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

**INFORMATION REPORT**

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To: Mayor Darrell R. Mussatto and Members of Council

From: Suzanne A. Smith, Planner 2

SUBJECT: 2016 CENSUS PROGRAM RELEASE – HOUSING, DIVERSITY AND IMMIGRATION.

Date: November 21, 2017 File No: 13-6970-01-0001/2017

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**ATTACHMENTS:**

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

**PURPOSE:**

The latest 2016 Census release is now available, consisting of data profiling the housing, diversity and immigration 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](http://www.cnv.org/statistics).

**SUMMARY:**

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.

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.

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.

## **BACKGROUND:**

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

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

The first releases of the 2016 Census included the topics of population, age, dwelling counts, type of dwelling, households, families, marital status, language and income. Staff reports on these topics are available on the City webpage at [www.cnv.org/statistics](http://www.cnv.org/statistics). Key highlights on each are included in Attachment #1 for context.

## **HOUSING:**

The latest release of the 2016 Census provides information on housing specific to tenure, households spending 30% or more on housing costs and number of household maintainers. It also provides data on the period of construction of buildings in the

community, their condition, the number of bedrooms available and their suitability to those they are housing.

From a national perspective, the steady increase in ownership seen across the country between the years of 1991 to 2006 has plateaued in the years since. In the Atlantic Provinces, Ontario and British Columbia homeownership has continued to decline as housing prices increase. In addition, the proportion of households paying more than 30% of their income on monthly shelter costs (CMHC’s definition of affordable) increased across the nation from 24.1% in 2006 to 24.4% in 2016 but was highest in Toronto (33.4%) and Vancouver (32%).

**Tenure**

The proportion of home ownership continues to vary among municipalities in the Metro Vancouver region (Table 1 below). It features strongly in more suburban municipalities such as the District of North Vancouver at 78.6% and District of West Vancouver at 74.9%, but less so in the higher density municipalities with significant rental stock such as the City of North Vancouver at 52.9% and City of Vancouver at 46.9%.

**Table 1. Households by Tenure, Geographic Comparison, 2016**

Geography	Owners	Renters	Renter Change over 2011
City of North Vancouver	52.9%	47.1%	1.40%
District of North Vancouver	78.6%	21.4%	1.40%
District of West Vancouver	74.9%	25.1%	3.90%
City of Vancouver	46.9%	53.1%	1.60%
Metro Vancouver	63.7%	36.3%	1.80%

\*Source: Statistics Canada, 2016

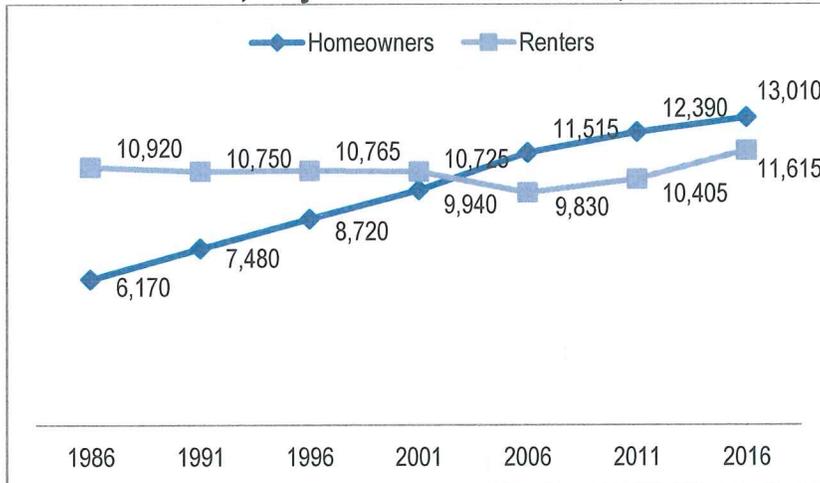
What appears to be consistent across the Metro Vancouver region, between 2011 and 2016, is an increase in the proportion of the population reporting as renters (Table 1 above). The nature of that change, however, is less clear across municipal boundaries.

In some municipalities, including the City of North Vancouver, part of the increase can be attributed to new housing policies encouraging the creation of new purpose built rental housing and an overall increase in stratified multi-family housing stock which often also contributes to the secondary rental market (unsecured rental).

In municipalities without these policies in place and which have seen little growth in dwelling units, this is less likely to be a contributing factor. There may also be an increase in the number of suites or entire dwellings being rented out as mortgage helpers and investment properties, respectively. In addition, changes to mortgage lending policies at the federal level during this period may also be an influencing factor, making it more difficult to meet ownership requirements. Discussions with Statistics Canada and Metro Vancouver data experts suggest the exact cause is inconclusive at this time.

As seen in Table 2 below, the City has seen consistent growth in home ownership over the past 30+ years, primarily due to growth of stratified multifamily units in the City. And for many years, the number of renters in the City hovered around the 10,000 population mark with a slight decrease in the years 2001 – 2006.

**Table 2. Tenure, City of North Vancouver, 1986 – 2016**



\*Source: Statistics Canada, 2016

In 2016 the renter households increased to 11,615, an increase of 1,210 households or 10.4%. Comparatively, owner households increased by 645 households or 4.9% over the same period.

