



Mayor's West End Community Advisory Committee
 Follow Up Information Requested at October 30th
 Committee Meeting

November 5, 2010

Purpose: At the October 30 meeting of the Mayor's West End Advisory Committee, when discussing the community profile presentation materials prepared by staff, members of the committee requested additional information and data be provided by staff.

Question #1. What is the web address of the West End Community Planning Documents that were produced in the 1980s?

West End Commercial Areas Policy Plan [adopted by Council (1986)] is available at:
<http://vancouver.ca/commsvcs/guidelines/W006.pdf>

West End Residential Areas Policy Plan (1987, not adopted by Council but provided the basis for the residential zoning in the West End) is available at:
<http://vancouver.ca/commsvcs/planning/rezoning/applications/1401comox/documents/weresplan.pdf>

Question #2. How does the % of rented dwellings in 2006 compare to the previous Census? In the West End? In the City Overall?

The % of dwellings that are rented has gone down by 1% in the West End and 4% in the City overall (Table 1).

Table 1: % of dwelling by tenure, West End and City, 2001 and 2006

	2001			2006			CHANGE in Rented 2001- 2006
	Rented	Owned	Total	Rented	Owned	Total	
West End	82%	18%	100%	81%	19%	100%	-1%
City of Vancouver	56%	44%	100%	52%	48%	100%	-4%

Source: G:\Census\Excel Profiles

Question #3. What is the relationship between age and dwelling tenure? In the West End? In the City Overall? Over time?

81% of West End dwellings are rented. Younger residents are even more likely to rent their dwelling. For example 90% of West End dwellings maintained by 25 to 34 year olds are rented. This relationship between age and tenure is similar to the City overall. Ownership rates for are up slightly compared 2001 for most age groups in the West End and the City overall (Tables 2).

Table 2: Age of primary household maintainer by housing tenure, West End and City, 2001 and 2006

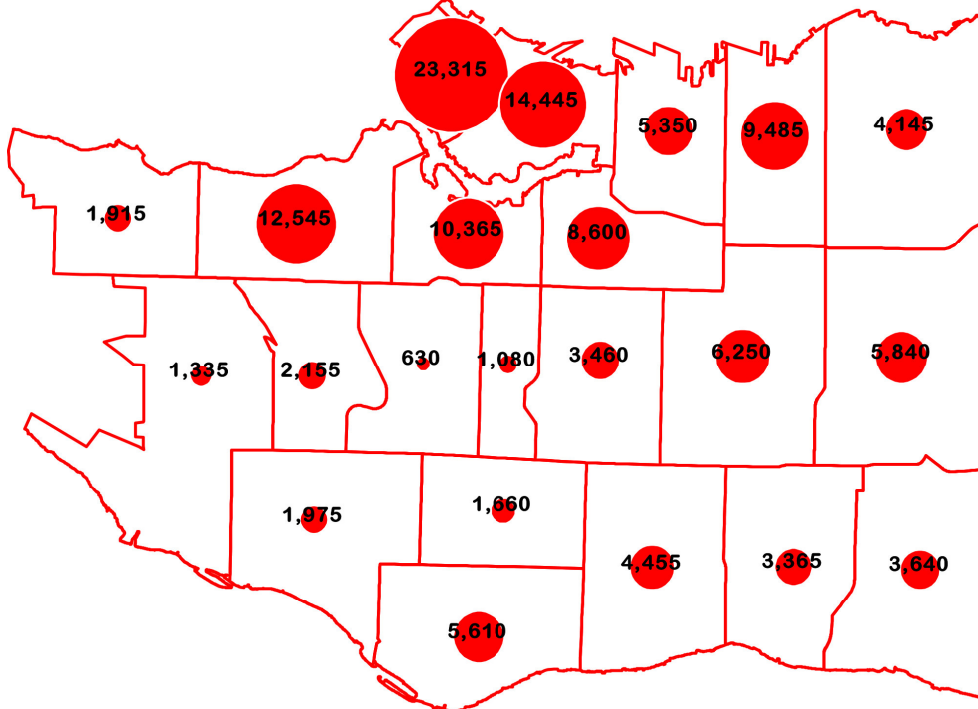
		2001			2006		
		Owned	Rented	Total	Owned	Rented	Total
	Total (All Age Groups)	18%	82%	100%	19%	81%	100%
West End	HM 15-24	4%	96%	100%	4%	96%	100%
	HM 25-34	7%	93%	100%	10%	90%	100%
	HM 35-44	17%	83%	100%	18%	82%	100%
	HM 45-54	27%	73%	100%	26%	73%	100%
	HM 55-64	32%	68%	100%	31%	69%	100%
	HM 65+	32%	68%	100%	33%	68%	100%
		Owned	Rented	Total	Owned	Rented	Total
	Total (All Age Groups)	44%	56%	100%	48%	52%	100%
City of Vancouver	HM 15-24	10%	90%	100%	13%	87%	100%
	HM 25-34	20%	80%	100%	27%	73%	100%
	HM 35-44	39%	61%	100%	44%	56%	100%
	HM 45-54	54%	46%	100%	55%	45%	100%
	HM 55-64	61%	39%	100%	63%	37%	100%
	HM 65+	64%	36%	100%	66%	34%	100%

