

Attachment 2: Historical Context

Historical Population Change

Figure 4 describes the Canada Census population change for three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 5 describes the percentage that each contributed to the total North Shore population change in each Census period. The District of North Vancouver's rate of population growth fluctuated from a high of 6,916 between 1986 and 1991, to 1,523 between 2011 and 2016. The District of North Vancouver's percentage contribution to population growth on the North Shore has declined from 55% in the 1991 Census to 23% in the 2016 Census. Between 1991 and 2016, Canada's population grew by 29%, while B.C. grew by 42%, and the District of North Vancouver by 14%.

Figure 4. Population: North Shore Communities (1991-2016)

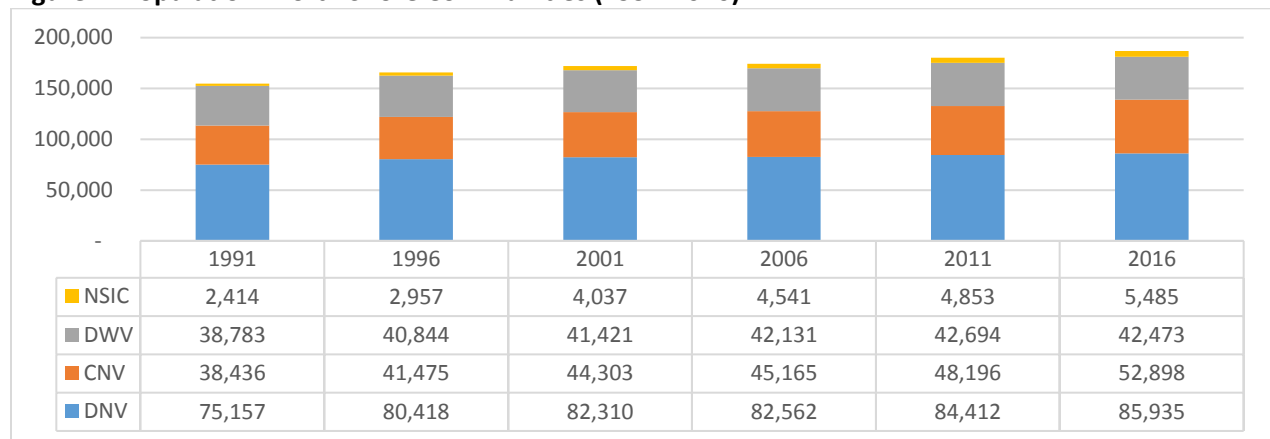
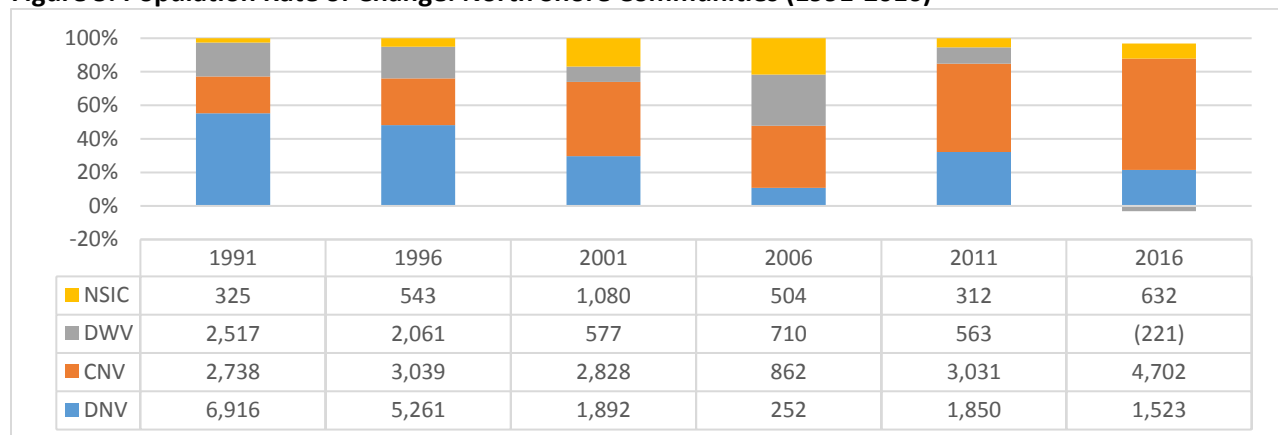