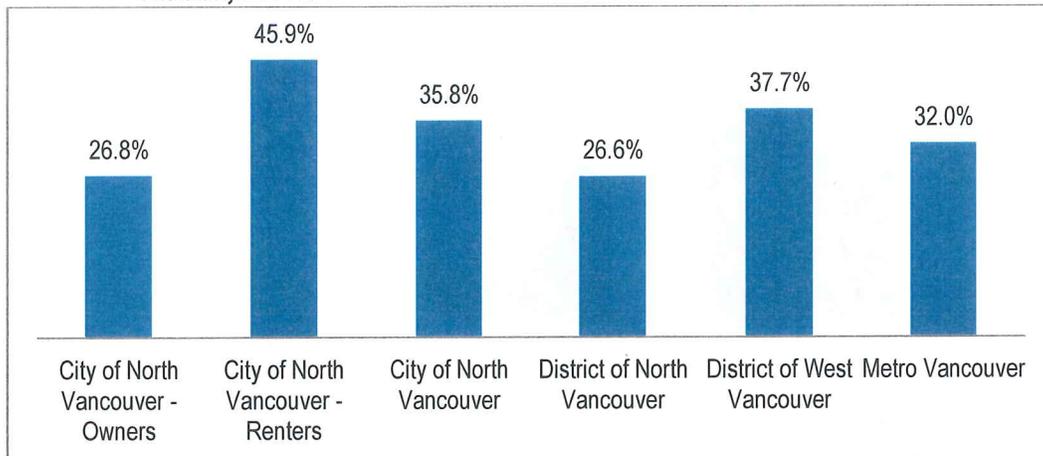
The source of this increase is likely a combination of factors as described above. What is clear is that during the 2011 – 2016 Census period, the City of North Vancouver approved and granted occupancy to 349 new units of purpose built rental stock including 237 market rental units and 122 non-market rental units. This would account for nearly one third (28.8%) of the 1,210 renter household increase reported in 2016.

### **Shelter Costs**

Housing costs have been on the rise for households across the region, in particular for renter households in the City of North Vancouver. The total number of households (owner and tenant) in the City of North Vancouver spending 30% or more of household income on shelter costs was 35.8% in 2016, higher than the Metro Vancouver regional average of 32%. This is a 1.4% increase in households in the City in this category over 2011.

Table 3 below reveals that owner households saw a 0.1% decrease in those spending 30% or more on shelter costs to 26.8% in 2016. Renter households saw an increase of 2.5% over 2011 to 45.9% in 2016. Close to twice as many renter households are spending 30% or more on shelter than owner households.

**Table 3. Percent of Households Spending 30% or More Income on Shelter Costs, 2016**



\*Source: Statistics Canada, 2016

While the percentage of persons in the City reporting low income in 2015 (16.4%) was on par with the regional average (16.5%), the City has a higher proportion of households spending 30% or more of household income on shelter (35.8%) as compared with the regional average (32%). This may be attributed to a combination of the rising cost of housing in the community, as newer housing stock replaces older more affordable stock, and limited availability of rental stock as vacancy rates hover around 0.3%.

By comparison, where ownership rates are approximately 70%, the District of North Vancouver saw a decrease in the proportion of households spending 30% or more on shelter at 26.6% in 2016, down from 28.3% in 2011. The District of North Vancouver also reported the highest household income on the North Shore in 2016 at \$103,981 as compared with \$67,119 in the City of North Vancouver and the regional average of \$72,662.

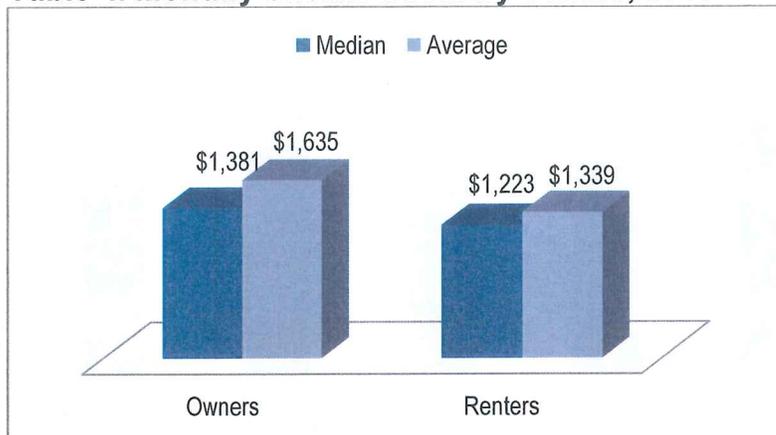
***Average and Median Monthly Shelter Costs***

Viewed on a monthly basis, (Table 4 below) both the median and average monthly shelter costs for owner and renter categories in the City saw significant increase over the last Census period.

The median monthly shelter cost, the point at which half of the monthly costs reported are above and half are below, increased for owners in the City to \$1,381. This is up from \$1,209 in 2011; an increase of 14%. Average monthly costs for owners also increased, by 14.8% to \$1,635.

Shelter costs for renters however rose by an even greater margin. The median monthly shelter cost rose by 20% to \$1,223 in 2016. And average rent shelter costs increased 18.9% to \$1,339. This increase is beyond what is expected from regular inflation pressures.

