

# Spatial Analysis of Housing Insecurity Among Senior Renters in Metro Vancouver



November 2019  
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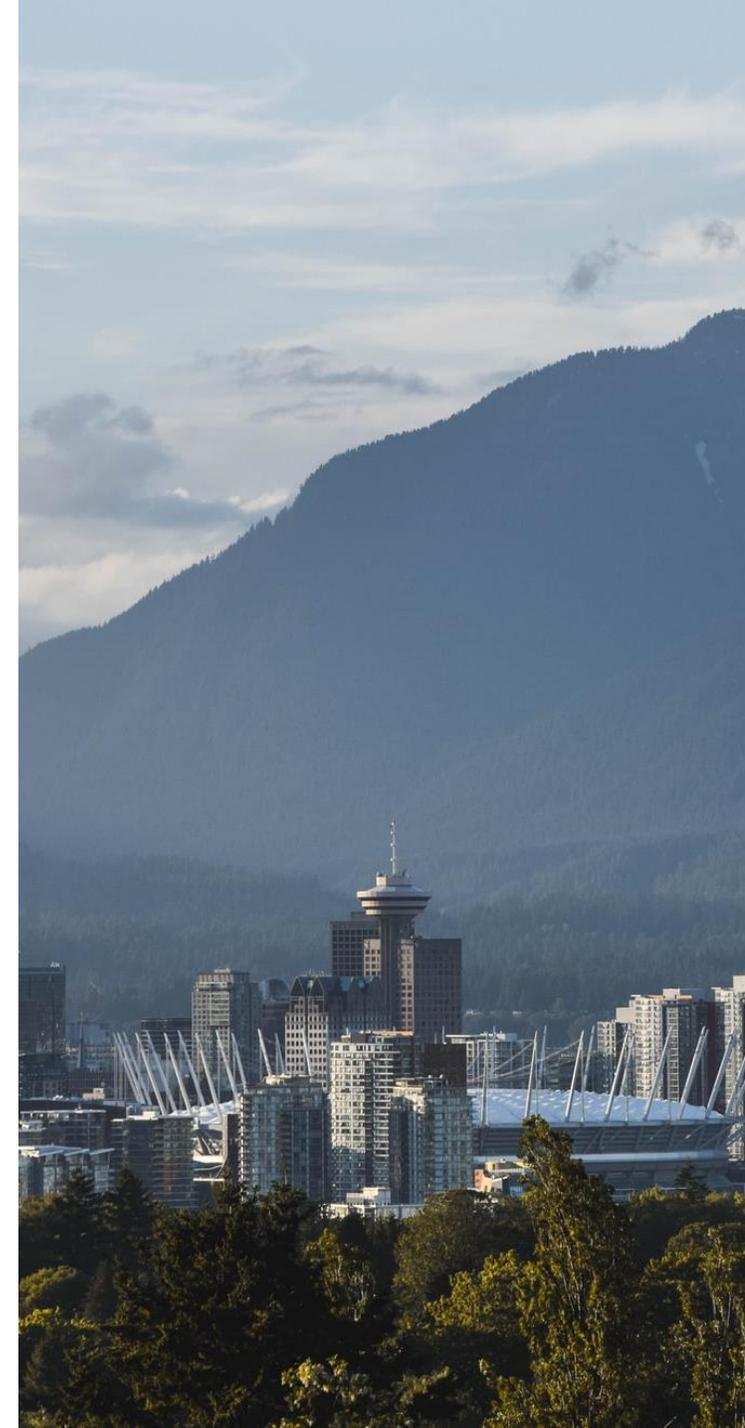
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# Limitations

While this study uses multiple data sources to identify concentrations of vulnerable senior renters in Metro Vancouver, there are limitations of this study that should be considered.

- Seniors are defined as people who are 65 years old or older in this report. Other organizations and reports may use different age range depending on the context.
- Indigenous seniors are not included in the hotspot analysis, because the proportion of their population is too small to produce a meaningful result.
- Community-Based Seniors' Services map on page 13 represents the physical locations of the services, not their coverage areas.
- Seniors with mobility limitations or chronic illnesses are also not included in the analysis, because the census does not collect information on mobility limitations or health levels.

# Introduction

The increasing number of senior tenants in Metro Vancouver are at risk of losing their homes due to the continued escalation in rental prices, low vacancy rates of rental housing and fixed incomes. In particular, seniors who are living alone, socially isolated, on low income and in poor health are at a greater risk of experiencing vulnerable situations. Therefore, solutions to senior tenants' housing insecurity must consider non-financial elements – e.g. community-based health and social services and supports; mutual-aid networks within apartment buildings – as well as financial ones (e.g. increased rent subsidies).

This report examines the temporal change in housing tenure in Metro Vancouver and geographical distributions of low-income senior renters, community-based seniors' services, and purpose-built rental buildings in Metro Vancouver. Then, the report identifies and examines concentrations of at-risk senior renters at the census tract level by using seven different vulnerability indicators. Overall, this report demonstrates statistical analyses, maps, and community profiles to enhance understanding of the current situation of vulnerable senior renters at both the regional and community level.



# Context

Metro Vancouver is aging rapidly. In 2006, 1 in 5 primary household maintainers in the region were 65 years of age or over; however, the proportion is expected to increase to 1 in 3 by 2031<sup>1</sup>. Meanwhile, the disparity between the median income level and the housing price has been increasing drastically<sup>2</sup>. Owning a home in Metro Vancouver is more difficult than ever in Canadian history, and the housing affordability “crisis” in the region hinders low- and mid-income renter households from owning a home.

According to the Office of the Seniors Advocate<sup>3,4</sup>, roughly 20% of British Columbian households headed by 65+ rents their dwelling. In the Lower Mainland, approximately half of these tenant households (48.7%) are low-income and living in ‘core housing need’ of either spending 30% or more of their total household income on housing costs, unsuitably living in overcrowded dwellings, or in need of major repairs.

**1 in 2 senior tenant households are currently in core housing need**

## Purpose

This research conducts geographical analyses on vulnerable older adult renters in Metro Vancouver to visualize their concentrations and locate their relationship with the built environment and the support services. Two reports produced by the United Way of the Lower Mainland (UWLM), both of which made use of 2006 census data, established the basis of the research’s background information and the measures of the analyses. The first, *Towards an Age-Friendly Community in the Lower Mainland and Sea to Sky Corridor* (2008), demonstrated significant mismatches between areas of pronounced older-adult population growth and those areas’ supply of seniors services, including the kind that enable seniors to successfully age in place<sup>5</sup>.

The mismatches were most apparent in newer, suburban communities. The second UWLM report, the *Seniors Vulnerability Report*, included maps that showed low-income seniors’ residential locations by gender at the census tract level<sup>6</sup>. It found that older low-income females and males lived in different parts of the region, though largely in certain neighbourhoods in Vancouver and Burnaby. While the locations of seniors’ services were not displayed in the *Seniors Vulnerability Report*, the maps in the report indicated that these are concentrated in and around downtown Vancouver. In addition, while the housing tenure was not used in the statistical analyses or maps, most of the dwelling units occupied by low-income men and women were low-rent apartment buildings.



<sup>1</sup> Metro Vancouver. (2011). *Metro Vancouver Regional Growth Strategy Projections Population, Housing and Employment 2006 – 2041 Assumptions and Methods*.

<sup>2</sup> RBC Economic Research. (2018). *Housing Trends and Affordability*.

<sup>3</sup> Office of the Seniors Advocate British Columbia. (2015). *Seniors Housing in BC: Affordable, Appropriate, Available*.

<sup>4</sup> Office of the Seniors Advocate British Columbia. (2019). *Monitoring Seniors’ Services*.

<sup>5</sup> United Way of the Lower Mainland. (2008). *Towards an Age-Friendly Community in the Lower Mainland/Sea to Sky Corridor*.

<sup>6</sup> United Way of the Lower Mainland. (2011). *Seniors Vulnerability Report*.

## Objective

Addressing the need to enhance older adults' ability to age in place successfully, regardless of where they live, is substantial, particularly for the most vulnerable seniors. In this report, seniors are defined as people aged 65 or older, according to Statistics Canada. A rapid increase in rents, record-low housing vacancy rates, demolition of significant numbers of low-rent apartment units, widespread renovations in Metro Vancouver will further marginalize vulnerable seniors. Seniors Vulnerability Report determined senior groups who will be most affected as the following<sup>7</sup>:

- The "oldest old" women (85+)
- Unattached, single-income seniors
- Visible minority seniors
- Aboriginal seniors
- Recent immigrant seniors
- Seniors without a certificate, degree, or diploma
- Seniors with mobility limitations or chronic illnesses

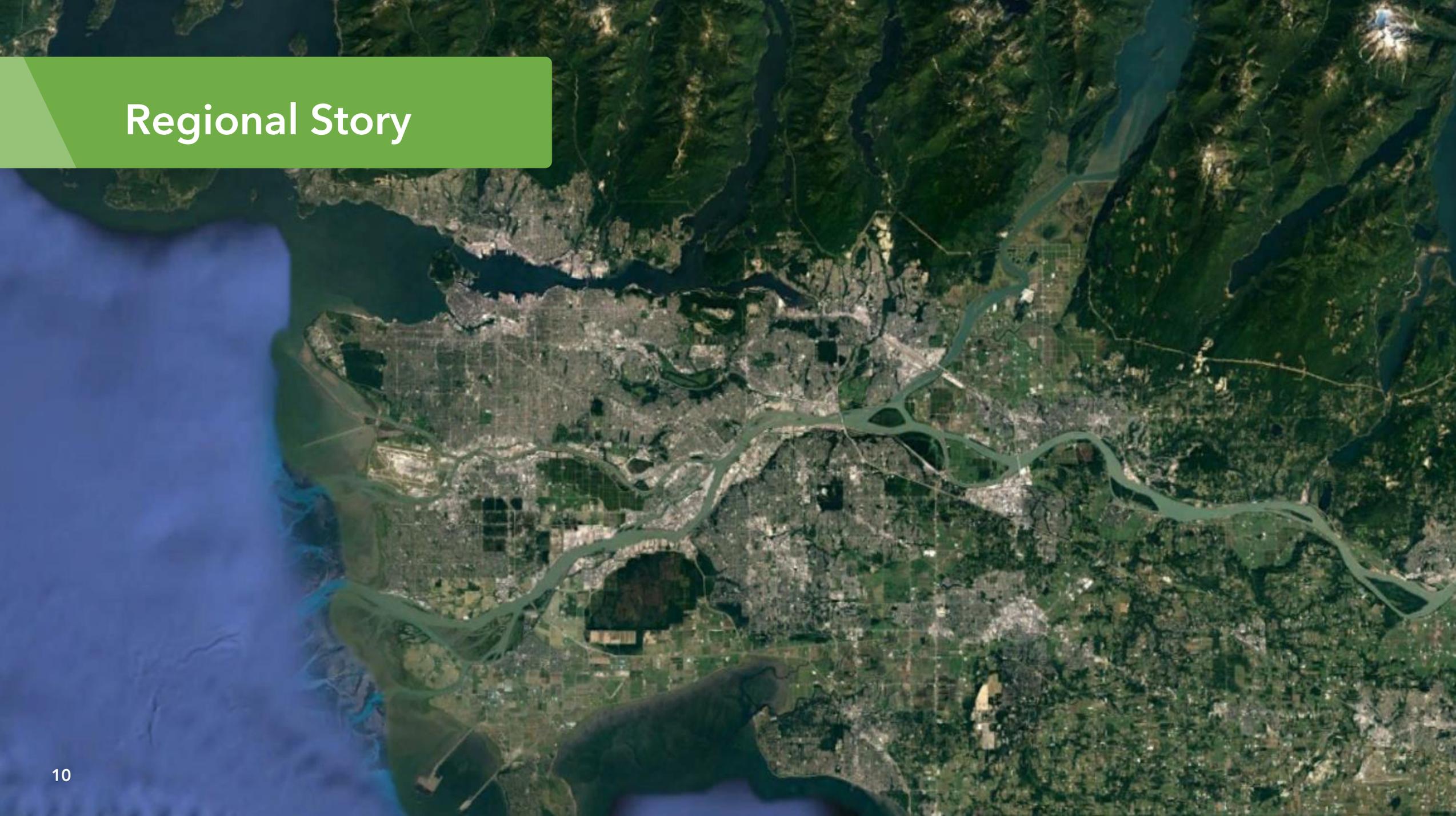
Based on these indicators, this research uses the 2016 census data and geographic information system (GIS) to analyze the spatial distribution of senior tenants<sup>8</sup> with housing insecurity in the region. The objective is to inform the design and delivery of community-based health and social services to support at-risk seniors living in clusters. To achieve this objective, this research aims to examine where senior tenants are attempting to age-in-place, with a focus on seniors living in apartments. A secondary aim is to understand the available services and resources, with a focus on determining whether senior tenants are aging in the right place, with appropriate access to supports.



<sup>7</sup>United Way of the Lower Mainland. (2011). Seniors Vulnerability Report.

<sup>8</sup>The words "renter" and "tenant" are used interchangeably in this report.

# Regional Story



# 10-Year-Change in Household Tenure

The age demographics of household tenure has changed over the last ten years in Metro Vancouver (Table 1)<sup>9,10</sup>. While the overall number of primary household maintainers increased by approximately 100,000 from 2006 to 2016 (38% in percentage change), the number of renters has increased more rapidly than the number of owners. In particular, older adults between 55 and 74 years of age nearly doubled over the last ten years. In contrast, in the age group of 75 years old and older, the number of renters decreased and more people became owners.

Overall, the composition of renters in percentage has slightly increased by 1% between 2006 and 2016. As of 2016, 1 in 4 older primary household maintainers who are 55 years or older are renters, and the rest are owners in Metro Vancouver.

\* National Household Survey data in 2011 was not used in this analysis due to the survey's high non-response rate and inaccuracy.

	2006			2016		
	Total	Owner	Renter	Total	Owner	Renter
<b>Total - All Tenures</b> (Proportion to Total)	817,230	531,725 (65.1%)	285,045 (34.9%)	960,895	612,010 (63.7%)	348,700 (36.3%)
<i># Change Over 10 Years</i> <i>(% Change Over 10 Years)</i>				+143,665 (+17.6%)	+80,285 (+15.1%)	+63,655 (+22.3%)
<b>Total - Senior Tenures</b> (Proportion to Total)	158,400	119,570 (75.5%)	38,735 (24.5%)	218,165	166,955 (76.5%)	51,175 (23.5%)
<i># Change Over 10 Years</i> <i>(% Change Over 10 Years)</i>				+59,765 (+37.7%)	+47,385 (+39.6%)	+12,440 (+32.1%)
<b>65 to 74 Years</b>	80,605	62,795 (77.9%)	17,740 (22.0%)	126,440	95,890 (75.8%)	30,530 (24.1%)
<i># Change Over 10 Years</i> <i>(% Change Over 10 Years)</i>				+45,835 (+56.9%)	+33,095 (+52.7%)	+12,790 (+72.1%)
<b>65 to 69 Years</b>				74,895	56,365 (75.3%)	18,520 (24.7%)
<b>70 to 74 Years</b>				51,545	39,525 (76.7%)	12,010 (23.3%)
<b>75 Years and Over</b>	77,795	56,775 (73.0%)	20,995 (27.0%)	91,725	71,065 (77.5%)	20,645 (22.5%)
<i># Change Over 10 Years</i> <i>(% Change Over 10 Years)</i>				+13,930 (+17.9%)	+14,290 (+25.2%)	-350 (-1.7%)
<b>75 to 84 Years</b>				66,025	51,360 (77.8%)	14,650 (22.2%)
<b>85 and Over</b>				25,700	19,705 (76.7%)	5,995 (23.3%)

**Table 1. Change in Household Tenure of Primary Household Maintainers in Metro Vancouver, 2006-2016**

<sup>9</sup> Statistics Canada. (2007). 2006 Census. Catalogue No. 97-554-XCB2006019.