Source: G:\Census\C2006\B2020 Data\Custom Cross Tabs Order 2006\CRO0104067 T2 Custom Cross Tab.ivt
 Notes: HM = "Primary Household Maintainer". Statistics Canada Defines the Primary Household Maintainer as the "first person in the household identified as the one who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling".

Question #4. How does the number of rented dwellings in the West End compare to other local areas? How has this changed over time?

The West End contains more rented dwellings than any other local area. About 18% of the city's rented dwellings are located in the West End. (Map 1).

Map 1: Rented dwellings by local area, 2006



Source: G:\Census\Excel Profiles
 Notes: Map 1 is based on census data and includes rented dwellings in condominium units and basement suites.

There has been significant growth in rental dwellings in local areas outside the West End. For example, between 1986 and 2006, the Downtown local area added over 10,900 rental dwellings (Table 3).

Table 3. Change in rented dwelling units for local areas with over 5000 rented units in 2006 (1986-2006)

	1986	2006	Change in # of Rentals, 86-06
Downtown	3,515	14,445	10,930
Renfrew-Collingwood	2,935	5,840	2,905
Kensington-Cedar Cottage	4,575	6,250	1,675
Grandview-Woodlands	8,510	9,485	975
Strathcona	4,650	5,350	700
Marpole	5,090	5,610	520
Kitsilano	12,365	12,545	180
Fairview	10,290	10,365	75
Mount-Pleasant	8,635	8,600	-35
West End	23,600	23,315	-285

Source: G:\Census\Excel Profiles
 Notes: Table 3 is based on census data and includes rented dwellings in condominium units and basement suites.

Question #5. How does housing affordability in the West End compare to the City overall? Over time?

Compared to the City overall, the percentage of households paying 30% or more of income on housing is higher in the West End (43% vs. 37%). The proportions are similar to what was observed in the 2001 census (Table 4).

Table 4: % of households paying 30% or more of income on housing, West End and Vancouver, 2001 and 2006

	2001		2006	
	City of Vancouver	West End	City of Vancouver	West End
% of households paying 30% or more of income on housing	36%	42%	37%	43%

Source: G:\Census\C2001\Custom Tables and G:\Census\C2006\B2020 Data\Custom Cross Tabs Order 2006

Question #6. How have rents in the West End/ Downtown compared to the City overall, overtime?

Between 2005 and 2009, rents in the Downtown/ West End were above the City average (Table 5).

Table 5: Rents (one bedroom unit) West End and the City, 2005-2009

	2005	2006	2007	2008	2009
City Overall	\$ 837	\$ 868	\$ 902	\$ 936	\$ 990
Downtown/ West End	\$ 918	\$ 948	\$ 995	\$ 1,047	\$ 1,091

Source: CMHC Rental Market Surveys

Question #7. What is the relationship between age and mobility status in the West End (i.e. moved within the past 5 years)?

In the West End, new residents (past 5 years) are more likely to be younger. For example, residents age 20-39 account for about 50% of the West End population in total and 75% of the group of West End residents who moved to the West End from outside the City in the past 5 years (Table 6).

Table 6: Mobility Status by Age Group, West End 2006

	Total	West End Population that did not move in past 5 years	West End population that moved within the City in the past 5 years	West End population that moved from outside the City in the past 5 years
Total Population over age 5	43,260	14,520	12,035	16,700
Total Population over age 5	100%	100%	100%	100%
age 5-19	4%	4%	5%	4%
age 20-39	50%	17%	56%	75%
age 40-59	29%	44%	31%	16%
age 60+	16%	36%	8%	5%

Source: G:\Census\C2001\Custom Tables and G:\Census\C2006\B2020 Data\Custom Cross Tabs Order 2006

Note: Population that moved within the City includes those who moved within the West End

Question #8. How many Short Term Incentives for Rental (STIR) projects are there in the West End Compared to other areas?

Applications

As of November 5, 2010, there were 11 applications in the system proposing development of rental housing under the STIR program. One project has been approved for permit at 1142 Granville St and is under construction. Two of the applications are located in the West End. The proposal at 1215 Bidwell St. has been approved and will contain 49 rental housing units. The proposal at 1401 Comox St. is being revised by the applicant and the number of units is unknown. The remaining 9 applications are located outside of the West End and propose 668 units combined.