**Table 4. Monthly Shelter Costs by Tenure, 2016**



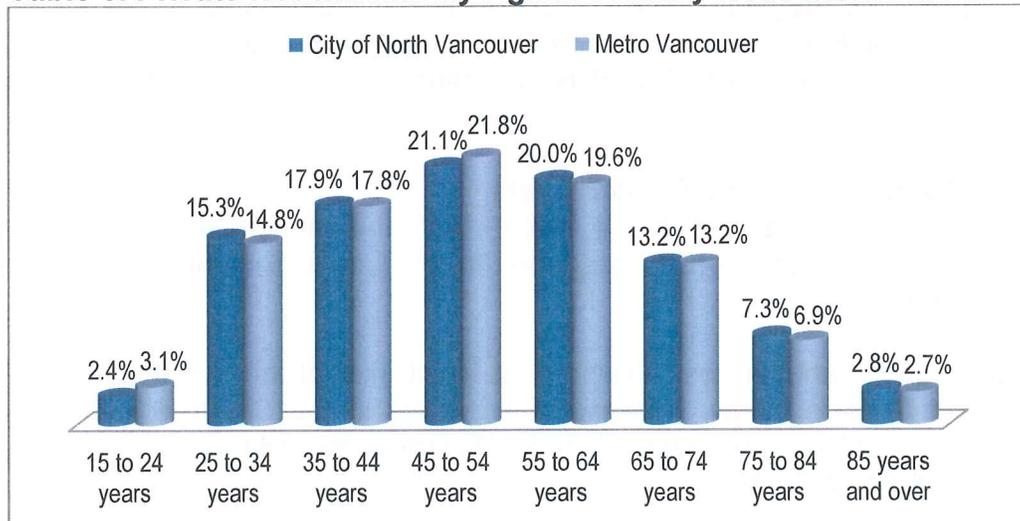
\*Source: Statistics Canada, 2016

**Household Maintainer**

The Census defines a household maintainer as a person or persons responsible for paying the rent, mortgage, taxes, electricity or other services for a dwelling unit.

The most common age of household maintainers across the Metro Vancouver region in 2016 was 45 to 54 years of age (21.8%). The City of North Vancouver, in comparison, reported similar figures at 21.1% (Table 5 below). The City saw a slightly higher proportion of household maintainers in the 55 to 64 year age category (20.0%) than the regional average of 19.6% which is reflective of the City's higher than regional average median age of 42.1.

**Table 5. Private Households by Age of Primary Household Maintainers**

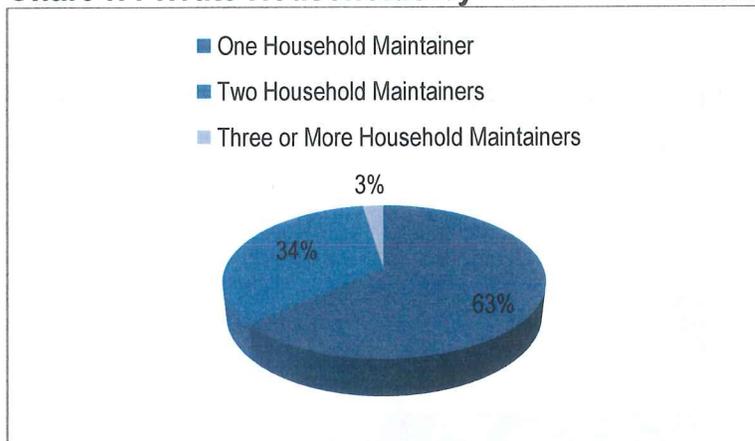


\*Source: Statistics Canada, 2016

Of the households in the City, the majority are one household maintainers (63%), with 34% two household maintainers and only 3% of households reporting three or more (Chart 1 below). The City has a higher proportion of one household maintainers

compared with the regional average (57.8%) and the District of North Vancouver (51.6%). This is in keeping with the City's lower than regional average household size at 2.1 persons (compared with 2.5 across the region) and higher proportion of one person households in 2016 at 38.1% (compared with 28.7% across the region). Arguably, the more persons per household the more likely there will be two household maintainers.