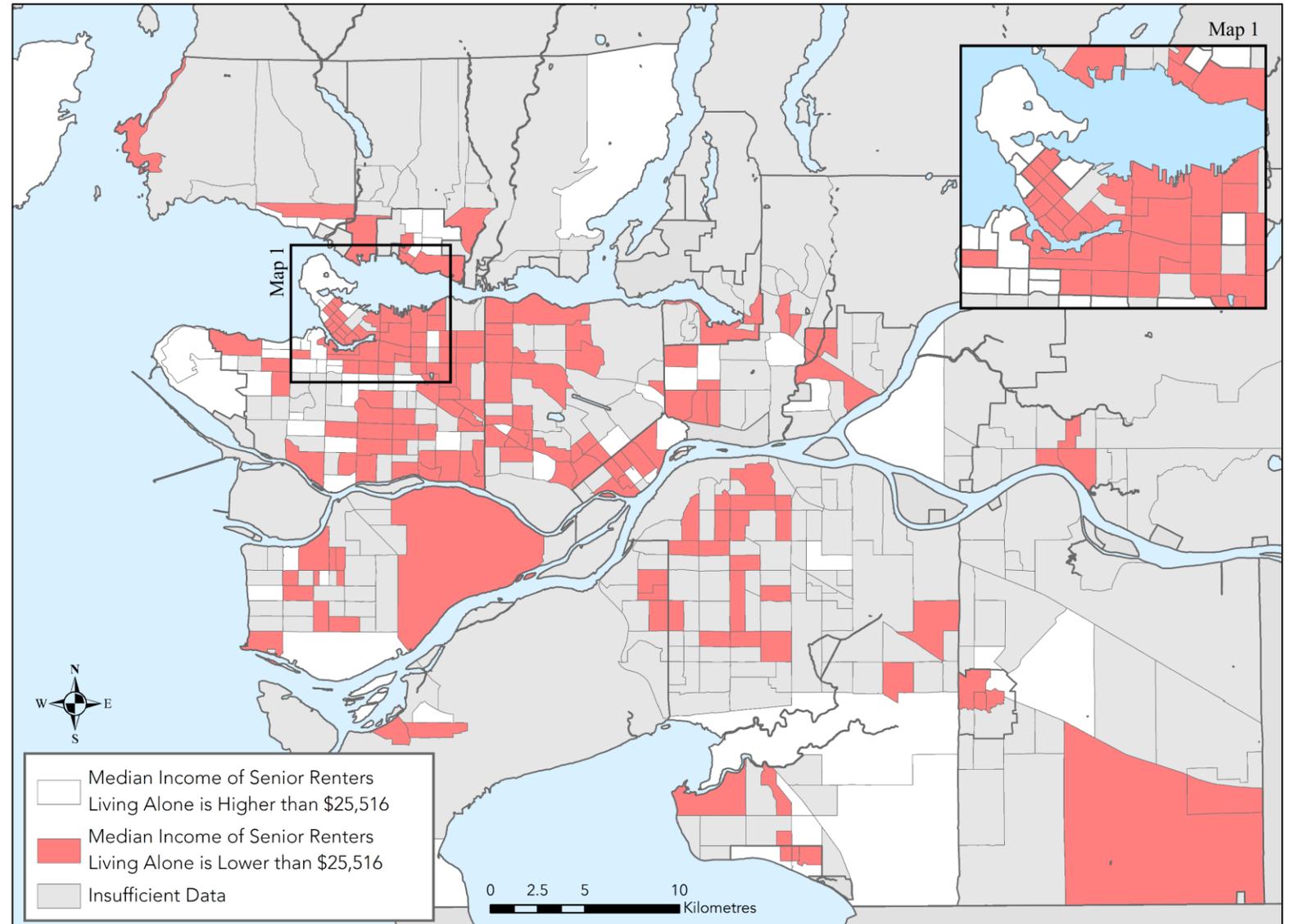
<sup>10</sup> Statistics Canada. (2016). 2016 Census. Semi-custom Tabulation of Catalogue No. 98-400-X2016226.

## Low-income Senior Renters

Figure 1 illustrates census tracts, where the median income of senior renters living alone is lower than the low-income measure, before tax (LIM-BT)<sup>11</sup>. In this measure, individuals are defined as having a low income if their before-tax income falls below 50% of the national median before-tax income, which is \$25,516, for a single-person household in 2015<sup>12</sup>.

The 2015 median before-tax income of senior renters who live alone in Metro Vancouver is \$21,766, which is nearly \$4,000 lower than the national low-income measure of single-person households (\$25,516). Multiple census tracts indicated insufficient data because Statistics Canada does not release information of a small population to protect personal privacy. However, 71% of census tracts with income information are identified as low-income. In particular, most of these low-income neighbourhoods are located in West End, East Vancouver, Burnaby, and Surrey. These neighbourhoods need greater support from government authorities and community organizations, since low-income seniors, especially single-household tenants, require higher demand for living assistance and social services.

Figure 1. Low-income (LIM-BT) Census Tracts of Senior Renters Living Alone in Metro Vancouver, 2015



Data source: Statistics Canada. 2016 Census. Semi-custom Tabulation of Catalogue No. 98-400-X2016235.

<sup>11</sup> Statistics Canada. (2016). 2016 Census. Semi-custom Tabulation of Catalogue No. 98-400-X2016235.

<sup>12</sup> Statistics Canada. (2019). Table 4.2. Low-income Measures Thresholds (LIM-AT and LIM-BT) for Private Households of Canada, 2015.

## Community-based Seniors' Services

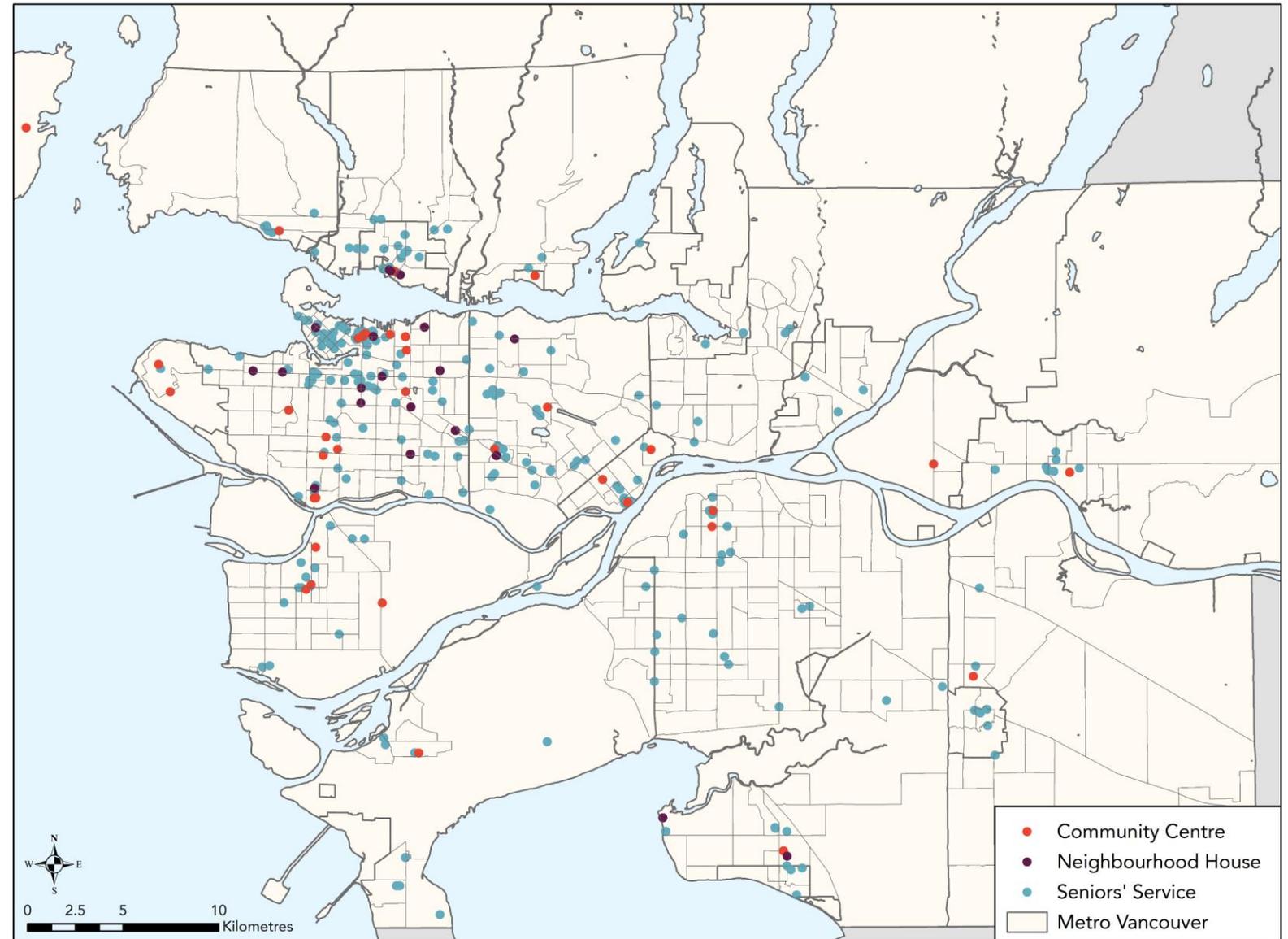
Community-Based Seniors' Services (CBSS) are defined as services that provide seniors with access to a range of low-barrier programs in seven core areas<sup>13</sup>:

1. Nutritional Supports
2. Affordable Housing
3. Health and Wellness
4. Physical Activity
5. Education, Recreation and Creative Arts Programs
6. Information, Referral, and Advocacy
7. Transportation

Based on the database of bc211, a non-profit organization, the locations of CBSS in Metro Vancouver are mapped under the categories of community centres, neighbourhood houses, and seniors' services (Figure 2).

Most of the community centres and neighbourhood houses are located in the City of Vancouver. Although seniors' services are relatively more spread-out across Metro Vancouver, the majority of seniors' services locations are also in the City of Vancouver. Nearly all municipalities in Metro Vancouver has a few community centres within their boundaries; however, neighbourhood houses are scarce throughout the region.

Figure 2. Locations of Community-Based Seniors' Services (CBSS) in Metro Vancouver, 2019



Data source: bc211. 2019 Database. Community-based Seniors' Services.

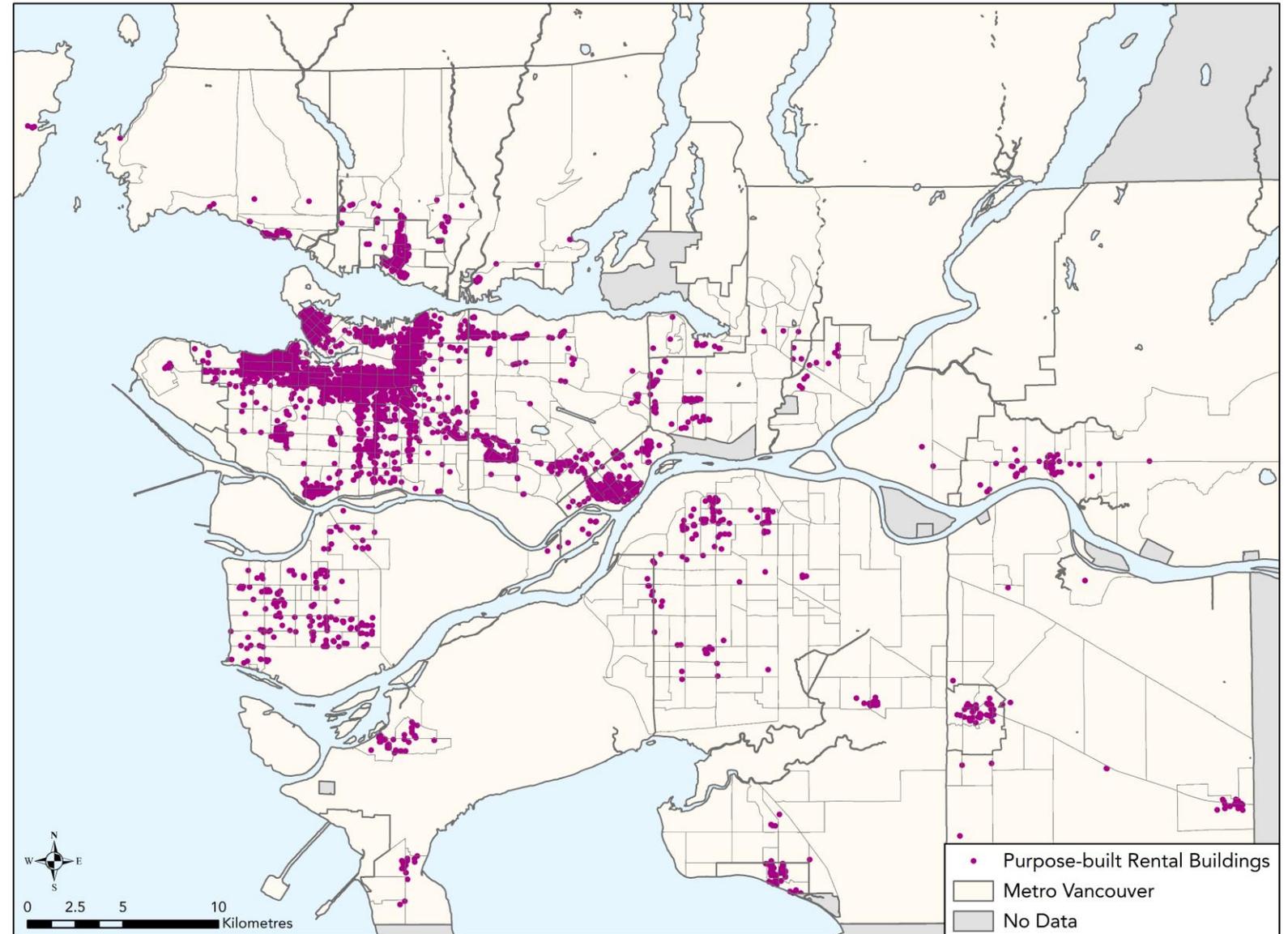
<sup>13</sup> bc211. (2019). Custom Request of Community-based Seniors' Services. <http://www.bc211.ca/>

## Purpose-built Rental Buildings

Figure 3 shows the locations of purpose-built market rental buildings in Metro Vancouver, based on the Metro Vancouver Rental Housing Study<sup>14</sup>.

There are large concentrations in several neighbourhoods in the City of Vancouver (West End, Grandview-Woodland, Kensington-Cedar Cottage, Riley Park-Little Mountain, Shaughnessy, Kitsilano). The City of New Westminster and the City of North Vancouver also have concentrations of purpose-built rental buildings in comparison to other municipalities in Metro Vancouver. However, there have been small changes to the purpose-built rental stock since 2009, and the latest information can be found on the Canada Mortgage and Housing Corporation (CMHC) website<sup>15</sup>.

Figure 3. Locations of Purpose-built Rental Buildings in Metro Vancouver, 2009



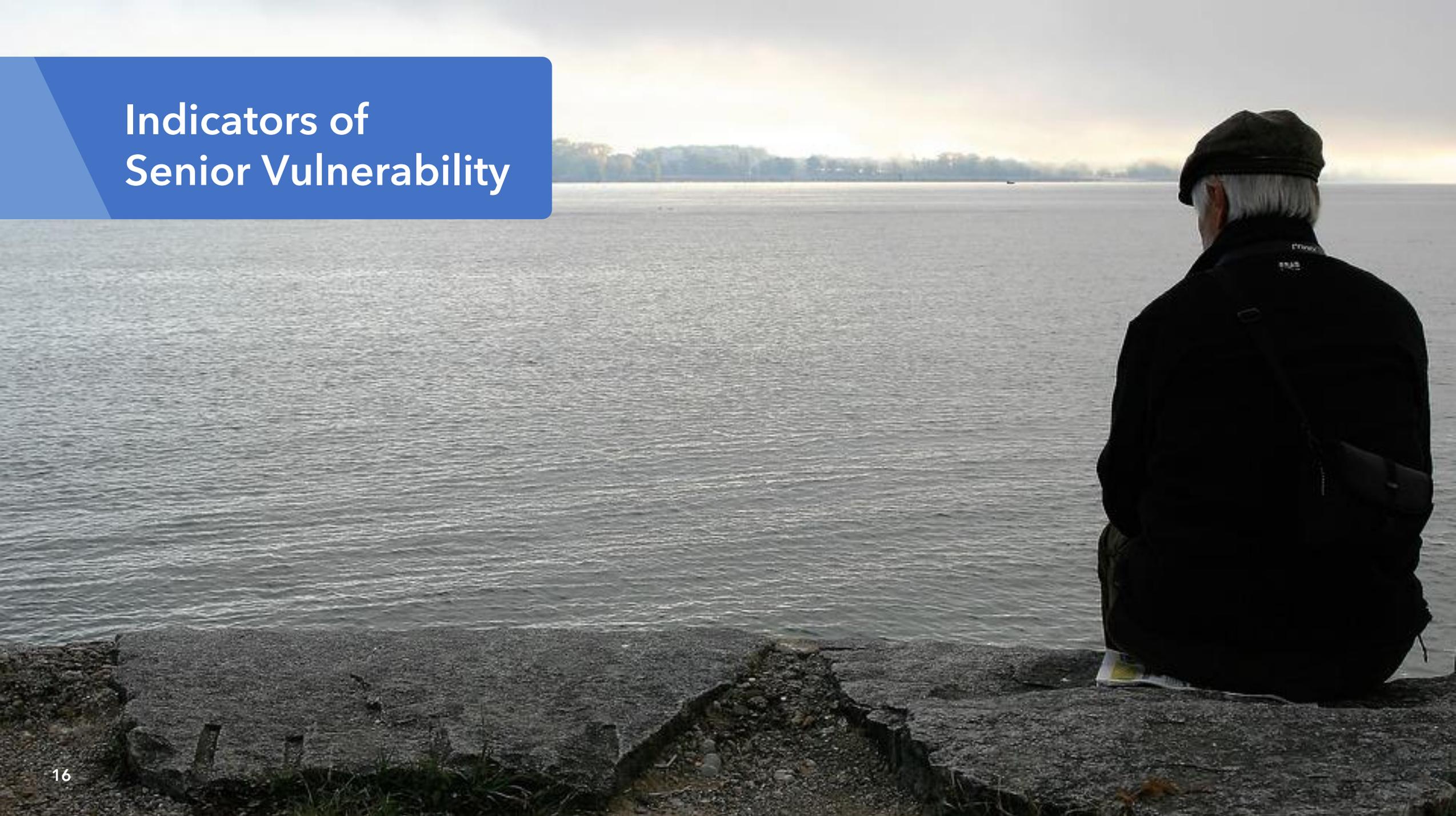
Data source: Metro Vancouver. Metro Vancouver Rental Housing Study..

