigration. 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.

JOURNEY TO WORK:

Census data addressing journey to work includes the following: main mode of transportation, commuting distance, duration, destination and time leaving for work. Place of work has been included in this section for context.

Main Mode of Transportation

In 2016, more Canadians commuted to work by public transit as their main mode than ever before. Between 1996 and 2016, the number of commuters taking public transit increased by 59.5%, while those commuting by car increased by only 28.3%.

In the City of North Vancouver the shift away from single occupancy vehicles continues. The proportion of the population taking transit and active transportation such as walking and cycling continues to grow. Since 2006, there has been a significant decrease in the use of cars and public transit for City residents commuting to their usual place of work. Walking and cycling to work have also increased. This is visible in percentage and absolute terms.

When viewed over time (Figure 1 below), there has been a significant decrease in the number of City residents using cars as their main mode of transportation: from 65.7% in 2006 to 57.6% in 2016. While this decrease appears smaller between 2011 and 2016, it is worthwhile to note the quality of data in 2011 was different with the temporary use of a voluntary survey which may have resulted in over and under reporting of different data sets.

**Figure 1. Main Mode of Transportation, City of North Vancouver, 2006, 2011, 2016.**

<table>
<thead>
<tr>
<th>Year</th>
<th>Car, truck, van, as driver</th>
<th>Car, truck, van, as passenger</th>
<th>Public transit</th>
<th>Walked</th>
<th>Bicycle</th>
<th>Other method (taxi, Motorcycle)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>65.7%</td>
<td>6.4%</td>
<td>15.0%</td>
<td>10.1%</td>
<td>1.9%</td>
<td>0.8%</td>
</tr>
<tr>
<td>2011</td>
<td>58.1%</td>
<td>4.2%</td>
<td>22.8%</td>
<td>11.5%</td>
<td>2.0%</td>
<td>1.4%</td>
</tr>
<tr>
<td>2016</td>
<td>57.6%</td>
<td>3.9%</td>
<td>23.1%</td>
<td>11.3%</td>
<td>2.4%</td>
<td>1.7%</td>
</tr>
</tbody>
</table>

(Source: Statistics Canada, 2016)
As main mode of commuting refers to the main mode of transportation a person uses to travel between his or her home and his or her usual place of work, it is worthwhile to note this category does not capture all trips made by residents only those commuting to a regular place of work. The data does not include those working from home, working on short term contract with no fixed work address (e.g. contractors, landscapers) nor those currently not participating in the workforce (30% of the population).

However, as Figure 2 below shows, despite a 17.1% increase in population in the City over the past 10 year period (2006 – 2016), those reporting their main mode of commuting to work by car as driver decreased by 8.1%. This is a significant achievement. Over this same period commuters using public transit as their main mode to work increased by 8.1%, walking to work by 1.2% and cycling to work by 0.5%.

By comparison, the District of North Vancouver saw population growth of 4.0% over the 2006-2016 period (as compared with 17% in the City) and saw smaller reductions in main mode reported as car (driver), decreasing by 4.2%. Those whose main mode to work was transit increased 3.7% over the 10 year period, while cycling and walking to work increased by 0.1% and 1.6% respectively.

**Figure 2. Population and Main Mode of Transportation 10 Year Change, CNV, 2006-2016.**

When the preferred mode of transport in the City is viewed by age group (Figure 3 below), it becomes clear that City residents aged 15 to 24 are the most frequent users of public transit, active transportation and carpooling and least likely to commute by car alone. Seniors aged 65 and over drive the most in their commute, followed closely by those aged 45 to 64. Seniors also use other forms of commuting (e.g. taxis) more than other age groups.
When compared across the North Shore and against the regional average, (Figure 4 below) those living in the City are driving less, taking more public transit and using more active transportation. This trend is facilitated by the City’s compact gridded street network, built form that supports walking to shops, recreation access to transit and the growing network of active transportation infrastructure.
Place of Work
In 2016, 79% of City residents worked in their usual place of work (regular location), 8% worked from home, 12% had no fixed work address and 1.0% worked outside of Canada. These proportions are nearly identical to 2006 with no significant change to those working from home or with no fixed work address.