**Chart 1. Private Households by Number of Household Maintainers, 2016**

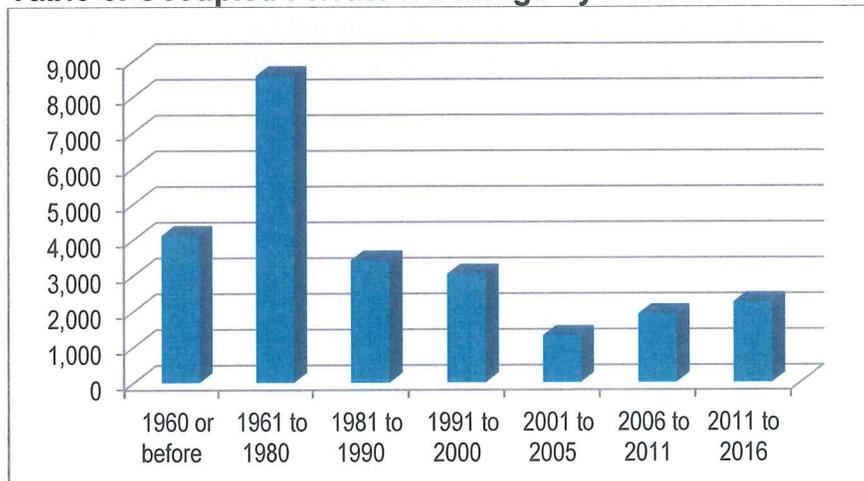


\*Source: Statistics Canada, 2016

**Period of Construction**

Just over half (51.6%) of the City's building stock was constructed prior to 1980, with the majority of that (34.8%) constructed in the 1960's and 70's (Table 6 below). The construction of new dwelling units in the City has been steady over the past two Census periods. This includes a 9.1% increase in new housing stock between 2011 and 2016. This reflects both the natural replacement of existing housing stock but also City policies aimed at providing more diversity in the housing stock. This includes encouraging the creation of more smaller energy efficient units as well as policies and incentives in support of families and multi-generational living (e.g. secondary suites in duplexes) and affordable housing units for those in need.

**Table 6. Occupied Private Dwellings by Period of Construction, 2016**

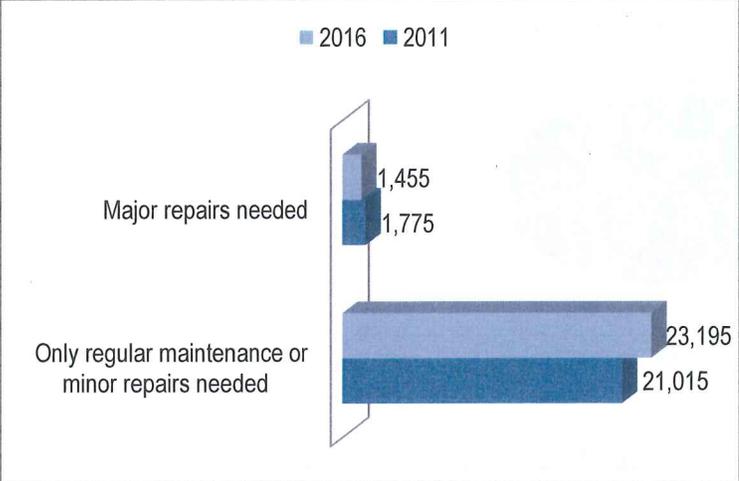


\*Source: Statistics Canada, 2016

**Condition of Dwelling**

Between 2011 and 2016 the number of City respondents indicating their dwelling needed major repairs decreased by 325. The majority also reported an increasing number that required maintenance or minor repairs (Table 7 below). Both of these figures may indicate the nature of the City’s aging housing stock. The redevelopment of housing in need of major repair would result in a decrease in the number needing major repair. Similarly, an increase in those needing minor repairs may reflect the state of much of the City’s 1960’s and 1970’s housing stock.

**Table 7. Number of Occupied Dwellings by Condition of Dwelling, 2011-2016**

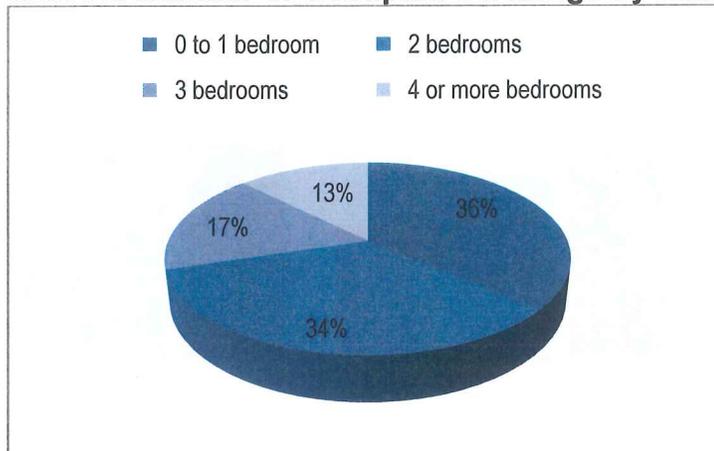


\*Source: Statistics Canada, 2016

**Number of Bedrooms and Suitability**

The majority of the City’s housing stock is in multi-family residential buildings, including ground-oriented dwellings (24%), apartments less than five storeys (41%) and apartments greater than five storeys (23%). It is perhaps not surprising that, in 2016, 70% of all dwelling units in the City had zero to two bedrooms (17,330 units) and only 30% of units (7,315 units) provided the option of three or more bedrooms (Chart 2 below). These figures are reversed in the District of North Vancouver where 70% of dwelling units have three or more bedrooms, reflecting the predominantly single family urban form of the municipality. At the regional scale, the split is more even with nearly half (50.5%) of dwelling units at zero to two bedrooms and 49.5% with three or more bedrooms.

**Chart 2. Number of Occupied Dwellings by Number of Bedrooms**



\*Source: Statistics Canada, 2016

The 2016 Census also included a question regarding the suitability of housing. Private households by Housing Suitability (Chart 3 below) is defined as whether the dwelling has enough bedrooms for the size and composition of the household.