Figure 5. Population Rate of Change: North Shore Communities (1991-2016)



Source: Statistics Canada Census

DNV = District of North Vancouver

NSIC = Capilano 5 R, Mission 1 R, Seymour Creek 2 R and Burrard Inlet 3 R

MV = Metro Vancouver

BC = British Columbia

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Historical Dwelling Change

Figure 6 describes the Canada Census change to the number of private dwellings occupied by usual residents in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 7 describes the percentage that each contributed to change in each Census period. The District of North Vancouver's rate of occupied dwelling growth has declined from a high of 2,585 dwellings between 1986 and 1991, to 563 dwellings between 2011 and 2016. The District of North Vancouver's percentage contribution to occupied dwelling growth on the North Shore has declined from 51% in the 1991 Census to 23% in the 2016 Census. Between 1991 and 2016, the number of private dwellings occupied by usual residents in Canada increased by 40%, B.C. by 51%, and the District of North Vancouver by 20%.

Figure 6. Dwellings: North Shore Communities (1991-2016)

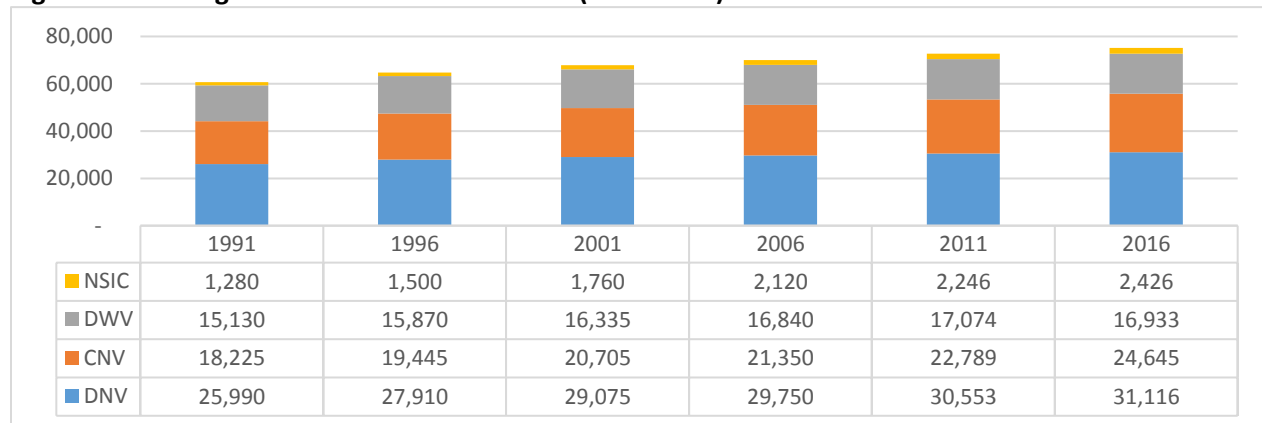
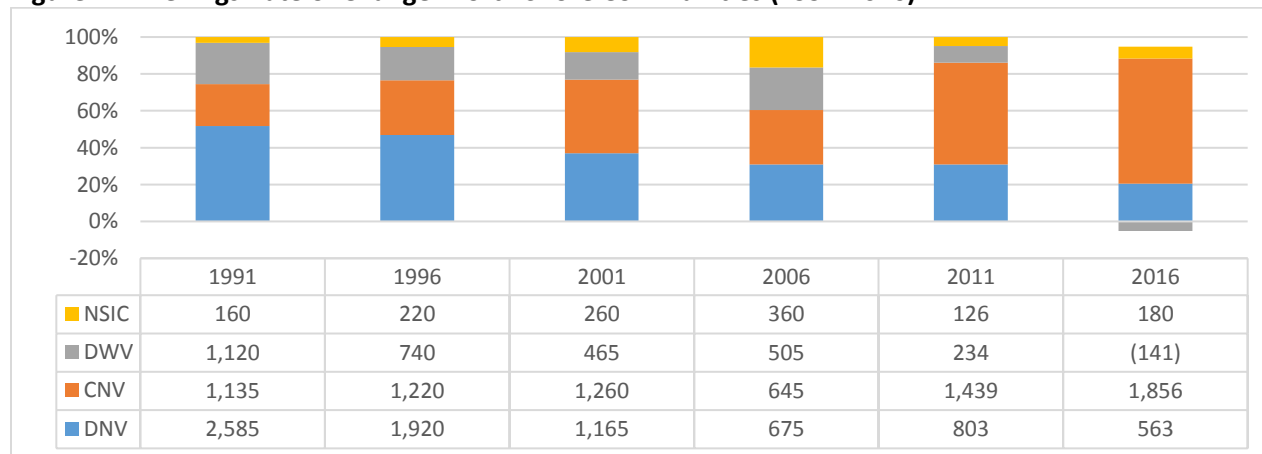