Commuting Duration and Distance
Commuting duration refers to the length of time, in minutes, usually required by a person to travel between his or her place of residence and his or her usual place of work. In 2016, the average commuting duration for North Shore residents was 26.3 minutes (CNV 26.2 minutes, DNV 26.6 minutes, DWV 26.0 minutes), on par with the national average of 26.2 minutes and less than the regional average of 29.7 minutes. These figures are up from 2011 when CNV was 24.3 minutes, DNV was 25.1 minutes and DWV was 24.6 minutes.

In 2016, 25% of City residents commuted less than 15 minutes to their workplace. Another 25% commuted between 30 and 44 minutes, 33% commuted 15 to 29 minutes and 17% commuted for 45 minutes or more.

As can be seen in Figure 5 below, the majority of City residents commuting are taking shorter trips to work (6.9km and under) than is typical across the region and other North Shore municipalities (Figure 5 below). The Districts of North and West Vancouver have a higher proportion of trips in the 7 to 14.9km range suggesting more commuters heading across the inlet to locations in Vancouver and Burnaby.

The City’s higher proportion of jobs increases the chances of residents finding work locally thereby reducing the need to commute as far. According to a Metro Vancouver analysis over the 2001 – 2011 period the City saw a 7% increase (1,600 jobs) as compared with 1% (300 jobs) in the District of North Vancouver and -4% (-600 jobs) in the District of West Vancouver over the same period. 2016 numbers are not yet available.
Of the City residents who live less than 1 km from work (13.1%), over 50% commute by active transportation, either walking or cycling. Figure 6 below reviews trip distances to work in the City of North Vancouver by mode of transportation. Transit is the main mode used by residents for commutes between 3km and 6.9km in distance while the single occupant vehicle is still the main mode for trips above 7km in length.
**Time Leaving for Work**
Of the 27,410 City residents commuting to work, the majority (59%) leave for work between 7am and 8:59am, similar to other North Shore municipalities. This compares with 53.6% in 2011 suggesting some spreading of peak hour beyond the 7-8:59am timeframe.

**Commuting Destination**
Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work. Commuting destination refers to whether or not a person commutes to another municipality (i.e. census subdivision), another census division or another province or territory. It does not include those working on short term contracts (e.g. contractors, mobile trades and landscaping). In 2016, 28% of employed City residents remain within the City boundary while 71% travel elsewhere on the North Shore and across the region for work, 4% travel elsewhere in the Province and 1% to another province. The proportion of City residents remaining in the City for work has increased from 22% in 2006 to 28% in 2016 while the proportion of residents working from home changed little from 8.4% in 2006 to 8.0% in 2016.

**Commuting Flow**
Chart 1 below shows commuting flows between census subdivisions (municipalities) for the employed labour force aged 15 years and over having a usual place of work. These figures do not include those commuters with no fixed address (e.g.: landscapers and contractors).

Of the employed labour force in the City of North Vancouver, more than half remained on the North Shore for work (54.8%). Of this amount, 28% remained within the City's boundaries, 15.8% commuted to the District of North Vancouver, 7.5% to West Vancouver and 3.2% to First Nations Reserves. Another 31% travelled to the City of Vancouver and UBC, 8% to Burnaby and New Westminster and 4% to municipalities south of the Fraser River.

**Chart 1. Commuting Flow from the City of North Vancouver, 2016.**

(Source: Statistics Canada, 2016)
By comparison, (Chart 2 below), of the commuting flow coming into the City of North Vancouver, over half (59%) arrives from elsewhere on the North Shore, 17% arrives from Vancouver and UBC, 8% from Burnaby/New Westminster, 7% from south of the Fraser River and 6% from the Tri-Cities area.

Chart 2. Commuting Flow into the City of North Vancouver, 2016.