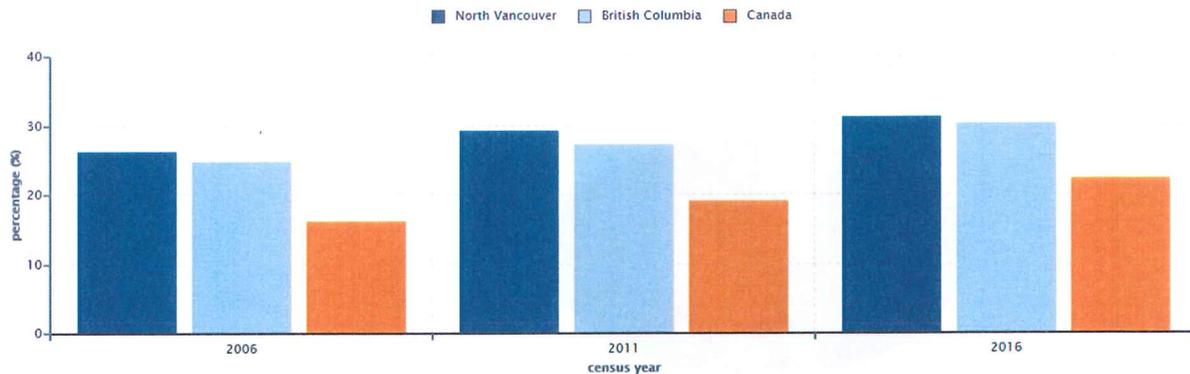
In 2016 in the City, the majority of households (92% or 22,585 households) rated their current housing as suitable. This is perhaps not surprising as the City's average household size is two persons per unit, requiring fewer additional bedrooms. The remaining 8% or 2,055 rated their housing as unsuitable, slightly higher than the Metro Vancouver average of 7%. This likely reflects both the availability (stock) and attainability (cost) of housing in the community to accommodate families.

#### **VISIBLE MINORITY POPULATION:**

The *Employment Equity Act* defines as visible minorities 'persons, other than Aboriginal persons, who are non-Caucasian in race or non-white in colour.' The visible minority population of Canada has grown steadily since 1981 with an increase of immigrants from non-European countries. The three largest minority groups in Canada in 2016 are South Asian, Chinese and Black. As Table 8 below shows this increase in visible minorities is also occurring across BC and in the City of North Vancouver.

At 31.3% in 2016, the City continues to have a higher proportion of visible minorities than the provincial (30.3%) and national (22.3%) averages.

**Table 8. Population (%) Belonging to a Visible Minority Group, 2006 to 2016**

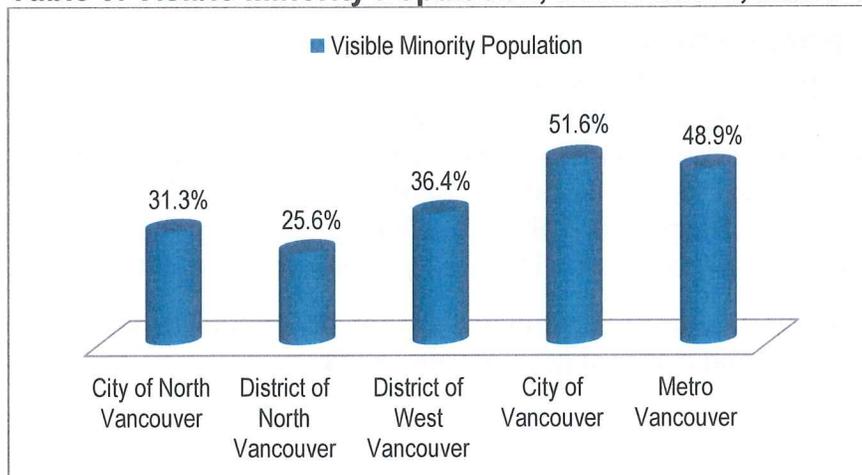


\*Source: Statistics Canada, 2016

In the Metro Vancouver region, the percentage of visible minorities represents nearly half the population at 48.9% (see table 9 below). This figure is even higher in the City of Vancouver at 51.6% and other communities traditionally home to larger immigrant populations including Surrey (58.4%) and Richmond, which is home to the largest proportion of visible minorities at 76.3%.

The visible minority population is lower across the North Shore than the regional average. The District of West Vancouver is home to the highest percentage of visible minorities at 36.4% with the City of North Vancouver at 31.3%. However, the proportion of visible minorities is increasing in the City with the percentage up 5.1% from 26.2% in 2006 to 31.3% in 2016.