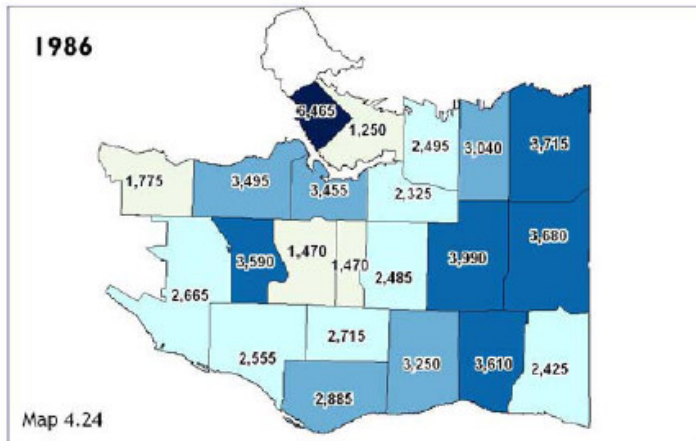
Enquiries

There is a difference between development applications and development enquiries. Enquiries can range from a single phone call with staff to several meetings in advance of submitting an application.

As of November 5, 2010, staff are aware of one or possibly two enquiries for STIR projects in the West End. Many of the details relating to these enquiries, including the likelihood that the enquiries will actually become applications, are unknown to staff until applications are submitted. However, staff do note that the majority of STIR enquiries are currently outside of the West End. Currently, there are enquiries for STIR projects in other parts of the city proposing a total of about 450 additional units. The status of enquiries varies from week to week.

Question #9. How has the location of the Population over Age 65 changed over time?

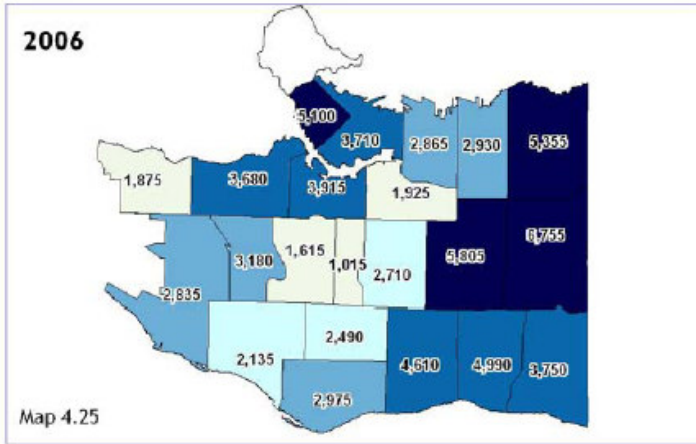
Between 1986 and 2006, the Downtown local area (east of Burrard St.) saw the highest rate of increase in the number of seniors (Maps 4.24 - 4.26, City of Vancouver Social Indicators Report).



DEMOGRAPHICS
Maps 4.24 - 4.26

Population
65 Years and Older
1986 - 2006
by Local Area

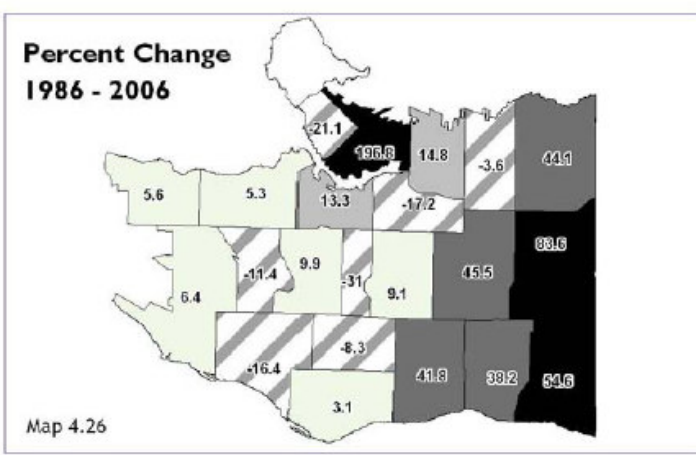
Downtown saw the highest rate of increase in the number of seniors - driven by the new highrise developments in the area. Many east side neighbourhoods also saw an increase.



LEGEND

Number of Persons
 65+ Years

- 5,000 to 7,000
- 3,500 to 5,000
- 2,750 to 3,500
- 2,000 to 2,750
- 1,000 to 2,000



Percent Change
 1986 - 2006

- 50 to 197
- 30 to 50
- 10 to 30
- 0 to 10
- -31 to 0

Social Indicators
Report 2009

Social Development
City of Vancouver

Data Source: Statistics Canada, Census 1986, 2006 [100% Data]