<sup>14</sup> Metro Vancouver. (2009). Metro Vancouver Rental Housing Study.

<sup>15</sup> Canada Mortgage and Housing Corporation. (2018). Urban Rental Market Survey Data: Number of Units. <https://www.cmhc-schl.gc.ca/en/data-and-research/data-tables/urban-rental-market-survey-data-number-units>



# Indicators of Senior Vulnerability



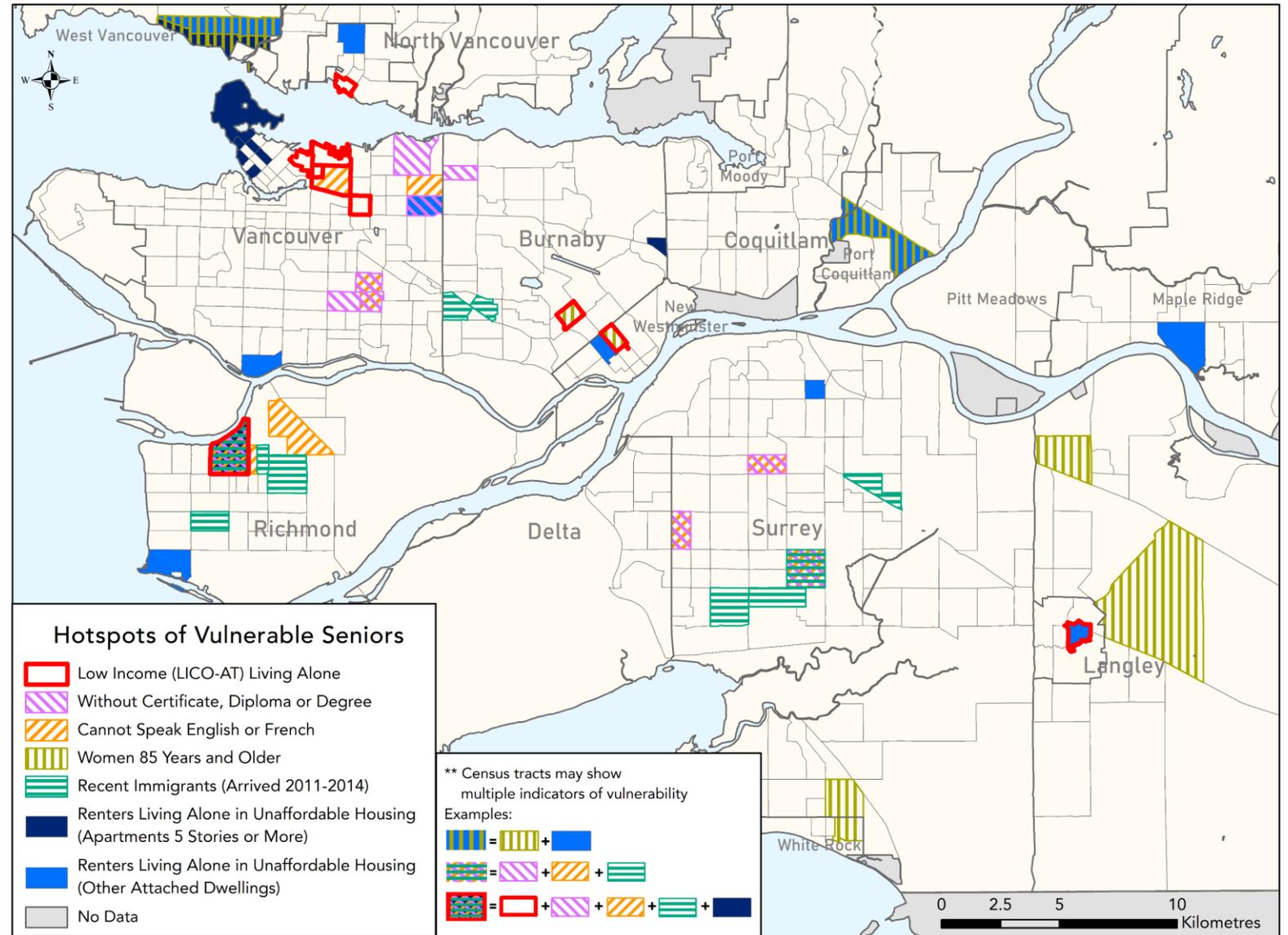
# 7 Indicators of Vulnerable Seniors

Based on the Seniors Vulnerability Report's indicators, the following seven vulnerability indicators are identified to determine the concentrations of seniors at-risk, with a focus on senior tenants<sup>16</sup>:

1. Seniors with low income & living alone  
*Total: 21,635 / Population range in hotspots: 205 - 455*
2. Senior renters living alone in unaffordable housing (apartments 5 stories or more)  
*Total: 7,060 / Population range in hotspots: 160 - 350*
3. Senior renters living alone in unaffordable housing (other attached dwellings)  
*Total: 12,855 / Population range in hotspots: 150 - 315*
4. Women 85+  
*Total: 32,415 / Population range in hotspots: 250 - 540*
5. Recent immigrant seniors who arrived Canada between 2011 and 2014  
*Total: 7,290 / Population range in hotspots: 65 - 115*
6. Seniors who cannot speak English or French  
*Total: 52,680 / Population range in hotspots: 445 - 685*
7. Seniors without certificate, diploma or degree  
*Total: 85,825 / Population range in hotspots: 555 - 650*

Among 473 census tracts (CT) in Metro Vancouver (All seniors in Metro Vancouver: 387,315), top 10 CTs with the highest population in each indicator are represented in Figure 4. The following pages will illustrate these distributions in each category.

Figure 4. Census Tracts with High Concentrations of Vulnerable Seniors in Metro Vancouver, 2016



Data sources: Statistics Canada. 2016 Census. Catalogue No. 98-400-X2016140; 98-400-X2016235; 98-400-X2016005; 98-400-X2016384.

<sup>16</sup> United Way of the Lower Mainland. (2011). Seniors Vulnerability Report.

# 1. Low-income Living Alone

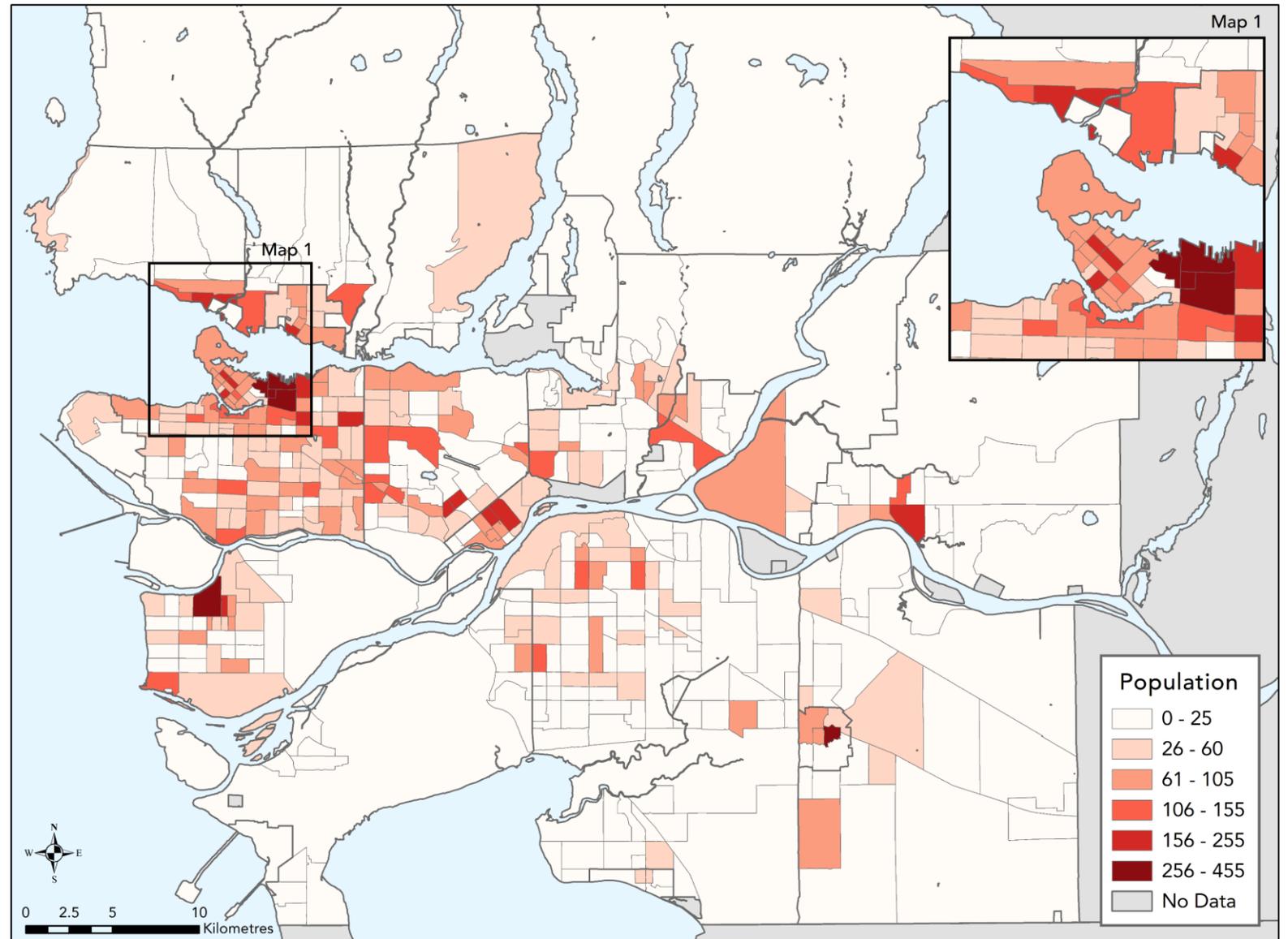


Census tracts with the highest number of low-income seniors living alone are the following:

Census Tract	Municipality	Population
	<b>Metro Van Total</b>	<b>21,635</b>
9330058.00	Vancouver	455
9330059.06	Vancouver	355
9330503.07	Langley	345
9330057.02	Vancouver	315
9330148.00	Richmond	300
9330057.01	Vancouver	280
9330224.02	Burnaby	255
9330050.02	Vancouver	250
9330205.02	New Westminster	205
9330101.06	North Vancouver	205

There are over 21,000 seniors who are living alone and below low-income cut-offs after-tax (LICO-AT)<sup>17</sup>. This group of seniors is highly vulnerable, because they are economically insecure and likely to be socially isolated. Most of the census tracts in the City of Vancouver, in particular, East Vancouver and downtown area, have high numbers of low-income seniors living alone. Richmond, New Westminster, and North Vancouver also have concentrations, around their city centre area.

Figure 5. Population Distribution of Low-income (LICO-AT) Seniors Living Alone in Metro Vancouver, 2016



Data source: Statistics Canada. 2016 Census. Catalogue No. 98-400-X2016140.

<sup>17</sup> Low-income cut-offs, after-tax (LICO-AT) is a standard low-income measure which defines the income threshold where a family is likely to spend 20 percent more of its income on food, shelter and clothing than the average family, leaving less income available for other expenses such as health, education, transportation and recreation. LICOs are calculated for families and communities of different sizes (Statistics Canada, 2008).

## 2. Unaffordable (5+ Storeys) & Living Alone Renters

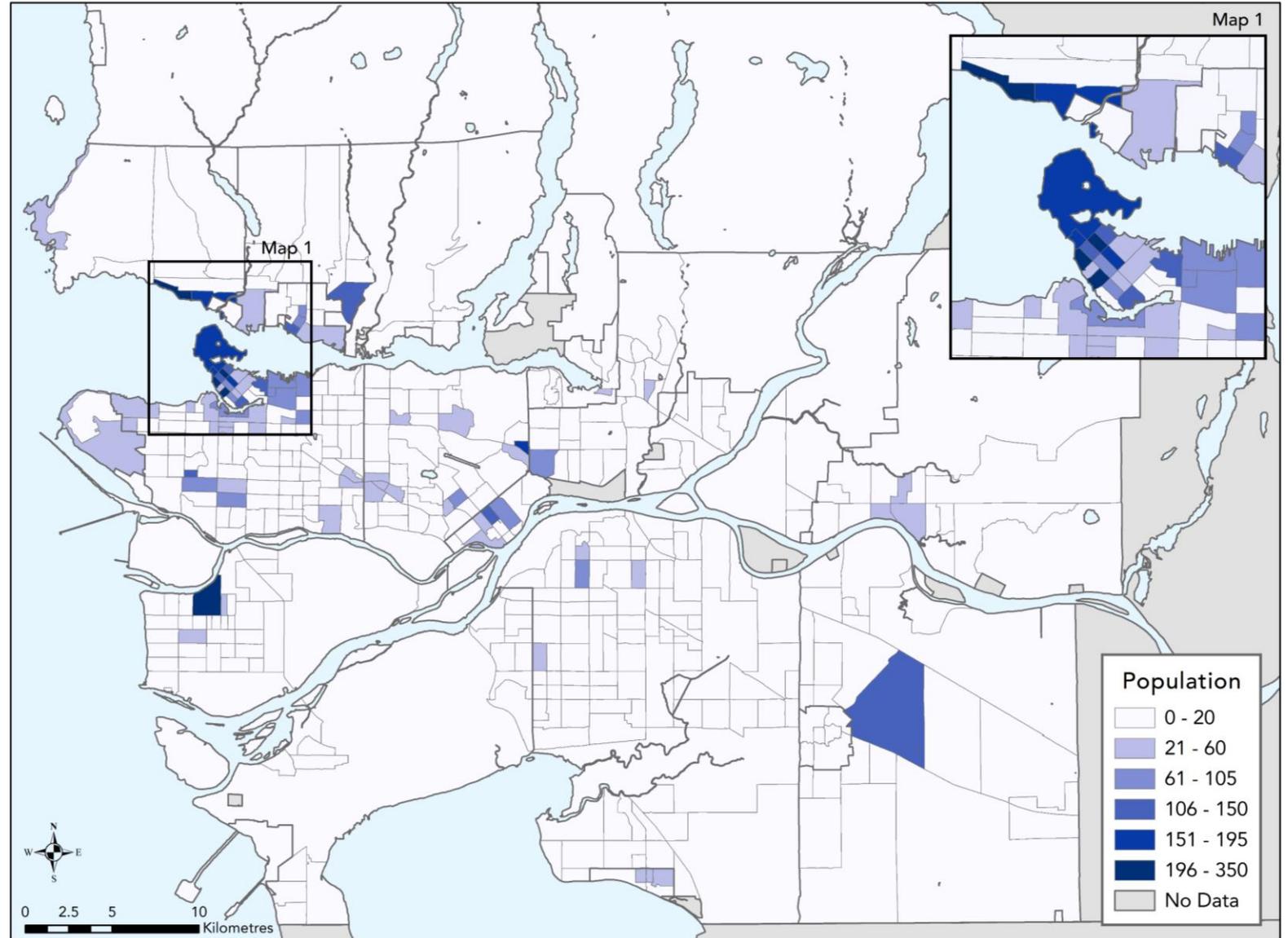


Census tracts with the highest number of senior renters who are living alone in unaffordable housing (5 stories or higher buildings) are:

Census Tract	Municipality	Population
	<b>Metro Van Total</b>	<b>7,060</b>
9330130.01	West Vancouver	350
9330067.01	Vancouver	250
9330060.02	Vancouver	235
9330061.00	Vancouver	225
9330148.00	Richmond	220
9330068.00	Vancouver	195
9330062.00	Vancouver	190
9330065.00	Vancouver	170
9330130.03	West Vancouver	160
9330235.03	Burnaby	160

Over 7,000 senior renters who are living alone in apartments with five or more storeys are spending 30% or more of their income on rents. Neighbourhoods with high rental prices and tall buildings, such as West End and West Vancouver centre, demonstrate concentrations of this group.

Figure 6. Population Distribution of Senior Renters Living Alone in Unaffordable Housing (Apartments 5 Stories or More) in Metro Vancouver, 2016



Data source: Statistics Canada. 2016 Census. Semi-custom Tabulation of Catalogue No. 98-400-X2016235.