Figure 7. Dwellings Rate of Change: North Shore Communities (1991-2016)



Source: Statistics Canada Census

Private dwelling occupied by usual residents refers to a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on May 10, 2016. Unless otherwise specified, all data in housing products are for private dwellings occupied by usual residents, rather than for unoccupied private dwellings or dwellings occupied solely by foreign and/or by temporarily present persons. Source: Dictionary Census of Population, 2016

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Historical Labour Force Change

Figure 8 describes the Canada Census labour force (aged 15 and older) change in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 9 describes the percentage that each contributed to change in each Census period. The District of North Vancouver's rate of labour force growth has fluctuated from a high of 4,105 between 1986 and 1991, to 425 between 2011 and 2016. The District of North Vancouver's percentage contribution to labour force growth on the North Shore has declined from 60% in 1991 to 14% in 2016. Between 1991 and 2016, Canada's labour force grew by 19%, B.C. grew by 32%, and the District of North Vancouver by 7%.

Figure 8. Residents in Labour Force (15+): North Shore Communities (1991-2016)

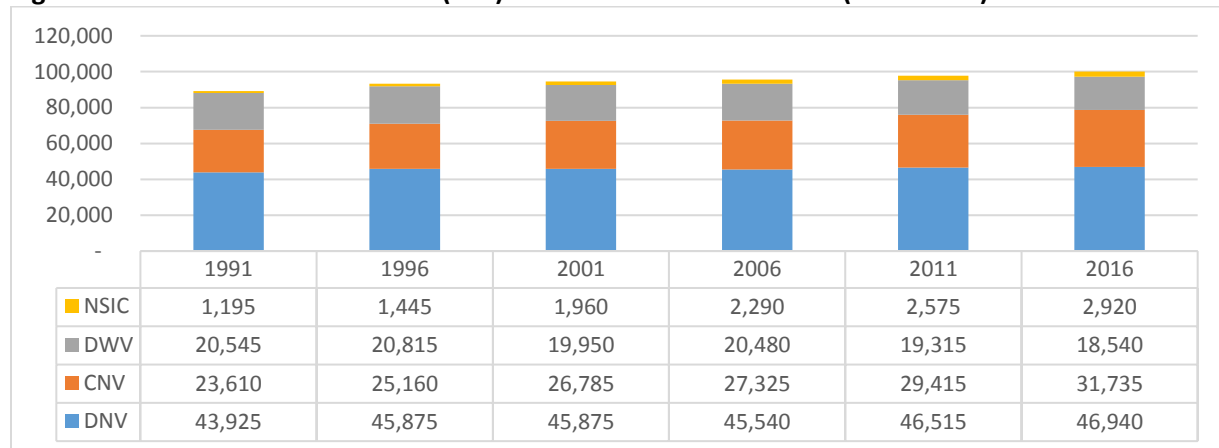
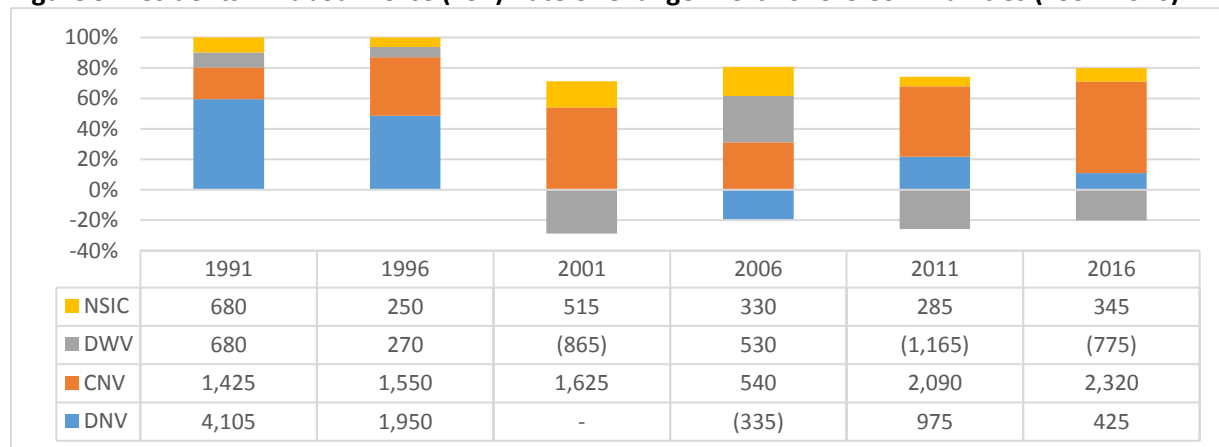