<table>
<thead>
<tr>
<th>Destination</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of North Vancouver</td>
<td>28%</td>
</tr>
<tr>
<td>District of Vancouver</td>
<td>24%</td>
</tr>
<tr>
<td>Outside of Region</td>
<td>2%</td>
</tr>
<tr>
<td>Valley East</td>
<td>2%</td>
</tr>
<tr>
<td>Tri-Cities/Anmore</td>
<td>6%</td>
</tr>
<tr>
<td>Richmond/Delta</td>
<td>2%</td>
</tr>
<tr>
<td>Burnaby/New Capilano, Seymour, Mission 1 IRI's</td>
<td>5%</td>
</tr>
<tr>
<td>South of the Fraser River</td>
<td>7%</td>
</tr>
<tr>
<td>Tri-Cities</td>
<td>8%</td>
</tr>
<tr>
<td>District of West Vancouver</td>
<td>1%</td>
</tr>
</tbody>
</table>

(Source: Statistics Canada, 2016)

According to Statistics Canada, in 2016 there were an additional 1,880 people commuting to the North Shore from elsewhere in the region as compared with 2011. This translates to 1,880 more commuters flowing into and out of the City each day. Meanwhile the number of commuters heading from the North Shore south across Burrard Inlet has decreased by 0.5% over the same time period. In fact, 41.4% of the North Shore's workforce is commuting in from elsewhere, up from 39.6% in 2011. This data includes only those with a usual place of work and does not capture short term employment like construction workers and landscapers.

Recent study of the transportation flows in and out of the North Shore sponsored by the Province cited short term contract work (multiple trades) associated with the renovation and redevelopment of single family homes and other development forms originating from south of Burrard Inlet as a contributor to the increased congestion around Highway #1 and its tributaries. The increase in commuters coming to a usual place of work (not short term contracts) in the City identified in the 2016 Census would seem to be another factor at play. The ongoing challenge associated with the affordability of housing in the region and on the North Shore is likely contributing to the inability of some to live and work in the same community.

LABOUR:

The employment rate is defined as the number of persons employed during the week the census is conducted and is expressed as a percentage of the total population aged 15 and...
over. Across Canada the employment rate fell between 2006 and 2016, from 62.6% to 60.2%. This was largely due to a decline in the rate for employed men aged 25 to 54 and youth aged 15 to 24. The rate increased for women and recent immigrants age 25 to 54 over this same period while more Canadians reported working past the age of 65.

In the City of North Vancouver the employment rate was above the national average at 66.9%. The City's unemployment rate was 5.0% (down from 6.1% in 2011), nearly a percentage point lower than the regional average of 5.8%. The unemployment rate is defined as the number of unemployed expressed as a percentage of the labour force in the week the census was conducted.

**Labour Force Status and Activity**
The participation rate is defined by Statistics Canada as those who were employed during the week of the census. According to the census, 70% of the total City of North Vancouver population aged 15 years and older were in the labour force (31,735 people) and 30% were not (neither employed nor unemployed), continuing a 15 year old trend. There has, however, been an increase in participation by those aged 65 and over and some fluctuation in the participation rates of those aged 15 to 24.

Historically, all three North Shore municipalities have historically had a higher level, than regional average, of self-employed residents. In 2016, the City's overall percentage was 14.4% (13.6% for the region) with an increase in the 65 and over age category as more seniors are choosing to work longer. (Figure 7)

**Figure 7. Proportion of Self-Employed by Broad Age Groups, CNV, 2006 to 2016.**

(Source: Statistics Canada, 2016)

**Distribution of Population by Work Activity**
In 2015, fewer young adults were working as compared with the past two census periods (30.8% in 2016 vs 24.3% in 2005). Still, a higher proportion of City residents in this cohort work compared to the regional average: 13% worked full year, full time compared with 9.9% across the region and 56.2% worked part time versus 50.6% across the region in 2015.

A different trend emerges in the 25 to 64 year grouping with a shift toward the number of people working part time and/or part year (up 3.4% over the 6.7% in 2005) and a decrease in the percentage working full year, full time (45.9% in 2016 down from 48.4% in 2005).