### 3. Unaffordable (Other Attached) & Living Alone Renters

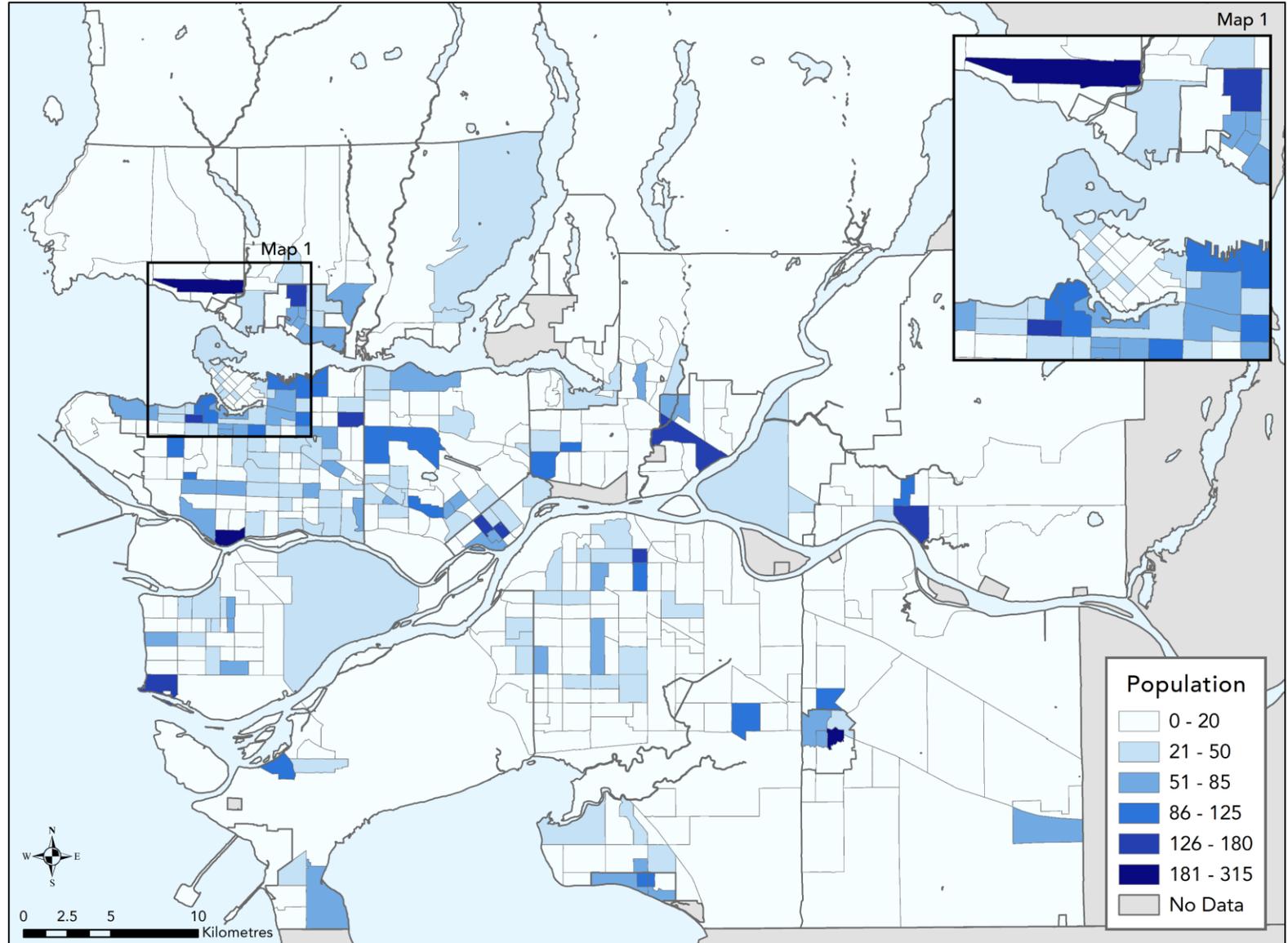


Census tracts with the highest number of senior renters who are living alone in unaffordable housing (other attached) are the following:

Census Tract	Municipality	Population
	<b>Metro Van Total</b>	<b>12,855</b>
9330503.07	Langley	315
9330005.00	Vancouver	245
9330131.00	West Vancouver	235
9330290.02	Port Coquitlam	180
9330052.01	Vancouver	170
9330141.01	Richmond	170
9330204.02	New Westminister	160
9330189.08	Surrey	150
9330401.02	Maple Ridge	145
9330103.00	North Vancouver	135

Other attached housing include semi-detached house, row house, apartment or flat in a duplex, apartment in a building that has fewer than five storeys, other single-detached house. Concentrations of this group of seniors are more distributed across the region.

Figure 7. Population Distribution of Senior Renters Living Alone in Unaffordable Housing (Other Attached Dwellings) in Metro Vancouver, 2016



Data source: Statistics Canada. 2016 Census. Semi-custom Tabulation of Catalogue No. 98-400-X2016235.



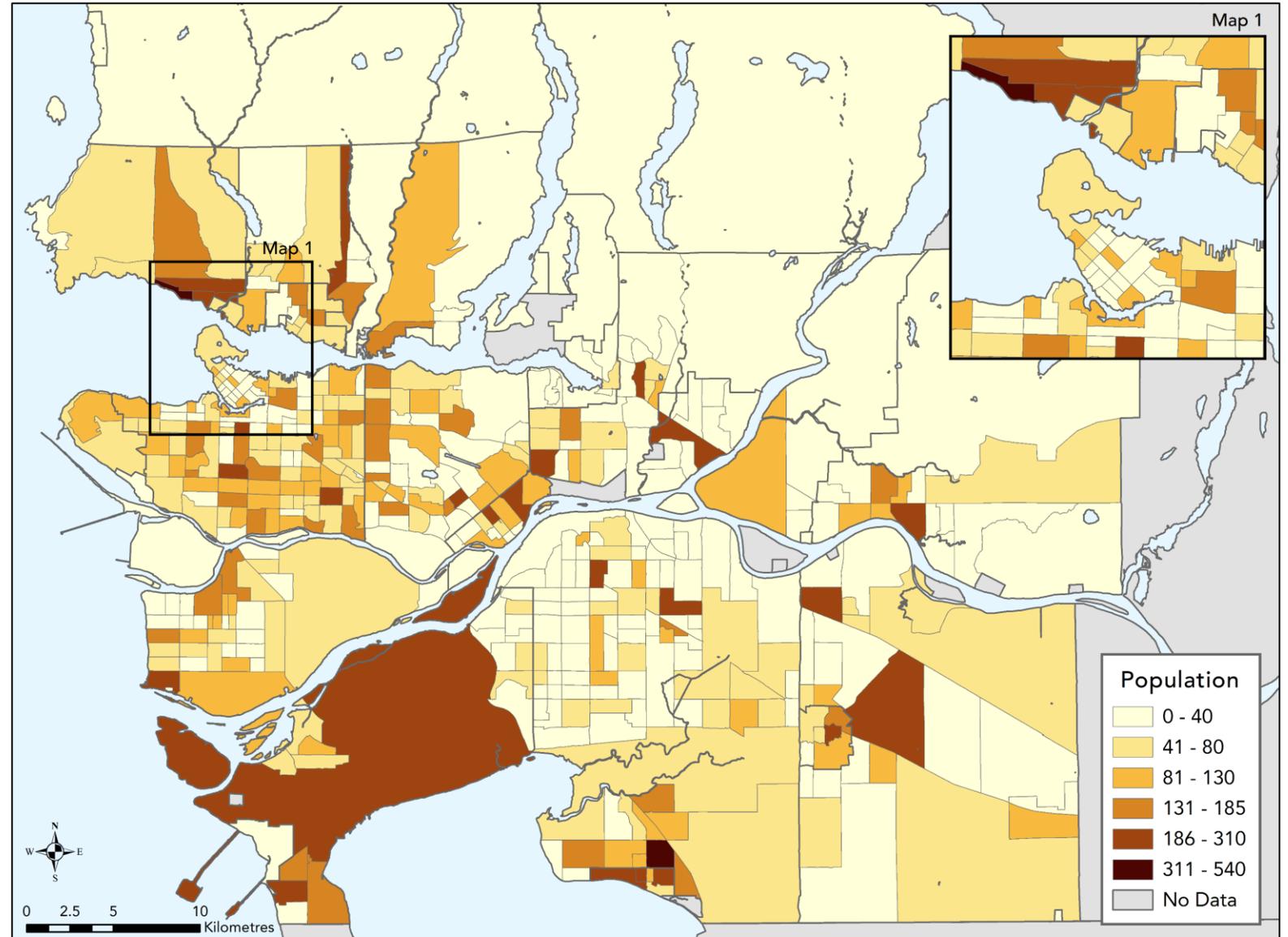
## 4. Women 85+

Census tracts with the highest number of senior women who are 85 years old or more are the following:

Census Tract	Municipality	Population
	<b>Metro Van Total</b>	<b>32,415</b>
9330130.01	West Vancouver	540
9330181.05	Surrey	485
9330290.02	Port Coquitlam	310
9330205.02	New Westminster	305
9330501.01	Langley	290
9330130.03	West Vancouver	285
9330131.00	West Vancouver	265
9330224.02	Burnaby	260
9330504.05	Langley	250
9330170.07	White Rock	250

The majority of 85+ women live in the outer residential suburbs than inner, dense city centres. West Vancouver, New Westminister, and White Rock demonstrate their geographic concentrations. West End neighbourhood in the City of Vancouver and the North Surrey area have low population of 85+ women in comparison to their total population.

Figure 8. Population Distribution of Women 85 Years and Older in Metro Vancouver, 2016



Data source: Statistics Canada. 2016 Census. Catalogue No. 98-400-X2016005.

## Men 85+

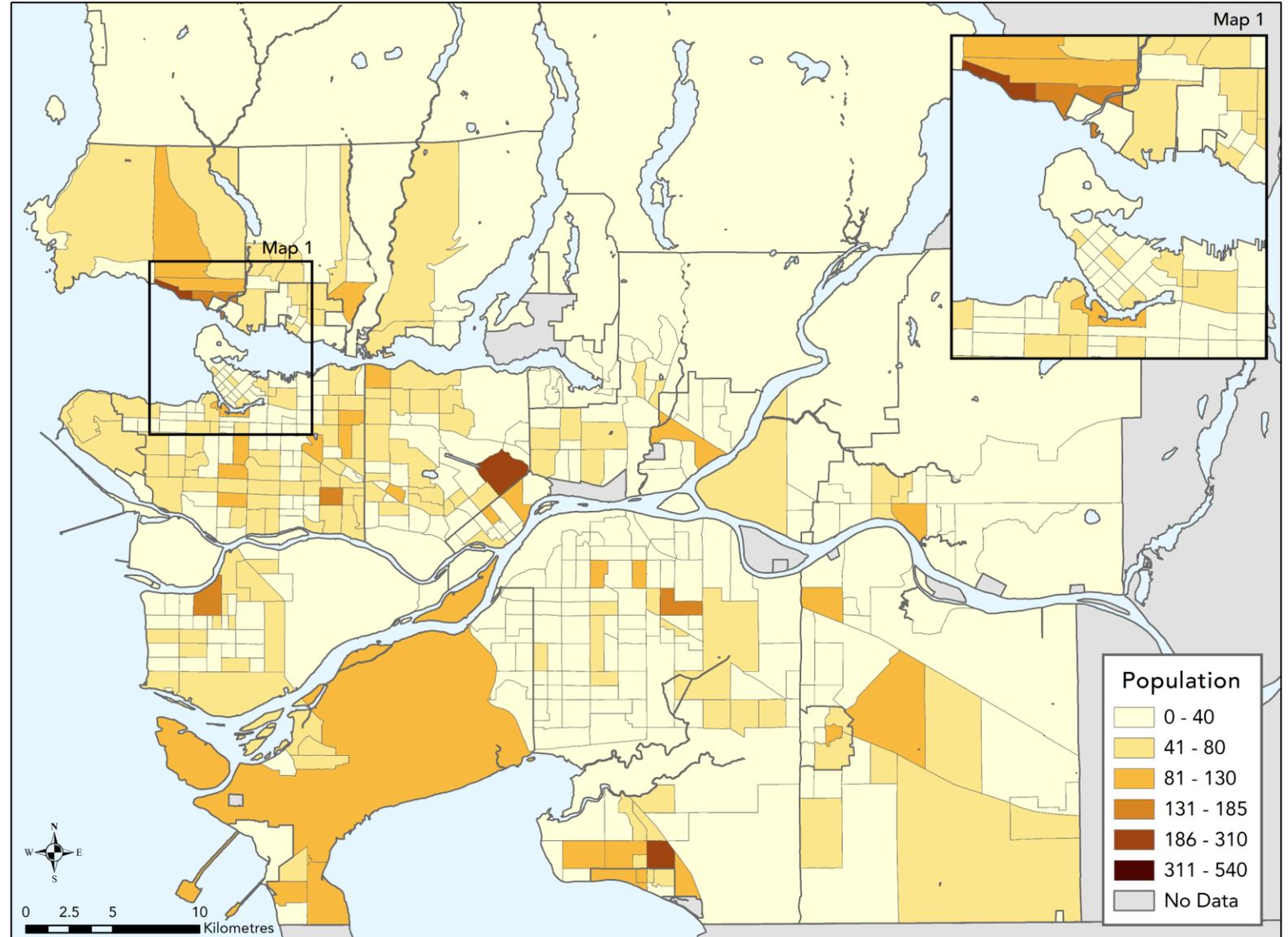
Census tracts with the highest number of senior men who are 85 years old or more are the following:

Census Tract	Municipality	Population
	<b>Metro Van Total</b>	<b>18,860</b>
9330130.01	West Vancouver	245
9330181.05	Surrey	225
9330234.00	Port Coquitlam	210
9330187.06	New Westminster	155
9330130.03	Langley	145
9330148.00	West Vancouver	140
9330015.02	West Vancouver	135
9330020.00	Burnaby	120
9330181.16	Langley	120
9330131.00	White Rock	115
9330205.02	West Vancouver	115
9330290.02	Surrey	115

In Metro Vancouver, there are approximately 13,500 less 85+ men than 85+ women. West Vancouver, White Rock, and Langley have relatively high concentrations of 85+ men, and they are also prevalent in East and South Vancouver.

\*This measure is not one of the seven identified senior renter vulnerability indicators

Figure 9. Population Distribution of Men 85 Years and Older in Metro Vancouver, 2016



Data source: Statistics Canada. 2016 Census. Catalogue No. 98-400-X2016005.

## 5. Recent Immigrant

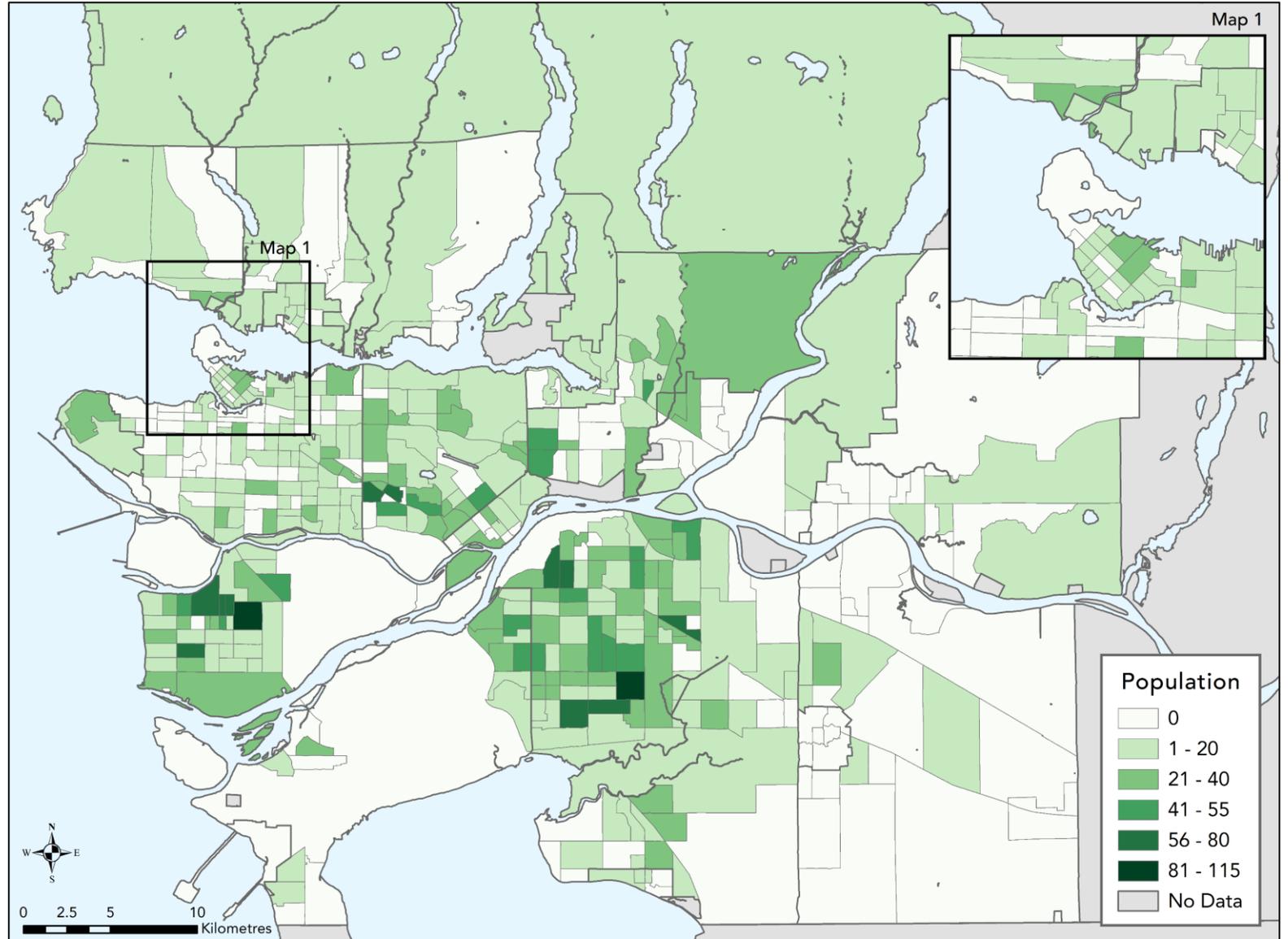


Census tracts with the highest number of immigrant seniors who moved to Canada between 2011 and 2014 are the following:

Census Tract	Municipality	Population
	<b>Metro Van Total</b>	<b>7,290</b>
9330184.06	Surrey	115
9330147.01	Richmond	105
9330148.00	Richmond	80
9330143.04	Richmond	80
9330184.12	Surrey	75
9330226.03	Burnaby	70
9330147.08	Richmond	70
9330185.07	Surrey	65
9330227.02	Burnaby	65
9330187.11	Surrey	65

There are more than 7,000 seniors who moved to Canada in recent years, and the majority of them live in Richmond, Surrey, or Burnaby. Recent immigrants are vulnerable to mental health because of the cultural difference and social isolation.