Figure 9. Residents in Labour Force (15+) Rate of Change: North Shore Communities (1991-2016)



Source: Statistics Canada Census. Note: Some data not available in Mission 1 R (2001), Seymour Creek 2 R (1996), and Burrard Inlet 3 R (2006). In these cases the previous census years' census counts were used.

Labour Force refers to persons who, during the week of Sunday, May 1 to Saturday, May 7 (in that Census Year), were either employed or unemployed. Source: Dictionary Census of Population, 2016

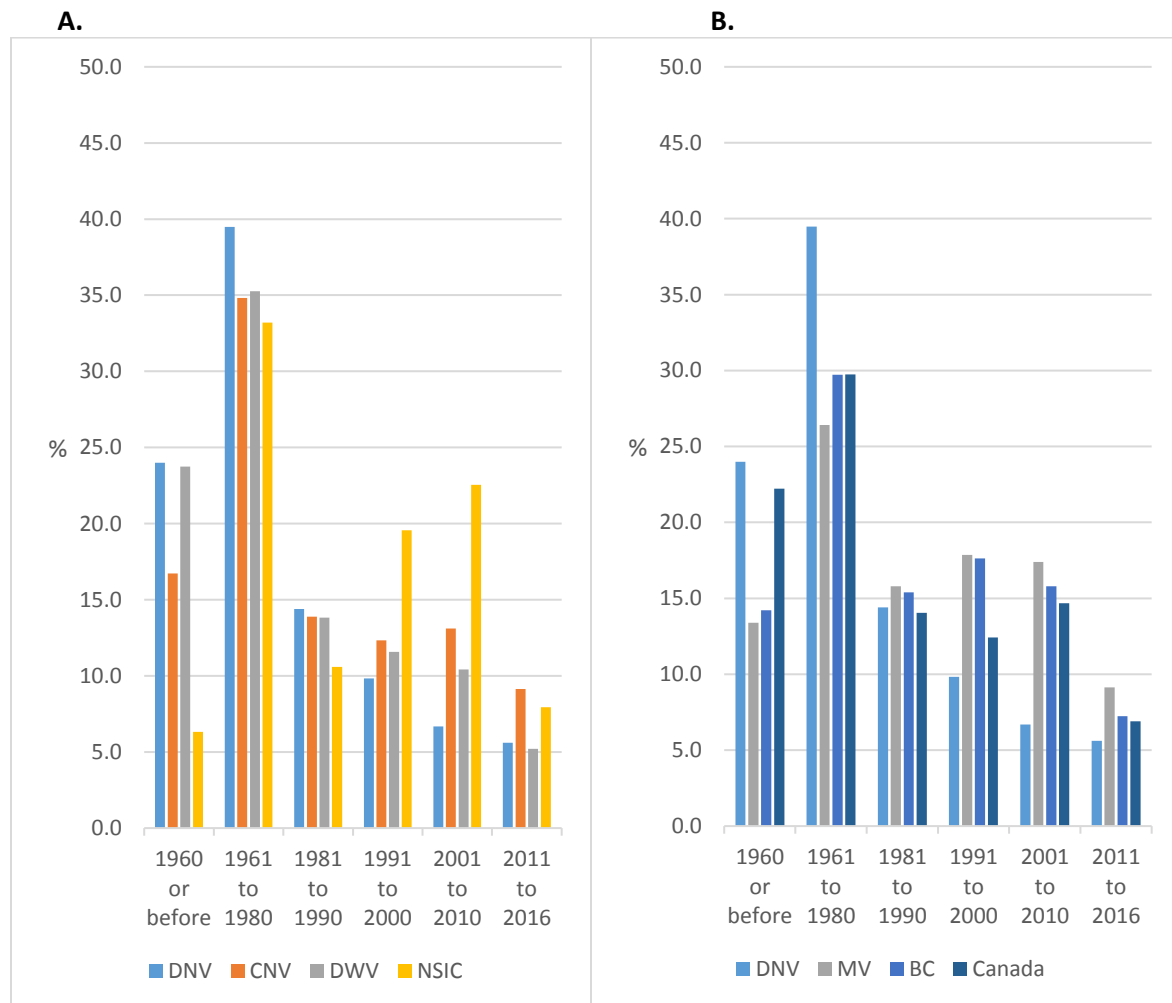
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Historical Dwelling Characteristics