**Table 9. Visible Minority Population, North Shore, Metro Vancouver, 2016**

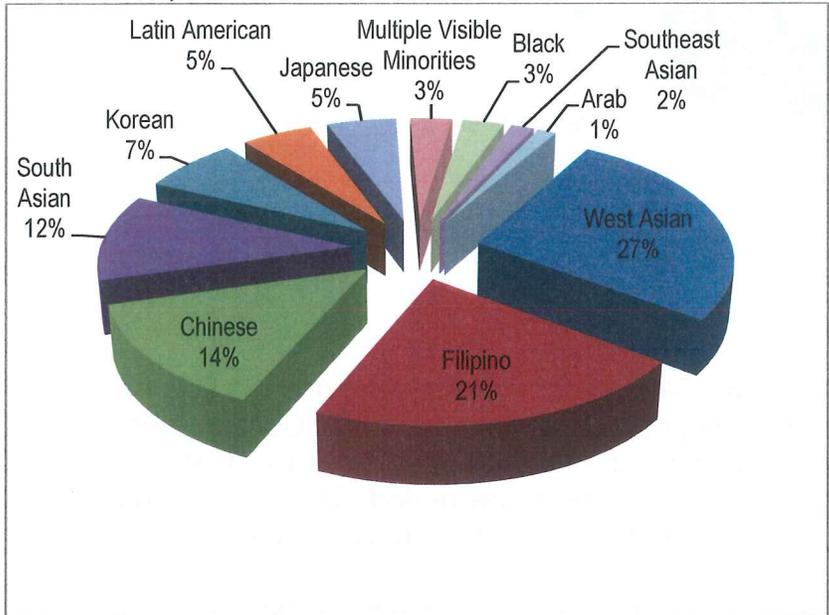


\*Source: Statistics Canada, 2016

Of the current visible minority population in the City (Chart 3 below), the top three are West Asian (4,360) which includes Iran, Filipino (3,450), Chinese (2,290) and South Asian (1,840). The community includes smaller representation from Korean (1,155), Latin American (840), Japanese (815), Black (485), Southeast Asian (265) and Arab

(215) descent. The most significant trend in the City over recent Census periods has been the growth in the Filipino population.

**Chart 3. Visible Minority Population by Percentage, City of North Vancouver, 2016**



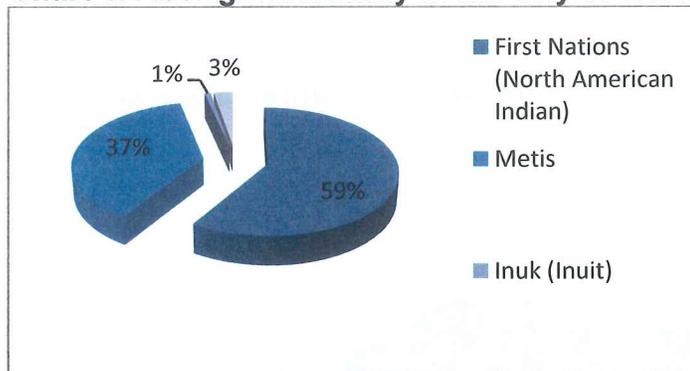
\*Source: Statistics Canada, 2016

Across the North Shore the most prevalent visible minority populations are very similar with differences only in order of majority. These include Chinese, West Asian, Filipino and South Asian populations. In the City, the highest proportion of visible minorities is West Asian and Filipino. In the District of North Vancouver it is Chinese and West Asian, the same in the District of West Vancouver. Across the region the top three visible minority population are Chinese, followed by South Asian, and Filipino populations.

**ABORIGINAL PEOPLES:**

Of the City’s population, 2.2% or 1,150 residents, identified as aboriginal identity in the 2016 Census. Of this population, 59% identify as North American First Nations, 37% as Metis, 1% as Inuit and 3% as multiple responses (Chart 4 below). Note these figures do not include persons living on the Mission 1 Reserve which is a separate jurisdiction.

**Chart 4. Aboriginal Identity in the City of North Vancouver, 2016**



\*Source: Statistics Canada, 2016

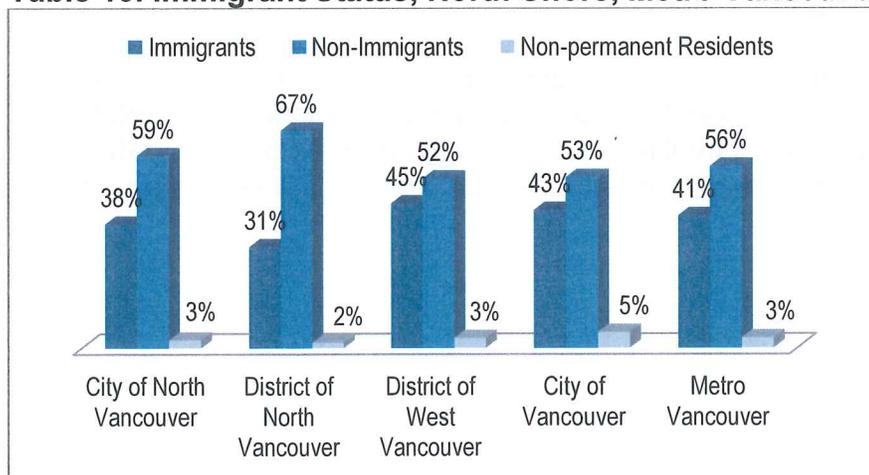
**IMMIGRATION:**

In 2016 just over one in five Canadians was foreign-born (21.9%) representing the highest proportion of immigrant population since the 1921 Census. Between 2006 and 2016, the Canadian-born population increased 6.1% while Canada’s foreign-born population increased by 18.0% over the same period. This trend is reflective of both Canada’s slow rate of natural increase and federal immigration policies.