Figure 10. Population Distribution of Recent Immigrant Seniors (Arrived 2011-2014) in Metro Vancouver, 2016



Data source: Statistics Canada. 2016 Census. Semi-custom Tabulation of Catalogue No. 98-400-X2016384.

## 6. Language Barrier

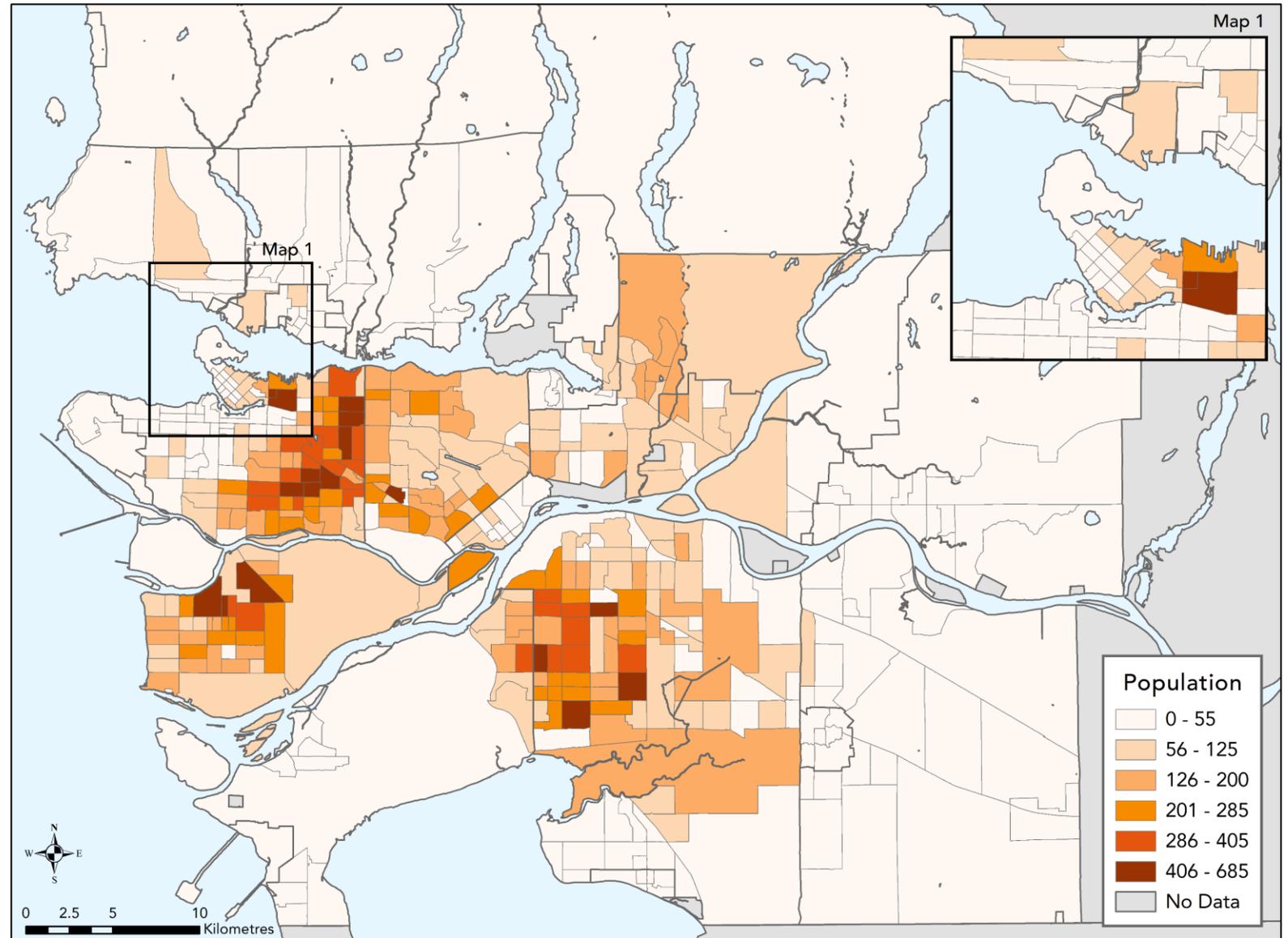


Census tracts with the highest number of seniors who do not know official languages are the following:

Census Tract	Municipality	Population
	<b>Metro Van Total</b>	<b>52,680</b>
9330148.00	Richmond	685
9330014.02	Vancouver	555
9330151.08	Richmond	545
9330184.06	Surrey	545
9330057.02	Vancouver	520
9330147.07	Richmond	480
9330185.11	Surrey	480
9330018.01	Vancouver	480
9330187.05	Surrey	465
9330052.02	Vancouver	445

There are over 52,000 seniors who cannot speak English or French. They are concentrated in several areas across East Vancouver, Surrey, and Richmond. Seniors without knowledge in official languages experience difficulties with accessing civic programmes and essential services. This disadvantage creates a social barrier for them.

Figure 11. Population Distribution of Seniors who Cannot Speak English or French in Metro Vancouver, 2016



Data source: Statistics Canada. 2016 Census. Semi-custom Tabulation of Catalogue No. 98-400-X2016384.

## 7. Low Level of Education

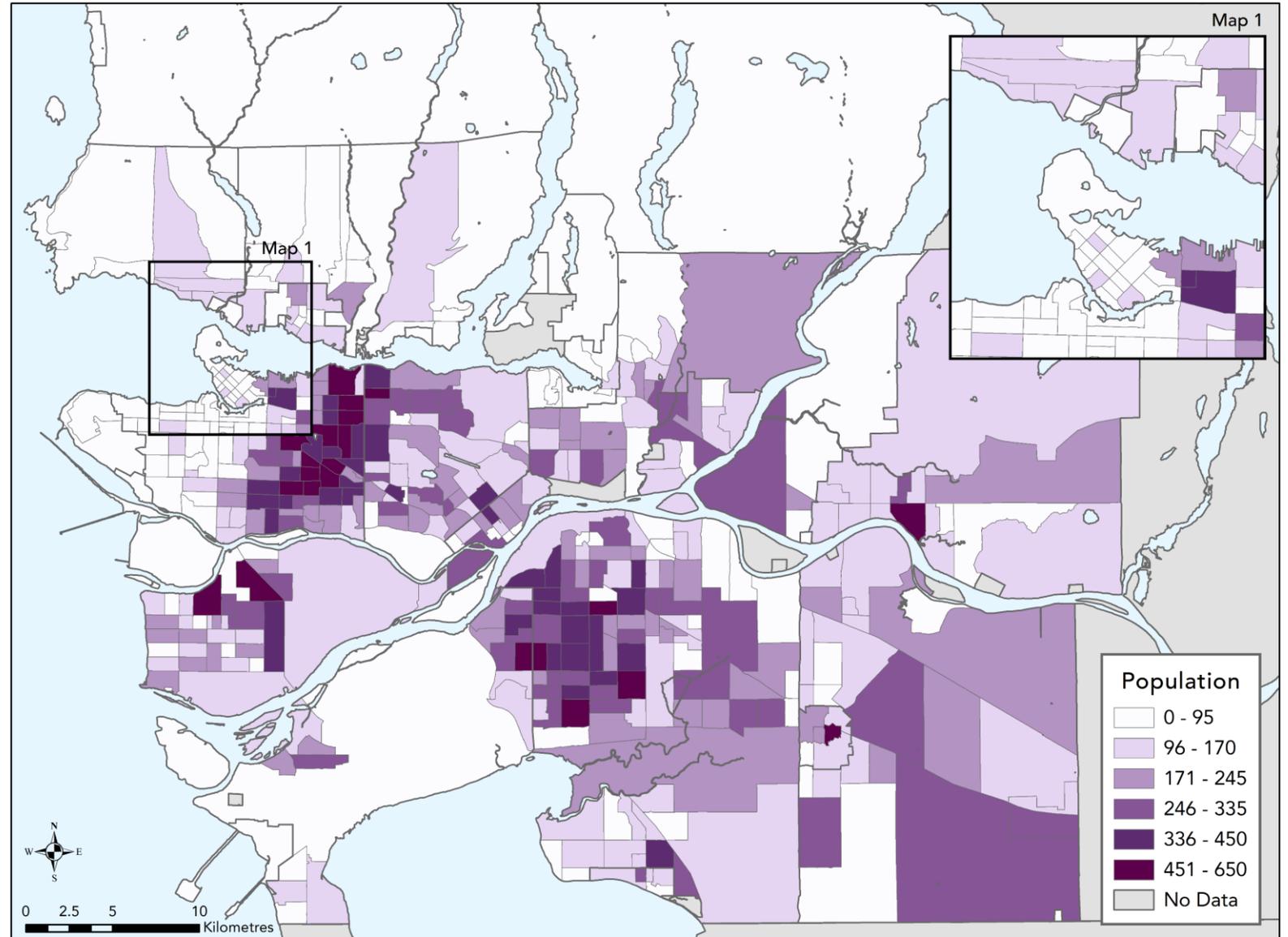


Census tracts with the highest number of seniors who do not have a high school diploma, post-secondary certificate or degree are the following:

Census Tract	Municipality	Population
	<b>Metro Van Total</b>	<b>85,825</b>
9330187.05	Surrey	650
9330052.01	Vancouver	635
9330053.01	Vancouver	615
9330184.06	Surrey	605
9330148.00	Richmond	580
9330185.11	Surrey	580
9330014.02	Vancouver	575
9330013.01	Vancouver	575
9330018.01	Vancouver	565
9330240.02	Burnaby	555
9330052.02	Vancouver	550

There are more than 85,000 seniors who did not receive secondary school or higher level of education. Neighbourhoods in East Vancouver, Surrey, and Richmond have high concentrations of this group. In comparison, the rest of Vancouver and the North Shore areas have lower population. Seniors with low levels of education are vulnerable since education level is correlated with professional skills and income levels.

Figure 12. Population Distribution of Seniors without a Certificate, Diploma or Degree in Metro Vancouver, 2016



Data source: Statistics Canada. 2016 Census. Semi-custom Tabulation of Catalogue No. 98-400-X2016384.

# Hotspots of Senior Tenants with Housing Insecurity

Based on the seven identified indicators, six out of 473 census tracts in Metro Vancouver are selected as vulnerable senior tenant “hotspots,” areas with the highest population of senior renters (65 years old or older) who correspond to those vulnerability indicators. The procedure below describes the methodology of the selection process.

1. Using indicators #2 & #3, the top 5% census tracts with the highest number of seniors living in unaffordable housing are identified and ranked (24 census tracts).
2. Among those 24 census tracts, those that also have a high number of low-income living alone seniors (indicator #1) are selected (11 census tracts).
3. Finally, among the selected census tracts that are both unaffordable and low-income level, those that also have other vulnerability measures (indicators #4, #5, #6, #7) are chosen (6 census tracts).

As a result, six census tracts across Metro Vancouver are selected as the hotspots of senior renters with housing insecurity. The following community profiles describe demographics, vulnerability, housing type, income level, household tenure, languages used, and the nearby services information in each neighbourhood. The analyzed information aims to inform public, private, and non-profit organizations to identify gaps and opportunities in the areas of concentration.

## List of Hotspots

1. Langley City Centre
2. Richmond Brighthouse
3. New Westminster Secondary School
4. Vancouver Sunrise Park
5. Burnaby Edmonds Community Centre
6. West Vancouver East Ambleside

The hotspot census tracts are ranked by the number of senior renters living alone in unaffordable housing (total number of senior renters living in 5+ storeys apartments and other attached dwellings)



# Hotspot 1 - Langley City Centre

## Key Insights


 Population (2016)  
 4,575      1,575  
 Total      Senior (65+)

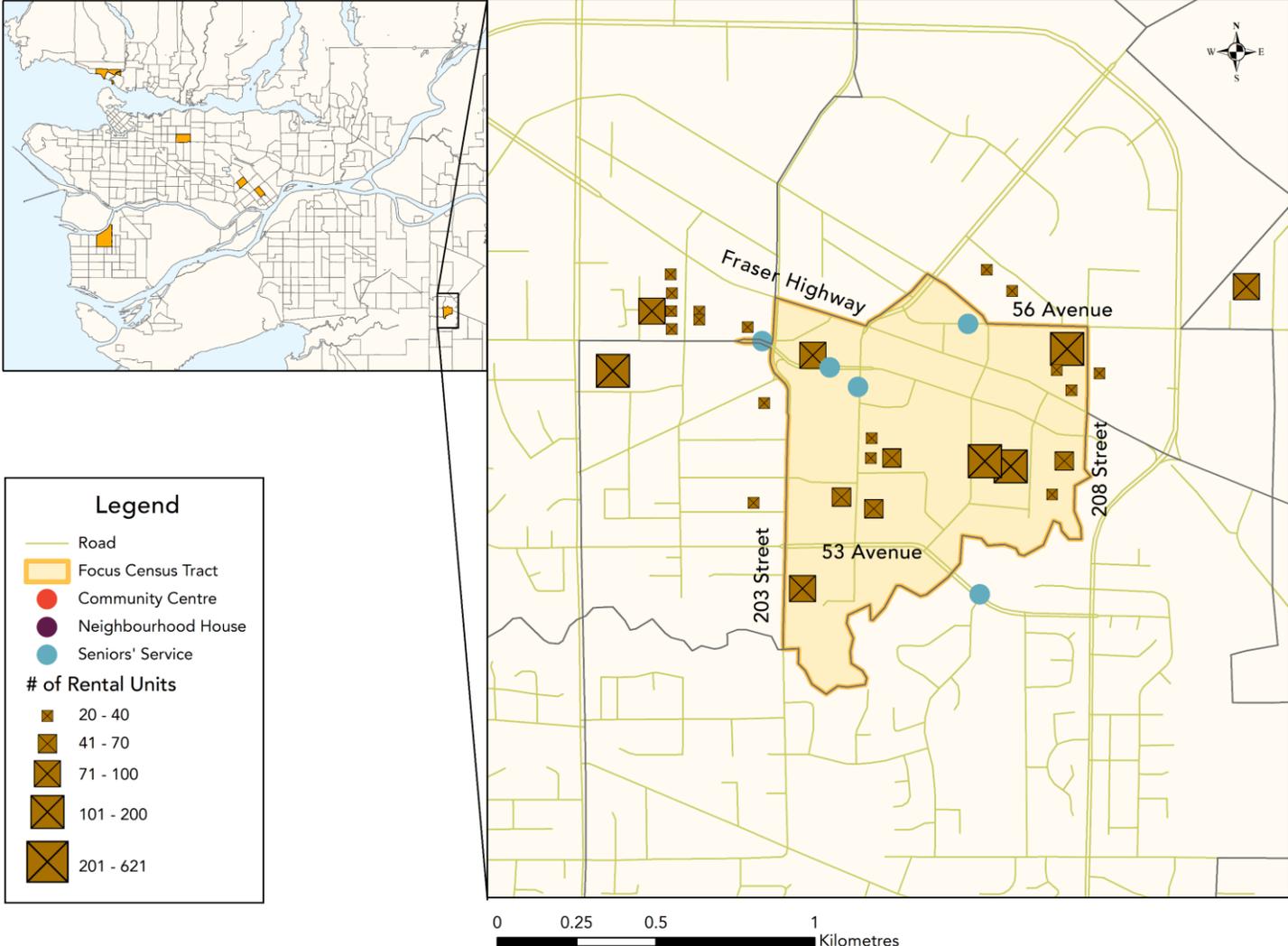

 Median income (2015)  
 \$32,117      \$21,281  
 All households      Senior households


 # of Households (2016)  
 2,690      1,385  
 All households      Senior households


 # of Rental households  
 1,815      750  
 All rental      Senior rental


 # of Vulnerability indicators  
 2

Figure 13. Map of Community Based Seniors' Services and Market Rental Units in Hotspot 1 – Langley City Centre



Data sources: bc211. 2019 Database. Community-based Seniors' Services; Metro Vancouver. Metro Vancouver Rental Housing Study.