Figure 10 A. describes the Canada Census age of private dwellings occupied by usual residents as the percentage in each age category in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, in 2016. Figure 10 B. describes the Canada Census age of private dwellings occupied by usual residents as the percentage of total units in each age category in District of North Vancouver (DNV), Metro Vancouver (MV), British Columbia (BC) and Canada in 2016.

These 2016 age profiles reflect the historical results of initial construction activity and redevelopment over time. Compared to the other jurisdictions shown, in 2016 the District of North Vancouver had significantly more dwellings built before 1981, and significantly fewer dwellings built after 1991, except for the District of West Vancouver, which had a somewhat more similar age profile.

Figure 10. Dwelling Age: Various Jurisdictions (2016)



Source: Statistics Canada Census

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Figure 11. describes the Canada Census structural type of dwelling in the District of North Vancouver (DNV); City of North Vancouver (CNV); District of West Vancouver (DWV); the combined total of four North Shore Indigenous Communities (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R; Metro Vancouver (MV); British Columbia (BC); and Canada in 2016. Compared to the other jurisdictions shown, the District of North Vancouver had significantly fewer apartments in buildings that are 5 or more storeys, relative to other structural types in 2016.

Figure 12. Describes the Canada Census change to the structural type of dwelling for the District of North Vancouver from 1991 to 2016. The percentage of single-detached houses in the District of North Vancouver declined from 70% in 1991 to 52% in 2016, which was offset by an increase in the amount of ground oriented and low-rise attached dwellings over the same period.

Figure 11. Structural Type of Dwelling: Various Jurisdictions (2016)