In the 65 and over category there was an 8.8% drop (82.1% in 2005 to 73.3% in 2015) in the number of seniors not working meaning more seniors are working beyond age 65. The data reveals a 7.1% increase in those working part time (18.8% in 2016 vs 11.7% in 2005).
and 1.6% increase in those working full time (7.9% in 2016 vs 6.3% in 2005). This is likely due to the rising cost of housing and transportation in the face of fixed retirement incomes. Some retired seniors may have taken on new part time or full time employment while others may be delaying retirement due to the same economic factors.

**Occupation**

In 2016, one in four City residents works in Sales and Service (25%), while 17% work in Business, Finance and Administration and 13% in Management - the same top three as in 2011. These top categories continued to increase in size both in absolute and percentage terms. However, the largest absolute increases over 2011 were seen in Education, Law, Social, Community and Government Services (+1,370), Management (+795), Sales and Service (+635) and Health (+610) and decreases in Manufacturing and Utilities (-150).

When viewed in Chart 3 below, one can see the net effect of these changes over the past 10 years as some occupations grew and others shrank in comparison.

**Chart 3. Population aged 15 and Over by Occupation, CNV, 2006, 2016.**

(Source: Statistics Canada, 2016)

**Industry**

In 2016, the top five major industries employing the City's labour force remain the same as 2011: Professional, Scientific and Technical Services (12%) followed by Retail Trade (12%).
Health Care and Social Assistance (11%), Accommodation and Food Services and Educational Services (8%). All top five industries increased in both absolute and relative terms. Significant increases over 2011 were also seen in the Construction (+37%) and the Arts, Entertainment and Recreation industries (+34%). Decreases were seen in the Manufacturing (-5.6%), Wholesale Trade (-8.5%) and Utilities (-20.6%) industries.

LANGUAGE OF WORK:

In 2016, 96% of residents in the City spoke English most often at work, less than 1% spoke French (70 people), and 2% (520 people) spoke non-official languages. Of those speaking non-official languages the vast majority reported speaking Farsi (170 people), followed by Chinese (Cantonese or Mandarin) (58), Japanese (70) and Korean (70).

EDUCATION:

City residents are becoming increasingly well educated, with a growing focus on university education and less emphasis on trades and apprenticeship certificates. In 2016, 63.9% of City residents aged 25 to 64 had college or university education, significantly higher than the national average of 54%. Fewer City residents had no certificate, degree or diploma as compared with 2006 (Figure 8 below).

Figure 8. Population Aged 25 to 64 by Highest Level of Education, CNV, 2006, 2016.

The most significant education highlight is the dramatic increase in City residents pursuing university education. In 2016, 43.3% of residents had a bachelor’s degree or higher, up 16.2% over 2006 (27.1%) and higher than the 2016 regional average at 37.5%. The figures
are even higher in the District of North Vancouver (48.9%) and District of West Vancouver (58.2%).

Similar to regional averages, more men continue to (36.4%) pursuing a bachelor’s degree or higher studied STEM (science, technology, engineering and mathematics) than women (16.4%) while more women (83.6%) studied BHASE (non-STEM) fields of study such as business, humanities, health, arts, social sciences, education, etc.

MOBILITY AND MIGRATION:

Mobility Status refers to the status of a person with regard to the place of residence on the reference day, May 10, 2016, in relation to the place of residence on the same date one year earlier. Mobility is further broken down into movers and non-movers. Persons who have not moved are referred to as non-movers and persons who have moved from one residence to another are referred to as movers.

Movers and Non-Movers
In 2016, the majority of City residents (84%) were non-movers, living at the same residence as one year ago, similar to the regional average. The other 16% had changed residence (Table 1 below), down from 20% in 2006. Despite this increase in non-movers, the City’s population is still more mobile than the Districts of North Vancouver (12.4%) and West Vancouver (14.8%).

When mobility is viewed over a five year period, City residents were more mobile, with only 50% of City respondents living at the same residence. This compares with 53.4% in 2006. Across the Metro Vancouver region the proportion of movers was lower at 43.8% and even more so across the other North Shore municipalities.

Table 1. Mobility Status – Geographic Comparison, 2016.