# Langley City Centre

## Community

Census Tract #  
9330503.07

Municipality  
City of Langley



Area  
0.85 km<sup>2</sup>



Density (2016)  
5,411  
people/km<sup>2</sup>



# of Market rental dwelling (2018)

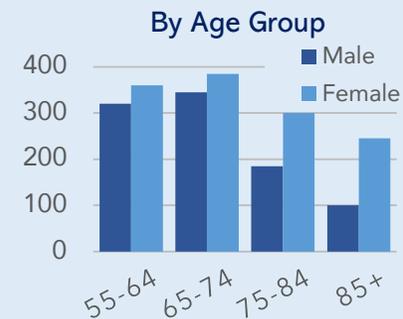
	# of Bedrooms				Total
	Bachelor	1	2	3+	
Row house	0	0	39	90	129
Apt. & Other	52	473	357	24	906
Total	52	473	396	114	1,035

Community Based Seniors' Services (CBSS)  
located in the area or within 500m from the area

- Langley Senior Resources Society
- Southgate Church
- Lower Fraser Valley Aboriginal Society
- Langley City Hall

## Population

	Total	Male	Female
Median Age	54.2	51.6	56.6
Total Population (% change over 5 years)	4,575 (+1.7%)	2,095 (+3.2%)	2,475 (+0.2%)
55 to 64 years old	675	320	360
65 to 74 years old	735	345	385
75 to 84 years old	485	185	300
85+ years old	355	100	245
Total Seniors (65+) (% change over 5 years)	1,575 (+6.8%)	630 (+23.5%)	935 (-1.6%)
% of seniors	34.4%	30.1%	37.8%



Visible Minorities



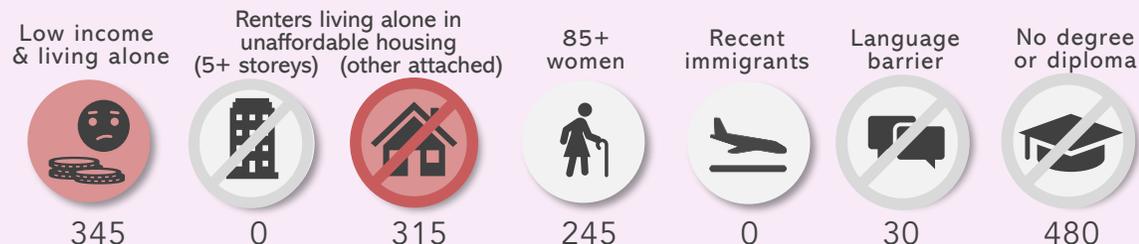
15.2%

Indigenous Population



6.1%

## Indicators of Vulnerability (by number of persons)



- Red coloured = is one of the top 10 census tracts in Metro Vancouver with the highest number of vulnerable individuals in the corresponding indicator

# Langley City Centre

## Income

	Median total income
All households	\$32,117
Senior (65+) households	\$21,281
Senior renter households	\$19,657

% of low-income households (LICO-AT)



All Households  
29.3%



Senior Households  
26.9%

• LICO-AT = Low-income cut-offs, after tax

## Language

Spoken most often at home	# of speakers
English	3,855
Karenic	145
Korean	40
Spanish	30
Mandarin	15
Tagalog	15

# of people who cannot speak English or French



All ages  
95



Seniors (65+)  
30

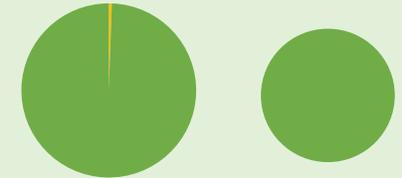
## Housing

Housing type by number

	All household	Senior
Total dwelling	2,675	1,385
Single-detached house	15 (0.6%)	0
Apartment 5+ storeys	0	0
Other attached dwelling	2,660 (99.4%)	1,385 (100.0%)
Row house	260 (9.7%)	-
Apartment in a duplex	5 (0.2%)	-
Apartment < 5 storeys	2,385 (89.2%)	-
Other	5 (0.2%)	-

Housing type (%)

All household Senior household



- Single-detached house
- Apartment 5+ storeys
- Other attached dwelling

Household indicator

	All age	Senior
Total Households	2,690	1,385
Owner	875 (32.5%)	630 (45.5%)
Renter	1,815 (67.5%)	750 (54.3%)
In subsidized housing	682 (37.6%)	385 (51.3%)
In vulnerable conditions	-	455 (60.7%)
1. Major repairs needed	-	40 (5.3%)
2. Overcrowded	-	45 (6.0%)
3. Unaffordable	-	395 (52.7%)

Prevalence of renter households



All age households  
67.5%



Senior households  
54.2%

- Overcrowded = does not have enough bedrooms according to the National Occupancy Standard (NOS)
- Unaffordable = spending 30% or more household's income on shelter cost

# Hotspot 2 - Richmond Brighthouse

## Key Insights


 Population (2016)  
 11,400      2,270  
 Total      Senior (65+)

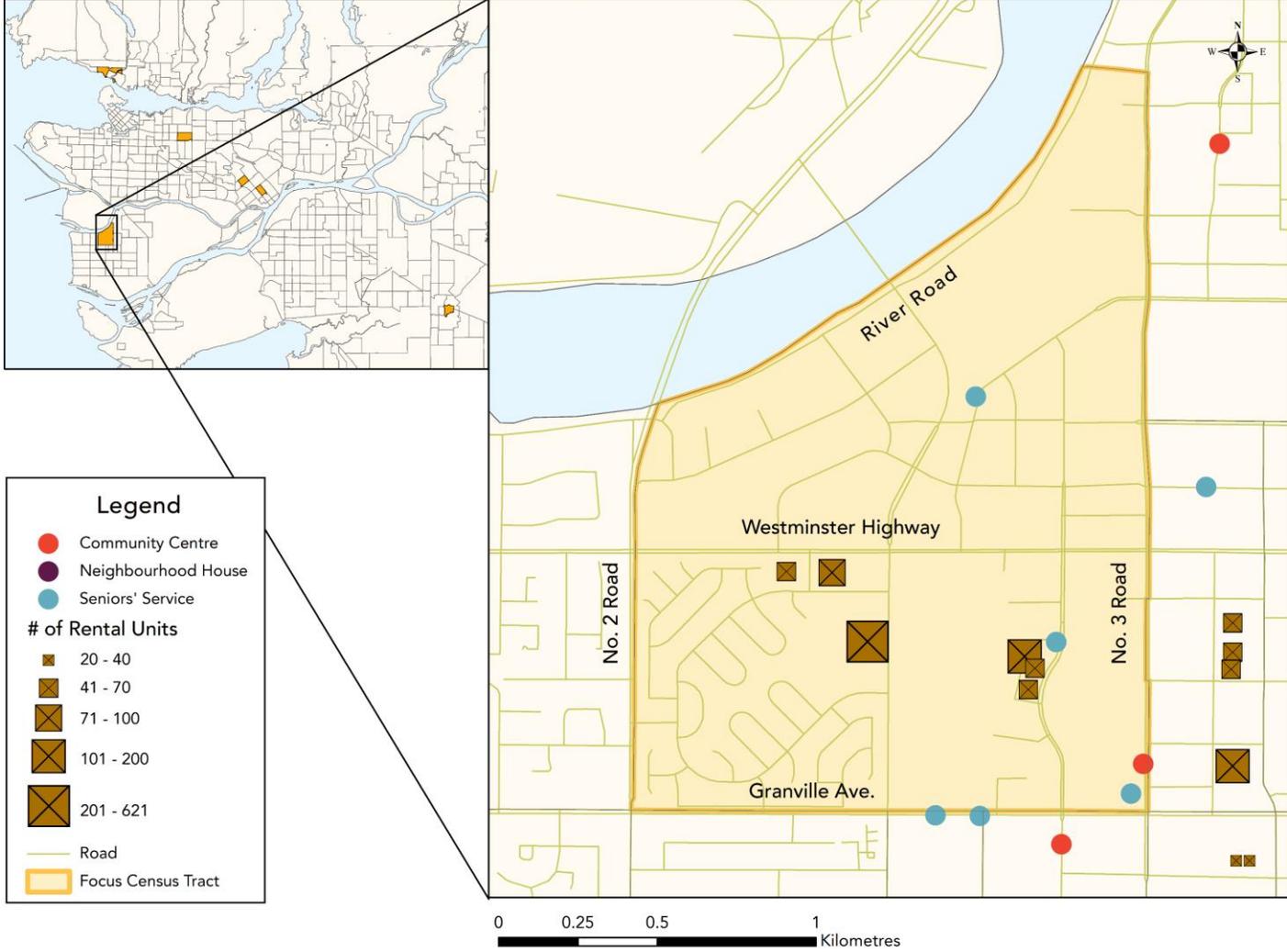

 Median income (2015)  
 \$36,759      \$17,236  
 All households      Senior households


 # of Households (2016)  
 5,330      2,155  
 All households      Senior households


 # of Rental households  
 2,330      735  
 All rental      Senior rental


 # of Vulnerability indicators  
 5

Figure 14. Map of Community Based Seniors' Services and Market Rental Units in Hotspot 2 – Richmond Brighthouse Neighbourhood



Data sources: bc211. 2019 Database. Community-based Seniors' Services; Metro Vancouver. Metro Vancouver Rental Housing Study.

# Richmond Brighthouse

## Community

Census Tract #  
9330148.00

Municipality  
City of Richmond



Area  
2.80 km<sup>2</sup>



Density (2016)  
4,066  
people/km<sup>2</sup>



### # of Market rental dwelling (2018)

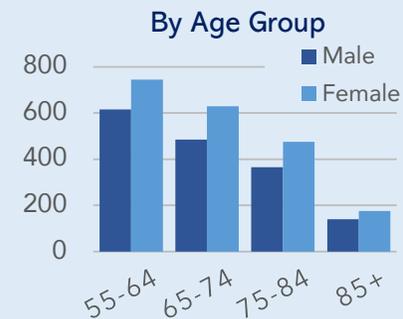
	# of Bedrooms				Total
	Bachelor	1	2	3+	
Row house	0	4	18	28	509
Apt. & Other	47	414	229	29	719
Total	47	418	247	57	769

Community Based Seniors' Services (CBSS)  
located in the area or within 500m from the area

- Chinese Cultural Centre
- Vancouver Coastal Health
- Richmond City Hall
- Service Canada
- Richmond Women's Resource Centre Association
- Richmond Addiction Services Society (RASS)

## Population

	Total	Male	Female
Median Age	41.2	38.3	43.6
Total Population (% change over 5 years)	11,400 (+37.3%)	5,340 (+35.5%)	6,065 (+39.1%)
55 to 64 years old	1,360	615	745
65 to 74 years old	1,115	485	630
75 to 84 years old	840	365	475
85+ years old	315	140	175
Total Seniors (65+) (% change over 5 years)	2,270 (+41.9%)	995 (+45.3%)	1,275 (+37.8%)
% of seniors	19.9%	18.6%	21.0%



Visible Minorities



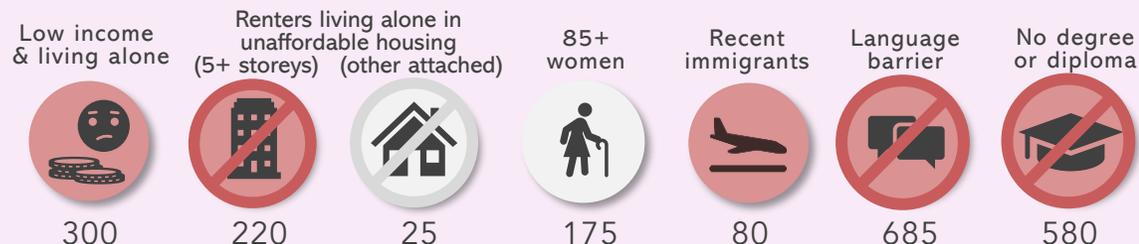
88.9%

Indigenous Population



0.2%

## Indicators of Vulnerability (by number of persons)



- Red coloured = is one of the top 10 census tracts in Metro Vancouver with the highest number of vulnerable individuals in the corresponding indicator

# Richmond Brighthouse

## Income

	Median total income
All households	\$36,759
Senior (65+) households	\$17,236
Senior renter households	\$16,568

% of low-income households (LICO-AT)



All Households  
33.5%



Senior Households  
28.0%

• LICO-AT = Low-income cut-offs, after tax

## Language

Spoken most often at home	# of speakers
Mandarin	3,460
English	3,445
Cantonese	2,135
Tagalog	215
Chinese (not otherwise specified)	90

# of people who cannot speak English or French



All ages  
1,965



Seniors (65+)  
685

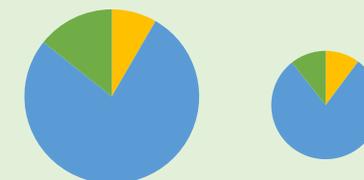
## Housing

Housing type by number

	All household	Senior
Total dwelling	5,330	2,155
Single-detached house	445 (8.3%)	220 (10.2%)
Apartment 5+ storeys	4,120 (77.3%)	1,710 (79.4%)
Other attached dwelling	760 (14.3%)	230 (10.7%)
Row house	50 (0.9%)	-
Apartment in a duplex	170 (3.2%)	-
Apartment < 5 storeys	540 (10.1%)	-
Other	0	-

Housing type (%)

All household Senior household



- Single-detached house
- Apartment 5+ storeys
- Other attached dwelling

Household indicator

	All age	Senior
Total Households	5,310	2,155
Owner	2,970 (55.9%)	1,420 (65.9%)
Renter	2,330 (43.9%)	735 (34.1%)
In subsidized housing	419 (18.0%)	360 (49.0%)
In vulnerable conditions	-	580 (78.9%)
1. Major repairs needed	-	15 (2.0%)
2. Overcrowded	-	80 (10.9%)
3. Unaffordable	-	510 (69.4%)

Prevalence of renter households



All age households  
43.9%



Senior households  
34.1%

- Overcrowded = does not have enough bedrooms according to the National Occupancy Standard (NOS)
- Unaffordable = spending 30% or more household's income on shelter cost

## Hotspot 3 - New Westminster Secondary School

### Key Insights



Population (2016)  
 5,555 Total      1,750 Senior (65+)



Median income (2015)  
 \$47,232 All households      \$26,038 Senior households



# of Households (2016)  
 3,060 All households      1,550 Senior households

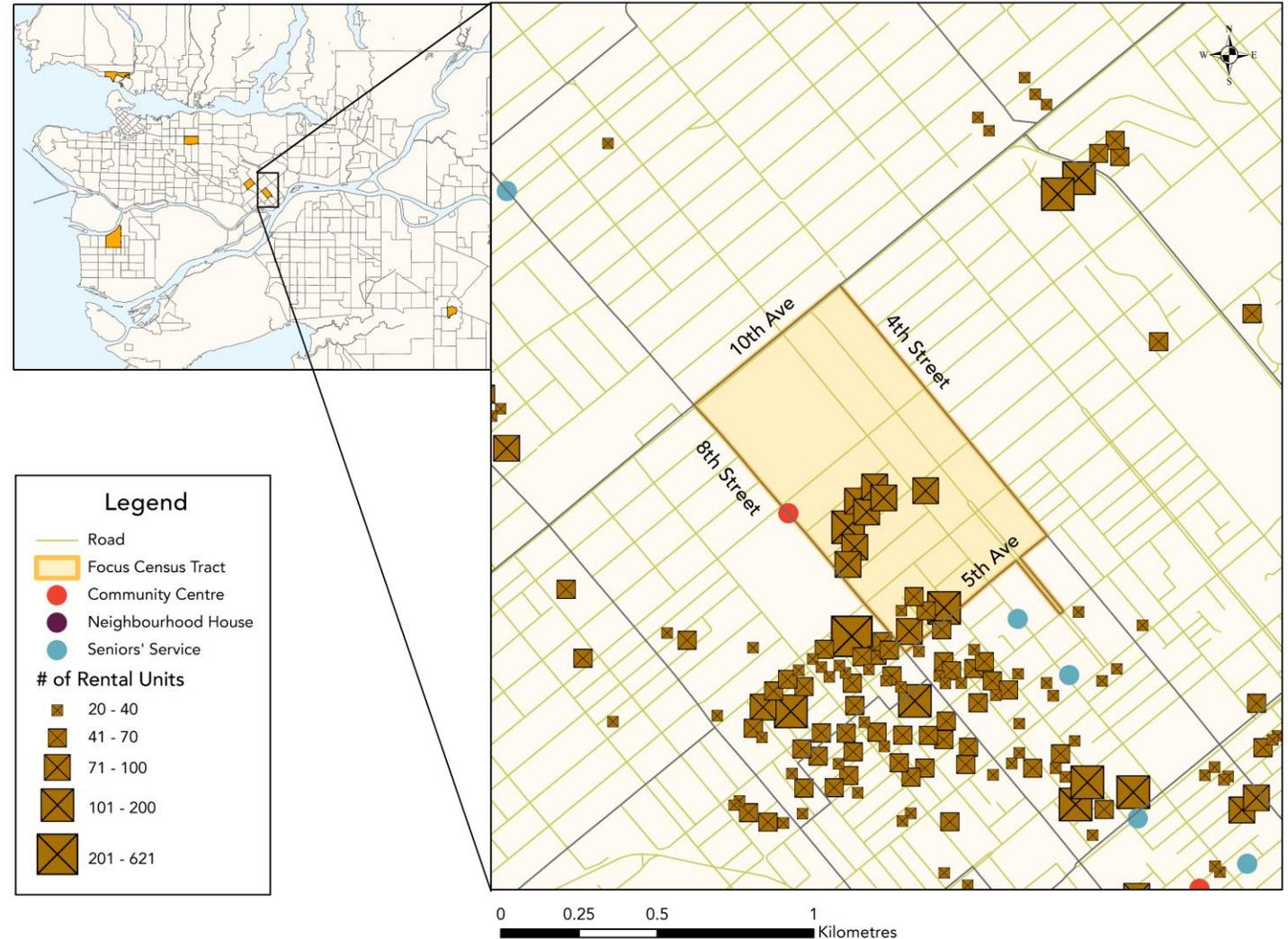


# of Rental households  
 1,470 All rental      575 Senior rental



# of Vulnerability indicators  
 2

Figure 15. Map of Community Based Seniors' Services and Market Rental Units in Hotspot 3 - New Westminster Secondary School Neighbourhood



Data sources: bc211. 2019 Database. Community-based Seniors' Services; Metro Vancouver. Metro Vancouver Rental Housing Study.