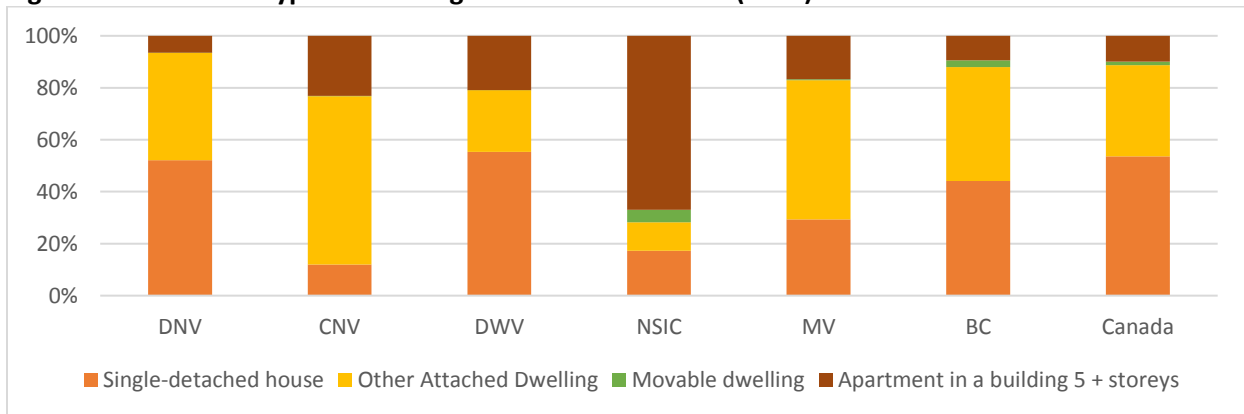
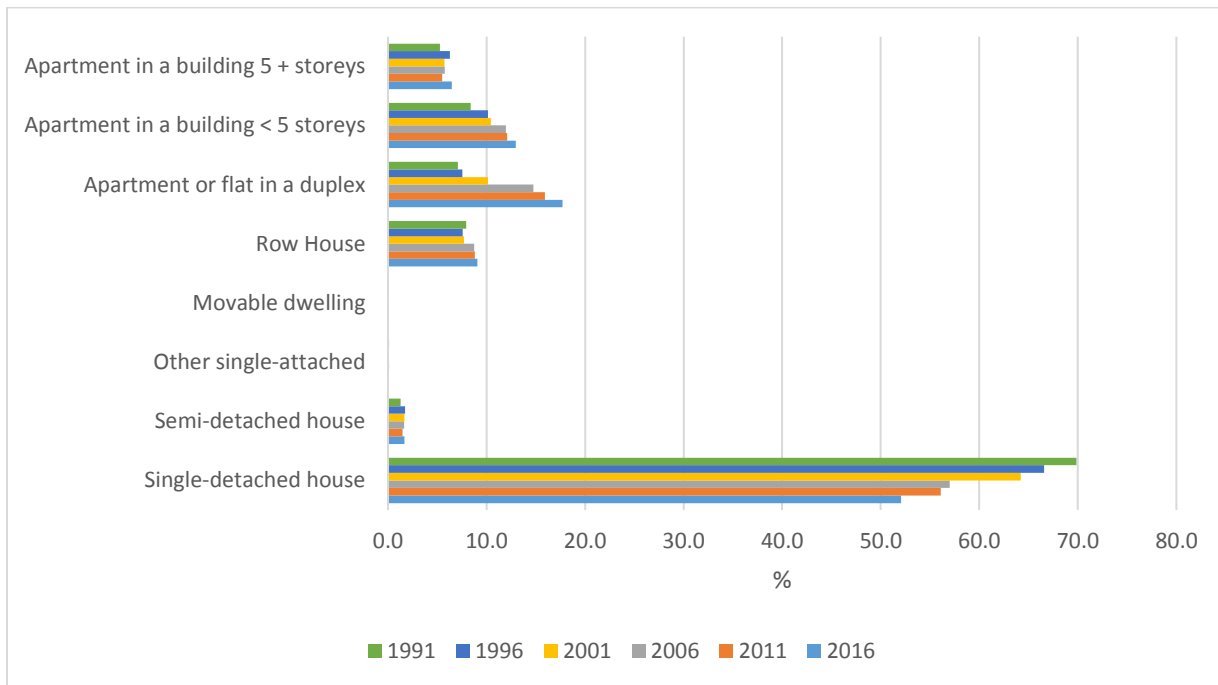


Figure 12. Structural Type of Dwelling: District of North Vancouver (1991-2016)



Source: Statistics Canada Census. Please see the Dictionary, Census Population, 2016 for definitions and remarks

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Figure 13. describes the Canada Census tenure of private dwellings occupied by usual residents in the District of North Vancouver (DNV); City of North Vancouver (CNV); District of West Vancouver (DWV); the combined total of four North Shore Indigenous Communities (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R; Metro Vancouver (MV); British Columbia (BC); and Canada in 2016. Compared to the other jurisdictions shown, the District of North Vancouver had significantly fewer renters compared to owners in 2016. Between 1991 and 2016 the number of owned dwellings in Canada grew by 52% and rented dwellings by 20%. In B.C. owned dwellings grew by 61% and rented by 34% over the same time period. In the District of North Vancouver, the number of owned dwellings grew by 21% and rented dwellings by 16% between 1991 and 2016.

Figure 14. Describes the Canada Census change to the tenure of private dwellings occupied by usual residents in the District of North Vancouver from 1991 to 2016. The ratio of owner vs. renter households has remained relatively static over this time period.