Toronto, Vancouver and Montréal have historically drawn the largest share of newcomers and continue to be the places of residence for over half of all immigrants and recent immigrants to Canada. One new trend emerging on the national scale is an increase in the share of recent immigrants choosing to reside in the Prairie Provinces.

The proportion of immigrant population in British Columbia, at 28.3%, is higher than the national average (21.9%). It is even higher across Metro Vancouver at 40.8% (Table 10 below) and 38.2% in the City of North Vancouver. The District of West Vancouver is home to the highest proportion of immigrants on the North Shore at 44.6% and the City of Richmond has the highest proportion in the region at 60.2%.

**Table 10. Immigrant Status, North Shore, Metro Vancouver, 2016**



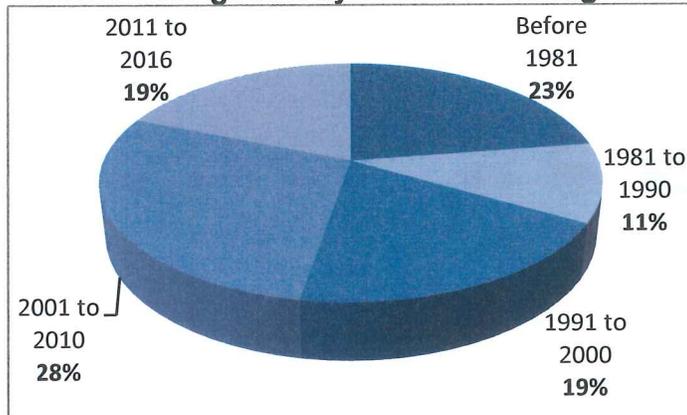
\*Source: Statistics Canada, 2016

To date there are 19,930 immigrants in the City of North Vancouver. Over the past 25 years the immigrant population has increased from 28% of the City's population in 1991 to 38.2% in 2016.

**Period of Immigration**

The pie chart below (Chart 5) indicates that nearly half (47%) of the total immigrant population in the City arrived during the last three Census periods, 2001-2016. This trend is likely the result of a combination of factors including federal immigration policies relating to the volume of immigrants, the presence of family or specific established immigrant groups in the City or other City-specific amenities and proximity to downtown Vancouver.

**Chart 5. Immigrants by Period of Immigration, 2016**



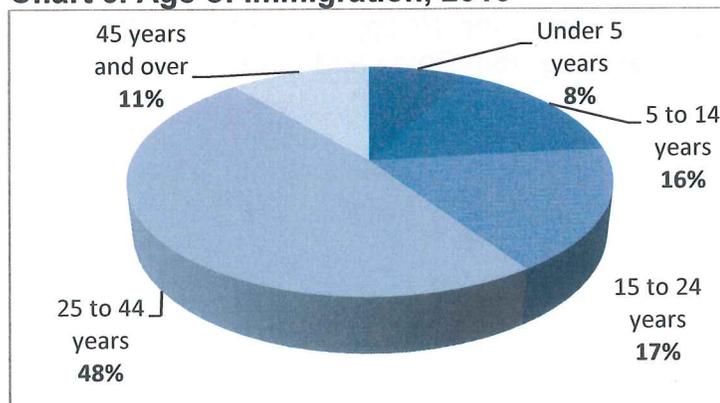
\*Source: Statistics Canada, 2016

Recent immigrants make up 18.8% of the total immigrant population with 3,745 individuals arriving in the City between 2011 and 2016.

**Age at Immigration**

Immigrants to the City of North Vancouver are generally younger than the population as a whole. According to the 2016 Census (Chart 6 below) over the last period, 48% of immigrants to the City were in their prime working-age years, defined as ages 25-44.

**Chart 6. Age of Immigration, 2016**



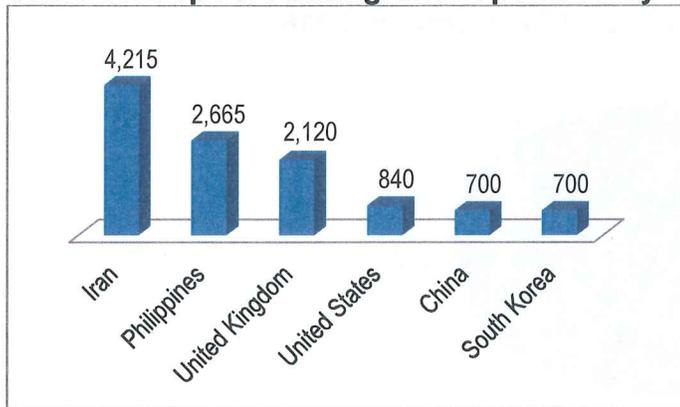
\*Source: Statistics Canada, 2016

And as the median age of immigrants is generally lower than the median age of the general population, over time the increase in recent immigrants will have a slight mediating effect on the aging of the City’s population, while bolstering a declining labour force.

**Immigrants by Place of Birth**

Iran continues to be the most frequently cited place of birth among immigrants in the City of North Vancouver. Table 11 below describes that 21.1% of City immigrants have come from Iran followed by the Philippines at 14.5%, 10.6% from the UK, 4.2% from the US and 3.5% each (tied) from China and South Korea.