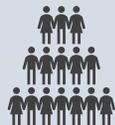
# New Westminster Secondary School

## Community

Census Tract # 9330205.02 Municipality City of New Westminster



Area  
0.62 km<sup>2</sup>



Density (2016)  
8,943  
people/km<sup>2</sup>



### # of Market rental dwelling (2018)

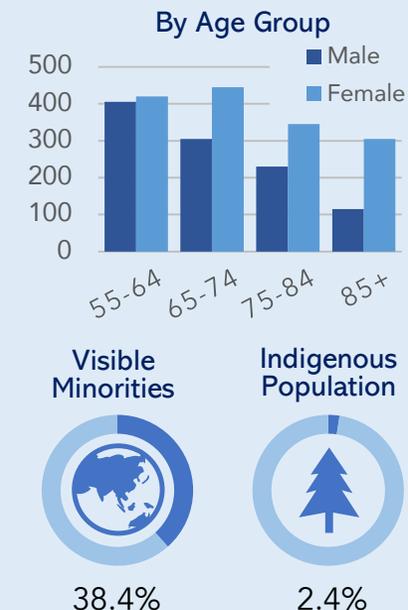
	# of Bedrooms				Total
	Bachelor	1	2	3+	
Row house	0	0	0	0	0
Apt. & Other	160	943	340	30	1,473
Total	160	943	340	30	1,473

Community Based Seniors' Services (CBSS)  
located in the area or within 500m from the area

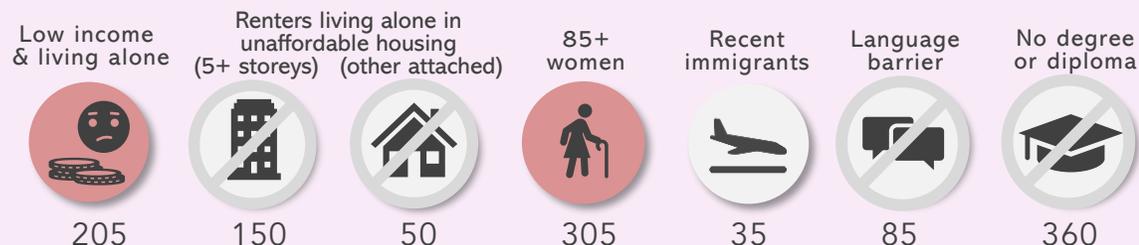
- Century House
- Senior Peer Counselling
- Fraser Health
- Family Services of Greater Vancouver (FSGV)

## Population

	Total	Male	Female
Median Age	52.8	49.8	55.5
Total Population (% change over 5 years)	5,555 (+7.5%)	2,565 (+9.6%)	2,990 (+5.8%)
55 to 64 years old	825	405	420
65 to 74 years old	570	305	445
75 to 84 years old	575	230	345
85+ years old	415	115	305
Total Seniors (65+) (% change over 5 years)	1,750 (+9.0%)	655 (+17.0%)	1,090 (+4.3%)
% of seniors	31.5%	25.5%	36.5%



## Indicators of Vulnerability (by number of persons)



- Red coloured = is one of the top 10 census tracts in Metro Vancouver with the highest number of vulnerable individuals in the corresponding indicator

# New Westminster Secondary School

## Income

	Median total income
All households	\$47,232
Senior (65+) households	\$26,038
Senior renter households	\$21,462

% of low-income households (LICO-AT)



All Households  
17.9%



Senior Households  
15.9%

• LICO-AT = Low-income cut-offs, after tax

## Language

Spoken most often at home	# of speakers
English	3,825
Mandarin	290
Korean	140
Russian	135
Persian	105

# of people who cannot speak English or French



All ages  
220



Seniors (65+)  
85

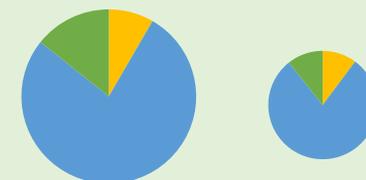
## Housing

Housing type by number

	All household	Senior
Total dwelling	3,060	1,550
Single-detached house	130 (4.2%)	30 (1.9%)
Apartment 5+ storeys	2,195 (71.7%)	1,275 (82.3%)
Other attached dwelling	730 (23.9%)	240 (15.5%)
Row house	0	-
Apartment in a duplex	100 (3.3%)	-
Apartment < 5 storeys	630 (20.6%)	-
Other	0	-

Type of housing (%)

All household Senior household



- Single-detached house
- Apartment 5+ storeys
- Other attached dwelling

Household indicator

	All age	Senior
Total Households	3,060	1,550
Owner	1,595 (52.1%)	975 (62.9%)
Renter	1,470 (48.0%)	575 (37.1%)
In subsidized housing	310 (21.1%)	200 (34.8%)
In vulnerable conditions	-	300 (52.2%)
1. Major repairs needed	-	40 (7.0%)
2. Overcrowded	-	30 (5.2%)
3. Unaffordable	-	270 (47.0%)

Prevalence of renter households



All age households  
48.0%



Senior households  
37.1%

- Overcrowded = does not have enough bedrooms according to the National Occupancy Standard (NOS)
- Unaffordable = spending 30% or more household's income on shelter cost

## Hotspot 4 - Vancouver Sunrise Park

Figure 16. Map of Community Based Seniors' Services and Market Rental Units in Hotspot 4 – Vancouver Sunrise Park Neighbourhood

### Key Insights



Population (2016)  
6,110 Total      1,250 Senior (65+)



Median income (2015)  
\$53,595 All households      \$17,854 Senior households



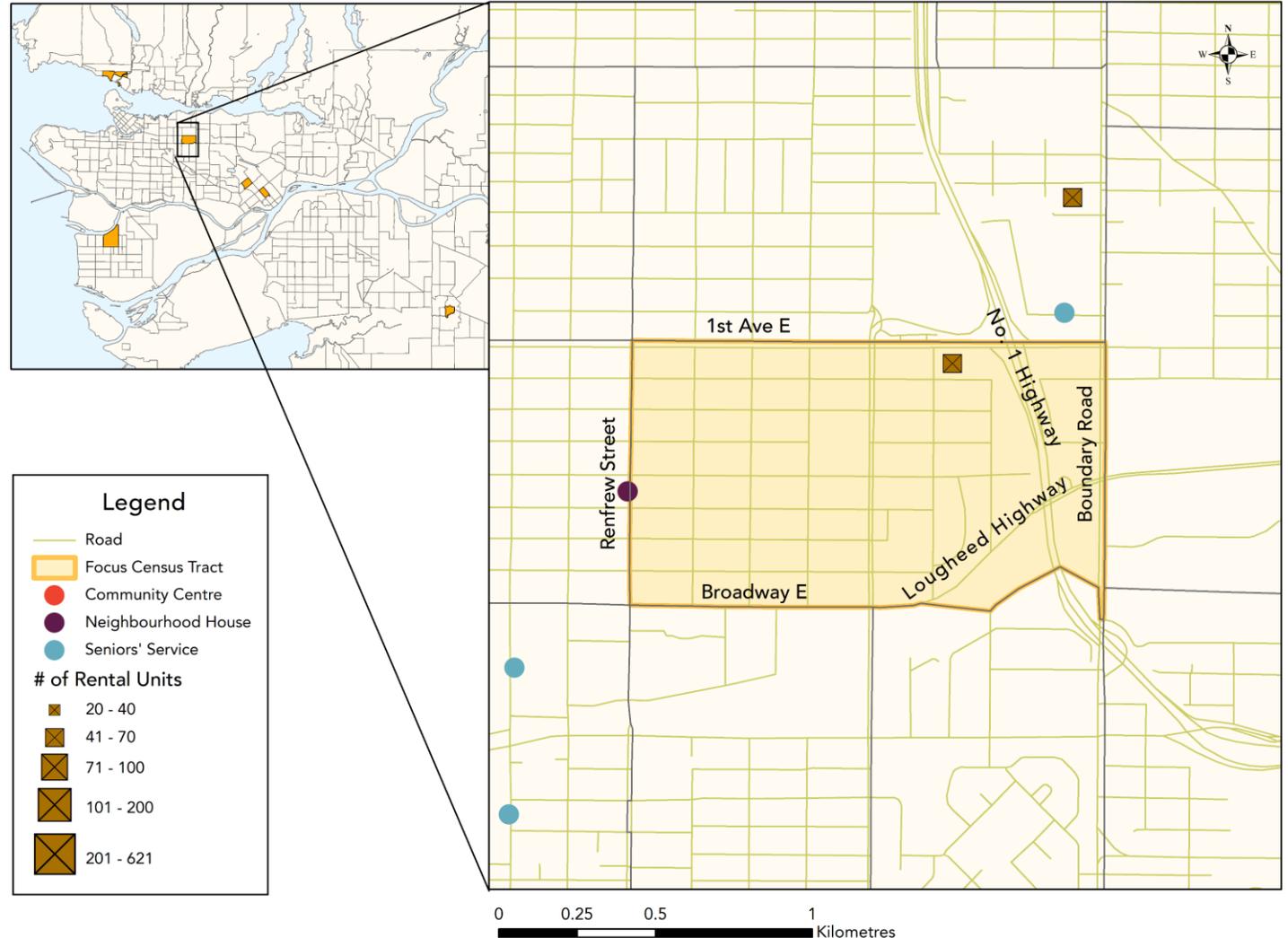
# of Households (2016)  
2,225 All households      1,145 Senior households



# of Rental households  
1,115 All rental      380 Senior rental



# of Vulnerability indicators  
2



Data sources: bc211. 2019 Database. Community-based Seniors' Services; Metro Vancouver. Metro Vancouver Rental Housing Study.

# Vancouver Sunrise Park

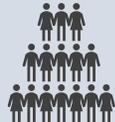
## Community

Census Tract #  
9330052.01

Municipality  
City of Vancouver



Area  
1.26 km<sup>2</sup>



Density (2016)  
4,848  
people/km<sup>2</sup>



### # of Market rental dwelling (2018)

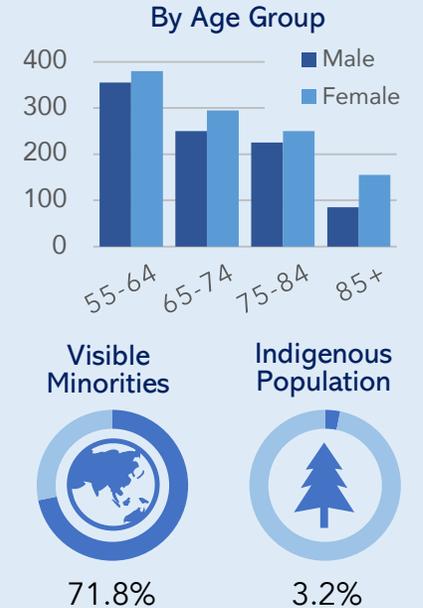
	# of Bedrooms				Total
	Bachelor	1	2	3+	
Row house	0	7	18	23	48
Apt. & Other	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>7</b>	<b>18</b>	<b>23</b>	<b>48</b>

Community Based Seniors' Services (CBSS)  
located in the area or within 500m from the area

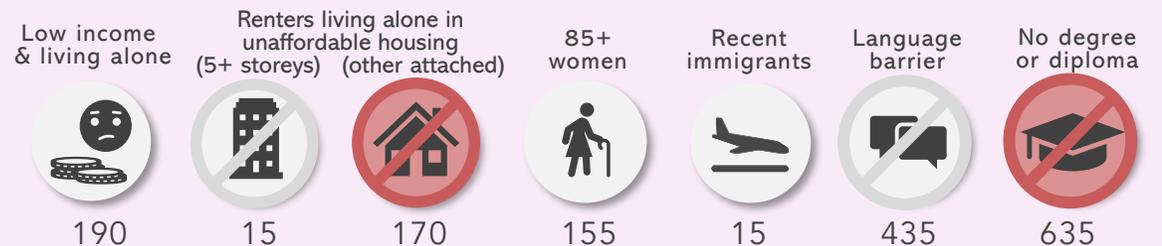
- City Reach Care Society
- Frog Hollow Neighbourhood House
- Italian Cultural Centre Society
- Hastings Sunrise Community Policing Centre

## Population

	Total	Male	Female
Median Age	42.1	40.6	43.4
Total Population (% change over 5 years)	6,110 (+2.5%)	2,955 (+2.8%)	3,150 (+2.1%)
55 to 64 years old	735	355	380
65 to 74 years old	545	250	295
75 to 84 years old	475	225	250
85+ years old	240	85	155
Total Seniors (65+) (% change over 5 years)	1,250 (+17.4%)	550 (+17.0%)	700 (+17.6%)
% of seniors	20.5%	18.6%	22.2%



## Indicators of Vulnerability (by number of persons)



- Red coloured = is one of the top 10 census tracts in Metro Vancouver with the highest number of vulnerable individuals in the corresponding indicator

# Vancouver Sunrise Park

## Income

	Median total income
All households	\$36,759
Senior (65+) households	\$17,236
Senior renter households	\$16,568

% of low-income households (LICO-AT)



All Households  
33.5%



Senior Households  
28.0%

• LICO-AT = Low-income cut-offs, after tax

## Language

Spoken most often at home	# of speakers
English	2,865
Cantonese	1,440
Mandarin	260
Vietnamese	230
Tagalog	115

# of people who cannot speak English or French



All ages  
1,145



Seniors (65+)  
435

## Housing

Housing type by number

	All household	Senior
Total dwelling	2,225	1,145
Single-detached house	500 (22.5%)	345 (30.1%)
Apartment 5+ storeys	65 (2.9%)	25 (2.2%)
Other attached dwelling	1,660 (74.6%)	770 (67.2%)
Row house	135 (6.1%)	-
Apartment in a duplex	1,100 (49.4%)	-
Apartment < 5 storeys	425 (19.1%)	-
Other	5 (0.2%)	-

Housing type (%)

All household Senior household



■ Single-detached house  
■ Apartment 5+ storeys  
■ Other attached dwelling

Household indicator

	All age	Senior
Total Households	2,225	1,145
Owner	1,110 (49.9%)	765 (66.8%)
Renter	1,115 (50.1%)	380 (33.2%)
In subsidized housing	400 (35.9%)	225 (59.2%)
In vulnerable conditions	-	255 (67.1%)
1. Major repairs needed	-	10 (2.6%)
2. Overcrowded	-	0 (0.0%)
3. Unaffordable	-	250 (65.8%)

Prevalence of renter households



All age households  
50.1%



Senior households  
33.2%

• Overcrowded = does not have enough bedrooms according to the National Occupancy Standard (NOS)  
• Unaffordable = spending 30% or more household's income on shelter cost

## Hotspot 5 - Burnaby Edmonds Community Centre

### Key Insights



Population (2016)  
4,935      1,265  
Total      Senior (65+)



Median income (2015)  
\$38,891    \$17,784  
All households    Senior households