<table>
<thead>
<tr>
<th></th>
<th>Mobility - One Year Ago</th>
<th>Mobility - Five Years Ago</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Movers</td>
<td>Non-Movers</td>
</tr>
<tr>
<td>City of North Vancouver</td>
<td>16.0%</td>
<td>84.0%</td>
</tr>
<tr>
<td>District of North Vancouver</td>
<td>12.4%</td>
<td>87.6%</td>
</tr>
<tr>
<td>District of West Vancouver</td>
<td>14.8%</td>
<td>85.2%</td>
</tr>
<tr>
<td>Metro Vancouver</td>
<td>15.8%</td>
<td>84.2%</td>
</tr>
</tbody>
</table>

(Source: Statistics Canada, 2016)

Movers are further broken into non-migrants and migrants. Non-migrants are persons who moved but remained in the City of North Vancouver. Migrants, meanwhile, are broken into internal and external migrants. Internal migrants are those who lived within Canada one or five years earlier but moved to a different city, town, township, village or Indian reserve; external migrants did not live in Canada one or five years ago.

In 2016, of the 16% of the population who moved in the past year, the majority (57%) moved within the City of North Vancouver (non-migrants) while 43% moved from another city or province (migrants) in Canada. Of those that moved out of the City of North
Vancouver, 43% remained in Greater Vancouver, 32% moved elsewhere in BC, 10% moved to another province and 15% moved out of the country.

When viewed over the most recent five year census period, the 50% of the City's population that moved, just over half (56%) remained within the City of North Vancouver (non-migrants) and 44% moved elsewhere (migrants) whether another city, province but still within Canada. This is the same breakdown of those that moved in the past year. Of those that moved out of the City of North Vancouver 38% remained in Greater Vancouver, 30% moved elsewhere in BC, 9% moved to another province and 23% moved out of the country.

NEXT STEPS:

This data set represents the final release of Census data by Statistics Canada.

An Information Report to Council has been produced with each release. The information has also been made available to the public on the City's website at www.cnv.org/statistics.

Customized, cross-tabulated data for each of the City's neighbourhoods are currently on order. An updated Community Profile based on the 2016 Census data will be available in the spring of 2018.

RESPECTFULLY SUBMITTED:

S.A. Smith, MCIP, RPP
Planner 2

Attachment

SS:rf: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. Median age is 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’s 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 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% being higher density forms. Housing affordability, changing demographics,
and lifestyle choices are believed to be contributing factors in this shift from lower 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); this is 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.

Income
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 similar to 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.

**Housing (Tenure, Cost, Condition)**
The 2016 Census revealed the City of North Vancouver experienced a significant increase in renters – in both absolute numbers and percentage (from 45.7% to 47.1%) over 2011. This trend was apparent across the region. In some instances, this trend may be influenced by housing policies and in others likely the result of growth in the secondary rental market and tightening of mortgage lending regulations over the same period.

The cost of housing continues to rise, with a growing proportion of households in the City (35.8%) now spending 30% or more on shelter costs, a figure that exceeds the regional average of 32%. This trend is being experienced by a larger proportion of renter households (45.9%). Similarly, median and average monthly shelter costs have increased at a greater rate than inflation; again, by a greater margin for renter households.

Fewer dwelling units are reported as being in need of major repair while a growing number are in need of minor repair and maintenance. This likely reflects the aging of the City's housing stock including turnover of some of that stock.

**Visible Minority**
The visible minority population in the City is increasing. In 2016, at 31.3% the City is above the BC average (30.3%) and below the regional average of 48.9%. While the North Shore continues to share many of the same visible minority populations – West Asian and Chinese populations especially, but also Filipino and South Asian - the order varies among the municipalities. The City is home to a larger proportion of Filipino population than the other North Shore municipalities.

**Immigration**
In 2016, more than one in three City residents is an immigrant (38.2%). Recent immigrants make up 18.8% of the immigrant population and are primarily in their prime working years (25-44). The most frequent places of birth cited mirror recent historical trends with Iran (up significantly from 2011) and the Philippines (down a bit from 2011) topping the list and smaller representation from the United Kingdom, China, India and the United States.