Figure 13. Private Households by Tenure: Various Jurisdictions (2016)

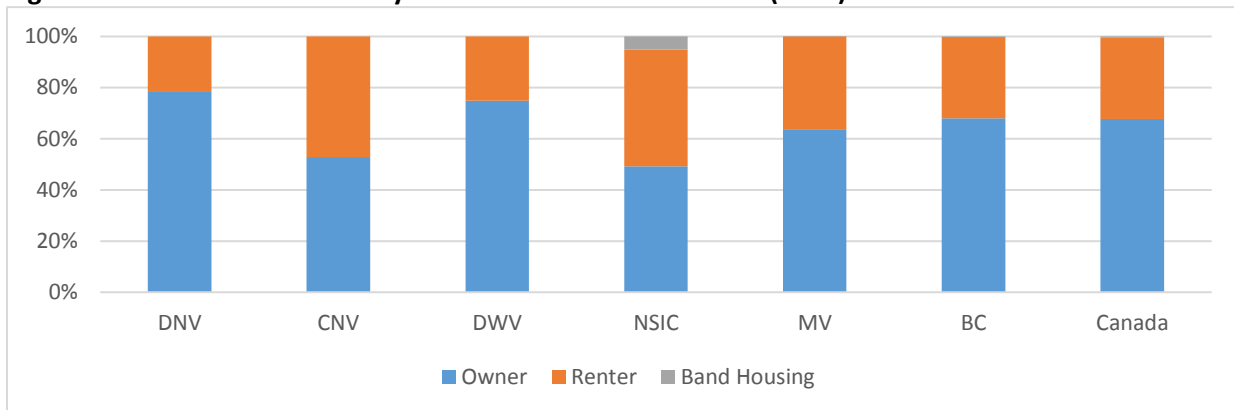
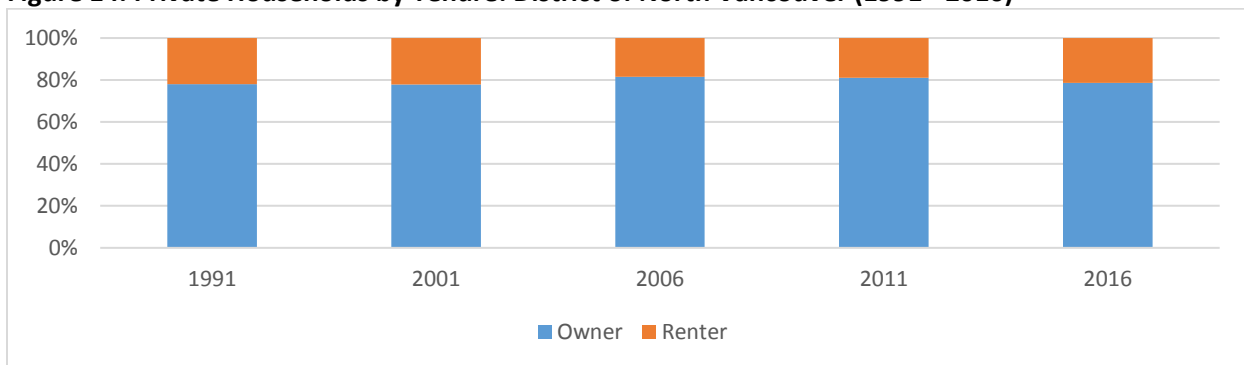


Figure 14. Private Households by Tenure: District of North Vancouver (1991 - 2016)



Source: Statistics Canada Census

'Private household' refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The household universe is divided into two sub-universes on the basis of whether the household is occupying a collective dwelling or a private dwelling. The latter is a private household. For census purposes, households are classified into three groups: private households, collective households and households outside Canada. Unless otherwise specified, all data in census products are for private households only. Source: Dictionary Census of Population, 2016

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Figure 15. describes the average amount of housing starts (all types) between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population for that jurisdiction. Similarly, Figure 16. describes the average amount of starts for Single-detached housing between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population. Finally, Figure 17. describes the average amount of starts for Rental housing between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population.

Relative to each jurisdiction's population in 2016, the average number of housing starts in the District of North Vancouver (DNV) over the last 3 years has been higher than Canada, the District of West Vancouver (DWV), and British Columbia (BC), but lower than Metro Vancouver (MV), North Shore Indigenous Communities combined (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, and the City of North Vancouver (CNV). The District of West Vancouver had the highest amount of Single-detached housing starts, while the City of North Vancouver had the highest amount of Rental starts, for the jurisdictions included in this analysis.