# of Households (2016)  
1,965      865  
All households    Senior households

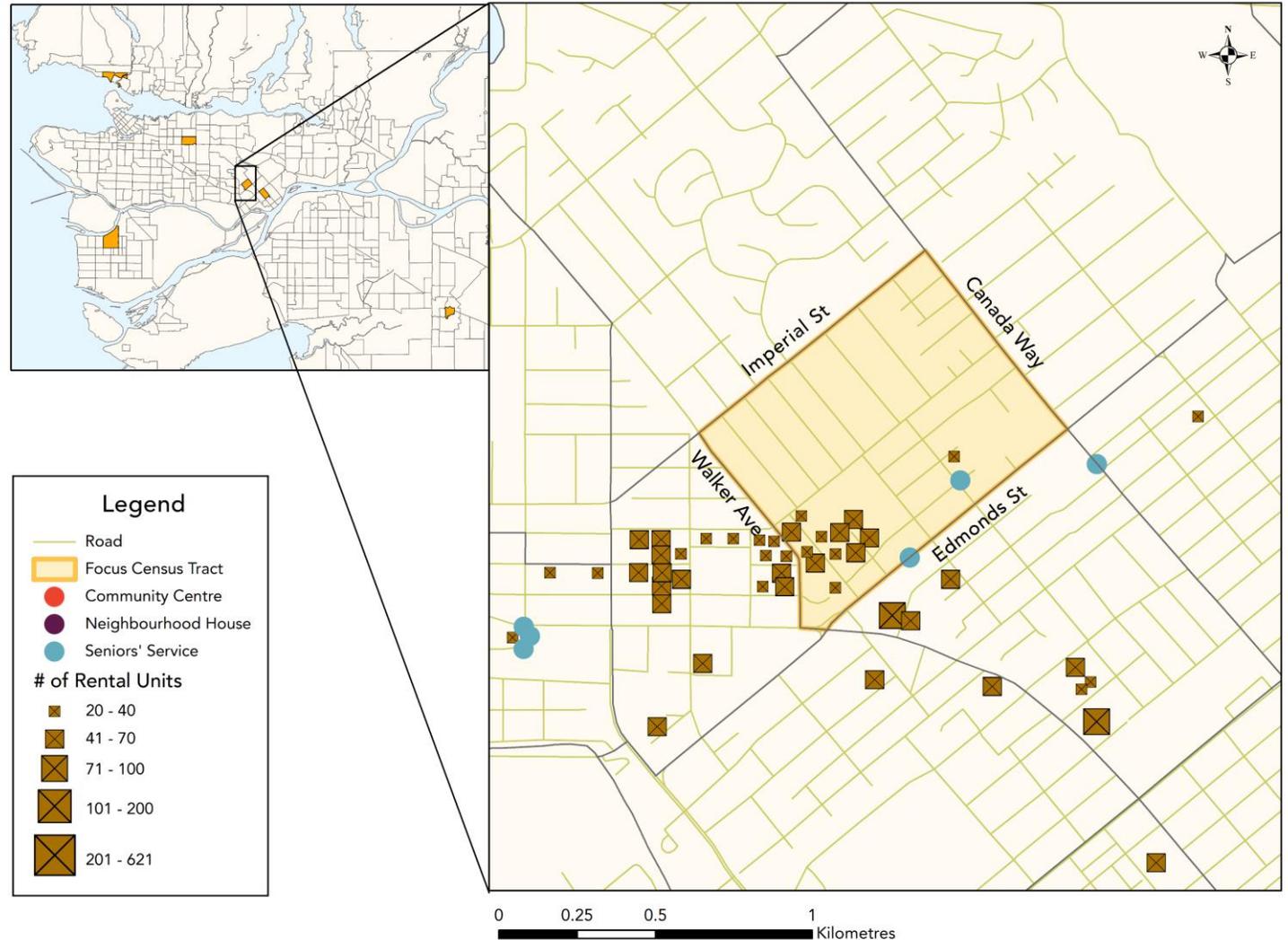


# of Rental households  
1,200      515  
All rental      Senior rental



# of Vulnerability indicators  
2

Figure 17. Map of Community Based Seniors' Services and Market Rental Units in Hotspot 5 – Burnaby Edmonds Community Centre Neighbourhood



Data sources: bc211. 2019 Database. Community-based Seniors' Services; Metro Vancouver. Metro Vancouver Rental Housing Study.

# Burnaby Edmonds Community Centre

## Community

Census Tract #  
9330224.02

Municipality  
City of Burnaby



Area  
0.70 km<sup>2</sup>



Density (2016)  
7,093  
people/km<sup>2</sup>



# of Market rental dwelling (2018)

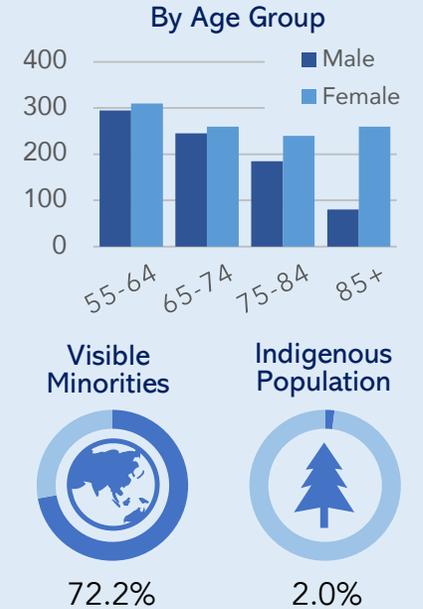
	# of Bedrooms				Total
	Bachelor	1	2	3+	
Row house	0	0	0	0	0
Apt. & Other	24	312	131	6	473
Total	24	312	131	6	473

Community Based Seniors' Services (CBSS)  
located in the area or within 500m from the area

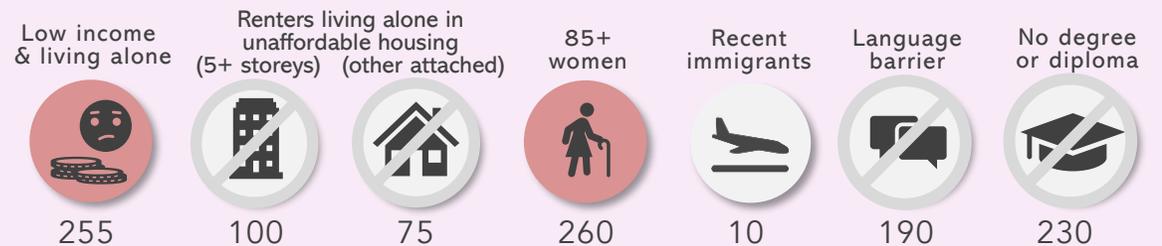
- The New Vista Society
- Seniors South Asian Friendship Society
- Burnaby Partners in Seniors' Wellness
- Immigrant Services Society of BC
- Nikkei Seniors Health Care and Housing Society
- Community Centred College for the Retired

## Population

	Total	Male	Female
Median Age	43.8	40.7	46.8
Total Population (% change over 5 years)	4,935 (+0.7%)	2,350 (-0.2%)	2,580 (+1.4%)
55 to 64 years old	605	295	310
65 to 74 years old	505	245	260
75 to 84 years old	425	185	240
85+ years old	335	80	260
Total Seniors (65+) (% change over 5 years)	1,265 (+12.4%)	500 (+9.9%)	760 (+13.4%)
% of seniors	25.6%	21.3%	29.5%



## Indicators of Vulnerability (by number of persons)



- Red coloured = is one of the top 10 census tracts in Metro Vancouver with the highest number of vulnerable individuals in the corresponding indicator

# Burnaby Edmonds Community Centre

## Income

	Median total income
All households	\$38,891
Senior (65+) households	\$17,784
Senior renter households	\$17,694

% of low-income households (LICO-AT)



All Households  
28.1%



Senior Households  
34.7%

• LICO-AT = Low-income cut-offs, after tax

## Language

Spoken most often at home	# of speakers
English	2,180
Mandarin	470
Cantonese	355
Korean	225
Persian	120

# of people who cannot speak English or French



All ages  
360



Seniors (65+)  
190

## Housing

Housing type by number

	All household	Senior
Total dwelling	1,965	865
Single-detached house	350 (17.8%)	225 (26.0%)
Apartment 5+ storeys	680 (34.6%)	345 (39.9%)
Other attached dwelling	935 (47.6%)	295 (34.1%)
Row house	10 (0.5%)	-
Apartment in a duplex	275 (14.0%)	-
Apartment < 5 storeys	605 (30.8%)	-
Other	40 (2.0%)	-

Housing type (%)

All household Senior household



■ Single-detached house  
■ Apartment 5+ storeys  
■ Other attached dwelling

Household indicator

	All age	Senior
Total Households	1,955	865
Owner	755 (38.6%)	350 (40.5%)
Renter	1,200 (61.4%)	515 (59.5%)
In subsidized housing	460 (38.3%)	355 (68.9%)
In vulnerable conditions	-	245 (47.6%)
1. Major repairs needed	-	25 (4.9%)
2. Overcrowded	-	20 (3.9%)
3. Unaffordable	-	230 (44.7%)

Prevalence of renter households



All age households  
61.4%



Senior households  
59.5%

• Overcrowded = does not have enough bedrooms according to the National Occupancy Standard (NOS)  
• Unaffordable = spending 30% or more household's income on shelter cost

## Hotspot 6 - West Vancouver East Ambleside

### Key Insights



Population (2016)  
4,795      1,815  
Total      Senior (65+)



Median income (2015)  
\$50,400    \$26,375  
All households    Senior households



# of Households (2016)  
2,450      1,645  
All households    Senior households

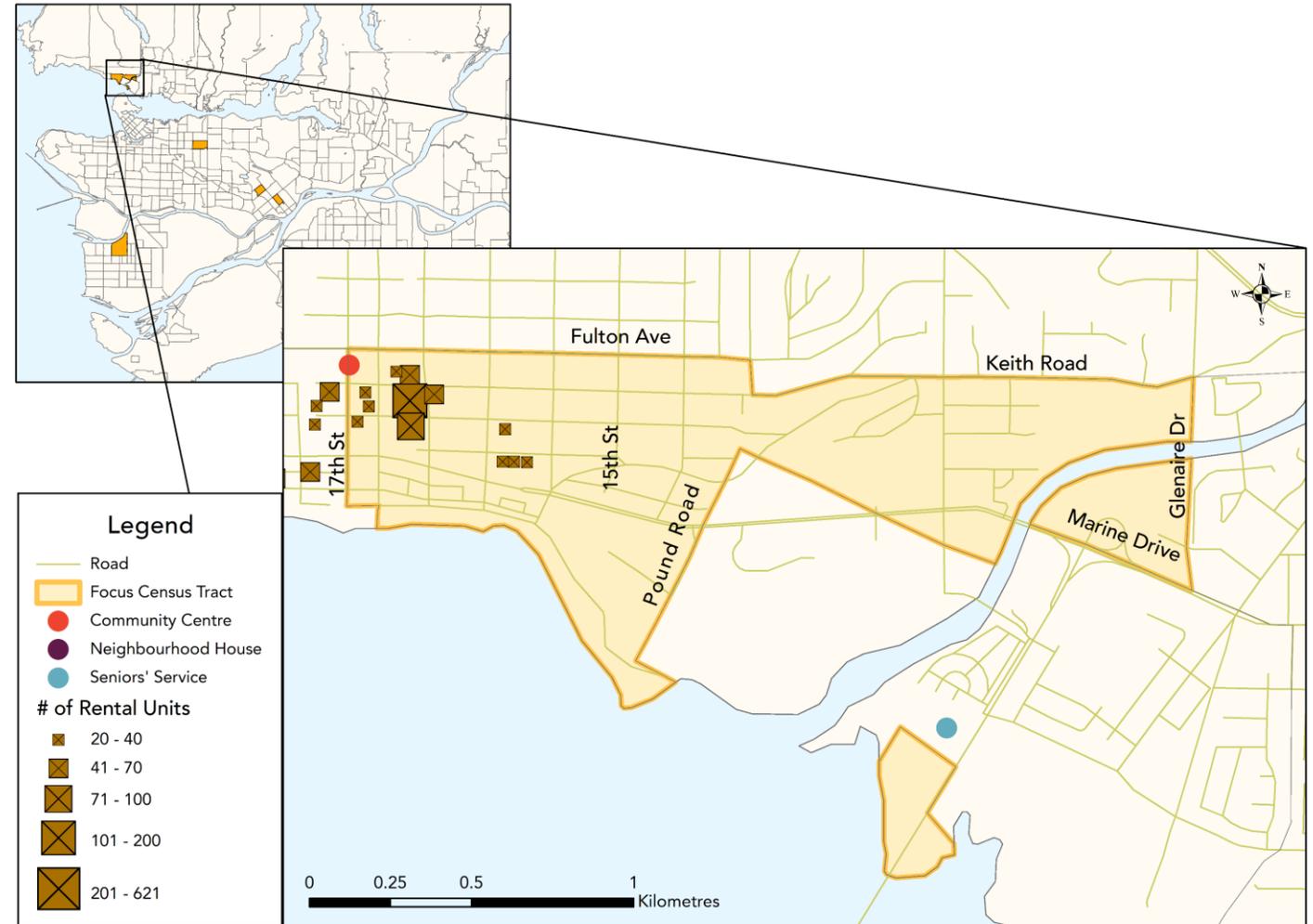


# of Rental households  
1,165      505  
All rental      Senior rental



# of Vulnerability indicators  
2

Figure 18. Map of Community Based Seniors' Services and Market Rental Units in Hotspot 6 - West Vancouver East Ambleside Neighbourhood



# West Vancouver East Ambleside

## Community

Census Tract # 9330130.03 Municipality District of West Vancouver



Area  
1.47 km<sup>2</sup>



Density (2016)  
3,254  
people/km<sup>2</sup>



### # of Market rental dwelling (2018)

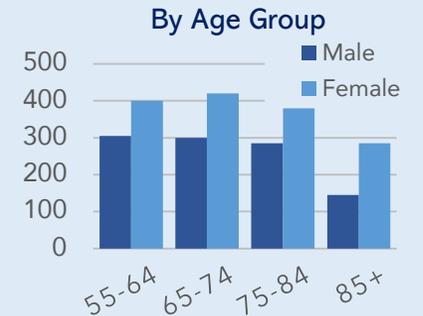
	# of Bedrooms				Total
	Bachelor	1	2	3+	
Row house	0	0	0	0	0
Apt. & Other	87	756	234	59	1,136
Total	87	756	234	59	1,136

Community Based Seniors' Services (CBSS)  
located in the area or within 500m from the area

- District of West Vancouver
- Squamish First Nation

## Population

	Total	Male	Female
Median Age	56.6	54.4	58.1
Total Population (% change over 5 years)	4,795 (+5.4%)	2,095 (+9.1%)	2,705 (+2.7%)
55 to 64 years old	705	305	400
65 to 74 years old	720	300	420
75 to 84 years old	665	285	380
85+ years old	430	145	285
Total Seniors (65+) (% change over 5 years)	1,815 (+7.1%)	725 (+18.9%)	1,090 (+0.0%)
% of seniors	37.9%	34.6%	40.3%



Visible Minorities



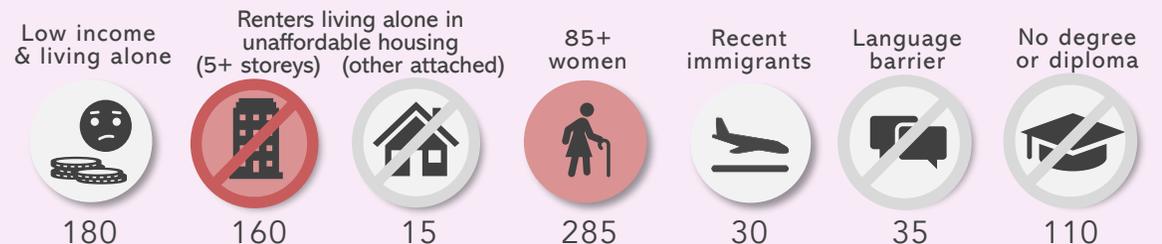
42.7%

Indigenous Population



0.5%

## Indicators of Vulnerability (by number of persons)



- Red coloured = is one of the top 10 census tracts in Metro Vancouver with the highest number of vulnerable individuals in the corresponding indicator

# West Vancouver East Ambleside

## Income

	Median total income
All households	\$50,400
Senior (65+) households	\$37,024
Senior renter households	\$26,375

% of low-income households (LICO-AT)



All Households  
24.2%



Senior Households  
15.0%

• LICO-AT = Low-income cut-offs, after tax

## Language

Spoken most often at home	# of speakers
English	3,210
Persian	635
Mandarin	235
Korean	110
Cantonese	50

# of people who cannot speak English or French



All ages  
125



Seniors (65+)  
35

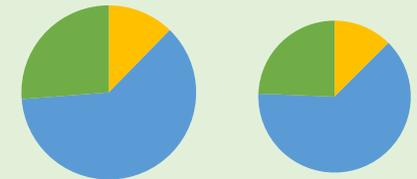
## Housing

Housing type by number

	All household	Senior
Total dwelling	2,450	1,645
Single-detached house	300 (12.2%)	205 (12.5%)
Apartment 5+ storeys	1,500 (61.2%)	1035 (62.9%)
Other attached dwelling	640 (26.1%)	400 (24.3%)
Row house	65 (2.7%)	-
Apartment in a duplex	210 (8.6%)	-
Apartment < 5 storeys	350 (14.3%)	-
Other	15 (0.6%)	-

Housing type (%)

All household Senior household



■ Single-detached house  
■ Apartment 5+ storeys  
■ Other attached dwelling

Household indicator

	All age	Senior
Total Households	2,480	1,645
Owner	1,320 (53.2%)	1,140 (69.3%)
Renter	1,165 (47.0%)	505 (30.7%)
In subsidized housing	255 (21.9%)	150 (29.7%)
In vulnerable conditions	-	325 (64.4%)
1. Major repairs needed	-	35 (6.9%)
2. Overcrowded	-	40 (7.9%)
3. Unaffordable	-	290 (57.4%)

Prevalence of renter households



All age households  
47.0%



Senior households  
30.7%

• Overcrowded = does not have enough bedrooms according to the National Occupancy Standard (NOS)  
• Unaffordable = spending 30% or more household's income on shelter cost