**Table 11. Top Five Immigrant Population by Place of Birth, 2016**



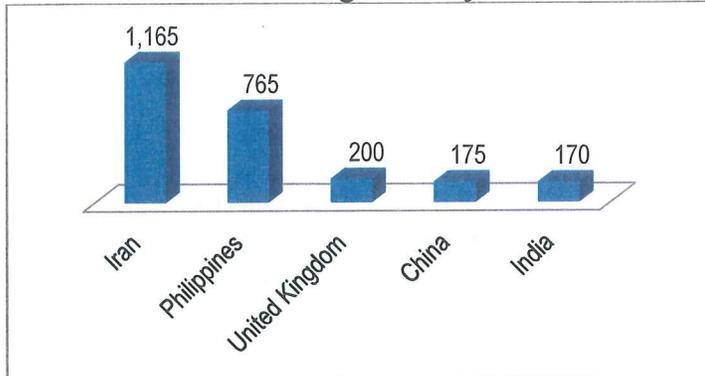
\*Source: Statistics Canada, 2016

**Recent Immigrants by Place of Birth**

The most frequently cited source countries of recent immigrants to the City continue to be Iran and the Philippines with a slower flow of population from China. Of the 19,930 immigrants in the City, 3,745 (18.8%) arrived during the 2011 – 2016 period. In fact, the City received highest number of immigrants of the three North Shore municipalities. The District of North Vancouver in turn, attracted 3,245 recent immigrants and West Vancouver 2,940. The concentration of immigrant services, high level of transit services and variety of housing are likely factors attracting a larger proportion of the population.

The top three recent immigrant places of birth (Table 12) are consistent with the existing immigrant population in the City: from Iran, the Philippines and the United Kingdom. Rounding out the top five are those arriving from China and India.

**Table 12. Recent Immigrants by Place of Birth, 2011 – 2016 Period**



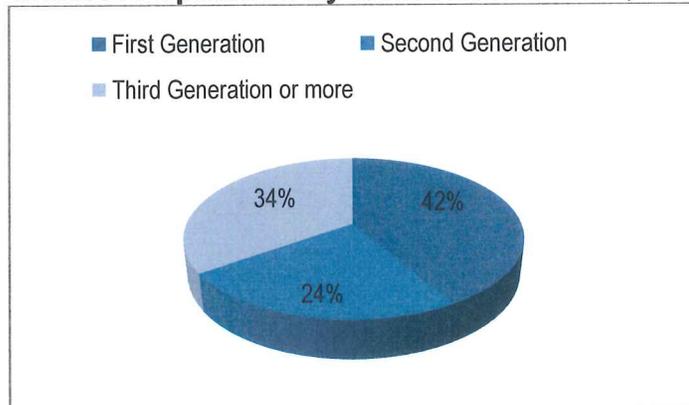
\*Source: Statistics Canada, 2016

In percentage terms, those arriving from Iran represented 31.3% of the recent immigrant population in 2016 (up from 22.1% in 2011), the Philippines represented 20.4% in 2016 (down from 26.7% in 2011). The proportions from other countries are much smaller with 5.5% from the United Kingdom, followed by China (4.7%), India (4.4%) and the United States (4.1%).

### **Generation Status**

In 2016, a significant proportion of the residents of the City of North Vancouver (42%) identified as first generation Canadians which means they were born abroad (Chart 7 below). A further 23.8% reported being second generation, meaning they were born in Canada with at least one parent born abroad. The remaining 34.6% are third generation with both parents born in Canada, a figure that decreased from 36.5% in 2011. This trend is reflective of a nation-wide trend in the growth in Canadian population by immigration.

**Chart 7. Population by Generation Status, 2016**



\*Source: Statistics Canada, 2016

### **Data Reliability**

Wherever possible, data trends have been compared over the 2006 – 2016 period. This is because in 2011 the traditional long form Census was temporarily replaced by the voluntary National Household Survey (NHS). The NHS had a higher non response rate

for participation and therefore produced less reliable results than comparing Census to Census data.

**NEXT STEPS:**

The final release of Census data by Statistics Canada will be available in early December 2017. The release will cover education, labour force, journey to work, language of work, mobility and migration. The full set of Census topics released is outlined in Attachment #2.

An Information Report to Council has been produced as each release becomes available. The information has also been made available to the public on the City's website. Customized, cross-tabulated data for each of the City's neighbourhoods will be ordered as soon as the full dataset is available. An updated Community Profile summarizing all of the data will be compiled and made available early in 2018.

RESPECTFULLY SUBMITTED:



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S. A. Smith, MCIP, RPP  
Planner 2

Attachment

SS:eb:rf

## 2016 Census Topics Summary

### Population

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

### Age

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

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

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

### Dwelling Counts

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

### Type of Dwelling

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

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

## Households

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

## Families

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

## Marital Status

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

## Language

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

## 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 on par with the regional average at 16.5%, increasing slightly from 15.8% in 2005. With a significant increase (60%) in the high income categories in the City (\$100,000+) over the last Census period, the proportion of high income categories in the City is outpacing growth in the low income categories. Across age categories those in the 5 to 24 year old categories and 65 years and older are experiencing higher than City average rates of low income than those in the standard workforce age groupings.

## 2016 Census Program Release Schedule

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