Figure 15. 3-yr Average Housing Starts, All Types per 10th people (2016): Various Jurisdictions

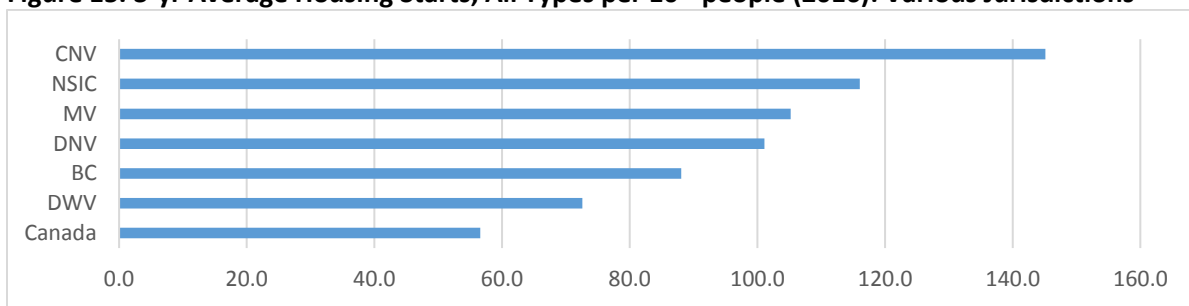


Figure 16. 3-yr Average Housing Starts, Single-detached per 10th people (2016): Various Jurisdictions

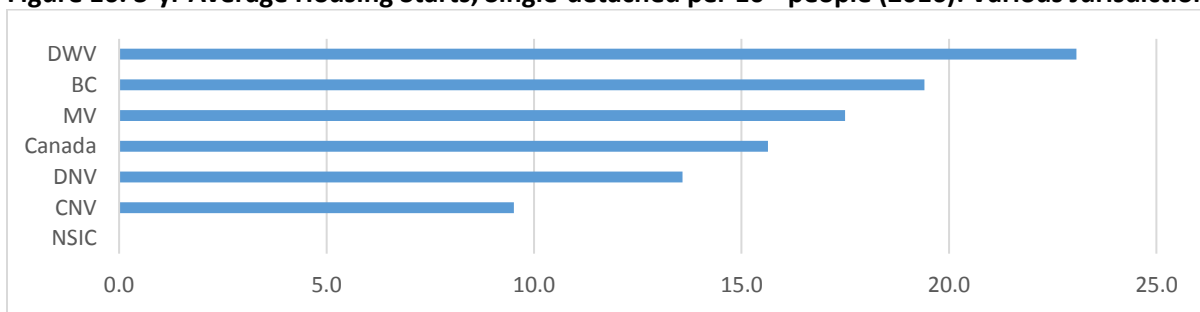
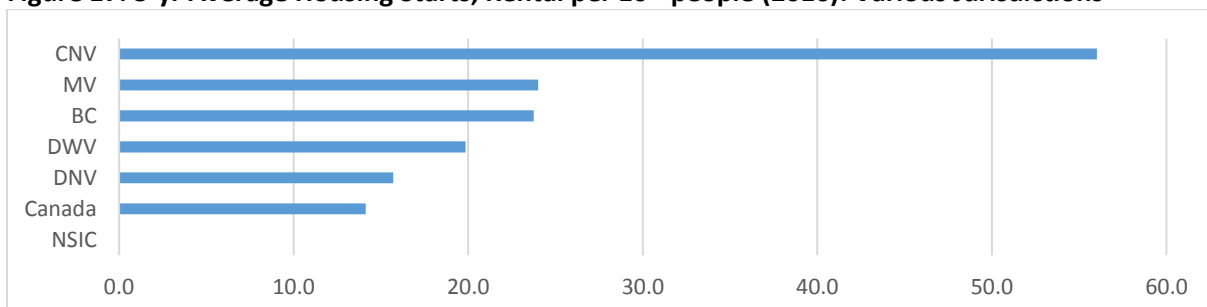


Figure 17. 3-yr Average Housing Starts, Rental per 10th people (2016): Various Jurisdictions



Source: Statistics Canadian Mortgage and Housing Corporation, Starts and Completions Survey